



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 15
Final Site Plans
Letter of Response #1**

Dear Jean:

We have received and reviewed your email comments of April 19, 2017 for Unit 15, as well as some additional comments from Friday April 21, 2017 and we offer the following responses. For ease of reference, we have repeated your comment (*italics*) followed by our response:

Comment 1:

Loading diagram for each of the 2 units, showing how tractor trailers will access the loading bays (pl include dimensions so we can be sure that a truck accessing 15A would not block the main access drive).

Response:

Turning movement diagrams have been prepared showing how a trailer truck can access the site and have access to the overhead doors and are contained in Attachment A to this letter. We note that the overhead doors are not at 4' loading docks, thus these doors are expected to be mostly used for at grade smaller vehicle access. The owner anticipates only the occasional need for a larger trailer truck (WB-50) to enter the site and loading/unloading would occur using a ramp, which is common within the business park. Visits by the larger vehicles are infrequent and when they are onsite, any temporary parking for the trucks is generally accommodated by the park tenants, with little issue.

Comment 2:

What is purpose of the hatched paved area to rear?



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Response:

The hatched area will have a surface consisting of reclaim asphalt product, which has been found to be a suitable material that holds up well for this type of application.

Comment 3:

The raingarden at the rear appears to be discharging to a property not owned by the applicant. Does the applicant have an easement or other permission to do this (relates to questions below about this area)?

Response:

We believe that the discharge from the rain garden basically mimics the current natural drainage pattern for release of runoff from the site area. There is a small onsite area that allows for any discharge to disperse before entering the natural gully that bisects the business park. The City of Portland owns the property, so the need for any further easement for these natural drainage conditions seems unwarranted in our opinion.

We have also completed the attached Stormwater management memorandum and supporting calculations along with the Draft Stormwater Management Maintenance agreement. The calculations are provided as evidence that the proposed BMP's for water quality treatment are adequate. As has been approved in the past, the applicant is requesting a waiver of compliance with the Flooding Standard, since the location of the site places it at the very low end of the overall Presumpscot River watershed, and the need for any onsite stormwater detention is precluded on this basis.

Comment 4:

Updated Traffic Study showing trips and adequacy of parking.

Response:

We remain reliant on the results of the January 16, 2016 letter from Bill Bray, PE of Traffic Solutions, which basically found that the new trip generation attributable to the Second Tee Business park is well below the Maine DOT's threshold value of 100 new vehicle trips per hour. (see copy of the letter attached for the Unit 15 files). Further, the traffic counts recorded last year show there to be only 13 AM peak hour trips and 19 PM peak hour trips at the Caddie Lane driveway onto Riverside Street, which we expect that the Unit 15 occupant is likely to use most. We believe that the small size and expected industrial use occupancy will continue to minimize traffic generation at this driveway as well as the



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Walsh Drive driveway. On the basis of this previously submitted information we request a waiver of any further traffic analysis at this time.

We have also reviewed the comments from Jeff Tarling and made adjustments to the plans on the basis of his review. These updates include the installation of a chain link fence along the City property as well as minor changes to the plantings for the rain garden. We trust this information and final plans dated April 24, 2017 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.

