



City of Woburn
Massachusetts

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To: Tina Cassidy, Planning Director
From: Brett F. Gonsalves, Senior Engineer
Date: September 27, 2016
Subject: Cedar Street Roadway Improvement Plan Lots (61-07-01, 02 & 11)
Plans Dated September 20, 2016
Drainage Calculations Dated September 20, 2016

The applicant has submitted a definitive subdivision for the above referenced location and this office offers the following comments.

Water

Sheet 5 of 6 show a proposed 8" CLDI water main with a tapping sleeve and valve on Washington Street. The main extends approximately 105 feet and terminates at a hydrant.

The tapping sleeve and valves are not allowed by the water department.

A three way gate valve configuration connecting to Washington Street would be preferable, but we defer to the water department.

Sewer

The proposed dwelling will be serviced by a septic system. There is no sewer available on Washington Street or Cedar Street in the vicinity or the project.

Preliminary design data for the septic system should be submitted to the board of health for review.

Drain

Stormwater for the project will be mitigated by a drywells in the roadway. The submitted drainage calculations demonstrate that the post development runoff conditions will be reduced to pre-development conditions.

A Operation and Maintenance plan will be required for these facilities.

Miscellaneous

The roadway has been designed with 24 feet of pavement and stone shoulders with no curbing or cul-de-sac. As per sections II.B.4.a and III.G.4.a requires a cul-de-sac and granite curbing.

There are 18 listed waivers that are being sought. The waivers range from the elimination of sidewalks to not meeting the minimum roadway design criteria.

The board will need to consider each waiver and how it may effect that development and decide whether to grant the requested waivers that are being sought.

The current roadway design is self-serving to the single lot. It appears that there is a possibility for additional development of the vacant lots in the future. Design consideration should be given to how the proposed road is designed and how potential future development may impact this design.

I trust this information will suffice your needs and if you or the board have questions concerning this information, do not hesitate to contact this office