

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

19980044

I. D. Number

Palozzi, John J.
Applicant
32 Wellington Rd, Portland, ME 04102
Applicant's Mailing Address
Larry Palozzi
Consultant/Agent
829-3654
Applicant or Agent Daytime Telephone, Fax

5/11/98
Application Date
Eastfield Rd #24
Project Name/Description

24 Eastfield Rd
Address of Proposed Site
194-C-058
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) _____
1,846 Sq Ft **11,301 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 **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **5/11/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions
see attached Denied

Approval Date **5/18/98** Approval Expiration **5/18/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **5/18/98**
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	_____		
	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
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ADDENDUM

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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.

Your new street address is now 24 Eastfield Road, 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 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 installed.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

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

APPLICANT: JOHN J. PALLOZZI
 ADDRESS: 32 WELLINGTON ROAD, PORTLAND
 SITE ADDRESS/LOCATION: 24 EASTFIELD ROAD (LOT 6)
 DATE: 5/18/98

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 24 EASTFIELD ROAD, 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.
- 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 CAUSHON GRADE CONSTRUCTION ENTRANCE
SHALL BE INSTALLED.

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

TREE BUFFER: WHITE PINE, APPLE, RED OAK, ASPEN, SUMAC ALDER ETC.

EXISTING RESIDENCES

GENERAL NOTES:

1. LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO LAND USE CONSULTANTS, INC. LOCATIONS OF UNDERGROUND STRUCTURES AND UTILITIES MAY VARY FROM LOCATIONS DEPICTED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THE SITE PLAN. UTILITIES MUST BE LOCATED BY "DIG-SAFE", Tel. # 1-800-225-4977 PRIOR TO CONSTRUCTION, IN ACCORDANCE WITH MAINE STATE LAW. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES.

2. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANT ED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LAND-SCAPE DESIGN.

