

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

2 Trees
Born/Stub Per Subdivision Approval?
Full Size/Scalod Plans...
 Jay Reynolds

Farragut St, Portland, Maine
 Address of Proposed Site

339 J055001

Assessor's Reference: Chart-Block-Lot

Agent Ph: _____
 Applicant or Agent Daytime Telephone, Fax

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

Letter Sent 7-7-05

Check Review Required:

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

8-5
Revised Plans Do Not Address Any Comments

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 _____
 Condition Compliance *Jay Reynolds* signature *9-8-05* date

Additional Sheets Attached
Owner - Kimberly Doster 939-1720

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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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 | |



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

July 7, 2005

Mr. Timothy Madden
28 Chestnut Street
Portland, ME 04101

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:

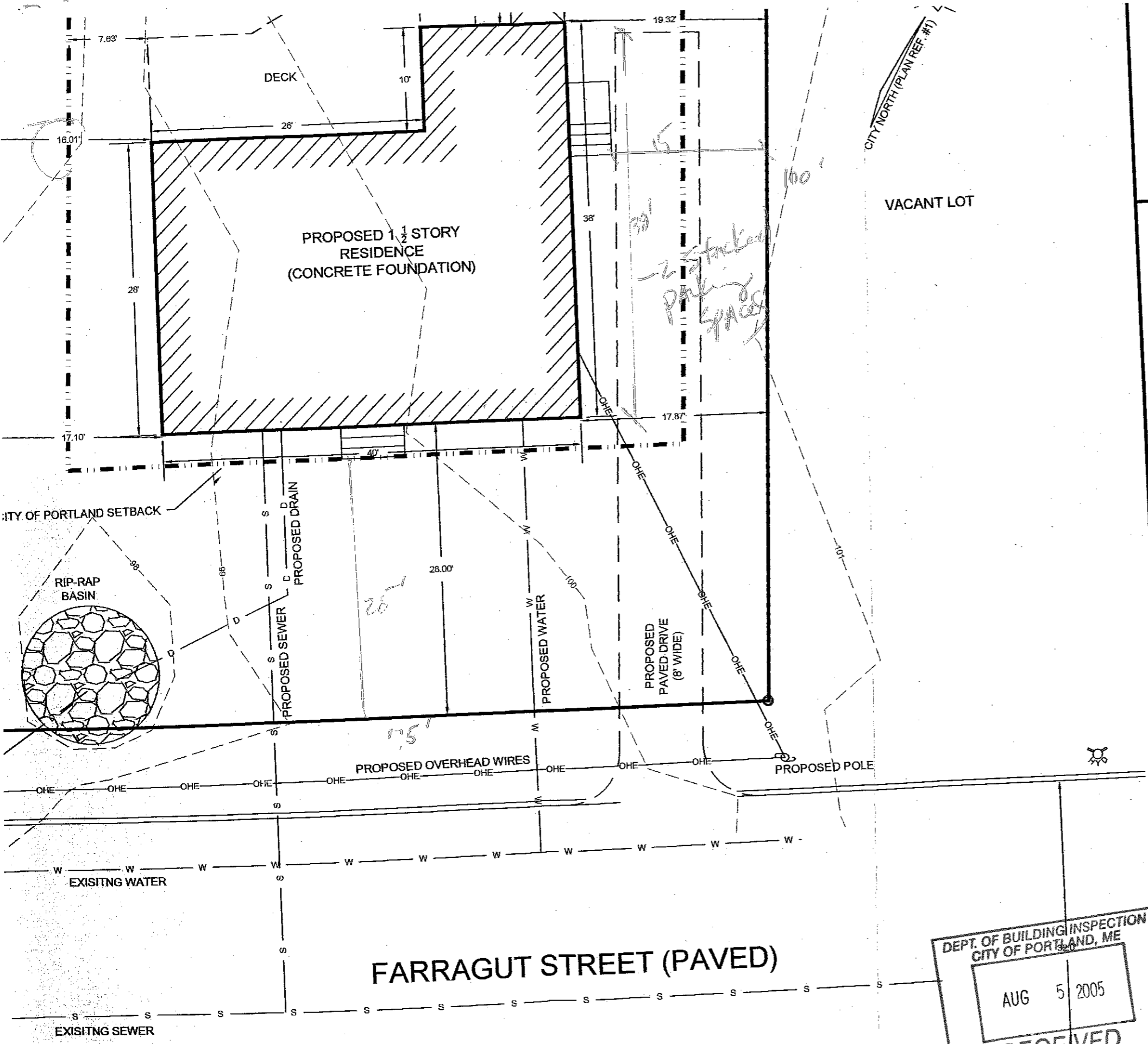
1. Please provide proposed grading/topography on the lot. This should match the previously approved grading as shown on the Farragut Street Extension plans approved on April 16, 2003. Add to plan.
2. Please note the Finish floor elevation. This should be tied into the same elevation data as your proposed 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



