

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

Agent Ph: _____
 Agent Fax: _____
 Applicant or Agent Daytime Telephone, Fax

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'

Proposed Building square Feet or # of Units

1224
 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

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____

*F.F.E. 2 match
 App. Topo
 App. Line Dist's
 Back Plan Revert to SD*

*2 Trees
 Jay Reynolds
 Born/sunk Per Subdivision Approval?
 Full Size/Scalad Plans...*

*Letter Sent
 7-7-05*

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

*Owner
 Timothy
 Dunstan
 939-1726*



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:

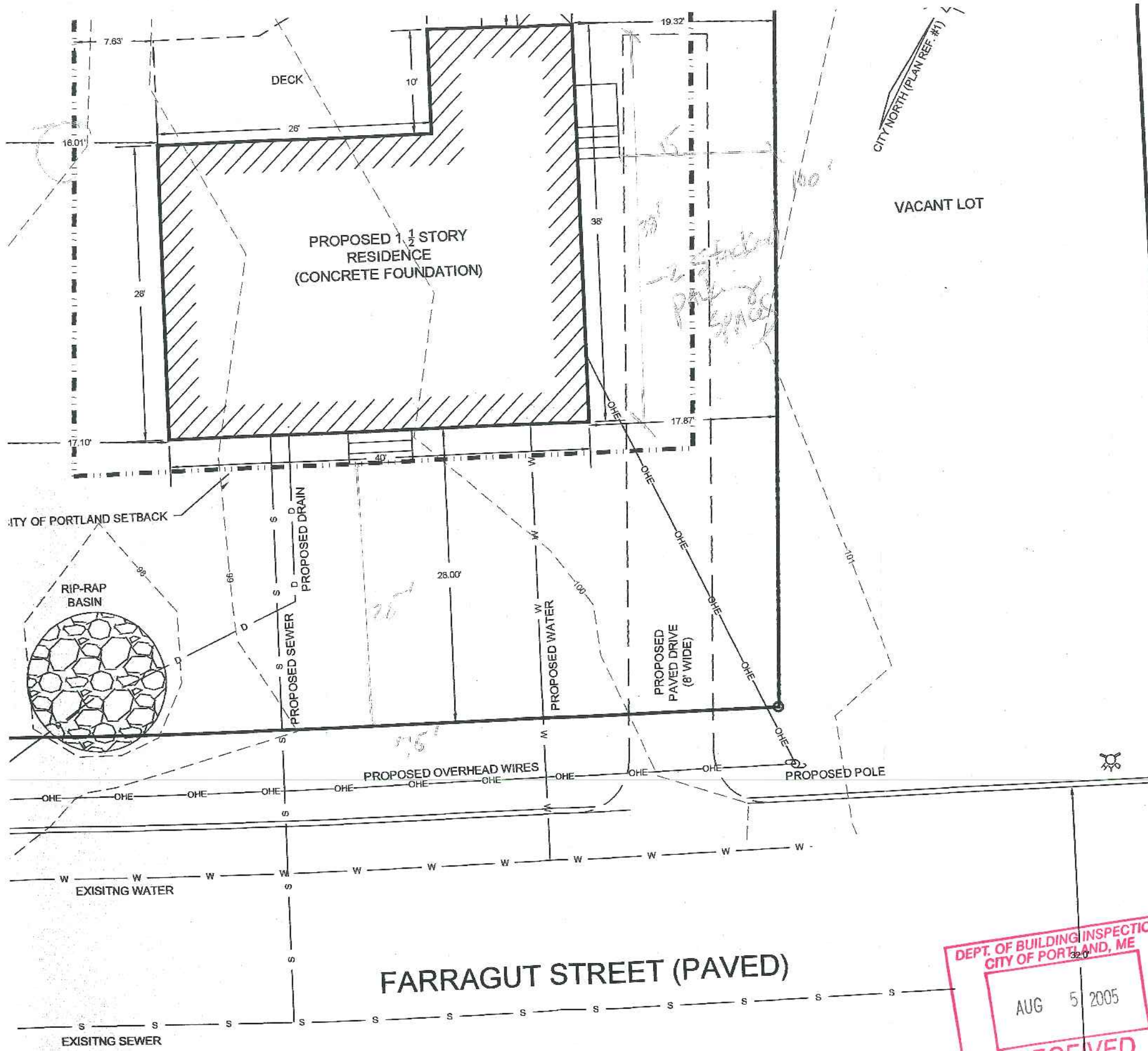
1. Please provide proposed grading/topography on the lot. This should match the previously approved grading as shown on the Farragut Street Extension plans approved on April 16, 2003. Add to plan.
2. Please note the Finish floor elevation. This should be tied into the same elevation data as your proposed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

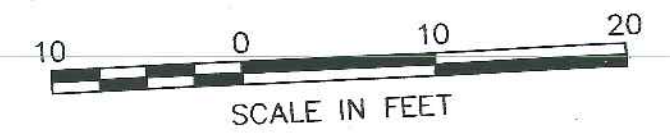
OWNER OF RECORD

TIMOTHY L. MADDEN 22245/137
 28 CHESTNUT STREET
 OLD ORCHARD BEACH, MAINE 04064

CITY OF PORTLAND TAX MAP 339, LOTS J ~~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



