

March 27, 2000

City of Portland
Portland Planning Office
389 Congress St
Portland, Maine 04101

Re: Site Review - Nappi Distributors, Proposed Cooler Addition

Applicant: Nappi Distributors, 235 Presumpscot Street, Portland, Maine 04103

The project is being constructed utilizing a fast-track design/build method. The proposed addition will consist of a 50-foot by 50-foot pre-engineered steel framed structure, with prefinished metal siding and a standing seam metal roof. Roof slope to match the existing building. Concrete foundation to extend below frost line. Floor slab to consist of a 6-inch thick reinforced concrete slab on compacted structural fill. Finish floor elevation to match that of the existing warehouse. Estimated cost of the building structure: \$190,373.00.

Proposed use: Cooler / Warehouse.

Area of proposed addition: 2,500 square feet.

Little to no additional solid waste will be generated by the operation of the additional cooler / warehouse area. Construction debris will be disposed of via a licensed waste disposal company.

No new City utilities will be required. No sewer service, floor drains, or water service are to be provided within the proposed addition. The existing electrical service will be utilized, and a new electrical panel will be installed inside the existing warehouse, to power the new lighting and refrigeration equipment. New exterior light fixtures will be installed on the new addition in conformance with code.

The addition will not change or modify the existing surface drainage. The addition is to be located within the existing paved lot, and the pavement will be patched around the addition to match the existing grades. Surface water runoff will follow existing drainage patterns of the paved lot.

Nappi Distributors
Proposed Cooler Addition

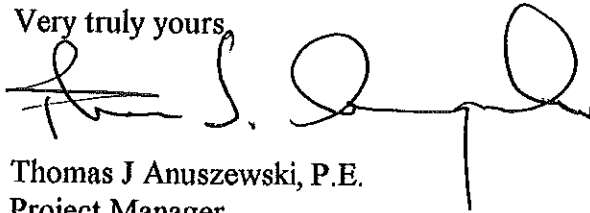
Temporary erosion control measures will be placed and maintained around the work area by White Bros. Inc., the site contractor.

The building permit has been applied for and its issuance is pending, upon site review approval. Construction will start immediately upon receipt of the building permit, currently scheduled to commence April 3, 2000, with completion 10 weeks later.

A permit will be obtained from the State Fire Marshal for the sprinkler system expansion.

If there are any questions or if any additional information is required, please give me a call.
Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Thomas J. Anuszewski'. The signature is stylized with large loops and a long horizontal stroke.

Thomas J Anuszewski, P.E.
Project Manager

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project _____

I.d. Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	e3
_____	(39)	Method of handling solid waste disposal	4

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

20000048
I. D. Number

Nappi Distributors, Inc.
Applicant
235 Presumpscot Street, Portland, ME 04103
Applicant's Mailing Address
Brown Construction
Consultant/Agent
797-6152 797-2948
Applicant or Agent Daytime Telephone, Fax

3/29/00
Application Date
Presumpscot Street
Project Name/Description
235 Presumpscot St, Portland Maine 04103
Address of Proposed Site
421-A-001
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) cooler addition
2,500

Proposed Building square Feet or # of Units _____ 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 \$400.00 Subdivisio _____ Engineer Review _____ Date 3/29/00

Planning Approval Status:

Reviewer sarah hopkins

- Approved Approved w/Conditions
See Attached Denied

Approval Date 3/31/00 Approval Expiration 3/31/01

OK to Issue Building Permit _____
signature _____

Performance Guarantee Required* _____
* No building permit may be issued until a performance guarantee has been submitted