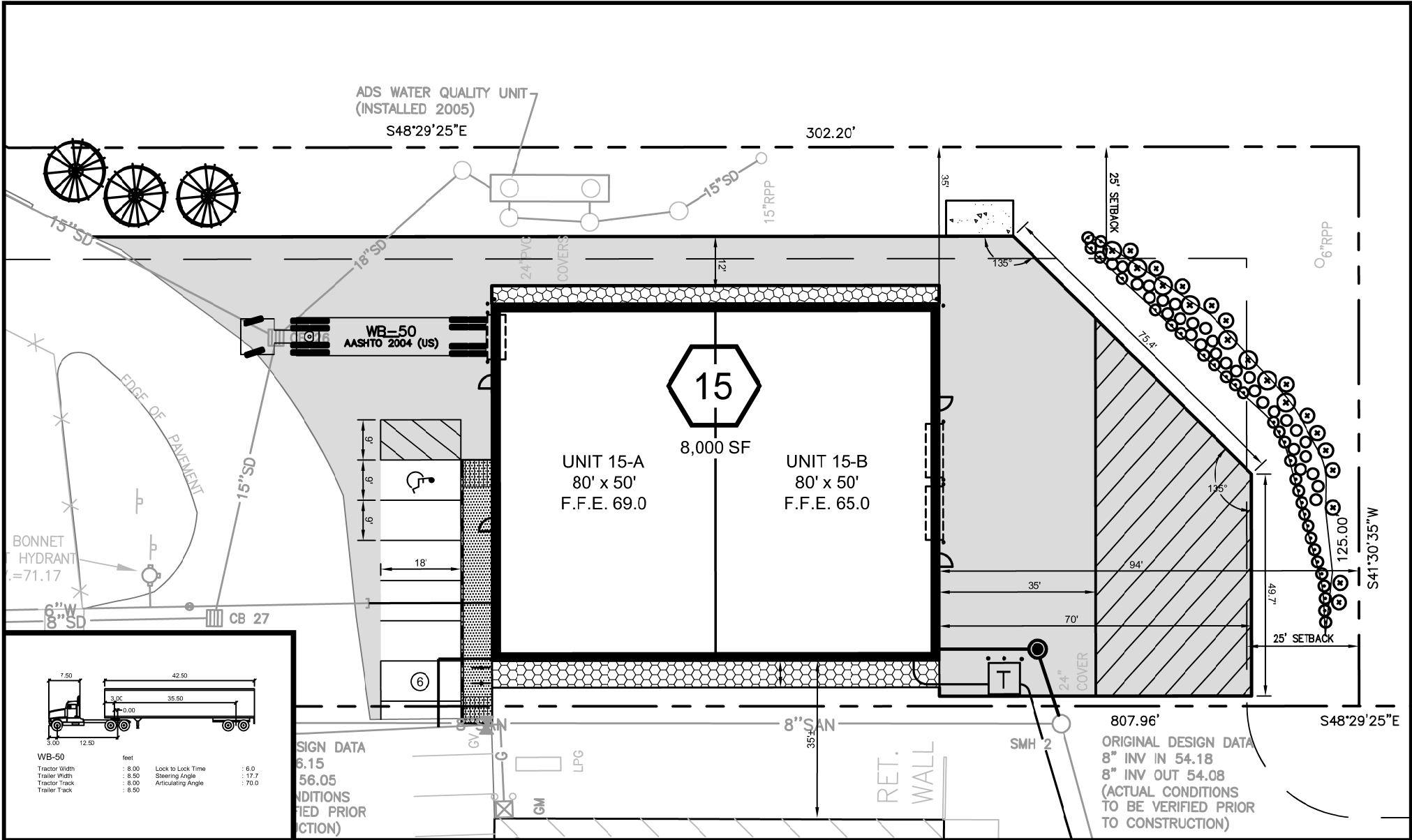
A handwritten signature in blue ink that reads "Stephen R. Bushey".

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

Attachments Autoturn Figures
 Traffic Solutions memo
 Draft Stormwater Management Agreement and Calculations
 Updated plans

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

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Client/Project
SECOND TEE CONDOMINIUM
ASSOCIATION BUSINESS PARK
EXPANSION - UNIT 15

