

From: William Haskell <WHaskell@gorrillpalmer.com>
Sent: Friday, October 07, 2016 12:31 PM
To: Amanda L. Lessard; Lisa Fisher; ellenr@stgermaincollins.com
Cc: Douglas Fortier; Doug Reynolds
Subject: 3200.06 Pratt Abbott Minor Site Plan - Peer Review

Hi Amanda,

We received the following information for review on 10/5/16:

- Application for Minor Site Plan Approval for Pratt Abbott Cleaners, including plan set with 10 sheets, dated September 2016, prepared by St. Germain Collins

We have reviewed the application for conformance with the Town Site Plan Review Ordinance and general engineering standards and offer the following comments:

Application

1. The Utility narrative does not indicate whether the building will require water service for fire protection. Please clarify.
2. The Commercial District Design Standards (CDDS) checklist does not indicate how the parking lot screening/landscaping will be met. Additionally, the landscaping plan does not appear to address parking lot screening along the side lot lines. Additional information shall be provided to address this standard.
3. The CDDS checklist indicates that the low impact design stormwater standards have been met. Refer to later comments regarding stormwater report and calculations.
4. The CDDS checklist indicates that a continuous walkway from the Route 302 sidewalk is not practical for the site. It would appear that a sidewalk from the Route 302 sidewalk to the sidewalk in front of the building could be accomplished. Please provide additional explanation on why this cannot be completed.
5. We would recommend that the landscaping plan be included in the plan set.
6. We were unable to find any existing soils information in the Stormwater Report. Please provide medium intensity soils information.
7. The Stormwater Report indicates that the infiltration system has been designed in accordance with Maine DEP requirements. The calculations appear to use an infiltration rate of 5 inches per hour for existing soils. The Maine DEP requires that existing soils be amended so that the infiltration rate not exceed 2.41 inches per hour for infiltration systems. The calculations and report should be revised accordingly. Additionally, information should be provided relative to depth to groundwater and other infiltration system design criteria required by the Maine DEP.
8. Review the HydroCAD calculations and parameters for the infiltration pond. The HydroCAD report appears to show the rim elevations for the drywells at 316.95 and the plans show the elevations at 315.50. The outlet pipe inverts also do not appear to match.
9. The infiltration basin may need to be registered with the Maine DEP through the Class V injection control program. Please confirm and submit a copy of the registration form, if necessary.
10. The Town typically does not allow private development to connect their stormwater systems into the public storm drain system. Additional discussions will be necessary with the Public Works Director.

11. What is the total area of land disturbance for this project? If it exceeds 1 acre, then a Maine Construction General Permit may be required. Please confirm.
12. The site appears to be located in the Town's NPDES MS4 area and will have to comply with the Town's Post-Construction Stormwater Ordinance (Chapter 144).

Plans

Drawing C-101

13. Add a note that the Route 302 water service trench repair shall be observed by the Town Engineer.
14. Add a stop sign for the driveway.
15. Provide additional spot grades and a profile for the driveway entrance.
16. The infiltration pond grading extends over the Route 302 right-of-way. In addition, the peak elevation for the propose 25-year storm appears to extend into the ROW. Revise pond grading so entire pond is located outside the ROW.
17. Label the size of the water service.
18. Plan shows an 18" diameter storm drain from the infiltration basin tying into a public catch basin with a 12" diameter discharge pipe. The Town is concerned with this connection and typically has not allowed private connections in the past. Additional discussion will be necessary with the Town Public Works Director.
19. A bituminous sidewalk detail should be provided for the Route 302 sidewalk reconstruction.
20. While a detailed narrative erosion control plan has been included on sheet C-302, it does not appear that erosion control BMPs have been called out on the plan.
21. Has the plan been reviewed by the Fire Department for emergency vehicle access to the rear of the building? We would recommend that turning movement diagrams for a fire truck be provided.
22. ADA parking signage is required for the ADA parking spaces to comply with the ADAAG. A detail has been provided on C-301 but we do not see these signs called out on C-101.
23. We would recommend a sidewalk be considered from the Route 302 sidewalk to the building sidewalk on the northerly side of the access drive for compliance with the CDDS.
24. Provide details and specifications for the detectable warnings and ADA ramps at the driveway curb cut.
25. Are any exterior solid waste facilities needed?
26. Where will the new business sign (included in narrative) be located?

Drawing C-301

27. As noted previously, stormwater infiltration system details shall be revised to meet Maine DEP requirements regarding soil amendments.
28. The standard pavement repair section detail shall be revised to include standard Maine DOT pavement specifications.

Drawing L-101

29. As noted previously, we recommend this plan be added to the plan set rather than in the application narrative. Also see comment 2 above regarding parking lot screening.

Thank you,

William C. Haskell | Principal



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