

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

2002-0245

Application I. D. Number

11/06/2002

Application Date

Little Diamond Island Lot # 12

Project Name/Description

Miardo Margaret P

Applicant

461 River Rd , Hollis Center , ME 04042

Applicant's Mailing Address

Little Diamond Island, Portland, Maine

Address of Proposed Site

105 J012001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 929-4039 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) _____

2800 sq. Ft.

Proposed Building square Feet or # of Units

97000 sq. Ft.

Acreeage 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 **11/06/2002**

Planning Approval Status:

Reviewer **Jay Reynolds**

- Approved *NO USE* Approved w/Conditions
See Attached Denied

Approval Date **12/13/2002** Approval Expiration **12/13/2003** Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit **Jay Reynolds** **12/13/2002**
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 | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

2002-0245

Application I. D. Number

11/06/2002

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461 River Rd , Hollis Center , ME 04042

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 929-4039

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Little Diamond Island, Portland, Maine

Address of Proposed Site

105 J012001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 12/3 THIS APPROVAL IS FOR A FOUNDATION PERMIT ONLY. SITE WORK IS BEING APPROVED ONLY FOR THE SOLE PURPOSE OF EXCAVATING FOR FOOTINGS/SONO TUBES.
- 2 12/13 IF ANY HISTORICAL OR ARCHAEOLOGICAL REMNANTS ARE ENCOUNTERED AS A RESULT OF SEPTIC OR OTHER UTILITY EXCAVATIONS, THE CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT REVIEW COORDINATOR, JAY REYNOLDS, AT 874-8632.

Approval Conditions of DRC

- 1 ALL SITE WORK WILL CONFORM TO THE CITY OF PORTLAND SHORELAND ZONING REGULATIONS (DIVISION 26).
- 2 NO CHANGES IN GRADE ARE PROPOSED. IF ANY CHANGES ARE PROPOSED IN THE FUTURE, AN AMENDED SITE PLAN WILL BE REQUIRED FOR REVIEW BY THE CITY, SHOWING ANY/ALL PROPOSED CONTOURS.
- 3 Your new street address is now 63 McAuley Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6 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.

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11/06/2002
Application Date
Little Diamond Island Lot # 12
Project Name/Description

Milardo Margaret P
Applicant
461 River Rd , Hollis Center , ME 04042
Applicant's Mailing Address

#3 McAuley Rd

Consultant/Agent
Applicant Ph: (207) 929-4039 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Little Diamond Island, Portland, Maine
Address of Proposed Site
105 J012001
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) _____

2800 sq. Ft. 97000 sq. Ft.
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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/06/2002

Planning Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 12/03/2002 Approval Expiration 12/03/2003 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit FOUNDATION ONLY 12/03/2002
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	

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-

No elevations / labels
Any Proposed Grade Changes?
Submission / SLT Rev's?
A/E/T

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

Reid 12-2

Milardo Margaret P
Applicant
461 River Rd , Hollis Center , ME 04042
Applicant's Mailing Address

2002-0245
Application I. D. Number
11/6/2002
Application Date
Little Diamond Island Lot # 12
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 929-4039 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax
Little Diamond Island, Portland, Maine
Address of Proposed Site
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Assessor's Reference: Chart-Block-Lot

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2800 sq. Ft. **97000 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site
Zoning

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

12-13
No Progress Grading
No Driveway
14-403 Streets Review
Conduct the Archaeology Issue
A/E/T Show Posts on Columns
No fence
Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **11/6/2002**

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
Reviewer _____

Approve

Approval Date _____ Approval Expiration _____ Extension to _____
 Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	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	

11/27/02

Jay -

I just stopped by to
make sure there are no
issues with the Milardo House
permit application - Lot 12, Diamond
Ave, Little Diamond Island. Please
call if you have questions. (We're
anxious to get going!!!)

Thanks!

- Ben Trout
TradeMark, Inc

767-3552
Pager 204-2351



OWEN HASKELL, INC.



Professional Land Surveyors

16 Casco Street • Portland, Maine 04101-2979 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

December 2, 2002

Marge Schmuckal
Code Enforcement Division
City of Portland
389 Congress Street
Portland, ME 04101

RE: 98188 P Little Diamond Island, building permit for Ben Trout

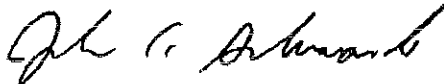
Dear Marge,

Ben Trout submitted a site plan for a building permit on Little Diamond Island. He showed the proposed improvements on a copy of "Site Plan of Lots 10 & 12 off Rock Ledge Avenue, Little Diamond Island Portland, Maine made for John Orestis" dated July 30, 1998 by Owen Haskell, Inc. The line, on that plan, which is labeled "building setback line" was measured on the ground as being 75 feet from the high water line.

