

City of Portland
Development Review Application
Planning Division Transmittal form

10/6/10

Application Number: 10-99600012 **Application Date:**

Project Name: PLAN AMENDMENT

Address: 207 Fore St **CBL:** 029 - L-003-001

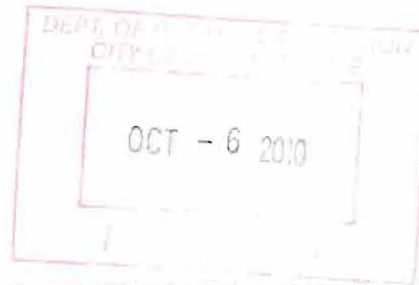
Project Description: Fore Street - 207; Plan Amendment; Opechee Construction, Applicant.

Zoning: INDUSTRIAL

Other Reviews Required:

Review Type: ADMINISTRATIVE AMENDED SITE PLAN

Applicant:
Opechee Construction Corp.
11 Corporate Drive
Belmont Nh 03220



Distribution List:

| | | | |
|---|----------------------|--|----------------------|
| <input type="checkbox"/> Planner | Bill Needleman | <input type="checkbox"/> Parking | John Peverada |
| <input type="checkbox"/> Zoning Administrator | Marge Schmuckal | <input type="checkbox"/> Design Review | Alex Jaegerman |
| <input type="checkbox"/> Traffic | Tom Errico | <input type="checkbox"/> Corporation Counsel | Danielle West-Chuhta |
| <input type="checkbox"/> Stormwater | Dan Goyette | <input type="checkbox"/> Sanitary Sewer | John Emerson |
| <input type="checkbox"/> Fire Department | Keith Gautreau | <input type="checkbox"/> Inspections | Tammy Munson |
| <input type="checkbox"/> City Arborist | Jeff Tarling | <input type="checkbox"/> Historic Preservation | Deb Andrews |
| <input type="checkbox"/> Engineering | David Margolis-Pineo | <input type="checkbox"/> Outside Agency | |
| | | <input type="checkbox"/> DRC Coordinator | Phil DiPierro |

Preliminary Comments needed by:

Final Comments needed by:

September 29, 2010

Barbara Barhydt
Development Review Services Manager
City of Portland Planning & Urban Development
4th Floor, City Hall
389 Congress Street
Portland, ME 04101



Good afternoon Ms. Barhydt,

Attached is a Site Plan Amendment application for the plaza between the rear of 80-90 Middle Street and the new Fore Street hotel. We have been working with Opechee to adjust their design of the plaza and they have agreed to complete the work described herein pending your approval.

This drawing set indicates work to be done on the rear façade of 80-90 Middle Street as well which we will submit under separate application for a building permit. For the sake of this review though, please only see the following changes to the site:

1. We have increased the amount of paved area and changed the pattern of paving. The original plans called for concrete which we are also using but we have added granite strips as an accent. We have included a letter from Sebago Technics which states that the original drainage design including slopes and structures will accommodate the increased impervious area and new design
2. The entry stairs from Franklin Street have been reduced in size and planters have been added on each side. Recessed step lighting will illuminate the stairs. We have attached a cutsheet.
3. The original plans noted 2 pole lights within the plaza which we are keeping but relocating to the adjacent planted area at the hotel. Additional LED recessed downlights are proposed to be mounted on the 80-90 Middle Street façade. We have attached a cutsheet.
4. We have added a circular planter to accommodate a small shading tree.
5. The stairs from Middle Street will remain unchanged.

If you have any questions, please let us know and we look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "D Morelli".

Dennis Morelli, LEED AP
Associate

TFH Architects
80 Middle Street
Portland ME 04101
207.775.6141
www.tfharchitects.com





Level II and Level III Site Plan Application Preliminary and Final Site Plans Portland, Maine

Portland's Department of Planning and Urban Development coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form to be used for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits. General information pertaining to the thresholds of review, public noticing procedures and the fee structure is contained in the Notice to Developer's Packet.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at:

Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, Maine 04101

AGENT/REPRESENTATIVE

Name: same as applicant
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

ENGINEER

Name: Sebago Technics, Inc
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04101
Work #: 207-856-0277
Cell #:
Fax #:
Home:
E-mail: driley@sebagotechnics.com

ARCHITECT (for plaza only)

Name: TFH Architects
Address: 80 Middle Street
Portland, ME
Zip Code: 04101
Work #: 207-775-6141
Cell #:
Fax #: 207-773-0194
Home:
E-mail: dsm@tfharchitects.com

CONSULTANT

Name:
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

SURVEYOR

Name: Sebago Technics, Inc
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04101
Work #: 207-856-0277
Cell #:
Fax #:
Home:
E-mail: driley@sebagotechnics.com

