



Planning  
Landscape  
Architecture  
Civil  
Engineering  
Surveying

# PLACES Associates, Inc.

Certified WBE

August 14, 2020

Mr. Mark Hamel, P.E.  
Town Engineer  
Town Hall  
62 Arlington St.  
Dracut, MA 01826

Re: Dracut Senior Housing Project  
144 Greenmont Ave  
Places Project No. 5278

Dear Mr. Hamel,

As a result of review comments from you, Town Staff and the Zoning Board of Appeals, this office has made plan revisions to the Dracut Senior Housing Project. This letter will outline the revisions made and where they can be found within the plan set.

Included with this letter are the following:

1. Plans entitled "Dracut Senior Housing 40B Site Plan of Land" by Places Associates, Inc. last revised August 13, 2020.
2. Dracut Senior Housing Stormwater Analysis revised August 14, 2020 by Places Associates, Inc.

Engineering Review Comments:

1. Swale adjacent to the driveway near Greenmont Ave has been elongated. (Sheet C 3.0)
2. The catchment areas to the Tree Filter Boxes has been added in red to the Post Development Drainage Plan. Tributary impervious areas are shown. One additional Tree filter box was added. (see Sheet POST)
3. While the rain garden provides some attenuation of peak flows, the main purpose of the rain garden is to pre-treat runoff from impervious areas prior to discharge into the wetlands. The rain garden as designed has the capacity for approximately 9,575 c.f. The volume of runoff to the rain garden in the 100 year storm is 32,320 c.f. or approximately 3 times the capacity of the rain garden.

The site has poor soils, Hydrologic Soils Group D in situ, with relatively high groundwater. To contain the 100 year volume, the rain garden would need to triple in size creating a large impoundment. As this site is housing for the elderly, large ponding areas creates concerns of mosquito borne diseases.

This office tried multiple options to minimize depth of flow over the weir out of the rain garden. As a result, the weir was modified to a 15' width and the overflow elevation raised by

0.15'. The plans have been modified to clearly indicate that the top of berm elevation is 161.8, giving a 1' freeboard for the 100 year event. (See Stormwater Analysis and C-3.2)

4. The plan has been modified to graphically show stone for the overflow weir to the rain garden (Sheet C-3.2 and Detail Sheet C-7)

Comments from Town Planner

1. The plans will be submitted to the Dracut Water Supply District for their approval.
2. The final building plans with sprinklers will comply with current codes.
3. One fire hydrant has been moved closer to the building as a result of comments from the Fire Chief. (C-4.1). In addition, Sheet T-1 has been added to the plan set demonstrating the turning movements of the ladder truck to gain access to 3 sides of the building.
4. The Notice of Intent has been filed with the Conservation Commission and the hearing is scheduled for August 19, 2020.
5. Stormwater Recommendations:
  - a. The Construction General Permit and NPDES permits will be filed at the time of construction. Copies will be given to the Town.
  - b. Inspections of the Erosion and Sedimentation control measures will be done at the time of construction.
  - c. The O&M plan for the Sewer Pump Station will be prepared when the pump station is fully designed.
  - d. The SWPPP will be prepared in conjunction with the NPDES permit and filed prior to initiation of construction.
  - e. Catchbasins are to be fitted with filtered inlets (notes added to C-7 Details).
  - f. The 25 year storm was added. (See Stormwater Analysis, page 8.)
  - g. Snow storage has been shown outside the 50' buffer to the extent practicable with additional areas indicated on the plans (see C-2.1 and 2.2).
  - h. The O&M has been modified to reflect the street sweeping requirements. (Stormwater report, page 13).
  - i. The sewer department rules and regulations will be addressed in the final design of the sewer system.
  - j. A 10' mowed strip at the perimeter of walks, driveway, dog walk area and community garden for tick and invasive plants species control has been added to sheet L-1.

Conservation Agent Comments:

1. Distances from limits of disturbance to the wetlands have been added (sheets C-3.0 to 3.3)
2. Erosion Control notes and Replication Area notes and plantings have been added to Detail Sheet C-7.

Zoning Board Comments:

1. Two additional handicap parking spaces have been added to the south side of the building. The adjacent parking has been shown 9x20 to gain an additional parking space. An additional parking space is shown next to the dog walk area. Total net gain of 2 spaces for a total of 77 spaces of which 8 are handicap accessible spaces. (Cover sheet, sheets C-2.1 and 2.2)
2. An additional sheet has been added showing Fire truck access (see Sheet T-1).
3. A cross walk and additional sidewalk has been added to provide pedestrian access to the utility access which is gated to limit vehicular access to maintenance vehicles only. The access has been re-graded to a 4.5% slope to meet ADA accessible route criteria. (sheets C-2.2 and 3.2)
4. A bus shelter has been added at Greenmont Ave. (sheet C-2.0)

5. The project sign has been added to the plans (sheet C2.0) and a detail added (sheet c-6).
6. The curbing at the Greenmont Ave entrance has been more clearly labeled as Vertical Granite curbing and the detail has been added (sheets C-2 and C-6).
7. The emergency generator has been added (sheet C-3.1).
8. A vinyl fence has been added to provide screening to the abutter at 150 Greenmont Ave. (sheet C-2.0)
9. A note has been added to sheet C-1.0 to address screening to the abutting property at 136 Greenmont. "maintain existing mature vegetation where feasible for screening. Supplement with additional plantings as needed."
10. The lighting plan is being prepared and will be forwarded to the Board as soon as it is available.

We believe that this is the full list of comments received to date. Please contact this office should you have any questions regarding these revisions.

Thank you.

Very truly yours,  
Places Associates, Inc.

BY:



Susan E. Carter, P.E., LEED AP  
Director of Engineering, President