



AMHERST *Massachusetts*

OFFICE OF THE SUPERINTENDENT OF PUBLIC WORKS
586 SOUTH PLEASANT STREET
AMHERST, MA 01002
TEL. 413-259-3050 FAX 413-259-2414

November 25, 2013

Town of Amherst
Planning Department
4 Boltwood Avenue
Amherst, MA 01002

Re: Retreat Amherst Preliminary Subdivision Plan

Dear Mr. Ziomek,

Per your request we have reviewed the plans entitled "Retreat Amherst Preliminary Plan" prepared for Retreat at Amherst LLC., by SVE Associates, dated October 28, 2013. Based on our review we have the following comments.

1. The proposed utilities at this scale are very difficult to review but appear to be adequate. More detail will be required on the definitive plan.
2. The existing paved portion of Road A between station 0+00 and 4+00 currently has existing stormwater infrastructure. Is the preliminary plan proposing to replace this?
3. There is an existing 8" ductile iron water stub adjacent to the existing sewer manhole on the south side of the Atkins Water Treatment Plant (WTP). The sewer and water stubs were originally provided for the future development of this land when the treatment plant was constructed.
4. Due to the long sections of road which exceed 10% slope and the perpendicular on street parking we would advise that the Town should not ever consider accepting the proposed private ways as public roads.
5. The Town would be willing to consider accepting the drinking water and sanitary sewer infrastructure if easements are provided because it would allow us the ability to extend water and sewer to the Flat Hills Rd and High Point Drive area. High Point Drive was identified as an area of "moderate need" in the 2005 Sewer Extension Master Plan.
6. If the drinking water and sanitary sewer to be municipally owned, dedicated access driveways and parking areas should be provided at all booster pump, lift stations and water storage tanks.
7. All booster pumps and lift stations will require backup generators. If the water booster pump is moved closer to the Atkins WTP it could be powered by the Treatment Plant's backup power. We would prefer the booster pump closer to the WTP.

8. The proposed stormwater management facilities will require more detail on the definitive plan if they are to function properly on such steep slopes.
9. The plan indicates a water main on Flat Hills Road. This should be revised to show a gated stub just inside the Flat Hills Road right of way for future extension.
10. The gravity sewer main should also be extended just inside the Flat Hills Road right of way for possible future extension.
11. Gravel access roads will be required for all cross country sewer mains.
12. The gate at Market Hill Road for the Atkins WTP will need to be relocated the access road to the WTP.
13. Water and sewer services to buildings will need to be shown on the definitive plans.
14. The proposed plan shows two catch basins at the intersection of Henry St with no connection pipes. Are these leaching basins?
15. Any test pits for stormwater management systems are required to be witnessed by the Engineering Dept.

Permits required by the DPW

The following permits will be required by the DPW prior to the start of construction. A final stamped set of plans labeled "Construction Set" must accompany the permit application. Allow 5 days for review of the application.

- Trench Permit, (\$35.00)
- Street Opening Permit (\$100)
- Driveway permit (\$50)
- Water System Entrance Permits, \$1, 000.00 per diameter inch. (\$16000)
- Sewer entrance Permits, \$1, 000.00 per diameter inch plus \$2.50 per calculated GPD (as per Title 5, 310CMR,15.203) $(\$16000+(641 \times 110 \times 2.5))=(\$192,275)$
- Multiple backflow prevention permits may be required depending on which buildings will need fire suppression systems. Additional permits related to fire suppression system are also required from the Amherst Fire Department.

Please feel free to contact me at 413-259-3224 if you have any comments or questions.

Very Truly Yours,

Jason O. Skeels, P.E.
Town Engineer