

Kathleen Colwell, Director
Planning Division
City of Methuen
41 Pleasant Street
Methuen, MA 01844

July 10, 2021

Re: 33 Danton Drive Development
Civil Engineering Peer Review

Dear Ms. Colwell and Members of the Board:

On behalf of the City of Methuen, TEC, Inc. reviewed documents as part of the civil engineering peer review for the development proposed at 33 Danton Drive. Boghos Properties, LLC ("Applicant") submitted the following documents which were reviewed by TEC for conformance with the City of Methuen Zoning Ordinance, industry standards and best management practices:

- *Site Plans titled "Modification to Site Plan Approval", dated June 2, 2021.*
- 1. The Site Plans display several mistakes, typos, and clerical errors making it difficult for TEC to understand the intent and purpose of the plan. TEC will be required to perform a 2nd in-depth review of the plans after resubmission and correction of the plan errors.
- 2. The Applicant's name is misspelled on the Cover Sheet.
- 3. The Zoning Table on the Cover Sheet is not updated and does not accurately reflect the proposed development.
- 4. The Sheet List Table on the Cover Sheet does not accurately reflect the sheets that have been submitted in the plan set.
- 5. Several Zoning Variances will be required including but not limited to side yard setback, maximum building height, and lot coverage.
- 6. The building square footage is listed as 60,200 SF on the Cover Sheet, 58,300 SF on sheet C-101, and 58,740 SF in the submission's cover letter. The dimensions on the plan are 132' x 442' (58,344 SF).
- 7. The plans show an existing stormwater swale being directed into the corner of the proposed building at the northeast corner. It is unclear if the swale will be redirected, removed, or replaced as part of the project.
- 8. The Applicant should confirm that the Landscape buffer at rear of lot remains unchanged from the previous proposal.
- 9. There are several dimensions and notes at the parking area in the southwest corner of the building that appear to be incorrect.

10. A note should be added to clarify the circle in each parking space. Is this meant to be a bollard?
11. TEC does not recommend parking directly adjacent to building in the southwest corner of the building. The door entry opens into the drive aisle.
12. The Zoning table on sheet C-101 shows the proposed parking is 54 spaces however the plans only show 51 spaces.
13. No accessible parking is shown – a minimum of 3 spaces must be provided with a minimum of 1 van accessible space.
14. The Methuen Fire Department should review plan for emergency access.
15. Additional grading information is required near the proposed loading docks. The trench drain does not appear to be connected to the closed drainage system.
16. The tractor trailers should be removed from the Grading Plan.
17. TEC recommends a condition requiring the pavement removal and grading on the adjacent property (31 Danton Drive) prior to certificate of occupancy.
18. TEC does not recommend directing stormwater toward the building with the use of a french drain directly adjacent to the west side of the building. The Applicant should consider use of catch basins and manholes in the center of the drive aisle.
19. TEC recommends shifting the trench drain to be about 13-feet away from the edge of the building. It will be easier to maintain and will eliminate potential freeze/thaw damage directly adjacent to the building foundation.
20. The rim and invert information on the Grading Plan does not correspond with the rim and invert information on the Utility Plan (Catch Basin 4, Drain Manhole 1).
21. There are two structures labeled Drain Manhole 1 on the Utility Plan. Also, several catch basins are not labeled. Each structure should be labeled with a unique numbering system.
22. The catch basin in the southeast corner of the site is labeled "Catch Basin X, Rim=XXX.XX', Inv 12"=XXX.XX". The information for this structure should be provided. All rim and invert should be reviewed and revised as required.
23. The Utility Plan shows a drain coming out of the southwest corner of the building which is unlabeled and shows a 90-degree change in direction with no drain structure. The purpose of this drain line is not clear.
24. The project proposes a cut of approximately 7-feet in proximity to two existing sewer manhole structures. The Applicant should coordinate this work with the Department of Public Works.

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Please do not hesitate to contact us directly if you have any questions concerning our comments at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The Engineering Corporation"

A handwritten signature in blue ink, appearing to read "P. Ellison". The signature is fluid and cursive, with a large initial "P" and "E".

Peter F. Ellison, PE
Director of Strategic Land Planning