



**TOWN OF ACTON**  
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Engineering Department

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Planning Department

**Date:** Aug 25, 2016  
Revised 8/31

**From:** Engineering Department

**Subject:** *Review of Summer Place Subdivision – 111 Summer Street - Definitive Subdivision Plan*

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We have reviewed the plans for the above mentioned project titled “Definitive Subdivision Plan for Summer Place at 111 Summer Street” dated May 11, 2016 and have the following comments:

1. Based on the turning templates shown on the plan, the end of the proposed private way appears to be adequate for an SU-30 truck. The applicant listed Summer Street as a local street. According to our traffic study, Summer Street is considered as a Collector Street. According to the Subdivision Rules and Regulation, the turning radius for fire trucks should not be in conflict with the oncoming traffic on a Collector street. The designed turning radius has the fire truck turning to the oncoming traffic to and from Maynard. 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 “Summer Place” 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:

<b>Lot #</b>	<b>Address</b>	<b>Map/Parcel</b>
1	1 Summer Place	F1 / 87
2	3 Summer Place	F1 / 87-1

Street number 109 is not in use on Summer Street. The applicant can also choose to use 109 Summer Street rather than recommended Summer Place address. We will defer to the Fire Department and the Police Department on final street address approval.

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 include General Construction Notes.
7. There are two typos in the drainage calculation. On the construction details plan, the bottom stone elevation for the Road Drywell is 214; the stormwater report has the bottom stone elevation at 217.5. Also, the Stormtech detail sheet has the bottom stone at 213; the report has it at 214. Please make the change to the report and send us an updated report.
8. The applicant has not addressed the sidewalk requirement for the subdivision. The applicant is responsible to either make a contribution to the sidewalk fund or build a sidewalk that is the same length as the proposed 300 feet private way. We have a 650 feet long buildable stretch of the sidewalk on Willow Street between Central to Homestead St.
9. The applicant should provide Earth Removal calculations.

