

Memo

To: Matthew Grooms - Planner
From: Keith Gray, PE – Senior Engineer, DPW
Date: August 29, 2017
Re: 343 Forest Ave (2017-086) – Liberty Bay Recovery - Level II Site Plan Application

The following comments/concerns are in regards to the Level II Site Plan Application prepared by Pinkham and Greer, on behalf of the applicant, Liberty Bay Recovery Center., with last plan revision submitted on August 4th, 2017. Please feel free to contact me with questions.

Comments:

General:

- When Fenwick Road and Bank Road were discontinued by the City Council in April of 1994, the ROW on Fenwick Road was divided along the centerline with the northern section retained by the City and the southern portion deeded to Palmer Springs. Please keep in mind that any thru-way would have to be of equal distance from that centerline or what is now defined as the easement line.
- Provide a plan showing proposed grading, stormwater and erosion control within the disturbed areas.
- Provide a detail for parking signage. Can people park there to use the park after hours?

Construction Management Plan:

- Provide a Construction Management Plan that includes: 1) a construction management site plan, 2) a construction schedule (time frame); and 3) a written narrative addressing the categories identified within the enclosed Draft Construction Management Plan General Template.

Survey:

Below are Mr. Bill Scott's comments regarding the Owen Haskell plan for Whipple-Callender Architects, dated May 1, 2017:

1. Needs surveyor's stamp and signature;
2. Both parcels do not close mathematically based on the bearing, distance and curve labels;
3. Fenwick Road has been discontinued. It should not be labeled "Public". A "Public Easement" was retained as part of the discontinuance process;
4. The label about the "discontinued portion of Fenwick Road and Bank Road..." should be relocated so that it's clear that the whole road was discontinued, not just the portion included within the "Memorandum of Lease..." area;
5. There appears to be a typo under the General Notes portion of the plan. There is no deed reference listed for the owner, 164 Realty Inc.
6. There is no deed reference listed for the abutter, Palmer Spring Company.
7. General Note 2 says the bearings are based on Maine State Plane, but the North Arrow is labeled "Magnetic 1971".
8. The bearings at Forest ("S 39-45-00 E") and Fenwick ("N 50-15-00 E") appear to be on a different datum than those labeled at Forest ("N 49-30-01 W") and Bank ("S 40-25-18 W").