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	DEVELOPMENT RE	TLAND, MAINE VIEW APPLICATION NT PROCESSING FORM	2001-0058
	Plann	ing Copy	Application I. D. Number
Pines Of Portland Inc			04/09/2001 Application Date
Applicant 26 Forest Ave, Portland, ME 0410 Applicant's Mailing Address	01		Wyoming Ave Lot #26 Project Name/Description
Greg McCormack		36 - 36 Wyoming Ave, Portla	and, Maine
Consultant/Agent	<u></u>	Address of Proposed Site	
Applicant Ph: (207) 772-2127 Applicant or Agent Daytime Telepho	Agent Fax: 871-8695 one, Fax	400 A020001 Assessor's Reference: Chart-F	
Proposed Development (check all th	hat apply): 🕡 New Building 🔲 Building	g Addition 🔲 Change Of Use	Residential Office Retail
Manufacturing Warehous		☑ Other	(specify) w/ attached garage and deck
200 Proposed Building square Feet or #	t of Units Acreage of S	ite	Zoning
Topodoc Delicating October 1 act of the			
Check Review Required: Site Plan	Subdivision	PAD Review	14-403 Streets Review
(major/minor)	# of lots		
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan	\$50.00 Subdivision	Engineer Review \$25	0.00 Date <u>04/09/2001</u>
Planning Approval Sta	atus:	Reviewer Jay Reynolds	
Approved	Approved w/Conditions See Attached	Denied	
Approval Date 05/01/2001	Approval Expiration 05/01/2002	Extension to	Additional Sheets Attached
OK to Issue Building Permit	Jay Reynolds signature	05/01/2001 date	
Performance Guarantee	Required*	✓ Not Required	
* No building permit may be issued	d until a performance guarantee has been s	submitted as indicated below	
□ Performance Guarantee Accep			
anomiano Odaramoo Accel	date	amount	expiration date
☐ Inspection Fee Paid			
mapeodotti de i ald		amount	

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		- Nav Danastrad	
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No building permit may be issued	until a performance guarantee has	been submitted as indicated below	
Performance Guarantee Accept	ied		
`	date	amount	expiration date
Inspection Fee Paid			
_ ·	date	amount	
Building Permit Issue			
•	date		
Performance Guarantee Reduc	ed	<u></u>	
_	date	remaining balance	signature
Temporary Certificate of Occup	eancy	Conditions (See Attached	
_	date		expiration date
Final Inspection			
··········	date	signature	
Certificate Of Occupancy			
	date		
Performance Guarantee Relea			
_	date	signature	
Defect Guarantee Submitted			availation data
	submitted date	amount	expiration date
Defect Guarantee Released		<u> </u>	
	date	signature	



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

2001-0058

Application I. D. Number

04/09/2001

Applicant 426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Pines Of Portland Inc

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax: 871-8695

Applicant or Agent Daytime Telephone, Fax

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
- 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.



Conception C36 Wyoming Ave)

PLOT PLAN PREPHOSED BY GEER NC CORMOR

BASE & ON GRADING PLAN POSPACED BY

PINKHAM + GREER ENGINEERS. SEWER EASEMENT GRADING PLANS LOT 26
AVE) WYORING St 46 E 114-20 From See 14 मान्याच्या सम्बद्धाः

NOTE: INSTAU RIP RAP JOR OTHER ALONG

CREATING HORSE OF THESE

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.

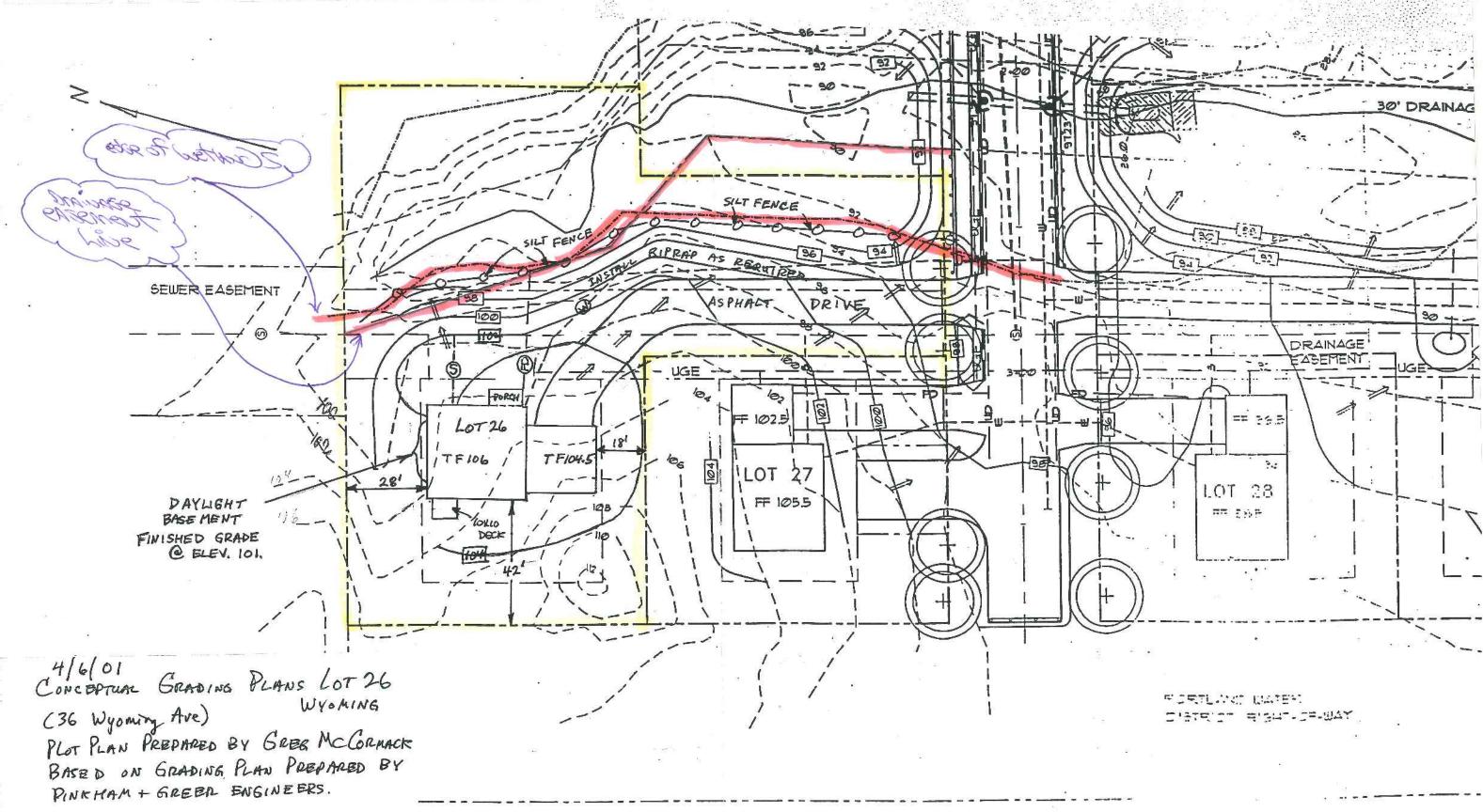
At this time, I recommend issuing a Permanent Certificate of Occupancy.

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

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

File: O:\drc\36wyoming1.doc

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

SCALE: ("=30