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Definitive Subdivision Plan for Mariano Drive

Response to April 25, 2014 Planning Staff Comments

Date: May 16, 2014

Definitive Subdivision Plans

1. The title block should have five (5) signature lines as the CPDC consist of a five (5) member board.

CSI Response: The plans have been revised to include 5 signature lines in the signature blocks.

2. In accordance with Section 6.1.1.b.13, the plan must identify trees and groups of trees proposed to be saved or preserved. The plan does identify the tree line as well as trees larger than 6-in caliper. Please prepare a plan sheet depicting tree removal/preservation.

CSI Response: A Tree Removal/Preservation Plan has been added to the plan set as Sheet 10.

3. In accordance with Section 6.1.1.b.5, structures on all lots abutting the proposed subdivision must be identified on the plan.

CSI Response: The approximate locations of the existing structures on the surrounding properties are shown on the Locus Map on the Cover Sheet. Sheets 2 and 3 have been revised to include the structures on the abutting lots on Sanborn Lane.

4. In accordance with Section 6.1.1.b.20, the driveway widths must be identified on the plan. Only one driveway width is identified at 22-ft.

CSI Response: The Roadway & Utility Plan on Sheet 5 of the plans includes a label identifying the driveway apron on Lot 3 as a "22' wide Driveway Apron (Typ.)". "Typ." is an abbreviation of typical, meaning that all three driveway aprons are the same (22' wide), and is used to eliminate repetitive labeling that would unnecessarily clutter the plan.

5. The plan must identify compliance with the zoning district setback requirements. Please revise the plan to show this.

CSI Response: The plans have been revised to include the setback distances between the proposed houses and the lot lines.

6. The plan proposes a total of two light poles in the subdivision. Although RMLD approves the proposed lighting, the Applicant must provide lighting specifications to ensure compliance with dark skies standards.

CSI Response: It is assumed that RMLD will want to install lights that are the same as the ones installed in the recently completed Bethune Avenue project. The applicant will request specifications from RMLD for the lights.

7. There are two existing retaining walls on site. It appears these will remain. Please clarify the plan for these walls and whether they are to be reconstructed or replaced. Please note that any walls greater than 4-ft in height will require structural approval from the Town Engineer.

CSI Response: There are existing retaining walls on either side of the existing driveway on the east side of the lot and another that runs across the back yard about 30 feet behind the house. The wall on the eastern side of the driveway is 2 to 3 feet high and will be retained. The wall on the western side of the driveway is about 2 feet high. The middle portion of this wall will be retained. The wall across the back yard is about 4 feet high and will be completely removed. Notation has been added to Sheet 10 of the plans identifying which wall (or portions of walls) will be retained.

8. The plan includes a table detailing the impervious area calculations for the project as a whole and the individual lots.
 - Does the impervious area calculation for the lots include the driveway and any decks/patios that are not exempt from the calculation?

CSI Response: The impervious areas listed on the initially submitted plans included the driveways but did not include patios, front porches, or walks. Decks are proposed in the backs of the houses in lieu of patios. The walkways and front porches have been added to the Site Grading Plan and the APD table has been revised to include these areas.

- Lot 1 is near the threshold that would require artificial recharge. How will this impact any future expansions/additions?

CSI Response: Since the overall project development will exceed the 15% threshold a system of artificial recharge is required for the project. Runoff from the impervious areas of the entire roadway, all three driveways, and portions of the roofs will be collected by the drainage system and recharged into the ground by the Infiltration/Detention Area. 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.

Traffic Study

1. Defer to Town Engineer for comment.

No response necessary.

Utilities

1. Defer to Town Engineer for comment in regards to Section 6.1.1.d of the Reading Subdivision Rules and Regulations.

No response necessary.

2. In accordance with Section 6.1.1.d.7.c, the Applicant must provide documentation indicating the RMLD has approved the proposed electrical service.

CSI Response: The applicant will request approval from RMLD for the electric layout, but RMLD may not perform their final design until after the plan receives approval by the Planning Board.

Other

1. The DRT plan identifies two structures on that are overlaid on the property line. The Definitive Subdivision Plans show these structures in a different location. Please clarify.

CSI Response: The preliminary plans were based on information taken from the Reading GIS maps, which only indicate approximate lots lines and building locations. The locations of the two sheds shown on the Definitive Plans were established by a field survey, so they represent the accurate locations.

2. The Applicant is seeking a waiver from Section 7.1.2.C of the Subdivision Rules and Regulations as the vertical curve was designed for a 20MPH speed in lieu of a 30MPH speed. Defer to the Town Engineer for comments regarding this Waiver.

No response necessary.

3. In accordance with Section 6.1.1.d.6 of the Subdivision Rules and Regulations the applicant must provide Proof of Access if the proposed

subdivision is over a private way. Defer to Town Engineer for case law supporting this right.

CSI Response: The applicant will discuss this issue with the Town engineer and provide proof of access if necessary.

4. The Applicant has filed with the Conservation Commission for work in jurisdictional areas protected under the Wetlands Protection Act.

No response necessary.

5. The Applicant must provide a draft Performance Guarantee.

CSI Response: The applicant will prepare and submit the required draft document.