



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

February 27, 2017

Ms. Jean Fraser

Development Review Coordinator
City of Portland – Planning Authority
389 Congress Street
Portland, ME 04101

Subject: Application for Level II Amended Site Plan Review
Second Tee Condominium Association Business Park – 1039 Riverside Street
Applicant: 1039 Riverside, LLC – Unit 15

Dear Jean:

Stantec has prepared a new submission package for an Amended Level II Site Plan on behalf of 1039 Riverside, LLC. 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 and multiple subsequent approvals for various unit developments since that time. As you know, 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. Most recently an application for Unit #2 was submitted and processed by the City in May 2016 (Project ID #2016-055). Unit 2 is nearly constructed, although a tenant has not been identified to the best of our understanding. This submission for Unit 15 is being made concurrently with a Level II application for Unit 1. The applicant owns both sites and they are seeking these last two structures constructed this summer, in order to finish out the onsite building construction.

The applicant is now proposing to construct Unit 15 of the previously approved Site Plan and Condominium Plat. The original Site Plan approved in 2006 depicted Unit 15 as 8,780 SF. This building size has changed to 8,000 SF which is consistent with the recently approved 5th Amended Condominium Plat. The building will be located generally in its original position on the site, just north of the existing Unit 13 building. The unit 15 site area is within land that was acquired by the applicant from the City of Portland. The building will be constructed with two suites, dividing the building space into 4,000 SF sub units. The front unit nearest Caddie Lane will have a single entry door and an overhead door entry to warehouse space. The second unit will be accessed completely from the rear and it will contain two overhead doors and two entry doors. Due to the existing site topography the rear unit will be 4 feet lower in finish grade than the front unit. The proposed tenants for Unit 15 are currently undetermined for the use of the site, although it is generally considered to be warehouse space.

As outlined in previous submissions, the project site includes the 18.61-acre (810,584 SF) lot containing the Second Tee Condominium Association Business Park at 1039 Riverside



Ms. Jean Fraser
February 27, 2017
Page 2

Street. The latest 5th Amended Condominium Plat was recorded at the CCRD Book 217, Page 20. Previous submissions for this project have included Evidence of Title, Right and Interest; Technical Capacity and Financial Capacity for 1039 Riverside, LLC. We include in Attachment A, a copy of a Quitclaim Deed indicating 1039 Riverside, LLC interest in the Unit 15 site, CCRD Book 23639, Page 189. Attachment A also includes a copy of an updated letter from the applicant's financial institution as evidence of their continued financial capacity to construct Units 1 and 15.

The Unit 15 project site has frontage along Caddie Lane which is an interior connector drive from Walch Drive to Riverside Street. The unit 15 site is bordered to the south by Unit 13, which is an original building on the site and Unit 14, a new building that is occupied by Tecta America, a roofing company. 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 Unit 15 of the previously approved Second Tee Condominium Business Park Site Plan. We have previously submitted the Fifth Amended Condominium Plat and that was approved by the City on January 17, 2017. No changes are currently proposed for the plat.

The planned development at the Unit 15 site will include the 8,000 SF building area, parking, utilities, and ancillary features. The Unit 15 area is accessed directly off Caddie Lane. The Unit 15 site currently consists of undeveloped yard area that has been cleared over time with some remnant fill placement. The Unit 15 building will be consistent in character as the other buildings in the park, as basically a prefabricated metal building.

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 SF lot.
- On September 17, 2004, the former DeLuca-Hoffman Associates, Inc. (DHA) 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.



Ms. Jean Fraser
February 27, 2017
Page 3

- 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 SF of additional proposed structures for a total of approximately 113,155 SF 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 SF of additional proposed structures for a total of approximately 116,955 SF 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.
- 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 areas. 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.
- On November 3, 2015, the Planning Authority approved with conditions the amended Subdivision Plan and Level II Site Plan for the construction of a 12,625 SF building with 23 parking spaces for Unit 11 and a 10,925 SF building with 11 parking spaces for Unit 9 at the Second Tee Business Park. The Fourth Amended Condominium plat was also approved and recorded at the CCRD Plan Book 215, Page 477.



Ms. Jean Fraser
February 27, 2017
Page 4

- On May 9, 2016, the Planning Authority approved with conditions the amended Subdivision Plan and Level II Site Plan for the construction of a 7,500 SF building with 15 parking spaces for Unit 2 at the Second Tee Business Park. The Fifth Amended Condominium plat was also approved on January 17, 2017 and recorded on January 18, 2017 at the CCRD Plan Book 217, Page 20.
- A Level II Site Plan Application has been filed with the Planning Authority for Unit 1. The Unit 1 building size is 7,500 SF. The review is expected to run concurrently with Unit 15.

The proposed Unit 15 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. Unit 15 does not require a sprinkler service due to its size. Only domestic water supply will be provided to Unit 15 off the end of the 6" service main that extends to Caddie Lane. This line also serves unit 14 and was installed at the time of Unit 14 construction.
- 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. A second driveway is also off Riverside Street and it generally serves Unit 14 and connects to Caddie Lane at the rear of the site. Unit 15 will be served off Caddie Lane. A third existing driveway currently serves Units 1-4.
- Electrical service has previously been upgraded on the site and includes both underground and overhead utility line extensions. Unit 15 will be served underground from a proposed pad mount transformer next to the building. That transformer will have a primary power feed extending from the recently installed line behind Unit 11 (ImmuCell).
- A stormwater collection system that includes catch basins, drain manholes, several proprietary water quality treatment units, and HDPE storm drain was previously installed to collect and convey stormwater from proposed impervious areas within the development. Much of the Unit 15 area doesn't drain to the water quality unit, so additional measures in the form of a drip edge filter and a rain garden at the downhill side of the site will be constructed. See Attachment B to this submission for additional information related to the roof drip line filter design and rain garden design.
- Sanitary sewer service will include a 6-inch PVC sewer lateral from the Unit 15 building. This lateral will discharge into an onsite collection system that ties into the City's 8-inch sewer interceptor pipe crossing the site just east of the unit 15 area. This lateral is basically as previously designed and approved. The projected Unit 15 wastewater flows are expected to be less than 120 GPD based on (1 person/1,000 SF/15 GPD/



Ms. Jean Fraser
February 27, 2017
Page 5

person). A Wastewater Capacity request has been submitted to the Public Services Division regarding the City's ability to continue to handle these flows. As in the past, if sewer flows increase greater than 500 GPD due to tenant needs then the City's Public Services Department will be notified.

