

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

2002-0242

Application I. D. Number

11/12/2002

Application Date

36 East Side Drive, Great Diamond Isla
Project Name/Description

Sampino Santo R &

Applicant

64 Hillside Rd Ext, Woodbury, CT 06794

Applicant's Mailing Address

36 - 36 East Side Dr, Portland, Maine

Address of Proposed Site

083F A063001

Assessor's Reference: Chart-Block-Lot

Applicant Ph: (203) 266-0593 Agent Fax: _____

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) _____

3870 sq. Ft.

Proposed Building square Feet or # of Units

62100 sq. Ft.

Acreeage 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 Plan \$50.00 Subdivision _____

Engineer Review \$250.00

Date 11/15/2002

Reviewer Jay Reynolds

DRC Approval Status:

Approved

Approved w/Conditions
See Attached

Denied

Approval Date 12/05/2002

Approval Expiration 12/05/2003

Extension to _____

Additional Sheets
Attached

Condition Compliance

Jay Reynolds
signature

12/05/2002
date

Performance Guarantee

Required*

Not Required

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

<input 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 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 type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
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ADDENDUM**

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Address of Proposed Site

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Approval Conditions of DRC

- 1 ALL SITE WORK WILL CONFORM TO THE CITY OF PORTLAND SHORELAND ZONING REGULATIONS (DIVISION 26).
- 2 PRIOR TO SOIL DISTURBANCE, SILT FENCE SHALL BE INSTALLED ALONG THE 75' MEAN HIGH WATER SETBACK, IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DESIGN STANDARDS AND GUIDELINES.
- 3 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 4 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5 Your new street address is now #36 EAST SIDE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Rec'd 11-18

DRC Copy

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Zoning

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

Fees Paid: Site Pla \$50.00 Subdivision Engineer Review \$250.00 Date 11/15/2002

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

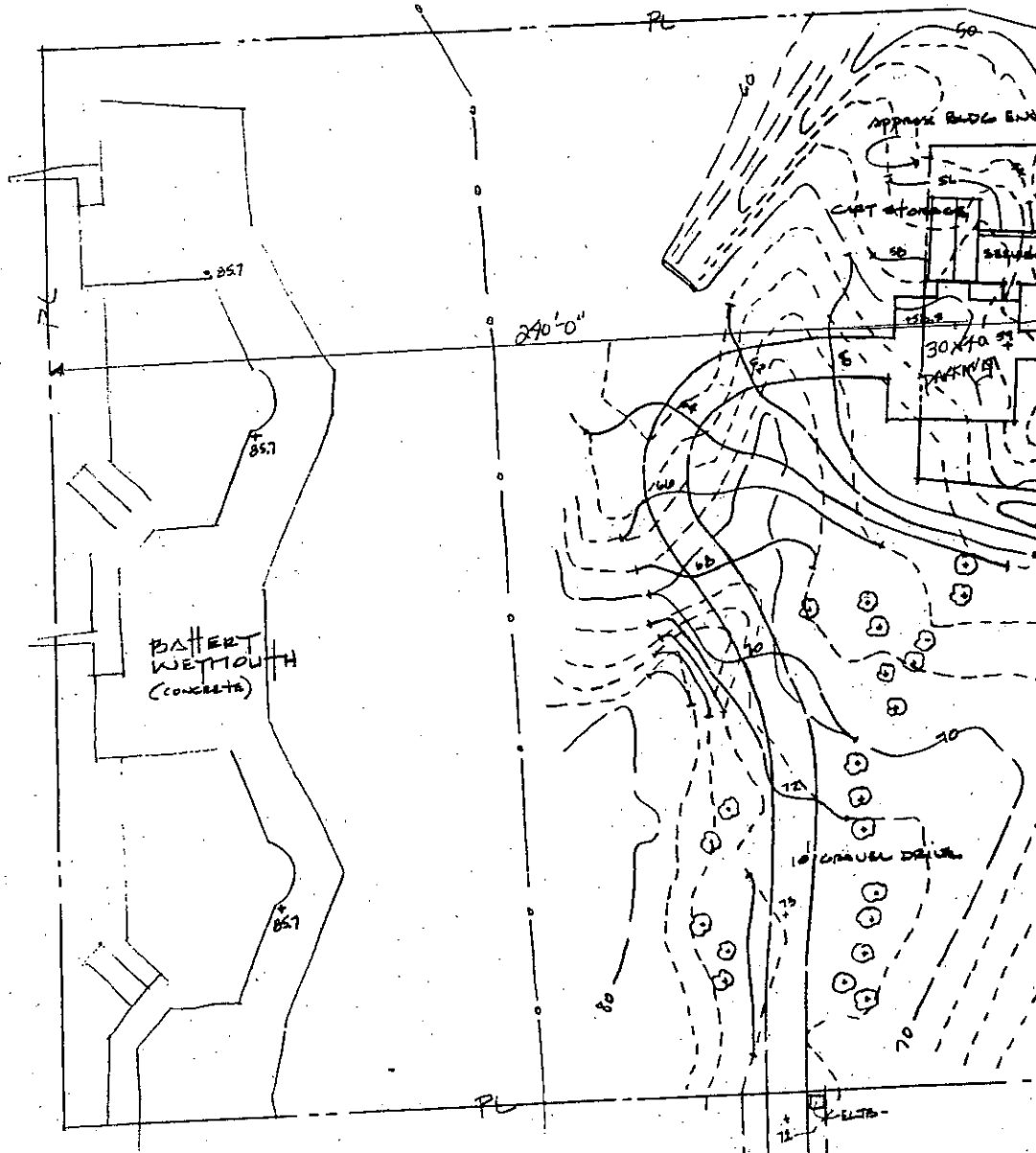
Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
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	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		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