I hope this clears up any confusion. If you have any questions, please contact this office.

Very truly yours,

OWEN HASKELL, INC.



John C. Schwanda, PLS #1252

File: 98188-01-JCS

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services

PROPERTY LOCATION	
City, Town, or Plantation	PORTLAND
Street or Road	LITTLE DIAMOND ISLAND
Subdivision, Lot *	LOT #12
OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	MILARDO SEBASTIAN
Mailing Address of	461 RIVER ROAD HOLLIS, ME 04042
Daytime Tel. *	772-2823

PORTLAND PERMIT # 9966 APPLICANTS COPY

Date Permit Issued: 11/15/02 11/01/00 Double Fee Charged

[Signature]
Local Plumbing Inspector Signature

L.P.I. # 016140

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Municipal Tax Map * 105 Lot * 008

Owner or Applicant Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant

Date

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature

(1st) Date Approved

(2nd) Date Approved

PERMIT INFORMATION

<p>TYPE OF APPLICATION</p> <p>1. <input checked="" type="checkbox"/> First Time System</p> <p>2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____</p> <p>3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non exempted</p> <p>4. <input type="checkbox"/> Experimental System</p> <p>5. <input type="checkbox"/> Seasonal Conversion</p>	<p>THIS APPLICATION REQUIRES</p> <p>1. <input checked="" type="checkbox"/> No Rule Variance</p> <p>2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>4. <input type="checkbox"/> Minimum Lot Size Variance</p> <p>5. <input type="checkbox"/> Seasonal Conversion Approval</p>	<p>DISPOSAL SYSTEM COMPONENT(S)</p> <p>1. <input checked="" type="checkbox"/> Complete Non-Engineered System</p> <p>2. <input type="checkbox"/> Primitive System (graywater & alt toilet)</p> <p>3. <input type="checkbox"/> Alternative Toilet, specify: _____</p> <p>4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)</p> <p>5. <input type="checkbox"/> Holding Tank, _____ Gallons</p> <p>6. <input type="checkbox"/> Non-Engineered Disposal Field (only)</p> <p>7. <input type="checkbox"/> Separated Laundry System</p> <p>8. <input type="checkbox"/> Complete Engineered System (2000gpd)</p> <p>9. <input type="checkbox"/> Engineered Treatment Tank (only)</p> <p>10. <input type="checkbox"/> Engineered Disposal field (only)</p> <p>11. <input type="checkbox"/> Pre-treatment, specify: _____</p> <p>12. <input type="checkbox"/> Miscellaneous components</p>
<p>SIZE OF PROPERTY</p> <p>+/- <u>97,000</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u></p> <p>2. <input type="checkbox"/> Multiple Family Dwelling, No of Units: _____</p> <p>3. <input type="checkbox"/> Other: _____</p> <p style="text-align: center;">SPECIFY</p>	<p>TYPE OF WATER SUPPLY</p> <p>1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private</p> <p>4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:</p>
<p>SHORELAND ZONING</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile</p> <p>2. <input type="checkbox"/> Plastic</p> <p>3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p>1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench</p> <p>3. <input checked="" type="checkbox"/> Proprietary Device a. <input checked="" type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded</p> <p>4. <input type="checkbox"/> Other: _____ SIZE <u>1008</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft</p>	<p>GARBAGE DISPOSAL UNIT</p> <p>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe</p> <p>2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> Tank in series c. <input type="checkbox"/> Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet</p>	<p>DESIGN FLOW</p> <p style="text-align: center;">300 gallons per day BASED ON:</p> <p>1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s))</p> <p>2. <input type="checkbox"/> Table 501.2 (other facilities)</p> <p style="text-align: center;">SHOW CALCULATIONS - for other facilities -</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE CONDITION DESIGN</p> <p style="text-align: center;"><u>2</u> / <u>B</u> / <u>1</u></p> <p>AT Observation Hole * <u>TP-02-2</u> Depth <u>26</u> " Elevation _____ " OF MOST LIMITING SOIL FACTOR</p>	<p>DISPOSAL FIELD SIZING</p> <p>1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd</p> <p>2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd</p> <p>3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd</p> <p>4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd</p> <p>5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd</p>	<p>PUMPING</p> <p>1. <input type="checkbox"/> Not required</p> <p>2. <input checked="" type="checkbox"/> May be required</p> <p>3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems:</p> <p>DOSE: _____ Gallons</p>	<p>3 BEDROOMS AT 100 GALLONS PER DAY EACH</p> <p>3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA</p>

