

NOTICE OF PUBLIC HEARING SUDBURY CONSERVATION COMMISSION

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing for the conversion of the existing Bosse Sports site to Herb Chambers Mercedes Dealership, including building, parking, stormwater, utilities and landscaping modifications, within the 100-foot Buffer Zone, pursuant to the Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw, at 141 Boston Post Road, Sudbury MA. John Welch, Herb Chambers of Sudbury, applicant. The hearing will be held on Mon., December 13, 2021 at 6:45 pm, via Zoom. Please see the Conservation Commission web page for further information.

https://sudbury.ma.us/conservationcommission/meeting/conservation-commissionmeeting-monday-december-13-2021/

SUDBURY CONSERVATION COMMISSION November 29, 2021



Notice of Intent

Herb Chambers Mercedes of Sudbury 141 Boston Post Road Sudbury, MA

November 24, 2021

Prepared for: Herb Chambers 43 Braintree Street, LLC. 259 McGrath Highway Somerville, MA 02143

> Prepared by: Crocker Design Group, LLC 2 Sharp Street Unit B Hingham, MA 02043 781-919-0808

Crocker Design Group

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Section 1

MA DEP Forms



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

Important:

key.

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

When filling out forms on the computer, use

only the tab key to move your cursor - do not use the return

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

141 Boston Post F	Road	Sudbury	01776
a. Street Address		b. City/Town	c. Zip Code
Latituda and Lanai		41°20'44.2"	-72°18'13.54"
Latitude and Long	ltude:	d. Latitude	e. Longitude
K11		0019	
f. Assessors Map/Plat I	Number	g. Parcel /Lot Number	
Applicant:			
John		Welch	
a. First Name		b. Last Name	
	3 Braintree Street, LLC		
c. Organization			
259 McGrath High	way		
d. Street Address			
Somerville		MA	02143
e. City/Town		f. State	g. Zip Code
617-666-8333		jwelch@herbchambers	s.com
h. Phone Number	i. Fax Number	j. Email Address	
Property owner (re a. First Name	equired if different from a	applicant): Check if n	nore than one owner
Property owner (re	equired if different from a	··· ·	nore than one owner
Property owner (re a. First Name	equired if different from a	··· ·	nore than one owner
Property owner (re a. First Name c. Organization	equired if different from a	··· ·	nore than one owner
Property owner (re a. First Name c. Organization d. Street Address	equired if different from a	b. Last Name	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town	i. Fax Number	b. Last Name	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number	i. Fax Number	b. Last Name	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if	i. Fax Number	b. Last Name f. State j. Email address	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name	i. Fax Number any):	b. Last Name f. State j. Email address	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe	i. Fax Number any):	b. Last Name f. State j. Email address	
Property owner (ref a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name Crocker Design Ga c. Company	i. Fax Number any):	b. Last Name f. State j. Email address	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name Crocker Design Ga c. Company 2 Sharp Street, Un	i. Fax Number any):	b. Last Name f. State j. Email address	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name Crocker Design Ga c. Company 2 Sharp Street, Ur d. Street Address	i. Fax Number any):	b. Last Name f. State j. Email address Crocker b. Last Name	g. Zip Code
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name Crocker Design Ga c. Company 2 Sharp Street, Un	i. Fax Number any):	b. Last Name f. State j. Email address	
Property owner (re a. First Name c. Organization d. Street Address e. City/Town h. Phone Number Representative (if Gabe a. First Name Crocker Design Ga c. Company 2 Sharp Street, Un d. Street Address Hingham	i. Fax Number any):	b. Last Name f. State j. Email address Last Name MA	g. Zip Code

\$3,550.00	\$1,762.50	\$1,787.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Provided by MassDEP: Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Sudbury
City/Town

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6. Coastal engineering Structure

8. Transportation

A. General Information (continued)

6. General Project Description:

See Narrative

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1.	Single Family Home	2. 🗌 Residential Subdivision

3. \square Commercial/Industrial 4. Dock/Pier

- 5. Utilities
- 7. Agriculture (e.g., cranberries, forestry)
- 9. Other
- 7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. 🗌 Yes	If yes, describe which limited project applies to this project. (See 310 CMR
	10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Southern Middlesex	212113	
a. County	b. Certificate # (if registered land)	
1250	85	
c. Book	d. Page Number	

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. 🛛 Buffer Zone Only Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands Provided by MassDEP:

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Resour</u>	r <u>ce Area</u>	Size of Proposed Alteration	Proposed Replacement (if any)
For all projects	a. 🗌	Bank	1. linear feet	2. linear feet
affecting other Resource Areas, please attach a	b. 🔄	Bordering Vegetated Wetland	1. square feet	2. square feet
narrative explaining how the resource	c. 🗌	Land Under Waterbodies and	1. square feet	2. square feet
area was delineated.	Waterways		3. cubic yards dredged	
	<u>Resour</u>	<u>rce Area</u>	Size of Proposed Alteration	Proposed Replacement (if any)
	d. 🗌	Bordering Land Subject to Flooding	1. square feet	2. square feet
	e. 🗌	Isolated Land	3. cubic feet of flood storage lost	4. cubic feet replaced
	е. 🔛	Subject to Flooding	1. square feet	
			2. cubic feet of flood storage lost	3. cubic feet replaced
	f. 🗌	Riverfront Area	1. Name of Waterway (if available) - sp	ecify coastal or inland
	2.	Width of Riverfront Area	(check one):	
		25 ft Designated E	Densely Developed Areas only	
		100 ft New agricul	tural projects only	
		200 ft All other pro	ojects	
	3.	Total area of Riverfront Ar	ea on the site of the proposed proje	ect: square feet
	4.	Proposed alteration of the	Riverfront Area:	
	a.1	total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
	5.	Has an alternatives analys	sis been done and is it attached to t	his NOI?
	6.	Was the lot where the acti	vity is proposed created prior to Au	gust 1, 1996? 🗌 Yes 🗌 No
3	3. 🗌 Co	astal Resource Areas: (Se	ee 310 CMR 10.25-10.35)	
	Note:	for coastal riverfront areas	s, please complete Section B.2.f . a	bove.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document		<u>Resou</u>	rce Area	Size of Proposed Alteration	Proposed Replacement (if any)
transaction number		a. 🗌	Designated Port Areas	Indicate size under Land Ur	nder the Ocean, below
(provided on your receipt page) with all		b. 🗌	Land Under the Ocean	1. square feet	
supplementary information you submit to the				2. cubic yards dredged	
Department.		c. 🗌	Barrier Beach	Indicate size under Coastal E	Beaches and/or Coastal Dunes below
		d. 🗌	Coastal Beaches	1. square feet	2. cubic yards beach nourishment
		e. 🗌	Coastal Dunes	1. square feet	2. cubic yards dune nourishment
				Size of Proposed Alteration	Proposed Replacement (if any)
		f. 🗌	Coastal Banks	1. linear feet	
		g. 🗌	Rocky Intertidal Shores	1. square feet	
		h. 🗌	Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
		i. 🗌	Land Under Salt Ponds	1. square feet	
				2. cubic yards dredged	
		j. 🗌	Land Containing Shellfish	1. square feet	
		k. 🗌	Fish Runs		Banks, inland Bank, Land Under the nder Waterbodies and Waterways,
		ı. 🗖	Land Subject to	1. cubic yards dredged	
	4		Coastal Storm Flowage	1. square feet	
	4.	If the p	footage that has been enter		nd resource area in addition to the above, please enter the additional
		a. squar	e feet of BVW	b. square feet	of Salt Marsh
	5.	🗌 Pro	oject Involves Stream Cross	sings	
		a. numb	er of new stream crossings	b. number of r	replacement stream crossings



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MassDEP	File	Number

Document Transaction Number Sudbury City/Town

C. Other Applicable Standards and Requirements

This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

 Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. 🛛 Yes 🗌 No	If yes, include proof of mailing or hand delivery of NOI to:
	Natural Heritage and Endangered Species Program Division of Fisheries and Wildlife
August 1, 2021	1 Rabbit Hill Road Westborough, MA 01581

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- c. Submit Supplemental Information for Endangered Species Review*
 - 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area	0 percentage/acreage
(b) outside Resource Area	0 percentage/acreage

- 2. \square Assessor's Map or right-of-way plan of site
- 2. Roject plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) \square Photographs representative of the site

^{*} Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <u>https://www.mass.gov/ma-</u> endangered-species-act-mesa-regulatory-review).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

^{**} MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <u>https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review</u>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
- 1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <u>https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat</u>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. 🗌	Soparato MESA roviow opgoing		
2.	Separate MESA review ongoing.	a. NHESP Tracking #	 b. Date submitted to NHESP

- 3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. 🛛 Not applicable – project is in inland resource area only	b. 🗌 Yes	🗌 No
---	----------	------

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and North Shore - Hull to New Hampshire border: the Cape & Islands:

Division of Marine Fisheries -Southeast Marine Fisheries Station Attn: Environmental Reviewer 836 South Rodney French Blvd. New Bedford, MA 02744 Email: <u>dmf.envreview-south@mass.gov</u> Division of Marine Fisheries -North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930 Email: <u>dmf.envreview-north@mass.gov</u>

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

с. 🗌	Is this an	aquaculture	project
U	is uns an	aquaculture	project

d. 🗌	Yes	\bowtie	No
ч. 📖	100		110

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).

	Bu M	Assachusetts Department of Environmental Protection reau of Resource Protection - Wetlands /PA Form 3 – Notice of Intent assachusetts Wetlands Protection Act M.G.L. c. 131, §40	Provided by MassDEP: MassDEP File Number Document Transaction Number Sudbury City/Town
	C.	Other Applicable Standards and Requirements	(cont'd)
	4.	Is any portion of the proposed project within an Area of Critical Enviror	mental Concern (ACEC)?
Online Users: Include your document		a. Yes No If yes, provide name of ACEC (see instruction: Website for ACEC locations). Note: electronic	
transaction		b. ACEC	
number (provided on your receipt page) with all	5.	Is any portion of the proposed project within an area designated as an (ORW) as designated in the Massachusetts Surface Water Quality Sta	
supplementary		a. 🗌 Yes 🛛 No	
information you submit to the Department.	6.	Is any portion of the site subject to a Wetlands Restriction Order under Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restrict	
		a. 🗌 Yes 🖾 No	
	7.	Is this project subject to provisions of the MassDEP Stormwater Manag	gement Standards?
		 a. Yes. Attach a copy of the Stormwater Report as required by the Standards per 310 CMR 10.05(6)(k)-(q) and check if: 1. Applying for Low Impact Development (LID) site design creation Stormwater Management Handbook Vol. 2, Chapter 3) 	-
		2. A portion of the site constitutes redevelopment	
		3. 🛛 Proprietary BMPs are included in the Stormwater Manage	ment System.
		b. No. Check why the project is exempt:	
		1. Single-family house	
		2. Emergency road repair	
		3. Small Residential Subdivision (less than or equal to 4 sing or equal to 4 units in multi-family housing project) with no a	
	D.	Additional Information	
		This is a proposal for an Ecological Restoration Limited Project. Skip S Appendix A: Ecological Restoration Notice of Intent – Minimum Requir 10.12).	

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Development Plans for	Mercedes of Sudbury	
a. Plan Title		
Crocker Design Group, LLC	Gabe Crocker	
b. Prepared By	c. Signed and Stamped by	
11/15/2021	Varies	
d. Final Revision Date	e. Scale	

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. \square Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1289	11/22/21
2. Municipal Check Number	3. Check date
1288	11/22/21
4. State Check Number	5. Check date
Crocker Design Group, LLC	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection Provided by MassDEP: Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

ature of Applicant 2. Date 3. Signature of Property Owner (if different) 4. Date 5. Signature of Representative (if any)

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When
filling out forms
on the computer,
use only the tab
key to move your
cursor - do not
use the return
kev.

1.

2.

3.

B. Fees



A. Applicant Information

Location of Project:			
141 Boston Post Ro	ad	Sudbury	
a. Street Address		b. City/Town	
c. Check number		d. Fee amount	
Applicant Mailing Ac	ldress:		
John		Welch	
a. First Name		b. Last Name	
Herb Chambers 43	Braintree Street, LLC		
c. Organization			
259 McGrath Highw	ay		
d. Mailing Address			
Somerville		MA	02143
e. City/Town		f. State	g. Zip Code
617-666-8333		jwelch@herbchambers.com	
h. Phone Number	i. Fax Number	j. Email Address	
Property Owner (if c	lifferent):		
a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address	

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA

Form 3 (Notice of

Intent).

Fee should be calculated using the following process & worksheet. *Please see Instructions before filling out worksheet.*

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 (b)	1	\$500	\$500
Category 2 (g)	4	\$500	\$2,000
Category 3 (b)	1	\$1,050	\$1,050
	Step 5/Te	otal Project Fee:	\$3,550.00
	Step 6/	Fee Payments:	
	Total	Project Fee:	\$3,550.00 a. Total Fee from Step 5
	State share	of filing Fee:	\$1,762.50 b. 1/2 Total Fee less \$ 12.50
	City/Town shar	e of filling Fee:	\$1,787.50 c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection Box 4062 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



2 Sharp Street, Unit B Hingham, MA 02043 Tel. (781) 919-0808

1 V 2	MA DEP Northeast Region Wetlands Divisio 205 Lowell Stree Wilmington, MA	on et	DATE: 11/24/2021 JOB NO: 100-108 ATTN: MA DEP-NERO RE: 141 Boston Post H Herb Chambers 4	Road 3 Braintree Street, LLC	
WE ARE S	ENDING YOU b	y mail the following items:			
Prints		Invoices Disk(s)	Shop Drawings	Specifications	
COPIES	DATE		DESCRIPTION		
1	11/24/2021	Notice of Intent Application, dated 11/24/2021			
1	11/24/2021	24"x36" Site Development Plans, dated 11/15/2021			
1	11/24/2021	Stormwater Management I	Stormwater Management Report, dated 11/15/2021		
THESE AR	E TRANSMITTE	ED:			
For appr	roval	For your use	As requested	For Review & Comment	
Comments:					

If you should have any further questions please contact us at <u>mlaracy@crockerdesigngroup.com</u> or call the office at (781) 919-0808.

Crocker Design Group

Margaret J. Laracy, P.F.



2 Sharp Street, Unit B Hingham, MA 02043 Tel. (781) 919-0808

TO:	MA Division of Fisheries and Wildlife	DATE: 11/24/2021
	Attn: Regulatory Review	JOB NO: 100-108
	1 Rabbit Hill Road	ATTN: MA DIVISION OF FISHERIES AND WILDLIFE
	Westborough, MA 01581	RE: 141 Boston Post Road
		Herb Chambers 43 Braintree Street, LLC

WE ARE SENDING YOU BY US MAIL the following items:

⊠ Prints	Invoices	Shop Drawings	Specifications
Reports	Disk(s)	Copy of Letter/Memo	⊠ Other

COPIES	DATE	DESCRIPTION			
1	11/24/2021	MESA Project Review Application, dated 11/24/21			
1	11/24/2021	Notice of Intent Application, dated 11/24/2021			
1	11/24/2021	24"x36" Site Development Plans, dated 11/15/2021			
1	11/24/2021	Stormwater Management Report, dated 11/15/2021			
1	11/24/2021	\$1,800.00 Filing Fee- Check to Commonwealth of MA - NHESP			

THESE ARE TRANSMITTED.								
For approval	For your use	As requested	For Review & Comment					
Comments:								

If you should have any further questions please contact us at <u>mlaracy@crockerdesigngroup.com</u> or call the office at (781) 919-0808.

Crocker Design Group

Margaret J. Laracy, P.E.

4P FedExxOffice.

Address: Location: Device ID: Transaction:	44 GRANITE ST BRAINTREE MA 02184 FMHK -BTC02 940318673284	
FedEx Priority Overn (286500444336) 5. Declared Value Recipient Address:	45 lb (S)	51.36
ATTN:REGULATORY MASSACHUSETTS D 1 RABBIT HILL R WESTBORDUGH, MA 5087927270	IVISION OF FIS D	HER1ES
Scheduled Delivery D	a e 11/24/2021))
Pricing option: STANDARD RATE		
Package Information: Your Packaging 13 x 9 x 11		
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000000000		
Scheduled Delivery Da Pricing option: STANDARD RATE	11/24/2021)
Package Information: Your Packaging 13 x 9 x 11		
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Merchandise taxable	subtotal: subtotal: A): 6.25%	\$102.72 \$5.50 \$0.34
I	otal Due:	\$108.56
(S) Cr	editCard:	\$108 56

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11/23/2021			02:40 PM				
Product	Qty	Unit Price	Price				
Mailer 10.5 x 16	1	\$1.49	\$1.49				
Priority Mail® 1-Day 1 \$7.95 Boston, MA 02211 Weight: 0 lb 2.20 oz Expected Delivery Date Wed 11/24/2021 Tracking #:							
9505 5129 61 Insurance			54 \$0.00				
Up to \$50.00 Total			\$7.95				
Grand Total:			\$9.44				
Credit Card Remitted Card Name: AMEX Account #: XXXX Approval #: 8485 Transaction #: 3 AID: A0000000250 AL: AMERICAN EXF PIN: Not Require	I (XXXXXX) 592 367 10801 PRESS		\$9.44 Chip				
<pre>************************************</pre>							

Section 2

Sudbury Conservation Commission Forms



Conservation Department 275 Old Lancaster Rd. Sudbury MA 01776 978-440-5472 ConCom@sudbury.ma.us

Notice of Intent Submission Checklist

Town of Sudbury

Conservation Commission

A complete application package (double-sided and collated) must be submitted by close of business a minimum of two weeks in advance of a scheduled meeting. The Commission generally meets every other Monday. A list of meetings and submission deadlines can be found on the Commission's webpage (<u>https://sudbury.ma.us/conservationcommission/</u>). Incomplete packages may be returned and/or cause delay of your project.

Supplemental information for continued hearings must be submitted by 3:30 pm at least 4 business days in advanced of the next scheduled Commission meeting.

REOUIRED DOCUMENTATION:

- 1. One original signature and one copy of completed Notice of Intent Application Form (WPA Form 3) signed by the Applicant and Property Owner.
- 2. One completed NOI Wetland Fee Transmittal Form Pages 1 & 2.
- 3. One copy of the following maps, all with the site clearly identified. (One can generate these maps be using the Town GIS at www.mapsonline.net/sudburyma/ or by using Oliver through MassGIS at: http://maps.massgis.state.ma.us/map_ol/oliver.php.)
 - USGS
 - FEMA
 - NHESP
- 4. Two sets of full-sized stamped plans, including graphic scale (not more than 1 inch = 20 feet) and title block that shows proposed structures or modifications to existing structures, paving, drainage, or water control structures, and erosion controls. Be sure to include resource delineation, riverfront and/or buffer zones, and existing and proposed topography. GIS maps may be used for small projects at the discretion of the Conservation Commission.
 - /- Plan revisions shall be clearly noted and dated on the plans.
 - Colored plan shall be provided that clearly depict existing and proposed conditions with the following color scheme:
 - Existing conditions = Black
 - Proposed Construction = Red
 - Wetland boundaries = Blue
 - Buffer Zone = Yellow
 - Riverfront = Purple
 - Proposed Tree line = Green
 - Erosion Controls = Orange
- 5. One copy of the Abutter's list, Abutter Notification form, and proof of mailing. Notification can be either by hand or via certificate of mailing or certified mail. This certificate, return receipt green cards, copies of green cards, or proof of receipt of hand delivered mail, must be submitted prior to the hearing (scanned copies are OK).



Two copies of a narrative which should include the following information:

- Description of work within regulated resource areas, the buffer zones, and any impacts to these areas.
- Description of the project's compliance with the WPA performance standards. If work is proposed in the Riverfront Area, you must provide an alternatives analysis.
- Description of the project's compliance with the Sudbury Administration Wetlands Bylaw.
 - If work is proposed within Adjacent Upland Resource Area, you must provide an alternatives analysis.
 - If work is located adjacent to a stream, you must provide the required evidence in accordance with Section 2.3 of the Sudbury Administration Wetlands Bylaw Regulations to determine whether the stream is intermittent or perennial.

7. Proposed mitigation for unavoidable project impacts to regulated areas. Provide the following information:

- Square footage of work proposed by type (i.e. disturbance, structures, impervious surface, etc.) within each regulated area, including the 100-foot Buffer Zone, 100-foot Adjacent Upland Resource Area, and 200-foot Riverfront Area (inner and outer riparian zones).
- Square footage of proposed mitigation by type (i.e. native plantings, invasive species removal, impervious surface reduction, etc.) within each regulated area.
- 8. Description of wetland resource areas, date delineated, and name of wetland scientist that conducted the delineation
 - 9. Photos of the site.
- 10. Applicable Filing Fees under the Wetlands Protection Act and the Sudbury Administrative Wetlands Bylaw Checks to the Town of Sudbury. See attached.
 - * Please note, a legal notice fee will be billed directly to the Applicant. The Applicant is responsible for the cost of the legal notice in accordance with the state Wetlands Protection Act [310 CMR 10.05(5)(a)] and Sudbury Administration Wetlands Bylaw.
 - 11. If applicable, one completed, signed Stormwater Management Form, Appendix C, if applicable. This does not apply to projects on single-family lots.
- 12. If applicable, one signed copy of any Operation and Maintenance Plans associated with elements located or that discharge to resource areas.
 - 13. All documentation also must be provided in electronic format, including any revised information.

DEP MAILING

- 1. Send check for state fee made out to the Commonwealth of Massachusetts and copy of NOI Wetland Fee Transmittal Form Pages 1 & 2 to: DEP, Box 4062, Boston, MA 02211.
- 2. Send one complete copy of the Notice of Intent application, including copies of all required maps, project plans, Wetland Fee Transmittal Form, list of abutters, Notification to Abutters Form, and a copy of the check for state and town fee payments to: DEP-NERO, Wetlands Division 205 Lowell Street Wilmington, MA 01887.

Wetlands Protection Act Fee Payments: Category Activities and Fees

Category 1 (Fee for each activity is \$110):

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is \$500)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) coastal limited projects;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

Category 3 (Fee for each activity is \$1,050)

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

Category 4 (Fee for each activity is \$1,450):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 (Fee is **\$2 per linear foot for each resource area**): For each resource area delineation, the fee shall not exceed \$200 for activities associated with a single family house or \$2,000 for all other activities).

Sudbury Wetlands Administration Bylaw Fee Payments For All Applications:

- Category A: Single minor project -- i.e., house addition, tennis court, swimming pool, or other accessory residential activity \$25 per project
- Category B: New single family dwelling \$250
- Category C: Subdivision--road and utilities only \$500 plus \$2 per foot of road sideline within a resource area
- Category D: Drainage, detention/retention basins \$500 plus \$2 per 100 cubic feet of basin within a resource area
- Category E: Multiple Dwelling Structure \$500 plus \$100/unit, all or part of which is within a resource area
- Category F: Commercial and Industrial Projects \$500 plus \$0.50 per square foot of disturbance in an undeveloped resource area
- Category G: Application filed after Enforcement Order double the above fee
- Category H: Determination of Applicability no charge
- Category I: Remediation of a Contaminated Site or Enhancement of a Degraded Resource (excluding violations) \$25.00/project

Additional Fees:

Abbreviated Notice of Resource Area Delineation:

New Construction: **\$500 plus \$2.00 for each linear foot of resource area subject to the Bylaw** Existing Developed Single Family Lots: **\$25.00**

Inspection Fee: \$50.00 for each status inspection conducted as a follow up to a Notice of Violation.

Section 3

Abutter Notifications

print this list

Abutters List Date: November 16, 2021

Subject Property Address: 141 BOSTON POST RD Sudbury, MA Subject Property ID: K11-0019

Search Distance: 100 Feet

Prop ID: K10-0014 Prop Location: 183 BOSTON POST RD Sudbury, MA Owner: NSTAR ELECTRIC COMPANY Co-Owner: PROPERTY TAX DEPARTMENT Mailing Address:

P.O. BOX 270 HARTFORD, CT 06141

Prop ID: K11-0002 Prop Location: 150 BOSTON POST RD Sudbury, MA Owner: REALTY INCOME CORP Co-Owner: ATTN: PM# 0996 Mailing Address: 11995 EL CAMINO REAL SAN DIEGO, CA 92130

Prop ID: K11-0003 Prop Location: 136 BOSTON POST RD Sudbury, MA Owner: NHP PROPERTIES BUSINESS TRUST Co-Owner: C/O ALTUS GROUP Mailing Address: P.O. BOX 71970 PHOENIX, AZ 85050

Prop ID: K11-0004 Prop Location: 68 OLD COUNTY RD Sudbury, MA Owner: HERB CHAMBERS 130 BOSTON POST Co-Owner: ROAD LLC Mailing Address: 130 BOSTON POST RD SUDBURY, MA 01776 Prop ID: K11-0007 Prop Location: 120 BOSTON POST RD Sudbury, MA Owner: 120 BOSTON POST ROAD LLC Co-Owner: Mailing Address: 12 WASHINGTON ST WELLESLEY, MA 02481

Prop ID: K11-0015 Prop Location: 83 BOSTON POST RD Sudbury, MA Owner: HERB CHAMBERS 83 BOSTON POST Co-Owner: ROAD LLC Mailing Address: 83 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0017 Prop Location: 105 BOSTON POST RD Sudbury, MA Owner: HERB CHAMBERS 83 BOSTON POST Co-Owner: ROAD LLC Mailing Address: 83 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0018 Prop Location: 119 BOSTON POST RD Sudbury, MA Owner: SPINOZA FRANCIS X JR Co-Owner: Mailing Address: 116 FRAMINGHAM RD SOUTHBORO, MA 01772

Prop ID: K11-0019-A Prop Location: 0 BOSTON POST RD Sudbury, MA Owner: HERB CHAMBERS 43 BRAINTREE Co-Owner: STREET LLC Mailing Address: 47 EASTERN BOULEVARD GLASTONBURY, CT 06033 Prop ID: K11-0020 Prop Location: 151 BOSTON POST RD Sudbury, MA Owner: BUDDY DOG Co-Owner: Mailing Address: 151 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0100-0-101 Prop Location: 111 BOSTON POST RD UNIT 101 Sudbury, MA Owner: SUMMERS PHILIP W & CATHLEEN H Co-Owner: TRUSTEES KMC REALTY TRUST Mailing Address: 179 GREAT RD STE 109 ACTON, MA 01720

Prop ID: K11-0100-0-102 Prop Location: 111 BOSTON POST RD UNIT 102 Sudbury, MA Owner: NOVUM 111 LLC Co-Owner: Mailing Address: 111 BOSTON POST RD 102 SUDBURY, MA 01776

Prop ID: K11-0100-0-103 Prop Location: 111 BOSTON POST RD UNIT 103 Sudbury, MA Owner: ZHANG YAO Co-Owner: Mailing Address: 81 MAPLE LN NORTHBOROUGH, MA 01532

Prop ID: K11-0100-0-104 Prop Location: 111 BOSTON POST RD UNIT 104 Sudbury, MA Owner: 104-106 VILLAGE EAST LLC Co-Owner: Mailing Address: 11/16/21, 3:54 PM

Abutters Report

11 ROYAL COLONY CIR ASHLAND, MA 01721

Prop ID: K11-0100-0-105 Prop Location: 111 BOSTON POST RD UNIT 105 Sudbury, MA Owner: OCEANO INC Co-Owner: C/O PATRICIA SALVUCCI Mailing Address: 3 CLARENDON ST GLOUCESTER, MA 01930

Prop ID: K11-0100-0-106 Prop Location: 111 BOSTON POST RD UNIT 106 Sudbury, MA Owner: 104-106 VILLAGE EAST LLC Co-Owner: Mailing Address: 11 ROYAL COLONY CIR ASHLAND, MA 01721

Prop ID: K11-0100-0-107 Prop Location: 111 BOSTON POST RD UNIT 107 Sudbury, MA Owner: MOHIT ENTERPRISES LLC Co-Owner: Mailing Address: 131 ORNAC SUITE 610 CONCORD, MA 01742

Prop ID: K11-0100-0-108 Prop Location: 111 BOSTON POST RD UNIT 108 Sudbury, MA Owner: TARR BRYANT Co-Owner: Mailing Address: 111 BOSTON POST RD 108 SUDBURY, MA 01776

Prop ID: K11-0100-0-209 Prop Location: 111 BOSTON POST RD UNIT 209 Sudbury, MA Owner: CANTWELL REALTY LLC

Abutters Report

Co-Owner: C/O WILLIAM G MCCARTHY Mailing Address: 25 WESTGATE RD FRAMINGHAM, MA 01701

Prop ID: K11-0100-0-210 Prop Location: 111 BOSTON POST RD UNIT 210 Sudbury, MA Owner: DIVINE HEART REALTY LLC Co-Owner: Mailing Address: 88 PLYMPTON RD SUDBURY, MA 01776

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Prop ID: K11-0100-0-211 Prop Location: 111 BOSTON POST RD UNIT 211 Sudbury, MA Owner: ABC SOILS INC Co-Owner: Mailing Address: 111 BOSTON POST RD 211 SUDBURY, MA 01776

Prop ID: K11-0100-0-212 Prop Location: 111 BOSTON POST RD UNIT 212 Sudbury, MA Owner: LIONSGATE PROPERTIES LLC Co-Owner: Mailing Address: 29 FARRAGUT RD BOSTON, MA 02127

Prop ID: K11-0100-0-213 Prop Location: 111 BOSTON POST RD UNIT 213 Sudbury, MA Owner: HOWE DEVELOPMENT CORP Co-Owner: Mailing Address: 111 BOSTON POST RD STE 213 SUDBURY, MA 01776

Prop ID: K11-0100-0-214 Prop Location: 111 BOSTON POST RD UNIT 214 Sudbury, MA 11/16/21, 3:54 PM

Abutters Report

Owner: ABC SOILS INC Co-Owner: Mailing Address: 111 BOSTON POST RD 214 SUDBURY, MA 01776

Prop ID: K11-0100-0-215 Prop Location: 111 BOSTON POST RD UNIT 215 Sudbury, MA Owner: K.A.B. & J .C.J. LLC Co-Owner: Mailing Address: 111 BOSTON POST RD 215 SUDBURY, MA 01776

Prop ID: K11-0100-0-216 Prop Location: 111 BOSTON POST RD UNIT 216 Sudbury, MA Owner: SAI LUNG LLC Co-Owner: Mailing Address: P.O. BOX 329 WAYLAND, MA 01778

Prop ID: K11-0200 Prop Location: 121 BOSTON POST RD Sudbury, MA Owner: 121 BOSTON POST ROAD LLC Co-Owner: Mailing Address: 121 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0400 Prop Location: PELHAM ISLAND RD Sudbury, MA Owner: UNITED STATES OF AMERICA Co-Owner: DEPT. OF INTERIOR Mailing Address: 300 WESTGATE CENTER DR HADLEY, MA 01035

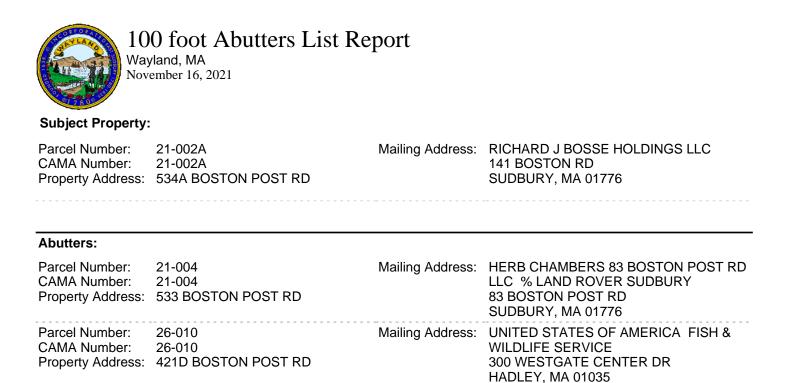
Prop ID: K11-0402

Abutters Report

Prop Location: 163 BOSTON POST RD Sudbury, MA Owner: NSTAR ELECTRIC COMPANY Co-Owner: PROPERTY TAX DEPT. Mailing Address: P.O. BOX 270 HARTFORD, CT 06141

Prop ID: K11-0501 Prop Location: BOSTON POST RD Sudbury, MA Owner: BUDDY DOG HUMANE SOCIETY INC Co-Owner: Mailing Address: 151 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-5000 Prop Location: RAILWAY Sudbury, MA Owner: MASS BAY TRANSPORTATION Co-Owner: Mailing Address: 10 PARK PLAZA BOSTON, MA 02116





11/16/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Notification to Abutters Under the Massachusetts Wetlands Protection Act and the Sudbury Wetlands Administrative Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the Applicant is John Welch, Herb Chambers 43 Braintree Street, LLC.
- B. The Applicant has filed a Notice of Intent with the Sudbury Conservation Commission seeking permission to work in an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and the Town of Sudbury Wetlands Administrative Bylaw.
- C. The <u>address</u> of the lot where the activity is proposed: <u>141 Boston Post Road</u>
- D. The **proposed activity** is: The applicant proposes a new Mercedes of Sudbury dealership

at 141 Boston Post Road in Sudbury, MA. The proposed scope includes renovating and converting the existing two-story health club facility (formerly Bosse Sports) into a new automobile dealership for the sales and display of new vehicles as well as vehicle service.

