Inspections Division
Date: 09/26/14

PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- ☐ to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- ☐ call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- ☐ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- ☑ or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: Michael Manning Date: 8-24-14

I have provided digital copies and sent them on: 1-flash drive Date: 8.27.14

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

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Effective July 3, 2014

Level I – Minor Residential
Development Review Application
Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than $3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at http://www.portlandmaine.gov/756/Codes-Regulations-Ordinances

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at http://www.portlandmaine.gov/756/Codes-Regulations-Ordinances

Inspection Division
Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours
Monday thru Friday
8:00 a.m. – 4:00 p.m.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Inspections Division

Date: 09/26/14

Project Address: 131 RIVERS' EDGE ROAD PORTLAND

Total Square Footage of Proposed Structure/Area:	Area of lot (total sq. ft.):	
2ND FLR 964 1ST FLR 1620 TOTAL 2584	Garage: Yes ✓ No ___ Attached ✓ Detached ___ Sq. Ft.: 836	Number of Stories: 2 Number of Bathrooms: 2 1/2 Number of Bedrooms: 4

Tax Assessor's Chart, Block & Lot(s):

Chart#	Block #	Lot #
229	A	045

Current legal use: VACANT LOT

Number of Residential Units 1

If vacant, what was the previous use? —

Is property part of a subdivision? YES **If yes, please name** RIVERS' EDGE

Project Description:

SINGLE FAMILY RESIDENCE.

APPLICANT – (must be owner, Lessee or Buyer)	
Name: ATCHAN TAMAKI	Work # 207-879-1575
Business Name, if applicable:	Home#
Address: 67 Douglas Street	Cell #
City/State : Portland, Maine Zip Code: 04102	e-mail:

OWNER INFORMATION – (if different from Applicant)	
Name:	Work #
Address:	Home#
City/State : Zip Code:	Cell #
	e-mail:

CONTRACTOR INFORMATION:	**Contact when Building Permit is Ready:**
Name: MGM BUILDERS INC	Name: MIKE MANNING
Address: 8 TURNING LEAF DR	Phone Number: 207-650-2050
City/State : WINDHAM ME Zip Code: 04062	e-mail: homes@mgmbuilders.net
Phone Number: 207-892-1019	
e-mail: homes@mgmbuilders.net	

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NEER INFORMATION:	Engineer Contact Information
Name:	E-mail:
Address:	Home #:
City/State : Zip Code:	Work #:
	Cell #: Fax#:
SURVEYOR INFORMATION:	**Surveyor Contact Information**
Name: SURVEY INC	E-mail: jason@surveyincorporated.com
Address: 79 ALBION RD	Home #:
City/State : WINDHAM ME Zip Code: 04062	Work #: 892-2556
	Cell #: Fax#:
ARCHITECT INFORMATION:	**Architect Contact Information**
Name: JOSEF CHALAT	E-mail: azimuth@maine.rr.com
Address: 327 OCEAN HOUSE RD	Home #: 207 318 3234
City/State : Zip Code:	Work #: 207 318 3234
CAPE ELIZABETH 04107	Cell #: SAME Fax#:

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	**Fees Paid:**
1. Application Fee - $300.00	$ 300.00
2. Inspection Fee - $100.00 (for site plan inspection by the Planning Division)	$ 100
3. Certificate of Occupancy Fee - $100.00	$ 100
4. Building Permit (Cost of Work)	$
$395,000 = (385 x 11) + 25 **Total Due:**	$ 4,260

Building Permit Fee - $25 for the first $1,000 construction cost - $11 every additional $1,000.

Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.

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Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

Property Taxes:
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before a permit of any kind is accepted.

Separate Permits:
Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of Applicant:	Date:
Michael Manning	8/20/14

This is not the permit - you may not commence any work until the permit is issued.

A CD or PDF of the entire application, including all plans, must be submitted with the

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	*Planner Checklist (internal)*	*Number of Copies*	*Submittal Requirement*
☐		2	*Completed application form and check list.*
☐		1	*Application fees.*
☑		2	*Evidence of right, title and interest.*
☐		2	*Copies of required state and/or federal permits.*
☐		2	*Written Description of existing and proposed easements or other burdens.*
☐		2	*Written requests for waivers from individual site plan and/or technical standards.*
☐		2	*Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.*

application. (e-mail to buildinginspections@portlandmaine.gov)

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Doc#: 50891 Bk:22933 Ps: 81

File Number 50914

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I/we **John A. McInerny IV and Kathleen M. McInerny** of the City/Town of Portland in the State of Maine, for consideration paid, grant(s) to **Atsushi Tamaki** whose mailing address is 4 Balsam Drive, Cumberland, Me 04021 with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 22nd day of July, 2005.

Witness to all

John A. McInerny IV

Kathleen M. McInerny

State of Maine
Cumberland, ss.

July 22, 2005

Personally appeared before me the above named **John A. McInerny IV and Kathleen M. McInerny** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Notary Public/Attorney at Law

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2006

Inspections Division
Date: 09/26/14

File No. 50914

EXHIBIT A
(DEED)

A certain lot or parcel of land, with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 15 as shown on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stroudwater Farms Associates," by Owen Haskell, Inc., dated April 10, 2001, revised July 9, 2001 and recorded in Plan Book 201, Page 494 (the "Plan").

SUBJECT TO a shared driveway easement with Lot 14 as shown on said Plan.

TOGETHER WITH the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purpose of ingress and egress.

SUBJECT TO and TOGETHER WITH a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails dated June 15, 1994, recorded in Book 11498, Page 24 and together with all other appurtenant easements shown on the Plan.

SUBJECT TO and benefited by the Declaration of Protective Covenants for River's Edge Subdivision dated September 30, 2002, recorded in Book 18187, Page 320, and the By-Laws, Rules and Regulations of Stroudwater Farms Homeowners Association dated October 3, 2002 and recorded in Book 18187, Page 329.

Rights, rights of way, easements, restrictions, covenants and conditions in an instrument from Douglas M. Hannan, et als., to John A. McInerny, IV and Kathleen M. McInerny, dated August 8, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19945, Page 346.

Meaning and intending to convey and hereby conveying property conveyed to John A. McInerny IV and Kathleen M. McInerny by warranty deed of Douglas M. Hannan and Amanda L. Hannon, formerly known as Amanda L. Field dated August 8, 2003, and recorded in the Cumberland County Registry of Deeds in Book 19945, Page 346.

Received
Recorded Register of Deeds
Jul 25,2005 02:53:00P
Cumberland County
John B OBrien

Reviewed and Approved: _____ _____ _____ _____