

**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

Consultant/Agent

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.

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

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

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

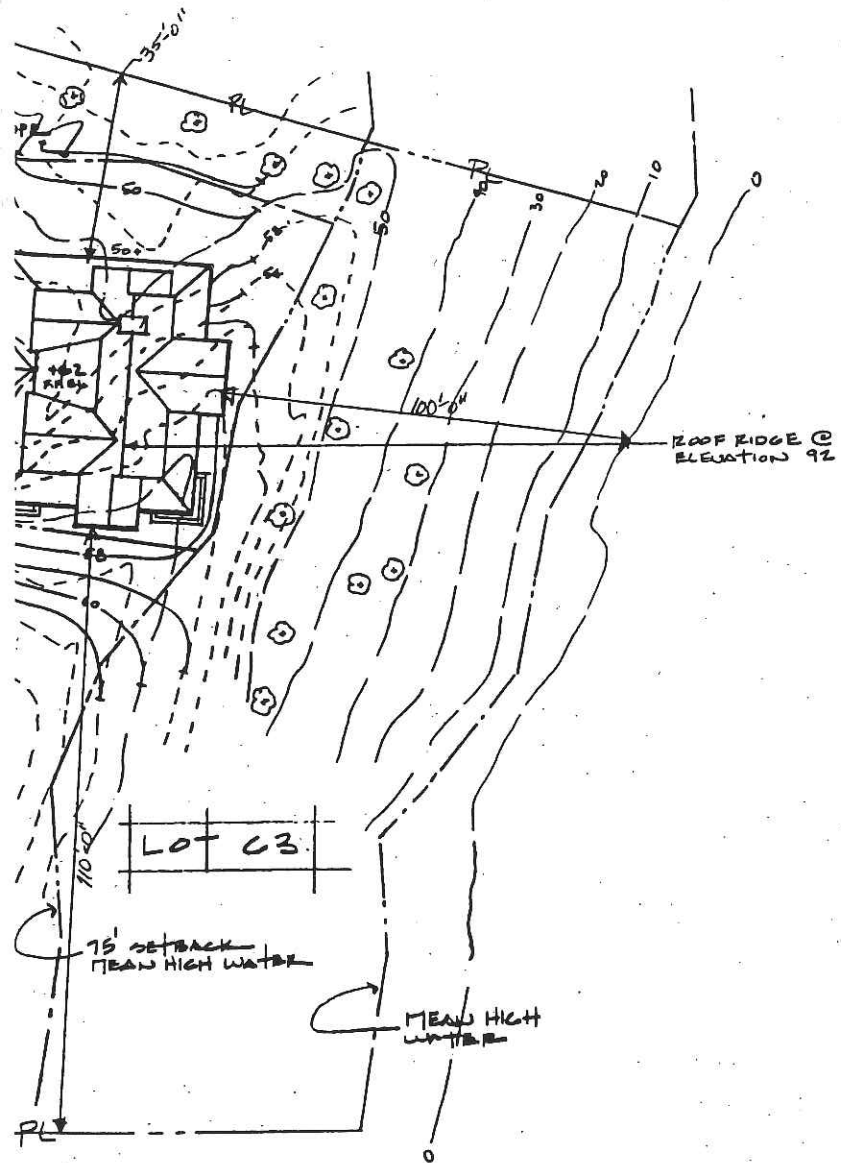
Approval Date **12/05/2002** Approval Expiration **12/05/2003** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **12/05/2002**
 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 | | |
| <input 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 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 | |



H SITE PLAN 1"=20'

RESIDENCE - DIAMOND COVE

REVISED 12/12/99

MEASUREMENTS BY S.G.C. INC

**CITY OF PORTLAND, MAINE
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PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0242

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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 DRVIE, 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.

11-18

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Rec'd. 11-18

DRC Copy

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Manufacturing Warehouse/Distribution Parking Lot

Other (specify) _____

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62100 sq. Ft.

