



A C O R N

ENGINEERING, INC.

Memorandum

Attn: Ryan Keith, Code Enforcement Officer
Town of North Yarmouth, Maine
10 Village Square Road
North Yarmouth, ME 04097

May 10, 2021

Subject: Village Center Estates Subdivision (Phase 2)
Final Subdivision Application

Acorn Engineering, Inc. has reviewed the Final Subdivision Application by Sevee & Maher Engineers for the proposed Phase 2 Village Center Estates Subdivision project. The project proposes 24 lots with a main private roadway, private side road, and associated utilities and stormwater management. Acorn Engineering's review primarily pertains to the stormwater design/permitting and hydrological modeling, roadway design, erosion control measures, and general conformance with the Town's Ordinance.

As part of this submission, Sevee & Maher has provided a response letter to the first round of comments and made plan adjustments accordingly. In general, we are satisfied with the Applicant's responses, with the following comments based upon the additional material provided.

1. Given the proposed grading and the overall drainage patterns from one neighbor's backyard or side lot to another, we would recommend the Subdivision Plan include drainage easements. These should be located outside the building envelope, and where stormwater is anticipated to flow in a concentrated manner from one lot to another, before entering the roadway or a stormwater BMP.
2. A turning template has been provided for a 40 ft long ladder truck. The plan depicts the bumper overhanging the hammerhead in order to turnaround. We would recommend a note on the plans requiring snow removal beyond the end of the paved portion of the hammerhead to facilitate this movement. Alternatively, the hammerhead pavement could be elongated to provide a free and clear space for the fire truck to turnaround.

Please let us know if you have any questions.

Sincerely,

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

Samuel J. Lebel, P.E.
Project Manager
Acorn Engineering, Inc.