

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

2008-0057
Application I. D. Number

Phil DiPierro

5/1/2008
Application Date

Truong Quang Thanh &

Applicant

63 Holm Ave , Portland, ME 04102

Applicant's Mailing Address

Robert Ahlemeyer

Consultant/Agent

Agent Ph: (207)899-6523 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

276 - 276 Holm Ave, Portland, Maine

Address of Proposed Site

272 B005001

Assessor's Reference: Chart-Block-Lot

Single Family Home Split Foyer
Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/1/2008

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Phil DiPierro

Approval Date 6/10/08 Approval Expiration Phil DiPierro Extension to 6/10/08 Additional Sheets Attached

Condition Compliance

signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

From: Lannie Dobson
To: C of O; csh; Tammy Munson; Tom Markley
Date: 10/23/2008 2:01:41 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 276 HOLM AVE Parcel ID:
272 B005001 Dist:

Date: 10/29/2008 Time: 6:00:00 AM

Note: Bill 831-5310 Property Addr: 276 HOLM AVE Parcel ID: 272 B005001

Application Type: Prmt
Application ID: 80468

Contact:
Phone1: Phone2:

Owner Name: TRUONG QUANG THANH &
Owner Addr: 63 HOLM AVE
PORTLAND, ME 04102

ok for final

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 5, 2008

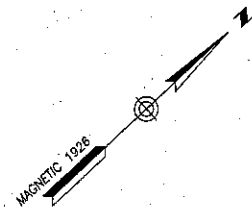
RE: C. of O. for #276 Holm Avenue,
(Id#2008-0057) (CBL 272 B 005001)

After visiting the site, I have the following comments:

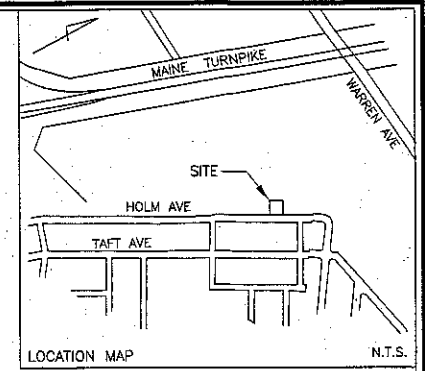
Site work complete

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

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



N/F
RAILROAD LAND LLC
23866/284
TAX MAP 271 LOT B 2



N/F
RICHARD B. &
ERIKO S. FARNSWORTH
21590/240
TAX MAP 272 LOTS B 9-12

N/F
RICHARD L. CURRAN
12092/144
TAX MAP 272 LOTS B 3-4

LOT AREA
13844 SQ. FT.

