

From: Jonathan R. Earle
Sent: Tuesday, November 20, 2018 2:01 PM
To: Amanda L. Lessard; 'Dustin Roma (dustin@dmroma.com)'; jayson@dmroma.com
Cc: chrisdigsdirt@gmail.com; Christopher S. Hanson; Gretchen A. Anderson; Douglas Fortier
Subject: 18-12 Highland Woods Subdivision - Preliminary Plan Review Comments

Amanda & Dustin,

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

- Major Subdivision Application dated November 5, 2018.
 - Major Subdivision Plan Set (11 Sheets) dated November 5, 2018.
1. Traffic – The previously submitted traffic impact assessment completed by William Bray, PE, satisfies the project's need for a traffic impact analysis. No offsite improvements are proposed for the project.
 2. High Intensity Soils – The previous submitted waiver no longer applies and a Class A High Intensity Survey was completed by Longview Partners, LLC.
 3. Hydrogeologic Waiver – This waiver also no longer applies. A nitrate-nitrogen assessment was submitted by Summit Geoengineering Services dated October 26, 2018 along with a plan (WW-1) showing the nitrate plumes for each disposal field. For lots 9-22, it appears that the test pit is located outside of the footprint where the disposal field is being proposed and subsequent plume. Please clarify.
 4. Road standard – The proposed waiver request to have a 26' wide paved surface with 1' gravel shoulders is reasonable and consistent with recently approved subdivision projects.
 5. Provide additional ground topography for the footprints for each of the 5 filter basins rather than relying solely LIDAR aerial survey.
 6. A driveway location permit will need to be obtained from Public Works prior to the start of construction.
 7. Material export analysis – After reviewing the road profile, it does appear that the work with the ROW will generally result in the same amount of cut and fill volumes. In a discussion with Dustin, we agreed that he would provide these volumes as part of the final plan submission.
 8. Stormwater
 - a. Where the lots are likely to be developed by others, provide a table with the individual lot assumptions for impervious and developed areas in addition to the watershed subcatchment assumptions for impervious/developed area.
 - b. Section B (Alterations to Land Cover) of the Stormwater Management Report indicates that a combination of the medium and high intensity soil surveys were used in the analysis. In comparing the high intensity map prepared by Longview Partners with sheets SWP-1 and SWP-2, it appears that the high intensity soils were used exclusively. Please clarify.
 - c. Basis Standards – Meets basic standards.
 - d. General Standard – Meets the requirement to treat 95% impervious and 80% developed. No further comments.
 - e. Flooding Standard – The flooding standard is being met at each of the 4 study points for the 2, 10, and 25 yr. storm events. No further comments.

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