11-18
 * Lots finished ✓ ok
 * Site layout ✓ ok
 * Survey zone ✓ ok
 * Design notes ✓ ok
 * 12-12-02 ✓ ok
 * Restrictive lot
 * Utilities (where?)
 * Not A Visit Impact
 * Restrictive lot

Called Paul
12-2
 He didn't do
the site plan
 Called
Richard Krause
12-4
 R. J. SEARS
TO REVISE 12-5



- - - - - EXISTING CONTOUR
 ——— PROPOSED CONTOUR



✓ SKP
 ✓ SPT

MAP REVISIONS
 LIMITED
 DATED

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

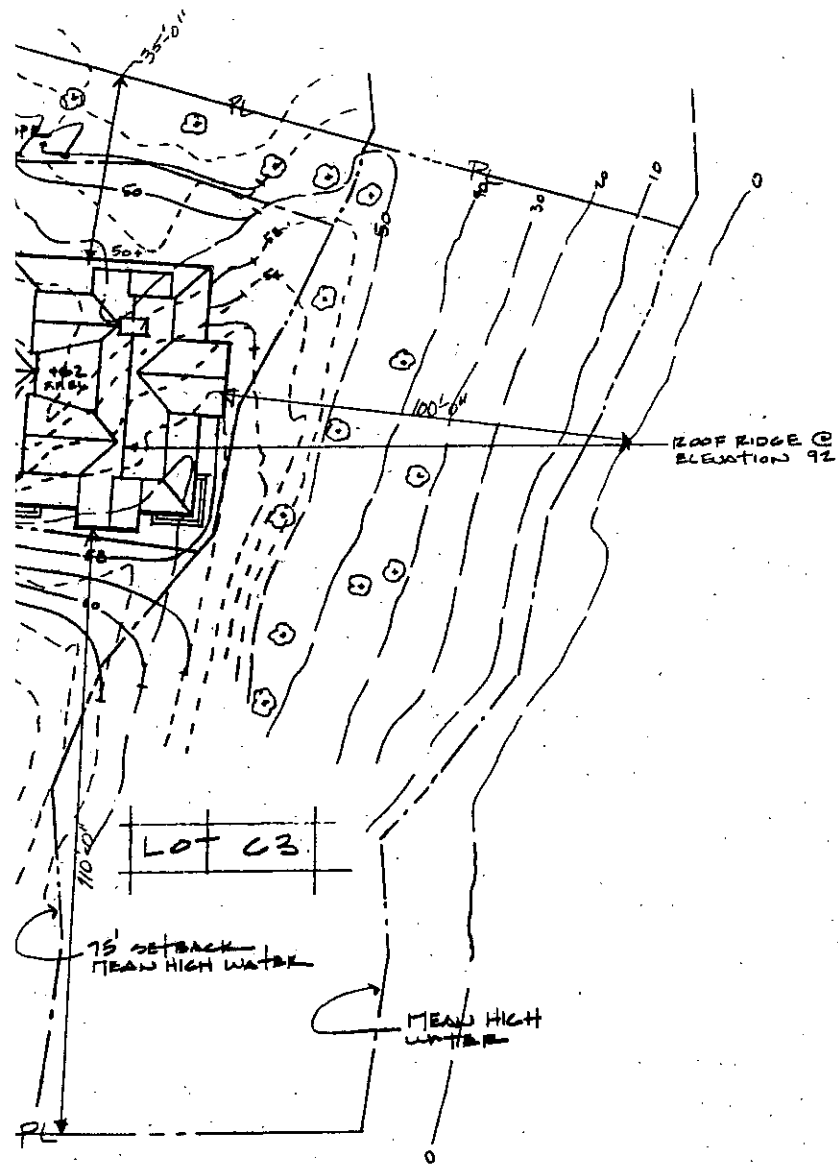
Fax

To: Mary Beth Richardson Company: ME DEP
Fax: 822-6303 Date: 12-4-02
From: Jay Reynolds

Comments: Copy of Site Plan for
Lot 63, Great Dr. Island

Jay

You should receive _____ page(s), including this cover sheet. If you do not receive all of the pages, please call (207)874-8721.

