

Memo

To: Andrew MacNichol, Community Development Director
From: Ryan A. Percival, P.E., Town Engineer;
CC: Community Planning and Development Commission;
Date: September 20, 2023
Re: Annette Lane Subdivision

Materials reviewed:

- Proposed Definitive Subdivision Plan entitled; “Annette Lane”, Annette Lane Reading, Massachusetts; prepared by Vineyard Engineering & Environmental Services Inc; dated August 14, 2023
- Drainage Narrative; prepared by Somerville Engineering; dated August 11, 2023
- Geotechnical Report; prepared by Aardvark Geotechnical Engineering and Testing, Inc; dated July 20, 2023

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

- The Plan set appears to be submitted by Vineyard but does have plans designed by Somerville Engineering. For the purposes of this review engineering focused on the Somerville Engineering set, assuming the Vineyard set was from the preliminary submission.
- The driveway is designed with 22 inches of gravel and 4 inches of asphalt. This will accommodate any public safety vehicle.
- 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. All site Stormwater is being recharged on site.
- According to the geotechnical report soils were determined to be a soil class “D” based on engineering assumptions and soil characteristics. Borings were not performed to verify soil bearing capacity and as such a full foundation design and soil analysis shall be submitted prior to building permit.
- The size and type of all existing and proposed utilities shall be labeled on the plan.
- Fire flow test shall be performed.
- Trench paving in the Town ROW shall meet Town Standards for this area.
- All utilities shall be approved materials and installed in accordance with the Department of Public Works Standards.
- The 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 sitework 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.