

Brem_184_03.03.2015

Date: Tue, 3 Mar 2015 16:29:36 -0500
From: shinton@mindspring.com
To: davislewis@hotmail.com
Subject: cover letter for Feb 26th plan revisions, Long Ridge 40B

From: Jeffrey Brem [<mailto:jabrem@meisnerbrem.com>]

Sent: Thursday, February 26, 2015 11:59 AM
To: Jennifer Johnson
Subject: "The Birches"- HydroCAD and minor plan revisions

Jennifer
EMAIL 1 OF 3

The Definitive Subdivision Plan for "The Birches" property at 100 Long Ridge Rd have been revised per your comments received via email on February 18, 2015. This revision is labeled "Revision 2" and is intended to address all of the comments received.

For ease of review, we have provided our responses using the organizational structure in your email.

We revised portions of the HydroCAD report. We corrected the impervious area discrepancy (see below). The error messages previously listed in the HydroCAD analysis have now been virtually eliminated. The remaining warning messages refer to tailwater effects which do not affect the routing, as can be seen in the notes provided copied from the HydroCAD website. We provided this note under each node reporting a warning. Additionally, rain garden 3-B displays an overtopping warning which is intended as this rain garden outlets via a level spreader at the berm. A note clarifying this was added to this node. In summary, we believe the HydroCAD errors and warning issue is resolved.

1. The discrepancy in the total proposed impervious area was corrected. The total proposed impervious area was recalculated to be 81,070 sq ft and this number was used both in the HydroCAD analysis and in the recharge and water quality calculations in the Stormwater Report.
2. The bioretention area sediment forebay and the irrigation cistern were removed from the HydroCAD analysis. These two nodes are still displayed in the model to provide information, but the storm events are not being routed through them.
3. The post-development offsite area contributing flow to this property was revised to be identical to the pre-development offsite area contributing flow to this property.
4. The recharge system was revised to reduce the routing errors and overtopping. The stone surrounding the Cultec units was given extra depth and the outlet pipe was increased to an 18" diameter, as we discussed on the phone.
5. The driveway culverts that were previously over capacity at the higher storms have been revised so that water flows freely through all of them.
6. The elevations of the driveway culverts were revised both on the plan and in the stormwater calculations. Driveway culverts now all have acceptable cover.

Hopefully, we are at a point where the civil engineering aspects and technical issues of this project are resolved. If there are any remaining, please let us informally get them resolved.

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