

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

2006-0172

Application I. D. Number

9/6/2006

Application Date

Single Family Home

Project Name/Description

Ham Michael L

Applicant

54 Johansen St , Portland , ME 04103

Applicant's Mailing Address

Michael Ham

Consultant/Agent

Agent Ph: (207)775-0898

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

120 - 120 Front St , Portland, Maine

Address of Proposed Site

167 B002001

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) _____

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/6/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 9/28/2006 Approval Expiration 9/28/2007 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 9/28/2006
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 _____

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

Ham Michael L
Applicant
54 Johansen St , Portland , ME 04103
Applicant's Mailing Address
Michael Ham
Consultant/Agent
Agent Ph: (207) 775-0898 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

2006-0172
Application I. D. Number
9/6/2006
Application Date
Single Family Home
Project Name/Description
120 - 120 Front St , Portland, Maine
Address of Proposed Site
167 B002001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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.
- 4 A sewer permit is required for your 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.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Plans Don't Match Topo
Add FFE + BFE
Add Sit Force
9-8

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2006-0172
Application I. D. Number

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9/6/2006
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54 Johansen St, Portland, ME 04103
Applicant's Mailing Address

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Agent Ph: (207)775-0898 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Jay Reynolds
9-11
Rec'd 9-7

Single Family Home
Project Name/Description

120 - 120 Front St, Portland, Maine
Address of Proposed Site

167 B002001
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) _____

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
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Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/6/2006

DRC Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Michael Ham
54 Johansen Street
Portland, ME 04103

September 11, 2006

Dear Mr. Ham :

RE: Application for single family house, 120 Front Street

Upon review of the submittal, the City's Planning Division has the following comments:

1. The site plan does not match the building plan. The site plan indicates that there is no change in the proposed topography, however, the building elevation shows a daylight basement. Please clarify.
2. Please add the finish floor and basement floor elevations to the site plan.
3. Please add erosion control measures to the site plan.
4. The two proposed street trees shown on your plan need to be relocated so they are along your street frontage. Please relocate.

Please resubmit 4 copies of the revised plans to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 10, 2007

RE: C. of O. for #120 Front Street,
(Id#2006-0172)(CBL 167 B 002001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Loam and seed,
3. Landscaping/Street Trees,

I anticipate this work can be completed by **June 1, 2008**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-28-06

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MICHAEL L. HAM AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19621, PAGE 37.
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 11254.0 SQ. FT. 0.28 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN SHOWING PROPOSED SCHEME OF STREETS AND LOTS ON LAND OF L. W. DYER EAST DEERING MAINE. PLAN BOOK 7 PAGE 2 RECORDED IN THE CUMBERLAND REGISTRY OF DEEDS PORTLAND, MAINE
 - b.) CITY OF PORTLAND ASSESSORS PLAN NO 167 BLOCK B, LOTS 1 & 2.
 - c.) PLAN OF PROPERTY IN PORTLAND, MAINE FOR JOHN & SUZANNE ROBERTS RECORDED IN THE CUMBERLAND REGISTRY OF DEEDS PLAN BOOK 135 PAGE 37
5. ZONE: R-3
6. THERE ARE NO CURBS ON THE STREET, THEREFORE NO TIP DOWNS ARE CALLED FOR.

LEGEND

- Iron Pipe or Solid Pin Found
- Set Back Line
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way
- × Fence
- SF/ERCM — Proposed Silt Fence/Erosion Control Mix
- ⊗ Proposed Street Tree
In excess of 2-1/2" in diameter.
- ⊕ Existing Tree to Remain
- S — Proposed/Existing Sewer Service
- W — Proposed Water Service
- UGE — Proposed Under Ground Electric/Cable
- 15 — Existing Contour Line
- [15] — Proposed Contour Line

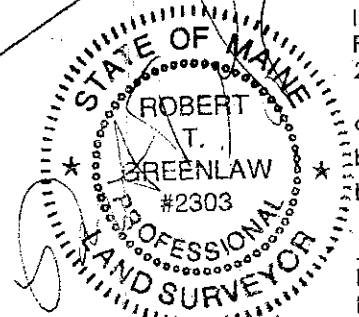
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- b) NO NEW CORNERS SET

