



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (978) 264-9628  
Fax (978) 264-9630

Engineering Department

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**INTERDEPARTMENTAL COMMUNICATION**

**To: Planning Department**

**Date:** February 27, 2015

**From: Engineering Department**

**Subject: Review of 456 Massachusetts Ave - Definitive Subdivision Plan – Jaime's Way**

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We have reviewed the plans for the above mentioned project titled "Definitive Subdivision – Residential Compound, Jaime's Way, 456 Massachusetts Ave" dated February 2, 2015 and have the following comments:

1. The Fire Department should comment on the accessibility of a fire truck. Based on our templates the common driveway does appear adequate for an SU-30 truck and the applicant has provided plans showing that an Acton Fire Truck is adequate as well.
2. The applicant proposes the following roadway name and street addresses for the homes. The street name and addresses will have to be reviewed by the Police and Fire Department. The roadway name will have to be approved by the Planning Board. We have assigned the Map and Parcel ID's:

<u>Lot #</u>	<u>Address</u>	<u>Map/Parcel</u>
1	1 Jaime's Way	F2 / 117
2	2 Jaime's Way	F2 / 117-1
3	3 Jaime's Way	F2 / 117-2

3. The applicant will be responsible for providing an as-built plan certified by a PLS and a statement by a PE stating that the subdivision has been constructed as designed and if not, any differences shall be noted in the statement.
4. The applicant has proposed to use Common Driveway standards for the design of the roadway which is allowed for a Residential Compound design. The gravel base of the roadway should extend 3-feet under the shoulder of the road.
5. The applicant has proposed a Low Impact Design for the drainage system which is allowed for a Residential Compound. The invert elevations of the proposed dry well do not match

from what is shown on the plans to what is provided in the calculations. According to the plans the bottom of the stone is 228.3 while the inverts shown on the calculations are 227.30 for the cultec chambers and an outlet elevation of 226.80 for the bottom of stone and 227.17 for the 6-inch orifice.

6. Water balance calculations should be provided illustrating the amount of recharge in the pre-development condition does not decrease in the post-development condition. The percentage of impervious area increases from 7% of the property in the pre-development condition to 18.1% in post-development though some of the roof runoff has been directed to a dry well. The drainage calculations should highlight the volume for both conditions.

Similar developments have used an increase in the septic system recharge in the post-development condition to balance out the decrease in rainfall recharge from the pre-development condition. This subdivision is removing a septic system and connecting each of the homes to the sewer. We don't feel this applicant should be penalized for connecting to the sewer, since it's required by Title 5 and benefits public health; however this point illustrates the importance to provide the water balance calculations.

7. The applicant has added a note stating that any fill material used shall be free of hazardous material and free of construction debris. The note also states that material from the existing septic field will be covered with a minimum of 9-inches of cover. We will defer to the Health Department for whether this material can be reused as fill however we recommend if allowed that the material not be used as fill in areas for the roadway or any of the drainage components.
8. The applicant is not proposing a sidewalk and requests making a contribution to the sidewalk fund. The existing lot has 185 feet of frontage along Mass Ave and based on an estimated cost of \$12.65 per linear foot for a 5-foot sidewalk we recommend a contribution of \$2340
9. Prior to building permits being issued, we request a copy of the MassDOT access permit for Mass Ave for our records.