



A C O R N

ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

November 26, 2018

Subject: Level III Final Site Plan/Subdivision Application
Redevelopment of 4-12 Hammond Street

To Whom It May Concern:

On behalf of The Preserve at South Ridge, LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment along 4-12 Hammond Street. The project proposes to construct a 3-story, 16-unit residential building with subsurface parking. The design has incorporated a side driveway which takes advantage of the existing slope to the rear, effectively “hiding” the parking and allowing the garage door to be absent from the front façade. The project site is located within the City’s R-6 Zoning District in the East Bayside Neighborhood and complies with the permitted uses within the zone. This submission package is intended to meet the City’s Submission Requirements as outlined in the Level III Site Plan Application procedures.

Based upon the 10% workforce unit requirement, the project currently anticipates either building one unit on site and paying the fee-in-lieu for the remaining 0.6 requirement or building two units on site.

We are pleased to submit this application which will increase the housing stock, implement stormwater best management practices to the site, and improve the streetscape by rebuilding the sidewalk, incorporating sculptures created by local artists, planting street trees, and closing a curb cut adjacent to the intersection at Fox Street.

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.
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- Section A: Cover Letter
- Section B: Level III Final Site Plan Application & Checklist
- Section C: Right, Title, Interest
- Section D: Zoning Assessment
- Section E: Easements
- Section F: Waiver Table
- Section G: Financial Capacity
- Section H Technical Capacity
- Section I: Conformity with Land Use Ordinance
- Section J: Stormwater Management Report
- Section K: Erosion & Sedimentation Control Report
- Section L: Fire Department Letter
- Section M: Wastewater Capacity Letter
- Section N: Lighting
- Section O: Architectural Design Narrative
- Section P: Utility Cover
- Section Q: Construction Management Plan
- Section R: Solid Waste
- Section S: Stormwater Maintenance Agreement

Drawings:

- Civil Site Plan Set, Dated 11/26/18
- Architectural Plan Set, Dated 11/21/18

