



August 13, 2015

Ms. Christine Grimando, Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: The Forefront at Thompson's Point
Subdivision Plan Application**

Dear Christine:

On behalf of Forefront Partners I, LP, we are pleased to provide the accompanying package of submission materials related to the proposed Overall Subdivision Plan of The Forefront at Thompson's Point development. This submission package is intended to meet the City's Subdivision Submission requirements to the extent practicable as outlined in the Subdivision Application procedures as well as Article IV Section 14-496 (a) of the Code of Ordinances. These materials represent the revisions to the March 2014 approved Master Development Plan, additional engineering detail for common areas, and inclusion of the previously approved Phase 1A Brick North Site Plan.

MASTER PLAN

The project has undergone minor changes since the Master Development approval from March 2014. While the Master Plan remains very similar in layout, program, and parking, some of the program elements have shifted locations within previously defined building envelopes. Changes to the buildings are summarized as follows:

- At the heart of the layout adjustments, is Forefront's decision to retain and renovate the existing brick building referred to as Brick South in its entirety. Brick South shown as Building C on the enclosed plans will be used as assembly event space. The event space is meant to complement the proposed event center, the outdoor event area held at the Depot and the southern portion of the site, and is not intended to increase the overall size of events, or number of people at the site at one time. Brick South will be renovated to accommodate 2,500 people and support space such as a kitchen, meeting space, storage and bathrooms, and related ancillary services for the event space.
- The restaurant space (E2) has been incorporated into the hotel's ground floor. This allows space for additional surface parking next to the hotel.
- The educational building (Circus Conservatory) will be divided into their primary space in the new Building (D) and their current leased space in a portion of the Brick North Building (Building A). There is no change in total office space proposed for the overall site.
- The Cultural Center (Building I) has grown in gross square footage and building footprint; however, the program has remained the same.

Ms. Christine Grimando
 August 13, 2015
 Page 2

The updated Master Plan Building Program is summarized in the table below:

TABLE 1 MASTER PLAN PROGRAM	
Building Master Plan	Master Plan - August 2015 Gross Size
Building A: Mixed Use: Cellar Door Winery (5,840 SF) Circus Program (6,799 SF; 400 People) Big Room Studios (3,461 SF) Café (1377 SF) Brewery (10,068 SF) Distillery (5,284 SF) Color Me Mine (2,136 SF) Common (741 SF)	34,800 SF +/-
Building B1: Multi-Purpose (Assume Live Theater)	4,800 Seats
Building B2: Ancillary to B1 and Seasonal Dock	3,600 SF
Building B3: Restaurant	3,600 SF
Building C: Event/Assembly Space (2,500 People)	34,600 SF
Building D: Educational/Gym/Sports Medicine	41,600 SF
Building E: Hotel & Restaurant Condominiums	125 Rooms 24 Units
Buildings F1/F2: Parking Garage <small>*(see next page)</small>	730 Spaces
Building G: Office	180,000 SF
Building H: Event Center	63,000 SF
Building I: Cultural Center	40,000 SF
Building J1: Condominiums (Assumed)	160,000 SF/160 Units
Building J2: Condominiums (Assumed)	196,500 SF/160 Units
Total Non-Garage	814,300 SF

** Depending on the timing of garage construction which will follows the relocation of Suburban Propane and the commencement of the phase two buildings, it is conceivable that by the time the garage is ready to begin construction we may actually elect to add floors taking advantage of the 120' height limit to increase structured parking capacity. It may also be desirable to build the garage structure to provide for the possibility of adding floors in the future after the initial 730 spaces are built. We are continuing to assess these options now, but would suggest that the Master Plan retains the ability to plan for a dynamic future outcome without compromising the needs of the first phase of development.*

SUBDIVISION PLAN

The overall subdivision plan takes a holistic approach to how the Master Plan will be implemented and shows the subdivision of what are currently four lots (two lots owned by Forefront Partners, one lot owned by Suburban Propane, and one lot owned by Northern New England Rail Authority (NNEPRA)). The overall subdivision envisions 19 lots plus common area. The subdivision would occur over the course of four (4) or more sectional recordings.