- E. A **Public Hearing** regarding this Notice of Intent will be held on: **Monday**, December 13, 2021 at 6:45 PM.
- F. **Public Participation will be via Virtual Means Only** In light of the ongoing COVID-19 coronavirus outbreak, Governor Baker issued an emergency Order on March 12, 2020, allowing public bodies greater flexibility in utilizing technology in the conduct of meetings under the Open Meeting Law. The Town of Sudbury Conservation Commission greatly values the participation of its citizens in the public meeting process, but given the current circumstances and recommendations at both the state and federal levels to limit or avoid public gatherings, including Governor Baker's ban on gatherings of more than 10 people, together with the present closure of Sudbury Town Hall and other public buildings to the public, the Town has decided to implement the "remote participation" procedures allowed under Governor Baker's emergency Order for all boards, committees, and commissions.

G The public may participate in this meeting via Remote Participation:

From your computer, smart phone or tablet:

- https://us02web.zoom.us/j/98803339162
- Meeting ID: 988 0333 9162
- From your phone: **978-639-3366** or **470 250 9358**
- H Copies of the Notice of Intent may be examined by visiting this Website: <u>https://sudbury.ma.us/conservationcommission/meetings/</u>
- I. Copies of the Notice of Intent may be obtained from either The Applicant, or the Applicant's representative <u>Crocker Design Group, LLC.</u>, by calling this telephone number: (781) 919-0808 between the hours of 8:30AM-5:30PM, M-F

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in either the Sudbury Crier or MetroWest newspapers (at the applicant's expense).

Abutter Notification Form for Conservation Notice of Intent

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

_11-19-2021

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

4. Date

11-19-202(6. Date

Abutters may be found on the MAPS section on Town of Sudbury website.

Section 4

Project Information

Crocker Design Group

4.1 EXECUTIVE SUMMARY

In accordance with the provisions of the Town of Sudbury Zoning Bylaws, the Applicant, Herb Chambers 43 Braintree Street, LLC (HC), proposes a new Mercedes of Sudbury dealership at 141 Boston Post Road in Sudbury, MA. The proposed scope includes renovating and converting the existing two-story health club facility (formerly Bosse Sports) into a new automobile dealership for the sales and display of new Mercedes vehicles as well as vehicle service. Site renovations include reconfigured parking for employees, customers and vehicle inventory storage, as well as upgrades to stormwater management systems, utilities and landscaping.

The site is bound by Boston Post Road (Route 20) to the north, east and west by commercial properties (Frank's Spoke'n Wheel, Seth F Johnson Sales, and Buddy Dog Humane Society). An undeveloped portion of the parcel extends to the South which is mostly comprised of wetlands, and borders the Great Meadows National Wildlife Refuge and the former CSX Railway, which was recently purchased by the Town of Sudbury. The site is located on Parcel K11-0019 and is 15.67 acres. The property is located within the Industrial Zoning District.

4.2 APPROVALS BEING SOUGHT

This Notice of Intent (NOI) is being filed concurrently with the Sudbury Conservation Commission (SCC) and the Massachusetts Department of Environmental Protection (MA DEP) for the proposed work. The proposed scope of work includes:

- Upgrade of the existing parking and driveway facilities to accommodate the proposed dealership.
- Removal of the two (2) existing pneumatic air structures to accommodate a new parking lot in its place.
- The renovation and addition of the existing two-story structure to be used for vehicle sales and maintenance
- Stormwater BMP's
- Upgrades to utilities, landscaping and lighting

An Order of Resource Area Delineation (ORAD) (MA DEP# 301-1319) was issued on December 15, 2020 and is still active. The delineation shown in the accompanying plans reflects the ORAD delineation.

This Stormwater Report will also be filed with the Sudbury Planning Board as part of the Site Plan Review submission that requires a Stormwater Management Permit.

4.3 WETLAND RESOURCE AREAS

The project does contain environmental resource areas, and therefore the project must be permitted through MassDEP and the Sudbury Conservation Commission. Per the ORAD, there is a Bordering Vegetated Wetland (BVW) to the Southeast of the site containing shallow marshes. There is also a Bank within the limit of work. According to the latest Mass. Division of Fisheries and Wildlife – Natural Heritage Program mapping, the southeastern portion of the site is within a Priority Habitat of Rare Species (PHRS) as designated by the Natural Heritage and Endangered Species Program of the Division of Fisheries and

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Wildlife. There is a potential vernal pool within the PHRS, approximately 515±' from any proposed work. A portion of the property is within the Zone X; however, the limit of work is entirely out of the FEMA 100year floodplain. The proposed project area is entirely developed and within the limits of the existing Conservation Restriction Boundary. The priority Habitat Mapping by NHESP shows the boundary of Priority Habitat covering a portion of the property that is not proposed for development and is within the Great Meadows National Wildlife Refuge. The site does not appear to contain any certified vernal pools or areas of critical environmental concern.

The wetland resource areas located to the south of the property were delineated by James Hall, PWS of CHA Consultants in October 2019, and DGT Associates, Inc. performed a review of the delineation boundaries. The Abbreviated Notice of Resource Area Delineation (ANRAD) submission was filed on December 4, 2020, and an Order of Resource Area Delineation (ORAD) (MA DEP# 301-1319), was issued on December 15, 2020.

4.4 WORK WITHIN REGULATED RESOURCE AREAS

The following is a summary of the buffer and protection zones that portions of the project are proposed within:

1) <u>100' Bordering Vegetated Wetland (BVW) Buffer (310 CMR 10.55).</u>

Work within the 100' Bordering Vegetated Wetland (BVW) Buffer includes but is not limited to sections of the impermeable and permeable pavement parking lots, retaining walls, some of the existing to be renovated building, as well as a portion of the building addition. The proposed scope is an improvement over the existing, which consists of two (2) pneumatic structures and provides far greater pervious surface and stormwater treatment.

2) <u>Bank</u>

There is a Bank located to the south of the existing gymnasium building where a drainage pipe outlets. There are no alterations proposed for the bank, and stormwater flow to this location (DP-3) decreases in the proposed condition.

3) Bordering Land Subject to Flooding

The site is located near a BLSF, associated with the Sudbury River. The elevation of the 100 year (1% chance of flooding) has been determined by the FEMA Flood Study Profile Data as elevation 121.0 (NAVD 88). The boundary of the BLSF is the 121-foot contour and this contour is to the south of the limit of work.

4) Priority Habitat of Rare Species (PHRS)

None of the proposed improvements are proposed within the PHRS. As mentioned above, there is a potential vernal pool located within the PHRS, approximately $500\pm'$ to the southeast



of the limit of work. A copy of the Notice of Intent Application package including the plans will be submitted to NHESP for review.

4.5 COMPLIANCE WITH WPA/MA STORMWATER STANDARDS

The following section describes each of the ten (10) Massachusetts Stormwater Management Standards and describes how the project complies with each. This project qualifies as a redevelopment (Standard 7). It is designed to meet the standards to the maximum extent practicable. The information below details this. All calculations associated with Standards 2, 3, and 4 are included in Section 4 of the Stormwater Report.

<u>Standard 1: No New Untreated Discharges</u> – No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

All new stormwater system conveyances are treated prior to discharge and result in no erosion occurring on site. The drainage system has been designed to direct stormwater runoff from impervious areas through various stormwater systems designed to capture, convey, treat, detain, recharge and infiltrate (where appropriate) the runoff prior to discharge. The outfalls have no erosion issues and the flows will not be increased.

<u>Standard 2: Peak Rate Attenuation</u> – Stormwater management systems should be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Please refer to the table below. The stormwater management system reduces peak rates of runoff to below pre-development levels with the exception of the 1-inch storm at PD-5 (which governed by local jurisdiction). All stormwater ultimately discharges to Wetland A (PD-6) In all storms, the peak stormwater runoff to PD-6 is significantly reduced. For MA DEP, this Standard has been met.

<u>Standard 3: Recharge</u> – Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

Crocker Design Group

The stormwater system includes two (2) infiltration BMP's: permeable pavement and subsurface infiltration chambers. The stormwater system has been designed to comply with the recharge requirements of the MA Stormwater Management Regulations. Refer to Section 4.0 of the Stormwater Report for a summary of the stormwater recharge calculations.

<u>Standard 4: Water Quality</u> – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

The project utilizes deep sump hooded catch basins, oil/grit separators, SciClone Water Quality Units, subsurface infiltration systems and permeable pavement. Please refer to Section 4.4 for the TSS calculation spreadsheets.

Per the Town of Sudbury Stormwater Management Bylaw, water quality volume for sizing of BMP's is based on 1-inch of runoff from the tributary area. Please refer to Section 4 of the Stormwater Report for Stormwater Management Calculations.

<u>Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPL)</u> – For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The proposed project is an automobile dealership and includes new and used vehicle sales, display and inventory storage and service. No exterior vehicle service or repair exterior equipment cleaning nor commercial vehicle washing are proposed. As such, the project is not a LUHPPL.

<u>Standard 6: Critical Areas</u> – Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

The project is not located near a critical area, however, the project BMP's have been designed to treat stormwater as if they were discharging to a critical area.

<u>Standard 7: Redevelopment and Other Projects Subject to the Standards only to the</u> <u>maximum extent practicable</u> – A redevelopment project is required to meet the following



Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

The existing site contains 171,897 SF (3.95AC) of impervious area. The proposed site contains 170,015SF (3.90 AC) of impervious area, which is a decrease of 1,882SF. Because the project is located on a previously developed site, and the redevelopment results in no net increase in impervious area, the project is considered a redevelopment

<u>Standard 8: Construction Period Pollution Prevention Plan and Erosion and Sedimentation</u> <u>Control</u> – A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

An Erosion and Sedimentation Controls Plan has been incorporated into the Site Plans. A draft SWPPP is also enclosed in Section 8 of the Stormwater Report.

<u>Standard 9: Operation and Maintenance Plan</u> – A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

The plan set includes an erosion and sediment control plan (Sheet C-2). A draft SWPPP was prepared and provided with the Stormwater Management Permit Application

<u>Standard 10: Prohibition of Illicit Discharges</u> – All illicit discharges to the stormwater management system are prohibited.

An Illicit Discharge Compliance Statement is included as required and is enclosed in Section 2.2 of the Stormwater Report.

4.6 COMPLIANCE WITH SUDBURY ADMINISTRATION WETLANDS BYLAW (SAWB)

Plan Requirements

The SAWB requires that the boundaries and 100 ft buffer zones of wetland resource areas be shown on the project plans. The boundary of the wetlands, delineated and approved through and ORAD issued 12/15/2020 by the SCC, and the boundary of the 100-ft buffer zone is shown on the Site Plans, which are enclosed with this submission.



Applicable Performance Standards and Design Criteria

• The commission may require that the applicant maintain a strip of continuous, undisturbed vegetative cover in part or all of the 100-ft buffer area.

Within the limit of work, the majority of the 100-ft buffer has been previously developed and is comprised of impervious surfaces including a paved parking lot, two (2) pneumatic structures, and the existing main building. The proposed project remains within the limits of the existing conservation restriction boundary and incorporates new perimeter buffer plantings to further enhance the buffers compared to today's condition.

The southwest portion of the parking lot is proposed to be permeable pavement, with an 11± ft strip of vegetation being maintained between the limits of the parking lot and the boundary of the wetland resource area. This is an improvement from the existing condition in which the pneumatic structure was directly at the wetland edge, and the vegetation was inconsistent. The project proposes to densely plant the buffer strip between the parking lot and the resource area to restore the functionality of the buffer zone, and wildlife habitat value.

The limits of the existing southeast parking lot at the wetland are to be maintained, and existing vegetation buffer between the parking lot shall remain and be protected.

• Pre-project and post-project hydrology shall remain fundamentally the same as it pertains to protecting wetlands functions and values.

Pre-project and post-project hydrology have been designed to remain generally the same, but with significant improvements to groundwater recharge, water quality and peak flow stormwater runoff into the buffer zone/wetland resource area.

• A primary goal of stormwater design includes Low Impact Development (LID) principles focusing on infiltration of runoff throughout the site.

LID principles were considered for inclusion into the stormwater design, however due to space constraints and the intended use of the site, most are not feasible. Permeable pavement was included to treat and infiltrate runoff.

• Erosion control may require limiting stormwater discharge volumes and velocities. The commission may require the construction of such stormwater control structures.

Stormwater discharge volumes and velocities have been reduced from the existing condition. Also, a rip rap plunge pool has been designed for the outlet of the infiltration chambers to



minimize the potential for erosion at the jurisdictional channel. Please see section 4.4 of the Stormwater Report for the Scour Hole Calculations, and the enclosed Site Plans for more details.

• Where such waters are likely to contact wetland resources...the Commission may require the construction of specific structures to improve stormwater runoff quality.

In accordance with the MA Stormwater Standards, water quality treatment was included in the design. Water quality BMP's utilized in the design include: deep sump catch basins, oil/grit separators, BioClean SciColone Hydrodynamic Separators, subsurface infiltration chambers and permeable pavement. In accordance with the Town of Sudbury Stormwater Management Bylaws, the drainage design was designed to treat the first inch of stormwater runoff and remove 80% of TSS.

• In accordance with the above, and the Sudbury Stormwater Management Bylaw, the Conservation Commission shall require hydrological calculations for the one, two, five-, ten-, twenty-five- and one-hundred-year storm events. Such calculations shall include runoff from all impervious surfaces associated with the project and both pre- and post-project calculations for discharge volumes, concentration times, discharge velocities and other quantities that the commission may require for complete information.

Per the Sudbury Stormwater Management Bylaw, the HydroCAD model calculations for the existing and proposed conditions include the one, two, five-, ten-, twenty-five-, and one-hundred-year storm events. Complete calculations can be found in Section 3 of the Stormwater Report. The tables below provide the existing and proposed runoff and discharge volumes for the required storms.

Point of	1-in	Storm	(cfs)	1-Yr 9	Storm	(cfs)	2-Yr 9	Storm	(cfs)	5-Yr S	storm	(cfs)	10-Y	r Storm	n (cfs)	25-Y	r Storm	n (cfs)	100-Y	'r Storr	n (cfs)
Analysis	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
PD-1	0.26	0.00	-0.26	1.39	0.06	-1.33	1.86	0.10	-1.76	2.40	0.15	-2.25	3.09	0.23	-2.86	4.01	0.34	-3.67	5.97	0.60	-5.37
PD-2	0.22	0.00	-0.22	1.19	0.06	-1.13	1.60	0.10	-1.50	2.06	0.15	-1.91	2.66	0.23	-2.43	3.45	0.34	-3.11	5.14	0.84	-4.30
PD-3	0.30	0.00	-0.30	1.06	0.00	-1.06	1.38	0.00	-1.38	1.73	0.00	-1.73	2.20	0.00	-2.20	2.82	0.22	-2.60	4.17	1.20	-2.97
PD-4	0.00	0.00	0.00	0.12	0.11	-0.01	0.20	0.19	-0.01	0.31	0.28	-0.03	0.45	0.42	-0.03	0.65	0.61	-0.04	1.10	1.04	-0.06
PD-5	1.32	1.41	0.09	5.56	5.18	-0.38	7.38	6.70	-0.68	9.47	8.40	-1.07	12.18	10.59	-1.59	15.81	13.49	-2.32	26.63	19.71	-6.92
PD-6	2.44	1.41	-1.03	10.36	5.49	-4.87	13.73	7.21	-6.52	17.57	9.17	-8.40	22.54	11.71	-10.83	29.16	15.10	-14.06	43.67	22.44	-21.23

Peak Runoff Rates

Discharge Volumes

Point of	1-in 9	Storm	(ac-ft)	1-Yr S	torm (ac-ft)	2-Yr	Storm	(ac-ft)	5-Yr	Storm	(ac-ft)	10-Yr	Storm	(ac-ft)	25-Yr	Storm	(ac-ft)	100-Yı	r Storm	(ac-ft)
Analysis	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
PD-1	0.020	0.000	-0.020	0.101	0.005	-0.096	0.137	0.008	-0.129	0.178	0.012	-0.166	0.232	0.017	-0.215	0.306	0.025	-0.281	0.467	0.044	-0.423
PD-2	0.020	0.000	-0.020	0.101	0.005	-0.096	0.137	0.008	-0.129	0.178	0.012	-0.166	0.232	0.017	-0.215	0.306	0.027	-0.279	0.467	0.125	-0.342
PD-3	0.022	0.000	-0.022	0.082	0.000	-0.082	0.108	0.000	-0.108	0.137	0.000	-0.137	0.175	0.000	-0.175	0.226	0.131	-0.095	0.340	0.547	0.207
PD-4	0.000	0.000	0.000	0.010	0.009	-0.001	0.016	0.014	-0.002	0.024	0.021	-0.003	0.034	0.030	-0.004	0.049	0.044	-0.005	0.083	0.076	-0.007
PD-5	0.114	0.123	0.009	0.464	0.460	-0.004	0.618	0.600	-0.018	0.796	0.761	-0.035	1.030	0.969	-0.061	1.347	1.249	-0.098	2.046	1.858	-0.188
PD-6	0.198	0.125	-0.073	0.828	0.491	-0.337	1.103	0.649	-0.454	1.422	0.831	-0.591	1.840	1.069	-0.771	2.406	1.525	-0.881	3.650	2.729	-0.921



4.6.1 ALTERNATIVES ANALYSIS

Part of the proposed project involves work within the 100ft BVW Buffer Zone, and per the SAWB an alternatives analysis is required. The proposed alterations involve the redevelopment of approximately 1.90 acres within the Buffer Zone.

Below is an analysis of the alternative development option for the existing site.

Alternative #1: Leave the Site in its Existing Condition

The site is currently developed and was utilized by Bosse Sports as a health club facility. The site consists mostly of pavement and hard packed gravel and recycled asphalt with limited stormwater treatment attenuation. Leaving the site in its existing state may have a negative long-term impact on the adjacent wetland resources and habitat due to lack of proper stormwater and erosions controls and treatment.

Alternative #2: Different Development

The site is zoned Industrial District which could allow for a more intensive industrial type use on this site.

Conclusion

This project provides an opportunity to improve the stormwater discharge to the BVW, and bring the site into compliance with MA DEP and SAWB Standards, while allowing a low-intensity and compliment the abutting uses.

4.7 PROPOSED MITIGATION WITHIN REGULATED AREAS

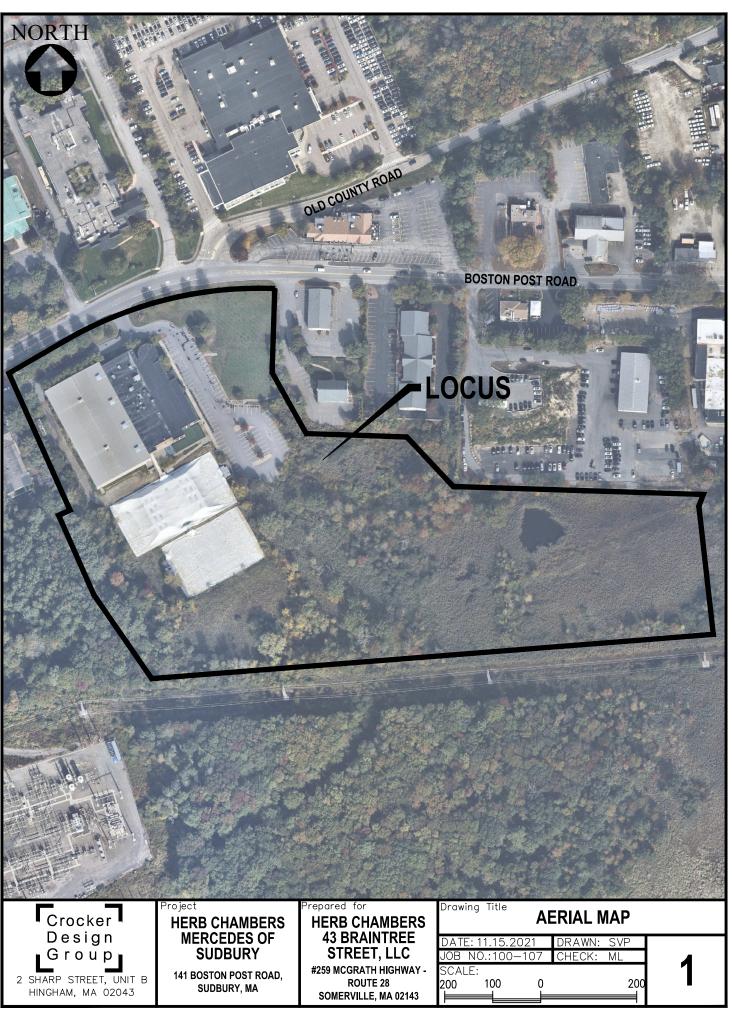
Mitigation within the 100ft buffer zone includes:

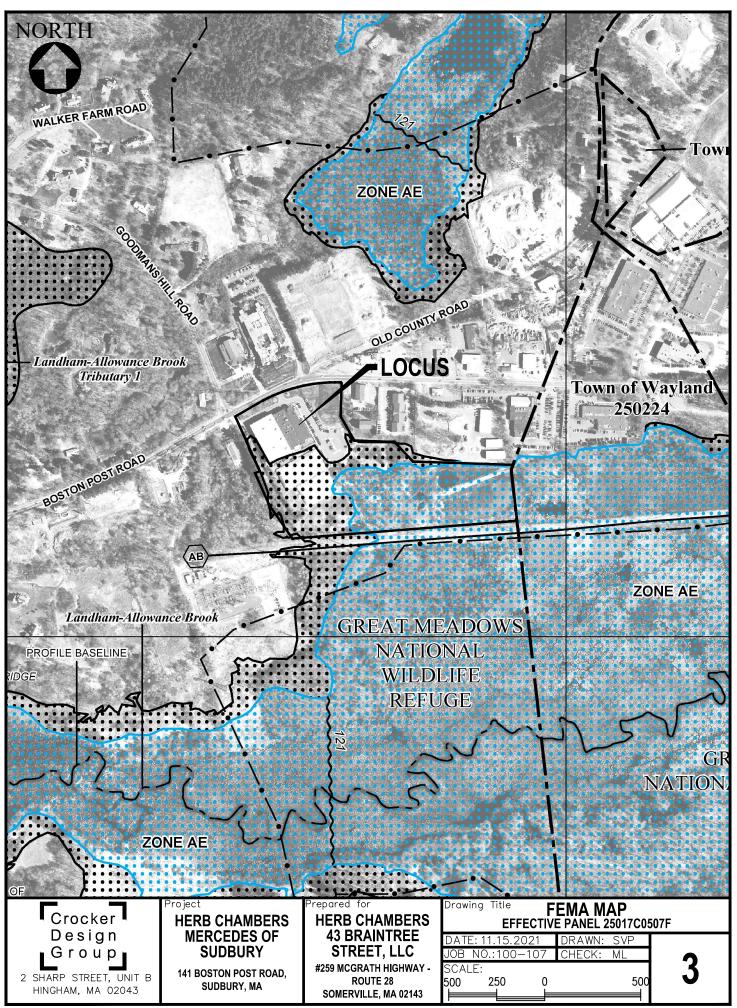
- The areas between the permeable pavement parking lot will be densely planted in an effort to create an enhanced natural buffer between the parking lot and the BVW compared to existing conditions.
- A portion of the proposed parking lot is permeable pavement, which will reduce overland flow to the BVW significantly and promote stormwater treatment and groundwater recharge.
- The existing pipe that outlets at jurisdictional channel will be modified to include the installation of a flared end section and a riprap plunge pool installed to dissipate stormwater flow to the wetlands and prevent scour.

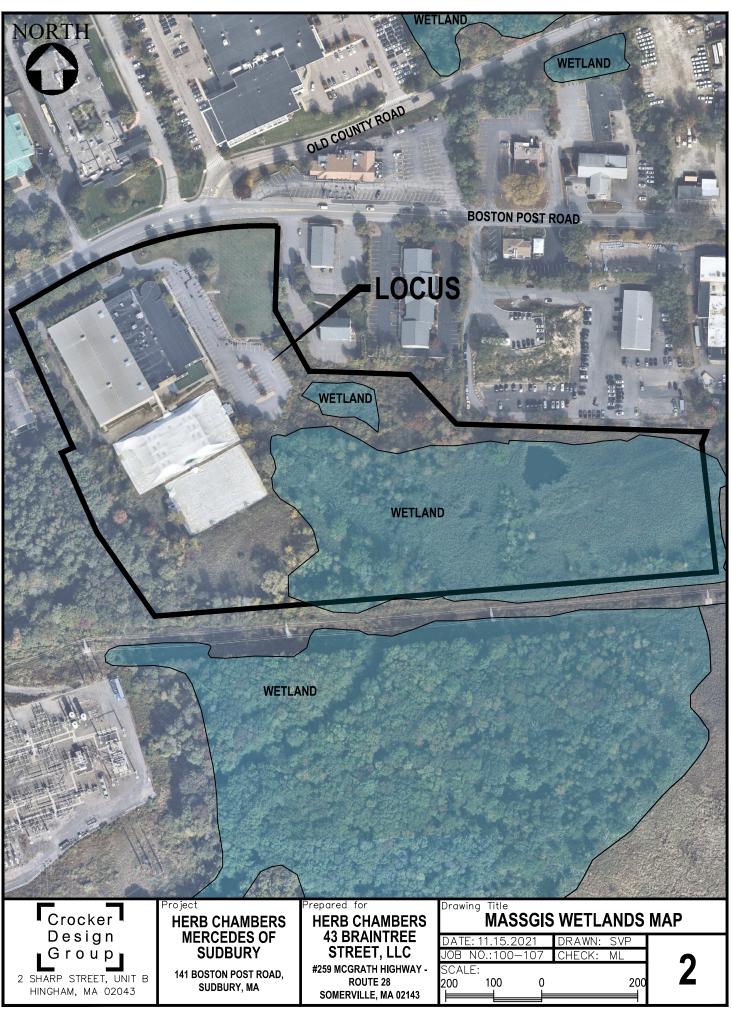
Crocker Design Group

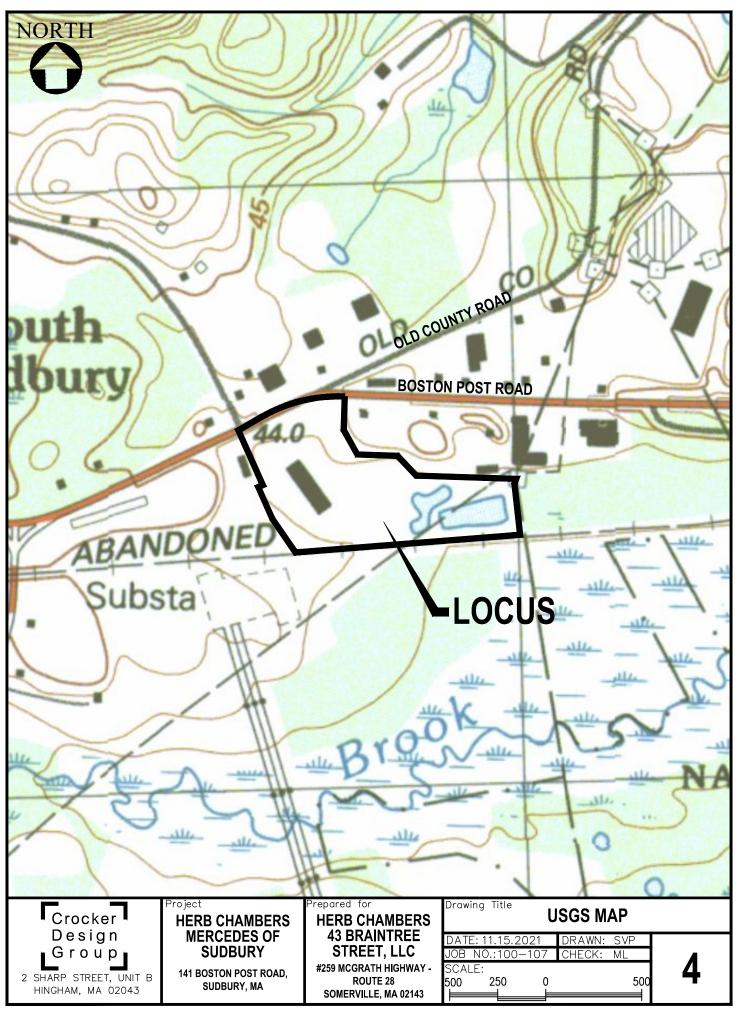
4.7 Figures

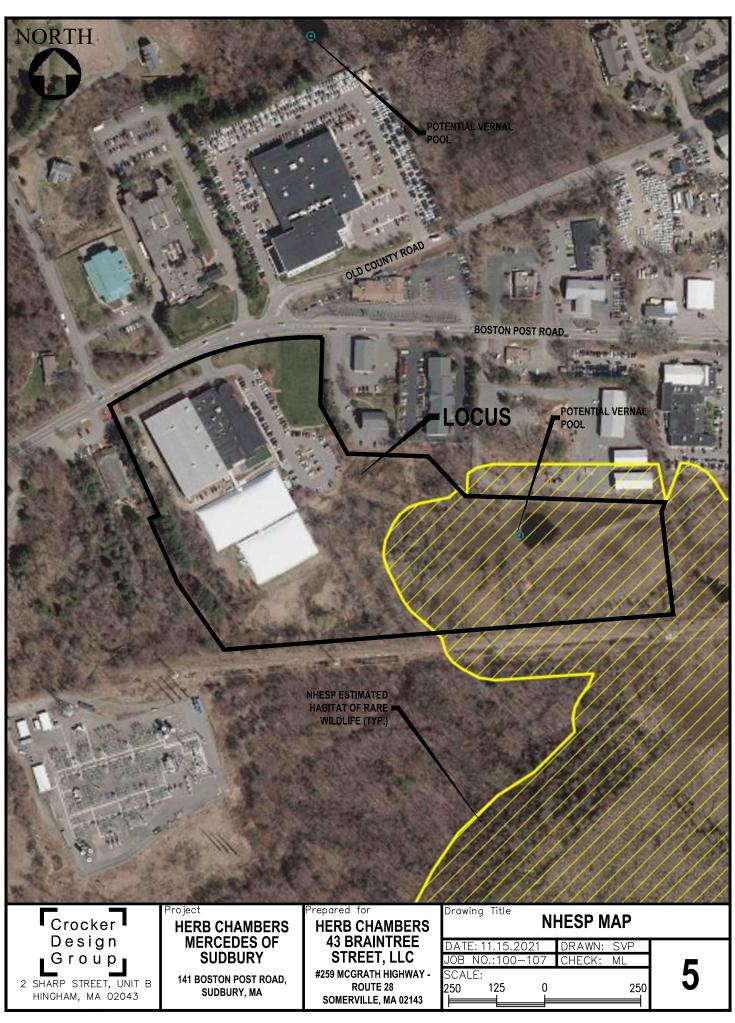
FIG 1 ORTHOGRAPHIC MAP FIG 2 FEMA FLOODPLAIN MAP FIG 3 MASSDEP WETLANDS MAP FIG 4 USGS MAP FIG 5 NHESP HABITAT MAP FIG 6 ASSESSORS MAP



