

November 4, 2016

Ms. Jean Delios  
Assistant Town Manager  
Town of Reading  
16 Lowell Street  
Reading, MA 01867-2685



**Re: Civil/Site Plan Revisions  
Proposed Apartment Building  
Prescott and Lincoln Street**

Dear Ms. Delios:

In response to the last public hearing held on October 20, 2016 regarding the above mentioned project, DeCelle-Burke & Associates, Inc. (DBA) has revised the site plans and provide additional information as requested by the town and their peer review engineer. The plan revisions and comments are as follows:

- Additional roof leaders were added to the plans to accommodate for the mansard roof area. The mansard roof represents a small portion of roof runoff generation and it will be by roof gutters and exterior leaders that connect to the underground recharge system. That is designed to handle the entire building footprint.
- DBA met with the Reading Municipal Light Department on October 24, 2016 to discuss the power feed, transformer location as well as other pertinent issues related to their concerns. DBA revised the plans and agreed to the following:
  - o The transformer was relocated further away from the easterly property line to allow for a utility pole be located on locus a minimum of six feet from the property line. Verizon will be setting this private pole and the applicant will coordinate this effort. The plans have been revised accordingly.
  - o The transformer shall not be screened and an easement provided to allow for proper and legal access to maintain the transformer as needed.
  - o The utility pole above may or may not have a Verizon feed given the limited room on the utility pole available for risers to feed the transformer and communications. Another location for communication was provided on another utility pole located in front of the building.
  - o The applicant will provide a mechanical room on the first floor that has enough space to provide individual electric meters for each unit.
  - o Load estimates and an estimated service size will be supplied prior to a permit being issued.

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- DBA inspected the sewer main located on Lincoln and Prescott Streets at 7am on October 24, 2016 with a police detail. DBA observed the pipes flowing less than half full, approximately 0.45 feet in depth. The sewer pipe flowing 0.45 feet in depth generates a flow of 886,000 gpd, using a Manning's coefficient of 0.011 and a slope of 0.00575 ft/ft. The peak flow to be added at this location from the proposed building is 51,150 gpd. The additional flow generates a flow depth of 0.47 feet or about a ¼ inch. It is our opinion based on field observations that the pipe can handle the additional flow with no impacts to the sewer system.
- A fire flow test was performed on hydrants in the area and the volume and pressure found in the area are adequate to provide fire protection. The static hydrant was located at the intersection of Prescott and Lincoln Streets with a resulting pressure of 80 PSI. The flow hydrant was located to the southwest on Prescott Street. The residual pressure reading was 72 PSI and the flow rate was 1,250 gpm. A copy of the flow test as witnessed by the Reading Water Department is attached.

DBA hopes this information assists in your review..

Sincerely,

DeCelle-Burke & Associates, Inc.



James W., Burke, P.E.