1039 RIVERSIDE LLC

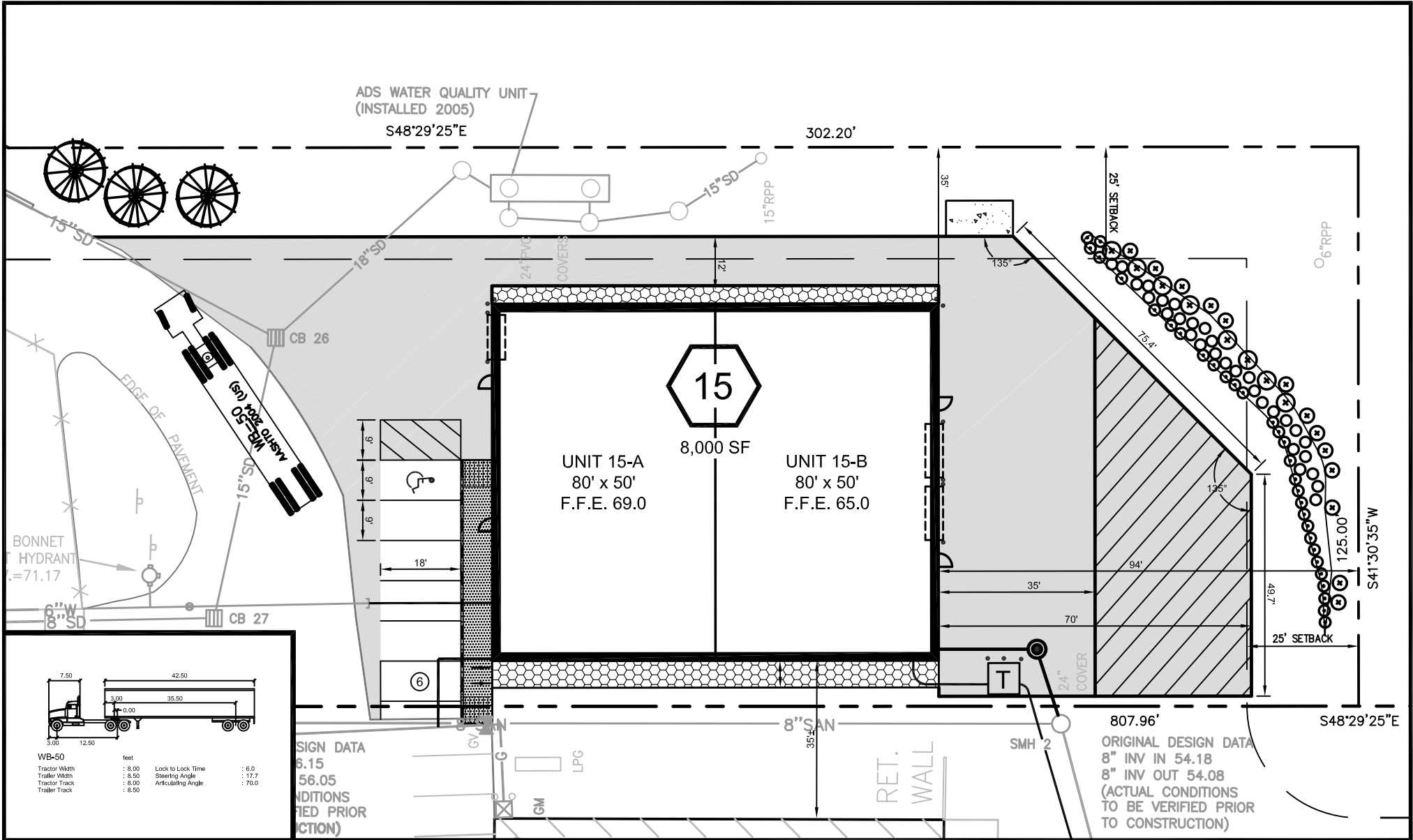
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Title

AUTOTURN FIGURE 1
WB-50

Figure No.

