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

9990107	
D. Number	

Ralph Romano Jr. Inc.			8/6/99
Applicant			Application Date
36 Rabbit Run, Portland, ME 04103			single family home (ST 20)
Applicant's Mailing Address	## Contract Contract		Project Name/Description
• • • • • • • • • • • • • • • • • • •		36 Rabbit Run, Portland Maine	e 04103
Consultant/Agent		Address of Proposed Site	
772-0657		196-G-016 Assessor's Reference: Chart-Blo	ock ot
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference, Chair-blo	
Office Retail Manufacturing	New Building	Building Addition Change Of Uson Parking Lot Change Othe	se Residential r (specify)
2800 Proposed Building square Feet or # of Units	Acreage of	Site	Zoning
Proposed Building square rections of orme			
Check Review Required:			*
	division	PAD Review	14-403 Streets Review
Site Plan Subd (major/minor) # of			
	d 3 	HistoricPreservation	DEP Local Certification
Flood Hazard Shor	reland		
Zoning Conditional Zoni	ing Variance		Other
Use (ZBA/PB)			
Fees Paid: Site Plan \$300.00 Si	ubdivision	Engineer Review	Date: 8/6/99
			IN INFI
DRC Approval Status:		Reviewer Jun 6	IENDEL
☐ Approved ☐ App	proved w/Conditions	☐ Denied	
/) / see	attached /	1	
Approval Date 8/20/99 Appr	roval Expiration 8/2-7	O / Zob N Extension to	Additional Sheets Attached
Condition Compliance		7	Allabilod
signat	ure	date	
V	91-05W		
Performance Guarantee Rec	quired*	☐ Not Required	
A DESCRIPTION OF THE PROPERTY		to the standard below	
* No building permit may be issued until a perform	nance guarantee has been s	submitted as indicated below	
Performance Guarantee Accepted		_	- Latin John
_	date	amount	expiration date
☐ Inspection Fee Paid			
Inspection ree raid	date	amount	
-			
Building Permit	date		
	date		
Performance Guarantee Reduced		helenoo	signature
72	date	remaining balance	Signature
Temporary Certificate Of Occupancy		Conditions (See Attached	1)
	date		
C First transaction			
Final Inspection	date	signature	
Certificate Of Occupancy			
	date	<u> </u>	100
Performance Guarantee Released			
The state of the s	date	signature	
Defect Guarantee Submitted		Samuel Annual Control	expiration date
3 - 9	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	
	gate	dignotoro	

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Consultant/Agent		Address of Proposed Site 196-G-016		
772-0657 Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Bloc	<-Lot	
AND HOUSE AS CONTRACTOR IN THAT THE PARTY OF			T 0	
Proposed Development (check all that apply): Office Retail Manufacturing 2800	New Building	Building Addition		
Proposed Building square Feet or # of Units	Acreage of	of Site	Zoning	
		The state of the s		
Check Review Required:				
⊠ Site Plan □ S	ubdivision	PAD Review	14-403 Streets Review	
(major/minor) #	of lots			
☐ Flood Hazard ☐ S	horeland	☐ HistoricPreservation	□ DEP Local Certification	
			Other	
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	oning Variance		Culei	
Use (ZBA/PB)			rain to have the Production	
Fees Paid: Site Plan \$300.00	Subdivision	Engineer Review	Date: 8/6/99	
	The state of the s	Reviewer Jun Ve	MIDEL.	
DRC Approval Status:			NOGC	
Charles and Charle	pproved w/Conditions	☐ Denied		
()	see attached		ALCON .	
Approval Date 3/10/99 A	pproval Expiration 😽 🛂	○/ كنن ✓ Extension to	Additional Sheets	
Condition Compliance			Attached	
	nature	date		
Performance Guarantee	Required*	☐ Not Required		
	150			
* No building permit may be issued until a perfo	ormance guarantee has been	submitted as indicated below		
Performance Guarantee Accepted			20-14 S	
	date	amount	expiration date	
Inspection Fee Paid			expiration date	
			expiration date	
	date	amount		
	date	amount		
☐ Building Permit		amount	—	
Building Permit	date	amount		
	date			
☐ Building Permit		remaining balance	signature	
☐ Building Permit	date date			
☐ Building Permit ☐ Performance Guarantee Reduced	date	remaining balance		
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy	date date	remaining balance		
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy ☐ Final Inspection	date date	remaining balance		
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy	date date date date	remaining balance Conditions (See Attached)		
Building Permit Performance Guarantee Reduced Temporary Certificate Of Occupancy Final Inspection Certificate Of Occupancy	date date date	remaining balance Conditions (See Attached)		
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy ☐ Final Inspection	date date date date date date	remaining balance Conditions (See Attached) signature		
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy ☐ Final Inspection ☐ Certificate Of Occupancy ☐ Performance Guarantee Released	date date date date	remaining balance Conditions (See Attached)		
Building Permit Performance Guarantee Reduced Temporary Certificate Of Occupancy Final Inspection Certificate Of Occupancy	date date date date date date date	remaining balance Conditions (See Attached) signature signature	signature	
☐ Building Permit ☐ Performance Guarantee Reduced ☐ Temporary Certificate Of Occupancy ☐ Final Inspection ☐ Certificate Of Occupancy ☐ Performance Guarantee Released	date date date date date date	remaining balance Conditions (See Attached) signature		

