

AMORY ENGINEERS, P.C.

WATER WORKS • WATER RESOURCES • CIVIL WORKS

25 DEPOT STREET, P.O. BOX 1768
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April 3, 2020
Invoice No. 15355C

Duxbury Planning Board
Town Hall
878 Tremont Street
Duxbury, MA 02332

Professional services March 1 through March 31, 2020

116 Tremont Street (#3980):

Principal	4.25 hrs.	@ \$143	\$ 607.75
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TOTAL DUE: **\$ 607.75**

SUBDIVISION PLAN REVIEW - BREAKDOWN OF HOURS

Invoice No.:	15355C							
Date:	April 3, 2020							
Billing Period:	March 1 - March 31, 2020							
Project:	116 Tremont Street - Site Plan							
Task:		19-Mar	23-Mar					
							TOTAL \$	
		HOURS SPENT						
Plan Review:	PB	1.5					\$ 214.50	
	RJ						\$ -	
	Co-op:						\$ -	
Calculation / Document	PB	0.5	1.25				\$ 250.25	
Review:	RJ						\$ -	
	Co-op:						\$ -	
Site Inspection	PB						\$ -	
	RJ						\$ -	
	Co-op:						\$ -	
Letter / Report	PB		1				\$ 143.00	
Preparation	RJ						\$ -	
	Co-op:						\$ -	
Staff Review:	PB						\$ -	
	RJ						\$ -	
	Co-op:						\$ -	
Meetings, Telephone, email, etc.	PB						\$ -	
	RJ						\$ -	
	Co-op:						\$ -	
Planning Board Hearings:	PB						\$ -	
	RJ						\$ -	
	Co-op:						\$ -	
TOTALS:		2	2.25	0	0	0	\$ 607.75	

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March 23, 2020

Duxbury Planning Board
Town Hall
878 Tremont Street
Duxbury, MA 02332

Subject: **116 Tremont Street – Site Plan**

Dear Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed raze and rebuild of the building at the subject site:

- Site Plan (7 sheets), dated January 27, 2020, prepared by Duxbury Construction LLC (DC)
- Photometric plan (1 sheet), prepared by Granite City Electric Supply Co.
- Architectural Plans (5 sheets), revised February 12, 2020, prepared by Walter A. McKinnon Associates, Inc.
- Drainage Analysis, dated January 27, 2020, prepared by DC
- Stormwater Management Policy, January 27, 2020, prepared by DC

The purpose of our review has been to evaluate conformance with Zoning Bylaws (ZBL), and good engineering practice.

Background

The site, located at 116 Tremont Street (Route 3A), contains 19,910 square feet (s.f.) of land area and is located in the Neighborhood Business District 1 (NB1) zoning district. Currently on site is an office building with associated paved drive and parking lot, walkways and landscaping.

The proposal calls for razing the existing building and construction of a new mixed-use building with commercial tenants on the first floor and four, one-bedroom residential units on the second floor. A new paved driveway is proposed with seven paved parking spaces and twenty-two gravel parking spaces adjacent to it. The proposed building would be served by a new onsite subsurface sewage disposal system, new connection to the municipal water system in Tremont Street and overhead utilities connected to existing infrastructure in Tremont Street. The stormwater system would consist of a catch basin, oil & grit separator and concrete galley subsurface infiltration system. Runoff from the front portion of the roof would be piped to the subsurface infiltration system while the rear portion would be piped to a discharge location at grade near the rear of the property.

Comments

1. The drainage calculations indicate that post-development runoff rate and volume will not be greater than existing conditions. However, the location of the discharge pipe from the rear left portion of the roof will be immediately up-gradient of the building on the adjacent property. We recommend regrading to insure that runoff is not directed toward the building.
2. The catch basin should be specified to be suitable for H-20 loading.
3. There is limited cover over the drain pipe between the catch basin and oil/grit separator. Use of ductile iron pipe between the catch basin and the oil/grit separator should be considered.
4. Parking Space 1 is only fifteen feet long at the south side of the space. Because of its proximity to Tremont Street and because there are more parking spaces than required, we recommend eliminating this space.
5. We note that when the parking spaces are occupied a trash truck will not be able to turn around on site which will require turning movements on Tremont Street.
6. The photometric plan should be revised to show where the foot candle intensity reaches zero at the perimeter of the property. Light spillover onto adjacent properties is not permitted under ZBL Sections 603.7 and 615.5.5. Cut-off shields or similar should be proposed if necessary to comply.
7. We assume that the Board of Health will review the septic system design for compliance with Title 5 so we have not done this.

Please give us a call should you have any question.



Very truly yours,

AMORY ENGINEERS, P.C.

By:

A handwritten signature in blue ink, appearing to read "Patrick G. Brennan", written over a light blue horizontal line.

Patrick G. Brennan, P.E.

PGB