

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

2005-0139
 Application I. D. Number

*S.F.F. 2/27/05
 App. Topo.
 App. Line Dist's
 Back Plan Register on SD*

Madden Timothy L
 Applicant
 28 Chestnut St, Portland, ME
 Applicant's Mailing Address

*2 Trees
 Born/Swale Per Subdivision Approval?
 Full Size/Scalped Plans...*

Jay Reynolds

6/23/2005
 Application Date

Single Family Home 40'x 28'
 Project Name/Description

Farragut St, Portland, Maine
 Address of Proposed Site

339 J055001
 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' 1224
 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 Pla \$50.00 Subdivision Engineer Review \$250.00 Date 6/28/2005

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied

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

*Letter Sent 7-7-05
 8-5 Revised Plans Do Not Address Any Comments
 Kimberley 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:

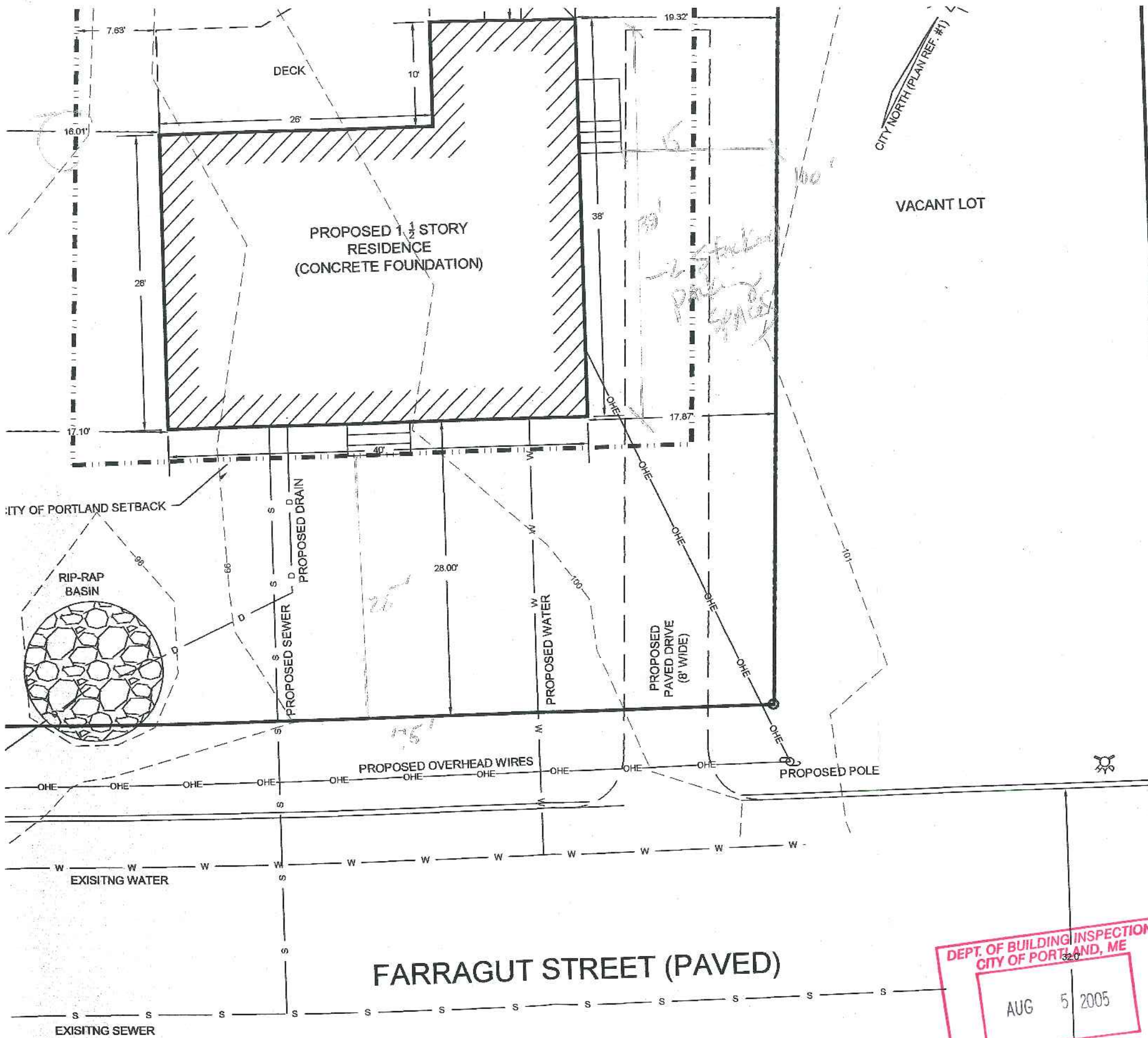
1. Please provide proposed grading/topography on the lot. This should match the previously approved grading as shown on the Farragut Street Extension plans approved on April 16, 2003. Add to plan.
2. Please note the Finish floor elevation. This should be tied into the same elevation data as your proposed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



