

**RESPONSES TO PARE COMMENTS DATED SEPTEMBER 4, 2024
OLIVER SCHOOL ADAPTIVE RE-USE; BRISTOL, RHODE ISLAND**

General Comments:

COMMENT #1: Zoning relief requested for:

- a. Parking Space Dimensions (18-foot length required, 16-foot length provided)
- b. Parking Aisle Dimensions (24-foot width required, <24-foot width provided)
- c. Parking Space Distance from Front Lot Line (10-foot minimum required, <10 feet provided)

RESPONSE #1: Agreed.

COMMENT #2: A crosswalk is present across State Street at the site driveway. Review and coordinate with the Town on potential relocation.

RESPONSE #2: It is Principe's understanding that this will be coordinated/accomplished by the Town as a separate issue.

Plan Comments:

COMMENT #1: Site Layout Plan: Confirm areas to be used for snow removal and storage and incorporate operations and maintenance into the design.

RESPONSE #1: Snow will not be stockpiled on site. All snow will be removed and disposed of off-site. A note has been added to the plans to this effect.

COMMENT #2: Site Layout Plan: Narrow driveway and limited sight distance may lead to potential safety issues for pedestrians and vehicles.

RESPONSE #2: Understood.

COMMENT #3: Site Layout Plan: The accessible van parking space dimensions are not in compliance with ADA. Review and revise the parking dimensions, and/or location.

RESPONSE #3: ADA van space has been increased to a 12' width and shifted as to location per agreement at TRC.

COMMENT #4: Site Layout Plan: In accordance with Appendix F.1 Section C.3.d(i), Every lot shall have sufficient access for emergency vehicles as well as for those needing access to the property in its intended use. Confirm that there is adequate space for emergency vehicles, utility vehicles, garbage trucks, etc.

- a. Confirm operational access for servicing the dumpster enclosure.
- b. Confirm the size and orientation of the dumpster enclosure will function with the narrow drive aisles and parking spaces.

RESPONSE #4: To the greatest extent possible, access around the site has been maximized for both emergency and utility/maintenance vehicles.

COMMENT #5: Site Layout Plan: Confirm any fencing or screening to be installed along the site perimeter.

RESPONSE #5: Fencing to rear/north is not located on subject property and the intent is not to disturb it, if at all possible, despite the poor existing condition. Fencing on east property line also appears to be located off-site and will not be disturbed. Proposed plantings on this side will assist in seasonal screening. Fencing on the west side of the property will be removed and replaced with new plantings under an agreement with the adjacent property owner.

COMMENT #6: Site Layout Plan: Confirm any site lighting to be installed will be distributed to not impact adjacent properties.

RESPONSE #6: As noted on the landscape plan, all lighting shall be building mounted, be dark-sky compliant and meet Town of Bristol requirements.

COMMENT #7: Drainage and Utility Plan: Confirm 12-foot clear space in front of the transformer pad does not conflict with the use as a parking space.

RESPONSE #7: Access aisle for the wider ADA space has been relocated here, which will assist in maintaining a clear space.

COMMENT #8: Drainage and Utility Plan: The transformer and bollards are located outside of the property. Confirm that an easement has been provided and show the limits on the plans.

RESPONSE #8: TO BE PROVIDED BY APPLICANT/OWNER.

COMMENT #9: Drainage and Utility Plan: Confirm any new utility services or trenches that are required and the approximate locations. Underground electric service should be shown, along with the limits of sidewalk removal and replacement.

RESPONSE #9: At this time, the only new utility trench anticipated is an underground electrical line, shown on the plan along the western property line.

COMMENT #10: Construction Details: Confirm proposed section of porous pavement to be installed. Detail shows "Example" Cross-section of Porous Asphalt.

RESPONSE #10: Porous pavement detail has been updated.

COMMENT #11: Construction Details: Confirm estimated seasonal high groundwater table elevation with the "Rain Garden/Bioretenention Area Detail".

RESPONSE #11: Seasonal high groundwater in this area is greater than six feet (6').

Drainage Summary Comments:

COMMENT #1: Pre- Watershed Plan: The Pre-Rear watershed delineation does not accurately depict the area that flows to the north. The building roof, along with the rear parking area is graded to the rear property line. Review and update hydrologic calculations as applicable.

RESPONSE #1: While Principe disagrees with this comment (based on spot grades, site visits and in-depth site analysis), the watershed has been revised to conform to this PARE comment.

COMMENT #2: Post-Watershed Plan: The Post-UNC watershed delineation does not accurately depict the area that flows to the north. A larger area appears to flow to the permeable pavement and should be accounted for in the design.

RESPONSE #2: While Principe disagrees with this comment (based on spot grades, site visits and in-depth site analysis), the watershed has been revised to conform to this PARE comment.

COMMENT #3: Hydrologic Calculations: Confirm the section for the permeable pavement (porous asphalt detail) matches the calculations.

RESPONSE #3: Detail has been confirmed to match the calculations.

COMMENT #4: Permeable Pavement: Confirm soil conditions and groundwater separation below the permeable pavement and bioretention area. Confirm drawdown times, along with other applicable sizing criteria, and if underdrains are required.

RESPONSE #4: Seasonal high groundwater in this area is greater than six feet (6') and the slowest infiltration rate for this soil type has been utilized. Underdrains are not required.

