



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #1
NORTHBOROUGH, MASSACHUSETTS 01532
T: (508) 393-9121

121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776
T: (978) 443-9966

Sudbury Conservation Commission
275 Old Lancaster Road
Sudbury, MA 01776

August 31, 2023

**Subject: Mass DEP File # 301-1397 - Revised Site Plans
86-92 Boston Post Road
Sudbury, MA**

Dear Members of the Commission;

On behalf of the applicant, Metrolube (Valvoline), please find the enclosed plans and supplemental materials for 86-92 Boston Post Road, Sudbury. The plans and materials have been updated based upon comments provided by the Conservation Commission at the prior public hearing.

A summary of the items had been provided by Horsley Witten Group in an email dated 8/16, 2023, And are listed below:

1. Secondary containment for the building. The applicant stated that the building foundation will be surrounded by a rubber membrane to contain any potential leaks from the business operations. The plans should reference this element.

Response: The secondary containment at the tank room has been noted on the site plans. The details would be provided on the architectural plans submitted at the time of building permits.

2. The septic design has not been submitted to the Board of Health for review and approval. This remains outstanding.

Response: The septic system design has been submitted to Board of Health.

3. Mitigation to offset the introduction of impervious surfaces has not been developed. The applicant was asked to look at the area outside of their limit of work to clean up trash and debris that has been dumped in the wetland and to conduct invasive species management and replanting to mitigate for the project footprint.

Response: An Invasive Species Management Plan has been prepared by the project Wetland Scientist. A copy has been attached for review.

4. An allowance to minimize impervious surfaces by reducing the amount of required parking spaces is highly recommended.

Response: The request for a Special Permit to allow the parking reduction has been submitted to the Planning Board.

5. Irrigation will not be permitted within 100 feet of wetlands.

Response: Condition acknowledged.

We trust the additional information and details provided address the concerns and comments of the peer review. If you have any additional questions, please contact our office at 508-393-9727.

Sincerely,
Connorstone Engineering, inc.

A handwritten signature in black ink, appearing to read 'Vito Colonna', written in a cursive style.

Vito Colonna, PE



August 23, 2023

Mr. Vito Colonna
Connorstone Engineering, Inc.
10 Southwest Cutoff
Northborough, MA 01532

**Re: Invasive Plant Protocol
86-92 Boston Post Road, Sudbury**

Dear Mr. Colonna:

The proposed invasive protocol, herein described, is intended to manage invasive species on site. The proposed invasive management area consists of multiple areas and individual plants onsite, some of which occur within the previously flagged wetland.

Existing Conditions:

The invasive plant community within and outside the BVW is shown on Figure 1. There are multiple thickets composed of 718 square feet (sf) of Asiatic bittersweet (*Celastrus orbiculatus*); 985 sf of garlic mustard (*Alliaria petiolate*), and 830 sf common reed (*Phragmites australis*). In addition, there are individual stems of black locust (*Robinia pseudoacacia*) (two of which are trees ~6in DBH) throughout the site and a honeysuckle bush.

Invasive Species Removal Protocol

To remove invasive plants, OA recommends a combination of hand-pulling/mechanical removal and the selective application of herbicides using a combination of a backpack sprayer, stem applicator, and mechanical removal. The herbicide treatment should primarily be applied with a stem-applicator with triclopyr-based herbicide (Lesco 4 Ester, for bittersweet and black locust sprouts: foliar); full strength glyphosate-based herbicide (Lesco Prosecutor Pro) for cut-stem for black locust saplings and all other species). For the common reed, the applicator shall use a backpack sprayer with glyphosate-based herbicide (Prosecutor Pro, 2-3 oz per gallon). Hand-pulling/mechanical is recommended for garlic mustard in the spring BEFORE it goes to seed (usually early May). All plants shall be bagged and disposed of appropriately. Appropriate PPE should be used at all times. Appropriate PPE should be used at all times.

The two large black locust trees may be cut and stumped or treated with the hack-and-squirt method using glyphosate-based herbicide. After the trees are dead, they may be cut and removed without stumping.

Foliar spraying will only be conducted under calm, dry conditions and completed by the end of September while cut/stem may continue into November. All herbicide treatments must be applied by a licensed applicator.

Invasive management must be approved by the Sudbury Conservation Commission before proceeding, and they could amend the recommendations provided within the protocol.

Seeding

In addition to the invasive plant removal, the applicant proposes to seed the area at the rear of the lot (see Figure), which has a mix of gravel and loam substrate and lacks vegetation. This area will be restored by applying a native seed mix (New England Erosion Control/Restoration Mix for Dry Sites) per the recommended application rates.

Monitoring and Management Thresholds:

A qualified wetland scientist will oversee the invasive removal work and removal of any debris from within the wetlands on site, and provide monitoring reports for two growing seasons. Invasive plant management shall be considered successful upon reaching a threshold of 10% or less cover invasive plant species within the treatment area.

Replanting:

Following the first year of invasive plant management efforts and seeding, a report detailing progress shall provide recommendations including details specific to replanting shrubs or trees (species, size, quantity, and location), the status of native plant colonization, or need for filling in groundcover with native seed mix. All recommendations must be reviewed and approved by the Sudbury Conservation Commission.

Sincerely,



Kyle Cormier
Environmental Scientist II

Encs.

Photographs 1-7

Figure (Invasive Plant Areas)

Photographs



Photo 1 & 2: Black locust saplings

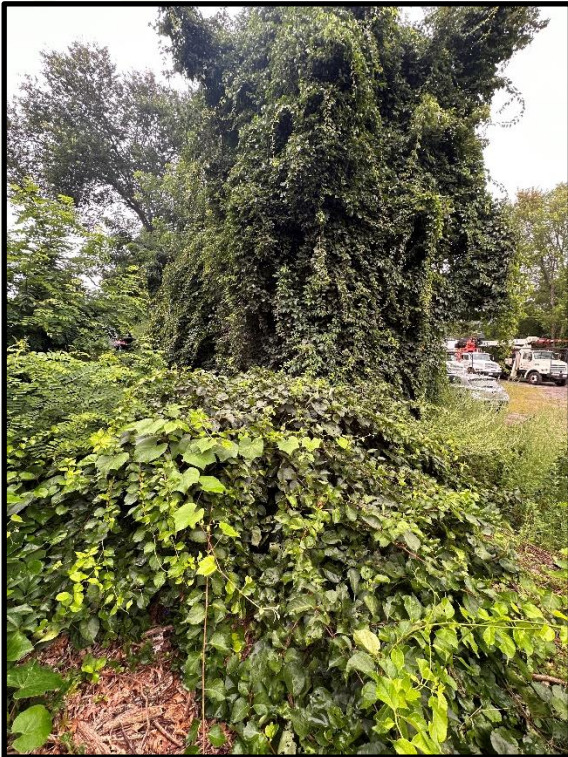


Photo 3 & 4: Bittersweet



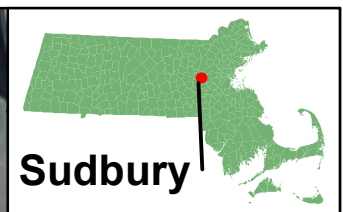
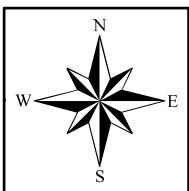
Photo 5: Glossy Buckthorn



Photo 6: Common Reed



Photo 7: Garlic Mustard



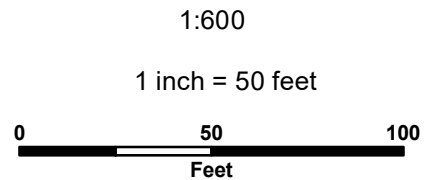
Sudbury



Legend

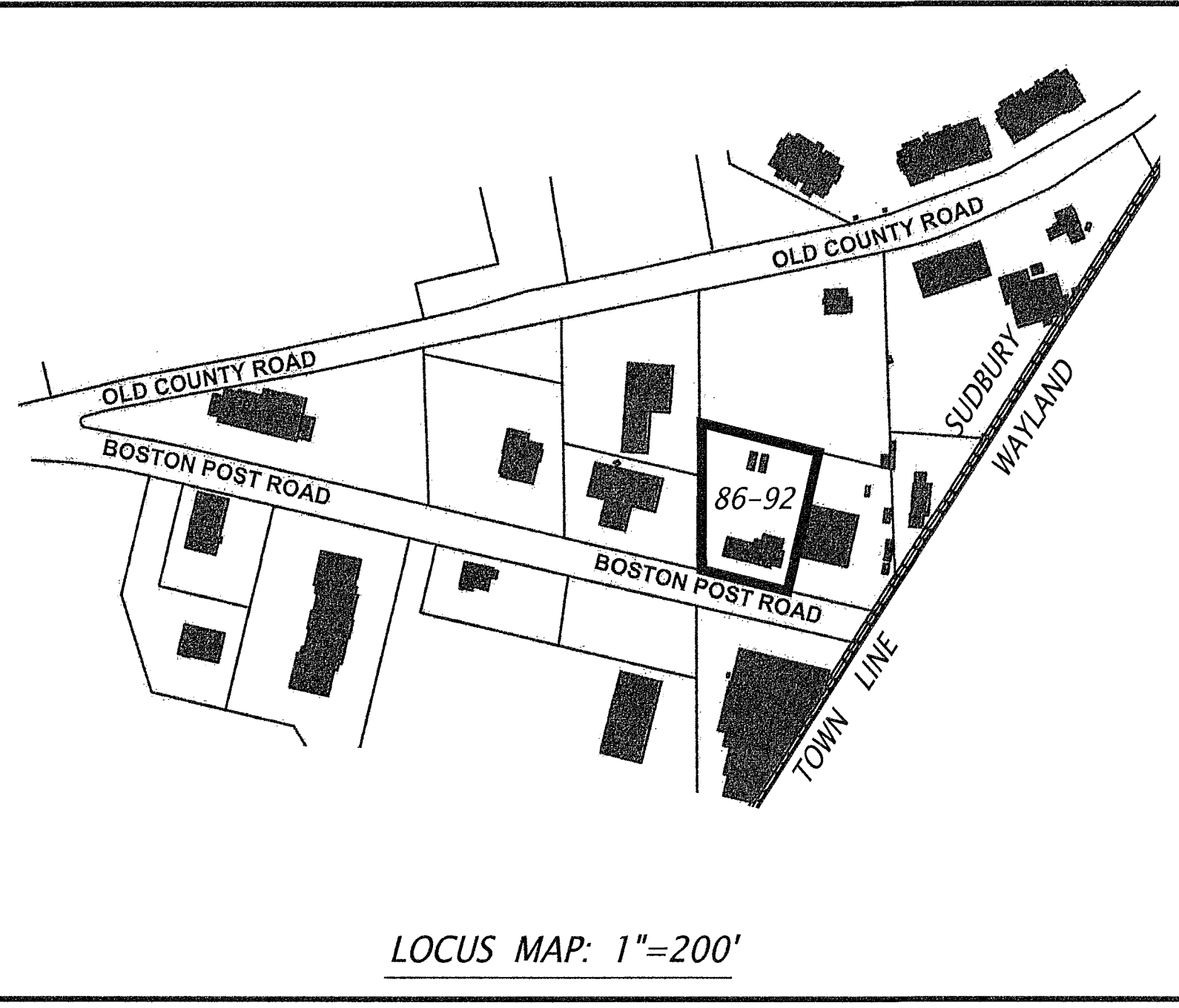
- 86-92 Boston Post Rd.
- x Wetland Flags
- Wetland Line
- Sudbury Parcels
- Invasive Plants**
- Bittersweet
- + Bittersweet x5
- Black Locust Sapling
- + Black Locust Tree
- + Black Locust Tree
- Black locust Sapling
- Glossy Buckthorn
- Honeysuckle
- Invasive Areas**
- Bittersweet
- Garlic Mustard
- Phragmites
- Proposed Seeding Area

BOSTON POST ROAD

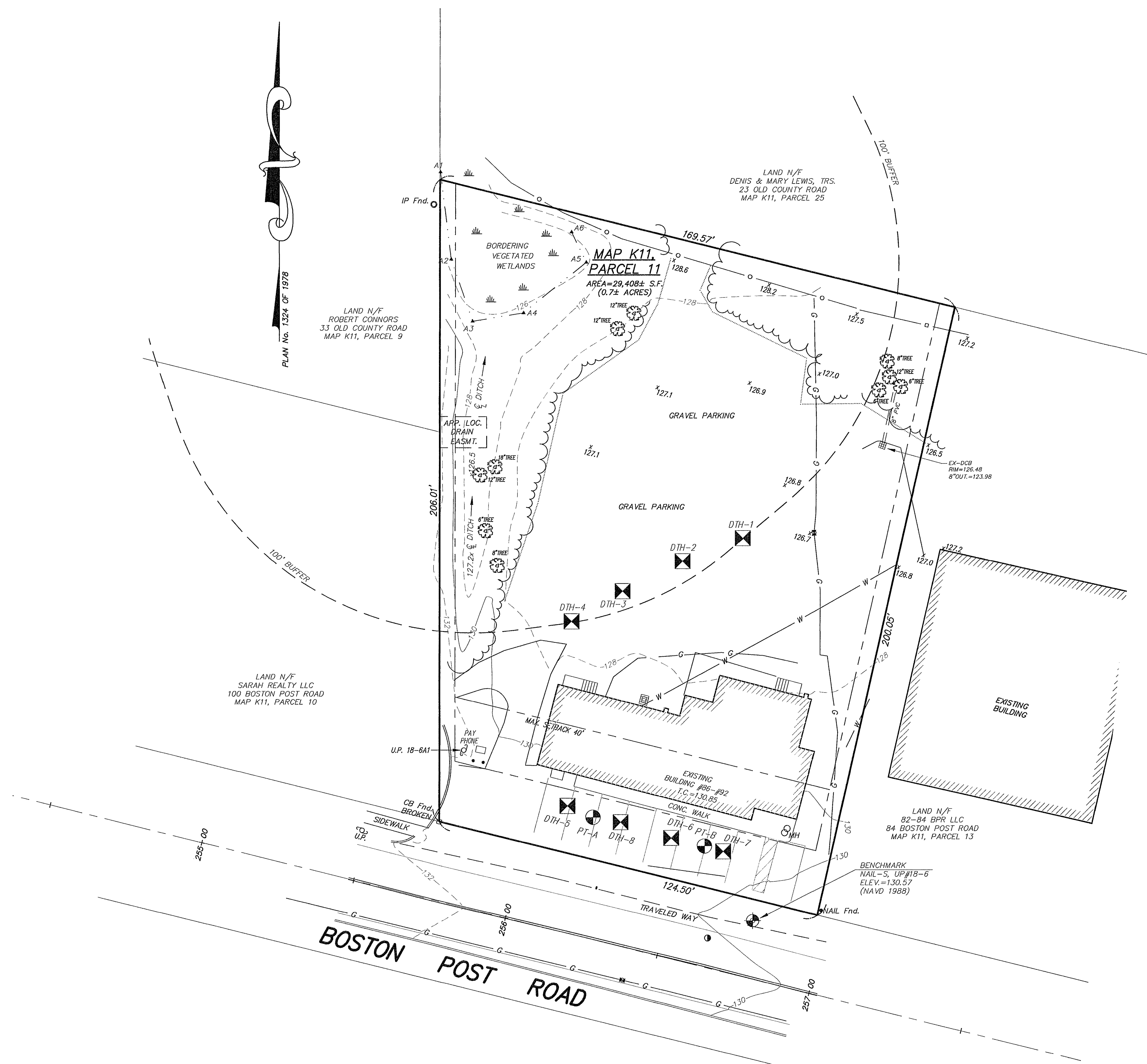


2021 MASSGIS Orthophoto
86-92 Boston Post Rd
Sudbury, MA
OA 3140

August 16, 2023

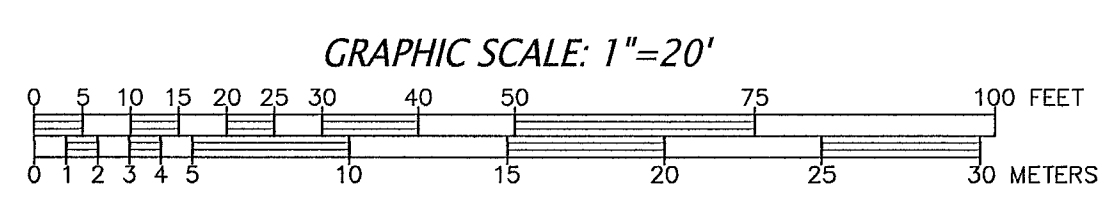


- GENERAL NOTES:**
1. PROPERTY LINES ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD AND DOES NOT REPRESENT A PROPERTY SURVEY.
 2. EXISTING TOPOGRAPHY IS BASED UPON AN ON-GROUND TOPOGRAPHICAL SURVEY BY CONNORSTONE ENGINEERING, INC. IN FEB. & MARCH 2023. NAVD DATUM OF 1988 UP#18-6, NAIL EL.=130.57
 3. THE PARCEL IS LOCATED AT 502 CONCORD ROAD, AS SHOWN ON ASSESSORS MAP K11, PARCEL 11.
 4. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA F.I.R.M. 25017C0507F DATED JULY 7, 2014.