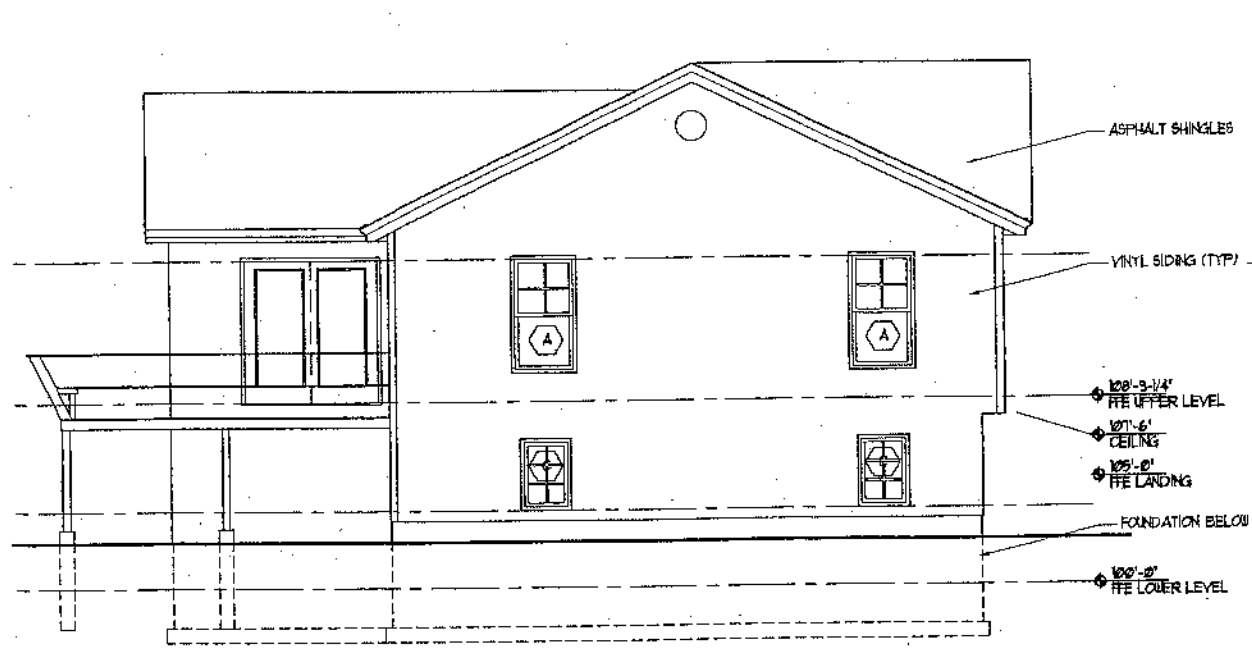
SKETCH PLAN
 84 FARRAGUT STREET PORTLAND, MAINE

