

NOTICE OF PUBLIC MEETING SUDBURY CONSERVATION COMMISSION

The Sudbury Conservation Commission will hold a public meeting to review the Request for Determination of Applicability filing under the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, for the replacement of a sewage disposal system, portion of which fall within the 100-foot Buffer Zone, at 337 Boston Post Road, in Sudbury, MA. Jeff Capello, Applicant. The hearing will be held on Monday, February 7, 2022 at 6:45 pm, via remote participation.

Copies of the application may be reviewed at the Conservation Department web page at:

<https://sudbury.ma.us/conservationcommission/meeting/conservation-commission-meeting-monday-february-7-2022/>

SUDBURY CONSERVATION COMMISSION
January 25, 2022



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7
NORTHBOROUGH, MASSACHUSETTS 01532
T: (508) 393-9727

121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01716
T: (978) 443-9566

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

January 17, 2022

**Subject: Request for Determination of Applicability
337 Boston Post Road (Parcel K09-55)
Sudbury, MA**

Dear Members of the Commission;

On behalf of the applicant, Jeff Capello, please find the enclosed Request for Determination of Applicability and supporting documentation for the proposed Septic System Replacement at 337 Boston Post Road, including:

1. The Request for Determination of Applicability application package including:
 - Completed WPA Form 1 RDA
 - List of abutters and notification forms;
 - Wetland Delineation Report
 - Locus mapping
2. Plans "Proposed Sewage Disposal System" for 337 Boston Post Road, Sudbury, MA, prepared by Connorstone Engineering, Inc., dated December 21, 2021.

Project Description:

The site included a 20,000 sq. ft. lot located at 337 Boston Post Road. The lot is currently developed with existing commercial building (cloud nine toys) along with associate parking and infrastructure. The building is serviced by an existing septic system is locate to the west side of the building. This system was recently evaluated and determined to be in failure requiring replacement. There is a regulated Bordering Vegetated Wetland (BVW) to the rear of the site, and the 100 foot buffer zone extended into the rear corner of the site. The delineation was provided by Oxbow Associates, and the delineation report has been attached

The proposed project includes a septic system replacement. The proposed leach field has been shifted north to be located entirely outside the buffer zone. The only work within the buffer will include the new septic tank and abandonment of the existing tank. This work within the buffer cannot be avoided due to the existing site conditions and building plumbing. The limit of work is a minimum of 80' from the edge of wetland, and the work area within the buffer is located within the previously disturbed and paved areas. No new tree clearing or expansion will be required for the work. Silt fencing has been proposed along the limit of work to avoid erosion issues during construction

If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Connorstone Engineering, Inc.



Vito Colonna, P.E.

c. MassDEP Northeast Region



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Sudbury
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

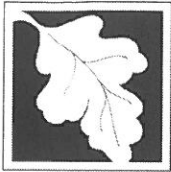
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:
- Jeff Capello
Name
337 Boston Post Road
Mailing Address
Sudbury
City/Town
(617)590-1596
Phone Number
- jeffcapello@conceptbuildinginc.com
E-Mail Address
- MA
State
- 01776
Zip Code
- Fax Number (if applicable)
2. Representative (if any):
- Connorstone Engineering Inc
Firm
Vito Colonna
Contact Name
10 Southwest Cutoff, Suite #7
Mailing Address
Northborough
City/Town
508-393-9727
Phone Number
- vc@csei.net
E-Mail Address
- MA
State
- 01532
Zip Code
- 508-393-5242
Fax Number (if applicable)

B. Determinations

1. I request the Sudbury 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:
- Sudbury Conservation Commission
Name of Municipality
- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Sudbury
City/Town

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C. Project Description

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

337 Boston Post Road

Street Address

K09

Assessors Map/Plat Number

Sudbury

City/Town

55

Parcel/Lot Number

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

Site currently developed with existing commercial building (cloud nine toys) along with associate parking and infrastructure. The building is serviced by an existing septic system is locate to the west side of the building. This system was recently evaluated and determined to be in failure requiring replacement. There is a regulated Bordering Vegetated Wetland (BVW) to the rear of the site, and teh 100 foot buffer zone extended into the rear corner of the site. The delineation was provided by Oxbow Associates, and the delineation report has been attached.

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

Proposed Sewage Disposal System for 337 Boston Post Road

Title

12/21/2021

Date

Title

Date

Title

Date

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

The proposed project includes a septic system replacement. As noted above, the existing septic system is in failure and must be replaced. The proposed leach field has been shifted north to be located entirely outside the buffer zone. The only work within the buffer will include the new septic tank and abandonment of the existing tank. This work within the buffer cannot be avoided due to the existing site conditions and building plumbing.

The limit of work is a minimum of 80' from the edge of wetland, and the work area within the buffer is located within the previously disturbed and paved areas. No new tree clearing or expansion will be required for the work. Silt fencing has been proposed along the limit of work to avoid erosion issues during construction.



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Sudbury
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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).

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.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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:

Jeff Capello

Name

337 Boston Post Road

Mailing Address

Sudbury

City/Town

MA

State

01776

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.

Jeff Capello
Signature of Applicant

1/18/2022

Date

[Signature]
Signature of Representative (if any)

1/17/22
Date



December 28, 2021

Ms. Meaghan Mayo
Connorstone Engineering, Inc.
10 Southwest Cutoff #7
Northborough, MA 01532

**Re: Wetland Resource Area Evaluation
337 Boston Post Road
Sudbury, MA**

Dear Ms. Mayo:

In response to your request, Oxbow Associates, Inc. (OA: specifically, B. Butler) reviewed the above referenced site with specific regard to wetland resource areas on December 7, 2021. Conditions were sunny with an air temperature of 45F. This evaluation was conducted in accordance with standard methodology for delineating vegetated wetlands under the Massachusetts Wetlands Protection Act (the "Act"; MGL Ch. 131, §40) and the Sudbury Wetlands Administration Bylaw (Article XXII) and its Regulations.

Existing Conditions and Wetland Resource Areas

The site is located approximately 165 feet south of the Boston Post Road among a complex of commercial buildings. The property has no frontage on Boston Post Road. The site contains a commercial building consisting of two, conjoined sections and a paved parking apron partially shared with adjacent buildings. Approximately 75% of the property is occupied by building or pavement.

The adjacent upland landscape is populated by typical post-agricultural vegetation including Japanese knotweed, Asiatic bittersweet, fox grape, goldenrod species, multiflora rose, black raspberry and Tartarian honeysuckle. Tree species include black cherry, white ash, and red oak. There are no wetland resource areas on the premises. All areas within 100 horizontal feet of the Site were examined for the possible presence of wetland resource areas; none were found.

