



## MEMORANDUM

TO: Sheila Page, Assistant Planning Director

FROM: David Pavlik, Senior Civil Engineer  
Michael Sprague, Senior Civil Engineer

DATE: January 17, 2019; Amended 1/18/19

SUBJECT: 15-17 Fairland St Sketch Balanced Housing Subdivision Plan

CC: John Livsey, Town Engineer

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The engineering division has reviewed the Sketch Balanced Subdivision Plans titled "Fairland Estates" dated September 4, 2018 with latest revision date of November 6, 2018. We submit the following;

### Comment to Planning:

Please be advised that the engineering division is aware of the submission process involved with the proposed subdivision approval. And with that we expect that our comments will be addressed as this process moves forward toward the definitive subdivision design. The nature of some of our comments will be best addressed as the design progresses further along.

### Existing and Proposed Roadway:

- A calculation or note should be provided to address fire equipment turning radius.
- Is this planned to become a Town accepted road or is it to remain private?
- The roadway base detail should show 8 inches of gravel below 4 inches of dense grade crushed stone.
- A profile of the roadway and underground utilities should be provided to adequately review design.

### Utilities:

- Hydrants shall be American-Darling 5 ¼ inch B-84-B-5. Hydrant color; barrel – OSHA black, bonnet – OSHA white, nozzle caps – OSHA black. We require this information be clearly noted on the plans.
- All hydrants, valves and valve boxes shall be American made only. Valves shall open **right (clockwise), hydrants shall open right (clockwise)**. We require this information be clearly noted on the plans.

- All proposed vertical and horizontal bends for the proposed water main shall be on plans with adequate restraining glands, rods and thrust restraints.
- Please identify locations of any bends in the water main, bends will require thrust blocks in accordance with town standards.
- The minimum depth of sewer service connections is 4' below grade. Please provide invert and grading information to show that requirements will be met for each proposed service. And show stubs onto property on definitive plan.
- Maintain separation of utilities in particular the drain and sewer mains.
- It is not clear that a pump system will be required based on the design. A gravity sewer system should be used unless proven infeasible.
- A two course brick detail shall be shown on all sewer manhole details.
- All manhole frame and covers should be consistent with Town of Lexington Standards.
- Silt sacks should have emergency overflow and should be shown on plans.

Drainage for roadway, sidewalk, driveway aprons, and site grading:

- If there is a connection to the Town's drainage system then a review by the Conservation Commission will be required.
- No roadway drainage report was submitted. It will be reviewed when submitted and additional comments will be provided.
- Any trees that may be cut should be reviewed with the Tree Warden, Chris Filadoro at the DPW.

Additional reviews and comments will be done after response to these comments.