LEVEL I SUBMISSION SUPPORTING NARRATIVE
PREPARED JANUARY 30, 2017

In accordance with Section 14-527 (b) the General Written Submission Checklist, we offer the following narrative describing the information supporting the Level I site plan submission.

Section 14-527 (b)

1. The Boundary and Topographic Survey Plans submitted as part of the original Level III approval documents, subsequent Master Plan approval documents, and approved Subdivision Plan remain valid and are made part of the current Level I Site Plan submission by reference. The previously submitted boundary and topographic plans and the Sheet C-1 (Existing Conditions, Demo and Removals Plan) included with this application satisfy Items 1,2, 5, and 6 of this section.

2. Protection of natural features such as existing mature Red Oak trees and wetlands are shown on the enclosed plans.

3. Existing and proposed grades and contours are shown on the enclosed Interim Grading and Erosion and Sediment Control Plan – Sheet C-2. The grading reflects placement of stockpiled material as a controlled fill in accordance with the approved MeDEP VRAP plan.

4. All easements and public or private rights of way are shown on plan sheets C-1 and C-2.

5. The Stormwater Management Plan at this time retains the existing sheet flow runoff pattern from the site to the Fore River. Because the proposed improvements disturb less than one acre and creates less than one acre of impervious area (0.00 acres), the applicant qualifies for a Stormwater Permit by Rule as described in Section 5 of the City of Portland Technical Manual. The Erosion and Sediment Control provisions are included in the accompanying plan. It remains the Developer's intent to implement substantial stormwater management system improvements as part of the overall Master Plan. However, these will not be a part of this interim project activity.

6. An interim Grading and Drainage Plan accompanies the Level I Site Plan submission. This plan shows the detailed site grading within the "disturbed areas" as defined in Section 5 III (F) of the City of Portland Technical Manual. The Grading and Drainage Plan depicts the erosion and sediment control measures meeting the Basic Standards as required as part of City of Portland's Technical Manual Section 5. Generally speaking, the site grades are greater than 3' above the 100-year floodplain as indicated on the latest Flood Hazard Maps for the City of Portland.

7. Exsiting vegetation to be preserved is shown on sheet C-1 Existing Conditions, Demo and Removals Plan.

8. Existing and proposed curb and sidewalk are not applicable to the proposed work included in this application.

9. The location, area, and limits of the proposed site disturbance and grading are shown on the enclosed plans.

10. Pier, dock, wharf, or slope stabilization reconstruction in the Shoreland Zone are not applicable to this application.

11. A review of the Applicable Design Standards of Section 15-426 is included in Attachment B of the application.

General Written Submissions Checklist

As acknowledged on the Level I 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 are on file with the City and are available upon request.

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, revised U.S. ACOE Permit, and MaineDEP NRPA Permit. Copies of these permits are on file with the City and are available upon request.

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

A written summary is contained in Attachment B to this submission.

Item: *Evidence of Financial and Technical Capacity*

Copies of the Financial & Technical Capacity for Forefront Partners, I LP have been previously provided to the City and are available upon request.