- LEGEND**
- ⊙ DRAIN MAN HOLE
 - DRAINAGE LINE
 - ⊠ CATCH BASIN
 - SEWER LINE
 - ⊙ SEWER MAN HOLE
 - BITUMINOUS CURBING
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - APPROX. WATERLINE
 - HYDRANT
 - WATERGATE
 - APPROX. GAS LINE
 - GAS GATE
 - UTILITY POLE & GUY WIRE
 - CHAIN LINK FENCE
 - LIGHTPOST
 - HANDICAP SPACE
 - ELECTRIC TRANSFORMER
 - SIGN
 - VERTICAL BENCHMARK
 - DECIDUOUS TREE >8"
 - CONIFEROUS TREE >8"
 - TREELINE
 - SPOT GRADE
 - WETLAND LINE
 - TELEPHONE MAN HOLE

- MONUMENTS**
- ⊠ SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
 - ⊠ SB Fnd. STONE BOUND FOUND
 - ⊙ IP Fnd. IRON PIPE FOUND



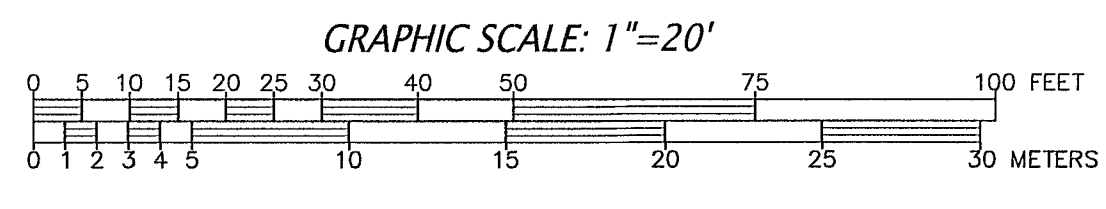
APPROVED BY:
SUDBURY PLANNING BOARD

DATE: _____

| ZONED: BUSINESS DISTRICT (BD) | | |
|-------------------------------|-------------------|-------------|
| LOT REQUIREMENTS | REQUIRED | PROPOSED |
| AREA | — | 29,408 s.f. |
| FRONTAGE | 50 FEET | 124.50 FEET |
| FRONT YARD | 20' min./40' max. | 39.6 FEET |
| SIDE YARD | 5 FEET | 10 FEET |
| REAR YARD | 20 FEET | 130.3 FEET |
| MAX. BUILDING COVERAGE | = 60% | 6.6% |
| REQUIRED OPEN SPACE | = 30% | 52% |

PARKING TABULATION:
 MOTOR VEHICLE LIGHT SERVICE
 3 SPACES PER BAY PLUS 1 PER EMPLOYEE
 3 BAYS PROPOSED x 3 = 9 SPACES
 4 EMPLOYEES x 1 = 4 SPACES
 11 OUTDOOR SPACES, 3 INDOOR SPACES = 14 PROPOSED

- SHEET INDEX**
- 1 of 6 EXISTING CONDITIONS / COVER SHEET
 - 2 of 6 SITE PLAN
 - 3 of 6 EROSION CONTROL PLAN
 - 4 of 6 UTILITY LAYOUT PLAN
 - 5-6 of 6 CONSTRUCTION DETAILS



OWNER:
 86-92 BPR, LLC
 P.O. BOX 142
 SUDBURY, MA 01776

APPLICANT:
 METROLUBE REALTY LLC
 c/o ROLLINS, ROLLINS & FOX P.C.
 36 GELN AVENUE, NEWTON, MA 02459

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN
 OF
 86-92 BOSTON POST ROAD
 IN
 SUDBURY, MA

| REVISED: | DESCRIPTION: |
|-----------|---------------------------------|
| 8-25-2023 | UPDATE UTILITIES, HOLDING TANK |
| 7-26-2023 | CON. COMM. EDITS |
| 6-1-2023 | SITE PLAN REVIEW APPLICATION |
| 5-24-2023 | MISC. EDITS PER REVIEW COMMENTS |

DRAWN BY: REM CHECK BY: VC
 DATE: APRIL 12, 2023

EXISTING CONDITIONS PLAN
 SCALE: 1"=20' SHEET 1 OF 6.

SOIL LOGS

| | | | |
|-------------------------------------|--|-------------------------------------|--|
| DTH-1 2-1-23 EL.=128.9 | DTH-2 2-1-23 EL.=127.0 | DTH-3 2-1-23 EL.=127.3 | DTH-4 2-1-23 EL.=127.5 |
| 0-32" FILL | 0-35" FILL | 0-42" FILL | 0-44" FILL |
| 32-37" Ap SANDY LOAM 10YR6/2 | 35-47" Bw LOAMY SAND 10YR6/8 | 42-54" Bw LOAMY SAND 10YR6/8 | 44-57" Bw LOAMY SAND 10YR6/8 |
| 37-60" Bw LOAMY SAND 10YR6/8 | 47-120" C LOAMY SAND 10YR6/4 | 54-120" C LOAMY SAND 10YR6/4 | 57-120" C LOAMY SAND 10YR6/4 |
| 60-124" C LOAMY SAND 10YR6/4 | MOTILES & WATER AT 60" E.S.H.W.=121.9 | | MOTILES & WATER AT 62" (INT OLD CESSPOOL) |
| DTH-5 3-2-23 EL.=131.0 | DTH-6 3-2-23 EL.=131.0 | DTH-7 3-2-23 EL.=131.0 | DTH-8 3-2-23 EL.=131.0 |
| 0-2" BIT C. | 0-2" BIT C. | 0-2" BIT C. | 0-2" BIT C. |
| 2-46" FILL | 2-50" FILL | 2-42" FILL | 2-44" FILL |
| 46-58" Bw LOAMY SAND 10YR6/8 | 50-125" C F/MEG SAND 10YR6/4 | 42-61" Bw LOAMY SAND 10YR6/8 | 44-53" Bw LOAMY SAND 10YR6/8 |
| 58-123" C F/MEG SAND 10YR6/4 | | 61-125" C F/MEG SAND 10YR6/4 | 53-130" C F/MEG SAND 10YR6/4 |
| MOTILES AT 90" E.S.H.W.=123.5 | MOTILES AT 92" E.S.H.W.=123.3 | MOTILES AT 90" E.S.H.W.=123.5 | MOTILES AT 92" E.S.H.W.=123.3 |

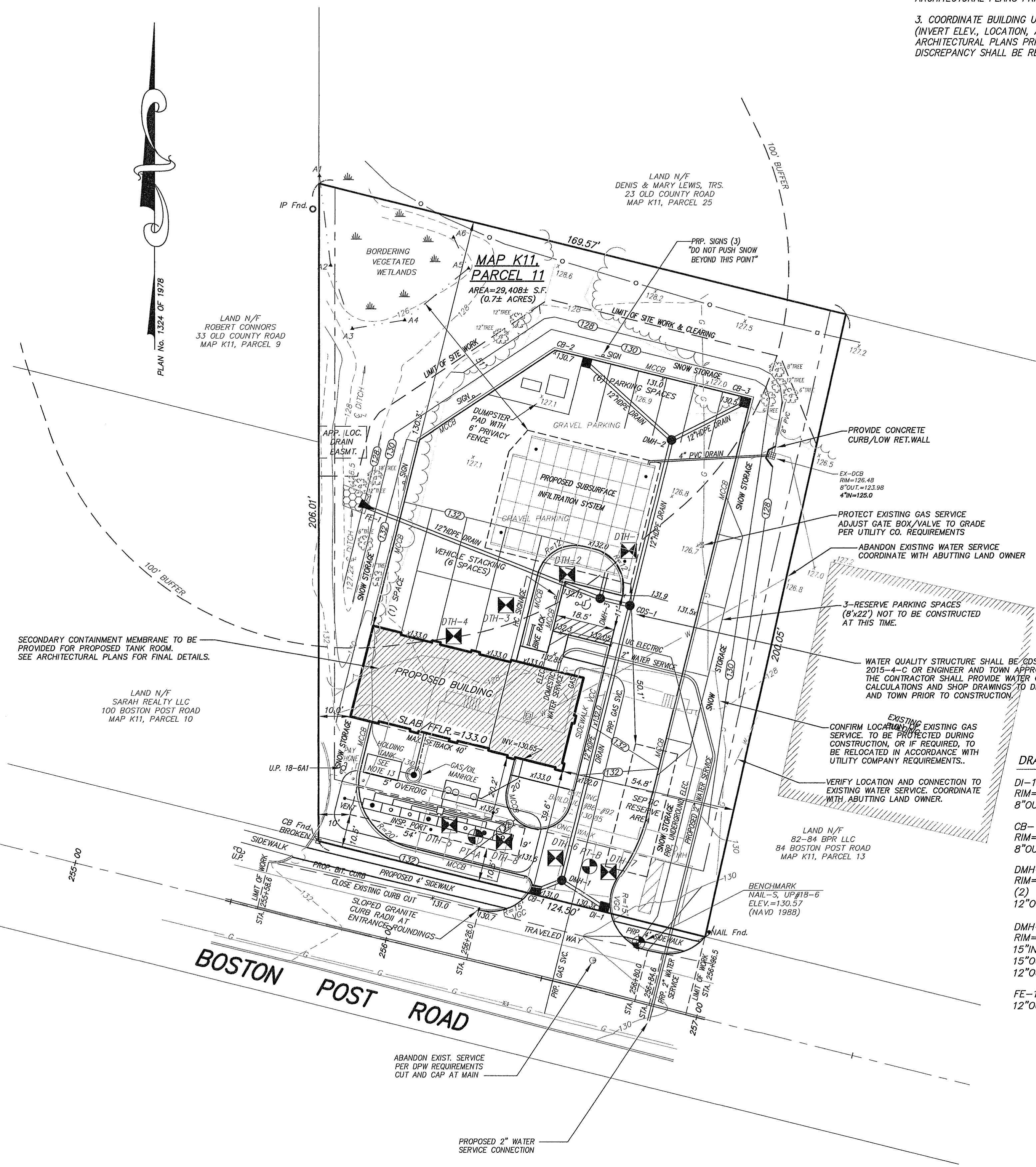
TESTS CONDUCTED BY: MIKE SULLIVAN, CONNORSTONE ENGINEERING
 TESTS OBSERVED BY: ROB LAZZO, SUDBURY BOARD OF HEALTH
 DATES: 2/1/2023 & 3/02/2023

COORDINATION WITH PLANS BY OTHERS:

- SEE SEPARATE PLANS FOR SITE LIGHTING AND LANDSCAPING.
- VERIFY BUILDING DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- COORDINATE BUILDING UTILITY CONNECTIONS (INVERT ELEV., LOCATION, AND SIZE) WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.

CONSTRUCTION NOTES:

- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING) AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.
- 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 ENGINEER FOR RESOLUTION OF THE CONFLICT.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE SUBURRY DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
- THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF SUDBURY DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). CONNECTION LOCATION AND SIZE TO BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY. CONNECTION LOCATION AND SIZE TO BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION OR THE LOCAL AUTHORITY.
- ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
- ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.
- JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER.
- PROPOSED FLOOR DRAIN HOLDING TANK TO MEET MASSDEP REGULATIONS AND 310 CMR 18.00 AS MANUFACTURED BY MILLER ENVIRONMENTAL CORP., EAST BRIDGEWATER, MA (OR APPROVED EQUAL). SEPARATE DESIGN PLANS TO BE PREPARED FOR PERMITTING.



DRAINAGE TABULATION:

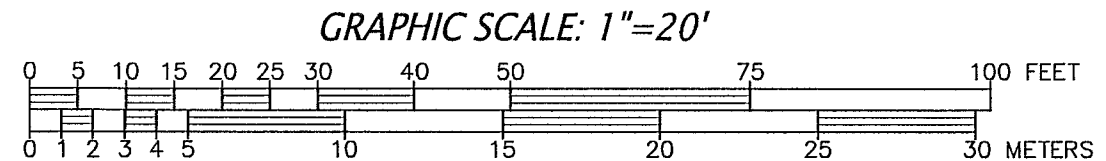
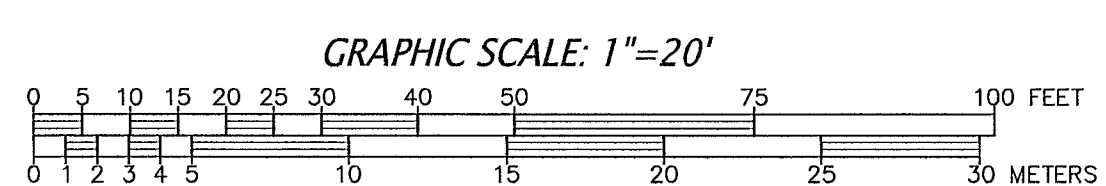
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|--|---|--|
| DJ-1 RIM=130.3 8"OUT=127.8 | CB-2 RIM=130.5 12"OUT=127.5 | CDS-1 CDS MODEL 2015-4-C RIM=131.9 (2)12"IN=126.6 15"OUT=126.5 |
| CB-1 RIM=131.0 8"OUT=127.8 | CB-3 RIM=130.5 12"OUT=127.5 | PROPOSED DRIVEWAY DRYWELL 49 CULTEC 330XLHD CHAMBERS W/ 1,800 S.F. X 3.2" TALL STONE BED BOTTOM STONE=124.8 BOTTOM CHAMBERS=125.3 4"OUT=125.85 15" IN=125.4 PROVIDE SPLASH PAD AT INLET |
| DMH-1 RIM=131.1 (2) 12"IN=127.6 12"OUT=127.5 | DMH-2 RIM=131.2 (2) 12"IN=127.1 12"OUT=127.0 | |
| DMH-3 RIM=132.0 15"IN=126.4 (CDS) 15"OUT=125.6 (DRYWELL) 12"OUT=127.8 (OVERFLOW) | | |
| FE-1 12"OUT=127.0 | | |

LEGEND

| | | | |
|--|--------------------|--|-------------------------|
| | DRAIN MAN HOLE | | UTILITY POLE & GUY WIRE |
| | DRAINAGE LINE | | CHAIN LINK FENCE |
| | CATCH BASIN | | LIGHTPOST |
| | SEWER LINE | | HANDICAP SPACE |
| | SEWER MAN HOLE | | ELECTRIC TRANSFORMER |
| | BITUMINOUS CURBING | | SIGN |
| | EDGE OF PAVEMENT | | VERTICAL BENCHMARK |
| | GUARD RAIL | | DECIDUOUS TREE >8" |
| | APPROX. WATERLINE | | CONIFEROUS TREE >8" |
| | HYDRANT | | TREELINE |
| | WATERGATE | | SPOT GRADE |
| | APPROX. GAS LINE | | WETLAND LINE |
| | GAS GATE | | TELEPHONE MAN HOLE |

MONUMENTS

| | | |
|--|------------|---------------------------------|
| | SB DH Fnd. | STONE BOUND W. DRILL HOLE FOUND |
| | SB Fnd. | STONE BOUND FOUND |
| | IP Fnd. | IRON PIPE FOUND |



