



DEPARTMENT OF PUBLIC WORKS
TOWN OF WAYLAND

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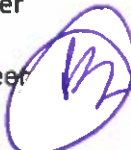
Thomas M. Holder
Director

Joseph Doucette
Superintendent

Don Millette
Superintendent

Paul Brinkman
Town Engineer

To: Sarkis Sarkisian, Town Planner

From: Paul Brinkman, Town Engineer 

CC: Tom Holder, DPW Director
Don Millette, Water Superintendent
Joe Doucette, Highway Superintendent

Date: November 5, 2019

Subject: Comments of Alta at River's Edge Site Plan Approval revised submission

The DPW is in receipt of an updated set of Site Plan Approval documents for Alta at River's Edge received by the Planning Department and forwarded to the DPW on October 23, 2019. The DPW including the Water, Highway and Engineering Departments has performed a review of the plans and offers the following comments:

Specific Comments

1. Sheet C-001, Grading & Drainage Note #3. This appears to be the only note associated with manholes. As the proponent is looking to have all manholes flush mount, we request that those used as part of the sewer system and parking lot drainage tight tank be a water-tight to prevent inflow.
2. Sheet C-001, Utility Note #9. Please ensure that the 18-inch separation is in instances where the water utility is over the sewer.
3. Sheet C-001, Utility Note #15. We recommend that the water main be encased in a poly wrap when concrete encasement is used. Concrete can corrode the water main and cause premature failure.
4. Sheet C-002, Note #24. Please identify the party responsible for obtaining the NPDES permit and developing the SWPPP.
5. Sheet C-002, Note #28. Appears to be a typographical error. "Capatown" is found in a few places on the plans.
6. Sheet V-101, The plans should be updated to show the new pipe-gate entrance that the DPW recently installed at the entrance to the transfer station access road. Currently the pipe-gate is near the existing fence-style gate immediately to the north of the south entrance to the site

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- (about 100-feet north of Boston Post Road). This gate will require removal and reinstallation approximately 300-feet northward on the transfer station access road.
7. Sheet C-101. The property/limit of work line is not consistent with the proposed project.
 8. Sheet C-101. Note #4. The field locations of the erosion control should be coordinated with the DPW and the Conservation Department.
 9. Sheet C-101. There are a number of existing utilities to the Septage Treatment Facility. The plans should demonstrate how these will be terminated/abandoned.
 10. Sheet C-101. The plans depict a portion of the work within Sudbury. Proponent should provide information related to the approvals for that portion of the work.
 11. Sheet C-101. A construction entrance is depicted at the northeast corner of the project. This will require the pipe-gate mentioned in the aforementioned comment 6 to be relocated prior to construction. The DPW recently replaced the asphalt in a portion of the access road. A pre-construction survey should be conducted to ensure the use of this entrance for construction vehicles does not result in damage to the renewed asphalt on the access road.
 12. Sheet C-102. The word "City" is used.
 13. Sheet C-102. The use of the transfer station access road will require coordination and approvals from the Town to ensure that the project does not impact the Town during construction and after by residents of the development. The addition of the northeast access entrance will likely require transfer station patrons to turn around using the Alta roads to "U-turn" on days/times when the facility is closed and the pipe-gate is closed.
 14. Sheet C-102. There are a number of traffic markings depicted on the transfer station access road. The proponent needs to coordinate these with DPW. The DPW will also need to modify signage on the access road.
 15. Sheet C-102. A water main connection and a drainage pipe, headwall and spreader is depicted on the Town's property, extending from the project across the transfer station access road to the embankment on the east side of the Town's access road. The drainage work will require and easement from the Town. The work will need to be coordinated to mitigate impacts on transfer station access during construction and an easement and maintenance plan specific to the drainage elements on the Town property will need to be developed and approved.
 16. Sheet C-103. The configuration of the water system was updated appropriately. A loop is now provided. The DPW requests that the meter pit be located in a non-paved area to facilitate access and reduce roadway impacts. The DPW also requests that a large hatch be provided for the meter pit to facilitate the maintenance and replacement of the meter.
 17. Sheet C-104. Garage Drainage for Building #3 appears to be missing.
 18. Sheet C-504. Detail 5 appears to have a typographical error.
 19. Sheet C-504. Details 2 and 8 do not appear to be coordinated. Additionally, the DPW requests that only precast concrete manholes be provided for wastewater and holding tank applications, using a watertight manhole frame and cover.
 20. Sheet C-506. Detail 5 does not appear to be consistent with the proposed roof leaders.
 21. Sheet C-506. Details 3, 4, and 6 indicate that 4-foot sumps will be provided. These will be hard to construct and maintain. Please clarify whether they are required and update accordingly.
 22. Sheet A-101. The utility rooms are depicted on the opposite side of the building from the water services that are feeding them. Domestic and Fire backflow devices should be location as close as practicable where the service enters the building.
 23. Form C indicates a Traffic report was completed by TEC on September 18, 2019. Proponent should submit this plan to the DPW for their review.

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This is the second set of comments issued by the DPW related to aforementioned project. We note that the proponent has incorporated a majority of the prior comments into the revisions in this plan set. Prior comments not addressed at this time still remain as open issues with the DPW at this time. The DPW anticipates that further enhancements and the refinement of the project may result in further changes to the project. Any changes to these plans will require review by the DPW to ensure the changes are consistent with DPW policies and design standards.

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