

From: Dustin Roma <dustin@dmroma.com>
Sent: Thursday, May 10, 2018 10:22 AM
To: Jonathan R. Earle; Amanda L. Lessard
Subject: RE: 18-11 River Road Subdivision Amendment Review Comments
Attachments: TP-1 Stormwater Map.pdf

Hi Jon,

- I double-checked the length of the stone-berm level spreader in the CAD drawings and it measures 109 feet.
- Attached is a revised TP-1 drawing which calls out the required roofline drip edge on all soffit sides of the building within watershed 16.
- The revised tree clearing limits and stormwater management devices do not change the erosion control standards that were designed to be implemented for the project, so it is not necessary to revise the MDEP Stormwater PBR, which only addresses Basic Standards of MDEP Chapter 500.

Thanks, please let me know if there are any additional questions.

Dustin M. Roma, P.E.



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From: Jonathan R. Earle [<mailto:jrearle@windhammaine.us>]
Sent: Wednesday, May 02, 2018 9:07 AM
To: Amanda L. Lessard <allessard@windhammaine.us>; 'Dustin Roma (dustin@dmroma.com)' <dustin@dmroma.com>
Subject: 18-11 River Road Subdivision Amendment Review Comments

Amanda & Dustin:

I have reviewed the amendment to the River Road Subdivision and offer the following comments:

- The flooding waiver calculations and revised treatment plan show that > 75% of the project's impervious and developed areas are treated by buffers. Therefore, flooding calculations are not required as part of the amendment.
- Buffer calculations:
 - o The calculations indicate that Level Spreader 1 is 109', but the level spreader on the plan scales to about 90'. Please clarify.
 - o The proposed roof drip edge for WS-16 should be called out on sheet TP-1. Construction detail has been provided.
- The project continues to provide water quality treatment in excess of the 95% impervious/80% developed required for the project.

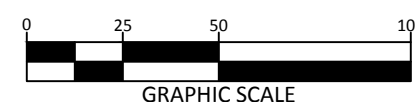
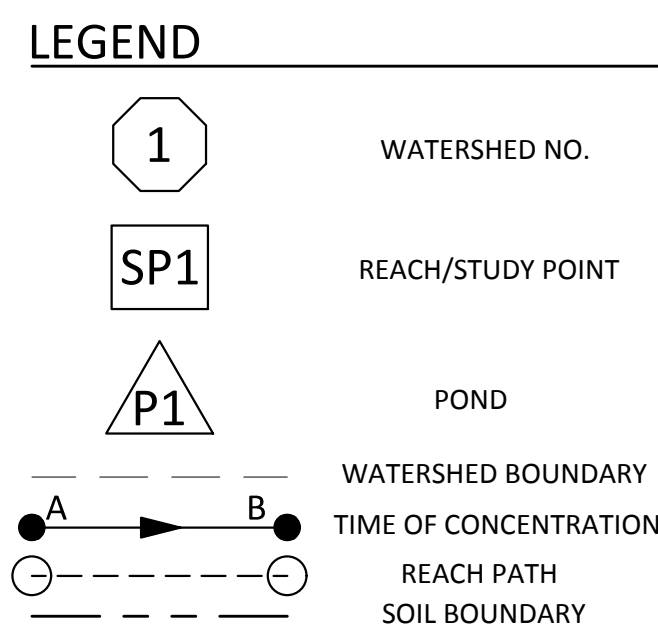
- Confirm that the changes to the subdivision plan do not require a revised Permit by Rule with DEP.

Any questions please let me know.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

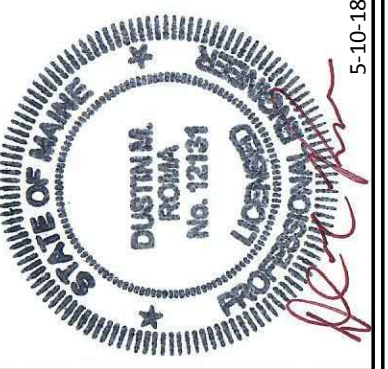
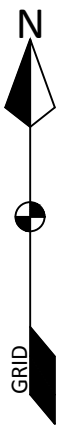
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Stormwater Treatment Table										
River Road Subdivision										
	Total Watershed Area (SF)	New Impervious Area (SF)	New Landscaped Area (SF)	Existing/Offsite Impervious Area (SF)	Existing/Offsite Landscaping Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated (SF)	New Landscaped Area Treated (SF)	Treatment Device
W5-10	58,355	3,210	10,445	3,105	7,075	34,520	Yes	3,210	10,445	Filter Basin
W5-11	7,795	2,500	5,295	0	0	0	Yes	2,500	5,295	Filter Basin
W5-12	107,815	15,920	45,465	2,145	7,570	36,615	Yes	15,920	45,565	Level Spreader
W5-13	8,985	3,035	5,950	0	0	0	Yes	3,035	5,950	Level Spreader
W5-14	6,680	4,095	2,585	0	0	0	Yes	4,095	2,585	Level Spreader
W5-15	72,740	1,420	16,190	560	2,885	51,655	Yes	1,450	16,190	Infiltration BMP
W5-16	1,420	1,420	0	0	0	0	Yes	1,450	0	Drip Edge
W5-17	55,185	685	7,180	4,275	1,905	41,130	No	0	0	None
W5-20	157,595	8,690	31,480	3,595	3,215	110,615	Yes	8,690	31,480	Buffer
Total		41,005	124,700					40,320	117,510	

41,005 sf
38,955 sf
40,320 sf
98% New Impervious Area Treated

165,705 sf
132,564 sf
157,830 sf
95% New Developed Area Treated



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[illegible]

TREATMENT PLAN

**RIVER ROAD SUBDIVISION
WINDHAM, MAINE**

FOR RECORD OWNER:
STJ, INC.

**939 PARKER FARM ROAD
BUXTON, MAINE 04093**

17020

1" = 50'

-10-2018

MEET 1 OF 1

TP-1