

ATTACHMENT A

Subdivision Plan Submission Supporting Narrative

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SUBDIVISION PLAN SUBMISSION SUPPORTING NARRATIVE

In accordance with Section 14-527 (f) and (g) and the General Written Submission Checklist, we offer the following narrative describing the information supporting the current Subdivision Plan submission.

Section 14-527 (f)

1. Existing structures are shown on Sheet C-2.9 – Overall Existing Conditions Plan and all proposed buildings are shown on Sheets C-3.1 and C-3.2 – Site Layout Plans.
2. Existing abutting structures are shown on Sheet C-2.9 – Overall Existing Conditions Plan.
3. The offsite improvements project construction is nearly complete. The offsite improvements project was constructed to support the full volume of traffic approved as part of the site MaineDOT Traffic Movement Permit. As a stakeholder, the City has a copy of these plans on file.
4. The proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines are shown on Sheets C-3.1 and C-3.2 – Site Layout Plans. The Site Layout Plans depict material types and refer to details with specific sectional buildup of material thicknesses.
5. Cross sectional drawings of the access roadway are provided on Sheets C-7.8 and C-7.9.
6. Loading areas are shown on the Site Layout Plans – C-3.1 and C-3.2. Figures 1 thru 6 are enclosed in Attachment B and show turning movements for service and loading areas using AutoTURN® turning template computer software.
7. The existing site does not have established public transit infrastructure; however, the proposed Subdivision Plan anticipates a future public Metro Bus stop, taxi stand, skywalk bridge to Amtrak train platform, and pedestrian trail link.
8. The location of bicycle parking spaces for the Phase 1A Brick North Site Plan is shown on the Level III site plans dated 2014.09.10. As the applicant submits subsequent Level III Site Plans, additional bicycle parking stalls will be added in accordance with the city's technical standards.
9. Snow storage management will employ three strategies:
 - On-site snow storage around the perimeter of the site.
 - Snow removal and offsite storage.
 - Mechanical snow removal (i.e. melting bins).
 - The City of Portland has been designated a turnaround area easement for the purpose of snow removal on Thompson's Point Connector Road
10. A Traffic Control Plan was approved as part of the original Site Plan submission in 2012 and subsequently updated for the amendment in 2013. The approved Traffic Control Plan is still applicable and enclosed in Attachment C.
11. Landscaping buffers and preservation measures are shown on the enclosed Landscaping Plans L-1.0 and L-1.1. The proposed Landscaping measures meet the City of Portland Technical Standards for streets and the buffering requirements of the MaineDEP Natural Resources Protection Act Permit. It

is noted that subsequent site plans will include the required landscaping for internal parking lots once a more detailed site plan can be produced.

12. Watercourse alterations are not proposed for this project.
13. Wetland boundaries are shown on the enclosed ALTA/ACSM Land Title Survey plans prepared by Sebago Technics Land Surveyors.
14. The site is largely a historical development property that contains limited natural features other than those conditions related to the Fore River mud flats and tidal area. These low-lying areas at the perimeter of the site do contain river related wetland and floodplain. No part of the proposed development areas will be within these wetlands or floodplain, except for several drainage discharges that will outfall into the river, as is currently occurring today.
15. Existing soil conditions are included with a Geotechnical Technical Data Report which is on file with the City and available upon request. All test pit and boring locations are shown on the enclosed Sheet C-2.9 – Overall Existing Conditions Plan.
16. Landscaping buffers and preservation measures are shown on the enclosed Landscaping Plans L-1.0 and L-1.1. The proposed Landscaping measures meet the city of Portland Technical standards for streets and the buffering requirements of the MaineDEP Natural Resources Protection Act permit. It is noted that subsequent site plans will include the required landscaping for internal parking lots once a more detailed site plan can be produced.
17. A Stormwater Management Supplemental Report is included in Attachment D. The enclosed Sheet C-4.0 – Overall Grading and Drainage Plan and C-4.1 – Overall Stormwater Management Plan show the site’s compliance with Section 5 of the Technical Manual.
18. The Grading Plan is enclosed as Sheet C-4.0.
19. The Stormwater Management Plan contemplates structural separation between groundwater and stormwater runoff through the use of an impermeable liner. The project is serviced by a public wastewater system. The project will not pose a risk of groundwater contamination.
20. The existing sanitary sewer system is shown on the Existing Conditions Plan – C-2.9 and the proposed sanitary sewer system is shown on Sheets C-6.0, C-6.1 and C-6.2.
21. Sheet C-6.0- Overall Utility Plan shows all existing hydrants which will remain in service and proposed hydrants. A Life Safety Plan prepared by Mark Cummings, Fire Risk Management is enclosed in Attachment E.
22. All proposed utilities are shown on Sheets C-6.0, C-6.1 and C-6.
23. The site has on-site public infrastructure which is shown on Sheet C-2.9 – Existing Conditions Plan.
24. Solid waste receptacles are shown on the site layout plans.
25. The Overall Site Plan Sheet C-3.0 shows the location, ground floor area, and use of all proposed buildings. Building floor plans and elevations are not available at this time. Detailed building information will be provided with subsequent Level III Site Plan Applications.
26. A shadow analysis is not applicable for this application.