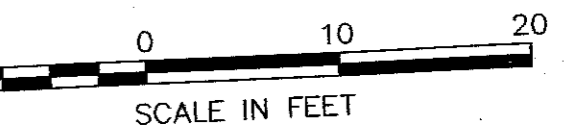
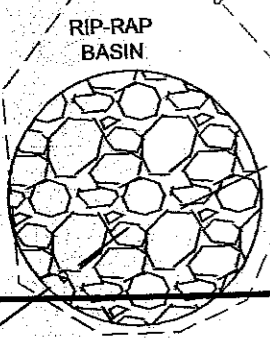
CITY NORTH (PLAN REF. #1)

VACANT LOT

PROPOSED 1 1/2 STORY RESIDENCE (CONCRETE FOUNDATION)

2 Stacked parking spaces

CITY OF PORTLAND SETBACK



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 FEBRUARAY 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 ~~55, 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

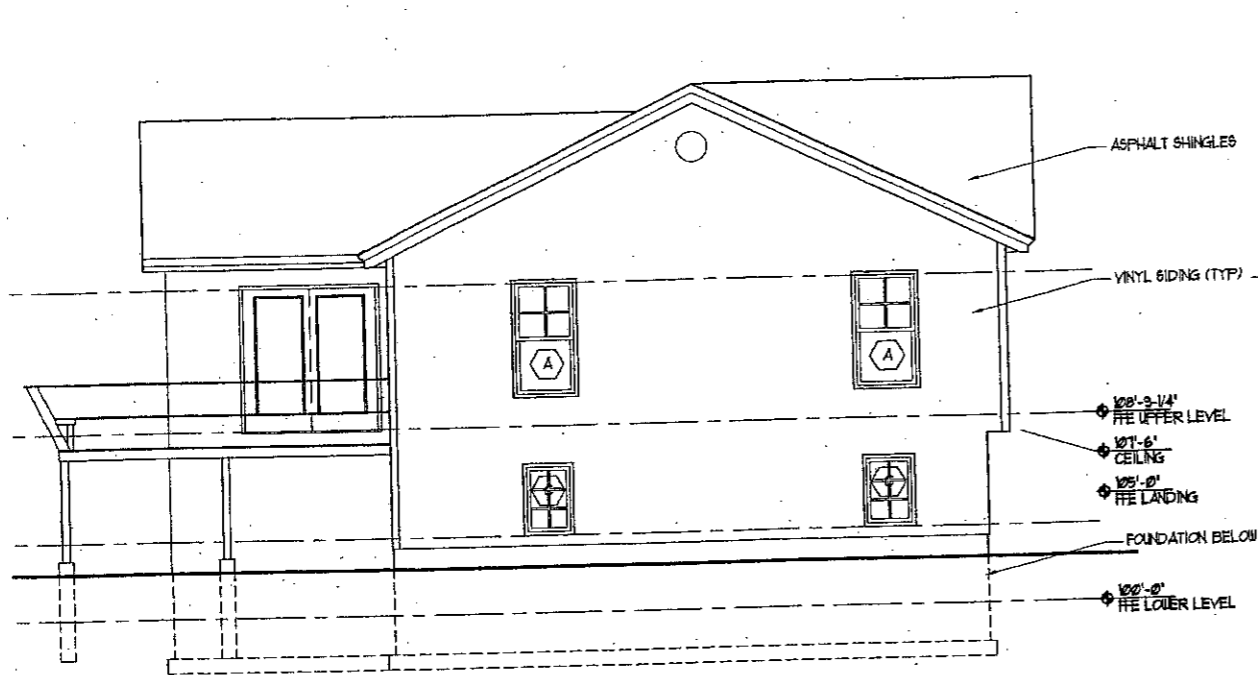
MADE FOR
 REALI REALTY
 949 BRIGHTON AVE
 PORTLAND, MAINE 04102

