



July 17, 2015

Ms. Barbara Barhydt, Development Review Coordinator
City of Portland Planning Authority
389 Congress Street
Portland, Maine 04101

**Subject: Application for Level II Amended Site Plan Review
Second Tee Condominium Association Business Park – 1039 Riverside Street
Applicants: 1039 Riverside, LLC – Lot 11**

Dear Barbara:

Fay, Spofford & Thorndike (FST) has prepared a submission package for an Amended Level II Site Plan on behalf of 1039 Riverside, LLC (Unit 11 Owner). The development activities on the Second Tee Business Park have generally fallen under the original Site Plan approval issued by the Planning Authority on April 15, 2004. Since that time, individual units have been constructed based on tenant need. In those cases where the building size or lot construction varied from the original approval, an amended Site Plan Application has been submitted and reviewed by the Planning Authority. On this basis, it has been our understanding that only an amended Site Plan approval would be required if there are changes proposed to a particular building. The applicant is proposing to modify Unit 11 of the previously approved site plan. The original site plan depicted Unit 11 as 8,400 SF. The applicant now proposes to increase the Unit 11 size to 12,625 SF. The building will be located generally in its original position on the site. Unit 11 is being constructed for Immucell. Immucell currently operates a facility at 56 Evergreen Drive and they are now seeking to expand to the proposed Unit 11 location based on its proximity to their current site.

As outlined in previous submissions, the project site includes the original 16.68-acre (726,580 sq. ft.) lot containing the Second Tee Condominium Association Business Park at 1039 Riverside Street. The applicant also purchased from the City of Portland an approximately 2.06-acre (89,733 sq. ft.) lot abutting the Second Tee Business Park to the northeast. This lot has been developed with Unit 14 of the business park. The total size of the business park is now 18.74 acres. Previous submissions for this project have included Evidence of Title, Right and Interest; Technical Capacity and Financial Capacity for 1039 Riverside, LLC.

Unit 11 is located on the internal streets of Caddie Lane and Par Drive. The location and resource maps for the site have been previously submitted and are therefore not included with this application submission package.

The applicant is seeking Portland Planning Authority Site Plan approval for modifications to the previously approved Second Tee Condominium Business Park Site Plan. The applicant will be submitting a Fourth Amended Condominium Plat and Plan and Amended Declaration Agreement for Planning Authority and Corporation Counsel review and approval. We note that previous additions of the condominium plat were reviewed and approved administratively by the Planning Authority and did not require Planning Board approval. On this basis, we believe the Fourth Amended Plat can be similarly reviewed.

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The planned development area consists of undeveloped yard space, typically occupied by stored equipment and materials. There are utilities that are either located nearby or crossing the unit area.

The following is a chronology of prior Planning Authority actions associated with the Second Tee Condominium Business Park located at 1039 Riverside Street:

- The Planning Authority granted final Site Plan approval for the Condominium Plat and Plan on April 15, 2004, and the Planning Board found that the planned development was in conformance with the Site Plan Ordinance of the Land Use Code. The Planning Board granted approval on April 15, 2004 with the condition that any future building expansions be reviewed and approved by the Planning Authority.
- The original Plat and Plan was recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 262, on May 4, 2004. The recorded Condominium Plat included approximately 77,755 sq. ft. of new structures on the 726,580 sq. ft. lot.
- On September 17, 2004, the former DeLuca-Hoffman Associates, Inc. (DHAI) submitted a Minor Site Plan Amendment Application package to City Staff for review and approval for the reconfiguration/realignment of Building Unit Area No. 8. That submission simply requested staff level signoff for Unit No. 8, thereby allowing the issuance of a Building Permit.
- On October 4, 2004, DHAI submitted a Minor Site Plan Amendment Application package to the Planning Authority for review and approval for the reconfiguration/realignment of building unit areas No. 7, No. 8, No. 10, and No. 11, and the deletion of Building Unit Area No. 6.
- The Amended Plat and Plan was recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 916, on December 16, 2004. The Amended Condominium Plat included approximately 35,400 sq. ft. of additional proposed structures for a total of approximately 113,155 sq. ft. of new structures on the lot.
- On May 20, 2005, DHAI submitted a Minor Site Plan Amendment Application package to the Planning Authority for review and approval for the reconfiguration/realignment of Building Unit Areas No. 4 and No. 10 and the realignment of the Limited Common Element (LCE) area to be shared between Building Units No. 10 and No. 13. The Second Amended Plat and Plan was approved by the Planning Department on June 2, 2005.
- The Second Amended Plat and Plan was recorded in the Cumberland County Registry of Deeds on July 20, 2005 as Plan Book 205, Page 459. The Second Amended Condominium Plat included approximately 3,800 sq. ft. of additional proposed structures for a total of approximately 116,955 sq. ft. of new structures on the lot.
- On July 5, 2005, DHAI submitted a Site Plan Amendment Application package to the Planning Authority for review and approval for the addition of the 2.06-acre City owned parcel and Units 14 and 15 building areas. The Planning Board granted Site Plan approval at their January 10, 2006 Public Hearing. Subsequent building revisions were reviewed by the Planning Authority and approved on July 19, 2006. The Third Amended Plat and Plan was approved by the Planning Authority on September 5, 2006 and recorded at the Cumberland County Registry on September 6, 2006 under Plan Book 206, Page 565. The Third Amended Condominium Plat included approximately 208,178 SF of building area. A copy of the Third Amended Plat accompanies this submission.

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- On June 14, 2011, DHAI submitted a Site Plan Amendment Application associated with a modification to Units 1 and 2. At that time, the proposal included the creation of a single unit within the Units 1 and 2 lot area. That proposal was approved by the Planning Authority on August 24, 2011 (Project ID# 2011-287); however, the project was never constructed nor was a Fourth Amended Plat ever recorded. The Applicant is currently seeking to maintain Units 1 and 2 as originally approved. They may be seeking building permits for these units as originally approved later this summer.

The proposed Unit 11 development will include infrastructure improvements as shown on the attached plan set. The following items are proposed regarding utility services for the proposed development:

- The Second Tee Business Park is served by an existing 6-inch water main off the Riverside Street 12-inch main. A portion of the 6 inch line was rerouted through the Unit 1 building area several years ago. The applicant also installed a fire line supply meter pit off Riverside Street, thus allowing the unit the ability to extend a service off the main 6-inch trunk line serving the site. A fire service into the new building will be provided off the development's existing 6-inch line.
- The Condominium Park contains three access drives off Riverside Street. This includes the 30-foot-wide Walch Drive off Riverside Street that is located along the site's southwestern boundary. The second access drive includes a 24-foot-wide paved drive located at the middle of the 1039 Riverside Street lot frontage. This drive currently serves Units 3 and 4 and it will also serve Units 1 and 2 in the future. The third driveway is also off Riverside Street and it generally serves Unit 14 and Future Unit 15.
- The current application includes a secondary driveway connection from Walch Drive to the Immucell site at 56 Evergreen Drive. This driveway will be used by Immucell for improved access to their recently constructed building expansion and loading dock. A concurrent amendment request related to Immucell's 56 Evergreen Drive Site Plan approval has been submitted to Jean Fraser who we understand is handling that project.
- Electrical service has previously been upgraded on the site and includes both underground and overhead utility line extensions. For this unit, a new overhead service off Walch Drive is proposed for primary power to a new pad mount transformer. Secondary service from the Transformer to the building will be underground.
- A stormwater collection system that includes catch basins, drain manholes, several proprietary water quality treatment units, and HDPE storm drain were previously installed to collect and convey stormwater from proposed impervious areas within the building area. This project was originally approved in 2004, at which time the use of water quality treatment devices was acceptable and met the stormwater management standards at the time. Based on that approval, the applicant has proceeded with the unit developments over time. We have made the current application for Unit 11 development with the understanding that all earlier approvals for the site remain valid and the standards and conditions applicable to the previous approach remain valid for the current application. As an added measure, we have now included a roof drip line filter on the new building to provide additional water quality benefits. The current proposal simply calls for several additional catch basins and pipe to tie into the previously installed systems. Generally speaking, the limits of new impervious surface will be equal to the previously approved area, thus the system requirements remain unchanged. The current proposal does include increased water quality treatment

