

Location of Construction: 62 Shepherd Lane (Lot #6)		Owner: Kasperzak, Inc.		Phone:		Permit 950371	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Kasperzak, Inc. P.O. Box 26		Address: No. Waterboro, ME 04061		Phone: 247-5307		<div style="border: 2px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; text-align: center;"> APR 21 1995 </div> CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 90,000.00		PERMIT FEE: \$ 470.00	
Proposed Project Description: Construct 1-fam dwelling as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>93</i> Type: <i>5B</i> <i>BOCA 93</i>		Zoning: <i>R-2</i> CBL: <i>51-A-009</i>	
				Signature: _____		Signature: <i>Hoffman</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____		Date: _____	
				Signature: _____		Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 10 April 1995				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
 2. Building permits do not include plumbing, septic or electrical work.
 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..
- No debris removal necessary.

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

10 April 1995 - Site Plan App

SIGNATURE OF APPLICANT: <u>Steve Bailey</u>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *4/20/95*

CEO DISTRICT 7

D. Jordan



Design Dwellings, Inc.

BUILDER / DEVELOPER

*file
for hand*

Mr. William Tracy
City of Portland
Neighborhood Housing
389 Congress Street
Portland, Maine 04101

Re: Tucker Street Offer

September 3, 1998

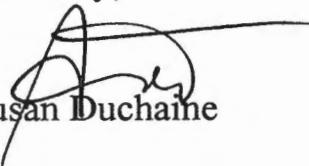
Dear Mr. Tracy,

I want to thank you for meeting with me today, you were very helpful. Enclosed is an application to purchase City property at Tucker Avenue in Portland.

I have kept the price the same as the offer that was accepted some months ago from Kevin Bernard being the purchaser. I am hopefully that since the price is the same perhaps this could be expedited somewhat. You had stated that this needed to go to a committee in September, another in October and the Council in November. Is there any chance of this being considered as the same deal with different players, If you will? I am able to close right away provided the contract is acceptable.

Please call me once you have had a chance to look this over. In advance thank you for your assistance in this matter.

Sincerely,


Susan Duchaine

EXITBIT A

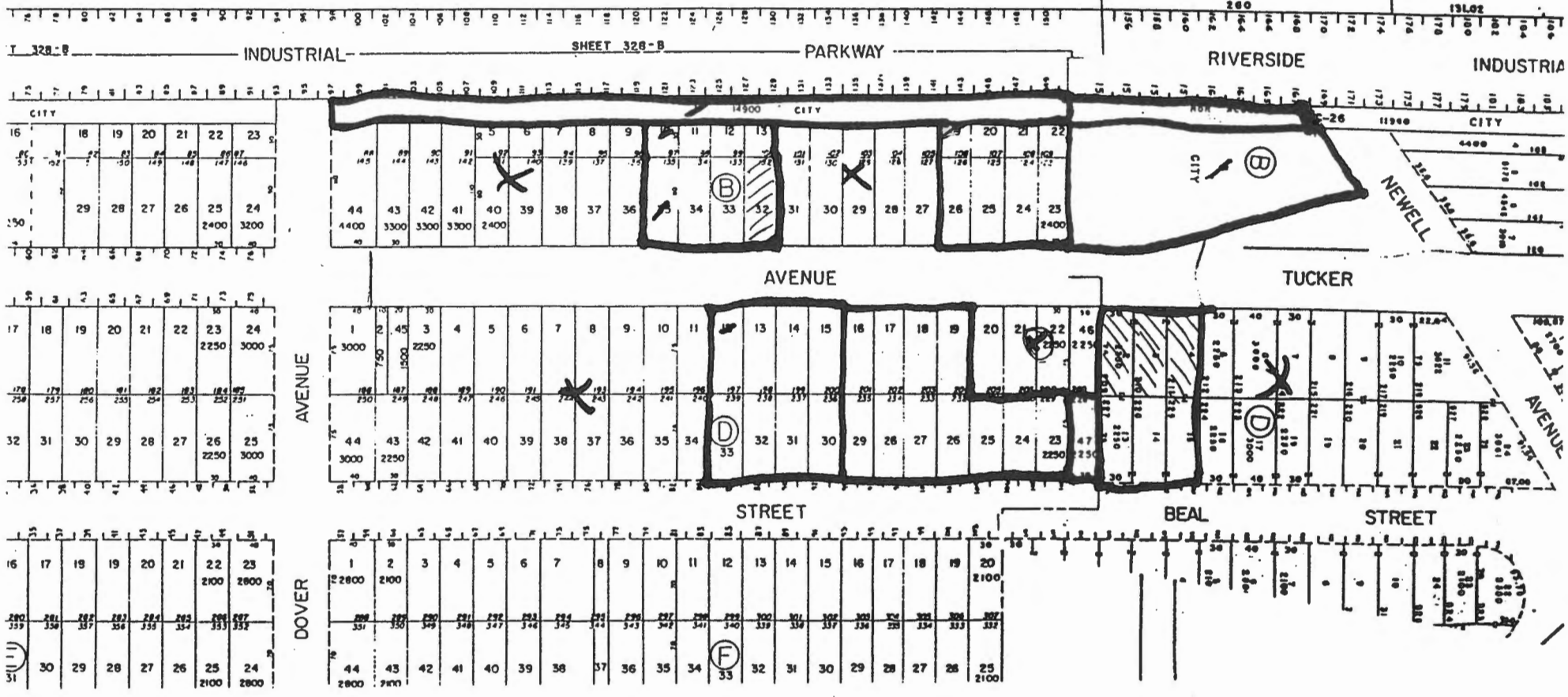
Westerly side of Tucker Ave.	Tax Map 330 Portion of Lot B-3
Westerly side of Tucker Ave/ Southerly side of Newell St.	Tax Map 330 Portion of Lot B-3
Easterly side of Tucker Ave/ Westerly side of Beal St.	Tax Map 330 Lots D-2,3,4,13,14,15
Easterly side of Tucker Ave/ Westerly side of Beal St.	Tax Map 332 Lots D-16,17,18,19, 23-29,47
Easterly side of Tucker Ave/ Westerly side of Beal St.	Tax Map 332 Lots 12,13,14,15,30, 31,32,33
Tucker Ave.	Tax Map 332 Lots B-19,20,21,22,23, 24,25,26
Tucker Ave.	Tax Map 332 Lots B-32,33,34,35
Riverside Ind. Parkway 50'	Tax Map 332 Lots B-1,B-10,11,12, 13