- 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 C 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 to the east and north. Where necessary, the owners will provide grass cover to stabilize non-gravel or non-paved surfaces.

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:
 - a. The building pad and foundation areas will be prepped by clearing and grubbing the existing ground conditions. The remaining lot area 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;
 - b. Foundations will be excavated for footing placement and then foundation wall reinforcement, formwork, and concrete placement;
 - c. Foundation backfilling and surrounding surface gravel will be placed;
 - d. Steel shell will be erected;
 - e. Roofing and exterior walls will be installed;
 - f. Interior work including walls, utilities, wiring, etc. will be completed;
 - g. Floor slabs will be installed;
 - h. Interior finishes including walls, electrical, HVAC and sprinkler system will be completed;



- i. Exterior site work including paving, curb and sidewalk, and pavement markings will be completed;
 - j. Exterior concrete pads including the solid waste pads, and other site features will be prepared; and
 - k. 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 Unit 15 project will result in fewer than 20 new peak hour trips. During the permit review for Unit 2 last spring, we supplied an updated Trip Generation analysis that confirms that the new trip generation attributable to the Business Park remains well below the 100-trip threshold requiring a Traffic Movement Permit. We believe that Unit 15 will not contribute substantially to the trip generation of the site. A copy of this analysis is contained in Attachment E. The applicant is requesting a waiver of any further traffic related studies.

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

Unit #	Existing Tenant	Land Use*
2	No Proposed Tenant	Industrial Use
3	Canon	Office/Warehouse
4	Bioprocessing	Office/Warehouse
5	Walch Printing	Office/Warehouse
7	Alside Building Supply	Office/Warehouse
8	DirecTV	Office/Warehouse
9	Under Construction- No tenant as of 2017	Office/Warehouse
10	B&G Sweeping	Warehouse
11	Immucell	Production Facility
12	Mix of Tenants	Office/Warehouse
13	Transport Air Contact	Warehouse
14	Tecta American Roofing	Office/Warehouse
1, 15	Currently Undeveloped	Warehouse

*As observed and reinforced by the Tax Assessor's descriptions of the premises.

- 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 project.
- 4. The site layout involves a building generally located within the same footprint as the originally approved Unit 15. The development site is part of an established and permitted Business Park that includes previously constructed infrastructure for



Ms. Jean Fraser
February 27, 2017
Page 7

drainage and utilities. The proposed development 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 stormwater 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 a previously installed water quality treatment unit. In addition, the plans also include a roof drip line filter to improve the water quality treatment measures for Unit 1.
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 due to 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 building for Unit 15 will not be sprinklered, as it is not required. Unit 15 will also be constructed to the applicable NFPA 101 Life Safety Code and IBC.
10. The proposed development is within a previously approved Industrial Subdivision and the use is allowed within the Industrial Zone. At this time, no further assessment of consistency with applicable design standards has been performed.
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.



Ms. Jean Fraser
February 27, 2017
Page 8

We trust these statements and the supporting application, plans and materials satisfy the City's requirements and we look forward to Planning Authority review and approval of the project. Please find a completed Level II Amended Site Plan Application package and supporting documentation for this submission.

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

Regards,

STANTEC CONSULTING SERVICES INC.

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

Attachments: Level II Site Plan Application
Attachment A – Deed and Financial capacity letter
Attachment B – Roof Dripline Filter Design Information
Attachment C – Lighting Catalog Cuts
Attachment D – Traffic Analysis letter

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

V:\1953\active\195350348\civil\admin\permitting\local\Unit 15\lfr_fraser_level2_site_plan20170224.docx

PROJECT NAME: Second Tee Business Park - Unit 15

PROPOSED DEVELOPMENT ADDRESS:

1039 Riverside Street

PROJECT DESCRIPTION:

Amended Site Plan submission for updates to previously approved Unit 15 (8,000 SF)

CHART/BLOCK/LOT: 331-A-1 & 335-A-2

PRELIMINARY PLAN _____ (date)

FINAL PLAN 02/22/17 (date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: Bob Gaudreau 1039 Riverside LLC Business Name, if applicable: c/o Hardy Pond Construction Address: 7 Tee Drive - Portland, ME 04103 City/State : Portland, ME Zip Code: 04103</p>	<p>Applicant Contact Information</p> <p>E-mail: Bob@hardypond.com Home #: Work #: Bob Gaudreau (207) 797-6066 - Office Cell #: (207) 318-7512 Fax#: (207) 797-8986</p>
<p>Owner – (if different from Applicant)</p> <p>Name: Bob Gaudreau 1039 Riverside LLC - c/o Hardy Pond Construction Address: 7 Tee Drive City/State : Portland, ME Zip Code: 04103</p>	<p>Owner Contact Information</p> <p>E-mail: Same as above Home #: Work #: Cell #: Fax#:</p>
<p>Agent/ Representative</p> <p>Stephen R. Bushey, P.E. Name: Stantec Address: 482 Payne Road- Scarborough Court City/State : Scarborough, ME Zip Code: 04074</p>	<p>Agent/Representative Contact information</p> <p>E-mail: stephen.bushey@stantec.com Home #: Work #: (207) 887-3478 Cell #: (207) 756-9359 Fax#: (207) 883-3355</p>
<p>Billing Information</p> <p>Name: Same as Applicant Address: City/State : Zip Code:</p>	<p>Billing Information</p> <p>E-mail: Home #: Work #: Cell #: Fax#:</p>

