

From: Jonathan R. Earle
Sent: Monday, November 19, 2018 11:01 AM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Subject: 18-26 649 River Road Subdivision Final Plan Review Comments

Amanda & Dustin

Below are my review comments for the final plan submission. Responses to the previous comments are in red.

1. Traffic – Peak hour trip generation was provided for the project but not daily trip generation was not. Based on the number of lots, a traffic study will not be required, but this should be noted in the application. Daily trip generation was provided in an email from DM Roma Consulting Engineers dated October 12, 2018. No further comment.
2. High Intensity Soils Waiver – Given the variability of hydrologic soils group on site (A,B, and C/D), I would not recommend granting a waiver for the high intensity soils survey. My recommendation would be to require the high intensity soils survey within the developed areas for the purpose of providing a more accurate stormwater quantity analysis and determination of peak flows in both the pre and post development conditions. A waiver request was provided along with a report from Mainely Soils, LLC dated October 29, 2018. The letter indicates that based on the onsite investigations, the soils closely match the Cumberland County Medium Intensity Soil Survey. Based on this additional information provided, the waiver request from the High Intensity Soils Survey is reasonable.
3. Hydrogeologic Waiver – The justification for waiving the hydrogeologic analysis was that the project and abutting properties are served by public water. However, the abutting property to the south (specifically 635 River Road) does not appear to served by public water. Please clarify. It would seem reasonable to require a hydrgeologic analysis of the disposal fields from lots 1-3. As discussed, completing a nitrate analysis for lots 1 & 2 only is reasonable based on their proximity to an abutting home which is not on public water. The report from Summit Geoengineering Services indicates that the project will not result in greater than 10 mg/L of nitrate-nitrogen at the property line. A map showing the nitrate plumes for lots 1 & 2 should be provided to confirm this as part of the review. Also, a waiver request needs to be submitted for lots 3-8 which again is reasonable based on soils, site topography, and proximity to abutting homes not on public water.
4. Road standard – Provide a waiver request and for the road standard as proposed. This cross section is consistent with other subdivisions recently approved. A waiver request for this standard was provided and the justification is reasonable and consistent with recently approved projects.
5. Provide additional ground topography within the footprints for the 2 filter basins rather than relying on LIDAR aerial survey. The cover letter dated November 5, 2018 indicates that field topography was completed within the areas of the stormwater BMPs and that the

ground topo was consistent with the LIDAR contours. Do you have a sketch of the ground topo in these areas for comparison with LIDAR?

6. Provide the sight distance at the intersection of the subdivision road and River Road on the approved plan. Sight distance has been provided on sheet PP-1 exceeding the standard for the posted speed limit. No further comment.
7. A driveway location permit will need to be obtained from Public Works prior to the start of construction. To be obtained prior to construction. No further comment.
8. Add a stop sign to the plan and provide a construction detail. Not address as part of the plan submission.
9. Stormwater
 - A. Basic Standards - Provisions for temporary and permanent erosion and sediment control have been adequately provided.
 - B. General Standard – The project has been designed to meet the general standard by providing stormwater quality treatment to over 100% of the impervious area and 85% of the developed area.
 - C. Flooding Standard – The flooding standard has been met with post development peak flows below predevelopment levels at each of the analysis points.
 - D. Phosphorous Standard – Not applicable.
 - E. The cross culvert near station 0+00 is called out as a 12” culvert. Minimum culvert size for public roads is 15”. Provide culvert sizing calculations. Not addressed as part of the plan submission.

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From: Jonathan R. Earle
Sent: Thursday, October 11, 2018 3:22 PM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Subject: 18-26 649 River Road Subdivision Preliminary Plan Review Comments

Dustin & Amanda,

I have reviewed the following information submitted by DM Roma Consulting Engineer as part of the Major Subdivision application for this project and offer the following comments. For clarity, I have included the comments from the previous submission with responses to those comments in red.

1. Traffic – Peak hour trip generation was provided for the project but not daily trip generation was not. Based on the number of lots, a traffic study will not be required, but this should be noted in the application.
3. High Intensity Soils Waiver – Given the variability of hydrologic soils group on site (A,B, and C/D), I would not recommend granting a waiver for the high intensity soils survey. My recommendation would be to require the high intensity soils survey within the developed areas for the purpose of providing a more accurate stormwater quantity analysis and determination of peak flows in both the pre and post development conditions.
4. Hydrogeologic Waiver – The justification for waiving the hydrogeologic analysis was that the project and abutting properties are served by public water. However, the abutting property to the south (specifically 635 River Road) does not appear to served by public water. Please clarify. It would seem reasonable to require a hydrgeologic analysis of the disposal fields from lots 1-3.
5. Road standard – Provide a waiver request and for the road standard as proposed. This cross section is consistent with other subdivisions recently approved.
6. Provide additional ground topography within the footprints for the 2 filter basins rather than relying on LIDAR aerial survey.
7. Provide the sight distance at the intersection of the subdivision road and River Road on the approved plan.
8. A driveway location permit will need to be obtained from Public Works prior to the start of construction.
9. Add a stop sign to the plan and provide a construction detail.
10. Stormwater
 - A. Basic Standards - Provisions for temporary and permanent erosion and sediment control have been adequately provided.
 - B. General Standard – The project has been designed to meet the general standard by providing stormwater quality treatment to over 100% of the impervious area and 85% of the developed area.
 - C. Flooding Standard – The flooding standard has been met with post development peak flows below predevelopment levels at each of the analysis points.
 - D. Phosphorous Standard – Not applicable.
 - E. The cross culvert near station 0+00 is called out as a 12” culvert. Minimum culvert size for public roads is 15”. Provide culvert sizing calculations.

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