

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2016-055 **Application Date:** 03/14/2016
CBL: 331 A001002 **Application Type:** Level II Site Plan
Applicant: Hardypond Construction /Bob Gaudreau
Project Name: Amendment to Unit 2
Address: 1039 RIVERSIDE ST
Project Description: Amended site plan submission for updates to previously approved Unit 2.
Zoning: IM

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Barbara Barhydt	Parking	John Peverada
Zoning	Ann Machado	Design Review	Caitlin Cameron
Traffic Engineer	Tom Errico	Corporation Counsel	Jennifer Thompson
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Keith Gautreau	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 3/21/2016



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

May 5, 2016

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

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

Dear Jean:

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

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



Ms. Jean Fraser
May 5, 2016
Page 2

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

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

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

Regards,

STANTEC CONSULTING SERVICES INC.

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

Attachment

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

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

March 26, 2016

Jean Fraser, Planner
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Second Tee Business Park – Supplemental Trip Generation Information

Dear Ms. Fraser:

Steve Bushey, P.E. with Stantec requested that I provide your office with additional information on peak hour trip generation for the Second Tee Business Park. A letter from my office dated January 16, 2016 provided the existing level of peak hour trip generation based upon manual field counts collected at the three entrances to the Business Park. However, the letter omitted trip generation estimates for two previously approved, yet unoccupied buildings (Unit 9, 10,925sf warehouse building and Unit 11, 12,625sf Immucell building) within the business park and the trip generation of the proposed Unit 2, 7,500 square foot warehouse building.

Trip generation for the proposed buildings were determined based upon trip tables presented in the eighth edition of the Institute of Transportation Engineers “**TRIP GENERATION**” handbook. Peak hour trip generation for each of the three proposed buildings were estimated based upon the following anticipated site uses and projected building areas:

Unit 9 – 10,925sf warehouse building [Land-Use Code #150 Warehousing]

AM Peak Hour = 0.30 trips/1,000sf building area

PM Peak Hour = 0.32 trips/1,000sf building area

Unit 11 – 12,625sf Immucell building [Land-Use Code #140 Manufacturing]

AM Peak Hour = 0.73 trips/1,000sf building area

PM Peak Hour = 0.73 trips/1,000sf building area

Unit 2 – 7,500sf warehouse building [Land-Use Code #150 Warehousing]

AM Peak Hour = 0.30 trips/1,000sf building area

PM Peak Hour = 0.32 trips/1,000sf building area

rec'd 3.31.16. mail

Table 1, as follows, presents the estimated peak hour trips generated by the three proposed buildings:

Table 1
Peak Hour Trip Generation Summary

Building Identification	AM Peak Hour Trip Generation	PM Peak Hour Trip Generation
Unit 9	3	4
Unit 11	9	9
Unit 2	2	2
Total Trips	14 trips	15 trips

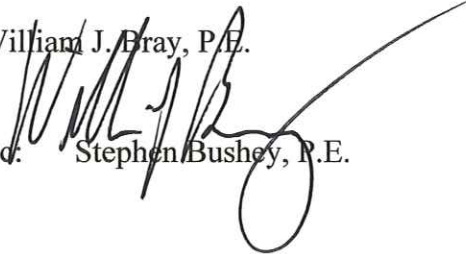
The additional peak hour trips generated by the three buildings is very minimal with a total of 14 trips generated in the AM Peak Hour and 15 trips in the PM peak Hour.

These two peak hour trip values were combined with the previously determined “net” peak hour trips generated by the Second Tee Business Park of 38 trips for a revised total trip generation value of 52 trips during the AM Peak Hour and 53 trips in the PM Peak Hour.

Both estimated values continue to be well below The Maine Department of Transportation’s threshold value of 100 trips per hour, whereby, a Traffic Movement Permit is required.

Please contact me directly at 400-6890 if you or Tom Errico, P.E. require additional information or clarification.

Very truly yours,

William J. Bray, P.E.

Cc: Stephen Bushey, P.E.



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

Dev Rev
4-20-16.

April 14, 2016

? 27' at end - OK

storm - Louisa

mark plus spaces for
loading. TE wants

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

**Subject: 1039 Riverside Street, Second Tee Business Park Unit 2
Site Plan Revisions per Internal Review and City Comments
Letter of Response #1**

yard - outside
locus

Dear Jean:

Our office has received and reviewed your comments associated with the proposed Unit 2 development at the Second Tee Business Park in Portland. We have also completed an internal review with the applicant. The accompanying plans reflect the following modifications to address Staff comments and owner coordination:

1. Two (2) Dero bicycle hitch posts will be provided at the front of the building within an expanded front sidewalk area.
2. A 5' side bituminous sidewalk will be extended from the existing sidewalk along Riverside Street to the front of the Unit 2 site.
3. Snow storage zones at the edges of the parking area have been identified on the plan.
4. The building layout has been modified to include a traditional loading dock on the left rear corner of the unit (NE corner). This dock area will be accessed from Tee Drive. An entry door is also located on the north side of the building.
5. An at-grade overhead door will be provided on the right rear corner of the building (SE corner) with a pavement connection to Tee Drive.
6. The drainage layout has been slightly modified based on the loading area revisions.
7. An aerial image of the existing site is included with this letter and it depicts the location of the stockyard area in relation to the proposed Unit 2 layout.
8. A draft Stormwater Maintenance Agreement and a brief Stormwater Inspection and Maintenance Plan accompany this letter for review and approval.



