Blais
civil engineers

January 26, 2023
BCE File.: 21130

DeCarlo Brown
Land Use Planner
Town of York
186 York Street
York, ME 03009

Re: York, Maine Town Hall Expansion Project
186 York Street, York, Maine
Planning Board Preliminary & Final Site Plan Application
Response to Comments

Dear DeCarlo:

Below are responses from the design team to the following comments received in the January 19, 2023 Memo from The Southern Maine Planning & Development Commission.

MS4 STORMWATER REVIEW COMMENTS BY KRISTIE RABASCA OF INTEGRATED ENVIRONMENTAL ENGINEERING, INC.:

1. *The Inspection and Maintenance Plan Paved Surfaces section states that sweeping of paved surfaces will be completed monthly after construction is completed. Typically annual sweeping is required after construction. Please either provide a rationale for requiring monthly sweeping or adjust the frequency to a minimum of once per year.*

   The frequency of sweeping has been revised to annually.

2. *The Inspection and Maintenance Plan Subsurface Chamber System section references a sand filter system which is not shown on the drawings and a pretreatment device. Drawing C-306 shows that "Stormtech highly recommends FlexStorm inserts in any upstream structures with open grates". If the FlexStorm inserts are the pre-treatment device and are being required as part of the design, the note should be changed, and the narrative in the Inspection and Maintenance Plan should reflect the FlexStorm as the pretreatment device. Please clarify these portions of the system.*

   We have deleted the sand filter system and the FlexStorm inserts from the detail. This was a preliminary detail from the manufacturer. Catch basin sumps and the lawn areas will act as pretreatment.

3. *No maintenance or inspection information is provided for the concrete pavers with wide grass joints to allow infiltration. Please provide information if any special maintenance or inspection is required and add this element to the inspection form.*

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We have added information for maintenance and inspection of the concrete pavers with wide grass joints to the maintenance and inspection plan and the form.

4. *The drawings do not contain any details or specifications for the concrete pavers with wide grass joints. Please provide these details.*

   This detail has been added as Detail 10 on Drawing C-304.

GORRILL PALMER CIVIL ENGINEERING REVIEW:

1. *We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments:*

   Acknowledged.

2. *The Applicant noted in the application narrative that the Town's Attorney will review the rights to construct offsite utilities and will review any required easements. The proposed stormwater detention system will store water and require grading on the Church's property for the 100-year storm at elevation 65.33. Verify that the Town has a right or easement to temporarily store stormwater runoff on the church site.*

   The Town is awaiting review of these items by their attorney.

3. *The HydroCAD model shows a 10" storm drain outlet from the subsurface storage at invert 62.4. The Grading, Drainage and E&S plan shows 12" pipe with inverts below 62.4. Revise the model/plans to be consistent.*

   We have revised the HydroCAD model and Drawings to be consistent.

4. *The call out for CB #2 should include the outlet pipe size and invert from the underground stormwater storage. Given the angle of the storm drain pipes confirm the size of CB #2. It may need to be larger than 4' diameter.*

   This information has been added to the drawings. We have added a drain manhole to create a right angle into the chamber system.

5. *How does the stormwater enter the subsurface chambers, and how is the outflow restricted?*

   Stormwater captured by CB#2 and CB#3 area restricted by the 10" pipe outlet from CB#2. This restriction will back water up into the chamber system.

6. *Show the location of the isolator row on the plan view, as well as an inspection port and cleanout manhole for the isolator row maintenance.*

   These items have been added to Drawing C-103.

7. *The stormwater maintenance plan mentions a sand filter system at the subsurface chambers. Based on the details, it is not apparent that a sand filter is included. If not, remove the reference in the maintenance plan.*

   We have deleted the sand filter reference from the maintenance plan.

8. *The post-development watershed boundary and model area behind the church shall be revised to reflect the additional tributary area due to the proposed grading of the vegetated area.*

   We have revised the grading to maintain existing drainage patterns and the watershed boundary.

9. *A stabilized construction entrance may not be practical for this site given the paved access in an out of the construction area. We recommend that a note be added to the erosion control notes requiring that the paved access drives in an out of the construction area be swept regularly to prevent tracking of mud/dirt offsite.*

   Acknowledged. We have added note 14 on the Erosion Control Notes accordingly.

10. *Erosion control barriers may be needed to prevent sedimentation of the proposed stormwater BMPs during construction. Also, sediment filter bags in proposed catch basins should be considered during construction before the adjacent vegetated areas are fully stabilized.*

    Erosion control barrier is shown on Drawing C-103. The contractor has to option of 3 types of sediment control barriers as shown on Drawing 302. Note 1 on Drawing C-103 requires the contractor to add silt sacks to all down-gradient catch basin grates that are at the risk of receiving sediment transport from the project prior to any soil disturbance. The silt sack detail is shown on Drawing C-302.

11. *Call out the size, length, and slope of the proposed sanitary sewer. Check for utility pipe conflicts with the crossings of the existing water and storm drain lines.*

    We have added this information to Drawing C-104 and checked for conflicts.

12. *Call out the size and length of the proposed domestic water and fire service.*

    We have added water service sizes to Drawing C-104.

13. *Identify the existing tank size and fuel type the fuel tank called out for removal adjacent to the front of the building. Does DEP require notification for this tank removal.*

    The tank is a #2 oil, 500 gallon tank. The tank will be removed in conformance with all DEP requirements including notification.

14. *Will the potential underground gas tank at the rear of the property be removed as part of this project? The proposed grading will reduce the cover over the tank by up to 1.5 feet. If there is a tank at this location, now would be a good time to remove it.*

    This potential proposed tank will no longer be part of the project. We have deleted it from the drawings accordingly.

15. *Will the new building foundation require a footing drain? If so, where will it discharge?*

    Yes. We have modified the foundation drain shown and added a label.

16. *Will the existing underground electric off the west side of the existing historical town hall have to be relocated to avoid conflict or reduced cover due to the construction of proposed underground stormwater storage and stormwater piping?*

    This underground electric is being removed as part of the project.

17. *Will the existing flagpole be relocated? It appears that the proposed grade at the base will be dropped by about 1'+. If this is not intended, add spot grades around the base of the flagpole.*

    We have added a note to match existing grades 2' outside of the flagpole.

18. *Will the existing granite memorial have to be reset due to the regrading for the stormwater system? It appears that the proposed grade at the base of the memorial may be dropped by about 0.8'. If this is not intended, add spot grades around the base.*

    We have added a note to match existing grades 2' outside of the memorial.

19. *Note that the curb along the frontage of the existing town hall and church will have to be replaced due to the construction of the new storm drain. Additionally, the brick entry walks to both buildings will also require some reconstruction due to the construction of the storm drain.*

    Acknowledged. We have added proposed curb and note to replace bricks in those areas.

We look forward to presenting this project at the January 26th Planning Board Meeting. In the meantime, please call me if you have any questions or need any further information.

Sincerely,

BLAIS CIVIL ENGINEERS

Steve G. Blais, PE
President

Enclosures:

1. Updated Drawings (C-101, C-102, C-103, C-104, C-301, C-303, C-304, C-306)
2. Updated Stormwater Report
3. Updated Inspection and Maintenance of Stormwater Management Facilities Plan
4. Updated Inspection and Maintenance of Stormwater Management Facilities Log