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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: August 23, 2013

From: Engineering Department

Subject: Site Plan Special Permit #08/01/13-444 – CVS - 400 Massachusetts Avenue

We have reviewed the site plan for 400 Mass Ave dated January 25, 2013 with a revision date of July 8th, 2013 and have the following comments.

1. The underground detention basin is submerged below the estimated seasonal high water level due to the high groundwater level on the site. Although the detention basin will not be able to provide groundwater recharge, the applicant has shown they've met the intent to satisfy Standard #3 of the Massachusetts Stormwater Policy which grants relief if there are site constraints such as high groundwater or ledge. The applicant has also shown in their water balance calculations that the pre-development infiltration rates will not be reduced post-construction.
2. The pavement sections do not match Acton standards however they do exceed them. We don't see any issue in approving the proposed pavement section.
3. There is an errant note on the detail sheet for the outlet control structure that reads "Top of Weir, Inv = 159.00". This appears to be a typo.
4. The profile view of the underground detention system has 6-inches of separation between the bottom of the system and the bottom of the outlet control structure however the drainage calculations and details call for the bottom of the detention system and the invert of the outlet pipe (12" HDPE) to match at 181.75'. The outlet pipe is located at the bottom of the outlet structure. Either there isn't a 6-inch separation or the outlet pipe is located 6-inches above the bottom of the outlet structure.
5. There is an existing sewer easement on the site that the proposed CVS is being built on. It appears as though the easement could be relocated based on the location of the existing sewer system. This issue will need to be resolved before any permits are issued for the proposed building.
6. The applicant has a proposed temporary easement shown on the abutting land. The easement is needed to construct the retaining wall along the property line. We would request a copy of the signed agreement with the abutter before any approvals are given.

7. We would request to obtain a copy of the MassDOT permit for the work shown within the road layout for Massachusetts Avenue for our records.
8. Based on our turning templates, an emergency SU-30 vehicle (fire truck) can maneuver within the site. It appears that the access to Mass Ave at the intersection with the driveway for the Roche Brothers shopping area has been proposed to allow the fire truck to enter/exit the site without the need to obstruct oncoming traffic on Route 111 however on the rear driveway located towards Route 2, a fire truck would need to obstruct traffic if they exit towards Route 2. We'll defer to the Fire Department on whether a fire truck would take this route.
9. There should be an erosion & sedimentation control note that states the contractor is responsible to clean-up any sand, dirt or debris which erodes from the site onto Massachusetts Avenue or private property, and to remove silt or debris that enters any existing drainage system immediately upon discovery.
10. The engineer needs to show two temporary benchmarks and the starting benchmark on the plans. The temporary benchmarks should be located on fixed objects that will not be disturbed during construction.
11. An as-built plan certified by a Massachusetts Licensed Surveyor showing the buildings, pavement, drainage, utilities, etc. should be required at the conclusion of construction. A Professional Engineer should also stamp the as-built plan to certify that the site has been completed in accordance with the approved site plan and that all features required on the site by the approved plans, decisions, etc... have been field inspected by the PE and conform with the approved design. Any non-conforming features shall be clearly noted.
12. The traffic study makes no mention of the accident history at the intersection of Mass Ave, the proposed driveway and the access for the Roche Brothers shopping area. The study does mention that the intersection warrants a signal if the CVS is built which we concur with.
13. The engineer should add a note restricting the hauling of earth to and from the site between the hours of 9AM and 4PM on weekdays on the plans.