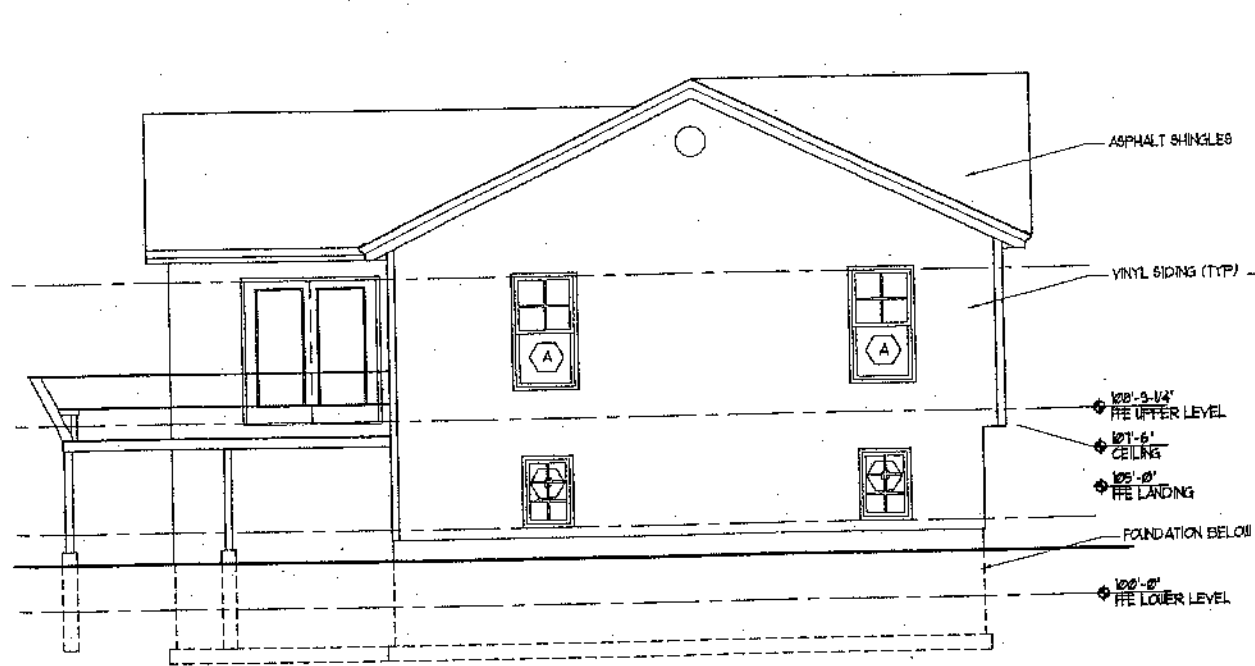
SKETCH PLAN
 84 FARRAGUT STREET PORTLAND, MAINE

MADE FOR
 REALI REALTY
 949 BRIGHTON AVE
 PORTLAND, MAINE 04102

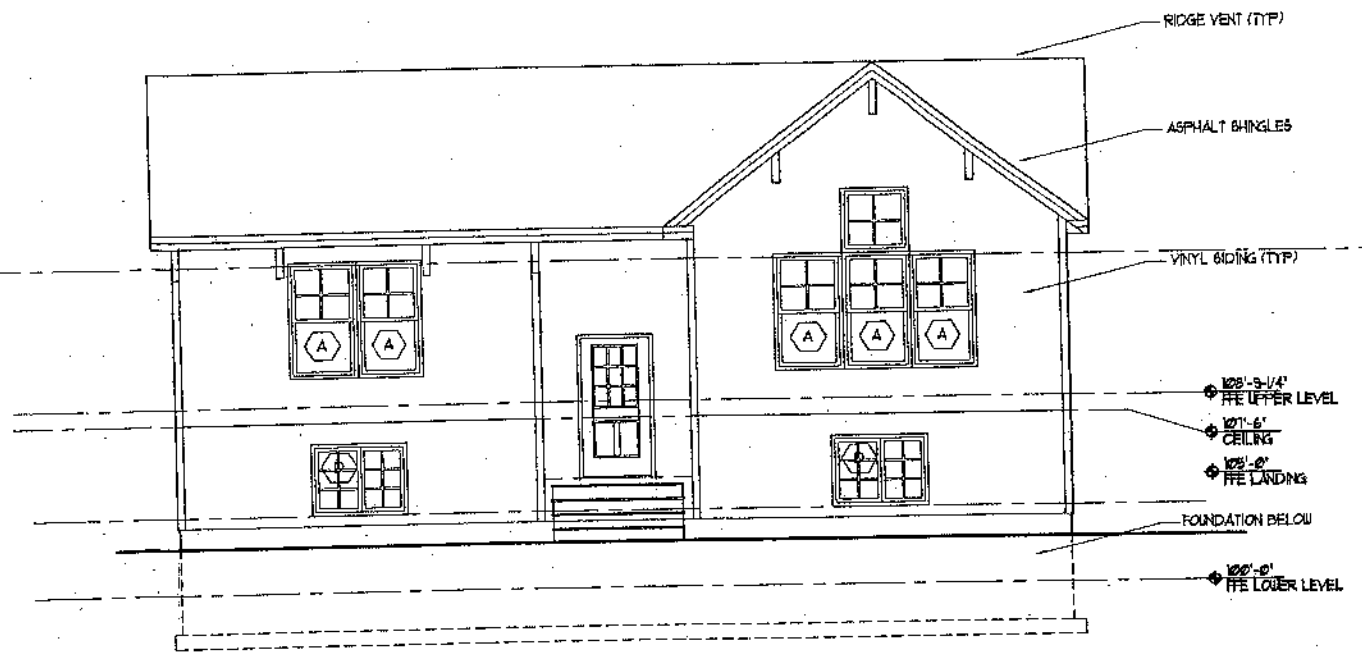
DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 5 2005
 RECEIVED