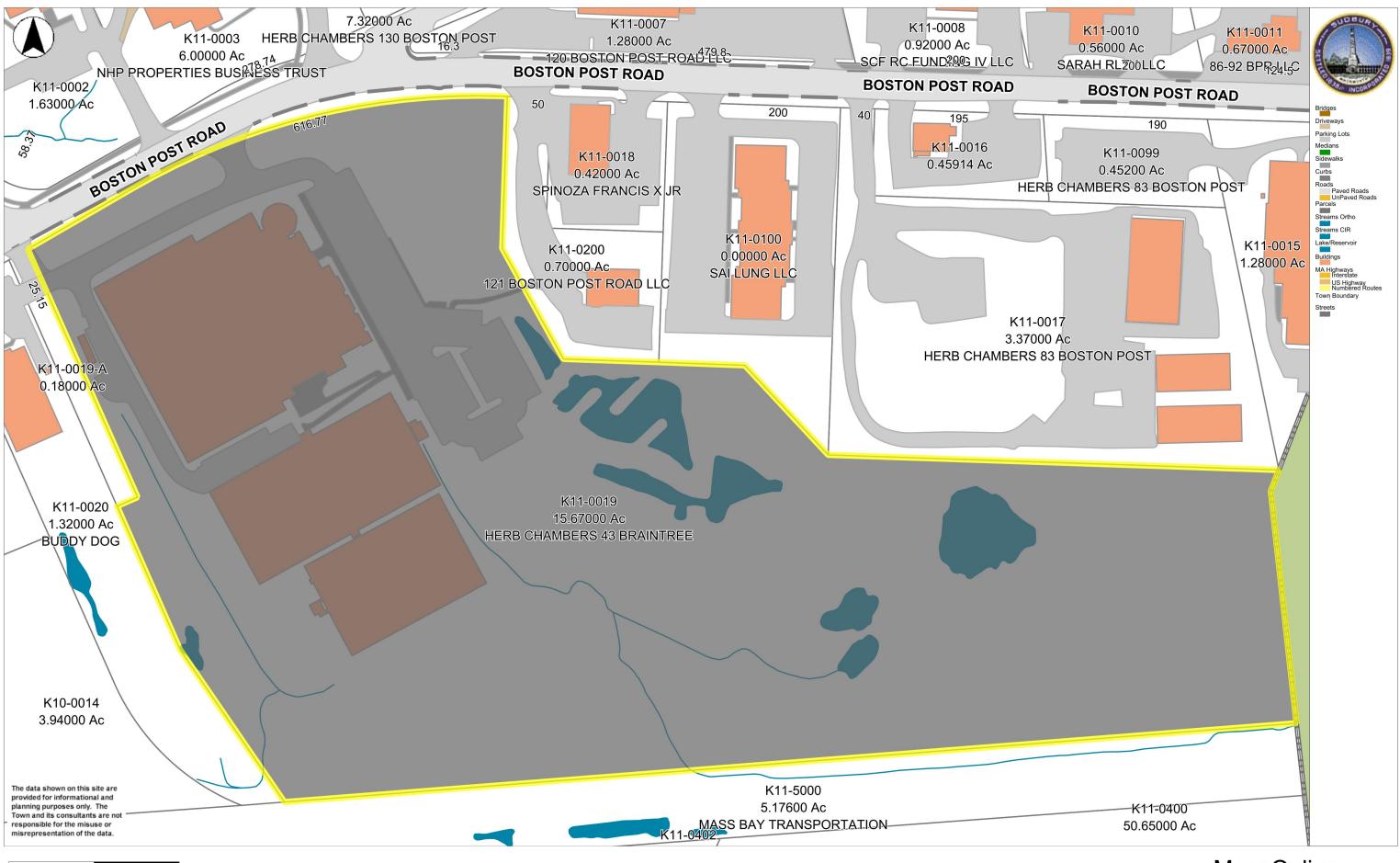












200 ft

MapsOnline

Section 5

ORAD & RDA

WPA Form 4B Delineation	- Order of Res	ivironmental Prote etlands ource Area Act M.G.L. c. 131 S	MassDEP Fi eDEP Transa City/Town:SU	le #:301-1319 ction #:1244807	
A. General Infor					
1. Conservation Commis	sion SUDBURY				
2. This Issuance is for (C	theck one):				
	ource Area Delineation				
	der of Resource Area I				
3. Applicant Details					
a. First Name	JOHN				
c. Organization		OF MARION INC	b. Last Name	WELCH	
d. Mailing Address	HERB CHAMBERS 259 MCGRATH HW	S OF NATICK, INC.			
e. City/Town	SOMERVILLE	f. State	244		
		1. State	MA	g. ZIP	02143
4. Property Owner (if diff	erent from applicant):				
a. First Name		b. Last Name			
c. Organization					
d. Mailing Address					
e. City/Town	f. State			g. ZIP	
5. Project Location				g. Zh	
a. Street Address		141 DOSTON DOG	TROID		
b. City/Town		141 BOSTON POS			
d. Assessors Map/Pla	at#	K11	c. Zip	01776	
f. Latitude		42.36165N	e. Parcel/Lot#	0019	
		12.5010514	g. Longitude	71.39485	W
6. Dates					
a. Date ANRAD Filed	l 12/4/2020 b. E	Date Public Hearing Close	d 12/14/2020 c	. Date Of Issuance	12/15/202
7. Final Approved Plans a	nd Other Documents				
Plan Title	Plan Pr	epared By Plan Signe	d By Dlan Einel D.	DI G I	
EXISTING CONDITIO	NS PLAN CHA CON	SULTANTS JAMES HA			
			LL 10/08/2020	1"=40	
B. Order of Deline	ation				
1. The Conservation Com	nission has determined	the fellowing (1 1 1)			
a. Accurate: The boun	daries described on the	referenced plan(a) at	chever is applicable)		
a. Accurate: The boun Delineation are accurately	drawn for the following	resource area(a).	and in the Abbreviat	ed Notice of Resourc	e Area
1. ₩ Bordering Vegetate	d Wetlands	s resource area(s):			
2. I Other resource area	(s), specifically				
a.BANK					

b. T Modified: The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically

a.

....

11

1

c. T Inaccurate:: The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Recource Area Delineation

Page 1 of 3 * ELECTRONIC COPY

Massachusetts Department of Environmental Protection Provided by MassDEP: Bureau of Resource Protection - Wetlands WPA Form 4B - Order of Resource Area Delineation

MassDEP File #:301-1319 eDEP Transaction #:1244807 City/Town:SUDBURY

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

were found to be inaccurate and cannot be confirmed for the following resource area(s):

- 1. T Bordering Vegetated Wetlands
- 2. T Other resource area(s), specifically a.

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see http://www.mass.gov/dep/about/region/findyour.htm).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department?s Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

Page 2 of 3 * ELECTRONIC COPY

Form 4B - Order of Re Delineation	nt of Environmental Protection tion - Wetlands WPA source Area rotection Act M.G.L. c. 131 S40	Provided by MassDEP: MassDEP File #:301-1319 eDEPTransaction #:1244807 City or town:SUDBURY
E. Signatures	1. Date of Original Order	
	2. No. of Signatures required	d
Honger Chairman Thomas R. Friedlander Chairman Kenneth Holtz Bruce Porter	Davertenkels- Davertenkels- Richard Morse Mary Kasey Rogers	Hakels Vice Chairman momore Logis
Mark Sevier		

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3. By hand delivery

4. By certified mail, return receipt requested on

a. Date _____

a. Date _____



1071 Worcester Rd. Framingham, MA 01701 508.879.0030 www.dgtassociates.com

November 6, 2020

25638

Sudbury Conservation Commission Attn: Lori Capone, Conservation Coordinator 245 Old Lancaster Road Sudbury, MA 01776

RE: Request for Determination of Applicability (Bylaw) 141 Boston Post Road, Sudbury, Massachusetts

Dear Lori and Commissioners:

Enclosed herewith is a Request for Determination of Applicability (RDA) relative to the proposed soil test pits to determine soil characteristics for planning purposes, and the performance of maintenance work on the existing stormwater management basin (Constructed Stormwater Wetland) at the property. As discussed, this RDA is being filed under the Sudbury Wetlands Administration Bylaw.

The enclosed information includes the following:

- Completed Mass WPA Form 1.
- A plan showing the soil test locations with erosion and sediment controls.
- Information on the existing stormwater management basin and proposed maintenance work.

Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely, **DGT Associates**

Fredric W. King

Fredric W. King, P.E. Senior Engineer and Wetland Specialist

Enclosures

CC: John Welch Joshua Fox Gabe Crocker Brett Grunert



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands WPA Form 1- Request for Determination of Appl

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

important.
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.

Important:

1.	Applicant:				
	Herb Chambers of Natick, Inc. Attn. John Welch	jwelch@herbchambers.com			
	Name	E-Mail Address			
	259 McGrath Hwy				
	Mailing Address				
	Somerville	MA	02143		
	City/Town	State	Zip Code		
	617-666-8333				
	Phone Number	Fax Number (if applicable)			
2.	Representative (if any):				
	DGT Associates, Inc.				
	Firm				
	Fredric King, P.E.	fking@dgtassociates.com			
	Contact Name	E-Mail Address			
	1071 Worcester Road				
	Mailing Address				
	Framingham	MA	01701		
	City/Town	State	Zip Code		
	774-244-7717				
	Phone Number	Fax Number (if	applicable)		

B. Determinations

- 1. I request the <u>Sudbury Conservation</u> make the following determination(s). Check any that apply: Conservation Commission
 - a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Town of Sudbur	у
Name of Municipality	у

e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Sudbury City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

141 Boston Post Road	Sudbury, MA	
Street Address	City/Town	
K11-0019		
Assessors Map/Plat Number	Parcel/Lot Number	

b. Area Description (use additional paper, if necessary):

A 15.7 acre site containing an existing building, tennis facilities parking lots, utilities and infrastructure at 141 Boston Post Road in Sudbury, MA

c. Plan and/or Map Reference(s):

Proposed Subsurface Exploration Plan by Haley & Aldrich / DGT Markup	10/20/2020
Title	Date
Stormwater O&M Information for Constructed Stormwater Wetland	11/5/2020
Title	Date

Title

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

1. Excavation of soil test pits for evaluation of soil conditions at the site at the locations shown on the attached plan. Sediment controls will be installed prior to excavation and test pits will be backfilled and stabilized on the same day.

2. Performance of maintenance activity on an existing stormwater management facility (Constructed Stormwater Wetland) to bring it to good serviceable condition. This will include clearing of brush and trees from the perimeter berms, removal of debris from the basin, clearing around the outlet structure, removal of trees and shrubs and accumulated sediment from the sediment forebay and filter berm. Reseeding, revegetating and temporary stabilization of any bare areas of the basin berms.

Date



Sudbury City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

10.02 (3) Maintenance of Stormwater Management Facilities. 10.02(2)(b)2.g. Soil testing in Buffer Zone.

- 3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.
 - Single family house on a lot recorded on or before 8/1/96
 - Single family house on a lot recorded after 8/1/96
 - Expansion of an existing structure on a lot recorded after 8/1/96
 - Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
 - New agriculture or aquaculture project
 - Public project where funds were appropriated prior to 8/7/96
 - Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
 - Residential subdivision; institutional, industrial, or commercial project
 - Municipal project
 - District, county, state, or federal government project
 - Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Sudbury City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Herb Chambers 43 Braintree Street, LLC	- C/O Herb Chambers Companies
Name	
259 McGrath Hwy	
Mailing Address	
Sonerville	
City/Town	
MA	02143
State	Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

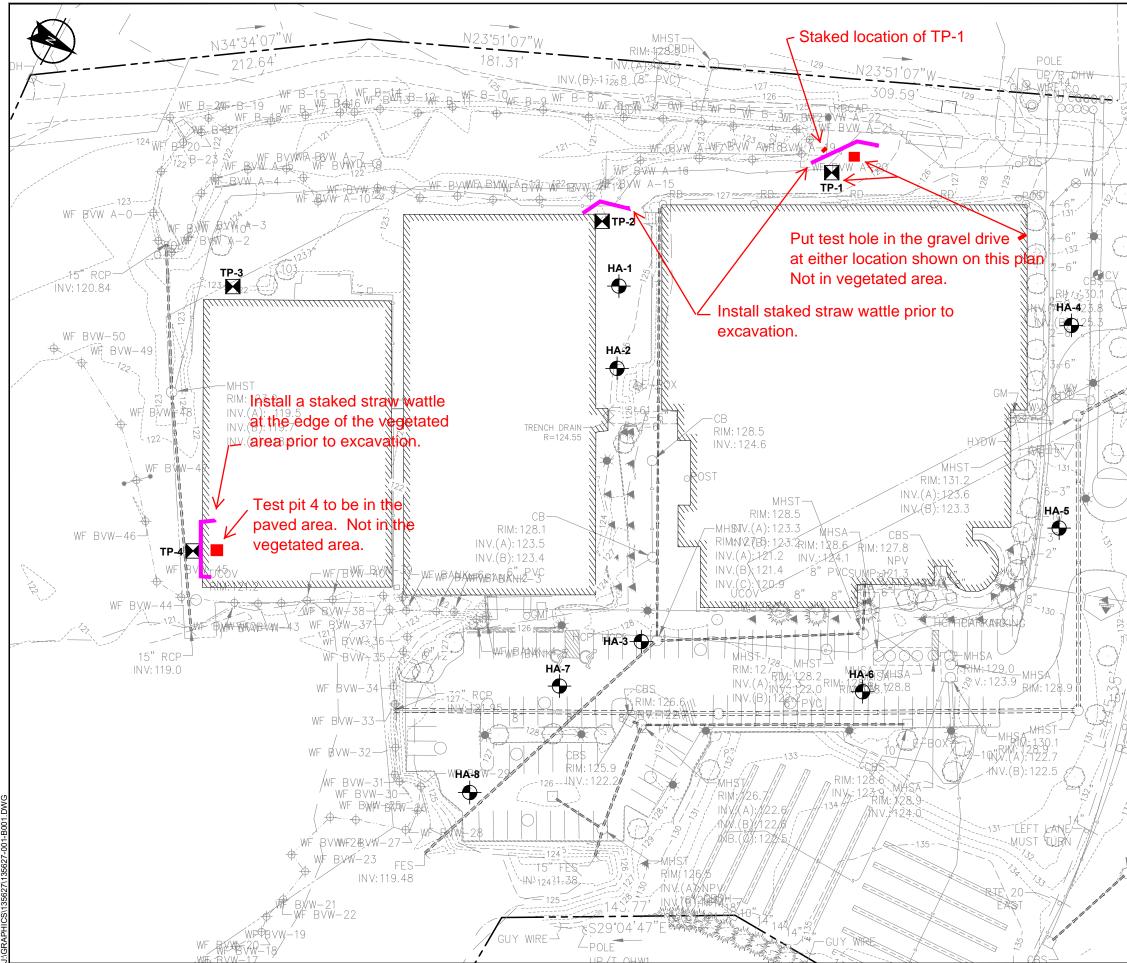
1-6-2020 Date

Fredric W. King

Signature of Representative (if any

11-6-2020

Date



Saved by: DTE Printed: 10/13/2020 8:43 AM Sheet: B001

DGT MARK-UP OF PLAN ON 10/20/2020 SHOWN IN RED.

Mark-ups based on an on-site meeting with Sudbury Conservation Agent, Lori Capone on 10/19/2020.

LEGEND

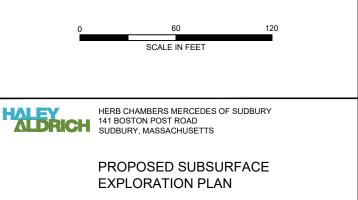
DESIGNATION AND APPROXIMATE LOCATION OF PROPOSED TEST BORING



DESIGNATION AND APPROXIMATE

NOTE

- 1. BASE PLAN TAKEN FROM AN ELECTRONIC FILE TITLED "vbase-061825 - sent 10-9-20.dwg", PROVIDED BY CROCKER DESIGN GROUP ON 12 OCTOBER 2020.
- 2. Cast excavated material to the up-gradient side of the test hole and and straw wattle. Backfill all soil material into test pit and make secure prior to removing straw wattle.



SCALE: AS SHOWN OCTOBER 2020

FIGURE



1071 Worcester Rd. Framingham, MA 01701 508.879.0030 www.dgtassociates.com

November 24, 2020

25638

Sudbury Conservation Commission Attn: Lori Capone, Conservation Coordinator 245 Old Lancaster Road Sudbury, MA 01776

RE: Abbreviated Notice of Resource Area Delineation 141 Boston Post Road, Sudbury, Massachusetts

Dear Lori and Commissioners:

Enclosed herewith is the Abbreviated Notice of Resource Area Delineation (ANRAD) for the property at 141 Boston Post Road in Sudbury. This is being filed under both the Mass. Wetlands protection Act and the Sudbury Wetlands Administration Bylaw.

The enclosed filing includes the following documents:

- Completed Mass WPA Form 4A.

ATTACHMENTS

- 1. List of Abutters
- 2. Copies of Filing Checks
- 3. Wetland Delineation Report by DGT Associates, 11/19/2020 (Contains Locus Map)
- 4. Existing Conditions Plan by CHA Consultants, dated 10/8/2020 Stamped 10/9/2020.

Note that I am filing this electronically via e-mail and will be dropping off a complete set with the filing fee checks today as well.

We are also filing these with the Mass. DEP Northeast Region and Lock Box as required. Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely, **DGT Associates**

Fredric W. King

Fredric W. King, P.E. ⁰ Senior Engineer and Wetland Specialist

Enclosures as listed above.

CC: Mass. DEP Northeast Region John Welch Joshua Fox Gabe Crocker



local Conservation Commission regarding any municipal bylaw or ordinance.

Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 4A – Abbreviated Notice of **Resource Area Delineation** Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Sudbury City/Town

A. General Information

1. Project Location (Note: electronic filers will click on button for GIS locator):

		141 Boston Post Road		Sudbury	01776
		a. Street Address		b. City/Town	c. Zip Code
		Latitude and Longitude:		42.361650	71.394850
				d. Latitude	e. Longitude
		<u>K11</u>		0019	
Important: When		f. Assessors Map/Plat Number		g. Parcel /Lot Number	
filling out forms on the computer,	2.	Applicant:			
use only the tab		John		Welch	
key to move your		a. First Name		b. Last Name	
cursor - do not use the return		Herb Chambers of Natick, Inc.			
key.		c. Organization			
		259 McGrath HWY			
tab		d. Mailing Address			
		Somerville		MA	01243
		e. City/Town		f. State	g. Zip Code
return		617-666-8333		jwelch@herbchambers.com	•
		h. Phone Number i. Fax Numbe	er 🦷	j. Email Address	• · · · · · · · · · · · · · · · · · · ·
	3.	Property owner (if different from app	plicant):	Check if more than or sheet with names and cor	ne owner (attach additional
		John		Welch	nact mormation)
		a. First Name		b. Last Name	
		Herb Chambers 43 Braintree Street	LLC-COH	lerh Chambers Companies	
		c. Organization	, <u>LLO 0/011</u>	iero oriambers companies	
		259 McGrath HWY			
		d. Mailing Address			
Note:		Somerville	1.1.1.1	MA	01040
Before completing this		e. City/Town		f. State	01243 g. Zip Code
form consult your		617-666-8333		welch@herbchambers.com	•
local		h. Phone Number i. Fax Number		. Email Address	
Conservation Commission regarding any	4.	Representative (if any):	,		
nunicipal bylaw		Fredric		King	
or ordinance.		a. Contact Person First Name		o. Contact Person Last Name	
		DGT Associates, Inc.		St Contact - Classificast Name	
		c. Organization			
		1071 Worcester Road			
		d. Mailing Address			
		Framingham		MA	04704
		e. City/Town		State	01701
		774-244-7717 508-879-17			g. Zip Code
		h. Phone Number i. Fax Number		king@dgtassociates.com Email Address	
	-		1.		
ees will be	5.	Total WPA Fee Paid (from attached	ANRAD Wetla	and Fee Transmittal Form):	
alculated for online users.		\$ 2,000	\$1,012,50	\$ 987 5	

Fees will be

^{\$ 987.50} c. City/Town Fee Paid





WPA Form 4A – Abbreviated Notice of **Resource Area Delineation** Provided by MassDEP:

Sudbury City/Town

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW)

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

a. 🛛 MassDEP BVW Field Data Form (attached)

b. 🛛 Other Methods for Determining the BVW boundary (attach documentation):

- 1. 🖂 50% or more wetland indicator plants
- 2. 🛛 Saturated/inundated conditions exist
- 3. 🛛 Groundwater indicators
- 4. 🛛 Direct observation
- 5. 🛛 Hydric soil indicators
- 6. Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Bank	130
a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. Online Users: Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. ANRAD (Delineation Plans only)
- USGS or other map of the area (along with a narrative description, if necessary) containing 2. sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 3. It Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- List the titles and final revision dates for all plans and other materials submitted with this 4. Abbreviated Notice of Resource Area Delineation.

Linear Feet of Boundary Delineated

1.860





WPA Form 4A – Abbreviated Notice of Resource Area Delineation

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Sudbury City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

1129	11/19/2020
2. Municipal Check Number 1126	3. Check date 11/19/2020
4. State Check Number Herb Chambers 43 Braintree Street, LLC	5. Check date
6. Payor name on check: First Name	7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



WPA Form 4A – Abbreviated Notice of Resource Area Delineation

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sudbury City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

2. Date

3. Signature of Property Owner (if different) ric U ing 5. Signature of Representative (if any

4. Date 11-23-2020 6 Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

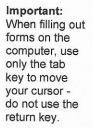
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands ANRAD Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40



A. Applicant Information

1. Location of Project:

141 Boston Post Road	Sudbury	
a. Street Address	b. City/Town	
\$ 987.50	1126	
c. Fee amount	d. Check number	

2. Applicant:

John	Welch	Herb Ch	ambers of Natick
a. First Name	b. Last Name	c. Compar	IV
359 McGrath HWY			
d. Mailing Address			
Somerville		MA	02143
e. City/Town		f. State	g. Zip Code
617-666-8333			3. zip 0000
h. Phone Number			

3. Property Owner (if different):

John	Welch	Herb Ch	ambers Companies
First Name b. Las	b. Last Name	c. Company	
259 McGrath Hwy			.,
d. Mailing Address			
Somerville		MA	02143
e. City/Town		f. State	g. Zip Code
617-666-8333			9. Zip code
h. Phone Number			and a second of the second

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. 🗌	single family			
	house project	a. feet of BVW	x \$2.00 =	b. Fee for BVW
2. 🛛	all other	1,860	\$3,720	\$ \$ 3,720.00
	projects	a. feet of BVW	× \$2.00 =	b. Fee for BVW
Other	Resource Area (e	g., bank, riverfront a	rea, etc.):	
3. 🗌	single family			
	house project	a. linear feet	x \$2.00 =	b. Fee
4. 🛛	all other	30		\$ 60.00
	projects	a. linear feet	x \$2.00 =	b. Fee
	Total Fee for all Resource Areas:		\$ 2,000 max.	
			Fee	
		State share of filing fee:	\$ 987.50	
			orace officie of filling fee.	5. 1/2 of total fee less \$12.50

City/Town share of filing fee:

 \$ 987.50

 5. 1/2 of total fee less \$12.50

 \$ 1,012.50

 6. 1/2 of total fee plus \$12.50

Online users: check box if fee exempt.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands ANRAD Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

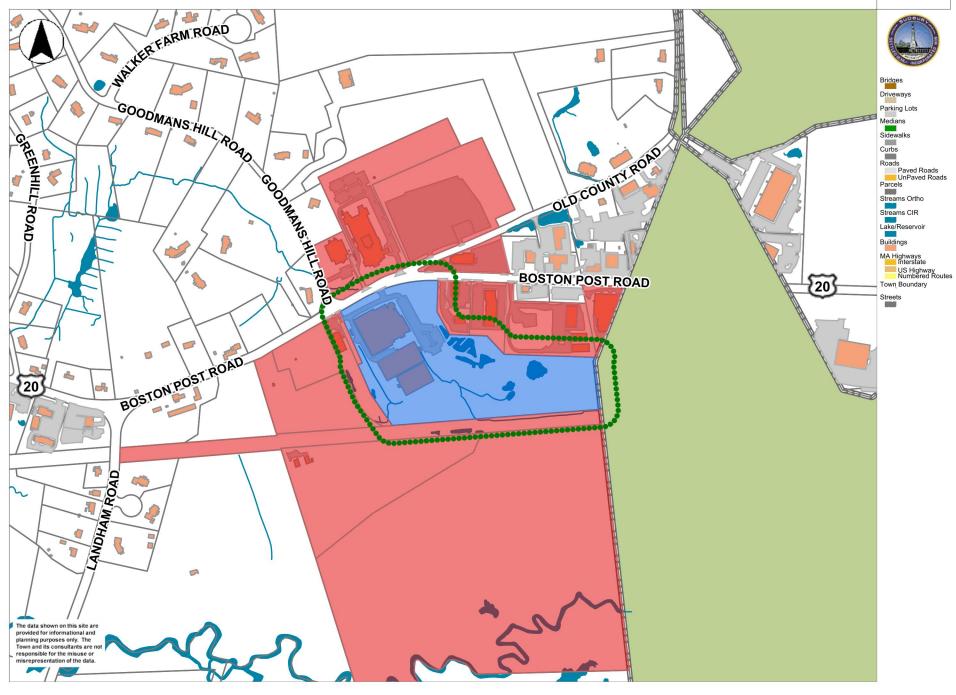
a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection Box 4062 Boston, MA 02211

- b.) To the Conservation Commission: Send the Abbreviated Notice of Resource Area Delineation; a copy of this form; and the city/town fee payment.
- c.) To DEP Regional Office: Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

ANRAD FILING 141 BOSTON POST R SUDBURY, MA

ATTACHMENT 1 LIST OF ABUTTERS



MapsOnline

700

1400 ft

From:	<u>Gerry, Cynthia</u>
To:	Fred King; Assessors, Board of
Subject:	RE: Check of Abutters lists for 105 and 141 Boston Post Road
Date:	Monday, November 16, 2020 4:35:10 PM

Good Afternoon-

The lists have been reviewed and verified. Both reflect current ownership and mailing information according to the Sudbury Assessor's Office records. Best Regards, Cynthia Gerry Sudbury Assessors Office

From: Fred King <FKing@dgtassociates.com>
Sent: Monday, November 16, 2020 3:16 PM
To: Assessors, Board of <Assessors@sudbury.ma.us>
Subject: Check of Abutters lists for 105 and 141 Boston Post Road

Dear Assessors.

We are getting ready to file with the Conservation Commission for an Abbreviated Notice of Wetlands Area Delineation (ANRAD).

A separate filing is being made for each of the subject properties. 100 foot abutters distance. As you instructed, I have prepared the attached Abutters List and map from the Sudbury GIS Mapping for each property and ask if you could check the prepared lists for any recent abutter changes.

If you have any questions, please do not hesitate to contact me.

Thank you for your instruction on preparing the list. It worked very well.

Sincerely,

Fred King

Fredric W. King, P.E., LEED® AP

Senior Engineer, Senior Wetland Specialist DGT Associates (formerly Schofield Brothers)

DGT Associates Surveying & Engineering

1071 Worcester Road Framingham, MA 01701

Office: 508-879-0030 Direct: 857-524-1434 Cell: 774-244-7717 fking@dgtassociates.com Abutters List Date: November 16, 2020

Subject Property Address: 141 BOSTON POST RD Sudbury, MA Subject Property ID: K11-0019

Search Distance: 100 Feet

Prop ID: K10-0014 Prop Location: 183 BOSTON POST RD Sudbury, MA Owner: NSTAR ELECTRIC COMPANY Co-Owner: PROPERTY TAX DEPARTMENT Mailing Address:

P.O. BOX 270 HARTFORD, CT 06141

·

Prop ID: K11-0002 Prop Location: 150 BOSTON POST RD Sudbury, MA Owner: REALTY INCOME CORP Co-Owner: ATTN: PM# 0996 Mailing Address: 11995 EL CAMINO REAL SAN DIEGO, CA 92130

Prop ID: K11-0003 Prop Location: 136 BOSTON POST RD Sudbury, MA Owner: NHP PROPERTIES BUSINESS TRUST Co-Owner: C/O ALTUS GROUP Mailing Address: P.O. BOX 71970 PHOENIX, AZ 85050

Prop ID: K11-0004 Prop Location: 68 OLD COUNTY RD Sudbury, MA Owner: SNIDER STANLEY W Co-Owner: C/O STANMAR INC Mailing Address: 321 COMMONWEALTH ROAD SUITE 201 WAYLAND, MA 01778 Prop ID: K11-0007 Prop Location: 120 BOSTON POST RD Sudbury, MA Owner: 120 BOSTON POST ROAD LLC Co-Owner: Mailing Address: 12 WASHINGTON ST WELLESLEY, MA 02481

Prop ID: K11-0015 Prop Location: 83 BOSTON POST RD Sudbury, MA Owner: LAND ROVER METROWEST Co-Owner: Mailing Address: 83 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0017 Prop Location: 105 BOSTON POST RD Sudbury, MA Owner: HERB CHAMBERS 83 BOSTON POST Co-Owner: ROAD LLC Mailing Address: 47 EASTERN BLVD GLASTOBNURY, CT 06033

Prop ID: K11-0018 Prop Location: 119 BOSTON POST RD Sudbury, MA Owner: SPINOZA FRANCIS X JR Co-Owner: Mailing Address: 116 FRAMINGHAM RD SOUTHBORO, MA 01772

Prop ID: K11-0019-A Prop Location: 0 BOSTON POST RD Sudbury, MA Owner: RICHARD J BOSSE HOLDINGS LLC Co-Owner: Mailing Address:

141 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0020 Prop Location: 151 BOSTON POST RD Sudbury, MA Owner: BUDDY DOG Co-Owner: Mailing Address: 151 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0100-0-101 Prop Location: 111 BOSTON POST RD UNIT 101 Sudbury, MA Owner: SUMMERS PHILIP W & CATHLEEN H Co-Owner: TRUSTEES KMC REALTY TRUST Mailing Address: 179 GREAT RD STE 109 ACTON, MA 01720

Prop ID: K11-0100-0-102 Prop Location: 111 BOSTON POST RD UNIT 102 Sudbury, MA Owner: NOVUM 111 LLC Co-Owner: Mailing Address: 111 BOSTON POST RD 102 SUDBURY, MA 01776

Prop ID: K11-0100-0-103 Prop Location: 111 BOSTON POST RD UNIT 103 Sudbury, MA Owner: ZHANG YAO Co-Owner: Mailing Address: 81 MAPLE LN NORTHBOROUGH, MA 01532

Prop ID: K11-0100-0-104 Prop Location: 111 BOSTON POST RD UNIT 104 Sudbury, MA Owner: 104-106 VILLAGE EAST LLC Co-Owner: Mailing Address: 49 BAY DRIVE SUDBURY, MA 01776

Prop ID: K11-0100-0-105 Prop Location: 111 BOSTON POST RD UNIT 105 Sudbury, MA Owner: OCEANO INC Co-Owner: C/O PATRICIA SALVUCCI Mailing Address: 3 CLARENDON ST GLOUCESTER, MA 01930

Prop ID: K11-0100-0-106 Prop Location: 111 BOSTON POST RD UNIT 106 Sudbury, MA Owner: 104-106 VILLAGE EAST LLC Co-Owner: Mailing Address: 49 BAY DRIVE SUDBURY, MA 01776

Prop ID: K11-0100-0-107 Prop Location: 111 BOSTON POST RD UNIT 107 Sudbury, MA Owner: MOHIT ENTERPRISES LLC Co-Owner: Mailing Address: 131 ORNAC SUITE 610 CONCORD, MA 01742

Prop ID: K11-0100-0-108 Prop Location: 111 BOSTON POST RD UNIT 108 Sudbury, MA Owner: TARR BRYANT Co-Owner: Mailing Address: 111 BOSTON POST RD 108 SUDBURY, MA 01776

Prop ID: K11-0100-0-209 Prop Location: 111 BOSTON POST RD UNIT 209 Sudbury, MA 11/16/2020

Abutters Report

Owner: CANTWELL REALTY LLC Co-Owner: C/O WILLIAM G MCCARTHY Mailing Address: 25 WESTGATE RD FRAMINGHAM, MA 01701

Prop ID: K11-0100-0-210 Prop Location: 111 BOSTON POST RD UNIT 210 Sudbury, MA Owner: DIVINE HEART REALTY LLC Co-Owner: Mailing Address: 88 PLYMPTON RD SUDBURY, MA 01776

Prop ID: K11-0100-0-211 Prop Location: 111 BOSTON POST RD UNIT 211 Sudbury, MA Owner: ABC SOILS INC Co-Owner: Mailing Address: 111 BOSTON POST RD 211 SUDBURY, MA 01776

Prop ID: K11-0100-0-212 Prop Location: 111 BOSTON POST RD UNIT 212 Sudbury, MA Owner: LIONSGATE PROPERTIES LLC Co-Owner: Mailing Address: 29 FARRAGUT RD BOSTON, MA 02127

Prop ID: K11-0100-0-213 Prop Location: 111 BOSTON POST RD UNIT 213 Sudbury, MA Owner: HOWE DEVELOPMENT CORP Co-Owner: Mailing Address: 111 BOSTON POST RD STE 213 SUDBURY, MA 01776

Prop ID: K11-0100-0-214

11/16/2020

Abutters Report

Prop Location: 111 BOSTON POST RD UNIT 214 Sudbury, MA Owner: ABC SOILS INC Co-Owner: Mailing Address: 111 BOSTON POST RD 214 SUDBURY, MA 01776

Prop ID: K11-0100-0-215 Prop Location: 111 BOSTON POST RD UNIT 215 Sudbury, MA Owner: K.A.B. & J .C.J. LLC Co-Owner: Mailing Address: 111 BOSTON POST RD U215 SUDBURY, MA 01776

Prop ID: K11-0100-0-216 Prop Location: 111 BOSTON POST RD UNIT 216 Sudbury, MA Owner: SAI LUNG LLC Co-Owner: Mailing Address: P.O. BOX 329 WAYLAND, MA 01778

Prop ID: K11-0200 Prop Location: 121 BOSTON POST RD Sudbury, MA Owner: 121 BOSTON POST ROAD LLC Co-Owner: Mailing Address: 121 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-0400 Prop Location: PELHAM ISLAND RD Sudbury, MA Owner: UNITED STATES OF AMERICA Co-Owner: DEPT. OF INTERIOR Mailing Address: 300 WESTGATE CENTER DR HADLEY, MA 01035

11/16/2020

Abutters Report

Prop ID: K11-0402 Prop Location: 163 BOSTON POST RD Sudbury, MA Owner: NSTAR ELECTRIC COMPANY Co-Owner: PROPERTY TAX DEPT. Mailing Address: P.O. BOX 270 HARTFORD, CT 06141

Prop ID: K11-0501 Prop Location: BOSTON POST RD Sudbury, MA Owner: BUDDY DOG HUMANE SOCIETY INC Co-Owner: Mailing Address: 151 BOSTON POST RD SUDBURY, MA 01776

Prop ID: K11-5000 Prop Location: RAILWAY Sudbury, MA Owner: MASS BAY TRANSPORTATION Co-Owner: Mailing Address: 10 PARK PLAZA BOSTON, MA 02116

ANRAD FILING 141 BOSTON POST R SUDBURY, MA

ATTACHMENT 2 COPIES OF FILING CHECKS

ANRAD FILING 141 BOSTON POST R SUDBURY, MA

ATTACHMENT 3 WETLAND DELINEATION REPORT



1071 Worcester Rd. Framingham, MA 01701 508.879.0030 www.dgtassociates.com

November 19, 2020

25638

Mr. John Welch Herb Chambers of Natick 259 McGrath Hwy Somerville, MA 02143

RE: 141 Boston Post Road, Sudbury – Wetland Resource Area Delineation

Dear Mr. Welch,

DGT Associates performed a field delineation of the boundaries of the Bordering Vegetated Wetlands and Banks at the subject property on September 25, 2020. The delineations were performed by this writer, Fredric King, Senior Wetland Specialist.

