

ATTACHMENT A

LEVEL II SUBMISSION SUPPORTING NARRATIVE

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

Section 14-527 (f)

1. The Boundary and Topographic Survey Plans submitted as part of the original Level III approval documents, subsequent Master Plan approval, and Subdivision approval documents remain valid and are made part of the current Level II Site Plan submission by reference. The previously submitted boundary and topographic plans and the Sheet C-2.0 – Existing Conditions, Demolition and Removals Plan included with this plan set satisfy Items 1 thru 4 of this section.
2. A Site Layout Plan – Sheet C-3.0 and a Grading Plan – Sheet C-5.0 accompanies this submission. These plans show the location and details for all disturbed surfaces.
3. The engineering specification and cross-sectional designs remain consistent with those approved during the Subdivision application review and are included on plan sheet C-8.8.
4. Loading areas are not required for the scope of work proposed in this application.
5. Public transit is not required for the scope of work proposed in this application.
6. The design plans detail the (9) nine proposed vehicular parking spaces proposed in this application. Bicycle parking spaces will be incorporated into the development lots and are not proposed at this time.
7. Snow storage is proposed to be located to either side of the proposed roadway.
8. A Traffic Control Plan does not apply to this application and has been omitted.
9. The applicant proposes to create a vegetative buffer with-in the 25 ft Shoreland Zone setback as designed and approved during the Subdivision review application. The proposed landscaping is shown on sheet L- 1.0
10. This project does not propose alterations to any watercourses. The accompanying plan sheets show the site’s proximity to existing watercourses which includes the Fore River.
11. Wetland boundaries and natural resources are shown on the referenced boundary and topographic plans. This portion of the Forefront project does not propose impacts to the delineated wetlands located on the panhandle portion of the site.
12. Existing soil conditions are documented in the previously approved Master Development Plan and Subdivision Plan. The site has a long history of heavy development and most of the surfaces are described as compacted gravel, pavement or building. The existing surfaces types are also identified on the accompanying plan set.
13. The applicant proposes landscaping street trees along the roadway corridor as well as buffer plantings in the Shoreland zone. All interim disturbed areas on future development lots will be stabilized with compacted gravel, reclaim material or loam and seed.
14. The Grading Plan Sheet C-5.0 and Stormwater Management Plan Sheet C-5.1 are included in the accompanying plan set. The proposed stormwater management plan is consistent with the previously approved Subdivision plan and utilizes the proprietary filtration devices known as Filterra Tree box

filters to satisfy Section 5 of the City of Portland Technical manual for stormwater quality treatment. A stormwater memorandum prepared by the engineer of record is appended to this application.

15. A Grading Plan Sheet C-5.0 accompanies the Level II 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 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.
16. Sheet C-2.0 Existing Conditions, Demolition and Removals Plan details specific measures to handle groundwater dewatering during construction to comply with the approved MaineDEP Voluntary Response Action Program (VRAP). We anticipate very little need for groundwater dewatering during these interim phase activities. There are no additional ground water protection measures required.
17. The applicant proposes the extension of the 8” Sanitary sewer main to future development lots 6-13. The Utility Plan Sheet C-4.0 shows details for the proposed sewer main.
18. The enclosed Utility Plan Sheet C-4.0 shows the location of all existing and proposed fire hydrants. The life safety plan is not applicable to the scope of this application.
19. The 12” water main extension shown on the Utility Plan Sheet C-4.0 will become public infrastructure. This main extension has been coordinated with the Portland Water District.
20. The scope of work included in this application does not require on-site solid waste receptacles.
21. Items 24 thru 28 and 30 thru 31 of this section do not apply to the proposed improvements included in this submission.
22. An exterior Lighting Plan Sheet E-0.0 is included and consistent with the lighting plan approved as part of the Subdivision Plan review.

Section 14-527 (g)

1. The construction will take approximately 2 months to complete and will follow the general construction management plan followed to date. Construction will not interrupt the existing roadway, pedestrian access, utilities, or life safety components of other active areas of the site.
2. A Traffic Study was completed as part of the approved MaineDOT Traffic Movement Permit for the previously reviewed and approved with the approved Master Development Plan. The work proposed as part of this application does not waiver from these approvals. The proposed scope of work is a non-traffic generator use.
3. There are no significant natural features within the proposed site development area except for the far westerly end of the panhandle where some mature trees have established and which require protection under the Shoreland protection requirements. Furthermore, the Fore River tidal flats, river, and protected shoreland bird habitat surround the perimeter of the peninsula. These areas will remain undeveloped at this time. These activities have been previously reviewed and approved as part of the Level III Site Plan approval and by the MaineDEP under a Natural Resources Protection Act (NRPA) review. The proposed landscaping plan begins to implement the previously approved buffering plantings on the westerly side of the proposed roadway development.

4. A detailed narrative describing the existing site watershed hydrology, existing buildings, and existing land cover is included in the previously submitted stormwater management reports and are included with this submission by way of reference.
5. A memorandum detailing the proposed stormwater management components and runoff calculations is appended to this application. The proposed improvements included with this submission include the disturbance of 1.24 acres. The disturbance area is included entirely within the site's previously developed impervious area and proposed the redevelopment of approximately 0.55 acres of new impervious area (roadway and pedestrian access).
6. The proposed development was found to be consistent with the City Master Plans during the Master Development Plan and Subdivision Plan review process.
7. The applicant has received ability to serve letters for the currently proposed Master Development plan. The development of this portion of the common infrastructure is sized to be consistent with the previously approved Subdivision plan. It is noted that the updated utility design plans have been provided to the Portland Water District (PWD) for their engineering review comments. A copy of correspondence to the PWD is appended to this application.
8. The generation of solid waste associated with the site work construction is expected to be minimal and will be managed by the contractor using recycle bins and construction dumpsters.
9. The site plans are consistent with and include the fire department technical standards approved as part of the overall Subdivision plans.
10. A review of the Applicable Design Standards of Section 15-426 is included in Attachment E of the application.
11. HVAC work is not proposed at this time.

General Written Submissions Checklist

As acknowledged on the Final Site 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 for proof of land ownership and agreements are on file with the city.

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 E to this submission.

Item: Evidence of Financial and Technical Capacity

The Applicant has previously provided information pertaining to financial and technical capacity.