

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

Pines Of Portland Inc
Applicant
426 Forest Ave, Portland, ME 04101
Applicant's Mailing Address
Greg McCormack
Consultant/Agent
Applicant Ph: (207) 772-2127 Agent Fax: 871-8695
Applicant or Agent Daytime Telephone, Fax

2001-0058
Application I. D. Number
04/09/2001
Application Date
Wyoming Ave Lot #26
Project Name/Description
36 - 36 Wyoming Ave, Portland, Maine
Address of Proposed Site
400 A020001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

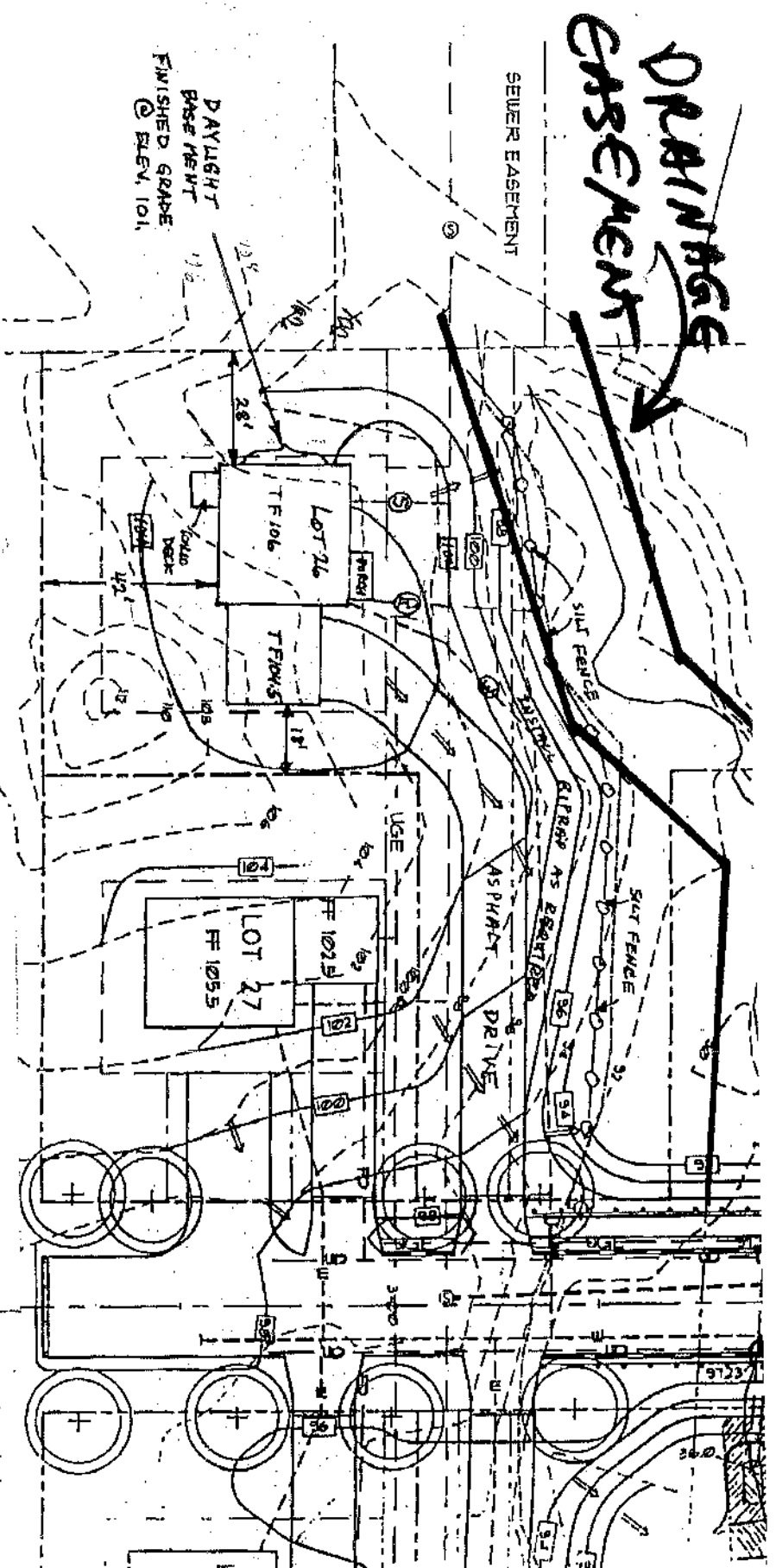
- 1 Prior to Blasting, or issuance of a blasting permit, applicant shall submit to the city's planning dept. The necessary pre-blast information.
- 2 Applicant is to be aware that there is to be "No filling of any area designated as a drainage easement" (note 23 of the recorded subdivision plat). Final grading along the driveway shall conform to this condition.
- 3 All sideslopes that exceed 3 to 1 (33%) shall be rip-rap.
- 4 Applicant will maintain silt fence throughout construction to ensure that the NEARBY WETLANDS are protected at all times.

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Street name signs and stop signs are to be erected per the City's requirements by the developer PRIOR to the issuance of the first certificate of occupancy.
- 4 Wetlands have been delineated on this property in the area directly opposite from the building area. This area shall not be filled in without written permission from the planning division.
- 5 The maximum structure height is 35 feet. Your height shown at the lowest portion with the daylight basement has been scaled to be 30 feet. Please be carefull when back filling in order to maintain an allowable height limit.

Approval Conditions of DRC

- 1 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.
- 2 Your new street address is now 36 Wyoming Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 The Development Review Coordinator (874-8632) 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.
- 4 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.
- 5 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.
- 6 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.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



DRAINAGE EASEMENT

SEWER EASEMENT

DAYLIGHT BASEMENT FINISHED GRADE @ ELEV. 101.

