

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990086

I. D. Number

Design Dwellings

Applicant
65 Main St, Gorham, ME 04038

Applicant's Mailing Address

Marie Laviolet

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

6/28/99

Application Date

Tucker Ave Lot 11

Project Name/Description

Tucker Ave

Address of Proposed Site

332-D-018

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

1423 sq. ft.

12000 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 6/28/99

DRC Approval Status:

- Approved Approved w/Conditions see attached Denied
- Approval Date 6/30/99 Approval Expiration 6/30/99 Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Reviewer *Jim Weber*

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

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6/28/99
Application Date
Tucker Ave Lot 11
Project Name/Description

125 Tucker Ave
Address of Proposed Site
332-D-018
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
1423 sq. ft. 12000 sq. ft.
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 6/28/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied
Approval Date 6/30/99 Approval Expiration 6/30/00 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel 6/30/99
signature date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate Of Occupancy _____ date Conditions (See Attached)
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released _____

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990086
I. D. Number

Design Dwellings

Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address
Marie Laviolet
Consultant/Agent
839-2631
Applicant or Agent Daytime Telephone, Fax

6/28/99
Application Date
Tucker Ave Lot 11
Project Name/Description

125 Tucker Ave
Address of Proposed Site
332-D-018
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy (2" - 2 1/2" caliper deciduous or 6' - 7' evergreen).

Your new street address is now 125 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the proposed curb cut.

Planning Conditions of Approval

Inspections Conditions of Approval



This agreement made this day of September 1, 1999, between Design Dwellings, Inc the seller and Ginnie Pellitier the buyer of Lot 10 Tucker Avenue, Portland, Maine.

This agreement is as follows: That Ginnie Pellitier has agreed that she will allow Design Dwellings, Inc. to put in a swall between lots 10 and 11 running to the rear of siad buyers lot, on Tucker Avenue, when the lawn is installed at lot 11, as requested by James Wendall. And that the buyer will loam and seed the area at that time.

Signed this 1st day of September, 1999.

Ginnie Pellitier
Ginnie Pellitier



This agreement made this day of September 1, 1999, between Design Dwellings, Inc the seller and Ginnie Pellitier the buyer of Lot 10 Tucker Avenue, Portland, Maine.

This agreement is as follows: That Ginnie Pellitier has agreed that she will allow Design Dwellings, Inc. to put in a swall between lots 10 and 11 running to the rear of siad buyers lot, on Tucker Avenue, when the lawn is installed at lot 11, as requested by James Wendall. And that the buyer will loam and seed the area at that time.

Signed this _____ day of September, 1999.

Ginnie Pellitier

Design Dwellings, Inc. Fax Transmissions Cover Sheet

839-2631/839-4509(fax number)

Date: 9/1

Attn: Jim

From: Susan

Acknowledgment Requested: No Yes

Signed agreement you requested

Jim

1 Enclosures



CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: DESIGN DWELLINGS
ADDRESS: 65 MAIN ST, LEONHAM, ME 04038
SITE ADDRESS/LOCATION: 125 TUCKER AVE (LOT 11)
DATE: ~~6/2~~ 6/30/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 125 TUCKER AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

2"-2 1/2" CALIPER DECIDUOUS
6' -> 7' EVERGREEN

- 8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. ERODED SOIL SHALL BE CONTAINED ON SITE -
A CRUSHED STONE CONSTRUCTION ENTRANCE
SHALL BE PLACED AT THE ~~PROPOSED~~ PROPOSED
CURB CUT.

cc: Katherine Staples, P.E., City Engineer

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: DESIGN DWELLINGS
 ADDRESS: 65 MAIN ST, GORHAM, ME 04038
 SITE ADDRESS/LOCATION: 125 TUCKER AVE (LOT 11)
 DATE: ~~6/28~~ 6/30/99

