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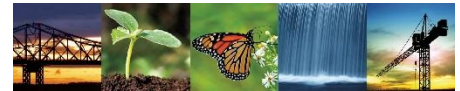
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May 12, 2025
File No. 03.0035466.00

Ms. Amanda Armington
Conservation Commission
City of Amesbury
39 South Hunt Road
Amesbury, MA 01913

Re: Request for Determination of Applicability – Project Narrative
Stormwater Management & Drainage Improvement
25 & 15 Cedar Street
Amesbury, Massachusetts

Dear Ms. Armington:

On behalf of the Lofts at Clarks Pond (Client), GZA GeoEnvironmental, Inc. (GZA) has prepared the following project narrative and associated documentation for the submittal for a Request for Determination of Applicability (RDA) to the City of Amesbury Office of Community and Economic Development and the City's Conservation Commission, which summarizes the proposed stormwater drainage improvements for the Loft's at Clarks Pond located at 25 Cedar Street in Amesbury, Massachusetts (Site). Proposed stormwater drainage improvements for the Site consist of roof drainage system improvements along the perimeter of the existing building and curb removal and infiltration trench installation within the southern parking lot.

Site Background

The Lofts at Clarks Pond is a condominium complex located at 25 & 15 Cedar Street in Amesbury, Massachusetts and designated by the City of Amesbury Assessor as Map 40, Lots 236, 237, and 238. The complex consists of two residential buildings, multiple paved parking areas, and multiple landscaped areas. The Client has indicated that significant flooding of the westerly building occurred during multiple storm events in 2023 due to the inundation of a localized area of low elevation adjacent to the northerly entrance of the westerly building. The flooding was observed to be the result of significant stormwater run-on from "R" Street coupled with apparent insufficiencies of the Site's existing drainage systems to handle major precipitation events.

Drainage System Improvements

GZA has performed stormwater modeling utilizing the 100-year, 24-hour storm event to prepare a conceptual design for the upgrade of the existing drainage systems. To improve drainage in the area of observed flooding, GZA proposes the reconfiguration of the existing roof drainage system for the westerly building and the existing stormwater system on the northwest side of the westerly building to convey all stormwater to the existing stormwater management system in the eastern parking lot.

The drainage system improvements will consist of the following:

- Selective removal and installation of pavers on the northwest side of the westerly building within the location of proposed drainage system upgrades.
- Demolition of the existing roof drainage PVC pipes.



- Trench excavation and backfill for the proposed pipe alignments.
- Installation of 8-inch diameter corrugated HDPE drainage pipe.
- Drainage pipe connections to the existing manhole structures in the southern parking lot area.
- Capping of the existing drainage pipe that discharged to “R” Street on the western side of the building.

Curb Removal and Trench Installation

Based on topographic surveys conducted by GZA, stormwater runoff from “R” Street, Boardman Street, and John Street flows into the Site’s southern parking lot at the southern entrance along “R” Street, which causes flooding within the parking lot and is a safety concern in the winter months due to ice. To reduce the inundation of stormwater from adjacent roadways run-on to the Site, GZA proposes the removal of the existing curbing along the southern shoulder of the southern parking lot entrance to allow stormwater to sheet flow and infiltrate into the downgradient vegetated areas and ultimately discharge into the Back River, as it does in the existing condition. The southern parking lot flood mitigation improvements will consist of the following:

- Removal of the existing granite curbing along the southern shoulder of the parking lot entrance along “R” Street.
- Excavation and installation of a crushed stone trench along the pavement interface in the location of the removed curbing.

The WPA Form 1 - RDA is included in **Attachment A**, and the proposed concept design is included as **Attachment B**.

If you have any questions or require additional information, please do not hesitate to contact Jaclyn Kaehler at (401) 408-1990 or jaclyn.kaehler@gza.com.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Jaclyn Kaehler, P.E.
Assistant Project Manager

Todd Greene, P.E.
Consultant / Reviewer

Anders Bjarngard, P.E.
Principal-in-Charge

Attachments: Attachment A – WPA Form 1 - Request for Determination of Applicability
Attachment B - Stormwater Improvements Concept Design
Attachment C – Certified Abutter’s List

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