



City of Woburn
Massachusetts

John E. Corey Jr., P.E.
City Engineer

Engineering Department

Tel. (781) 897-5880
Fax (781) 897-5889

To: Tina Cassidy, Planning Director

From: Brett F. Gonsalves, Senior Engineer

Date: August 7, 2017

Subject: **24 Flagg Street Definitive Subdivision
Plans Dated June 14, 2017
Drainage Calculations & Operation and Maintenance Plan Dated
March 27, 2017
List of Waivers Sent via email 8/7/2017**

The applicant has submitted plans showing the extension of Flagg St. A cul-de-sac has been proposed at the end of the road to facilitate vehicular turning movements as well as emergency fire apparatus.

Upon review of the submitted plans, this office offers the following comments.

Water

The plans show that there is an existing 6" cast iron water main in Flagg St. The proposed utility plan shows that the water main will be extended with an 8" CLDI water main and terminating at the cul-de-sac with a fire hydrant.

Each lot will have an individual 1" copper water service.

This office takes no exception to the proposed water extension as shown.

Sewer

The utility plan shows that the existing sewer main will be extended and terminating at the center of the cul-de-sac with a proposed sewer manhole. Each lot will be serviced by a 6" PVC sewer service. This office takes no exception to the sewer as shown.

Drainage

The additional impervious pavement from the roadway extension will be mitigated by two catch basins that discharge into a series of infiltration chambers.

The drainage calculations show that there will be a reduction in post development runoff from pre development conditions. The applicant has also submitted an operation and maintenance plan that outlined the inspection of the drainage system.

This office takes no exception to the drainage system as shown.

Miscellaneous

The following information should be shown on the utility plan as well as on the detail sheet

- Proposed shade trees
- Proposed street light
- Typical water service detail
- Typical sewer service detail
- Hydrant detail

It appears that the reduced pavement diameter in the cul-de-sac along with the proposed grass pave turnaround will facilitate emergency access vehicles, however, the applicant should consult with the fire department to ensure all their concerns if any are addressed.

The Engineering Department has a recorded plan on file dated July 20, 1956 by George Olson showing a portion of Flagg Street passed the public portion could possibly be held in private ownership. The applicant should verify that they have rights to improve Flagg Street.

If you or the board have any questions concerning this information, do not hesitate to contact this office