



A C O R N

ENGINEERING, INC.

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

July 18, 2016

Subject: Level II: Site Plan Application
Redevelopment of 93 Washington Ave - Portland, Maine

To Whom It May Concern,

Cotton Street Holdings, LLC is pleased to submit the accompanying package of submission materials related to the proposed five (5) retail unit redevelopment of 93 Washington Ave. The site is located at Chart, Block, Lot 12-P-22. The units will be composed of five (5) shipping containers with a sixth attached in the rear for restrooms and a utility room sitting atop of a concrete foundation. The units ADA accessible via five separate entrances and a side entrance for more direct restroom access.

This submission package is intended to meet the City's Submission Requirements as outlined in the Level II Application procedures. The proposed project site is located within the East End neighborhood. The existing 2-story, single family household was recently demolished within the site. It is proposed that the site shift from residential to commercial use as permitted within the B-2b zone in which the lot resides.

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

Cotton Street Holdings, LLC and the design team look forward to your review of this project and are requesting to undergo Planning Staff Administrative Review. 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.

