

# Memo

**To:** Julie Mercier, Community Development Director.  
**From:** Ryan A. Percival, P.E, Town Engineer  
**CC:** ZBA Members  
**Date:** November 29, 2018  
**Re:** Eaton Lakeview Apartments

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## Materials reviewed:

- Stormwater Report entitled; "Eaton Lakeview Apartments" 23-25 Lakeview Ave 128 Eaton Street, sheets 1-214; Reading, Massachusetts; prepared by Williams and Sparges, LLC; dated August, 2017; Revised June 2018;
- Drawings entitled "Eaton Lakeview Apartments", Drawings 1-16. Prepared by Williams and Sparges, LLC, Inc., dated October 2017, Revised June 2018;
- Civil Engineering Peer Review entitled "Nitsch Project #13142 Eaton Lakeview Apartments", prepared by Nitsch Engineering, dated October 19<sup>th</sup> 2018;

The Engineering Division has reviewed the proposed site application for the proposed project and offers the following comments in addition to the comments made by Nitsch Engineering:

- The driveway curb cuts shall meet Town of Reading standard cross sections. The proposed elevations are unclear in these areas.
- Fire flows shall be performed to determine adequate water main sizing.
- Utilities and services shall not be installed under structures without the use of sleeves.
- Please explain the layout of building 2's water service. Why does it not come straight in from the main?
- The water main servicing units 9-12 runs under several curbed islands and is in close proximity to the building and infiltration system. Due to these obstructions and conflicts the Town of Reading will not be responsible for maintaining, repairing and/or replacing this service. The property owner shall be responsible from the gate valve in the street on.
- A gate valve shall be installed on the 4" water main after unit 9's domestic service to isolate the fire service.
- The fire service supplying units 3-6 shall be gated and indicated on the plan. Is a tapping sleeve and gate being installed?
- Sewer services for units 1-12 shall be labeled, including size.
- The applicant shall confirm the elevations in all locations where utility conflicts exist, maintaining required separation between water, sewer and drain. The applicant should submit a profile of the sewer.
- All utilities shall be approved materials and installed in accordance with the Department of Public Works Standards.
- 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.
- 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.
- 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.
- Annual Stormwater O&M reports shall be delivered to the office of the Town Engineer by January 15 of each year.