



**CIVIL
CONSULTANTS**

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8 April 2022

Mr. Richard Ganong, Chair
Town of Arundel Planning Board
257 Limerick Road
Arundel, Maine 04046

Re: **Strickland Lane – Site Plan Review**

Mr. Ganong:

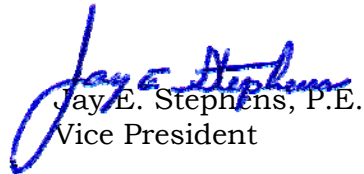
Personnel from this office have reviewed revised plans for the subject project in Arundel, Maine.

Please find attached a report with our findings and recommendations.

Essentially, all of our previously reported comments have been addressed and it is our opinion that the revised materials meet the intent of the applicable Town Regulations/Ordinances.

If you have any questions, please call.

Respectfully yours,
CIVIL CONSULTANTS


Jay E. Stephens, P.E.
Vice President

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SITE PLAN REVIEW**Proposed
“Strickland Lane”****1312 Portland Road
Arundel, Maine**

Prepared for:

Arundel Planning Board
257 Limerick Road
Arundel, Maine 04046

7 April 2022

PROJECT:

Revised plans are before the Town of Arundel (TOWN) to construct a 7,500 sqft commercial building and 1,200 sqft garage with associated parking, driveway and utilities on a 6.4 acre parcel located between STRICKLAND ROAD and PORTLAND ROAD.

The structures will be served by an on-site well and on-site septic system.

Based upon the plan information, approximately 4.63 acres (72+%) of the site will remain undisturbed.

There is no indication that any variances are being requested at this time.

Town officials have requested CIVIL CONSULTANTS (CC) perform a professional review of the plans for compliance with TOWN standards (specifically stormwater).

The following paragraphs outline our findings and recommendations to the Town.

MATERIALS REVIEWED:

The materials submitted for our assessment included a 10 sheet plan set prepared by Sebago Technics (all Sheets were noted as Revision E – 3/31/22).

Other submittals included:

28 pg Stormwater Narrative by Sebago Technics dated 3/07/2022

4 pg Response Letter to Engineering Review Comments by Sebago Technics dated 3/29/2022

3 Additional Plan Sheets:

G1 Floor Elevations Plan – 3/2/22

1 Floor Elevation Plan – 2/8/22

Boundary Retracement Survey – Lower Village Survey Co – 8/16/21

COMMENTS:*General:*

Our review was limited to our 01/28/22 concerns and any new information not previously available for review.

Plan Specific Comments:

All of our plan related comments have been addressed.

DRAINAGE REVIEW:

The applicant provided a revised Stormwater Narrative that addressed our previously reported stormwater concerns.

While we might have used slightly different Tc & cover values, it is our opinion that the designer is correct in his conclusion that there should be no adverse downstream impacts as a result of this project.

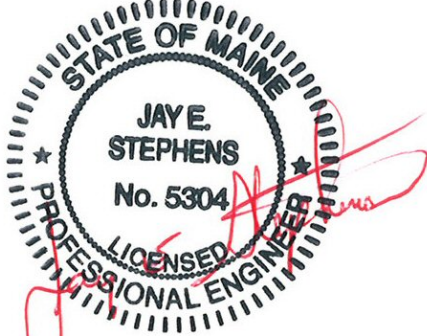


RECOMMENDATIONS:

As noted above, our previously noted comments have been addressed and it is our opinion that the amended materials meet the intent of the applicable regulations/ordinances.

Through the course of this review, it is possible that some concerns may not have been identified. This review does not relieve the designer from any responsibility to meet TOWN requirements nor does it negate the TOWN's authority to require additional information.

For CIVIL CONSULTANTS:



Jay E. Stephens, P.E.
Vice President

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