

Hi Lori,

April 24, 2024

Attached is the letter by Meera explaining the post-development peak discharge rates with the rain barrel solution. Also, the 25-year storm that can have a higher increase in peak discharge than the 100-year storm.

You are correct; my initial assumptions were not accurate. The revised response to your comments are the following (color brown):

1. What is the area of the sloped area that will be disturbed? I see the sloped area on Sheet T2 but I don't see the calculation of disturbed slope.
The plan showing the sloped area shows that the stair locations will be in slope protected areas. Also, the utility trenches and rain barrel will be in slope protected area.
2. The limit of work is only a few feet away from the structure. This does not seem feasible. Also, tree removal and landscape installation is outside of the limit of work shown.

We have defined two types of disturbances on the sloped area:

- A. Temporary Disturbance
- B. Permanent Disturbance

A. Temporary Disturbance includes the following:

- a. Work designated area during building construction over the slope = 2080 sq. ft.
Material and Equipment over pallets or sleepers
See Drawing Sheet T3.0
- b. Area of excavation for utilities
Trenching - (electricity, water and sewer) = 89 sq. ft.
See Drawing Sheet T3.1
- c. Area of tree removal and landscape installation = 940 sq. ft.
See Drawing Sheet T3.2

Note: The Temporary Disturbances occur at different times of the project.

- d. Total Temporary Disturbance Area = 3541 sq. ft.
See Drawing Sheet T3.4

B. Permanent Disturbance

The following areas:

1. Access Stairs = 77 sq. ft.
2. 3 ft. walkway & Landing = 55 sq. ft.
3. Rip Rap = 48 sq. ft.
4. 5 ft. diameter Barrel = 20 sq. ft.
5. 8" wide 12" tall Conc. Wall = 22 sq. ft.

Total Permanent = 222 sq. ft.
Disturbed Area

See Drawing Sheet T3.3

See Attached updated Set of Drawings dated March 24 , 2024

1. What is the area of the sloped area that will be disturbed? I see the sloped area on Sheet T2 but I don't see the calculation of disturbed slope.
There is no sloped area to be disturbed. Except for temporary disturbance for trench utilities
2. The limit of work is only a few feet away from the structure. This does not seem feasible. Also, tree removal and landscape installation is outside of the limit of work shown.

The limit shown is the construction work area is separate from the landscape work.

We have about 1000 sq. ft. in front of the house to maneuver material.

The landscape work of trees and plants is throughout the site.

1. Will the revised foundation be the very odd shape shown on T2 or as shown on the civil plans and T3?
The foundation perimeter and the lower level perimeter are different.
The foundation perimeter is shown on sheet T2 and the perimeter of the lower level is shown on sheet T3 and A1.
2. It appears that a pump will not need needed for the utilities. Is that correct?
Correct, it does not appear that a water pump will be needed. However, if a pump is necessary, it would be limited to a typical single-family residential pump located in the house to ensure adequate water pressure.
3. I see the detail of the utilities but do not understand how they will be installed. Will the pipes be in a tunnel through the ledge or will trenches be dug?
Trenches will be dug.
4. The rendering does not match the landscape plan and does not show the rip rap.
See updated rendering attached showing the rip rap.
5. The letter from Phillips & Angley, from my reading, does not address the ability to remove earth from in front of your abutter's property in the private way. Sheet C-2 notes "contractor to secure all necessary easements and approvals, as needed". What is your plan for being able to do this work?
Bob Bell, my attorney is taking with Denise about this matter.
6. You may want to resubmit the Civil Design Consultants, Inc letter. The company's logo on the page is blurry.
See attached updated page with the non-blurry logo.

RESIDENTIAL PROJECT - 22 MONTVALE STREET MELROSE MA

REPONSE TO CITY COMMENTS

date 3/5/2024

A. Comments during Board Meeting on January 22, 2024.

B. Planning Board Staff Report dated January 19, 2024.

1. The site at the rear of the property needs to be shown as 75 Feet min.
Response: Sheet C-1 has been revised to include the 75-FT minimum width dimension.
2. Drainage calculations hydrocad report using NOAA Atlas 14 rainfall data and watershed maps (watersheds should be divided into sub-watersheds for the neighboring properties) including any infiltration calculations and backup;
Response: The Drainage Memo has been revised using the NOAA Atlas 14 rainfall data.
3. Provide a detail of the proposed stormwater management area;
Response: By increasing the subwatershed area, the post-development peak flow now equals the pre-development peak flow; therefore, no stormwater management area is needed.
4. Indicate where the roof drains will flow.
Response: Sheet C-2 has been revised to show the roof drain.
5. Detail civil site plans showing all walkways, hardscape, utilities, stormwater management, etc.
Response: The site plans have been revised to include walkways, hardscape, and utilities.
6. A description of how utilities will be brought to the house.
Response: Sheet C-3 has been added to the plan set, which includes details on the proposed water, sewer, and electric service lines.
7. Provide a structural engineers stamp for the retaining wall along the southern edge stormwater management basin which appears to be 5-feet tall on one end and provide a detail showing how this wall will be waterproofed to not allow seepage from the stormwater basin.
Response: See attached detail of retaining wall drawing sheet T4.
8. Provide the retaining wall details when they are available.
Response: See attached detail of retaining wall drawing sheet T4.
9. Test pit data on the soil conditions and groundwater level.
Response: See attached Geotechnical Report Memorandum.
10. Proposed site plan with the slope protected area shown.
Response: See attached drawing sheet T2 on the drawing set.
11. A plan with the limit of work designated and a demonstration of how the rest of the site will not be impacted during construction.
Response: See attached drawing sheet T3.

12. A landscape plan

1. Identify location of the new trees (Red Maples, Hickory, Grey Birch, and Black Cherry) that will replace the eight Norway Maples that will be removed.
2. Identify where the plants will be added on plans with details.
3. Identify materials and details of path that connects both sets of stairs landing.

Response: See attached Landscape Plan drawing sheet L1 and L2 on the drawing set.

13. An update to the construction management plan with information about the extent of hammering or blasting that will be required, construction vehicle access and parking, and a staging plan.

Response: See updated Construction Management Plan and Staging Plan dated 3/5/24.

14. Construction details of how the house will be pinned to the rock.

Response: See attached Geotechnical Report Memorandum page 7 and 8 where it states a #5 rebar embedded 12 inches into the rock and staggered at 24 inches spacing.

Also see sheet drawing T4.

15. Rendering of the proposed house.

Response: See attached rendering.