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To: Janine.Murchison@sewall.com; [Penny Thompson](#)
Cc: [Ellen Angel](#)
Subject: PD Site design
Date: Wednesday, February 26, 2025 6:33:45 PM

Hi Jan, Penny

Here are a few questions/comments to discuss with the committee and some comments on the plan Jan attached. I will have more comments later.

If the entrance drive for the new PD is going to (someday) be a City street, we will need to make sure it meets the City Design standards.

The Residential "Local" road classification seems to fit for this, given the plan for future development of the remaining lot.

The table in 13-710 Access Management points out the minimum standards for the City roads. Below is a list of some of those where I need to get clarification from the City.

- Vertical Curbing (it says if required) so I assume that would be a decision outside of the committee, maybe the planning board?
- Sidewalk – I had originally included a sidewalk on the north side, the minimum is 5' wide. I removed the sidewalk a few weeks ago after brief discussion. Does the City want a sidewalk here and how far?
- Total of 24" of gravel, 18" / 6". We have been specifying MDOT type B subbase and Type A for base materials. Contractors in our area have told us that the type B is more readily available, and that they prefer it to the type "D", which doesn't always get screened properly and large rocks seem to be more frequent. If this isn't as big of an issue in your area, then we can leave it as type D. I am not familiar with the materials availability in your area.
- We usually spec 4" to 5" of asphalt on heavy duty areas – 4" is required for this street classification.

For the parking areas and police access drives we will use our standard section, 18" of gravel and 3 ½" of pavement. We can increase these if you feel it is necessary, but these are old fill areas and may be over excavated anyway with additional gravel backfill so it'll likely be close to type "d" spec anyway.

The entrance road will have underdrain instead of a full depth ditch. The south side of the entrance road is lacking a good amount of topography data, and my intention there was to provide just a ditch for surface drainage. There is no reason that we can't make it deeper/wider, but doing so is likely to start getting into more buried remnants and more over-excavation so I chose to draw the limits at just about where the proposed property boundary is. Beyond that area, most of the items will be either full removal, or abandon in place (if there is a significant length as in pipes/drains rebar, etc.) Anything that remains will be removed when the City finishes working on the redevelopment plan for the rest of the lot. We could chase these removals over the whole lot but that would be costly for the PD budget.

- We will be doing a landscaping plan. I work with Sam Coplon, he's from the Bar Harbor area but does projects all over the state. I will need to give him some guidance on what we want to do with some of these areas.
- Has there been any thought to what the City wants for a sign for the police department? Should there be something closer to the corner at Birds eye avenue, or should it go in the island between the police vehicle entrance and visitor parking?
- There should also be flagpoles, and there are options for where you want those. Our earlier renderings showed them in the grass area between the sidewalk and the building. They could go somewhere near the sign (if there is one) Or, somewhere on the North side maybe? They will be lit, so will need to have buried electrical which could come from the building or be fed from the street (utility poles).
- Does the City want us to provide street lighting on the entrance drive? If so, it should match the typical that is used within the city, and it will be fed from the City grid rather than from the new PD.
- Preference for location and type of landscaping. We could include a planting/flower area close to Birds eye avenue, to add some visual interest to the entrance/drive. This would be a nice addition to a monument type of sign also, maybe built into the sign itself like a planter. Should we include any signs or identification on the North side of the lot?
- Any thoughts on exterior fixtures? Any benches and/or anything like that?
- Does the City want to remove the fence along Fort Street and not replace it? It can run back into the northwest corner of the building to secure the police parking, but the rest of the frontage there would look much better without the fence. If you want to fence the whole length, it will be going cross slope dropping about 6 feet along that side, so it may be a bit awkward. Maybe some kind of vegetation would be better along that slope to break up the elevation change. (it's a full 19 feet from the street level, up to the finish grade on that side)
- The heat pump is going to be quite large (about 7 feet tall also) and it will be on the center of the north side of the building. We can provide some screening for that if we do not have the fence.

I'm working on ironing out the sewer, water, storm drainage and other utility details with the Utility district as we work through the MEP coordination process.

I will be out Friday but can join the meeting on my phone. Hopefully we can work some of these out via. email so we don't take over the architectural/mechanical decisions that are still being made.

Thanks
Shelly

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