

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20000205

I. D. Number

William Dibiase

Applicant

17 Grand View Lane, Raymond, ME

Applicant's Mailing Address

L&M Builders

Consultant/Agent

797-7089

Applicant or Agent Daytime Telephone, Fax

11/8/00

Application Date

new single family Lot 4

Project Name/Description

63 - 63 Murray St, Portland, Maine 04103

Address of Proposed Site

162-D-033

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) **att. Garage no deck shown**

1,408 **12,000** **R-3**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **11/8/00**

DRC Approval Status:

Reviewer **Chris Earle/Steve Bushey**

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date **12/7/00** Approval Expiration **12/7/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Chris Earle/Steve Bushey** **12/7/00**
 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		expiration 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 condition of approval sheet.

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 63 Murray Street

, 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 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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.

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall be responsible to clean up any tracking of mud or other debris from city streets that may result from this project.

This approval is based on site plan Rev 12/-3/00.

Planning Conditions of Approval

Inspections Conditions of Approval

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

APPLICANT: William Dibiase
 ADDRESS: 17 Grand View Lane Raymond, Me
 SITE ADDRESS/LOCATION: 63 Murray St.
 DATE: 12/7/00

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.
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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 (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 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. Applicant shall be responsible to install and maintain all necessary erosion control devices.

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

14. Applicant shall be responsible to clean up any tracking of mud or other debris from city streets that may result from this project.

15. This approval is based on site plan Rev 12/3/00

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PLAN REFERENCE:

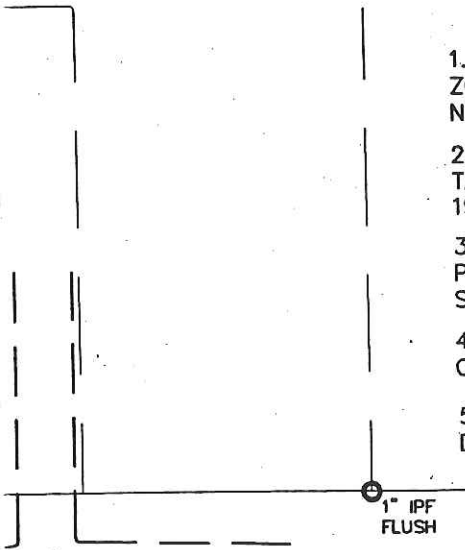
1. FOREST HILLS BY A. H. CHAPMAN LAND CO. DATED JULY 1923 REVISED SEPT. 1923 AND RECORDED IN PLAN BOOK 15 PAGE 41 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. PORTLAND WATER DISTRICT POLLUTION ABATEMENT FACILITIES EAST SIDE COMBINED INTERCEPTOR CROSS COUNTRY STA. 8+85 TO STA. 16+85 BY CAMP DRESSER AND MCKEE INC. DATED AUGUST, 1973.
3. CITY OF PORTLAND BLUE SHEETS FOR MURRAY STREET AND OCEAN AVENUE.
4. PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS PLAN STUDY AREA 1

*Ask Trans.
100 yr Flood
clearance*

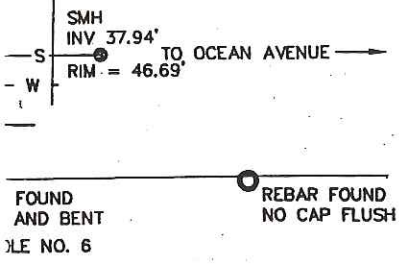
X 34 FT. BUILDING FT. GARAGE.
ELEV = 43'-9"
FOOR ELEV = 34'-5"

GENERAL NOTES:

1. A PORTION OF THE PARCEL FALLS WITHIN THE FLOOD ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 230051 0007 C. DATED DEC. 8, 1998
2. BEARINGS ARE BASED ON A MAGNETIC OBSERVATION TAKEN IN THE FIELD BY BACK BAY BOUNDARY IN OCTOBER 1999.
3. A PORTION OF THE PARCEL FALLS WITHIN THE STREAM PROTECTION DISTRICT, 75 FT. SETBACK EITHER SIDE OF STREAM.
4. ALL UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. BENCH MARK INFORMATION BASED UPON CITY OF PORTLAND DATUM SEE REFERENCE NO. 2

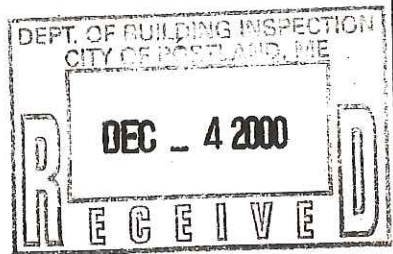


LEGEND:



- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ◁ Survey Instru
- Abutter Line
- Property Line
- Street Line
- Direction of (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- ▣ Property Line
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way

*CHRIS,
revised plan per
the items you
noticed - elevations
have been changed
12/4/00*



MINOR SITE PLAN
AT 63 MURRAY STREET PORTLAND, MAINE
FOR:
WILLIAM DIBIASE

REVISED: 12-03-2000 ELEVATION DATUM, PROPERTY CORNERS SET.


