

From: Jonathan R. Earle
Sent: Thursday, September 13, 2018 2:25 PM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Subject: RE: 18-21 Gray Road Retirement Community Preliminary Plan Application

Dustin & Amanda,

Below are my remaining comments on the preliminary application for the Gray Road Retirement Community project:

Comments 1-4 have been addressed.

Comment 5a – Provide a waiver request from the flooding standard for the minor increase in peak flow for the 2-yr storm at study point #1.

Comment 5b – Addressed

Comment 5c – Ground topography for the constructed stormwater BMPs will be completed prior to final approval and is reasonable.

Comment 6 – Addressed

Comment 7 – Addressed

Comment 8 – Waiver justification for the high intensity soils survey is reasonable as included in the cover letter dated September 4th.

Comment 9 - Nitrate study was not available or reviewed as part of this submission. Applicant has indicated it is currently underway.

An ability to serve determination from PWD has not been issued at the time of this review.

Jon

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From: Jonathan R. Earle
Sent: Friday, August 17, 2018 3:31 PM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Subject: 18-21 Gray Road Retirement Community Preliminary Plan Application

Dustin & Amanda,

Below are my review comments for 18-13 Ruby Meadows Preliminary Plan Application:

1. Project Narrative Section 1 – Change Roosevelt Trail to Gray Road.
2. The driveway cross section has been designed to meet the with standards for a Minor Public Road with 2-10' paved travel lanes, 2' paved shoulders on each side, and a 2' gravel shoulder on the non-sidewalk side of the drive. The gravel depths shown on the roadway section are designed to meet the Commercial/Industrial standard and the detail shown on D-2 is to a much lower standard, less than the Minor Public Road. Please clarify.
3. Section 9 (Utilities) – Will there be a private hydrant proposed to serve the project? If so, show on the plan/profile sheet and provide a detail. Provide a copy of correspondence from the Portland Water District as required for preliminary approval. Ability to serve is required prior to final approval.
4. Section 12 (Traffic) – Show sight distance looking north & south on Gray Road at the driveway intersection. The trip generation numbers provided are conservative and for single family homes. This number could be reduced if the trip generation from senior housing or condo/townhouse was used.
5. Section 14 (Stormwater Management)
 - a. A waiver from the flooding standard will need to be requested at the Study Point #1 for the minor (0.03 CFS) increase in peak flow.
 - b. Provide the proposed treeline on the plans as a check for the stormwater quantity and quality calculations.
 - c. Provide ground topographic survey prior to final approval within the footprints of Filter Basins 1 & 2.
6. Section 15 (Financial Capacity) – The cost estimate provided in Section 15 is reasonable for the development proposed. A more detailed estimate will need to be provided for the basis of development the project's performance guarantee.
7. Provide locations and test pit logs for the suitability of subsurface wastewater disposal.
8. Provide waiver justification for high intensity soils survey
9. Provide hydrogeologic assessment.

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