

September 7, 2023

Newton Planning Board
P.O. Box 344
Newton, NH 03858

**Re: 125 Development NH Corp. (Map 14, Lots 1-1 and 2) – Multi Family Housing
Site Plan Review**

Dear Board Members:

We have reviewed the thirty-three-sheet plan set and a Drainage Report both dated August 17, 2023 and prepared by Jones and Beach Engineers, Inc. in accordance with our agreement with the Town. Based on our review, we offer the following comments:

1. Clarify if off-site improvement requirements are affected by the traffic associated with this development.
2. Clarify if the existing driveway that leads to Puzzle Lane is adequate for additional traffic and residential use. Also, clarify that the access drive is fully contained within an access easement.
3. Handicapped parking spaces and curb ramps are required for access to accessible units. Handicapped parking spaces and curb ramps must be shown on the plans.
4. A retaining wall is proposed at the northwest side of the proposed cul-de-sac. A pedestrian rail may be required considering the height of the wall (over 6' high) and proximity to a residential property.
5. The plan depicts a mailbox station but no details are provided. Also, will the USPS deliver mail on a private roadway?
6. Retaining walls along the roadway are depicted on the plans but not shown on the cross sections. Revisions required. Also, the Redi-Rock walls typically require an offset from the back of the wall to a guardrail. Provide a typical section to clarify if adequate space is provided.
7. Specify the bottom width of the proposed roadside ditch in the typical sections. Cross sections should match this detail.

8. There are several sections where roadside swales are located at the top of roadside slopes. A typical section is required to depict swale construction details including berm width at the top of the swale, depth of the swale, cross slopes, etc.
9. All proposed work is not shown on the plans at the end of the new roadway (Station 53+00 and beyond). Add additional plan coverage and detail to depict how the proposed roadway will connect back into the existing commercial driveway.
10. The cross slope on a sidewalk must not exceed 2% along the sidewalks and at all landings where a wheelchair would need to turn. Revise the details to clarify this requirement. Also, detectable panels are only required where a sidewalk enters a street.
11. Catch basins must have appropriate sumps (3' minimum). No catch basin sump is included on the detail.
12. Test pits appear to be shown on the watershed plans but test pit data was not provided for all stormwater basins (some were included in the Infiltration Feasibility Report). Provide test pit data for all stormwater basins.
13. The outlet device (orifice) size for Gravel Wetland 3 is shown as slightly different on the plans than in the calculations. Please revise.
14. Bio infiltration Basin #7 is shown as an infiltration basin (no filter media proposed). Is the intent to construct a bio-retention basin as the title indicates or an infiltration basin as designed?
15. Outlet structure # 7 (associated with Gravel Wetland #1) includes an underdrain outlet. Clarify if underdrains are required at this basin and if so where they are located.
16. Sedimentation Basins 1 and 2 include newly graded gravel surfaces as indicated in the calculations. The construction plans do not show the Sedimentation Basins at all (they are shown on the watershed plans). Clarify the intended use of the gravel area and function of the sedimentation basins and provide appropriate construction details.
17. Street name signs, no outlet signs, and speed limit signs are required and must be shown on the plans.
18. Section 8.2.3 of the Subdivision Regulations describe the requirements for Stormwater Management associated with the MS4 Regulation requirements. Many of the requirements are met by satisfying the NHDES Alteration of Terrain permit requirements but a couple items will need attention. In summary, these items include the following:
 - a. Any new development shall submit a description of measures that will minimize salt usage.

- b. Items outlined in 8.2.3 E, F and G must be addressed (i.e., legally binding documents, as-built plans, annual inspections/reports).

If you have any questions or need any additional information, please feel free to contact me at 603-731-1562 or at MVignale@KVPLLC.com.

Sincerely,

KV Partners LLC

A handwritten signature in black ink, appearing to read "Michael S. Vignale", with a stylized flourish at the end.

Michael S. Vignale, P.E.
Principal Engineer