DATE: 09/27/2006

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

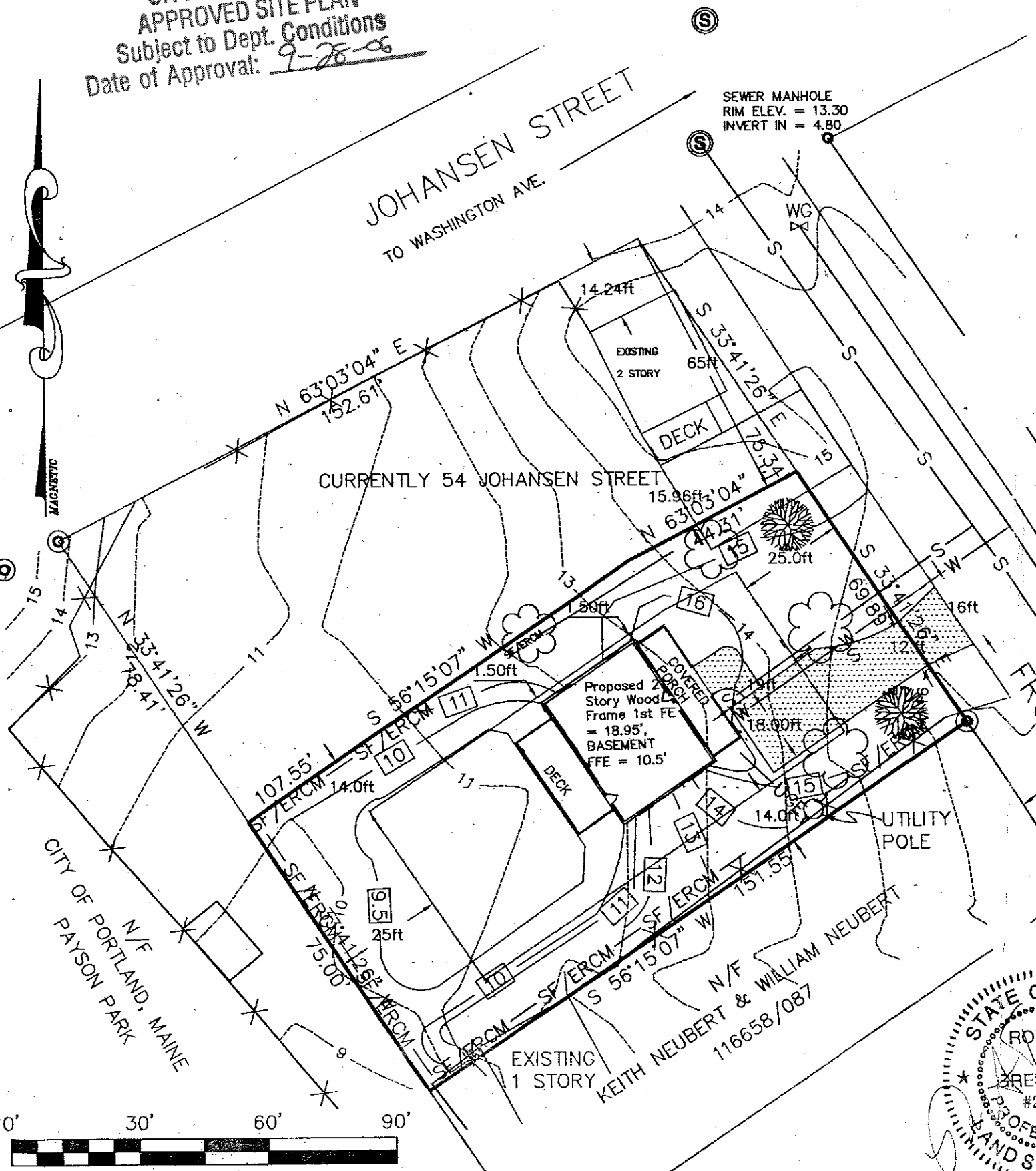


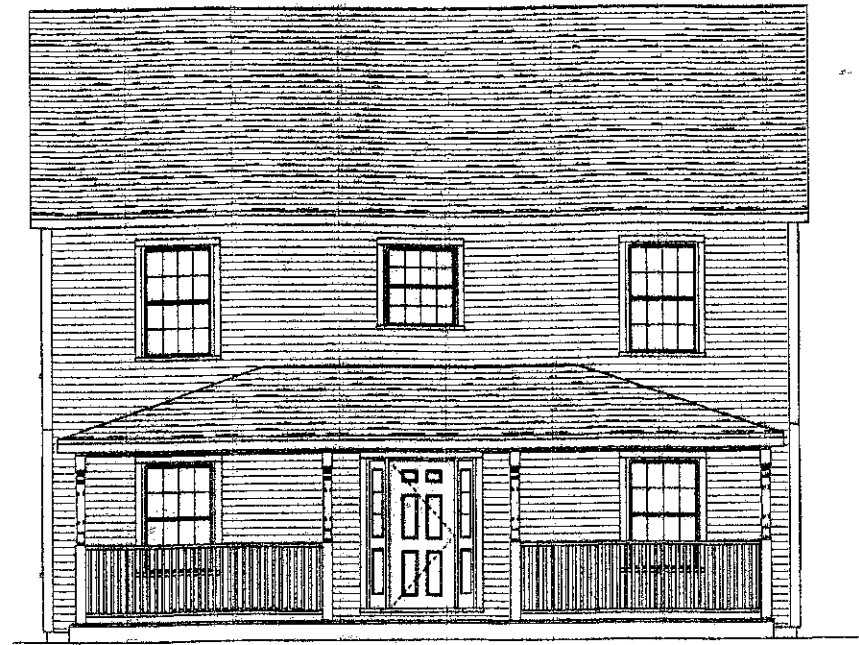
REVISED: 09-27-2006: ADDED ONE EXISTING TREE TO REMAIN
 MINOR SITE PLAN FOR A SINGLE FAMILY DWELLING
 AT 118 FRONT STREET PORTLAND, MAINE
 FOR: MICHAEL HAM

DRAWN BY: RTG
 CHECKED BY: PJM
