



Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: 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.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the [Land Use Code \(Chapter 14\)](#), [Design Manual](#) and [Technical Manual](#).

Planning Division

Fourth Floor, City Hall

389 Congress Street

(207) 874-8719

planning@portlandmaine.gov

Office Hours

Monday thru Friday

8:00 a.m. – 4:30 p.m.

I. Project Information (Please enter n/a on those fields that are not applicable)

Project Name:	
Proposed Development Address:	
Project Description:	
Chart/Block/Lot:	
Preliminary Plan	
Final Plan	

II. Contact Information (Please enter n/a on those fields that are not applicable)

APPLICANT

Name:	
Business Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

OWNER

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

AGENT/REPRESENTATIVE

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

BILLING (to whom invoices will be forwarded to)

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

ENGINEER

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

SURVEYOR

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

ARCHITECT

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

ATTORNEY

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

DESIGNATED PERSON(S) FOR UPLOADING INTO e-PLAN

Name:	
E-mail:	
Name:	
E-mail:	
Name:	
E-mail:	

III. APPLICATION FEES

LEVEL III DEVELOPMENT (check applicable review)

	Less than 50,000 sq. ft.	\$750.00
	50,000 – 100,000 sq. ft.	\$1,000.00
	100,000 – 200,000 sq. ft.	\$2,000.00
	200,000 – 300,000 sq. ft.	\$3,000.00
	Over 300,000 sq. ft.	\$5,000.00
	Parking lots over 100 spaces	\$1,000.00
	After-the-fact Review	\$1,000.00 + applicable application fee above

PLAN AMENDMENTS (check applicable review)

	Planning Staff Review	\$250.00
	Planning Board Review	\$500.00

OTHER REVIEWS (check applicable review)

	Traffic Movement	\$1,500.00
	Stormwater Quality	\$250.00
	Subdivision	\$500.00 + applicable fee for lots/units below
	# of Subdivision Lots/Units [] x \$25.00 each	\$
	Site Location	\$3,500.00 + applicable fee for lots/units below
	# of Site Location Lots/Units [] x \$200.00 each	\$
	Change of Use	
	Flood Plain	
	Shoreland	
	Design Review	
	Housing Replacement	
	Historic Preservation	
TOTAL APPLICATION FEE DUE:		

IV. FEES ASSESSED AND INVOICED SEPARATELY

- Notices to abutters (receipt of application, workshop and public hearing meetings) (\$.75 each)
- Legal Ad in the Newspaper (% of total ad)
- Planning Review (\$52.00 hour)
- Legal Review (\$75.00 hour)
- Third Party Review (all outside reviews or analysis, eg. Traffic/Peer Engineer, are the responsibility of the applicant and will be assessed and billed separately)

V. PROJECT DATA (Please enter n/a on those fields that are not applicable)


TOTAL AREA OF SITE	sq. ft.
PROPOSED DISTURBED AREA OF THE SITE	sq. ft.
<i>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.</i>	
IMPERVIOUS SURFACE AREA	
Impervious Area (Total Existing)	sq. ft.*
Impervious Area (Total Proposed)	sq. ft.
Building Ground Floor Area and Total Floor	
Building Footprint (Total Existing)	sq. ft.**
Building Footprint (Total Proposed)	sq. ft.
Building Floor Area (Total Existing)	sq. ft.***
Building Floor Area (Total Proposed)	sq. ft.***
ZONING	
Existing	
Proposed, if applicable	
LAND USE	
Existing	
Proposed	
RESIDENTIAL, IF APPLICABLE	
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	
PROPOSED BEDROOM MIX	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
PARKING SPACES	
# of Parking Spaces (Total Existing)	
# of Parking Spaces (Total Proposed)	
# of Handicapped Spaces (Total Proposed)	
BICYCLE PARKING SPACES	
# of Bicycle Spaces (Total Existing)	
# of Bicycle Spaces (Total Proposed)	
ESTIMATED COST OF THE PROJECT	

VI. APPLICANT SIGNATURE

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

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:	
Date:	

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
Pending		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
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
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;
N/A			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.

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
Section 1		1	* Written description of project
Section 2		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
Section 3		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
Section 2		1	* Evidence of financial and technical capacity
Section 4		1	Construction Management Plan
Section 4*		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
Section 1		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
Section 5		1	Stormwater management plan and stormwater calculations
Section 3		1	Written summary of project's consistency with related city master plans
Section 1		1	Evidence of utility capacity to serve
Section 1		1	Written summary of solid waste generation and proposed management of solid waste
Section 6		1	A code summary referencing NFPA 1 and all Fire Department technical standards
Section 3		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
TBD		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

* TMP previously approved

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
Sheet C-1.2		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
Sheet C-2.2			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
Sheet C-2.2			Existing and proposed structures on parcels abutting site;
Sheet C-2.1			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
Sheet C-2.1			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
Detail Sheets			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
Sheet C-11.1			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
Sheet C-2.1			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
Sheet C-2.1			Location of all snow storage areas and/or a snow removal plan;
Section 5			A traffic control plan as detailed in Section 1 of the Technical Manual;
N/A			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
N/A			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
Sheet C-1.3			Existing soil conditions and location of test pits and test borings;
Sheet C-2.1			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
Sheet C-3.1 Section 6			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
Sheet C-3.1			Grading plan;
N/A			Ground water protection measures;
Sheet C-4.1			Existing and proposed sewer mains and connections;

- Continued on next page -

Sheet C-11.1		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
Sheet C-4.1		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
Sheet C-4.1		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
Sheet C-2.1		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
See Arch Plans		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
TBD		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
By Bartlett		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
See Plan		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
Sheet C-2.1		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

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Attachment B – Ability to Serve Letters to/from Portland Water District and the City of Portland Public Services

Section 2: Attachment A – Release Deed and Settlement Agreement

Section 4: Attachment A – Construction Management Plan

Section 5: Attachment A – Stormwater Management Report

Attachment B – Erosion & Sediment Control Report

Section 6: Attachment A – Portland Fire Department Site Review Checklist & NFPA 1 Review

LIST OF PLANS

SHEET #	TITLE
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C-1.1	GENERAL NOTES AND LEGEND
C-1.2	BOUNDARY SURVEY
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