The delineations were performed to define Wetlands Resource Area Boundaries under the Mass. Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw for use in the planning for a possible redevelopment of the property. Portions of the site were also delineated earlier by James Hall, PWS of CHA Consultants.

Following the field delineations, the flags were survey located by the project surveyors, CHA Consultants, as part of the topographic survey of the site and the survey plan includes the delineation. All portions of the CHA delineation that are shown on the site survey were reviewed by myself and I concur with those delineation flags as well.

The delineation included the portions of the wetland resource area boundaries to define the regulated areas that would affect a potential project. This included the boundary of Vegetated Wetlands that border on Wash Brook to the south of the site. Attachment 1 is a locus map showing the general area. Wash Brook is located approximately 1000 feet to the south of the subject site. The delineation also included a short piece drain ditch that qualifies as an intermittent stream located off the south corner of the parking lot.

This report includes information from the FEMA Flood Hazard Map for "Land Subject To Flooding", as well as a Mass. Natural Heritage and Endangered Species information for planning purposes.

GENERAL SITE DESCRIPTION:

The project site is a 15.9 acre tract of land at 141 Boston Post Road in Sudbury, MA. The land contains a building that was formerly used as a tennis and sports facility (Bosse Sports) with associated driveways, parking lots associated driveway, septic system, utilities and landscaping. The site also included two air structures that covered some tennis courts to the south of the main building. The major portion of the open space outside of the developed area in the southerly



portion of the site and along the western side is in a deeded Conservation Restriction. The CR is approximately 6.2 acres in area.

25638

The stormwater management for the parking lots and paved driveways is a standard deep sump catch basins-manholes- and piped drain system that collect the stormwater runoff for pretreatment. That system drains to a sediment forebay that discharges to a Constructed Stormwater Wetland for treatment and detention prior to discharge to the wetland resource areas in the south portion of the site. The clean building roof runoff is collected and piped directly to the Constructed Stormwater Wetland. This system was constructed as part of the current facility in 2003 to 2004 under an Order of Conditions issued by the Sudbury Conservation Commission. A Certificate of Compliance was issued (Ref: DEP File #301-726).

The stormwater system was designed per the DEP stormwater management standards and is still functional. The current owner has filed a Request for Determination of Applicability (RDA) with the Conservation Commission to perform some maintenance tasks within the Constructed Stormwater Wetland and forebay to assure that the system continues to function as required.

There is also a drain pipe from Boston Post Road (Route 20) owned by the Commonwealth of Mass. DOT that crosses the site and discharges to the wetlands in the south part of the site.

The site is in the watershed of Wash Brook located approximately 1000 feet south of the site. The southern and western portions of the subject site contains wetland resource areas including Bordering Land Subject to Flooding (associated with the Sudbury River), Bordering Vegetated Wetlands and some small intermittent streams (Banks). The natural BVWs include shallow marshes, shrub swamps, and wooded swamps. There is an area located south of the developed area that is a wetland replication area that was constructed with the original development that is a wet meadow and shrub swamp.

SOILS

The NRCS Web Soil Survey¹ indicates the near-surface soils (within about 70 inches from ground surface) at the site are classified as "Udorthents Urban Land Complex" within the developed (upland) portions of the site. The natural wetland areas are identified as "Freetown Muck".

During our wetland delineation work, the soil conditions found generally verified the NRCS soil types.



WETLAND RESOURCE AREAS

STREAM / BANK

Banks of streams and water bodies are wetland resource areas under the Mass. Wetlands Protection Act and under the Sudbury Wetlands Administration Bylaw. The site contains several intermittent streams within the BVW areas. The streams that are within the BVWs were not delineated by DGT as the buffer zone of the BVW will control as the limiting factor in determining the boundary of the jurisdictional Buffer Zones.

The exception is a short section of intermittent stream that is located between the parking lot and the northerly air structure. This piece of stream has no BVW and the banks of this stream were delineated with pink survey ribbon and labeled Bank 1 to Bank 6.

The bank delineation was performed by the definition in the Sudbury Wetlands Administration Bylaw which is more restrictive than the Mass. Wetlands Protection Act Regulations. The Bylaw defines the bank as the upper boundary of the bank as "the first observable break in slope or the mean annual high water level, whichever is higher." Mean annual high water was observed using bank-full indicators per Mass. DEP guidelines. In this case, the banks are relatively steep and the mean annual flood level is within the stream bank. The flags are, therefore, set at the top of the first observable break in slope. The western portion of the bank is a concrete retaining wall so the delineation follows the wall at that location.

The stream is well known to be intermittent. It does contain some water most of the year but this water is trapped and does not flow for most of the year. It therefore, does not qualify as a River under the State Regulations or local Bylaw.

BORDERING VEGETATED WETLANDS (BVW)

The delineation of Bordering Vegetated Wetlands was performed in accordance with current Mass. Department of Environmental Protection methodology as contained in the DEP Handbook "Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act" dated March 1995.

The BVWs at this site extend across a large portion of the south part of the property. There is also a BVW on an intermittent stream to the west of the developed area.

The delineation was performed using vegetation, soils and other indicators of wetland hydrology. To delineate the boundary, constant field estimations of wetlands vegetation and frequent soil observations with a hand soil auger were performed. To aid in this delineation and to provide the required supporting documentation, two observation transect with two sample plots each were performed and documented. The DEP Field Delineation Forms are included in Attachment 2 of



November 19, 2020

this report. The transect locations are shown on the Survey Plan. The location of the transects were selected where the transition between upland and wetland was less obvious and required further investigation to determine the boundary.

The boundaries of the BVWs were delineated with consecutively numbered blue survey ribbons as follows:

BVW 1 to BVW 44:	Eastern and South Eastern area BVW is a combination of Shrub Swamp and Wooded Swamp/
BVW 44 to BVW 50:	Southern portion of the site. BVW is a Wet Meadow with some shrub growth. This area was a wetland replication area that was constructed when the existing facility was built.
BVW A-1 to BVW A-22.	BVW is around an intermittent stream in the western portion of the site. This area is known to seasonally pond water in low areas.
WF B-2 to WF B-23	Western side of the foregoing BVW delineated by James Hall, PWS of CHA Consultants. DGT checked and concurs with these delineation flags.
WF A-1 to WF A-31	Eastern portion of the site James Hall, PWS of CHA Consultants. See separate ANRAD filing for these BVW flags.

BORDERING LAND SUBJECT TO FLOODING

The site is shown on the latest FEMA National Flood Insurance Program mapping as being in a Flood Zone AE. The elevation of the 100 year (1% chance of flooding) has been determined by the FEMA Flood Study Profile Data as Elevation 121.0 (1988 NAVD). According to FEMA, the elevation of the flooding in this area is the result of the backwater of the Sudbury River flooding. The topographic survey of the site by CHA is on this datum and the 121.0 contour is shown on the survey plan.

NATURAL HERITAGE ENDANGERED SPECIES

According to the latest Mass. Division of Fisheries and Wildlife - Natural Heritage Program mapping, the southeastern portion of the site is in an area of "Priority Habitat of Rare Species" (Identified as PH 1434). This same area is also identified as an area of "Estimated Habitat of Rare Wetland Wildlife".

There are no officially "Certified Vernal Pools" in the vicinity of the site. However, the NHESP does identify the small ponding area on the site to the south of 105 Boston Post Road as a "Potential Vernal Pool". Note that during the Wetlands Filing for the current site in 2002 and



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2003, a investigation was conducted on both the small pool mentioned above and at the stream in the western portion of the site that seasonally ponds water in low areas of the stream. Both of these areas were found to provide vernal pool habitat. There areas are included in the CR for the property to permanently protect these areas.

Please note that the delineations performed are based on best professional judgment and interpretation per the applicable regulatory guidelines. The delineations are not an official "Determination" under the applicable wetlands laws and regulations until accepted by the Conservation Commission or Mass. DEP through the filing of an Abbreviated Notice of Resource Area Delineation or a Notice of Intent under the Mass. Wetlands Protection Act and local wetlands laws and regulations.

If you have any questions regarding the delineation or this report, please contact me.

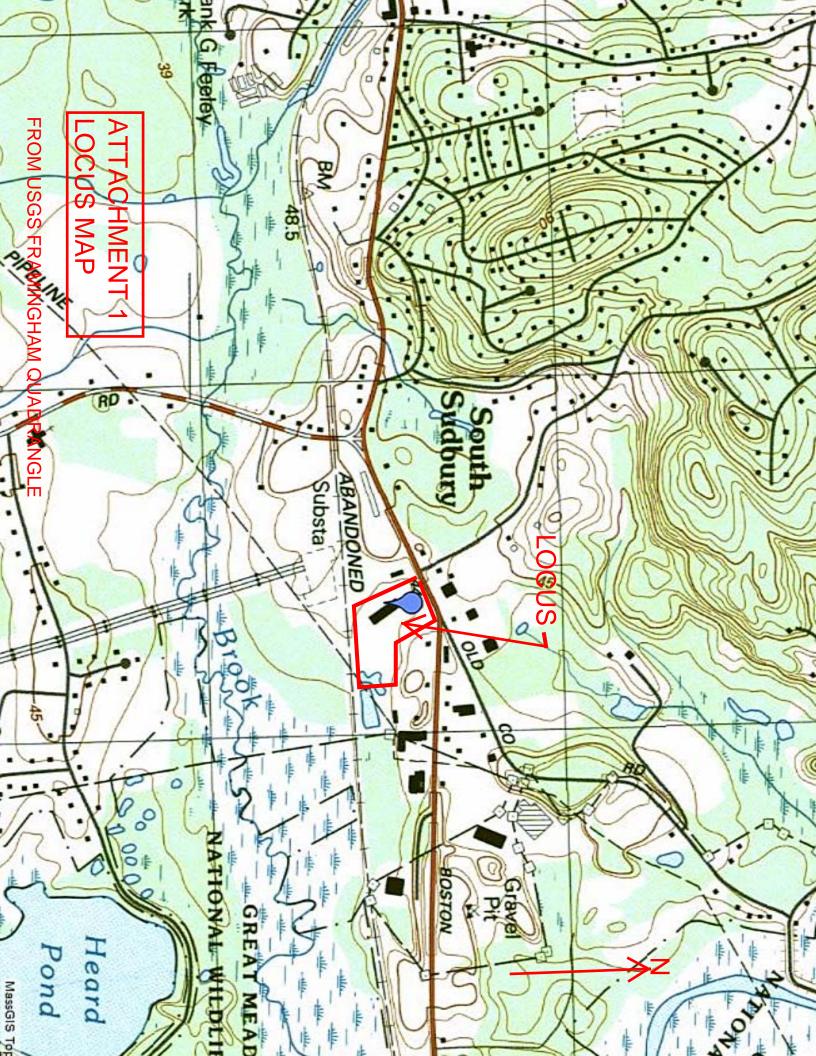
Sincerely, **DGT Associates**

Fredric W. King

Fredric W. King, PE Senior Engineer & Wetland Specialist

Attachments:

- 1. Locus Map
- 2. DEP Field Delineation Forms
- 3. Natural Heritage (NHESP Map)





November 19, 2020

ATTACHMENT 2

MASS. DEP FIELD DELINEATION FORMS

DEP Bordering Vege	etated Wetlan	ds (310 CMR	10.55) Deline	ation Field Data Fo	rm
Applicant: Herb Chambers Companies	Prepared by:	Fred King	Project location:	141 Boston Post Rd DEP F	ïle #:
Check all that apply:				Sudbury, MA	
Vegetation alone presumed adequate t	o delineate BVW b	ooundary: fill out Se	ection I only		
X Vegetation and other indicators of hydr	ology used to delir	eate BVW bounda	ry: fill out Sections I	and II	
Method other than dominance test use	d (attach additiona	l information)			
Section I. Vegetation Observation PI	ot Number: P1	Trans	sect Number:	Date of Deline	eation: <u>9/25/20</u>
A. Sample Layer and Plant Species (by common/scientific name)	B	. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plan (yes or no)	t E. Wetland Indicator Category*
Trees None					
None					
Shrub/Sapling/Vine					
Silky Dogwood (Cornus amomum)		20.5	60.3	YES	FACW
Multi-flora Rose (Rosa multiflora)		10.5	30.9	YES	FACU
Glossy Buckthorn (Rhamnus frangula)		3	8.8	NO	FAC
Ground Cover					
Goldenrod, Gray (Solidago nemoralis)		10.5	38.9	YES	NI
Sensitive Fern (Onoclea sensibilis)		10.5	38.9	YES	FACW
oe-Pye Weed (Eupatoriadelphus maculatus	6)	3.0	11.2	NO	FACW
ster, New York (Aster novi-belgii)		3.0	11.2	NO	FACW+
Use an asterisk to mark wetland indicator plants: pla FAC, FAC+, FACW-, FACW+, or OBL; or plants with p physiological or morphological adaptations, describe t	ohysiological or morp	phological adaptation			
5	2	Number of de-	ninant non-wation	d indicator plants: 2	
Number of dominant wetland indicator plants				•	
s the number of dominant wetland plants equ				-	-
vegetation alone is presumed adequate to delineate th ntent.	e BVW boundary, sub	omit this form with the	Request for Determina	ation of Applicability or Notice o	f MA DEP; 3/9

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T1-P1	Page 2 Section II.	Indicators o	of Hydrology		Other	Indicators of Hydrology: (check all that apply and describe Site inundated:		
	Hydric Soil Int	erpretation				Depth to free water in observation hole:		
	1. Soil Survey				\square	Depth to soil saturation in observation hole:15"		
			for this site? Yes X	No		Water marks:		
	title/date:	Update 2012	bil Survey Middlesex County			Drift lines:		
	map num soil type r	mapped: Udor	thents Urban Land Comple	x and Freetoown Muck		Sediment deposits:		
	hydric soi	l inclusions:	Yes			Drainage patterns in BVW:		
		ations consister	nt with soil survey?	res X no		Oxidized rhizospheres:		
	Remarks:					Water-stained leaves:		
						Recorded data (stream, lake, or tidal gauge; aerial photo; other):		
	2. Soil Descript							
	Horizon	Depth 0 – 10"	Matrix Color 10 YR 4/2	Mottles Color		Other:		
	A– SL top Bw – VFSL	0 – 10 7 – 28"	10 fR 4/2 2.5 Y 7/3	None 10 YR 5/6		/egetation and Hydrology Conclusion		
	Common" Some Black LC		Num	Yes No Inber of wetland indicator plants Image: State of the sta				
	Remarks:				Wet	land hydrology present:		
	3. Other:					other indicators of hydrology Present		
	Conclusion: Is	s soil hydric?	Yes X	No	Sam	nple location is in a BVW?		

Appendix G

Submit this form with the Request for Determination of Applicability or Notice of Intent.

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pplicant:	Herb Chambers Companies	Prepared by:	Fred King	Project location: 1	41 Boston Post Rd DEP File	#:	
Check all that apply: Sudbury, MA							
_ v	egetation alone presumed adequate t	o delineate BVW b	oundary: fill out Se	ection I only			
x v	egetation and other indicators of hydr	ology used to delin	eate BVW bounda	ry: fill out Sections I ar	nd II		
_	Aethod other than dominance test use						
ection I.		ot Number: P2	,	sect Number:1	Date of Delineat	ion: _9/25/20	
	Layer and Plant Species mon/scientific name)	B.	Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*	
rees						outegory	
lone							
hrub/Saj	pling/Vine						
ilky Dogv	wood (Cornus amomum)		20.5	69.5	YES	FACW	
	x (Vitis labrusca)		3.0	10.2	YES	FACU	
Blossy Bu	ckthorn (Rhamnus frangula)		3.0	10.2	YES	FAC	
sian Bitte	ersweet (Celastrus orbuiculatus)		3.0	10.2	YES	NI	
Fround C	over						
	l, Gray (Solidago nemoralis)		63.0	87.5	YES	NI	
ensitive F	Fern (Onoclea sensibilis)		3.0	4.2	NO	FACW	
	mber (Echinocystis lobata)		3.0	4.2	NO	FAC	
eed Can	ary Grass (Phalaris arundinacea)		3.0	4.2	NO	FACW+	
AC, FAC+,	erisk to mark wetland indicator plants: pla FACW-, FACW+, or OBL; or plants with p I or morphological adaptations, describe t	physiological or morp	hological adaptation				
egetatio	n conclusion:						
lumber of	dominant wetland indicator plants	: 2	Number of dor	ninant non-wetland i	ndicator plants: 3		
			nan the number o		and plants? Yes	No X	

T1-P2	Page 2 Section II.	Indicators of	f Hydrology		Other	Indicators of Hydrology: (check all that apply and describe) Site inundated:		
	Hydric Soil Inte	erpretation				Depth to free water in observation hole:		
	1. Soil Survey					Depth to soil saturation in observation hole:		
			for this site? Yes X il Survey Middlesex County	110		Water marks:		
	title/date:	Update 2012	n Survey Middlesex County	y		Drift lines:		
	map num soil type r	mapped: Udortl	hents Urban Land Compl	ex and Freetoown Muck		Sediment deposits:		
	hydric soi	l inclusions:	Yes			Drainage patterns in BVW:		
		field observations consistent with soil survey? Yes X not narks: Filled land next to a stormwater basin				Oxidized rhizospheres:		
	Remarks: Fille	ed land next to a s	tormwater basin			Water-stained leaves:		
						Recorded data (stream, lake, or tidal gauge; aerial photo; other):		
	2. Soil Descript Horizon	ion Depth	Matrix Color	Mottles Color		Other:		
	A–SL top Mixed Fill	0-4" 4-19"	10 YR 4/2	None None		Vegetation and Hydrology Conclusion		
			10 YR 5/6 Comm. 2.5 Y 8/1 @ 21"	Num	nber of wetland indicator plants			
	Remarks: B	Horizon is natu	ıral soil.		Wet	land hydrology present:		
-	3. Other:					other indicators of hydrology Present		
	Conclusion: Is	s soil hydric?	Yes	No X		nple location is in a BVW?		

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Appendix	Applica	ant:
bei	Check	all tha
A		Ve
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DEP Bordering Vegetated Wetlands (310 CMR 10.55) Delineation Field Data Form Herb Chambers Companies Prepared by: Fred King Project location: 141 Boston Post Rd DEP File #: Sudbury, MA at apply: egetation alone presumed adequate to delineate BVW boundary: fill out Section I only egetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II Method other than dominance test used (attach additional information) Observation Plot Number: _P1_____ Transect Number: _T2____ Date of Delineation: _9/25/20 Section I. Vegetation A. Sample Layer and Plant Species C. Percent **B.** Percent Cover **D.** Dominant Plant E. Wetland (by common/scientific name) (or basal area) Dominance Indicator (yes or no) Category* Trees None Shrub/Sapling/Vine None **Ground Cover** Purple Loosestrife (Lythrum salicaria) 20.5 32.3 YES FACW+ 10.5 YES FACW+ Soft Rush (Juncus effuses) 16.1 Reed Canary Grass (Phalaris arundinacea) 3.0 4.8 NO FACW+ FACW Steeple-Bush (Spiraea tomentosa) 3.0 4.8 NO NO FACW Joe-Pye Weed (Eupatoriadelphus maculatus) 3.0 4.8 Aster, New York (Aster novi-belgii) 3.0 4.8 NO FACW+ FAC (est) Various meadow grasses 20.5 32.3 YES * Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk. Vegetation conclusion: Number of dominant wetland indicator plants: 3 Number of dominant non-wetland indicator plants: 0 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes Х No If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of MA DEP; 3/95 Intent.

T2-P1	Page 2 Section II.	Indicators of	Hydrology		Other	Indicators of Hydrology: (check all t Site inundated:	hat apply an	d describe)
	Hydric Soil Int	erpretation				Depth to free water in observation ho	le:	
	1. Soil Survey				X	Depth to soil saturation in observation	n hole: 18	8"
			or this site? Yes X I Survey Middlesex County	110		Water marks:		
	title/date:	Update 2012	i Survey Midulesex County	,		Drift lines:		
	map num soil type r	mapped: Udorth	nents Urban Land Compl	ex and Freetoown Muck		Sediment deposits:		
	hydric soi	l inclusions:	Yes			Drainage patterns in BVW:		
		ations consisten	t with soil survey?	Yes X no		Oxidized rhizospheres:		
			wetland replication area			Water-stained leaves:		
	Sports project in	2003. The area is	a mix of wet meadow an	u shiub swamp.		Recorded data (stream, lake, or tidal gauge; a	aerial photo; ot	her):
	2. Soil Descript	tion						
	Horizon	Depth	Matrix Color	Mottles Color		Other:		
	A– SL top Bw – LS	0 <i>7</i> " 7 16"	10 YR 4/2 10 YR 5/1	None 10 YR 4/6 Many	'	Vegetation and Hydrology		on
				10 YR 7/1 10YR 7/1 Comm.		nber of wetland indicator plants umber of non-wetland indicator plants	Yes X	
	C – FSL	16 – 23"	2.5 Y 5/2	2.5 Y 5/6 Comm. 2.5 Y 7/1 Some		lland hydrology present:		
_	Remarks:					hydric soil present	Lx.	
	3. Other:					other indicators of hydrology Present	x	
	Conclusion: Is	s soil hydric?	Yes X	No	San	nple location is in a BVW?	x	

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Submit this form with the Request for Determination of Applicability or Notice of Intent.

		DEP Bor	dering Vegeta	ted Wetla	nds (310 CN	/IR 10.55) Deli	ineation Field	Data Form	
Applicant	t: He	rb Chambers	Companies	Prepared by:	Fred King	Project locatio	n: 141 Boston Post R	d DEP File #	:
Check all	l that ap	vla					Sudbury, MA		
	•		umed adequate to de	elineate BVW	boundary: fill out	Section Lonly			
x	-		ndicators of hydrolog		-	-	no Lond II		
	0					idary. Illi out Section			
	Metho	d other than dor	minance test used (a	ttach additiona	al information)				
Section	I. \	Vegetation	Observation Plot N	lumber: P2	Tr	ansect Number: _	T2 Da	e of Delineatio	n: <u>9/25/20</u>
(by co		r and Plant Spe scientific name		E	B. Percent Cove (or basal area			nant Plant or no)	E. Wetland Indicator Category*
Trees									
None									
Shrub/S None	Sapling	J/Vine							
Ground					40.5	10.1	-		
	-	ay (Solidago no	emoralis)		10.5	13.5		NO	NI
		estuca rubra)			20.5 3.0	<u> </u>		YES NO	FACU NI
Various		ey (Tanacetun	n vulgare)		3.0 38.0	3.0 48.7		YES	FAC est
		tage major)			3.0	3.8		NO	FACU
	•	rk (Aster novi-t	nelaii)		3.0	3.8		NO	FACW+
* Use an a FAC, FAC physiologi	asterisk t C+, FACV ical or m	to mark wetland ir V-, FACW+, or O	ndicator plants: plant s	iological or mor	the Wetlands Prot phological adapta	ection Act (MGL c.13	1, s.40); plants in the g e identified as wetland	enus <i>Sphagnun</i>	r; plants listed as
-				1	Number of	dominant non wat	land indicator plant	o. 1	
Number	or dom	inant wetland i	indicator plants:	1	Number of	dominant non-wet	land indicator plant	s: 1	
Is the nu	imber o	of dominant we	tland plants equal t	o or greater t	han the numbe	r of dominant non	-wetland plants?	Yes X	No
lf vegetatio Intent.	on alone	is presumed adeq	uate to delineate the BV	'W boundary, su	bmit this form with	the Request for Deter	mination of Applicability	or Notice of	MA DEP; 3/95

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T2-P2 F	Page 2 Section II.	Indicators of	Hydrology		Other	Indicators of Hydrology: (check all that apply and describe) Site inundated:		
I	Hydric Soil Interpretation					Depth to free water in observation hole:		
	1. Soil Survey					Depth to soil saturation in observation hole:		
I			or this site? Yes X	No		Water marks:		
	title/date:	Update 2012	n Survey Mudlesex County			Drift lines:		
	map numb soil type m	napped: Udorth	nents Urban Land Comple Yes	ex and Freetoown Muck		Sediment deposits:		
	hydric soil	inclusions:	165			Drainage patterns in BVW:		
		ations consisten	t with soil survey?	res X no		Oxidized rhizospheres:		
-	Remarks: This aresa was part of a flood storage replication area constructed in 2003 as part					Water-stained leaves:		
Γ	Mapping shows th		the upper edge of that an bod elevation is lower that at this location.			Recorded data (stream, lake, or tidal gauge; aerial photo; other):		
	2. Soil Descripti							
ł	Horizon	Depth	Matrix Color	Mottles Color		Other:		
	A– SL top Bw – LS	0 <i>-</i> 6" 6 <i>-</i> 17"	10 YR 4/2 2.5 YR 5/3	None 10 YR 4/6 few At 9".	\ \	Vegetation and Hydrology Conclusion		
(C – FSL	17 – 20"	10 YR 5/1	2.5 Y 5/7 Many.		nber of wetland indicator plants		
I	Remarks: Bł	norizon is too k	oright to be hydric.	10 YR 4/6 Many. 2.5 Y 7/1 Some	Wet	land hydrology present:		
. '	Remarks. DT		nght to be hydrie.					
	3. Other:					other indicators of hydrology Present		
(Conclusion: Is	soil hydric?	Yes	No X	Sam	nple location is in a BVW? \Box		
					Subm	nit this form with the Request for Determination of Applicability or Notice of Intent.		

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ATTACHMENT

NHESP MAP MASS. GIS 11/23/2020

UBJECT SITE

POTENTIA VERNAL POOLS,



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ATTACHMENT 4 EXISTING CONDITIONS PLAN

Section 6

Additional Information

LONG-TERM STORMWATER OPERATION & MAINTENANCE PLAN

HERB CHAMBERS OF SUDBURY, INC. 141 BOSTON POST ROAD SUDBURY, MA 01776

November 15, 2021

PROJECT OVERVIEW:

The proposed project consists of the construction of a new Mercedes of Sudbury dealership at 141 Boston Post Road in Sudbury, MA. The proposed scope includes renovating and converting the existing two-story health club facility (formerly Bosse Sports) into a new automobile dealership for the sales and display of new vehicles as well as vehicle service. Site renovations include reconfigured parking for employees, customers and vehicle inventory storage, as well as upgrades to stormwater management systems, utilities and landscaping. The project has been designed to comply with the Massachusetts Stormwater Management Regulations as well as the Town of Sudbury Stormwater Management Bylaws.

Appended to this document is a sample maintenance form and a chart describing the anticipated frequency of tasks.

OWNER AND RESPONSIBLE PARTY:

Current Land Owners:

Herb Chambers 43 Braintree Street, LLC. 259 McGrath Highway Somerville, MA 02145

Proposed Site Contractor:

TBD

For any service beyond the service ability of staff on site for Herb Chambers, there will be subcontracting to the appropriate vendors such as street sweeping, catch basin and water quality unit cleaning, etc.

CONSTRUCTION MANAGEMENT:

A construction manager with adequate knowledge and experience on projects of similar size and scope shall be employed to oversee all site work related construction. The contractor shall incorporate the appropriate techniques to control sediment and erosion pollution during construction in accordance with the *Massachusetts Erosion and Sediment Control Guidelines for* Urban and Suburban Areas and any conditions of approval from the local conservation commission.

Care should be taken when constructing stormwater control structures. Light earth-moving equipment shall be used to excavate in the vicinity of the infiltration areas. Use of heavy equipment causes excessive compaction of the soils beneath the basin resulting in reduced infiltration capacity. At no time shall temporary infiltration areas or settling basins be constructed in the vicinity of the proposed infiltration basins in order to prevent the soils from becoming clogged with sediment.

ON-GOING MAINTENANCE CONTRACT

The non-structural and structural approaches recommended below, as well as the required BMP maintenance, will be completed by the selected contractor. Adequate personnel with appropriate training and access to proper equipment will be available to complete the tasks. Future responsible parties must be notified of their responsibility to operate and maintain the system in perpetuity.

MAINTENANCE LOG

The Responsible Party shall develop and maintain a log of inspections, maintenance, repairs, and disposal (including location of disposal) during the life of the project. Records will be maintained for at least 3 years and be made available to the Massachusetts Department of Environmental Protection or the Town of Sudbury in accordance with the provisions of the Massachusetts Stormwater Handbook. A sample of such a maintenance log is provided.

STORMWATER BMP MAINTENANCE

The proposed stormwater management system has been designed with appropriate BMPs aimed at reducing the pollutants discharge based upon the intended use of the property. All BMPs require regular maintenance to function as intended. Some management measures have simple maintenance requirements; others are more involved. The Responsible Party must have all BMPs regularly inspected to ensure they are operating properly on an as needed basis, including during runoff events exceeding 0.5 inches of rainfall.