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

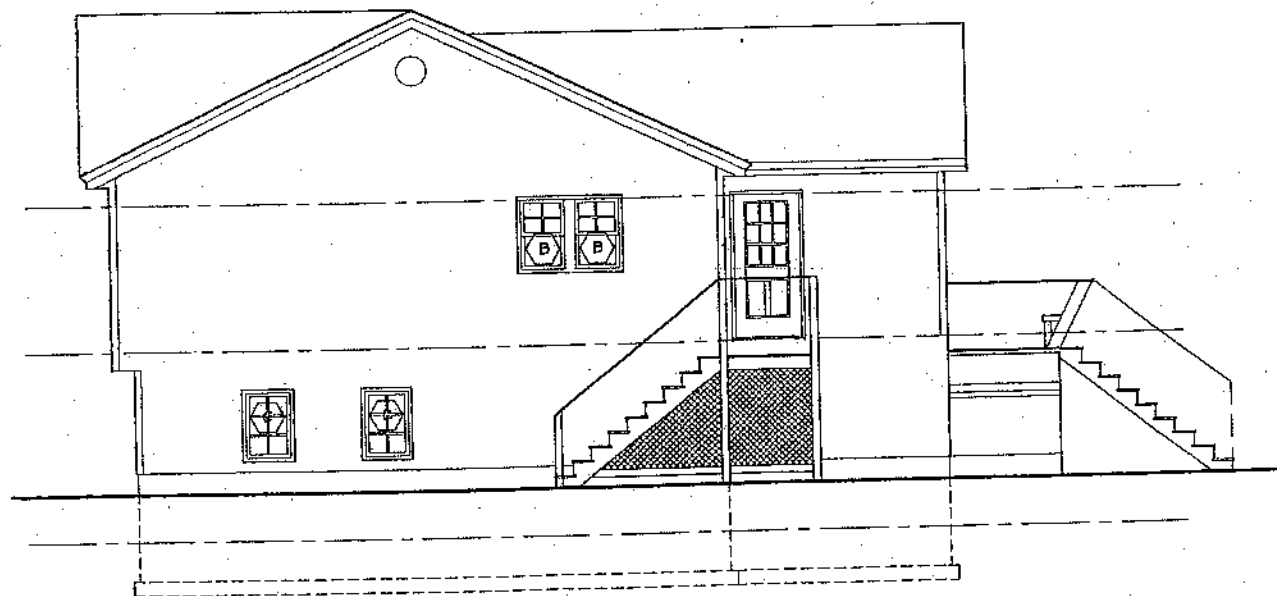
RECEIVED
 JUN 23 2005
 CITY OF PORTLAND



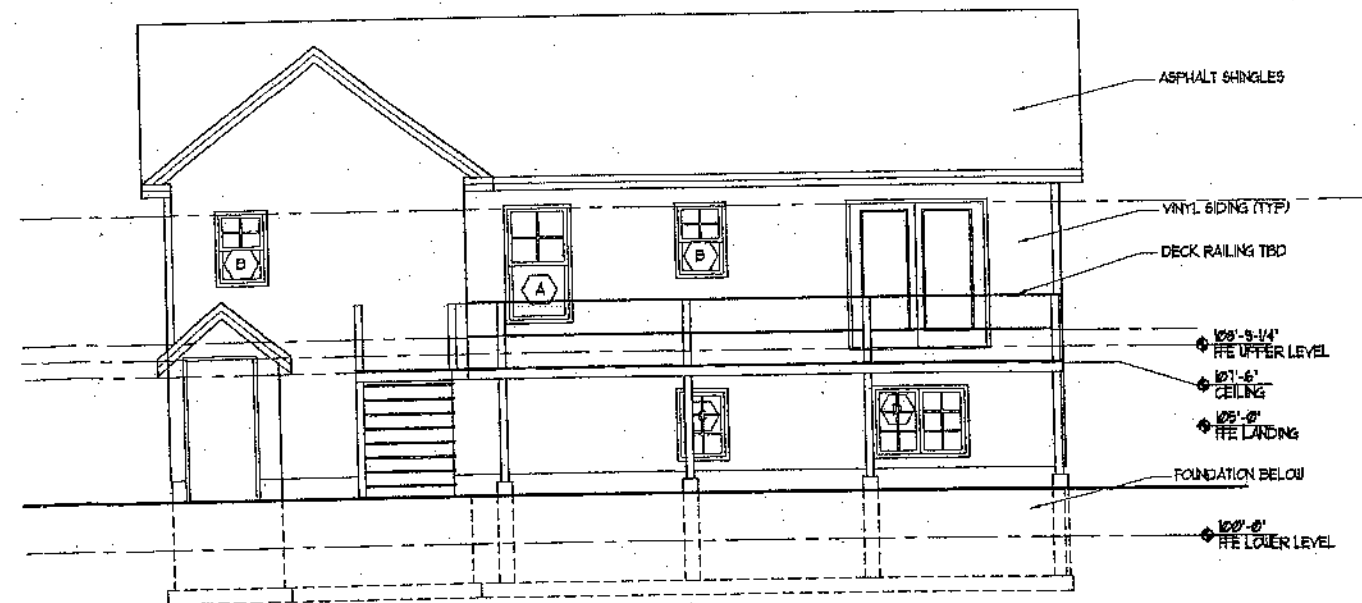
1 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

