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Definitive Subdivision Plan for Mariano Drive

Response to May 14, 2014 Engineering Division Comments

Date: May 16, 2014

General Comments

The roadway name is in accordance with regulations, has been reviewed by Emergency Dispatch and is acceptable.

No response necessary.

Submitted lot closure calculations are approved.

No response necessary.

Based on the limited additional residential lots proposed, the submitted traffic report is acceptable and no further traffic analysis is warranted.

No response necessary.

The project is located in the aquifer protection district (APD) and as proposed the entire site meets the APD zoning requirements. However once the roadway is accepted by the Town, Lot 1 would be at or over the maximum impervious permitted. To avoid this potential non-conformity condition I recommend that roof infiltration be provided for Lot 1. The final plans should correct the APD table to include impervious areas of lot walkways.

CSI Response: The walkways and front porches have been added to the Site Grading Plan and the APD table has been revised to include these areas. A roof runoff drywell has been added on Lot 1 to recharge the runoff from the back half of the roof into the groundwater. Runoff from the front half of the roof, the driveway, and the front walk will be recharged via the infiltration/detention area on Lots 2 and 3. A detail for the drywell, including sizing calculations and groundwater separation calculations, has been added to Sheet 9 of the plans.

The Geometric shape as provided in the shape table on sheet 2 has been applied correctly.

No response necessary.

The project is subject to I/I fees for added sewage flow. Credit will be applied for prior historical use.

No response necessary.

While small shrubs and plantings are permitted, no trees shall be permitted upon or within 10 feet of the infiltrators or 10 feet of the centerline of drainage pipes. The final plans shall provide notations indicating such and similar language shall be provided in the recorded drainage easement to the Town.

CSI Response: The required notation has been added to Note 9 on Sheet 4 of the plans.

Plan Comments

The proposed subdivision should be tied through meets and bounds to the existing roadway layout monumentation.

CSI Response: Sheet 2 has been revised to include the required survey information to tie the subdivision to existing monumentation.

A permanent bench mark should be established. The use of a SMH rim not acceptable, use existing hydrant cap bolt or other fixed monumentation.

CSI Response: A permanent benchmark has been established on the fire hydrant across from the project entrance. The location has been added to the plans.

With a 5 foot wide sidewalk, the back of sidewalk will be 8.5-inches higher than the roadway gutter elevation. Are garage elevations indicated sufficient to meet this grade and have a positive driveway grade to the street?

CSI Response: The elevation of the back of sidewalk was calculated for each of the driveways during the preparation of the Site Grading Plan. The garage floor elevations have been set at appropriate elevations above the sidewalks.

Sheet 5 Lighting – Note #6 add “as approved by DPW Engineering Division”.

CSI Response: Note 6 on Sheet 5 has been revised to include the required notation.

The water main connection on Sanborn Lane will require triple gates.

CSI Response: The plans have been revised to indicate the required triple gate valves.

Infiltrator system – a DMH should be installed on the inlet header

CSI Response: The plans have been revised to include DMH D at the inlet header.

Infiltrator system an additional inspection port should be provided.

CSI Response: Detail 6 on Sheet 7 of the plans has been revised to include the additional inspection port.

Provide details on the FM and FM to SMH connection.

CSI Response: A force main connection detail has been added to Sheet 8 of the plans.

The sewer pump design shall be submitted to Engineering for review and approval upon or before the application of the sewer permit of the respective lot.

CSI Response: This requirement has been added as Note 8 on Sheet 5 of the plans.

Hydraulic Report Comments

The hydraulic calculations submitted adequately existing flows, impacts and mitigating measures proposed and are approved subject to the following comments or conditions:

The drawdown calculation does not take into account stone void space. A re-calculation is not required as drawdown is 11.8 hours.

No response necessary.

Stormwater Operation and Management Plan – Table 3 maintenance inspections for catch basins and the Stormceptor should be revised to coincide with inspection schedule identified in Post-Construction section 4.2.

CSI Response: Table 3 of the Stormwater Operation and Management Plan has been revised to correct these inconsistencies.

It will be required to clean the catch basins, manholes, Stormceptor and drainage lines upon stabilization of all surfaces and the completion of all pavement surfaces.

CSI Response: This requirement has been added as Note 9 on Sheet 5 of the plans. Section 2.7.7 of the Stormwater Operation and Management Plan has been revised to include this notation.

The O & M plan should provide post maintenance procedures for the infiltration units.

CSI Response: Section 4.2 of the Stormwater Operation and Management Plan has been revised to include the maintenance procedures for the infiltration units.

Prior to Construction

Prior to any construction the following shall be furnished to the Engineering Division:

Engineering Division shall be notified 72 in advance of excavations to mark out Town owned utilities.

All utility and site work shall be inspected prior to backfilling by the Engineering Division. The Division shall be notified 36 hours in advance of any required inspections.

All water, sewer, curb cut, street opening and Jackie's Law excavation permits shall be obtained at the Engineering Department prior to any excavations.

As-Built drawings shall be provided for all utility and site work and shall be certified by a Registered Professional Engineer or Surveyor. The plan shall be in accordance with Town standards and shall depict all final improvements, utilities and shall be submitted in paper and ACAD electronic format.

No response necessary.