SITE EVALUATOR STATEMENT

I certify that on 10/10/02 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Paul W. Lawrence 5216 10/21/02
Site Evaluator Signature SE * Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation PORTLAND	Street, Road Subdivision LITTLE DIAMOND ISLAND, LOT #12	Owner's Name SEBASTIAN MILARDO
SITE PLAN		Scale 1" = 100 Ft. or as shown

NORTH ORIENTATION APPROXIMATE

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-02-1 ■ Test Pit □ Boring
 0" Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE FILL	MEDIUM BROWN	
10	STONY SANDY LOAM	VERY FRIABLE	DARK YELLOW BROWN	
20				
30	STONY LOAMY SAND	FRIABLE	YELLOW BROWN	
40	LIMIT OF EXCAVATION AT 38"			
50				

Soil Classification 2 Profile	Slope B Condition	Limiting Factor 37"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
---	-----------------------------	-------------------------------	--

Observation Hole TP-02-2 ■ Test Pit □ Boring
 1" Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0	SANDY LOAM	VERY FRIABLE	MEDIUM BROWN	
10	STONY SANDY LOAM	VERY FRIABLE	DARK YELLOW BROWN	
20	GRAVELLY LOAMY SAND	FRIABLE TO SOMEWHAT FIRM	YELLOW BROWN	
30				RESTRICTIVE
40				
50				

Soil Classification 2 Profile	Slope B Condition	Limiting Factor 26"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------------------	-------------------------------	---

Paul W. Lawrence
Site Evaluator Signature

5216
SE *

10/21/02
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

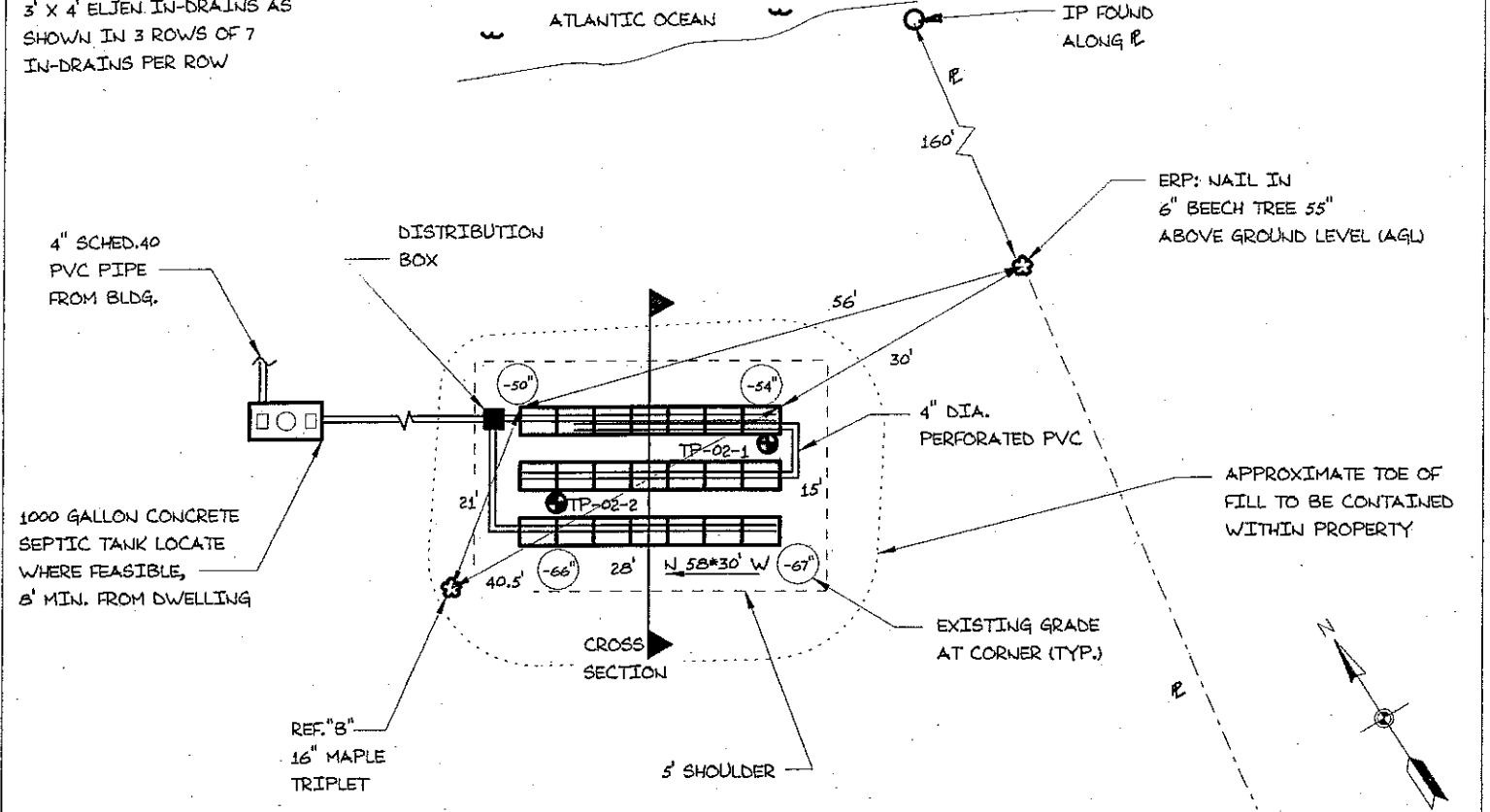
Department of Human Services
Division of Health Engineering