DUNTON RESIDENCE
 Portland, Maine

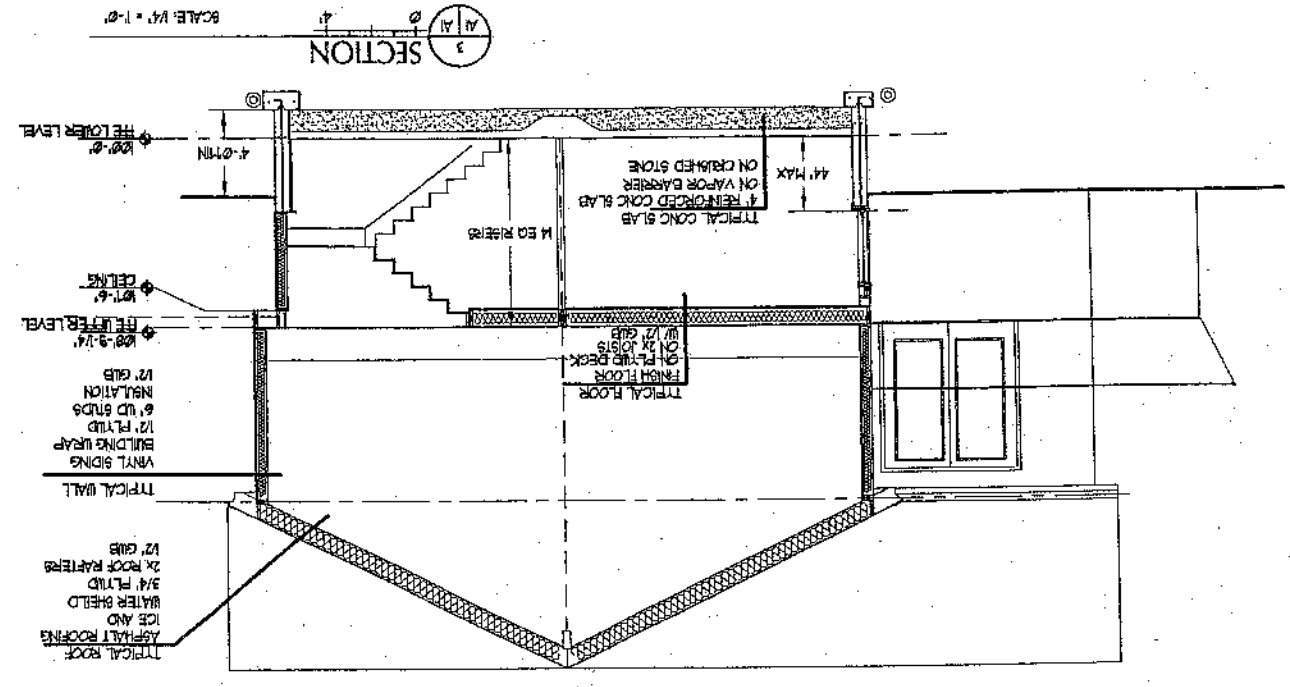
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ISSUE DATE	
PRELIM	06/01/04
DD	-
BID	-
C.D.'s	-
REVISION	-
PRINT	06/06/05
DRAWN BY	DEM
CHECK BY	

