



February 19, 2015

Via Email & FedEx

City of Augusta
Matt Nazar, Director of Development Services
One City Center
Augusta, Maine 04330

Re: Response to Staff Comments
Minor Development Review Application
O'Reilly Auto Parts, 61 Western Avenue

Dear Mr. Nazar:

Below, please find enclosed our responses to comments provided in your Memorandum dated February 4, 2015 regarding the O'Reilly Auto Parts project located at 61 Western Avenue as well as four (4) copies of the revised Site Development Plans dated 2/17/15 and prepared by our office. For clarity, the original comments are shown in italics, with the responses in normal font.

Areas of Concern:

Comment: *Revise the Site Development Plan to 1) change the easterly curb cut to an entrance only with a 25ft wide curb cut, 2) change the westerly curb cut to an exit only with a 25ft wide curb cut, 3) shorten the Western Avenue center island by 20-25 feet (to allow east-bound traffic to turn into the entrance of the site), 4) add an Entrance Only sign to the entrance and an Exit Only sign to the exit. The plan revisions shall be acceptable to the City Engineer.*

Response: Pursuant to our discussions with City Engineer Lionel Cayer, the Site Development Plans have been updated to reflect an adjusted site access configuration. The eastern driveway will remain as a right-in / right-out, however it will be reduced to a 30 foot width and will include the addition of a striped island to help better define the intended vehicle movements. The western driveway will remain as a full movement driveway, but will be reduced to a 25-foot width per the request of the City Engineer. Additionally, striped arrows and traffic signage have been added to both driveways to help inform motorists of available movements.

Comment: *Submit a plan which is prepared by a Maine licensed engineer that demonstrates that any site drainage from the parking or entrance on the site is collected on the site in catch basins and will not flow onto Western Avenue. The plan shall be acceptable to the City Engineer.*

Response: Pursuant to our discussions with City Engineer Lionel Cayer, the Site Grading & Erosion Plan (Sheet C1) has been updated to include a note which indicates the following: "Existing drainage patterns and drainage structures are proposed to be maintained. Furthermore, impervious areas are being reduced by 550 +/- square feet in the proposed condition, therefore post-redevelopment runoff rates entering Western Ave are anticipated to be decreased as a result of the proposed improvements. Existing surface drainage patterns are intended to remain with no proposed modifications to same". The updated Site Development Plans are enclosed.



BOHLERTM
ENGINEERING

Comment: *Shorten the Western Avenue center island by 20-25ft (to allow east-bound traffic to turn into the entrance of the site).*

Response: Pursuant to our discussions with City Engineer Lionel Cayer, it's our understanding that Maine DOT prefers to maintain this center island as it exists today. As such, the center island has not been shortened.

In addition to the above, and based on our discussions at the February 10, 2015 Planning Board hearing, landscape islands have been added along Western Avenue at both driveway locations in order to help define the driveways and provide screening. A revised Site Development Plan indicating the proposed landscaping improvements is enclosed.

We trust the above are sufficient for your needs at this time. Please do not hesitate to call should you have any questions or wish to discuss further.

Sincerely,

BOHLER ENGINEERING

Randy Miron

Austin Turner

cc: Steve Peterie, O'Reilly Auto Parts
Lionel Cayer, Augusta City Engineer