

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

2005-0139

Application I. D. Number

6/23/2005

Application Date

Single Family Home 40'x 28'

Project Name/Description

Madden Timothy L

Applicant

28 Chestnut St , Portland, ME

Applicant's Mailing Address

Jay Reynolds

Farragut St , Portland, Maine

Address of Proposed Site

339 J055001

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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) _____

40' x 28'

Proposed Building square Feet or # of Units

1224 Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- Flood Hazard
- Shoreland
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **6/28/2005**

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer *Jay Reynolds*

Approval Date **9-8-05**

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

9-8-05
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 checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

*F.F.E. 2 match
App. Topo.
App. Line Dist's
Back Plan Review on SD*

*2 Trees
Born/sunk Per Subdivision Approval?
Full Size/Sealed Plans...*

*Letter Sent
7-7-05*

*8-5
Revised Plans
Do Not Address
Any Comments*

*Owner → Kimberly
Doster
939-1720*



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. Timothy Madden
28 Chestnut Street
Portland, ME 04101

July 7, 2005

Dear Mr. Madden:

RE: Application for Single Family House, Farragut Street, ID # 2005-0139

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

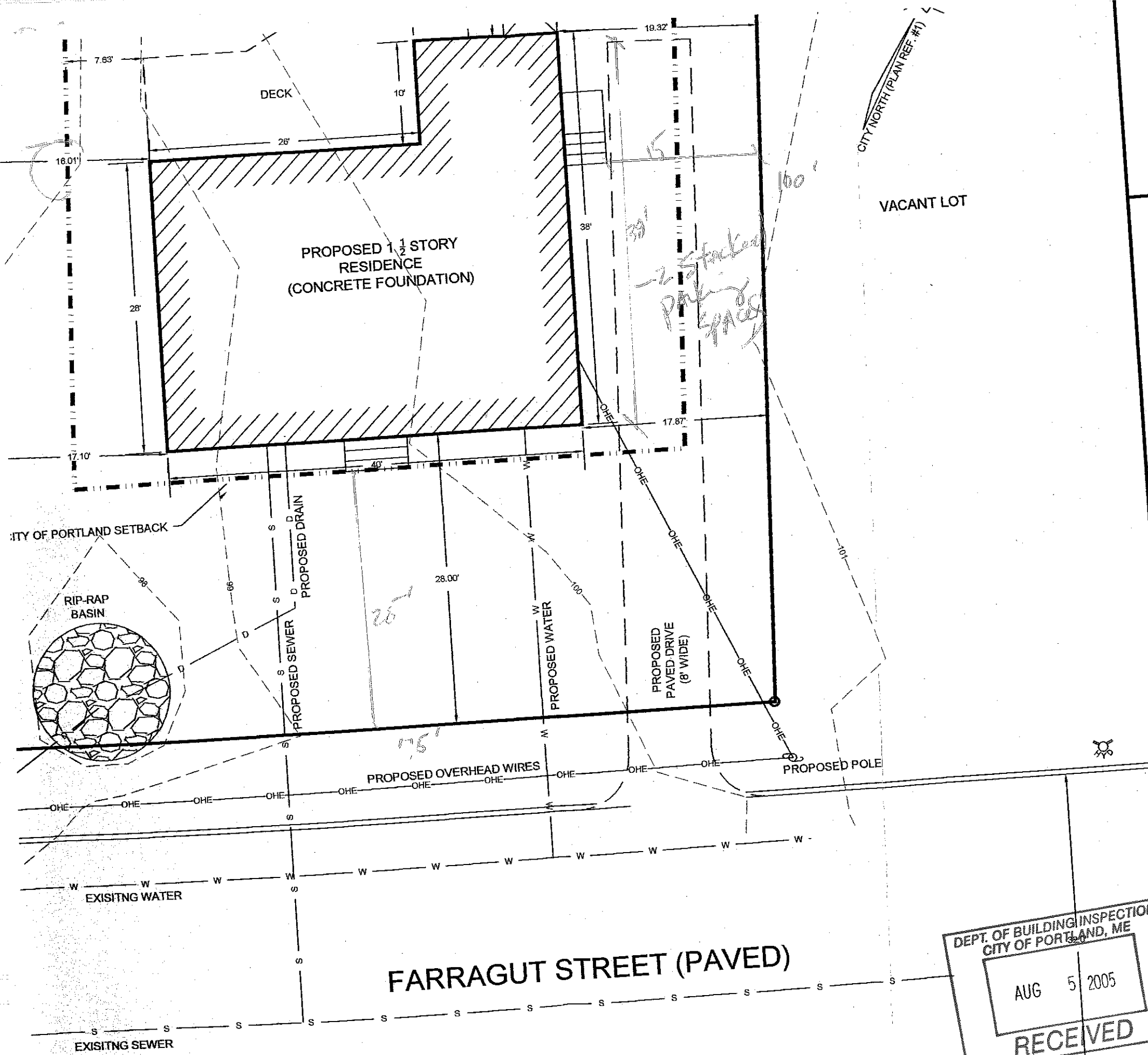
1. Please provide proposed grading/topography on the lot. This should match the previously approved grading as shown on the Farragut Street Extension plans approved on April 16, 2003. Add to plan.
2. Please note the Finish floor elevation. This should be tied into the same elevation data as your proposed topography.
3. Add the distances of the lot lines to the site plan.
4. Two street trees are required for single-family development, along your street frontage. Add to plan.
5. A backflow preventer is highly recommended on the 4" storm drain lead. Please add a note to the plan.