AT-1



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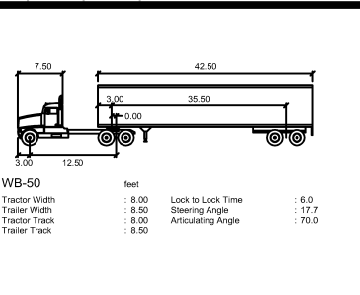
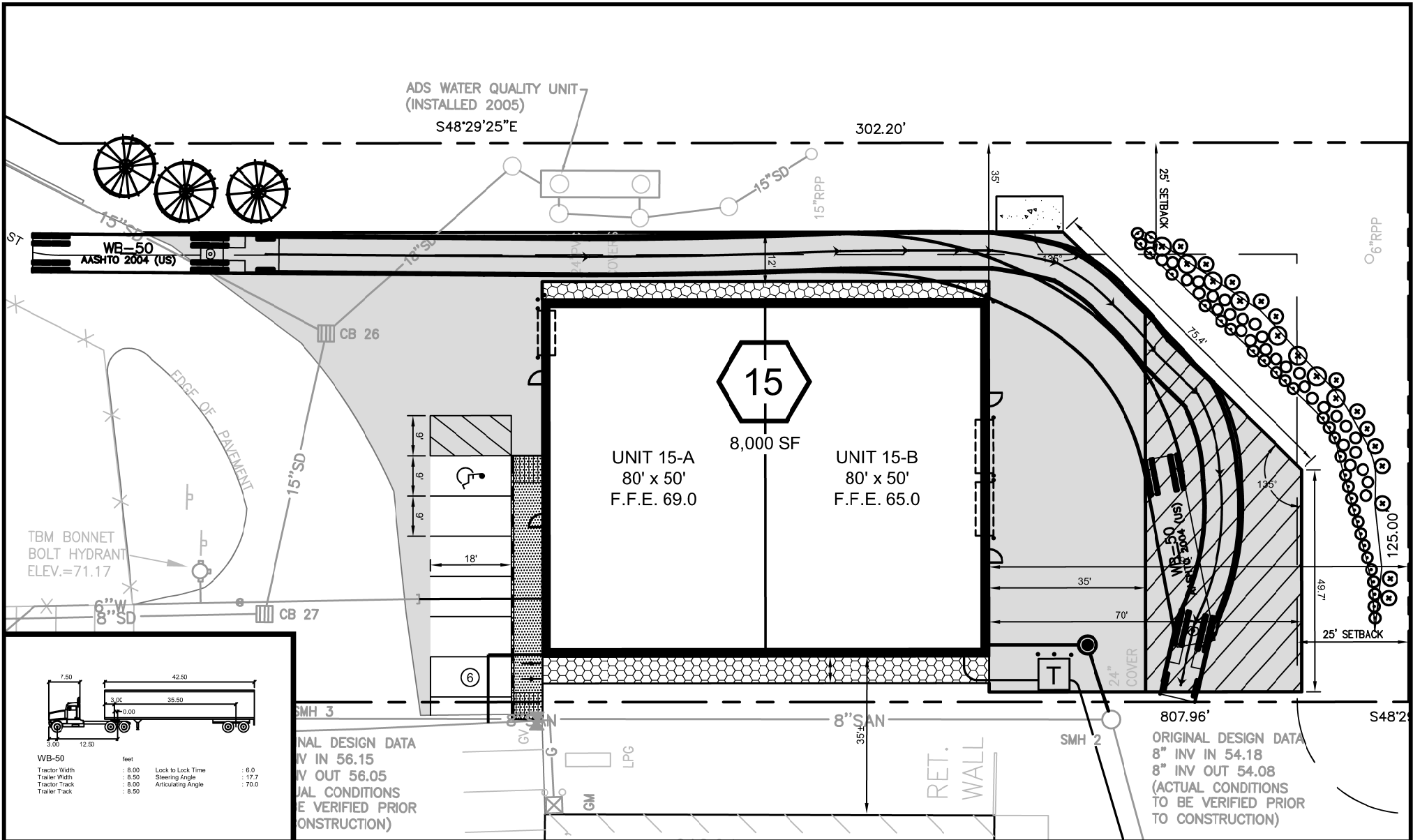
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Title

AUTOTURN FIGURE 2
WB-50

Figure No.

AT-2



WB-50

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 79.0
Trailer Track	: 8.50		

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Client/Project
 SECOND TEE CONDOMINIUM
 ASSOCIATION BUSINESS PARK
 EXPANSION - UNIT 15
 1039 RIVERSIDE LLC
 File Name: 195350348-autoturn

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Title
 AUTOTURN FIGURE 3
 WB-50
 Figure No.
AT-3