



April 24, 2019

Jennifer Curtis, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Response to Review Comments and Submission of Supplemental Information for Minor Site Plan Review of 243 Roosevelt Trail Lussier Office
Brandon Lussier - Applicant**

Dear Jennifer:

We have reviewed the technical comments and completeness review for the above referenced project submitted by Brandon Lussier and have prepared the enclosed revised plans and supplemental information to address those comments. Please find the following attachments for review:

- Class D Medium Intensity Soil Survey of the project site
- Sketch elevation of proposed sign

The following addresses comments raised in the technical review:

Stormwater Management

The property is a ½-acre parcel of land that is generally undeveloped. The trees have been cut to create a building envelope and a rough driveway is in place with an existing 15" HDPE culvert. Soils on the site are classified as a Paxton very stony fine sandy loam which is suitable for the proposed development consisting of an office building and small paved parking area. Stormwater drainage generally flows towards Roosevelt Trail through a drainage ditch that runs just off the property on the west side. Based on a site visit the drainage ditch and roadside ditch along Roosevelt Trail appear well vegetated and stable. The proposed development will create approximately 5,700 square feet of impervious surface, and the remaining site area will be vegetated as lawn. It is our professional opinion that the existing drainage swales and culverts are capable of receiving the stormwater runoff from the proposed development without causing significant potential for erosion or flooding provided the measures outlined in the Erosion and Sedimentation Control Plan and Grading Plan prepared for the project are followed.

Vehicle Traffic

The 1,900 square-foot office building would be expected to generate approximately 3 to 4 peak hour trip ends and 25 to 30 average daily trips based on estimates published by the Institute of Transportation Engineers Trip Generation Manual.

Fire Protection

An existing fire hydrant is located at the corner of Albion Road and Roosevelt Trail, which is approximately 850 feet from the proposed building.

Landscaping

The building foundation will be landscaped with shrubs and perennials typical of a residential type development, given the scale of the building. Trees will be maintained as a buffer along the side/rear property boundaries. Due to the small lot size and topography, there is minimal additional opportunity for landscaping.

Dumpster/Trash Removal

There is no proposed outside dumpster on the property. There is an attached garage space where trash totes can be stored to be hauled off site by a private contractor.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

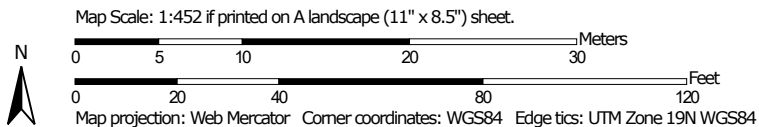
Dustin M. Roma, P.E.
President

Enc.

Soil Map—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/24/2019
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 15, Sep 6, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2013—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	0.4	99.9%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	0.0	0.1%
Totals for Area of Interest		0.4	100.0%

Cumberland County and Part of Oxford County, Maine

PfB—Paxton very stony fine sandy loam, 3 to 8 percent slopes

Map Unit Composition

Paxton and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material

H1 - 2 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Percent of area covered with surface fragments: 1.6 percent

Depth to restrictive feature: 18 to 40 inches to densic material

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

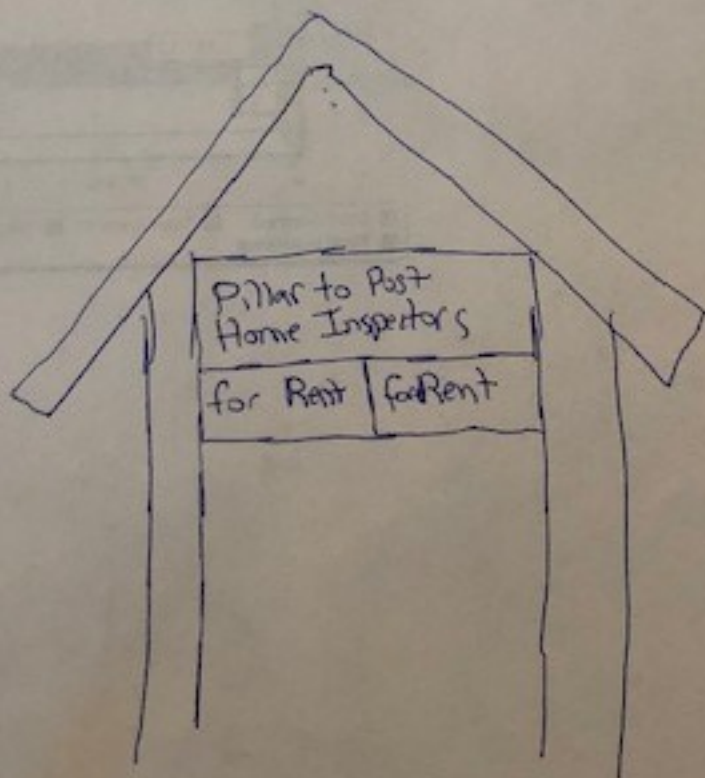
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 15, Sep 6, 2018

See Attached Logo





Lussier Team 207-749-3775

pillartopost.com/lussierteam