

# Memo

To: Julie Mercier, Community Development Director  
From: Ryan A. Percival, P.E., Town Engineer  
CC: CPDC Members  
Date: January 17, 2017  
Re: 1260 – 1264 Main Street (5 Lot Residential Subdivision)

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## Materials reviewed:

- Definitive Subdivision Plan entitled; “1260-1264 Main Street, Reading, Massachusetts”; sheets 1-8 prepared by Williams & Sparages; dated December 7, 2016
- Drainage report entitled; “Mitigative Drainage Analysis, 5 Lot Residential Subdivision 1260 - 1264 Main Street”; prepared by Williams & Sparages; dated December 7, 2016

The Engineering Division has reviewed the subdivision plan application for the proposed project at 1260-1264 Main Street and offers the following comments.

- All underground utilities shall be shown on the plans including: gas and electric.
- The location of the proposed street lighting shall be included on the plans.
- The location of the individual sewer grinder pumps shall be located on the plans.
- Prior to occupancy each individual sewer grinder pump shall be tested. Every test shall be witnessed by the Engineering Division.
- The sewer force main should be located entirely within the Right-of-Way, eliminating the need for a utility easement on Lot 1.
- The sewer force main should be aligned to the center of the road.
- It is recommended that sidewalks be installed on both sides of the road to increase access to the proposed nature trail and conservation land.
- Top and bottom of wall elevation should be provided for the retaining wall located on Lots 4 & 5.
- Additional spot grades should be shown between the proposed sidewalk and retaining wall around the detention pond, including top and bottom of wall elevations.
- The Hydraulic Report met all current design standards and has been approved with exception to the detention pond area which should be reconfigured as the retaining wall does not allow access for town equipment to maintain it properly.
- The applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP) prior to any site work.
- It is recommended that a traffic study be performed as there is limited sight visibility south on Main Street due to an increase in elevation.

- New crosswalks and stop bars shall be installed at the intersection of Main Street.
- Proposed handicap ramps shall include tactile warning strips. An additional detail of the handicap ramps shall be provided.
- The proposed parking located within the cul-de-sac shall be labeled on the plan including striping layout.
- The use of a Tapping Sleeve and Gate (TS&G) is not allowed. The proposed water main shall be cut in and triple gated. Restrained joint fittings are required for all fittings.
- Sewer I&I fee will be required for this project prior to building permit.
- The applicant shall apply and be issued all State Road Access permits prior to any construction within the State Right-of-Way.
- All utilities shall be of approved materials and installed in accordance with the Department of Public Works Standards and must be installed by a licensed drain layer.
- The stone bound drill holes shall be 1" deep per regulation, not ½' as shown.
- Engineering Division shall be notified 72 hours in advance of excavations to mark out Town owned utilities.
- All site work shall be inspected by the Engineering Division. The Applicant\Owner's contractor shall submit a construction schedule of proposed work. All inspections shall be scheduled 48 hours in advance.
- All water, sewer, curb cut, street opening and Jackie's Law excavation permits shall be obtained at the Engineering Division prior to any excavations.
- Driveway approvals must be submitted to the Engineering Division prior to building permits.
- The Engineering Division will issue corrected street address numbers upon application of the building permit, for each lot.
- An approved site as-built shall be submitted to the Engineering Division within 60 days of certificate of occupancy. The as-built shall be submitted in mylar and electronic ACAD format.