Engineer Name: SAME AS AGENT Address: City/State : Zip Code:	Engineer Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Surveyor Name: John Schwanda Owen Haskell, Inc. Address: 390 U.S. Route 1, Suite 10 City/State : Falmouth, ME Zip Code: 04105	Surveyor Contact Information E-mail: jschwanda@owenhaskell.com Home #: Work #: (207) 774-0424 Cell #: Fax#: 207-774-0511
Architect Name: Not Applicable Address: City/State : Zip Code:	Architect Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Attorney Name: David Galgay Verrill Dana Address: P.O. Box 586, One Portland Square City/State : Portland, ME Zip Code: 04112	Attorney Contact Information E-mail: dgalgay@verrilldana.com Home #: Work #: (207) 253-4514 Cell #: Fax#: (207) 774-7499

APPLICATION FEES:

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

Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) 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.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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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: February 24, 2017
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PROJECT DATA

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

Total Area of Site	810,584 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 15 / Total Park
Building Footprint (Total Existing)	0 / 197,319 sq. ft.
Building Footprint (Total Proposed)	8,000 / 212,819 sq. ft.
Building Floor Area (Total Existing)	0 / 197,319 sq. ft.
Building Floor Area (Total Proposed)	8,000 / 212,819 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)	322+/-
# of Parking Spaces (Total Proposed)	0
# of Handicapped Spaces (Total Proposed)	0
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	7
# of Bicycle Spaces (Total Proposed)	1
Estimated Cost of Project	>\$2.5 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.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: 02-23-2017

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: Unit 15 - Second Tee Business Park, Walch Drive
Chart Block Lot Number: 331/A/1 335/A/2

Proposed Use: Warehouse
Previous Use: Undeveloped
Existing Sanitary Flows: 0 GPD
Existing Process Flows: 0 GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.
Discharge to existing 8" cross country main thru site

Site Category	Commercial (<i>see part 4 below</i>)	<input checked="" type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Jean Fraser Phone: 207-874-8828
Owner/Developer Name: 1039 Riverside LLC
Owner/Developer Address: 7 Tee Drive, Portland, ME 04103
Phone: 207-797-6066 Fax: 207-797-8986 E-mail: bob@hardypond.com
Engineering Consultant Name: Stantec
Engineering Consultant Address: 482 Payne Road - Scarborough Court, Scarborough, ME 04074
Phone: 207-887-3478 Fax: 207-879-0896 E-mail: stephen.bushey@stantec.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 120 GPD
Peaking Factor/ Peak Times: N/A
Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

ATTACHMENT A

DEED & FINANCIAL CAPACITY

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the **City of Portland**, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by **1039 Riverside LLC** of Falmouth, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said **1039 Riverside LLC**, its successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 24 day of January, 2006.

MAINE REAL ESTATE TAX PAID

CITY OF PORTLAND

Donna M. Katsaf
Witness

By: D. Kline
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

January 24 2006

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

Donna M. Katsaf
Notary Public/Attorney at Law

Donna M. KATSAF
Printed Name

Exhibit A

A certain parcel of land situated on the southeasterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northernmost corner of the land now or formerly of Dorothy M. Ingraham (see Book 2198 Page 335), which point is located N 40° 11' 15" E a distance of 100.00 feet as measured along Riverside Street from the northernmost corner of the land now or formerly of 1039 Riverside LLC as shown on "Boundary Survey at #1039 Riverside Street, Portland, Maine made for 1039 Riverside LLC Dec. 30, 2003" revised 10-03-05 by Owen Haskell, Inc. (the "Boundary Survey");

Thence, N 40° 11' 15" E along Riverside Street 107.75 feet to a 30 foot wide easement as shown on the Boundary Survey;

Thence, S 76° 49' 45" E along said easement and remaining land of the City of Portland 200.00 feet;

Thence, S 21° 18' 31" E by the remaining land of the City of Portland 170.00 feet;

Thence, S 48° 29' 25" E by the remaining land of the City of Portland 302.20 feet;

Thence, S 41° 30' 35" W by the remaining land of the City of Portland 125.00 feet to the land of 1039 Riverside LLC (Book 19196 Page 308);

Thence, N 48° 29' 25" W by the land of 1039 Riverside LLC and by the land of Ingraham 626.97 feet to the point of beginning.

TOGETHER WITH a right to use an easement for the benefit of Grantee, its successors and assigns, for purposes of ingress and egress, and the right to pass through the above described parcel, by pedestrians or vehicles and for the installation and maintenance of utilities, including cable and "utilities services" (as defined in 33 M.R.S.A. Section 458) over a portion of the City of Portland's land, to wit:

A thirty (30) foot wide right of way, being the same right of way as the "30' Easement" depicted on the said Boundary Survey described above. Said easement area is bounded and described as follows:

Beginning at the northernmost corner of the above described 2.06 acre parcel on the southeasterly sideline of Riverside Street;

Thence, S 76° 49' 45" E along said 2.06 acre parcel 200.00 feet;

Thence, N 13° 10' 15" E across said easement 30.00 feet to the land now or formerly of Factors Financial FRC, Inc. (see Book 12166 Page 51);

Thence, N 76° 49' 45" W along said land 184.70 feet to Riverside Street;

Thence, S 40° 11' 15" W by Riverside Street 33.67 feet to the point of beginning.

