

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

19990107

I. D. Number

Ralph Romano Jr. Inc.

Applicant

36 Rabbit Run, Portland, ME 04103

Applicant's Mailing Address

8/6/99

Application Date

single family home (Lot 20)

Project Name/Description

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

36 Rabbit Run, Portland Maine 04103

Address of Proposed Site

196-G-016

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)

2800

8752

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

☐ Zoning Variance

☐ Other

Use (ZBA/PB)

Fees Paid:

Site Plan

\$300.00

Subdivision

Engineer Review

Date: 8/6/99

DRC Approval Status:

☐ Approved

☒ Approved w/Conditions

see attached

☐ Denied

Reviewer

Jim Wondol

Approval Date

8/20/99

Approval Expiration

8/20/2000

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

☐ 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

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(major/minor)

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☐ 14-403 Streets Review

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Use (ZBA/PB)

☐ Zoning Variance

☐ Other

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Subdivision

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Date: 8/6/99

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see attached

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Proposed Development (check all that apply):



New Building



Building Addition



Change Of Use



Residential

☐ Office



Retail



Manufacturing



Warehouse/Distribution



Parking Lot



Other (specify) with attached garage

2800

8752

R-3

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



Zoning Variance



Other

Use (ZBA/PB)

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 8/6/99

DRC Approval Status:

Reviewer Jim Wendel



Approved



Approved w/Conditions

see attached



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Condition Compliance

Jim Wendel

signature

8/20/99

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Required*



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Building Permit

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Performance Guarantee Reduced

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Conditions (See Attached)



Final Inspection

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Certificate Of Occupancy

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Performance Guarantee Released

date

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Defect Guarantee Submitted

submitted date

amount

expiration date



Defect Guarantee Released

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

19990107

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Application Date

single family home

Project Name/Description

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Address of Proposed Site

196-G-016

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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 placed at the curb cut for new drive.

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 36 Rabbit Run, 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

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The rear 25' setback area the length of the property is also a no clearing buffer zone. Any potential buyer shall be notified.
3. The rear steps shall not encroach into the 25' rear setback.
4. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

APPLICANT: RAULPH ROMANO JR INC

ADDRESS: _____

SITE ADDRESS/LOCATION: 36 RABBIT RUN (LOT 20)

DATE: 8/20/99

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.

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 36 RABBIT RUN, 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 CRUSHED STONE CONSTRUCTION
ENTRANCE SHALL BE PLACED AT THE
CURB CUT FOR NEW DRIVE.

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

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

APPLICANT: RALPH ROMANO JR INC
 ADDRESS: _____
 SITE ADDRESS/LOCATION: 36 RABBIT RUN (LOT 20)
 DATE: 8/20/99

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CURB CUT FOR NEW DRIVE.

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

MEMO

TO: Jim Wendell
FROM: Dan White, Hildreth & White
DATE: 8-20-99

Dear:

Enclosed is a revised site plan for lot 20 Frost Street Subdivision Street # 36 Rabbitt Run. Two changes have been made per your request :

- (1) revised foundation drainage
- (2) revised finished floor elevation

Additionally, I have enclosed a copy of the fax sent last June 17 regarding lot 29. Please review and let me know so that can proceed to resolution.

If you have any questions, please feel free to contact me at 671-7591. Thank you for your cooperation in this matter.

Sincerely,

Dan White
Hildreth & White