

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

2002-0245
Application I. D. Number
11/06/2002
Application Date

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

[Signature]

Little Diamond Island Lot # 12
Project Name/Description

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

Address of Proposed Site
105 J012001
Assessor's Reference: Chart-Block-Lot
103 McAdley Rd

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:

Approved *[Signature]* Approved w/Conditions See Attached Denied

Reviewer Jay Reynolds

Approval Date 12/13/2002 Approval Expiration 12/13/2003 Extension to 12/13/2002 Additional Sheets Attached
 OK to Issue Building Permit Jay Reynolds 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 _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM

2002-0245
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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.

**CITY OF PORTLAND, MAINE
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Milardo Margaret P
Applicant

#C3 McPherson RD

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

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11/06/2002
Application Date
Little Diamond Island Lot # 12
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Consultant/Agent
Applicant Ph: (207) 929-4039 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Little Diamond Island, Portland, Maine
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Assessor's Reference: Chart-Block-Lot

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Fees Paid: Site Plan \$50.00 Subdivision \$50.00 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 12/03/2002 Additional Sheets Attached
 OK to Issue Building Permit **FOUNDATION ONLY** signature date

Performance Guarantee Required* Not Required
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DEVELOPMENT REVIEW APPLICATION
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2002-0245
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Milardo Margaret P
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Applicant's Mailing Address

Little Diamond Island Lot # 12
Project Name/Description

Consultant/Agent

Little Diamond Island, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 929-4039 Agent Fax:

105 J012001

Applicant of Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

Application I. D. Number 2002-0245

Application Date 11/6/2002

Project Name/Description Little Diamond Island Lot # 12

100 Performance 1/16/02
100 Proposed Green Spaces?
Submission 1/16/02
PER
 Applicant Milando Margaret P
 461 River Rd, Hollis Center, ME 04042
 Applicant's Mailing Address

12-15
 City of Portland
 Address of Proposed Site Little Diamond Island, Portland, Maine

Consultant/Agent 105 J012001
 Applicant Ph: (207) 929-4039 Agent Fax: 105 J012001
 Assessor's Reference: Chart-Block-Lot 105 J012001

Proposed Development (check all that apply):
 New Building
 Building Addition
 Change Of Use
 Residential
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 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) _____

2800 sq. Ft. 12-15
 Proposed Building square Feet or # of Units
 97000 sq. Ft. 12-15
 Acreage of Site
 Zoning _____

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

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

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

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached _____
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required
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100 Proposed Green Spaces
100 Submission 1/16/02
Conditions for Historic Dept
100 DEP Local Certification
100 DEP Local Certification
100 DEP Local Certification
100 DEP Local Certification

12-15
105 J012001
105 J012001
105 J012001
105 J012001

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 Schmuuckal
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

Kennebec Department of Public Services

PROPERTY LOCATION

City, Town, or Jurisdiction: **PORTLAND**
 Street or Road: **LITTLE DIAMOND ISLAND**
 Subdivision, Lot #: **LOT #42**

PORTLAND

PERMIT # **2006**

APPLICATIONS COPY

DATE ISSUED: **11/15/02**

FEE **1100.00**

L.P.I. # **061510**

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.

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **MILARDO SEBASTIAN**
 Mailing Address: **461 RIVER ROAD HOLLIS, ME 04042**
 Daytime Tel. #: **772-2823**

Owner

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.

Municipal Tax Map # **105** Lot # **007**

Caution: Inspections Required

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

Signature of Owner/Applicant

Date

PERMIT INFORMATION

Local Plumbing Inspector Signature

(Print) Date Approved

TYPE OF APPLICATION

- First Time System
- Replacement System
- Type Replaced: _____
Year Installed: _____
- Expanded System
- One-time exempted
- Non exempted
- Experimental System
- Seasonal Conversion

THIS APPLICATION REQUIRES

- No Rule Variance
- First Time System Variance
- Local Plumbing Inspector Approval
- State & Local Plumbing Inspector Approval
- Replacement System Variance
- Local Plumbing Inspector Approval
- State & Local Plumbing Inspector Approval
- Minimum Lot Size Variance
- Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)

