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3rd April 2014

Mr. Todd Frederick, Chairman
The Town of York Planning Board
186 York Street
York, Maine 03909-1314

RE: York Police Department Public Safety Building Project - 1051 US Route 1.

Dear Mr. Frederick:

We have received a copy of the completeness review memorandum issued to the Board for the referenced project. On behalf of our client, the Town of York we offer the following responses regarding the four items identified as incomplete on the submission.

1. Flood plain information - The extend of the flood plain on the project site, as delineated on FEMA Flood Insurance Rate Map Community Panel Number 230159 0026 B is shown on the Existing Conditions plans, as required under the referenced ordinance section. The Existing Conditions Plans are labeled Sheets 3-5 in the survey set. This provides two existing conditions sheets for the overall site, and one sheet at larger scale showing the police station site. The flood plain boundaries are clearly shown and labeled on both sheets 4 and 5. The flood plain boundary is also depicted in relation to the police station site on site plan sheet CG110 (proposed conditions grading and drainage plan). Since this is a topographic feature, this is the sheet that we typically show this information, so that it can be related to existing and proposed grades at the site.
2. Zoning Information - The scale of plans required for this submission, as stated in Article 4 of the Site Plan and Subdivision regulations does not allow the entire site to be shown in detail on a single sheet. Therefore, more than one existing conditions plan is required to cover the site. It is our opinion that the zoning context of the site is more clearly shown on a single sheet. This allows the relationship between the zones on the site to be understood and gives an overall appreciation of the zoning context of the site. Furthermore, we believe that it is helpful for the review of the project to understand the relationship of the newly proposed development to the zone boundaries in this larger context. For this reason, we submitted a separate figure (Figure B) in the package that shows the overall site and zoning context in a clear and understandable format. We feel that this provides the requested information in a format that facilitates review of the project.
3. Scenic Resource Impacts - This is covered in 6.3.13 of the ordinance. "Provide information to identify any scenic resources identified and recommended for protection in the Comprehensive Plan, as addressed in §1.2.8 and §7.28." There are no scenic resources specifically identified and recommended for protection in the Comprehensive Plan on the project site. Therefore, this standard does not apply to this application.

4. Sight distances - The sight distances at the new intersection of the Connector Road and Ridge Road were omitted from the site plans. Although these appear in the traffic analysis, it is acknowledged that section 6.3.30 of the submission requirements states that these shall be shown on the plan. We have corrected this and revised sheet CP105 to show this information. The sight distances are 420ft+/- looking left on Ridge Road and 680ft+/- looking right on Ridge Road. Both are in excess of the ordinance requirements.

We trust that these clarifications and the addition of the sight distance information provide sufficient information to allow the application to move forward for review. However, if the Planning Board requires any additional information to support the application, we will be happy to provide it upon request. We look forward to discussing the project further as we proceed forward with the review.

Sincerely,
SMRT



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Encl.

cc. Rob Yandow, Town Manager, DRL, File 06122/15.1