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DEPARTMENT OF INFRASTRUCTURE ENGINEERING

MEMORANDUM

TO: Richard McCarthy, Town Planner

FROM: Ronald Lawrence, Project Engineer *RH*

DATE: January 13, 2015

SUBJECT: 480 Sprague Street – Site Plan Review

The Engineering Department has reviewed the site plan set for the proposed development to be located at 480 Sprague Street as prepared by Highpoint Engineering Inc., dated December 19, 2014. Based on our review of these plans we have the following comments:

GENERAL:

- The plans should be tied vertically to NAVD88 and horizontally to NAD83. A minimum of two control points should be shown on the plan at the corners or at geometric changes on the property line.
- A CAD drawing tied to NAD83 and NAVD88 should be submitted to our department for updating the Town's GIS data.
- A final full sized set of plans should be submitted to our department upon approval of the Planning Board for our records.
- A locus plan should be provided at a scale of 1" = 100' or 200'.
- The site plan scale should be 1" = 40'.
- A designated traffic circulation plan should be provided for review.
- A detailed lighting plan should be provided for review.

- All utilities, including water and sewer, should be clearly identified with sizes and locations to verify if any conflicts exist.

PARKING:

- A separate traffic and access report should be submitted for review.

DRAINAGE:

- A complete drainage report should be prepared and submitted which demonstrates that there is no-net increase in off-site run-off between pre- and post-development conditions. The drainage calculations should also demonstrate that this site plan meets DEP Stormwater Guidelines and that this site plan complies with the Town of Dedham Stormwater Management Rules & Regulations.
- All details should conform to the current version of the Town of Dedham Construction Standards.
- The Town's GIS has identified an unknown 18" RC pipe originating from the subject property and terminating on the adjacent property which is Town owned at 450 Sprague Street. This drainage utility should be thoroughly investigated to show the existing drainage utility on 480 Sprague Street that ties into the 18" RC pipe. We want to be sure there are no illicit discharges coming from 480 Sprague Street and entering the wetlands.

Until these comments are addressed, the Engineering Department does not recommend approval of the site plan at this time.

Cc: Jason Mammone, P.E., Director of Engineering
Joseph Flanagan, Director of Public Works
Nathan Buttermore, P.E., Infrastructure Engineer