Ms. Jean Fraser
April 14, 2016
Page 2

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

Attachment

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

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1039 Riverside LLC

**STORMWATER DRAINAGE SYSTEM
MAINTENANCE AGREEMENT AND
RELEASE FROM LIABILITY – UNIT 2**

IN CONSIDERATION OF the site plan approval granted by the Planning Authority of the City of Portland to a plan entitled “Second Tee Condominium Association Business Park Expansion Warehouse/Office Park” prepared for 1039 Riverside, LLC (Unit 2 owner) by Stantec Consulting Services, Inc. dated last revised April 14, 2016 (the “Plan”) and pursuant to a condition thereof, 1039 Riverside, LLC having a mailing address of 7 Tee Drive, Portland, Maine 04103, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the “Owner”), as follows:

Maintenance Agreement

That it will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the stormwater drainage system, as shown on said plan, including but not limited to the, roof line drip strip, piping, valves, etc. in strict compliance with the Maintenance of Facilities as described in the *Inspection and Maintenance Manual for Stormwater Management and Related Stormwater Facilities* dated April 14, 2016 and Chapter 32 of the Portland City Code. Owner of the subject premises further agrees to keep a Stormwater Maintenance Log that will be made available for inspection by the City of Portland upon reasonable notice and request.

This Agreement is for the benefit of the said City of Portland and all persons in lawful possession of the property; further, that the said City of Portland may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice as described in this Agreement, and a stated time to perform, that the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon the property in question to maintain, repair, or replace said stormwater drainage system, including but not limited to the roofline drip strip, drainage structures, piping, valves etc. thereon in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a lien on the property.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner’s successors and assigns as

their interests may from time to time appear. The Owner agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions.

For the purpose of this Agreement the real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and liened if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the Owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by this Agreement shall be complete on the date the notice is mailed to the owner of record as shown on the tax roles on file in the City Assessor's Office. If the property has more than one owner on said tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this Agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or liening it or create a cause of action against the City.

Dated at Portland, Maine this ____ day of _____, 20__.

By: _____
Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his/his free act and deed in his/her said capacity, and the free act and deed of said _____.

Before me,

Notary Public/Attorney at Law

Print name: _____

**INSPECTION AND MAINTENANCE MANUAL
FOR STORMWATER MANAGEMENT AND
RELATED STORMWATER FACILITIES
UNIT 2**

**SECOND TEE BUSINESS PARK
1039 RIVERSIDE STREET
PORTLAND, ME**

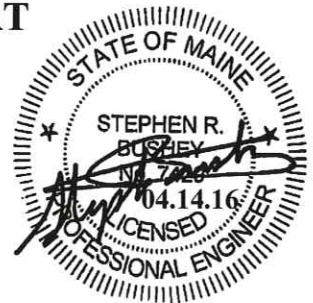
PREPARED FOR:

**1039 RIVERSIDE LLC
PORTLAND, MAINE 04101**

PREPARED BY:

**STANTEC CONSULTING SERVICES, INC.
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04074
(207) 883-3355**

APRIL 2016





Stantec Consulting Services Inc.
778 Main Street Suite 8, South Portland ME 04106-5447



March 10, 2016

Ms. Barbara Barhydt

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 2**

Dear Barbara:

Stantec has prepared a 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. 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. Most recently applications for Units 9 and 11 were submitted and processed by the City in the fall 2015.

The applicant is now proposing to construct Unit 2 of the previously approved Site Plan and Condominium Plat. The original Site Plan depicted Unit 2 as 7,500 SF and this building size remains unchanged under the current proposal. The building will be located generally in its original position on the site. The proposed tenant for Unit 2 is 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 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. We include in Attachment A, copies of a Quitclaim Deed indicating 1039 Riverside, LLC interest in Unit 2.

The Unit 2 project site has frontage along Riverside Street and is bordered by other development within the Business Park. 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 2 of the previously approved Second Tee Condominium Business Park Site Plan. We have previously submitted the Fourth Amended Condominium Plat and that was approved by the City last fall. No changes are currently proposed for the plat.



Ms. Barbara Barhydt
March 10, 2016
Page 2

The planned development at the Unit 2 site will include the 7,500 SF building area, parking, utilities and ancillary features. The Unit 2 area is accessed directly off Riverside Street. The Unit 2 site currently consists of an undeveloped site 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.



Ms. Barbara Barhydt
March 10, 2016
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- 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.

The proposed Unit 2 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 re-routed through the Unit 1 building area several years ago. The applicant also installed a fire line supply meter pit off Riverside Street, thus allowing each of the units the ability to extend a domestic service off the main 6-inch trunk line serving the site. Unit 2 does not require a sprinkler service due to its size. Only domestic water supply will be provided to Unit 2.
- 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. The third driveway is also off Riverside Street and it generally serves Unit 14 and Future Unit 15.
- Electrical service has previously been upgraded on the site and includes both underground and overhead utility line extensions. Unit 2 will be served underground from a proposed pad mount transformer.



