

**PROJECT NAME:** Westerlea View Lofts

**PROPOSED DEVELOPMENT ADDRESS:**

75 Chestnut Street

**PROJECT DESCRIPTION:**

This is the construction of a seven story building for 54 residential units.

**CHART/BLOCK/LOT:** 26 / E / 10

**PRELIMINARY PLAN**     x     (date)  
**FINAL PLAN**            (date)

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Lou Woods Business Name, if applicable: A & M Partners, Inc Address: 120 Exchange Street City/State : Portland, ME      Zip Code: 04101	<b>Applicant Contact Information</b> Work # 207-879-1358 Home# Cell #                              Fax# e-mail: lcwood@ampartners.me
<b>Owner – (if different from Applicant)</b> Name: Same as Applicant Address: City/State :                      Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell #                              Fax# e-mail:
<b>Agent/ Representative Thomas S. Greer, P.E.</b> Name: Pinkham & Greer, Civil Engineers Address: 28 Vannah Avenue City/State : Portland, ME      Zip Code: 04103	<b>Agent/Representative Contact information</b> Work # 207-781-5242 Cell # e-mail: tgreer@pinkhamandgreer.com
<b>Billing Information</b> Name: Same as Applicant Address: City/State :                      Zip Code:	<b>Billing Information</b> Work # Cell #                              Fax# e-mail:

<b>Engineer</b> Thomas S. Greer, P.E. Name: Pinkham & Greer, Civil Engineers Address: 28 Vannah Ave City/State : Portland, ME Zip Code: 04103	<b>Engineer Contact Information</b> Work # 207-781-5242 Cell # Fax# 207-781-4245 e-mail: tgreer@pinkhamandgreer.com
<b>Surveyor</b> Del Maxfield Name: Maine Survey Consultants, Inc. Address: PO Box 485 City/State : Harrison, ME Zip Code: 04040	<b>Surveyor Contact Information</b> Work # 207-583-6159 Cell # Fax# 207-583-6159 e-mail: dmaxfield@mainesurveyconsultants.com
<b>Architect</b> Bill Hopkins Name: Archetype Architects Address: 48 Union Wharf City/State : Portland, ME Zip Code: 04101	<b>Architect Contact Information</b> Work # 207-772-6022 Cell # Fax# 207-772-4056 e-mail: hopkins@archetypepepa.com
<b>Attorney</b> Name: Address: City/State : Zip Code:	<b>Attorney Contact Information</b> Work # Cell # Fax# e-mail:

**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 III Development (check applicable reviews)</b> <input type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input checked="" type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)  <b>Plan Amendments (check applicable reviews)</b> <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)  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"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = _____ <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
--	--

**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

**The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:**

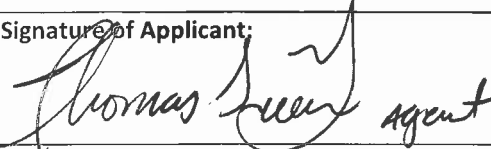
1. **One (1) full size site plans** that must be **folded**.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

**Please refer to the application checklist (attached) for a detailed list of submission requirements.**

**APPLICANT SIGNATURE:**

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

Signature of Applicant:  agent	Date: 7/28/16
--	------------------

## PROJECT DATA

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

<b>Total Area of Site</b>	92,224 sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	29,000 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)	53,511 sq. ft.
Impervious Area (Total Proposed)	63,563 sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>	
Building Footprint (Total Existing)	49,326 sq. ft.
Building Footprint (Total Proposed)	11,600 sq. ft.
Building Floor Area (Total Existing)	148,006 sq. ft.
Building Floor Area (Total Proposed)	81,200 sq. ft.
<b>Zoning</b>	
Existing	B7
Proposed, if applicable	
<b>Land Use</b>	
Existing	Parking Garage
Proposed	Parking Garage & Residential
<b>Residential, If applicable</b>	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	54
# of Lots (Total Proposed)	0
# of Affordable Housing Units (Total Proposed)	5
<b>Proposed Bedroom Mix</b>	
# of Efficiency Units (Total Proposed)	2
# of One-Bedroom Units (Total Proposed)	14
# of Two-Bedroom Units (Total Proposed)	38
# of Three-Bedroom Units (Total Proposed)	0
<b>Parking Spaces</b>	
# of Parking Spaces (Total Existing)	450
# of Parking Spaces (Total Proposed)	450
# of Handicapped Spaces (Total Proposed)	
<b>Bicycle Parking Spaces</b>	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	22
<b>Estimated Cost of Project</b>	<b>\$5,850,000.00</b>

**PRELIMINARY PLAN (Optional) - Level III Site Plan**

Applicant Checklist	Planner Checklist	# of Copies	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
X		1	Completed Application form
		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
n/a		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
X		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
X		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
X			Proposed grading and contours;
X			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
X			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
X			Preliminary infrastructure improvements;
X			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
X			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
n/a			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
X			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
X			Exterior building elevations.