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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: April 12, 2016

From: Engineering Department

Subject: Review of Southeast Lane Subdivision – 394-414 Mass Ave - Preliminary Subdivision Plan

We have reviewed the plans for the above mentioned project titled “Preliminary Subdivision Plan of Southeast Kelly’s corner lots for 394 Massachusetts Avenue, LLC ” dated March 8, 2016 and have the following comments:

1. Based on the turning templates shown on the plan, the common driveway appears to be adequate for an SU-30 truck. We will defer to the Fire Department regarding the proposed turnaround.
2. The applicant proposes the name “Southeast Lane” for the common drive. The Fire Department should also comment on this proposed name however we feel that naming the private way may be unnecessary. The private way should remain private however we recommend the following addresses for the proposed lots to be shown on the Definitive Plans:

<u>Lot #</u>	<u>Address</u>	<u>Map/Parcel</u>
1	404 Massachusetts Ave	F2 / 127
2	1 Southeast Lane	F2 / 118-2

3. Any street signs should be MUTCD compliant and explicitly state that the road is a private way if the roadway is to remain private.
4. 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.
5. Two temporary benchmarks should be provided that won’t be disturbed during construction.

6. The Definitive Plans should note that no paving shall take place after November 15th and the final course of pavement will be placed after the binder has been exposed to one winter season.
7. We will reserve more in-depth comments on the drainage design for the definitive subdivision plan when drainage calculations and maps will be provided. The site is located in Groundwater Protection Zone 4 and the Definitive Plans should meet the requirements for that Zone located in the Acton Zoning Bylaw.

There should be an agreement informing the owners that they are responsible for the maintenance of the system. They should be provided with a log to track repairs, inspections and maintenance of the system. The applicant should provide an operation and maintenance agreement for the private way with the Definitive Plans.

8. We'll reserve any sewer comments for the Definitive Plans
9. The applicant has not addressed the sidewalk requirement for the subdivision
10. Prior to building permits being issued, we request a copy of the MassDOT access permit for Mass Ave for our record.
11. All elevation shall refer to a bench mark (or bench marks) using the NGVD of 1929 for base data.
12. The engineering should provide Earth Removal calculations when filing for the Definitive Plans.