Ms. Barbara Barhydt
March 10, 2016
Page 4

- 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 Unit 2 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 2 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 Unit 2 building to provide additional water quality benefits. The current proposal simply calls for several 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 measures in the form of roof drip line filter behind Unit 2. See Attachment B to this submission for additional information related to the roof drip line filter design.
- Sanitary sewer service will include a 6-inch PVC sewer lateral from the Unit 2 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 Unit 2 wastewater flows are expected to be less than 120 GPD based on (1 person/ 1,000 SF/15 GPD /person). A Wastewater Capacity request letter 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 to 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 all around. Several trees will be planted in accordance with the originally approved plans. Where necessary, the owners will provide grass cover to stabilize non-gravel or non-paved surfaces.



Ms. Barbara Barhydt
March 10, 2016
Page 5

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 2 project will result in fewer than 50 new peak hour trips. Mr. Bill Bray of Traffic Solutions has prepared 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. 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*
3	Canon	Office/Warehouse
4	Bioprocessing	Office/Warehouse
5	Walch Printing	Office/Warehouse
7	Alside Building Supply	Office/Warehouse
8	DirectTV	Office/Warehouse
9	Under Construction	Office/Warehouse



Ms. Barbara Barhydt
March 10, 2016
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Unit #	Existing Tenant	Land Use*
10	B&G Sweeping	Warehouse
11	Proposed Tenant Immucell	Production Facility
12	Mix of Tenants	Office/Warehouse
13	Transport Air Contact	Warehouse
14	Tecta American Roofing	Office/Warehouse
1, 2, 15	Currently Undeveloped	

*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 2. The development site is part of an established and permitted Business Park that includes previously constructed infrastructure for 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 2.
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



Ms. Barbara Barhydt
March 10, 2016
Page 7

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 2 will not be sprinklered, as it is not required. Unit 2 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. 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 we 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.

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: 207-775-1121
Fax: 207-879-0896
Stephen.Bushey@stantec.com

Attachments: Level II Site Plan Application
Attachment A – 1039 Riverside, LLC Quitclaim Deed
Attachment B – Roof Drip Filter Design Information
Attachment C – Lighting Catalog Cuts
Attachment D – Architectural Elevations and Footprints
Attachment E – Traffic Analysis letter

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Jeff Levine, AICP, Director
Planning & Urban Development Department

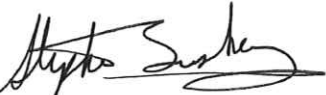
Electronic Signature and Fee Payment Confirmation

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

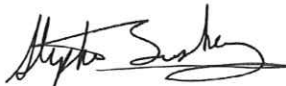
By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

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: 

March 9, 2016
Date:


I have provided digital copies and sent them on:

March 9, 2016
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 #2

PROPOSED DEVELOPMENT ADDRESS:

1039 Riverside Street

PROJECT DESCRIPTION:

Amended Site Plan submission for updates to previously approved Unit 2 (7,500 SF)

CHART/BLOCK/LOT: 335-A-5

PRELIMINARY PLAN _____ (date)
FINAL PLAN 03/09/16 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Bob Gaudreau Business Name, if applicable: 1039 Riverside LLC c/o Hardy Pond Construction Address: 7 Tee Drive - Portland, ME 04103 City/State : Portland, ME Zip Code: 04103	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: Stantec Address: 778 Main Street, Suite 8 City/State : So. Portland, ME Zip Code: 04106	Agent/Representative Contact information E-mail: stephen.bushey@stantec.com Home #: Work #: (207) 775-1121 Cell #: (207) 756-9359 Fax#: (207) 879-0896
Billing Information Name: Same as Applicant Address: City/State : Zip Code:	Billing Information E-mail: Home #: Work #: Cell #: Fax#:

Engineer Name: Stephen R. Bushey, P.E. Stantec Address: 778 Main Street, Suite 8 City/State : So. Portland, ME Zip Code: 04106	Engineer Contact Information E-mail: stephen.bushey@stantec.com Home #: Work #: (207) 775-1121 Cell #: (207) 756-9359 Fax#: (207) 879-0896
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
---	--

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: March 9, 2016
--	------------------------

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 2 / Total Park
Building Footprint (Total Existing)	0 / 165,988 sq. ft.
Building Footprint (Total Proposed)	7,500 / 213,318 sq. ft.
Building Floor Area (Total Existing)	0 / 165,988 sq. ft.
Building Floor Area (Total Proposed)	7,500 / 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	
	>\$1.0 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: 03-09-16

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

Site Address: Unit 2 - 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 / Lease Tenant

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: 778 Main Street, Suite 8, South Portland, ME 04106

Phone: 207-775-1121 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: 125 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.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: N/A
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD
Do you currently hold Federal or State discharge permits? Yes No X
Is the process wastewater termed categorical under CFR 40? Yes No X
OSHA Standard Industrial Code (SIC): 0751 *(<http://www.osha.gov/oshstats/sicser.html>)*
Peaking Factor/Peak Process Times: N/A

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

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

ATTACHMENT A

**1039 RIVERSIDE, LLC
QUITCLAIM DEED**

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS That **ROBERT MITCHELL CO., INC.**, a Maine corporation, ("Grantor"), with a mailing address of 423 Riverside Industrial Parkway, Portland, Maine 04104, for consideration paid, grants to **1039 RIVERSIDE LLC**, a Maine limited liability company ("Grantee") with a mailing address of 55 Hardy Road, Falmouth, Maine 04105, with Quitclaim Covenant, the land and buildings in the City of Portland, County of Cumberland, State of Maine, described more particularly as follows:

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

Beginning on said Southeasterly sideline of Riverside Street at the Northwesterly corner of the parcel of land conveyed by George W. Kirk, Jr. and Dorothy E. Kirk to Dorothy M. Ingraham by deed dated October 20, 1954 recorded in Cumberland County Registry of Deeds in Book 2193, Page 335;

Thence S 48° 29' 25" E by land of said Ingraham for a distance of 150 feet to a point;

Thence N 40° 11' 15" E continuing by land of said Ingraham parallel to said Riverside Street for a distance of 100 feet to land, now or formerly, of one Letson;

Thence S 48° 29' 25" E by land of said Letson for a distance of 807.96 feet to land of the Maine Turnpike Authority;

Thence by land of said Turnpike Authority S 25° 48' 00" W for a distance of 734.63 feet to land, now or formerly of Rufus H. Jones;

Thence by said Jones Land N 48° 26' 30" W for a distance of 1148.04 feet to said Riverside Street;

Thence by said Riverside Street N 44° 15' 15" E for a distance of 105.43 feet to an angle point in said street;

Thence continuing by said Riverside Street N 40° 11' 15" E for a distance of 501.05 feet to the point of beginning; the area of the above described parcel being 16.69 acres; the above described courses refer to True North.

MAINE REAL ESTATE TAX PAID

The above-described premises are conveyed subject to the rights and easements reserved in a deed from Riverside Industrial Park, Inc. to Robert Mitchell Co., Inc., dated June 22, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4086, Page 108.

The above-described premises are conveyed subject to the terms and conditions of Multiple Services Agreements by and between Robert Mitchell Co., Inc. and Portland Water District, dated September 8, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4103, Page 194.

The above-described premises are conveyed subject to the rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument from Robert Mitchell Co., Inc., dated August 26, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4117, Page 115.

EXCEPTING from the above described premises a five foot wide strip of land conveyed to the City of Portland by deed dated September 13, 1994 and recorded in said Registry of Deeds in Book 11653, Page 330 and rerecorded in Book 13555, Page 334.

Being a portion of the same premises conveyed by deed of Riverside Industrial Park, Inc. to Robert Mitchell Co., Inc. dated June 22, 1977 and recorded in said Registry of Deeds in Book 4086, Page 108.

IN WITNESS WHEREOF, the said Robert Mitchell Co., Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Arthur R. DuBois, its President, this 11th day of April 2003.

ROBERT MITCHELL CO., INC.

By: 

Its: PRESIDENT.

Printed Name: Arthur R. DuBois

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On April 11, 2003, 2003 personally appeared the above-named
Arthur R. DuBois, President of said corporation in his said capacity,
and acknowledged the foregoing to be his free act and deed and the free act and deed of
said corporation.

Before me

Eben Adams

~~Notary Public~~ Attorney
Printed Name: Eben Adams

Received
Recorded Register of Deeds
Apr 14, 2003 02:53:12P
Cumberland County
John B. O'Brien

ATTACHMENT B

ROOF DRIP FILTER DESIGN INFORMATION

TASK: Provide calc for roof dripline filter at rear of Unit 2

Background: To supplement the Existing water quality treatment unit, a roof dripline filter will be installed at the rear of Unit 2.

Reference: MeDEP stormwater BMP manual
Chap. 7.6 - Roof Dripline filtration

Calc.

Per Part 7.6.3

- 1) Dripline edge shall extend length of Building
- 2) Treatment storage - use 40% porosity for crushed stone
Unit 2 - $75' \times 1\frac{1}{2} = 6.25 \text{ CF / ft of Bldg}$
 $\therefore \text{Filter width} = 8' \times 24" \text{ deep} \times 40\% = 6.4 \text{ CF}$
- 3) Reservoir course - shall consist of 24" of $3/4"$ to $1"$ clean stone
- 4) overflow - will consist of sheet flow to nearby basins.
- 5) Treatment filter - shall consist of 6" of mineral soil w/
4% to 8% fines (passing #200 sieve)
- 6) membrane - not proposed (no basement)
- 7) underdrain bed - 6" in underdrain sand

ATTACHMENT C

LIGHTING CATALOG CUTS

WPLEDC52



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 lether 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

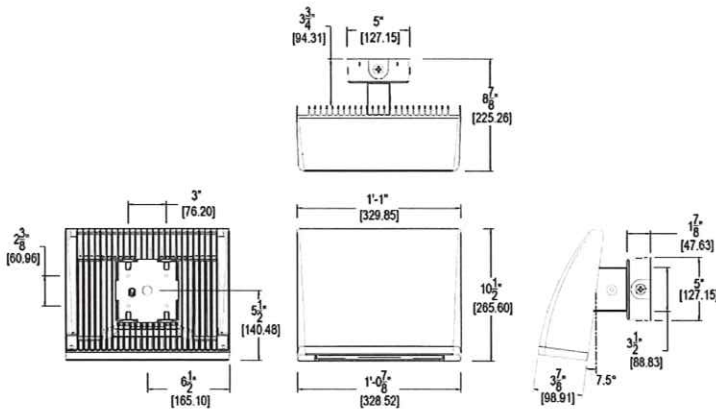
California Title 24:

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

ARCHITECTURAL ELEVATIONS AND FOOTPRINTS



BISKUP CONSTRUCTION, INC.
11 DANIELLE DRIVE
BROOKLYN, MAINE 04002
TEL: (207) 893-9800
FAX: (207) 893-9895
WWW.BISKUPCONSTRUCTION.COM

STAMP

PROJECT:
PROPOSED BUILDING
1039 RIVERSIDE STREET
UNIT # 2
PORTLAND, MAINE

REVISIONS

DATE DESCRIPTION

DATE: 1/27/2014
SCALE: 3/8" = 1'-0"
DRAWN BY: JLB
CHECKED BY: JLB
© COPYRIGHT
BISKUP CONSTRUCTION, INC.

