

PROJECT NAME: PAPI & ROMANO BUILDERS SHOP

PROPOSED DEVELOPMENT ADDRESS:

928 RIVERSIDE AVENUE

PROJECT DESCRIPTION:

4600 S.F. SHOP - SUBS ON GRADE SINGLE STORY  
WOOD FRAMED.

CHART/BLOCK/LOT: \_\_\_\_\_

PRELIMINARY PLAN \_\_\_\_\_ (date)

FINAL PLAN \_\_\_\_\_ (date)

10/14 (date)

CONTACT INFORMATION:

<b>Applicant - must be owner, Lessee or Buyer</b> Name: <u>RICK ROMANO</u> Business Name, if applicable: <u>PAPI &amp; ROMANO BUILDERS</u> Address: <u>P.O. BOX 1079</u> City/State: <u>PTLD. ME</u> Zip Code: <u>04104</u>	<b>Applicant Contact Information</b> E-mail: <u>vick e papi and romano builders . com</u> Home #: <u>---</u> Work #: <u>797.3381</u> Cell #: <u>---</u> Fax#: <u>797.5313</u>
<b>Owner - (if different from Applicant)</b> Name: <u>↑</u> Address: <u>---</u> City/State: _____ Zip Code: _____	<b>Owner Contact Information</b> E-mail: _____ Home #: <u>↑</u> Work #: _____ Cell #: _____ Fax#: _____
<b>Agent/ Representative</b> Name: <u>JOE DELANEY</u> Address: <u>WHIPPLE CALLENDER ARCHT</u> <u>P.O. BOX 1276</u> City/State: <u>PTLD ME</u> Zip Code: <u>04101</u>	<b>Agent/Representative Contact information</b> E-mail: <u>joe e whipplecallender. com</u> Home #: <u>---</u> Work #: <u>775.2696 X101</u> Cell #: <u>415.8941</u> Fax#: <u>775.3631</u>
<b>Billing Information</b> Name: <u>SEE APPLICANT</u> Address: _____ City/State: _____ Zip Code: _____	<b>Billing Information</b> E-mail: _____ Home #: <u>---</u> Work #: _____ Cell #: _____ Fax#: _____

<b>Engineer</b> Name: SEBAGO TECHNICS Address: 75 JOHN ROBERTS RD City/State: Sopo, Maine Zip Code: 04106	<b>Engineer Contact Information</b> E-mail: Home #: Work #: 207.200.2100 Cell #: Fax#: 856 2206
<b>Surveyor</b> Name: LEWIS & WASINA Address: 11 HIGHMEADOW DRIVE City/State: Gorham, ME. Zip Code: 04038	<b>Surveyor Contact Information</b> E-mail: Home #: Work #: 892.0959 Cell #: Fax#:
<b>Architect</b> Name: Address: SEE AGENT City/State: Zip Code:	<b>Architect Contact Information</b> E-mail: Home #: SEE AGENT Work #: Cell #: Fax#:
<b>Attorney</b> Name: JONATHAN GOLDBERG Address: MITTEL ASEN City/State: 85 EXCHANGE ST Zip Code: 04101	<b>Attorney Contact Information</b> E-mail: Home #: Work #: 775.3101 Cell #: Fax#:

**APPLICATION FEES:**

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

<b>Level II Development (check applicable reviews)</b> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	<b>Other Reviews (check applicable reviews)</b> <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
---	--

FINAL PLAN - Level II Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
✓		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
✓		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
NA		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
✓		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
✓		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
		1	Written summary of project's consistency with related city master plans
✓		1	Evidence of utility capacity to serve
✓		1	Written summary of solid waste generation and proposed management of solid waste
✓		1	A code summary referencing NFPA 1 and all Fire Department technical standards
✓		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
✓		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

## PROJECT DATA

The following information is required where applicable, in order to complete the application.

<b>Total Area of Site</b>	15000	sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	12000	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
<b>Impervious Surface Area</b>		
Impervious Area (Total Existing)	3650	sq. ft.
Impervious Area (Total Proposed)	8630	sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>		
Building Footprint (Total Existing)	1595	sq. ft. EXIST. (7513
Building Footprint (Total Proposed)	6129	sq. ft. EXIST + NEW
Building Floor Area (Total Existing)	2483	sq. ft. EXIST 1 + 2
Building Floor Area (Total Proposed)	4942 + 2483 =	sq. ft. 7425 EXIST. + NEW
<b>Zoning</b>		
Existing	I-M	
Proposed, if applicable	-	
<b>Land Use</b>		
Existing	RES.	
Proposed	INDUSTRIAL	
<b>Residential, if applicable</b>		
# of Residential Units (Total Existing)	1	
# of Residential Units (Total Proposed)	0	
# of Lots (Total Proposed)	1	
# of Affordable Housing Units (Total Proposed)	0	
<b>Proposed Bedroom Mix</b>		
# of Efficiency Units (Total Proposed)		
# of One-Bedroom Units (Total Proposed)	NA	
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
<b>Parking Spaces</b>		
# of Parking Spaces (Total Existing)	2	
# of Parking Spaces (Total Proposed)	6	
# of Handicapped Spaces (Total Proposed)	1	
<b>Bicycle Parking Spaces</b>		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	0	
<b>Estimated Cost of Project</b>	\$400,000	

Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b> (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Final Site Plans including the following:</b>
✓			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
✓			Existing and proposed structures on parcels abutting site;
✓			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
✓			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
✓			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
✓			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
✓			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
✓			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
✓			Location of all snow storage areas and/or a snow removal plan;
✓			A traffic control plan as detailed in Section 1 of the Technical Manual;
✓			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
✓			Location and proposed alteration to any watercourse;
✓			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
✓			Proposed buffers and preservation measures for wetlands;
✓			Existing soil conditions and location of test pits and test borings;
✓			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
✓			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
✓			Grading plan;
✓			Ground water protection measures;
✓			Existing and proposed sewer mains and connections;
✓			Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
✓			Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

- Continued on next page -

✓		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
✓		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
✓		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
✓		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
✓		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
✓		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
✓		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
✓		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
✓		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: 10/24/14

**1. Please, Submit Utility, Site, and Locus Plans.**

Site Address: 822 RIVERSIDE ST. Chart Block Lot Number: \_\_\_\_\_

Proposed Use: CARPENTRY / G.C. SHOP  
Previous Use: \_\_\_\_\_

Existing Sanitary Flows: \_\_\_\_\_ GPD  
Existing Process Flows: \_\_\_\_\_ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

5 BURN. OCCUPANTS - (2) 1/2 BATHS -  
- WASHING OF EQUIPMENT

Site Category

Commercial (see part 4 below)	<input type="checkbox"/>
Industrial (complete part 5 below)	<input checked="" type="checkbox"/>
Governmental	<input type="checkbox"/>
Residential	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>

*(Clearly, indicate the proposed connections, on the submitted plans)*

**2. Please, Submit Contact Information.**

City Planner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner/Developer Name: RICK ROMANO  
 Owner/Developer Address: P.O. BOX 1079  
 Phone: 775.3381 Fax: 775.5313 E-mail: rich@popiandromanobuilders.com  
 Engineering Consultant Name: \_\_\_\_\_  
 Engineering Consultant Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

*(Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review)*

**3. Please, Submit Domestic Wastewater Design Flow Calculations.**

Estimated Domestic Wastewater Flow Generated: \_\_\_\_\_ GPD  
 Peaking Factor/ Peak Times: \_\_\_\_\_  
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"  
 "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)  
 \_\_\_\_\_

*(Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet)*