Japanese knotweed dominates the undeveloped portions of 351 Boston Post Road, to the immediate west of the Site. The area of the flagged BVW is shrouded in black raspberry and scrub growth.

There is a relict agricultural pond and an area of marsh with associated Bordering Vegetated Wetland (BVW) beginning approximately 80 horizontal feet south of the Site. The relevant wetlands occur exclusively on the adjacent parcels at 351 (to the west) and 333 (to the south) Boston Post Road. These features drain to a perennial stream located approximately 375 feet south of the Site.

The most proximate occurrence of BVW to the Site is an area of groundwater breakout that trickles to the former farm pond that spans the boundary of the 333 and 351 Boston Post Road parcels. This area was field delineated with BVW flags A1 through A5. Wetland Flag A3 forms the apex of the BVW boundary and is closest to the subject property.

A soil profile upgradient of the line formed by flags A1 and A2 (see table below) was typical of a rich upland agricultural soil.

Horizon	Depth	Color	Notes
O	Trace	-	Duff
Ap	0-18	10YR 2/2	fine sandy loam, no redox

According to the Massachusetts Natural Heritage and Endangered Species Program Atlas (MassGIS 2021), there are no rare wildlife species' habitats or certified vernal pools on the site.


Regulatory Implications and Recommendations

It is OA's opinion that the off-site areas identified by wetland flags A1 through A5 are the most proximate resource area to the Site, indicating that all work thereon will be in excess of 75 horizontal feet from any regulated area, and well in excess of any perennial stream or river (310 CMR 10.58).

The delineated boundaries are our professional opinion of the limit of resource areas and must be confirmed by the Sudbury Conservation Commission (SCC) before they are considered a legal boundary.

Sincerely,

Oxbow Associates, Inc.



Brian O. Butler, President

Enclosure: Field Photos.



Photo 1. View of uplands on 351 Boston Post Rd. to the west.



Photo 2. View of off-site pond with groundwater seep in foreground, view to SSE.

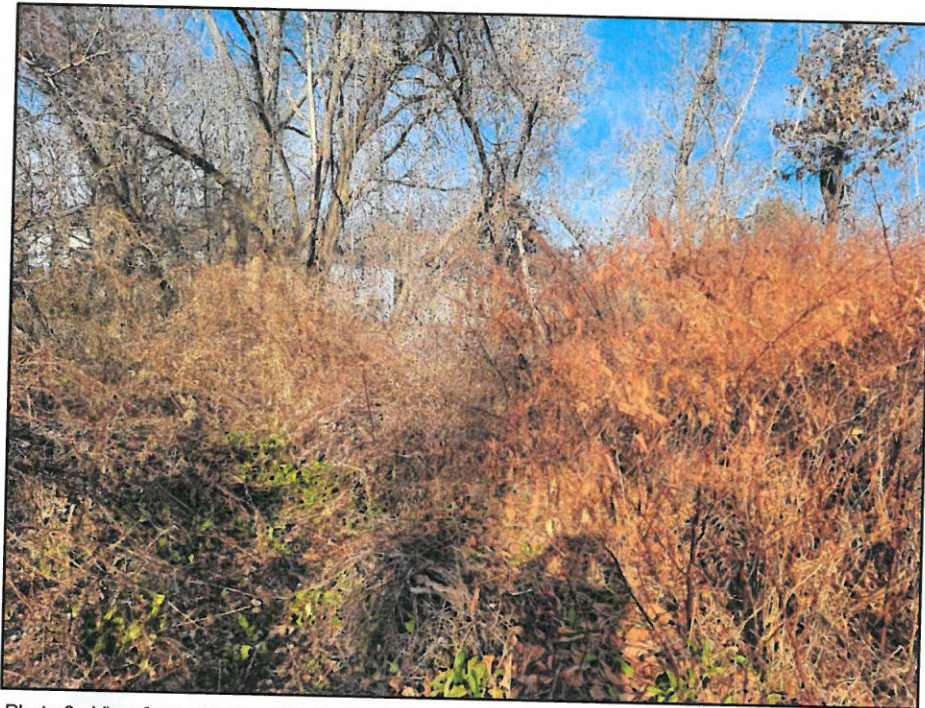
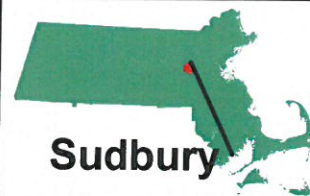


Photo 3. View from off-site wetland to the north.



Photo 4. View to the east of rear of on-site commercial building.



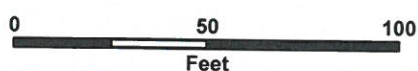
Sudbury



OXBOW
ASSOCIATES, INC.

