

3:1 Slopes - Condition
Silt fence - Condition

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

DRC Copy

7/2

2001-0162

Application I. D. Number

6/26/01

Application Date

Wyoming Ave. Lot # 27

Project Name/Description

Pines of Portland

Applicant

426 Forest Ave, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: 772-2127

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

32 - 32 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 A039001

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) w/ Attached Two Car Garage

2200 SqFt

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
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid:

Site Plan _____

Subdivision _____

Engineer Review _____

Date _____

DRC Approval Status:

Jay Reynolds

Reviewer _____

Approved

Approved w/Conditions
See Attached

Denied

Approval Date _____

Approval Expiration _____

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 Issue

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

expiration date _____

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____

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

2001-0162
Application I. D. Number

06/26/2001
Application Date

Wyoming Ave. Lot # 27
Project Name/Description

Pines of Portland
Applicant

426 Forest Ave, Portland, ME
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: 772-2127 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

32 - 32 Wyoming Ave, Portland, Maine
Address of Proposed Site
400 A039001
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) w/ Attached Two Car Garage

2200 SqFt
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 07/11/2001 Approval Expiration 07/11/2002 Extension to _____ Additional Sheets
Attached

Condition Compliance Jay Reynolds 07/11/2001
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 Issue | _____ | | |
| | 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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0162
Application I. D. Number

Pines of Portland
Applicant
426 Forest Ave, Portland, ME
Applicant's Mailing Address

06/26/2001
Application Date
Wyoming Ave. Lot # 27
Project Name/Description

Consultant/Agent
Applicant Ph: 772-2127 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

32 - 32 Wyoming Ave, Portland, Maine
Address of Proposed Site
400 A039001
Assessor's Reference: Chart-Block-Lot

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 No daylight basement is being shown and none is being approved with this application.
- 4 At this time the 3rd floor is unfinished. Any further work in this area is required to have all the appropriate permits prior to any human habitation.

Approval Conditions of DRC

- 1 SIDESLOPES THAT ARE 3:1 RATIO OR GREATER (33%), SHALL BE RIP-RAP, ROCK RETAINER WALL, OR OTHER APPROVED EQUAL.
- 2 SILT FENCE MUST BE INSTALLED AND MAINTAINED ALONG THE SHARED DRIVEWAY. THE SILT FENCE SHALL BE REPLACED/REPAIRED AS NECESSARY IF IT BECOMES NON-FUNCTIONAL.
- 3 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.
- 4 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.
- 5 Your new street address is now 32 Wyoming Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 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.
- 7 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.
- 8 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.)
- 9 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.
- 10 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.
- 11 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.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator *JR*
DATE: June 24, 2002
RE: C. of O. for # 32 Wyoming Avenue
Lead CBL (400-A-039) ID# (2001-0162)

After visiting # 32 Wyoming Avenue, I have the following comments:

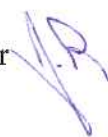
Site Work Complete.

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\32wyoming2.doc

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: March 6, 2002
RE: C. of O. for # 32 Wyoming Avenue
Lead CBL (400-A-039) ID# (2001-0162)

After visiting # 32 Wyoming Avenue, I have the following comments:

1. Loam and Seed Incomplete.
2. Landscaping Incomplete.
3. C.M.P. transformer not backfilled.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, I recommend issuing a temporary 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\32wyoming1.doc

6/19/01

GRADING PLAN - LOT 27 WYOMING
(32 WYOMING AVE.)

Prepared By Greg Mc Cormack
Based on Plan prepared by Pinkham +
Greer Engineers.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 7-11-01

