



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

April 24, 2017

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

**Subject: 1039 Riverside Street, Second Tee Business Park Unit 1  
Final Site Plans  
Letter of Response #2**

Dear Jean:

In response to your April 21, 2017 email regarding Jeff Tarling's comments on the Unit 1 proposal we have updated the Site plan to include some notes regarding the buffers along Riverside Street and the neighboring property. We have also added a few more plantings per Mr. Tarling's comments. Accompanying this response letter is a pdf of the revised plan.

We trust this information will allow the issuance of the Level II site plan approval letter. The owner is preparing for submission of the building permit application within the upcoming days so they are anxious for receipt of the Site plan approval. If you have any questions with regards to the information submitted, please contact our office.

Regards,

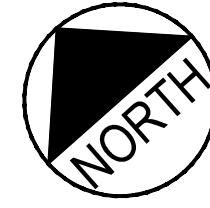
**STANTEC CONSULTING SERVICES INC.**

A handwritten signature in blue ink, appearing to read "Stephen R. Bushey", with a long horizontal flourish extending to the right.

Stephen R. Bushey, P.E.  
Associate  
Phone: (207) 887-3478  
Fax: (207) 883-3376  
Stephen.bushey@stantec.com

Attachments: Updated Site plan

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

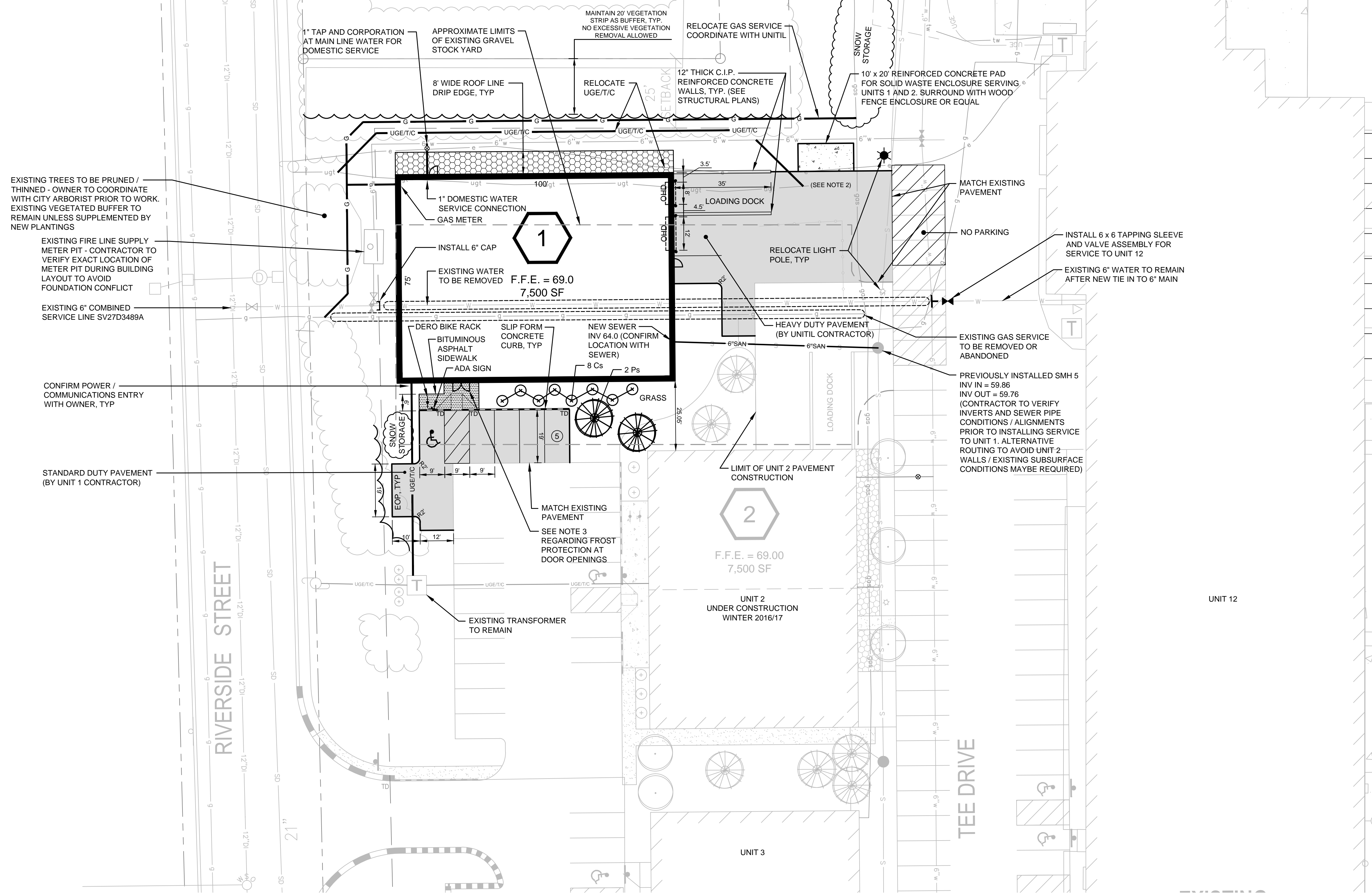


N/F  
DOROTHY M INGRAHAM HEIRS  
1087 RIVERSIDE ST  
355 A01 001

25' SETBACK  
25' SETBACK

PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
Cs	CORNUS SERICEA	RED TWIG DOGWOOD	8	2 GAL.
Ps	PINUS STROBUS	WHITE PINE	2	6' HT

