



**133 Keyes Road  
Concord, MA 01742**

**DATE: September 29, 2020**

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**MEMORANDUM**

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**TO:** Elizabeth Hughes, Town Planner  
**COPY:** Alan Cathcart, Acting Director of Public Works  
**VIA:** Steve Dookran PE, Town Engineer  
**FROM:** Justin Richardson PE, Assistant Town Engineer  
**SUBJECT:** 48Y Fitchburg Turnpike: Concord Country Club Earth Removal Special Permit

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The Engineering Division has reviewed the Definitive Subdivision Application, Plans, Calculations and Reports for 48Y Fitchburg Turnpike prepared by Williams Sparages, dated July 16, 2020 from the applicant Symes Development & Permitting LLC. The Engineering Division offers the following:

Engineering Division Comments:

1. Please provide a Stormwater Pollution Prevention Plan (SWPPP) and make the appropriate filings with National Pollutant Discharge Elimination System (NPDES) for the site alterations that are to be performed.
2. Please provide traffic impact study on the development for the increase in traffic to Fitchburg Turnpike (Route 117) eastbound into the Town of Concord
3. Please state the roadway speed that is intended for this Subdivision Roadway.
4. The roadway layout at the east and west corner of the roadway does not provide the adequate radius of curvature required in the Town of Concord Subdivision Rules and Regulations Section 6.8. The applicant should either request a waiver or revise the roadway layout to provide the appropriate radius of curvature based on the roadway speed. Speed Signs should also be shown on the plans.
5. Locating the drainage/infiltration system under the roadway is not within the Concord Public Works Standards. As a result, this street will remain private and cannot be petitioned for street acceptance. Furthermore, the Applicant shall provide detailed information on their plan for maintenance of the roadway and all utilities.
6. The units/houses are not shown on any of the plans especially on the Town of Sudbury side of the development so it is difficult to determine if the proposed drainage areas are accurately drawn. Please show the units/houses on the plans including on the Town of Sudbury side of the development.



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7. The Stormwater Report referenced rational "Using the rational method to determine peak runoff flows, the proposed conveyance system is designed for the 25-year storm event, but Concord Public Works Design & Construction Standards & Details, Section 2 - Drainage Standards Required "rational method for a 100 year frequency storm event and Manning's equation for open channel flow. Please provide updated calculations using appropriate methods.
8. Concord Public Works Design & Construction Standards & Details, Section 2 - Drainage Standards Required calculations for the 2 year, 10 year, 25 year, and 100 year frequency. Please add calculations for the 25 year storm.
9. A revised stormwater report will need to be provided when/if the lot created by this roadway is developed with impervious features.
10. Concord Public Works Design & Construction Standards & Details, Section 2 - Drainage Standards Required catch basin spacing of 250 feet maximum. The plans show a spacing of 300 feet. Please revised the catch basin and drain manhole layout.
11. Soil testing on site was performed. Was a Town of Concord representative present to observe the testing?
12. Concord Public Works – Highway and Grounds Division will not provide snow removal or any other maintenance services to this road as it does not connect to any of the Town of Concord's roadways (Rookery Lane on the plans).
13. The Engineering Divisions reserves the right to comment on future submittals related to any new or previously submitted information provided to the Town for review including the Definitive Subdivision Plan and supporting documentation.