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 5 2005
 RECEIVED

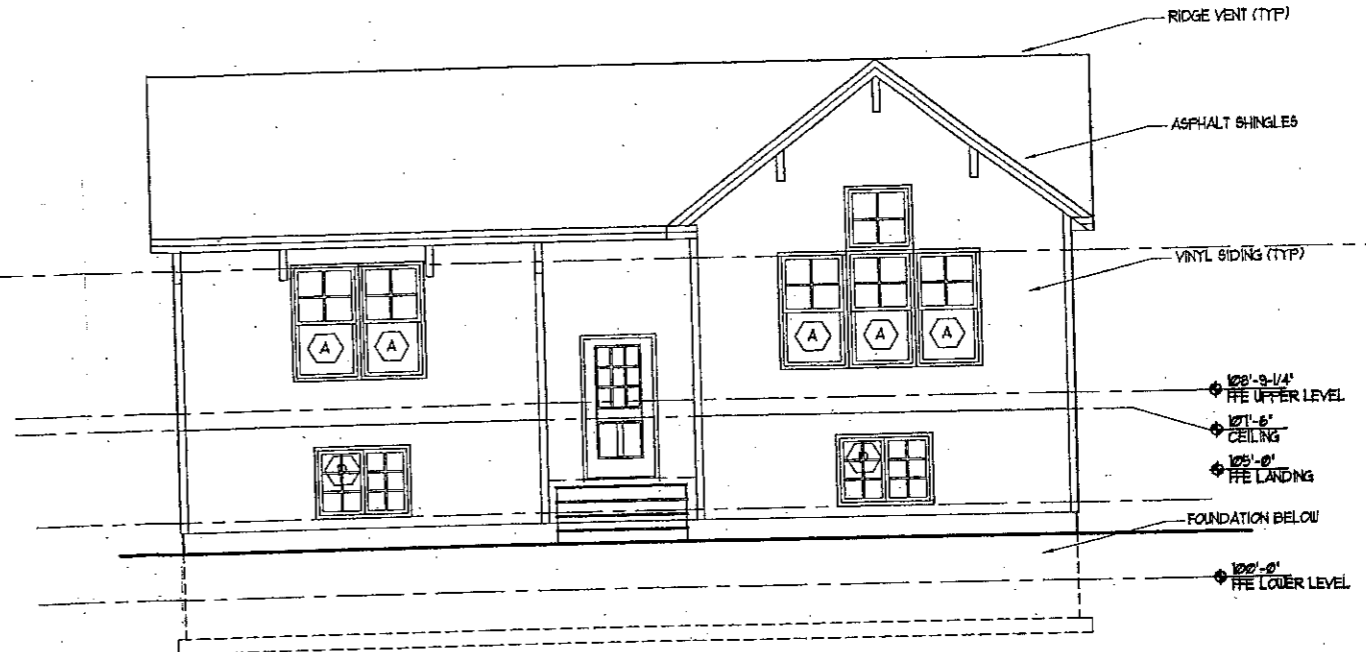
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|-------|-------|-----------------------------------|----------|--------|----------|
| JOB# | 00000 | DATE: | 06-14-05 | SCALE: | 1" = 10' |
| BOOK# | 770 | PREPARED BY | | | |
| | | STEPHEN M. SELLECK (207) 797-0724 | | | |