A-2

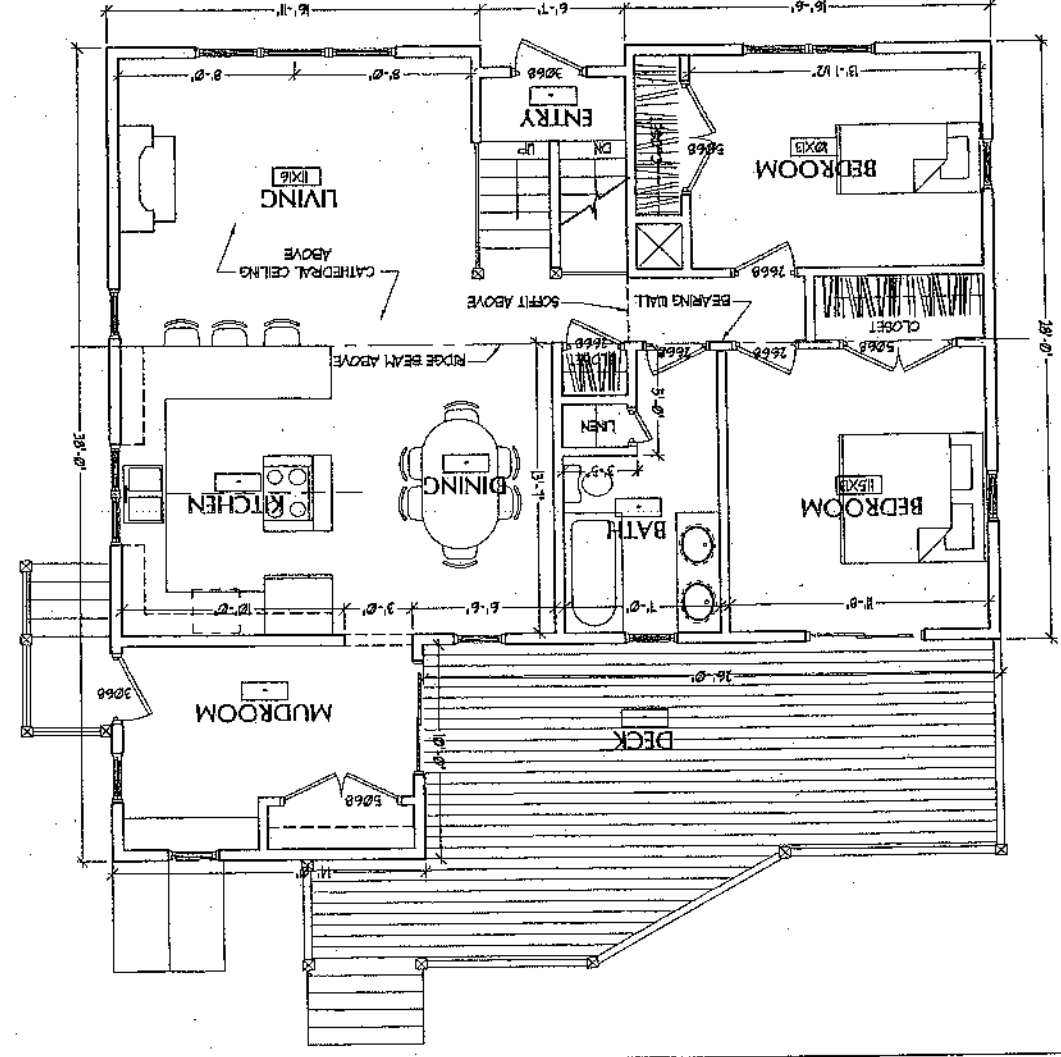
PLANS
A-1

JOB: 24201
ISSUE DATE
PRELIM 06/20/24
DD
BID
CD's
REVISION
PRINT 06/20/24
DRAWN BY DEM
CHECK BY

DUNTON RESIDENCE
Portland, Maine



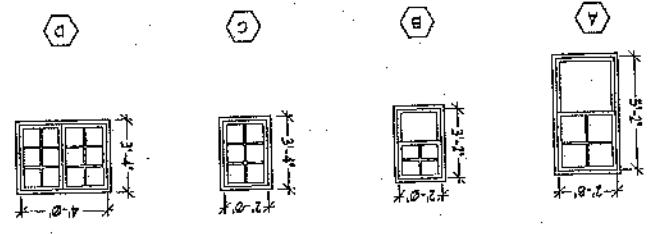
SECTION 3
SCALE: 1/4" = 1'-0"



