

LEVEL III SUBMISSION SUPPORTING NARRATIVE

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 III site plan submission.

Section 14-527 (f)

1. The Boundary and Topographic Survey Plans prepared by Sebago Technics and submitted as part of the original 2013 Level III approval documents, subsequent 2014 Master Plan approval, and 2016 Subdivision approval documents remain valid and are made part of the current Level III Site Plan submission. The recently approved amended Sectional 2 Subdivision Recording Plat dated 05.04.2017 and 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. The hotel will be share a dumpster and loading area with the Brick South building located in the northwesterly corner of the lot 6. The occasional off hours delivery may occur along the easterly side of the hotel via the pedestrian alley.
5. Public transit is accessible at the near-by Portland Transportation Center via the METRO service. Forefront Partners is actively engaged with the METRO as part of the ongoing TDM effort. A METRO stop on-site may be selected at such a time that is agreeable to both The Forefront and METRO.
6. The design plans detail the (10) ten proposed vehicular parking spaces proposed in this application. (4) Four bicycle parking spaces are located near the main hotel entrance. The site will use Standard City of Portland Dero hitch bicycle posts consistent with the other onsite posts. The Forefront development collaborates with bicycle organizations as a part of the TDM initiative and is committed to provide additional bicycle parking in collaboration with their recommendation and sponsorship.
7. Snow storage is proposed to be located in the landscaped areas on the perimeter of the access drive.
8. A Traffic Control Plan is not required as part of this application. Construction activity will not affect the public street system, nor will it require impacts to the “Common Area” loop road recently constructed.
9. The proposed re-development area does not include any natural features. This requirement is not applicable to this application.
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 in pervious areas as shown on the enclosed Landscaping Plan L-1.0.
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 Focalpoint Bio-Filtration Systems and Contech Jellyfish 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 III 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. Additional ground water protection measures are included in the stormwater management treatment facilities by using an impermeable liner separating stormwater runoff and groundwater.
17. The applicant proposes two connections to an existing 8” sanitary sewer service. Additionally, the hotel kitchen will include an external grease trap. The final grease trap size will be determined upon finalization of the kitchen design but will be no less than 1,000 gallons. The Utility Plan Sheet C-4.0 shows details for the proposed sewer services.
18. The enclosed Utility Plan Sheet C-4.0 shows the location of all existing fire hydrants. The Life Safety Compliance plan C-9.0 shows existing.
19. The existing 12” water main (publicly owned), 8” sewer main(private), 4” gas main (private), and electrical/communications (private) duct bank serving the project is shown on the enclosed Utility Plan Sheet C-4.0. The proposed development will utilize existing utility stubs provided to the development lot.
20. The hotel will share on-site solid waste receptacles with the Brick South building. Currently, the Brick South Building is using a portion of the 10’ x 20’ and 13’ x 25’ dumpster enclosure. All hotel waste (including room, bar/lounge/kitchen etc) will be stored in appropriate trash/recycling containers in a central trash/receiving area located on the brick south end of the building. These containers will be serviced by an independent solid waste contractor, on a regular basis. All waste generated from the site preparation and general site work will be collected and sorted/separated on-site until they are removed and disposed of properly, off-site, by a private contractor. All construction waste will be collected and sorted/separated on-site and managed by the general contractor.
21. C-3.0 Site Layout Plan shows the hotel building location. The enclosed architectural plans prepared by Opechee Construction show the proposed tentative floor plans and building elevations for all sides of the building.
22. A shadow analysis is not applicable to this application.

23. The proposed development is not with-in a Historic preservation district. All non-determination letters are on-file with the city and included in Attachment G.
24. HVAC equipment has not been specified and selected yet, but Opechee Construction Corporation, as an experienced design/build general contractor with on-staff licensed architects and engineers, will ensure that are specified and installed in full compliance with all codes and regulations, including but not limited to state and federal emissions requirements.

At this point in the hotel design process it is too early to have specific roof top equipment selected. It is anticipated that the majority of the roof top equipment would be located near the South East corner of the building where parapet walls extend above the roof level to help screen the equipment. Any additional roof top equipment would be located along the center spine of each wing of the building to maximize the distance from roof edge and reduce visibility.

25. An exterior Lighting Plan Sheet E-0.0 is included and consistent with the lighting plan approved as part of the Subdivision Plan review.
26. A separate signage plan and application will be submitted under a separate cover and application. Standard traffic signage shall meet MUTCD standards and detailed on the included plan set.
27. All existing and proposed easements and rights of access are described in the Declaration of Covenants recorded in the county registry of deeds.

Section 14-527 (g)

1. The construction management plan is enclosed in Attachment I of the site plan submission package.
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, Overall Subdivision Plan, and Level III site plan applications. The work proposed as part of this application is consistent with these approvals. The proposed scope of work has been estimated for trip generations as shown in the enclosed memorandum prepared by Gorrill Palmer Associates dated 2017.09.13 in Attachment D.
3. There are no significant natural features within the proposed site development lot 6 area. Thompson's Point has some vegetation on 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.
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 1.33 acres. The disturbance area is included entirely within the site's previously developed impervious area and proposes the redevelopment of approximately 0.94 acres of new impervious area (roadway, building, 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 new City of Portland Wastewater Capacity Application summarizing the estimated proposed wastewater flows is included in Attachment E.
8. All hotel waste (including room, bar/lounge/kitchen etc) will be stored in appropriate trash/recycling containers in a central trash/receiving area located on the brick south end of the building. These containers will be serviced by an independent solid waste contractor, on a regular basis.

All waste generated from the site preparation and general site work will be collected and sorted/separated on-site until they are removed and disposed of properly, off-site, by a private contractor.

All construction waste will be collected and sorted/separated on-site and managed by the general contractor.

9. Fire/Building Codes:
 - The building will be designed in accordance with the City Building Code, as well as all applicable local, state, and federal codes/laws. The building will be fully sprinklered in accordance with NFPA 13, and will have fire detection/alarm systems as dictated by NFPA 72 and the underlying codes.

Technical Standard 3.2 - Fire Hydrants:

- There are (4) municipal fire hydrants located within 500 feet radius of the building. Please see the attached Fire Safety Compliance Plan C-9.0

Technical Standard 3.3 - Single and Two Family Residential Development:

- Not applicable

Technical Standard 3.4 - Site Access Standards:

- Fire department access is provided via Thompson's Point access road for 2 sides of the building.
- All site access provides no less than 9 feet in clearance height.
- All elevators will accommodate an 80" x 24" stretcher.
- The building will display the assigned street numbers

Technical Standards 3.7 through 3.11 - Standards for blasting and regulation of explosives:

- Geotechnical explorations were performed and the subsurface condition does not contain bedrock. Based on the findings, large blast operations are not anticipated.

10. A review of the Applicable Design Standards of Section 15-426 is included in Attachment B of the application.
11. HVAC equipment has not been specified and selected yet, but Opechee Construction Corporation, as an experienced design/build general contractor with on-staff licensed architects and engineers, will ensure that are specified and installed in full compliance with all codes and regulations, including but not limited to state and federal emissions requirements.

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 and included in Attachment F.

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

The Applicant has 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 in Attachment G.

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

The Applicant has enclosed a letter from Bangor Savings Bank reaffirming Forefront Partners I, LP and its affiliates financial and technical capacity in Attachment H.