 SCALE: 1" = 30'
 DATE OF SURVEY: 5/26/2003
 JOB NUMBER: 2005007
 SHEET: 2 OF 3

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE
 207-774-2855 FAX 207-347-4346
 DRAWER: 2005 NO: 07

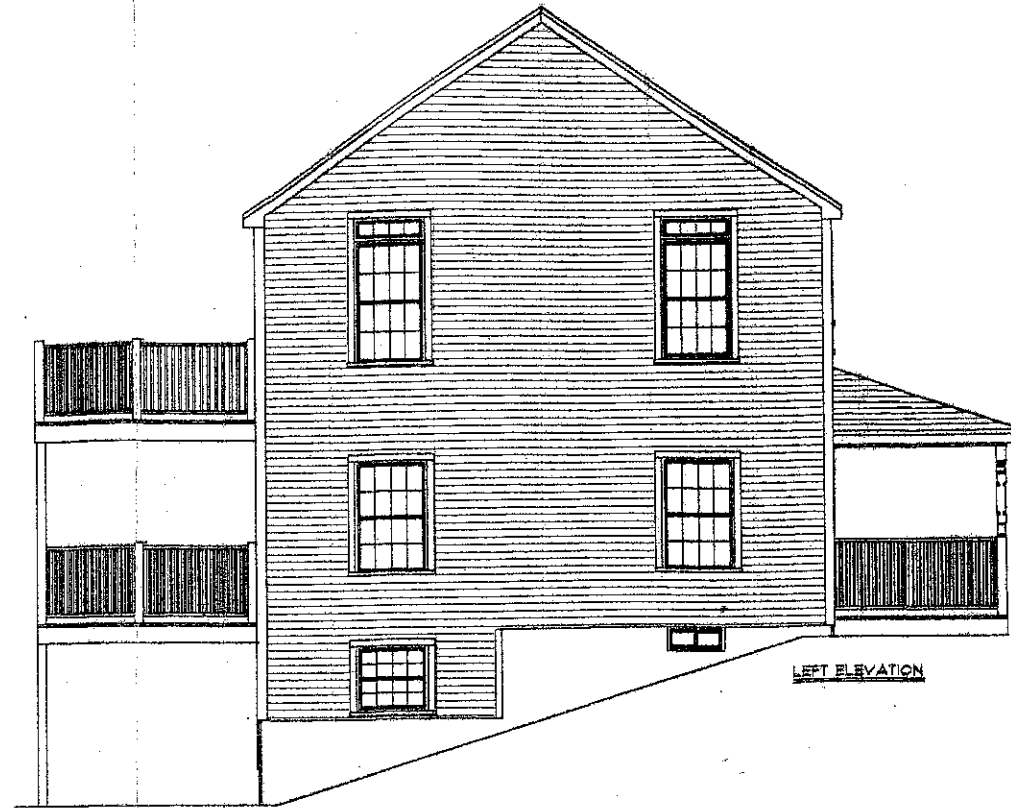
\\Gary_dwanelc\Program Files\Autodesk Field Survey\work\2005\work\2005007.dwg, 9/27/2006 1:00:37 PM



