

PLANNING / DESIGN ASSOCIATES

RESIDENTIAL / COMMERCIAL / RECREATIONAL DESIGN SERVICES

- Architectural Designers
- Consulting engineers
- Site Planners
- Landscape Architects
- Development Consultants

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NOVEMBER 8, 2016

PROJECT: PLAZA PROJECT PHASE 1

AMANDA LESSARD

PLANNING DEPT.

TOWN OF WINDHAM, ME

Amanda,

These are the responses to the issues raised at the review meeting and by bill Haskell:

4. The closure of the existing curb cut has been detailed on the plans and noted.

5. There will be no impact to the curb ramps and landing pads at the main driveway entrance. The water main service is in place since 2014 and extends into the site. the existing detectable warning detail can show a cast iron plate if this is the towns standard.

11. Septic system design shows 2-3' slope from building to the bottom of the chambers el.198.4 and the 4" sdr 35 at 198.95. pump stations are not required.

12. The driveway grading beyond the septic tank will be regarded when the driveway is extended back to phase 2.

14. There is a note pertaining to the under drain soil filter. test pits show no ledge in detention pond area.

17. Enclosed is an ability to serve letter from the Portland Water District by Monday.

The rear left corner of Lot 19a was cleared under an erosion control permit issued by the town. This clearing has no impact on the stormwater management plan for phase 1. A new plan will be submitted for the remainder of the property in future development.

The building elevations have been revised based on suggestions by the review staff. see plans

The lighting plan has been revised to reflect the lot 881 boundaries. By Monday

Snow storage areas are shown on the landscape plan on the right side of the building and at the end of the driveway.

The trash will be enclosed with in the building and accessed by doors on the driveway side of the building. Tenant trash will be stored in 30 gal containers. a private trash contractor will remove the containers into the truck The truck will pull onto a paved area on the side of the driveway. This operation will take 2-3 minutes. The truck will then proceed to pick up at other site on the property.

The utility room will be inside the building near the utility entrances.

All mechanical equipment will be on the roof and screened. See elevations

Performance guarantee for the site work has been sent to the town

Enclosed is a brake down of the site costs.

A bike rack will be installed on the driveway side of the building.

Separate easement sketches has been prepared by the surveyor. There was too much information on the site plan c-100 to read these easements This plan will show 7 easements labeled:

- A. Access easement---to the hearing aid center and future development on the back property
- B. Water main easement--to the hearing aid center and future development on the back property
- C. Underground electric/phone easement--to the hearing aid center and future development on the back property
- D. Gas easement---over the hearing aid center and future development on the back property
- E. Septic system easement---over the hearing aid center and future development on the back property
- F. Stormwater easement---over the back property
- G. Grading easement---over the back property

Sincerely,

Fred Panico, Project Manager

ENCLOSED:

CC.

MARTIN LIPPMAN

SEVEE MAHER ENGINEERS

FRICK ASSOCIATES

MACLEOD ENGINEERS

SURVEY INC.

KEN GRONDIN