**NOTE:**  
THE BUFFERS ALONG RIVERSIDE STREET AND THE PROPERTY TO THE NORTH SHALL BE MAINTAINED WITH MINIMAL VEGETATION REMOVAL. IF TREES ARE REMOVED, THEN SUPPLEMENTAL TREE PLANTINGS OR A FENCE MAY BE REQUIRED AS DETERMINED BY THE CITY ARBORIST.



EXISTING TREES TO BE PRUNED / THINNED - OWNER TO COORDINATE WITH CITY ARBORIST PRIOR TO WORK. EXISTING VEGETATED BUFFER TO REMAIN UNLESS SUPPLEMENTED BY NEW PLANTINGS

EXISTING FIRE LINE SUPPLY METER PIT - CONTRACTOR TO VERIFY EXACT LOCATION OF METER PIT DURING BUILDING LAYOUT TO AVOID FOUNDATION CONFLICT

EXISTING 6" COMBINED SERVICE LINE SV27D3489A

CONFIRM POWER / COMMUNICATIONS ENTRY WITH OWNER, TYP

STANDARD DUTY PAVEMENT (BY UNIT 1 CONTRACTOR)

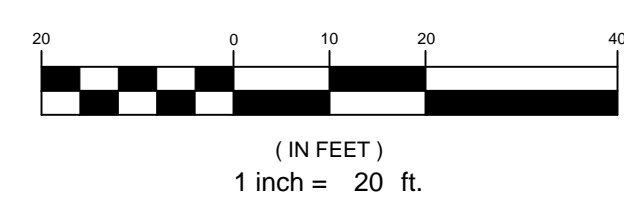
RIVERSIDE STREET

TEE DRIVE

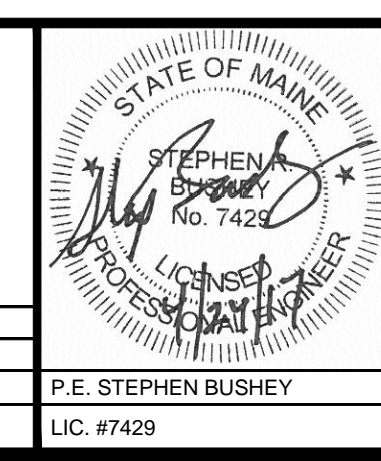
- PLAN NOTES**
- SEE BUILDING PLAN FOR EXACT BUILDING DIMENSIONS, ENTRY DOORS, OVERHEAD DOORS, BUILDING LIGHTING AND ENTRY LOCATIONS
  - EXACT LOCATION OF EXISTING UNDERGROUND ELECTRIC TO BE DETERMINED IN FIELD
  - STRUCTURAL FILL SHALL BE PLACED TO A DEPTH OF FIVE FEET BELOW AND FIVE FEET BEYOND ALL DOOR OPENINGS FOR FROST PROTECTION OR AS DIRECTED BY THE OWNER

- PLAN REFERENCES**
- FIFTH AMENDED CONDOMINIUM PLAT BY OWEN HASKELL, INC. CCRD BOOK 217, PAGE 20
  - SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION - UNIT 2, DATED 02.25.16 BY STANTEC.

PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	REVISIONS
2	04.24.17	REVISED AND RESUBMITTED TO CITY	
1	02.22.17	LEVEL II AMENDED SITE PLAN SUBMISSION	



PROJECT  
SECOND TEE CONDOMINIUM ASSOCIATION  
BUSINESS PARK EXPANSION - UNIT 1

SHEET TITLE  
SITE LAYOUT, UTILITY AND  
LANDSCAPE PLAN

CLIENT  
1039 RIVERSIDE LLC  
7 TEE DRIVE  
PORTLAND, MAINE 04101

**STANTEC CONSULTING SERVICES INC.**  
482 PAYNE ROAD  
SCARBOROUGH, ME 04074  
WWW.STANTEC.COM

DESIGNED: SRB  
CHECKED: SRB  
FILE NAME: 195350146-SITE  
SHEET C-4

DATE: JANUARY 2017  
SCALE: 1" = 20'  
JOB NO. 195350348