

June 6, 2016

To: City of Portland Planning Authority
Re: 23 Ocean Mixed Use
Level III Final Application Submission

Attachment List

1. Cover Letter
2. Attachment List
3. Application Submission
4. Project Data
5. Checklist
6. Narrative
 - a. Description of Project
 - b. Evidence of right, title, and interest
 - c. Evidence of State and/or Federal Permits
 - d. Zoning Assessment
 - e. Neighborhood Meeting
 - f. Requests for waivers
 - g. Existing and proposed easements or other burdens
 - h. Evidence of Financial and Technical Capacity
 - i. Construction Management Plan
 - j. Traffic Analysis
 - k. Significant natural features
 - l. Stormwater Management Plan
 - m. Consistency with City master plans
 - n. Evidence of Utilities Capacity to Serve
 - o. Solid Waste management Plan
 - p. Summary of Fire Safety
 - q. Consistency with Design Standards
7. Warranty Deed
8. Construction Management Plan
9. Fire Department Checklist
10. Landscape Architecture Attachments
 - a. Site / Subdivision Recording Plat
 - b. Existing Conditions Survey
 - c. L-1.0 Site Preparation Plan
 - d. L-2.0 Site Plan
 - e. L-3.0 Materials and Layout
 - f. L-4.0 Grading
 - g. L-5.0 Landscape
 - h. L-5.1 Landscape Details
 - i. L-6.0 Details
 - j. L-6.1 Details
11. Civil Engineering Attachments
 - a. C-1 Utility and Stormwater Management Plan
 - b. C-2 Civil Details
 - c. C-3 Civil Details
 - d. 23 Ocean Avenue Stormwater Management Narrative
 - e. City of Portland Wastewater Capacity Application
 - f. Portland Water District Capacity Application
12. Architectural Attachments
 - a. A-001 Fire Department Code Review Drawing
 - b. A-101 Floor Plans and Exterior Views
 - c. A-201 Exterior Elevations Parcel A
 - d. Photometric Site Plan (to follow)