- Complete Non-Engineered System
- Primitive System (graywater & old toilet)
- Alternative Toilet, specify: _____
- Non-Engineered Treatment Tank (only)
- Holding Tank _____ Gallons
- Non-Engineered Disposal Field (only)
- Separated Laundry System
- Complete Engineered System (2000gpd+)
- Engineered Treatment Tank (only)
- Engineered Disposal Field (only)
- Pre-treatment, specify: _____
- Miscellaneous components

SIZE OF PROPERTY

+/-97,000 sq. ft.
 acres

DISPOSAL SYSTEM TO SERVE

- Single Family Dwelling Unit, No. of Bedrooms: **3**
- Multiple Family Dwelling, No of Units: _____
- Other: _____

TYPE OF WATER SUPPLY

- Drilled Well
- Dug Well
- Private
- Public
- Other: _____

SHORELAND ZONING

Yes No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<ol style="list-style-type: none"> <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> Plastic <input type="checkbox"/> Other: _____ CAPACITY 1000 gallons	<ol style="list-style-type: none"> <input type="checkbox"/> Stone Bed <input type="checkbox"/> Stone Trench <input checked="" type="checkbox"/> Proprietary Device <input type="checkbox"/> Cluster array <input type="checkbox"/> Linear <input type="checkbox"/> Regular <input type="checkbox"/> Other: _____ SIZE 1000 sq. ft. <input type="checkbox"/> lin. ft.	<ol style="list-style-type: none"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes >> Specify one below: _____ <input type="checkbox"/> Maybe <input type="checkbox"/> Multi-component tank <input type="checkbox"/> Tank in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet 	300 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling units) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities -
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	PUMPING	3 BEDROOMS AT 100 GALLONS PER DAY EACH
PROFILE CONDITION DESIGN 2 B / 1	<ol style="list-style-type: none"> <input type="checkbox"/> Small - 2.0 sq.ft./gpd <input type="checkbox"/> Medium - 2.6 sq.ft./gpd <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd <input type="checkbox"/> Large - 4.1 sq.ft./gpd <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd 	<ol style="list-style-type: none"> <input type="checkbox"/> Not required <input checked="" type="checkbox"/> May be required <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: _____ DOSE: _____ gallons	3 <input type="checkbox"/> Section 503.0 (meter readings); ATTACH WATER METER DATA
AT Observation Hole # TP-02-2	Depth 26 " Elevation _____ "		
OF MOST LIMITING SOIL FACTOR			

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 D. Lawrence
 Site Evaluator Signature

SE *

5216
 Date **10/21/02**

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation
PORTLAND

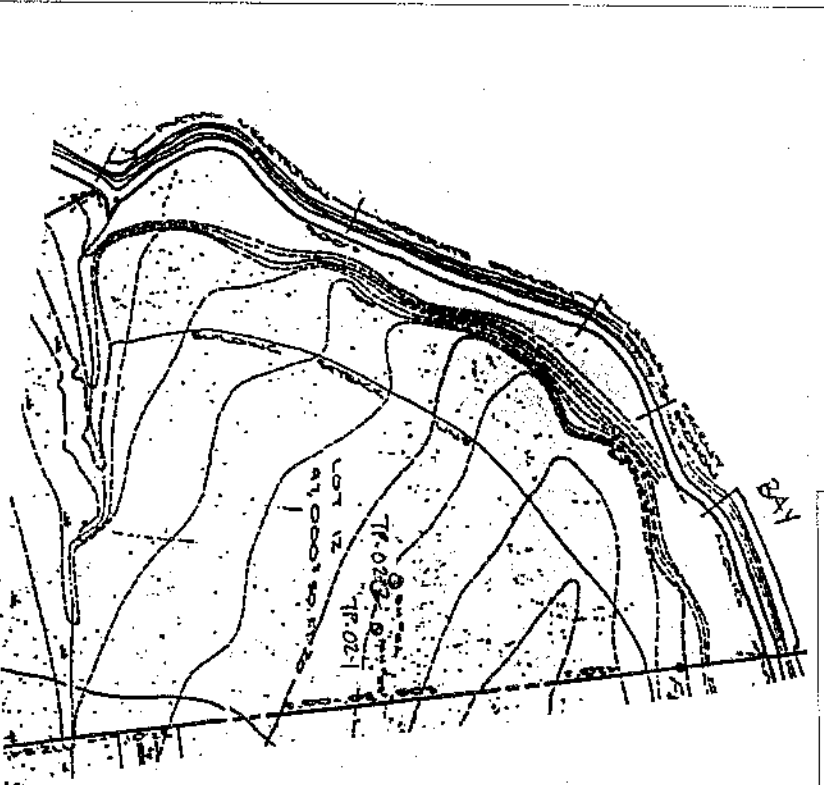
Street, Road Subdivision
LITTLE DIAMOND ISLAND, LOT #12