RECEIVED

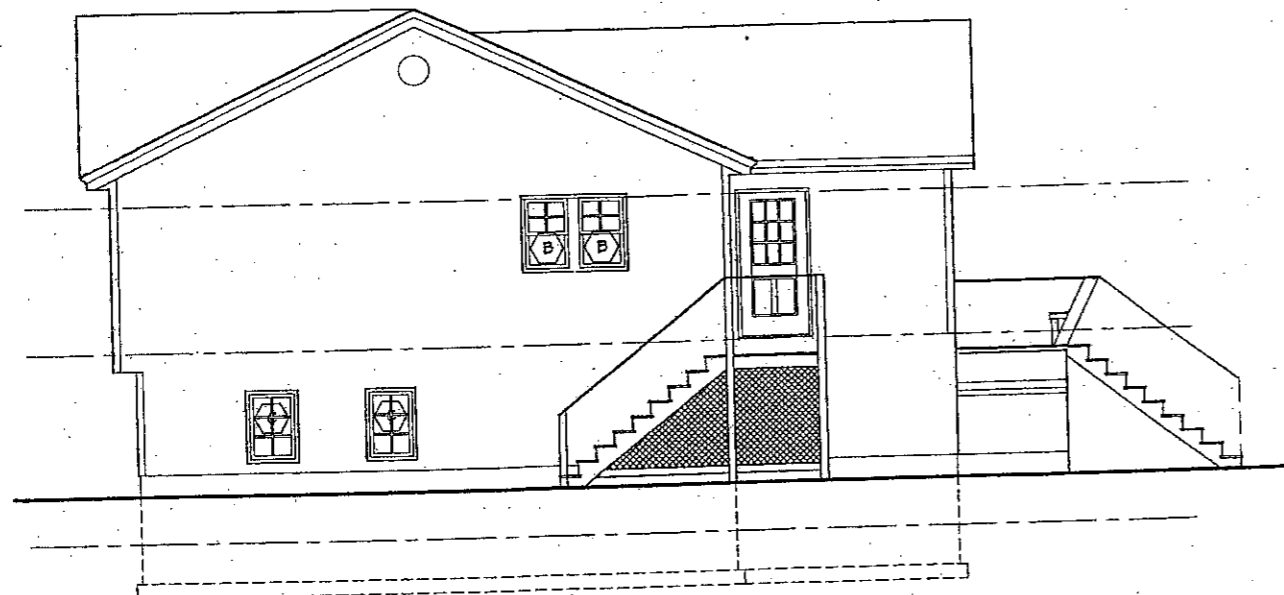
JUN 23 2005



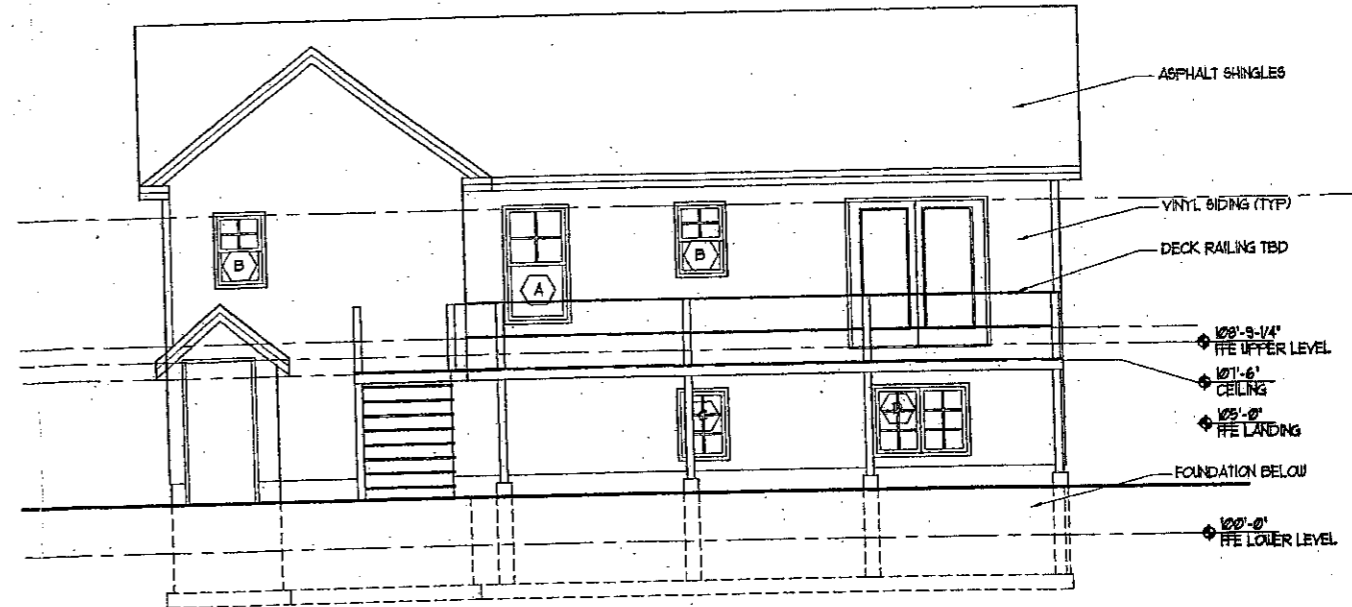
1 SIDE ELEVATION
A1 | A2 0 4' SCALE: 1/4" = 1'-0"



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"