Town, City, Plantation PORTLAND	Street, Road, Subdivision LITTLE DIAMOND ISLAND, LOT #12	Owner's Name SEBASTIAN MILARDO
---	--	--

INSTALL 21 STATE APPROVED
3' X 4' ELJEN IN-DRAINS AS
SHOWN, IN 3 ROWS OF 7
IN-DRAINS PER ROW

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.



* IT IS STRONGLY RECOMMENDED THAT THIS SYSTEM BE INSTALLED BY A QUALIFIED EXCAVATING CONTRACTOR.
* IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THAT THERE ARE NO UNIDENTIFIED WELLS LOCATED WITHIN 100' OF DISPOSAL SYSTEM.

FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

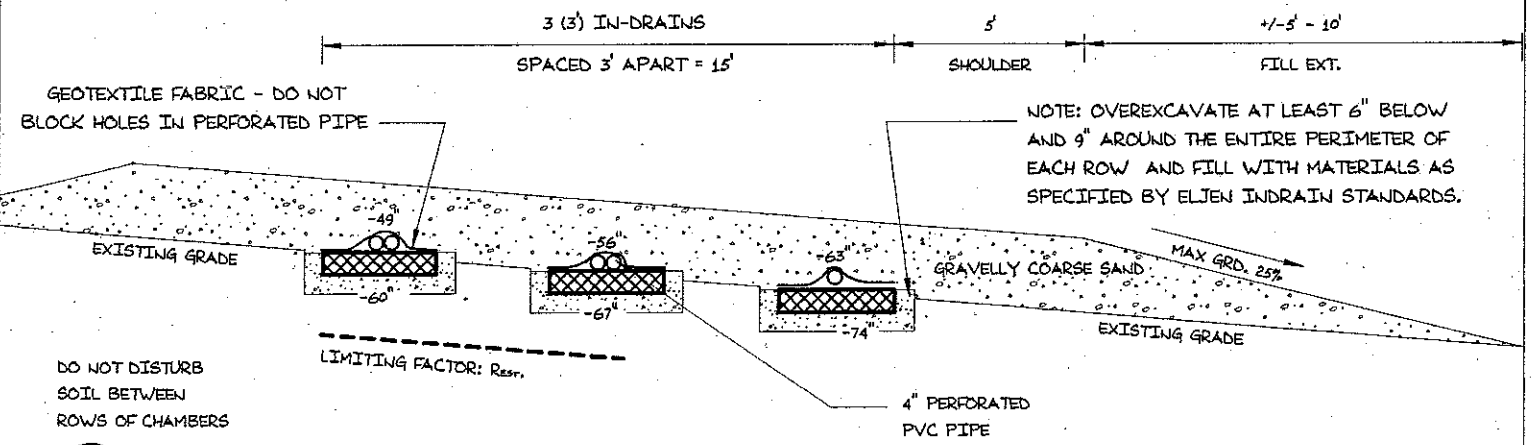
Depth of Fill (Upslope)	± 13" - 17"	Finished Grade Elevation	-37" TO -51"
Depth of Fill (Downslope)	± 15" - 16"	Top of Distribution Pipe or Proprietary Device	SEE BELOW
		Bottom of Disposal Area	SEE BELOW

Location & Description NAIL IN 6" BEECH TREE 55" AGL
Reference Elevation -0"

DISPOSAL AREA CROSS SECTION

- * IN-DRAINS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- * BACKFILL TO BE GRAVELLY COARSE SAND FREE OF FINES AND ORGANIC DEBRIS
- * FINAL GRADES SHALL BE LOAMED, SEEDED AND OR MULCHED TO PREVENT EROSION

SCALE:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 5 FT



Paul W. Lawrence
Site Evaluator Signature

5216

12/21/02
Date