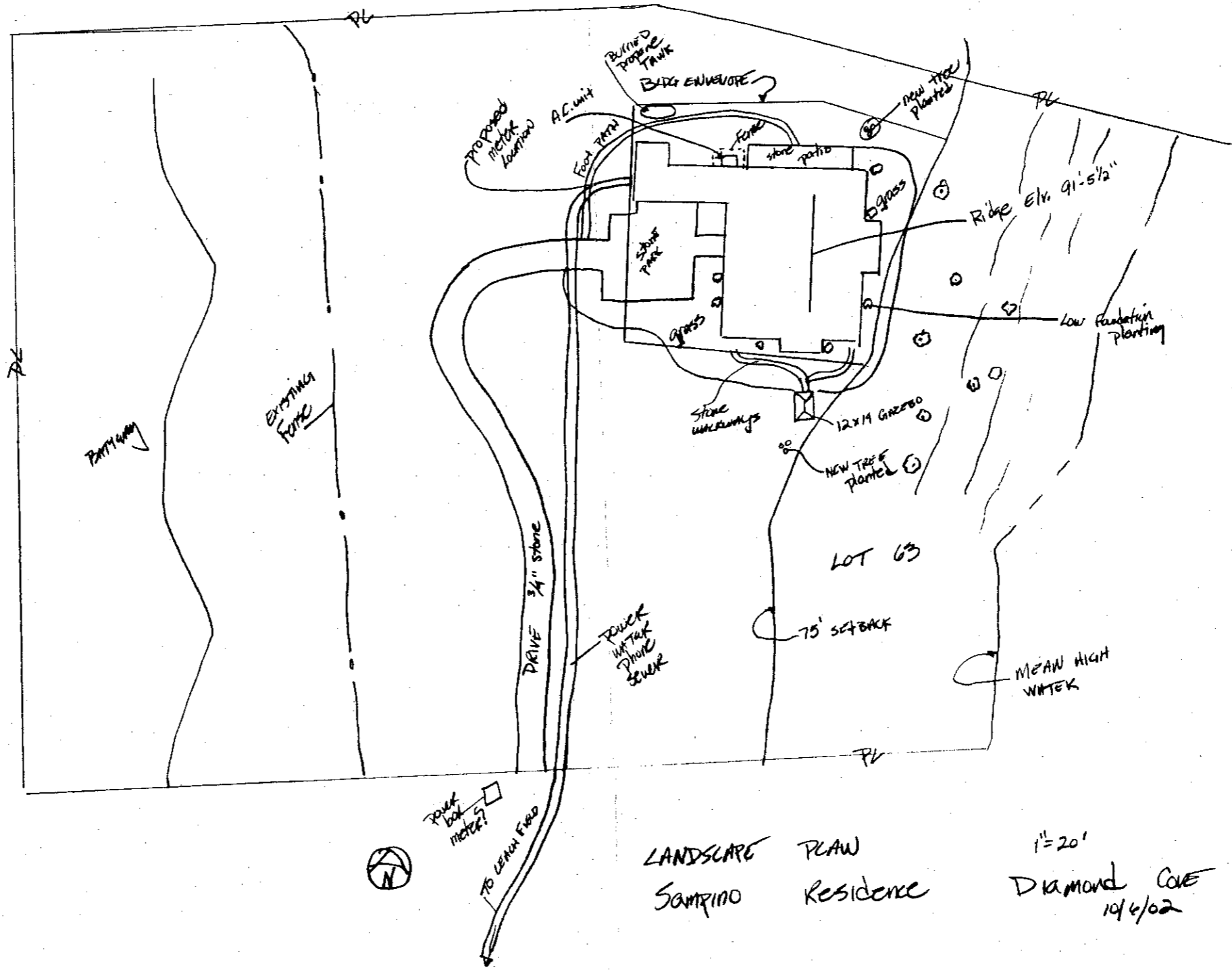


H SITE PLAN 1/20'