Please submit 4 copies of full size/scalable revised plans to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. MAP AND LOT REFERENCES ARE TO THE CITY OF PORTLAND (MAP 339).
3. BEARINGS SEE PLAN REFERENCE 1.
4. FIELD SURVEY PERFORMED JUNE 12, 2004
5. ELEVATIONS ASSUMED, TBM #1 = 100.00 FEET.

PLAN REFERENCES

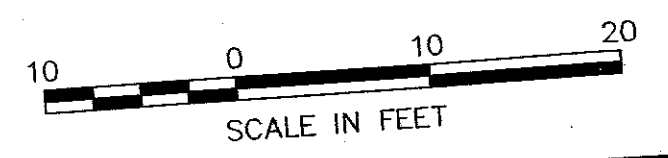
1. STANDARD BOUNDARY SURVEY, PLAN OF LAND ON NINTH AND FARRAGUT STREETS IN PORTLAND, MAINE, BY DANIEL T.C. LAPOINT, DATED MAY 8, 1986 AND REVISED OCTOBER 10, 1990.
2. SITE PLAN, 80 FARRAGUT STREET, BY LAND USE CONSULTANTS, INC. DATED JULY 10, 1987.
3. PLAN OF LAND LOCATED ON FARRAGUT STREET, PORTLAND, MAINE, RECONFIGURATON OF LOTS AND DIVISION OF LAND, BY LAND USE CONSULTANTS, INC. DATED JUNE 24, 1994 AND REVISED.
4. LENOXDALE, PORTLAND, MAINE REALTY DEVELOPMENT CORPORATION, DATED MAY, 1906, C.C.R.D. PLAN BOOK 11, PAGE 15.
5. EASEMENT PLAN, PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT, DATED FEBRUARY 2, 2000.

OWNER OF RECORD

TIMOTHY L. MADDEN 22245/137
 28 CHESTNUT STREET
 OLD ORCHARD BEACH, MAINE 04064
 CITY OF PORTLAND TAX MAP 339, LOTS J ~~52-56 AND 57~~
 52-53-54

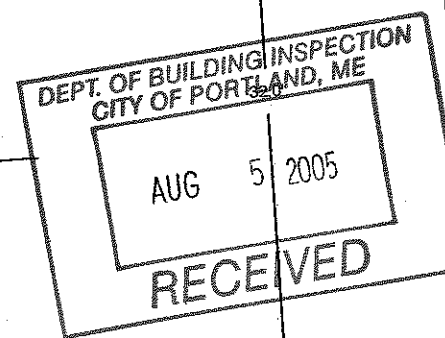
ZONING

R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'
 1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION



SKETCH PLAN
 84 FARRAGUT STREET PORTLAND, MAINE

MADE FOR
 REALI REALTY
 949 BRIGHTON AVE
 PORTLAND, MAINE 04102



JOB#	00000	DATE:	06-14-05	SCALE:	1" = 10'
BOOK#	770	PREPARED BY		STEPHEN M. SELLECK (207) 797-072	
DATE	06-14-05	80 FARRAGUT STREET			