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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 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

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

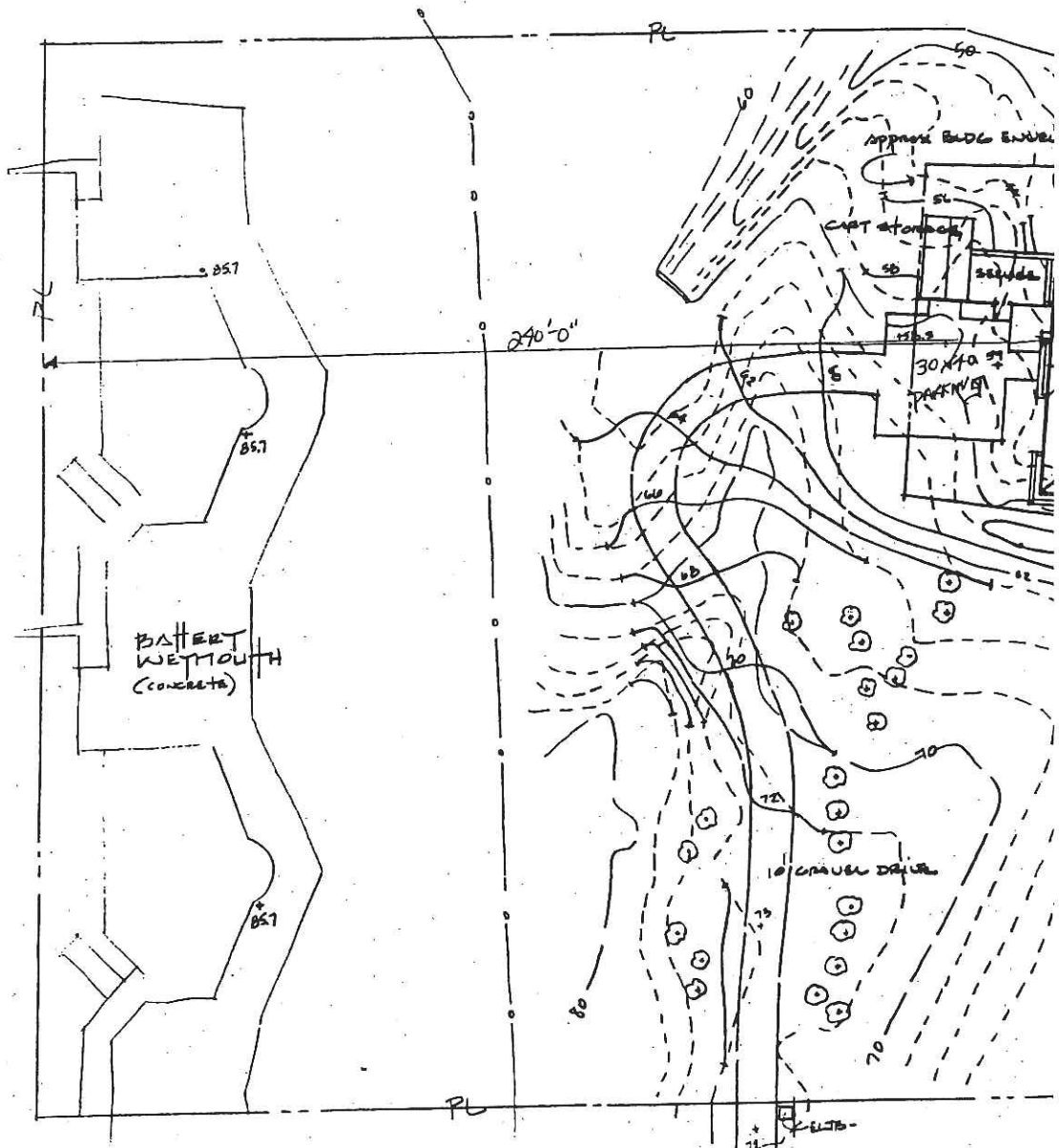
Handwritten notes: 2 lots combined, Shareland zone, 15-Dec-1998, Restrictive lot, Utilities (where?), Not A Visual Impact Restrictive Lot

