

DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

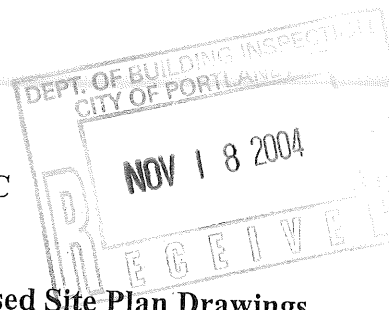
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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

November 18, 2004

Ms. Kandi Talbot, Planner  
Portland Planning Authority  
City of Portland, City Hall  
389 Congress Street  
Portland, Maine 04101

**Subject: Warehouse/Office Park - 1039 Riverside LLC  
ID #2003-0200, CBL #331-A-001  
Minor Site Plan Amendment Application –  
Revised Condominium Plat & Plan and Revised Site Plan Drawings**



Dear Kandi:

On behalf of 1039 Riverside Street LLC, DeLuca-Hoffman Associates, Inc. (DHAI) has revised the Site Plan Drawings in accordance with the review comments received from the City's Development Review Coordinator and is resubmitting the Condominium Plat and Plan and revised Site Plan Drawings for the warehouse/office park at 1039 Riverside Street in Portland, Maine for final review and approval by City staff and the Corporation Counsel. Enclosed, please find six (6) copies of the revised Site Plan Drawings and Condominium Plat and Plan and a full size mylar of the Condominium Plat and Plan for signature of approval by the Planning Department Director. It is the intent of the applicant to record the amended Condominium Plat and Plan in the Cumberland County Registry of Deeds upon receipt of approval by City Staff and the Corporation Counsel.

DHAI submitted a Minor Site Plan Amendment Application submission package to the Planning Authority and Corporation Counsel for review and approval for the revised Condominium Plat and Plan and revised Site Plan Drawings for the warehouse/office park on October 5, 2004. Revisions to the previously approved Condominium Plat and Plan and accompanying Site Plan Drawings included 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 City Planning Authority granted final Site Plan approval on April 15, 2004 and the Corporation Counsel found that the planned development was in conformance with the Site Plan Ordinance of the Land Use Code and granted Condominium Plat and Plan approval on April 15, 2004. The Plat and Plan was recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 262, on May 4, 2004.

Ms. Kandi Talbot  
November 18, 2004  
Page 2

The Site Plan Drawings have been revised based on our understanding of the Development Review Coordinator's comments that included the following:

- Install riprap slope protection at all 2:1 slopes along the rear of Building Unit No. 8.
- Install a two (2) foot crushed stone drip edge along the building perimeter for Building Unit No. 8.
- Locate all proposed catch basins within the building loading areas approximately four (4) feet away from building foundations and modular block retaining walls and grade to drain away from the buildings accordingly.

We trust these statements and supporting documentation satisfy the City's requirements and we look forward to final approval of the revised Condominium Plat and Plan and Site Plan drawings by City Staff and the Corporation Counsel.

Please contact this office with any questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

*Jim Michael*

For/ Stephen R. Bushey, PE  
Senior Engineer

SRB/sq/JN2360/Talbot-11-18-04

c: Bob Gaudreau, 1039 Riverside Street LLC  
Marge Schmuckal, Codes and Zoning Department  
Jack Lufkin, Economic Development Department  
David Galgay, Verrill & Dana