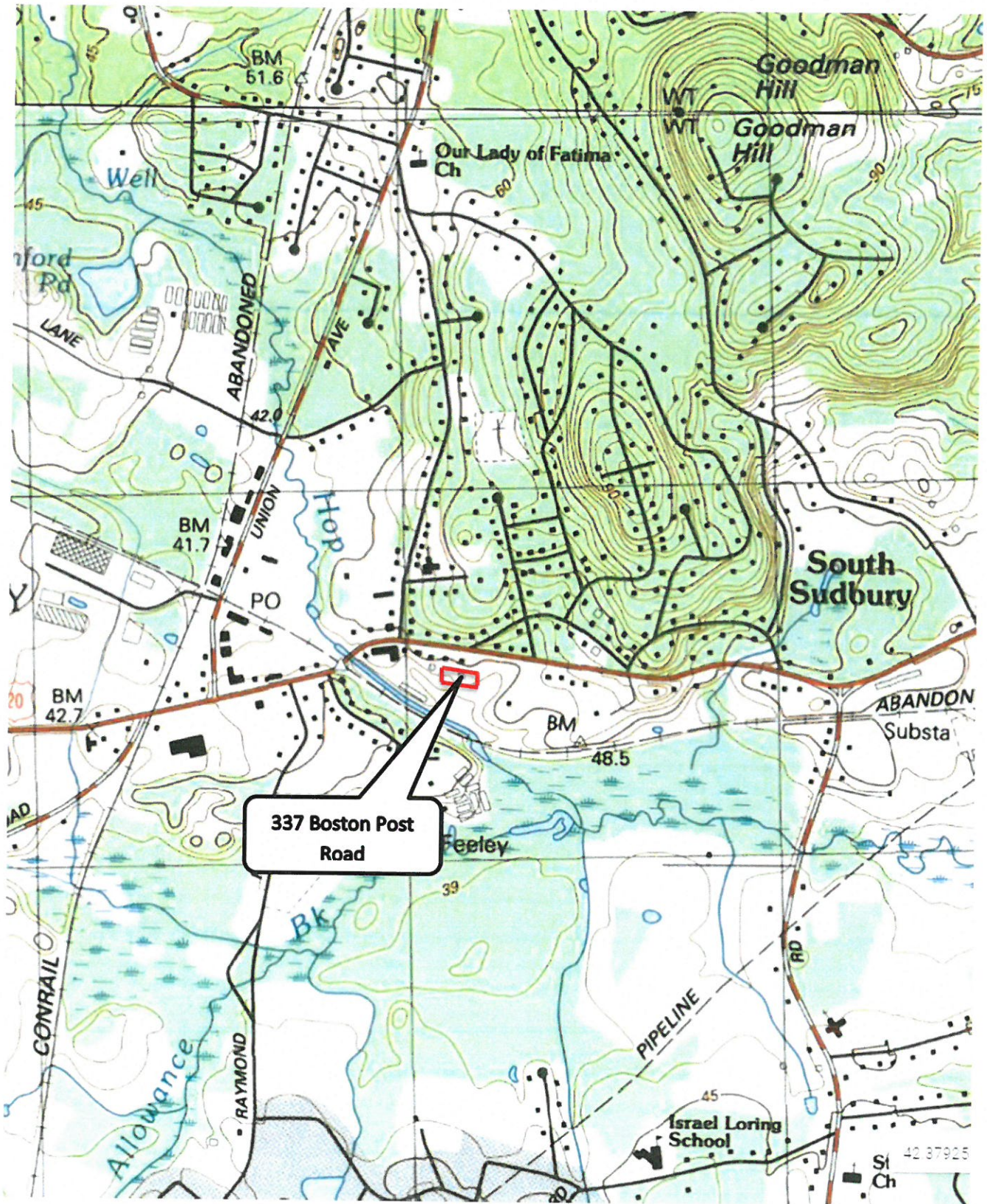
1:600

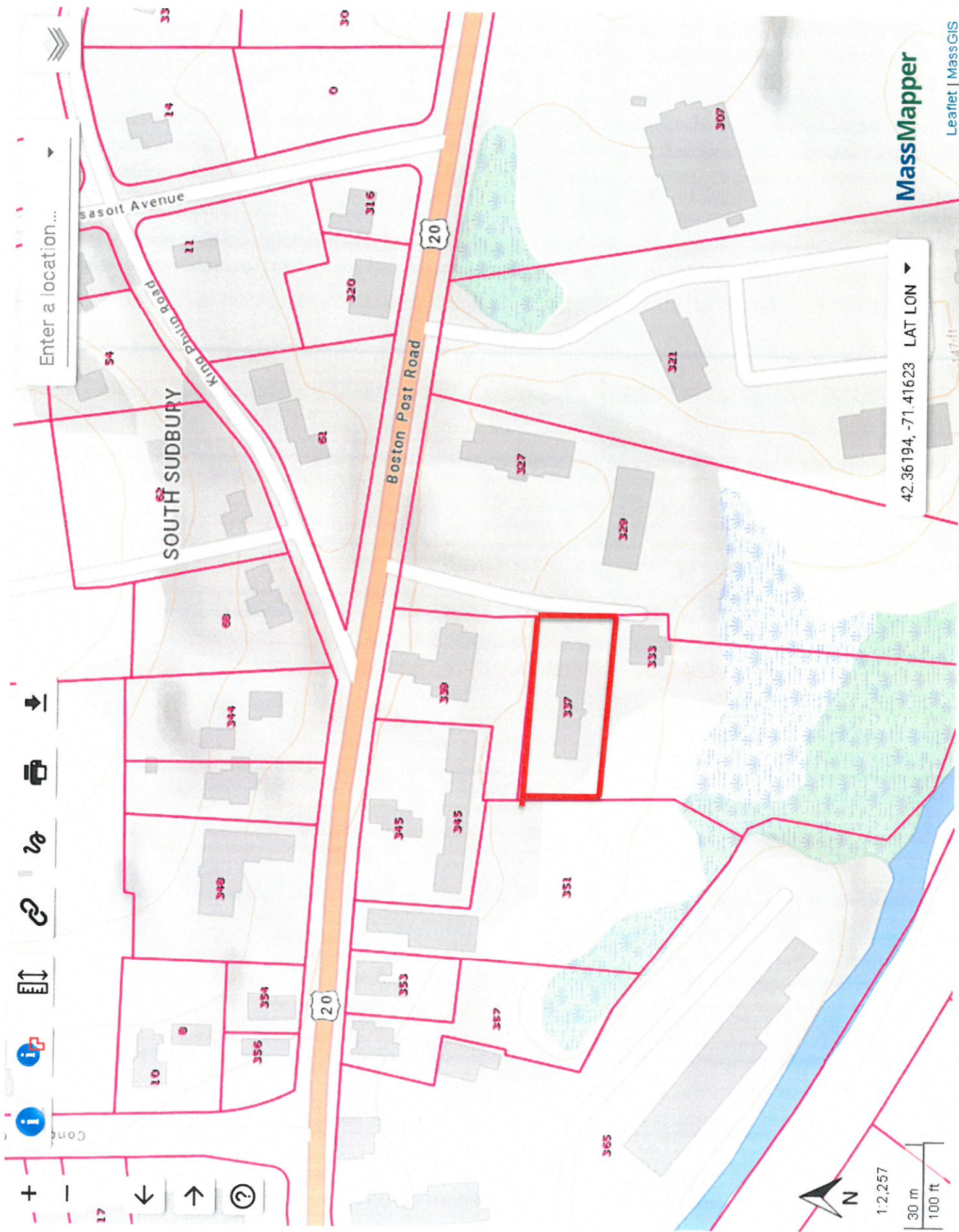
1 inch = 50 feet



Wetland Delineation
2019 Orthophotograph
337 Boston Post Rd
Sudbury, MA
December 6, 2021

USGS MAPPING





Enter a location ...