A description of the non-structural and structural approaches to be incorporated is indicated below. The following best management practices are proposed to be incorporated into the stormwater management design to reduce source runoff and improve stormwater runoff discharge quality. The Responsible Party will regularly inspect all BMPs to ensure they are operating properly. If any deficiencies are identified during these inspections, action to resolve it will be initiated and documented on the maintenance log.

Deep Sump Hooded Catch Basins and Area/Yard Drains

On a regular basis the inlet pipe and outlet pipe shall be checked for debris and removed as necessary to ensure unobstructed flow of water. Inspections shall occur at least four times per year, and at the end of the foliage and snow removal seasons. Inspections shall verify the tees are secure and free flowing. Sediments must also be removed four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin. Basins shall be cleaned using a vacuum pump. All liquid shall be pumped from the sump of each basin at least once per year. All sediments and hydrocarbons should be properly handled and disposed of in accordance with local, state and federal guidelines and regulations.

Oil/Grit Separators

At a minimum, oil grit separators should be inspected monthly and sediment, trash and pollutants shall be cleaned out at least twice per year. In areas of high sediment loading, inspect and clean inlets and outlets after every major storm. Basins shall be cleaned using a vacuum pump. All sediments and hydrocarbons should be properly handled and disposed of in accordance with local, state and federal guidelines and regulations.

Subsurface Infiltration System

The subsurface system (retain-it, 3.0' tall) has been designed with an access manhole to aid in the removal of sediment and debris. Preventative maintenance shall be performed in accordance with manufacturer's instructions, which is enclosed in this section. Retain-it suggests periodic inspections with a greater number occurring during the systems start-up to identify any issues of concern as they may arise. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections. Retain-it recommends use of a vacuum truck to suction the accumulated sediment, oils and greases, and trash and debris from the system. Oils and greases may additionally be handled by on-site staff utilizing absorbent products to soak up the oils. Refer to the enclosed "retain-it Owners Maintenance Manual."

Proprietary Water Quality Units

Hydrodynamic Separators shall be maintained in accordance with the manufacturer's recommendations. Refer to the enclosed "SciClone Operation & Maintenance" guide. Typically, a vacuum truck removes accumulated sediment and oil most efficiently. See maintenance documentation from the manufacturer. Inspection should occur at least twice annually, once in the fall and then in the spring after the snow melts. Ideally the unit should be checked frequently throughout the first year, and that will dictate the schedule going forward. All sediment and hydrocarbons should be properly handled and

disposed of in accordance with local, state and federal guidelines and regulations. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections and manufacturer's requirements.

NON-STRUCTURAL BMPs

Porous Pavement

Porous pavement sections on site shall be monitored annually and following any storms to ensure proper drainage and note any deterioration. Maintenance of the porous asphalt is performed four (4) times per year using a regenerative air vacuum truck that picks up large particles such as leaves and debris, as well as smaller particles such as sand and sediments. Exfiltration capability shall be assessed minimum once a year and as needed if capacity is found to decline. If ponding water is observed during precipitation cleaning is recommended. Signage will be installed to clearly demarcate the limits of the porous surface. Snow removal protocols for the porous surface is discussed in more detail, below.

Constructed Stormwater Wetland

The existing stormwater wetland (detention basin) should be inspected at least once per year to ensure that the basin is operating as intended. Inspections conducted at intervals during and after the storm will help to determine if the basin is meeting the expected detention times. The outlet structure should be inspected for evidence of clogging or outflow release velocities that are greater than the design flow. Potential problems that should be checked include: subsidence, erosion, cracking, or tree growth on the embankment; damage to the emergency spillway; sediment accumulation around the outlet; inadequacy of the inlet/outlet channel erosion control measures; changes in the condition of the pilot channel; and erosion within the basin and banks. Any necessary repairs should be made immediately. During inspections, changes to the detention basin or the contributing watershed should be noted, as these may effect basin performance.

- The upper-stage, side slopes, embankment, and emergency spillway should be mowed at least twice per year. Trash and debris should also be removed at this time.
- Sediment should be removed from the basin as necessary, and at least once every 5 years.

Grass Conveyance Swale

Inspect grass swale the first few months after construction to make sure that there is no rilling or gullying, and that vegetation in the swale is adequate. Thereafter, inspect twice a year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment accumulation. Regular maintenance tasks include mowing, fertilizing, liming, watering, pruning, weeding and pest control. Mow the swale

at least once per year. Do not cut the grass shorter than three to four inches. Keep grass height under 6 inches to maintain the design depth necessary to serve as conveyance. Do not mow excessively, because it may increase the design flow velocity. Remove sediment and debris manually at least once per year. Re seed periodically to maintain the dense growth of grass vegetation. Take care to protect grass swale from snow removal procedures and off-street parking.

Stone Trench

Inspect stone trench after the first several rainfall events, after all major storms and on regularly scheduled dates every 6 months. Inspect the trench 24 hours or several days after a rain event to look for ponded water. If there is ponded water at the surface of the trench, it is likely that the trench is clogged. To address surface clogging, remove and replace the topsoil or first layer of stone aggregate and the filter fabric. If the water is ponded inside the trench, it may indicate that the bottom of the trench has failed. To rehabilitate a failed trench, all accumulated sediment must be stripped from the bottom., the bottom of the trench must be scarified and tilled to induce infiltration, and all of the stone aggregate and filter fabric or media must be removed and replaced.

Pavement Sweeping

As street sweeping is a BMP under DEP guidelines, this non-structural BMP is an effective removal of Total Suspended Solids (TSS) in a comprehensive stormwater management program. Litter and debris are to be regularly picked up and removed from the pavement and porous pavers. Paved areas are to be swept a minimum of quarterly per year.

Pervious Areas and Slopes

Runoff from pervious areas and slopes shall be directed over vegetated areas to promote settlement of suspended solids before entering a wetland or resource area. Steep pervious slopes will be permanently vegetated to dissipate energy and reduce potential erosion. No constructed vegetated slopes should exceed 2H:1V. Slopes exceeding 2:1 shall be stabilized with rip-rap, jute netting or other similar measures to minimize the potential for future erosion.

Drainage Control Structures, Flared End Sections, Trash Racks, Riprap Pads, Swales, and Level Spreader Splash Pads

Basin control structures and flared end sections shall be inspected and any debris or growth surrounding or within these structures shall be removed. Any/all debris or vegetation encroaching on the control structures our outfall components shall be removed or appropriately trimmed back to maintain the designed control elevation and flow patterns/cross section without impediment. Inspection should occur twice annually, once in the fall and then in the spring after the snow melts. Cleaning will take

place at the completion of construction and as deemed necessary based on the inspections and manufacturer's requirements. Pest and Insect Control

As a first-line defense against pests/insects and weeds (the "First-Line Defense"), the party responsible for maintenance shall avoid the use of nonorganic pesticides, herbicides, fungicides and insecticides unless spot treatment is required for a specific control application. The owner shall not be required to undertake extraordinary measures or incur unreasonable cost to locate, purchase or apply non-organic products.

If the First-Line Defense fails, as determined by the owner or party responsible for maintenance, in its sole but reasonable discretion, non-organic approaches to pest/insect control may be used, the same to be applied by a professional licensed in the Commonwealth of Massachusetts, where required. But in no event shall such non-organic approaches be used within the 100ft. buffer zone to the wetlands, unless approved by the Sudbury Conservation Commission.

Waste Management

Solid waste and recycling will be contained in dumpsters for routine and regular trash pickup. The maintenance staff is directed to place their trash and recyclables in the appropriate bins at the trash/recycling facility provided on site.

Snow Removal

Snow removal is handled by Herb Chambers own in-house facility maintenance personnel. The drive aisles are plowed to maintain access through the site and around the building. The Chambers team will tightly arrange the vehicles together in one part of the lot, then plow the open section of the lot toward the islands, then move the cars back into their spaces and plow the remainder. The Chambers team anticipates they can typically handle between 1 to 1.5 feet of snow accumulation before having to switch to hauling off site. The chambers team will contract to have the snow hauled from the site.

Snow on porous asphalt can be plowed the same as standard pavement, however, sunshine acts quickly to melt snow and ice sooner than on frozen standard pavement, and the melting snow infiltrates from the surface directly through the open graded porous asphalt to the stone subbase, which significantly reduces the potential for black ice. UNH (the region's experts on permeable pavement specifications and maintenance) advises to use an anti-icing treatment on the permeable pavement surface (typically a brine solution which reduces the freezing point of water) prior to storms. Salt brine is typically a 23% salt/water mixture that can be applied to the surface which prevents snow and ice from bonding, and accumulated snow can be easily removed down to the

pavement. Sand application is not recommended and should be avoided if possible because it will increase the need for vacuuming and reduce the efficiency of the pavement due to clogging.

The On-Site Property Manager, who will be responsible for implementing the Stormwater Management Operations and Maintenance Plan and posted signage, will ensure that snowplow operators on this property apply the proper anti-icing treatment and do not apply sand as part of the winter maintenance. The on-site snow removal will be performed by employees of Herb Chambers and the same team members will oversee and perform snow removal from storm-to-storm, ensuring a consistent treatment of the porous pavement using anti-icing techniques. No outside contractors will be used to plow or perform anti-icing on site. The only outside contractors during a snow removal event will be those hired to conduct the snow hauling in large storm events. The snow will be loaded on to all hauling trucks by The Chambers Team. This site will use consistent anti-icing techniques throughout the site to ensure no salt or sand will be applied on this site or within the proximity of the porous pavement.

Hazardous Waste and Spill Control Containment

In the event of a discharge or spill of oil or another hazardous material, outlets to stormwater management facilities immediately downstream of the spill shall be plugged so that hazardous materials do not enter the system. In the event of a discharge of oil or other hazardous material, responsible facility personnel shall notify the appropriate state agencies, the Town of Sudbury DPW and the EPA National Response Center 1-800-424-8802 shall be notified. All hazardous waste materials will be disposed of in a manner specified by local, state and/or federal regulations and by the manufacturer of such products.

Activities Prohibited on Site

The use of sand and de-icing chemicals for this site is prohibited. Any exterior/outdoor vehicle servicing, equipment cleaning, or vehicle washing of any kind on the subject property is prohibited. Also refer to the Order of Conditions by the Conservation Commission and Planning Board Decision(s), as all general and special conditions post-construction must be followed in perpetuity, once issued.

Stormwater BMP Inspection and Maintenance Log

Facility Name	
Address	
Begin Date	End Date

Date	BMP ID#	BMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality and start a new log at that time.

BMP ID# — Always use ID# from the Operation and Maintenance Manual.

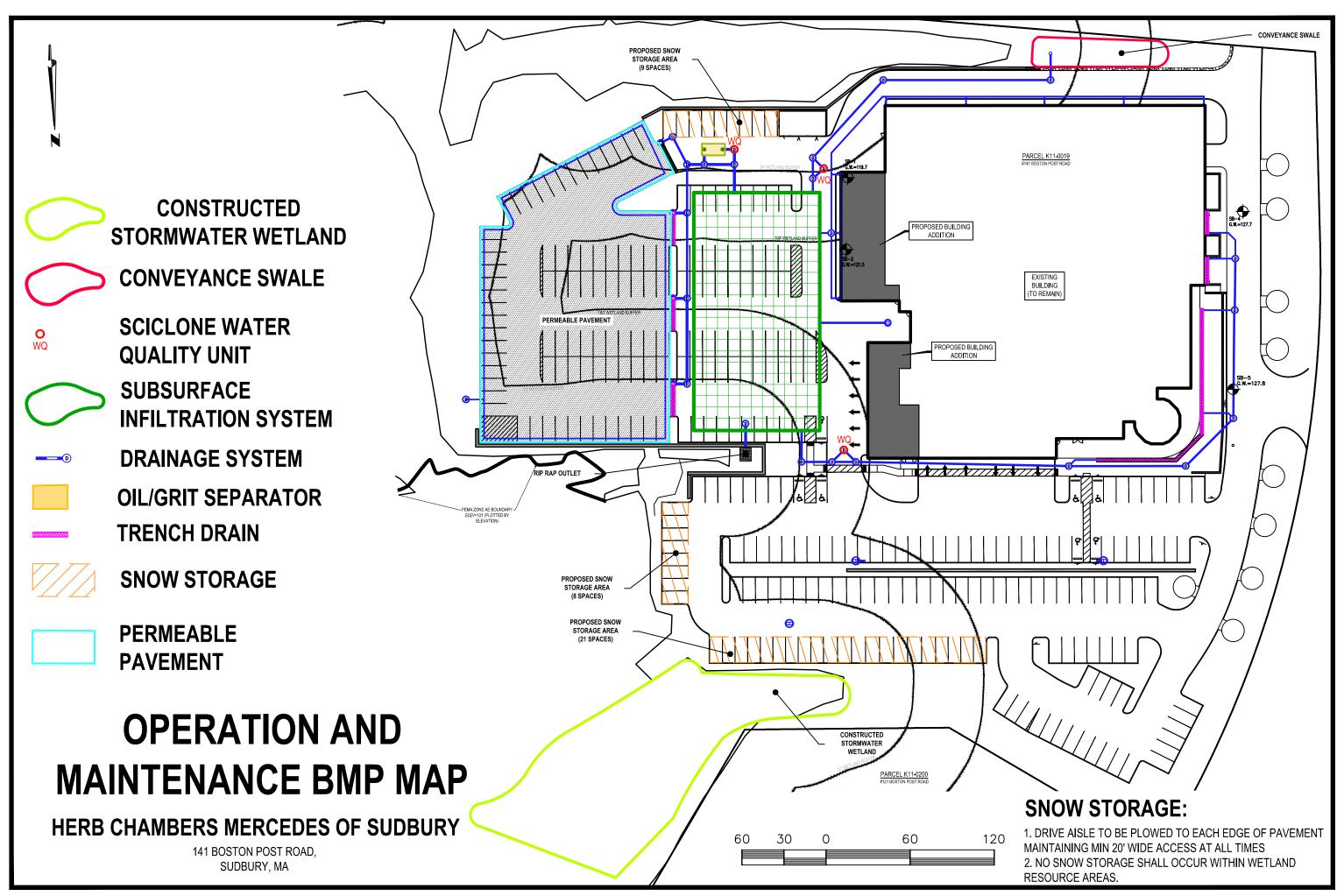
Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.

Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.

Exceptions noted — Note any condition that requires correction or indicates a need for maintenance. Comments and actions taken — Describe any maintenance done and need for follow-up.

Stormwater BMP Inspection Matrix

Conventional & LID Best Management Practices	Inspection & Maint. Frequency	Erosion& Scour	Obstructions	Trash & Debris	Sediment Build- Up Removal	Vegetation Cover	Remove/Reset Filter Fabric & Stone As Required	Vac Truck Sediment & Contaminants	Remove/Reset Riprap as Required
Catch Basins/Area & Yard Drains	Four times per year								
Pavement Sweeping	Four times per year								
Oil Grit Separators	Monthly								
Proprietary Water Quality Units	Twice- Annually (Spring and Fall)								
Subsurface Detention Structure	Annually								
Outlets (FES, Rip Rap Pad, Level Spreaders)	Twice- Annually (Spring and Fall)								
Permeable Pavement Vacuuming	Four times per year								
Grass Swale	Twice Annually (Spring and Fall)								
Constructed Stormwater Wetland	Annually								
Stone Trench	Twice Annually (Spring and Fall)								



EXISTING SITE PHOTOS



PHOTO LOCATION MAP

EXISTING SITE PHOTOS



PHOTO 1 LANDSCAPED AREA IN FRONT OF PROPERTY, ADJACENT TO BOSTON POST ROAD.



PHOTO 2 DRIVE WAY AND ENTRY DRIVE TO PROPERTY.



PHOTO 3 RETAINING WALL ALONG WEST SIDE OF THE PARKING LOT.



PHOTO 4 Southern/back end of parking lot bordering the wetlands.



PHOTO 5 SOUTHERN PARKING LOT EDGE BY WETLANDS. CATCH BASIN WITHIN PARKING LOT SHOWN.



PHOTO 6 SOUTHWEST CORNER OF PARKING LOT FACING WETLANDS.



PHOTO 7 PHOTO OF PARKING LOT LOOKING NORTH TOWARDS BOSTON POST ROAD.



PHOTO 8 SIDEWALK AT SOUTHERN END OF MAIN BUILDING ADJACENT TO THE NORTHERNMOST PNEUMATIC STRUCTURE.



PHOTO 9 SIDEWALK AT SOUTHERN END OF MAIN BUILDING ADJACENT TO THE NORTHERNMOST PNEUMATIC STRUCTURE.



PHOTO 10 SIDEWALK/PATH AT SOUTHERN END OF MAIN BUILDING LEADING TO PARKING LOT.



PHOTO 11 GRAVEL DRIVEWAY ALONG THE WEST SIDE OF THE BUILDING.



PHOTO 12 ACCESS DRIVE TO THE NORTH OF THE BUILDING.



PHOTO 13 PHOTO TAKEN FACING NORTH TOWARDS THE FRONT OF THE PROPERTY, SHOWING PNEUMATIC STRUCTURES AND MAIN BUILDING.



PHOTO 14 SOUTHERN MOST PNEUMATIC STRUCTURE CLOSEST TO WETLANDS.



PHOTO 15 PARKING LOT TO THE EAST OF THE MAIN BUILDING.



PHOTO 16 MAIN PARKING LOT FACING NORTH TOWARDS BOSTON POST ROAD.



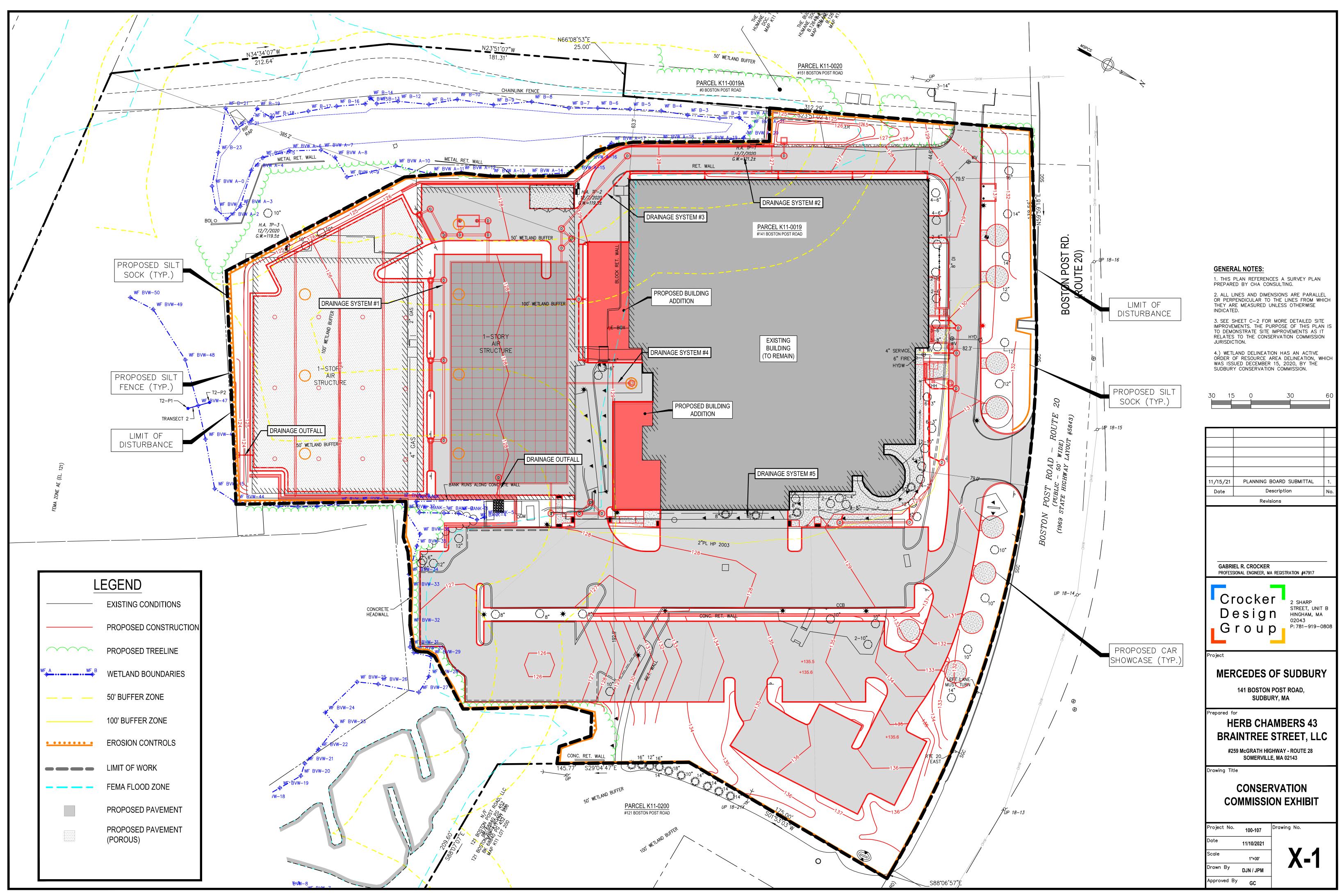
PHOTO 17 GRAVEL DRIVEWAY TO SOUTH OF MAIN BUILDING.



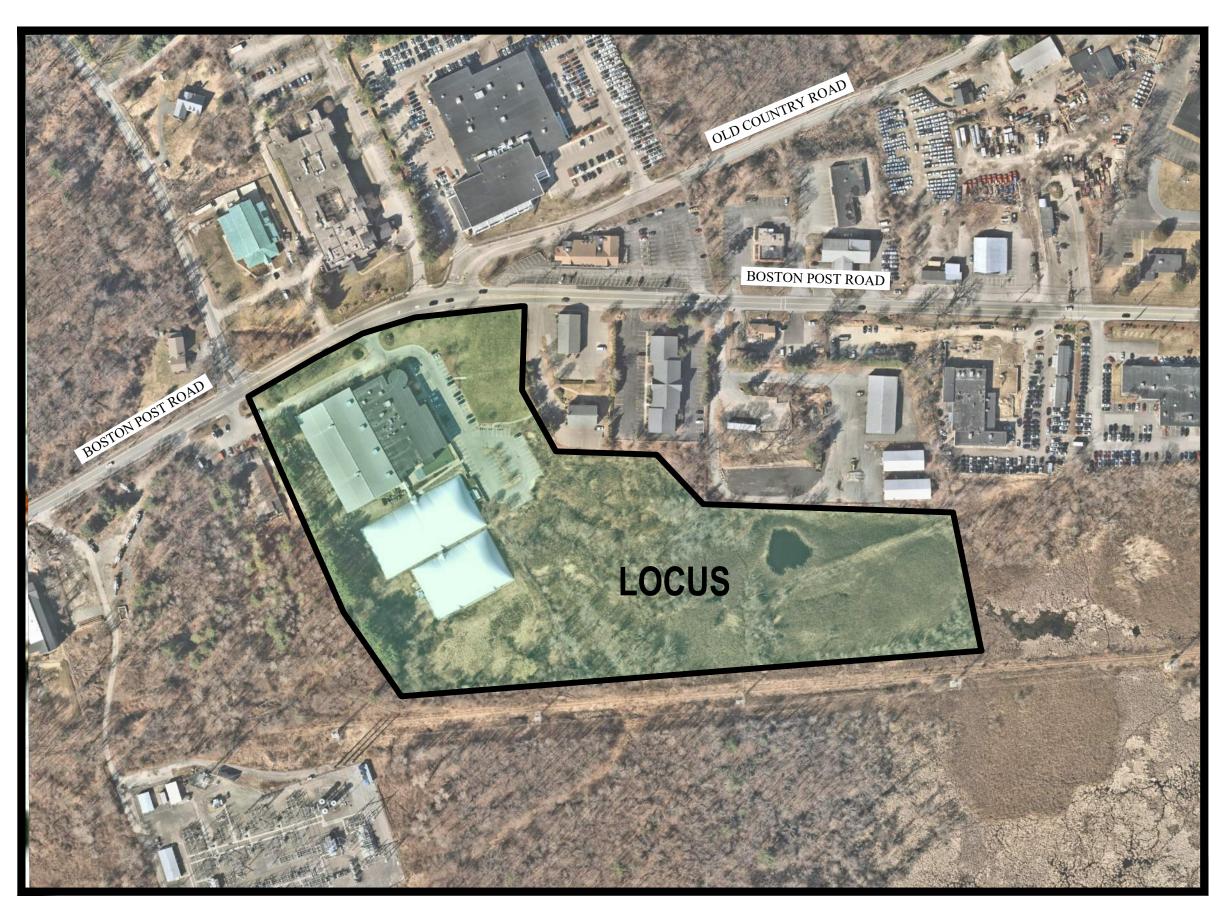
PHOTO 18 Flooded region of Walkway to south of main building adjacent to the pneumatic structure.

Section 7

Attachments



PROPOSED SITE DEVELOPMENT PLANS



NORTH

AERIAL MAP SCALE: 1' = 200' 200 100

APPLICANT:

HERB CHAMBERS 43 BRAINTREE, LLC 83 BOSTON POST ROAD- ROUTE 20, SUDBURY, MA 01776

SURVEYOR

CHA CONSULTING, INC. 141 LONGWATER DRIVE-SUITE 104 NORWELL, MA 02061

CONSULTING ENGINEER:

DGT ASSOCIATES 1071 WORCESTER ROAD FRAMINGHAM, MA 01701

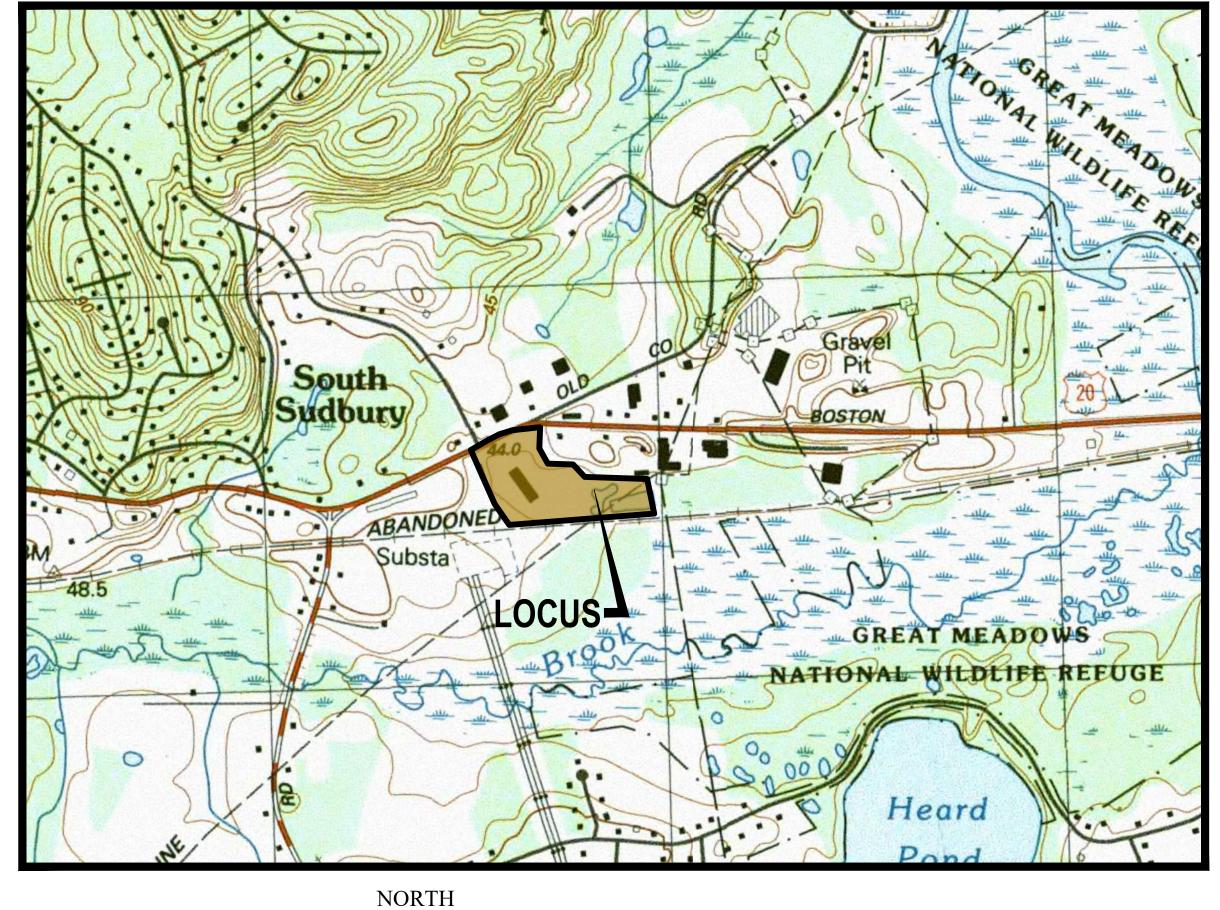
LANDSCAPE ARCHITECT:

RYAN ASSOCIATES 144 MOODY STREET, BUILDING 4 WALTHAM, MA 02453

FOR

MERCEDES OF SUDBURY

141 BOSTON POST ROAD, SUDBURY, MA 01776



4000

ENGINEER/PERMITTING:

CROCKER DESIGN GROUP, LLC. 2 SHARP STREET, UNIT B, HINGHAM, MA 02043

ARCHITECT:

THE CURTIS ARCHITECTURAL GROUP 36 BURRAGE ROAD NEWTON CENTER, MA 02459

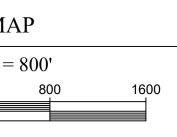
ATTORNEY:

ROLLINS, ROLLINS, AND FOX **36 GLEN AVENUE** NEWTON, MA 02459

USGS MAP SCALE: 1' = 800'

DRAWING INDEX:

C-0	COVER SHEET
C-1	DEMOLITION PLAN
C-2	SOIL EROSION AND SEDIMENT
C-3	SITE PLAN
C-4.1	GRADING AND DRAINAGE PLA
C-4.2	GRADING AND DRAINAGE PLA
C-5	UTILITIES PLAN
C-6.1	LANDSCAPE PLAN
C-6.2	LANDSCAPE PLAN
C-7	TEST PIT PLAN
C-8.1	DETAIL SHEET (1 OF 4)
C-8.2	DETAIL SHEET (2 OF 4)
C-8.3	DETAIL SHEET (3 OF 4)
C-8.4	DETAIL SHEET (4 OF 4)
C-9	LIGHTING PLAN