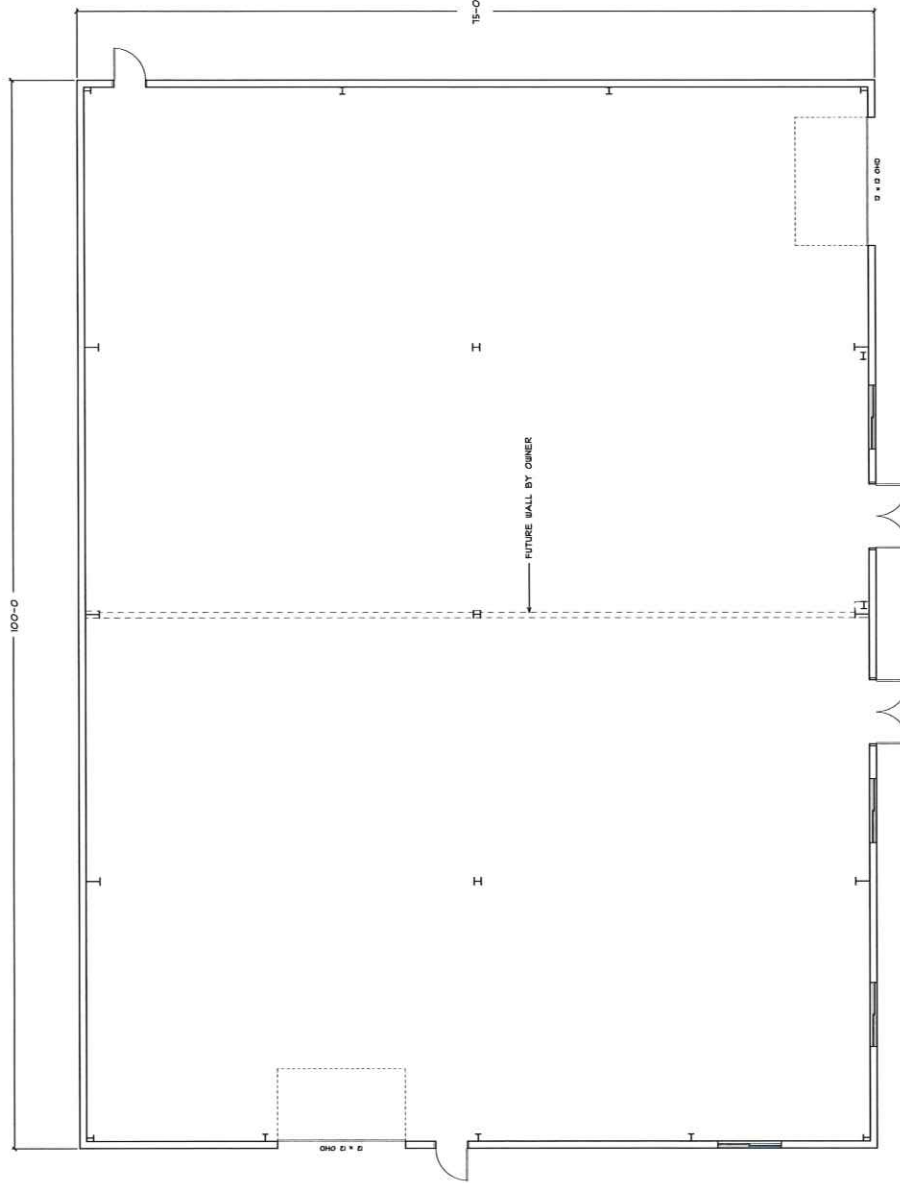
SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-1