MADE FOR
 REALI REALTY
 949 BRIGHTON AVE
 PORTLAND, MAINE 04102

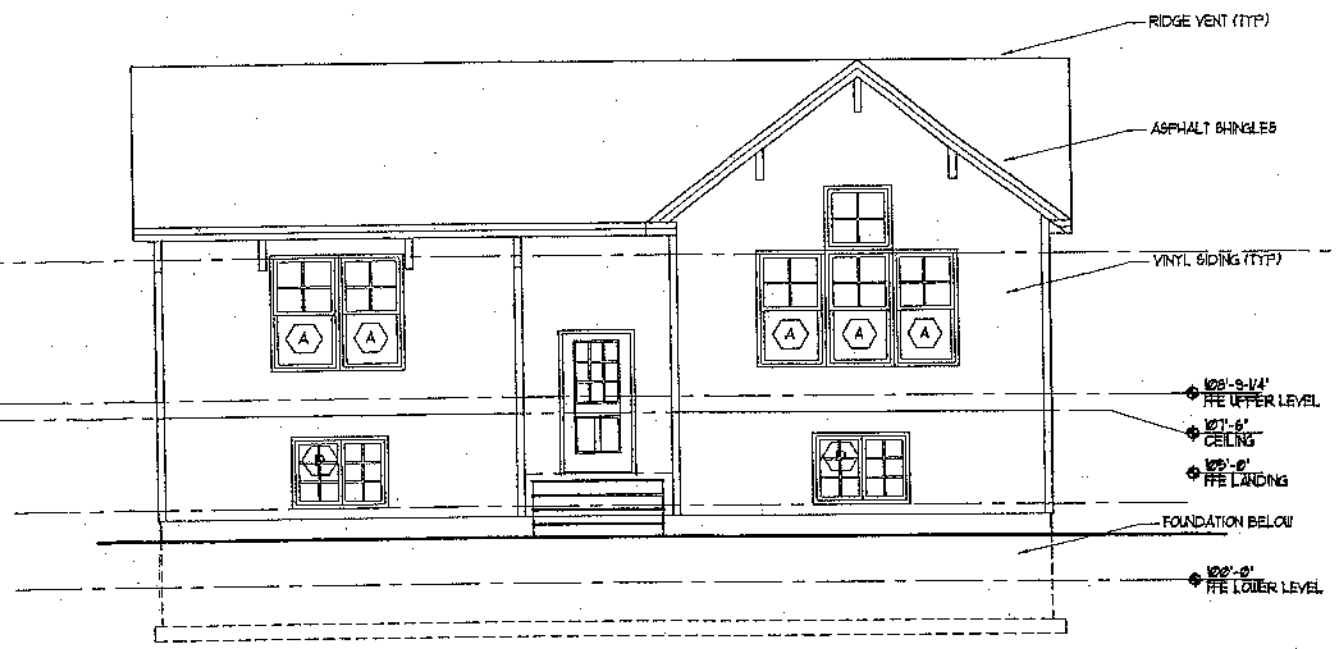


JOB#	00000	DATE:	06-14-05	SCALE:	1" = 10'
BOOK#	770	PREPARED BY			
		STEPHEN M. SELLECK (207) 797-0724			

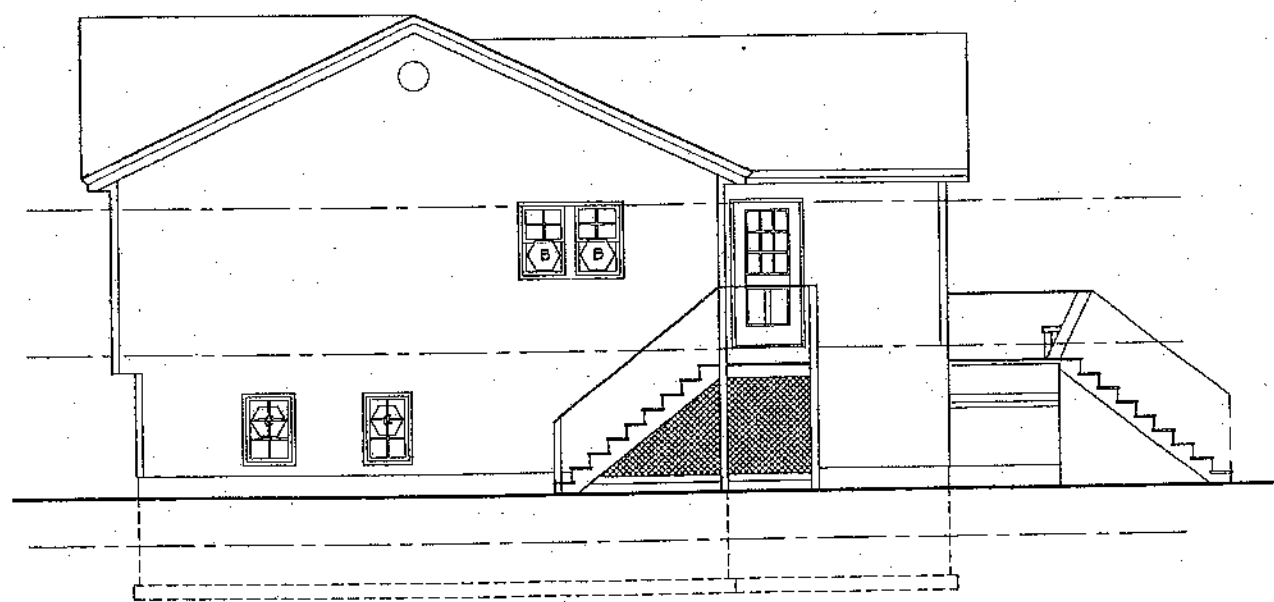
CITY OF PORTLAND, MAINE
RECEIVED
JUN 23 2005



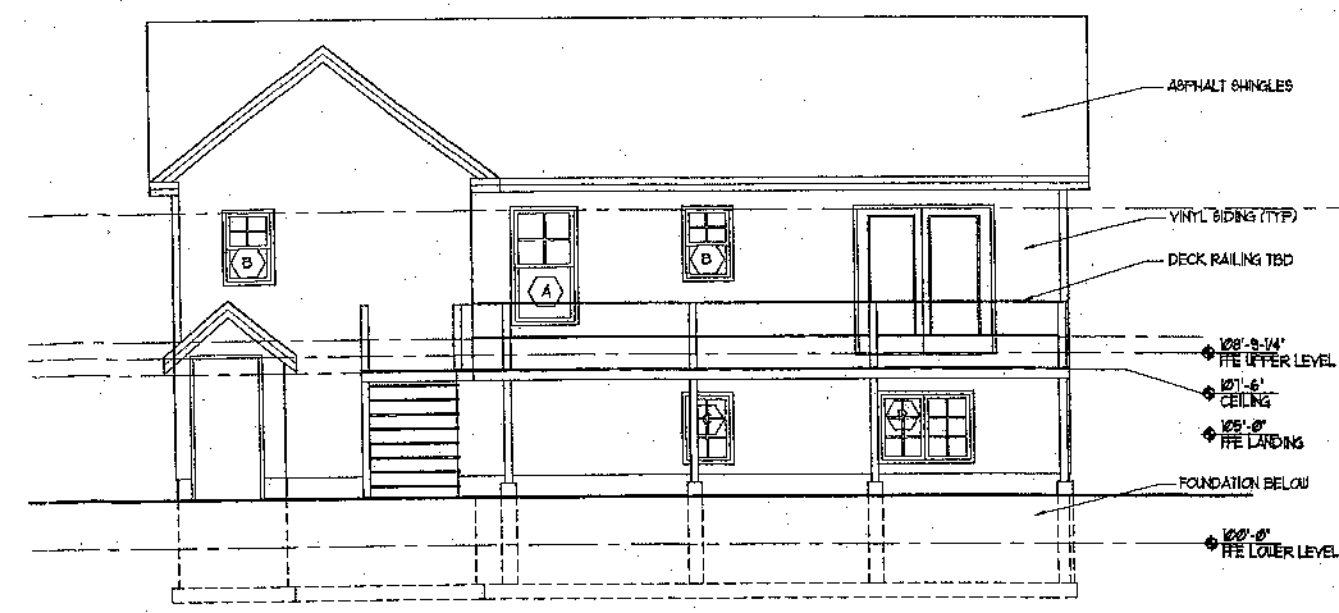
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DUNTON RESIDENCE
Portland, Maine

