

**From:** Jonathan R. Earle  
**Sent:** Thursday, March 01, 2018 3:36 PM  
**To:** Amanda L. Lessard; 'Dustin Roma (dustin@dmroma.com)'  
**Subject:** RE: 17-11 Majestic Woods Review Comments

Amanda & Dustin,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the Preliminary Major Subdivision Plan application for this project and offer the following comments.

- Response to Review Comments for Preliminary Major Subdivision Plan Application – Dated January 22, 2018.
  - Response to Review Comments for Preliminary Major Subdivision Plan Application – Dated February 19, 2018.
  - Plan Set (Sheets 1-10) Dated February 20, 2018.
1. Awaiting the hydrogeologic analysis for the project. This criteria was not available or reviewed at the time of this review.
  2. Stormwater quality and quantity calculations were provided and reviewed. The project continues to meet the treatment standard of treating 95% impervious and 80% developed area upon the incorporation of high intensity soils. A summary report of the pre & post development flows from the respective analysis points would be helpful in the review of the stormwater quantity calculations.
  3. Show sight distances at the intersection of Swett Road and the proposed new road on the approved plan.
  4. Provide a construction cost estimate for the project prior to final plan submission.
  5. Waiver request for a traffic impact analysis was included and is reasonable based on the amount of traffic anticipated to be generated from the development.

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From: Jonathan R. Earle  
Sent: Thursday, January 04, 2018 11:11 AM  
To: Amanda L. Lessard; 'Dustin Roma ([dustin@dmroma.com](mailto:dustin@dmroma.com))'  
Subject: 17-11 Majestic Woods Review Comments

Amanda & Dustin,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the Preliminary Major Subdivision Plan application for this project and offer the following comments.

- Preliminary Major Subdivision Plan Application dated December 18, 2017.
  - Subdivision plans and details (Sheets 1-10) dated December 18, 2017.
1. Road Standard Waiver – The project is not within 1,000' of a public facility and there are no sidewalks to connect to on Swett Road. Therefore a sidewalk is not required as noted in the application. The proposed design does not provide for an extra 1' of paved shoulder on each side of the road but instead provides 2' of gravel shoulder beyond the 24' paved cross section. This proposed design seems reasonable and would need to be noted in the staff memorandum prior to Council acceptance of the street as public.
  2. Stormwater Management – The project meets MDEP basic and general standard for erosion control and stormwater treatment, respectively. The treatment BMPs provide adequate treatment to meet the 95% impervious/80% developed standard based on the medium intensity soils used in the analysis. Stormwater quantity calculations were not included as part of this submission (flooding standard). The general standard will be reviewed again once the high intensity soil survey is completed along with the flooding standard.
  3. Will a hydrogeologic analysis be completed for the project? A waiver request was not included as part of the submission.
  4. Show sight distances at the intersection of Swett Road and the proposed new road on the approved plan.
  5. A detailed construction cost breakdown as part of the final application would be helpful.
  6. The project is not in the MS4 urbanized area and will not need to meet Chapter 140 annual post construction inspection standards. The project will need to complete a 5-yr recertification for stormwater BMPs as part of the Site Location of Development requirements from MDEP.

Jon

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