

From: David Margolis-Pineo
To: Barbara Barhydt; Helen Donaldson
CC: DEVELOPMENT REVIEW GROUP
Date: 5/12/2015 4:33 PM
Subject: Review Comments - 72 Bishop St - AVESTA Housing

Comments have also been placed in Urban Insight.

May 12, 2015

Memo To: Nell Donaldson
Barbara Barhydt
From: David Margolis-Pineo
Re: 72 Bishop Street – AVESTA Housing (2015-060)

The Department of Public Services has the following preliminary comments on the above mentioned site plan.

1. Surveying comments will be forwarded by William Clark of this office under a separate cover. Survey plan will require a Professional Surveyor stamp.
2. The applicant has agreed to extend a sidewalk to Forest Avenue. The plans show the sidewalk terminating at the parking lot prior to Forest Ave. It is desirable to have the sidewalk continued through this parking area to Forest Ave. Drive cut location(s) will need to determine with the parking lot owner.
3. Please show the sidewalk being constructed along the street right of way. It is realized that several trees impeded the alignment. Do the best you can. As indicated on the plan, grading and construction easements will need to be executed by the applicant for construction of the sidewalk.
4. An existing stormwater drain is shown crossing the applicant's property. An easement will need to be shown on the survey plan for this utility. For an accurate easement, the cross-country drain manholes will need to be located. If necessary, the City can assist with locating.
5. The grading plan needs to show the existing stormwater drainage system including drain manholes adjacent and on the applicant's property. Show all field inlets, rim elevation, pipe size and pipe invert elevations.
6. The applicant is indicating that an existing house on the property will be removed for this project. Please be aware that Demolition and Seal Drain Permit is required. No response required.
7. This Department has concerns regarding the wetland impacts and encroachment on the stream. We would like to see the wetland delineation line shown on the post-construction site plan to more clearly define the area of impact. A comparison of pre and post wetlands delineation is requested. Please show the limits of temporary construction activity on the wetlands area.
8. Note that DEP staff has indicated that this section of brook meets Class A standards, the State's highest water quality class. No comment necessary.
9. All catchbasins capturing stormwater discharging into an urban impaired watershed, the applicant is requested to install four foot diameter catchbasins with three foot sumps.

We have no further comments at this time.