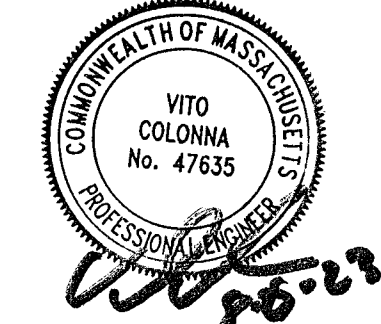
OWNER:
 86-92 BPR, LLC
 P.O. BOX 142
 SUDBURY, MA 01776

APPLICANT:
 METROLUBE REALTY LLC
 c/o ROLLINS, ROLLINS & FOX P.C.
 36 GELN AVENUE, NEWTON, MA 02459

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN
 OF
 86-92 BOSTON POST ROAD
 IN
 SUDBURY, MA

APPROVED BY:
 SUDBURY PLANNING BOARD



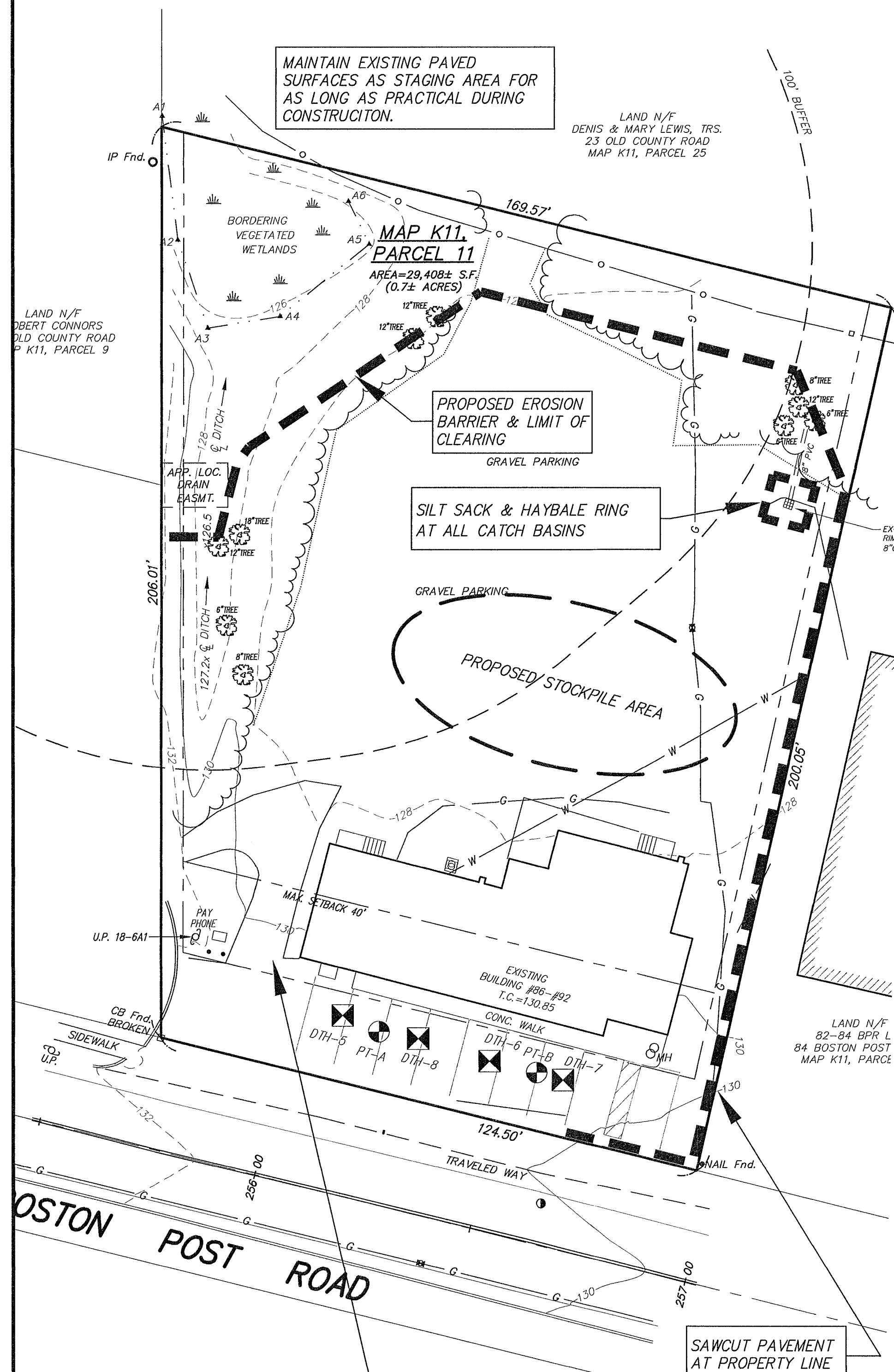
DATE: _____

| | |
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| 8-25-2023 | UPDATE UTILITIES, HOLDING TANK |
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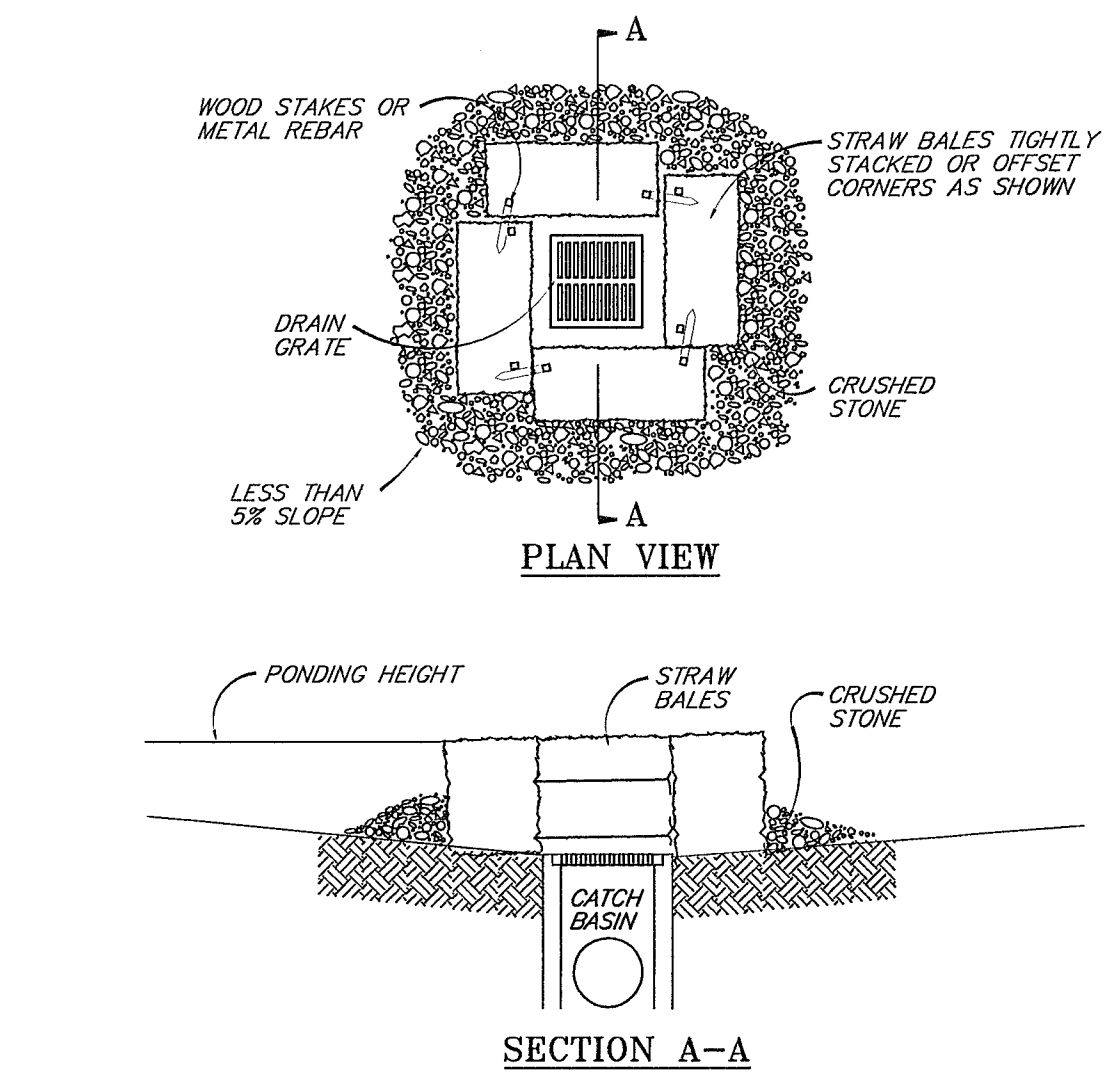
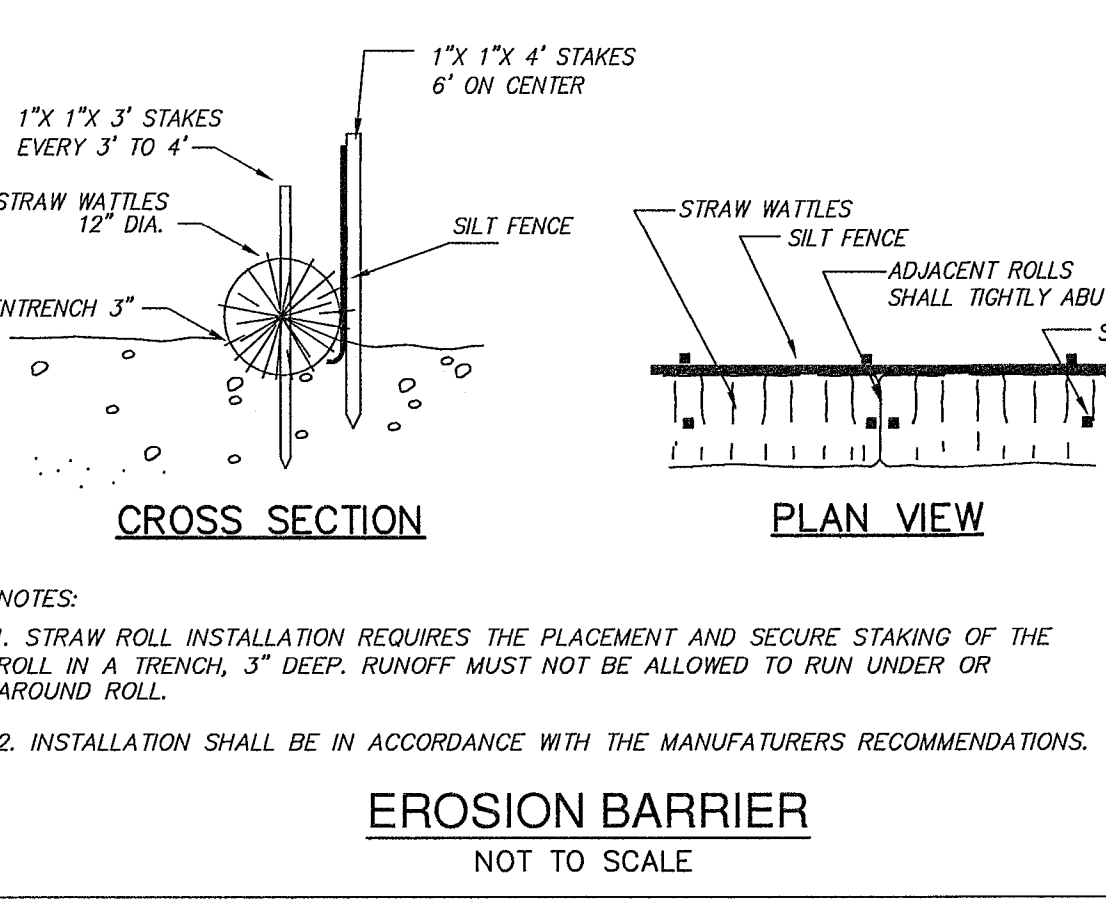
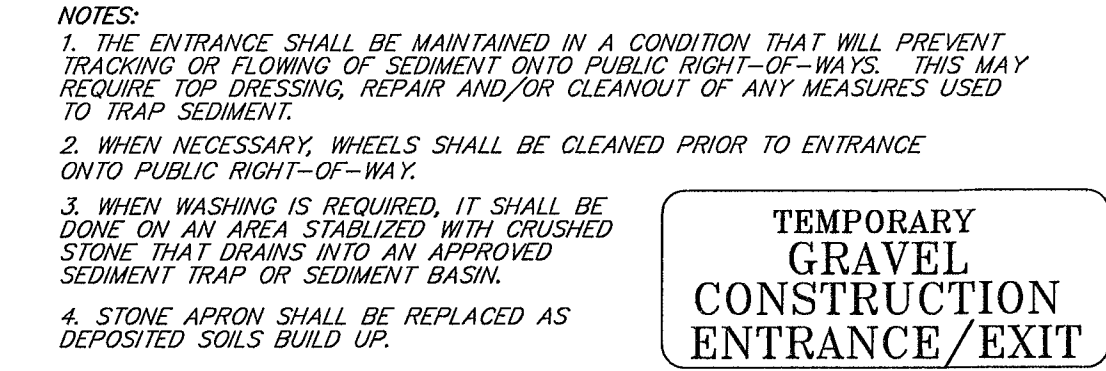
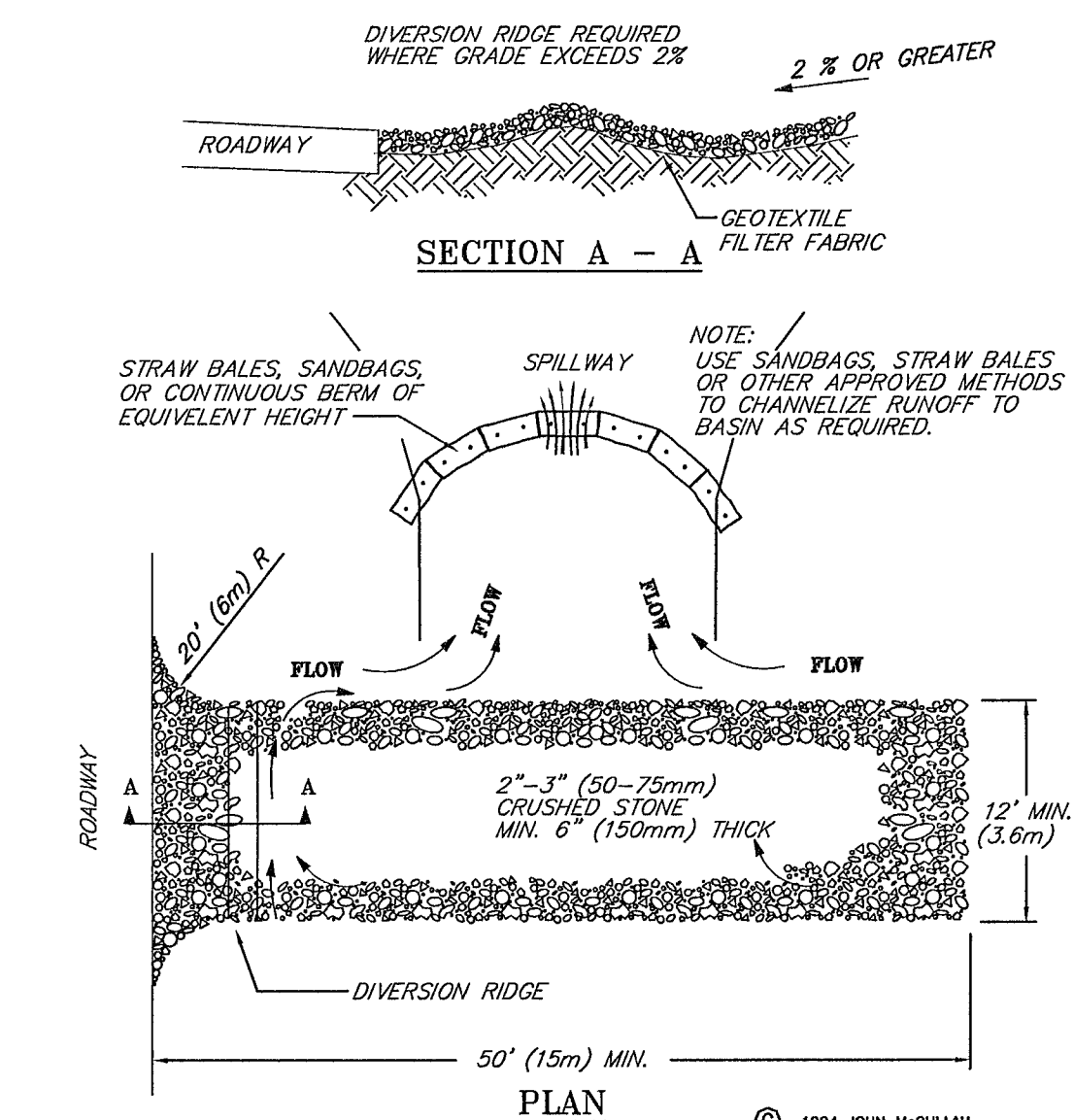
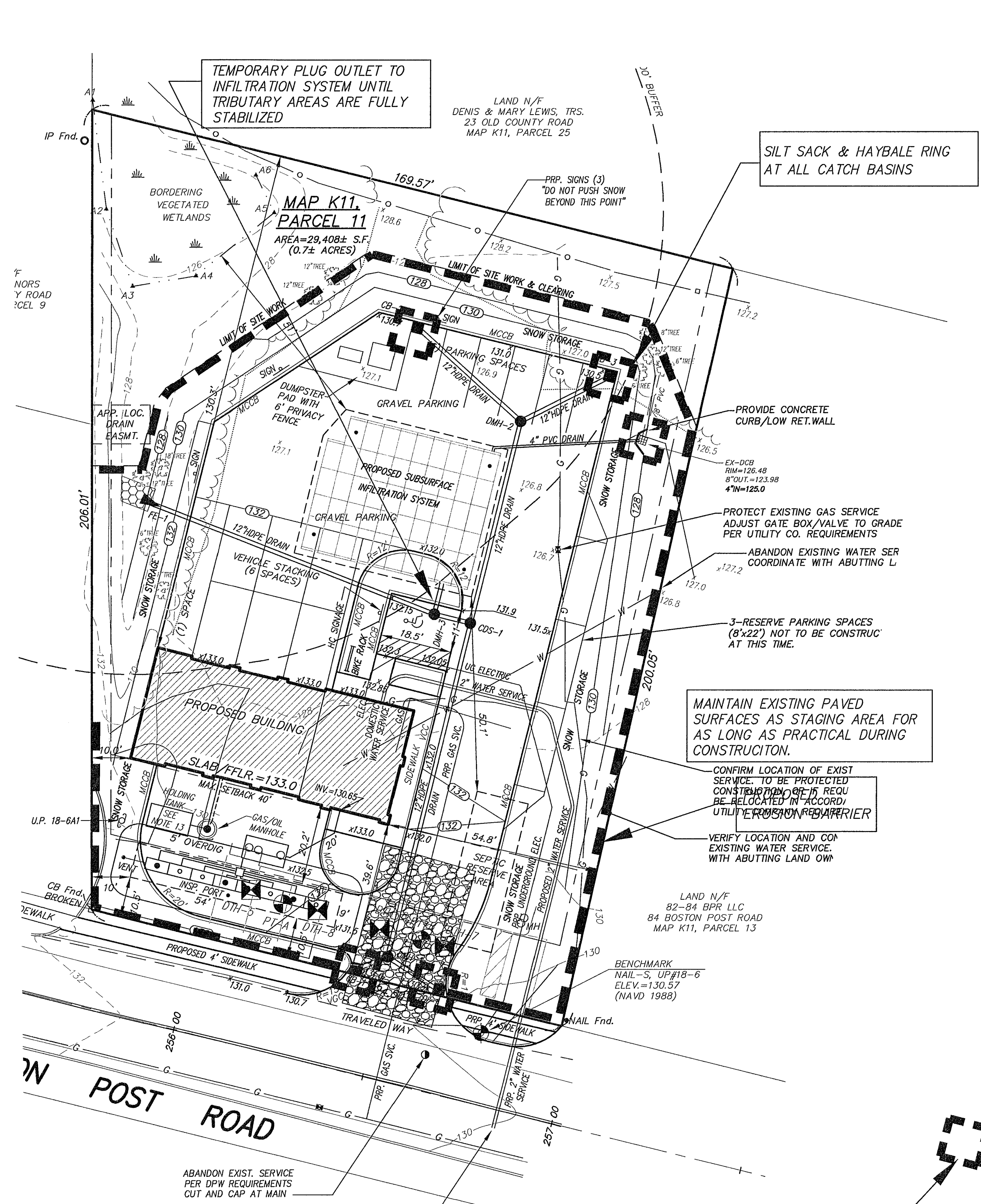
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| REVISED: | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2023 | |

