

January 10, 2023

**To:** Alaa M. Abusalah  
Director of Development & Inspectional  
Services/Town Planner  
3 Washburn Square  
Leicester, Massachusetts 01524

**A&M Project #:** 2889-01  
**Re:** Skyview Estates  
Special Permit /  
Site Plan Review  
Town & Engineer Comments  
651 Main Street  
Map 21/Parcel B5.1

**Copy:**

Dear Ms. Abusalah,

Please find Allen & Major Associates, Inc. (A&M) responses to the review letter prepared by Quinn Engineering Inc., dated January 3, 2023, in reference to the Skyview Estates Major Site Plan Review and Special Permit Applications, to be located along Main Street in Leicester, Massachusetts.

Plan Comments:

1. *1. The detail for the Emergency Access Cross-Section (Detail 1, Sheet C- 202) calls for a 5" crown, however, the plan shows the Emergency Access Road cross-pitched. The plan and detail should be coordinated to correspond.*

**Response: The detail for the Emergency Access Cross Section has been updated to match the grading of the plan sheets.**

2. *On the Emergency Access Road, drainage swales extending from STA 5+00 terminate at approximately STA 4+ 50. It may be expected that the discharge from the swales will pass overland toward private properties. The swales should be continued to connect to swales at STA 3+50, to ensure the continuity of the drainage in the area.*

**Response: The drainage swales are terminated where the access road changes from a "cut" to a "fill" situation. Catch basins are to be installed (CB-57 & CB-58) to collect any discharge from these swales as previously indicated on Sheet C-102C.**

3. *Plans call for underdrains to run to "daylight". It is recommended that underdrains discharge into the proposed system of drains.:*

**Response: The drainage systems have been designed to accommodate stormwater flows only and not for the conveyance of groundwater which is standard engineering practice. In our professional opinion, these underdrains should not be connected to any stormwater systems currently shown on the plans. In the event groundwater may flow from the underdrains, stone lined outlet protection can be added to the outlet. The corresponding detail (#6 on C-504) has been updated.**

4. *On Skyview Drive STA 22+50 +/-, the termination of Skyview Drive appears to be intended to accommodate a future roadway extension. Any intention to expand the roadway in the future for any reason should be articulated to Leicester Planning Board.*

**Response: Agreed. Any future expansions would require the amendment of the plans and further approval by the Planning Board.**

5. *The cover sheet for the plans states "Issued for Site Plan Approval September 1, 2022", however, the current version of the site development plan has a revision date of September 2, 2002 and was filed on December 15, 2022. To avoid confusion, the note should either have the correct date, or be deleted altogether.*

**Response: The currently submitted plans have an initial issuance date of September 1, 2022. Several of the sheets were revised and carry a revision date of December 5, 2022 as indicated on the cover sheet. The drawing list on the cover sheet further illustrates which sheets were updated in the latest submission on 12-15-2022 and subsequently on 01-09-2023.**

6. *Portions of the development are located within Water Resources Protection Overlay District (WRPOD). The Engineer is requested to document the percentage of area of impervious surfaces within the WRPOD and the need for a Special Permit.*

**Response: The area of impervious surfaces within the Water Resource Protection Overlay District is 14.69% as indicated in the previously submitted materials. As separate HydroCAD report was prepared to illustrate the areas within the overlay district only. This material was previously included in the updated drainage report (pages 349-354) and have been attached to this letter.**

Very Truly Yours,

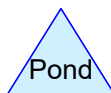
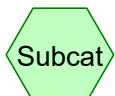
**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE - Senior Project Manager



# Subcat WRPOD



**2889-01 - Proposed HydroCAD-WRPOD\_rev3**

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**Area Listing (all nodes)**

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,130	61	>75% Grass cover, Good, HSG B (WRPOD)
339,127	74	>75% Grass cover, Good, HSG C (WRPOD)
75,736	65	Brush, Good, HSG C (WRPOD)
16,147	89	Gravel roads, HSG C (WRPOD)
555	98	Paved parking, HSG B (WRPOD)
49,711	98	Paved parking, HSG C (WRPOD)
34,831	98	Roofs, HSG C (WRPOD)
61,889	70	Woods, Good, HSG C (WRPOD)
<b>579,126</b>	<b>76</b>	<b>TOTAL AREA</b>

**2889-01 - Proposed HydroCAD-WRPOD\_rev3**

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**Soil Listing (all nodes)**

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
1,685	HSG B	WRPOD
577,441	HSG C	WRPOD
0	HSG D	
0	Other	
<b>579,126</b>		<b>TOTAL AREA</b>

**2889-01 - Proposed HydroCAD-WRPOD\_rev3**

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**Ground Covers (all nodes)**