ATTORNEY

Name:
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

APPLICATION FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

| | |
|--|--|
| <p>Level II Development <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> | <p>Plan Amendments <input checked="" type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)</p> <p>Subdivision <input type="checkbox"/> Subdivision (\$500) + amount of lots _____ (\$25/lot) \$ _____ + (applicable + Major site plan fee)</p> |
| <p>Level III Development <input type="checkbox"/> Under 50,000 sq. ft. (\$500) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> Parking Lots over 100 spaces (\$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 300,000 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 100 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee)</p> | <p>Other Reviews <input type="checkbox"/> Site Location of Development (\$3,000) (except for residential projects which shall be \$200 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot) <input type="checkbox"/> Other _____</p> |

LEVEL II AND LEVEL III REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

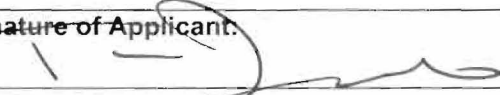
1. **Seven (7) full size site plans** that must be **folded**.
2. Seven (7) copies of all written materials as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 7) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

| | |
|--|----------------------|
| <p>Signature of Applicant: </p> | <p>Date: 9-30-10</p> |
|--|----------------------|

Site Plans and Boundary Survey Requirements – Level II and Level III Site Plan

Preliminary Plan Phase (if elected by applicant)

| Applicant Checklist | Planner Checklist | Number of Copies | Submittal Requirement |
|---|--------------------------|------------------|---|
| <input type="checkbox"/> no change | <input type="checkbox"/> | 7 | Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 | Preliminary Site Plan Including the following: (*information provided may be preliminary in nature during the preliminary plan phase): |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed site access and circulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed grading and contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Existing and proposed utilities (preliminary layout). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements). |
| <input checked="" type="checkbox"/> see atch'd letter | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Preliminary stormwater management and erosion control plan. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code). |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Existing and proposed easements or public or private rights of way. |

Final Plan Phase

| | | | |
|-------------------------------------|--------------------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 | Final Site Plan Including the following |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed site access and circulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed grading and contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | | <ul style="list-style-type: none"> ▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles |

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: _____

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)
Proposed Use: _____
Previous Use: _____
Existing Sanitary Flows: _____ GPD
Existing Process Flows: _____ GPD
Description and location of City sewer, at proposed building sewer lateral connection: _____

No change from previous application

Chart Block Lot Number: _____

Site Category _____
Commercial _____
Industrial *(complete part 4 below)* _____
Governmental _____
Residential _____
Other *(specify)* _____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD
Peaking Factor/ Peak Times: _____
Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: _____
Owner/Developer Address: _____
Phone: _____ Fax: _____ E-mail: _____
Engineering Consultant Name: _____
Engineering Consultant Address: _____
Phone: _____ Fax: _____ E-mail: _____
City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated _____ GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ *(http://www.osha.gov/oshstats/sicser.html)*
Peaking Factor/Peak Process Times: _____

August 31, 2010
05090

Mr. Scott Teas
TFH Architects
80 Middle Street
Portland, ME 04101

Drainage Review
Plaza Renovation 80-90 Middle Street, Portland, Maine

Dear Scott:

I am writing, per your request, to address the drainage considerations related to the proposed construction of a pedestrian plaza located on Lot 1 of the Old Port Hospitality, LLC hotel, restaurant, and residences Old Port site on Fore Street in Portland. I understand that you are preparing plans for the construction of a pedestrian plaza located between Old Port Hospitality's hotel building and the abutting building at 80-90 Middle Street. The work is shown on a plan titled "New Plaza and Façade Renovations" Sheet A1.1 by TFH Architects dated June 17, 2010, that you have provided for our review.

As you are aware, Sebago Technics completed a drainage analysis and design for Old Port Hospitality, LLC as part of the hotel, restaurant, and residences Old Port project approved by the City of Portland Planning Board on April 13, 2010. Our drainage analysis assumed that a portion of the proposed plaza area would be landscaped. Based on the plan that you provided, your proposed plaza will increase the impervious area on the site by approximately 900 square feet by replacing a lawn area with a paved plaza. We have reviewed the drainage analysis and design prepared as part of the Old Port Hospitality project. Based on our review, it is our opinion that the additional impervious area created by the proposed plaza will not result in a significant increase in runoff from the site and that the drainage system designed for the Old Port Hospitality project has sufficient capacity to convey this runoff.