RECEIVED

JUN 23 2005

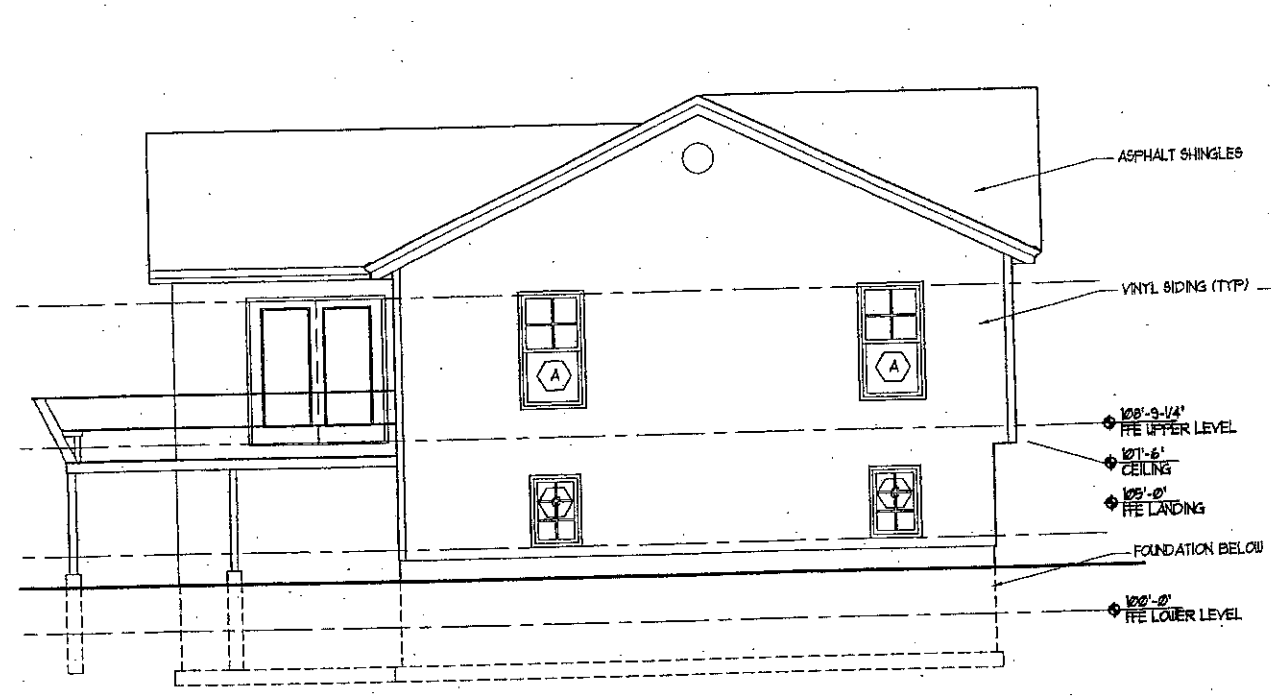
DUNTON RESIDENCE

JOB: 04001

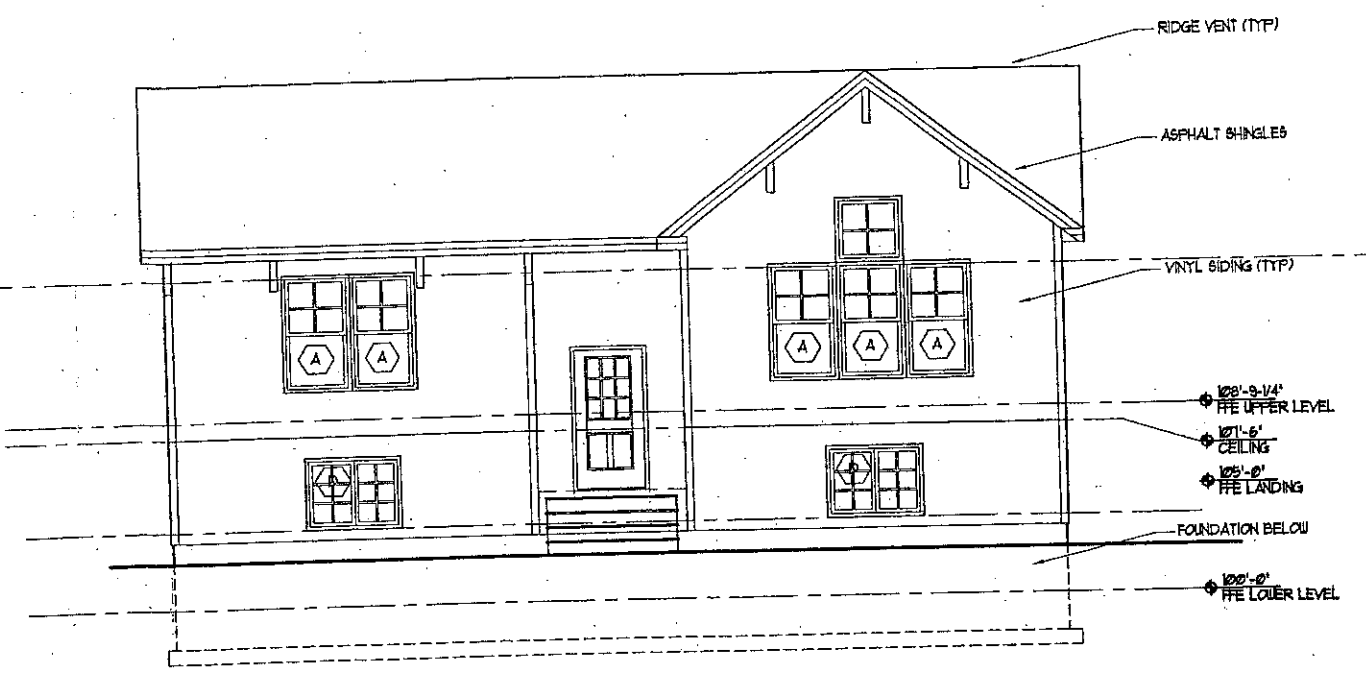
ISSUE DATE	DESCRIPTION
PRELIM	00
DD	-
BID	-
C.D.'s	-
REVISION	-
PRINT	00