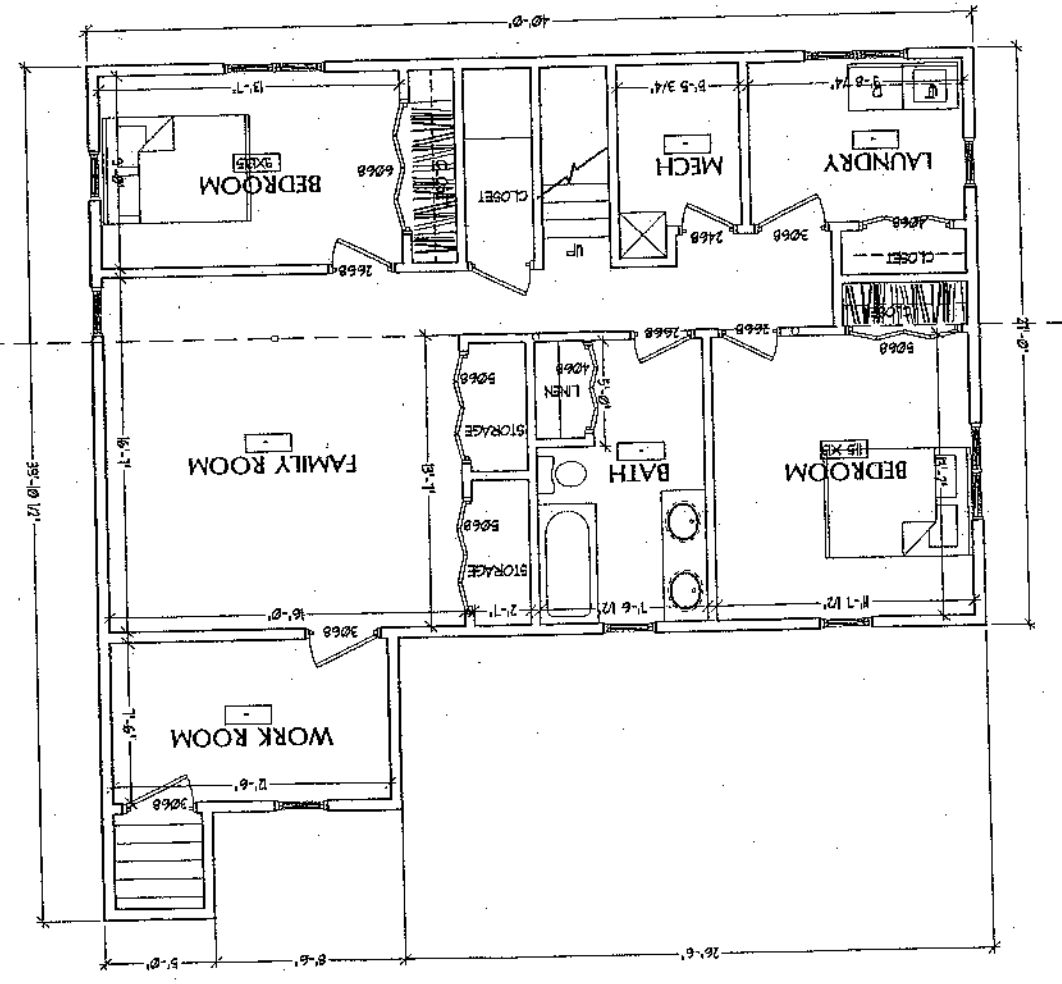
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

TYPE	SIZE	OPERATION	NOTE
A	2'-8" x 5'-2"	OPR-DH	ANDERSON 2052 OR EQUAL
B	2'-0" x 3'-2"	OPR-DH	ANDERSON 2022 OR EQUAL
C	2'-4" x 3'-4"	OPRABLE	ANDERSON CUBS OR EQUAL
D	4'-0" x 3'-4"	OPRABLE	ANDERSON CUBS OR EQUAL