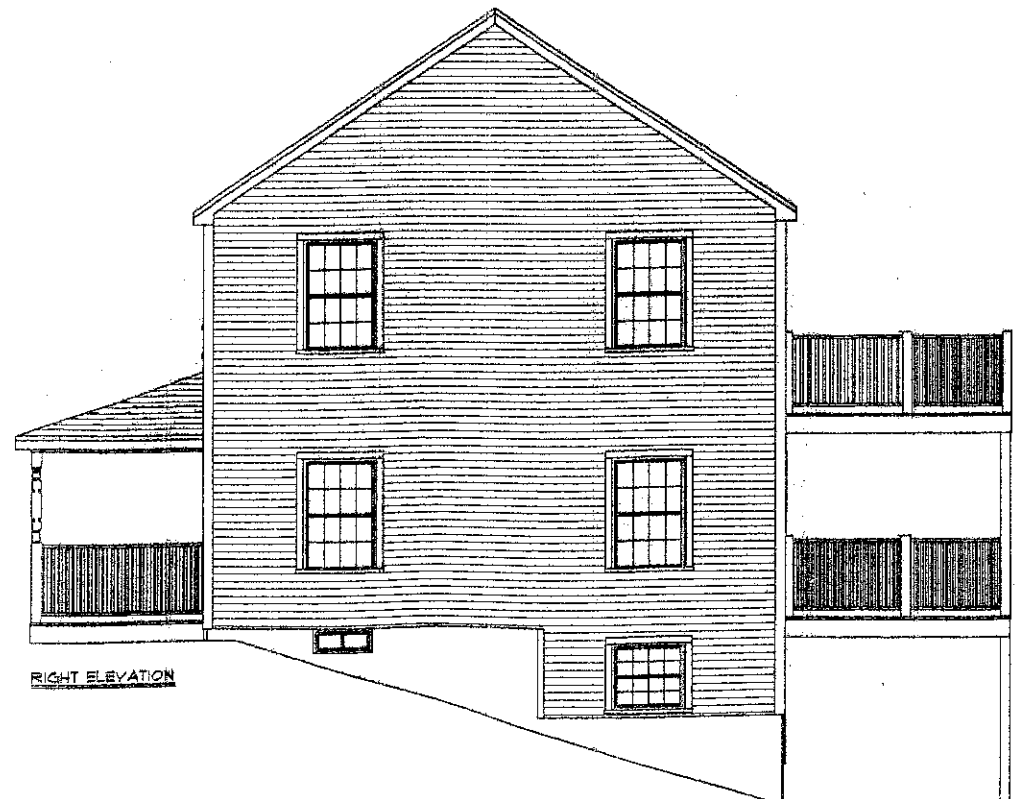


FRONT ELEVATION

8'-0"
6'-3"
1'-4 1/2"