CONSTRUCTION PLAN
 SCALE: 1"=20' SHEET 2 OF 6.

SITE PREPARATION PLAN



CONSTRUCTION PERIOD EROSION CONTROLS



EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS AND PERMIT CONDITIONS.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
7. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SEEDING.
8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAYBALE CORRAL AND HAYBALE CHECK DAMS SPACED 10' APART.
9. STAKED WATTLES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WATTLES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS.
10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SHEPT AT THE END OF EACH WORKING DAY.
11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH SILT SACKS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
13. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF CRUSHED STONE TO A DEPTH OF 6" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT RECEIVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.

OWNER:
86-92 BPR, LLC
P.O. BOX 142
SUDBURY, MA 01776

APPLICANT:
METROLUBE REALTY LLC
c/o ROLLINS, ROLLINS & FOX P.C.
36 GELN AVENUE, NEWTON, MA 02459

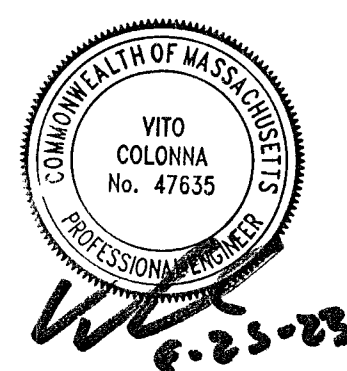
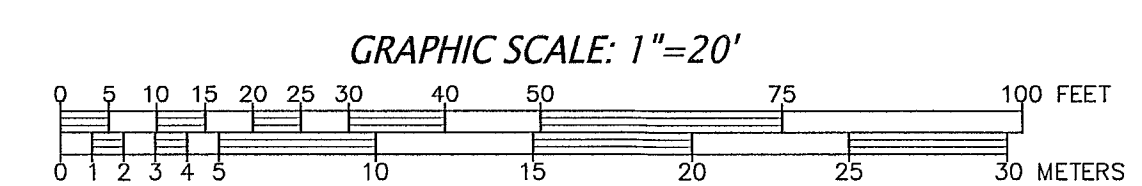
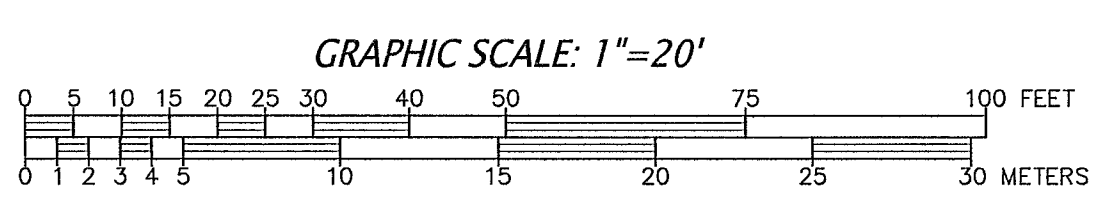
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