SHEET 1 OF 2



FLOOR PLAN



BISKUP CONSTRUCTION, INC.
1 DANIELLE DRIVE
BRIDGTON, MAINE 04002
TEL. (207) 872-1900
FAX. (207) 872-1915

WWW.BISKUPCONSTRUCTION.COM

STAMP

PROPOSED BUILDING
UNIT # 2
1039 RIVERSIDE STREET
PORTLAND, MAINE

PROJECTS

REVISIONS	DATE	DESCRIPTION

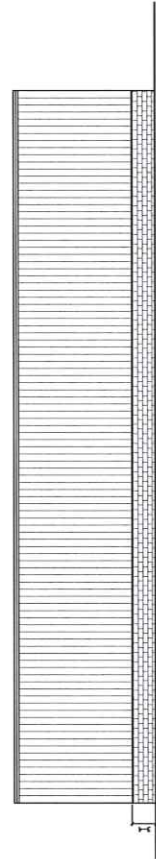
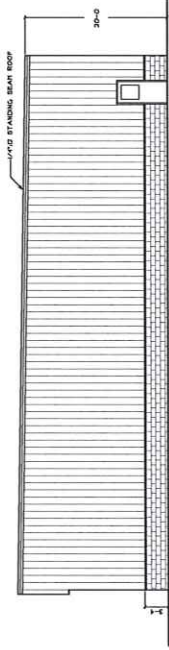
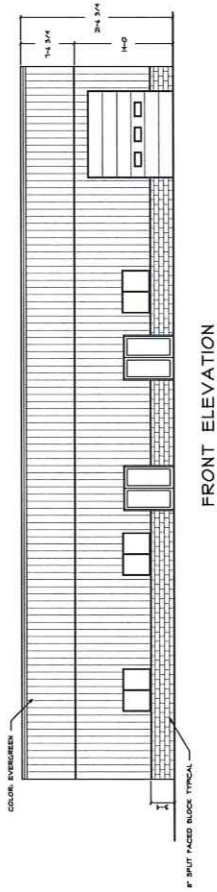
DATE: 1/27/2016
SCALE: 1/8" = 1'-0"
DESIGNER: JB
CHECKED BY: JB
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BISKUP CONSTRUCTION, INC.
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2

SHEET 2 OF 2



ATTACHMENT E

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.

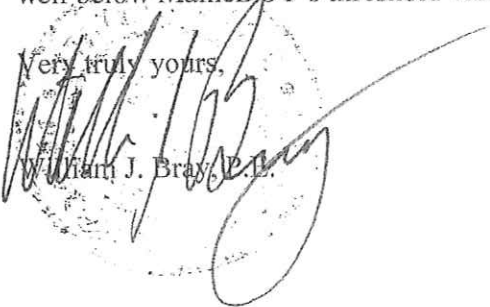
Please recall that vehicle trips generated by existing buildings #12 and #13, the former Douglass Brothers complex (a total of approximately 57,920 square feet of building area), are exempt from consideration in determining the volume of trips subject to review under the Maine Department

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

File Name : Portland Diveway #2 and Riverside AM 010616
 Site Code : 00000022
 Start Date : 1/6/2016
 Page No : 5

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

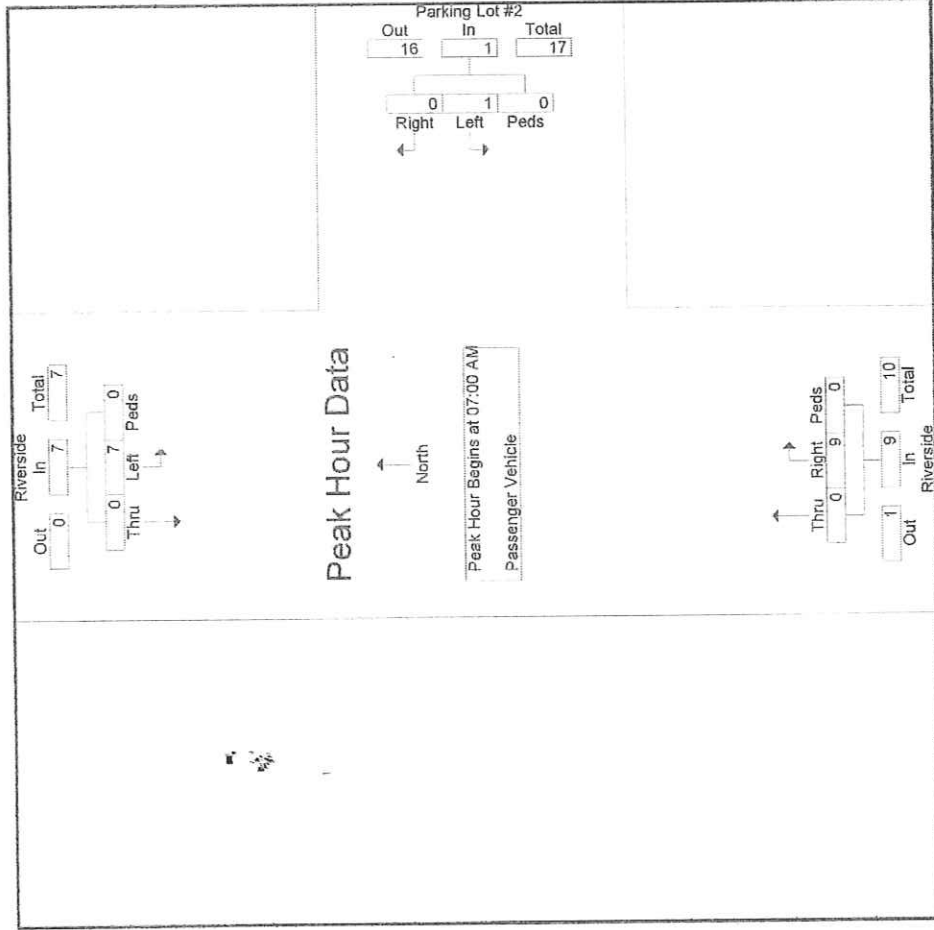
Start Time	Riverside From North			Parking Lot #2 From East			Riverside From South			Int. Total
	Thru	Left	Peds	Right	Left	Peds	Right	Thru	Peds	
Peak Hour Analysis From 07:00 AM to 09:00 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	0	3	0	0	0	0	0	0	0	0
07:15 AM	0	2	0	0	0	0	3	0	0	3
07:30 AM	0	1	0	0	1	0	4	0	0	4
07:45 AM	0	1	0	0	0	0	2	0	0	2
Total Volume	0	7	0	0	1	0	9	0	0	9
% App. Total PHF	.000	.583	.000	.000	.250	.000	.563	.000	.000	.708