DRAWN BY D
CHECK BY

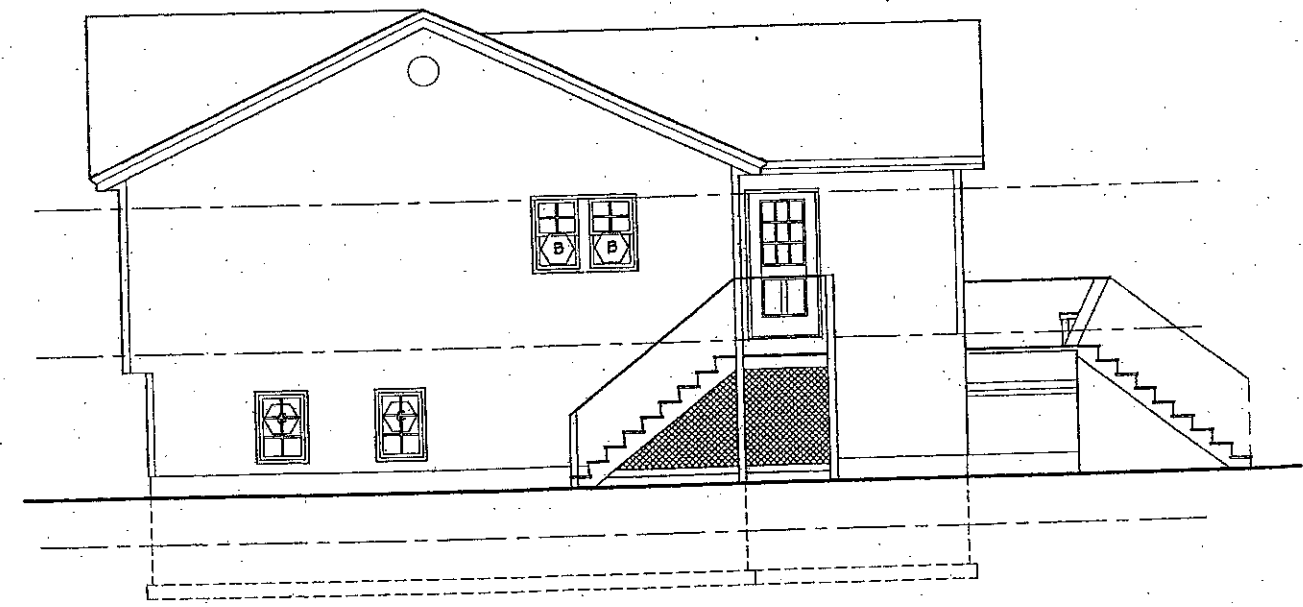
A.



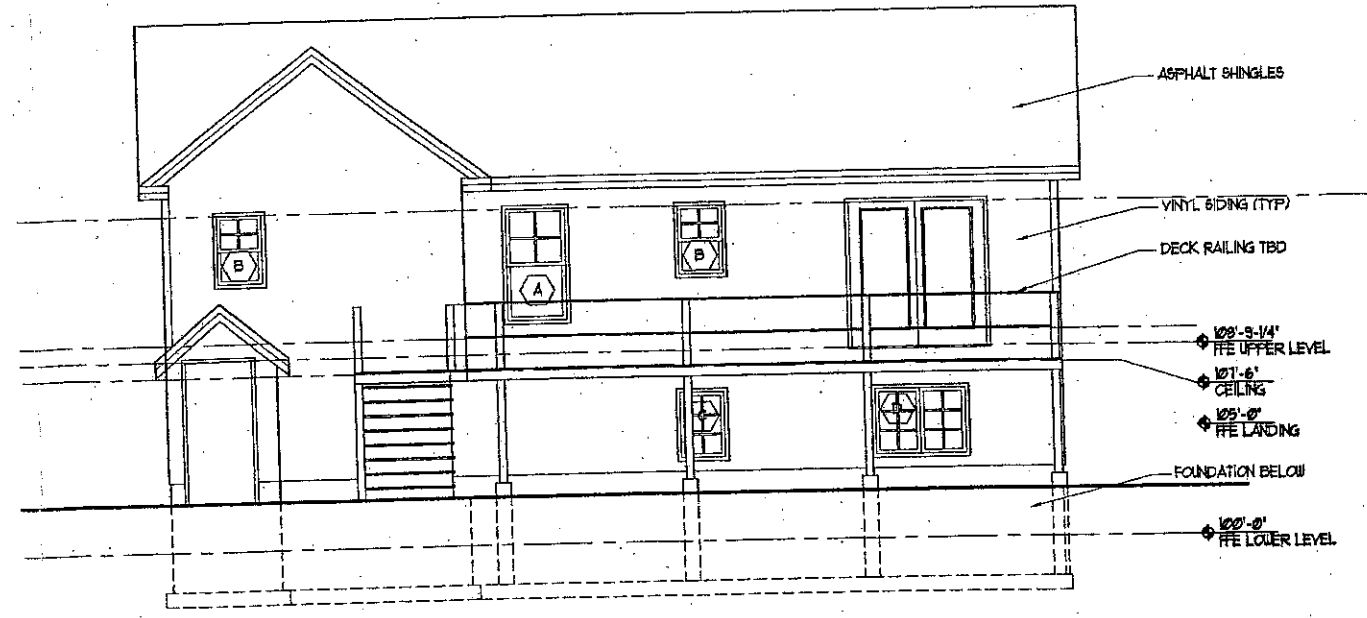
1 SIDE ELEVATION
A1 A2 0 4'
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A1 A2 0 4'
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
A1 A2 0 4'
SCALE: 1/4" = 1'-0"