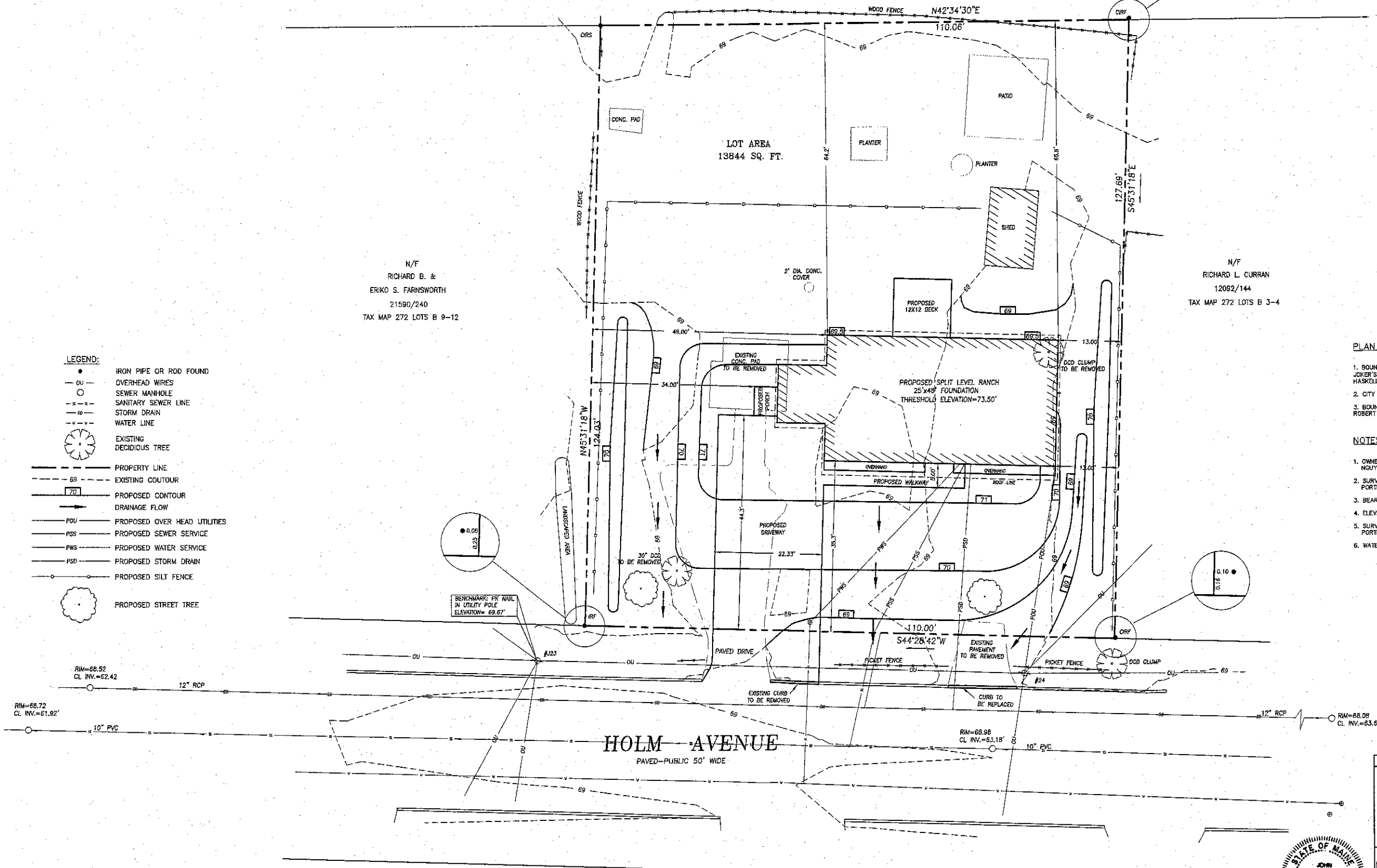
- LEGEND:**
- IRON PIPE OR ROD FOUND
 - OU — OVERHEAD WIRES
 - SEWER MANHOLE
 - S — SANITARY SEWER LINE
 - SD — STORM DRAIN
 - W — WATER LINE
 - ⊗ EXISTING DECIDUOUS TREE
 - P — PROPERTY LINE
 - - - - - EXISTING CONTOUR
 - 70 — PROPOSED CONTOUR
 - DRAINAGE FLOW
 - POU PROPOSED OVER HEAD UTILITIES
 - PSS PROPOSED SEWER SERVICE
 - PWS PROPOSED WATER SERVICE
 - PSD PROPOSED STORM DRAIN
 - S — PROPOSED SILT FENCE
 - ⊗ PROPOSED STREET TREE

PLAN REFERENCES:

1. BOUNDARY SURVEY ON HOLM AVENUE PORTLAND, MAINE MADE FOR JOKER'S REALTY, WARREN AVENUE PORTLAND, MAINE, BY OWEN HASKELL, INC. DATED JAN 30, 2008.
2. CITY OF PORTLAND RIGHT OF WAY BLUE SHEETS FOR HOLM AVE.
3. BOUNDARY AND TOPOGRAPHIC SURVEY ON HOLM AVENUE FOR ROBERT AHLEMAYER BY OWEN HASKELL, INC. DATED APRIL 23, 2008.