All of the above property is in the City of Portland and represents all of the property owned by the City at Tucker Ave.

330

Handwritten: Avenue - Tucker

No 332



III. Property Profile (continued)

State in detail your proposed use for the property your interested in purchasing. If the proposed use of the property is changed from its current use or if a building is proposed attach a sketch and measurements. (Add another sheet if additional space is needed.)

It is my intention to build the road and the infrastructure acceptable
to the cities engineers. To combine lots as allowed in SEC. 14.404
of the citys land use ordanance. Than build homes of comparable nat
in the area which one would consider affordable

IV. Purchase Price

What price are you offering for the property? _____

How do you intend to pay for the property: Cash Financing

If you intend to obtain financing for the property please indicate the name, contact name, address and telephone number of the institution or company providing the loan:

→ Within 30 days provided Maine Title will supply Title Insurance and I am not required to comply with currant planning board requirement

And that I am allowed to proceed as under the above conditions in connection with City Engineers.

If you intend to use cash for the purchase please provide proof of funds to close by attaching a copy of your financing source such as bank statements, gift letters, etc.

When would you be prepared to take possession of the property?

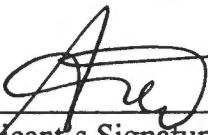
V. Contingencies

If there are any contingencies as part of the proposed purchase please indicate below:

Only the above listed issues.

VI. Applicant's Acknowledgment

The applicant acknowledges that this is an application for the purchase of City acquired property and only represents an expression of interest in property which the City of Portland holds a title interest. The applicant further acknowledges that all sales of property may require final approval by the Tax Acquired Property Committee, Finance Director, City Manager, Housing or Community Development Committees and the City Council. This document is merely an expression of interest on the part of the applicant.



Applicant's Signature



**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Applicant <u>DESIGN DWELLINGS INC</u>		Application Date <u>10-20-98</u>
Applicant's Mailing Address <u>65 MAIN ST. GORHAM, ME 04038</u>		Project Name/Description <u>TUCKER WOODS SUBDIVISION</u>
Consultant/Agent <u>SEBAGO TECHNICS INC</u> <u>WALTER P. STINSON, PE.</u>		Address Of Proposed Site <u>TUCKER AVENUE, PORTLAND</u>
Applicant/Agent Daytime telephone and FAX <u>856-0277</u> <u>856-2206 FAX</u>		Assessor's Reference, Chart#, Block, Lot# <u>SEE ATTACHED SHEET 330-B-003</u>
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail		
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) <u>SUBDIVISION</u>		
<u>18 LOTS</u>	<u>5.0±</u>	<u>R-2</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

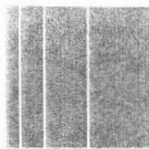
Signature of applicant: <u>Walter Stinson Agent</u>	Date: <u>10/20/98</u>
---	-----------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

*Rec'd
950*

18 x 25 = 450



SebagoTechnics
Engineering & Planning for the Future

October 17, 1998
98475

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Design Dwellings, Inc. - Tucker Woods Subdivision, Tucker Avenue

Dear Marge:

Please find enclosed seven (7) copies of the Tucker Woods Subdivision Plan consisting of eighteen (18) lots created from an existing subdivision falling under Section 14.433 of the Portland Land Use Ordinance. The property is currently under various ownerships, but is under option for development by Design Dwellings, Inc. The land is situated off the dead-end of Tucker Avenue parallel to Riverside Industrial Parkway. The approximately 5.0± acres of land located in the R-2 Zone considered for development is an existing wooded area which obtains frontage off the paper street portion of Tucker Avenue.