27. The development is not located in a historic district, historic landscape district or City designated landmark; however, the project is seeking Federal Grant money and consequently a Section 106 review was prepared and accepted by the Maine Historic Preservation Office.

The originally approved site plan received approval to demolish all existing structures on the site. Since that time, the applicant has decided to keep and renovate the two existing brick buildings, and the Depot Structure.

28. The location and dimensions of all proposed HVAC equipment is not available at this time. This information will be submitted under subsequent site plan applications.

29. Exterior lighting for all common areas are shown on the enclosed Landscaping plans. Additionally, exterior lighting information, including specification sheets, photometric light levels, etc. is enclosed in Attachment F.

30. Standard street signs location and sizes are shown on the enclosed Site Plans. Internal directional, wayfinding, and building signage will be submitted under subsequent Site Plan Applications.

31. Existing and proposed easements, land ownership, and public rights of way are shown on the enclosed Subdivision Plans C-2.0 thru C-2.4 and Site Easements and Encumbrance Plan C-2.5.

Section 14-527 (g)

1. A detailed Construction Management Plan (CMP) will be submitted under subsequent Level III Site Plan Applications. The mixed-use development construction will be phased and may include multiple activities occurring concurrently. In general, the CMP will be prepared and supplied by the general contractor prior to the start of each phase of construction. The CMP will include how the contractor will communicate with the City of Portland, the owner, and abutting land owners including temporary access and utility interruptions which may affect daily their daily operations. The CMP will include Key issues such as:

- i. Public safety
- ii. Communication with abutters
- iii. Traffic management
- iv. Parking for work force
- v. Coordination of material deliveries
- vi. Laydown and material storage areas including job trailers
- vii. Crane pads and erection sequences
- viii. Utility location including managing temporary utilities during construction
- ix. Waste management
- x. Office trailer areas
- xi. Designated areas for stockpile materials
- xii. Snow removal and potential for onsite storage

The CMP will change and evolve throughout the project as sequencing of phases becomes available and contractors are brought onboard to complete various phases of work.

2. A Traffic Study was prepared for the originally approved Site Plan Application and most recently amended as part of the approved Master Development Plan. Traffic Study information is enclosed in Attachment C.

3. The development is designed to maintain a 25' foot buffer from the annual mean high tide to all building structures. Grading and stormwater quality improvements are proposed inside of this setback. The project will avoid impacts to the wetland of special significance around the perimeter of

the site with the exception of a small permitted wetland alteration for a stabilized stormwater discharge (<500 SF of impact). The development will improve water quality of stormwater runoff entering the Fore River by meeting the City Stormwater standards described in chapter 32 of the technical manual. Portions of the site have been designated as Piping Plover Bird migration habitat by the Maine department of Inland Fish and Wildlife during the MaineDEP NRPA Permit review. The development subsequently received an individual NRPA Permit in 2012 and amended in 2014 for a change to the seasonal dock design. The development also received an Army corps of Engineers Wetland fill permit. The proposed Subdivision Plan complies with the standards and conditions of these permits. Copies of all State and Federal Permits are enclosed in Attachment G.

4. Narrative describing the proposed site hydrology is included in the Supplemental Stormwater Report enclosed in Attachment D.
5. Stormwater runoff calculations are provided in Attachment D as part of the Supplemental Stormwater Report.
6. The project was found to be consistent with the City Master Plans as part of the March 2014 Master Development Plan approval.
7. Applicable evidence of Utility Capacity to Serve documentation is included in Attachment H.
8. Estimated types and quantities of solid waste generation will be submitted under subsequent Level III Site Plan application as specific tenants are identified. In general, solid waste will be handled through a property management services company. Construction waste will be managed to meet LEED Silver level requirements including percentage volume of recycled materials.
9. A code summary referencing NFPA 1 and all fire department technical standards was prepared by Mark Cummings, Fire Risk Management services during the Master Development Plan Review. This review is still applicable to the current site plan and is enclosed in Attachment E for ease of reference.
10. An assessment of Conformity with Applicable Design Standards is enclosed in Attachment I.
11. Proposed HVAC equipment will be provided under submitted under subsequent Level III Site Plan Application as specific tenants are identified.

General Written Submissions Checklist

As acknowledged on the Subdivision Plan Submission's General Written Submissions Checklist, we note the following items not previously covered in this supporting narrative:

Item: Evidence of Right, Title and Interest

Copies of the Transfer Deed to Forefront Partners, I LP and agreements with Suburban Propane accompany this submission in Attachment J.

Item: Evidence of State and/or Federal Approvals; if applicable

The Applicant has previously provided copies of the State and Federal permits issued for the project including the Traffic Movement Permit, U.S. ACOE Permit, and MaineDEP NRPA Permit.

Item: Written Assessment of Proposed Project's Compliance with Applicable Zoning Requirements

A Written Summary is contained in Attachment I to this submission.

Item: Evidence of Financial and Technical Capacity

The Applicant has previously provided information pertaining to financial and technical capacity. A copy of the letter from TD Bank accompanies this submission in Attachment K.

Item: Summary of Proposed Easements, Covenants and Public Rights-of-Way

The Applicant has provided a copy of the Declaration of Easements, Covenants and Restrictions which is included in Attachment L.