

May 31, 2024

Charles Tirone
Conservation Administrator
16 Lowell Street
Reading, MA 01867

CDCI File #: 21-10285
Request for Certificate of Compliance
135, 139 & 149R Howard Street
Reading, MA 01867

Dear Mr. Tirone,

Civil Design Consultants, Inc. (CDCI) is pleased to provide this Request for Certificate of Compliance on behalf of Howard Street CBC, LLC, for the property located at 135, 139 & 149R Howard Street, Tax Map 10, Lots 75, 76 & 77. The following information has been prepared for your review and consideration:

1. WPA Form 8A – Request for Certificate of Compliance
2. WPA Form 5 – Order of Conditions (DEP File #270-0714)
3. As-Built plan for Joy Lane, dated May 31, 2024

An Order of Conditions (OOC) was issued by your Commission on March 12, 2020, for a project located at 135, 139 & 149R Howard Street, also known as Joy Lane. The OOC is associated with a Definitive Subdivision Plan that included the construction of a roadway and two dwellings with utilities, driveways, and associated appurtenances within the 100-FT Buffer Zone to wetlands located on the site.

An as-built survey of the development has been performed and it appears that the work has been completed in substantial compliance with the approved plan set and Order of Conditions with the exception of minor deviations, noted below:

- Special Condition 24 specified no increase in total impervious cover, the as-built indicates an increase of approximately 3,400-SF, or 10%. This increase is due to variation in house sizes, which have individual roof drywells installed in accordance with the approved plan set.
- Special Condition 26 requires foundation elevations to be recorded. These elevations are shown on individual foundation as-built plans and indicate minor deviations from the approved plan set. The top of foundation on Lot 1 is 0.9' lower than approved, Lot 2 is 0.8' lower than approved, Lot 3 is 0.8' lower than approved, Lot 4 is 0.5' lower than approved, and Lot 6 is 0.5' lower than approved.

The deviations noted above are minor in nature, and it is our belief that the development is in substantial compliance with the approved plan set.

We respectfully request the issuance of a Certificate of Compliance for the Order. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



William Hall, P.E.
Vice President