Lowell General Hospital
Legacy Project
Proposed Temporary Parking Lot Expansion Narrative
November 10, 2011

On July 27, 2010, the Lowell Planning Board issued a Conditional Site Plan Approval for the Lowell General Hospital Legacy Project which is currently under construction. As a result of a loss of parking due to construction staging and temporary training programs, the hospital is experiencing a parking shortage. The hospital wishes to construct a temporary parking area adjacent to the western most paved parking lot on the property. The hospital would like to construct the temporary parking this fall season to alleviate the current shortage of parking spaces.

The temporary parking will be approximately 64 feet in width and 400 feet in length. The surface will be graded to sheet flow drainage in a southerly direction to the existing retention pond. The retention pond will be enlarged to accommodate the additional flow. The detention pond has been designed to retain the entire volume of the 100 year storm. The finished surface of the temporary expansion will be comprised of six inches of crushed stone. A HydroCad drainage study is included with the submittal.

A Proposed Site Plan, prepared by Watermark and dated November 10, 2011, is submitted for the Planning Board's review. The plan depicts the location and dimensions of the expansion, the proposed drainage area, the expanded retention pond, proposed grading, erosion controls and proposed surface treatments. The plan also describes the construction sequence associated with the project.

Lowell General Hospital wishes to submit this request as a minor revision to an approved site plan. The hospital representatives look forward to meeting with the Planning Board to discuss this proposal.