

**From:** Jonathan R. Earle  
**Sent:** Friday, June 29, 2018 12:46 PM  
**To:** 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard  
**Subject:** 18-13 Ruby Meadows Preliminary Plan Application

Dustin & Amanda,

Below are my review comments for 18-13 Ruby Meadows Preliminary Plan Application:

1. Show sight distance at the intersection of the proposed subdivision road and Albion Road consistent with the narrative included in the subdivision application.
2. Provide a moratorium restoration detail for the water main and water service connections that conforms with Chapter 210 – Streets and Sidewalks. Verify that the cost associated with the moratorium restoration was included in the estimated construction cost line item for water main and hydrants.
3. High intensity soils and hydrogeologic analyses – Will you be providing the information for these or waiver requests?
4. Additional test pit information for septic suitability for each lot as noted in Amanda's email.
5. Waiver from Dead End street standard is reasonable. Chief Libby should comment on this as well.
6. Stormwater Management:
  - a. As Amanda mentioned, show forested buffers on the plan along with the permanent marking note as required.
  - b. Flooding Standard – There appears to be a typo in Table 1 (Peak runoff at each study point). Specifically, the predevelopment 25-yr flow at SP-1 is listed as 0.10 CFS and the HydroCAD calculations indicated the peak flow is 7.18 CFS.
  - c. Provide ground topography for the underdrained soil filter and the 4 bioretention cells.
  - d. Show proposed grading for bioretention cells 3 and 4. The typical detail does not provide enough information to cross check the stage-storage assumption being made in the stormwater modeling.
  - e. The stormwater treatment goals are being met for the project with the proposed BMPs treating 95% of the impervious and 80% of the developed areas. Provide a lot by lot summary of impervious and developed areas on the subdivision plan in addition to the summary table included in the stormwater report. This will help our Code Enforcement department as they are issuing building permits for each lot with the overall treated areas being only slightly above what is required.

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