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measures in the form of roof drip line filter behind Unit 11. See Attachment A to this submission for additional information related to the roof drip line filter design.

- Sanitary sewer service will include a 6-inch PVC sewer laterals from the Unit 11 building. This lateral will discharge into an onsite collection system that ties into the City's 10-inch PVC sewer interceptor pipe crossing the site. This lateral is basically as previously designed and approved. The projected wastewater flow is estimated to be 150 GPD based on an employee count of 10 persons in the building. We note that the layout of Unit 11 will impact an existing sewer service from Unit 12. Therefore, this service line, which benefits Unit 5 and 12, will be relocated around the Unit 11 building layout. A Wastewater capacity request letter has been submitted to the Public Services Division regarding the City ability to continue to handle these flows.
- The site lighting for the unit will primarily consist of wall-pack units. The project location is such that no spillover or glare from the existing lighting appears to be a problem. Catalog cuts for the proposed fixtures are contained in Attachment B to this submission.
- Erosion and sediment control measures will be installed during construction activities. The project will include building construction and disturbances for paved or gravel surfaces. Best management practices will include siltation barriers, inlet sediment barriers, vegetative swales, and a previously installed water quality unit. These erosion and sediment control measures will minimize potential erosion and sediment transport.
- Landscaping will be minimal, since the project area is located in a light industrial area and is also sheltered by mature trees all around. Where necessary, the owners will provide grass cover to stabilize non-gravel or non-paved surfaces several trees will also be planted.

The following statements are provided in accordance with Section 14-527 (g):

1. The Construction Management Plan for the work is relatively straightforward and consists of the following steps:
 - The building pad and foundation areas will be prepped by clearing and grubbing the existing ground conditions. The remaining lot areas will also be cleared and grubbed in advance of earthwork and pavement area box cut construction. Temporary barricades may be placed around the work zones throughout the project duration;
 - Foundations will be excavated for footing placement and then foundation wall reinforcement, formwork and concrete placement;
 - Foundation backfilling and surrounding surface gravel will be placed;
 - Steel shell will be erected;
 - Roofing and exterior walls will be installed
 - Interior work including walls, utilities, wiring, etc. will be completed;
 - Floor slabs will be installed;
 - Interior finishes including walls, electrical, HVAC and sprinkler system will be completed;
 - Exterior site work including paving, curb and sidewalk, and pavement markings will be completed;

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- Exterior concrete pads including the solid waste pads, and other site features will be prepared; and
 - The applicant intends to continue business operations for the neighboring buildings throughout the duration of construction and will make accommodations for construction equipment, materials storage and overall coordination, as they have done in the past.
2. The proposed project will result in fewer than 50 new peak hour trips; therefore, a Traffic Impact Study has not been performed for this project. The applicant is requesting a waiver of any further traffic related studies. During the previous site plan reviews, evidence was provided regarding traffic and driveway entrances. The trip generation estimate for the site was based upon a traffic count conducted on August 8, 2005 when only building numbers 5, 6, 7, 12, and 13 were occupied. The uses for these buildings surveyed in 2005 continue to represent the current land use mix, as well as the projected land use type for the current application.

The following is a summary of uses for each of the buildings:

Unit #	Existing Tenant	Land Use*
3	Canon	Office/Warehouse
4	Bioprocessing	Office/Warehouse
5	Walch Printing	Office/Warehouse
7	Alside Building Supply	Office/Warehouse
8	Direct TV	Office/Warehouse
10	B&G Sweeping	Warehouse
12	Mix of Tenants	Office/Warehouse
13	Transport Air Contact	Warehouse
14	Tecta American Roofing	Office/Warehouse
1, 2, 9, 11, 15	Currently undeveloped	

*As observed and reinforced by the Tax Assessors descriptions of the premises.

We note that at the time the traffic counts were performed by Mr. Bray in 2005, Units 5, 7, 8, 12 & 13 were existing and thus were accounted for in the trip generation and vehicle trip rate. There have not been any major changes to the tenant base of these buildings since the counts were conducted. Based on the land uses of the additional Units 3,4,10 and 14 we believe they are consistent with the trip generation predicted in Mr. Bray's October 10, 2005 letter to the Planning Authority. On this basis there is expected to be no significant change in traffic generation for the proposed building. The development proposal includes the driveway connection to the Immucell lot at 56 Evergreen Drive. The use of this driveway will be infrequent. Its primary functions will be for occasional semi-trailer access and for employee access between Immucell's new Unit 11 and their main facility at 56 Evergreen Drive.

- 3. As evidenced by materials submitted during the earlier site plan reviews and on file with the Planning Authority there are no significant natural features, wildlife and fisheries habitats or archaeological sites that will be impacted as a result of the proposed projects.
- 4. The site layout involves a building generally located within the same footprint as the originally approved Unit 11. The development site is part of an established and permitted Business Park that includes previously constructed infrastructure for drainage and utilities. The proposed development

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will not result in any detrimental effects to the existing stormwater management systems since the building and parking will be placed entirely within a previously approved area.

5. The applicant is requesting a waiver to provide updated storm water management calculations since the site has been previously engineered and approved for the development activity currently contemplated. The installation of new drainage infrastructure will be very similar to what was previously approved, albeit with some minor realignment of structures and storm drain piping. The development site will drain to previously installed water quality treatment units. The minor increase in impervious area draining to the system will not affect its capacity or functioning in our opinion. In addition, the plans also include a roof drip line filter to improve the water quality treatment measures for Unit 11.
6. The project is part of an existing, permitted Industrial Subdivision and the proposed use is within a previously approved building area. For these reasons the proposed development appears reasonable and consistent with previously approved plans and the City's Master Planning and intended uses for the area.
7. The site is currently served by public utilities for water and wastewater disposal. No increase to these utility demands is expected as a result of the proposed project. We have, however, prepared letters to both the Portland Water District and Portland Public Services Division to ascertain the continued availability of service to the site. Copies of their responses will be provided to the Planning Authority upon receipt.
8. The proposed project is not expected to generate any substantial increase in solid waste production. During construction there may be a small volume of construction debris and packaging waste for new construction materials. The contractor will use a temporary waste dumpster to collect any waste materials and these materials will be properly disposed of at an approved waste disposal or recycling facility such as the City's Riverside Recycling Facility. A permanent solid waste container location will be provided at the rear of the buildings for routine solid waste collection.
9. The proposed building will have a wet sprinkler system throughout and will be monitored by an alarm system. The new addition will be constructed to the 2009 NFPA 101 Life Safety Code and to the 2009 International Building Code.
10. The proposed development is within a previously approved Industrial Subdivision and the use is allowed within the Industrial Zone. No further assessment of consistency with applicable design standards has been performed at this time.
11. The applicant intends to design/build the HVAC and electrical aspects of the work. They fully intend to comply with all applicable codes and will apply for all required approvals prior to construction.