Twin by Twin Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

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

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



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

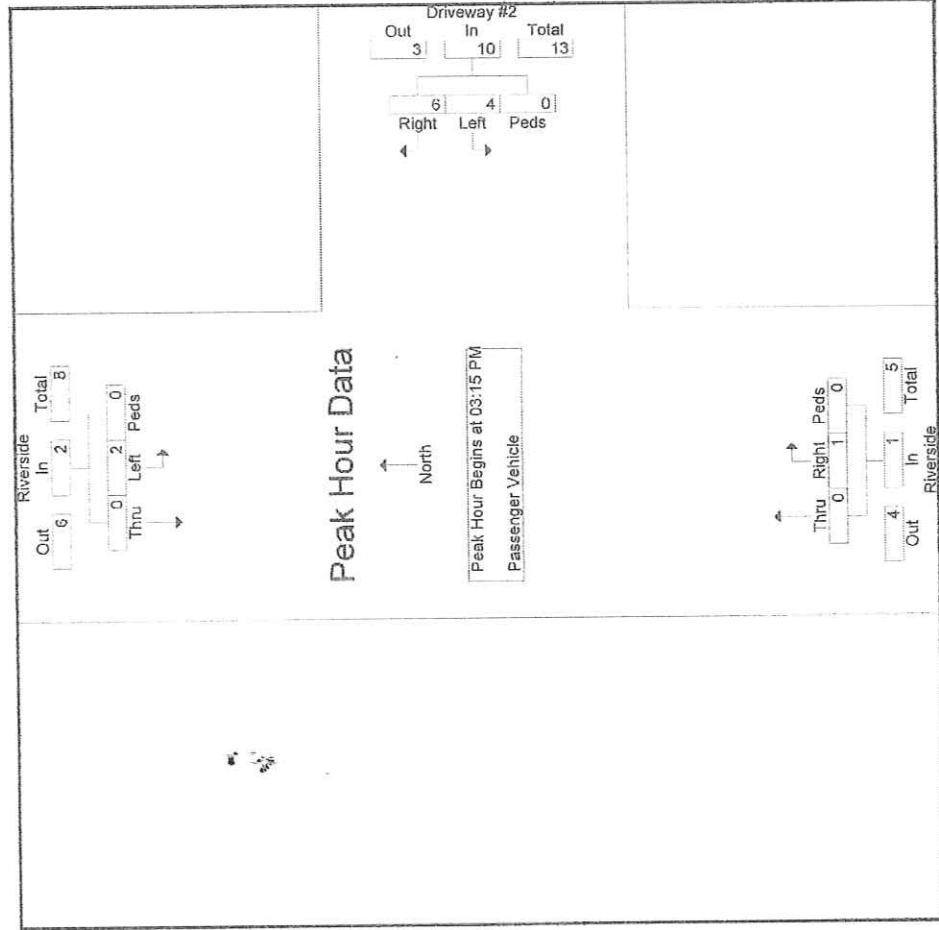
Start Time	Riverside From North			Driveway #2 From East			Riverside From South			Int. Total
	Thru	Left	Peds	Left	Peds	Right	Thru	Peds	Right	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 03:15 PM										
03:15 PM	0	1	0	1	0	0	1	0	0	0
03:30 PM	0	1	0	0	0	1	0	0	1	0
03:45 PM	0	0	0	0	0	2	0	0	0	0
04:00 PM	0	0	0	3	0	3	0	0	0	0
Total Volume	0	2	0	4	0	6	10	0	1	1
% App. Total PHF	.000	.500	.000	.333	.000	.500	.417	.000	.250	.542