MassMapper

Leaflet | MassGIS

42.36194, -71.41623 LAT LON



1:2,257

30 m
100 ft

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
&
Sudbury Wetlands Administration Bylaw

I, D.S. Mayo of Connorstone Engineering, Inc., hereby certify under the pains and penalties of perjury that on January 19, 2022 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Request for Determination of Applicability filed under the Sudbury Wetlands Administration Bylaw by Jeff Capello with the Sudbury Conservation Commission on January 20, 2022 for property located at 337 Boston Post Road.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Name D.S. Mayo
CONNORSTONE ENG.

Date 1/20/22



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of Pieces Received at Post Office™

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Postmaster, per (name of receiving employee)

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Postmark with Date of Receipt.



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Postage

Fee

Special Handling

Parcel Airlift

1. N.E. TELEPHONE CO.
C/O DUFF AND PHELPS
P.O. BOX 2749
ADDISON, TX 75001

SAME

.53

2. SIMPLICITY HAIR STUDIO, LLC
345A BOSTON POST RD.
SUDBURY, MA 01776

SAME

.53

3. TTF, LLC - PETER CRAMER
345B BOSTON POST RD.
SUDBURY, MA 01776

SAME

.53

4. KISMET REALTY, LLC
18 JARMAN RD.
SUDBURY, MA 01776

SAME

.53

5. TUCKERS HOLDINGS, LLC
30 BIRCHWOOD AVE.
SUDBURY, MA 01776

SAME

.53

6. PAUL E. PIAZZA
345E BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53



Certificate of Mailing — Firm

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CONNORSTONE ENG. INC
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Address
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Postage

Fee

Special Handling

Parcel Airlift

1. ELAINE STONER

345F BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53

2. DAVID WASSERMAN

28 LAKEWOOD ROAD
STOW, MA 01775

SAME

.53

3. YULONG WANG

118 PARKER ST. - #26
ACTON, MA 01720

SAME

.53

4. KOOP REALTY, LLC

4 SQUIREL HILL ROAD
WAYLAND, MA 01778

SAME

.53

5. WILLIAM G. MARLEY, TR

COUNTRY LIVING REALTY TR.
204 SECOND AVE
WALTHAM, MA 02451

SAME

.53

6. SPACECRAFT, LLC

51 RIVER ST.
WELESLEY HILLS, MA 02481

SAME

.53



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TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
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SUDBURY, MA 01776

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Postmaster, per (name of receiving employee)



USPS® Tracking Number

Firm-specific Identifier

Address

(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. CONVENIENT HOMECARE SER., INC.
329-A BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53

2. SHANNON PRODUCTS CORP.
329-2B BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53

3. CTA R.E. HOLDINGS, LLC
327-F BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53

4. W T SPENCER, JR & SUZANNE M
TRS. W. THOMAS
327-A BOSTON POST RD.
SUDBURY, MA 01776

SAME

.53

5. PEDO REALTY, LLC
45 MEADOWBROOK CIR.
SUDBURY, MA 01776

SAME

.53

6. E & E STRAUS
327-C BOSTON POST ROAD
SUDBURY, MA 01776

SAME

.53



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.					
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USPS® Tracking Number											
Firm-specific Identifier											
Address (Name, Street, City, State, and ZIP Code™)											
Postage		Fee		Special Handling						Parcel Airtt	
1. P E YAFFE & C S STEINBERG, TRS. PETER E YAFFE, TRS 327-D BOSTON POST ROAD SUDBURY, MA 01776		SAME		.53							
2. V JAFAROV 327-E BOSTON POST ROAD SUDBURY, MA 01776		SAME		.53							
3.											
4.											
5.											
6.											

***Notification to Abutters Under the
Massachusetts Wetlands Protection Act
Sudbury Wetlands Administration 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 Jeff Capello.
- B. The Applicant has filed a Request for Determination of Applicability with the Conservation Commission of the Town of Sudbury seeking permission to discharge to, remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40) and Sudbury Wetlands Administration Bylaw.
- C. The address of the lot where the activity is proposed: 337 Boston Post Road.
- D. The activity consists of: Septic System Repair.
- E. Copies of the Request for Determination of Applicability may be examined at Sudbury Conservation Commission Office between the hours of 10:00 am and 3:00 pm on Monday through Friday. For more information, call: 978-440-5471. Check One: This is the Applicant ____, representative ____, or other X (Conservation Commission Office).
- F. Copies of the Request for Determination of Applicability may be obtained (upon payment of reproduction cost) from the Applicant's representative, by calling this telephone number (508) 393-9727 between the hours of 10 am – 4 pm on the following days of the week: Mon. – Fri.
- G. Information regarding the date, time, and place of the public hearing may be obtained from Sudbury Conservation Commission Office by calling this telephone number 978-440-5471 between the hours of 10:00 am and 3:00 pm on Monday through Friday. This is the Applicant ____, representative ____, or other X (Conservation Commission Office).

Note: Public Hearing Notice, including its date, time, and place, will be published at least five (5) days in advance in the

Sudbury Town Crier
(name of newspaper)

Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP, call

Central region: 508-792-7650
Southeast region: 508-946-2800

Northeast region: 978-661-7600
Western region: 413-784-1100

Abutters List

Date: December 29, 2021

[print this list](#)

Subject Property Address: 337 BOSTON POST RD Sudbury, MA
Subject Property ID: K09-0055

Search Distance: 100 Feet

Prop ID: K09-0052
Prop Location: 351 BOSTON POST RD Sudbury, MA
Owner: NEW ENGLAND TELEPHONE COMPANY
Co-Owner: C/O DUFF AND PHELPS
Mailing Address:

P.O.BOX 2749
ADDISON, TX 75001

Prop ID: K09-0053-0-A
Prop Location: 345 BOSTON POST RD UNIT A Sudbury, MA
Owner: SIMPLICITY HAIR STUDIO LLC
Co-Owner:
Mailing Address:
345 A BOSTON POST RD
SUDBURY, MA 01776

Prop ID: K09-0053-0-B
Prop Location: 345 BOSTON POST RD UNIT B Sudbury, MA
Owner: TTF LLC
Co-Owner: C/O PETER CRAMER
Mailing Address:
345 B BOSTON POST RD
Sudbury, MA 01776

Prop ID: K09-0053-0-C
Prop Location: 345 BOSTON POST RD UNIT C Sudbury, MA
Owner: KISMET REALTY LLC
Co-Owner:
Mailing Address:
18 JARMAN RD
SUDBURY, MA 01776

VERIFIED OWNERS:
DECEMBER 29, 2021
TOWN J. L. L. L.

