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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: May 18, 2012

From: Engineering Department

Subject: *Review of Pine Ridge Farm Lane Residential Compound – 366 Pope Road*

We have reviewed the plans for the above mentioned project titled “Definitive Plan, Pine Ridge Farm Lane” dated March 15, 2012 and have the following comments:

Roadway

1. The existing lot was part of a previous subdivision, Triangle Farm Lane. The existing lot has access to a shared common driveway less than 90 feet from the proposed driveway. Considering the proximity to the existing common driveway, the applicant should consider getting access to the existing lot from the common driveway rather than add an additional curb cut on Pope Road.
2. An SU-30 truck can't enter the street or maneuver within it. We will defer further comment to the Fire Department.
3. The applicant should label the sight distances at the intersection with Pope Road and ensure that existing or proposed landscaping does not limit or obstruct sight distance.
4. The applicant should ensure that the road shoulders have a minimum 3 foot wide zone free of obstructions.
5. The applicant hasn't addressed the sidewalk requirement for the proposed street.
6. The applicant has provided a maintenance agreement for the proposed street which should be incorporated into legal documents, etc.

Drainage/Utilities

7. The applicant plans to discharge runoff into the public drain system on Pope Road. The applicant should provide calculations showing there is sufficient capacity in the system based on the 10 year storm.
8. The runoff for the driveway in subcatchment 1B is modeled to head to Basin 1B. The runoff, due to the curbs, will actually head to the catch basin at the end of the road and that paved area should be considered part of subcatchment 1A.
9. The applicant should add a note that the developer will be required to make necessary modifications if the drywell does not work as designed.
10. The applicant should show the proposed water and gas lines and locations of any proposed fire hydrants.

Miscellaneous

11. The applicant should show the proposed street numbers for the new homes. We will work with the Fire and Police Departments and approve the proposed street addresses before building permits are issued.
12. The applicant should show any proposed street signs for the road and ensure that the signs will be MUTCD compliant, doesn't obstruct sight distance and states that the road is a private way.
13. The applicant should establish two benchmarks that won't be disturbed during construction.
14. The applicant should add a note stating that any survey monuments will be protected during construction and that if they are disturbed, they will be reset by a Professional Land Surveyor.
15. The applicant will be responsible for providing an as-built plan that will be certified by a PE/PLS. The engineer will need to witness the construction, as deemed necessary, to allow them to certify the subsurface features were constructed as designed.