We trust these statements and the supporting application plans and materials satisfy the City's requirements and look forward to Planning Authority review and approval of the project. Please find a completed Level II Amended Site Plan Application package, supporting documentation, and a check payable to the City of Portland in the amount of \$400.00 within this submission package.

FAY, SPOFFORD & THORNDIKE

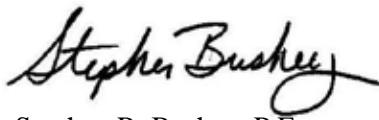
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The following attachments are also provided as part of this submission:

- Level II Site Plan Application
- Attachment A – Roof Drip Filter Design Information
- Attachment B – Lighting Catalog Cuts
- Attachment C – Architectural Elevations and Footprints

If you have any questions with regards to the information submitted, please contact our office.

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.
Associate

SRB/cmd

Enclosure



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method ~~through the U.S. Postal Service mail~~ once my application paperwork has been electronically delivered.

Applicant Signature: _____

July 17, 2015

Date: _____

July 17, 2015

I have provided digital copies and sent them on: _____

Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

PROJECT NAME: Second Tee Business Park - Unit #11

PROPOSED DEVELOPMENT ADDRESS:

1039 Riverside Street

PROJECT DESCRIPTION:

Amended Site Plan submission for revisions to previously approved Unit 11 (8,400 SF)

Plan changes include increasing the Unit 11 size to 12,625 SF.

CHART/BLOCK/LOT: 335-A-5

PRELIMINARY PLAN _____ (date)
FINAL PLAN 07/17/15 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Bob Gaudreau Pat Keeley Business Name, if applicable: 1039 Riverside LLC c/o Hardy Pond Construction and Moongate Properties, Inc. Address: 7 Tee Drive - Portland, ME 04103 58 Sturdivant Drive - Portland, ME 04103 City/State : Zip Code:	Applicant Contact Information E-mail: Bob@hardypond.com Home #: Work #: Bob Gaudreau (207) 797-6066 - Office Cell #: (207) 318-7512 Fax#: (207) 797-8986
Owner – (if different from Applicant) Name: Bob Gaudreau 1039 Riverside LLC - c/o Hardy Pond Construction Address: 7 Tee Drive City/State : Portland, ME Zip Code: 04103	Owner Contact Information E-mail: Same as above Home #: Work #: Cell #: Fax#:
Agent/ Representative Stephen R. Bushey, P.E. Name: Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : So. Portland, ME Zip Code: 04106	Agent/Representative Contact information E-mail: sbushey@fstinc.com Home #: Work #: (207) 775-1121 Cell #: (207) 756-9359 Fax#: (207) 879-0896
Billing Information Name: Same as Applicants Address: City/State : Zip Code:	Billing Information E-mail: Home #: Work #: Cell #: Fax#:

<p>Engineer</p> <p>Name: Stephen R. Bushey, P.E. Fay, Spofford & Thorndike</p> <p>Address: 778 Main Street, Suite 8</p> <p>City/State : So. Portland, ME Zip Code: 04106</p>	<p>Engineer Contact Information</p> <p>E-mail: sbushey@fstinc.com</p> <p>Home #:</p> <p>Work #: (207) 775-1121</p> <p>Cell #: (207) 756-9359 Fax#: (207) 879-0896</p>
<p>Surveyor</p> <p>Name: John Schwanda Owen Haskell, Inc.</p> <p>Address: 390 U.S. Route 1, Suite 10</p> <p>City/State : Falmouth, ME Zip Code: 04105</p>	<p>Surveyor Contact Information</p> <p>E-mail: jschwanda@owenhaskell.com</p> <p>Home #:</p> <p>Work #: (207) 774-0424</p> <p>Cell #: Fax#: 207-774-0511</p>
<p>Architect</p> <p>Name: Not Applicable</p> <p>Address:</p> <p>City/State : Zip Code:</p>	<p>Architect Contact Information</p> <p>E-mail:</p> <p>Home #:</p> <p>Work #:</p> <p>Cell #: Fax#:</p>
<p>Attorney</p> <p>Name: David Galgay Verrill Dana</p> <p>Address: P.O. Box 586, One Portland Square</p> <p>City/State : Portland, ME Zip Code: 04112</p>	<p>Attorney Contact Information</p> <p>E-mail: dgalgay@verrilldana.com</p> <p>Home #:</p> <p>Work #: (207) 253-4514</p> <p>Cell #: Fax#: (207) 774-7499</p>

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

<p>Level II Development (check applicable reviews)</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p>	<p>Other Reviews (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000)</p> <p><input type="checkbox"/> Stormwater Quality (\$250)</p> <p><input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Flood Plain</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Design Review</p> <p><input type="checkbox"/> Housing Replacement</p> <p><input type="checkbox"/> Historic Preservation</p>
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

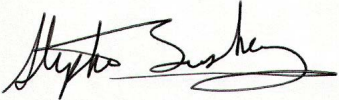
1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: July 17, 2015
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PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	816,479 sq. ft.
Proposed Total Disturbed Area of the Site	<40,000 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	Est. 480,000 sq. ft.
Impervious Area (Total Proposed)	Est. 495,000 sq. ft.
Building Ground Floor Area and Total Floor Area	
	Unit 11/ Total Park
Building Footprint (Total Existing)	0/ 165,988 sq. ft.
Building Footprint (Total Proposed)	12,625/ 213,318 sq. ft.
Building Floor Area (Total Existing)	0/ 165,988 sq. ft.
Building Floor Area (Total Proposed)	12,625/ 213,318 sq. ft.
Zoning	
Existing	IM - Industrial Moderate Impact
Proposed, if applicable	
Land Use	
Existing	Mix Industrial/Commercial
Proposed	Same
Residential, If applicable	
	N/A
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	
Proposed Bedroom Mix	
	N/A
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	
# of Parking Spaces (Total Existing)	250+/-
# of Parking Spaces (Total Proposed)	322
# of Handicapped Spaces (Total Proposed)	13+/-
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	0
Estimated Cost of Project	>\$1.5 million

FINAL PLAN - Level II Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
pending		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
N/A		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
X		1	Written summary of project's consistency with related city master plans
pending update		1	Evidence of utility capacity to serve
N/A		1	Written summary of solid waste generation and proposed management of solid waste
pending update		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
pending		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	Final Site Plans including the following:
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
N/A			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
TBD			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
N/A			A traffic control plan as detailed in Section 1 of the Technical Manual;
X			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
X			Location and proposed alteration to any watercourse;
X			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
X			Existing soil conditions and location of test pits and test borings;
N/A			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
N/A			Ground water protection measures;
X			Existing and proposed sewer mains and connections;
X			Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X			Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