Handwritten notes: Called Tom P... 12-2, He Didn't Do the Site Plan

Handwritten notes: Called Richard Krouse 12-4

Handwritten notes: Richard Jensen To Raise 12-5

Handwritten signature: Jay Remonds



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



SKETCH
 CAMP

MAP REVERSE
 LIMITED CONTS
 DATED 6-14-

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

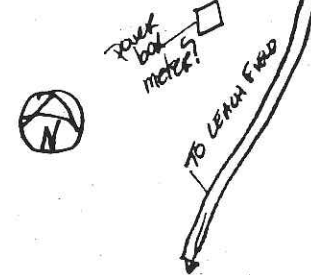
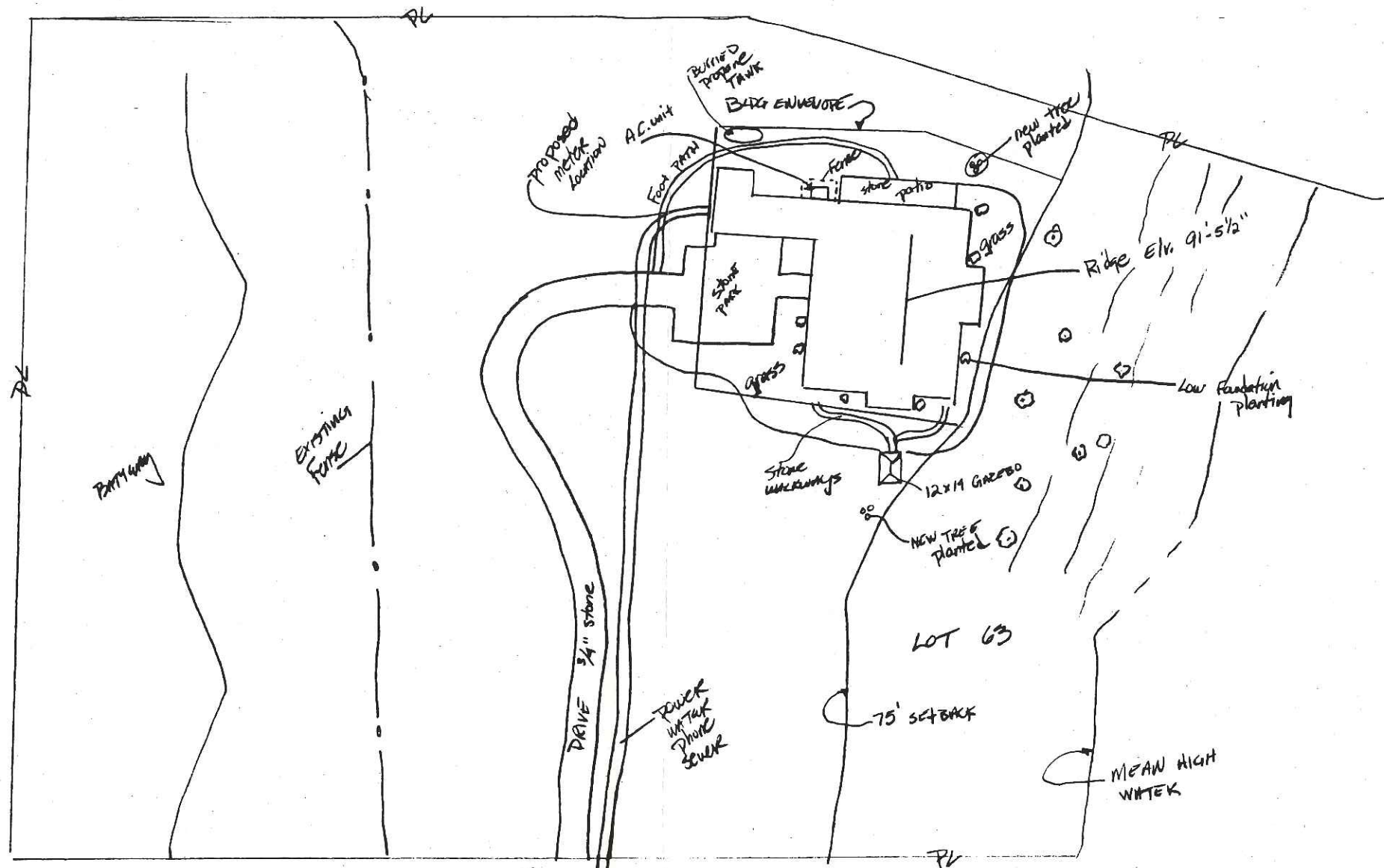
**City of Portland
Planning and Development Department
Planning Division**

