

December 2, 2016

Project 161.06156

Scott Hastings  
Assistant Town Planner  
186 York Street  
York, Maine 03909-1314

RE: 731 US Route 1 Peer Review  
York, Maine

Dear Scott:

Ransom Consulting, Inc. (Ransom) has reviewed the submission provided by Neil J. Rapoza of Civil Consultants. The package was received on November 29, 2016, as emailed from Scott Hastings, Assistant Planner. The review has focused on stormwater grading, drainage and erosion control. The following comments are reflective of our review.

**Plan Comments**

1. There are 3 spot grades of 116.45 at the three front door entrances. The finish floor elevation is 117.00. Applicant should confirm ADA access is being adequately provided.
2. There appears to be a contour at the loading docks that is not labeled..

**Stormwater Report Comments**

1. The applicant's engineer has indicated that due to soil conditions LID measures such as pervious pavement or underdrained basin is not achievable. We agree that those may not be the best water quality treatment measure. However, at the inlets or outlets of Ponds 20P, 30P and 40P, small sediment forebays should be considered to capture winter sands that will be plowed off the pavement directly into these ponds. This will minimize the areas that will need to be routinely maintained.
2. The stormwater design meets the Town's requirements for controlling the 2 and 100 year storm events and does not require an outside agency review.

**General Comments**

1. A larger radius should be considered on the northeast corner of the largest landscaped island so to allow for trailered traffic to return to the front of the building rather than having to exit through the easterly entrance.
2. Has the applicant received MDOT entrance permits and has the Town confirmed driveway separation distances?

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248  
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490  
12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822  
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160  
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

Scott Hastings  
Town of York

This concludes our review of this submission package. I trust these comments assist the Town in their review of the site plans. If you have any questions, please feel free to give me a call at (207) 772-2891.

Sincerely,

RANSOM CONSULTING, INC.

A handwritten signature in blue ink that reads "Stephen J. Bradstreet". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Stephen J. Bradstreet, P.E.  
Principal/Senior Project Manager

SJB:sjb