Together with the right to enter upon the areas appurtenant to the easement area from time to time with workers and equipment for the purposes set forth above and together with the further right to generally work, excavate, tunnel, trench, grade and/or backfill from time to time within and upon the areas appurtenant to the easement area, and to trim, cut down and remove trees and bushes to the extent as in the reasonable judgment of the grantee, its successors and assigns, is necessary for any of the above purposes.

Received
Recorded Register of Deeds
Feb 01, 2006 03:42:34P
Cumberland County
John B OBrien



TD Bank
America's Most Convenient Bank®
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T 207 761 8600
F 207 761 8660

tdbank.com

January 6, 2017

The City of Portland
389 Congress Street
Portland, Maine 04101

Re: 1039 Riverside, LLC Financial Capacity

To Whom It May Concern:

It is my pleasure to provide you with a reference letter for 1039 Riverside, LLC

1039 Riverside, LLC has been a valued customer of TD Bank, N.A. for over twelve years and is in good standing. The company has a comprehensive commercial lending and deposit relationship with the Bank which has always been handled as agreed, without exception.

1039 Riverside, LLC has the financial capacity complete the proposed project(s) at Units #1 and #15 at the Second Tee Business Park in Portland, and TD Bank will be financing the project in its Commercial Department.

If I can be of further assistance, please do not hesitate to call me at (207) 828-7026.

Sincerely,

Ellen Niewoehner
Senior Relationship Manager
TD Bank, N.A.

Confidential



ATTACHMENT B

ROOF DRIPLINE FILTER DESIGN INFORMATION

PROJECT: Second Tee Business Park – Unit 15

SUBJECT: Roof Dripline Filter

COMPUTED BY: Steve Bushey

DATE: February 24, 2017

Task: Provide calculations for dripline filter at side of Unit 15

Background: To supplement the existing water quality treatment unit, a roof dripline filter will be installed at the rear of Unit 15.

Reference: MaineDEP Stormwater BMP Manual – Chapter 7.6: Roof Dripline Filtration

Calculation: Per Part 7.6.3

- 1) Dripline edge shall extend length of building
- 2) Treatment Storage – use 40% porosity for crushed stone
Unit 15 – $40' \times 1''/12 = 3.33 \text{ CF/FT of Building}$
 $\therefore \text{Filter Width} = 6' \times 1.5' \text{ deep} \times 40\% = 3.6 \text{ CF}$
- 3) Reservoir Course – shall consist of 18" of $\frac{3}{4}$ " to 1" clean stone
- 4) Overflow – will consist of sheet flow to nearby basins
- 5) Treatment Filter – shall consist of 6" of mineral soil with 4% to 8% (passing #200 sieve)
- 6) Membrane – Not proposed (no basement)
- 7) Underdrain Bed – 6" in underdrain sand

ATTACHMENT C

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

Type:	Constant Current
120V:	0.51A
208V:	0.33A
240V:	0.29A
277V:	0.24A
Input Watts:	61W
Efficiency:	86%

LED Info

Watts:	52W
Color Temp:	5000K (Cool)
Color Accuracy:	65 CRI
L70 Lifespan:	100,000
Lumens:	5,903
Efficacy:	97 LPW

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

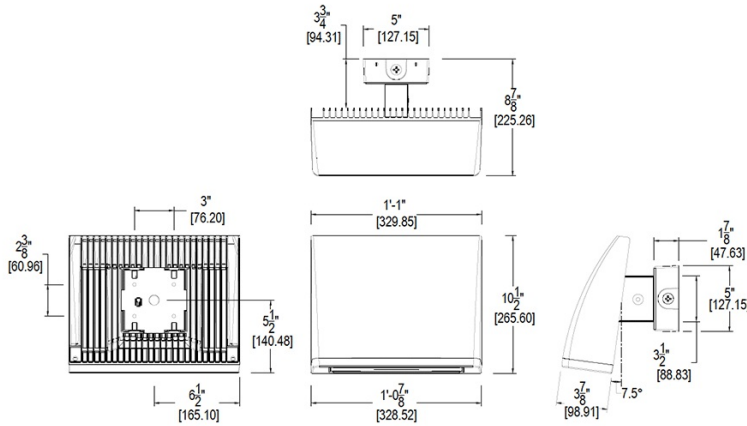
California Title 24:

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 D

TRAFFIC ANALYSIS LETTER



Traffic Solutions
William J. Bray, P.E.
235 Bancroft Street
Portland, ME 04102
(207) 774-3603
(207) 400-6890 mobile
trafficsolutions@maine.rr.com

January 16, 2016

Stephen R. Bushey, P.E., Associate
Stantec Consulting Engineers
778 Main Street, Suite 8
South Portland, Maine 04106

RE: Second Tee Business Park – Existing Traffic Generation

Dear Steve:

Pursuant to your request, manual turning movement counts were conducted at the entrance drive(s) to the Second Tee Business Park on Wednesday, January 6, 2016. All vehicle traffic entering and exiting the three business park entrances (Walsh Drive, Caddie Lane and Driveway at 1055 Riverside Street) were recorded in 15-minute intervals between the hours of 7:00 to 9:00 AM and, again, between 3:00 and 6:00 PM. The data was summarized and a peak hour of traffic determined for both the morning and afternoon peak time periods. Copies of the traffic data are attached for reference. Table 1, as follows, presents the results of the traffic survey:

Table 1
2016 Peak Hour Traffic Generation
Second Tee Business Park

Time Period	Walsh Drive		XXXX Driveway		Caddie Lane		Total Trips		
	Entry Trips	Exit Trips	Entry Trips	Exit Trips	Entry Trips	Exit Trips	Entry Trips	Exit Trips	Total Trips
AM Peak Hour	23	27	16	1	6	7	45	35	80
PM Peak Hour	12	37	3	10	6	13	21	60	81

As presented in Table 1, the Second Tee Business Park generates a total of 80 vehicle trips during the morning peak hour and an additional 81 trips during the PM peak hour.

