

From: Jonathan R. Earle
Sent: Friday, February 10, 2017 2:13 PM
To: Amanda L. Lessard; Dustin Roma (dustin@dmroma.com)
Cc: Ben Smith; Douglas Fortier; Gretchen A. Anderson
Subject: The Plaza Phase II - Review Comments

Amanda & Dustin,

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

- Site Plan Application dated February 6, 2017.
 - MDOT Traffic Movement Permit dated February 3, 2017.
 - Project site plans and details (Sheets 1-9) dated February 6, 2017.
 - Stormwater management report & pre/post development plans, dated January 19, 2017.
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1. An ability to serve letter from the Portland Water District dated November 15, 2016 has been included as part of the site plan application. Is the letter confirming ability for full buildout or just for phase 2? It is unclear from the letter which phase(s) this letter is referring to.
2. Confirm that the existing 1" service to the site will be terminated as part of Phase 1. This and any other excavation within the Route 302 Right of Way shall be coordinated with the Town Engineer. Restoration of Route 302 shall be per Section 210 of the Town of Windham Streets & Sidewalks Ordinance.
3. Trips generated by the existing hearing aid facility are not included as part of the trip generation analysis. It appears this property will utilize the newly constructed entrance serving phases 1 & 2. Please clarify.
4. Entrance sight distances should be shown on the site plan.
5. Impacts to the level of service to all intersections within ½ mile of the site entrance should be evaluated per Section 800.B.1. of the site plan ordinance.
6. The HHE-200 form submitted indicated that water use records were used for determining design flows but such records were not included in the application.
7. The site plan provides 32 parking spaces and 45 spaces are required per the ordinance. The 13 spaces being considered for shared parking should be identified on the plan.
8. A stop sign existing the daycare facility parking lot onto the private site roadway is recommended.
9. A location identifying snow storage should be shown on the plan.
10. A photometric plan should be submitted indicating less than 0.5 foot candles of illumination at the property line.
11. The stormwater management report has been reviewed and the following conditions have been met:
 - A. Basic Standards – Provisions for temporary and permanent erosion and sediment control have been adequately provided.
 - B. General Standard – The project exceeds the requirement for stormwater treatment by providing 2 underdrained soil filters and a roof drip edge.

- C. Flooding Standard – The pre and post development stormwater plans and calculations have been reviewed and provide adequate attenuation to reduce post development flows below their predevelopment conditions at all three study points for the 2,10, and 25 yr. storm events.
 - D. Phosphorous Standard – The applicant has chosen to meet the general standard in lieu of phosphorous calculations/mitigation. This is allowed under Chapter 500 and referred to in the Town's ordinance.
 - E. The combined disturbed area of phases 1 & 2 will exceed 1 acre and the property is located in the NPDES urbanized area. As such, the project will need to comply with the Town of Windham Post Construction Stormwater Ordinance (Chapter 144). This includes both construction and post-construction inspection and reporting requirements and should be noted on the approved plans.
- 12. The surface pavement callout on sheet D-1 varies between the Typical Roadway Section and Typical Pavement Section. One calls for 9.5mm HMA and the other 12.5mm, along with varying thicknesses.
 - 13. Sheet D-2 – Clarify that the Typical Trench Section applies for the installation of 4" sanitary sewer from the day care septic tank to the shared disposal field in phase 1.

Please do not hesitate to contact me with any questions.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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