TOWN OF SUDBURY
BOARD OF ASSESSORS
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

✓ Prop ID: K09-0053-0-D
Prop Location: 345 BOSTON POST RD UNIT D Sudbury, MA
Owner: TUCKERS HOLDINGS LLC
Co-Owner:
Mailing Address:
30 BIRCHWOOD AVE
SUDBURY, MA 01776

Prop ID: K09-0053-0-E
Prop Location: 345 BOSTON POST RD UNIT E Sudbury, MA
✓ Owner: PIAZZA PAUL E
Co-Owner:
Mailing Address:
345 BOSTON POST RD
SUDBURY, MA 01776

✓ Prop ID: K09-0053-0-F
Prop Location: 345 BOSTON POST RD UNIT F Sudbury, MA
Owner: STONER ELAINE
Co-Owner:
Mailing Address:
345 BOSTON POST RD UNIT F
SUDBURY, MA 01776

✓ Prop ID: K09-0053-0-G
Prop Location: 345 BOSTON POST RD UNIT G Sudbury, MA
Owner: WASSERMAN DAVID
Co-Owner:
Mailing Address:
28 LAKEWOOD RD
STOW, MA 01775

✓ Prop ID: K09-0053-0-H
Prop Location: 345 BOSTON POST RD UNIT H Sudbury, MA
Owner: WANG YULONG
Co-Owner:
Mailing Address:
118 PARKER ST # 26
ACTON, MA 01720

Prop ID: K09-0053-0-I
Prop Location: 345 BOSTON POST RD UNIT I Sudbury, MA
Owner: KOOP REALTY LLC
Co-Owner:
Mailing Address:
4 SQUIRREL HILL ROAD
WAYLAND, MA 01778

Prop ID: K09-0053-0-J
Prop Location: 345 BOSTON POST RD UNIT J Sudbury, MA
Owner: KOOP REALTY LLC
Co-Owner:
Mailing Address:
4 SQUIRREL HILL ROAD
WAYLAND, MA 01778

Prop ID: K09-0054
Prop Location: 339 BOSTON POST RD Sudbury, MA
Owner: MARLEY WILLIAM G TRS
Co-Owner: COUNTRY LIVING REALTY TRUST
Mailing Address:
204 SECOND AVE
WALTHAM, MA 02451

Prop ID: K09-0056
Prop Location: 333 BOSTON POST RD Sudbury, MA
Owner: SPACECRAFT LLC
Co-Owner:
Mailing Address:
51 RIVER STREET
WELLESLEY HILLS, MA 02481

Prop ID: K09-0057-0-11A
Prop Location: 329 BOSTON POST RD UNIT A Sudbury, MA
Owner: CONVENIENT HOMECARE SERVICES INC
Co-Owner:
Mailing Address:

329 BOSTON POST RD #A
SUDBURY, MA 01776

✓ Prop ID: K09-0057-0-11B

Prop Location: 329 BOSTON POST RD UNIT B Sudbury, MA

Owner: SHANNON PRODUCTS CORP

Co-Owner:

Mailing Address:

329 BOSTON POST RD, UNIT 2B
SUDBURY, MA 01776

Prop ID: K09-0057-0-11C

✓ Prop Location: 329 BOSTON POST RD UNIT C Sudbury, MA

Owner: CTA REAL ESTATE HOLDINGS LLC

Co-Owner:

Mailing Address:

327 F BOSTON POST RD
SUDBURY, MA 01776

Prop ID: K09-0057-0-11D

Prop Location: 329 BOSTON POST RD UNIT D Sudbury, MA

Owner: CTA REAL ESTATE HOLDINGS LLC

Co-Owner:

Mailing Address:

327 F BOSTON POST RD
SUDBURY, MA 01776

Prop ID: K09-0057-0-1A

✓ Prop Location: 327 BOSTON POST RD UNIT A Sudbury, MA

Owner: SPENCER WILLIAM THOMAS JR &

Co-Owner: SUZANNE M TRS WILLIAM THOMAS

Mailing Address:

327A BOSTON POST RD
SUDBURY, MA 01776

✓ Prop ID: K09-0057-0-1B

Prop Location: 327 BOSTON POST RD UNIT B Sudbury, MA

Owner: PEDO REALTY LLC

Co-Owner:

Mailing Address:

45 MEADOWBROOK CIR
SUDBURY, MA 01776

Prop ID: K09-0057-0-1C

Prop Location: 327 BOSTON POST RD UNIT C Sudbury, MA

Owner: STRAUS MERRIL & ELLEN

Co-Owner:

Mailing Address:

327 BOSTON POST RD SUITE C
SUDBURY, MA 01776

Prop ID: K09-0057-0-1D

Prop Location: 327 BOSTON POST RD UNIT D Sudbury, MA

Owner: YAFFE PETER E & STEINBERG

Co-Owner: CAROL S TRS PETER E YAFFE TRS

Mailing Address:

327 BOSTON POST RD
SUDBURY, MA 01776

Prop ID: K09-0057-0-1E

Prop Location: 327 BOSTON POST RD UNIT E Sudbury, MA

Owner: JAFAROV VUGAR

Co-Owner:

Mailing Address:

327 BOSTON POST RD UNIT E
SUDBURY, MA 01776

Prop ID: K09-0057-0-1F

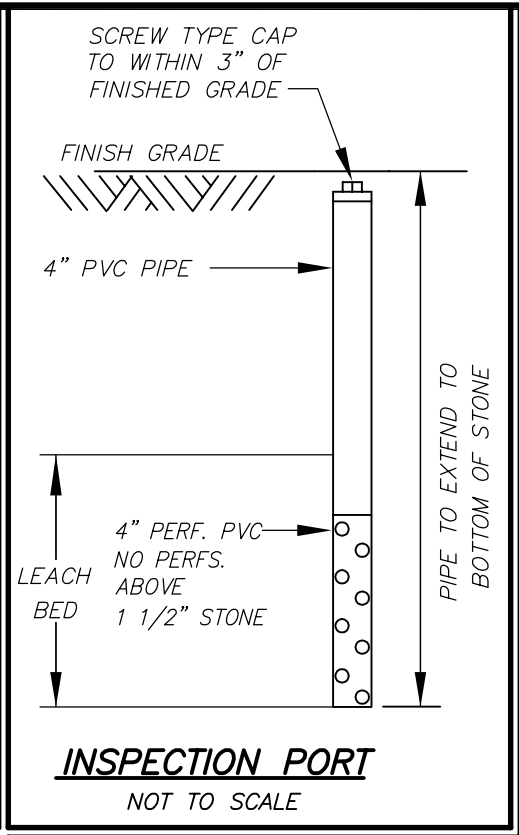
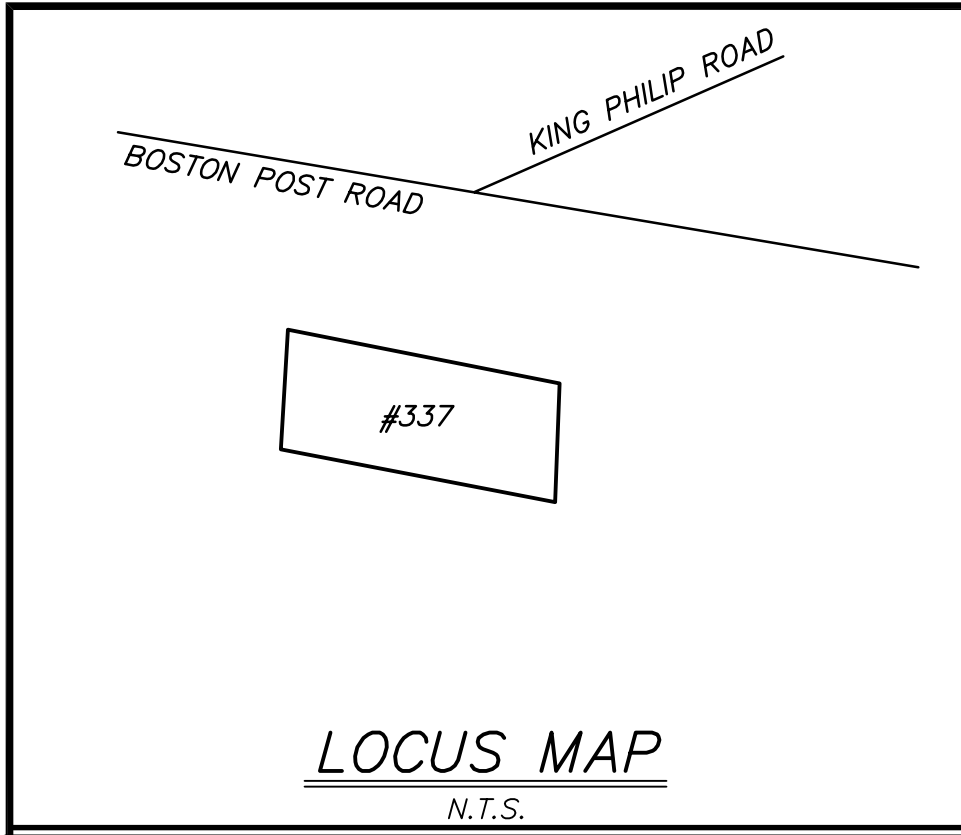
Prop Location: 327 BOSTON POST RD UNIT F Sudbury, MA

Owner: CTA REAL ESTATE HOLDINGS LLC

Co-Owner:

Mailing Address:

327 F BOSTON POST RD
SUDBURY, MA 01776



SCHEDULE OF ELEVATIONS

TOP OF FOUNDATION T.C. =	203.13
CONTRACTOR TO CONFIRM INVERTS PRIOR TO CONSTRUCTION	
INVERT OF PIPE AT FOUNDATION =	CONFIRM
INVERT AT SEPTIC TANK INLET =	197.5±
INVERT AT SEPTIC TANK OUTLET =	197.25
INVERT AT PUMP TANK INLET =	197.05
INVERT AT PUMP TANK OUTLET =	196.8
INVERT AT DISTRIBUTION BOX INLET =	199.8
INVERT AT DISTRIBUTION BOX OUTLET =	199.6
INVERT AT LEACHING LINES (BEGINNING) =	199.45
INVERT AT LEACHING LINES (END) =	199.3
ELEVATION OF BED BOTTOM =	198.8
FINISH GRADE OVER LEACHING AREA =	202±

DESIGN CRITERIA

1. ESTIMATED FLOW = 333 GPD (EXISTING)
1700 S.F. OFFICE = 1.7 x 75GPD = 128 GPD
1744 S.F. WAREHOUSE = 15 GPD/EMPLOYEE = 13 x 15 =195 GPD
2. DESIGN PERCOLATION RATE = 3 MPI
3. LEACHING AREA CALCULATION =
BED AREA = 15'x30' = 450 SF(0.74 GPD/SF)=333 GPD