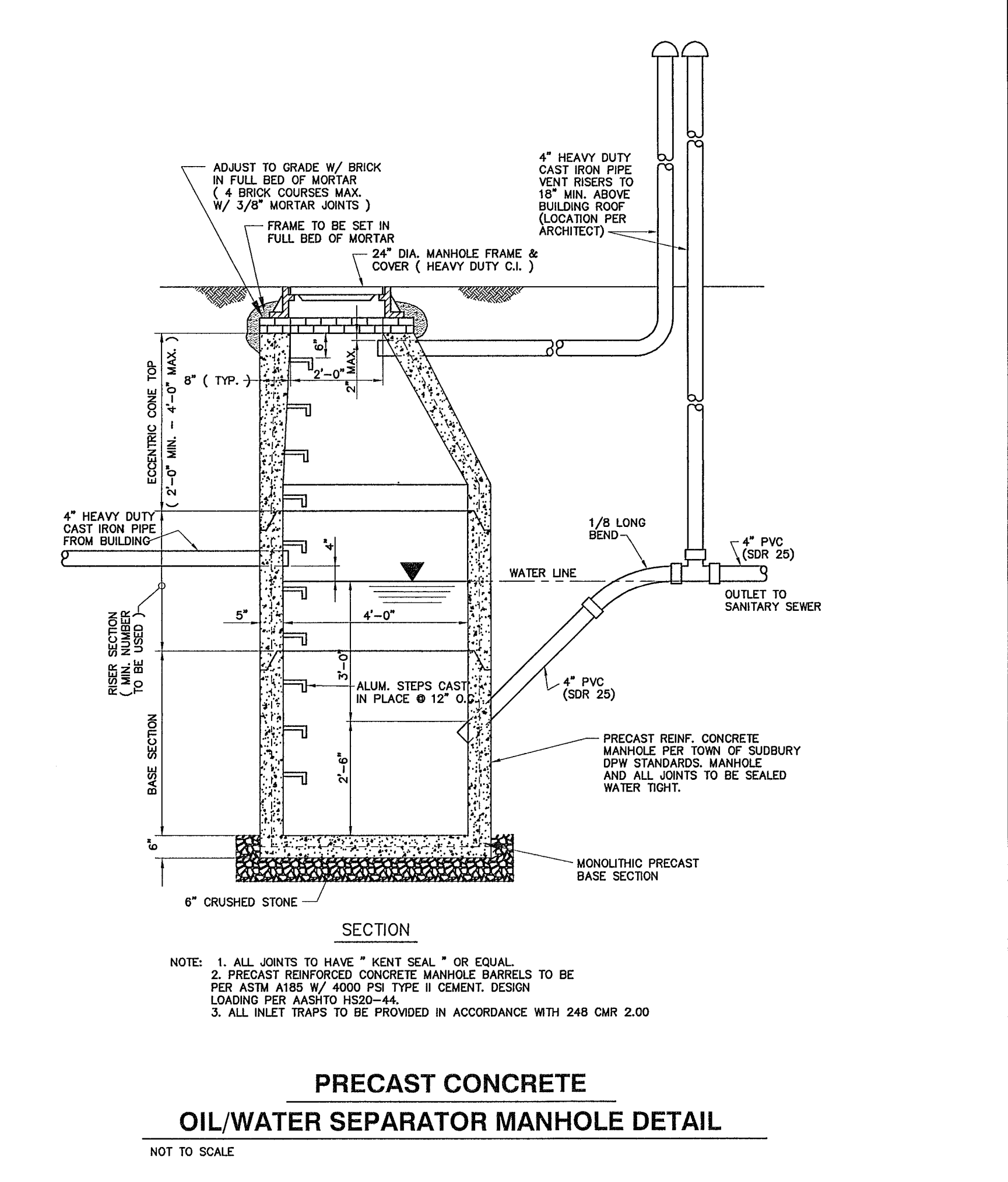
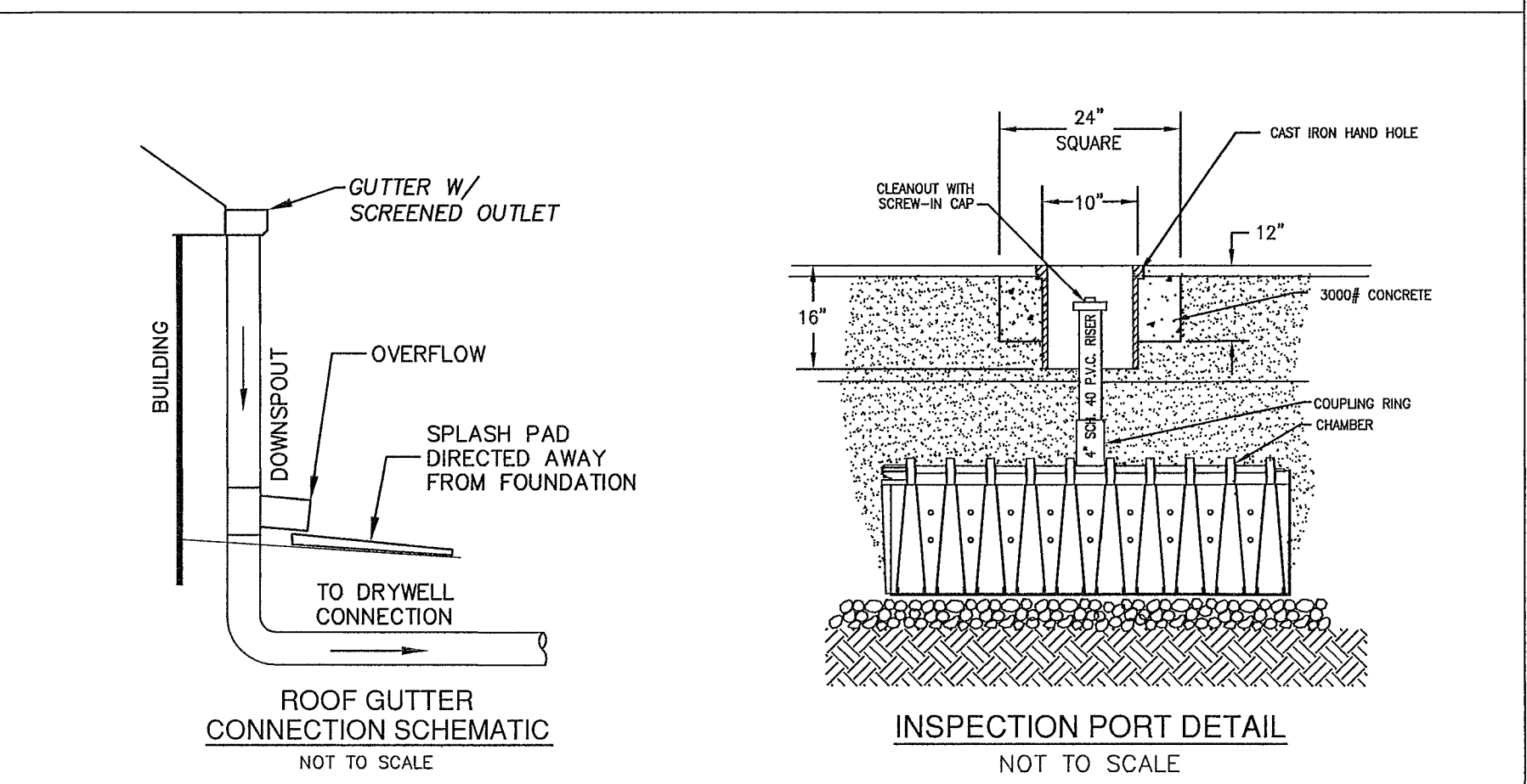
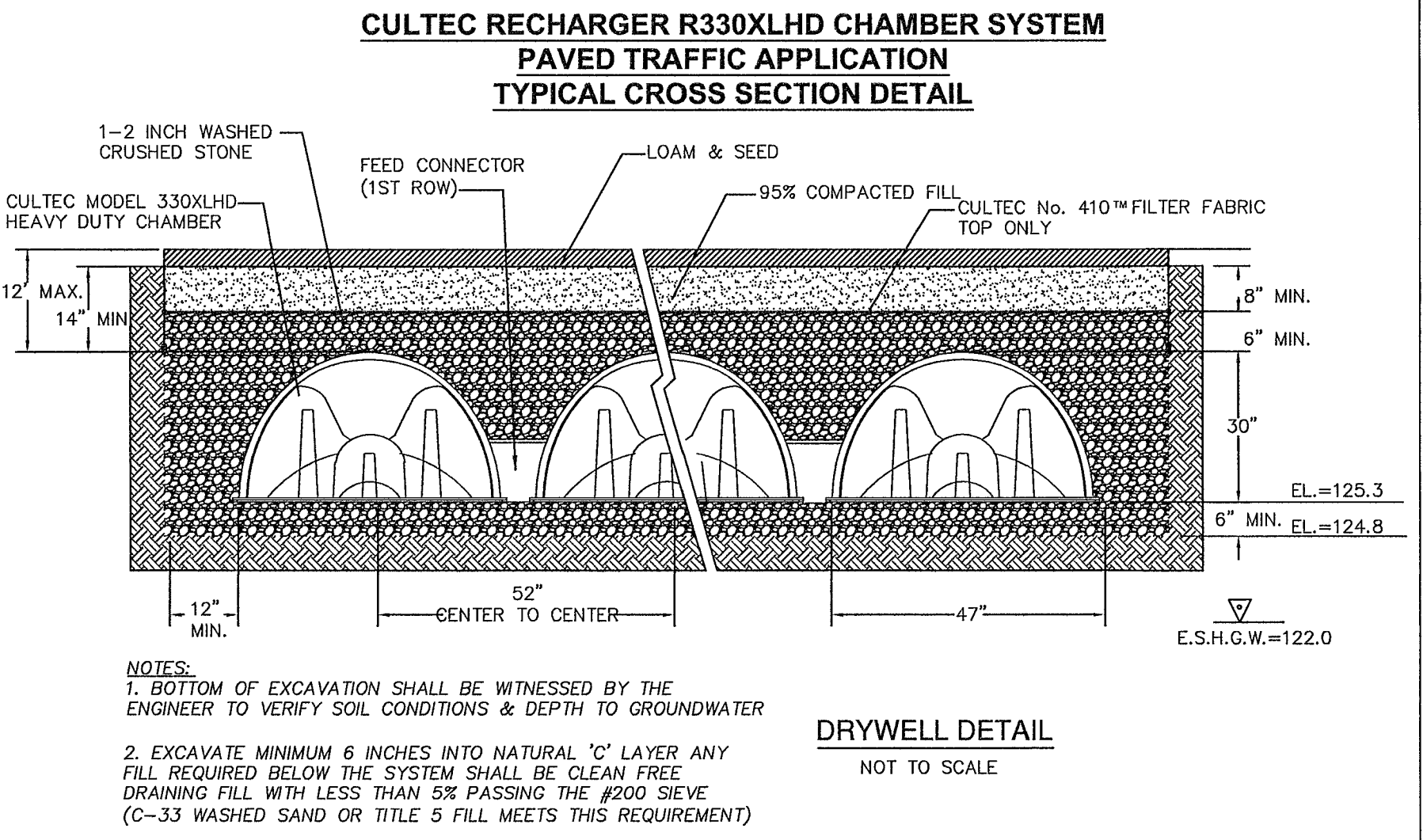
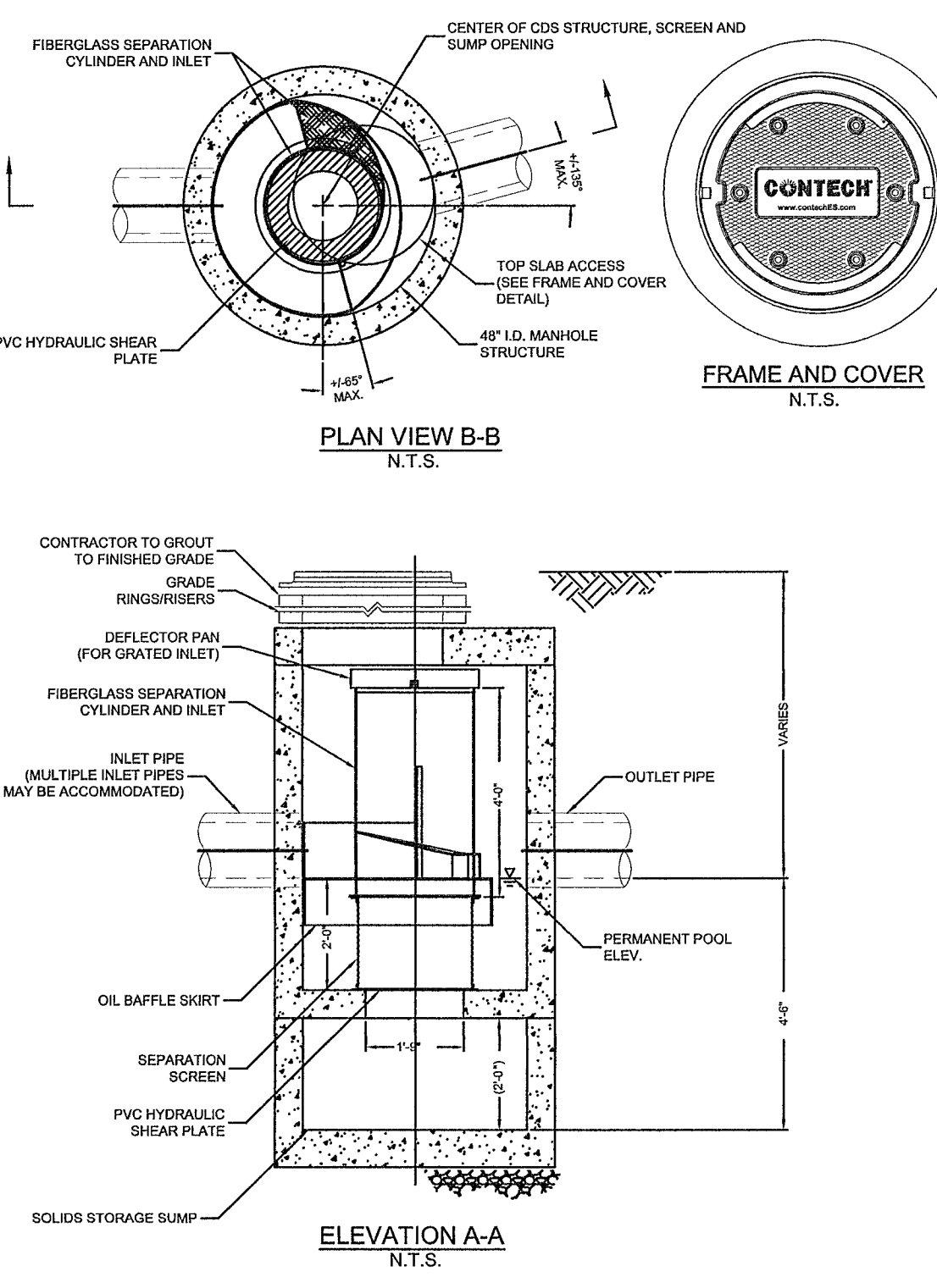
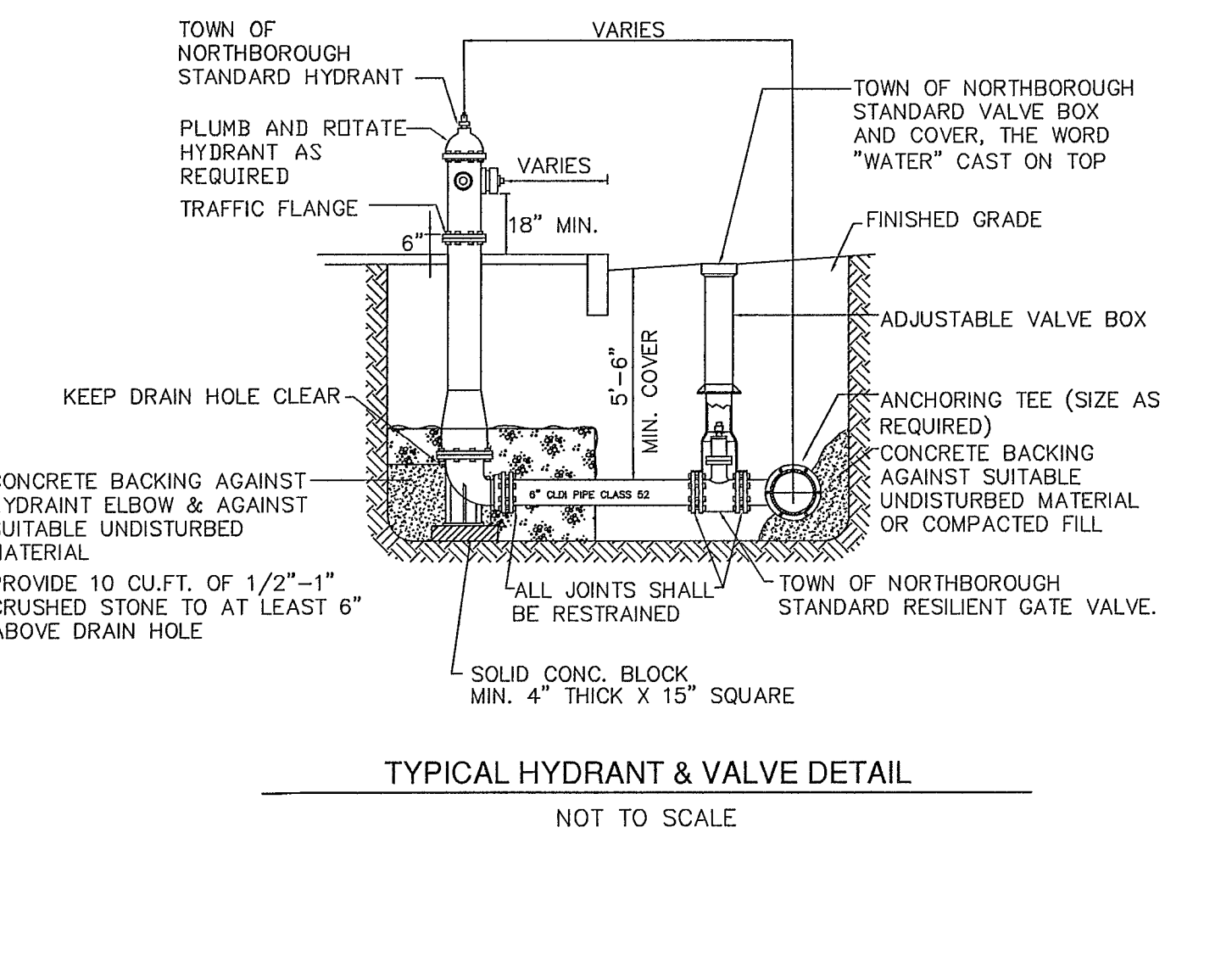
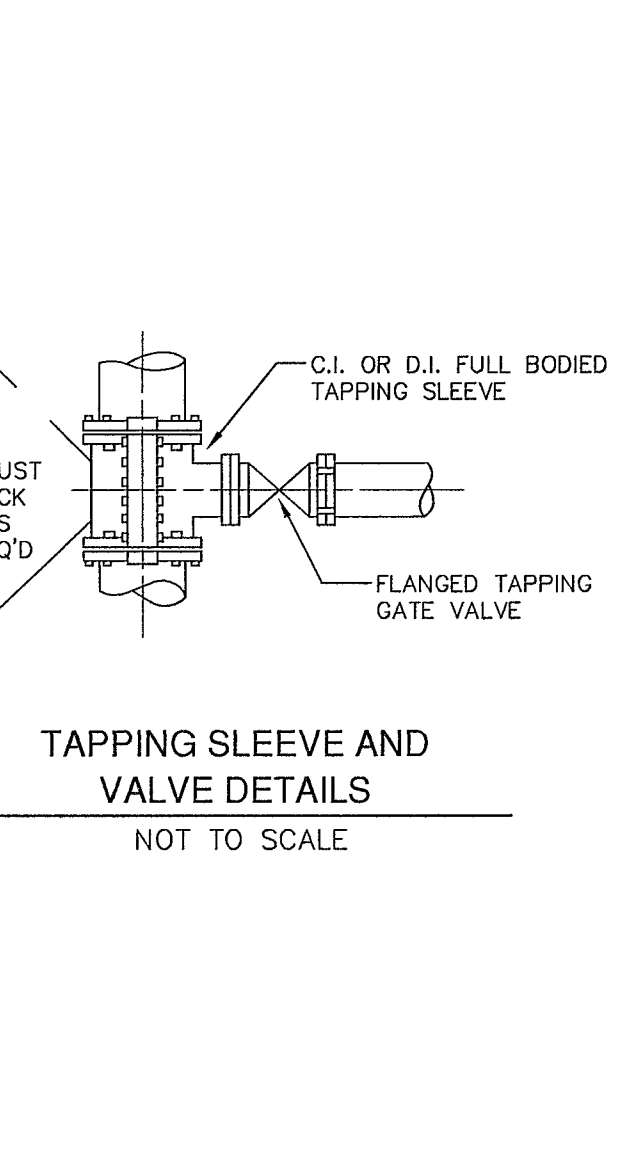