Fax

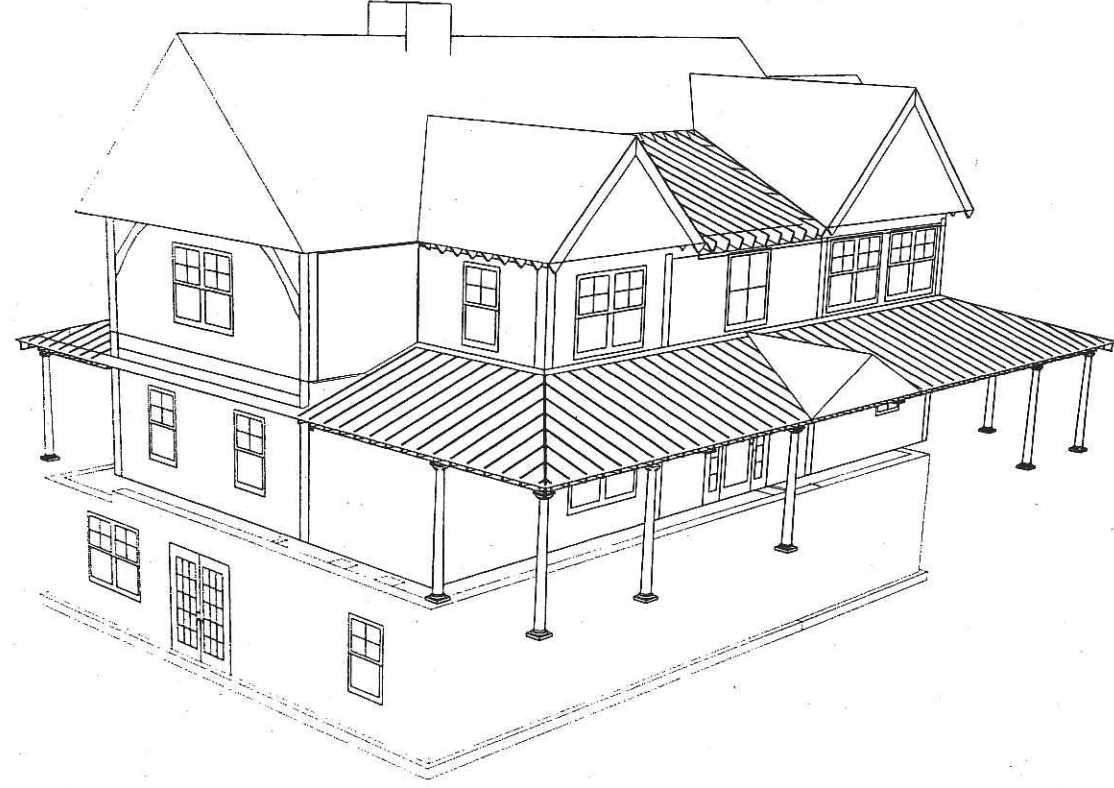
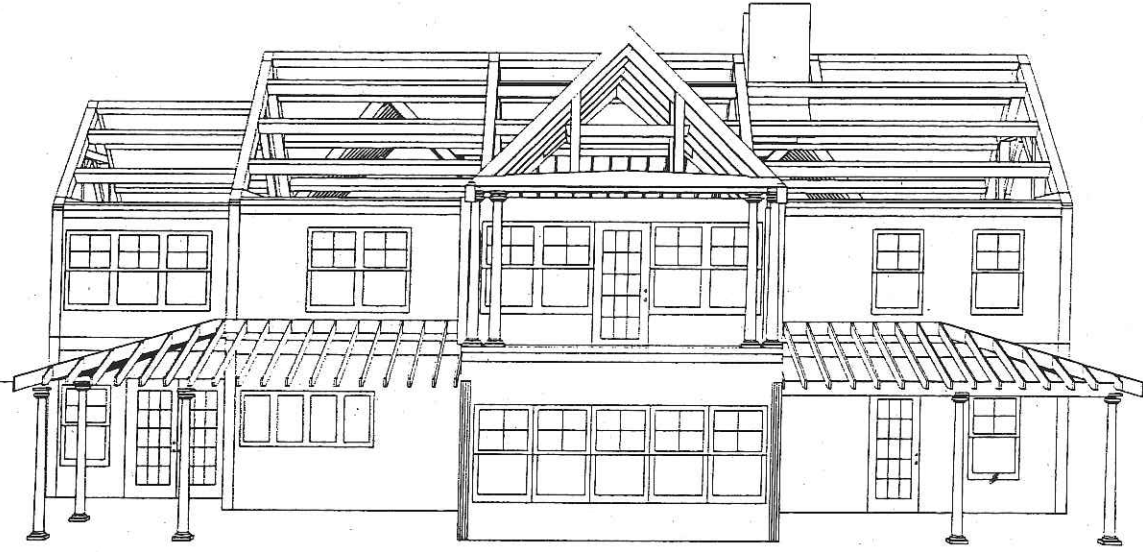
To: Mary Beth Richardson Company: ME DEP
Fax: 822-6303 Date: 12-4-02
From: Jay Reynolds

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.