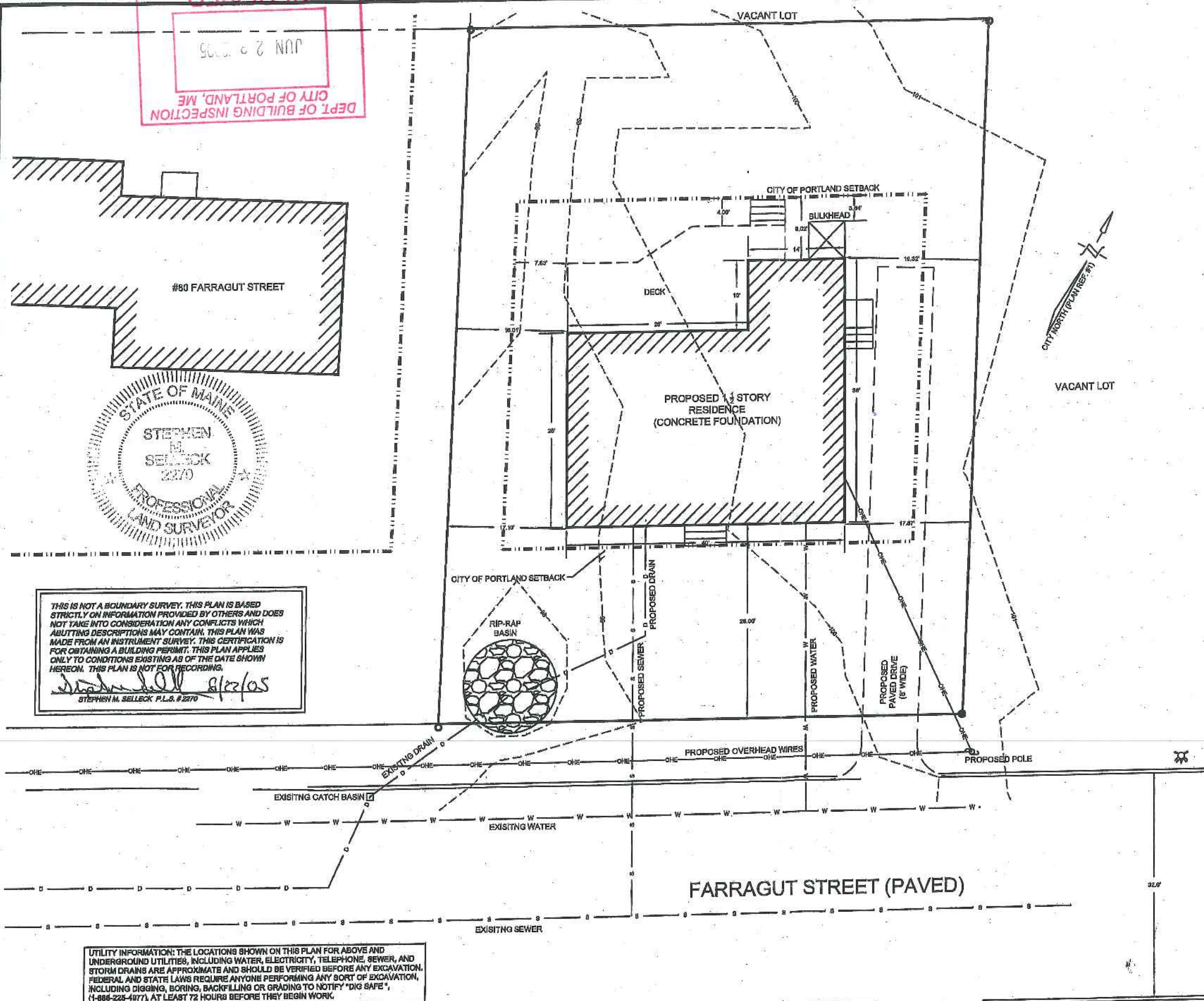


LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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 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

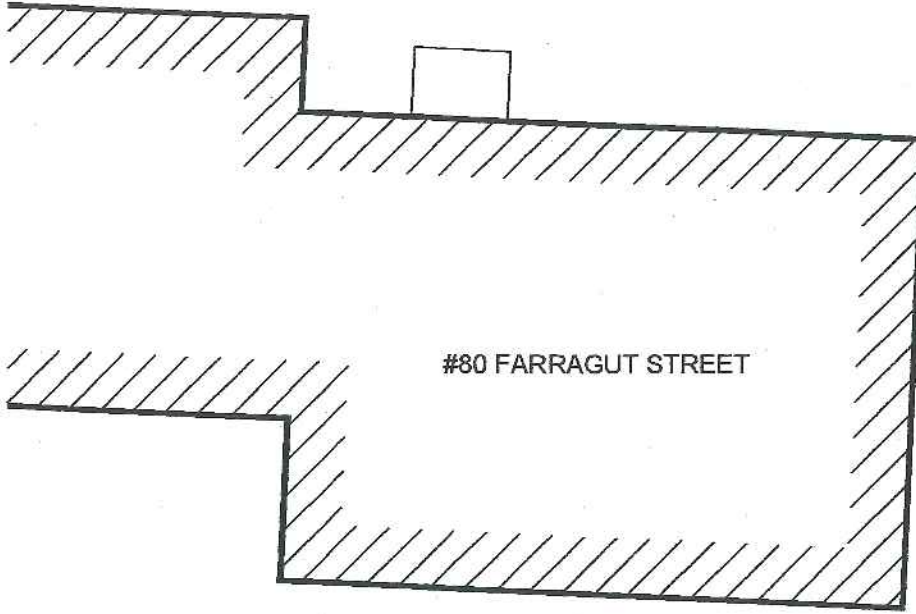
UTILITY INFORMATION: THE LOCATIONS SHOWN ON THIS PLAN FOR ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, ELECTRICITY, TELEPHONE, SEWER, AND STORM DRAINS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION. FEDERAL AND STATE LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING OR GRADING TO NOTIFY "DIG SAFE", (1-888-228-4877), 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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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.		
ZONING		
R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8' 1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION		
REDUCED		
 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
BOOK#	770	SCALE: 1" = 10'
DISC#	N/A	PREPARED BY
FILE#	N/A	STEPHEN M. SELLECK (207) 797-0724
		80 FARRAGUT STREET PORTLAND, MAINE 04103

