

# Memo

To: Julie D. Mercier, AICP, LEED AP - Community Development Director  
From: Ryan Percival, P.E., Town Engineer  
CC: CPDC Members  
Date: February 8, 2017  
Re: Lyle Estates – Definitive Subdivision

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## Documents reviewed:

- Definitive Subdivision entitled “Lyle Estates” containing 11 sheets, dated January 3, 2017 prepared by ASB Design Group, Inc.
- Project Data / Environmental Impact Report Accompanying Definitive Subdivision – Lyle Estate, dated January 2017 prepared by ASB Design Group, Inc.
- Operation and Maintenance Plan – Construction Phase and Post Construction, dated October 25, 2016 prepared by ASB Design Group, Inc.

In review of the attached documents the Engineering Division has the following comments:

- The subdivision is proposed over an area that has or had a paper streets (Street No. 1 and Street No. 8) already laid out on the property. The applicant should provide the documentation regarding building a dwelling over the paper streets, do they need to be abandoned?
- In numerous locations the font size and type render the font to be unreadable additionally several font sizes are not in compliance with the registry of deed standards for recordable plans. This should be corrected on the final plans.
- The final mylar plans shall be submitted in black ink, no colors or shading.
- “Project General Notes” and “Dig Safe Notes”, the number for Dig Safe is 1-888-DIG-SAFE
- The applicant has requested several waivers to the Town’s roadway standards. To ensure access by emergency vehicles it is recommend that “No Parking” be permitted on one side of the roadway and the entire cul-de-sac. (Note – turning radius for emergency vehicles indicated the entire pavement surface of the cul-de-sac is required). The Reading Police Department was consulted on this comment.
- Hours of work on Lowell Street are restricted to 9:00AM to 3:00PM Monday through Friday. The Reading Police Department was consulted on this comment.
- “Sanitary Sewer Notes”, #1 “Sewer Department” shall be replaced with “Engineering Division”
- “Sanitary Sewer Notes”, #11 “Repaired” shall be replaced with “repaired or replaced at the discretion of the Town Engineer”
- The new sewer main shall pass an air pressure test as directed by the Town Engineering Office.

- Note #1 – indicates that the definitive plans Bench Mark was obtained from the Town’s as-built plans without verification in the field i.e. no measure down to the invert to obtain the actual elevation. This note needs to be clarified, was the actual invert obtained in the field or was the rim elevation used? If the rim elevation was used the plans datum and bench mark must be corrected prior to approval.
- A maintenance easement around the cul-de-sac shall be required, in order to maintain the roadway.
- Lowell Street has been recently paved. The pavement repair on Lowell Street will require a mill and overlay the full width of the pavement (curb to curb) and will extend at least 10 feet beyond the limits of any disturbance.
- The existing water service to the home on Lot 1 (364 Lowell St) shall be identified on the plans. The Town’s records indicate that the service is a ¾” galv. Iron service (stop to cellar) installed on November 23, 1927. This service should be replaced in its entirety.
- The plans show the sewer service for Lot 2 and Lot 3 going into the SMH. This is not permitted.
- The plans should have the proposed elevations of the cellar floor, sill, first floor and garage floor for each of the homes.
- The horizontal locations of the proposed utilities in the road are not in the correct location as required. The proposed cross section (40’ Right-Of-Way) does not match what is proposed on the plan view.
- The proposed cross section (40’ Right-Of-Way) has an error on the sewer type pipe.
- The standard detail for the crosswalk markings shows a “Ladder” type crosswalk layout. This is not the standard for that area.
- The water main shall be installed on undisturbed material unless ledge is present.
- “Sewer Manhole Notes” #5 “Mortar” shall be replaced with “Portland Cement”
- “Sewer Manhole Notes” #6 Sewer manhole frames and covers shall be Neenah Foundry: Catalog #1720 - A (part #17202017 frame; 17205019 cover): or East Jordan Iron Works: Catalog #1258Z 1258A1 Assembly (Product #00125845A03) with a specified height of 8”: or an approved equal.
- The details for all manholes and castings shall indicate concrete poured collar around the adjusted manhole casting.
- The sewer cleanout for Lot 2 shall be a mini manhole and not a wye connection.
- The proposed temporary construction stone entrance shall be a minimum of 50 feet long and 20 feet wide.
- The site will require a NPDES Construction General Permit prior to the start of any construction.
- The hydraulic report should be revised and resubmitted. It is recommended that the Applicant’s Engineer meet with the Engineering Division to review the deficiencies prior to resubmittal. Listed below are a few of the items which need to be addressed in the revised submittal:
  - The hydrograph time should be extended beyond 20 hours to capture all runoff.
  - The recharge calculations shall include drawdown calculations, proving the BMP’s drain within 72 hours.
  - Soil type has been determined to be predominantly coarse sand to sand, please explain the varying exfiltration rates between BMPs.
  - Further documentation shall be provided proving the TSS removal and effectiveness of the sedimentation trap
- Engineering Division shall be notified 72 hours in advance to mark out Town utilities.
- 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.
- 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 24 hours in advance.

- 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.