The applicant will be constructing the extension of Tucker Avenue to acquire the necessary 50'+ frontage for each lot and will terminate the street with a hammerhead turnaround. This extension of Tucker Avenue within the applicant's proposed development (approximately 800 feet) will be constructed in accordance with the City of Portland Public Works' Technical and Design Standards and Guidelines. Road construction will include a new water main, sewer, storm drain, underdrain, underground electric services, and bituminous curbing. No sidewalks are planned due to the fact that sidewalks are constructed near the vicinity. Because of the City's Ordinance requirements, we will be requesting a waiver for both sidewalk and granite curbing installation.

Design Dwellings would like to obtain the necessary approvals this fall in anticipation of a late fall construction start and spring completion. We trust the materials submitted with this application clearly show the applicant's scheme of development. Construction details, stormwater calculations, and grading plans are currently in progress and will be submitted prior to Public Hearing when it is appropriate. Please schedule us for a workshop session with the Planning Board at its next available meeting date.

We look forward to meeting with both the planning staff and Planning Board to discuss this project in more detail. Please feel free to contact our office if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Walter P. Stinson, P.E.

President

WPS/JRS:jc

Enc.

cc: Design Dwellings, Inc.

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

19980142

I. D. Number

Design Dwellings, Inc

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

Susan Duchaine

Consultant/Agent

839-2631 **839-4509**

Applicant or Agent Daytime Telephone, Fax

10/20/98

Application Date

Tucker Woods Subdivision

Project Name/Description

Tucker Ave

Address of Proposed Site

330-B-003+

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) **Subdivision 18 lots**

N/A **5.0+** **R-2**

Proposed Building square Feet or # of Units **5.0+** Acreage of Site **R-2** Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots **18** 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 **\$500.00** Subdivision **\$450.00** Engineer Review _____ Date: **10/20/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *HJM*

Approved Approved w/Conditions see attached Denied

Approval Date **10/22/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **10/22/98**
signature date

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 Issued	_____		
	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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19980142

I. D. Number

Design Dwellings, Inc

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

Susan Duchaine

Consultant/Agent

839-2631 **839-4509**

Applicant or Agent Daytime Telephone, Fax

10/20/98

Application Date

Tucker Woods Subdivision

Project Name/Description

Tucker Ave

Address of Proposed Site

330-B-003+

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) **Subdivision 18 lots**

N/A **5.0+** **R-2**

Proposed Building square Feet or # of Units **5.0+** Acreage of Site **R-2** Zoning

Check Review Required:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input checked="" type="checkbox"/> Subdivision
of lots 18 | <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 **\$500.00** Subdivision **\$450.00** Engineer Review **\$1,288.00** Date **3/10/99**

Planning Approval Status:

Reviewer **Kandi Talbot**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **1/12/99** Approval Expiration **1/12/00** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandi Talbot** **3/11/99**
 signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/10/99 date	\$261,875.00 amount	5/10/99 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/10/99 date	\$4,805.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

19980142

I. D. Number

Design Dwellings, Inc

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

Susan Duchaine

Consultant/Agent

839-2631 **839-4509**

Applicant or Agent Daytime Telephone, Fax

10/20/98

Application Date

Tucker Woods Subdivision

Project Name/Description

Tucker Ave

Address of Proposed Site

330-B-003+

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) **Subdivision 18 lots**

N/A **5.0+** **R-2**

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input checked="" type="checkbox"/> Subdivision
of lots 18 | <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 **\$500.00** Subdivision **\$450.00** Engineer Review **\$1,288.00** Date: **3/10/99**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved **Approved w/Conditions** Denied
 see attache

Approval Date **1/12/99** Approval Expiration **1/12/00** Extension to Additional Sheets Attached

Condition Compliance **Jim Wendel** **3/11/99**
 signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/10/99 date	\$261,875.00 amount	5/10/99 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/10/99 date	\$4,805.00 amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

COMMENTS

4-27-95 - Footings in no notification phase / Forms up today set backs appear OK
(plans incomplete)

5-2-95 - plans received / 3 pads in fl. per plan / no sonotubes in Front entrance
Foundation OK, per plans / backfilled without see perimeter ext. found drains

5-26-95 - Air test on Copper and Air test on west. OK (protective nailing plates on)
Framing Insp. steel T-Beam in basement 1/2 of Carry Beam System
Garage Framing I-Beam in garage

6-27-95 Plumbing OK, unfinished room over garage
2nd stop (Heating permit + House #'s, 1 water meter not yet in on back order
1 in house is operable

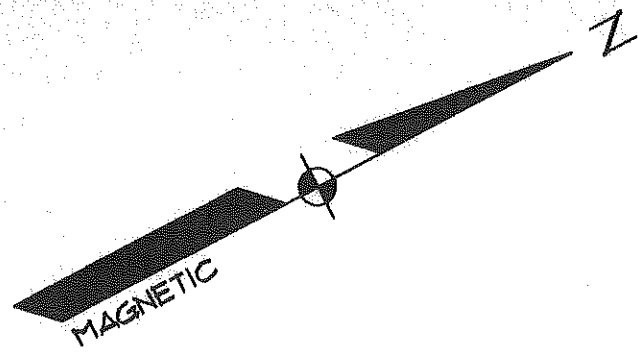
6-28-95 - 2nd stop (to check furnace and water meter / need 1/2" I-Beam on lower,
+ Heating Permit)