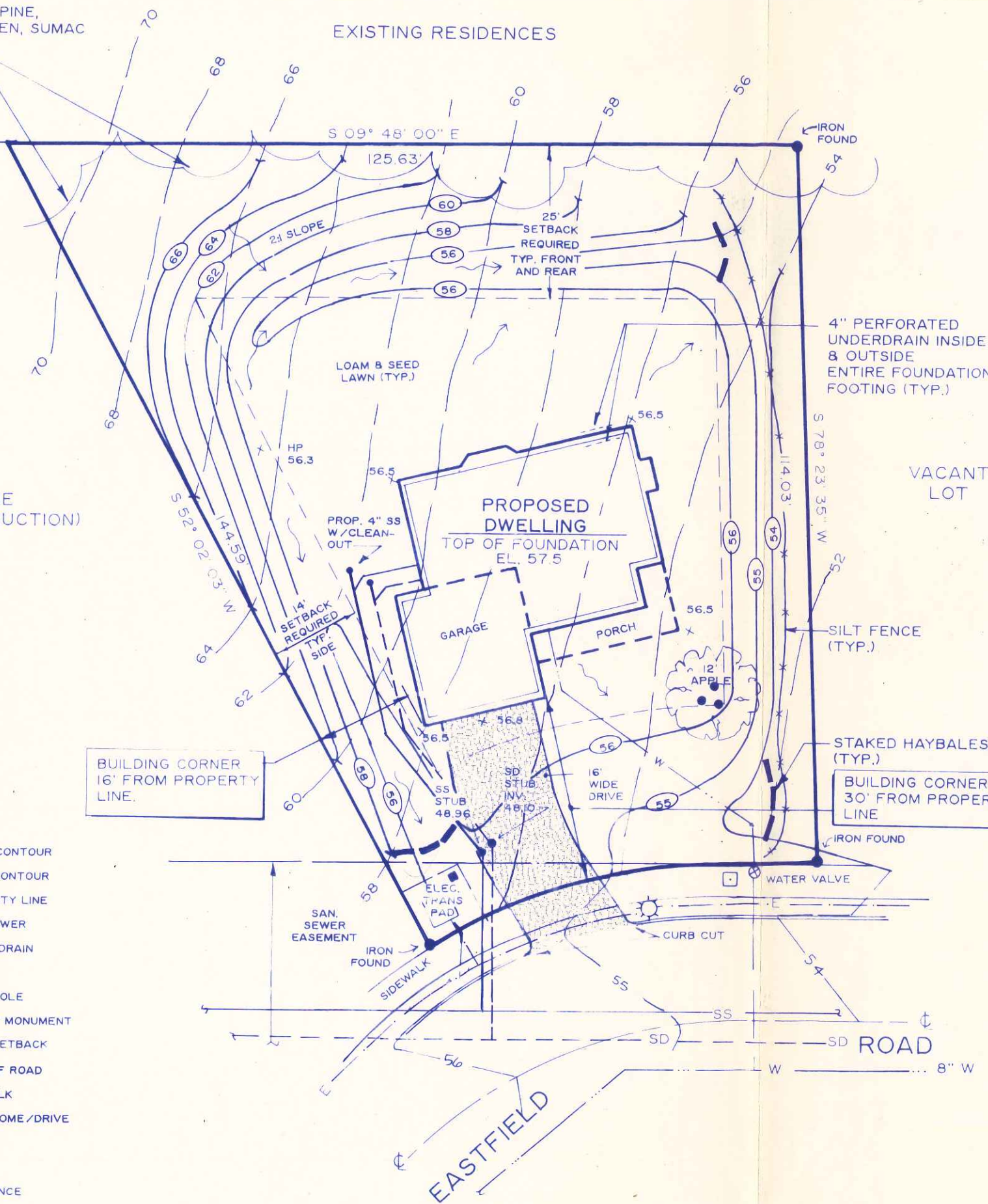


LAND USE CONSULTANTS, INC.

Land Planners * Engineers * Surveyors
966 Riverside Street Portland, Maine 04103
207-878-3313



NEW HOME
(UNDER CONSTRUCTION)



VACANT LOT

SURVEYOR'S STATEMENT

- THIS SITE PLAN IS BASED UPON THE FOLLOWING INFORMATION PROVIDED TO LAND USE CONSULTANTS, INC.
1. TOPOGRAPHY FROM A PLAN ENTITLED 'STANDARD BOUNDARY SURVEY OF LAND IN PORTLAND, MAINE' FOR RALPH ROMANO, JR. BY OWEN HASKELL, INC. AND DATED APRIL 19, 1991.
 2. LOT LINES, BEARINGS, AND DISTANCES FROM THE FROST STREET SUBDIVISION DRAWINGS BY SQUAW BAY CORP. DATED APRIL 1992, REVISED THROUGH 2/22/96.
 3. UTILITY AS-BUILT INFORMATION FROM RECORD DRAWING NUMBERS C-202 AND R-101 AND R-103 BY SQUAW BAY CORP. DATED 10/93.
 4. PROPOSED SINGLE FAMILY DWELLING FOOTPRINT FROM ARCHITECTURAL PLANS PROVIDED BY CLIENT.

THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

Edward M. Lawrence 5-3-98
EDWARD M. LAWRENCE
MAINE PROFESSIONAL LAND SURVEYOR #2189
LAND USE CONSULTANTS, INC. DATE

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SITE PLAN. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

LEGEND

- SLOPE
- EXIST. CONTOUR
- PROP. CONTOUR
- PROPERTY LINE
- SAN. SEWER
- STORM DRAIN
- WATER
- LIGHT POLE
- STREET MONUMENT
- BLDG. SETBACK
- EDGE OF ROAD
- SIDEWALK
- PROP. HOME /DRIVE
- SILT FENCE
- HAY BALE BARRIER



PREPARED FOR:

MR. & MRS. JOHN J. PALLOZZI
32 WELLINGTON ROAD
PORTLAND, MAINE

TITLE: SITE PLAN
LOT 6
FROST STREET SUBDIVISION
EASTFIELD RD., PORTLAND, ME
SCALE: 1"=20'
DATE: MAY 8, 1998

JOB #: 3197