RESIDENCE - DIAMOND COVE

REVISED 12/12/99

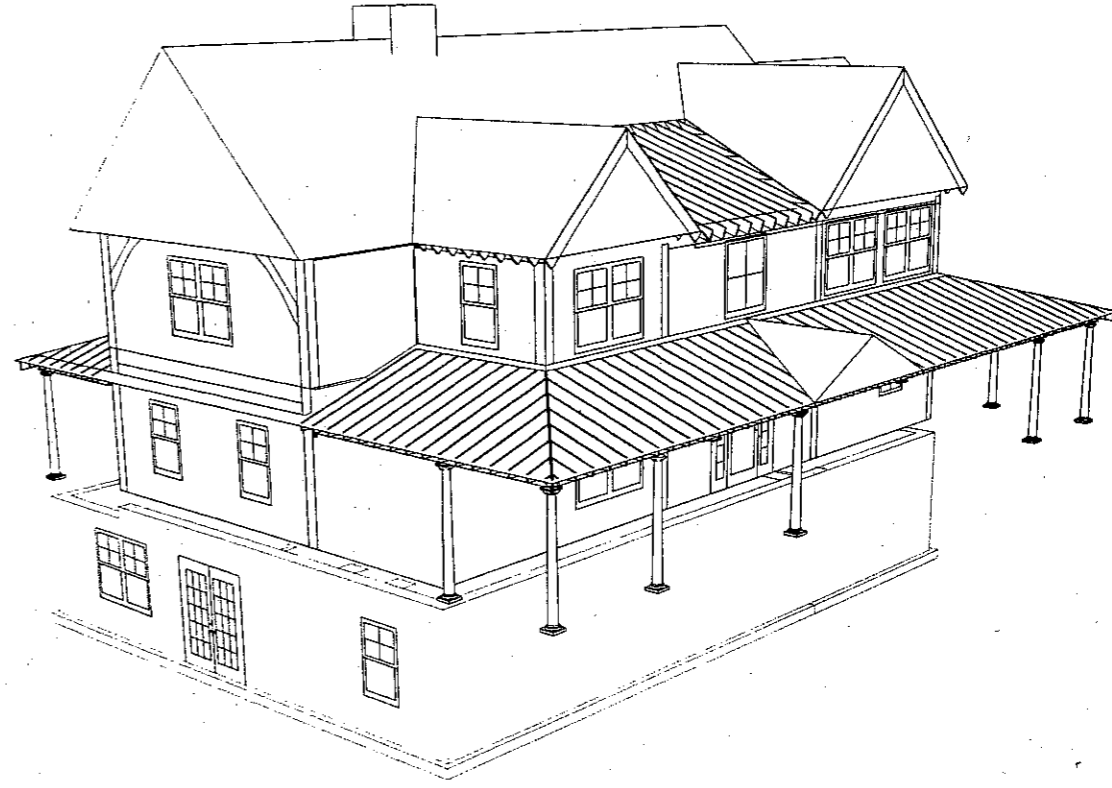
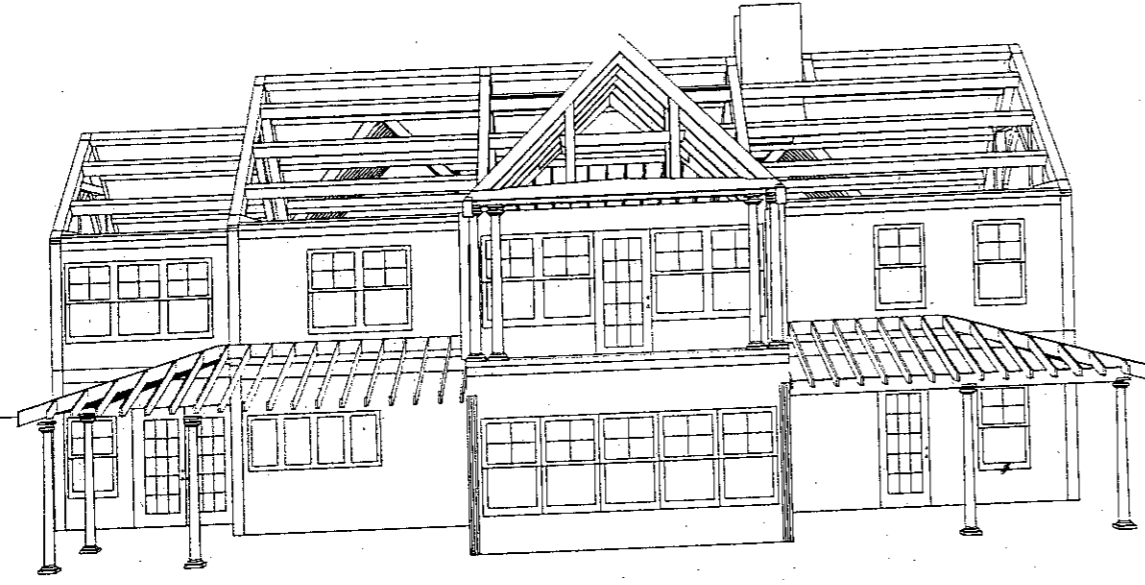
RE:
TONGS SURVEY BY S.G.C. INC