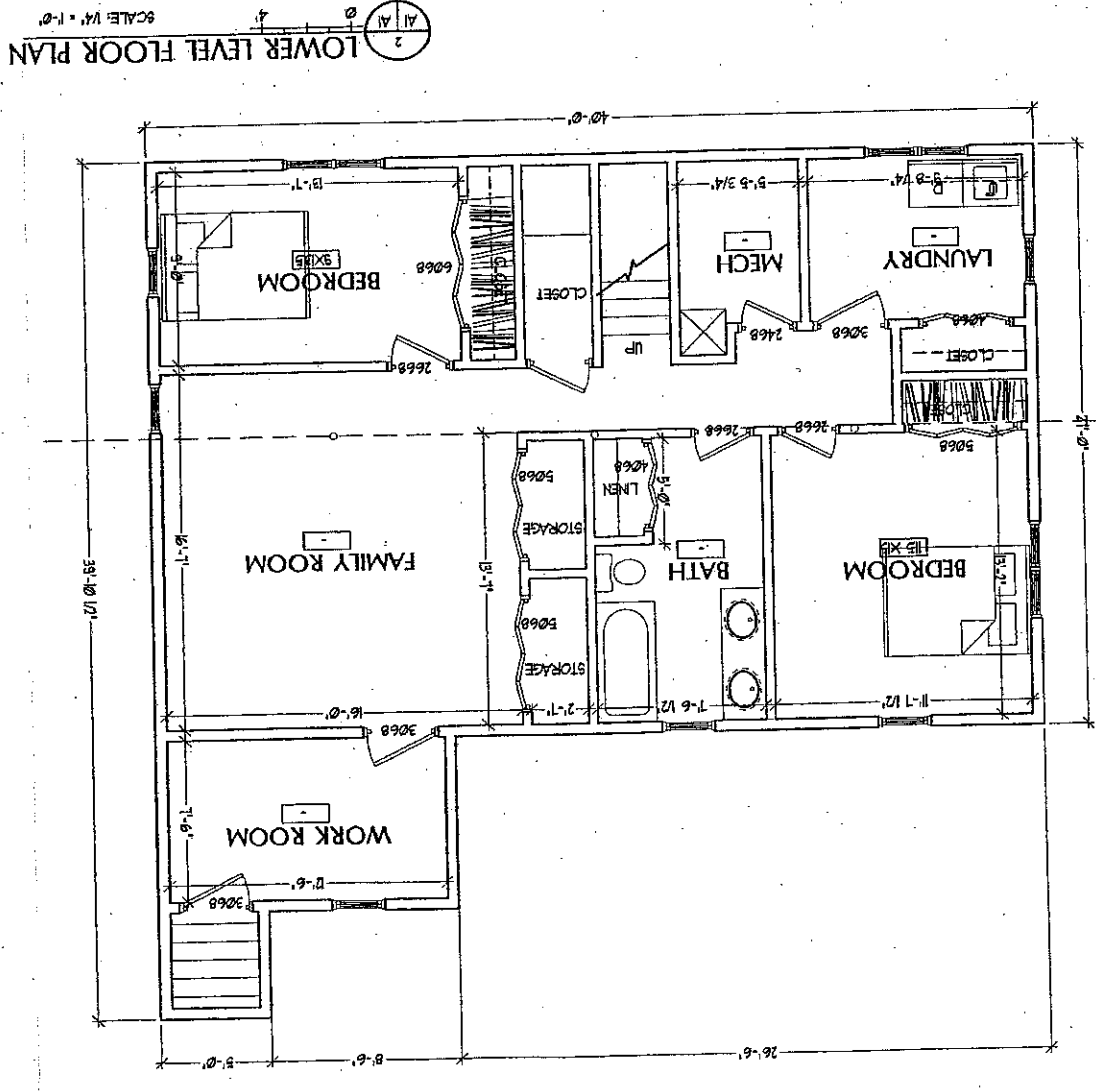
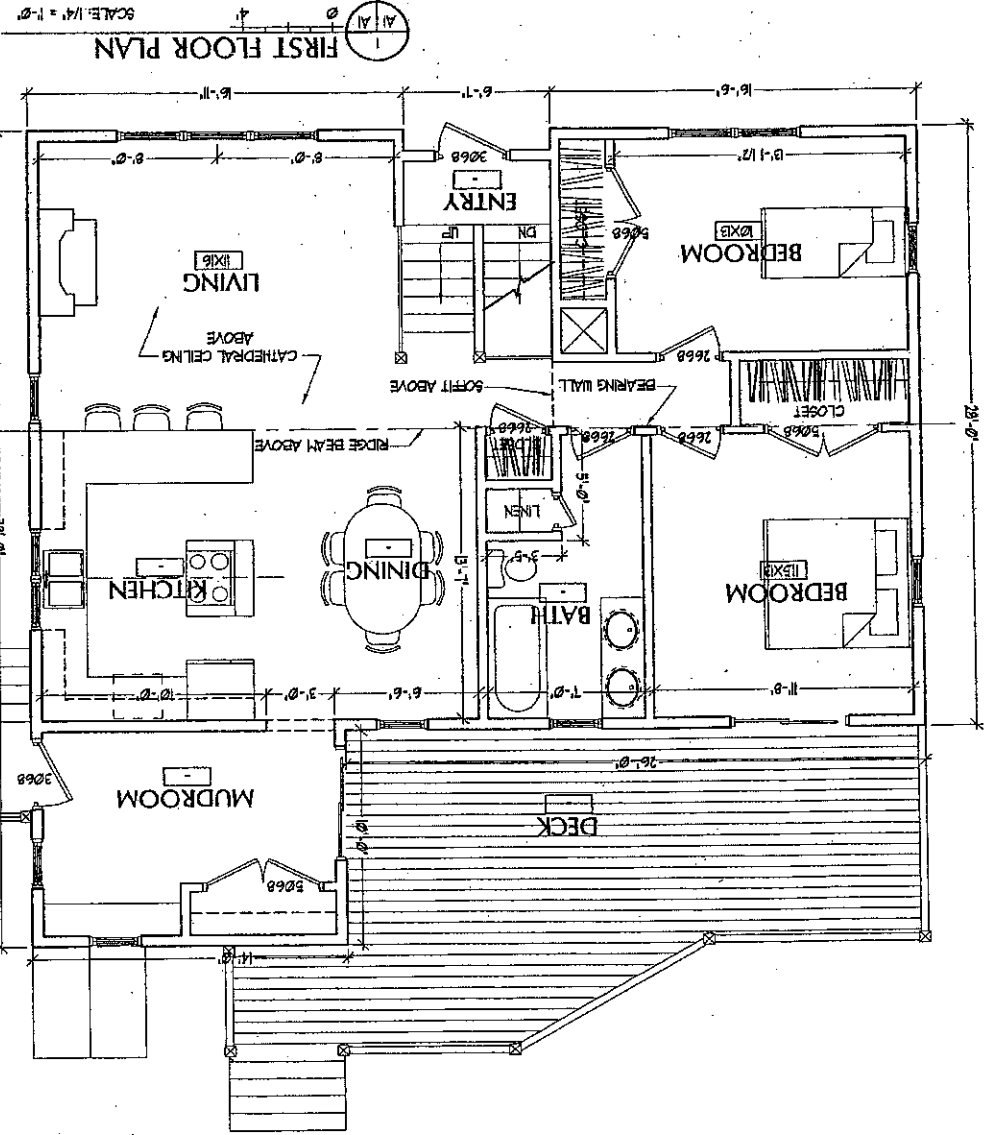
