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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To*: Planning Department** ***Date: May 27, 2016

From: **Engineering Department**

Subject: Review of Spring Hill Lane Subdivision – 19 Spring Hill Road - Preliminary Subdivision Plan

We have reviewed the plans for the above mentioned project titled "Preliminary Subdivision Plan for Spring Hill Lane" dated May 6, 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 and fire code access to the new units.

2. The applicant proposes the name "Spring Hill Lane" for the common drive. The Fire Department should also comment on this proposed name. We recommend the following addresses for the proposed lots to be shown on the Definitive Plans:

Lot #	Address	Map/Parcel
1	1 Spring Hill Lane	E6 / 6-12
2	3 Spring Hill Lane	E6 / 6-13
3	5 Spring Hill Lane	E6 / 6-14

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. The applicant has proposed to use Common Driveway standards for the design of the roadway which is allowed for a Residential Compound design. The current roadway design meets the standards for a roadway according to Section 8 of the Subdivision Rules & Regulations.

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.

   The drainage design appears to use a combination of subsurface and surface detention ponds for treatment. All drainage components should be located within easements. 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.

   As part of the drainage calculations, the applicant should provide a soil map that overlays the proposed subdivision. 312B Woodbridge Fine Sandy Loam is a Group C soil while 103B Charlton-Hollis-Rock outcrop is Group A in areas where the depth to bedrock is more than 20 inches, otherwise it's considered Group D.

8. The Definitive Plans should note that any fill material used shall be free of hazardous material and free of construction debris.

9. The applicant has not addressed the sidewalk requirement for the subdivision

10. All elevation shall refer to a bench mark (or bench marks) using the NGVD of 1929 for base data or provide a conversion factor if using 1988 NAVD.

11. The engineer should provide more in-depth Erosion and Sediment Control plan following Town of Acton Subdivision Rules and Regulations Section 8.3.

12. The applicant should provide Earth Removal calculations when filing for the Definitive Plans.