

MetroWest Engineering, Inc.

December 4, 2016

Graves Engineering Inc.
100 Grove Street
Worcester, MA 01605
Attention: Jeffrey M. Walsh, P.E.

FILE

EXHIBIT
RECEIVED

DEC - 5 2016

PLANNING BOARD
GRAFTON, MA

RE: Conservation Commission and Planning Board Site Plan Review Application
104 Creeper Hill Road, Grafton Ma

Dear Mr. Walsh:

This letter is in response to your review letter dated November 18, 2016 regarding the Proposed Site Plans, Stormwater Report and supporting documentation for the proposed project located at 104 Creeper Hill Road in Grafton. The proposed Site Plan set has been revised to address your comments.

I offer the following comments in response, following the same format as your letter. Please note the original comment is followed by a response in bold font.

EXHIBIT
13

Zoning By-law

1. The Engineer must revise the plans to include the approximate location of the buildings and driveways within two hundred feet of the property lines. There are two buildings located south of the project driveway, at least one of which is located within two hundred feet of the property line. (1.3.3.3.d.11)

Existing buildings and driveways located within two hundred feet of the property boundaries have been added to the plan set and are shown on the Proposed Layout Plans, Sheets C300 and C301.)

2. Proposed lighting at the site was not shown on the plans. The Board may wish to inquire of the applicant if any exterior lighting is anticipated. (1.3.3.3.d.22)

The only proposed exterior lighting will be at building entrances and garage doors.

3. Proposed signage at the site was not shown on the plans. The Board may wish to inquire of the applicant if any signage is anticipated. (1.3.3.3.d.23)

No exterior signage is proposed with this project.

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4. A proposed dumpster area at the site was not shown on the plans. The Board may wish to inquire of the applicant if any dumpster area is anticipated. (1.3.3.3.d.24)

A proposed dumpster location has been added near the northeast corner of the building and is shown on the *Proposed Layout Plan*, Sheet C301.

5. The plans show one tree within five feet of the parking lot. There is a total of sixteen parking spaces, therefore a total of four trees within five (5) feet of the parking lot are required. However, there is a generous amount of landscaping (eight trees and ten shrubs) proposed within the thirty-foot wide strip located between the parking area and Creeper Hill Road. We defer to the Planning Board if the proposed planting scheme is acceptable relative to the trees proximity to the parking spaces. (4.2.4.5.)

Proposed parking spaces are located in front and on the side of the proposed building and north of the proposed building. Proposed trees were placed in locations to provide screening between Creeper Hill Road and subject property. Twelve trees are proposed for planting on the site where four are required under the Bylaw.

Grafton's Regulations Governing Stormwater Management

6. GEI has no issues relative to compliance with these regulations.

No response required for this comment.

Regulations for the Administration of the Wetlands By-Law

7. GEI has no issues relative to compliance with these regulations.

No response required for this comment.

Hydrology & MassDEP Stormwater Management Review

8. GEI reviewed the hydrology computations and found them to be in order.

No response required for this comment.

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9. The watershed delineation plans and the Street Drainage Basin Delineation Plan do not have scale bars. If the Stormwater report is resubmitted for any other reason, then these delineation plans should be revised to identify their scales.

Existing and Proposed Watershed Delineation Plans and the Street Drainage Basin Delineation Plan have been revised to add scale bars and have been submitted herewith.

10. Compliance with the MassDEP Stormwater Standards and Handbook is reasonable except as noted in the following comment.

No response required for this comment.

11. The bottom of the infiltration basin (elevation 362-feet) meets MassDEP's required groundwater offset of two feet. However, three leaching basins are proposed below the bottom of the infiltration basin and could be reasonably expected to receive stormwater through their loose fitting manhole covers. In short, the leaching basins do not meet the required groundwater offset and need to be revised or eliminated.

The proposed leaching basins proposed below the floor of the infiltration basin have been removed and replaced with a three-foot wide by one-foot deep stone trench in the center of the infiltration basin. This is shown on the *Proposed Site Plans, Sheets C500 and C501 and Proposed Detail Sheet, Sheet C701.*

12. On Sheet C400, the proposed spot elevations 372.6, 372.4, 372.5, 373.2 and 373.0 located near the salt shed need to be revised to be consistent with proposed topographic contours in this area. More importantly, spot elevations also need to be provided on the west side of the salt shed and pertinent salt shed elevations (e.g. top of pad, top of wall if a concrete wall is proposed) need to be identified, and the proposed grading needs to show that stormwater runoff from the west side of the salt shed will be directed around the salt shed so that it will not come into contact with the stored salt.

Grading around the proposed salt shed and pertinent elevations of the structure, including floor elevation and wall elevations have been added to the plans and shown on the Proposed Grading Plans, Sheets C400 and C401.

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13. The plans must be revised to identify a snow storage location. Snow storage should occur as far from Flint Pond as reasonably possible.

A snow storage area has been added to the plans on the westerly side of the property. This is shown on the *Proposed Layout Plans*, Sheets C400 and C401.

General Engineering

14. GEI has no issues.

No response required for this comment.

General Comments

15. The plans do not propose a gate on the new gravel access road located on the west side of the site. If a gate is being considered, then the gate should be set back from Creeper Hill Road a distance similar to the proposed sliding gate at the project's main entrance to allow for vehicle queuing.

A gate has been added for the new gravel access road. The gate will be located 32-feet off the northerly pavement edge of Creeper Hill Road. This is shown on the *Proposed Layout Plans*, Sheets C300 and C301

16. On Sheet C400, the proposed 366 topographic contour located approximately 40 feet northeast of the concrete apron (by the limit of the flood zone) does not connect into the existing 366 contour but instead passes beyond the existing contour. This appears to be minor drafting issue that doesn't require grading revisions, but should be addressed nonetheless.

The proposed 366 finish grade contour has been adjusted to connect to the existing elevation 366 contour. This is shown on the *Proposed Grading Plans*, Sheets C400 and C401.

17. GEI has not reviewed the plans with respect to the proposed septic system. We understand that the Grafton Board of Health will review the proposed septic system.

Plans for the Proposed Subsurface Sewage Disposal System have been prepared and submitted to the Board of Health for review.