



# DiPrete Engineering

September 22, 2011

Mr. John P. Hansen Jr., AICP  
Town Planner  
Seekonk Town Hall  
100 Peck Street  
Seekonk, MA 02771

**RE: Response to Comments Review  
1475 Newman Avenue  
Map 29 Lots 1 & 2  
Seekonk, Massachusetts  
DE Project #: 1631-006**

Dear Mr. Hansen:

This letter serves as the response to comments review for the proposed redevelopment of an existing Stop & Shop and attached CVS Pharmacy site located at 1475 Newman Avenue (Route 152), Seekonk, MA, Map 29 Lots 1 and 2. The proposed site will include a stand-alone CVS building, a proposed addition to the in-line CVS for retail use and a proposed addition to the Stop & Shop space.

Per our contract, the DiPrete Engineering (DE) scope of work includes review of the applicant's response to comments from our letter dated July 15, 2011.

## **Section I: Documents Reviewed by DE**

Plans:

- Site Development Plans for Mark Investments, Map 29 Lots 1 & 2, 1475 Newman Avenue, Town of Seekonk, Bristol County, Massachusetts, Sheets 1 through 16 of 15, prepared by Bohler Engineering, dated 09/01/10, Latest Revision 09/09/11.
- ALTA/ACSM Land Title Survey, Lots 1 & 2, Map 29, 1475 Newman Avenue, Town of Seekonk, County Of Bristol, Commonwealth Of Massachusetts, Sheets 1 and 2 of 2, prepared by Control Point Associates, Inc., dated 6-9-10, Latest Revision 07/29/10.
- Bohler Engineering Letter Dated September 15, 2011, Re: 475 Newman Avenue, Seekonk, MA
- Email correspondence dated August 11, 2010 regarding drainage pipe cover and constructability.
- Basin Forebay Volume Calculator – Front Basin
- HydroCAD Data for CVS Forebay, CVS Swale/Basin, CVS Basin #1, Existing Basin #1 and Proposed Basin #1, 2-100Yr Storms.
- Stage-Area-Storage for Pond 2E: CVS Forebay
- Traffic Study Appendix
  - Seasonal Adjustment Data
  - Revised Traffic Volume Networks
  - Delay Study
  - Revised Capacity Analysis Results

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**Drainage Comments Follow-Up**

DiPrete Engineering has completed a review of Bohler Engineering's letter dated September 15, 2011 (attached) and the supplemental material provided. All drainage comments have been addressed in a satisfactory manner and we have no further comment.

**Zoning By-Laws of the Town of Seekonk Massachusetts, Section 10 Site Plan Review Follow-Up**

DiPrete Engineering has completed a review of Bohler Engineering's letter dated September 15, 2011 (attached) and the supplemental material provided. All Zoning By-Laws and Section 10 Site Plan Review comments been addressed in a satisfactory manner and we have no further comment.

**Traffic Review Follow-Up**

The responses to the Traffic Report comments have been reviewed by RAB Professional Engineers, Inc. VAI has provided all requested information, and has made the required changes to the access driveways on the plans. At this point, all comments and changes have been addressed in a satisfactory manner, and RAB has no further comment on the traffic.

**Conclusion**

DiPrete Engineering is available to review or discuss the findings or our review with the Town or the Applicant as the Town deems appropriate. We look forward to working with the Applicant and the Town on this project.

Sincerely,

DiPrete Engineering Associates, Inc.

Jason P. Clough, PE  
Senior Project Engineer

Nicole Reilly, PE, LEED AP  
Project Manager

*Enclosure: Bohler Engineering Letter Dated September 15, 2011, Re: 475 Newman Avenue, Seekonk, MA*