

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

19990050

I. D. Number

5/6/99

Application Date

Penn Ave 86 lot 2

Project Name/Description

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulhern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

86 Penn Ave

Address of Proposed Site

405A-C-030

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) 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 86 Penn 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.

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 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.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed at the curb cut.

Drainage along the left side of the house shall be directed to the rear of the lot.

Drainage along the right side of the house and off of the driveway shall be directed to

the rear of the lot before it is allowed to cross the side property line.

Planning Conditions of Approval

Inspections Conditions of Approval

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.

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

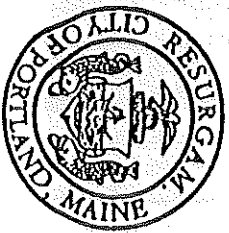
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND
Planning and Urban Development Department
MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The city of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

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

19990042
I. D. Number

Pines of Portland Inc.

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

4/13/99

Application Date

Wyoming St

Project Name/Description

Wyoming Ave, 30 lot subdivision

Address of Proposed Site

400-A-020

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots \$ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation

Zoning Conditional Use (ZBA/PB) Zoning Variance DEP Local Certification Other

Fees Paid: Site Plan \$500.00 Subdivision \$150.00 Engineer Review \$4,925.00 Date: 4/13/99

Planning Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Reviewer Kandi Talbot

Approval Date 10/12/99

Approval Expiration 10/12/00

Extension to

Additional Sheets Attached

OK to Issue Building Permit

Kandi Talbot

1/26/00

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 1/10/00 \$545,700.00

12/28/00

Inspection Fee Paid 1/26/00 \$9,277.00

expiration date

Building Permit Issued

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Conditions (See Attached)

signature

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

Defect Guarantee Released

Defect Guarantee Released

Defect Guarantee Released

Defect Guarantee Released

date	signature	remaining balance	signature
date	signature	amount	signature
date	signature	amount	signature
date	signature	submitted date	expiration date

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

19990042
I. D. Number

Pines of Portland Inc.
Applicant
426 Forest Ave, Portland, ME 04101
Applicant's Mailing Address
Greg McCormack
Consultant/Agent

4/13/99
Application Date
Wyoming St
Project Name/Description

Wyoming Ave
Address of Proposed Site
400-A-020
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential
 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreeage 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 (ZBAV/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision \$150.00 Engineer Review _____ Date: 4/13/99

Fire Approval Status:

Approved Approved w/Conditions see attached Denied Additional Sheets Attached

Approval Date 4/13/99 Approval Expiration _____ Extension to _____
 Lt. Mc Dougall Lt. Mc Dougall 4/13/99
 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	_____	expiration date	_____
<input type="checkbox"/> Building Permit Issued	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	date	_____	remaining balance	_____	signature	_____
<input type="checkbox"/> Final Inspection	_____	date	_____	Conditions (See Attached)	_____	signature	_____
<input type="checkbox"/> Certificate of Occupancy	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Performance Guarantee Released	_____	date	_____	signature	_____	signature	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	submitted date	_____	amount	_____	expiration date	_____