

April 26, 2018

Ms. Barbara Barhydt
Development Review Services Coordinator
Planning Division
389 Congress Street, 4th Floor
Portland, ME, 04101

**208 Fore Street Development
Portland, Maine
Level III Site Plan & Subdivision Application**

Dear Barbara:

On behalf of Flagg Partners, LLC, Terradyn Consultants is pleased to submit the enclosed application materials and drawings for the 208 Fore Street Development, a proposed 37-unit residential building with commercial space on the first floor located at 208 Fore Street in Portland.

The project site is comprised of Lot 8 on Tax Map 29, Block N and Bradbury Court and is located in the City's India Street Form Based Code (IS-FBC) zoning district - Urban Transitional (UT) subdistrict, and the downtown Entertainment Overlay Zone. The enclosed materials include information about the existing project site and the proposed project and are intended to meet the Level III Final Site Plan submission requirements outlined in Section 14-527 of the City of Portland Land Use Ordinance.

Enclosed with this cover letter are the following written materials:

208 Fore Street – Application Materials	
	Level III Development Review Application Form
Section 1	Development Description
Section 2	Right, Title and Interest
Section 3	State & Federal Permits
Section 4	Land Ordinance Review
Section 5	Easements or Other Burdens
Section 6	Technical & Financial Capacity
Section 7	Construction Management Plan
Section 8	Natural Features
Section 9	Stormwater Management
Section 10	Consistency with Master Plans
Section 11	Utilities
Section 12	Solid Waste
Section 13	Fire Safety
Section 14	Conformity with Applicable Design Standards
Section 15	Verification of Proposed HVAC Equipment

In addition to the written materials, the following project drawings are enclosed:

208 Fore Street – Site Development Plans	
C-1.0	Cover Sheet
C-1.1	General Notes
C-2.0	Boundary Survey
C-2.1	Recording Plat - Pending
C-2.2	Existing Conditions & Demolition Plan
C-2.3	Construction Management Plan
C-3.0	Site Plan
C-4.0	Grading, Drainage & Erosion Control Plan
C-4.1	Erosion & Sediment Control Notes
C-5.0	Utility Plan
C-6.0	Site Details
C-6.1	Utility & Drainage Details
L-1	Landscape Plan
P-1	Lighting Photometric Plan

We look forward to your review of this project and request to be placed on the next available Planning Board agenda to discuss the project with the Board. In the interim, if you have any questions or need additional information, please contact me.

Sincerely,

TERRADYN CONSULTANTS LLC



Michael E. Tadema-Wielandt, P.E.
Vice President

cc Ted Hovivian, Flagg Partners, LLC
David Lloyd, Archetype PA
Peter Van Hemel, Bernstein Shur

Enc.