



June 30, 2022

William Scanlan, Town Planner
Dudley Planning Board
Dudley Municipal Center
71 West Main Street
Dudley, MA 01571

**RE: Nichols College – Center Road Townhomes
Major Site Plan Review
Response to Comments**

Bill,


The following is an itemized response to comments received from Graves Engineering (GEI) on June 21, 2022. For clarity, original comments are in normal text, and CHA responses are in bold:

1. Bicycle parking needs to be provided at a rate of 0.05 bicycle spaces per one vehicle space, with a minimum of one bicycle parking space. Considering the proposed use (educational campus), the design engineer may wish to consider more bicycle parking spaces than just one space. (§4.01.03)
A total of 8 Bicycle Parking Spaces are now provided.
2. The plans need to include the name, address, and telephone number of the owner and applicant. (§5.04.04.A.1)
The required information has been added to the Title Block of each Sheet.
3. The plans need to include the site property address, Assessor Map-Block-Lot Number, names and street numbers of abutters, and names and street numbers of parcels along any ways. (§5.04.04.A.2)
Abutter information has been added to the Overall Site Plan (Sheet C1.0).
4. Sheet C2.1 needs to include proposed topographic elevation contours at the driveway intersection where the curb radius is being increased to widen the driveway. (§5.04.04.A.5)
Grading at the revised intersection has been added to Sheet C2.1 as required.
5. The site plans need to include the locations of handicap parking signs as well as any traffic signs (e.g., stop sign). (§5.04.04.A.18)
The locations of proposed traffic signs are now indicated on the plan set.
6. GEI understands that the Chief of Police and Fire Chief will review the plan set separately. (§5.04.04.A.23)
Acknowledged.

7. GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment.
No Response Required.
8. The hydrology calculations for Pond 50P need to be rechecked and revised as necessary relative to modeling the storage. GEI estimated areas of 2,800; 6,100 and 13,600 square feet for the 638; 640 and 644 elevations, respectively. The computations modeled 3,555; 6,861 and 14,157 square feet for the respective elevations.
Grading of the Water Quality Basin has been revised to match the volumes indicated in the calculations.
9. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.
No Response Required.
10. The Drainage Report and the Stormwater Checklist need to be stamped and signed by a Massachusetts Professional Engineer.
Stamped and Signed Drainage Report and Stormwater Checklist provided.
11. The 15" diameter drainage pipe between the hydrodynamic separator and the water quality basin is proposed with a slope of 7.4%, which will result in excessive water velocity. The pipe slope needs to be revised to provide a water velocity no greater than 12 feet per second. A lesser velocity is preferable.
The slope of this pipe has been revised to 5%, 11.8 feet per second flowing full velocity.
12. On Sheet C4.2, the Handicap Parking Sign construction detail includes a van parking sign. Sheet C1.2 needs to identify the van parking space.
Sign locations are now indicated. Based on sharing the 8-foot loading area, both spaces will be van accessible, and signed accordingly.
13. The north arrow on Sheet C2.3 needs to be rotated approximately 90°.
North arrow has been revised as indicated.
14. GEI understands that the Dudley Water and Sewer Department will review the proposed water and sewer services.
Acknowledged.

Please contact me if you have any questions, or need additional information.

Thank You,



Pete Parent, P.E.
Project Manager