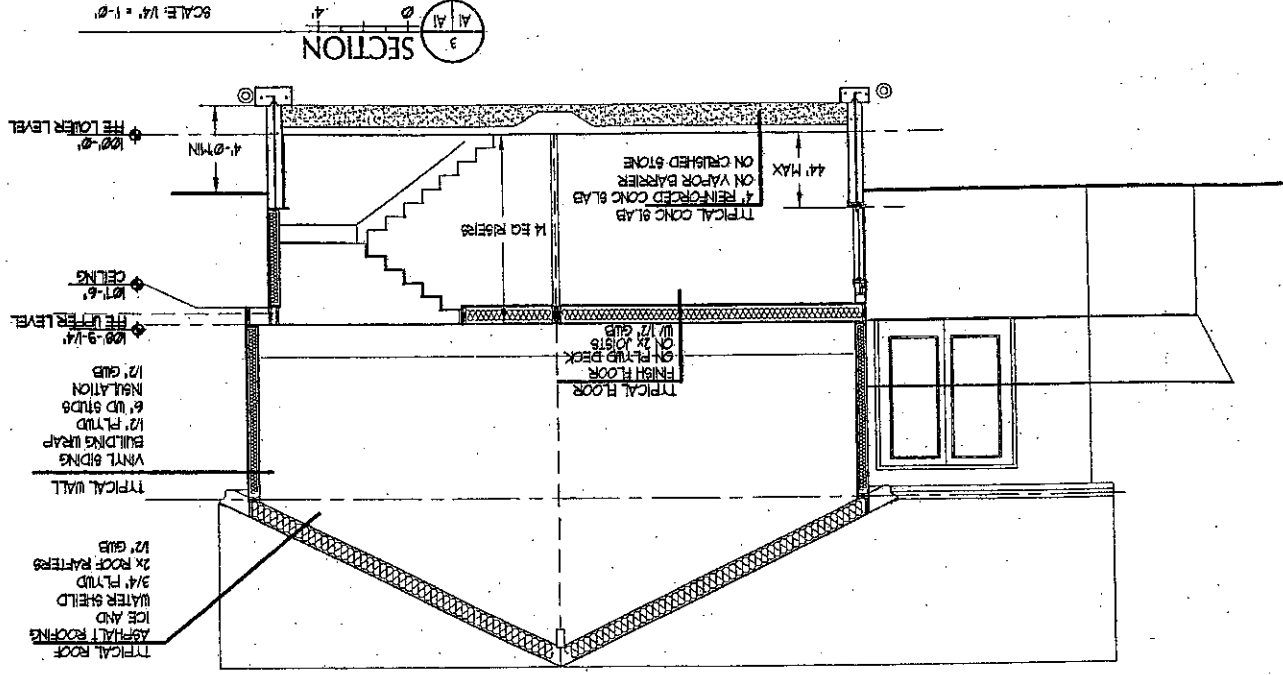
2 REAR ELEVATION
A1 A2 0 4'
SCALE: 1/4" = 1'-0"