- Continued on next page -

N/A		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
N/A		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
pending		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



June 15, 2015

Asst. Chief Keith Gautreau
City of Portland Fire Department
380 Congress Street
Portland, ME 04101

Subject: Second Tee Condominium Association Business Park – 1039 Riverside Street
Applicants: Moongate Properties, LLC – Lot 9 & 1039 Riverside, LLC – Lot 11
NFPA 1 Review to Access and Other Fire Department Issues

Dear Assistant Chief Gautreau:

In accordance with instructions in the City's Site Plan Review packet, please find enclosed the drawings necessary for your review of the Units 9 and 11 of the Second Tee Business project at 1039 Riverside Street. We have listed each item in your checklist below, followed by our response:

Ø **Fire Department Checklist:**

1. Name, address, telephone number of applicant:

Unit 11

1039 Riverside LLC
c/o Hardy Pond Construction
7 Tee Drive
Portland, ME 04103
Attn: Bob Gaudreau
Cell: 207-318-7512
Bob@hardypond.com

and

Unit 9

Moongate Properties, Inc.
58 Sturdivant Drive
Portland, Maine 04103
Attn: Pat Keeley
Cell: 207-797-3772
patkeeley@aol.com

2. Name address, telephone number of architect:

Biskup Construction, Inc.
16 Danielle Drive
Windham, ME 04062
Phone: 207-892-9800

Assistant Chief Keith Gautreau
June 15, 2015
Page 2

- 3. Proposed uses of any structures [NFPA and IBC classification]:

The following IBC and NFPA classifications will apply to the proposed building:

IBC	NFPA Classification
Unit 9 (Shell Only) – 5B	F1
Unit 11 (Shell Only) – 2B	F1

- 4. Square footage of all structures [total and per story]:

BUILDING PROGRAM		
Structure	Total (SF)	Per Story ±
Unit 9	10,925	1 Story – 10,925
Unit 11 Partial 2 nd Floor	12,625	Ground Floor – 12,625 Mezzanine - Undetermined

- 5. Elevation of all structures:

Building elevations accompany this letter.

- 6. Proposed fire protection of all structures:

Unit 11 is proposed to have a sprinkler system and Unit 9 is not. Fire protection is currently provided by multiple onsite hydrants.

- 7. Hydrant locations:

There are currently four hydrants in the project vicinity per the attached figure. The Fire Department should review and provide any additional information necessary regarding placement and locations of fire hydrants on the site.

- 8. Water main[s] size and location:

The site is served by a 6" water main that will extend off the 12" main in Riverside Street. There is an existing fire line supply meter serving the property. Below the meter pit, the project water main size is a minimum of 6" to serve the development site.

- 9. Access to all structures [min. 2 sides]:

The accompanying site plan depicts the site's access conditions that include access to two or more sides of the buildings.

- 10. A Code Summary shall be included referencing NFPA 1 and all Fire Department Technical Standards.

Ø **NFPA 1 – Chapter 18 Fire Department Access and Water Supply**

18.2 Fire Department Access

The project access conditions include three driveways off Riverside Street. The driveways will be greater than 24 feet in width which satisfies NFPA 1 18.2.3.4.1.1 that requires a minimum width of 20 ft.

Per NFPA 1 Chapter 18.2.3.2.1 the interior site access conditions will extend to within 50 ft. of at least one exterior door of all structures. This is satisfied on the site plan.

Per NFPA 1 Chapter 18.2.3.2.2 all first story floors shall be located not more than 150 ft. from the Fire Department access road. This is satisfied on the site plan.

NFPA 1 18.2.3.3 pertains to the number of access roads required and states that this determination is subject to the Authority Having Jurisdiction (AHJ).

Ø **City of Portland Technical Manual Section 3 – Public Safety**

Part 3.4 Site Access Standards

3.4.1. Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Supporting evidence: The development site is located along Riverside Street which is accessible from either direction. A minimum of three points of access will be provided into the site.

3.4.2. Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Supporting evidence: As depicted on the site plans, the proposed building layout provides for a minimum two-sided access to all structures.

3.4.3. Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Supporting Evidence: The proposed development layout has contemplated emergency access conditions and provided for safe and efficient access for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Supporting Evidence: All buildings will be provided with an exterior entrance door that will be within 50' of a Fire Department access route.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

FAY, SPOFFORD & THORNDIKE

Assistant Chief Keith Gautreau
June 15, 2015
Page 4

Supporting Evidence: A minimum 9 ft. vertical clearance will be provided below any overhead signage or utilities entering the site. Generally speaking, all utilities will be underground.

3.4.6. Elevators shall be sized to accommodate an 80 x 24 inch stretcher.

Supporting evidence: There are no elevators proposed for the project.

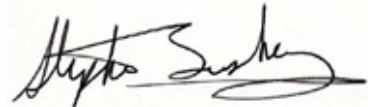
3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Supporting Evidence: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City standards.

If you have any questions with the information submitted, please contact our office.

Prepared By:

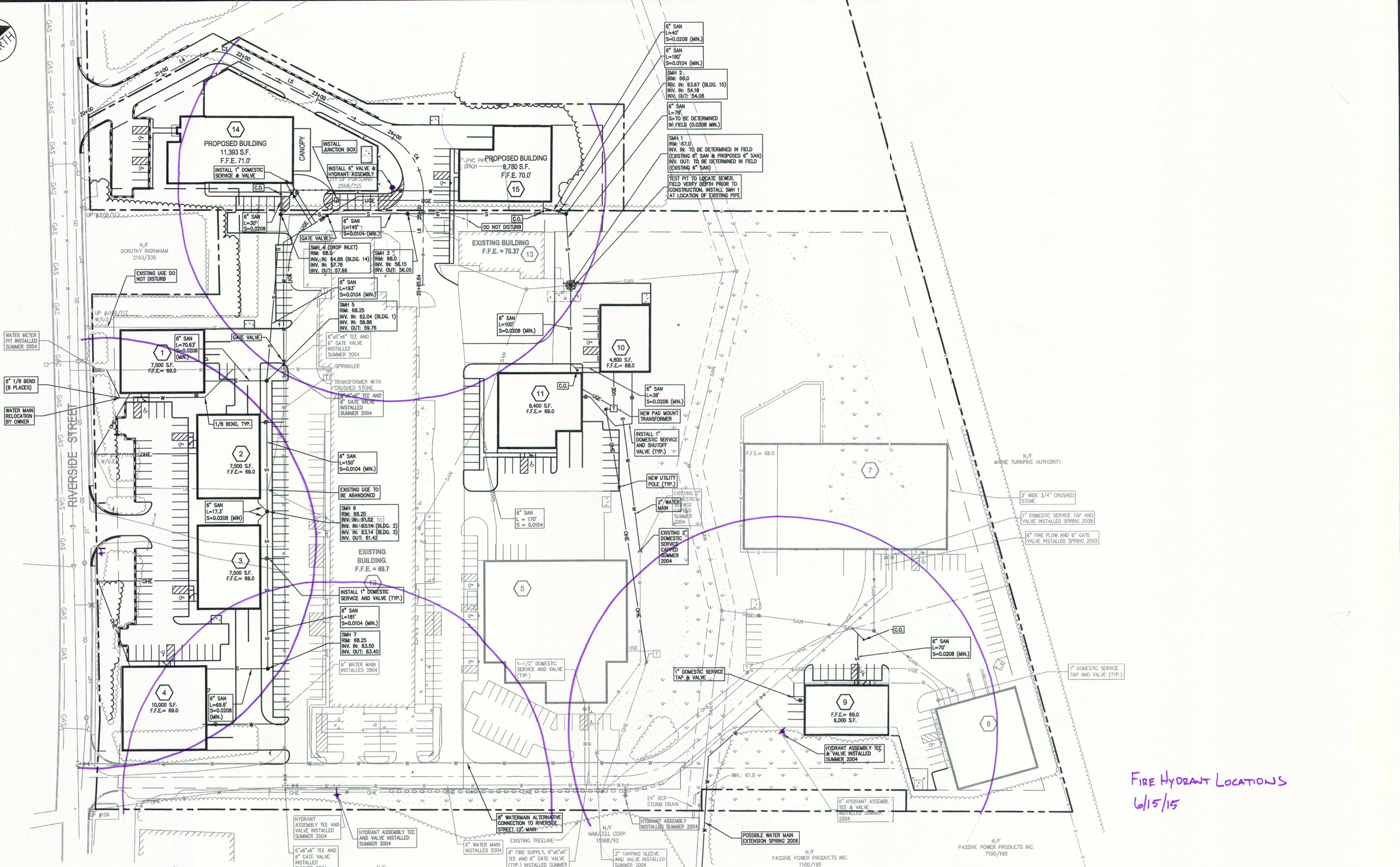
FAY, SPOFFORD & THORNDIKE



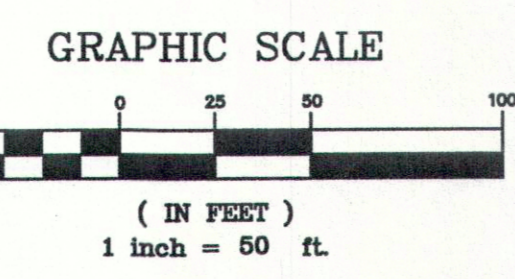
Stephen R. Bushey, P.E.
Associate

SRB/cmd

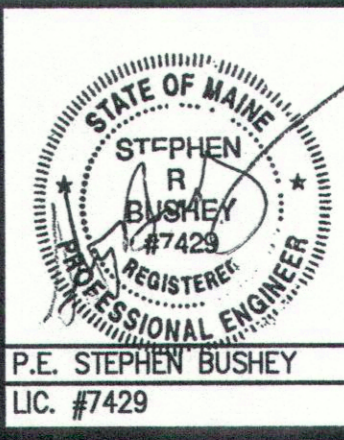
Attachments: Hydrant Figure



FIRE HYDRANT LOCATIONS
6/15/15



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
11	06.02.06	REVISED UNIT 14 AND RESUBMITTED	8	09.28.05	REVISED WATER LAYOUT
10	02.20.06	FINAL APPROVAL SUBMISSION	7	07.06.05	AMENDED SITE PLAN REVIEW SUBMISSION
9	11.16.05	RESUBMISSION TO PLANNING AUTHORITY	6	09.28.04	RE SUBMISSION TO PLANNING AUTHORITY-REVISED UNITS 7, 8, 10 AND 11 AND DELETED UNIT 6
			5	02.25.04	RE SUBMISSION TO PLANNING AUTHORITY
			4	02.04.04	REVISED UNITS 6, 7, 8 & 9 AND GRADING - RESUBMITTED TO DEJ AND CITY
			3	01.27.04	RE SUBMISSION TO PLANNING - REVISED UNIT 9
			2	01.09.04	RE SUBMISSION TO PLANNING AUTHORITY
			1	09.19.03	ST: PLAN REVIEW SUBMISSION



PROJECT	SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 307.781.121 WWW.DELUCAHOFFMAN.COM
SHEET TITLE	UTILITY PLAN	
CLIENT	1039 RIVERSIDE LLC	DRAWN: CMW DATE: JULY 2005 DESIGNED: TJM SCALE: AS NOTED CHECKED: SRB JOB NO. 2360 FILE NAME: 2360 SHEET 6

ATTACHMENT A

ROOF DRIP FILTER DESIGN INFORMATION

- 3) Reservoir Course - shall consist of 18" of 3/4" to 1" clean crushed stone
- 4) overflow - overflow from filter beds will sheet flow to nearby drainage swales
- 5) Treatment filter - The treatment filter shall consist of a 6" layer of mineral soil with between 4% to 7% fines (passing #200 sieve)
- 6) Impermeable Membrane - A membrane is not proposed as neither building will have a basement
- 7) Underdrain bed - Underdrain sand and crushed stone will be provided for the underdrain consisting of a 6" to 12" perforated pipe system.

TASK: Provide calcs/supporting info for roof dripline filters at the rear of units 9 & 11

BACKGROUND: The original plans included the installation of two water quality treatment units generally serving each of the development areas for Units 9 & 11. The units were designed as TSS removal devices which were compliant w/ the water quality treatment standards in effect at the time of the original approvals. In order to provide additional water quality treatment the current amendment submission includes roof dripline filters

Reference: Maine DEP Stormwater BMP manual
Chapter 7.6 - Roof Dripline Filtration

Calcs:

Per Part 7.6.3

1) Dripline edge shall extend length of Building - See Site plans

2) Treatment Storage - use 40% porosity for crushed stone layer

$$\text{Unit 9} - 95' \times 1\frac{1}{2} = 7.91 \text{ CF/ft. of Bldg. width}$$

$$\therefore \text{Filter width} = 13.5' \times 1.5' \text{ deep} \times 40\% = 8.1 \text{ CF}$$

use 13.5' width

$$\text{Unit 11} - 115' \times 1\frac{1}{2} = 9.58 \text{ CF/ft. of Bldg. width}$$

$$\therefore \text{Filter width} = 15.0' \text{ wide} \times 1.5' \text{ deep} \times 40\% = 9.0 \text{ CF}$$

use 15.0' width which is slightly below the requirement but is considered a max. width for site planning

ATTACHMENT B

LIGHTING CATALOG CUTS



LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 17.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	52W
120V:	0.51A	Color Temp:	5000K (Cool)
208V:	0.33A	Color Accuracy:	65 CRI
240V:	0.29A	L70 Lifespan:	100,000
277V:	0.24A	Lumens:	5,903
Input Watts:	61W	Efficacy:	97 LPW
Efficiency:	86%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The WPLEDC52 replaces 250W HID Wallpacks.

BUG Rating:

B1 U1 G1

LED Characteristics

LEDs:

Two (2) multi-chip, high-output, long-life LEDs.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Electrical

Drivers:

Two drivers, constant current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.

THD:

8.3% at 120V, 11% at 277V

Surge Protection:

6kV

Construction

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Cutoff:

Cutoff (7.5°)

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone.

Lens:

Tempered glass

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

WPLEDs are Mercury and UV free.

