

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Thursday, May 02, 2019 3:38 PM
To: Amanda L. Lessard
Cc: Lisa Fisher; Mark T. Arienti; James Attianese; Owen Chaplin; dustin@dmroma.com
Subject: 3324.20 Woodside Condo Phase 2 Peer Review Comments

Hi Amanda,

We reviewed the following materials that were downloaded from the Town.

- Major Subdivision Preliminary Plan Application, dated April 22, 2019, prepared by DM ROMA
- Woodside Condominium Plan Set, dated April 22, 2019, prepared by DM ROMA

We have the following comments on the plans and application materials:

1. One roadway name is shown on the plans, there are potentially three roadways shown. The southerly entrance from Route 202, the northerly entrance from Route 202, and the section running from south to north. If the road segments are not considered as separate roads, the 90 degree corner technically does not meet the minimum centerline radius for the Major Private Road section. The Town should consider how the roads should be named.
2. Consider using different stationing numbers for each road for clarity. All three sections currently start at 0+00, which is confusing.
3. The roadway cross section does not meet the Major Private Drive Section as required by 911.M.5.a.6.i.
4. The roadway standards are not met, specifically the requirement of a maximum grade of 2% within 60 feet of an intersection, and the minimum tangent length between reverse curves.
5. Consider providing a barrier at the end of the southerly entrance drive to discourage vehicles from going off the road at the intersection with the south/north road. Should the curb extend across the end of the road?
6. Show stop signs and stop lines at intersections with Route 202.
7. Call out location of ADA curb ramps/detectable warnings on plan.
8. Given the limited driveway area, should provisions for visitor parking be considered?
9. We understand that a financial capacity letter is pending.
10. We understand that an ability to serve letter from Portland water District is pending.
11. Areas within or adjacent to the site identified by MDIF&W on the beginning with habitat maps have not been provided.
12. Areas within or adjacent to the site identified by the Maine Historic Preservation Commission have not been provided.
13. Provide information on abandonment and relocation of the offsite well as noted in the septic system siting investigation.
14. The response to a comment from the previous final subdivision application concerning setbacks from the subsurface wastewater disposal system indicated that the final setback determination would be addressed when the HHE-200 applications were filed. The Applicant should insure that the proposed subsurface systems shown in this application comply with all applicable setbacks. The proposed engineered system is in close proximity to the detention basin and culvert outlet.
15. In addition to the graphic scales, show a numerical scale on all plan sheets.
16. Show NRPA jurisdictional stream offsets on plans.
17. Provide monumentation/pins at all lot corners in conformance with 911.A.3.b

18. Provide hammerhead turnaround dimensions on plan.
19. Request all waivers on Town waiver request form. Two waivers are listed on the subdivision checklist, High Intensity Soil, and Traffic Impact Analysis. Other potential waivers are Nitrate concentration at boundary, roadway section/design requirements.
20. Provide ditch sizing calculations to determine ditch lining requirements.
21. Add silt fence below subsurface disposal field D
22. The review of the stormwater analysis could not be completed since watershed maps were not included in the submission.
23. Provide a spillway analysis for the 25-year storm with the spillway as the sole outlet.
24. Provide 1 foot of freeboard above the flow depth of the spillway.
25. Provide a method to restrict outflow from the treatment ponds to 24-48 hours for the channel protection volume.
26. Ensure that the treatment pond elevations are consistent between the plans, detail, and calculations.
27. Revise the detention pond detail to show elevations consistent with the plan view.
28. Ensure consistent outlet descriptions, for the detention pond, between the plans, details, and calculations.
29. The contours below the forested buffer appear to concentrate flow, verify that sheet flow can be maintained for the calculated flow length.
30. Provide a planting schedule for the bio-cell.
31. Provide details, sizing, and plant schedule, for the proposed Filterra units.
32. Add Filterra maintenance to the inspection log.

Thank you,

William C. Haskell | Principal



707 Sable Oaks Drive, Suite 30 | South Portland, ME 04106
207.772.2515 x235 (office) | 207.318.7052 (mobile)
www.gorrillpalmer.com