

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

I. D. Number

Jim Wendel
DeLuca

Adamo, John J.
 Applicant
645 Ocean Ave, Portland, ME 04103
 Applicant's Mailing Address
John Adamo
 Consultant/Agent
878-9800 878-9878
 Applicant or Agent Daytime Telephone, Fax

9/16/97
 Application Date
Ocean Ave (Approx 649)
 Project Name/Description

649- 651 Ocean Ave
 Address of Proposed Site
169-D-063 + Land redivision
 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)

Proposed Building square Feet or # of Units **9,581 Sq Ft** 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 **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **9/16/97**

DRC Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer **JIM WENDEL**
 Approval Date **9/22/97** Approval Expiration **9/22/98** Extension to _____ Additional Sheets Attached
 Condition Compliance _____ 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	_____		
	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	

MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: September 16, 1998

RE: Certificate of Occupancy
651 Ocean Avenue (169-D-063+)

A site visit on 9/16/98 was made to review the completion of the conditions of the site plan approval dated 9/22/97; my comments are:

1. The street number needs to be placed on the house.

It is my opinion that the conditions of the site plan approval have not been satisfactorily completed **and no certificate of occupancy should be issued** until the above item has been completed in accordance with City standards.

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

APPLICANT: JOHN J. ADAMO
 ADDRESS: 645 OCEAN AVE PORTLAND ME.
 SITE ADDRESS/LOCATION: ~~645~~ 651 OCEAN AVE
 DATE: 9/18/97

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)} ~~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 651 OCEAN AVENUE, 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.)

- 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. CONTACT NANCY KNAUBER 374-3835
- 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. OCEAN AVE SHALL BE KEPT CLEAN OF TRACKED SOIL FROM VEHICLES. ERODED SOIL SHALL BE KEPT ON-SITE.

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

- 14. A SWALE SHALL BE CONSTRUCTED ALONG THE BACK PROPERTY LINE FROM THE PIACENTINI PARCEL ON OCEAN AVE TO PROVIDENCE ST. THE RUN OFF SHALL DRAIN FROM THE PIACENTINI PARCEL TO PROVIDENCE ST.
- 15. NO TYPE OF CERTIFICATE OF OCCUPANCY WILL BE RECOMMENDED UNTIL THE SWALE HAS BEEN CONSTRUCTED.

PROPOSED DESCRIPTION FOR A DEED
ADAMO TO ADAMO
(PROPOSED HOUSE LOT - 9581 SQ.FT.)

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine and located on the southeasterly side of Ocean Avenue; bounded and described as follows:

Beginning on the southwesterly sideline of Ocean Avenue at a 5/8" iron rod with survey cap #1172 located N39-53'-15"E -103.54 feet as measured along said Ocean Avenue from its intersection with the northeasterly sideline of Providence Street;

Thence along said Ocean Avenue by the following two (2) courses and distances : N39-53'-15"E - 42.72 feet to a 5/8 iron rod with cap #1172; and thence N34-47'-15"E- 22.07 feet to a found 3/4" iron pipe at the northerly corner of Lot # 142 as shown on a plan of "Washington Avenue Gardens" dated 1920 and recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 46;

Thence S59-49'-44"E along the northeasterly line of said Lot#42 and along land now or formerly of Anna L. Dellaquila and land now or formerly of Barbara Piacentini -136.96 feet to a 5/8" iron rod with cap # 1172;

