## CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM D.R.C. Copy

0000217	
. D. Number	

Pines of Portland			4/00
Applicant		•	plication Date
426 Forest Ave, Portland, ME			oming Avenue #46- lot #25
Applicant's Mailing Address		Pro	eject Name/Description
Arny Mulkern		46 - 46 Wyoming Ave, Portland M	aine 04103
Consultant/Agent		Address of Proposed Site	
772-2127		400-A-044	
Applicant or Agent Daytime Telephone, Fax	(	Assessor's Reference: Chart-Block-	_
Proposed Development (check all that appl Office  Retail  Manufact 2,100	··	- · · · · · · · · · · · · · · · · · · ·	✓ Residential recify) lot 25 w/garage & deck
Proposed Building square Feet or # of Unit	s Acrea	age of Site	Zoning
Check Review Required:			
✓ Site Plan (major/minor)	Subdivision # of lots	☐ PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$200.	00 Subdivision	Engineer Review \$100.00	Date: 12/4/00
DRC Approval Status:		Reviewer Chris Earle/Steve Bushey	
	Approved w/Conditions see attached	☐ Denied	
Approval Date 12/7/00	Approval Expiration	12/7/01 Extension to	Additional Sheets
✓ Condition Compliance Chris E	arle/Steve Bushey	12/7/00	Attached
Condition compliance Christ	signature	date	
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a	performance quarantee has be	een submitted as indicated below	
_	petromicino guarantes nas se		
Performance Guarantee Accepted			
	date	amount	expiration date
Inspection Fee Paid			_
•	date	amount	
Building Permit			
bullang remit	date		
	dute		
Performance Guarantee Reduced			
	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy		Conditions (See Attached)	
	date		expiration date
The land the second transfer of the second tr			
Final Inspection	date	signature	<del>_</del>
Contificate Of Occupancy	gate	Signature	
Certificate Of Occupancy	date		•
Performance Guarantee Released	uate		
I enormance Guarantee Released	date	signature	····-
Defect Guarantee Submitted	4454	J	
	submitted date	amount	expiration date
Defect Guarantee Released			

date

signature

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

200	00217	

I. D. Number

Pines of Portland	ADDEMBO	12/4/00
Applicant		Application Date
426 Forest Ave, Portland, ME		Wyoming Avenue #46- lot #25
Applicant's Mailing Address		Project Name/Description
Amy Mulkern	46 - 46 Wyoming Ave, Portlan	The state of the s
Consultant/Agent	Address of Proposed Site	4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4
772-2127	400-A-044	
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Blo	ock-Lot
replication rigidity but in the property of th	9/2	
DPC Cond	itions of Approval	
Approved subject to site plan review condition of approval shall damage to sidewalk, curb, street, or public utilities shall be	remained to City of Portland standards prior to	
	repaired to only of Portland standards prior to	· · · · · · · · · · · · · · · · · · ·
issuance of a Certificate of Occupancy.  Two (2) City of Portland approved species and size trees must	t be planted on your street frontage prior to	
	to be planted on your street norttage prior to	
issuance of a Certificate of Occupancy.		
Your new street address is now 46 Wyoming Avenue	wheth increase of a Cortificate of Occupancy	
, the number must be displayed on the street frontage of your ho	buse prior to issuance of a Certificate of Occupancy.	
The Development Review Coordinator (874-8300 ext.8722) m	nust be notified live (5) working days	
prior to date required for final site inspection. Please make allow	ances for completion of site plan requirements	
determined to be incomplete or defective during the inspection.	I his is essential as all site plan requirements must	
be completed and approved by the Development Review Coordi		
Occupancy. Please schedule any property closing with these re		
Show all utility connections: water, sanitary, sewer, storm dra	in, electric, telephone, cable.	
A sewer permit is required for you project. Please contact Ca	arol Merritt at 874-8300, ext. 8828. The vvastewater	
and Drainage section of Public Works must be notified five (5)	working days prior to sewer connection to	
schedule an inspector for your site.		
A street opening permit(s) is required for your site. Please co	ntact Carol Merritt ay 874-8300, ext. 8828.	
(Only excavators licensed by the City of Portland are eligible.)		
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 building contractor shall check the subdivision recording	plat for pre-determined first floor elevation	
and establish the first floor elevation (FFE) and sill elevation (Si		
to allow for positive drainage away from entire footprint of building	ng.	
The site contractor shall establish finish grades at the foundation	ation, bulkhead and basement windows to be in	
conformance with the first floor elevation (FFE) and sill elevatio	n (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 Deve	opment Review Coordinator showing first floor	
elevation (FFE), sill elevation (SE), finish street/curb elevation,	ot grading, existing and proposed contours,	
drainage patterns and paths, drainage swales, grades at or near	r abutting property lines, erosion control devices	
and locations and outlets for drainage from the property.		
The Development Review Coordinator reserves the right to re	equire additional lot grading or other drainage	
improvements as necessary due to field conditions.		
Applicant shall refer to notes on approved subdivision plan:	The grading of lot 25 shall not	
create any pending between lot 25 and the abutting loat at the	corner of Wyoming Ave and	
Virginia St. Also stormwater currently flows from existing lot or	Virginia Street accross lot 2.	
Construction shall accommodate this flow and not impede it.		v i
Applicant shall be responsible to install and maintain all nec	essary erosion control devices.	
Applicant is responsible to clean up any mud or other debris		
result of this project.		

# CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM D.R.C. Copy

20000217	·
t D Number	•

d=dd			12/4/00
Pines of Portland	<u> </u>	•	Application Date
Applicant			new single family-w/garage
426 Forest Ave, Portland, ME	<u> </u>	•	Project Name/Description
Applicant's Mailing Address	•	46 48 Wyoming Ave, Portla	
Arny Mulkern		Address of Proposed Site	
Consultant/Agent		400-A-044	
772-2127		Assessor's Reference: Chart-B	lock-Lot
Applicant or Agent Daytime Telephone, Fax	·		<b></b>
Proposed Development (check all that apply):  Office Retail Manufacturin		uilding Addition Change Of United States of United States of Change Of Unit	er (specify) lot 25 wigarage
2,100	Acreage of	Site	Zening
Proposed Building square Feet or # of Units	1010080		
Check Review Required:	•		
		PAD Review	14-403 Streets Review
JU SILE FIGHT	Subdivision	L. PAD Review	
(major/minor)	# of lots	_	<b></b>
Flood Hazard	Shoreland	Historic Preservation	DEP Local Certification
			Other
	Zoning Variance		<u> </u>
Use (ZBA/PB).			404400
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Review \$1	100.00 Date: 12/4/00
		- // -	will Reviewed by
DRC Approval Status:		Reviewer Ano	MA KIVIEWELD RY
	Approved w/Conditions	☐ Denied <sup>©</sup>	steve Bushey
Approved	see attached	•	
1/2	A	Extension to	Additional Sheets
Approval Date /2/7/6/	Approval Expiration		Attached
Condition Compliance	·		
	ignature	date	·
Performance Guarantee	Required*	Not Required	
1 Ctrouttieriog =====	-	atr-u are indicated balance	•
* No building permit may be issued until a pe	rformance guarantee has been si	IDMITTED as indicated below	
Performance Guarantee Accepted	•		
C. Fellolliding aggressive in the service of the se	date	amount	expiration date
<u> </u>			
Inspection Fee Paid	date	amount	- <del></del>
	gai <u>e</u>		
Building Permit		_	
	date	•	
	•		<u></u>
Performance Guarantee Reduced	date	remaining balance	signature
	uale .		
Temporary Certificate Of Occupancy		Conditions (See Attache	ed)expiration date
	date		ехрігаціон факе
			•
Final Inspection	date	signature	
m	Agre		
Certificate Of Occupancy	date_	_ ·	
["] Dulance'd	- ·	,	
Performance Guarantee Released		signature	

TO:

Inspections

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

June 11, 2001

RE:

C.O. for #46 Wyoming Ave.(CBL 400-A-044)

Upon inspection of the #46 Wyoming Avenue, I found everything complete.

