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November 15, 2023

Zoning Board of Appeals

P.O. Box 250

Dover, MA 02030

Ref: Land on Troutbrook Road, Chickering Drive and Edgewater Drive  
Application for a Comprehensive Permit

Dear Members of the Board:

Please find enclosed the following revised and additional information:

- Six full-size and five 11x17 copies of a revised site plan;
- One copy of a revised stormwater report; and
- Once set of soil logs (as requested by Tetra Tech at the September 12<sup>th</sup> hearing).

These revised documents reflect the following changes:

- As requested by Tetra Tech, Board of Health records have been researched and adjacent wells and septic systems have been added to the plan where they may impact the proposed development. Note that the proposed septic system on Lot 45 was revised to maintain a 100-foot separation to the well on 21 Edgewater Drive.
- As requested by Tetra Tech, the various proposed impervious barriers around septic systems were moved to be 10 feet from the edge of the leaching trenches. Associated grading changes resulted.
- As requested by Tetra Tech, one-foot proposed contours were added to the plans.
- As discussed at earlier hearings, and as a result of questions raised about the location of the flood plain boundaries on each lot, we conducted additional research and obtained additional data which resulted in some changes. Note the following:
  - The initially submitted preliminary site plan was based on an existing conditions survey commissioned by the Applicant and provided to Legacy Engineering. This survey depicted the rounded flood plain elevations (108 and 107) that are found on the 2012 FEMA maps. As noted below, however, these elevations are not sufficiently precise for a determination of the flood plain boundary on each lot.
  - The precise 100-year flood elevations are depicted on the FEMA flood profile found in the FEMA flood insurance study and are now also depicted on the preliminary new



FEMA flood insurance rate map for Dover. For Lots 1, 2 and 45 the 100-year flood plain elevation is 107.6. For Lot 4 the 100-year flood plain elevation is 107.3. In order to determine the boundaries of the flood plain based on these specific elevations, additional more detailed topographic survey was conducted on each lot, and the existing conditions topography and the boundary of the flood plain boundary on the site plan were updated accordingly.

- In the course of obtaining additional topographical data for Lot 45 on Edgewater Drive, the new survey concluded that the earlier existing conditions plan for Lot 45 commissioned by the Applicant was not on the NAVD88 datum. The topography of Lot 45 has been updated to reflect the new survey data. We have confirmed through field survey that the existing conditions topographical data for each of the four lots are now on the NAVD88 datum.
- As a result of the additional survey data, we have concluded that some of the proposed work will occur within portions of the flood plain. As required, we have therefore included compensatory flood storage areas on the plans to offset the work that would occur in the flood plain.

Do not hesitate to contact me should you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.  
President

cc: File  
Client