NOTES:

1. OWNER OF RECORD: QUANG THANH TRUONG & PHUONG NGOC NGUYEN BOOK 25316 PAGE 79.
2. SURVEYED PREMISES IS SHOWN AS LOTS B 5-8 ON THE CITY OF PORTLANDS TAX MAP 272.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1.
4. ELEVATIONS ARE BASED ON THE CITY OF PORTLAND DATUM.
5. SURVEYED PREMISES IS IN R-3 RESIDENTIAL ZONE PER CITY OF PORTLAND ZONING MAP.
6. WATER AND SEWER TO BE HOOKED TO EXISTING SERVICES.



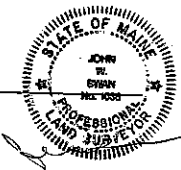
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CL INV.=62.42
12" RCP

RIM=68.72
CL INV.=61.92'
10" PVC

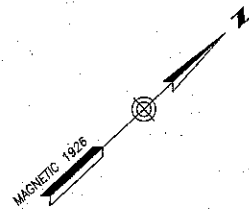
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CL INV.=63.68'
12" RCP

RIM=68.98
CL INV.=63.18'
10" PVC

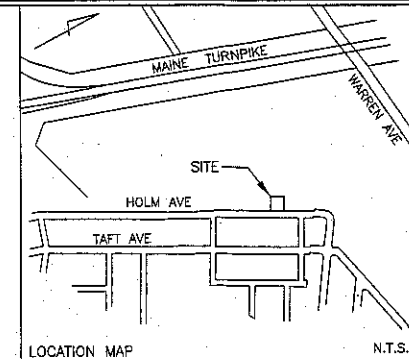
HOLM AVENUE
PAVED—PUBLIC 50' WIDE



REV. 1 6/4/08 REVISE PROPOSED GRADING		
SITE PLAN		
ON HOLM AVENUE, PORTLAND, MAINE MADE FOR ROBERT AHLEMAYER 23 ATKINS RD., BUXTON, ME 04093		
OWEN HASKELL, INC.		
390 U.S. ROUTE 1, UNIT 10 FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By RRL	Date MAY 27, 2008	Job No. 2008-069P
Trace By RRL	Scale 1" = 10'	Draw. No. 15
Check By JWS	Book No. 1069	



N/F
RAILROAD LAND LLC
23986/284
TAX MAP 271 LOT B 2



N/F
RICHARD B. &
ERIKO S. FARNSWORTH
21590/240
TAX MAP 272 LOTS B 9-12

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13844 SQ. FT.

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- SEWER MANHOLE
- S-S- SANITARY SEWER LINE
- SD- STORM DRAIN
- W-W- WATER LINE
- ⊗ EXISTING DECIDUOUS TREE
- PROPERTY LINE
- 69- EXISTING COUTOUR
- 70- PROPOSED CONTOUR
- DRAINAGE FLOW
- POU- PROPOSED OVER HEAD UTILITIES
- PSS- PROPOSED SEWER SERVICE
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12" RCP

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10" PVC

RIM=68.06
CL INV.=63.68'
12" RCP

RIM=68.58
CL INV.=63.18'
10" PVC

BENCHMARK: PK NAIL
IN UTILITY POLE
ELEVATION= 69.67'

HOLM AVENUE
PAVED-PUBLIC 50' WIDE

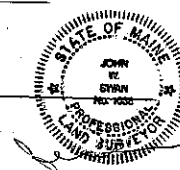


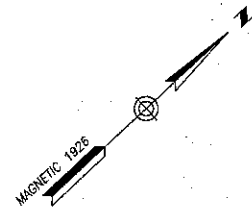
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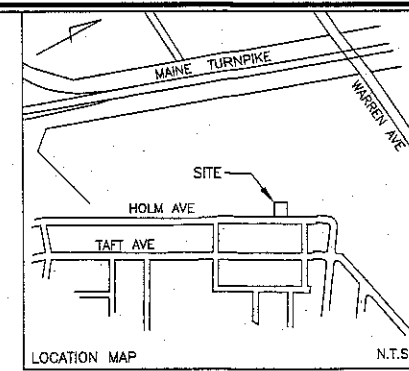
OWEN HASKELL, INC.
390 U.S. ROUTE 1, UNIT 10 FALMOUTH, ME 04105(207)774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	MAY 27, 2008	Job No.	2008-069P
Trace By	RRL	Scale	1" = 10'	Drwg. No.	15
Check By	JWS	Book No.	1069		





