

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

20010025
I. D. Number

Pines of Portland Inc.
Applicant
426 Forest Ave, Portland, ME
Applicant's Mailing Address
Pines of Portland Inc.
Consultant/Agent
772-2127
Applicant or Agent Daytime Telephone, Fax

Application Date
Wyoming Ave. - #35 (lot #29)
Project Name/Description
35 - 35 Wyoming Ave, Portland, Maine
Address of Proposed Site
400-B-015
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) New Single Family
2,200 sf 27,000 sf R-3 zone
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 \$250.00 Subdivision _____ Engineer Review \$50.00 Date: 02/23/2001

DRC Approval Status: Reviewer Jay Reynolds
 Approved Approved w/Conditions see attache Denied
Approval Date 02/26/2001 Approval Expiration 02/26/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 02/26/2001
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	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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
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ADDENDUM

20010025

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DRC Conditions of Approval

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 35 Wyoming Ave.
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.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.

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. 8822. 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 at 874-8300, ext. 8822.
(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 install silt fence along the southerly lot line, at the discretion of the Development Review Coordinator.

All slopes on this lot greater than 3:1 shall be rip-rap. This is not limited to the area shown on the approved site plan.

Planning Conditions of Approval

See DRC Conditions

Inspections Conditions of Approval

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: July 30, 2001
RE: C.O. inspection for 35 Wyoming Avenue
(CBL 400 B 015) (2001-0025)

Upon inspection of the # 35 Wyoming Avenue residence, I have the following comments:

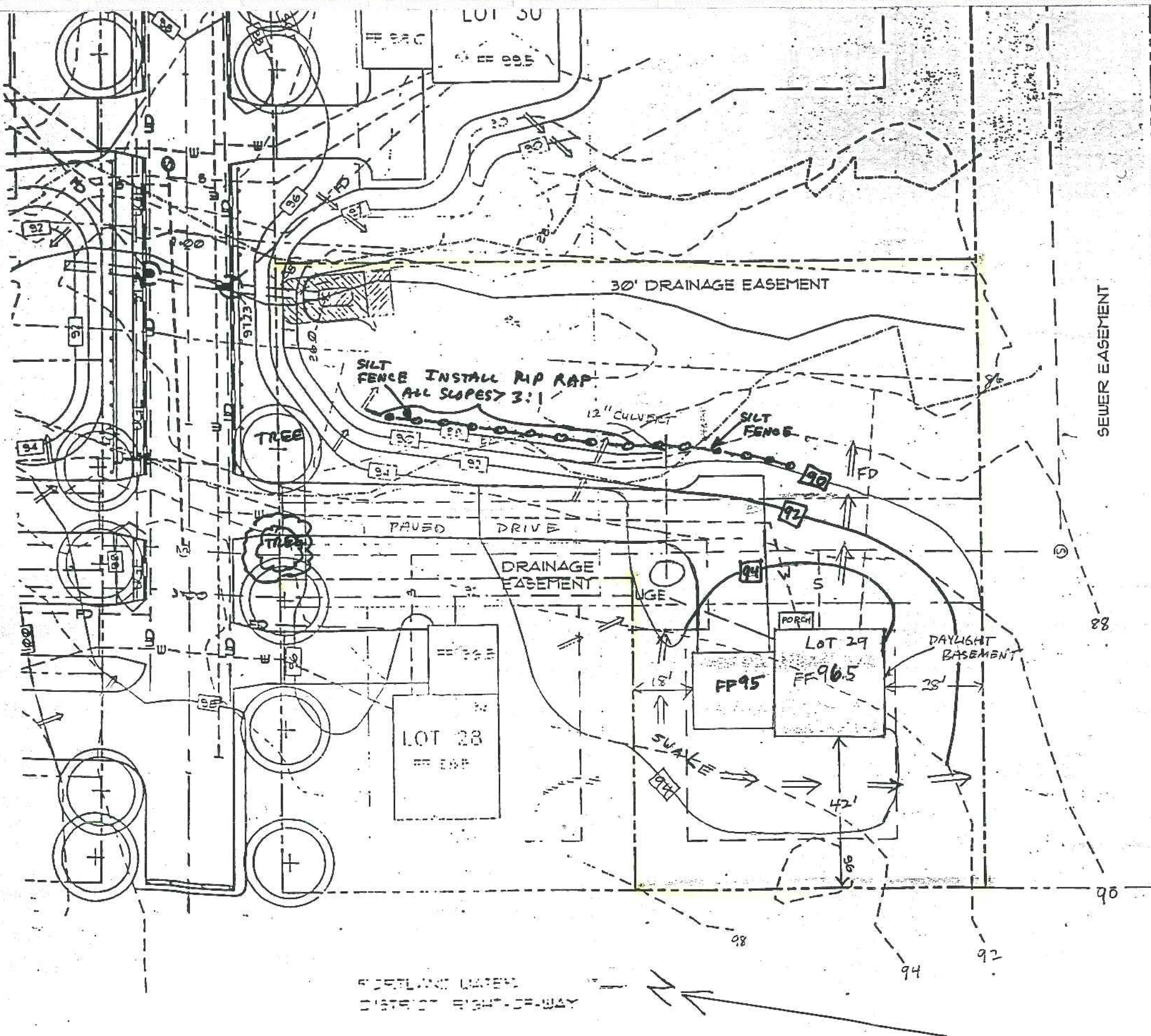
The driveway is unpaved. This is not required under subdivision approval, therefore:

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: O:\drc\35wyoming3.doc



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: 88.0

- 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

Approved with conditions
 02-26-01 J.R.