Ms. Christine Grimando
August 13, 2015
Page 3

A description of the overall Subdivision Plan development sequence is as follows:

1. Sectional 1 Recording Plat: The initial development activity now includes the redevelopment of the existing Brick North building for mixed use. This former brick rail building is well suited for its reuse as commercial space housing multiple small tenants. This initial activity has begun as part of a Phase 1A sectional recording based on a subdivision approval in 2012 and amended in 2013. As part of this subdivision application, the first sectional subdivision plat would modify and replace the previously recorded lot configuration around Brick North to include Lots 1-5 plus Lot 10 as depicted on the enclosed plan Sheet C-2.1. Lot 10 would create a separate lot for the existing building referred to as "The Depot".
2. Sectional 2 Recording Plat: The applicant has resurrected the former Barnstormers building (actually part of the former Union Station rail depot) located at the south end of the point (Lot 10 – aka “The Depot”) for use as a multi-purpose space related to an outdoor event area located at the south end of the point. This outdoor event area is of equal capacity (approximately 5,000; though it can actually hold 7,300, of which more is described below) to the outdoor concert area that was adjacent to the Event Center in our June 2013 plan. We have relocated this function to the point to take advantage of the proximity to this unique structure. It is important to note that during the licensing process for the events that occurred this past summer, the Fire Department asked us to assess the maximum capacity of the Depot area from a public safety perspective. It was determined by Mark Cummings, P.E. that it was feasible to accommodate 7,300 people safely on the site, assuming that an adequate off-site parking plan and temporary pedestrian safety layout could be provided, in the context of a business licensing scenario.

This phase of the project also contemplates the addition of a restaurant and a new building which supports the seasonal dock and Depot structure.

Sectional Recording 2 would create Lots 8, 9, and 11 to support The Depot as well as Lot 6 (temporary parking/future building pad) and Lots 12 and 13 (Restaurant and Parking). These lots are depicted on the enclosed plan Sheet C-2.2.

3. Sectional 3 Recording Plat: The applicant has a Purchase and Sale agreement for the acquisition of the Suburban Propane property and a land swap agreement with NNEPRA. Upon closing on these two parcels, the applicant would consolidate the land and create Lots 14 and 15. This sectional plat would create the lots required for the parking garage (Lot 14) and the event center (Lot 15). Additional common space would complete a loop road around the peninsula portion of the project. Lot 7 is anticipated to be a cultural center building which supports the completion of the loop road around the perimeter of the peninsula.
4. Sectional 4 Recording Plat: This is anticipated to be the last recording of the full subdivision plan. Lots 16-19 would be used for the major office space component as well as the potential residential buildings planned for the Panhandle portion of the site.

As you are aware, the original Level III Site Plan and Subdivision approval documents included a substantial design effort that was found to address the City’s technical standards. Our plan documents included full design for geometric layout, grading, drainage, and related utility infrastructure. We also produced detailed landscape architecture design and details. Based on the original Subdivision, Site Plan and subsequent Master Plan approvals, the City has found that the development site can adequately

FAY, SPOFFORD & THORNDIKE

Ms. Christine Grimando
August 13, 2015
Page 4

support the development program proposed. The enclosed application provides the engineering details to show how the project continues to meet the City's Technical Standards as well as State and Federal regulatory permits.

FST anticipates a Level III Site Plan Application which covers the details of the Brick South is imminent and will be forthcoming in the short weeks ahead, as is a second Level III Site Plan which covers the details of the Restaurant on Lot 12. We understand that the Planning Board will be reviewing the additional information at the same time as this application, but wishes to provide this submission now in order to begin the review process.

On behalf of the Forefront at Thompson's Point development team, we look forward to your continued assistance on the project and we look forward to the next scheduled workshop meeting with the Planning Board. Please find one hard copy of the application materials including 11 x 17 and full size plans, along with a CD containing PDF files for all submission materials.

If you have any questions regarding these materials, please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE, LLC



Bo Kennedy, P.E.
Senior Engineer

BEK/cmd

- Enc:
- Attachment A – Subdivision Plan Submission Supporting Narrative
 - Attachment B – AutoTurn® Figures
 - Attachment C – Traffic Study Information
 - Attachment D – Stormwater Management Report and Supplemental Information
 - Attachment E – Life Safety Plan
 - Attachment F – Photometric Cut Sheets & Specifications
 - Attachment G – State and Federal Permits
 - Attachment H – Utility Capacity Information
 - Attachment I – Conformity to Applicable Design Standards
 - Attachment J – Title, Right & Interest
 - Attachment K – Financial Capacity Letter
 - Attachment L – Declaration of Easements, Covenants and Restrictions

- c:
- Chris Thompson, Forefront Partners I, LP
 - Jed Troubh, Forefront Partners I, LP
 - Paul Ureneck, Boulos Company
 - Pat Carroll, Carroll Associates



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

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. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____

Bo E. Kennedy, P.E. _____

I have provided digital copies and sent them on: _____

August 13, 2015 _____

Date: _____

August 13, 2015 _____

Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



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) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: The Forefront at Thompson's Point

PROPOSED DEVELOPMENT ADDRESS:

1 Thompson's Point

PROJECT DESCRIPTION:

This application supersedes the approved July 2013 overall subdivision plan for the Forefront at Thompson's Point to be Consistent with the March 2014 approved Master Plan.

