

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

2001-0073

Application I. D. Number

04/30/2001

Application Date

Wyoming Ave. Lot 30

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Pines of Portland

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

45 - 45 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 BD18001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Prior to Blasting, or issuance of a blasting permit, applicant shall submit to the city's planning dept. The necessary pre-blast information.
- 2 Applicant is to be aware that there is to be "No filling of any area designated as a drainage easement" (note 23 of the recorded subdivision plat). Final grading along the driveway shall conform to this condition.
- 3 All sideslopes that exceed 3 to 1 (33%) shall be rip-rap.
- 4 Applicant will maintain silt fence throughout construction to ensure that the NEARBY WETLANDS are protected at all times.

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, pool, and/or garage.
- 3 No wetland areas as shown on this lot shall be filled in without written permission from the Planning Division.

Approval Conditions of DRC

- 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 45 Wyoming Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.)
- 6 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.
- 7 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.
- 8 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 *J.R.*
DATE: October 17, 2001
RE: C. of O. for # 45 Wyoming Avenue
Lead CBL (400B018); Id# (2001-0073)

After visiting # 45 Wyoming Avenue, I have the following comments:

All 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

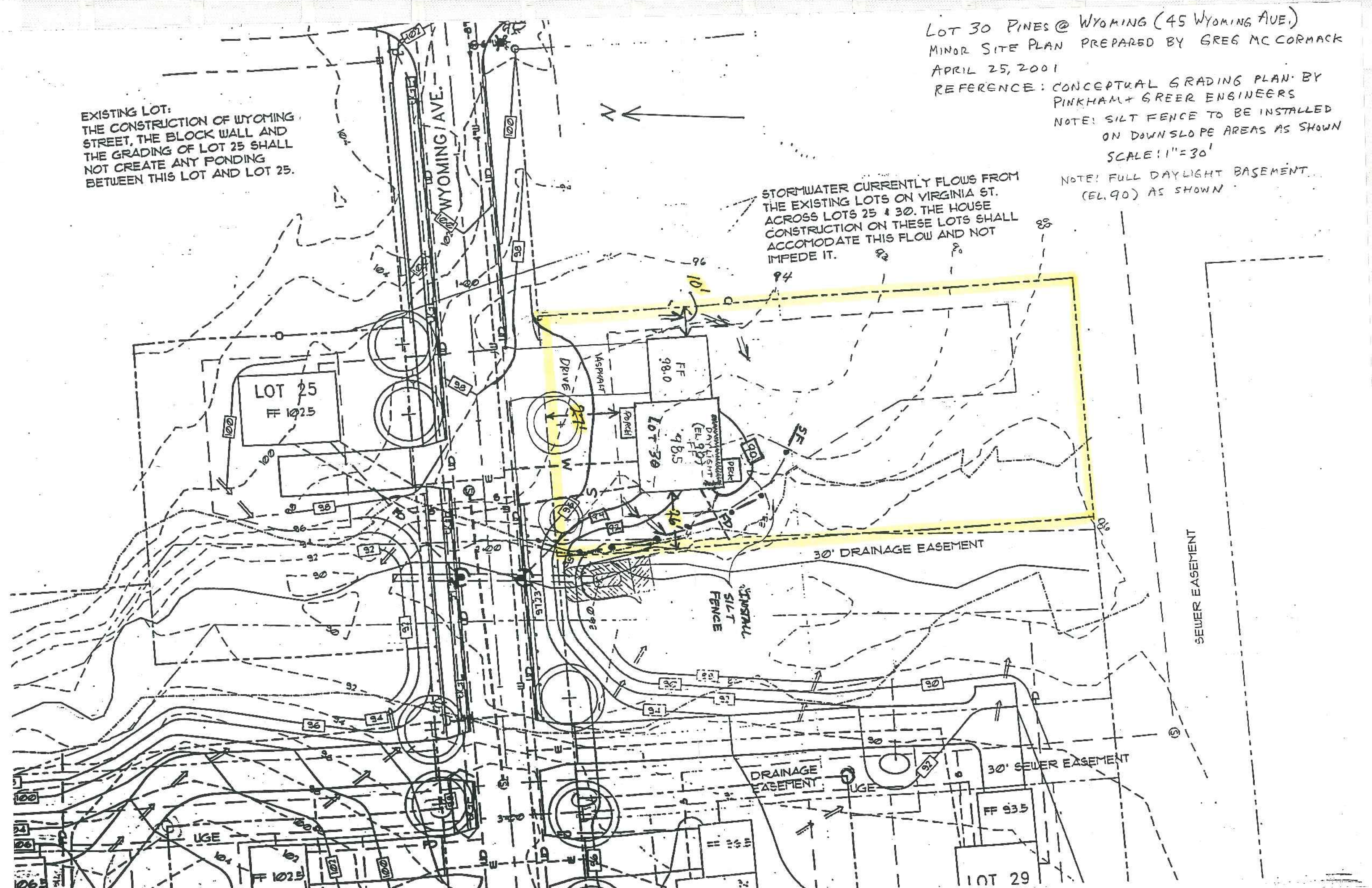
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LOT 30 PINES @ WYOMING (45 WYOMING AVE.)
 MINOR SITE PLAN PREPARED BY GREG MCCORMACK
 APRIL 25, 2001
 REFERENCE: CONCEPTUAL GRADING PLAN BY
 PINKHAM + GREER ENGINEERS

NOTE: SILT FENCE TO BE INSTALLED
 ON DOWNSLOPE AREAS AS SHOWN
 SCALE: 1" = 30'
 NOTE: FULL DAYLIGHT BASEMENT
 (EL. 90) AS SHOWN

EXISTING LOT:
 THE CONSTRUCTION OF WYOMING
 STREET, THE BLOCK WALL AND
 THE GRADING OF LOT 25 SHALL
 NOT CREATE ANY PONDING
 BETWEEN THIS LOT AND LOT 25.

STORMWATER CURRENTLY FLOWS FROM
 THE EXISTING LOTS ON VIRGINIA ST.
 ACROSS LOTS 25 & 30. THE HOUSE
 CONSTRUCTION ON THESE LOTS SHALL
 ACCOMODATE THIS FLOW AND NOT
 IMPEDE IT.



SEWER EASEMENT

30' DRAINAGE EASEMENT

30' SEWER EASEMENT

DRAINAGE EASEMENT

INSTALL SILT FENCE

LOT 25
FF 1025

Lot 30
FF 98.0
(EL. 90)
DAYLIGHT BASEMENT

FF 935

LOT 29

