



A C O R N

ENGINEERING, INC.

Barbara Barhydt -Development Review Services Manager  
Planning Division  
389 Congress Street, 4th Floor  
Portland, ME 04101

March 23, 2016

Subject: Preliminary Site Plan and Subdivision Application  
Redevelopment of 40 O'Brion Street - Portland, Maine

Dear Barbara Barhydt,

On behalf of 215 Foreside Road LLC, we are pleased to submit the accompanying package of submission materials related to the proposed 3-unit condominium development at 40 O'Brion Street. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located on the north end of O'Brion Street off of the Eastern Promenade. The proposed project is a residential 3-unit redevelopment of an existing vacant lot; the abutting property to the east of the project is also owned by the applicant. The development site is located within the City's R-6 Zoning District, and the proposed development complies with the permitted uses within the zone.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Preliminary Architectural Submission
- Section 1: Title, Right and Interest
- Section 2: Technical and Financial Capacity
- Section 3: Construction Management Plan
- Section 4: Stormwater Management Plan
- Section 5: Erosion and Sedimentation Control Plan
- Section 6: Utilities
- Section 7: Solid Waste Disposal
- Section 8: Fire Safety
- Section 9: Conformity with Applicable Zoning Requirements
- Section 10: Request for Waivers
- Section 11: Summary of Written Easements

On behalf of 215 Foreside Road LLC, we look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 11x17 and full size plans, along with a CD containing PDF files for all submitted materials. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.  
Principal - Project Manager  
Acorn Engineering, Inc.

