

From: Jonathan R. Earle
Sent: Wednesday, October 31, 2018 9:53 AM
To: Amanda L. Lessard; tgreer@walsh-eng.com
Cc: Douglas Fortier
Subject: RE: 18-34 - 989 Roosevelt Trail Lumber Warehouse Site Plan Review Comments

Tom & Amanda,

I have reviewed the updated information submittal dated October 26rd and offer the following responses (in red).

1. An ability to serve letter from the Portland Water District was not included as part of the application. A new water service is being shown on sheet C1.0 to serve the new warehouse building. Provide the size of service on the plans and indicate if this service is intended to be for domestic only or to also provide fire protection. Will the abandoned water service connection be removed/cut from the water main as is typically required from the District? The project is located inside the urban compact and appropriate street opening and utility location permits will need to be obtained from the Public Works Department. (Ability to serve letter dated October 22, 2018 has been provided by PWD. No further comment.)
2. Trip generation was provided for the development and is well below the requirement to provide a traffic study. (No further comment)
3. Sight distances should be shown on the site plan at both entrances. (Addressed. No further comment.)
4. The project design includes two entrances (one entrance/exit and one exit only). A waiver request will need to be made to the Planning Board for the second entrance and for the provision of both entrances being wider than 40' (518.2.a and 518.2.b). The spacing between entrances is approximately 150' which is reasonable based on the site conditions and amount of truck traffic anticipated. Driveway entrance permits shall be obtained from the Public Works Department. (A waiver request was submitted and reviewed. Justification provided for both requests are reasonable.)
5. A full HHE-200 application was provided with the application. The location of the passing test pit should be shown on the site plan presumably within the approximate disposal field footprint shown. (Addressed. No further comment.)
6. Provide installation location and detail for a stop sign at the site exit. (Addressed. No further comment.)
7. A photometric plan for the building mounted light was provided and meets the ordinance requirement. (No further comment.)
8. 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 – A rock sandwich is proposed to be constructed to provide stormwater quality provisions. Water quality calculations were not provided in the stormwater management report indicate this BMP is providing treatment to 95% of the impervious area and 80% of the developed area as required. In addition, there appears to be a small portion of the developed area north of the proposed parking that drains to the northerly property line and bypassing the rock sandwich BMP. (Revised treatment

narrative and calculation have been provided meeting Chapter 500. No further comment.)

C. Flooding Standard – The pre and post development stormwater plans and calculations have been reviewed. The plan shows one subcatchment tributary to the propose rock sandwich BMP. It appears a second analysis point should be considered at the northerly property line (near contour 323) to verify that the flooding standard is being met at this location. (Stormwater quantity calculations have been revised to include the additional disturbed area to the north. No further comment.)

D. Phosphorous Standard – Not applicable.

All of my comments have been addressed and I have no additional questions or comments regarding the project.

Jon

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From: Jonathan R. Earle
Sent: Thursday, October 11, 2018 11:18 AM
To: Amanda L. Lessard; 'tgreer@walsh-eng.com'
Cc: Douglas Fortier
Subject: 18-34 - 989 Roosevelt Trail Lumber Warehouse Site Plan Review Comments

Tom & Amanda,

I have reviewed the following information submitted by Walsh Engineering Associates as part of the Site Plan application and offer the following comments:

1. An ability to serve letter from the Portland Water District was not included as part of the application. A new water service is being shown on sheet C1.0 to serve the new warehouse building. Provide the size of service on the plans and indicate if this service is intended to be for domestic only or to also provide fire protection. Will the abandoned water service connection be removed/cut from the water main as is typically required from the District? The project is located inside the urban compact and appropriate street opening and utility location permits will need to be obtained from the Public Works Department.
2. Trip generation was provided for the development and is well below the requirement to provide a traffic study.
3. Sight distances should be showed on the site plan at both entrances.
4. The project design includes two entrances (one entrance/exit and one exit only). A waiver request will need to be made to the Planning Board for the second entrance and for the

provision of both entrances being wider than 40' (518.2.a and 518.2.b). The spacing between entrances is approximately 150' which is reasonable based on the site conditions and amount of truck traffic anticipated. Driveway entrance permits shall be obtained from the Public Works Department.

5. A full HHE-200 application was provided with the application. The location of the passing test pit should be shown on the site plan presumably within the approximate disposal field footprint shown.
6. Provide installation location and detail for a stop sign at the site exit.
7. A photometric plan for the building mounted light was provided and meets the ordinance requirement.
8. 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 – A rock sandwich is proposed to be constructed to provide stormwater quality provisions. Water quality calculations were not provided in the stormwater management report indicate this BMP is providing treatment to 95% of the impervious area and 80% of the developed area as required. In addition, there appears to be a small portion of the developed area north of the proposed parking that drains to the northerly property line and bypassing the rock sandwich BMP.
 - C. Flooding Standard – The pre and post development stormwater plans and calculations have been reviewed. The plan shows one subcatchment tributary to the propose rock sandwich BMP. It appears a second analysis point should be considered at the northerly property line (near contour 323) to verify that the flooding standard is being met at this location.
 - D. Phosphorous Standard – Not applicable.

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