DRAWN BY: SBB	CHECKED BY: RTG	SCALE: 1" = 40'	DATE: 10-31-2000
JOB NUMBER: 200047-P		SHEET: 1 OF 1	

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65A NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-774-4669

DRAWER: NO:

R: FOUND
G

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 17, 2001

RE: C. of O. for # 63 Murray Street (CBL 162-D-033) (ID 2000-0205)

After visiting the site, I have the following comments:

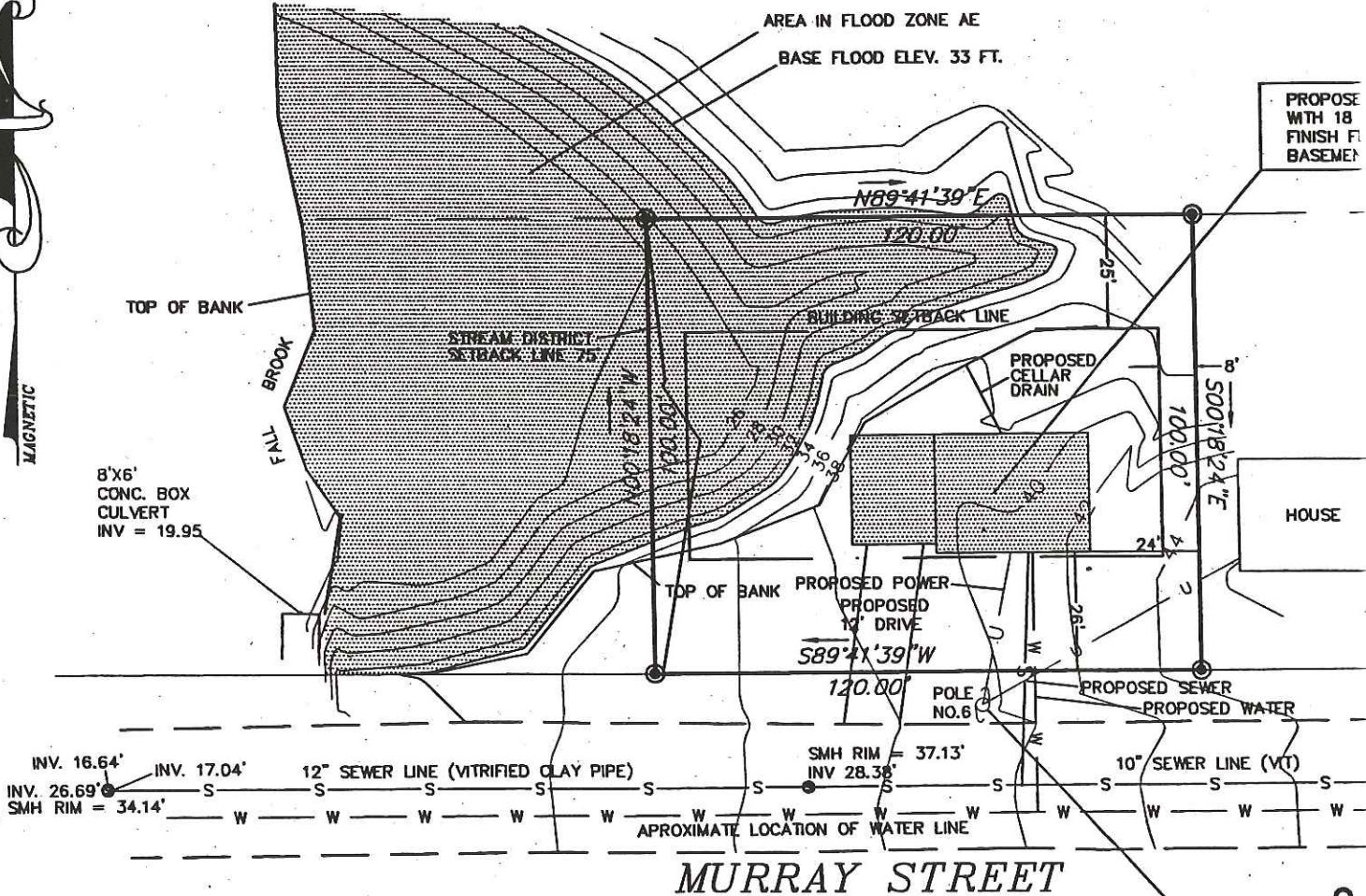
All site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\63murray1.doc

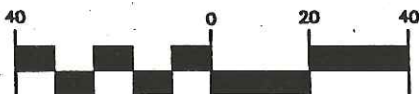


ZONING

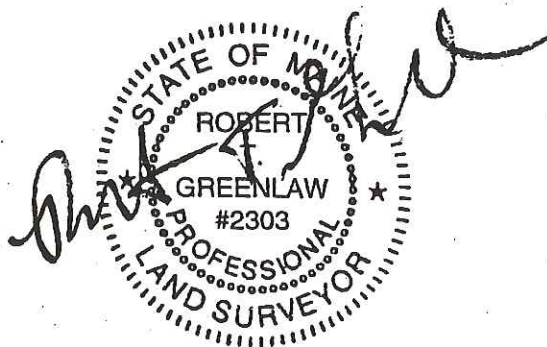
SITE IS IN A R3 ZONE
 FRONT YARD SETBACK = 25 FT.
 REAR YARD SETBACK = 25 FT.
 SIDE YARD SETBACK = 8 FT.
 MINIMUM STREET FRONTAGE = 50 FT.

RE LO
 TBM = PK SPK 11
 ELEV. = 40.62'

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 REGISTRATION NO. 2303

REBAR FOUND
 1.0 AG
 5/8"