DRIVE 3/4" STONE
 TO LEAN FIELD
 POWER W/ TANK PHONE SEWER

LANDSCAPE PLAN
 SAMPINO Residence

1" = 20'
 Diamond Cove
 10/6/02



© 2002
**R. A. Krouse
Timberframes**
Ticomob Ln., Arundel ME
207.967.2747

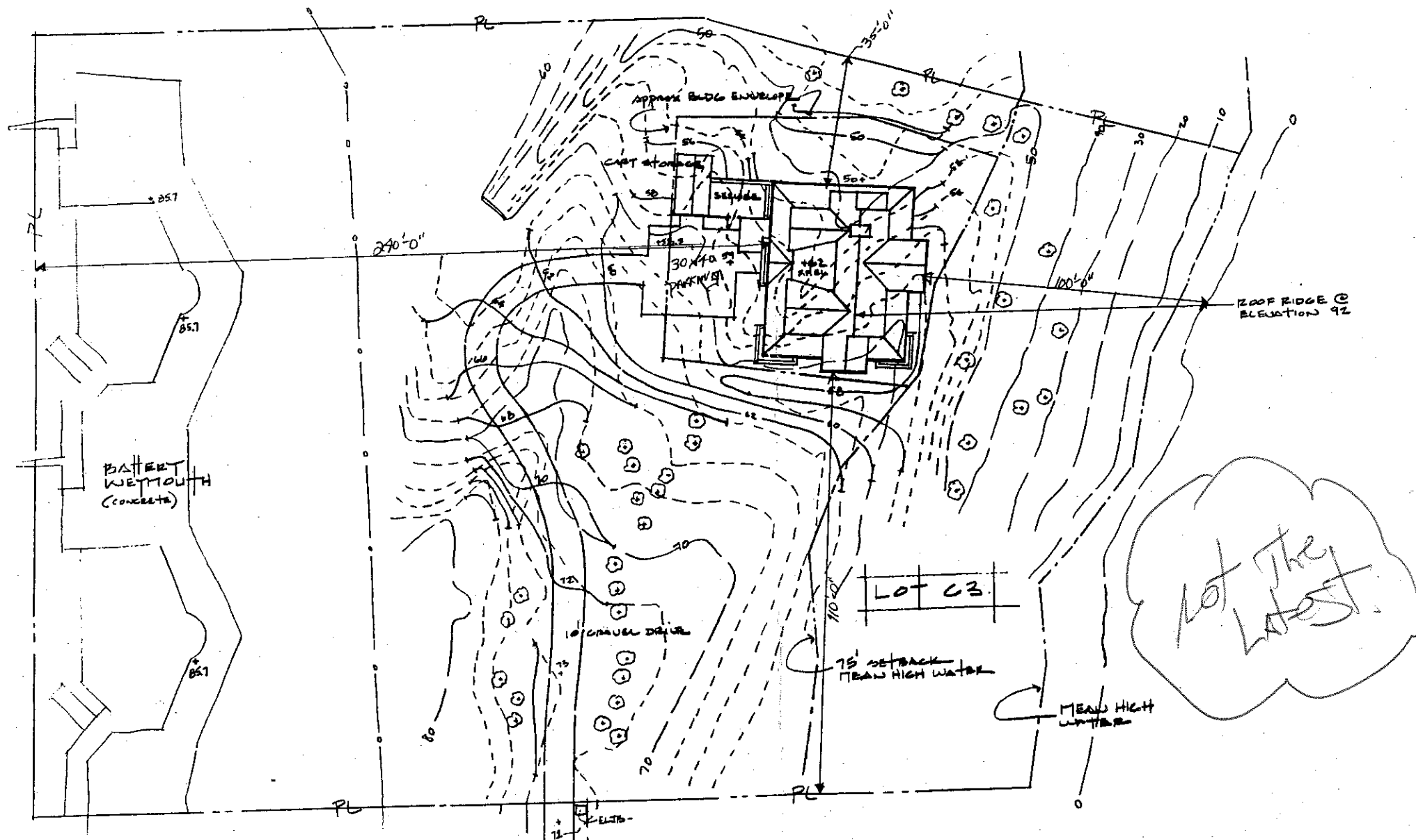
SCALE	N.T.S.	DATE	11-10-2002
SHEET			A12

Sampino Residence
Great Diamond Island

© 2002
**Bird's Eye View
Woodworking Inc.**
PO Box 691, Limington ME 04049
207.637.3298
birds-eye@me.net

