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Dept. of Public Works
Highway, **TPC (Tree/Park/Cemetery)**, Water, Sewer,
Engineering, Refuse, Recycling & Snow/Ice Divisions

Peter A. Manor, City Engineer
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RECEIVED
5-26-15

Date: May 22, 2015

Atten: Amesbury Planning Board

Subject: 47.5 – 57 Kimball Road Special Permit Site Plan Review – Second Submission

Dear Board Members,

The Department of Public Works (DPW) completed a review of the Site Plans for the proposed Definitive Subdivision Plan for 47.5 – 57 Kimball Road and provided comments to the board in a letter dated 4-9-2015. At this time the DPW has no additional comments for this second submission review other than the comments provided in the aforementioned letter.

The DPW reserves the right to provide further comment on the proposed subdivision as additional review of the project plans and details may arise. Should additional information be required, please feel free to contact Rob Desmarais, DPW Director, or myself.

Sincerely,

Peter A. Manor
City Engineer



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Peter A. Manor, City Engineer

DPW – 39 South Hunt Road
Amesbury, MA 01913
Tel.: (978) 388-8116
Fax: (978) 388-1769
manorp@amesburyma.gov

Date: April 9, 2015

Atten: Amesbury Planning Board

Subject: 47.5 – 57 Kimball Road Special Permit Site Plan Review

Dear Board Members,

The Department of Public Works (DPW) has completed a review of the Site Plans for the proposed Definitive Subdivision Plan for 47.5 – 57 Kimball Road. This review was completed to provide comments and recommendations to the Board.

The applicant has indicated that the subdivision will be constructed using Low Impact Development (LID) techniques, in lieu of the traditional drainage methods within the Subdivision Regulations, and have requested waivers from the regulations. The waivers (No. 2 and 3 on the cover of the submitted plan set) relate to drainage matters (i.e. no curbing and sidewalks for the development) and are justified with the LID approach to the development. For waiver No. 7, the reduction of the waterline from 8" diameter to 6" diameter, the DPW does not have an issue with this request as it has been accepted within other Common Access Drive subdivisions in the City. The remaining waivers included on the plan set require acceptance by others within the City. In review of the proposed project as provided by the applicant, the DPW would like to provide the following comments.

1. The applicant should need to apply for a special permit for the Watershed Protection District as the proposed project location falls within the Watershed Protection District Zone C.
2. During the construction of the dwellings and garages care shall be taken by the contractor to provide a positive pitch away from the garage entrances to the extent possible so reduce the possibility of water entering the garages.
3. The applicant shall indicate in an operations and maintenance plan for storm water controls that the homeowners (not the City of Amesbury) are responsible for the maintenance of the LID features on the site.
4. Roadway should be called off on the site plans as a Common Access Driveway (CAD) not proposed road and provide a note on the plans that the CAD is to be maintained by the homeowners and is not the responsibility of the City of Amesbury.
5. The City of Amesbury Water and Sewer Departments shall be notified by the developer/Contractor prior to installation of sewer and water line connections to the City's infrastructure.
6. The DPW would request that the applicant attempt to minimize disturbances, to the extent possible, to existing ground surfaces adjacent to the construction area to reduce the likelihood of runoff into the City storm water management system during possible construction flooding events.
7. Upon Completion of the project, the DPW would request that the applicant provide Final As-built plans showing all utilities and easements as per Definitive Subdivision Site Plan Application requirements.

Office Hours:

Monday – Friday: 8:30 a.m. – 3:00 p.m.

Web-Site:

www.amesburyma.gov

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8. Utility layout (water, sewer, and drainage) locations and requirements should be reviewed and accepted by the Amesbury DPW prior to issuance of building permits.
9. It does not appear that the applicant has provided an area for snow storage on the site plan provided with the application or it is very difficult to see if a snow storage area is called out. A snow storage location should be provided somewhere on the common access driveway.
10. Has ownership information of Parcel X on the site plans been provided in the application? Is it going to be commonly owned and maintained by the property owners?

The DPW reserves the right to provide further comment on the proposed subdivision as additional review of the project plans and details may arise. Should additional information be required, please feel free to contact Rob Desmarais, DPW Director, or myself.

Sincerely,



Peter A. Manor
City Engineer