LANDSCAPE PLAN
 SAMPINO Residence
 1" = 20'
 Diamond Cove
 10/6/02



Bird's Eye View ©2002
 Woodworking Inc.
 PO Box 691 Limington ME 04049
 207.637.3298
 birds@eyeview.net

Sampino Residence
Great Diamond Island

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

DRAWN BY

TSB

TITLE

3D Perspectives

SCALE

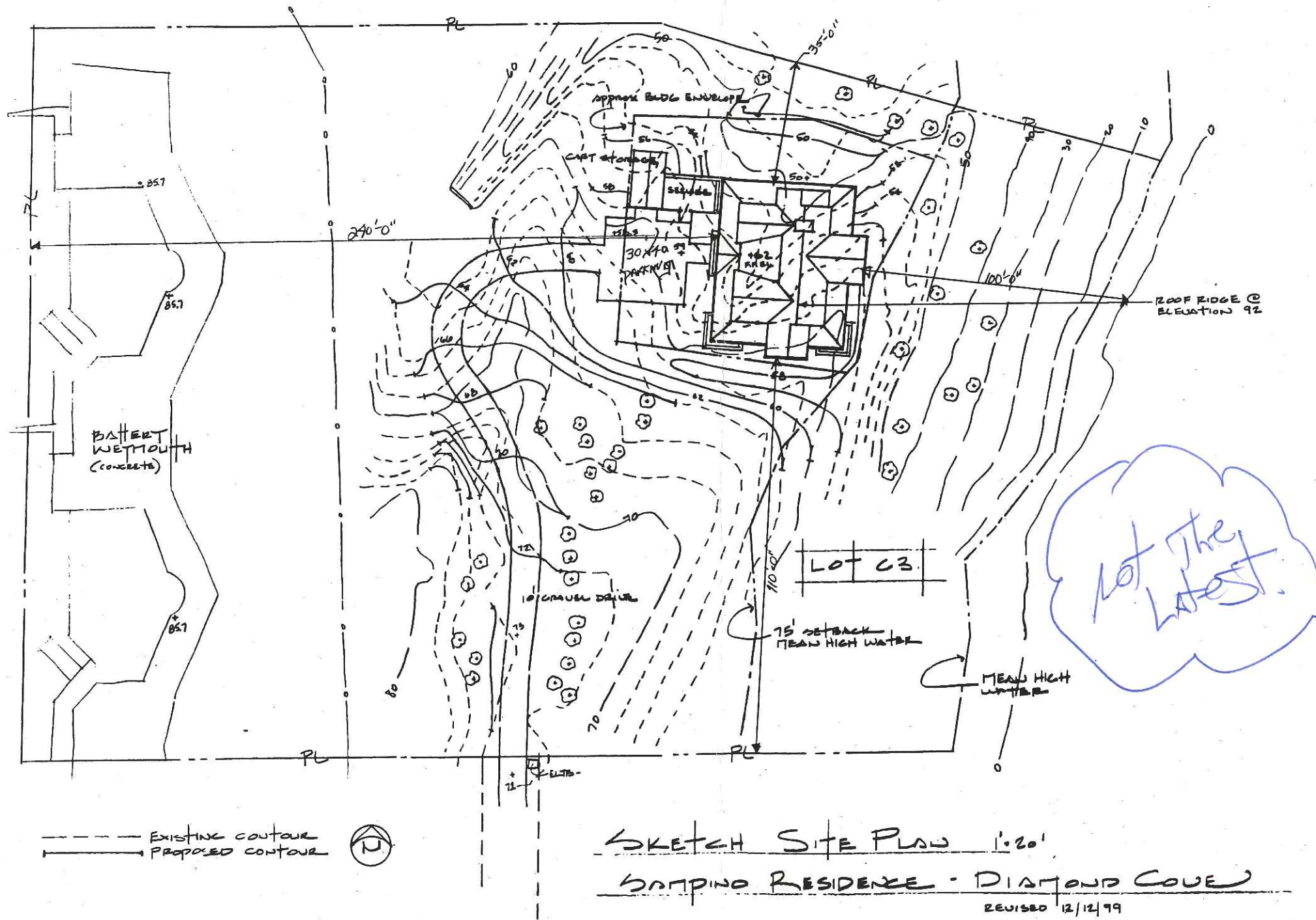
N.T.S.

