



**Stantec Consulting Services Inc.**  
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

May 5, 2016

**Ms. Jean Fraser, Planner**  
City of Portland Planning  
389 Congress Street  
Portland, ME 04101

**Subject: 1039 Riverside Street, Second Tee Business Park Unit 2  
Final Site Plans  
Letter of Response #2**

Dear Jean:

Our office has reviewed the Conditions of Approval associated with the proposed Unit 2 development at the Second Tee Business Park in Portland. We have also completed final coordination with the building contractor and owner regarding the building design. As a result, several minor revisions have been made to the building, which are described as follows:

1. The loading dock at the north side of the building has been widened to 14 ft. to comply with the code requirements for dock dimensions.
2. A second, at-grade overhead bay door has been added to the north side of the building. This will require a slight expansion of the pavement surface on the end of the building. This will have no substantive impact to onsite drainage in our opinion.
3. Entry/exit doors have been added to the rear and sides of the building for code compliance reasons.
4. The front entry doors have been realigned slightly based on the interior floor planning.
5. The on-site utility locations have been updated based on some field data collection. Similarly, the grading has been updated based on the collection of current topographic conditions. No significant changes to the plans however have resulted from this new information. This information is basically useful for construction purposes.
6. Because of the door location at the rear of the building (facing Tee Drive) we have added a note to the plans indicating the placement of the 24" crushed stone layer beneath any pavement surfaces in front of each door. This will maintain the



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necessary storage capacity for runoff within the drip edge filter area for the full length of the rear building side.

Accompanying this response letter are 4 full size sets of folded plans for your records. In advance of the issuance of a building permit we will be providing additional evidence satisfying the conditions of approval, as well as the standard conditions related to the Performance Guarantee and scheduling of a pre-construction meeting. As always we will coordinate these efforts through Phil DiPierro.

We trust this information and final plans dated May 4, 2016 will allow the issuance of the written approval letter. AS you know the contractor is preparing for submission of the building permit application within the upcoming days. If you have any questions with regards to the information submitted, please contact our office.

Regards,

**STANTEC CONSULTING SERVICES INC.**

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Attachment

c: Mike Keeley – Keeley Electric  
Bob Gaudreau – Hardypond Construction  
Jim Biskup – Biskup Construction

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