Please recall that vehicle trips generated by existing buildings #12 and #13, the former Douglass Brothers complex (a total of approximately 57,920 square feet of building area), are exempt from consideration in determining the volume of trips subject to review under the Maine Department

of Transportation's Traffic Movement Permit regulations. The prior October 10, 2005 letter from my office (copy attached) estimated that the prior Douglass Brothers site generated a total of 42 trips in the morning peak hour and an additional 43 trips during the afternoon peak hour. Accordingly, current development within the Second Tee Business Park generates a total of **38** "new" vehicle trips [80 trips - 42 trips = 38 trips AM Peak Hour and 81 trips - 43 trips = 38 trips PM Peak Hour] during both the AM and PM peak hour time periods.

The Maine Department of Transportation's Chapter 305 Rules and Regulations require any development project whose peak hour trip generation exceeds 100 passenger car equivalent trips for any peak hour time period to file for and receive a Traffic Movement Permit for the proposed project.

In summary, the level of present peak hour trip generation of the Second Tee Business Park is well below MaineDOT's threshold value of 100 vehicle trips per hour.

Very truly yours,

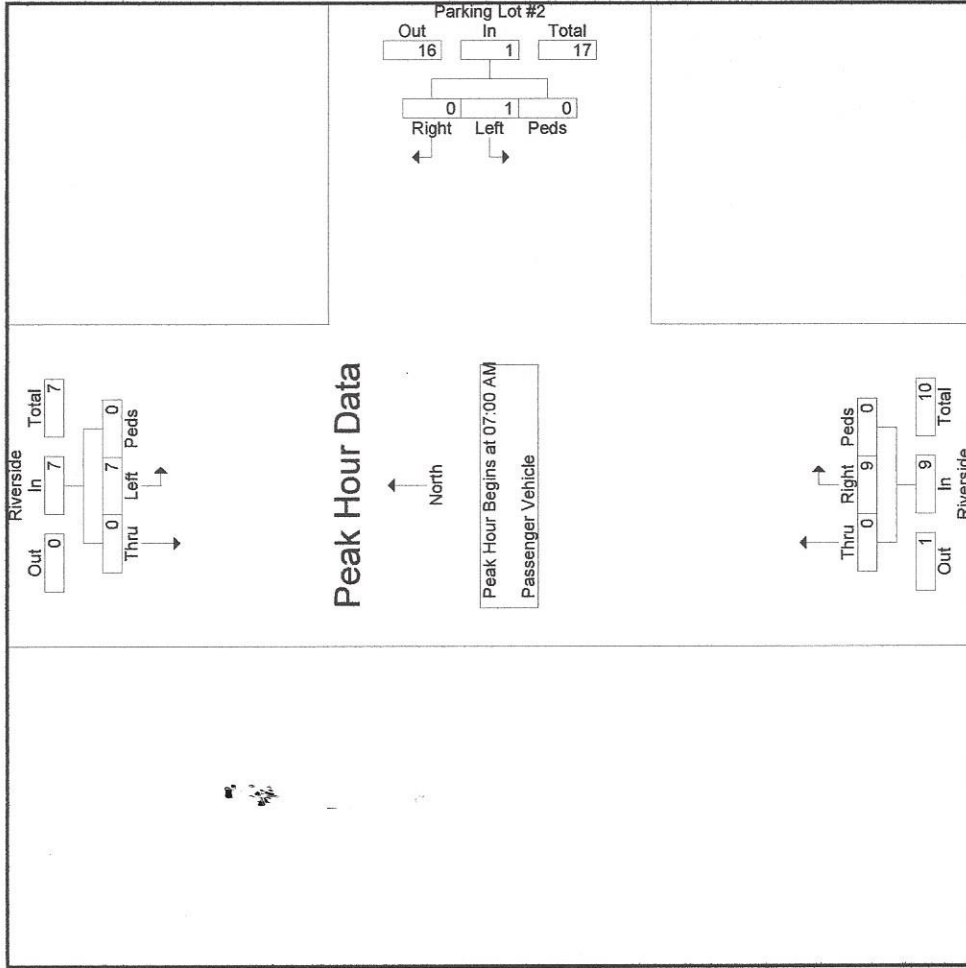

William J. Bray, P.E.

Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland: Drive #2 & Riverside
Wednesday January 6, 2016
Clear & Cold
Count By: Patrick

File Name : Portland Diveway #2 and Riverside AM 010616
Site Code : 00000022
Start Date : 1/6/2016
Page No : 6



Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland: Driveway #2 & Riverside
Wednesday January 6, 2016
Clear & Cold
Count by: Patrick Frie

File Name : Portland Diveway #2 and Riverside PM 010616
Site Code : 00000077
Start Date : 1/6/2016
Page No : 5

