

Meadow Walk Sudbury

526 & 528 Boston Post Road
Sudbury, Massachusetts

Proposed Grocery Store

*Continuation of Presentation to
The Planning Board*

March 30, 2016

Agenda

Stormwater Presentation

- Project Benefits and Overall Approach
- Existing Drainage Conditions
- Proposed Master Plan Drainage Conditions
- Grocery Store Stormwater Design
- Peer Review
- Q&A

Project Benefits



- Protect Environmental Resources On and Off-Site
 - Wetlands
 - Underlying Aquifer / Zone II
- Increase Open Space / Reduction of Impervious Cover
 - Reduce Stormwater Rates and Volumes
 - Increase Recharge
- Implement new systems and BMPs per DEP and Sudbury Stormwater Regulations
- Control Erosion During Construction
- Maintain System for the Long Term

Project Approach



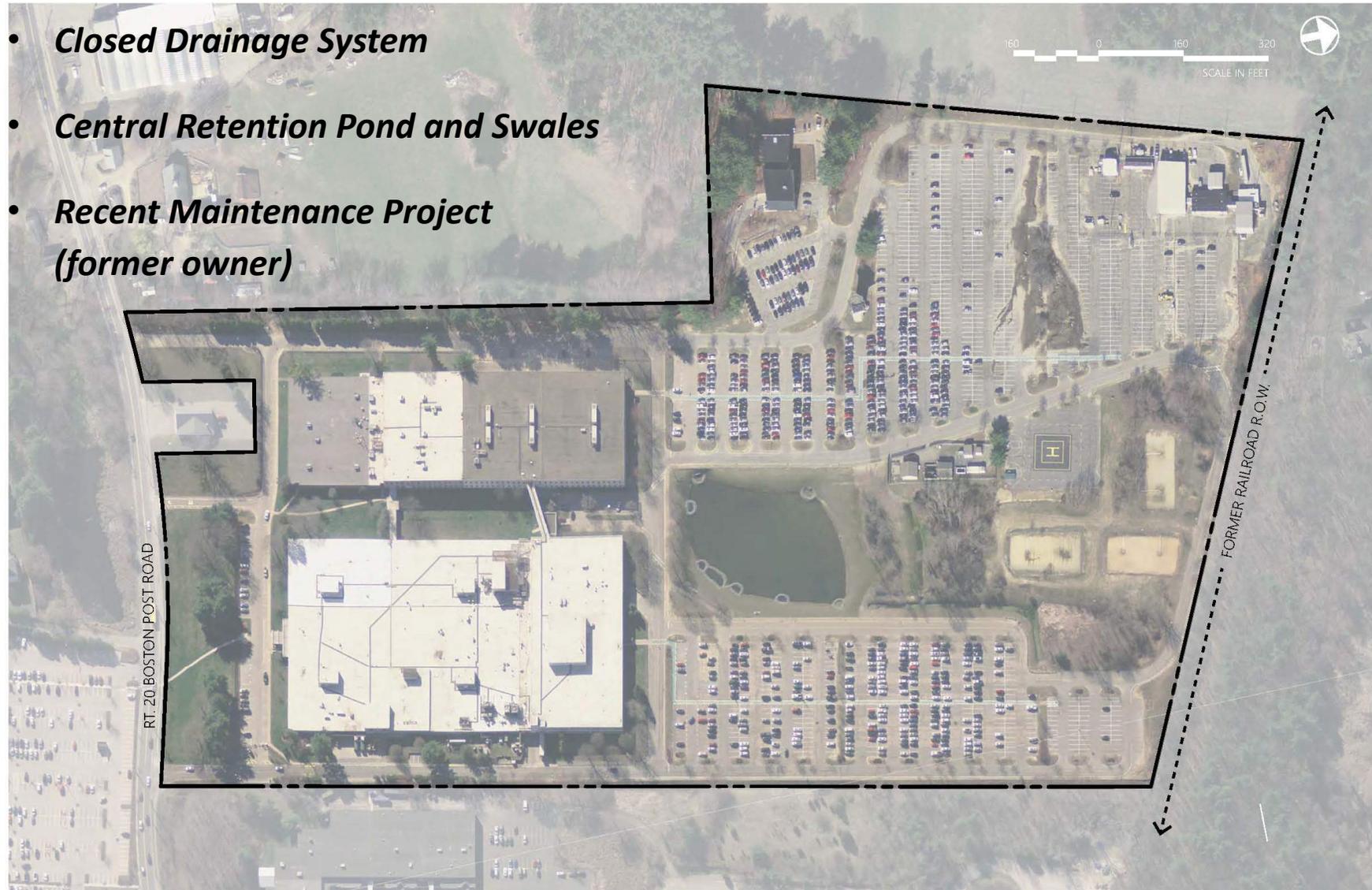
- Stormwater Master Plan
 - Presents a Hydrologic Model for the Entire Project (Existing and Proposed Conditions)
 - Identifies Proposed Conditions Watersheds and Impervious Coverage
 - Documents Reduction of Stormwater Rates and Volumes for Full Build-out (DEP Standard 2)
 - Documents Compliance with the Recharge Requirement (DEP Standard 3)
 - Presents an Approach for Compliance with Remaining Standards
 - Creates a Roadmap for Ease of Review of the Detailed Design for Individual Phases
- Individual Phase Stormwater Management Reports
 - Documents Consistency with the Stormwater Master Plan
 - Presents Detailed Calculations for Phase-Specific Design
- Grocery Store Stormwater Management Report