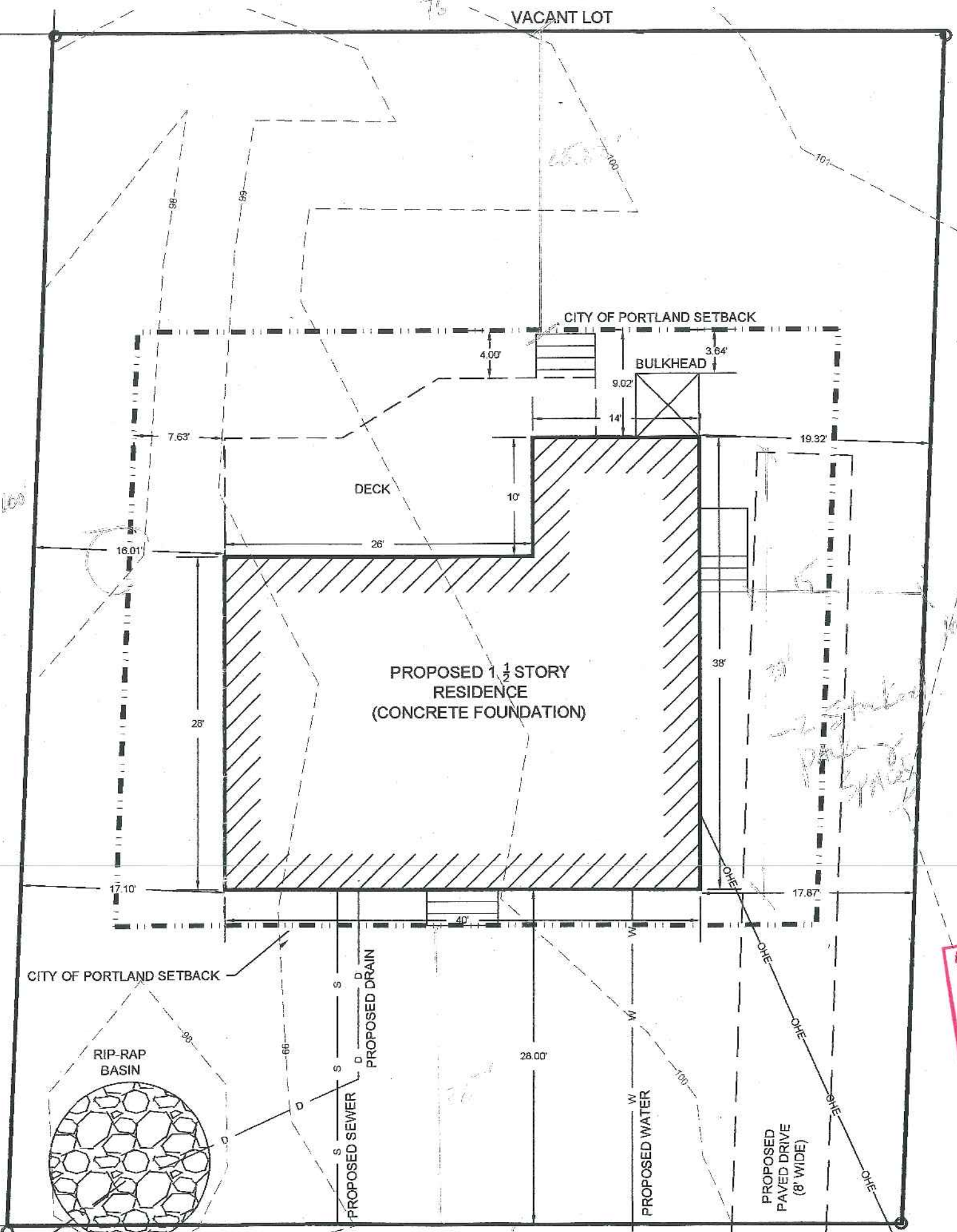
TBM #1 = 100.00 FEET

Jay Revised Plans

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



#80 FARRAGUT STREET



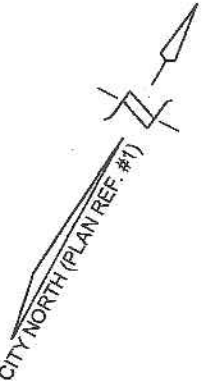
VACANT LOT

CITY OF PORTLAND SETBACK

BULKHEAD

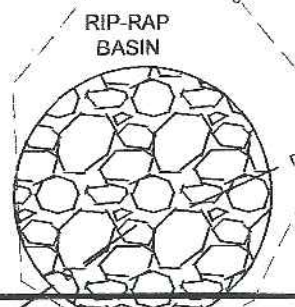
DECK

PROPOSED 1 1/2 STORY RESIDENCE
(CONCRETE FOUNDATION)



VACANT LOT

CITY OF PORTLAND SETBACK



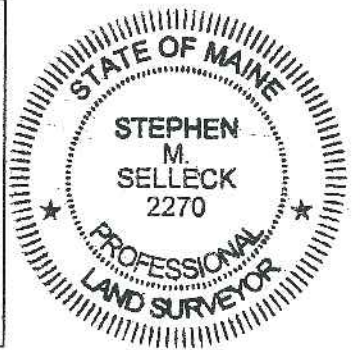
RIP-RAP BASIN

PROPOSED SEWER DRAIN

PROPOSED WATER

PROPOSED PAVED DRIVE
(8' WIDE)

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Stephen M. Selleck 8/5/05
STEPHEN M. SELLECK P.L.S. # 2270



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CITY OF PORTLAND, ME
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