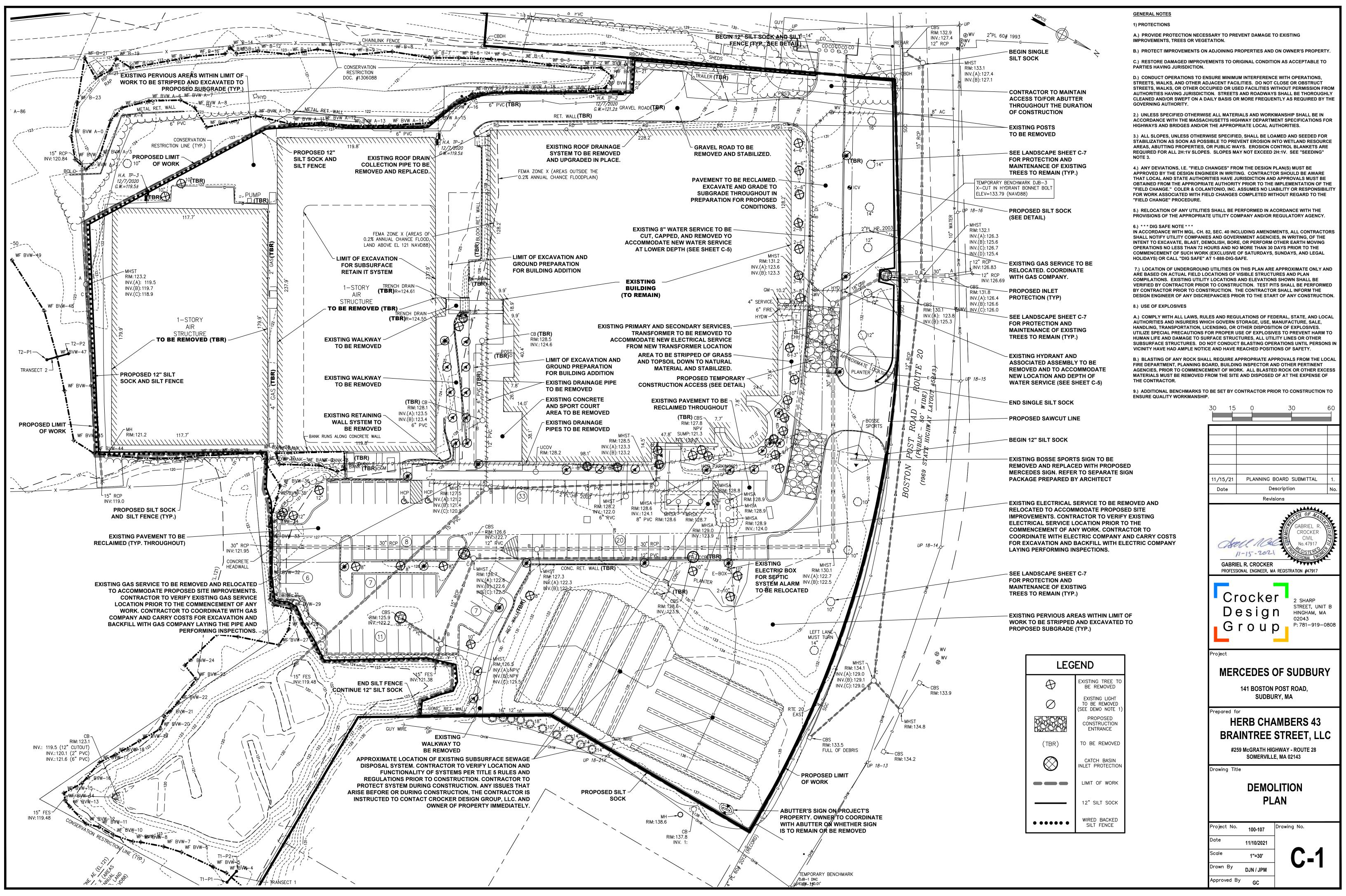
SUPPLEMENTAL PLANS:

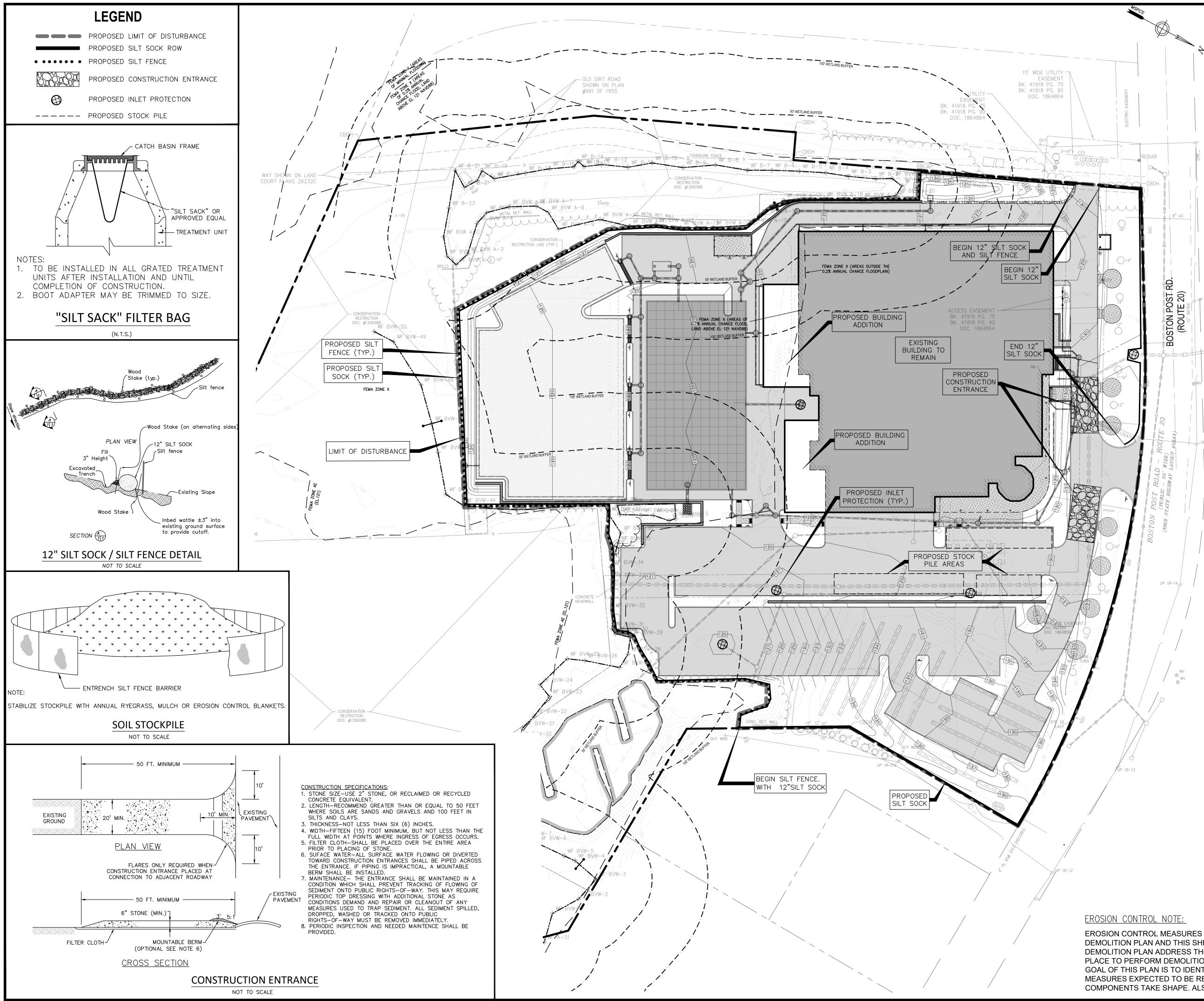
EXISTING CONDITIONS PLAN

T CONTROL PLAN

AN AN

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Date	Revis		No.
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MER Prepared for H BRA	141 BOSTON SUDBU OF ERB CHA AINTREE 59 McGRATH HIG SOMERVILLI	POST ROAD RY, MA MBERS STREET HWAY - ROUT E, MA 02143	5 43 F, LLC E 28
MEF Prepared fr H BRA #2 Drawing Tit	141 BOSTON SUDBU or ERB CHA INTREE 59 McGRATH HIG SOMERVILLI	POST ROAD RY, MA MBERS STREET HWAY - ROUT E, MA 02143 SHEET	5 43 F, LLC E 28
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EROSION CONTROL MEASURES ARE IDENTIFIED ON BOTH THE DEMOLITION PLAN AND THIS SHEET. THE EROSION CONTROLS ON THE DEMOLITION PLAN ADDRESS THOSE MEASURES REQUIRED TO BE IN PLACE TO PERFORM DEMOLITION OF EXISTING SITE FACILITIES. THE GOAL OF THIS PLAN IS TO IDENTIFY THE ADDITIONAL MINIMUM MEASURES EXPECTED TO BE REQUIRED AS THE PROPOSED SITE COMPONENTS TAKE SHAPE. ALSO REFER TO SWPPP REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NOI NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY CROCKER DESIGN GROUP, LLC.

2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (SILT SOCK AND SILT FENCE) AROUND THE PERIMETER.

3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.

4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.

5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.

6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.

7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75%± MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.

8. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.

9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE

CONSTRUCTION PHASING

1. BELOW IS A GENERAL CONSTRUCTION PHASING. A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

2. CENTERLINE OF ROAD AND EXTENTS OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.

3. EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING SILT SOCK AND SILT FENCE (OR OPTIONAL FILTER SACK IN LIEU OF SILT SOCK AND SILT FENCE) WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES MONTHLY AND AFTER RAIN EVENTS OF 0.5" OR GREATER.

4. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE VILL BE TRANSPORTED TO AN APPROPRIATE FACILIT OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LADEN RUNOFF.

5. CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.

6. GRADING OF SITE INCLUDING BUILDING PADS, PARKING AREAS, AND DETENTION BASINS AND DIGGING OF UTILITY TRENCHES TO DEFINED INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED IN AN UPLAND AREA AT LEAST 100' FROM WETLANDS TO BE REUSED AS TOPSOIL ON THE PROJECT.

7. PLACING OF FILL OR SUITABLE MATERIAL ON ALL ACCESS ROADS FOR EASY ACCESS. SETTING OUT OF FOUNDATIONS AND SURROUNDING ROADS.

8. LAYING OF ALL UTILITIES INCLUDING DRAINAGE

WORKED ON OPEN. 9. FINE GRADING FOR THE PARKING AREAS,

ROADWAYS, AND DRAINAGE BASINS TO BE

11. ONCE THE DRAINAGE STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO PREVENT SEDIMENT FROM

ENTERING THE DRAINAGE SYSTEM.

COMPLETED.

STRUCTURES.

NEEDED.

10. DRAINAGE BASIN VEGETATION TO BE ESTABLISHED PRIOR TO DISCHARGE FROM CONSTRUCTED DRAINAGE

12. INSTALL BINDER COURSE AND SPREAD TOPSOIL AS

13. LIGHT POLES, SIGNAGE, ETC. WILL BE INSTALLED.

14. INSTALL TOP COURSE OF PAVING AND SIDEWALK.

RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED

OR SEEDED (SEE ADDITIONAL DISCUSSION IN SWPPP).

IN THE EVENT THAT WEATHER CONDITIONS PREVENT

THE TEMPERATURE AND WEATHER IS SUITABLE FOR

GRASS GROWING. A FINAL INSPECTION WILL ENSURE

THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS

AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. SILT SOCK AND SILT

FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY

Drawn By

Approved By

DJN / JPM

GC

INSPECTION. VEGETATION IS TO BE OF A UNIFORM

STABILIZED AND THE SITE HAS PASSED FINAL

DENSITY OF AT LEAST 75% FOR ACCEPTANCE.

FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL

15. THE FINAL PHASE OF CONSTRUCTION IS

PIPES AND STRUCTURES FOLLOWED BY BACK-FILL, TAKING CARE TO LEAVE ONLY TRENCHES BEING

(CONTINUATION OF GENERAL NOTES) WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.

9. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.

10. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVEN OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSUR THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF TH ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN OF SUDBURY PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVEN IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE

11. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.

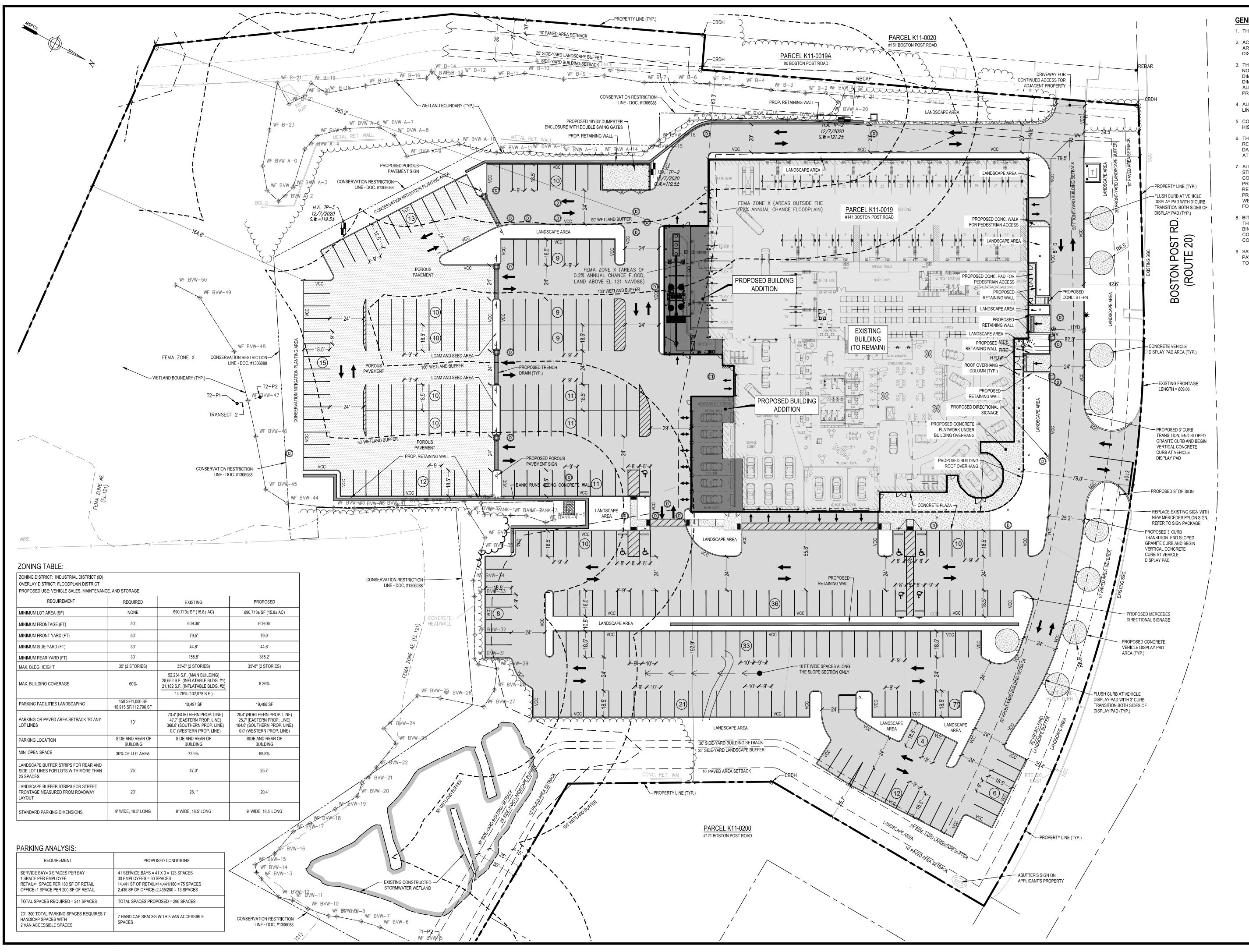
12. PROVIDE TEMPORARY SEDIMENTATION BASINS, SILT SOCK, ETC. AS NECESSARY.

13. STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OF MULCH.

14. POTENTIAL STOCK PILE AREA TO BE PROTECTED WITH EROSION CONTROL MEASURES.

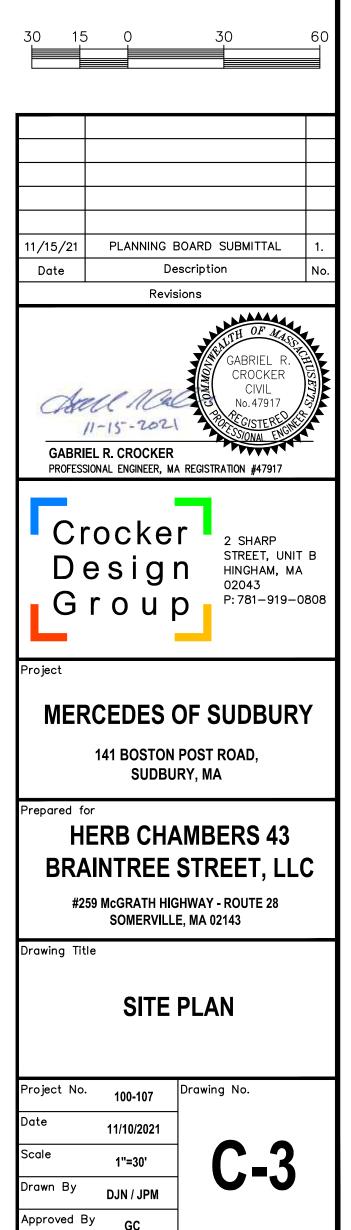
15. THE CONTRACTOR SHALL HAVE A WATER TRUCK ON-SITE AT ALL TIMES AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS, SUCH AS WOOD CHIPS, TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.

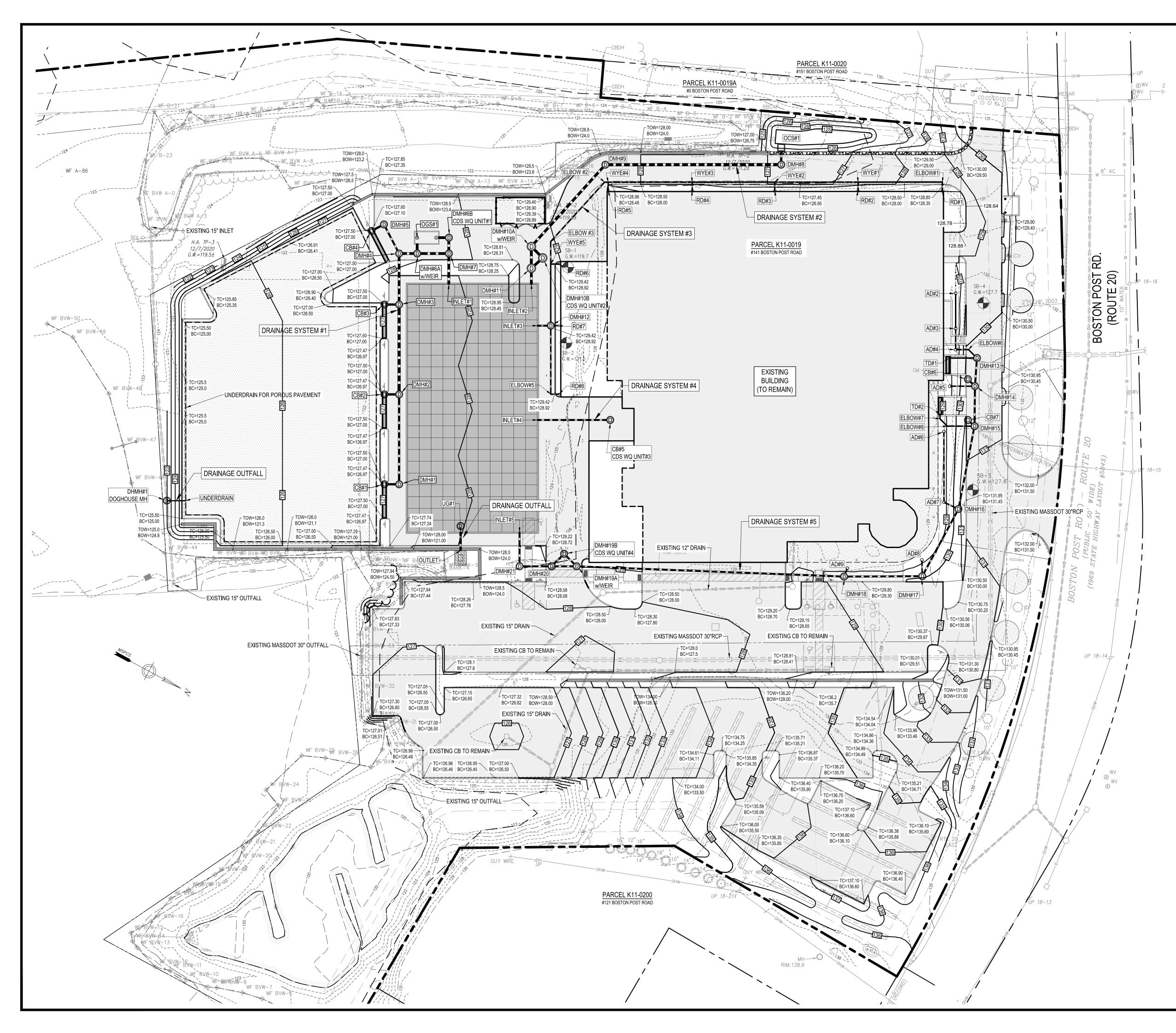
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Project MEF	RCEDES (141 BOSTON SUDBU	•	1
BRA	ERB CHA AINTREE	MBERS 43 STREET, LLO HWAY - ROUTE 28 E, MA 02143	C
-	SOIL ERO	SION AND ONTROL PLA	N
Project No	100-107	Drawing No.	
Date	11/10/2021	_	
Scale	1"=40'	C_ 2	



GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CHA CONSULTING.
 ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS
- ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- 4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED
- 5. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
- 6. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- 7. ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 316R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- 9. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.





GRADING NOTES:

- 1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
- 2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- 3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. 13. PAVING, CONCRETE WORK AND BASE COURSE ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- 4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES 14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT
- 5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
- 6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS 17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
- 7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING. CUTTING AND OFF-SITE DISPOSAL OF ALL TREES. SHRUBS. STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- 8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- 9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
- 10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT

DRAINAGE NOTES:

THE PIPE.

- 1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
- 2. THE CONTRACTOR SHALL FILL ALL PRE-CAST TANKS WITH WATER FOR LEAKAGE OBSERVATIONS BY THE ENGINEER OVER A PERIOD OF 24-HOURS. ANY LEAKS SHALL BE REPAIRED BY THE CONTRACTOR.
- 3. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
- 4. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. 5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND
- TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY. 6. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED
- CPE PIPE UNLESS OTHERWISE NOTED. 7. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS
- 8. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
- 9. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.

EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.

- 11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
- 12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
- PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
- A MUDDY OR FROZEN SUBGRADE.
- 15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS, REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
- WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
- 18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
- 19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION. THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- 20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

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11/15/21		BOARD SUBMITTAL	
Date	Revis		No.
	EL R. CROCKER	GABRIEL CROCKE CIVIL No. 47917 SIGNAL E	R USETTS
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Project			
MEF	RCEDES (141 BOSTON SUDBU		JRY
Prepared f H BRA	141 BOSTON SUDBU OF ERB CHA	POST ROAD, RY, MA MBERS 4 STREET, I SHWAY - ROUTE 28	3 LLC
Prepared f H BRA	141 BOSTON SUDBU T ERB CHA INTREE 59 McGRATH HIG SOMERVILLI	POST ROAD, RY, MA MBERS 4 STREET, I SHWAY - ROUTE 28	3 LLC
Prepared f H BRA #2	141 BOSTON SUDBU OF ERB CHA INTREE 59 McGRATH HIG SOMERVILLI	POST ROAD, RY, MA MBERS 4 STREET, I SHWAY - ROUTE 28 E, MA 02143	3 LLC
Prepared f H BRA #2 Drawing Tit	141 BOSTON SUDBU or ERB CHA INTREE 59 McGRATH HIG SOMERVILLI	POST ROAD, RY, MA MBERS 4 STREET, I HWAY - ROUTE 28 E, MA 02143 NG AND GE PLAN	3 LLC
Prepared fr H BRA #2 Drawing Tit	141 BOSTON SUDBU or ERB CHA AINTREE 59 McGRATH HIG SOMERVILLI	POST ROAD, RY, MA MBERS 4 STREET, I STREET, I SHWAY - ROUTE 28 E, MA 02143 NG AND GE PLAN Drawing No.	3 LLC
Prepared fr H BRA #2 Drawing Tit	141 BOSTON SUDBU or ERB CHA INTREE 59 McGRATH HIG SOMERVILLI	POST ROAD, RY, MA MBERS 4 STREET, I HWAY - ROUTE 28 E, MA 02143 NG AND GE PLAN	3 LLC

		STRUCTURE TABLE - DRAINAGE SYS	STEM #1
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CB#1 w/ TRENCH	RIM = 127.00		CB1 to DMH1: 12" REINFORCED CONCRETE PIPE - INV OUT =123.96
CB#2 w/ TRENCH	RIM = 127.00		CB2 to DMH2: 12" REINFORCED CONCRETE PIPE - INV OUT =123.65
CB#3 w/ TRENCH	RIM = 127.00		CB3 to DMH3: 12" REINFORCED CONCRETE PIPE - INV OUT =123.34
CB#4 w/ TRENCH	RIM = 127.00		CB4 to DMH5: 12" REINFORCED CONCRETE PIPE - INV OUT =123.38
DMH#1	RIM = 127.18	CB1 to DMH1: 12" REINFORCED CONCRETE PIPE - INV IN =123.81	DMH1 to DMH2: 12" REINFORCED CONCRETE PIPE - INV OUT =123.
DMH#2	RIM = 127.18	DMH1 to DMH2: 12" REINFORCED CONCRETE PIPE - INV IN =123.50 CB2 to DMH2: 12" REINFORCED CONCRETE PIPE - INV IN =123.50	DMH2 to DMH3: 18" REINFORCED CONCRETE PIPE - INV OUT =123.
DMH#3	RIM = 127.25	DMH2 to DMH3: 18" REINFORCED CONCRETE PIPE - INV IN =123.19 CB3 to DMH3: 12" REINFORCED CONCRETE PIPE - INV IN =123.19	DMH3 to DMH4: 18" HDPE - INV OUT =123.19
DMH#4	RIM = 127.24	DMH5 to DMH4: 12" HDPE - INV IN =123.02 DMH3 to DMH4: 18" HDPE - INV IN =123.02	DMH4 to DMH6A: 18" HDPE - INV OUT =123.02
DMH#5	RIM = 127.20	CB4 to DMH5: 12" REINFORCED CONCRETE PIPE - INV IN =123.24	DMH5 to DMH4: 12" HDPE - INV OUT =123.24
DMH#6A w/WEIR	RIM = 127.47	DMH4 to DMH6A: 18" HDPE - INV IN =122.96	DMH6A to OGS1: 18" HDPE - INV OUT =122.96 DMH6A to DMH7: 18" HDPE - INV OUT =122.96
DMH#6B CDS WQ UNIT#1	RIM = 127.82	OGS1 to DMH6B: 18" HDPE - INV IN =122.90	DMH6B to DMH7: 18" HDPE - INV OUT =122.90
DMH#7	RIM = 127.78	DMH6A to DMH7: 18" HDPE - INV IN =122.85 DMH6B to DMH7: 18" HDPE - INV IN =122.85	DMH7 to INLET1: 18" HDPE - INV OUT =122.85
INLET#1	RIM = 124.93	DMH7 to INLET1: 18" HDPE - INV IN =122.75	
OGS1 in	RIM = 125.11	DMH6A to OGS1: 18" HDPE - INV IN =122.93	
OGS1 out	RIM = 125.12		OGS1 to DMH6B: 18" HDPE - INV OUT =122.93

STRUCTURE TABLE - DRAINAGE SYSTEM #2						
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT			
DMH#8	RIM = 126.84	OCS1 to DMH8: 12" REINFORCED CONCRETE PIPE - INV IN =124.13	DMH8 to DMH9: 18" REINFORCED CONCRETE PIPE - INV OUT =123.88			
DMH#9	RIM = 128.36	DMH8 to DMH9: 18" REINFORCED CONCRETE PIPE - INV IN =123.28	DMH9 to DMH10A: 18" HDPE - INV OUT =123.28			
DMH#10A w/WEIR	RIM = 128.73	DMH9 to DMH10A: 18" HDPE - INV IN =122.91	DMH10A to DMH10B: 18" HDPE - INV OUT =122.91 DMH10A to DMH11: 18" HDPE - INV OUT =122.91			
DMH#10B CDS WQ UNIT#2	RIM = 128.81	DMH10A to DMH10B: 18" HDPE - INV IN =122.86	DMH11B to DMH11: 18" HDPE - INV OUT =122.86			
DMH#11	RIM = 128.66	DMH11B to DMH11: 18" HDPE - INV IN =122.80 DMH10A to DMH11: 18" HDPE - INV IN =122.80	DMH11 to INLET#2: 18" HDPE - INV OUT =122.80			
INLET#2	RIM = 123.86	DMH11 to INLET#2: 18" HDPE - INV IN =122.75				
OCS#1 w/18" ORIFICE	RIM = 127.34		OCS1 to DMH8: 12" REINFORCED CONCRETE PIPE - INV OUT =124.18			

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DMH#12	RIM = 128.87	WYE5 to DMH12: 8" HDPE - INV IN =122.37 RD7 to DMH12: 8" HDPE - INV IN =123.07 ELBOW5 to DMH12: 8" HDPE - INV IN =123.07	DMH12 to INLET3: 12" HDPE - INV OUT =122.34
ELBOW #2 45 bend	RIM = 124.21	WYE4 to ELBOW2: 8" HDPE - INV IN =123.46	ELBOW2 to ELBOW3: 8" HDPE - INV OUT =123.46
ELBOW #3 45 BEND	RIM = 123.67	ELBOW2 to ELBOW3: 8" HDPE - INV IN =122.92	ELBOW3 to WYE5: 8" HDPE - INV OUT =122.92
ELBOW#1 90 bend	RIM = 126.51	RD1 to ELBOW1: 8" HDPE - INV IN =125.76	ELBOW1 to WYE1: 8" HDPE - INV OUT =125.76
ELBOW#5 90 bend	RIM = 124.30	RD8 to ELBOW5: 8" HDPE - INV IN =123.55	ELBOW5 to DMH12: 8" HDPE - INV OUT =123.55
INLET#3	RIM = 123.36	DMH12 to INLET3: 12" HDPE - INV IN =122.25	
RD#1	RIM = 126.57		RD1 to ELBOW1: 8" HDPE - INV OUT =125.82
RD#2	RIM = 126.00		RD2 to WYE1: 8" HDPE - INV OUT =125.25
RD#3	RIM = 125.43		RD3 to WYE2: 8" HDPE - INV OUT =124.68
RD#4	RIM = 124.87		RD4 to WYE3: 8" HDPE - INV OUT =124.12
RD#5	RIM = 124.30		RD5 to WYE4: 8" HDPE - INV OUT =123.55
RD#6	RIM = 123.58		RD6 to WYE5: 8" HDPE - INV OUT =122.83
RD#7	RIM = 123.88		RD7 to DMH12: 8" HDPE - INV OUT =123.13
RD#8	RIM = 124.36		RD8 to ELBOW5: 8" HDPE - INV OUT =123.61
WYE#1 8"x8"x8"	RIM = 125.94	ELBOW1 to WYE1: 8" HDPE - INV IN =125.19 RD2 to WYE1: 8" HDPE - INV IN =125.19	WYE1 to WYE2: 8" HDPE - INV OUT =125.19
WYE#2 8"x8"x8"	RIM = 125.37	WYE1 to WYE2: 8" HDPE - INV IN =124.62 RD3 to WYE2: 8" HDPE - INV IN =124.62	WYE2 to WYE3: 8" HDPE - INV OUT =124.62
WYE#3 8"x8"x8"	RIM = 124.81	WYE2 to WYE3: 8" HDPE - INV IN =124.06 RD4 to WYE3: 8" HDPE - INV IN =124.06	WYE3 to WYE4: 8" HDPE - INV OUT =124.06
WYE#4 8"x8"x8"	RIM = 124.24	WYE3 to WYE4: 8" HDPE - INV IN =123.49 RD5 to WYE4: 8" HDPE - INV IN =123.49	WYE4 to ELBOW2: 8" HDPE - INV OUT =123.49
WYE#5 8"x8"x8"	RIM = 123.52	ELBOW3 to WYE5: 8" HDPE - INV IN =122.77 RD6 to WYE5: 8" HDPE - INV IN =122.77	WYE5 to DMH12: 8" HDPE - INV OUT =122.77

PIPE TABLE - DRAINAGE SYSTEM #3						
NAME	SIZE	LENGTH	SLOPE	MATERIAL		
DMH12 to INLET3	12"	8'	1.0%	HDPE		
ELBOW1 to WYE1	8"	58'	1.0%	HDPE		
ELBOW2 to ELBOW3	8"	55'	1.0%	HDPE		
ELBOW3 to WYE5	8"	16'	1.0%	HDPE		
ELBOW5 to DMH12	8"	45'	1.0%	HDPE		
RD1 to ELBOW1	8"	7'	1.0%	HDPE		
RD2 to WYE1	8"	6'	1.0%	HDPE		
RD3 to WYE2	8"	6'	1.0%	HDPE		
RD4 to WYE3	8"	6'	1.0%	HDPE		
RD5 to WYE4	8"	6'	1.0%	HDPE		
RD6 to WYE5	8"	7'	1.0%	HDPE		
RD7 to DMH12	8"	3'	1.2%	HDPE		
RD8 to ELBOW5	8"	6'	1.0%	HDPE		
WYE1 to WYE2	8"	57'	1.0%	HDPE		
WYE2 to WYE3	8"	56'	1.0%	HDPE		
WYE3 to WYE4	8"	58'	1.0%	HDPE		
WYE4 to ELBOW2	8"	3'	1.0%	HDPE		
WYE5 to DMH12	8"	40'	1.0%	HDPE		