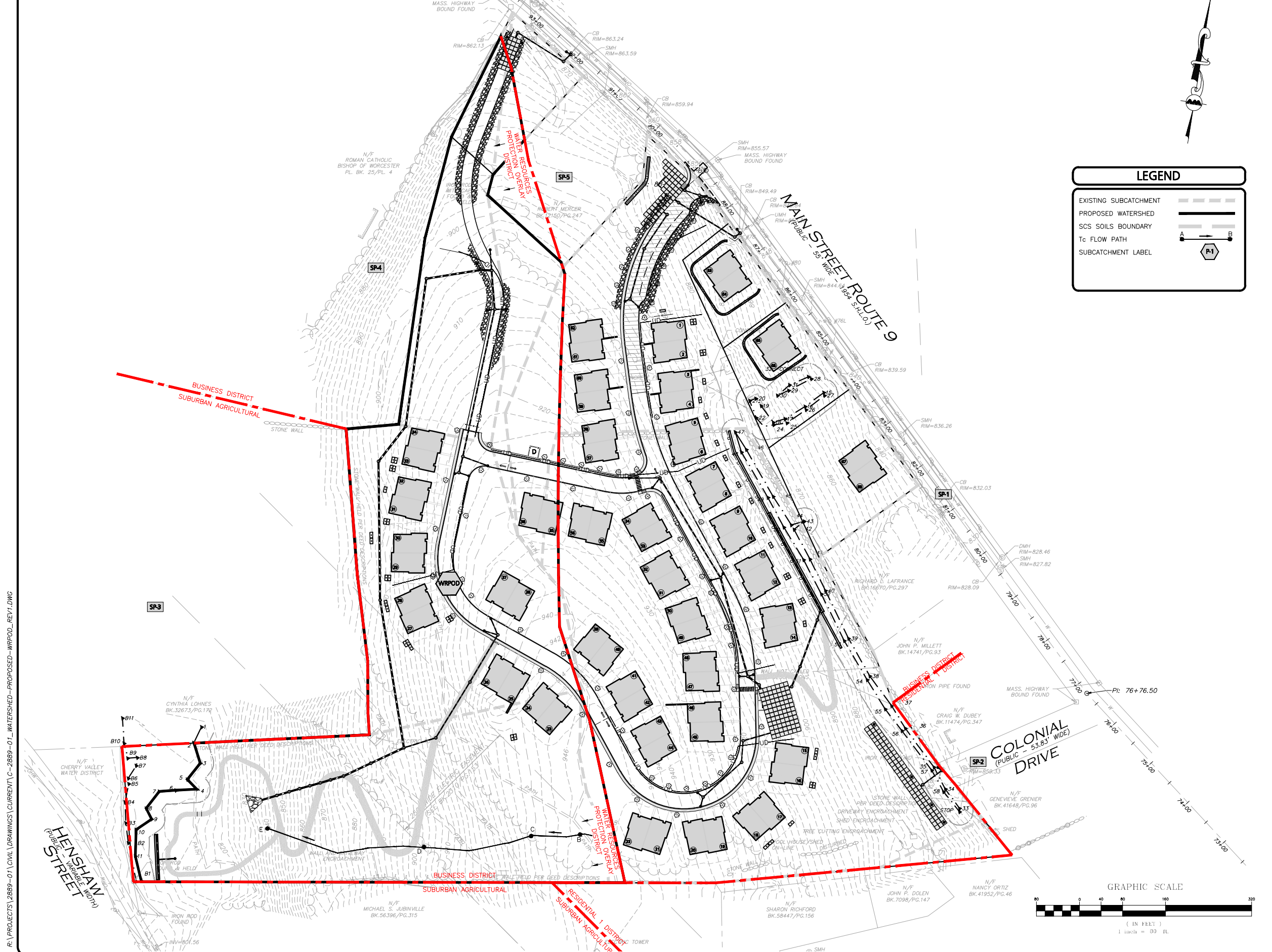
HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	1,130	339,127	0	0	340,256	>75% Grass cover, Good	WRPOD
0	0	75,736	0	0	75,736	Brush, Good	WRPOD
0	0	16,147	0	0	16,147	Gravel roads	WRPOD
0	555	49,711	0	0	50,266	Paved parking	WRPOD
0	0	34,831	0	0	34,831	Roofs	WRPOD
0	0	61,889	0	0	61,889	Woods, Good	WRPOD
<b>0</b>	<b>1,685</b>	<b>577,441</b>	<b>0</b>	<b>0</b>	<b>579,126</b>	<b>TOTAL AREA</b>	

Summary for Subcatchment WRPOD: Subcat WRPOD

Runoff = 20.35 cfs @ 12.01 hrs, Volume= 56,606 cf, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2-year Rainfall=3.23"

Area (sf)	CN	Description
49,711	98	Paved parking, HSG C
555	98	Paved parking, HSG B
1,130	61	>75% Grass cover, Good, HSG B
339,127	74	>75% Grass cover, Good, HSG C
61,889	70	Woods, Good, HSG C
75,736	65	Brush, Good, HSG C
16,147	89	Gravel roads, HSG C
34,831	98	Roofs, HSG C
579,126	76	Weighted Average
494,029		85.31% Pervious Area
85,097		14.69% Impervious Area



**LEGEND**

- EXISTING SUBCATCHMENT
- PROPOSED WATERSHED
- SCS SOILS BOUNDARY
- Tc FLOW PATH
- SUBCATCHMENT LABEL

R:\PROJECTS\2889-01\CIVIL DRAWINGS\CURRENT\C-2889-01\_WATERSHED-PROPOSED-WRPOD\_REV1.DWG

REV	DATE	DESCRIPTION

**APPLICANT:**  
 MKEP 770 LLC  
 265 SUNRISE HIGHWAY, SUITE 1368  
 ROCKVILLE CENTER, NY 11570

**PROJECT:**  
 SKYVIEW ESTATES  
 RESIDENTIAL DEVELOPMENT  
 MAIN STREET  
 LEICESTER, MA

**PROJECT NO.** 2889-01 **DATE:** 06-23-21

**SCALE:** 1" = 80' **DWG. :** CIVIL/WRPOD/WRPOD.dwg

**DESIGNED BY:** SM **CHECKED BY:** MAM

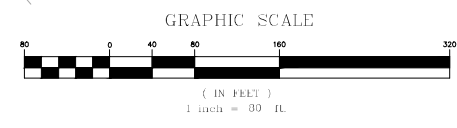
PREPARED BY:



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**DRAWING TITLE:** PROPOSED WATERSHED PLAN  
**\* OVERLAY DISTRICT ONLY \***

**SHEET No.** WS-2

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