DRAWN BY TSB TITLE

3D Perspectives



- - - - - EXISTING CONTOUR
 ————— PROPOSED CONTOUR

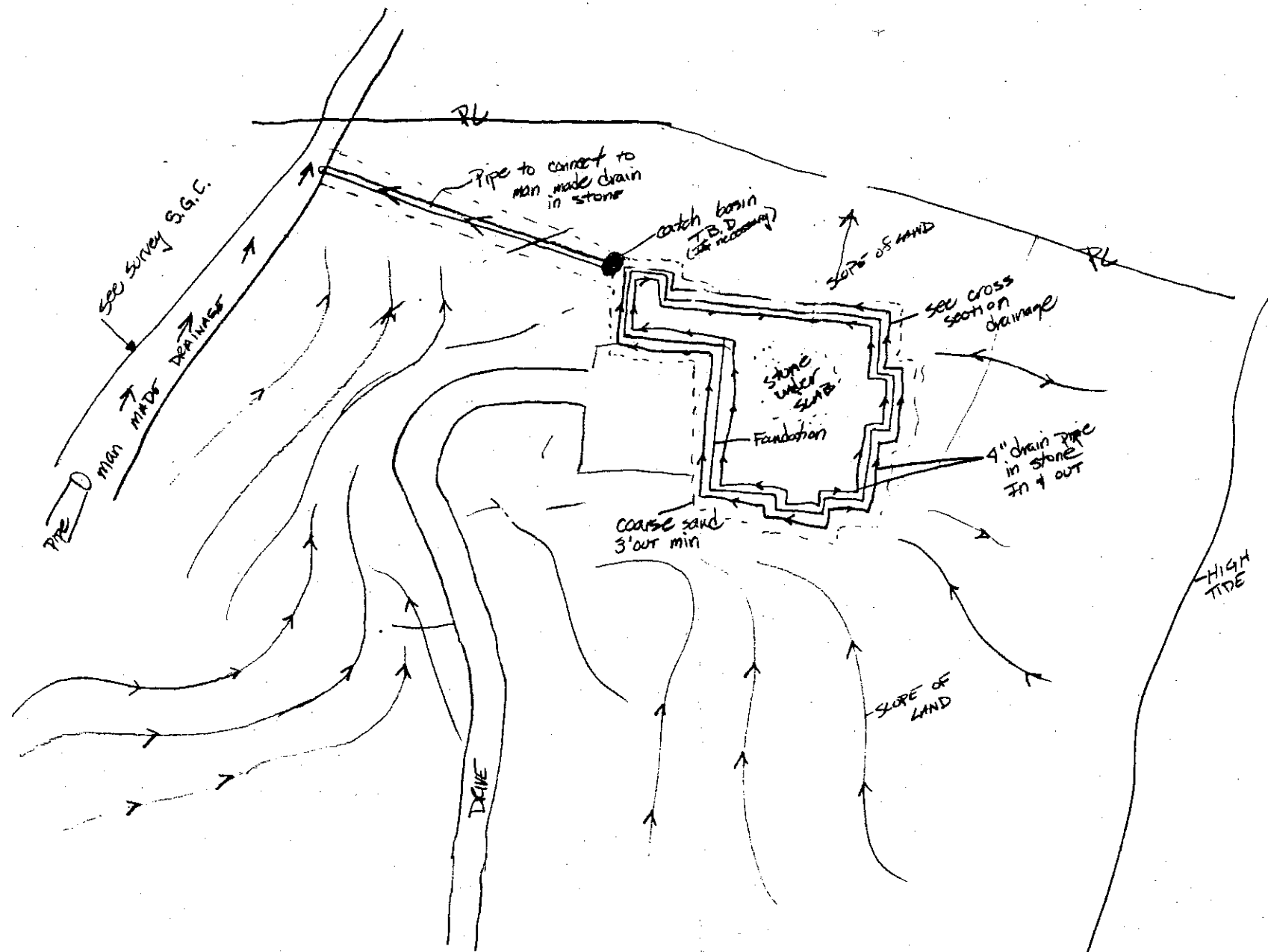


SKETCH SITE PLAN 1/20'

SHARPO RESIDENCE - DIAMOND COVE

REVISED 12/12/99

MAP REFERENCE:
 LIMITED CONDITIONS SURVEY BY S.G.C. INC
 DATED 6-14-99



DRAINAGE PLAN LOT 63
 SAMPINO RES. DIAMOND COVE