Other

Patents:

The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.

Technical Specifications (continued)

Other

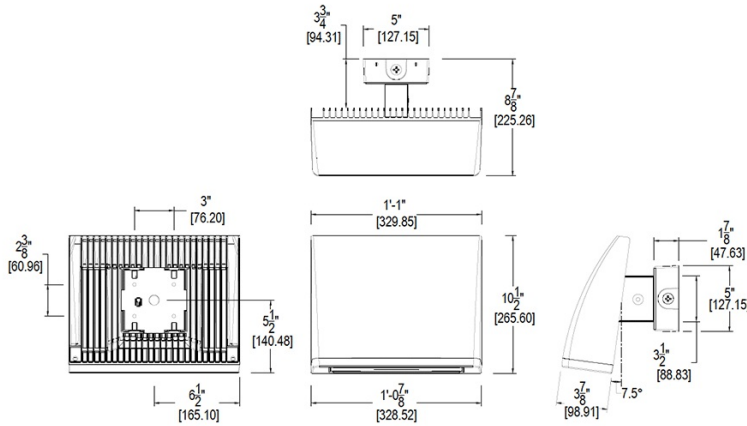
California Title 24:

See WPLEDC52/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH
- Traditional wallpack look from the front
- 3 cutoff options
- 5-year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Voltage	Photocell	Bi-Level	Dimming
WPLED								
	Blank = Standard C = Cutoff FC = Full Cutoff	52 = 52W	Blank = Cool Y = Warm N = Neutral	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = Photocell /PCS = 120V Swivel /PCS2 = 277V Swivel /PCS4 = 480V Swivel	Blank = No Bi-Level /BL = Bi-Level	Blank = No Dimming /D10 = Dimmable

ATTACHMENT C

ARCHITECTURAL ELEVATIONS AND FOOTPRINTS



BISKUP CONSTRUCTION, INC.
 16 DANIELLE DRIVE
 WINDHAM, MAINE 04062
 TEL. (207) 892-9800
 FAX. (207) 892-9895

WWW.BISKUPCONSTRUCTION.COM

STAMP

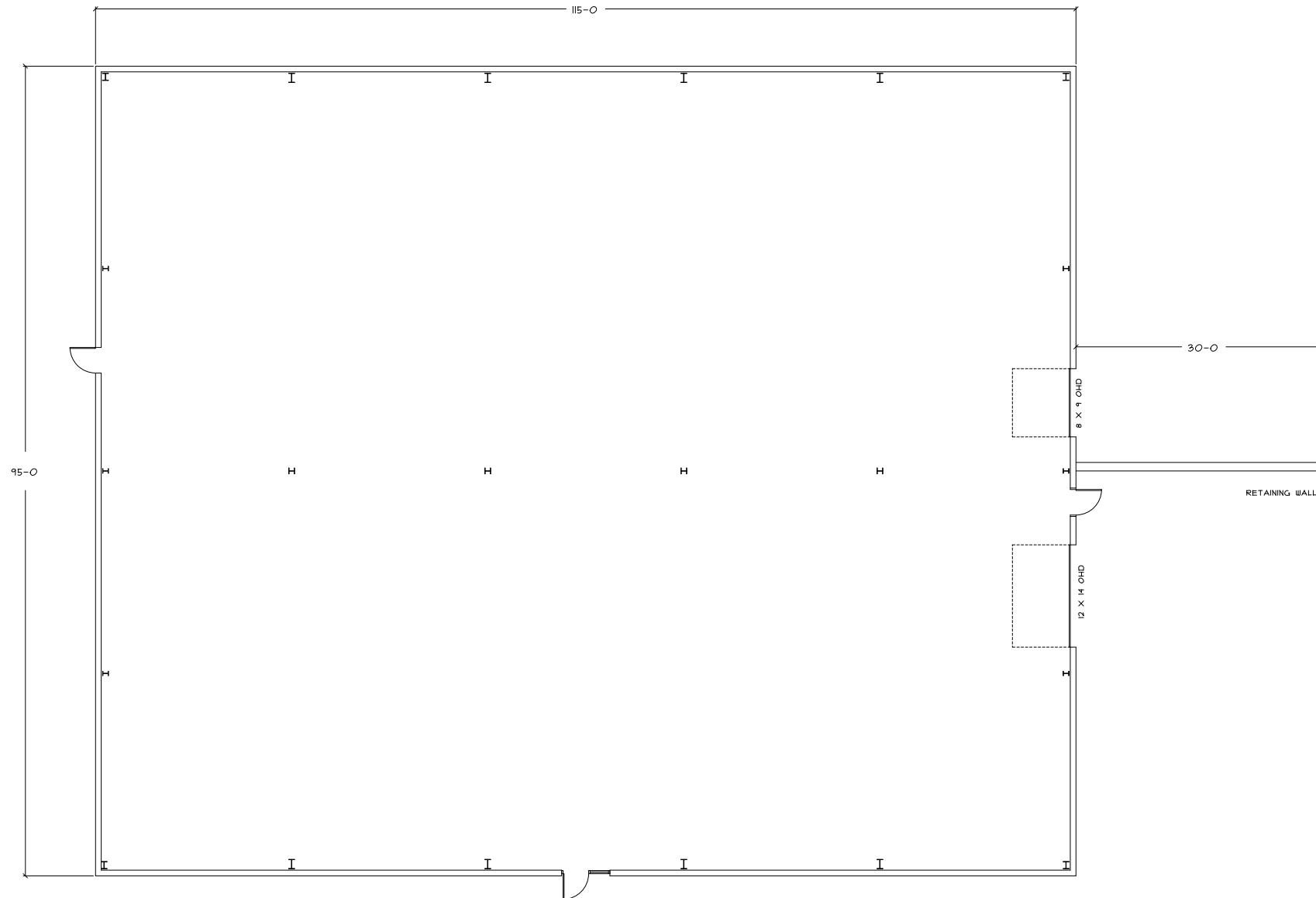
PROJECT:
 CONCEPT PLAN
 PAT KEELEY
 UNIT #9
 PORTLAND, MAINE

REVISIONS	
DATE	DESCRIPTION

DATE: 5/28/2015
 SCALE: 1/8" = 1'-0"
 DESIGNER: JB
 CHECKED BY: JB
 © COPYRIGHT
 BISKUP CONSTRUCTION, INC.

SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
 A-1
 SHEET 1 OF 2

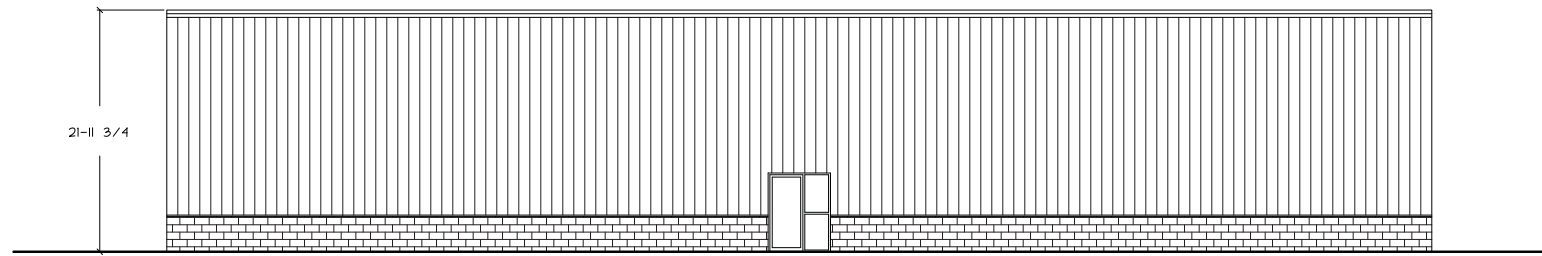




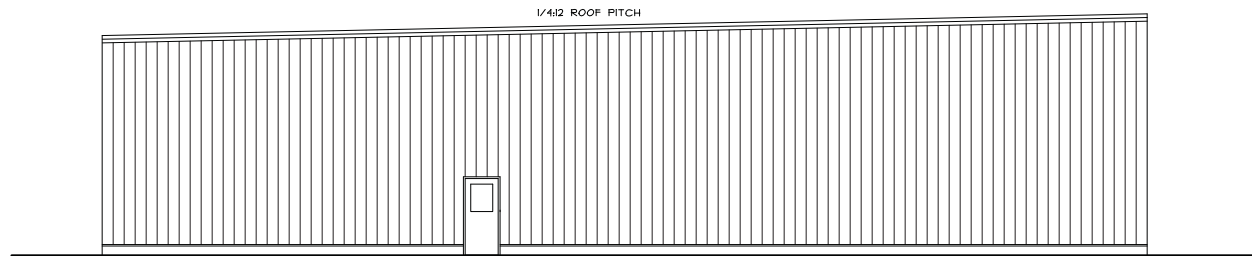
BISKUP CONSTRUCTION, INC.
 16 DANIELLE DRIVE
 WINDHAM, MAINE 04062
 TEL. (207) 892-9800
 FAX. (207) 892-9895

WWW.BISKUPCONSTRUCTION.COM

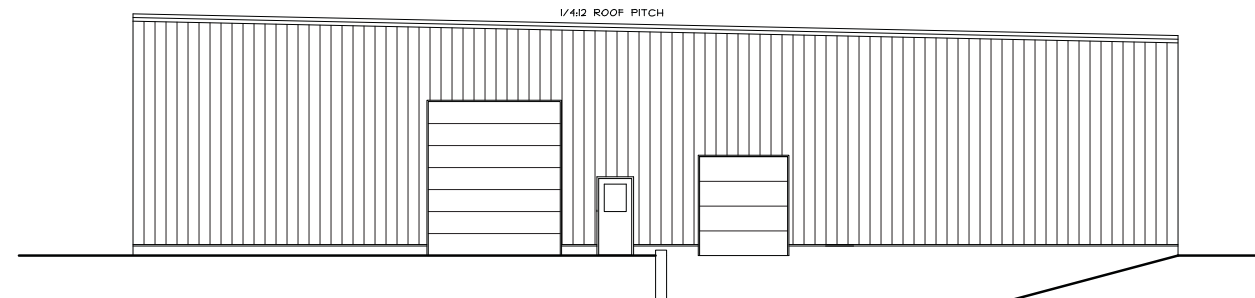
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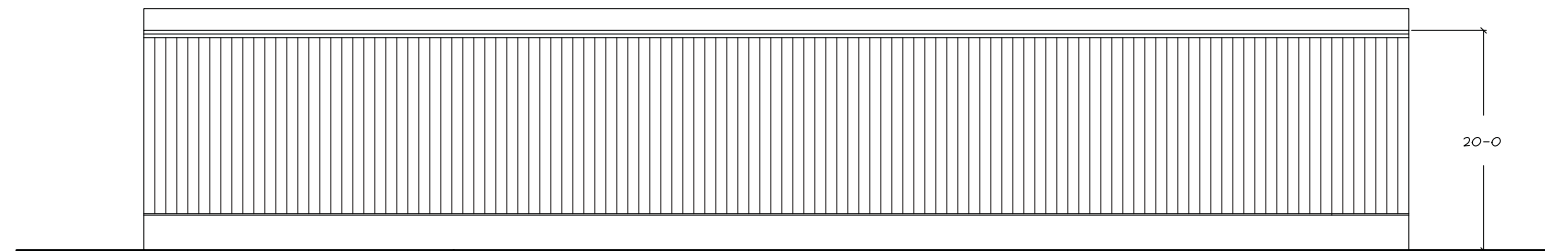
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

CONCEPT PLAN
 PAT KEELEY
 UNIT #9
 PORTLAND, MAINE

PROJECT:

REVISIONS

DATE	DESCRIPTION

DATE: 5/28/2015
 SCALE: 1/8" = 1'-0"
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SHEET NUMBER

A-2

SHEET 2 OF 2



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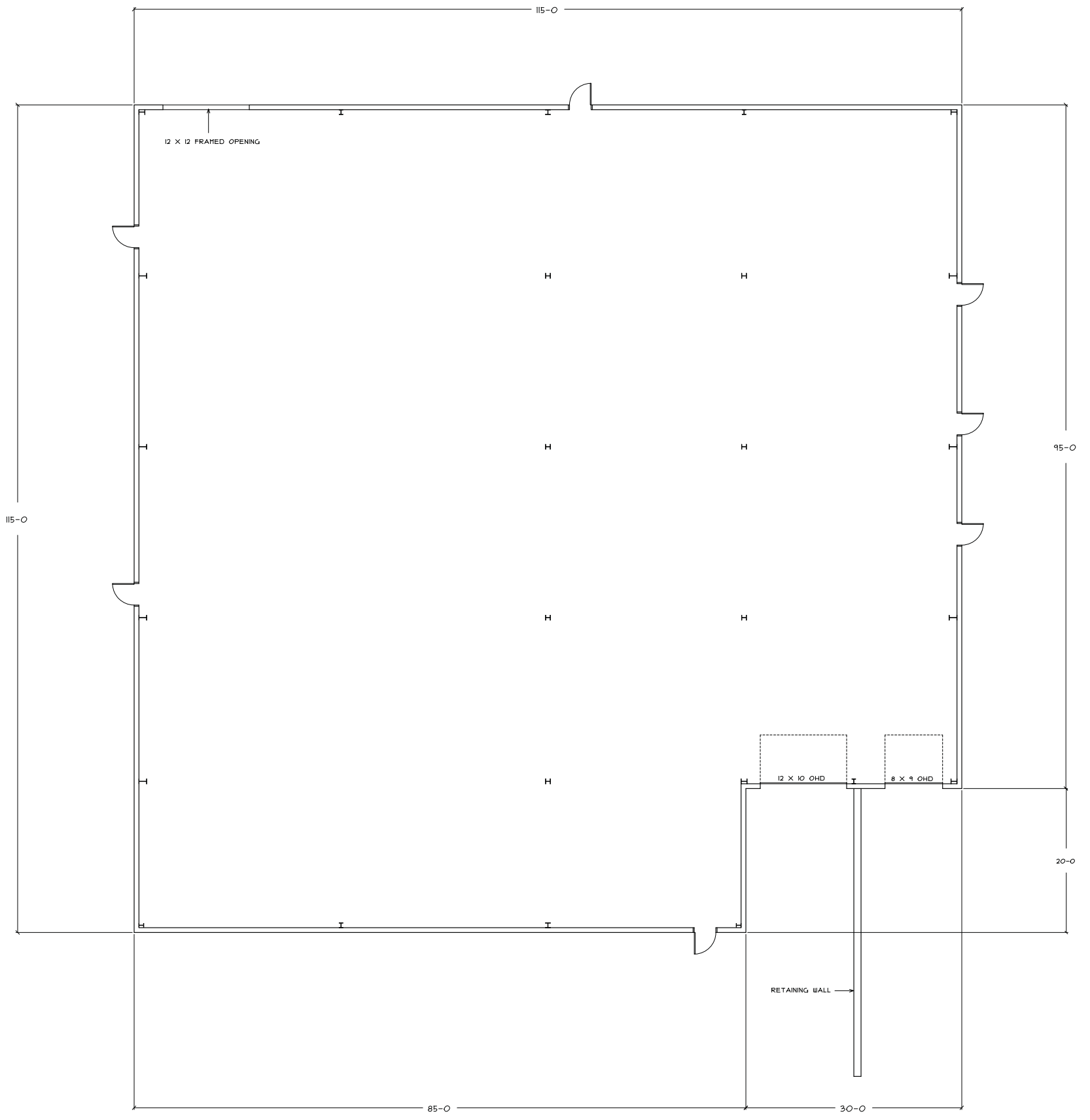
PROJECT:
 PROPOSED BUILDING
 IMMUELL CORPORATION
 BLDG. II, 1039 RIVERSIDE STREET
 PORTLAND, MAINE

