

# Memo

To: Sarkis Sarkisian

From: Kevin O'Leary, PE

Cc: Derek Wheeler & Britton Bradford w/enc. via e-mail

Date: 5/12/20

Re: 81 West Plain Street Definitive Subdivision Plan (last revised 5/12/20)

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Enclosed please find the following materiel;

- 10 full size, 24" x 36", 3 sheet plan sets last revised 5/12/20,
- 3 copies of the 213 page Stormwater Report last revised 5/12/20.

Based on a March 9<sup>th</sup>, 2020 BSC, 10 page, "Project Review Comments" letter for this project please find my responses below.

## II Technical Items

- a. Sec. III, B), 3), f); Two existing perimeter survey monuments are shown on the "Definitive Subdivision Plan". Providing survey monuments are not proposed. A waiver is not required because monuments have not been "designated" for installation.  
Sec. III, B), 3), t); Sidewalks, street lights & street trees are not proposed. The Definitive Subdivision Plan Waivers list has been revised to include sidewalks, street lights & trees.  
Sec. III, B), 3), w); Form O has been previously provided to the Planning Board  
Sec. III, B), 4), f); "Roadway" centerline grades on the Grading Site Plan (second sheet) in the Profile section view have not been provided (50' & 25' for constant slope & vertical curve road segments, respectfully). The Definitive Subdivision Plan Waivers list has been revised to include same.  
Sec. III, B), 4), h); Benchmarks are included on the second sheet (Grading Plan) of the submission plan-set.
- b. At the Planning Board's request, the proposed subdivision road layout has been reduced to 25' width & shifted easterly along the West Plain Street frontage. 52.4' is the Sec. IV, B, 4 Street Offsets distance from "Streets entering opposite sides of another street". See waiver for same listed below & on the Definitive Subdivision Plan. A fire hydrant is proposed approximately 60' west from the centerline of the proposed subdivision roadway on the northerly shoulder of West Plain Street. This satisfies Wayland Fire Chief & DPW requests.
- c. Through fire truck data including wheelbase & turning radius information provided by the Fire Chief & manufacture's vehicle specifications, the "Y" configuration or "Hammer-Head" turn-around accommodates the town's ladder truck turning & backing requirements without wheels leaving the pavement.
- d. 18' of roadway pavement is proposed (see Waiver request).
- e. Sedimentation & Erosion Control(s) specifications have been added to the Grading Site Plan.

- f. A proposed fire hydrant has been labeled on the Grading Site Plan. Also, see answer b. above.
- g. See note added below Test Hole Logs on Grading Site Plan. No soil mottling was observed anywhere on the property. Estimated Seasonal High Ground Water is not probable to be encountered for significant depths below the ground surface of this property.
- h. Individual septic designs for Lots 1 & 2 will be produced to the Board of Health showing greater detail & house connections.
- i.
  - ii. The deep Sump Manholes have been removed from the stormwater design. Roadway & driveway catch basins are piped directly to the Recharge Basins. 85% is the TSS Removal Rate (see TSS Removal Calculation Worksheet in Drainage report). Isolator rows have been specified on each Recharge Basin.
  - iii. Recharge Basins (RB) #1 & #2 are to be maintained by the future homeowners association. A homeowner's association will be created by the project proponents for compliance with the O & M Plan. RB #1 & #2 are contained in easements delineated on the Definitive Subdivision Plan. RB's #5 & #6 have been eliminated. The individual homeowners will be responsible for maintaining the Recharge Basins on their properties.
  - iv. 1. 18' is the proposed roadway pavement width.
  - iv. 2. Future & ongoing O&M responsibilities for RB's #1 & #2 will jointly be the property owners through a homeowner's association.
  - iv. 3. In the Drainage Report O&M section, "Proposed Drainage System - During Construction", language has been added to address this concern.
  - iv. 4. Same comment (see item 2. above & 6. below).
  - iv. 5. No longer applicable; Deep Sump Manholes have been eliminated from the stormwater design.
  - iv. 6. The estimated cost for Annual Post Construction O&M expenses has been revised. New, annual, estimated costs are \$1500 - \$4000.
  - iv. 7. It will be the responsibility of the Homeowners Association to maintain the stormwater system. Annual submission of O&M docs to the town is not justified.
  - iv. 8. Snow storage areas along the edges of the roadway have been delineated.

The following page contains the revised Waivers from the Subdivision Rules & Regulations. The Waiver list is also provided on the Definitive Subdivision Plan.

## **81 West Plain Street**

05/12/20

### **"Town of Wayland Subdivision Rules & Regulations", adopted 1/1/68 & last revised 8/15/15**

WAIVERS: PLANNING BOARD RULES & REGULATIONS\*

Sec. III, B), 3), t); Sidewalks, street lights & street trees are requested to be waived.

Sec. III, B), 4), f); Roadway centerline grades at 50' & 25' stations are requested to be waived.

#### SEC. IV. DESIGN STANDARDS

##### B) STREETS

###### 1) LOCATION & ALIGNMENT

c) MINIMUM 200' TANGENTS BETWEEN HORIZONTAL ROADWAY CURVES ARE NOT PROVIDED.

d) A CIRCULAR TURN-AROUND HAVING A CURB RADIUS OF 45' IS NOT PROVIDED. A MODIFIED VEHICLE TURN-AROUND AREA (HAMMER-HEAD) IS PROPOSED. 50' SEPARATION FROM THE SUBDIVISION BOUNDARY TO THE PROPOSED RIGHT OF WAY CAN NOT BE PROVIDED.

###### 2) RIGHT-OF-WAY WIDTH AND STREET DESIGN STANDARDS

"PAVEMENT WIDTH" REQUIRED IS 22': 18' IS PROPOSED.

290' ROADWAY CURVE RADIUS FOR "RESIDENTIAL" STREET CLASSIFICATION IS NOT PROVIDED. 67.5' CURVE RADIUS IS PROPOSED.

###### 4) STREET OFFSETS

150' "MINIMUM SEPARATION OPPOSITE SIDE" IS NOT PROVIDED. XX' IS THE MEASURED "SEPARATION OPPOSITE SIDE" PROPOSED.

##### C) OPEN SPACE, PARKS & PLAYGROUNDS

5% OF THE SUBDIVISION AREA IS REQUIRED. DEDICATED OPEN SPACE, PARKS OR PLAYGROUNDS ARE NOT PROPOSED.

#### SEC. V. REQUIRED IMPROVEMENTS

##### B) IMPROVEMENT SPECIFICATIONS

###### 4) WALKWAYS, STREET LIGHTS & STREET TREES

SIDEWALKS ARE NOT PROPOSED

###### 13) STREET LIGHTS

INSTALLING STREET LIGHTS IS NOT PROPOSED.

\*Any & all additional "Improvements Specifications" not listed herein.