JOB: 04001

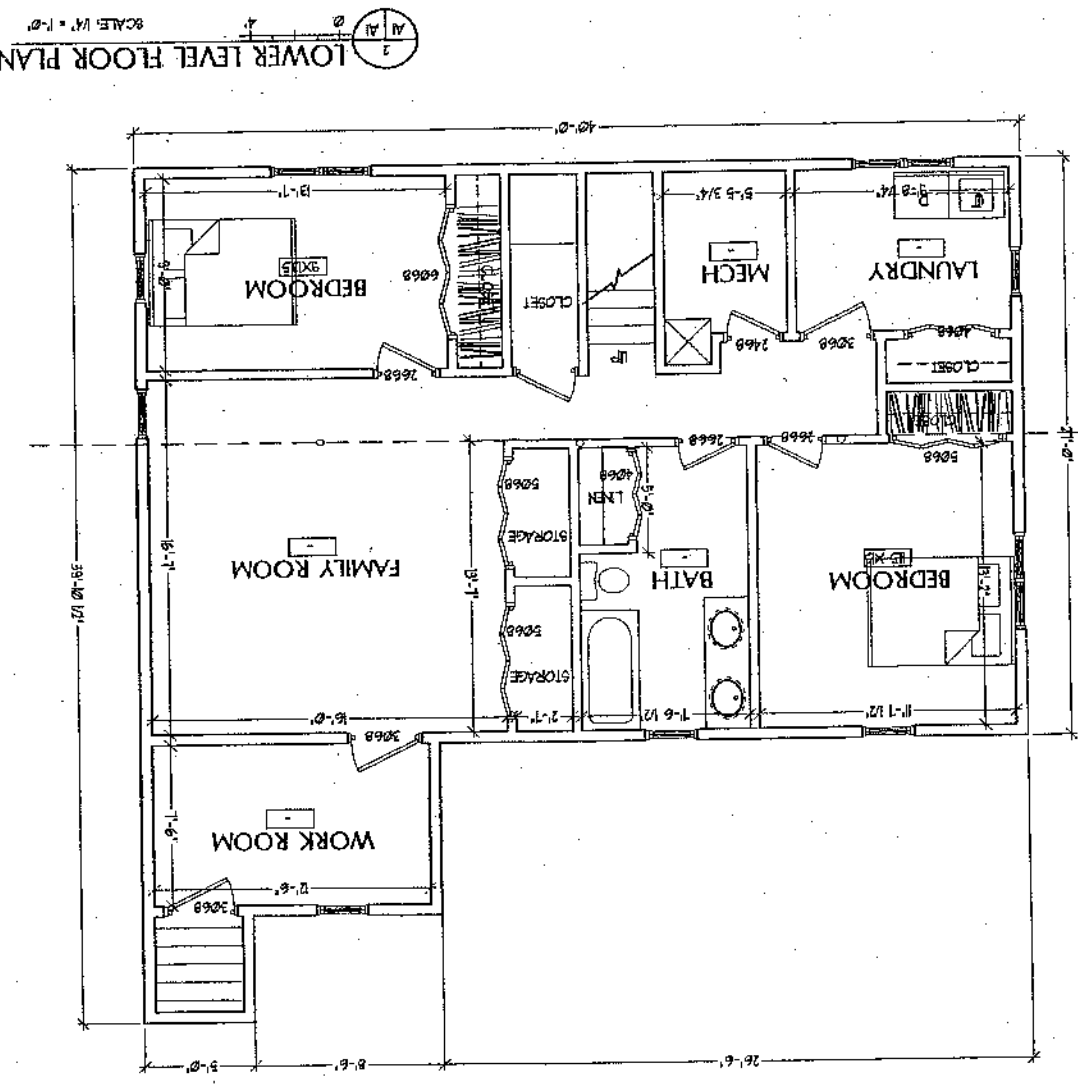
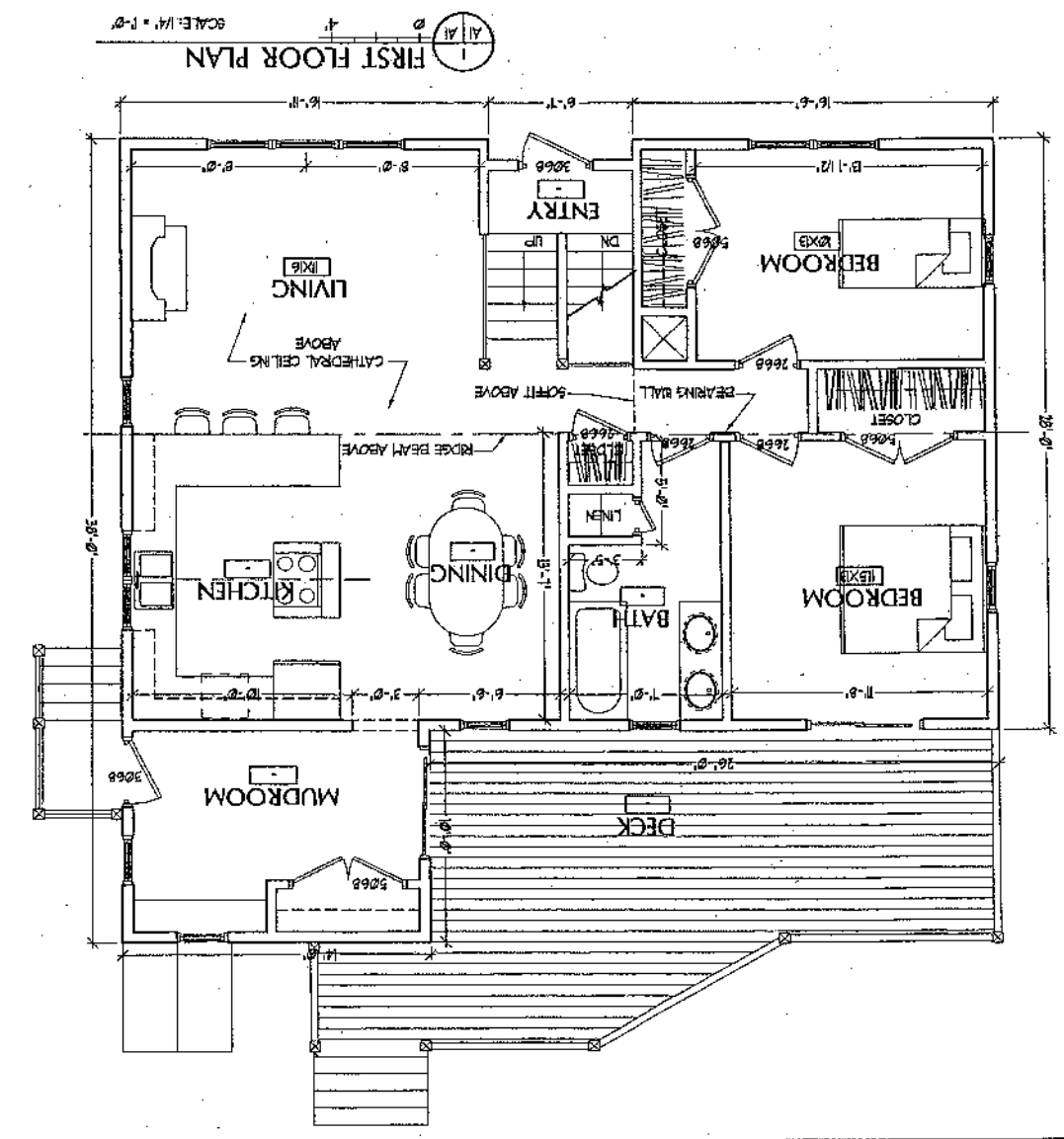