DUNTON RESIDENCE

JOB: 04001

| ISSUE DATE | DESCRIPTION |
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| BID | - |
| C.D.'s | - |
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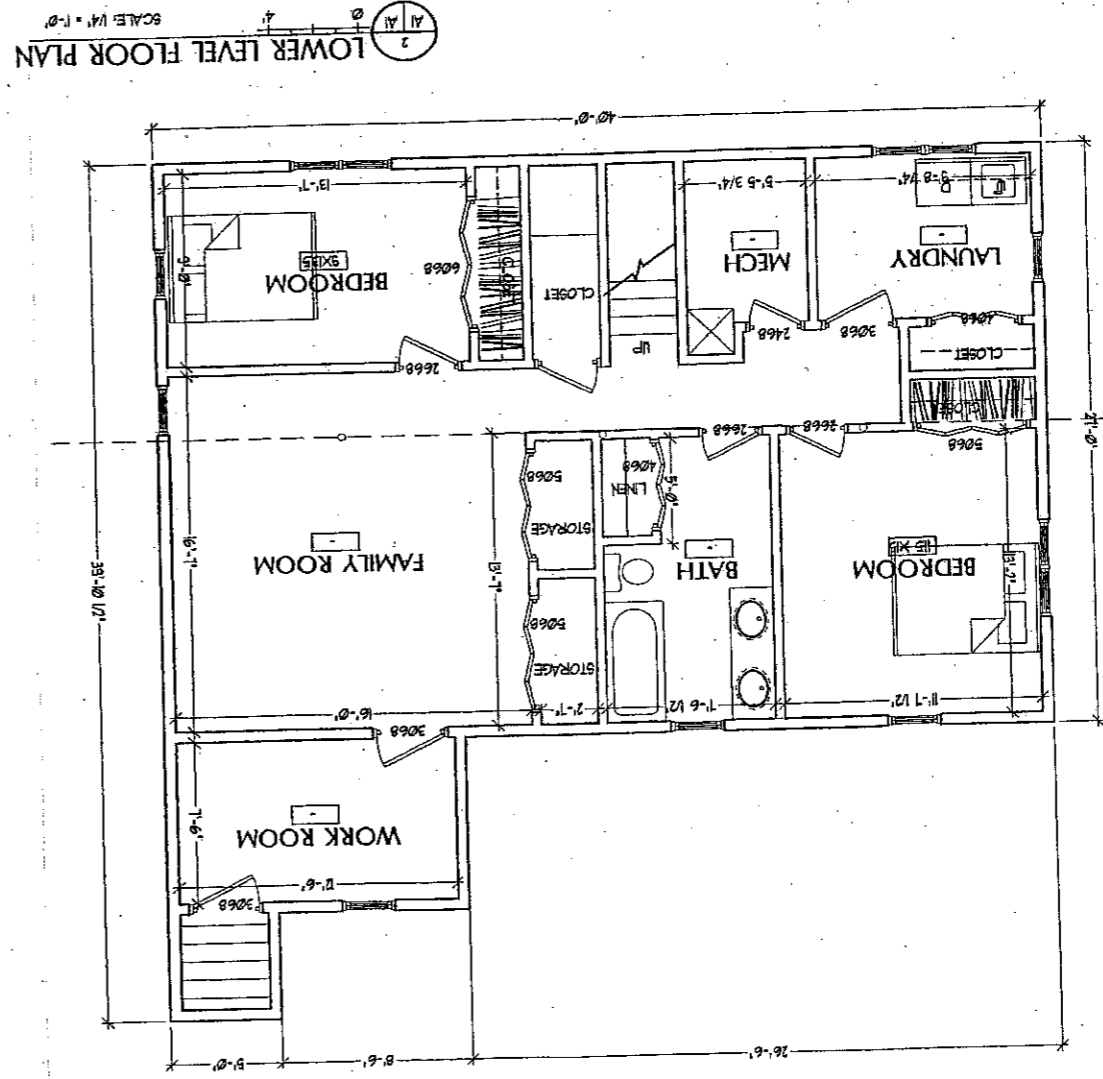
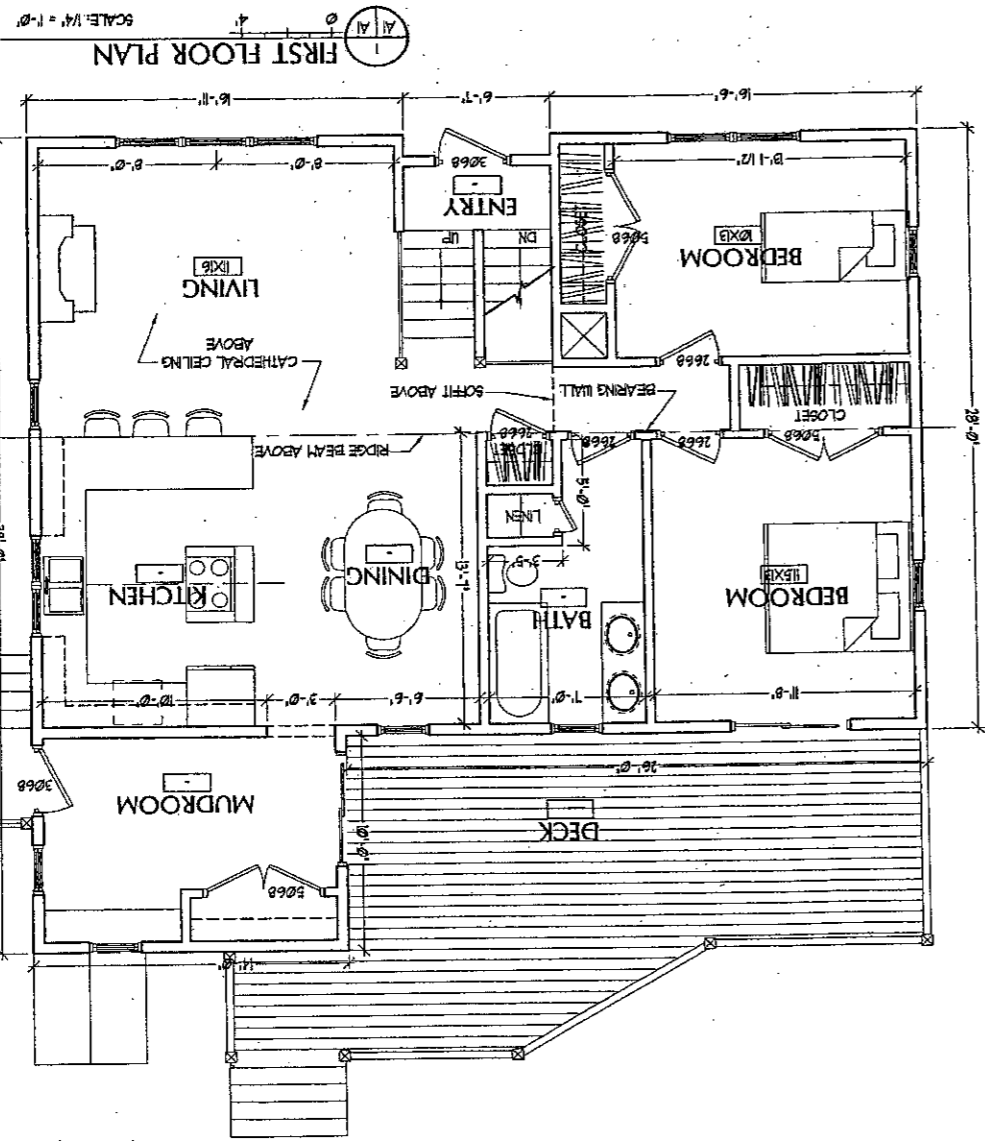
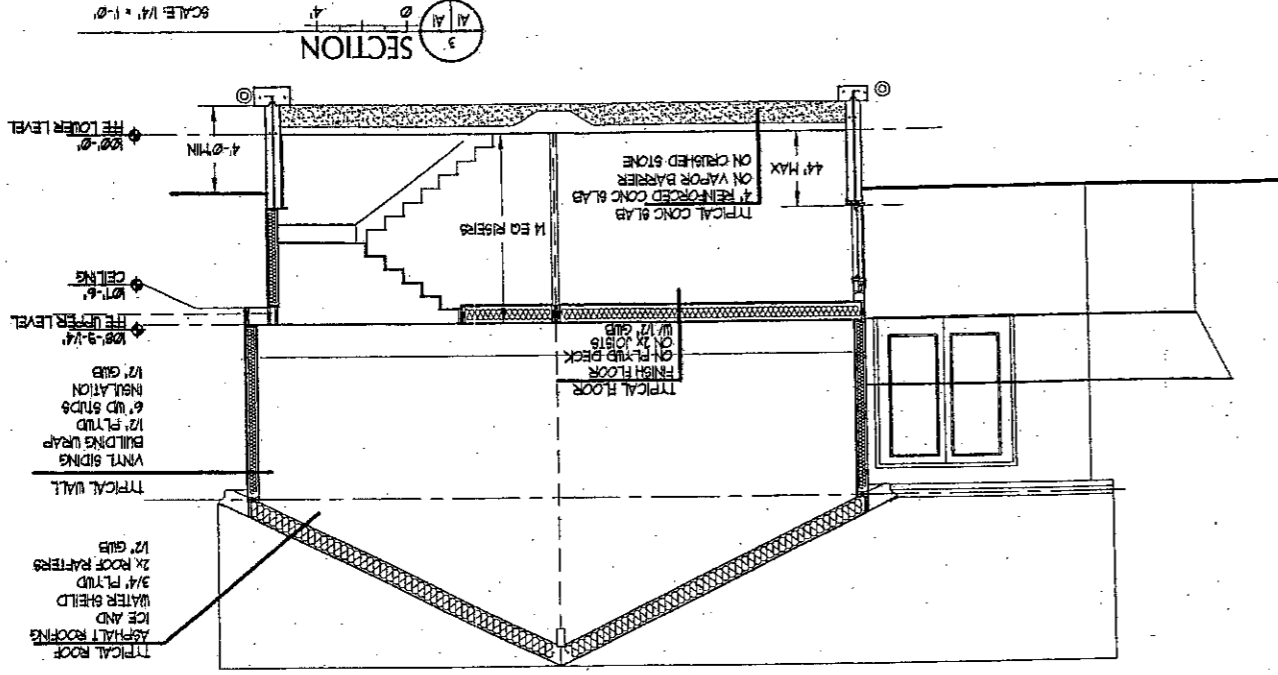
A-1