6-28-95 - Jump stairs on rear, need I-Beam on lower

6-30-95 (Heating permit is OK) (ST #'S OK) (need site work memo from M.O.)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



20' DRAINAGE EASEMENT FOR LOTS 3 AND 4

20' DRAINAGE EASEMENT FOR LOTS 4, 5 AND 6

20' UNDISTURBED/NATURAL BUFFER AND DRAINAGE EASEMENT (SEE NOTE 19)

20' DRAINAGE EASEMENT FOR LOTS 1, 2 AND 3

Riverside Industrial Parkway

N/F
Melvin E. Ireland
2981/724

N/F
Theresa M. Risbara
6947/144

N/F
City of Portland

N/F
Theresa M. Risbara
7011/156

N/F
Heirs of Patrick Birmingham

LOT 1
10,383 SF.
0.24 Ac.

LOT 2
10,381 SF.
0.24 Ac.
Heirs of Martin Jennings

LOT 3
10,379 SF.
0.24 Ac.

LOT 4
10,378 SF.
0.24 Ac.
2 story shack

LOT 5
10,376 SF.
0.24 Ac.

LOT 6
10,374 SF.
0.24 Ac.

20' DRAINAGE EASEMENT FOR LOTS 14 AND 15

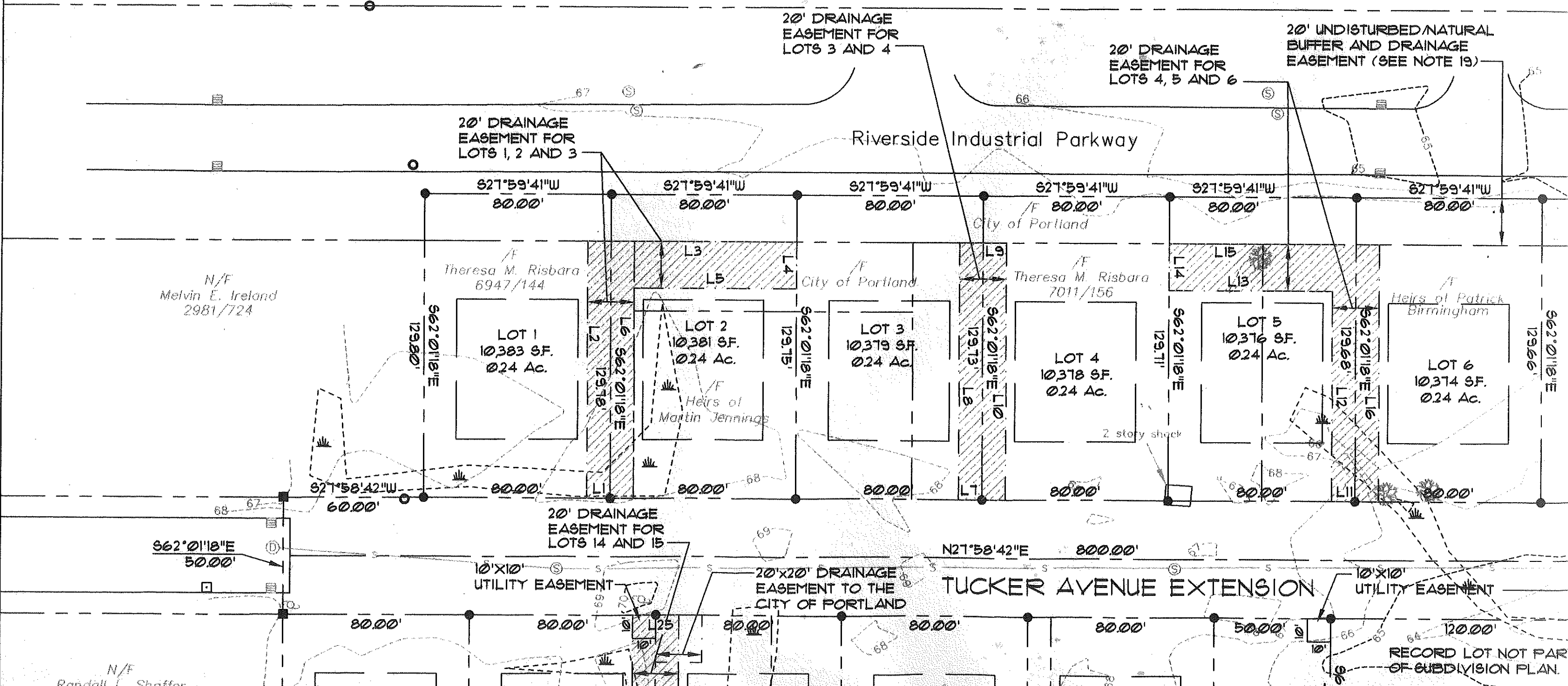
20'x20' DRAINAGE EASEMENT TO THE CITY OF PORTLAND

