



TOWN OF ACTON
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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: November 21, 2014

From: Engineering Department

Subject: Review of Hayward Farm – 121 Hayward Road - Definitive Subdivision Plan

We have reviewed the plans for the above mentioned project titled “Hayward Farm - Definitive Subdivision Plan – Residential Compound” dated August 29, 2014 and have the following comments:

1. The Definitive Plan has been proposed as a Residential Compound which allows a number of waivers from sections 8 and 9 of the Subdivision Rules and Regulations.
2. The engineer should add a note that no permanent monuments shall be installed until all construction is completed and that the masonry nails set in the centerline of the street shall be set in the final course of pavement.
3. The Fire Department should comment on the accessibility of a fire truck. Based on our templates the common driveway is adequate for an Acton fire truck.
4. The applicant has proposed street addresses for the homes which will have to be reviewed by the Police and Fire Departments. It’s our experience that for subdivisions of this size, it’s best to avoid using the number 4. We recommend altering the proposed numbering to the following street addresses and parcel IDs:

| Lot # | Address | Map/Parcel |
|--------------|------------------|-------------------|
| A | 125 Hayward Road | E2 / 261-2 |
| B | 123 Hayward Road | E2 / 261-3 |
| 1 | 2 Hutchinson Way | E2 / 262 |
| 2 | 6 Hutchinson Way | E2 / 262-1 |
| 3 | 8 Hutchinson Way | E2 / 262-2 |
| 4 | 7 Hutchinson Way | E2 / 262-3 |

5. Any street signs should be MUTCD compliant and explicitly state that the road is a private way.
6. 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.