At this time, I would 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, Inspections Services Manager

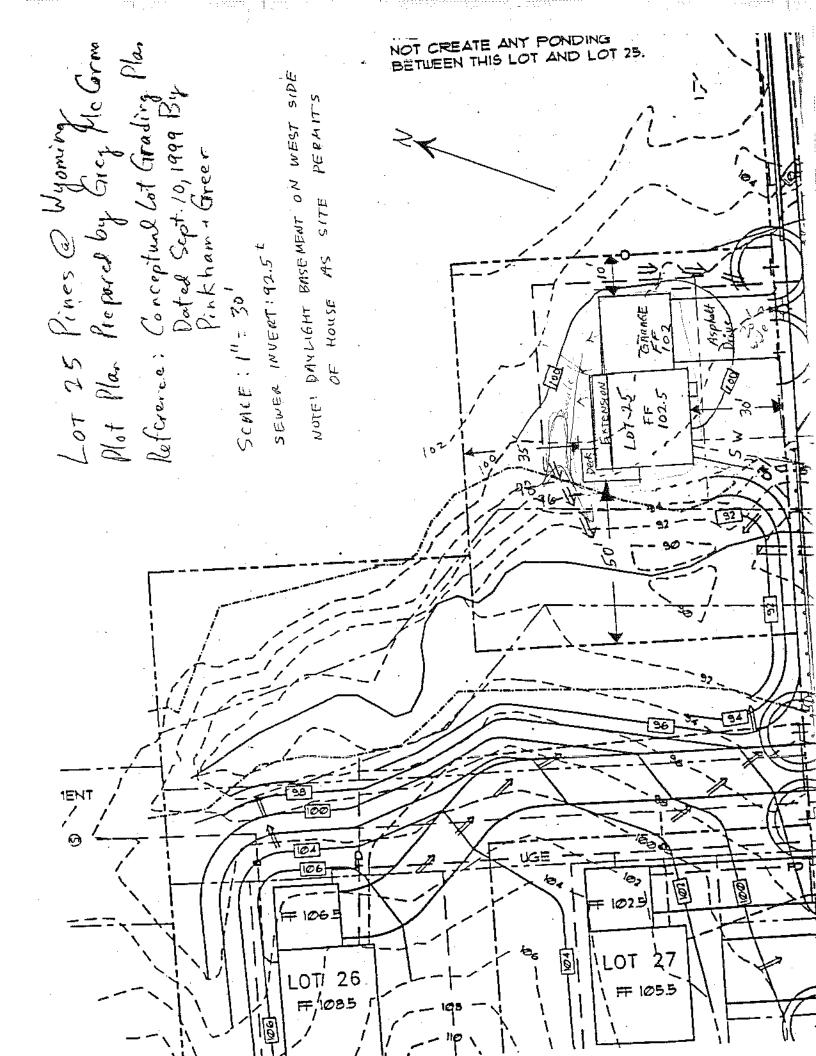
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### CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT:	Pines of Portland
ADDRESS:	426 Forest Ave Portland, Me
SITE ADDRES	S/LOCATION: 46 Wyoming Are Portland, the
DATE:	12/7/00
only and does no completely finis adjacent or dow foundation elev	• •
CONDIT	IONS 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, 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 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	Applicant shall refer to notes on approved 366 division plan: The grading of Lot 25 shall not create any pending between hot 25 and the tricting abutting lot at the corner of wyoming Ave and virginia 5t. Also starmwater currently flows from existing lot on Virginia accross Lot construction shall accomedate this flow and not impede it.
cc: Kath	terine Staples, P.E., City Engineer
14-1	Applicant shall be responsible to install and maintain all necessary erosion control devices
15 <u>V</u>	Applicant is responsible to clean up and mud or other debris tracked onto city stricts



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

APPLICANT:	Pines of Portland
ADDRESS	126 Forest Ave Portland, M
SITE ADDRESS	(40+25) 11/ 11/ 11/ 12 Portland Me
DATE:	12/7/00
only and does no completely finis adjacent or dow foundation eleva-	
CONDIT	IONS 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.
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13	Applicant shall refer to notes on approved 306 division plan: The grading of Lot 25 shall not create any pending between Lot 25 and the serving abouting lot at the corner of wyoming Ave and virginig 5t. Also stormwhen ever not 17 flows from existing lot on Virginia accross Lot construction shall accomedate this flow and not impede it.
cc: Kath	terine Staples, P.E., City Engineer
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15 V	Applicant is responsible to clean up and mud or other alebris tracked ando city stricts