4/6/01
CONCEPT GRADING PLANS LOT 26
336 WYOMING AVE) WYOMING


SCALE 1/4" = 30'

PLAN PREPARED BY GERRI McCONNELL
BASED ON GRADING PLAN PREPARED BY
PINKHAM + GREEN ENGINEERS.

NOTES: INSTALL RIP RAP FOR OTHER
PERMANENT SLOPE STABILIZER AMONG

PostNet Fax Note		7671	Date	5/1/01	# of pages	1
To	JAY K.	From	GREEN INC.			
Co./Dept.		Co.				
Phone #		Phone #	772-2127			
Fax #		Fax #				

CURTIS

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: September 12, 2001
RE: C. of O. for # 36 Wyoming Avenue;
lead cbl (400A020001); Id# (2001-0058)

After visiting # 36 Wyoming Avenue, I have the following comments:

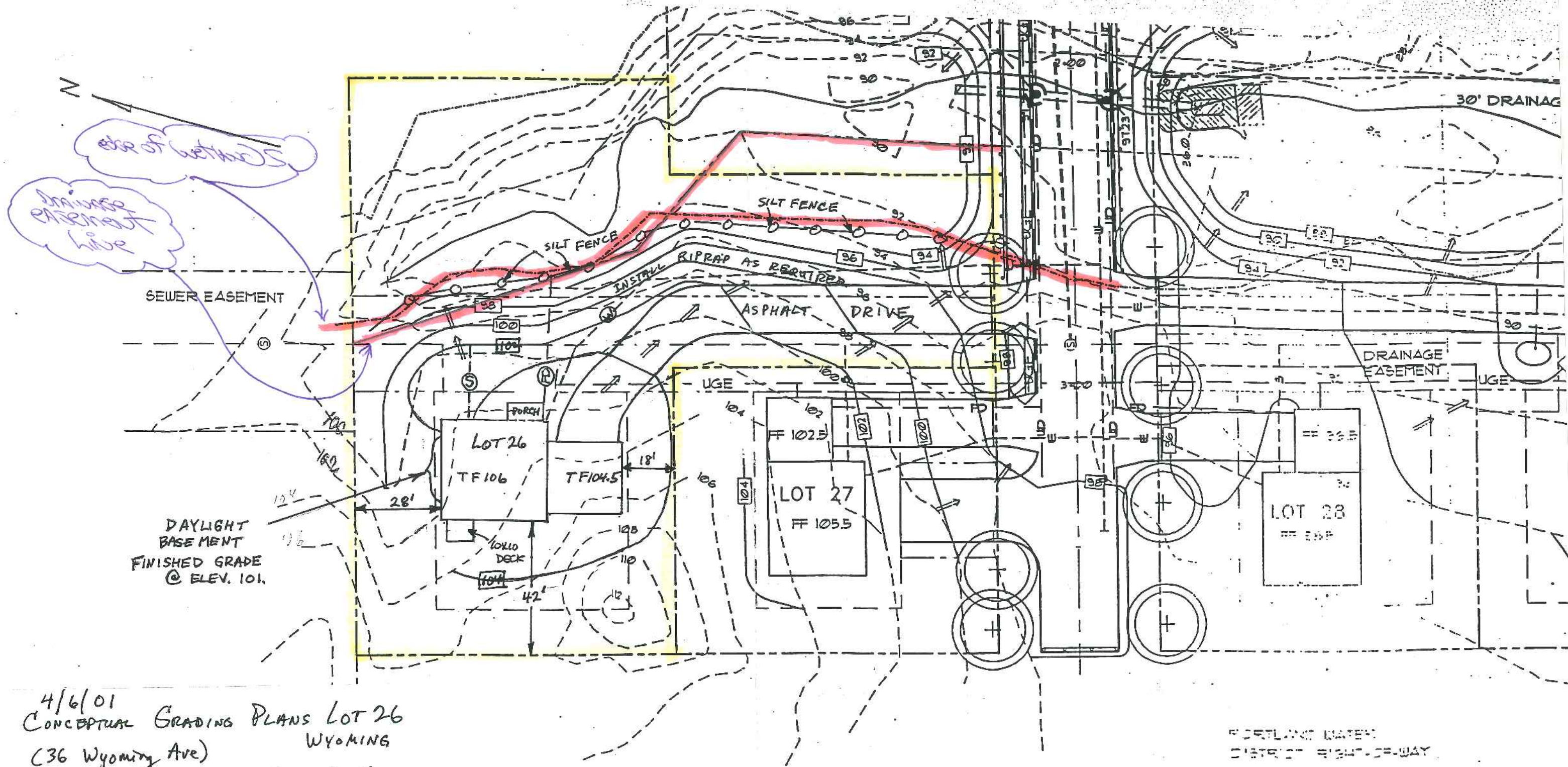
All site work complete.

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

File: O:\drc\36wyoming1.doc



4/6/01
 CONCEPTUAL GRADING PLANS LOT 26
 (36 Wyoming Ave) WYOMING
 PLOT PLAN PREPARED BY GREG MCCORMACK
 BASED ON GRADING PLAN PREPARED BY
 PINKHAM + GREER ENGINEERS.

NOTE: INSTALL RIP RAP / OR OTHER
 PERMANENT SLOPE STABILIZER ALONG
 SLOPES EXCEEDING 3:1

SCALE: 1" = 30'

PORTLAND WATER
 DISTRICT RIGHT-OF-WAY