



MEMORANDUM

TO: City of Groton – Dennis G. Goderre ASLA, AICP CUD

FROM: Kristen Solloway, PE

DATE: August 31, 2018

RE: Motion to Approve Coastal Site Plan #309 & 310
Plan Revisions & Modifications

Coastal Site Plan #309 EB
Demolition of Two Buildings, New Lumber Store and Propane Tank
August 22, 2018 P&Z Motion to Approve with Modifications

1. Plans shall be modified to remove the proposed two lumber stores and demolition of structure.

The plans have been modified to remove the two proposed lumber stores and demolition of structure. As a result, plan sheet CS-101 has been removed from the plan set.

2. Plans shall be modified to raise the propane tank fill cap at an elevation above base flood elevation (BFE).

Plan sheet CS-102 has been revised to show the fill pipe to extend 1 (one) foot above base flood elevation.

3. Plans shall be modified for the addition of a new stair to access the fill cap to be located above base flood elevation and said stair and propane tank construction measures shall conform to all building and fire codes as required by the City Fire Department and Building Official.

Plan sheet CS-102 has been modified to show a stair access to the fill cap, located above base flood elevation. A note has been added to plan sheet GEN-01 indicating that project construction measures shall conform to all building and fire codes as required by the City Fire Department and Building Official.

4. Plans shall be modified to incorporate permanent inlet filters with a rating appropriate to the application and within the nearby catch basins.

Base on site investigations and available existing mapping there are no known catch basins near the propane tank project area. A note has been added to plan sheet CS-102 with instructions for a pre-construction investigation for nearby catch basins within the project area. Should there be a catch basin found, a note has been added to sheet CS-102 for the installation of permanent inlet filters for any found catch basins near the project

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limits. A detail has been added to sheet CD-501 indicating the appropriate filter for installation.

5. Plans shall be modified to show the location of the haybale/silt fence erosion control measures.

Hay bales are used as erosion perimeter control measures. Plan sheet CS-102 has been modified to show the location of hay bales as erosion control measures.

6. Plans shall be modified to incorporate notes regarding required inspection and maintenance requirements for the inlet structures during and following construction and as required by staff.

Instructions for inspection and maintenance requirements of the inlet structures and filters during and following construction have been added to plan sheet CD-501.

7. Inspection reports of all erosion control measures during construction shall be submitted to the City Planner within 24 hours of said inspection.

Noted.

Coastal Site Plan #310 EB
Demolition of Multiple Buildings, Installation of New Utilities
and Construction of Support Structures
August 22, 2018 P&Z Motion to Approve with Modifications

1. Plans shall be modified to incorporate all applicable building and fire codes to the satisfaction of the Building Official and Fire Department including but not limited to fire suppression and water supply location.

A note has been added to plan sheet GEN-01 indicating that project construction measures shall conform to all building and fire codes as required by the City Fire Department and Building Official.

2. Plans shall be modified to incorporate permanent inlet filters with a rating appropriate to the application and within the nearby catch basins.

Plan sheets CP-101, CP-102, & CP-103 have been modified to show proposed permanent inlet filters at nearby catch basins. A detail has been added to sheet CD-501 indicating the appropriate filter for installation.

3. Plans shall be modified to clarify construction details of the dual hay bale/silt fence erosion control measure.

Two types of erosion and sediment control measures will be used for this project. Hay bales will be installed in paved areas as perimeter controls. Silt fence or silt fence back by hay bales will be installed areas where ground disturbance will be required as perimeter controls.

4. Plans shall be modified to incorporate notes regarding required inspection and maintenance requirements for the inlet structures during and following construction and as required by staff.

Instructions for inspection and maintenance requirements of the inlet structures and filters during and following construction have been added to plan sheet CD-501.

5. Plans shall be modified to incorporate the means, standards and methods of blasting.

Plan sheet CP-101 has been modified to include typical specification notes for the means, standards, and methods of blasting.

6. Plans shall be modified to demonstrate the stockpile area shown is of adequate size to accommodate the quantity of material.



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Plan sheet CP-101 has been modified to show a temporary stockpile area that can accommodate approximately 20% of the total excavated material. The excavated material will be stockpiled in this area prior to being removed from the site. The stockpile area shall not exceed its capacity at any time.

7. Plans shall be modified noting the recommended frequency of inspection of invert filters during construction in accordance with manufacturer's specifications and staff requirements.

See response #4.

8. Inspection reports of all erosion control measures during construction shall be submitted to the City Planner within 24 hours of said inspection.

Noted.

9. A performance guarantee for all erosion and sedimentation measures shall be posted in conformance with Section 9.9.L Performance Guaranty in the City's Zoning Regulations.

Noted.

END OF MEMO