

January 31, 2017

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

**Subject: The Forefront at Thompson's Point
Grading and Land Disturbance of Less than 1 AC Level I- New Site 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 site work in preparation of interim stages of The Forefront at Thompson's Point development. This submission package is intended to meet the City's Level I Site Plan Submission requirements as outlined in the Level I Final Site Plan Application procedures as well as Section 14-527 (a) of the Code of Ordinances.

The proposed interim improvements require a Level I Site Plan Submission Pursuant to Section 14-523 2. (b) of the Land Use Code. The applicant is proposing the following:

1. The disturbance of 0.99 acres of land area associated with the placement of on-site borrow material as fill.

Forefront Partners I, LP has been constructing site plan improvements consistent with previously approved site plan approvals and during the construction process created an excess of common borrow material. The excess soil material is currently stockpiled on site in the northwesterly portion of the site. In its current location, the excess soil stockpile is limiting the existing gravel parking area.

To regain the lost parking area and minimize the amount of soil which is hauled off-site to a licensed disposal facility Forefront Partners, I, LP is proposing the placement of excess soils on the westerly end of the site in an area referred to as the "Panhandle". Fill placement will be in an area consistent with the future development area previously approved as part of the Master Development plan and Subdivision Plan. The site alteration area is located on the future recording lot 19 of the Sectional 4 Subdivision Plat.

The applicant will continue to adhere to the Credere Associates Soils Management Plan included in the MeDEP VRAP plan.

As outlined in the Level I Site Plan submission requirements, you will find in the accompanying materials information including the proposed Interim Grading, Erosion and Sediment Control Plan C-2.

The Forefront at Thompson's Point development team appreciates your continued assistance on the development of this project.

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

Ms. Christine Grimando

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Sincerely,

PLACEMAKER PARTNERS, LLC

A handwritten signature in black ink, appearing to read 'Bo Kennedy', with a long horizontal flourish extending to the right.

Bo Kennedy, P.E.

Project Manager/Engineer

Attachments

c: Chris Thompson, Forefront Partners I, LP
Jed Troubh, Forefront Partners, I, LP

G:\Development Projects\Thompson's Point\Panhandle Office\Site Permitting and Engineering\Permitting\Level I Site Plan App - Panhandle Fill\2017.01.31 Level I Site Plan - Cover Letter.docx

ATTACHMENT A

LEVEL I SUBMISSION SUPPORTING NARRATIVE

ATTACHMENT B

CONFORMITY WITH APPLICABLE DESIGN STANDARDS