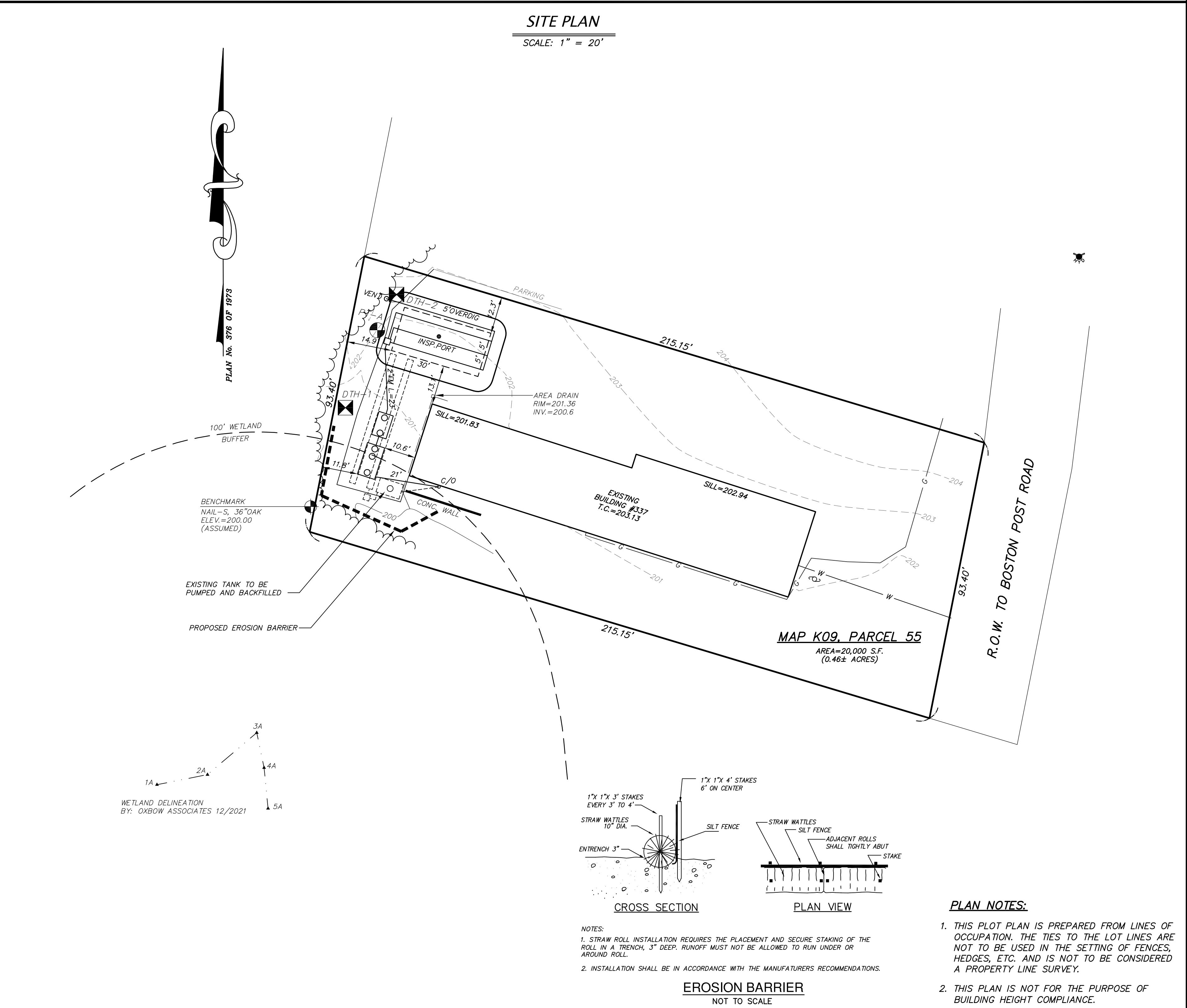
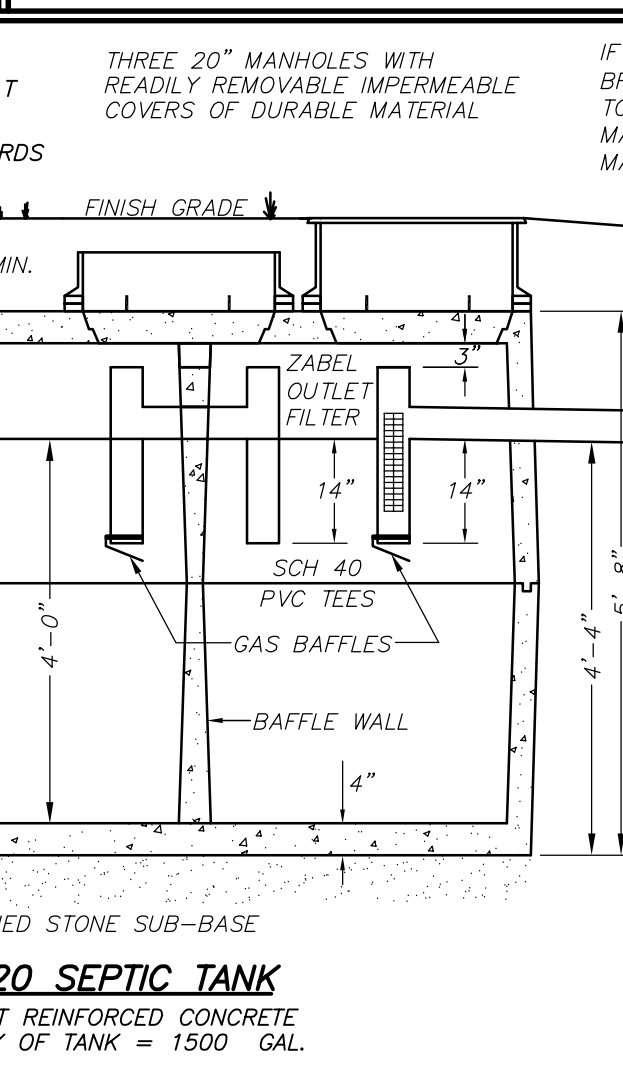
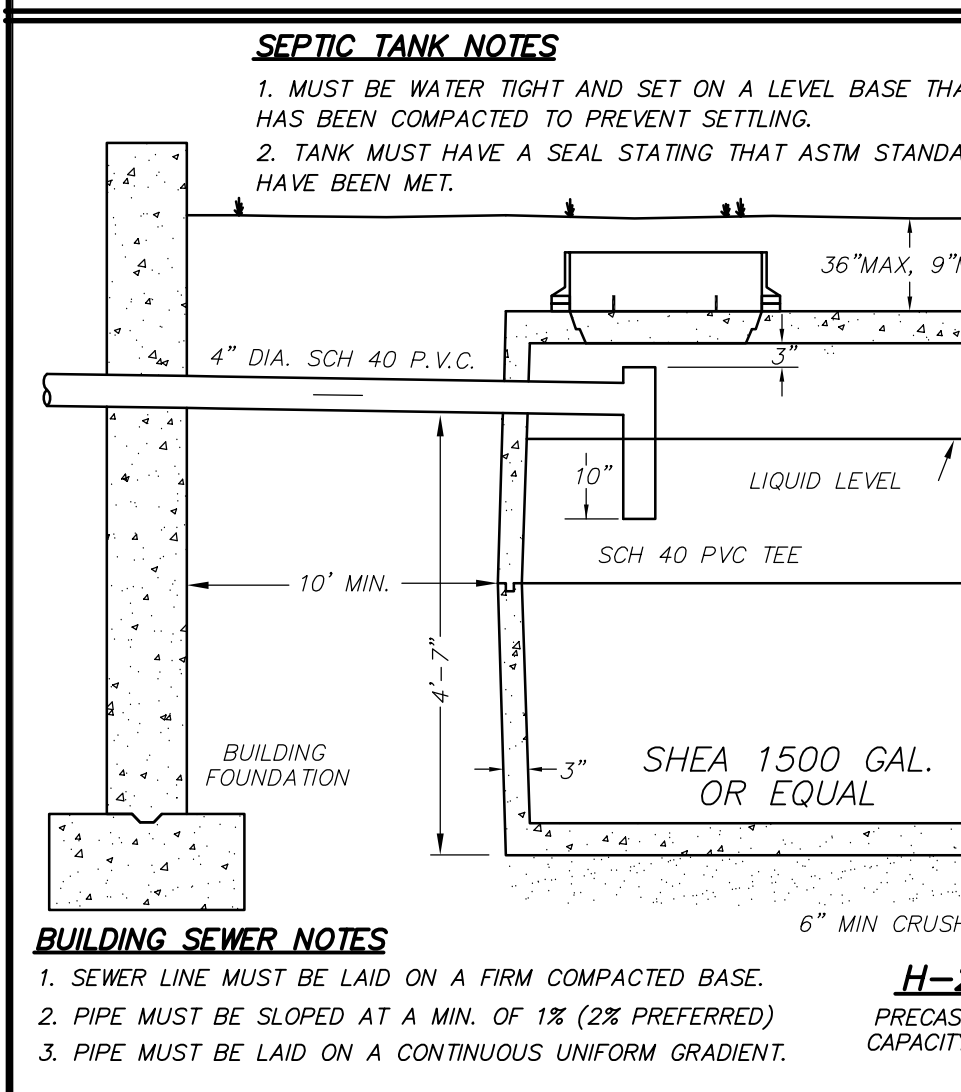
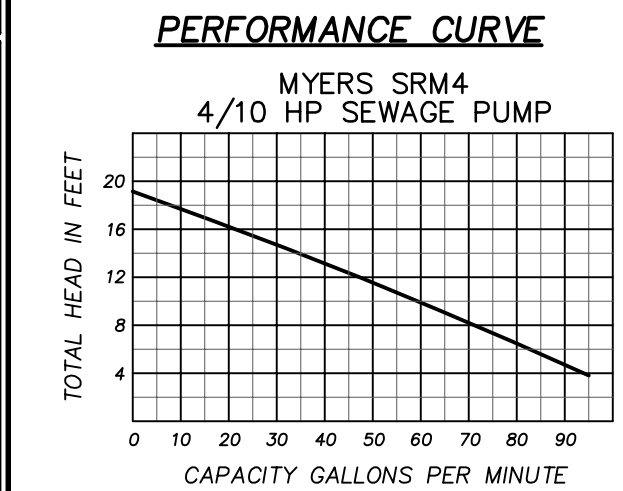
- PUMP NOTES:**
- THE PUMP CHAMBER SHALL BE A 1,000 GALLON SEPTIC TANK AS PRODUCED BY: E.F. SHEA INC. OR ITS APPROVED EQUAL. ALL JOINTS SHALL BE MORTARED, AND THE TANK WATER TIGHT.
 - THE PUMP SHALL BE A MYERS SRM 4 4/10HP OR EQUAL WITH A 2" INCH DISCHARGE LINE AND SHALL BE EQUIPPED WITH 115 VOLT SINGLE PHASE POWER, 5M ISOV FLOATS, AND A CE 115 CONTROL PANEL THAT IS EQUIPPED WITH AN AUDIBLE ALARM.
 - HIGH WATER ALARM TO CONSIST OF A MERCURY FLOAT SWITCH (CE 115 ALARM CONTROL) WITH A POWER CIRCUIT SEPARATE OF THE PUMP POWER CIRCUIT. SET TO ACTIVATE ALARM IN THE HOUSE WHEN WATER REACHES THE ELEVATION OF 194.4
 - ALL WIRING TO BE PLACED OUTSIDE OF HOUSE TO BE WATERPROOF AND INSTALLED ACCORDING TO APPLICABLE CODES.
 - THE DISTRIBUTION BOX SHALL BE EQUIPPED WITH A TEE.
 - ANY Baffle OR TEE THAT OBSTRUCTS THE DISCHARGE LINE SHALL BE REMOVED.
 - THE ALARM IS TO HAVE AN ALTERNATIVE SUPPLY IN CASE OF POWER FAILURE.
 - WEEPHOLE MUST BE IN 2" INCH FORCE MAIN. THE HOLE SHOULD BE LOCATED BETWEEN THE CHECK VALVE AND INSIDE OF TANK.
 - CONTROL PANEL TO BE EQUIPPED WITH ON-OFF AND MANUAL SWITCHING POSITIONS.
 - CHECK VALVE SHALL BE OF BALL TYPE, INSTALLED VERTICALLY WITH A 3/8" WEEP LOCATED ON THE DISCHARGE SIDE OF THE CHECK VALVE BETWEEN VALVE AND INSIDE WALL OF TANK.
 - ALL PRESSURE PIPING SHALL BE SECURED AND SHIELDED FROM ABRASION, AND SHALL BE COUPLED WITH HIGH PRESSURE PVC COUPLINGS.

