



To: Town of Sudbury

Date: June 23, 2016

Memorandum

Project #: 13125.01

From: Karen Staffier, PE

Re: Avalon Sudbury
Comprehensive Permit
Site Plan Revisions

In general, changes to the Avalon Sudbury Site Plans issued for Comprehensive Permit from the set issued on January 20, 2016 to the set issued on June 20, 2016 include:

- Removal of "Preliminary Subdivision Plan" and renumbering of all plan sheets. Information regarding the proposed subdivision can now be found on the Definitive Subdivision "New Street Name" Plan set prepared by VHB dated May 20, 2016.
- Overall Site Plans
 - Added ghosted line work of proposed project on other portions of the property for context
 - Updated information provided in project charts, as applicable for updated site plan layout and subdivision lotting
- Layout and Materials Plans
 - In response to abutter feedback, buildings T7 & T8 reduced from 5 units each to 4 units each, shifting the northern edge of Building T8 so that it is more than 50' away from the rear property line
 - Building G changed from 8 units to 10 units, to account for the 2 units lost in Buildings T7 & T8. Surrounding buildings shifted south accordingly, to accommodate new building footprint.
 - Provided additional detail regarding traffic control signage
 - Indicated the general location of accessible curb ramps and accessible parking spaces
 - Added mail kiosk and bicycle shelter locations
 - Indicated the general location of way finding signs
 - Relocated the Maintenance building
 - Indicated the general location of the proposed waste water treatment plant buildings
 - Indicated the general bus shelter location
 - Indicated the general location of the tot lot
 - Shifted all buildings along the western property line (Buildings T4 – T8) east, farther away from the property line to allow for additional plantings
 - Added proposed wall and stockade fence along the northern property line for screening
 - Rotated the pool area by 90 degrees to allow for a larger green space, as requested by the Town

- Grading, Drainage and Erosion Control Plans
 - Responded to stormwater peer review comments
 - Added "off-grading" in non-paved areas
 - Added rim, invert, and pipe sizing information to drainage infrastructure
 - Added contour and rip rap information at bio-retention areas
 - Added sewer manhole rim elevations
 - Added sizing information form subsurface infiltration system and water quality units
 - Added preliminary contours for wastewater treatment plant leaching field
- Utility Plans
 - Added sewer rim and invert info
 - Added potential irrigation well locations
 - Provided "Typical Building Utility Connection"
 - Added approximate location of leaching fields for wastewater treatment plant
 - Added water stub for connection to future water line in road along northern property line
- Planting Plans
 - Refined planting plan in consideration of underground utilities, light poles, pedestrian access, and long term maintenance
 - Increased density of plantings behind buildings along western property line (Building T4-T8)
 - Modification of plantings north of pool to allow for an "open green space" in the central green
- Details
 - Generally added additional details to provide further detail including but not limited to:
 - Site lighting
 - Signage
 - Drainage