

SPRUHAN ENGINEERING, P.C.
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October 28, 2021

From: Edmond Spruhan, P.E.

To: Department of Public Works, Engineering Division
20 Municipal Way,
Wellesley, Massachusetts 02481

Thank you for the enclosed comments on this project.

35 Pembroke Road, Wellesley, MA.

Prepared by: Edmund Spruhan, P.E.

Dated: October 28, 2021.

Upon receipt comments from Town Engineering Division, Spruhan Engineering P.C. have updated the proposed plan addressing each comment in order received.

ROADWAY

All new utilities are being proposed to be connected at Pembroke Road as Colgate Road is currently under moratorium. This is shown on the updated plans with details such as limits of mill work. See sheet 1 of 4.

SOILS

Location of the test pit has been set on the site plan. See sheet 1 of 4.

STORMWATER

Proposed Storm-water Infiltration system provide enough volume to collect the runoff from roof and driveway. Also, storm-water report confirms a significant reduction post construction of runoff. However, following your recommendations, we are proposing a drainage swale along the rear property line to alleviate landscape runoff. The proposed sport court grading has being updated and is now pitched to the front grass area instead the of back of the property as was proposed on our previous plan.

A gently grading slope has been proposed with spot grades on the entire rear lawn, to lead the landscaped runoff away from the building and the lowest area at the back of the property. This slope leads the run off to the proposed rain garden at the corner of the lot on Colgate Road.

The Storm-water Report has been update using NOAA atlas 14 frequency data for Town of Wellesley. Proposed grading has been updated to be as close as possible to existing grade at property lines.

SITE PREPARATION – (EROSION CONTROL & DEMOLITION PLAN)

The Written Construction and Management Plan (CMP) for the project will be provided by Haven Builders.

The Erosion Control and Demolition Plan has been updated to meet the requirements described on the memo emitted by Town of Wellesley Engineering Department.

GENERAL – (EXISTING CONDITIONS PLAN)

Existing conditions plan has been updated to show all utilities. Also the datum elevation on plans have been updated now on Town of Wellesley Datum.

The proposed curb-cuts have been updated now and match existing curb cuts in the neighborhood.

Cut and fill calculations has been added to the site plan. See sheet 1 of 4.

WATER AND SEWER

Proposed curb stop for new water service has been added to the site plan, see sheet 1 of 4. Proposed sewer line has been relocated on Pembroke Road and proposed clean out has been added. see sheet 1 of 4 and 2 of 4.

LANDSCAPING - (TREE PROTECTECTION PLAN)

This section is to be provided by landscape architect.

CONCLUSION

The implementation of Low Impact Development (LID) will bring a positive impact to the storm water management helping the efficiency of the site and drainage system and avoiding major runoff impact to the neighboring properties. Proposed infiltration swale will help to mitigate the runoff on the rear property line as describe above.

Client would prefer to keep proposed elevations for the building. Contractor will ensure to provide a full waterproofing for basement and adequate sump-pump system to keep basement drained.

Contractor will ensure to repave the sidewalks on Pembroke Road and Colgate Road along the property.

I hope that this information is helpful to you. Please do not hesitate to call with any questions.

Respectfully submitted,

Edmond Spruhan

Edmond T. Spruhan