

Jennifer Curtis

From: Mark T. Arienti
Sent: Wednesday, September 25, 2019 1:38 PM
To: Jennifer Curtis
Subject: Minor Site Plan Application, Hanna Realty Associates, LLC, 839 Roosevelt Development, Windham, Maine

I have reviewed the following materials for this Minor Site Plan Application.

- Minor Site Plan Application, Hanna Realty Associates, LLC, 839 Roosevelt Development, Windham, Maine, September 2019, prepared by St. Germain Collins
- Permitting Drawings for 839 Roosevelt Development, Windham, Maine June 2019, Revised September 2019

I have the following comments on revised plans and application materials:

- Stormwater
 - The Applicant has submitted a Stormwater Management Report to comply with Section 811.E of the Site Plan Review ordinance. The stormwater analysis concluded that the post-development peak flows are less than the pre-development flows at Analysis Points 2 and 3, but slightly greater at Analysis Point 1. Since some of the post-development flows do exceed the pre-development flows, the Applicant will need to submit a written waiver request as outlined in paragraph E.1(a) of that section.
 - The Applicant proposes to incorporate the existing infiltration basin between the Pratt Abbott building and the road into its stormwater management plan for the proposed development. Please document that this system, as installed and maintained, is still functioning as originally designed.
- Plan Set
 - In the Proposed Development Condition, Sheet D-102, there is a watershed boundary line around "Existing Pratt Abbott Building". It's not clear on the plan sheet whether this area is within Subcatchment 2S or Subcatchment 5S or another unlabeled subcatchment. Please clarify.
 - Please provide material specs in the detail for the Dripline Filter on Plan Sheet C-501 that are consistent with Ch. 5 of Maine DEP Stormwater BMP Manual.
 - On the Truncated Dome Detectable Warning Detail on Sheet C-502, please clarify what the units are for the dimensions 0.27 and 0.07.

Please let me know if you have any questions on my comments,

Mark

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