

From: Jonathan R. Earle
Sent: Thursday, July 19, 2018 1:43 PM
To: Amanda L. Lessard; Cburgess@sebagotechnics.com
Subject: 18-23 - Copart Minor Site Plan Review

Amanda & Craig,

Below are my review comments for project 18-23 Copart Site Plan:

1. Under the Project Site narrative, you indicate that the impervious area for Lot 2 was increased from 3.0 to 4.6 acres while the impervious area from Lot 5 was decreased from 2.31 to 1.46 acres. This results in a net increase of 0.75 areas tributary to the existing detention pond #1. In speaking with Amanda, this was an approved change and part of the 2006 subdivision approval, but the narrative seems to indicate a net increase since then. Please clarify.
2. As Amanda noted, a traffic analysis needs to be provided for the purposes of calculating the North Route 302 Traffic Impact Fee.
3. A detailed breakdown of estimated sitework costs will need to be provided prior to the preconstruction meeting and start of construction for the performance guarantee and calculation of inspection fees. The amount of \$350,000 included in the project narrative generally seems reasonable for the project.
4. Will the Planning Board approved upgrades to Bedrock Terrace be completed in conjunction with the project? If not, you should comment on the adequacy of the existing gravel portion of Bedrock being able to accommodate the proposed development.

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