PIPE TABLE - DRAINAGE SYSTEM #1					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
CB1 to DMH1	12"	7'	1.5%	Reinforced Concrete Pipe	
CB2 to DMH2	12"	7'	1.5%	Reinforced Concrete Pipe	
CB3 to DMH3	12"	7'	1.5%	Reinforced Concrete Pipe	
CB4 to DMH5	12"	6'	1.5%	Reinforced Concrete Pipe	
DMH1 to DMH2	12"	58'	0.5%	Reinforced Concrete Pipe	
DMH2 to DMH3	18"	58'	0.5%	Reinforced Concrete Pipe	
DMH3 to DMH4	18"	31'	0.5%	HDPE	
DMH4 to DMH6A	18"	9'	0.5%	HDPE	
DMH5 to DMH4	12"	19'	1.0%	HDPE	
DMH6A to DMH7	18"	18'	0.5%	HDPE	
DMH6A to OGS1	18"	5'	0.5%	HDPE	
DMH6B to DMH7	18"	7'	0.5%	HDPE	
DMH7 to INLET1	18"	19'	0.5%	HDPE	
OGS1 to DMH6B	18"	5'	0.5%	HDPE	

PIPE TABLE - DRAINAGE SYSTEM #2					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
DMH8 to DMH9	18"	116'	0.5%	Reinforced Concrete Pipe	
DMH9 to DMH10A	18"	71'	0.5%	HDPE	
DMH10A to DMH10B	18"	6'	0.5%	HDPE	
DMH10A to DMH11	18"	10'	0.7%	HDPE	
DMH11 to INLET#2	18"	9'	0.5%	HDPE	
DMH11B to DMH11	18"	6'	0.6%	HDPE	
OCS1 to DMH8	12"	8'	0.5%	Reinforced Concrete Pipe	

STRUCTURE TABLE - DRAINAGE SYSTEM #4					
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT		
CB#5 CDS WQ UNIT#3	RIM = 128.80		CB5 to INLET4: 12" HDPE - INV OUT =123.74		
INLET#4	RIM = 123.86	CB5 to INLET4: 12" HDPE - INV IN =122.75			

TRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
AD#2	RIM = 128.15		AD2 to AD3: 8" HDPE - INV OUT =126.24
AD#3	RIM = 128.15	AD2 to AD3: 8" HDPE - INV IN =126.00	AD4 to AD5: 8" HDPE - INV OUT =126.00
AD#4	RIM = 128.16	AD4 to AD5: 8" HDPE - INV IN =125.85	AD5 to ELBOW6: 8" HDPE - INV OUT =125.85
AD#5	RIM = 128.78		AD6 to DMH14: 8" HDPE - INV OUT =126.04
AD#6	RIM = 128.87		AD6 to AD7: 8" HDPE - INV OUT =126.39
AD#7	RIM = 128.87	AD6 to AD7: 8" HDPE - INV IN =125.43	AD7 to DMH16: 8" HDPE - INV OUT =125.43
AD#8	RIM = 128.87		AD8 to DMH17: 8" HDPE - INV OUT =125.17
AD#9	RIM = 128.89		AD9 to DMH18: 8" HDPE - INV OUT =126.10
CB#6	RIM = 130.10		CB6 to DMH4: 12" HDPE - INV OUT =125.49
CB#7	RIM = 130.55		CB7 to DMH15: 12" HDPE - INV OUT =125.36
DMH#13	RIM = 130.15	ELBOW6 to DMH13: 8" HDPE - INV IN =125.68 TD1 to DMH13: 8" HDPE - INV IN =125.68	DMH13 to DMH14: 12" HDPE - INV OUT =125.32
DMH#14	RIM = 130.26	DMH13 to DMH14: 12" HDPE - INV IN =125.23 AD6 to DMH14: 8" HDPE - INV IN =125.69 CB6 to DMH4: 12" HDPE - INV IN =125.36	DMH14 to DMH15: 12" HDPE - INV OUT =125.23
DMH#15	RIM = 130.66	DMH14 to DMH15: 12" HDPE - INV IN =125.11 ELBOW8 to DMH15: 8" HDPE - INV IN =125.57 CB7 to DMH15: 12" HDPE - INV IN =125.24	DMH15 to DMH16: 12" HDPE - INV OUT =125.11
DMH#16	RIM = 130.69	DMH15 to DMH16: 12" HDPE - INV IN =124.85 AD7 to DMH16: 8" HDPE - INV IN =125.21	DMH16 to DMH17: 12" HDPE - INV OUT =124.35
DMH#17	RIM = 129.85	DMH16 to DMH17: 12" HDPE - INV IN =124.14 AD8 to DMH17: 8" HDPE - INV IN =124.97	DMH17 to DMH18: 12" HDPE - INV OUT =124.14
DMH#18	RIM = 129.30	DMH17 to DMH18: 12" HDPE - INV IN =123.93 AD9 to DMH18: 8" HDPE - INV IN =125.17	DMH18 to DMH19A: 12" HDPE - INV OUT =123.93
DMH#19A w/WEIR	RIM = 128.75	DMH18 to DMH19A: 12" HDPE - INV IN =123.20	DMH19A to DMH20: 12" HDPE - INV OUT =123.10 DMH19A to DMH19B: 12" HDPE - INV OUT =123.20
DMH#19B CDS WQ UNIT#4	RIM = 128.79	DMH19A to DMH19B: 12" HDPE - INV IN =123.12	DMH19B to DMH20: 12" HDPE - INV OUT =123.12
DMH#20	RIM = 128.49	DMH19A to DMH20: 12" HDPE - INV IN =122.93 DMH19B to DMH20: 12" HDPE - INV IN =123.03	DMH20 to DMH21: 12" HDPE - INV OUT =123.03
DMH#21	RIM = 128.56	DMH20 to DMH21: 12" HDPE - INV IN =122.91	DMH21 to INLET5: 12" HDPE - INV OUT =122.91
ELBOW#6 45 BEND	RIM = 126.51	AD5 to ELBOW6: 8" HDPE - INV IN =125.76	ELBOW6 to DMH13: 8" HDPE - INV OUT =125.76
ELBOW#7	RIM = 126.83	TD2 to ELBOW7: 8" HDPE - INV IN =126.08	ELBOW7 to ELBOW8: 8" HDPE - INV OUT =126.08
ELBOW#8	RIM = 126.69	ELBOW7 to ELBOW8: 8" HDPE - INV IN =125.94	ELBOW8 to DMH15: 8" HDPE - INV OUT =125.94
INLET#5	RIM = 123.86	DMH21 to INLET5: 12" HDPE - INV IN =122.75	
TD#1	RIM = 126.44		TD1 to DMH13: 8" HDPE - INV OUT =125.87
TD#2	RIM = 126.89		TD2 to ELBOW7: 8" HDPE - INV OUT =126.14

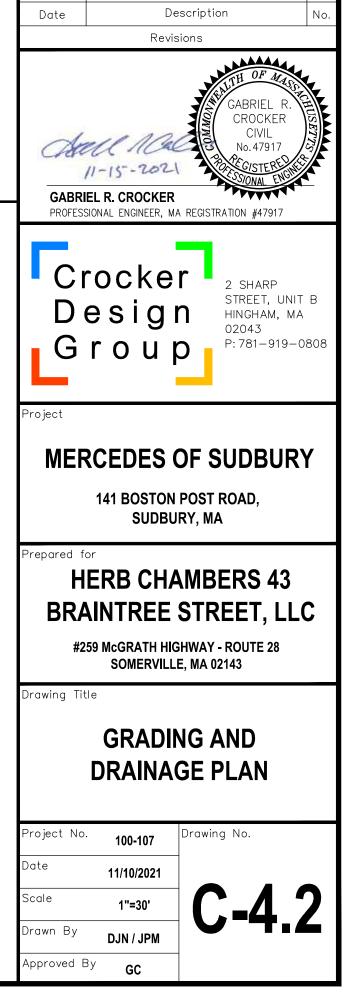
		STRUCTURE TABLE - DRAINAGE OU	TFALLS
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DHMH#1 DOGHOUSE MH	RIM = 121.92	UNDERDRAIN to DHMH1: 6" HDPE - INV IN =120.50	
OUTLET	RIM = 126.31	UG1 to OUTLET: 12" REINFORCED CONCRETE PIPE - INV IN =124.12	
UG#1 4'WIDE WEIR	RIM = 126.43		UG1 to OUTLET: 12" REINFORCED CONCRETE PIPE - INV OUT =124.25
UNDERDRAIN	RIM = 123.90		UNDERDRAIN to DHMH1: 6" HDPE - INV OUT =123.33

NAME	SIZE	LENGTH	SLOPE	MATERIAL
CB5 to INLET4	12"	48'	2.0%	HDPE

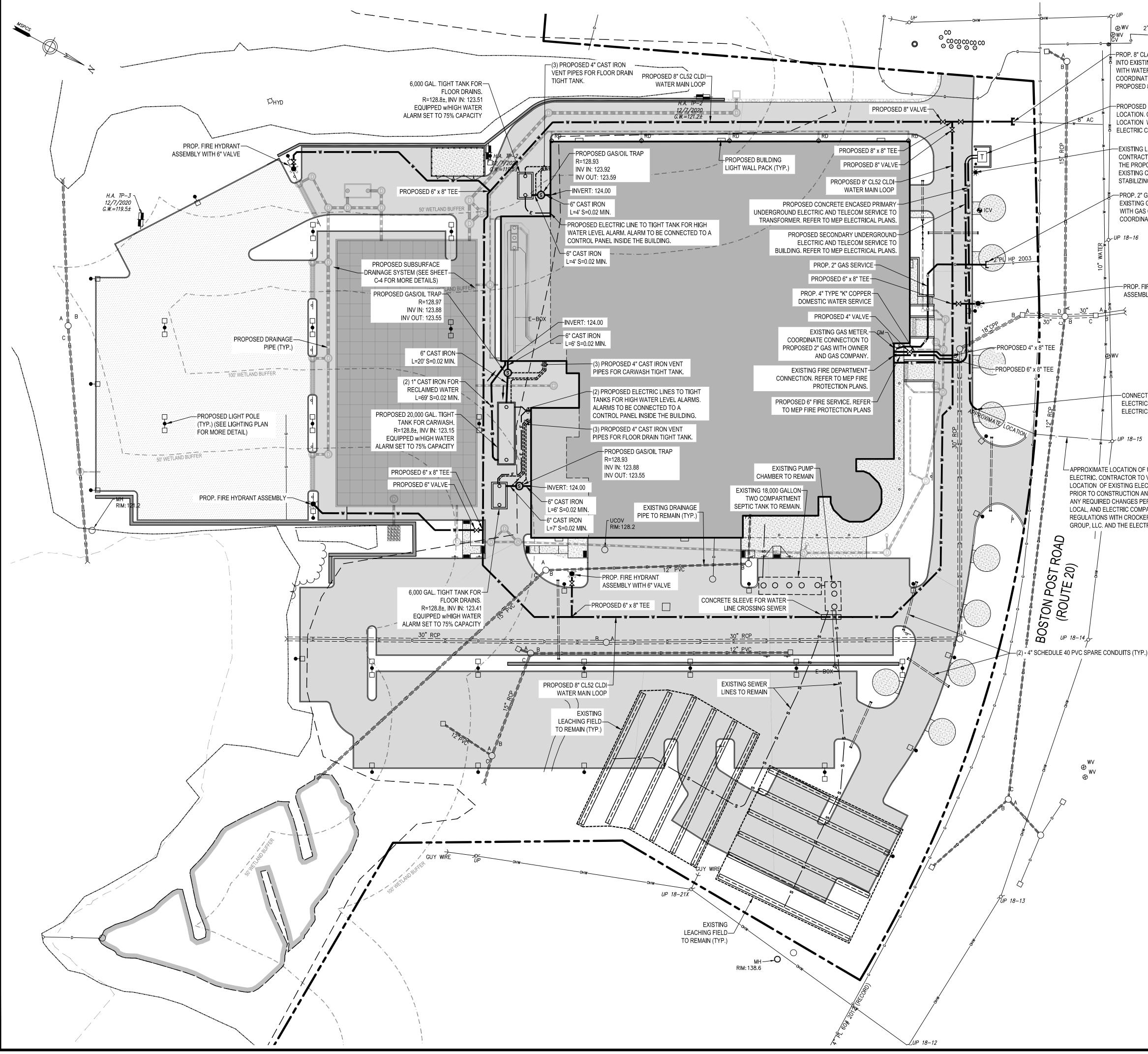
PIPE TABLE - DRAINAGE SYSTEM #5				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
AD2 to AD3	8"	22'	1.0%	HDPE
AD4 to AD5	8"	13'	1.0%	HDPE
AD5 to ELBOW6	8"	8'	1.0%	HDPE
AD6 to AD7	8"	46'	2.0%	HDPE
AD6 to DMH14	8"	15'	2.0%	HDPE
AD7 to DMH16	8"	8'	2.0%	HDPE
AD8 to DMH17	8"	8'	1.8%	HDPE
AD9 to DMH18	8"	4'	15.2%	HDPE
CB6 to DMH4	12"	3'	2.0%	HDPE
CB7 to DMH15	12"	3'	2.0%	HDPE
DMH13 to DMH14	12"	16'	0.5%	HDPE
DMH14 to DMH15	12"	24'	0.5%	HDPE
DMH15 to DMH16	12"	54'	0.5%	HDPE
DMH16 to DMH17	12"	48'	0.4%	HDPE
DMH17 to DMH18	12"	50'	0.4%	HDPE
DMH18 to DMH19A	12"	178'	0.4%	HDPE
DMH19A to DMH19B	12"	9'	0.7%	HDPE
DMH19A to DMH20	12"	14'	1.0%	HDPE
DMH19B to DMH20	12"	9'	0.7%	HDPE
DMH20 to DMH21	12"	18'	0.6%	HDPE
DMH21 to INLET5	12"	22'	0.7%	HDPE
ELBOW6 to DMH13	8"	7'	1.0%	HDPE
ELBOW7 to ELBOW8	8"	8'	2.0%	HDPE
ELBOW8 to DMH15	8"	17'	2.0%	HDPE
TD1 to DMH13	8"	17'	1.0%	HDPE
TD2 to ELBOW7	8"	4'	2.0%	HDPE

PIPE TABLE - DRAINAGE OUTFALLS				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
UG1 to OUTLET	12"	13'	1.0%	Reinforced Concrete Pipe
UNDERDRAIN to DHMH1	6"	12'	22.0%	HDPE

IV OUT =124.25



11/15/21 PLANNING BOARD SUBMITTAL



2"PL 60# 1993

-PROP. 8" CLASS 52 CLDI WATER SERVICE TO TIE INTO EXISTING WATER SERVICE IN ACCORDANCI WITH WATER COMPANY'S SPECIFICATIONS. COORDINATE WITH WATER COMPANY. PROPOSED 8" WATER SERVICE MIN. 5' COVER.

-PROPOSED TRANSFORMER LOCATION. COORDINATE LOCATION WITH OWNER AND ELECTRIC COMPANY COMPANY

-EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO ACCOMMODATE FOR THE PROPOSED DROP IN GRADE FROM EXISTING CONDITIONS WHEN STABILIZING THE LIGHT POLE.

-PROP. 2" GAS SERVICE TO TIE INTO EXISTING GAS SERVICE IN ACCORDANCE WITH GAS COMPANY'S SPECIFICATIONS. COORDINATE WITH GAS COMPANY.

-UP 18-16

-PROP. FIRE HYDRANT ASSEMBLY WITH 6" VALVE

-CONNECT PROPOSED UNDERGROUND ELECTRIC / TELECOM TO EXISTING ELECTRIC / TELECOM CONDUIT.

____UP_18-1

- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC. CONTRACTOR TO VERIFY LOCATION OF EXISTING ELECTRIC SERVICE PRIOR TO CONSTRUCTION AND COORDINATE ANY REQUIRED CHANGES PER ALL STATE, LOCAL, AND ELECTRIC COMPANY RULES AND REGULATIONS WITH CROCKER DESIGN GROUP, LLC. AND THE ELECTRIC COMPANY.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIEVING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

3. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES. AS REQUIRED WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.

4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.

6. THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED. DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN OF SUDBURY PLANNING BOARD.

7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE. 8. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY

TITLE 5 ANALYSIS DESIGN FLOW REQUIRED: RETAIL (50 GPD / 1,000 SF) 13,441 X [50 GPD / 1,000 SF] = 672.1 GPD OFFICE BUILDING (75 GPD / 1,000 SF) 2,435 X [75 GPD/ 1,000 SF] = 182.6 GPD

SERVICE/PARTS (15 GPD / 1 PERSONS)

30 NON OFFICE/RETAIL EMPLOYEES X 15 GPD = 450 GPD TOTAL FLOW REQUIRED = 1,305 GPD

SEPTIC TANK REQUIREMENTS:

COMPARTMENT 1 1,305 X 2 DAYS = 2,610 GPD

COMPARTMENT 2 1,305 X 1 DAYS = 1,305 GPD

TOTAL GALLONS REQUIRED FOR STORAGE = <u>3,915 GPD</u> EPTIC TANK PROVIDED:

EXISTING 2 COMPARTMENT SEPTIC TANK COMPARTMENT 1 5,737 GPD * 2 DAYS = 11,474 GALLONS

COMPARTMENT 2:

,737 GPD * 1 DAYS = 5,737 GALLONS TOTAL GALLONS PROVIDED FOR STORAGE = <u>17,211 GPD</u>

17,211 GPD > 13,398 GPD

EACHING FIELD PROVIDED: 2 TRENCHES X 7' X 92.3' = 7,753.2 SF ,753.2 SF X 0.74 GPD/SF = <u>5,737.4 GPD</u>

5,737.4 GPD > 1,305 GPD

THE EXISTING SUB-SURFACE SEWAGE DISPOSAL SYSTEM HAS THE REQUIRED CAPACITY TO TREAT THE PROPOSED USE.

NOTES:

- INTERIOR BUILDING FLOOR DRAINS SHALL DISCHARGE TO NEW INDUSTRIAL WASTE HOLDING TANKS, NOT TO THE EXISTING SEPTIC SYSTEM.
- 2. THE INTERIOR VEHICLE WASH SYSTEM SHALL DISCHARGE TO A NEW INDUSTRIAL WASTE HOLDING TANK, NOT TO THE EXISTING SEPTIC SYSTEM.

AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE. 9. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND

10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN OF SUDBURY DEPARTMENT OF PUBLIC WORKS FOR PAVING. PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.

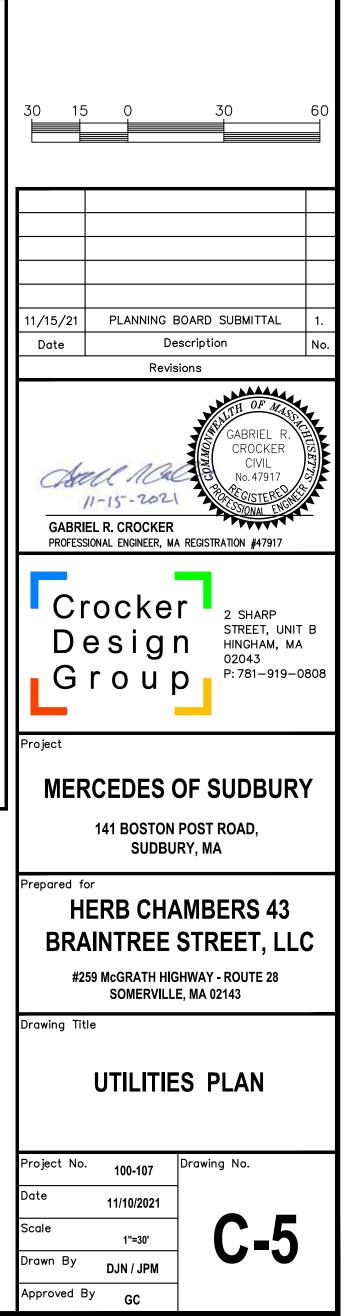
TESTING ASSOCIATED WITH SUCH.

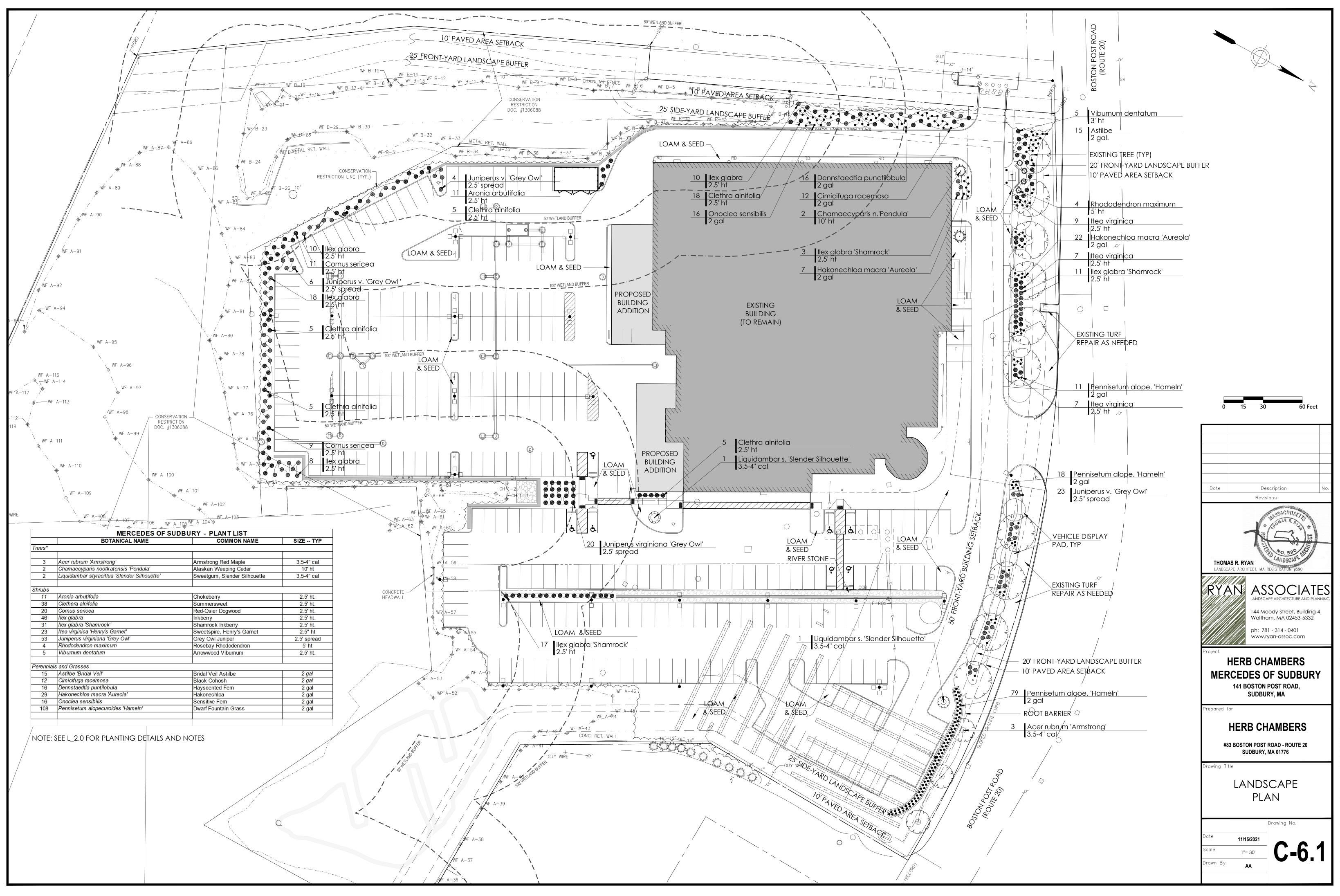
11. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

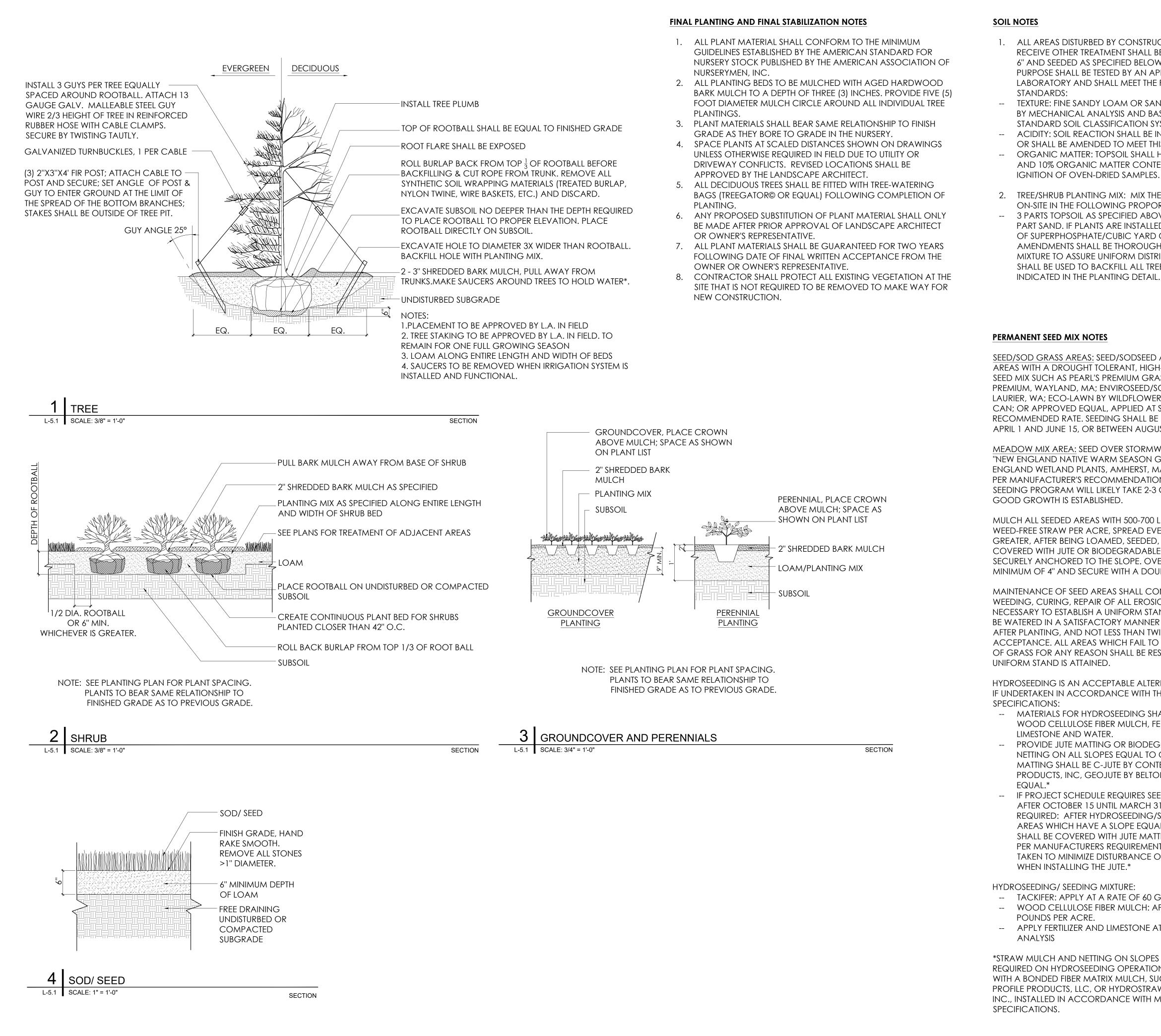
12. SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY PROJECT MEP ENGINEER AND FIRE PROTECTION ENGINEER.

13. CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME, HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.

14. LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE, REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.







-- IF PROJECT SCHEDULE REQUIRES SEEDING TO BE PERFORMED AFTER OCTOBER 15 UNTIL MARCH 31, THE FOLLOWING IS REQUIRED: AFTER HYDROSEEDING/SEEDING, THOSE VEGETATED AREAS WHICH HAVE A SLOPE EQUAL TO OR STEEPER THAN 4:1 SHALL BE COVERED WITH JUTE MATTING AND STAPLED IN PLACE PER MANUFACTURERS REQUIREMENTS. PRECAUTIONS SHALL BE TAKEN TO MINIMIZE DISTURBANCE OF THE HYDROSEED/SEED WHEN INSTALLING THE JUTE.*

HYDROSEEDING/ SEEDING MIXTURE: -- TACKIFER: APPLY AT A RATE OF 60 GALLONS PER ACRE. -- WOOD CELLULOSE FIBER MULCH: APPLY AT A RATE OF 2,000

- POUNDS PER ACRE.
- ANALYSIS

*STRAW MULCH AND NETTING ON SLOPES 3:1 OR GREATER IS NOT REQUIRED ON HYDROSEEDING OPERATIONS IF SLOPES ARE SPRAYED WITH A BONDED FIBER MATRIX MULCH, SUCH AS FLEXTERRA BY PROFILE PRODUCTS, LLC, OR HYDROSTRAW BFM BY HYDROSTATION, INC., INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED A MINIMUM OF 6" AND SEEDED AS SPECIFIED BELOW. TOPSOIL FOR THIS PURPOSE SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY AND SHALL MEET THE FOLLOWING MINIMUM

-- TEXTURE: FINE SANDY LOAM OR SANDY LOAM, AS DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE USDA STANDARD SOIL CLASSIFICATION SYSTEM.

-- ACIDITY: SOIL REACTION SHALL BE IN THE RANGE OF 5.5 TO 7.6, OR SHALL BE AMENDED TO MEET THIS RANGE.

-- ORGANIC MATTER: TOPSOIL SHALL HAVE A RANGE BETWEEN 5% AND 10% ORGANIC MATTER CONTENT BASED ON THE LOSS ON IGNITION OF OVEN-DRIED SAMPLES.

2. TREE/SHRUB PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS: -- 3 PARTS TOPSOIL AS SPECIFIED ABOVE, 1 PART PEAT MOSS, 1 PART SAND. IF PLANTS ARE INSTALLED IN SPRING, ADD 5 POUNDS

OF SUPERPHOSPHATE/CUBIC YARD OF MIXTURE. ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION. PLANTING MIX SHALL BE USED TO BACKFILL ALL TREE PLANTING HOLES, AS

SEED/SOD GRASS AREAS: SEED/SODSEED ALL SEED/SODGRASS LAWN AREAS WITH A DROUGHT TOLERANT, HIGH-FESCUE SEED/SODGRASS SEED MIX SUCH AS PEARL'S PREMIUM GRASS SEED BY PEARL'S PREMIUM, WAYLAND, MA; ENVIROSEED/SOD BY BLUESTEM NURSERY, LAURIER, WA; ECO-LAWN BY WILDFLOWER FARM, COLDWATER, ONT, CAN; OR APPROVED EQUAL, APPLIED AT SEED PRODUCER'S RECOMMENDED RATE. SEEDING SHALL BE DONE EITHER BETWEEN APRIL 1 AND JUNE 15, OR BETWEEN AUGUST 15 AND SEPTEMBER 30.