TUCKER AVENUE EXTENSION

UTILITY EASEMENT

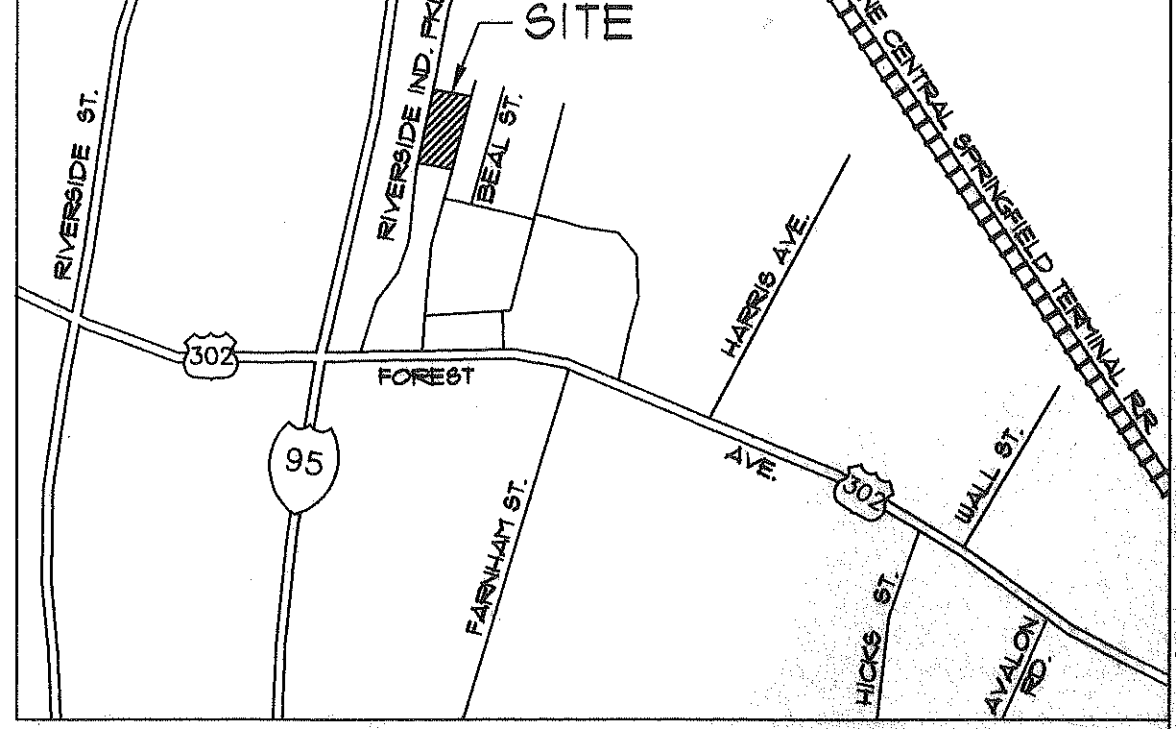
RECORD LOT NOT PART OF SUBDIVISION PLAN.