PLANS

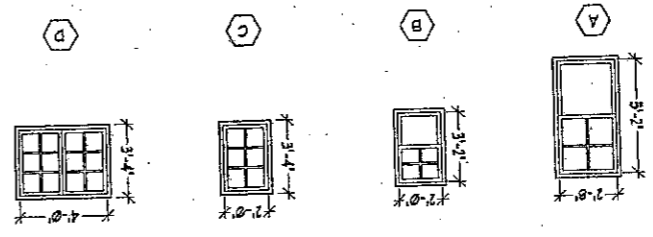
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| C.D. | |
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| DD | |
| PRELIM | 06/10/04 |
| ISSUE DATE | |
| JOB: | 04001 |

DUNTON RESIDENCE

Portland, Maine



| TYPE | SIZE | OPERATION | NOTE |
|------|---------------|-----------------|------------------------|
| Ⓐ | 2'-8" x 3'-2" | VENTL. OPER-DH | ANDERSON 2892 OR EQUAL |
| Ⓑ | 2'-0" x 3'-2" | VENTL. OPER-DH | ANDERSON 2892 OR EQUAL |
| Ⓒ | 2'-4" x 3'-4" | VENTL. OPERABLE | ANDERSON 0135 OR EQUAL |
| Ⓓ | 4'-0" x 3'-4" | VENTL. OPERABLE | ANDERSON 0235 OR EQUAL |



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

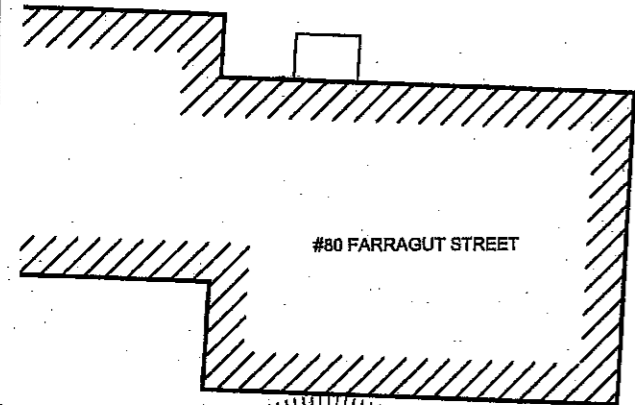
2 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 SECTION
SCALE: 1/4" = 1'-0"