MEADOW MIX AREA: SEED OVER STORMWATER DETENTION AREA WITH "NEW ENGLAND NATIVE WARM SEASON GRASS MIX" BY NEW ENGLAND WETLAND PLANTS, AMHERST, MA, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. WARM SEASON SEEDING PROGRAM WILL LIKELY TAKE 2-3 GROWING SEASONS UNTIL

MULCH ALL SEEDED AREAS WITH 500-700 LBS. OF SALTMARSH HAY OR WEED-FREE STRAW PER ACRE, SPREAD EVENLY. ALL SLOPES OF 3:1 OR GREATER, AFTER BEING LOAMED, SEEDED, AND MULCHED, SHALL BE COVERED WITH JUTE OR BIODEGRADABLE TOBACCO NETTING SECURELY ANCHORED TO THE SLOPE. OVERLAP A NETTING JOINTS A MINIMUM OF 4" AND SECURE WITH A DOUBLE ROW OF STAPLES.*

MAINTENANCE OF SEED AREAS SHALL CONSIST OF WATERING, WEEDING, CURING, REPAIR OF ALL EROSION, AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF GRASS. LAWNS SHALL BE WATERED IN A SATISFACTORY MANNER DURING AND IMMEDIATELY AFTER PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE. ALL AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON SHALL BE RESEEDED REPEATEDLY UNTIL A

HYDROSEEDING IS AN ACCEPTABLE ALTERNATE METHOD OF SEEDING, IF UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING

-- MATERIALS FOR HYDROSEEDING SHALL INCLUDE TACKIFIER, WOOD CELLULOSE FIBER MULCH, FERTILIZER, GROUND

-- PROVIDE JUTE MATTING OR BIODEGRADABLE TOBACCO NETTING ON ALL SLOPES EQUAL TO OR GREATER THAN 3:1. JUTE MATTING SHALL BE C-JUTE BY CONTECH CONSTRUCTION PRODUCTS, INC, GEOJUTE BY BELTON INDUSTRIES OR APPROVED

-- APPLY FERTILIZER AND LIMESTONE AT RATES DETERMINED BY SOIL

Date	Description	No.
	Revisions	



MERCEDES OF SUDBURY 141 BOSTON POST ROAD, SUDBURY, MA

HERB CHAMBERS

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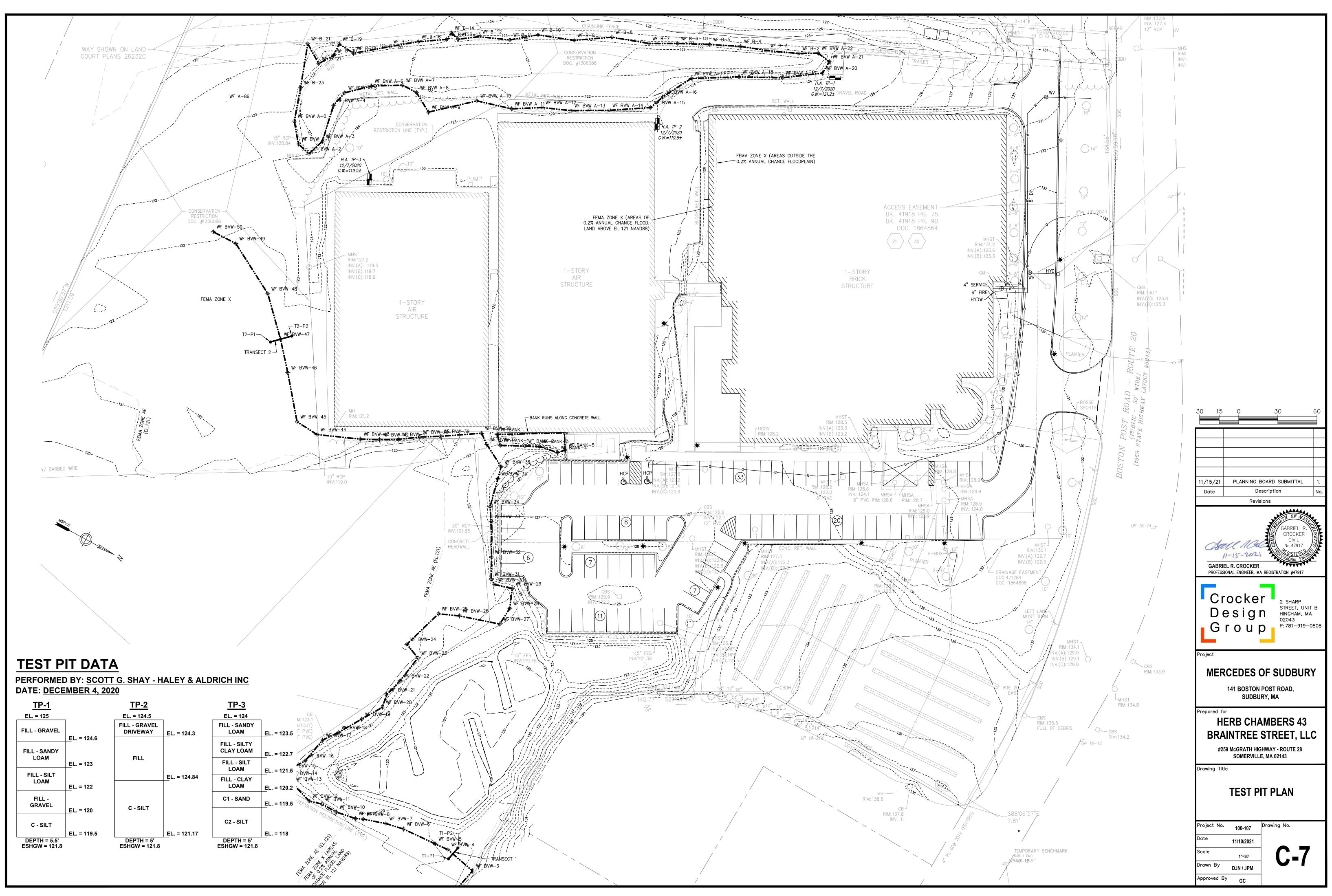
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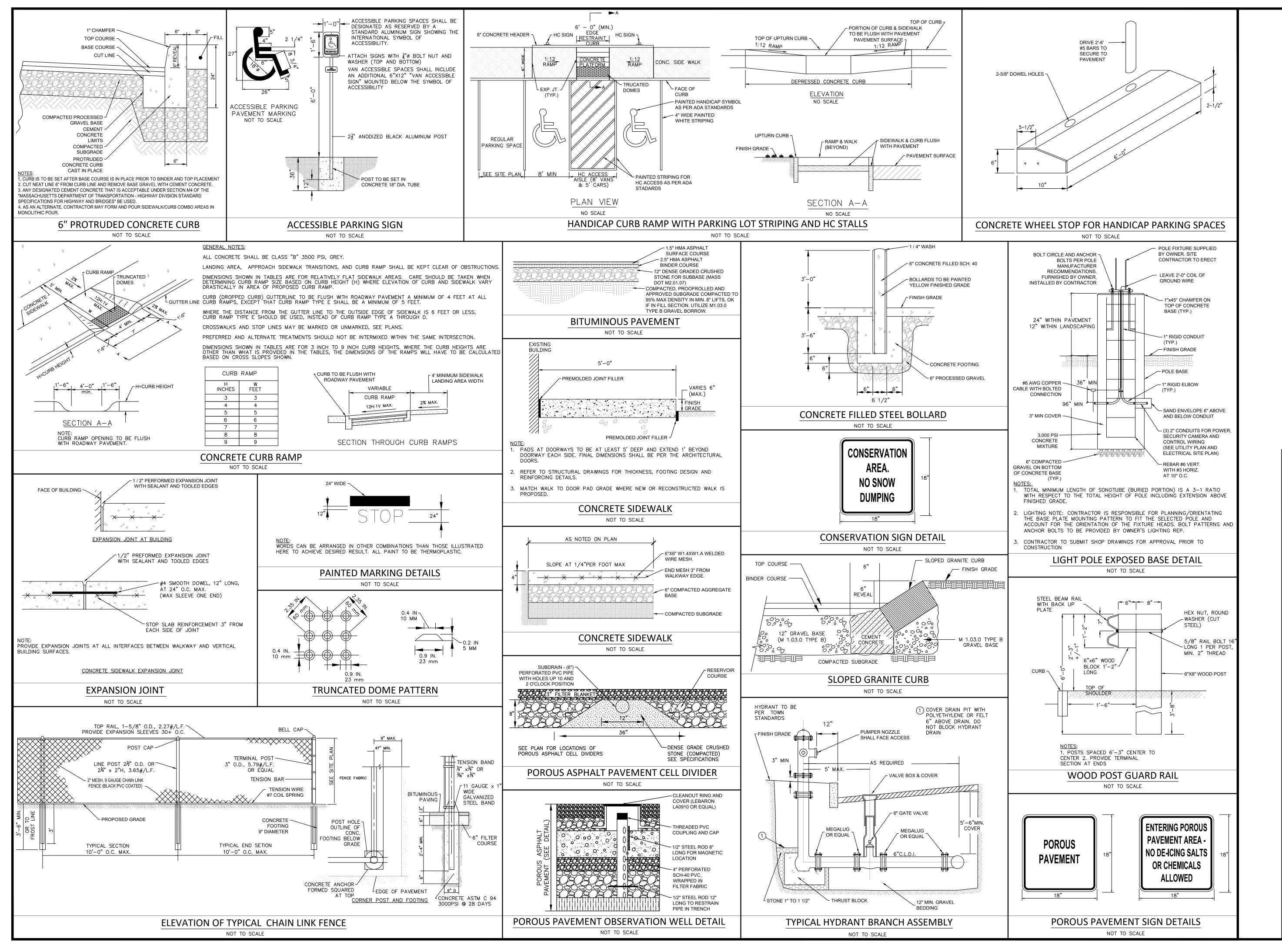
#83 BOSTON POST ROAD - ROUTE 20 SUDBURY, MA 01776

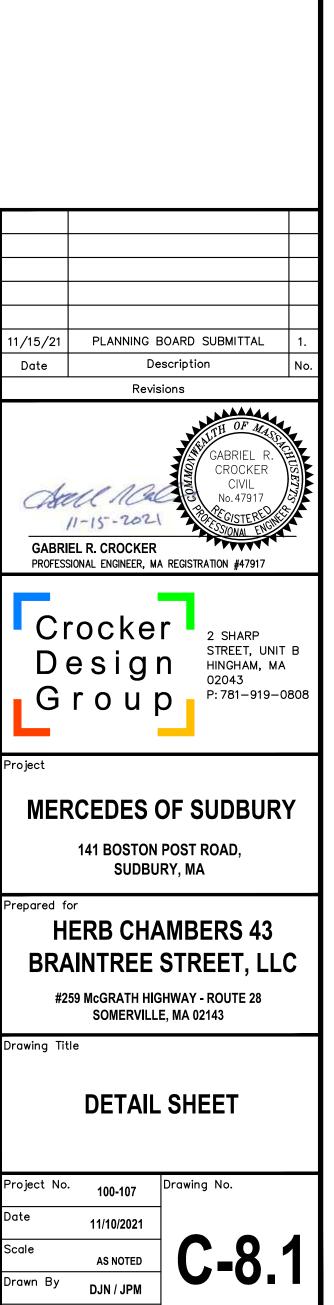
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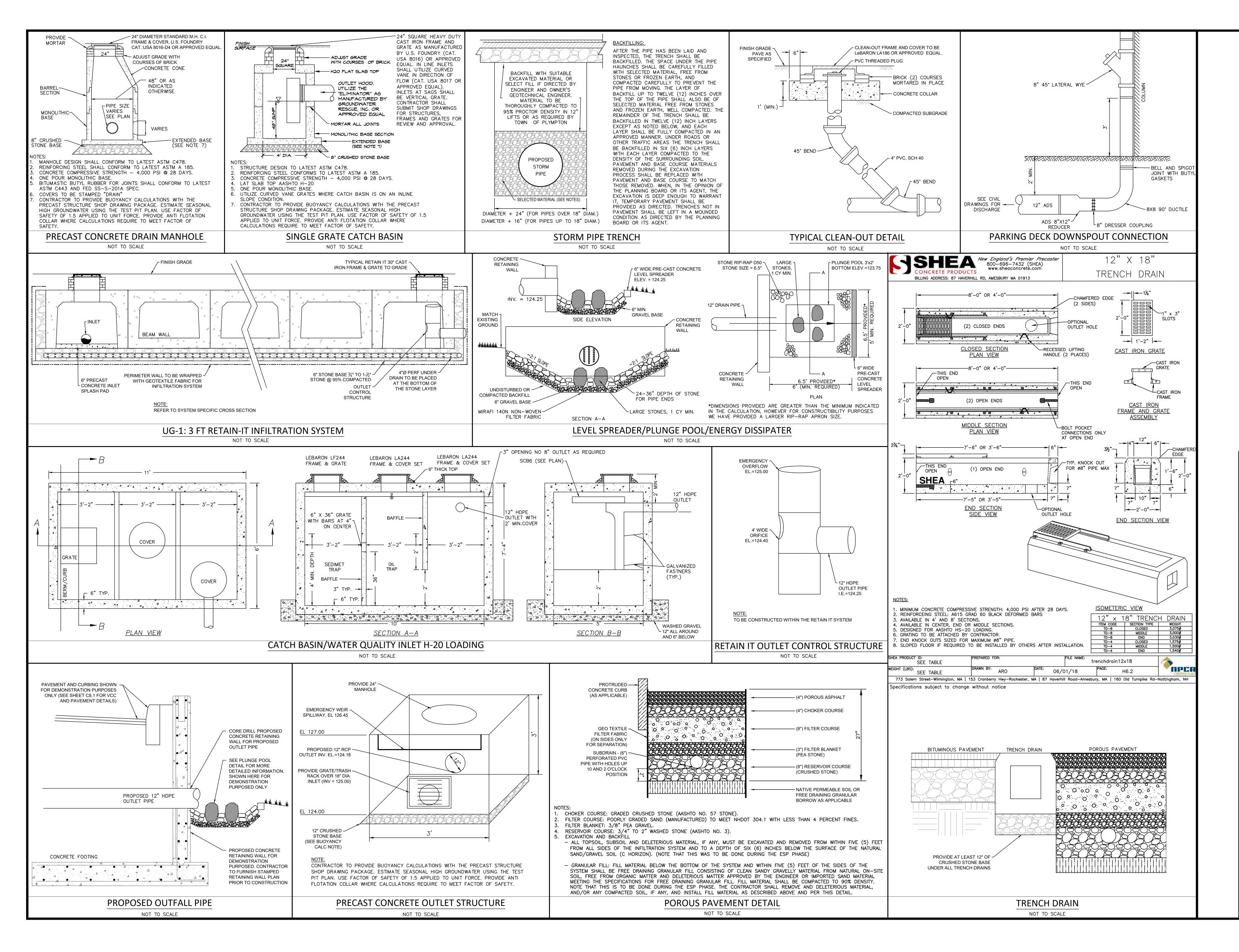


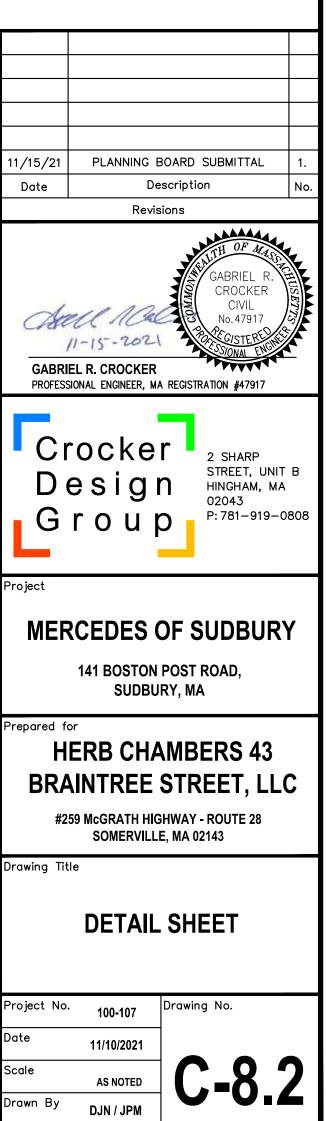




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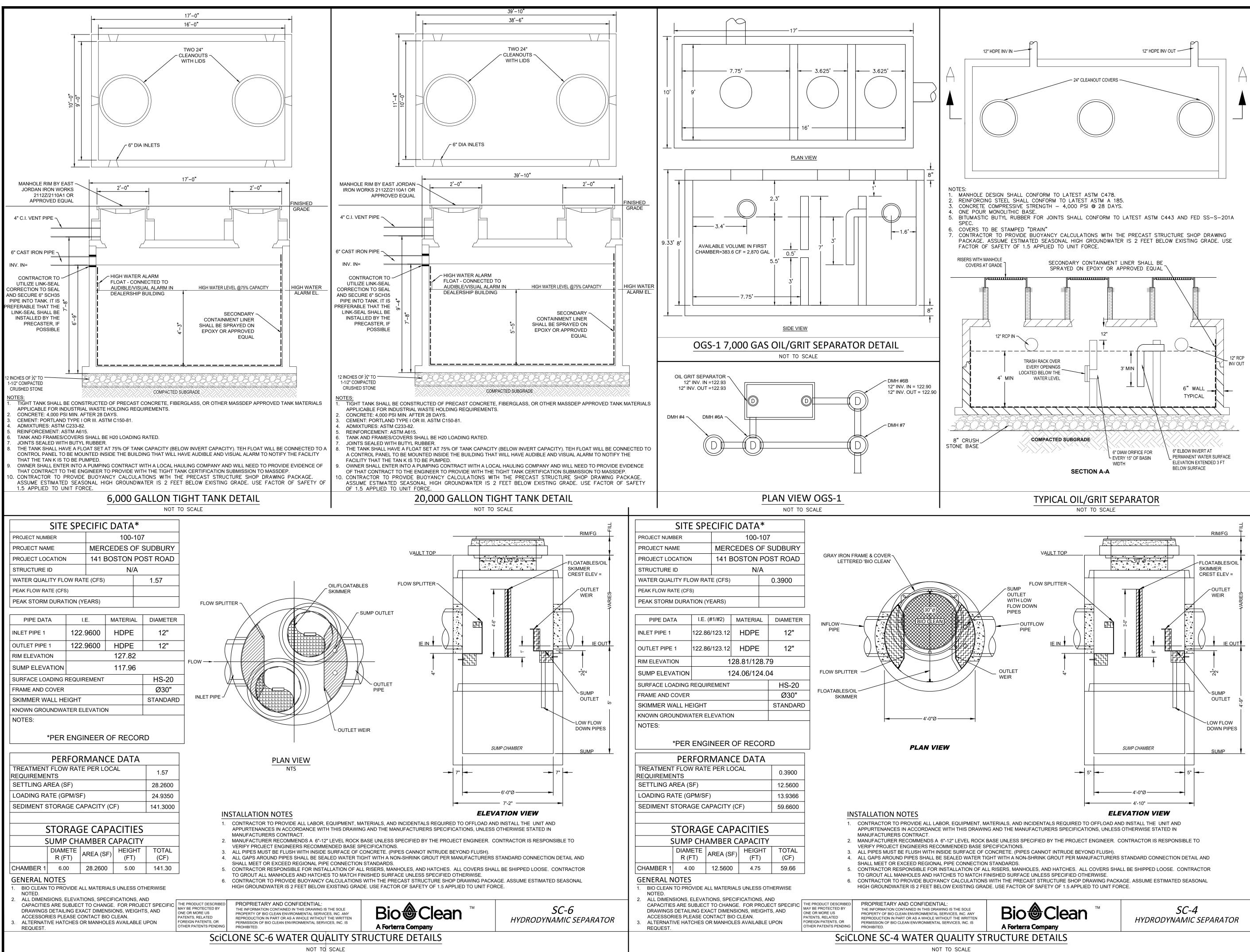
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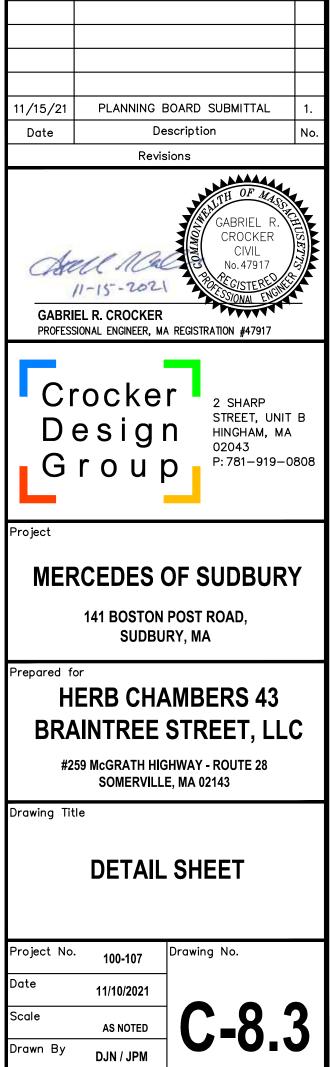




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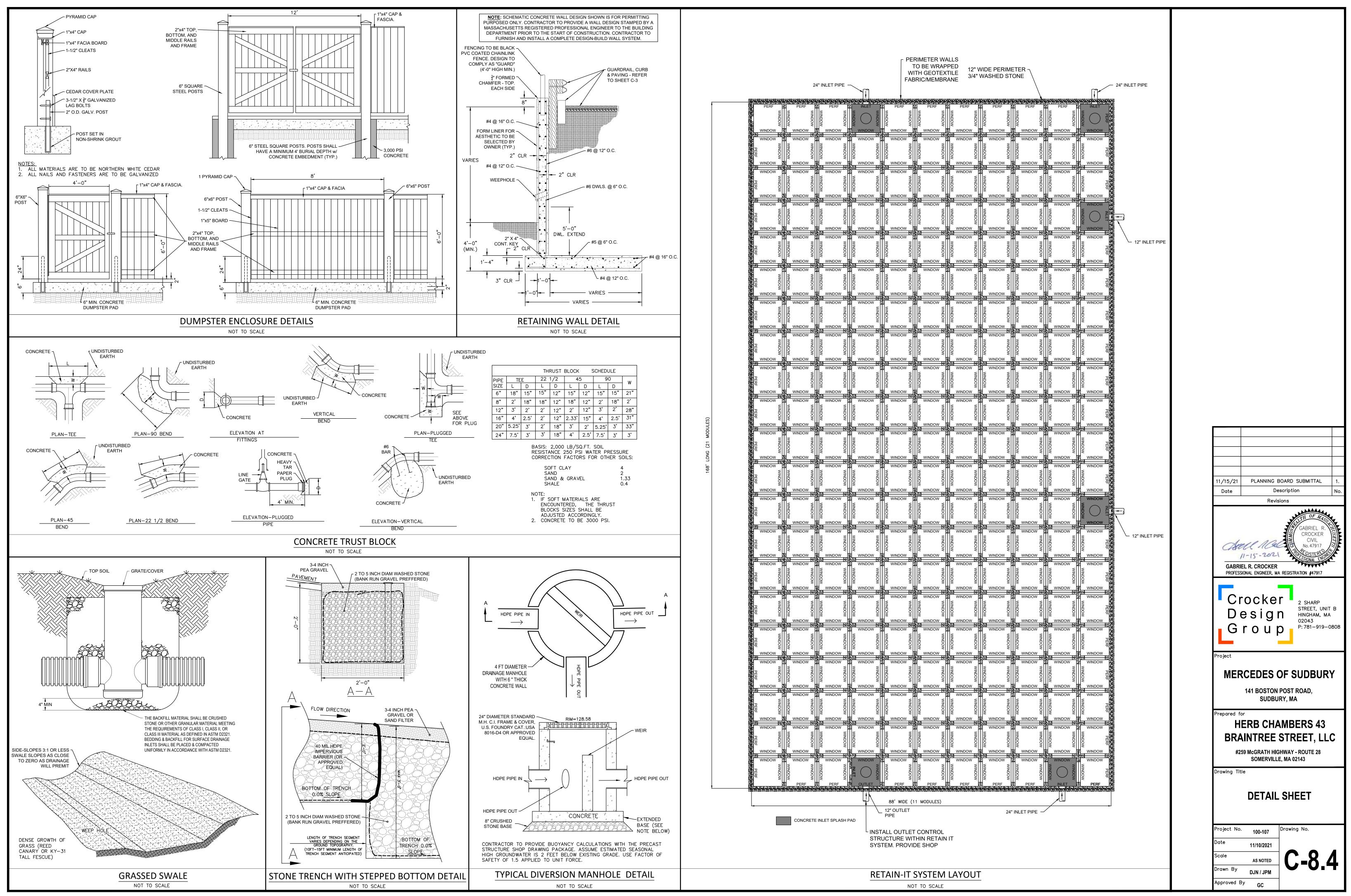
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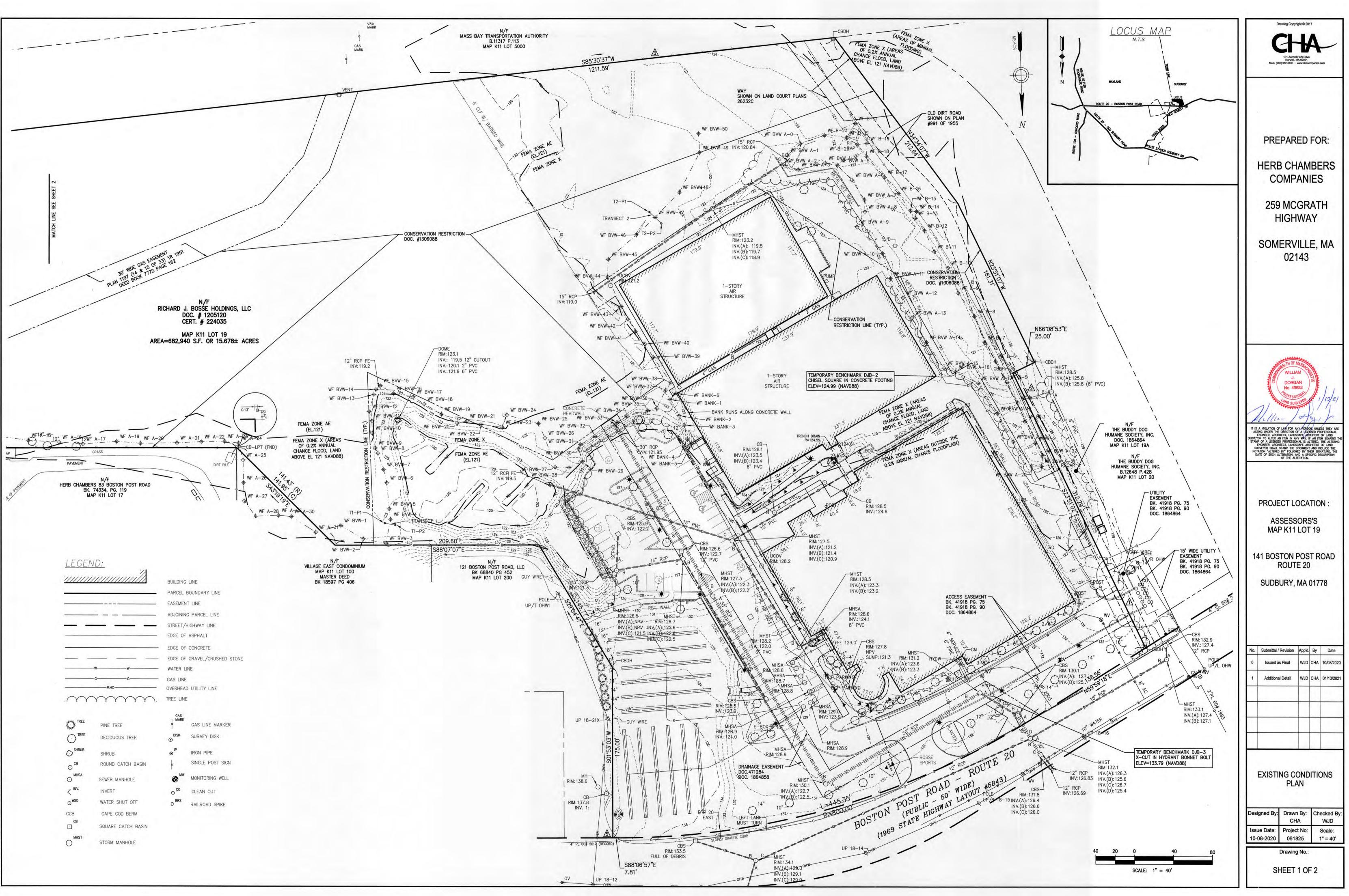
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	Group ⁰²⁰⁴³ P: 781–919–0808
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	GENERAL NOTES	
	1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. DURING MARCH OF 2020 AND JANUARY OF 2021.	
	2. ALL DEED AND MAP REFERENCES ARE TO MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.	
	3. LOCUS OWNER OF RECORD:	
	RICHARD J. BOSSE HOLDINGS, LLC LAND COURT BOOK 1250 PAGE 85 LAND COURT DOC. #1205120 LAND COURT CERT. # 224035 MAP K11 LOT 19	
	4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS. TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.	
	IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.	
	5. THE PROJECT AREA LIES WITHIN FEMA ZONES (X & AE) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, PANEL NUMBER 25017C0507F, DATED JULY 7, 2014. THE FEMA LINE DEPICTED IS BASED ON GRAPHIC INFORMATION WHERE NO FIELD TOPOGRAPHY WAS COLLECTED.	
	6. A PORTION OF THE LOCUS PARCEL IS LOCATED IN THE TOWN OF SUDBURY INDUSTRIAL DISTRICT AS DEFINED BY THE TOWN OF SUDBURY ZONING MAP. MINIMUM SETBACK REQUIREMENTS ARE:	
	FRONT SETBACK:	
4	7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.	N/F HERB CHAMBERS 83 BOSTO B.1339 P.63
	8. PLAN REFERENCES:	LCC 29597
	1. LAND COURT PLAN 26232A, 26232B, 26232C. 2. LAND COURT PLAN 29597B. 3. STATE HIGHWAY LAYOUT PLAN 644–1 DATED OCTOBER 3, 1901.	

- STATE HIGHWAY LAYOUT PLAN 644-1 DATED OCTOBER 3, 1901.
 STATE HIGHWAY LAYOUT #5843 DATED NOVEMBER 5, 1969.
 PLAN NUMBER 173 OF 1931. 6. PLAN NUMBER 961 OF 1949. 7. PLAN NUMBER 1197 (SHEET 15 OF 33) OF 1951. 8. PLAN NUMBER 991 OF 1955. 9. PLAN NUMBER 1681 OF 1955. 10. PLAN NUMBER 159 OF 1959. 11. PLAN NUMBER 63 OF 1960.
- 12. PLAN NUMBER 189 OF 1980. 13. PLAN NUMBER 799 OF 2000. 14. PLAN NUMBER 1111 OF 2017.

15. TOPOGRAPHIC PLAN OF LAND IN SUDBURY & WAYLAND MASSACHUSETTS PREPARED FOR: FOREIGN MOTORS WEST, AS PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, DATED SEPTEMBER 3, 2003 AND LAST REVISED DECEMBER 5, 2003. 16. AS-BUILT SITE PLAN IN WAYLAND, MASS PREPARED FOR R & S HATCH REALTY TRUST, AS PREPARED BY DRAKE ASSOCIATES,

INC. DATED MARCH 2005. 17. AS-BUILT PLAN OF LAND IN SUDBURY, MA, PREPARED FOR BOSSE SPORTS & HEALTH CLUB LLC, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., DATED JANUARY 15, 2004.

18. ALTA/ACSM LAND TITLE SURVEY IN SUDBURY & WAYLAND MASSACHUSETTS PREPARED FOR: HINKLEY, ALLEN AND SNYDER, LLP, AS PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, DATED MAY 10, 2006. 19. PLAN OF LAND IN SUDBURY & WAYLAND MA. PREPARED FOR RICHARD J. BOSSE HOLDINGS, LLC, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., DATED NOVEMBER 25, 2002.

9. THERE ARE 90 REGULAR PARKING SPACES AND 2 HANDICAP SPACES.

10. (a) WETLAND DELINEATION FLAGS BVW 1 TO BVW 50, BVW A-1 TO BVW A22, AND BANK 1 TO BANK 6 ARE BY DGT ASSOCIATES, INC. ON 9/25/2020.

(b) WETLAND DELINEATION FLAGS WF A-1 TO WF A-31 AND WF B-2 TO WF B-23 ARE BY CHA CONSULTING, INC. IN MARCH OF 2020.

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BUILDING LINE
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EASEMENT LINE
ADJOINING PARCEL LINE
STREET/HIGHWAY LINE
EDGE OF ASPHALT
EDGE OF CONCRETE
EDGE OF GRAVEL/CRUSHED STO
WATER LINE
GAS LINE
OVERHEAD UTILITY LINE
TREE LINE
GAS MARK GAS LINE MARKER

PINE TREE
DECIDUOUS TREE
SHRUB
ROUND CATCH BASIN
SEWER MANHOLE
INVERT
WATER SHUT OFF
CAPE COD BERM
SQUARE CATCH BASIN

STORM MANHOLE

DISK SURVEY DISK IRON PIPE \odot

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