N/F
Randall L. Shaffer



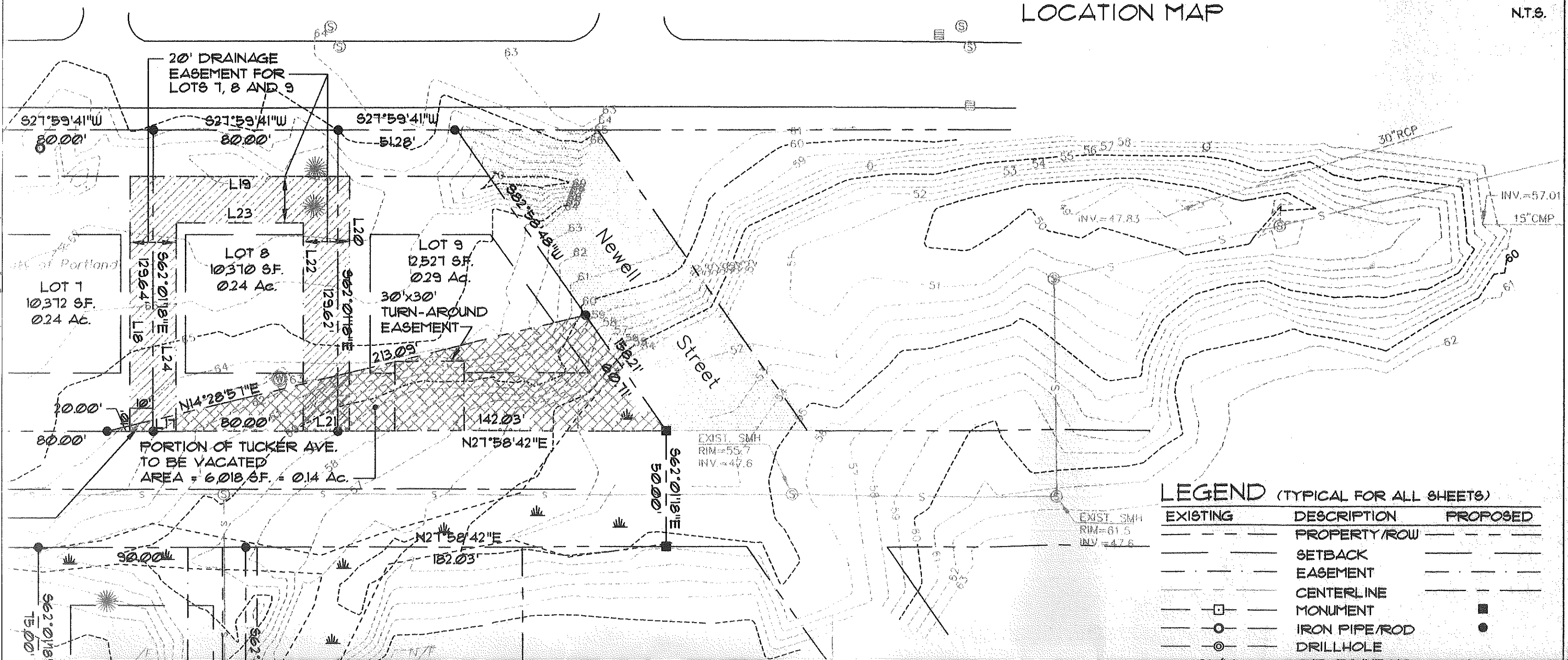
EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N27°58'42"E	20.00'	L15	S27°59'41"W	90.00'	L28	S62°01'18"E	20.00'
L2	S62°01'18"E	109.78'	L16	S62°01'18"E	109.68'	L29	N27°58'42"E	452.04'
L3	N27°59'41"E	90.00'	L17	N27°58'42"E	20.00'	L30	S07°29'57"W	136.60'
L4	S62°01'18"E	20.00'	L18	S62°01'18"E	109.64'	L31	S62°01'18"E	21.35'
L5	S27°59'41"W	70.00'	L19	S27°59'41"W	95.00'	L32	S07°29'57"W	33.71'
L6	S62°01'18"E	89.77'	L20	S62°01'18"E	109.61'	L33	N44°47'28"E	61.03'
L7	N27°58'42"E	20.00'	L21	N27°58'42"E	20.00'	L34	N27°58'42"E	120.00'
L8	S62°01'18"E	109.73'	L22	S62°01'18"E	89.62'	L35	S62°01'18"E	15.00'
L9	N27°59'41"E	20.00'	L23	S27°59'41"W	55.00'	L36	N27°58'42"E	117.78'
L10	S62°01'18"E	109.73'	L24	S62°01'18"E	89.64'	L37	N44°47'28"E	39.12'
L11	N27°58'42"E	20.00'	L25	N27°58'42"E	20.00'	L38	S07°29'57"W	81.99'
L12	S62°01'18"E	89.69'	L26	S62°01'18"E	130.00'	L39	S27°58'42"W	358.42'
L13	S27°59'41"W	70.00'	L27	S27°58'42"W	70.00'	L40	S62°01'18"E	130.00'
L14	S62°01'18"E	20.00'				L41	S27°58'42"W	20.00'



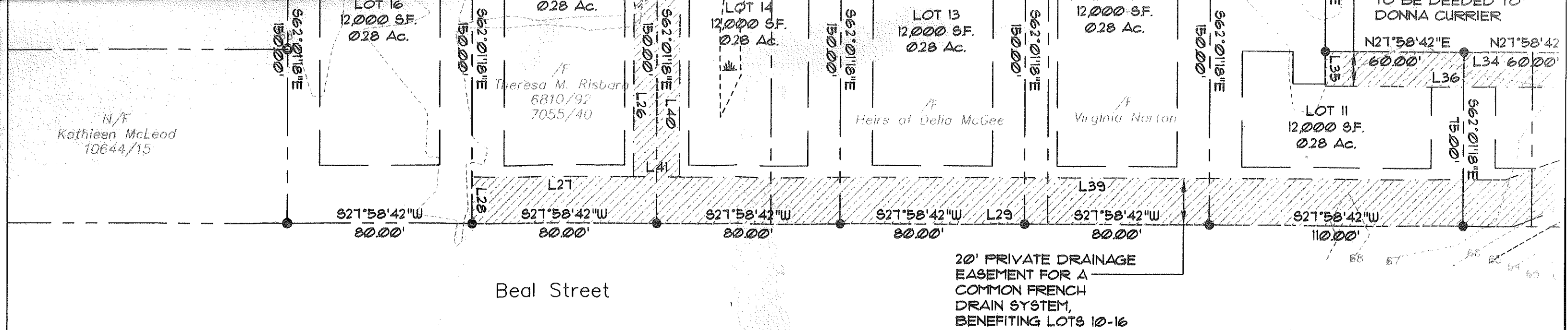
LOCATION MAP

N.T.S.