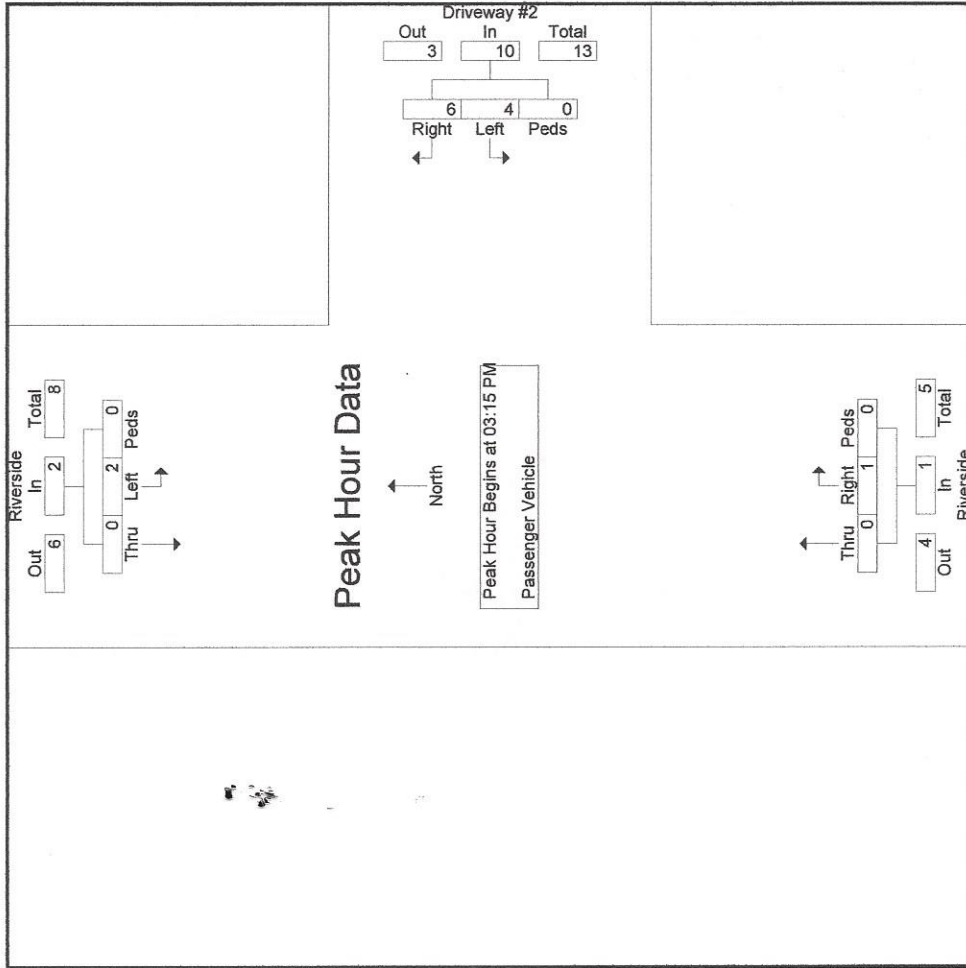
Start Time	Riverside From North			Driveway #2 From East			Riverside From South			Int. Total	
	Thru	Left	Peds	Right	Left	Peds	Right	Thru	Peds		App. Total
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1											
Peak Hour for Entire Intersection Begins at 03:15 PM											
03:15 PM	0	1	0	0	1	0	0	0	0	0	2
03:30 PM	0	1	0	1	0	0	1	0	0	1	3
03:45 PM	0	0	0	2	0	0	2	0	0	0	2
04:00 PM	0	0	0	3	3	0	3	0	0	6	6
Total Volume	0	2	0	6	4	0	6	0	0	10	13
% App. Total	0	100	0	60	40	0	60	0	0	100	100
PHF	.000	.500	.000	.500	.333	.000	.500	.000	.000	.417	.542

Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland: Driveway #2 & Riverside
Wednesday January 6, 2016
Clear & Cold
Count by: Patrick Frie

File Name : Portland Driveway #2 and Riverside PM 010616
Site Code : 00000077
Start Date : 1/6/2016
Page No : 6

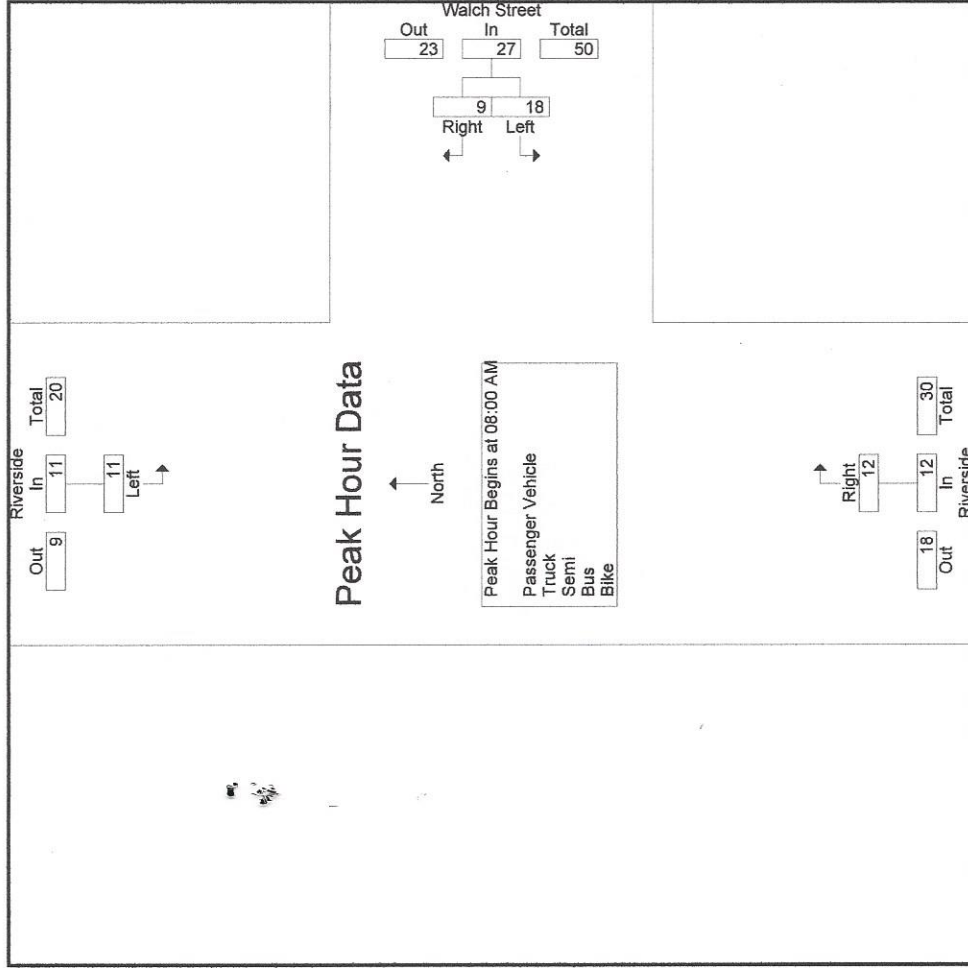


Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland, Walch & Riverside
Wednesday January 6, 2016
Clear & Cold
Count by: Dawn-Marie Fahey