Twin by Twin Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

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

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

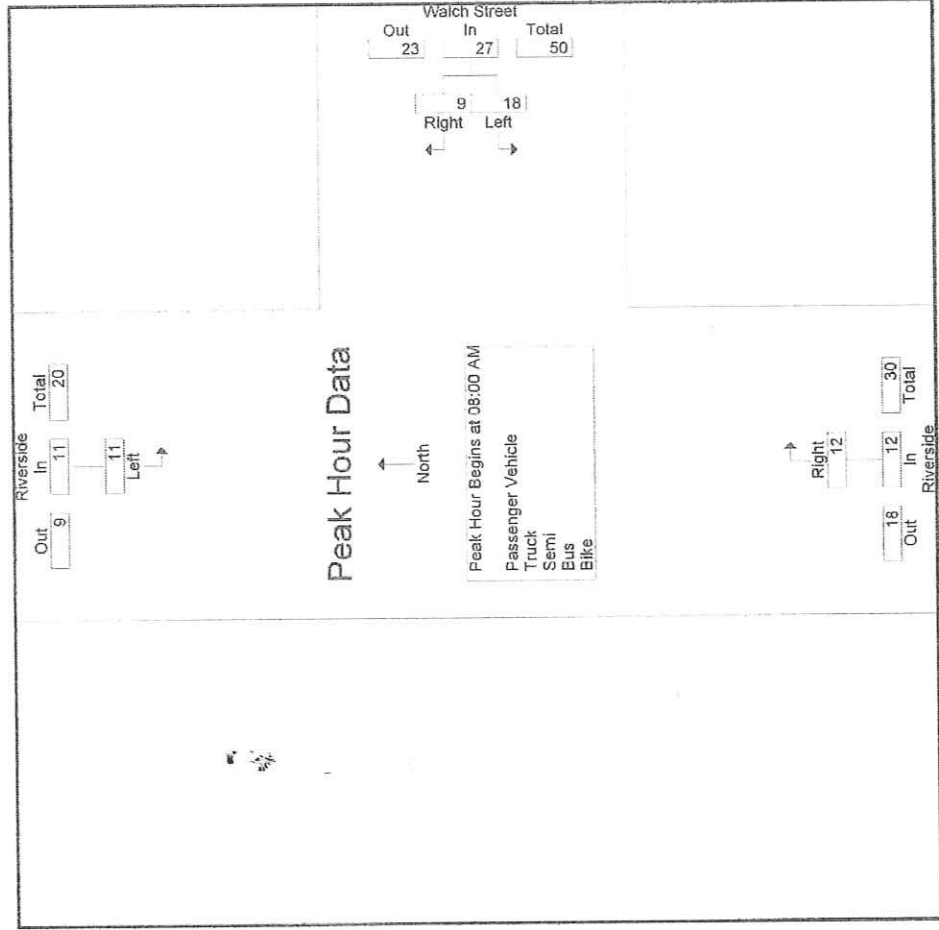


Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

File Name : Portland Walch & Riverside AM Part2 010616
Site Code : 11111116
Start Date : 1/6/2016
Page No : 6

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

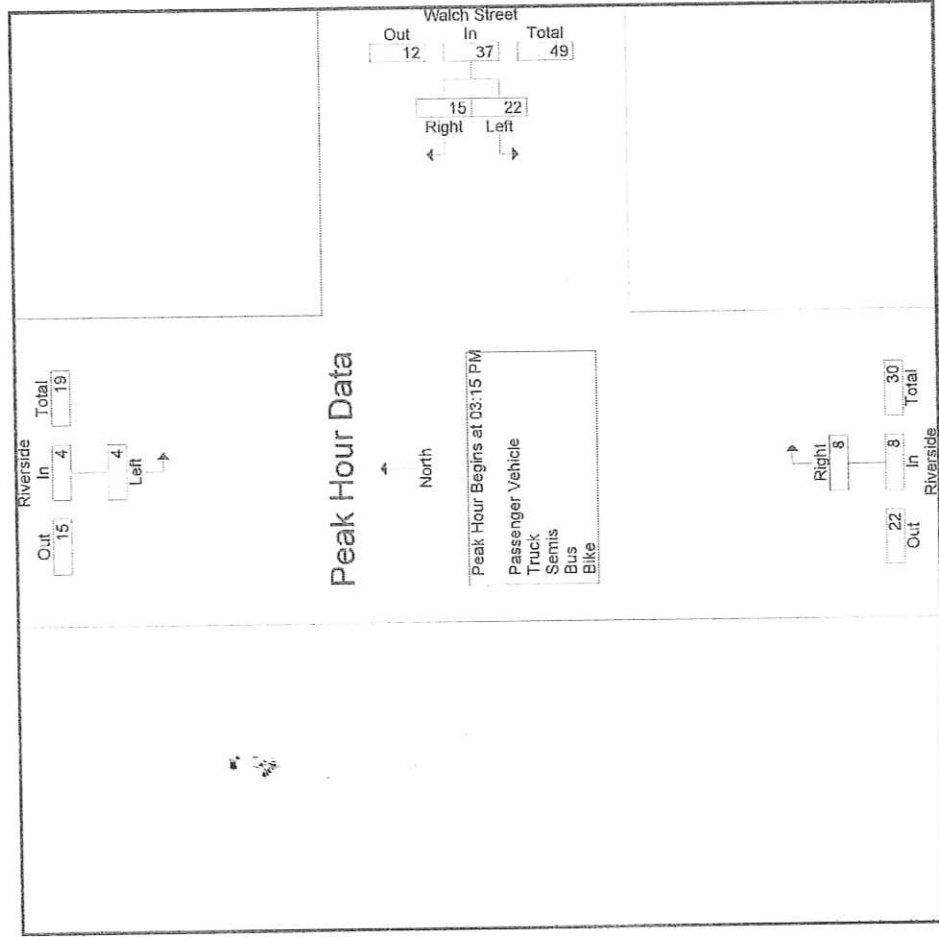


Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

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

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



Turn by Turn Traffic Data Services

P.O. Box 1203
Westbrook, Maine 04098

File Name : Portland Walch & Riverside AM Part2 010616
 Site Code : 11111116
 Start Date : 1/6/2016
 Page No : 5

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

Start Time	Riverside From North		Walch Street From East		Riverside From South		Int. Total
	Left	App. Total	Right	Left	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	3	3	12
08:45 AM	3	3	2	4	3	3	50
Total Volume	11	11	9	18	12	12	
% 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 : 111111118
Start Date : 1/6/2016
Page No : 5

Start Time	Riverside From North		Walch Street From East		Riverside From South		App. Total	Int. Total
	Left	Right	Left	Right	Left	Right		
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	5	0	4	5	4	9
03:30 PM	1	1	8	6	2	14	2	17
03:45 PM	1	1	3	4	2	7	2	10
04:00 PM	2	2	6	5	0	11	0	13
Total Volume	4	15	22	15	8	37	8	49
% App. Total	100	40.5	59.5	40.5	100	66.1	500	721
PHF	.500	.625	.688	.625	.500	.661	.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 trips (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.