RECEIVED

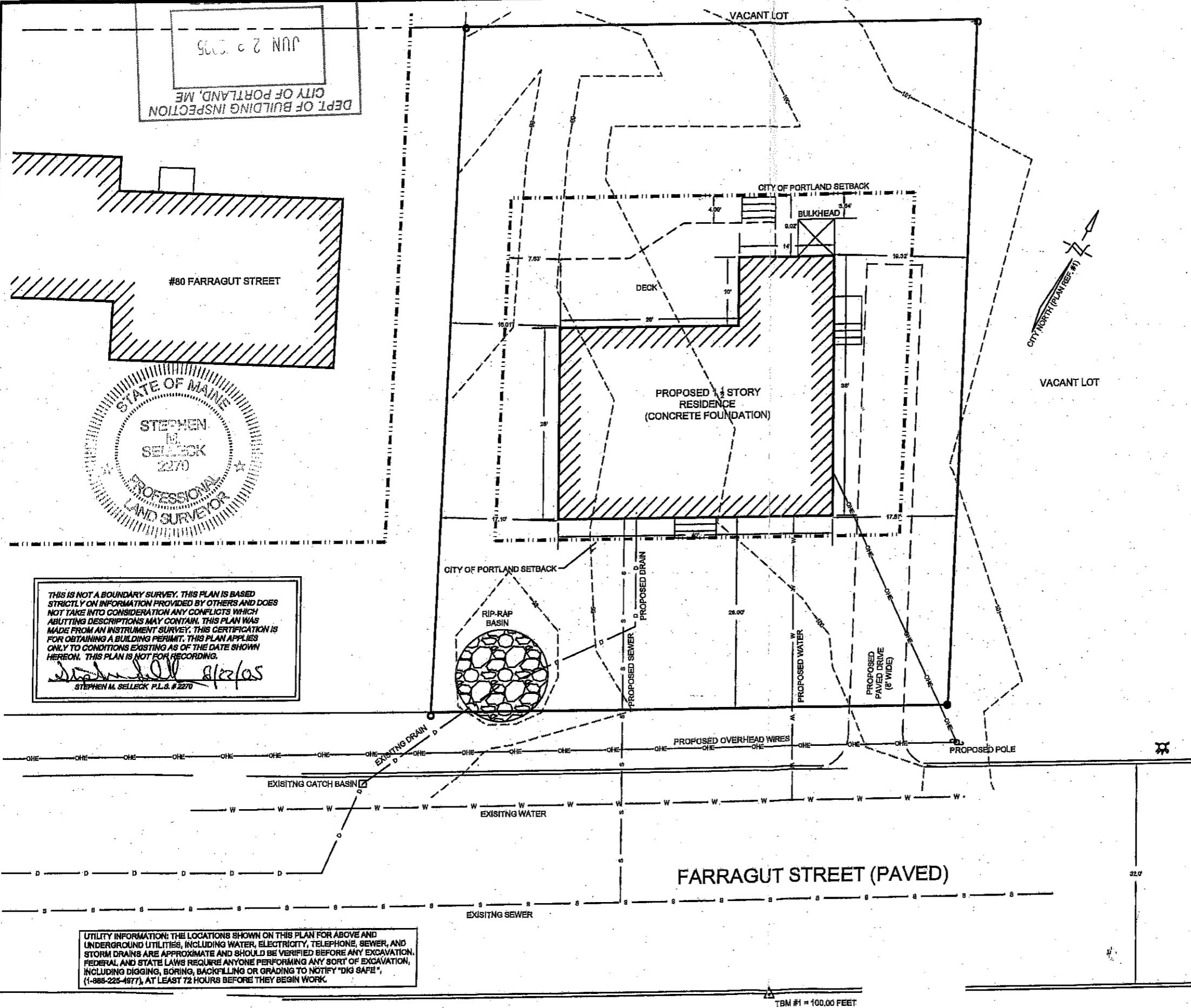
JUN 2 2005

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 8/22/05
STEPHEN M. SELLECK P.L.S. #2270



LEGEND

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

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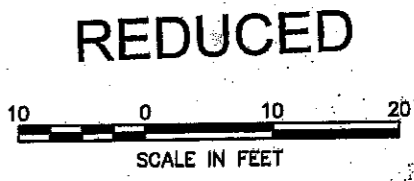
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R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'
1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION



SKETCH PLAN
90-94 FARRAGUT STREET PORTLAND, MAINE

MADE FOR
REALTY
949 BRIGHTON AVE
PORTLAND, MAINE 04102

| | | | | | |
|-------|-------|---|----------|--------|----------|
| JOB# | 00000 | DATE: | 06-14-05 | SCALE: | 1" = 10' |
| BOOK# | 770 | PREPARED BY STEPHEN M. SELLECK (207) 797-0724 80 FARRAGUT STREET PORTLAND, MAINE 04103 | | | |
| DISC# | N/A | | | | |
| FILE# | N/A | | | | |

UTILITY INFORMATION: THE LOCATIONS SHOWN ON THIS PLAN FOR ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, ELECTRICITY, TELEPHONE, SEWER, AND STORM DRAINS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION. FEDERAL AND STATE LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING OR GRADING TO NOTIFY "DIG SAFE", (1-888-225-4877), AT LEAST 72 HOURS BEFORE THEY BEGIN WORK.