

From: Jonathan R. Earle
Sent: Friday, February 02, 2018 3:12 PM
To: Amanda L. Lessard; 'Dustin Roma'
Cc: jayson@dmroma.com
Subject: 17-24 519 Roosevelt Trail Condos Review Comments

Amanda & Dustin,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the preliminary major subdivision application for this project and offer the following comments:

- Major Subdivision Application dated January 22, 2018.
- Subdivision plans and details (Sheets 1-7) dated January 22, 2018.
- Supplemental information letter dated February 1, 2018.

1. A waiver has been requested for the high intensity soils survey. Justification for the waiver request was based on each lot having a passing test pit to support a residential subsurface wastewater disposal system. The medium intensity soil survey indicates relatively little variability in the hydrologic soils groups used for stormwater management analysis (A & D soils only). The stormwater treatment BMPs appear to be sited entirely on 'A' soils. Therefore, the waiver for the a high intensity soils survey for this site is reasonable.
2. A waiver has been requested for the hydrogeologic assessment based on the project and adjacent properties being served by public water. As noted, all abutting properties are served by public water along Route 302 and as such, this waiver request is reasonable.
3. Show sight distances (noted to be > 500' in the application) on the approved site plan.
4. The project is within the urban compact and the street opening and entrance permits will be need to be obtained through Public Works.
5. Traffic – Daily and peak trips have been verified and no further analysis for the project is needed.
6. The stormwater calculations, plans, and details have been reviewed and are in compliance with both Chapter 500 and the Town's Subdivision Ordinance. The request for a waiver from the flooding standard is reasonable for the project. A calculation showing the project's BMPs are treating 75% of the combined developed and impervious area was not provided.
7. Provide a culvert sizing calculations for the new culvert to be installed at the driveway entrance onto Route 302.
8. Access roads for condominium developments need to be constructed to the major private road standard. The depth of the Type 'D' gravel for the roadway needs to be increased from 18" to 21" on the typical section detail. The gravel shoulder width needs to increase from 1' to 2'.

Please let me know if you have any questions or would like to further discuss.

Jon

Jon Earle, PE
Town Engineer
Town of Windham