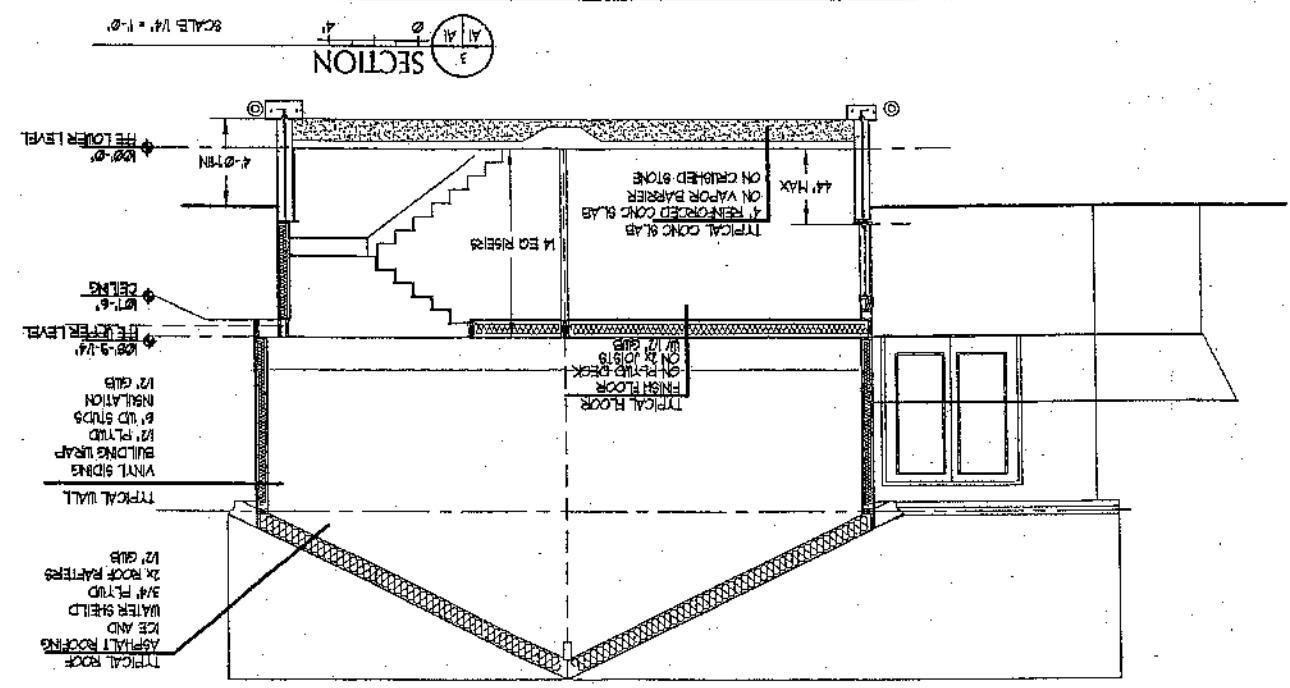
ISSUE DATE	
PRELIM	06/10/04
DD	-
BID	-
C.D.'s	-
REVISION	-
PRINT	06/06/05