TOTAL DYNAMIC HEAD CALCULATION:

LINEAL FEET OF 2 INCH PIPE =	23
EQUIVALENT FEET OF PIPE FOR FITTINGS =	27
TOTAL LINEAL FEET OF PIPE =	50
FRICTION HEAD LOSS PER 100' AT 60 GPM =	6.62
STATIC HEAD =	6.3
EQUIVALENT HEAD = 150 / 100 x 6.6 =	3.3
TOTAL DYNAMIC HEAD =	9.6

PUMP DISCHARGE CALCULATIONS

DOSE(S) PER DAY = 2 AT 167 GALS./DOSE
1000 GAL. TANK = 4 x 8 x 0.7 x 7.48 GAL./C.F. = 167 GAL./DOSE
PUMP CAPACITY AT 10 FT. OF HEAD = 60 GAL. / MIN.
DOSE TIME = 167/60 = 2.8 MIN. / DOSE



GENERAL NOTES:

- Contractor shall call Digsafe at (888) 344-7233 a minimum of 72 hours prior to commencing any construction activities on site.
- Inspections by Design Engineer and Board of Health are as required by the Board of Health.
- This plan was prepared for the design of the subsurface sewage disposal system only and is based on the subsurface explorations and percolation tests listed below.
- System was designed only to accommodate sanitary sewage associated with normal domestic usage, consisting of water carried putrescible waste, and for flows indicated in the design criteria.
- The system must be vented through the buildings plumbing in accordance with the state building code.
- Plans show only features that were visually apparent on the date of the topographic survey, and the absence of subsurface structures, utilities, etc. is not guaranteed.
- Contractor to determine if site conditions are suitable for construction of proposed system, and must promptly notify the Design Engineer and Owner, in writing, of any plan deficiencies, unforeseen subsurface conditions, or required changes.
- There are no wells located within 100 feet of the proposed leaching area or within 100 feet of the proposed septic tank (except as shown).
- The subject property is not located within a Zone II of a public drinking water supply well.
- All construction is to conform to the requirements of the Massachusetts Environmental Code, Title V, and the town of SUDBURY Board of Health regulations.</