

**From:** Owen Chaplin <ochaplin@gorrillpalmer.com>  
**Sent:** Friday, March 01, 2019 3:55 PM  
**To:** Amanda L. Lessard; James Seymour (js Seymour@sebagotechnics.com)  
**Cc:** Will Haskell  
**Subject:** 3324.23 CRR Landscaping - Peer Review #1

Hi Amanda,

We downloaded the following documents on 2/22/2019:

- 18-17 CRR Landscaping\_Sketch\_07-06-16.pdf
- 05103 Plan Set.pdf
- 05103 Submittal to Town 2018-11-05.pdf
- C&E\_Properties\_L28066AN.pdf
- CRR Financial Capacity.pdf
- Narrative.pdf
- Peer Review\_CRR Landscaping\_06-27-2018.pdf
- Stormwater Report.pdf

We offer the following comments:

1. Peer Review comment #1 (dated 6/27/2018) requested an estimated number of daily and peak hour trips to be generated from the project. It does not appear the applicant has provided this information.
2. Peer Review comment #2 (dated 6/27/2018) requested sight distance for the southerly entrance. The current plan set does not provide sight distances. In addition to the southerly entrance, we recommend the applicant provides sight distances at the northerly (existing) entrance.
3. The application materials are somewhat confusing relative to the classification of the project (minor or major). Prior review materials indicate that an after the fact Maine DEP Stormwater Permit is required because more than 1 acre of impervious surface was created. Is the Applicant submitting a Maine DEP Stormwater Permit?
4. The application indicates that an after the fact Maine DEP NRPA permit is required. Has this NRPA application been submitted to Maine DEP?
5. Applicant has provided the stormwater quantity and quality calculations. Calculations appear to meet Town requirements.
6. Show snow storage areas on the plan (per Section 813.C.5.a).
7. The application states that the "proposed parking includes space for up to 20 spaces along with various equipment pieces for employee and customers." However, Sheet 3 (of 9) labels 35 parking spaces. Please clarify.
8. Ordinance Section 812.C.1(d) requires that thirty percent (30%) of the parking spaces be created with a stall width of 10' and a depth of 20'.
9. In our opinion an ADA parking space is required.
10. It's unclear how the parking lot islands will be constructed. Provide a detail.
11. The Module Block Retaining Wall detail on Sheet 9 (of 9) includes a note "Design of wall to be completed by block manufacturer. Submit final design plans prepared by a professional engineer licensed in the State of Maine." We recommend this be a condition of approval and design plans should be provided prior to the start of construction.

12. It's unclear how the landscaping materials (loam, sand, etc.) will be contained. Applicant shall provide detail for "10' x 15' Material Bins." It doesn't appear the "aggregate loam stockpile" has a bin container – clarify how this stockpile will be contained. We're concerned the stockpile may overtop the adjacent retaining wall.
13. How will the Applicant prevent the stockpiled materials from entering the stormwater system?

Thank you,

Owen C. Chaplin, PE | Project Engineer



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