A-1

PLANS

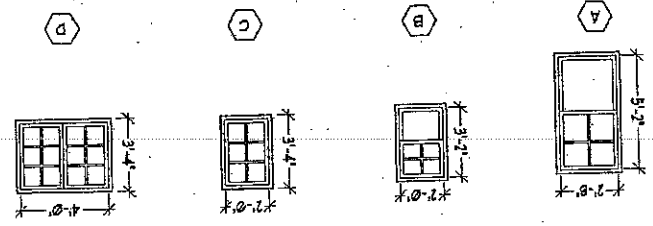
CHECK BY	DEM
DRAWN BY	DEM
PRINT	06/06/09
REVISION	-
C.D.	-
BID	-
DD	-
PRELIM	06/01/04
ISSUE DATE	-
JOB:	04001

DUNTON RESIDENCE
Portland, Maine

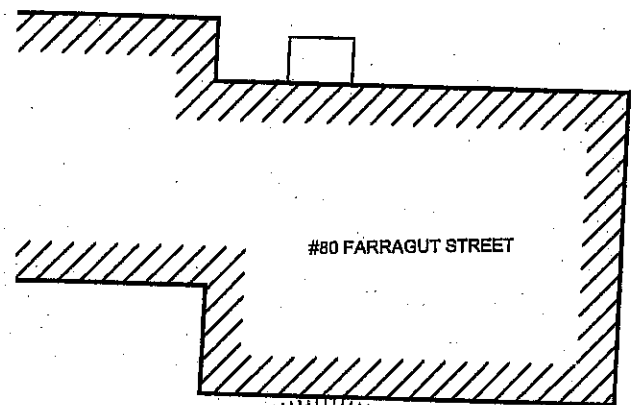


WINDOW SCHEDULE

TYPE	SIZE	OPERATION	NOTES
Ⓐ	2'-0" x 5'-2"	OPER-DH	ANDERSON 2032 OR EQUAL
Ⓑ	2'-0" x 3'-2"	OPER-DH	ANDERSON 2032 OR EQUAL
Ⓒ	2'-4" x 3'-4"	OPERABLE	ANDERSON C235 OR EQUAL
Ⓓ	4'-0" x 3'-4"	OPERABLE	ANDERSON C235 OR EQUAL