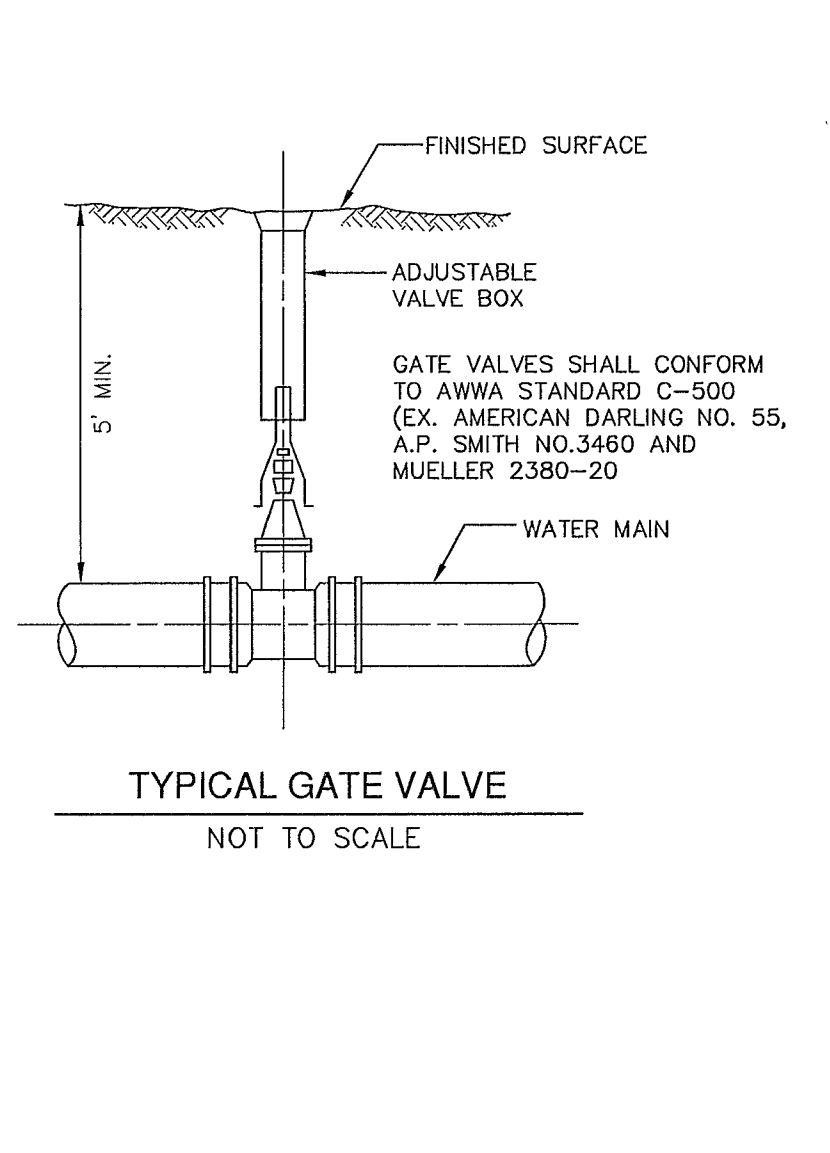
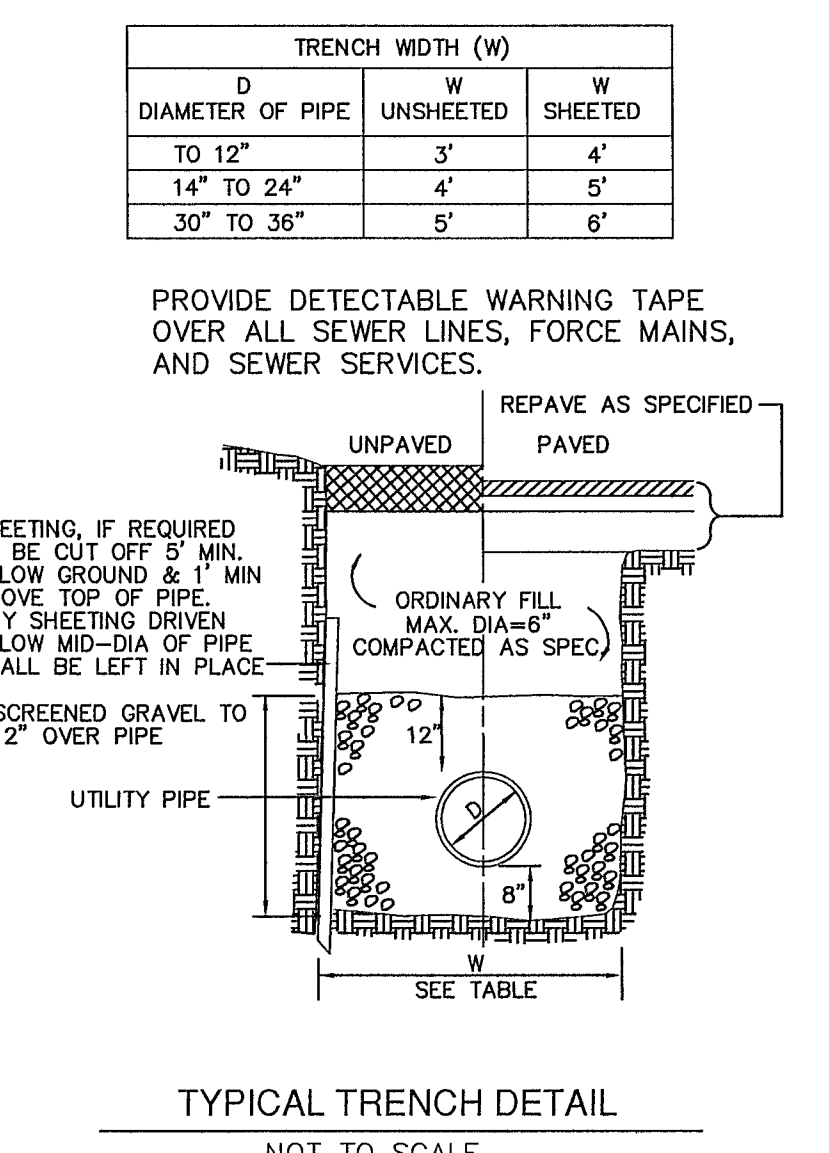
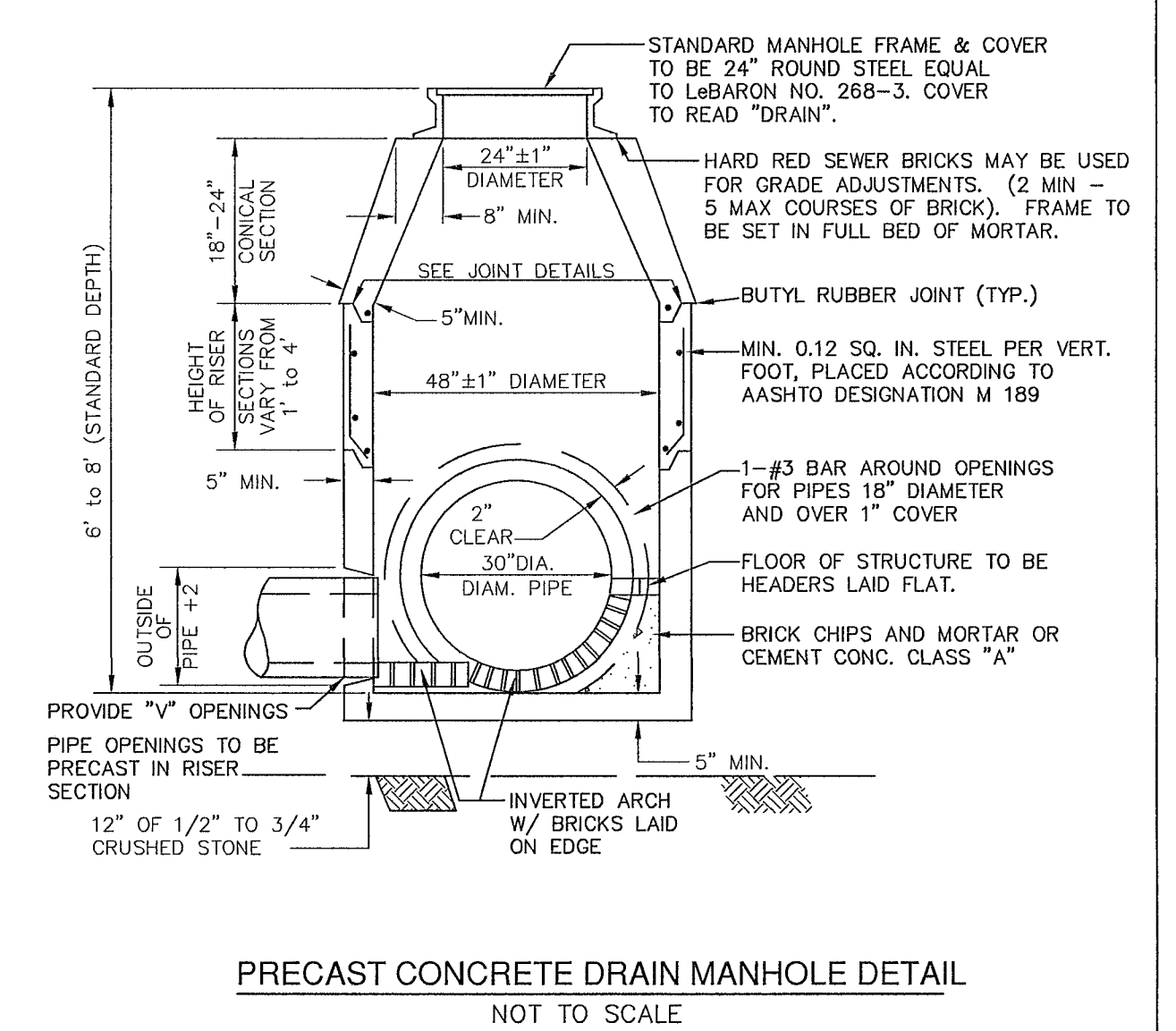
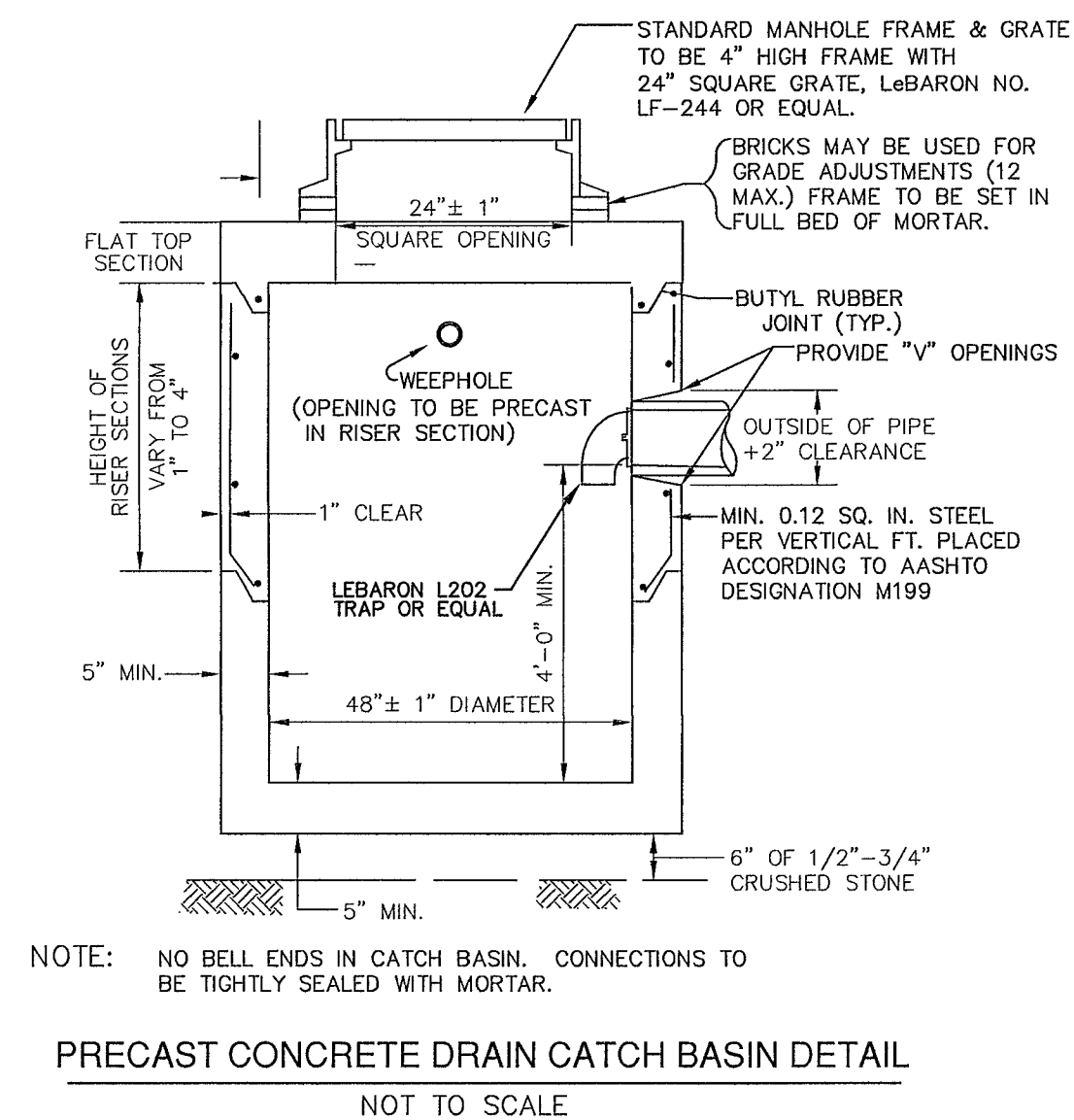
PROPOSED SITE PLAN OF 86-92 BOSTON POST ROAD IN SUDBURY, MA

