

Memo

To: Chuck Tirone, Conservation Administrator
From: Alex Rozycki, P.E., Senior Civil Engineer
CC: Ryan A. Percival, P.E., Town Engineer;
Conservation Commission
Date: October 23, 2018
Re: Azalea Circle – Single Family Home, Map 23 Lots 125 and 126

Materials reviewed:

- Stormwater Report entitled; “Proposed Single Family Home Development” Map 23 Lots 125 and 126, sheets 1-78; Reading, Massachusetts; prepared by Oak Consulting Group , LLC; dated July, 2018; Revised October 2018

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

- Engineering requests that the rainfall events used in Table 2.2.1 and 2.2.2 match the values within Appendix D for the respective frequencies during a 24-hour storm, or utilize TR-55 recommended equal greater values. Specifically, the HydroCAD report for the 100-YR NOAA Rainfall is listed and run at 5.22”, the table in Appendix D provided indicates this should be 8.24”. Please revise.
- Engineering has noted that the post development flows for the two year storm in Tables 2.2.1 and 2.2.2. increase while all other flows are captured and result in a lower flow post development, please clarify.
- The orientation of the overflow pipe and grassed level spreader should be adjusted. As currently designed, the water would flow perpendicular to the spreader. If possible, raising the invert of the 8” HDPE overflow would prevent sediment settling within the line.
- The proposed sewer connection to the abutting condominium property shall be reconsidered. There are easement and access issues with the current proposal. An alternate connection shall be studied further at the existing sewer manhole at the corner of Azalea Circle and Carnation Circle.
- The driveway curb cut shall meet Town of Reading standard cross sections. Additional curbing or a berm is suggested along the edges of the driveway to divert flow towards the catch basins.
- 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.