LEGEND (TYPICAL FOR ALL SHEETS)

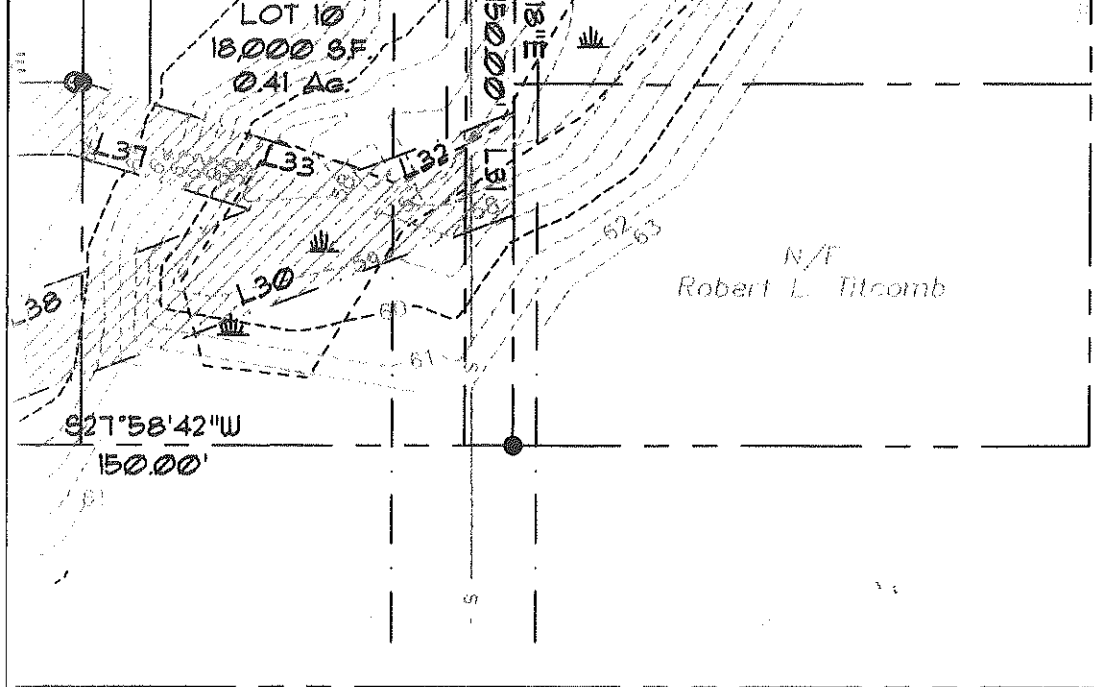
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
⊙	DRILLHOLE	⊙



GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS DESIGN DWELLINGS, 65 MAIN STREET, GORHAM, MAINE 04036.
2. THE PROPERTY IS LOCATED ON THE FOLLOWING CITY OF PORTLAND TAX ASSESSORS MAPS:
 MAP 330: PORTION OF LOT B-3
 LOTS D-2,3,4,13,14,15
 MAP 332: LOTS B-1,10,11,12,13,19,20,21,22,23,24,25,26,32,33,34,35
 LOTS D-12,13,14,15,16,17,18,19,23-29,30,31,32,33,41
3. PLAN REFERENCES:
 A) PLAN OF FOREST AVENUE TERRACE BY AL. ELIOT, CE, DATED MAY 7, 1910 AND RECORDED IN PLAN BOOK 12 PAGE 5.
 B) RECORDS OF CITY SURVEY OF TUCKER AVENUE DATED NOVEMBER 8, 1935, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT. TRANSIT BOOK 87 PAGE 180.
 C) PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR RUFUS H. JONES BY H.I. & E.C. JORDAN, SURVEYORS, DATED OCTOBER 1975 AND RECORDED IN PLAN BOOK 109 PAGE 36.
 D) CITY ACCEPTANCE PLANS OF TUCKER, DOVER AND BAILEY AVENUES, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 E) "STANDARD BOUNDARY SURVEY MADE FOR THERESA RISBARA" BY R.P. TITCOMB ASSOCIATES, INC., DATED SEPTEMBER 9, 1988.
 F) "PRELIMINARY PLAN TUCKER AVENUE MADE FOR DESIGN DWELLINGS, INC. BY R.P. TITCOMB ASSOCIATES, INC., DATED SEPTEMBER 30, 1988.
4. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
5. THE DIMENSIONAL REQUIREMENTS FOR THE R2 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	10,000 SF.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM YARD DIMENSIONS:	
FRONT YARD	25 FEET
REAR YARD (STRUCTURES GREATER THAN 100 SF.)	25 FEET
(STRUCTURES LESS THAN 100 SF.)	5 FEET
SIDE YARD (1 STORY)	8 FEET
(1 1/2 STORY)	8 FEET
(2 STORY)	14 FEET
(2 1/2 STORY)	16 FEET
(STRUCTURES LESS THAN 100 SF.)	5 FEET
6. THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION, OF WOODED OR LAWN AREAS.
7. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN ON SHEET 3 OF 5. ANY CHANGES WHICH SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
8. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBING, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
9. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.
10. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
11. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
12. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
14. THE BOUNDARY AND TOPOGRAPHIC SURVEY WERE PERFORMED BY R.P. TITCOMB ASSOCIATES INC. OCTOBER 1988. BEARINGS ARE REFERENCED TO TRUE NORTH, AS DETERMINED BY ASTRONOMIC OBSERVATION. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



**CITY OF PORTLAND
PLANNING BOARD**

[Handwritten signatures and dates]
 DATE: 2-23-99
 CHAIRPERSON: *[Signature]*

	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
	TREELINE	
	CONTOURS 124	

ELEVATIONS AND CONTOURS ARE BASED ON THE 1929 DATUM OF THE US COAST AND GEODETIC SURVEY. BENCHMARK: COPPER BOLT IN MONUMENT ON NORTHERLY SIDE OF FOREST AVENUE AT FIRST ANGLE POINT WESTERLY OF FARNHAM STREET. ELEVATION: 109.72'

WETLANDS SHOWN AS DELINEATED BY MARK HAMPTON IN SEPTEMBER 1998. ANY WETLAND FILLING/DISTURBANCE SHALL OBTAIN THE NECESSARY WETLAND ALTERATION PERMITS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

ALL LOTS SHALL BE ACCESSED FROM TUCKER AVENUE ONLY. NO LOTS SHALL BE PROVIDED ACCESS FROM RIVERSIDE INDUSTRIAL PARKWAY OR FROM ANY FUTURE DEVELOPMENT OF BEAL STREET.