Existing Conditions

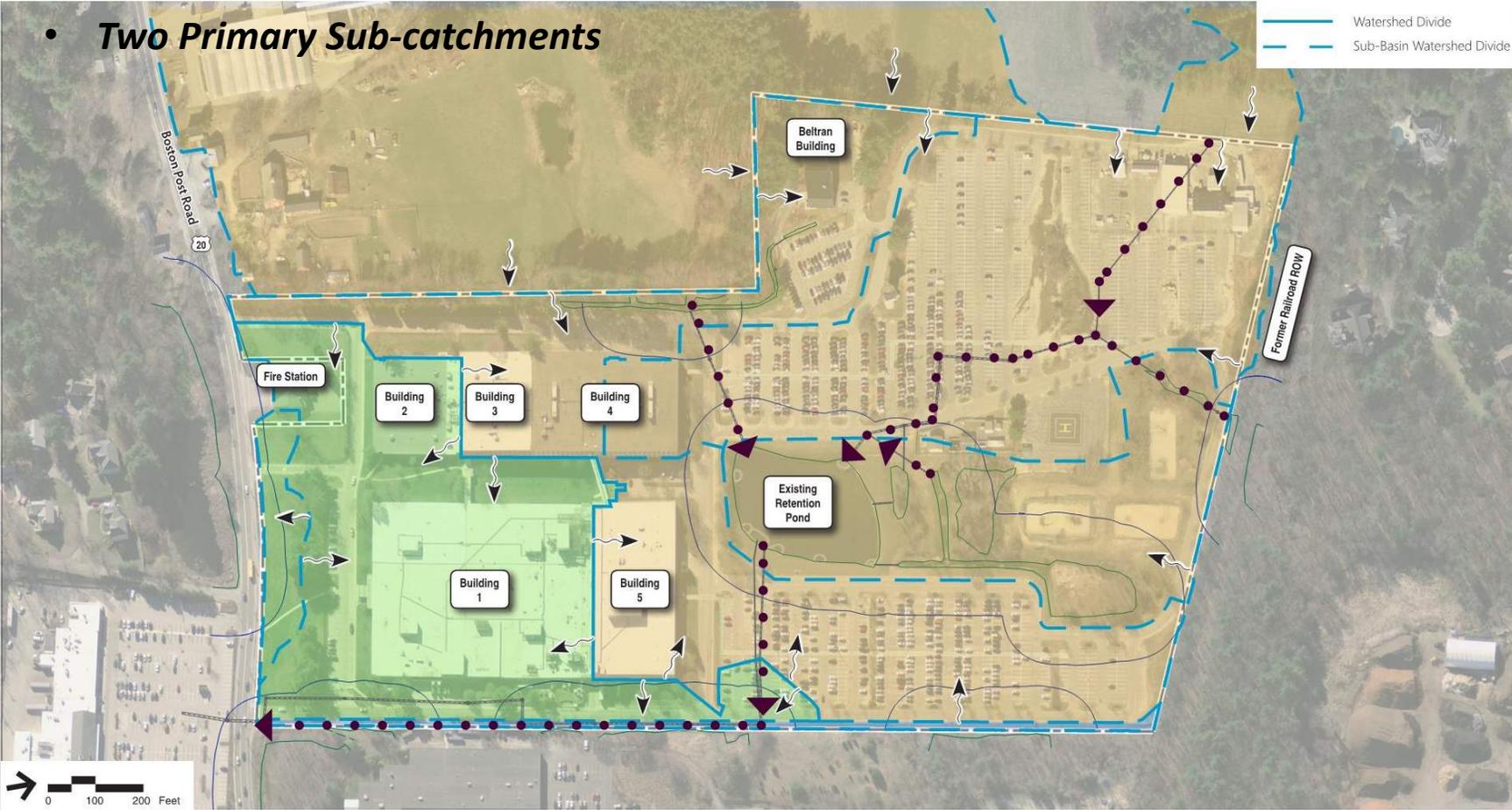
Existing Conditions



MEADOW WALK
SUDBURY



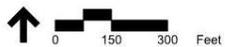
Existing Conditions



Existing Conditions



LEGEND	
	POND
	DESIGN POINT
	DRAINAGE AREA DESIGNATION
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION FLOW LINE
	SOIL TYPE BOUNDARY
SCS SOIL CLASSIFICATIONS	
	UDORTHENTS - URBAN LAND HSG - UNKNOWN
	BIRDSALL MUCKY SILT LOAM HSG - C/D
	WINDSOR LOAMY SAND HSG - A
	DEERFIELD LOAMY SAND 3% HSG - B
	DEERFIELD LOAMY SAND 8% HSG - B