Performance Guarantee Accepted _____
date _____

Inspection Fee Paid _____
date _____

Building Permit Issue _____
date _____

Performance Guarantee Reduced _____
date _____

Temporary Certificate of Occupancy _____
date _____

Final Inspection _____
date _____

Certificate Of Occupancy _____
date _____

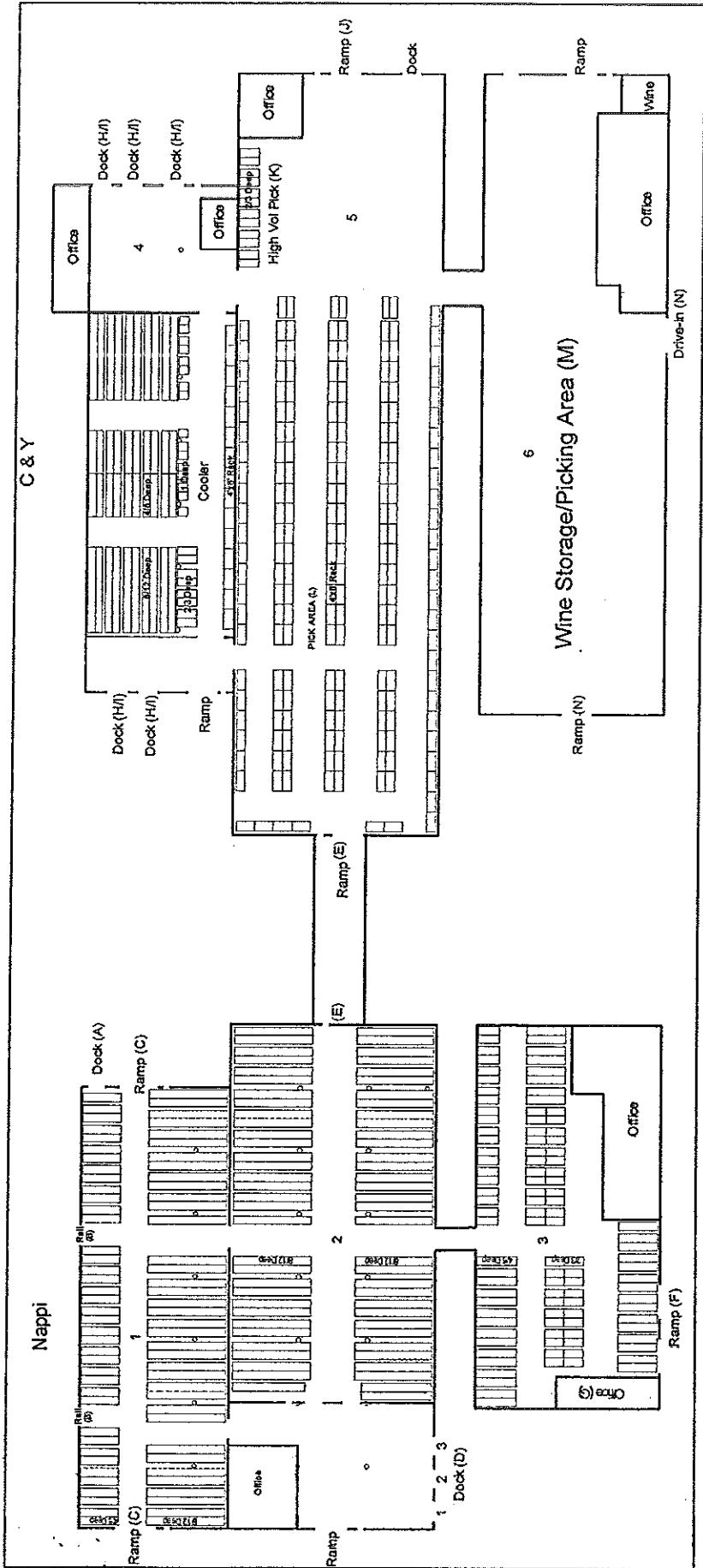
Performance Guarantee Released _____
date _____

Defect Guarantee Submitted _____
submitted date _____

Defect Guarantee Released _____
date _____

remaining balance _____ signature _____
 Conditions (See Attached)
signature _____
amount _____ expiration date _____
signature _____

Nappi Status as of 4/14/00
- Need 7 plans
- No performance PG
-\$300 insp. fee
- no eng. fee



PO Box 1217 Portland, ME 04104 207-797-6157 FAX: 207-797-2948

Brown Construction**To:** Candy Talbot @ Portland Planning Dept. **From:** Tom Anuszewski**Fax:** 207-756-8258**Page:** 2**Phone:** 207-874-8721**Date:** 03/06/00**Re:** Nappi Distributors**CC:**

Proposed Re-grading at Parking Lot

 Urgent For Review Please Comment Please Reply Please Recycle**• Comments:**

Candy,

As discussed, we are proposing to re-grade a small portion of the existing paved parking area at the offices of Nappi Distributors, to improve surface drainage. They are located at 235 Presumpscot Street.

As requested, attached is a sketch, SK-2, dated 2/7/00, prepared by White Brothers, Inc., of the proposed plan of the area, outlined and identified as 'Limit of Work'. The area involved is approximately 3,400 square feet.

The work involves the removal of the existing pavement and base material. New base materials (15" deep), and new pavement (3" thick), would be installed, and re-graded to drain around and away from an existing concrete pad, as shown on SK-2.

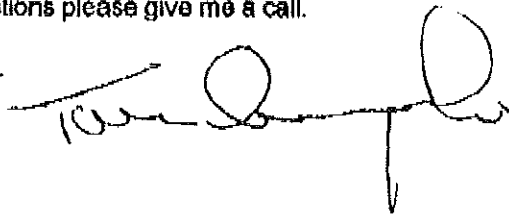
The net result would be no increase to the existing paved area.

The value of this work is approximately \$13,300.

Please review and advise if this plan is acceptable, or if a further submission is required.

If you have any questions please give me a call.

Thanks for your help.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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|--|---|--|--|
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| <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 \$400.00 Subdivision _____ Engineer Review _____ Date: 3/29/00

DRC Approval Status:

Reviewer Steve Bushy D2 R
 Denied

- Approved Approved w/Conditions
see attached

Approval Date 4/1/00 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	_____		
	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		
<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

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

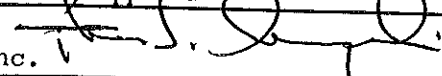
NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

<u>Applicant</u> Nappi Distributors, Inc.	<u>Application Date</u> 3-27-00
<u>Applicant's Mailing Address</u> 235 Presumpscot St., Portland, ME	<u>Project Name/Description</u> Cooler Addition
<u>Consultant/Agent</u> Brown Construction, Inc.	<u>Address Of Proposed Site</u> 235 Presumpscot St.
<u>Applicant/Agent Daytime telephone and FAX</u> 797-6152 Fax 797-2948	<u>Assessor's Reference, Chart#, Block. Lot#</u>
<u>Proposed Development (Check all that apply)</u> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>2,500 Square Feet</u>	
<u>Proposed Building Square Footage and /or # of Units</u>	<u>Acreage of Site</u>
	<u>Zoning</u>

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. *PUS 2 extra site plans*
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

<u>Signature of applicant:</u> Brown Construction, Inc. 	<u>Date:</u> 03-27-00
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.