| REVISION | DATE | DESCRIPTION |
|-----------|---------------------------------|-------------|
| 8-25-2023 | UPDATE UTILITIES, HOLDING TANK | |
| 7-26-2023 | CON. COMM. EDITS | |
| 6-1-2023 | SITE PLAN REVIEW APPLICATION | |
| 5-24-2023 | MISC. EDITS PER REVIEW COMMENTS | |

REVISION: _____ DESCRIPTION: _____
DRAWN BY: REM CHECK BY: VC
DATE: APRIL 12, 2023

EROSION CONTROL PLAN
SCALE: 1"=20' SHEET 4 OF 6.





APPROVED BY:
SUDBURY PLANNING BOARD

DATE: _____

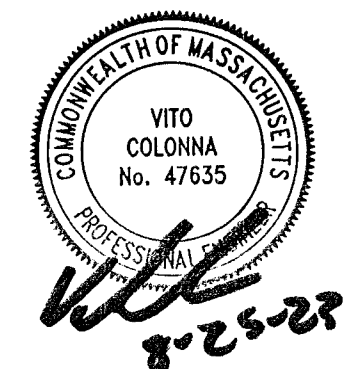
OWNER:
86-92 BPR, LLC
P.O. BOX 142
SUDBURY, MA 01776

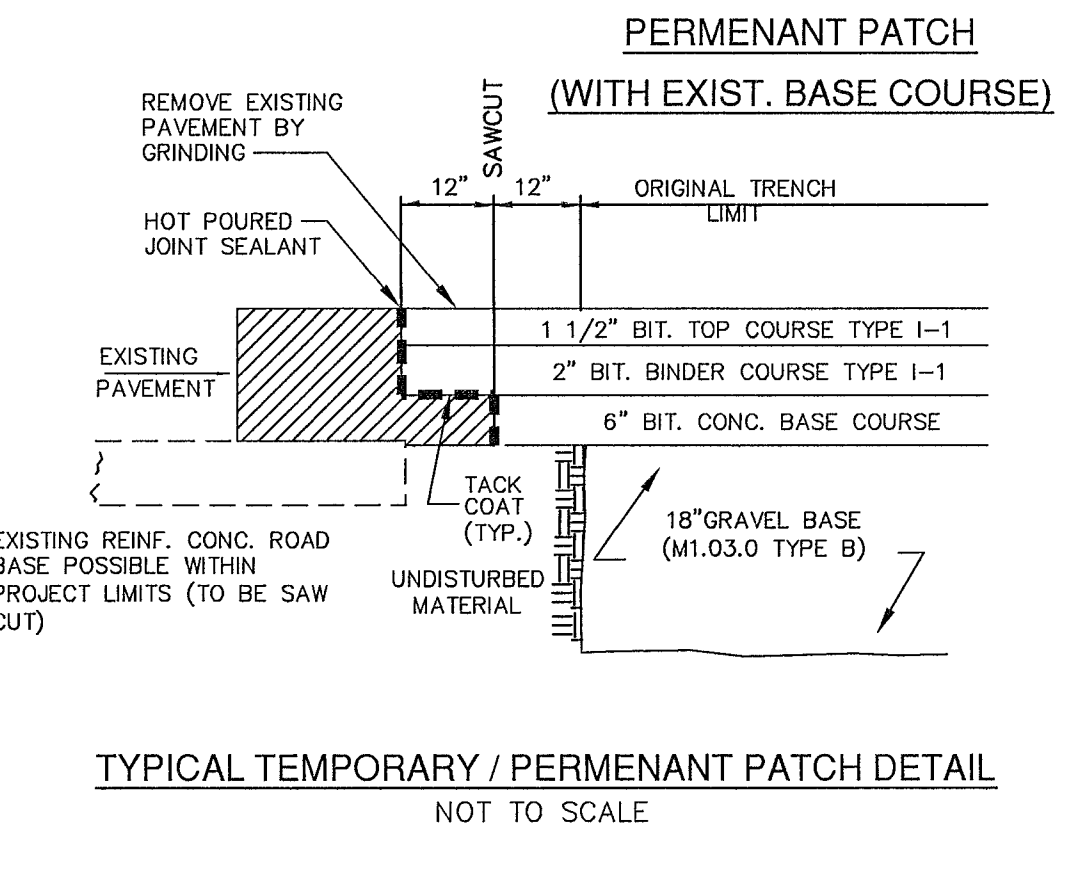
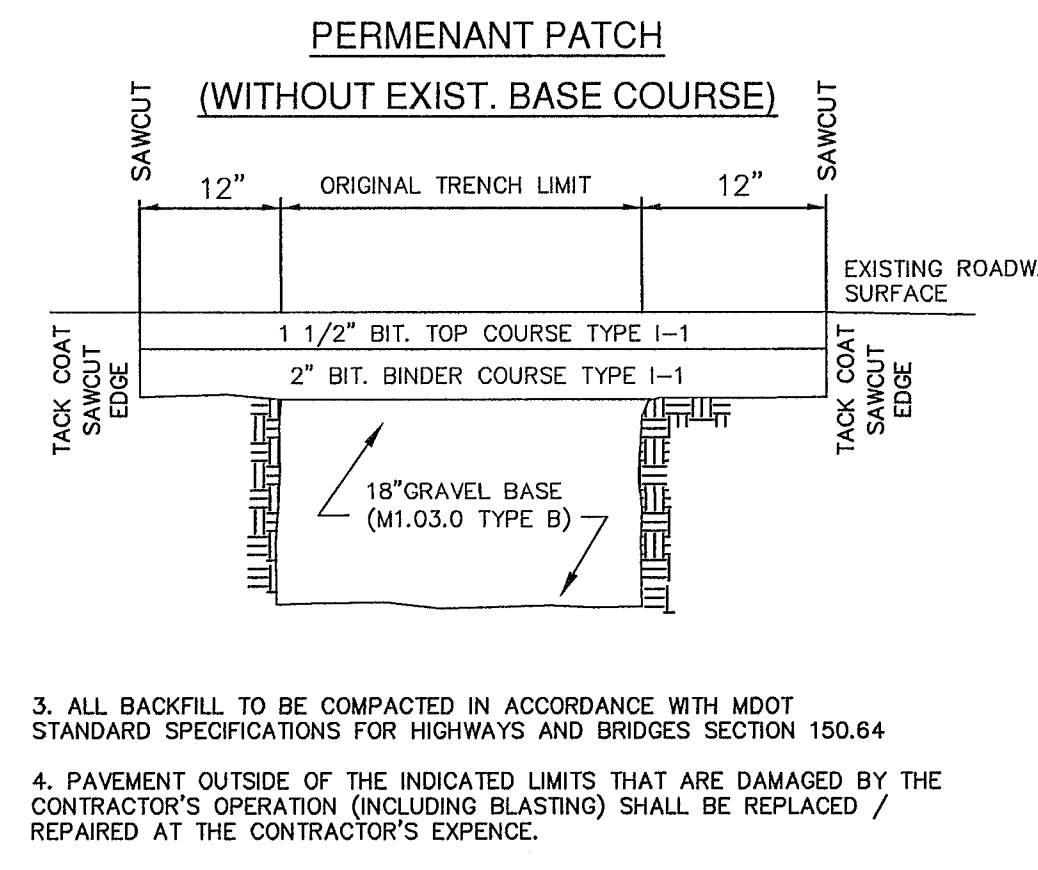
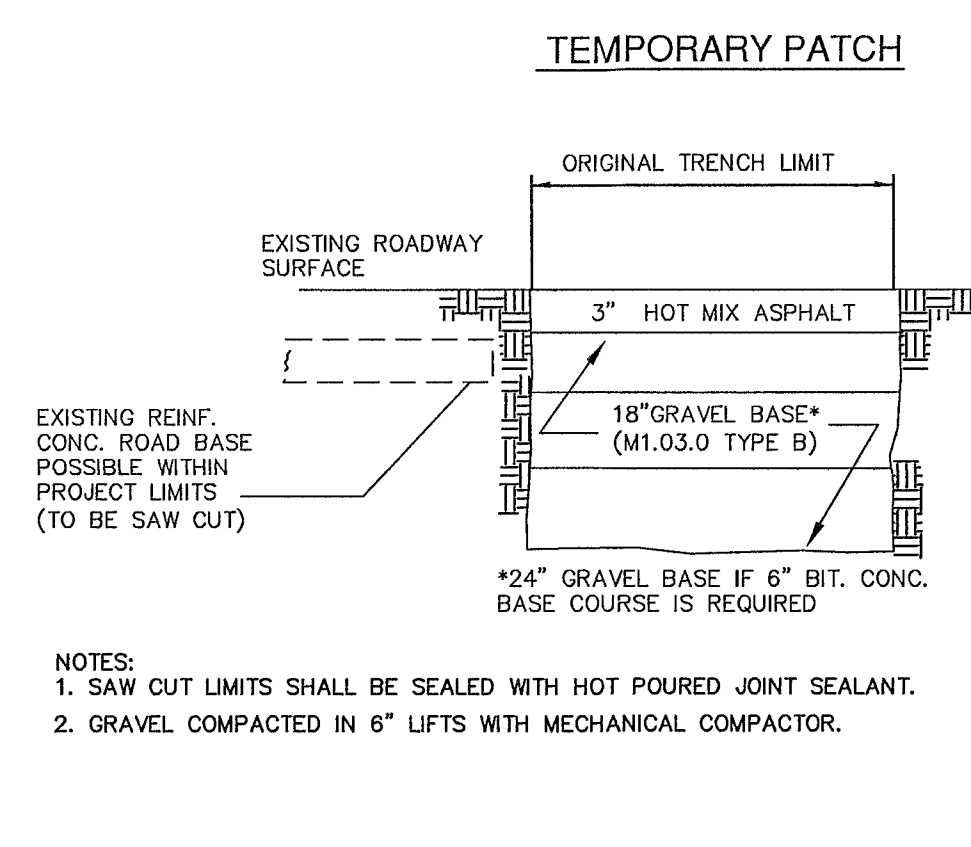
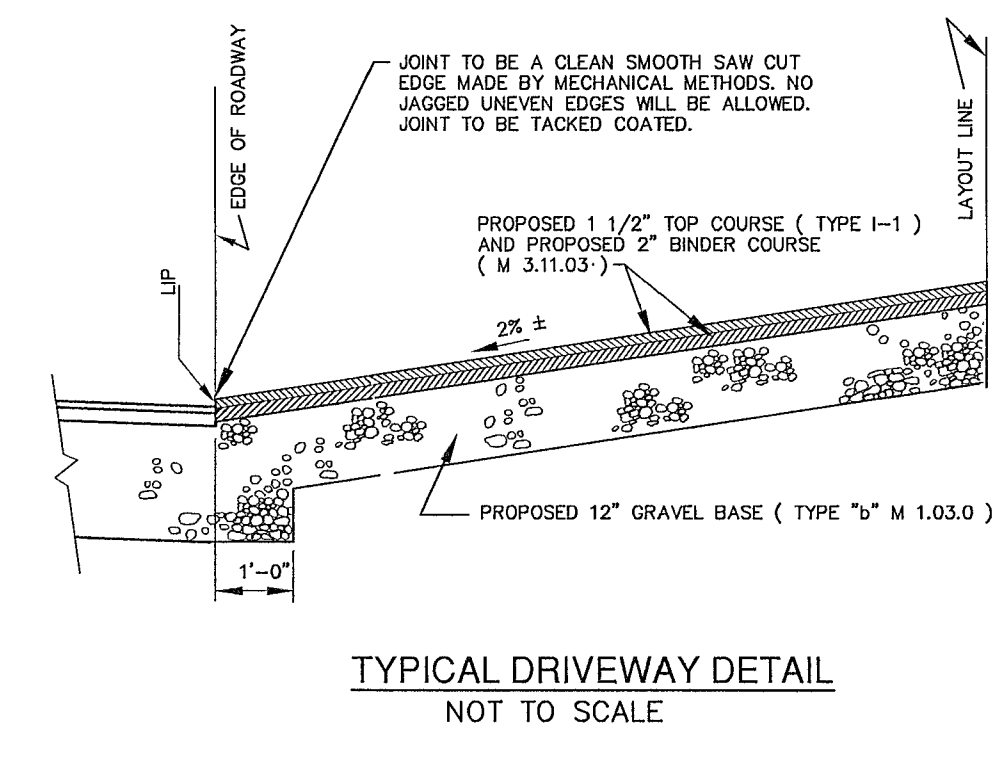
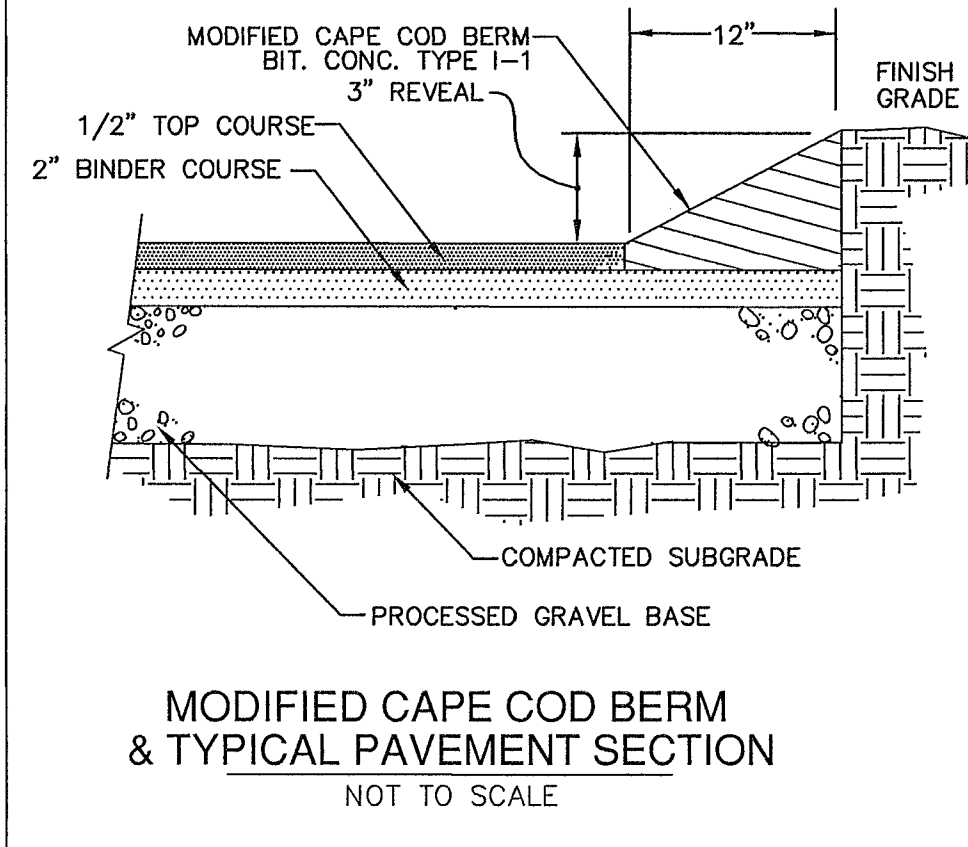
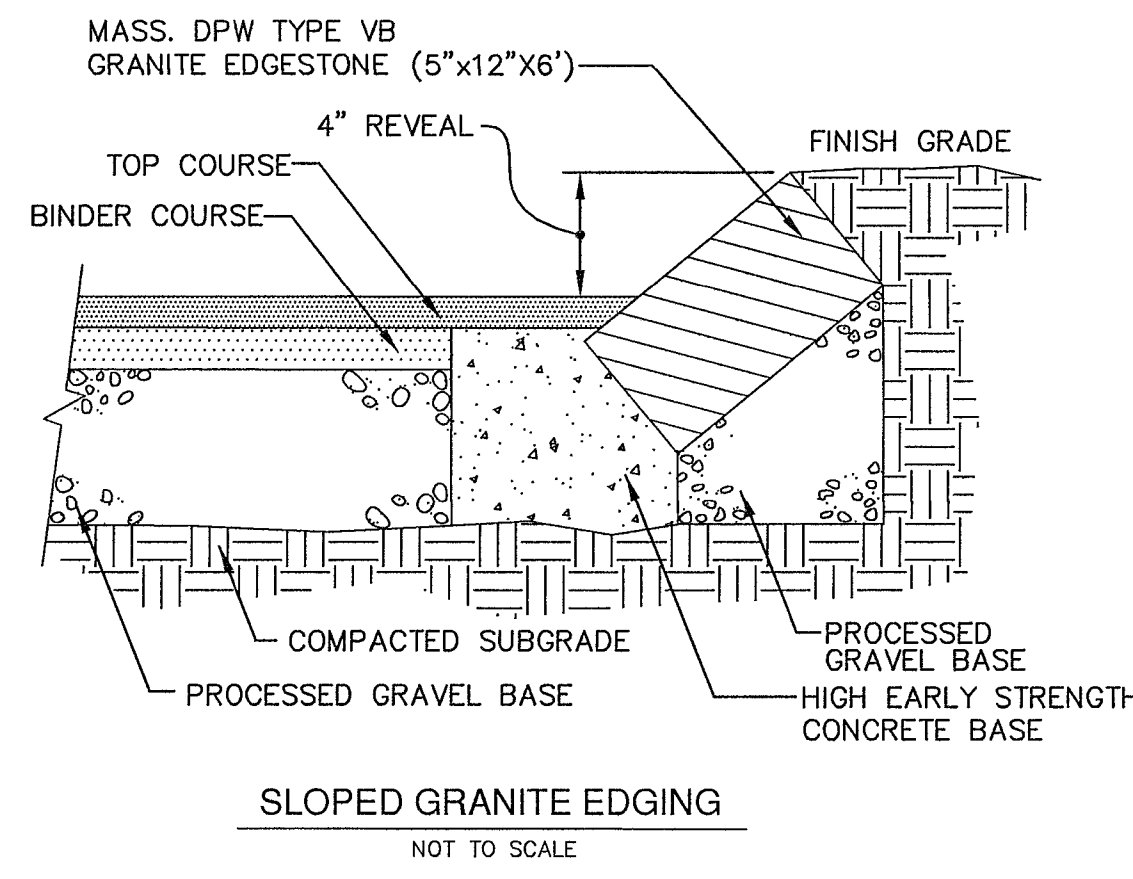
APPLICANT:
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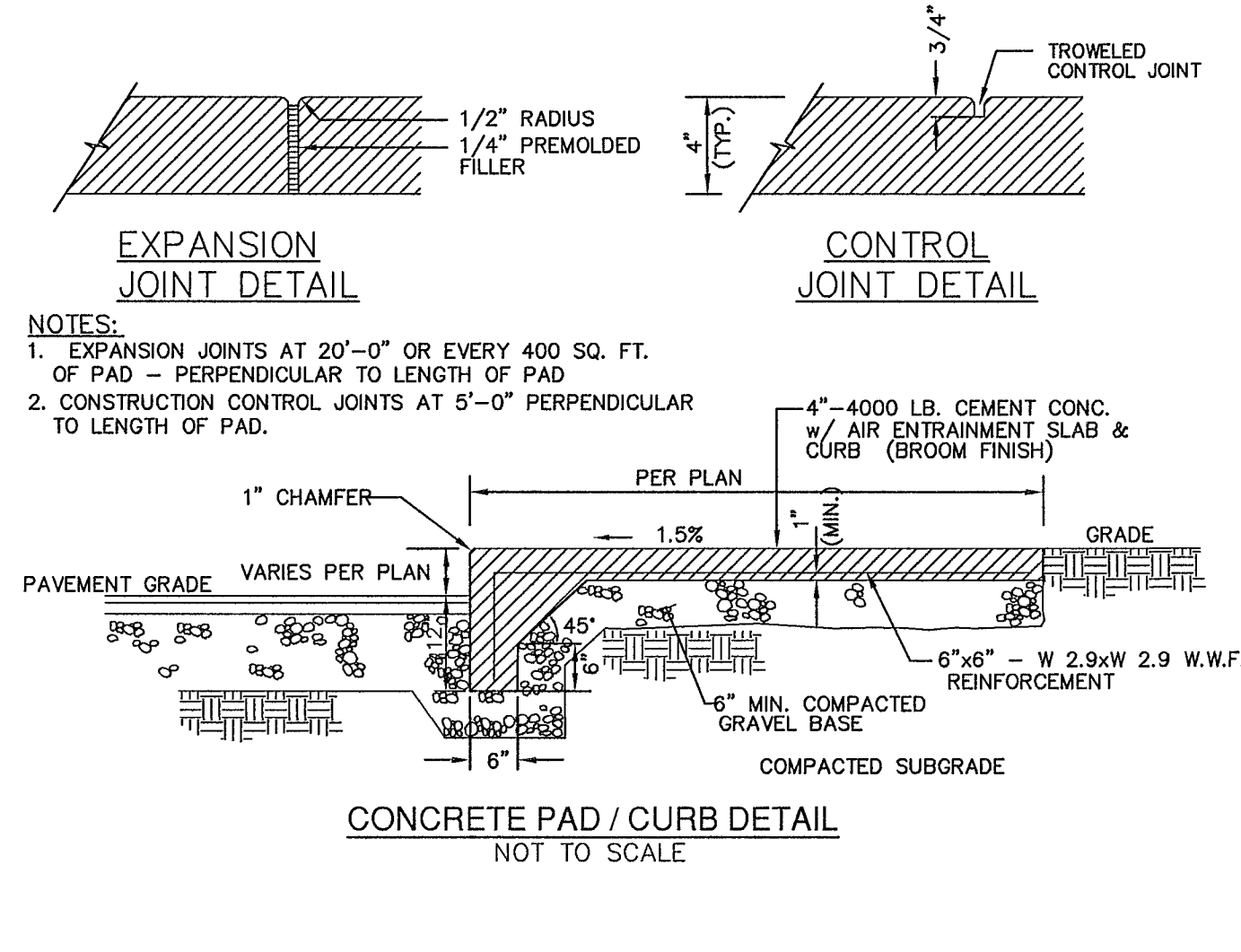
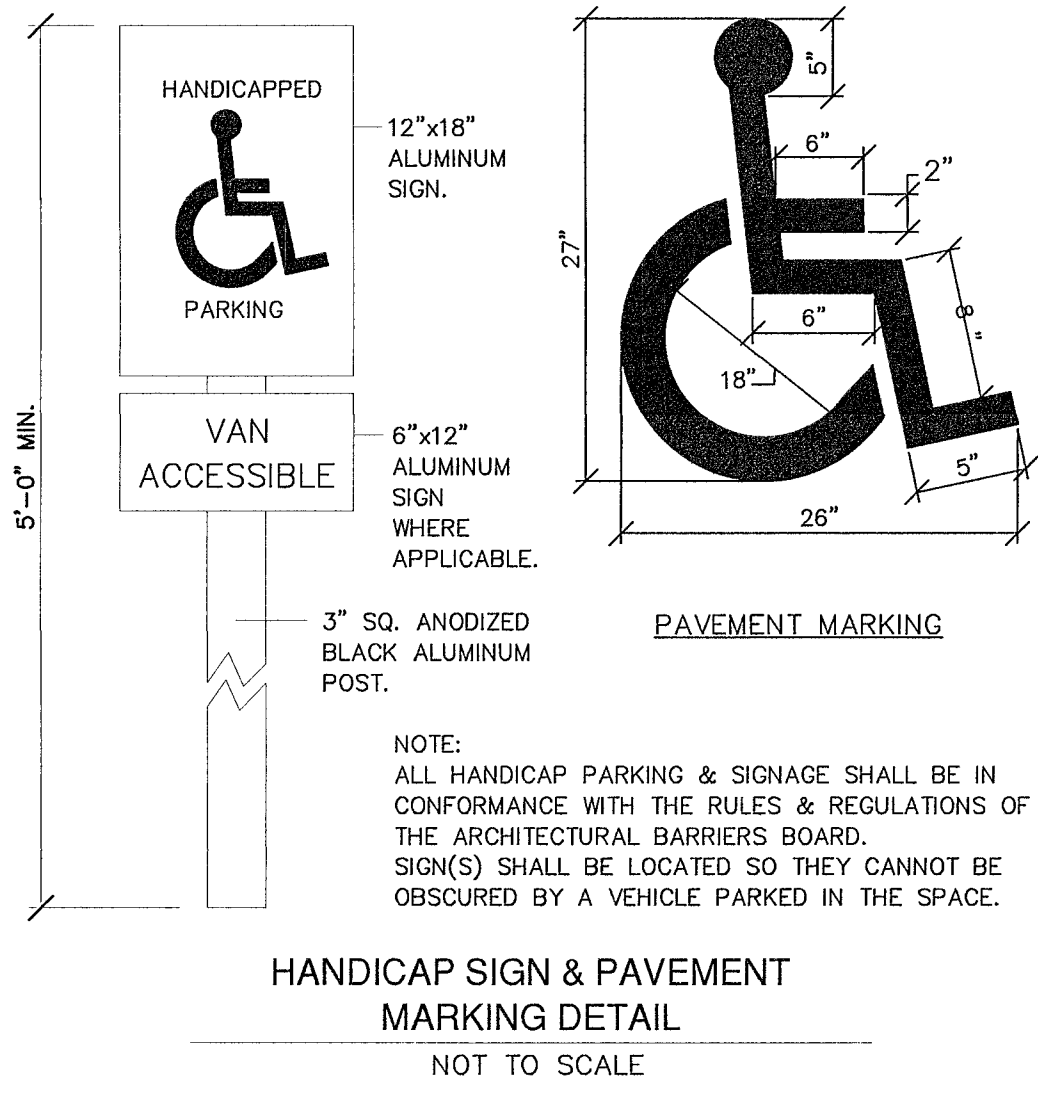
PROJECT:
PROPOSED SITE PLAN
OF
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IN
SUDBURY, MA