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RAILROAD LAND LLC
23865/284
TAX MAP 271 LOT B 2



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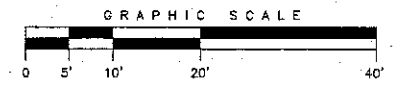
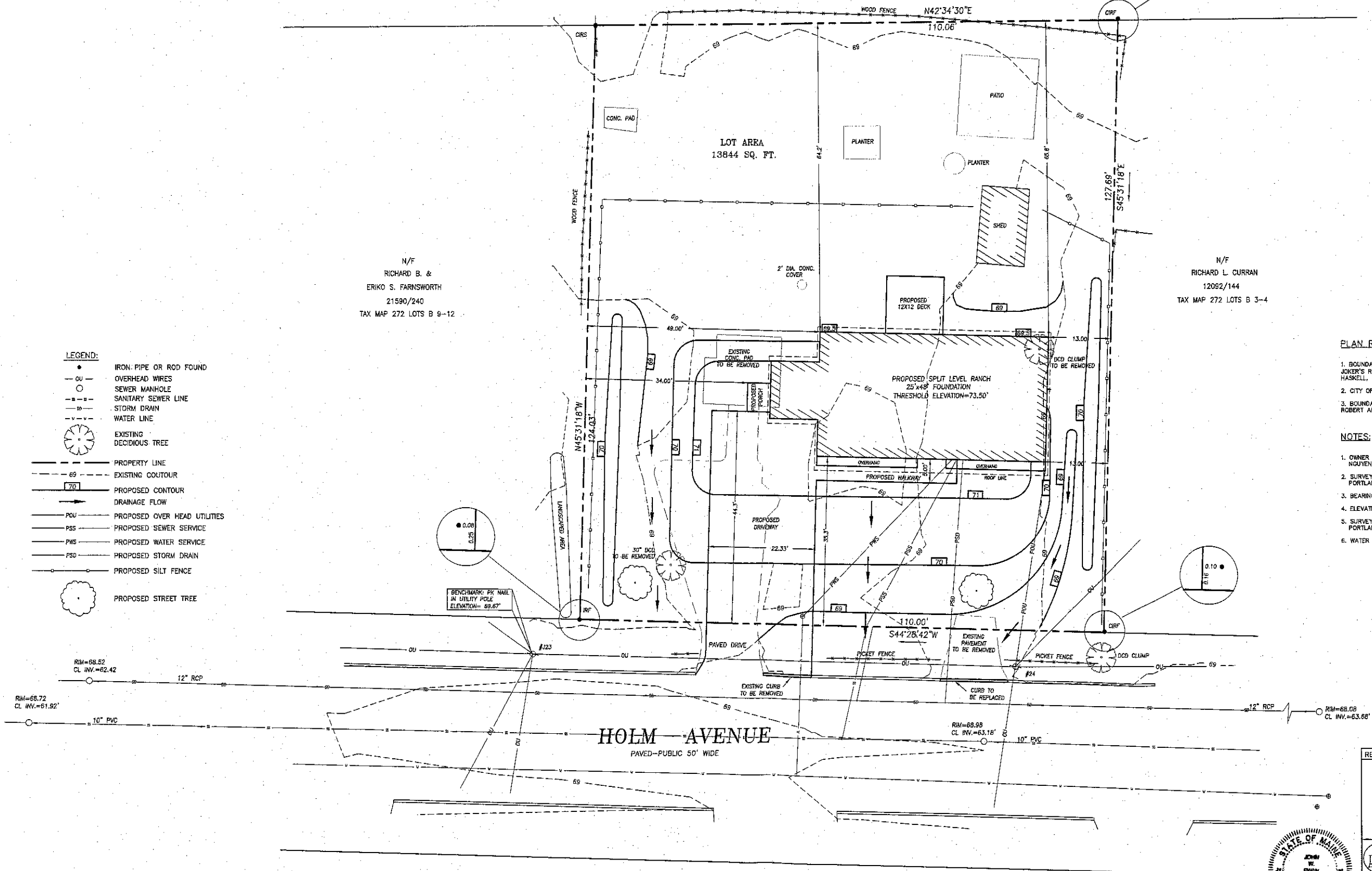
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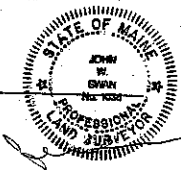