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

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 6'-7' EVERGREEN

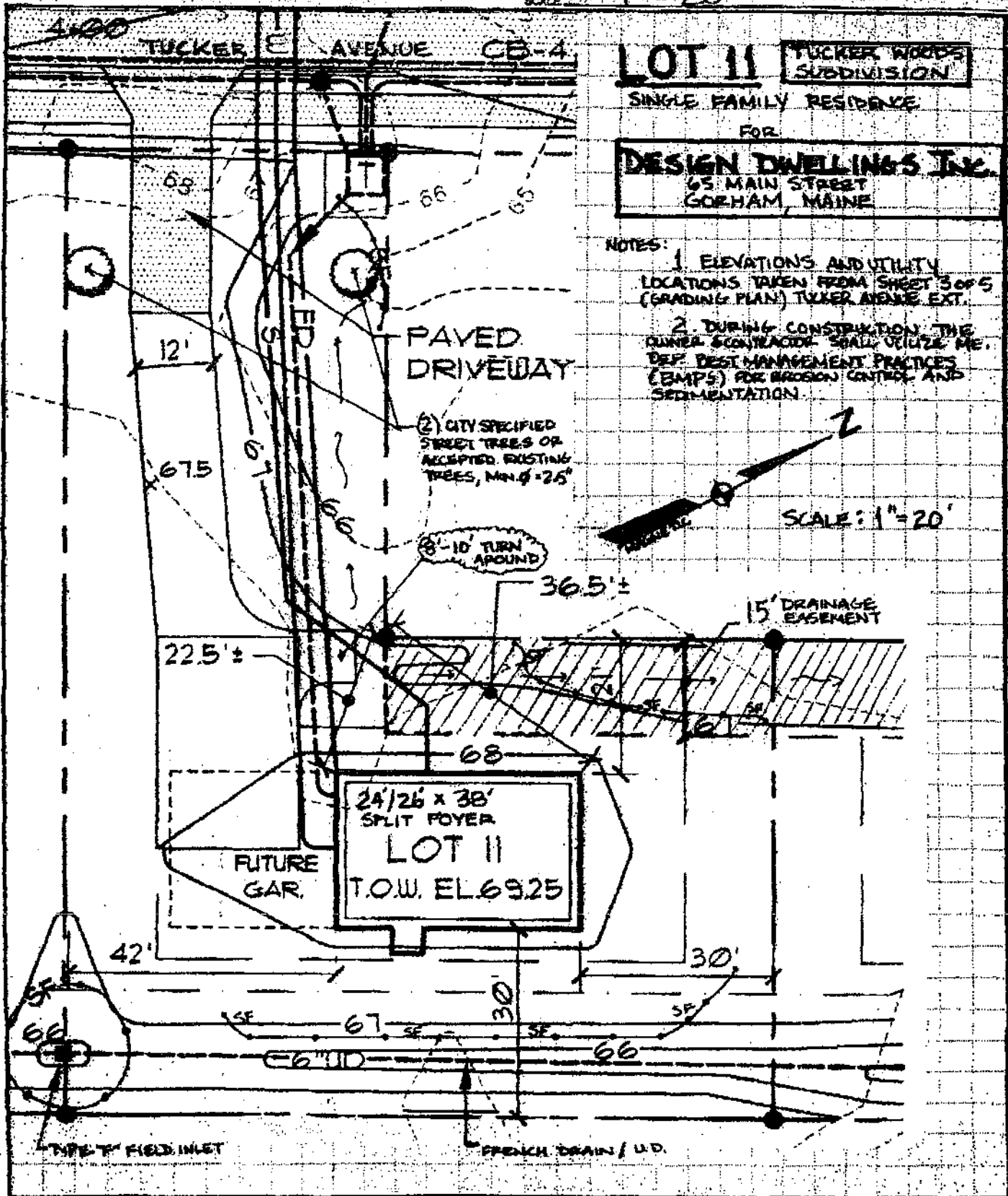
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A CRUSHED STONE CONSTRUCTION ENTRANCE
SHALL PLACED AT THE ~~GATE~~ PROPOSED
CURB CUT.

cc: Katherine Staples, P.E., City Engineer

SEBAGO TECHNICS, INC.
 12 Westbrook Common
 P.O. Box 1339
 WESTBROOK, MAINE 04098
 (207) 856-0277 FAX (207) 856-2206

SHEET NO. _____ OF _____
 CALCULATED BY JRS DATE 6-17-99
 CHECKED BY _____ DATE _____
 SCALE 1" = 20'



LOT II TUCKER WOODS SUBDIVISION
 SINGLE FAMILY RESIDENCE
 FOR
DESIGN DWELLINGS INC.
 65 MAIN STREET
 GORHAM, MAINE

- NOTES:
1. ELEVATIONS AND UTILITY LOCATIONS TAKEN FROM SHEET 3095 (GRADING PLAN) TUCKER AVENUE EXT.
 2. DURING CONSTRUCTION THE OWNER/CONTRACTOR SHALL UTILIZE THE DEF. BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL AND SEDIMENTATION.