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| REVISED: | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2023 | |
| CONSTRUCTION DETAILS | |
| SCALE: NONE | SHEET 5 OF 6. |





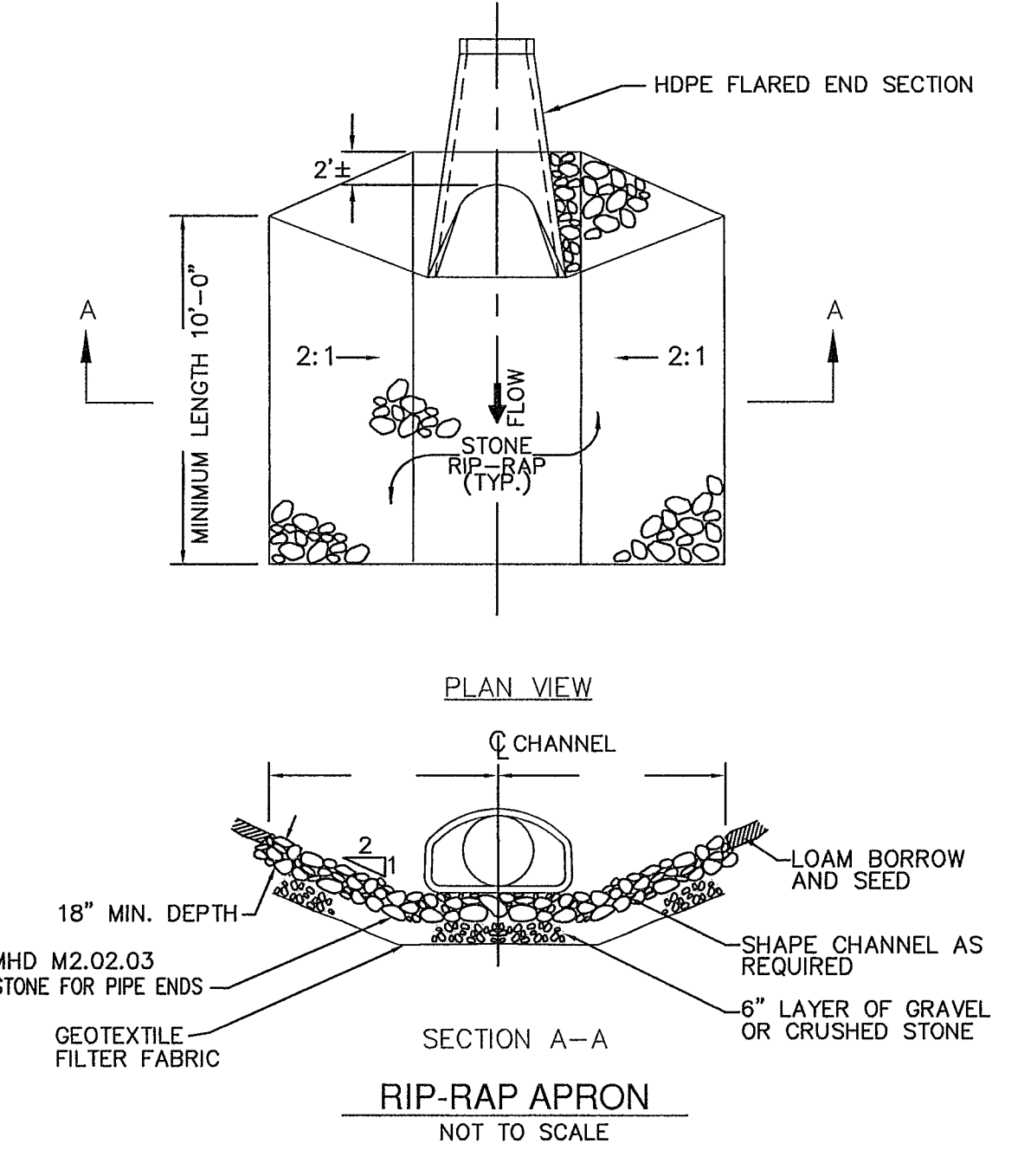
NOTES:
 1. SAW CUT LIMITS SHALL BE SEALED WITH HOT Poured JOINT SEALANT.
 2. GRAVEL COMPACTED IN 6" LIFTS WITH MECHANICAL COMPACTOR.
 3. ALL BACKFILL TO BE COMPACTED IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION 150.64
 4. PAVEMENT OUTSIDE OF THE INDICATED LIMITS THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATION (INCLUDING BLASTING) SHALL BE REPLACED / REPAIRED AT THE CONTRACTOR'S EXPENSE.



NOTES:
 1. EXPANSION JOINTS AT 20'-0" OR EVERY 400 SQ. FT. OF PAD - PERPENDICULAR TO LENGTH OF PAD
 2. CONSTRUCTION CONTROL JOINTS AT 5'-0" PERPENDICULAR TO LENGTH OF PAD.

APPROVED BY:
 SUDBURY PLANNING BOARD

DATE: _____



OWNER:
 86-92 BPR, LLC
 P.O. BOX 142
 SUDBURY, MA 01776

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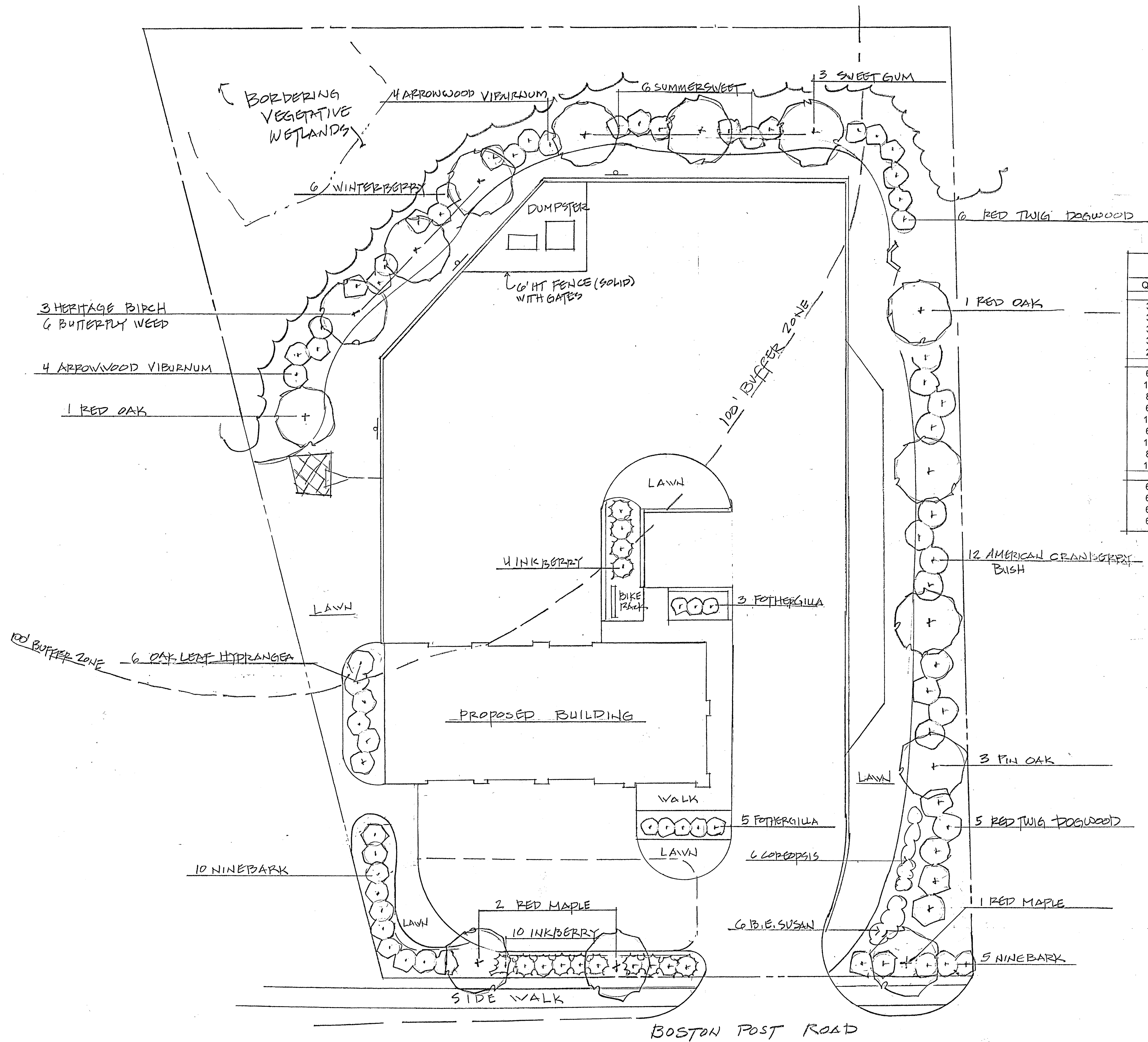
PROJECT:
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REVISED: _____ DESCRIPTION: _____
 DRAWN BY: REM CHECK BY: VC
 DATE: APRIL 12, 2023

CONSTRUCTION DETAILS
 SCALE: NONE SHEET 6 OF 6.





- PROJECT NOTES:**
1. Fence shall be 6' High Concord Solid Fence with Straight Top w/ 1x2 Dado Cap. Pressure Treated Posts 5"x5" as manufactured by Colonial Fence, 32 Pine St. Norfolk, MA or approved equal.
 2. Lawns and all disturbed areas shall receive 3" loam & seed. Seed shall be New England Conservation Mix by New England Wetland Plants, South Hadley, MA
 3. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect. Plants shall be balled and burlap or container grown.
 4. Plant beds to receive 3-inch min. depth of shredded bark mulch. Contractor to submit bark samples for approval.
 5. Plants shall be guaranteed for 1-year after installation.

| PLANT LIST | | | |
|--------------------|------------------------------|-------------------------|-----------|
| 7/18/2023 | | | |
| Qty | Latin Name | Common Name | Size |
| SHADE TREES | | | |
| 3 | Acer rubrum | Red Maple | 2.5" Cal. |
| 3 | Betula papyrifera 'Heritage' | Heritage Birch | 12' Ht. |
| 3 | Liquidambar styraciflua | Sweetgum | 2.5" Cal. |
| 3 | Quercus palustris | Pin Oak | 2.5" Cal. |
| 2 | Quercus rubra | Red Oak | 2.5" Cal. |
| SHRUBS | | | |
| 6 | Clethra alnifolia | Summersweet | 5 Gallon |
| 12 | Cornus sericea | Red Twig Dogwood | 5 Gallon |
| 8 | Fothergilla gardenii | Dwarf fothergilla | 5 Gallon |
| 6 | Hydrangea quercifolia | Oakleaf Hydrangea | 6 Gallon |
| 4 | Ilex Glabra | Inkberry | 7 Gallon |
| 6 | Ilex verticillata | Winterberry | 5 Gallon |
| 15 | Physocarpus opulifolius | Eastern Ninebark | 7 Gallon |
| 8 | Viburnum dentatum | Arrowwood Viburnum | 5 Gallon |
| 12 | Viburnum trilobum | American Cranberry Bush | 5 Gallon |
| PERENNIALS | | | |
| 6 | Asclepias tuberosa | Butterfly milkweed | 1 Gallon |
| 6 | Coreopsis lanceolata | Lanceleaf coreopsis | 1 Gallon |
| 6 | Rudbeckia hirta | Black eyed Susan | 1 Gallon |
| 6 | Geranium x 'Rozanne' | Rozanne' Cranesbill | 1 Gallon |



Landscape Plan

86-92 Boston Post Road, Sudbury, MA

Design By:
Steven G. Cosmos
 Registered Landscape Architect
 Cosmosia33@gmail.com
 508.654-6847
 REVISED 7/17/23
 May 2023
 Scale 1" = 10'