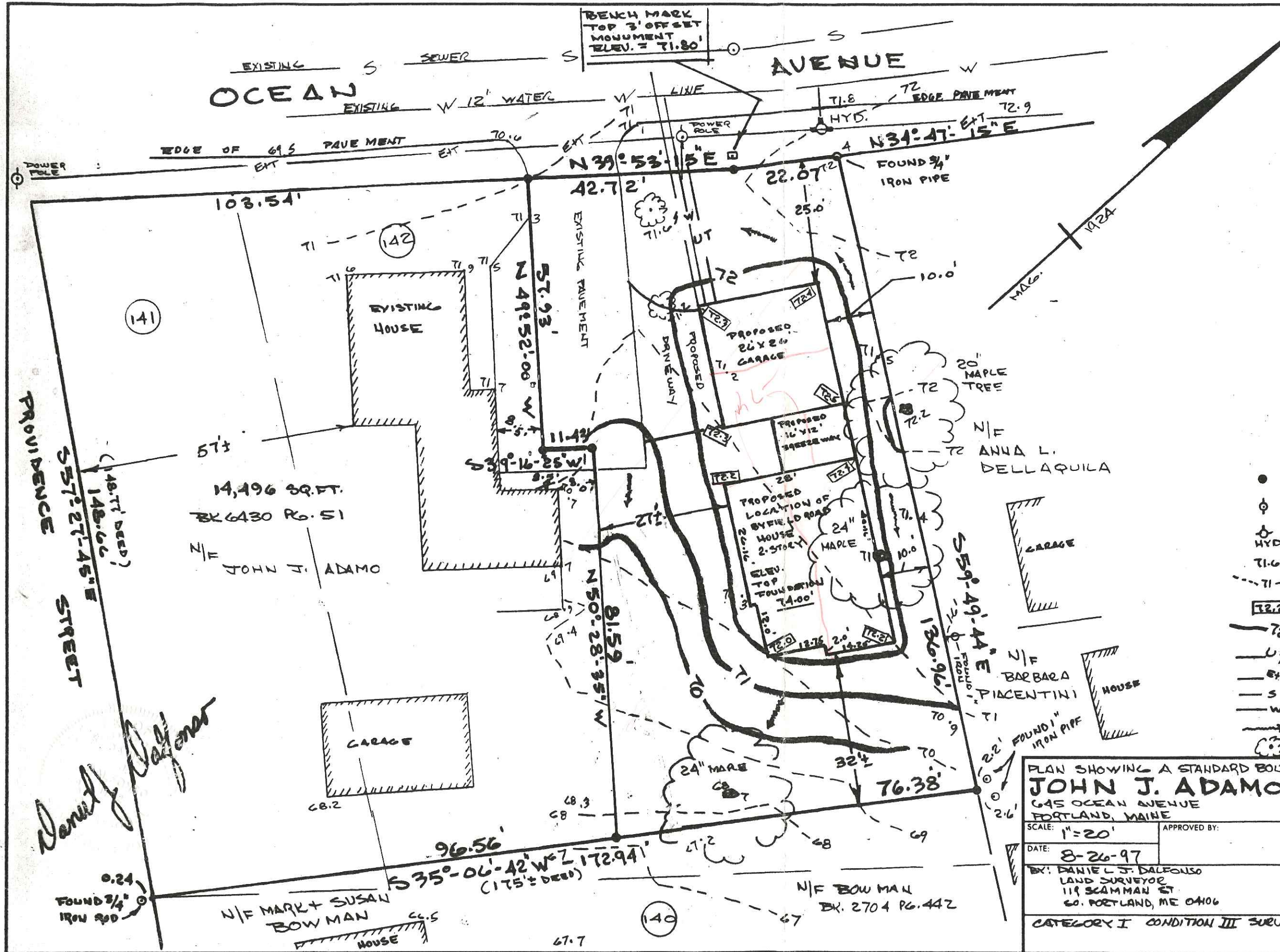
Thence S35-06'-42" W along land now or formerly of Mark and Susan Bowman -76.38 feet to a 5/8" iron rod with cap #1172;

Thence along remaning land of the grantor herein by the following three (3) courses and distances : N59-49'-44" W-81.59 feet to a 5/8" iron rod with survey cap #1172; and thence S39-16'-25"W-11.43 feet to a 5/8" iron rod with survey cap #1172; and thence N49-52'-00"W- 57.93 feet to the point of beginning. Containing 9581 square feet more or less.

Bearings are referenced to the 1924 magnetic meredian. Being a portion of the premises described in the deed of Albertus L. Foster Jr. to John J Adamo recorded in said Registry of Deeds in Book 6430, Page 51.

This description is the result of a Standard Boundary Survey made for John J. Adamo August 26, 1997 by Daniel J. Dalfonso, Land Surveyor. Revised September 3, 1997.

Daniel J. Dalfonso
Land Surveyor
119 Scamman Street
South Portland, Maine 04106



PLAN REFERENCE:

WASHINGTON AVENUE GARDENS
BY ERNEST W. BRANCH C.E. 1920
PLAN BOOK 14 PAGE 46

LOCUS DEED REFERENCE:

ALBERTUS L. FOSTER JR. ET C
JOHN J. ADAMO BK. 6430 PG. 51

AREA = 9581 SQFT.

ZONED R-5

MINIMUM LOT AREA = 6000 SQ. FT.
MINIMUM ROAD FRONTAGE = 50'
FRONT YARD SETBACK = 20'
SIDE YARD SETBACK: 12' (2-STORY)
(REDUCED TO 8' IF OPPOSITE SIDE)
(INCREASED BY 4 FEET OR MORE)
REAR YARD SETBACK = 20'

LEGEND:

- 5/8" IRON ROD W/CAP TO BE SET
- ⊕ EXISTING UTILITY POLE
- ⊙ HYDRANT
- T1.6 EXISTING SPOT ELEVATION
- T1 --- EXISTING CONTOUR
- [T2.2] PROPOSED GROUND ELEVATION ALONG OUTSIDE OF HOUSE
- T2 --- PROPOSED CONTOUR
- U --- PROPOSED UNDERGROUND UTILITIES
- EXT --- EXISTING OVERHEAD UTILITIES
- S --- PROPOSED SEWER
- W --- PROPOSED WATER
- > DRAINAGE
- ☼ EXISTING HARD WOOD TREE

PLAN SHOWING A STANDARD BOUNDARY + SITE SURVEY MADE FOR
JOHN J. ADAMO
645 OCEAN AVENUE
PORTLAND, MAINE

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: 8-26-97		REVISED: 9-3-97
BY: DANIEL J. DALFOUSO LAND SURVEYOR 119 SCAMMAN ST. 60, PORTLAND, ME 04106		PHONE: 799-5951
CATEGORY I CONDITION III SURVEY		DRAWING NUMBER: 498

Daniel J. Dalfouso

14,496 SQ. FT.
BK 6430 PG. 51
N/F JOHN J. ADAMO

N/F BARBARA PIAZZINI
HOUSE

N/F MARK + SUSAN BOWMAN
HOUSE

N/F BOWMAN
BK. 2704 PG. 44Z

N/F BARBARA PIAZZINI
GARAGE

FOUND 1" IRON PIPE

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