DRAWN BY: DEM
CHECK BY:

A-2

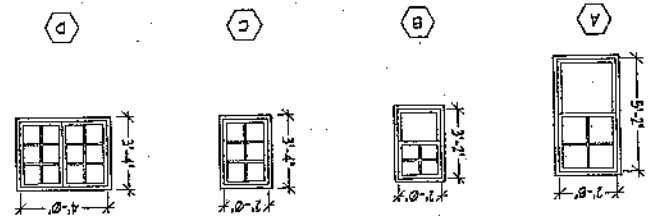
PLANS
A-1
JOB: 24201
ISSUE DATE: 06/20/24
PRELIM: 06/20/24
DD: -
BID: -
C.D.S.: -
REVISION: -
PRINT: 06/26/24
DRAIN BY DEM: -
CHECK BY: -

DUNTON RESIDENCE
Portland, Maine



WINDOW SCHEDULE

TYPE	SIZE	MATERIAL	OPERATION	NOTE
(A)	7'-0" x 5'-2"	VINYL	OPER-DH	ANDERSON 2852 OR EQUAL
(B)	3'-0" x 3'-2"	VINYL	OPER-DH	ANDERSON 2852 OR EQUAL
(C)	2'-4" x 3'-4"	VINYL	OPERABLE	ANDERSON Q435 OR EQUAL
(D)	4'-0" x 3'-4"	VINYL	OPERABLE	ANDERSON C235 OR EQUAL