CHART/BLOCK/LOT: 201/ A / 5, 8, 10
202/ A / 1 & 4

PRELIMINARY PLAN _____ (date)

FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Chris Thompson Business Name, if applicable: Parallax Partners (dba Forefront Partners I, LP) Address: 501 Danforth Street City/State : Portland, ME Zip Code: 04102	Applicant Contact Information Work # 207-747-5288 Home# Cell # 207-347-1614 Fax# 207-747-5941 e-mail: parallaxpartners@gmail.com
Owner – (if different from Applicant) Name: Address: SAME AS APPLICANT City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Bo E. Kennedy, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : South Portland, ME Zip Code: 04106	Agent/Representative Contact information Work # 207-775-1121 Cell # 207-318-8364 e-mail: bkennedy@fstinc.com
Billing Information Name: Address: SAME AS APPLICANT City/State : Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Bo E. Kennedy, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : South Portland, ME Zip Code: 04106	Engineer Contact Information Work # 207-775-1121 Cell # 207-318-8364 Fax# 207-879-0896 e-mail: bkennedy@fstinc.com
Surveyor Name: Owens McCullough Sebago Technics Address: P.O. Box 1339 City/State : Westbrook, ME Zip Code: 04098	Surveyor Contact Information Work # 207-856-0279 Cell # 207-232-1649 Fax# 207-856-2206 e-mail: omccullough@sebagotechnics.com
Architect Name: Bill Hopkins* Archetype, PA Address: 48 Wharf Street City/State : Portland, ME Zip Code: 04101 * Other members of Architect - To be determined	Architect Contact Information Work # 207-772-6022 Cell # 207-671-9194 Fax# 207-772-4056 e-mail: hopkins@archetype-architects.com
Attorney Name: David L. Galgay, Jr. Verrill Dana LLP Address: P.O. Box 586 - 1 Portland Square City/State : Portland, ME Zip Code: 04112-0586	Attorney Contact Information Work # 207-774-4000 Cell # 207-253-4514 Fax# 207-774-7499 e-mail: dgalgay@verrilldana.com

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) <input type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input 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) Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input checked="" type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) 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.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots <u>19</u> x \$25/lot = <u>475</u> <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots <u> </u> x \$200/lot = <u> </u> <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
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which 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: 	Date: August 13, 2015
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PROJECT DATA

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

Total Area of Site	32.67 sq. ft.
Proposed Total Disturbed Area of the Site	23.26 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	
Impervious Area (Total Existing)	908,661 sq. ft.
Impervious Area (Total Proposed)	714,384 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	123,684 sq. ft.
Building Footprint (Total Proposed)	319,644 sq. ft.
Building Floor Area (Total Existing)	123,684 sq. ft.
Building Floor Area (Total Proposed) (Includes Garage)	975,875 sq. ft.
Zoning	
Existing	B-5
Proposed, if applicable	B-5
Land Use	
Existing	Industrial
Proposed	Mixed Use/T.O.D
Residential, If applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	344
# of Lots (Total Proposed)	20
# of Affordable Housing Units (Total Proposed)	Unknown
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	TBD
# of One-Bedroom Units (Total Proposed)	TBD
# of Two-Bedroom Units (Total Proposed)	TBD
# of Three-Bedroom Units (Total Proposed)	TBD
Parking Spaces	
# of Parking Spaces (Total Existing)	Not Known
# of Parking Spaces (Total Proposed)	1,342
# of Handicapped Spaces (Total Proposed)	26
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	92
Estimated Cost of Project	\$100 - \$110 million

NOT APPLICABLE

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
		1	Completed Application form
		1	Application fees
		1	Written description of project
		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		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
		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)
			Proposed grading and contours;
			Existing structures with distances from property line;
			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;
			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
			Preliminary infrastructure improvements;
			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
			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);
			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
			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
X		1	* Written description of project
X		1	* Evidence of right, title and interest
X		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
*		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
X		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		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
N/A		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

*Provided under Site Plan Application.

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)
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	Final Site Plans including the following:
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
X			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
X			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan; (Written Plan)
X			A traffic control plan as detailed in Section 1 of the Technical Manual;
X			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;
X			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;
X			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
X			Ground water protection measures;
X			Existing and proposed sewer mains and connections;

- Continued on next page -

X		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
X		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		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;
X		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;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
X		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.