File Name : Portland Walch & Riverside AM Part2 010616
Site Code : 111111116
Start Date : 1/6/2016
Page No : 6

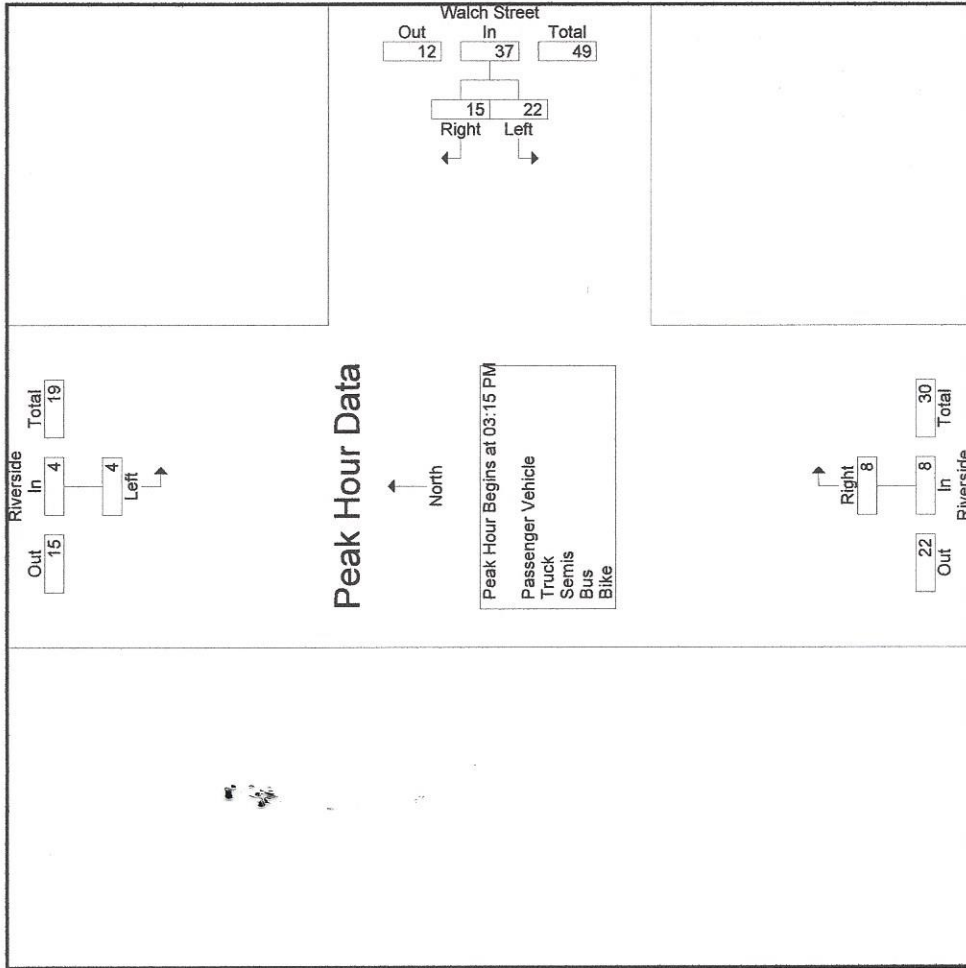


Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland: Walch & Riverside
Wednesday January 6, 2016
Clear & Cold
Count By: Dawn-Marie Fahey

File Name : Portland Walch & Riverside PM Part2 010616
Site Code : 11111118
Start Date : 1/6/2016
Page No : 6



Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland, Walch & Riverside
Wednesday January 6, 2016
Clear & Cold
Count by: Dawn-Marie Fahey

File Name : Portland Walch & Riverside AM Part2 010616
Site Code : 111111116
Start Date : 1/6/2016
Page No : 5

Start Time	Riverside From North		Walch Street From East		Riverside From South		Int. Total
	Left	App. Total	Right	App. Total	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1							
Peak Hour for Entire Intersection Begins at 08:00 AM							
08:00 AM	1	1	0	1	5	5	7
08:15 AM	2	2	5	6	3	3	16
08:30 AM	5	5	2	7			
08:45 AM	3	3	2	4	3	3	12
Total Volume	11	11	9	18	12	12	50
% App. Total	100		33.3	66.7	100		
PHF	.550	.550	.450	.643	.600	.600	.781

Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

Portland: Walch & Riverside
Wednesday January 6, 2016
Clear & Cold
Count By: Dawn-Marie Fahey

File Name : Portland Walch & Riverside PM Part2 010616
Site Code : 11111118
Start Date : 1/6/2016
Page No : 5

Start Time	Riverside From North		Walch Street From East		Riverside From South		Int. Total
	Left	App. Total	Right	App. Total	Right	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1							
Peak Hour for Entire Intersection Begins at 03:15 PM							
03:15 PM	0	0	0	5	4	4	9
03:30 PM	1	1	6	8	2	2	17
03:45 PM	1	1	4	3	2	2	10
04:00 PM	2	2	5	6	0	0	13
Total Volume	4	4	15	22	8	8	49
% App. Total	100	59.5	40.5	59.5	100	500	.721
PHF	.500	.500	.625	.688	.500	.500	.721

William J. Bray, P.E.