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

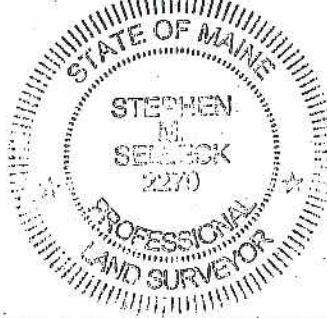
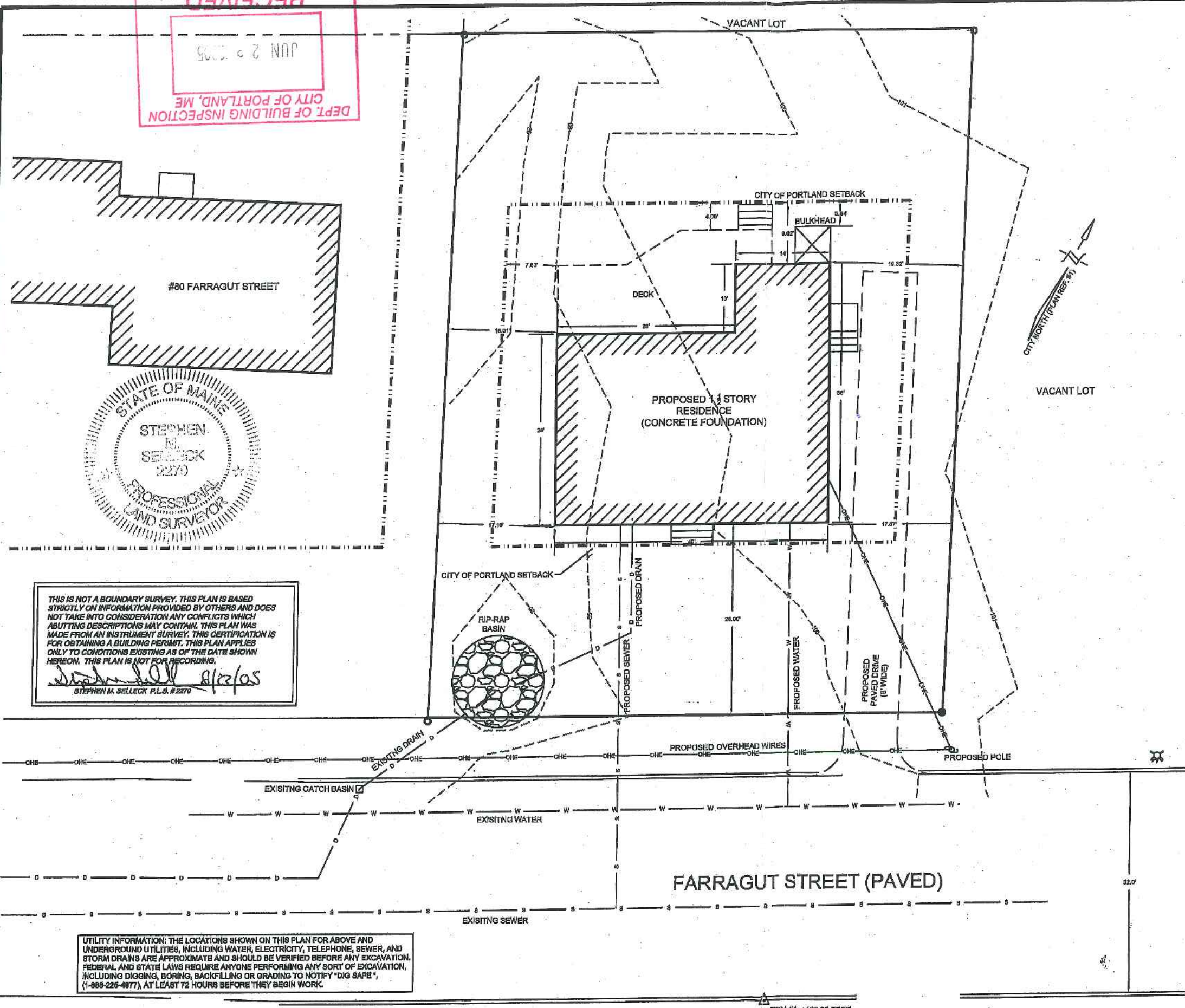
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOWER LEVEL FLOOR PLAN
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 8/23/05
STEPHEN M. SELLECK P.L.S. #2270

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.

LEGEND

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

NOTES

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PLAN REFERENCES

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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 - 5'
1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION

REDUCED

10 0 10 20
SCALE IN FEET

SKETCH PLAN
90-94 FARRAGUT STREET PORTLAND, MAINE

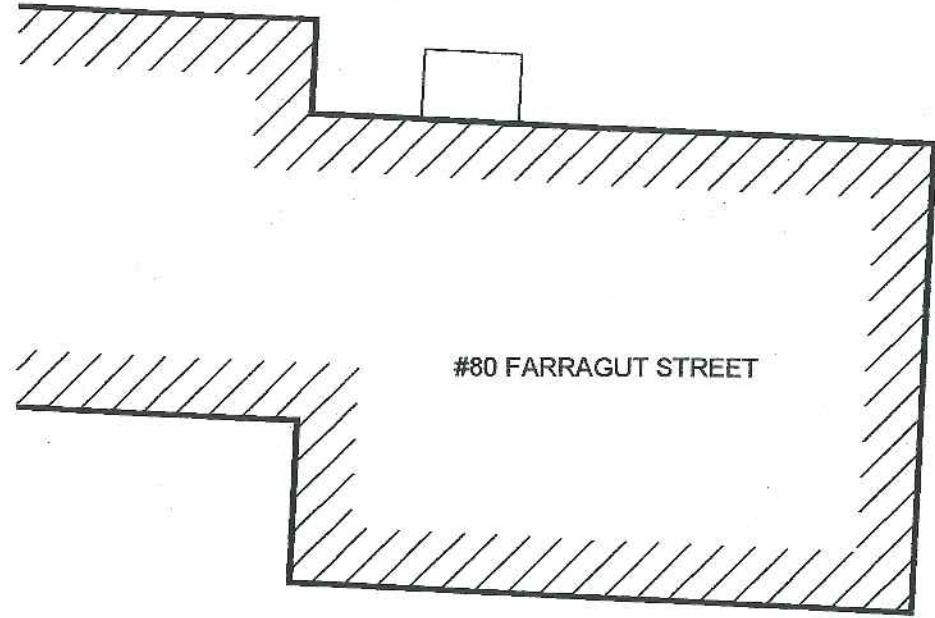
MADE FOR
REALI REALTY
949 BRIGHTON AVE
PORTLAND, MAINE 04102