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Applicant			Application Date					
Applicant 36 Rabbit Run, Portland, ME 04103 Applicant's Mailing Address Consultant/Agent 772-0657 Applicant or Agent Daytime Telephone, Fax		single family home						
		Project Name/Description 36 Rabbit Run, Portland Maine 04103 Address of Proposed Site 196-G-016 Assessor's Reference: Chart-Block-Lot						
					Proposed Development (check all that an Office Retail Manufa	pply): 🛛 New Building acturing 🔲 Warehouse/Di	☐ Building Addition ☐ Change Of Use stribution ☐ Parking Lot ☐ Other (Residential specify) with attached garage
					2800	875	52	R-3
					Proposed Building square Feet or # of U	Inits Acr	eage of Site	Zoning
					Check Review Required:			
	Subdivision	☐ PAD Review	14-403 Streets Review					
Site Plan (major/minor)	# of lots							
Flood Hazard	Shoreland	☐ HistoricPreservation	□ DEP Local Certification					
Zoning Conditional	Zoning Variance		☐ Other					
Use (ZBA/PB)	- V		***************************************					
Fees Paid: Site Plan \$30	00.00 Subdivision	Engineer Review	Date: 8/6/99					
		Reviewer Jim Wendel	· · · · · · · · · · · · · · · · · · ·					
DRC Approval Status:			A*1,					
Approved	Approved w/Conditions see attached	s						
Approval Date 8/20/99	Approval Expiration	8/20/00 Extension to	Additional Sheets					
	Jim Wendel	8/20/99	Attached					
	signature	date						
	signature							
Performance Guarantee	signature	date Not Required						
Performance Guarantee * No building permit may be issued unti	signature	date Not Required						
Performance Guarantee	signature Required* I a performance guarantee has	date	expiration date					
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Performance Guarantee * No building permit may be issued until Performance Guarantee Accepted Inspection Fee Paid Building Permit Performance Guarantee Reduced	signature Required* I a performance guarantee has date date date date	date Not Required						
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CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM ADDENDUM

9990107	
D. Number	

A	8/6/88 DDEMDOM
Ralph Romano Jr. Inc.	
Applicant	Application Date
36 Rabbit Run, Portland, ME 04103	single family home
Applicant's Mailing Address	Project Name/Description 36 Rabbit Run, Portland Maine 04103
Consultant/Agent	Address of Proposed Site
772-0657	Assessor's Reference: Chart-Block-Lot
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference, Chart-Block-Lot
DRC Conditions o	
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 day	ys prior to sewer connection to
schedule an inspector for your site.	
As-built record information for sewer and stormwater service connection	s must be submitted to Public Works
Engineering Section (55 Portland Street) and approved prior to issuance of	f a Certificate of Occupancy.
The site contractor shall establish finish grades at the foundation, bulkh-	ead and basement windows to be in
conformance with the first floor elevation (FFE) and sill elevation (SE) set to	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 Re	eview 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 p	property lines, erosion control devices
and locations and outlets for drainage from the property.	
The Development Review Coordinator reserves the right to require addit	tional lot grading or other drainage
improvements as necessary due to field conditions.	
Eroded soil shall be contained on-site. A crushed stone construction en	ntrance shall be placed at the curb cut
for new drive.	
Approved subject to Site Plan Review (Addendum) Conditions of Approva	
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 plant	ed on your street frontage prior to
issuance of a Certificate of Occupancy.	
Your new street address is now 36 Rabbit Run	0.000
, the number must be displayed on the street frontage of your house prior	to issuance or a Certificate of Occupancy.
The Development Review Coordinator (874-8300 ext.8722) must be no	tified five (5) working days
prior to date required for final site inspection. Please make allowances for	completion of site plan requirements
This is a state to incomplete as defeating during the inenection. This is as	sential 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.
- Separate permits shall be required for future decks, sheds, pool, and/or garage.

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

APPLICANT:_	RALPH ROMANO JR INC.
ADDRESS:	
SITE ADDRESS	20/99
only and does no completely finish	evelopment Review Coordinator is for General Conformance with ordinances and standards at relieve the applicant, his contractors or agents from the responsibility to provide a ned site, including but not limited to: increasing or concentrating of all surface runoff onto astream properties, issues regarding vehicle sight distance, location of public utilities and tions.
CONDITI	ONS 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 RABIT Rund, 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. <u>Please</u> 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. <u>Please</u> 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 <u>provide</u> 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.	ENDED SOIL SHALL BE CONTAINED OF-SITE, A CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE
	CUILA CUT EN NEW DRIVE.

cc:

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

APPLICANT:_	RALPH ROMANO DR INC
ADDRESS:	
SITE ADDRES	S/LOCATION: 36 RABBIT RUN (LOT ZO)
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13.	EMOBO SOIL SHALL BE CONTAINED ON-SITE, A CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE CNILA CUT FOR NEW DRIVE.

Katherine Staples, P.E., City Engineer

cc:

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