

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

2001-0164

Application I. D. Number

06/26/2001

Application Date

Wyoming Ave. Lot # 31

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

31 - 31 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 B012001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) 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:

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
signature

07/11/2001
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
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ADDENDUM**

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400 B012001

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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 Please note that there is no daylight basement shown on the submitted plans and none is being approved.
- 4 This permit application states that the third floor is completely unfinished and is not intended to be occupied at this time. The third floor shall NOT be occupied without separate permits showing the floor layouts.

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 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.
- 4 Your new street address is now 31 Wyoming Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 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 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 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 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 IF BLASTING IS ANTICIPATED, THE REQUIRED PRE-BLAST INFORMATION MUST BE SUBMITTED TO THE CITY PRIOR TO BLASTING.

*Silt Fence
Condition - to install*

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7/2

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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

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: June 18, 2002

RE: C. of O. for # 31 Wyoming Avenue
Lead CBL (400-B-012) ID# (2001-0164)

After visiting # 31 Wyoming Avenue, I have the following comments:

Site work completed.

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\31wyoming3.doc

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: November 27, 2001
RE: C. of O. for # 31 Wyoming Avenue
Lead CBL (400B012) ID# (2001-0164)

After visiting # 31 Wyoming Avenue, I have the following comments:

1. Final Grading Incomplete.
2. Landscaping Incomplete.
3. Loam and Seed Incomplete.
4. Building Number not posted.

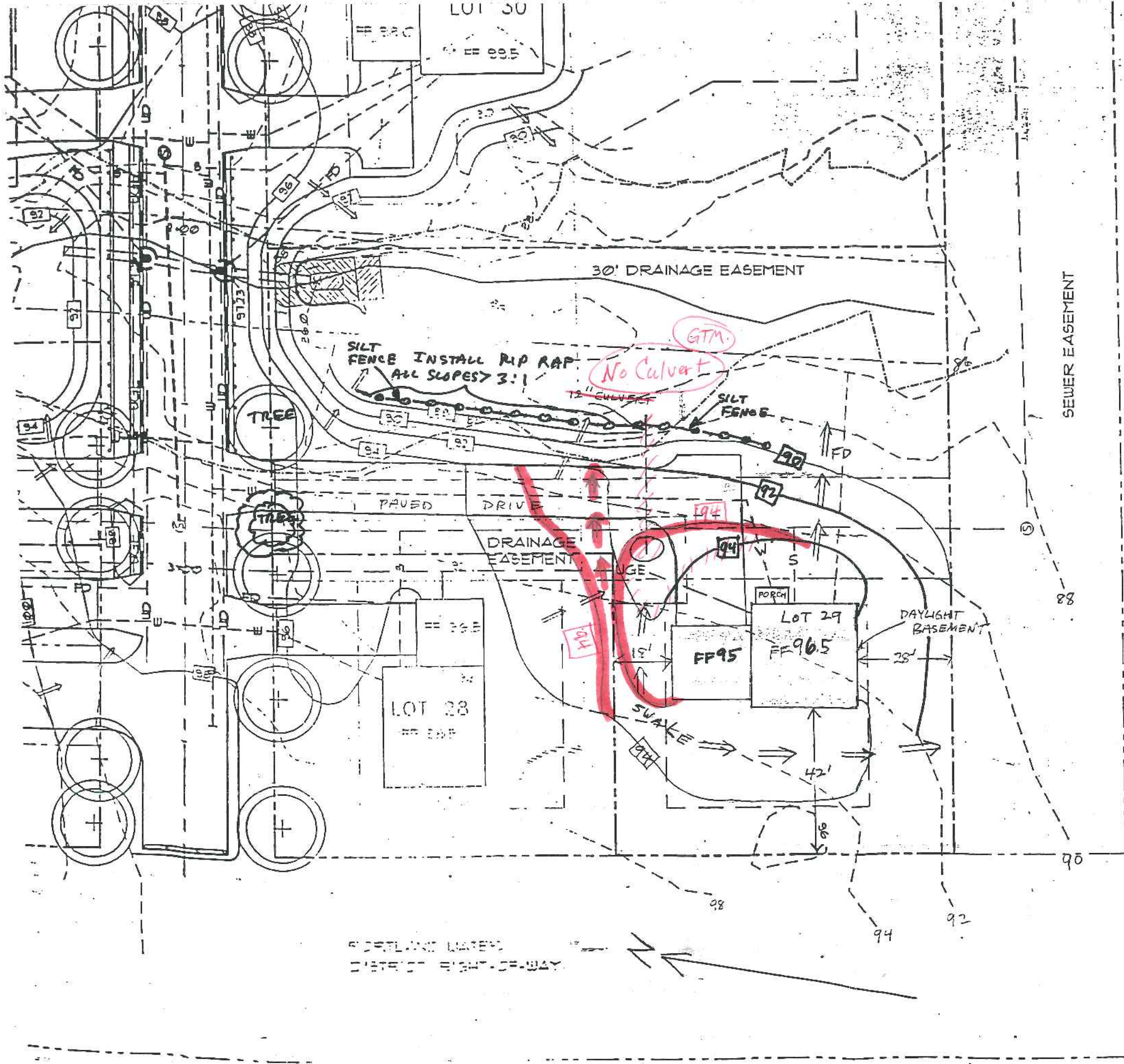
Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 15, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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\31wyoming1.doc



CITY OF PORTLAND
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
 CONDITIONS

DATE OF APPROVAL 7-11-01

for Grading ONLY

Conceptual Grading Plan ; Scale 1"=30'
 Lot 29 Pines @ Wyoming
 (35 Wyoming Ave)
 Plot Plan Prepared By Greg McCormack 2/19/01
 Based on Grading Plan Prepared By Pinkham +
 Greer Engineers Dated September, 1999

NOTE: INVERT ELEVATION @ SEWER CONNECTION: 89.0

- Revised 2/26/01: Provide / change Grading in
 front of house < 3:1 slope.
 - Install Rip Rap all slopes > 3:1 east side
 of driveway.
 - Plant / or conserve (2) trees by street.
 - Install silt fence as shown

GTM Revised 6/20/01
 - Change grading + eliminate
 culvert.

PORTLAND WATER
 DISTRICT RIGHT-OF-WAY

6/19/01
GRADING PLAN LOT 28 WYOMING
(31 WYOMING AVE)

PREPARED BY Greg McCornack
Based on Grading Plan Prepared
By PINKHAM + GREER
ENGINEERS DATED Sept. 1999

SCALE: 1" = 30'

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