JOB#	00000	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			

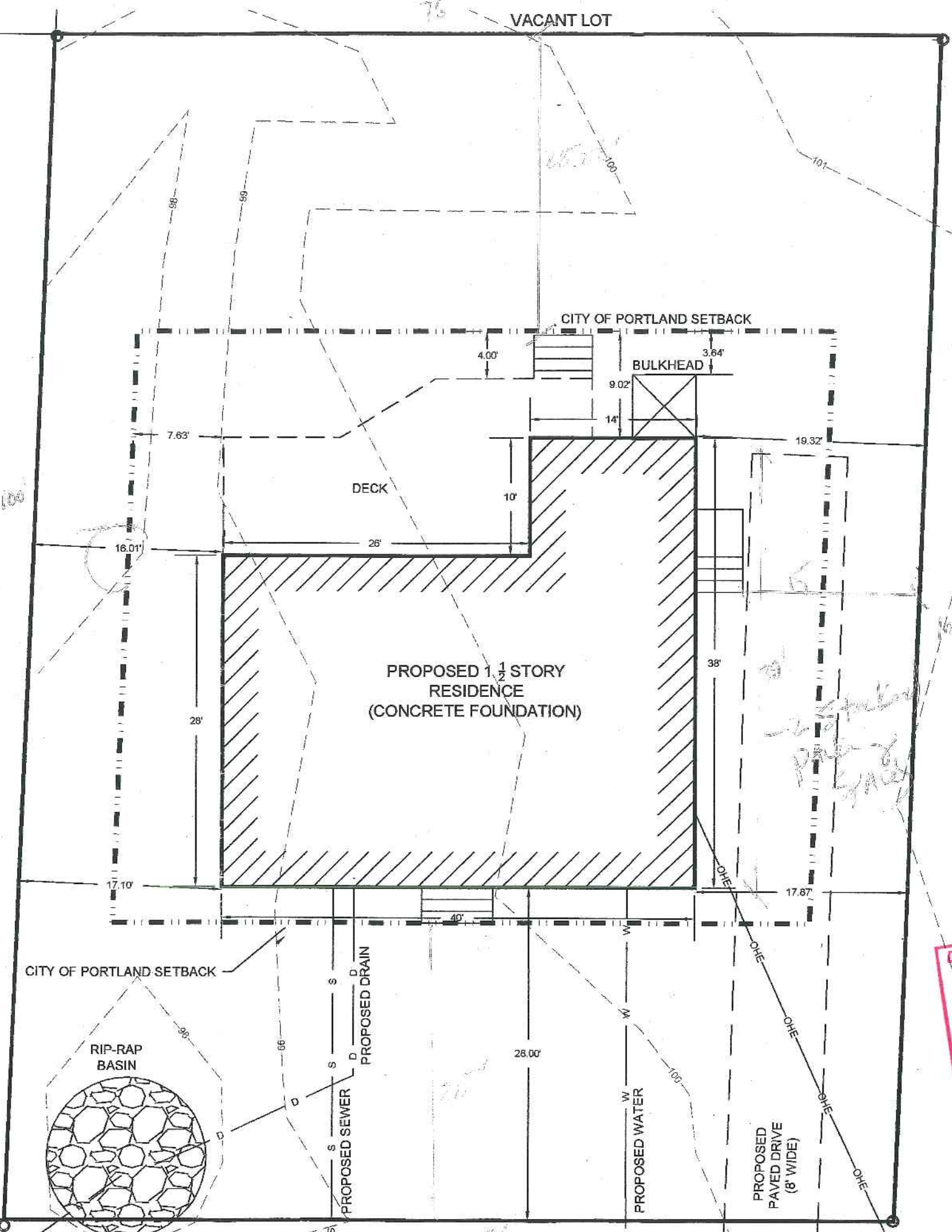
TBM #1 = 100.00 FEET

Jay Revised Plans

for 2005-0139
(Note corrected CBL & Street #)



#80 FARRAGUT STREET



VACANT LOT

CITY OF PORTLAND SETBACK

BULKHEAD

DECK

PROPOSED 1 1/2 STORY RESIDENCE (CONCRETE FOUNDATION)

CITY OF PORTLAND SETBACK

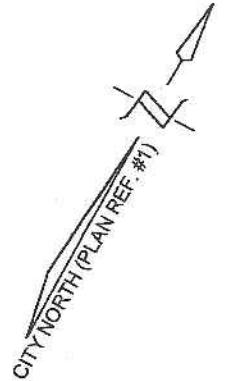
RIP-RAP BASIN

PROPOSED DRAIN

PROPOSED SEWER

PROPOSED WATER

PROPOSED PAVED DRIVE (8' WIDE)



CITY NORTH (PLAN REF. #1)

VACANT LOT

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