



**VIA HAND DELIVERY**

February 21, 2018

Town of Lexington DPW  
201 Bedford St  
Lexington MA 02420

**Re: Definitive Special Permit Plan  
1106 Massachusetts Ave  
Lexington, MA**

Mr. Sprague:

We are in receipt of your memorandum dated January 31, 2018 in regards to the project referenced above. Meridian Associates, Inc. offers the following responses to the comments:

Comment a) Please be aware that the Massachusetts Department of Transportation will be resurfacing Massachusetts Avenue, including the sidewalks this construction season. Once complete the roadway will be under moratorium and any cuts will compromise the newly resurfaced roadway. It is necessary that the utility cuts be performed on Massachusetts Ave in advance of this work and Controlled density fill be used as backfill underneath the roadway base. Utility cuts should be done in the first few weeks after the winter moratorium ends on April 17th.

**Response: Utility cuts will be performed prior to the resurfacing of Massachusetts Avenue, during the suggested time frame.**

Comment b) It is recommended that the 1" copper water services for the two new houses be brought out to water main on Massachusetts Ave. This would be preferred over extension of water main with a hydrant on a dead end.

**Response: The water main extension has been replaced with two (2) 1" copper water services and the proposed hydrant has been removed from the plans.**

Comment c) The water main on Massachusetts Ave is not 6-inch diameter. We have an 8 inch and a 12-inch main. The 6-inch main was abandoned in 2016. Please make this change on the plans.

**Response: The Record Conditions Plan has been updated to reflect the current layout of existing utilities as compiled from record plans obtained from the Town of Lexington Public Records Portal.**



Comment d) If the water main extension goes to construction then the triple gate configuration should be adjusted so that all three gates are on Massachusetts Ave.

**Response: The water main extension has been replaced with two (2) 1" copper water services per previous comment.**

Comment e) Hydrants shall be American-Darling 5 ¼ inch B-84-B-5. Hydrant color; should conform to Lexington Fire Dept rules. We require this information be clearly noted on the plans.

**Response: The water main extension has been replaced with two (2) 1" copper water services and the hydrant has been removed from the plans per previous comments.**

Comment f) 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.

**Response: A note has been added to Sheet 6 of this plan set to reflect this requirement for any and all valves and valve boxes (hydrant is no longer being proposed).**

Comment g) All proposed vertical and horizontal bends for the proposed water main shall be on plans with adequate restraining glands, rods and thrust restraints.

**Response: The water main extension has been replaced with two (2) 1" copper water services per previous comment.**

Comment h) Please identify locations of any bends in the water main, bends will require restraints in accordance with town standards.

**Response: The water main extension has been replaced with two (2) 1" copper water services per previous comment.**

Comment i) Maintain separation of utilities in particular the drain and sewer mains.

**Response: Utility separation has been reviewed and adjusted where necessary.**

Comment j) A minimum two course brick detail shall be shown on all sewer and drain manhole details.

**Response: Manhole details with a note referencing the minimum requirement of two brick courses have been added to Detail Sheet 9 of this plan set.**

Comment k) All manhole frame and covers should be consistent with Town of Lexington Standards.

**Response: Manhole details with a note referencing Town of Lexington Standards for frame and covers have been added to Detail Sheet 9 of this plan set.**



Comment l) All sewer and drain pipes should conform to Town of Lexington Standards, including SDR 35 sewer pipe. Sewer Trench detail calls out schedule 40, which is not consistent with plans.

**Response: The sewer trench detail has been revised to reference SDR 35 pipe.**

Comment m) No drainage analysis report was submitted. It will be reviewed when submitted and additional comments will be provided.

**Response: Hard copies of the drainage analysis report, entitled "Stormwater Analysis and Calculations for 1106 Massachusetts Ave Lexington, Massachusetts," dated December 12, 2017, and revised February 21, 2018, have been included with this submittal.**

Comment n) Any trees that may be cut should be reviewed with the Tree Warden, Chris Filadoro at the DPW.

**Response: A copy of the Tree Identification and Removal Plan will be provided to Chris Filadoro for review.**

Comment o) Stormwater management report and Operation and Maintenance report is acceptable.

**Response: Noted. This report has been included with the revised submission.**

Comment p) A structural design analysis will be required, by the Building Dept., for the proposed retaining walls greater than 4 feet.

**Response: A design analysis for retaining walls greater than 4 feet will be provided by the Structural Engineer of Record for the project at the time of Building Permit applications.**

Comment q) If the property is in a FEMA floodzone then the datum used should be stated. The "Lexington Sewer Datum" is not an acceptable datum for elevations.

**Response: The property is located in Flood Zone X, which is outside the 0.2% annual chance floodplain. The National Geodetic Vertical Datum of 1929 (NGVD 29), which is equivalent to the Lexington Sewer Datum, is used per Town of Lexington Subdivision Regulations.**

Comment r) It is unclear as to the meaning of "unofficial soils information" on the plan set. Please provide explanation.

**Response: The soils information was collected by a certified soil evaluator via an on-site evaluation. The term "Unofficial" has been removed from the plans for clarification. (The term "Unofficial" was to note that the testing was not witnessed by a Board of Health agent.)**



Comment s) Please provide calculation for disturbed area for the entire site. Any areas that will have earth disturbance should be included in the calculation.

**Response: Total amount of disturbed area has been noted to the Site Construction Plan (Sheet 5 of this plan set).**

Please contact us if you have any questions.

Sincerely,

**MERIDIAN ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "M. J. Novak". The signature is fluid and cursive, written over the company name.

Michael J. Novak, PE  
Senior Project Manager

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cc: Bryan Carignan, PE, Assistant Town Engineer