Owner's Name
SEBASTIAN MILARDO

SITE PLAN

Scale **1" = 100 Ft.**
or as shown

SITE LOCATION PLAN



NORTH ORIENTATION APPROXIMATE

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

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

Texture	Consistency	Color	Mottling
SANDY LOAM	FRIBLE FILL	MEDIUM BROWN	
STONY SANDY LOAM	VERY FRIBLE	DARK YELLOW BROWN	
STONY LOAMY SAND	FRIBLE	YELLOW BROWN	
LIMIT OF EXCAVATION AT 38"			

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Soil Classification: 2 Profile, B Condition, Slope 3-5%, Limiting Factor 27"

Ground Water: Restrictive Layer, Bedrock, Pit Depth

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

Texture	Consistency	Color	Mottling
SANDY LOAM	VERY FRIBLE	MEDIUM BROWN	
STONY SANDY LOAM	VERY FRIBLE	DARK YELLOW BROWN	
GRAVELLY LOAMY SAND	FRIBLE TO SOMEWHAT FIRM	YELLOW BROWN	
RESTRICTIVE			

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Soil Classification: 2 Profile, B Condition, Slope 3-5%, Limiting Factor 26"

Ground Water: Restrictive Layer, Bedrock, Pit Depth

Paul Lawrence
Site Evaluator Signature

SE 16

10/14/02
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Street, Road, Subdivision

