



June 29, 2015
04479

Jean Fraser, Planner
Planning and Urban Development Department
389 Congress Street
Portland, ME 04101

Level II Final Site Plan Application
Lot 5 Industrial Way; CBL: 326-C-5
Application ID: 2015-085

Dear Jean:

On behalf of Deerfield 91 Industrial LLC, Sebago Technics, Inc. is pleased to submit this Level II Final Site Plan application for the proposed development located at 81 Industrial Way. The preliminary plans have been modified to address staff review comments. In addition, this letter and attached material are provided in response to the staff review comments as contained in your email dated June 18, 2015, peer review letter from Woodard & Curran dated June 10, 2015 and fire department review memorandum dated June 17, 2015.

The following numbered responses correspond to the comments within your email:

1. Responses to the peer review comments are included in this letter.
2. The Department of Public Services:
 - The plans have been signed and stamped.
 - The requested note regarding work within the right-of-way has been added.
 - It is our understanding that there is an existing stub extending from the existing sewer manhole to serve Lot 5.
 - The Site Plan has been modified to indicate granite curbing along the access drive radii.
 - We will incorporate a midblock pedestrian crossing if recommended.
3. Responses to the Fire Department comments (to the extent possible) are included in this letter.
4. Traffic Engineer
 - A memorandum is attached describing the existing trip generation for Allagash Brewing Company.
 - We await planning staff's decision regarding the requested waivers.
 - An existing and proposed parking summary is provided.
 - We will incorporate a midblock pedestrian crossing if recommended.

The following numbered responses correspond to the comments within Woodard & Curran's memorandum:

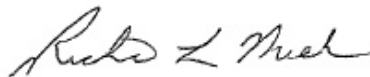
1. A Stormwater Management Report, a Construction Management Plan and an Exterior Lighting Plan are provided. Utility company capacity to serve letters will be forwarded upon receipt.
2. A Stormwater Management Plan is provided.
3. An inspection and maintenance plan is included within the Stormwater Management Plan.
4. A copy of the Maine DEP permit approval is provided. A copy of the U.S. Army Corps of Engineers permit will be forwarded upon receipt. A copy of the Maine Construction General Permit application will be forwarded to the City upon filing.
5. A stamped Boundary Survey is included in the plan set.
6. Locations for snow storage have been added to the plan.
7. Riprap protection locations and details have been added to the plans.
8. The driveway culvert pipe material has been added to the plan.
9. A plan depicting the four building elevations is provided.
10. The required details for work within the right-of-way have been added to the plan.
11. The underdrain size has been modified in the detail to be consistent with the plan.

A narrative describing how the site meets the applicable Fire Department Technical Standards is provided. The majority of the comments within the Fire Department's memorandum will require coordination with the project Architect.

We are hopeful that we have addressed all outstanding issues such that this project may proceed with final plan review. Please call if you have any questions or comments while reviewing this material. Thank you for your consideration.

Sincerely,

Sebago Technics, Inc.



Richard L. Meek, P.E.
Sr. Project Engineer

RLM/llg

cc: Andrew Sigfridson
Paul Ureneck, CB Richard Ellis/Boulos Property Management



FINAL SITE PLAN APPLICATION

For

81 Industrial Way

Prepared for:

Deerfield 91 Industrial LLC
One Canal Plaza
Portland, ME 04101

June 29, 2015

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