DATE

11-10-2002

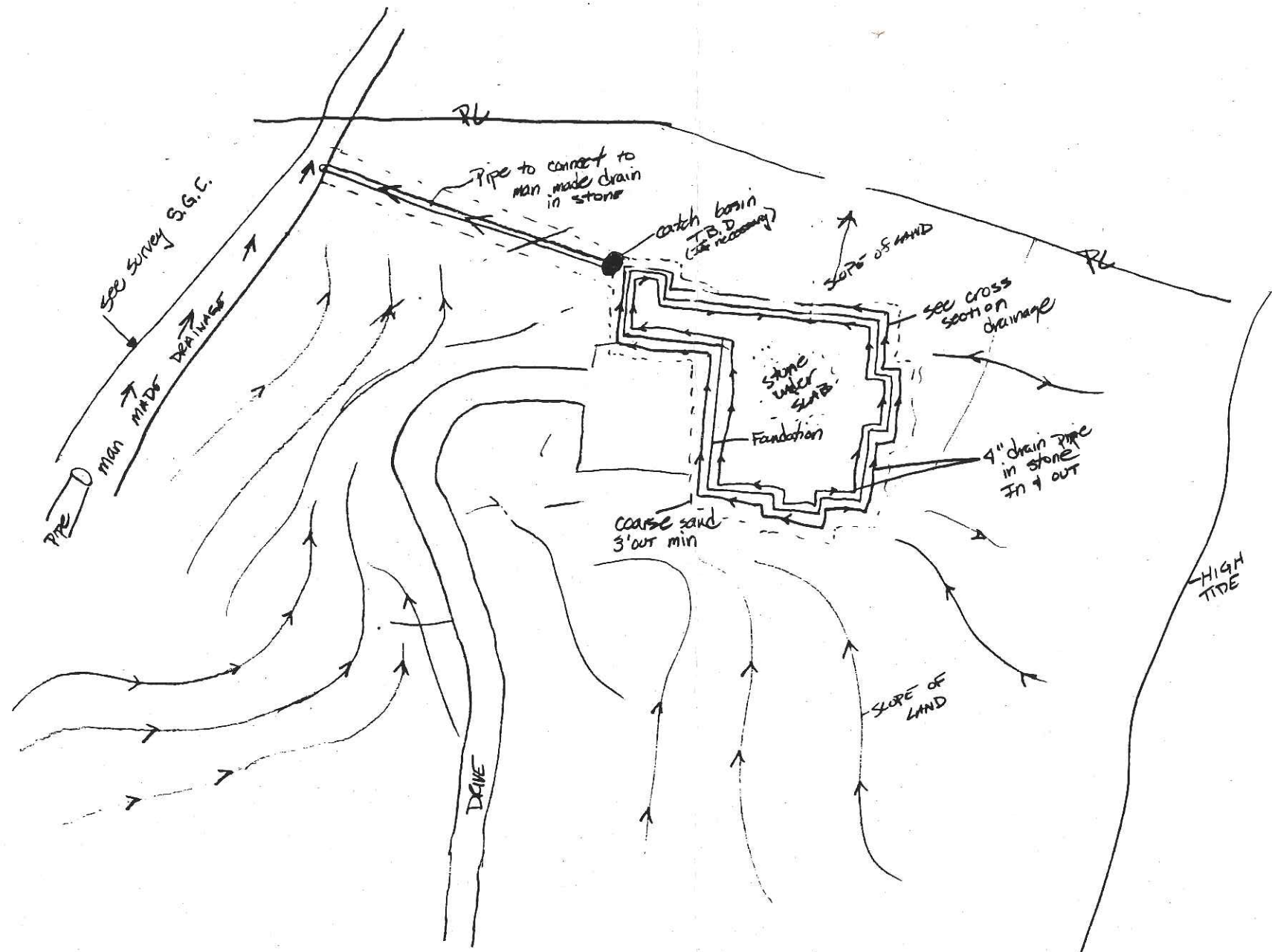
SHEET

A12



SKETCH SITE PLAN 1:20'
 SHAPIRO RESIDENCE - DIAMOND COVE
 REVISED 12/12/99

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



DRAINAGE PLAN LOT 63
 SAMPINO RES. DIAMOND COVE