

City of *Augusta* Maine

MEMO

Date: 1/30/2014
To: Corey Vose, Planning Board Chair
Cc: Matthew Nazar, Director of Development Services
From: Lionel Cayer, City Engineer *L.C.*
RE: Arch Beta Center site plan review

I have completed my review of the application materials for the proposed Arch Beta Community Center to be located on Gray Birch Drive. I only have a few comments that I list below. I will be available to the Planning Board at the February 11th meeting to answer any questions than you may have.

- **Traffic Impact** – I am in agreement with the applicant's narrative regarding no new expected traffic generation for this project.
- **Stormwater Management** - The storm water collection on the site is being handled by a combination of site grading to create swales/ditches and a subsurface stormwater piping and catch basin system. The plan includes a new catch basin off-site on the south (uphill) side of the new site entrance. An agreement will be needed to define the ownership and maintenance of this new off-site catch basin. If the basin is to be owned and maintained by the Greater Augusta Utility District, than the owner must contact the district for details related to construction specifications and drainage easement requirements.
- **Other site related details-** The site development plan shows a significant retaining wall on two sides of the site. I suggest that the details for the construction of the retaining wall be submitted with the updated plan set when a building permit application is submitted. Also, the stormwater system details such as invert elevations, pipe type and slope should be submitted for review as well. These details can be included on plan sheet CIV-2A, which I do not find is the submitted plan set.

The new entrance drive into the seven car paring lot to the south of the building is shown as 12 feet wide. Our minimum standard for a commercial entrance is normally twenty four feet. I recommend that a waiver be granted to allow for a fifteen foot wide entrance into this small parking pod.

- **Waivers-** I recommend to the Planning Board that they approve the request for a waiver under section 4.5.2(21) regarding traffic estimates and traffic report for the reasons that the applicant has stated on page 13 of the application. I also recommend that a waiver for a reduced entrance into the south parking pod be approved as well.