

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

January 25, 2023

Planning Division  
c/o Elizabeth Hughes, Town Planner  
141 Keyes Road  
Concord, MA 01742

**Re: 37 Lexington Road, Concord Center for Visual Arts: ZBA Special Permit, Site Plan Approval Application**

Dear Ms. Hughes,

Hancock Associates, acting on behalf of Concord Art Association, offers the following in response to Concord Public Works Engineering Department comments made in a letter dated January 19, 2023:

Engineering Division Comments:

8. The "Roof Drain (East)" continues adjacent to the northerly retaining wall, for approximately 52-feet and then connects to the "Trench Drains to UIS". This pipe should have both flows to the trench drain and the "Roof Drain (East)" accounted for, and the "Roof Drain (East)" should have a pipe length of approximately 147-feet and not 94-feet. Please update the calculations. (1/19/2023).

**The calculations have been updated accordingly and are attached herewith.**

9. The plans show an overflow elevation of 137.27 and not 137.45. The plans or calculations should be revised to coincide with one another. Additionally, there are no existing conditions contours close to the westerly abutter so it is unclear if the runoff will enter that property. If runoff enters that property, it should be modeled to ensure that the peak rate of flow and volume does not increase to that abutter. (1/19/2023).

**The overflow elevation has been updated on the plan set to reflect the stormwater calculations. The elevation is now consistent across the submission package. After the addition of more chambers to the proposed underground system, the bio-retention area shall no longer overflow into the driveway during any of the modelled storm events. The system shall now only overflow into the driveway under extreme storm conditions, or if the system is clogged. Runoff entering the driveway shall flow to an existing catchbasin located in Lexington Road. A mulched landscape area along the edge of the driveway creates a berm between the abutting property and the subject property preventing runoff from entering the abutting property.**

22. Please provide the information on Link 1 the existing UIS. Currently the Stormwater report does not include any information on what currently exists on site so there is no way to determine if the pre-development calculations are correct. (1/19/2023).

For our model of the existing condition, it was assumed that no stormwater runoff leaves the site. Therefore, Link 1 (Existing UIS) has been modelled to infiltrate all runoff that reaches it. This is a conservative approach to modelling the existing conditions as it drives down the peak flows at the reach.

23. The topographic plan of land is not stamped by a registered land surveyor in the Commonwealth of Massachusetts. This is a requirement in the application. (1/19/2023).

**An Existing Conditions plan of land stamped by a registered land surveyor in the Commonwealth of Massachusetts has been added to the submission package.**

Please do not hesitate to contact our office should you have any additional questions or comments.

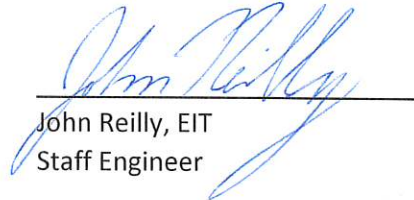
Sincerely,

HANCOCK ASSOCIATES

Acting on Behalf of Concord Art Association,



Brian Geaudreau, PE  
Project Manager/Associate



John Reilly, EIT  
Staff Engineer