Please call if you have any questions or need additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Senior Project Manager

DLR:dlr/dlf/kn

**Memorandum
Department of Planning and Development
Planning Division**



To: Phil DiPierro- Development Review Coordinator
Assessor's Office
David Margolis Pineo- Public Services
Capt. Keith Gautreau, Fire Department
Matt Doughty, Public Services
Jeff Tarling- Public Services
Marge Schmuckal- Zoning Administrator
Leslie Kaynor, Public Services (CD only)

RECEIVED

OCT 21 2010

Dept. of Building Inspections
City of Portland Maine

From: Molly Casto, Senior Planner

Date: October 21, 2010

RE: Approval
Major Site Plan and Subdivision.
Structured parking development at Fore, India and Middle Streets.

CBL: 029-L-001, 001

On August 10, 2010 the Portland Planning Board approved plans submitted by Opechee Construction Corporation, doing business as Fore India Middle, LLC., for a two story, 208 space parking structure located at the corner of Fore, India and Middle Streets in Portland, Maine.

Subsequent to Planning Board approval of the parking structure, the City has assigned the addresses 66 Middle Street to the upper level parking deck and 203 Fore Street to the lower level parking surface.

On Sheet C-08 (Lighting Plan), the Planning Division has corrected the plan to replace the two Type S1 (Large Scale Eastern Waterfront) lights show with two Type S2 (Medium Scale Eastern Waterfront) lights in accordance with Section 10 of the City of Portland Technical Standards. I made a note on the stamped plans (attached) and the applicant has been notified and is amendable to this change.

Please see attached final plans.

October 5, 2010

Barbara Barhydt
Development Review Services Manager
City of Portland Planning & Urban Development
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Good afternoon Ms. Barhydt,

As requested, we have enclosed the existing approved Site Plan as well as a list of applicable drawings for the review of the Plaza Amendment Application only within the drawing set we submitted. The full scope of the project includes both plaza amendments and renovations to the rear façade of 80-90 Middle Street. Since there are two separate properties involved as well as an existing approved Site Plan for the hotel development, this single drawing set is being used for both the Site Amendment Application for Opechee's project, as well as a Building Permit Application to be submitted separately at a later date for the façade renovation. We apologize for any confusion and hope this letter alleviates your questions.

If you have any addition questions or concerns, please let us know and we look forward to hearing from you.

Applicable Drawings for the Site Plan Amendment

- G1.1 – General Notes, Legends, and Lighting Schedule
- A1.1 – All applicable notes and drawing components
- A2.1 – Drawing 1 and 2 indicating plaza planters and stair details.
- A3.1 – Notes indicating perimeter drainage and plaza construction.
- A4.1 – Detail 4 indicating planter construction
 - Detail 5 indicating plaza drainage and construction
 - Detail 8 indicating plaza drainage and construction
- A4.2 – NONE
- A4.3 – Details 1 and 2

Sincerely,



Dennis Morelli, LEED AP
Associate

Att: C1.1 Site Plan (On-File approved Site Plan for the Fore Street Hotel project)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

Please refer to the attached letter from Sebago Technics which states that the proposed site amendments will not require changes to the approved drainage design on-file.

| | | |
|---|--------------------------|--|
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed snow storage areas or snow removal plan.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed trash and recycling facilities.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Existing and proposed utilities.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed finish floor elevation (FFE).</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Exterior building elevation(s) (showing all 4 sides).</i> |
| <input checked="" type="checkbox"/> see atch'd letter | <input type="checkbox"/> | ▪ <i>Proposed stormwater management and erosion controls.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ▪ <i>Exterior lighting plan, including street lighting improvements..</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed signage.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Total area and limits of proposed land disturbance.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Soil type and location of test pits and borings.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Proposed snow storage areas or method of snow removal.</i> |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | ▪ <i>Existing and proposed easements or public or private rights of way.</i> |

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division
 389 Congress Street
 Portland, Maine 04101
 (207) 874-8719
 www.portlandmaine.gov

Office Hours:
 Unless noted, office hours are
 Monday thru Friday
 8:00 a.m. – 4:30 p.m.

General Submittal Requirements – Level II and Level III Site Plan

Preliminary Plan Phase (if elected by applicant)

| Applicant Checklist | Planner Checklist | Number of Copies | Submittal Requirement |
|-------------------------------------|--------------------------|------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 | Completed application form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Application fees |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 | Written description of project |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Evidence of right, title and interest. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Copies of required State and/or Federal permits. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Written assessment of zoning. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Written description of existing and proposed easements or other burdens. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Written requests for waivers from individual site plan and/or technical standards, where applicable. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Traffic analysis (may be preliminary, in nature, during the preliminary plan phase). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7 | Written summary of significant natural features located on the site. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 7 | Written summary of project's consistency with related city master plans. |