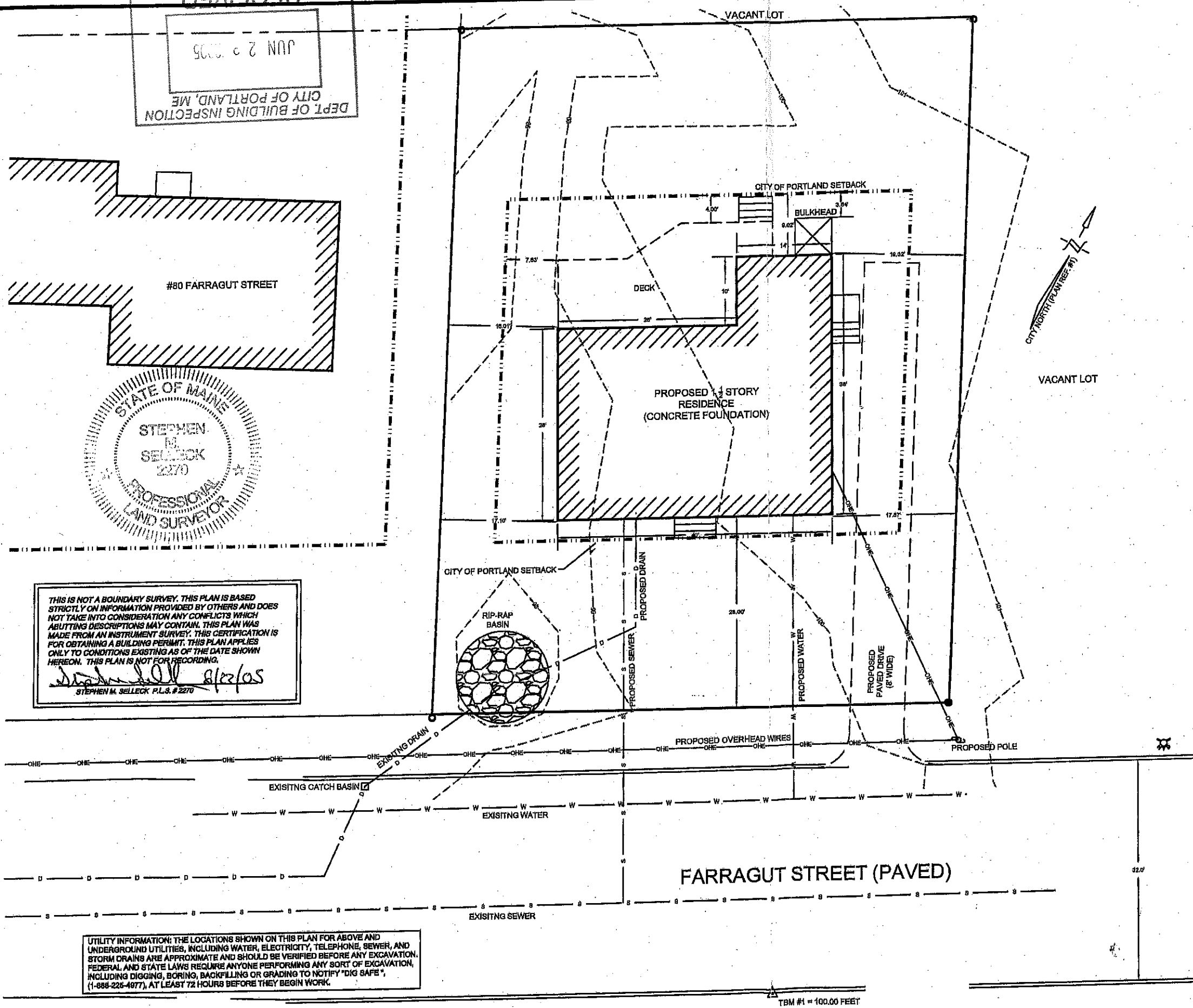


RECEIVED
JUN 2 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS BASED STRICTLY ON INFORMATION PROVIDED BY OTHERS AND DOES NOT TAKE INTO CONSIDERATION ANY CONFLICTS WHICH ABUTTING DESCRIPTIONS MAY CONTAIN. THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY. THIS CERTIFICATION IS FOR OBTAINING A BUILDING PERMIT. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON. THIS PLAN IS NOT FOR RECORDING.

Stephen M. Selleck 8/2/05
STEPHEN M. SELLECK, P.L.S. # 2270



LEGEND

- IRON PIPE OR ROD FOUND
- APPROX. PROPERTY LINE
- ▨ BUILDING
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- CATCH BASIN
- ⊗ HYDRANT
- S — SEWER LINE
- W — WATER LINE
- D — DRAIN LINE
- G — GRANITE CURB
- - - - - EXISTING CONTOUR (FEET)

NOTES

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- MAP AND LOT REFERENCES ARE TO THE CITY OF PORTLAND (MAP 339).
- BEARINGS SEE PLAN REFERENCE 1.
- FIELD SURVEY PERFORMED JUNE 12, 2004
- ELEVATIONS ASSUMED, TBM #1 = 100.00 FEET.

PLAN REFERENCES

- STANDARD BOUNDARY SURVEY, PLAN OF LAND ON NINTH AND FARRAGUT STREETS IN PORTLAND, MAINE, BY DANIEL T.C. LAPOINT, DATED MAY 8, 1986 AND REVISED OCTOBER 10, 1990.
- SITE PLAN, 80 FARRAGUT STREET, BY LAND USE CONSULTANTS, INC. DATED JULY 10, 1987.
- PLAN OF LAND LOCATED ON FARRAGUT STREET, PORTLAND, MAINE, RECONFIGURATION OF LOTS AND DIVISION OF LAND, BY LAND USE CONSULTANTS, INC. DATED JUNE 24, 1984 AND REVISED.
- LENOXDALE, PORTLAND, MAINE REALTY DEVELOPMENT CORPORATION, DATED MAY, 1906, C.O.R.D. PLAN BOOK 11, PAGE 15, 5, EASEMENT PLAN, PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT, DATED FEBRUARAY 2, 2000.

OWNER OF RECORD

TIMOTHY L. MADDEN 22245/137
28 CHESTNUT STREET
OLD ORCHARD BEACH, MAINE 04084
CITY OF PORTLAND TAX MAP 339, LOTS J 55, 56 AND 57.

ZONING

R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'
1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION

REDUCED

10 0 10 20
SCALE IN FEET

SKETCH PLAN
90-94 FARRAGUT STREET PORTLAND, MAINE

MADE FOR
REALI REALTY
949 BRIGHTON AVE
PORTLAND, MAINE 04102

JOB# 0000	DATE: 06-14-05	SCALE: 1" = 10'
BOOK# 770	PREPARED BY	
DISC# N/A	STEPHEN M. SELLECK (207) 797-0724	
FILE# N/A	80 FARRAGUT STREET PORTLAND, MAINE 04103	

