

MEMORANDUM

TO: Francis Johnson, Chair, Planning Board
FR: James R. Laurila, P.E., City Engineer, _____
DA: December 5, 2008
RE: File: North Street – 25-Unit Townhouse Condominium Development on Private Ways
Map ID: 25C – 12 & 17
CC: file

The Department of Public Works has reviewed the above referenced application for the following items:

Traffic:

- Volume & Impact on City Street
- Roadway Capacity
- Adequacy of City Road Construction
- Site Distances
- Parking
- Driveway Openings

Utilities:

- Sanitary Sewer
- Water
- Drainage Into City Stormwater System
- Capacity of Stormwater Line
- Northampton Stormwater Permit
- NPDES Phase II Compliance
- Other: Private vs. Public Ownership

The Department of Public Works has the following comments:

- No Concerns, project will not have an impact on any items reviewed
- Traffic Study is required
- Roadway does not have adequate capacity to handle the additional traffic
- Roadway is not adequately constructed to handle proposed increase in traffic
- Site Distances are not adequate for proposed project
- Parking spaces do not meet minimum requirements
- Parking spaces are too close to driveway opening
- Driveway openings are not adequate for proposed use
- Sanitary Sewer line is not adequately sized for proposed use
- Sewer line connection is not properly shown – *see below*
- Water line is not adequately sized for proposed use
- Water line connection is not properly shown – *see below*
- City stormwater system is not adequate to handle increase in drainage
- Stormwater system does not meet minimum requirements for reduction of Total Suspended Solids (TSS)
- Northampton Stormwater Management Permit has not been approved or conditions for approved permit have not been met
- Other Comments:**

General

- The DPW is reviewing these plans under the assumption that this proposed development and its associated ways are private and will remain private as indicated in the application narrative.

- If the project is approved, there should be a specific condition in the PB decision requiring that the proposed ways remain private. The City currently plows View Ave. even though it is private. City plowing will be discontinued at an appropriate point if the project is approved and built.
- How does the applicant propose to resolve the issue of access to and maintenance of exiting public water sewer services in View Ave.? See DPW proposal under Water and Sewer below.
- To ensure quality construction of proposed infrastructure, the DPW requests privatized project inspection and control as outlined in Section 290-59 of the Subdivision regulations.

Stormwater

- The permit application is being reviewed, but comments are contingent on the results of Conservation Commission review and determinations.

Water

- The 4" water line on View Ave. as shown on L1 is in service and there are three existing house services connected to it: 154 North Street, 1 View Ave and 8 View Ave. 8 View Ave will be demolished if the project moves forward. 154 North and 1 View will need to be connected to the proposed 8" main as well as remain in service throughout construction. The applicant will need to provide easements to the City for access and maintenance to these service connections.
- The hydrant on North Street near View Ave. connects to the 4" water line on View, not the 6" line on North as shown. A new hydrant stub off of North Street will be installed by the DPW in conjunction with the re-paving of North Street in 2009. If the project advances, the existing hydrant on the corner of North St and View can be abandoned once a new hydrant is installed off the new stub on North Street.
- An additional hydrant and valve shall be installed on View Ave. between the proposed isolation valves.
- Install an 8x8x8 Tee at the proposed interconnection of the new main to North St at View Ave. Move the isolation valve to the View Ave property line.
- Install an 8x8x8 Tee at the proposed interconnection of the new main to North St at the ROW. Move the isolation valve to the ROW property line. Install an 8" gate valve along the North Street main on the SW side of the interconnection and 2-8x6 reducers to the 6" main.
- Curb stops for Units 1 & 2 shall be at the property line.
- Service taps shall have at least a 5' separation along the water main.
- The water main on Northern Ave. is 8" AC. There is an existing 3/4" copper service tap extending into the Toffino property that can possibly be utilized.

Sewer

- The existing sewer services to 1 and 8 View Avenue and 154 North Street need to be shown. It is believed that services for all three dwellings connect to the North Street main via View Ave. The applicant will need to provide easements to the City for access and maintenance to the existing gravity sewer laterals that are to remain.
- Move SMH at View Ave/North St. to property line. Force main entry into this SMH shall be by exterior chimney to the flow line at the base of manhole as shown on attached DPW detail.

- Sewer main depth at end of Northern Ave. is very shallow (less than 3 feet). The applicant shall provide force mains from Units 1&2 that discharge to exterior chimneys at the SMH per the attached detail. The applicant shall also show profile and details demonstrating adequate cover and method of protection from freezing during cold weather.

Roadway and Sidewalks

- DPW suggests that granite curb be provided on the northeast side of View Ave. to be consistent with the remainder of the project.
- The bituminous roadway should have a minimum 2" base course and 2" top course to be consistent with.
- The applicant should provide concrete sidewalks consistent with subdivision material standards. If bituminous sidewalks are approved they should have 1.5" base course and 1.5" top course per DPW standard.

Details

- Water/sewer crossing detail(s) need to be provided. All such crossings shall meet DEP vertical and horizontal separation requirements.
- Add exterior chimney drop detail for force main entry into gravity SMH as provided by DPW.
- Sewer Cleanout MH detail should indicate 2", 2.5" or 3" as force main possibilities since size transitions occur within these structures.