REVISIONS	
DATE	DESCRIPTION

DATE: 6/2/2015
 SCALE: 1/8" = 1'-0"
 DESIGNER: JB
 CHECKED BY: JB
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 BISKUP CONSTRUCTION, INC.

SHEET TITLE
 FIRST FLOOR
 PLAN

SHEET NUMBER
 A-1
 SHEET 1 OF 3





BISKUP CONSTRUCTION, INC.
 16 DANIELLE DRIVE
 WINDHAM, MAINE 04062
 TEL. (207) 892-9800
 FAX. (207) 892-9895

WWW.BISKUPCONSTRUCTION.COM

STAMP

PROJECT:
 PROPOSED BUILDING
 IMMUELL CORPORATION
 BLDG. II, 1039 RIVERSIDE STREET
 PORTLAND, MAINE

REVISIONS

DATE	DESCRIPTION

DATE: 6/2/2015
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 CHECKED BY: JB

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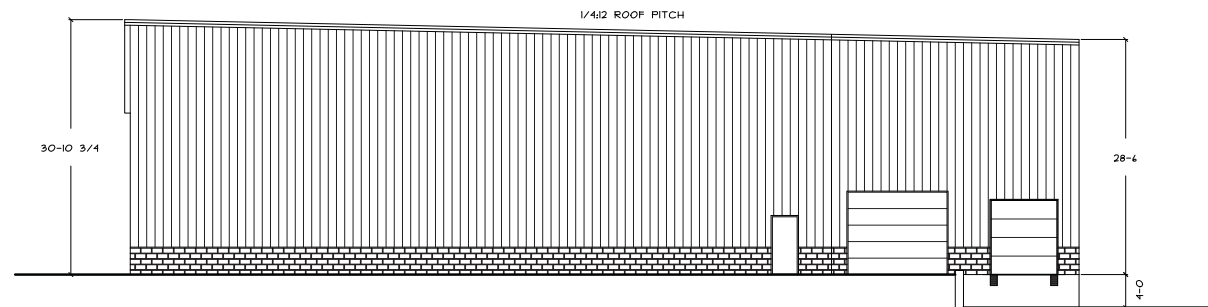
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ELEVATIONS

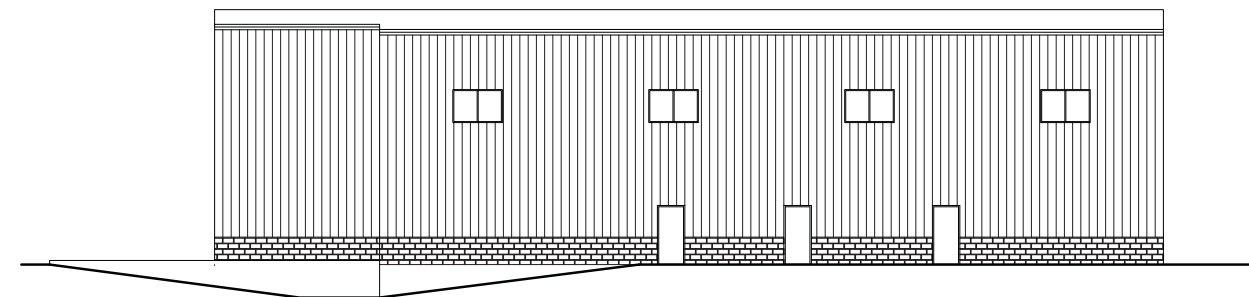
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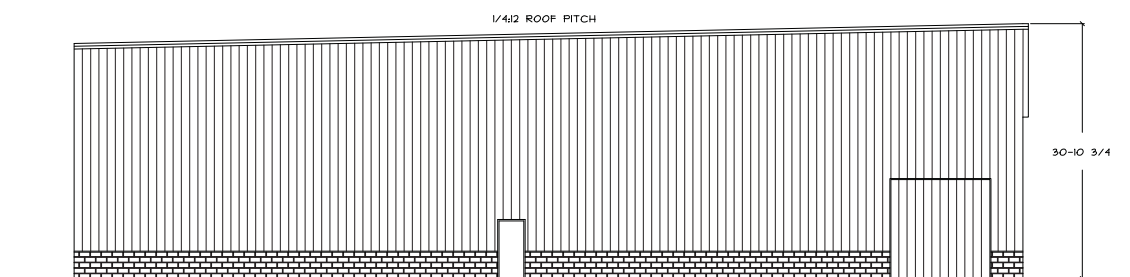
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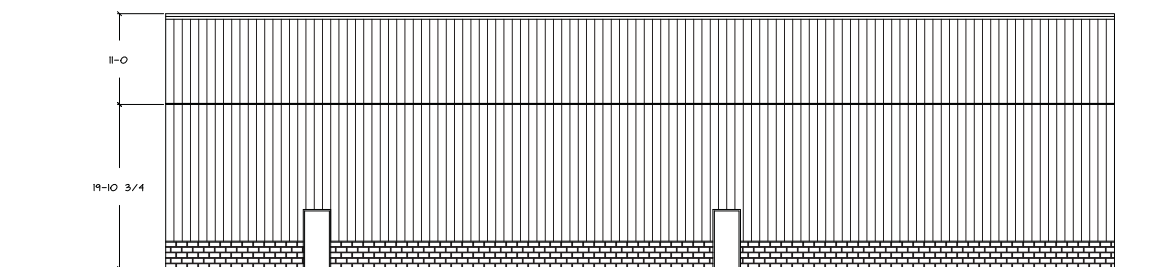
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION