

From: Dustin Roma <dustin@dmroma.com>
Sent: Wednesday, May 30, 2018 4:30 PM
To: Jonathan R. Earle; Amanda L. Lessard
Subject: RE: 18-03 Sabatus Lane Subdivision Amendment Comments

Jon & Amanda,

I agree that a note would clear up #2. How about we add a Condition of Approval that states that the temporary construction road that connects the open space to Sabatus Lane through Lot 3 shall have the gravel surface removed and shall be replanted with native vegetation?

Dustin M. Roma, P.E.



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From: Jonathan R. Earle [<mailto:jrearle@windhammaine.us>]
Sent: Tuesday, May 29, 2018 4:09 PM
To: Dustin Roma <dustin@dmroma.com>; Amanda L. Lessard <allessard@windhammaine.us>
Subject: RE: 18-03 Sabatus Lane Subdivision Amendment Comments

Dustin,

I'm ok with your response #1 as it relates to the stormwater treatment buffer slope and soil type assumptions. As for returning the gravel roadway to its natural condition, I would recommend showing this on the plan with a note saying gravel material used as the road base will be removed prior to the completion of the project. The third comment I'm ok with as well. It will seemingly take a while for the 20' wide strip to return to a woods condition from stormwater modeling standpoint and I think it would be good to note this on the plan.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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From: Dustin Roma [<mailto:dustin@dmroma.com>]
Sent: Tuesday, May 29, 2018 9:26 AM
To: Jonathan R. Earle; Amanda L. Lessard
Subject: RE: 18-03 Sabatus Lane Subdivision Amendment Comments

Hi Jon,

The following is a response to your comments related to the Sabatus Lane project:

1. The soils mapping indicated on the Stormwater Treatment Plan was obtained from the Medium Intensity Soils Maps for Cumberland County. The wetland areas shown are based on a field delineation performed by Mark Hampton. Generally, we will downgrade a soil classification to a "D" soil if wetlands are found to be present when we perform a hydrologic analysis, such as a Hydrocad Model for pre and post-development peak flow analysis, or if we intend to use the land area for a stormwater buffer. Given that no such analysis was performed that utilizes the area in question, we have chosen to keep the soils mapping consistent with the Medium Intensity Soils Mapping for consistency purposes.
2. The gravel roadway that was constructed to access the recreation field area in the open space was constructed through a portion of Lot 3 that is intended to be revegetated and returned to a natural condition following completion of the project. The final trail location will run along the backside of lots 1, 2 and 3 and through the 20-foot wide strip to the north of Lots 1 and 15, and will have the appearance of a woods trail and not a gravel roadway.
3. The assumptions for impervious surface on each lot was reduced slightly based on repositioning of buildings to make room for leach fields on each lot.

Please let me know if you have any additional questions or if you need further explanation, thanks.

Dustin M. Roma, P.E.



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From: Jonathan R. Earle <jrearle@windhammaine.us>
Sent: Wednesday, May 23, 2018 4:10 PM
To: Amanda L. Lessard <allessard@windhammaine.us>; 'Dustin Roma (dustin@dmroma.com)' <dustin@dmroma.com>
Subject: 18-03 Sabatus Lane Subdivision Amendment Comments

Amanda & Dustin,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the subdivision amendment for this project and offer the following comments:

- Subdivision Amendment Application dated May 21, 2018.

- Subdivision plans and details dated May 21, 2018.
 1. The soils downgradient of subcatchment 7 are indicated as HSG A (Windsor, loamy sand) and HSG B (Belgrade, very fine sandy loam), yet are delineated as wetlands. Please clarify the wetland delineation or the soils mapping in these locations.
 2. The creation of subcatchment 7 for the recreational field does not include provisions for treating the additional impervious area from the gravel roadway that has been constructed for access. Will this be removed once construction is complete and if so, how will access to the field be provided? It would seem that additional provisions need to be made within this subcatchment to account for additional impervious/developed area beyond the field itself.
 3. There is a slight decrease in the sum of the total impervious area from subcatchments 1-6 (Originally 71,660 SF, now 69,705 SF). Could you explain the decrease?

Please do not hesitate to contact me with any questions.

Jon

Jon Earle, PE
Town Engineer
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