Final Plan Phase (including items listed above if no preliminary plan review)

| Applicant Checklist | Planner Checklist | Number of Copies | Submittal Requirement |
|-------------------------------------|--------------------------|------------------|---|
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Evidence of financial and technical capacity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Evidence of utilities' capacity to serve the development. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Construction management plan. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Stormwater management plan. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Written summary of solid waste generation and proposed management of solid waste. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Written assessment of conformity with applicable design standards. |
| <input type="checkbox"/> n/a | <input type="checkbox"/> | 1 | Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements. |

PROJECT DATA

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

| | | |
|---|-----------------|---------|
| Total Site Area | 76,290 | sq. ft. |
| Proposed Total Disturbed Area of the Site | approx. 100,000 | 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)

IMPERVIOUS SURFACE AREA

| | | |
|--|--------|---------|
| Proposed Total Paved Area | 32,657 | sq. ft. |
| Existing Total Impervious Area (existing = approved plans) | 49,420 | sq. ft. |
| Proposed Total Impervious Area | 50,017 | sq. ft. |
| Proposed Impervious Net Change | +597 | sq. ft. |

BUILDING AREA

| | | |
|---|-----------|-------------|
| Existing Building Footprint | no change | sq. ft. |
| Proposed Building Footprint | | sq. ft. |
| Proposed Building Footprint Net change | | sq. ft. |
| Existing Total Building Floor Area | | sq. ft. |
| Proposed Total Building Floor Area | | sq. ft. |
| Proposed Building Floor Area Net Change | | sq. ft. |
| New Building | | (yes or no) |

ZONING

| | | |
|-------------------------|-----------|--|
| Existing | no change | |
| Proposed, if applicable | | |

LAND USE

| | | |
|----------|-----------|--|
| Existing | no change | |
| Proposed | | |

RESIDENTIAL, IF APPLICABLE

| | | |
|---|-----------|--|
| Proposed Number of Affordable Housing Units | no change | |
| Proposed Number of Residential Units to be Demolished | | |
| Existing Number of Residential Units | | |
| Proposed Number of Residential Units | | |
| Subdivision, Proposed Number of Lots | | |

PARKING SPACES

| | | |
|--------------------------------------|-----------|--|
| Existing Number of Parking Spaces | no change | |
| Proposed Number of Parking Spaces | | |
| Number of Handicapped Parking Spaces | | |
| Proposed Total Parking Spaces | | |

BICYCLE PARKING SPACES

| | | |
|---|-----------|--|
| Existing Number of Bicycle Parking Spaces | no change | |
| Proposed Number of Bicycle Parking Spaces | | |
| Total Bicycle Parking Spaces | | |

ESTIMATED COST OF PROJECT

Please answer the following with a Yes/No response on all that apply to the proposed development

| | | | |
|-------------------------|-----------|-------------------------|-----------------|
| Institutional | no change | Design Review | _____ |
| Parking Lot | _____ | Flood Plain Review | _____ |
| Manufacturing | _____ | Historic Preservation | _____ |
| Office | _____ | Housing Replacement | _____ |
| Residential | _____ | 14-403 Street Review | _____ |
| Retail/Business | _____ | Shoreland | _____ |
| Warehouse | _____ | Site Location | _____ |
| Single Family Dwelling | _____ | Stormwater Quality | _____ |
| 2 Family Dwelling | _____ | Traffic Movement | _____ |
| Multi-Family Dwelling | _____ | Zoning Variance | _____ (or date) |
| B-3 Ped Activity Review | _____ | Historic Dist./Landmark | _____ |
| Change of Use | _____ | Off Site Parking | _____ |



Development Review Application PORTLAND, MAINE

Planning and Urban Development Department
Planning Division and Planning Board

PROJECT NAME: Hotel, Restaurant, & Residences - Old Port

PROPOSED DEVELOPMENT ADDRESS:

207 & 209 Fore Street (formerly 38 India Street)

PROJECT DESCRIPTION:

Amendment to previously reviewed Site Plan for design changes to the plaza between 80-90 Middle Street and Fore Street hotel/residences. The paved area has increased, the stairs from Franklin St have been redesigned, and a free standing planter has been added.

CHART/BLOCK/LOT: 029 1003001 & 029 1001001

PRELIMINARY PLAN _____
FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT Tim Daigneault
Name: Opechee Construction Corporation
Address: 11 Corporate Drive
Belmont, NH
Zip Code: 03220
Work #: 603-527-9090
Cell #: _____
Fax #: 603-527-9191
Home: _____
E-mail: _____

PROPERTY OWNER
Name: same as applicant
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: same as applicant
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

~As applicable, please include additional contact information on the next page~