Department of Human Services
Division of Health Engineering

PORTLAND

LITTLE DIAMOND ISLAND, LOT #12

Owner's Name
SEBASTIAN MILARDO

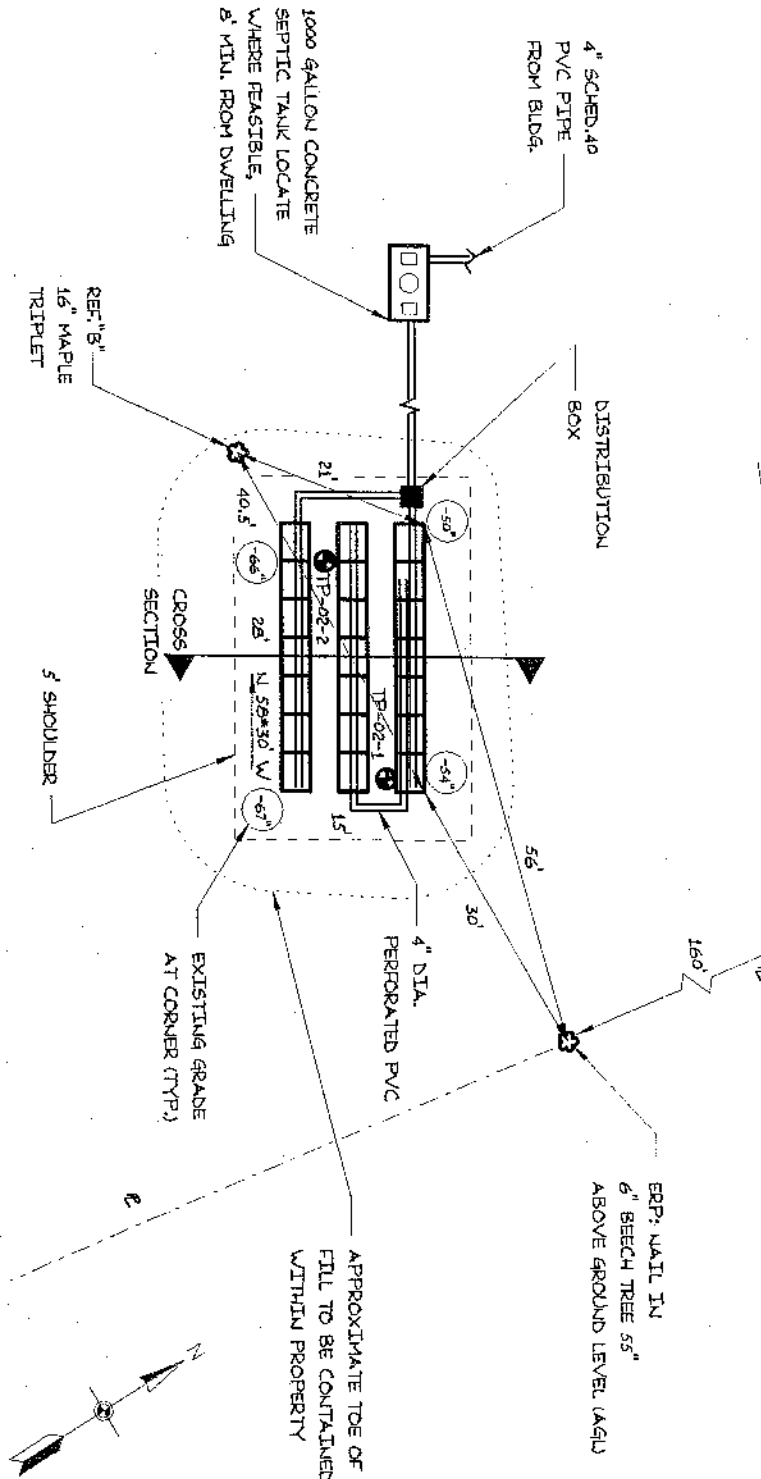
SUBSURFACE WASTEWATER DISPOSAL PLAN

ATLANTIC OCEAN

IP ROAD
ALONG R

SCALE 1" = 20' FT

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



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

Depth of Fill (Upslope) : 13" - 17"
Depth of Fill (Downslope) : 13" - 16"

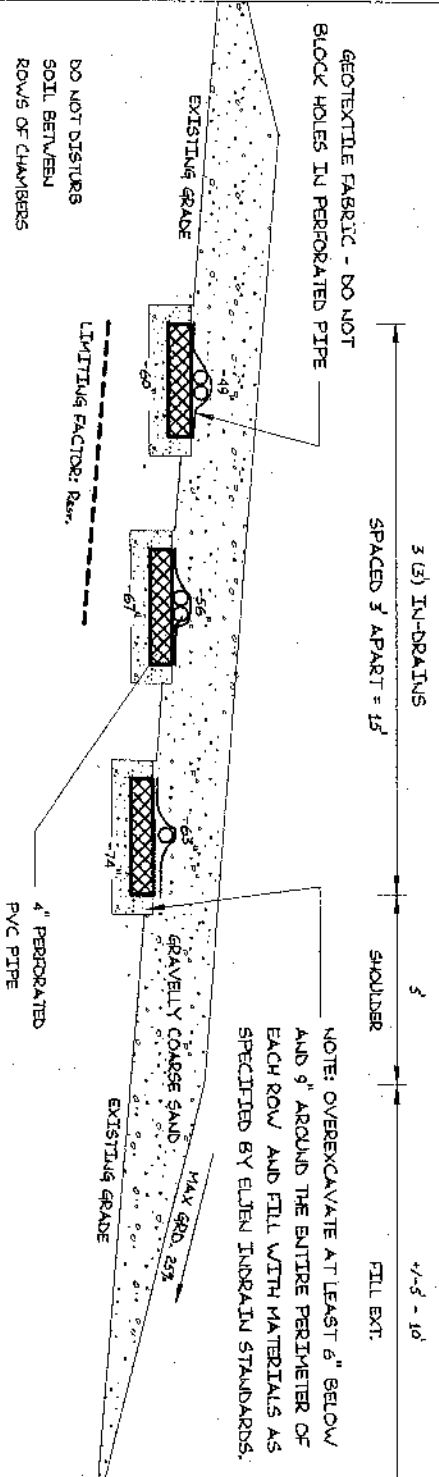
Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

ELEVATION REFERENCE POINT
-37' to -51'
SEE BELOW SECTION & Description NAIL IN 6"
BEECH TREE 55" AGL.
SEE BELOW Reference Elevation -0"

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

DISPOSAL AREA CROSS SECTION

NOTES: * 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 LOANED, SEEDED AND OR MULCHED TO PREVENT EROSION



DO NOT DISTURB
SOIL BETWEEN
ROWS OF CHAMBERS

Paul D. Lawrence
Site Evaluator Signature

5216

6/21/02

Date

PAUL W. LAWRENCE CONSULTING - P.O. BOX 369, WINDHAM, MAINE 04092 - (207) 892-2175