

From: Jonathan R. Earle
Sent: Friday, May 18, 2018 1:46 PM
To: Amanda L. Lessard; 'Fred Panico'; 'Jeff Amos, P.E. '
Cc: 'dmeyer@meyerdevelopmentinc.com'
Subject: RE: 1017 River Road minor site plan submission

To all,

I have reviewed the additional information provided for the site plan submission at 1017 River Road. For clarity, I'm including my previous comments in blue with any new questions/comments in red.

1. Traffic – As Amanda has mentioned below, provide the trip generation for the project. A trip generation range of 16-20 trips per day was provided in the project narrative. This number is less than what is expected to be generated from a 3,000 SF office building (both general office and single tenant office building) using the ITE trip generation manual. Please provide additional rationale behind the project's trip generation range.
2. Show sight distance at the intersection of River Road and the entrance to the sight looking both north and south. Information has been added to the plans. No further comment.
3. The plan provides a total of 11 parking spaces (2 are ADA spaces). Based on a 3,000 SF business/professional office (3.35 spaces/1,000 SF), 11 spaces are required. The provision for 30% of the spaces being 10' wide has also been met. Revisions to the parking layout continues to provide 11 parking spaces along with the ADA and 10' wide space requirements. No further comment.
4. Stormwater
 - a. A letter from the design engineer of the Auto Shine Car Wash project should be provided to verify that the existing stormwater collection system and bioretention cell along the frontage of Route 302 are adequate to handle the additional runoff from the project. The project's grading and stormwater management plans have been developed by Terradyn Consultants. See additional comments below.
 - b. A stormwater pond is proposed to collect runoff from the building and rear property with a capacity of 5,000 CF. The following additional information should be provided for the proposed pond: Pond has been removed from the design.
 - i. It appears that the stormwater pond is functioning as a infiltration basin rather than a detention pond. Please clarify and provide a construction detail showing the applicable construction method is in accordance with Maine DEP Best Management Practices. No longer applicable.
 - ii. Stage-storage information and a cross section confirming the volume capacity of the pond is 5,000 CF. No longer applicable.
 - iii. Hydraulic calculations for runoff from the area contributing to the pond to verify the pond is adequately sized for a 25-yr storm event. No longer applicable.
 - iv. A dry well is proposed to be installed to address stormwater quantity and quality from the all impervious surfaces and a portion of the developed area. Calculations have been reviewed and support the design assumption that the dry well can convey the 25-yr storm event without flooding or impacting abutting properties. The assumption that the lawn areas will not generate runoff based on the presence of highly infiltrative soils (Hydrologic Soils Group 'A') is reasonable.

- v. Water quality calculations were provided, though not required for this sized project. Use of HSG 'A' soils for treatment does not appear to be an approved BMP for stormwater quality for a portion of the developed area. Please clarify. It would be reasonable to remove the quality calculations all together from the narrative since not required for the project.
 - vi. Verify whether the infiltration basin needs to be registered with the Maine DEP through the Class V injection control program.
 - vii. A stormwater maintenance agreement is not required as part of the application. The project does not trigger MS4 post construction inspection and reporting requirements. A stormwater maintenance plan for the stormwater pond/basin should be provided. Maintenance plan has provided by Terradyn Consultants for the project. No further comment.
5. River Road is scheduled to be reconstructed during the 2018 construction season by Gorham Sand & Gravel. As part of the project, the existing water main is scheduled to be replaced. Once the pavement on River Road is completed, a 5-year moratorium from excavation will be imposed on the roadway. The applicant's contractor should coordinate with PWD and the Town to ensure the water service tap for the project is done prior to the road paving. River Road is currently under construction and is scheduled to be completed before the end of June. Has the water tap been completed yet (to the property line)?
6. An ability to serve determination from the Portland Water District needs to be provided for the project. Included in most recent submission. No further comment.

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From: Jonathan R. Earle
Sent: Friday, February 23, 2018 11:53 AM
To: Amanda L. Lessard; 'Fred Panico'
Cc: 'dmeyer@meyerdevelopmentinc.com'
Subject: RE: 1017 River Road minor site plan submission

Fred & Amanda:

Below are my comments regarding the above reference project.

1. Traffic – As Amanda has mentioned below, provide the trip generation for the project.
2. Show sight distance at the intersection of River Road and the entrance to the sight looking both north and south.