235 Bancroft Street
Portland, Maine 04102
Phone (207) 774-3603
wbray@yorkmaine.org

October 10, 2005

Mr. Thomas Errico, P.E.
Wilbur Smith and Associates
59 Middle Street
Portland, Maine 04101

RE: 1039 Riverside Street, LLC – Proposed Expansion Traffic Impact

Dear Tom:

1039 Riverside Street, LLC, owners of the Second Tee Condominium Business Park, is proposing development activities on the present business park lot and an adjoining 2.06 acre lot. (Refer to attached copy of the latest site plan for the project.) The total square footage represented for all structures both existing and proposed, as depicted on the enclosed site plan, is approximately 197,722 square feet. The total square foot area of buildings occupying the present site is 122,857 square feet and the remaining 74,865 is proposed for development. As noted in the following table, existing site buildings #12 and #13 were constructed pre-1997 and were formerly occupied by Douglass Brothers a manufacturer of metal pipe, etc. The total building area of these structures, as noted in the table, is 57,920 square feet. The following text presents an estimate of "new" site trips generated by the proposed site development project and an estimate of total site trips, both existing and proposed, that are subject to review under the Maine Department of Transportation's Traffic Movement Permit process.

Site Development, the following table references by number, each of the existing or proposed structures depicted on the plan, the building size in square feet and the development status of the building:

<u>Building Number</u>	<u>Square Foot Area</u>	<u>Development Status</u>	<u>Special Remarks</u>
1	7,500sf	proposed	none
2	7,500sf	proposed	none
3	7,500sf	proposed	none
4	10,000sf	proposed	none
5	25,137sf	existing	constructed post-1997
7	30,000sf	existing	constructed post-1997
8	9,800sf	existing	constructed post-1997
9	6,000sf	proposed	none
10	4,800sf	proposed	none
11	8,885sf	proposed	none

12	53,120sf	existing	constructed pre-1997 (Douglass Brothers)
13	4,800sf	existing	constructed pre-1997 (Douglass Brothers)
14A/14B	13,900sf	proposed	none
15	8,780sf	proposed	none

TOTAL Existing/Approved Building Area Pre-1997	= 57,920 sf
TOTAL Existing/Approved Building Area Post-1997	= 64,937 sf
TOTAL Proposed Building Area	= 74,865 sf
TOTAL SITE BUILDING AREA	= 197,722 sf

Existing Site - Trip Generation, Existing site entrance traffic data was gathered on August 8, 2005 during both the AM and PM peak commuter hours for the purpose of determining an appropriate trip rate for the proposed site expansion project. (A copy of the collected data for both peak periods is attached.) All vehicular traffic entering/exiting the site driveway (Walsh Drive) was recorded in 15-minute intervals between the hours of 7:00 to 9:00AM and again between 3:00 to 6:00PM. A separate peak hour of traffic was selected for each time period from a summary of the data. The morning peak hour occurred between 7:30 and 8:30 AM when a total of **73** vehicles were recorded (46 entering and 27 exiting). The afternoon peak hour was determined to fall between 4:30 and 5:30PM when a total of **75** vehicles were recorded (27 entering site and 48 trips leaving site). Accordingly, the vehicle trip rate per square feet of building area is estimated at 0.59 trips ($73/122,857/1000 = 0.59$) during the AM peak hour and 0.61 trips ($75/122,857/1000 = 0.61$) in the PM peak hour.

Proposed Site Expansion Project - Trip Generation, 1039 Riverside Street, LLC is proposing to expand the existing Second Tee Condominium Business Park site by an additional 74,865 square feet of building area with the construction of nine new buildings. The proposed building space will be marketed as general office/warehouse space, which is consistent with the present site use. The proposed site can, therefore, be expected to generate a total of **44** ($74,865/1000 \times 0.59 = 44$ trips) additional site trips during the AM peak hour and **46** trips ($74,865/1000 \times 0.61 = 46$ trips) in the PM peak hour.

Total Site - Trip Generation, The Second Tee Condominium Business Park, with full occupation of the proposed development expansion project, can be expected to generate a total of **117** site trips in the morning peak hour and **121** trips during the evening peak hour.

Trip Generation - Former Douglass Brothers Site, Existing site buildings #12 and #13, which were constructed pre-1997, were formerly occupied by Douglass Brothers a manufacturer of metal pipe, etc. Trip generation of the Douglass Brothers site was estimated based upon trip generation rates presented in the seventh edition of the Institute of Transportation Engineer's (ITE) "**TRIP GENERATION**" publication. The ITE manual provides the following peak hour trip rates for Land Use Code #140 - Manufacturing:

- **AM Peak Hour = 0.73**
- **PM Peak Hour = 0.74**

Based upon these trip rates the previous Douglass Brothers site generated a total of **42** trips in the morning peak hour and **43** trips in the evening peak hour.

Total "Net" Site Trips - Subject to MDOT Traffic Permit Requirements. The January 2000 MDOT Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits states in Section 4E that all site trips generated after July 1, 1997 are subject to review and determination as to the total number of site trips generated by the site. The regulations further state that any development whose peak hour trip generation exceeds 100 passenger car equivalent trips is required to file for and obtain a MDOT issued Traffic Movement Permit. Based upon MDOT's regulations, the Second Tee Condominium Business Park site will generate a total of **75** ($117 - 42 = 75$ trips) peak hour trips in the AM peak hour and **78** ($121 - 43 = 78$ trips) during the PM peak hour that are subject to review under MDOT's Chapter 305.

It would be most helpful if you would review the findings presented above and provide your direction as to what level of further traffic review, if any, is required for the proposed expansion project.

You can reach me at 363-1011 with questions and/or additional information needs. Your prompt response would be appreciated.

Very truly yours,

William J. Bray, P.E.

C.c.: Katherine Earley, P.E.
Stephen Bushey, P.E.