TOTAL LOT AREA 185,656 SF. = 4.26 Ac.
 TOTAL ROW AREA 42,231 SF. = 0.97 Ac.
 TOTAL AREA OF PROPERTY 227,887 SF. = 5.23 Ac.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR, OR CLEANING OF DITCHES, CHANNELS AND / OR PIPES ASSOCIATED WITH SURFACE DRAINAGE SHARED BY LOTS CONTRIBUTING RUNOFF TO THE SPECIFIC DRAINAGE COURSE DEPICTED ON THIS PLAN.

A 20-FT. WIDE UNDISTURBED NATURAL BUFFER AND DRAINAGE EASEMENT SHALL REMAIN IN A NATURAL STATE WITH THE EXCEPTION OF CUTTING OF DEAD TREES, REMOVAL OF TREE DEBRIS AND PRUNING OR TRIMMING OF TREES ADJACENT TO THE SEPARATE PRIVATE BACK YARD DRAINAGE EASEMENTS. THE CONDITION OF THE UNDISTURBED NATURAL BUFFER AND DRAINAGE EASEMENT AS NOTED ABOVE SHALL BE RECORDED IN EACH INDIVIDUAL LOT DEED.

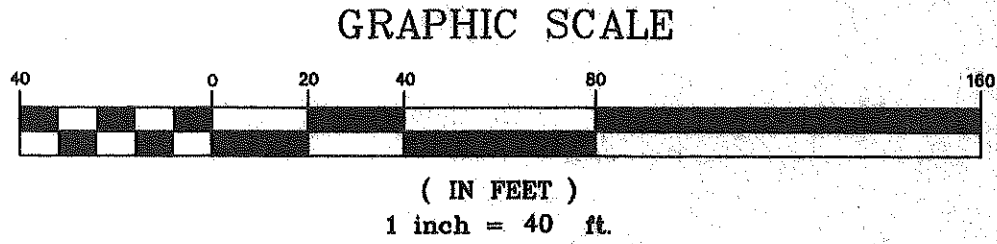
NO CITY OF PORTLAND PUBLIC SERVICE SHALL BE PROVIDED TO THE TUCKER WOODS DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY.

THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED BY DAVID TITCOMB, OF RP. TITCOMB ASSOCIATES, INC. IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
 A. THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THE PLAN.
 B. MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
 C. DEED DESCRIPTIONS WERE NOT PREPARED AT THIS TIME.

PERIMETER SURVEY STATEMENT:
 THIS SEAL PERTAINS ONLY TO THE PERIMETER BOUNDARY AS SURVEYED BY RP. TITCOMB ASSOCIATES, INC. AND SHOWN ON

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED 3-10, 1999
 AT 3:01 p.m. M. AND RECORDED IN
 PLAN BOOK 199 PAGE 130
 ATTEST _____ REGISTER

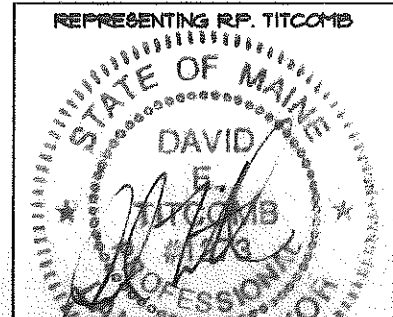


F	JRS	2/1/99	ADD DRAINAGE EASEMENT IN LOT 14 PER PLANNING BOARD REQUEST
E	JRS	1/22/99	REVISE PER PLANNING BOARD CONDITIONS
D	JRS	12/17/98	REVISE PER PLANNING STAFF COMMENTS
C	JRS	12/4/98	REVISE PER PLANNING STAFF COMMENTS
B	JRS	11/24/98	FINAL PLAN SUBMISSION
A	JRS	10/14/98	SUBMIT FOR CITY REVIEW
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

RECORDING PLAT OF:
TUCKER AVENUE EXTENSION
 TUCKER AVENUE
 PORTLAND, ME
 FOR RECORD OWNER:
DESIGN DWELLINGS, INC. DATE OF APPROVAL 1/12/99
 65 MAIN STREET
 GORHAM, ME 04038

CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS



REPRESENTING SEBAGO TECHNICS
Matthew W. Ek

DESIGN BY: JRS
DRAWN BY: BRP
CHECKED BY: JRS
DATE: 10-6-98
SCALE: 1"=40'
FIELD BK: N/A
PROJ. NO: 98475
DRAWING: 98475SB