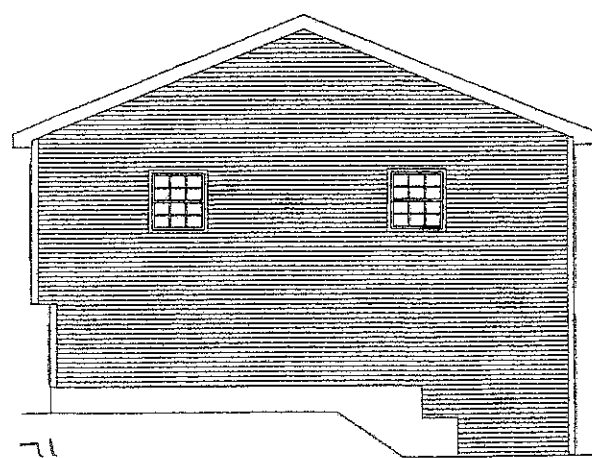
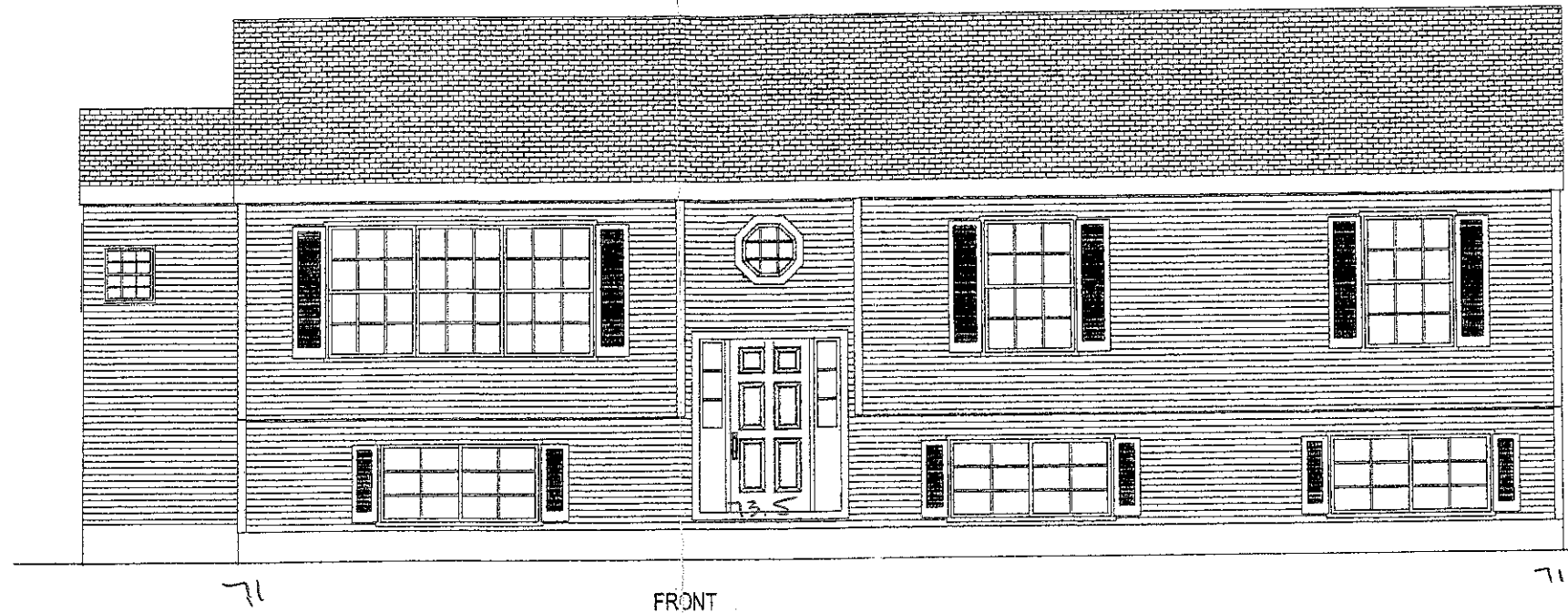
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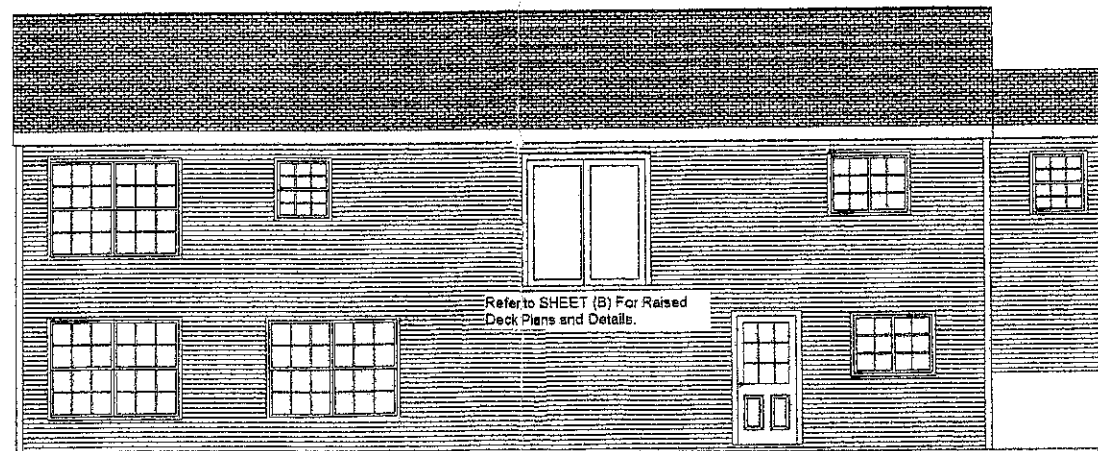
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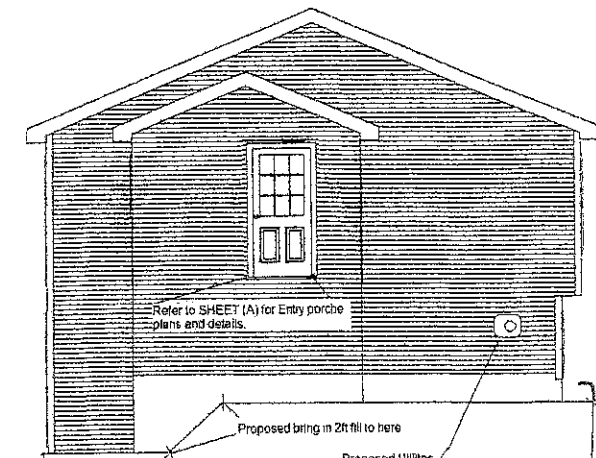




RIGHT



REAR



LEFT

FRONT OF HOUSE

REVISION	DATE	NOTES:	ROOF PITCH 5/12	Builders: Bill Vondras (207-831-5310) Robert Ahlemeyer (207-899-6523)	CUSTOMER: Quang Truong	LOCATION: 276 Holm Ave Portland, Me
0				B&R Builders	SCALE: 3/16" = 1'0"	Page 1 of 5
1	4/02/08				PLAN: 26 x 48 SPLIT	
2	-----				LEVEL: ELEVATIONS	