

# Memo

**To:** Andrew MacNichol, Community Development Director  
**From:** Ryan A. Percival, P.E., Town Engineer;  
**CC:** Community Planning and Development Commission;  
**Date:** August 31, 2023  
**Re:** Proposed Site Re-development 413 Main Street - McDonald's

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Materials reviewed:

- Proposed Site Plan entitled; "McDonald's – 413 Main Street", 413 Main Street Reading, Massachusetts; prepared by Bohler Engineering; dated April 28, 2023
- Drainage Report; prepared by Bohler Engineering; dated July 28, 2023

The Engineering Division has reviewed the proposed site application for the proposed project and offers the following comments:

- The Town's sidewalk is shown to be within the property lines of the existing site. The Applicant shall confirm layouts and location of the Town's sidewalk and travel way. In the event the property lines are correct the Applicant shall provide either an easement to the Town or give land to the Town so the sidewalk is not on private property.
- The internal traffic patterns appear to send traffic crossing over itself and should be reconsidered. Large trucks will have issues making the turning movements.
- Thought should be given to the placement of the crosswalk in front of the building to provide better protection to pedestrians. The stop bar is after the crosswalk allowing vehicles to stop on the crosswalk, the stop bar and/or crosswalk should be relocated.
- There are three driveways on this site. The applicant should consider closing one of the entrances.
- The drainage report indicates the use of NOAA Atlas 14 Rainfall data and shows a reduction in post-development runoff volumes and flows for the 2, 10, 25 and 100-year storms.
- The site has reduced impervious area by 3,775 square feet but shows very limited water qualities BMP's with only the addition of deep sump catch basins result in in only 33% TSS removal. The applicant shall make an effort to provide more detention and recharge on site and increase TSS removal to 80%, instead of directly discharging into the Towns drainage system. The applicant shall include phosphorus removal calculations.
- The applicant shall CCTV inspect the Town's box culvert prior to construction.
- The size and type of all existing and proposed utilities shall be labeled on the plan.
- Fire flow test shall be performed.
- Sewer flow study shall be performed.
- There should be more of a natural buffer from the properties in the rear. Applicant should consider plantings to screen the site.
- Trench paving in the Town ROW shall meet Town Standards for this area.
- The site may be subject to a Sewer Connection Fee.
- 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.