

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

20000217
I. D. Number

Pines of Portland

Applicant
426 Forest Ave, Portland, ME

Applicant's Mailing Address

Amy Mulkern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

12/4/00

Application Date

Wyoming Avenue #46- lot #25

Project Name/Description

46 - 46 Wyoming Ave, Portland Maine 04103

Address of Proposed Site

400-A-044

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 46 Wyoming Avenue

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

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 days prior to sewer connection to schedule an inspector for your site.

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.)

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 (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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.

A drainage plan shall be submitted to and approved by Development Review 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 property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require 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 on Virginia Street accross lot 2. Construction shall accommodate this flow and not impede it.

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant is responsible to clean up any mud or other debris tracked onto city streets as result of this project.

Planning Conditions of Approval

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

File: O:\drc\46wyoming1.doc

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

APPLICANT: Pines of Portland
 ADDRESS: 426 Forest Ave Portland, ME
 SITE ADDRESS/LOCATION: (Lot 25) 46 Wyoming Ave Portland, Me 04110
 DATE: 12/7/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS 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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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 subdivision plan: The grading of lot 25 shall not create any ponding between lot 25 and the existing abutting lot at the corner of Wyoming Ave and Virginia St. Also stormwater currently flows from existing lot on Virginia across lot 2 construction shall accommodate this flow and not impede it.

cc: Katherine Staples, P.E., City Engineer

14. Applicant shall be responsible to install and maintain all necessary erosion control devices

15. Applicant is responsible to clean up ~~any~~ mud or other debris tracked onto city streets as result of this project.

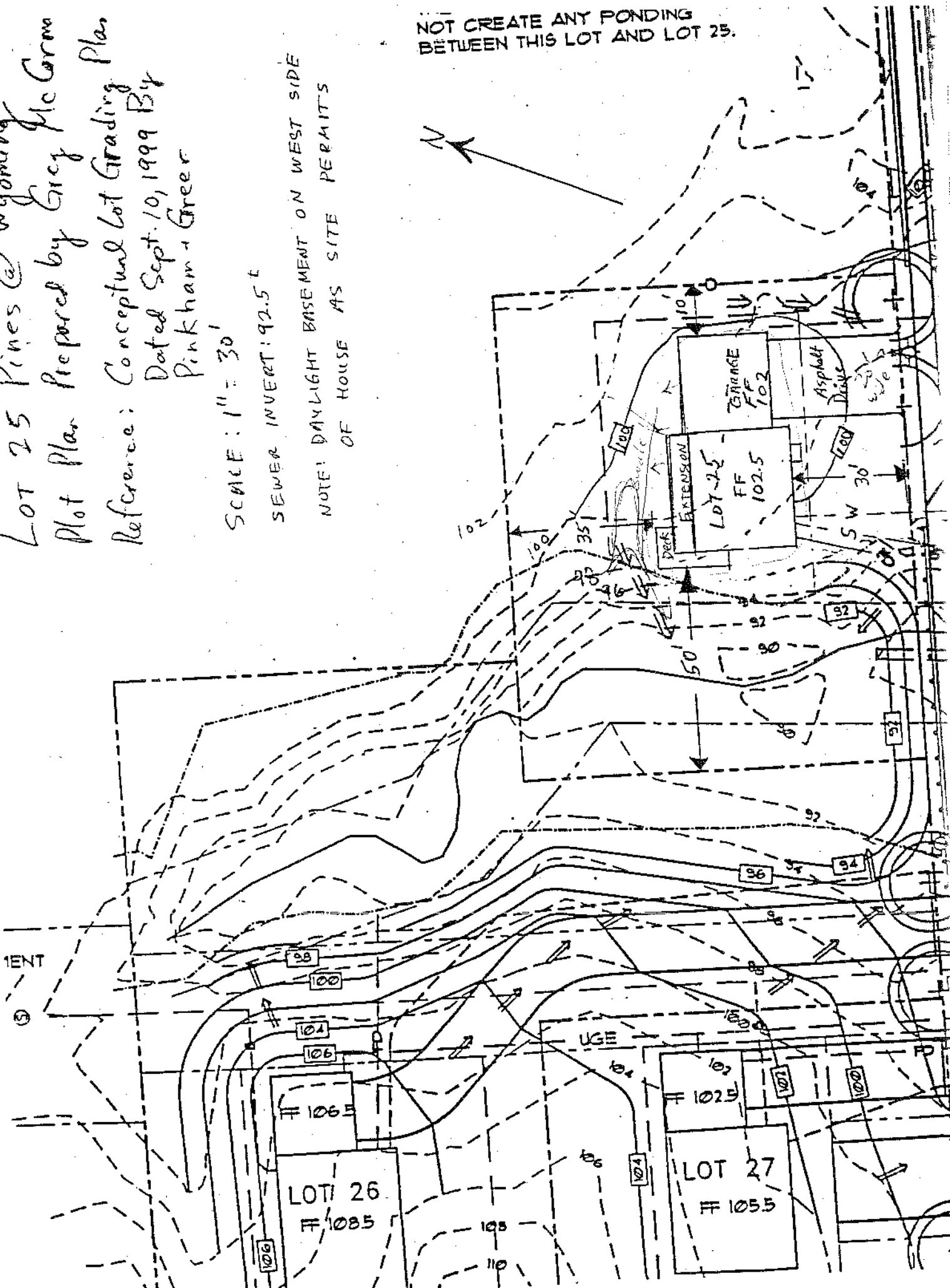
LOT 25 Pines @ Wyoming
Plot Plan Prepared by Greg Mc Corma
Reference: Conceptual Lot Grading Plan
Dated Sept. 10, 1999 By
Pinkham + Greer

SCALE: 1" = 30'

SEWER INVERT: 92.5'

NOTE: DAYLIGHT BASEMENT ON WEST SIDE
OF HOUSE AS SITE PERMITS

NOT CREATE ANY PONDING
BETWEEN THIS LOT AND LOT 25.



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