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

CAPE COTTAGE HOME DESIGN

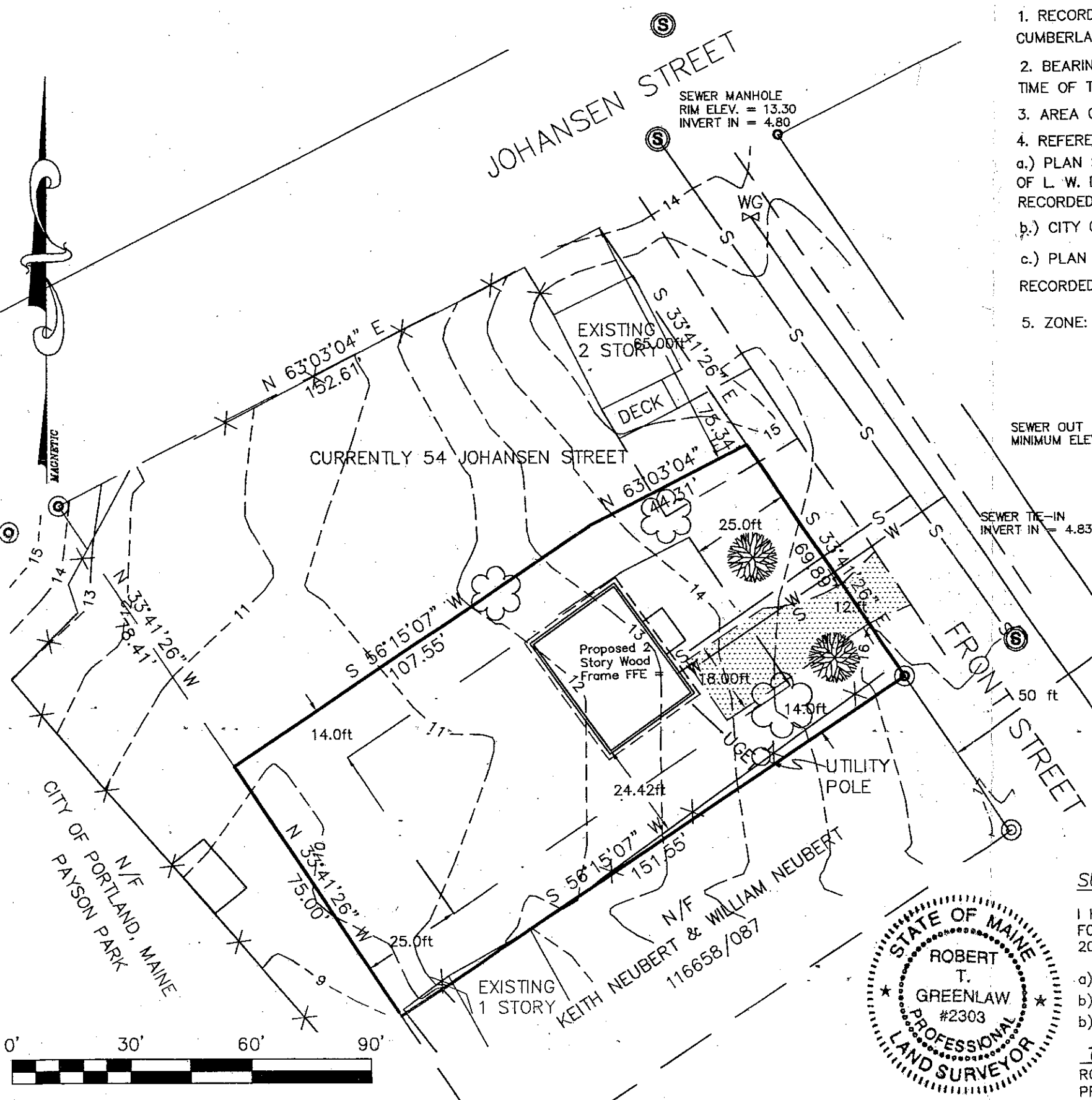
THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR CONSTRUCTION. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

CONTRACTOR:

PROJECT NAME:
**HAM
RESIDENCE**

REVISIONS	DATE	SCALE	DRAWN	FILE
	May 24 2006	AS NOTED		

SHEET ___ OF ___



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- ✕ ✕ Fence
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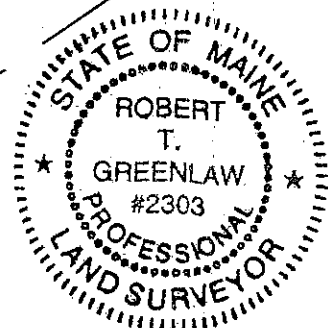
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DATE: 05/26/2005

ROBERT T. GREENLAW P.L.S.
PRESIDENT. BACK BAY BOUNDARY, INC.



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AT 118 FRONT STREET PORTLAND, MAINE

FOR: MICHAEL HAM

DRAWN BY: RTG
CHECKED BY: PJM
SCALE: 1"=30'
DATE OF SURVEY: 5/26/2005
JOB NUMBER: 2005007
SHEET: 1 OF 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 30