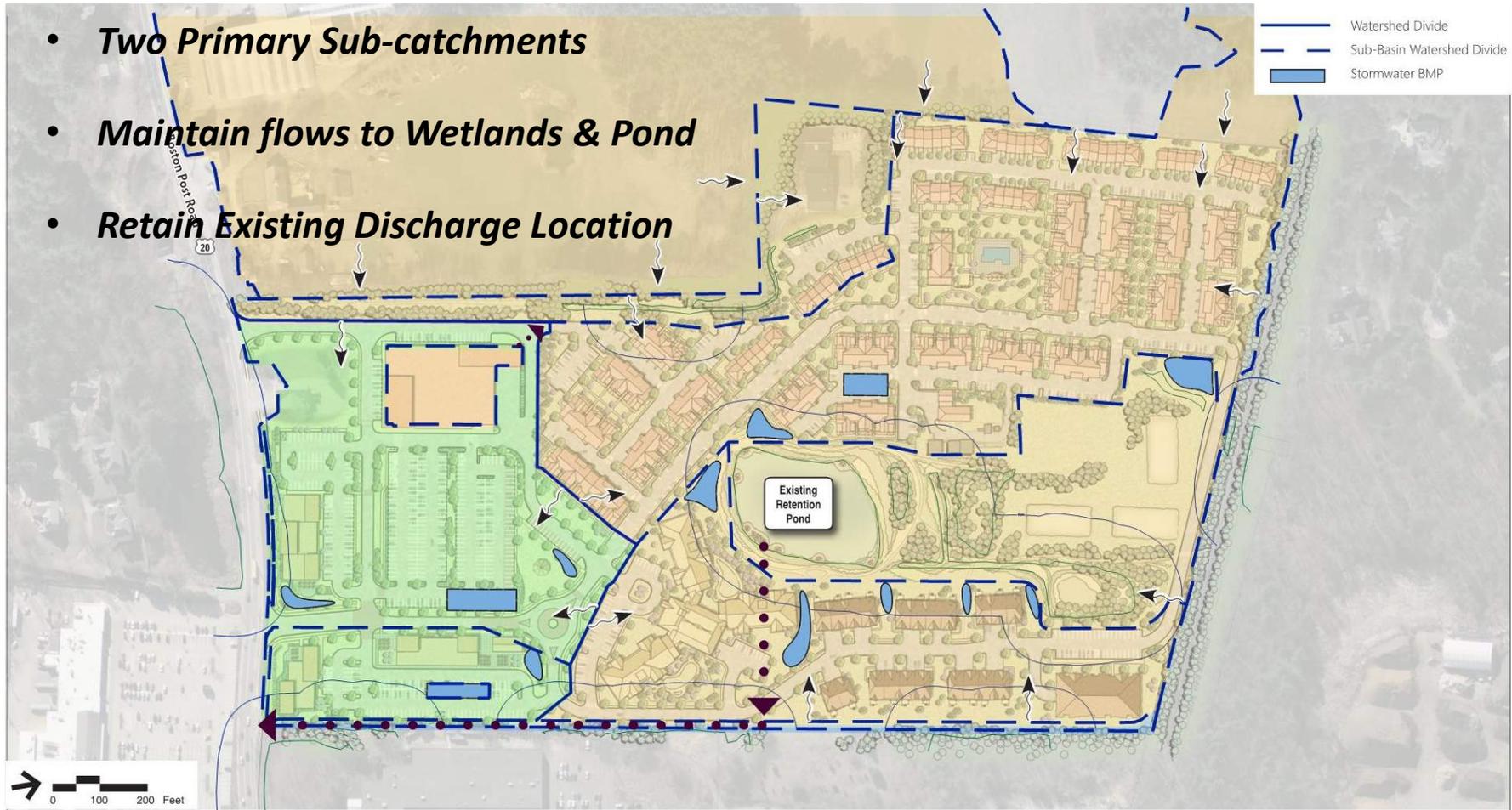


Proposed Conditions

Current Master Plan



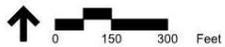
Proposed Conditions



Proposed Conditions



LEGEND	
	POND
	DESIGN POINT
	DRAINAGE AREA DESIGNATION
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION FLOW LINE



Proposed Conditions

- Protect Environmental Resources On and Off-Site
- Reduce Stormwater Rates and Volumes
- Increase Recharge through pervious area and recharge BMPs
- Implement new Stormwater BMPs
- Complies with DEP Stormwater Standards

Water Quality, Critical Area, LUHPPL, Construction

Phase Controls, O&M plan, Illicit Discharge Compliance

Grocery Store Proposed Conditions

Grocery Store Site Plan



Proposed Conditions

- Consistent with Master Plan
- Complies with DEP and Sudbury SW Regs
- Maximizes use of Recharge BMPs
- SWPPP
- Long Term O&M

Grocery Store Site Prep /ER Plan



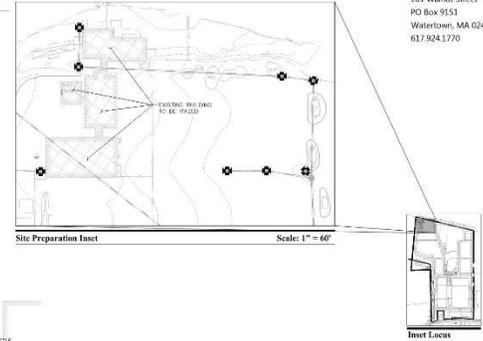
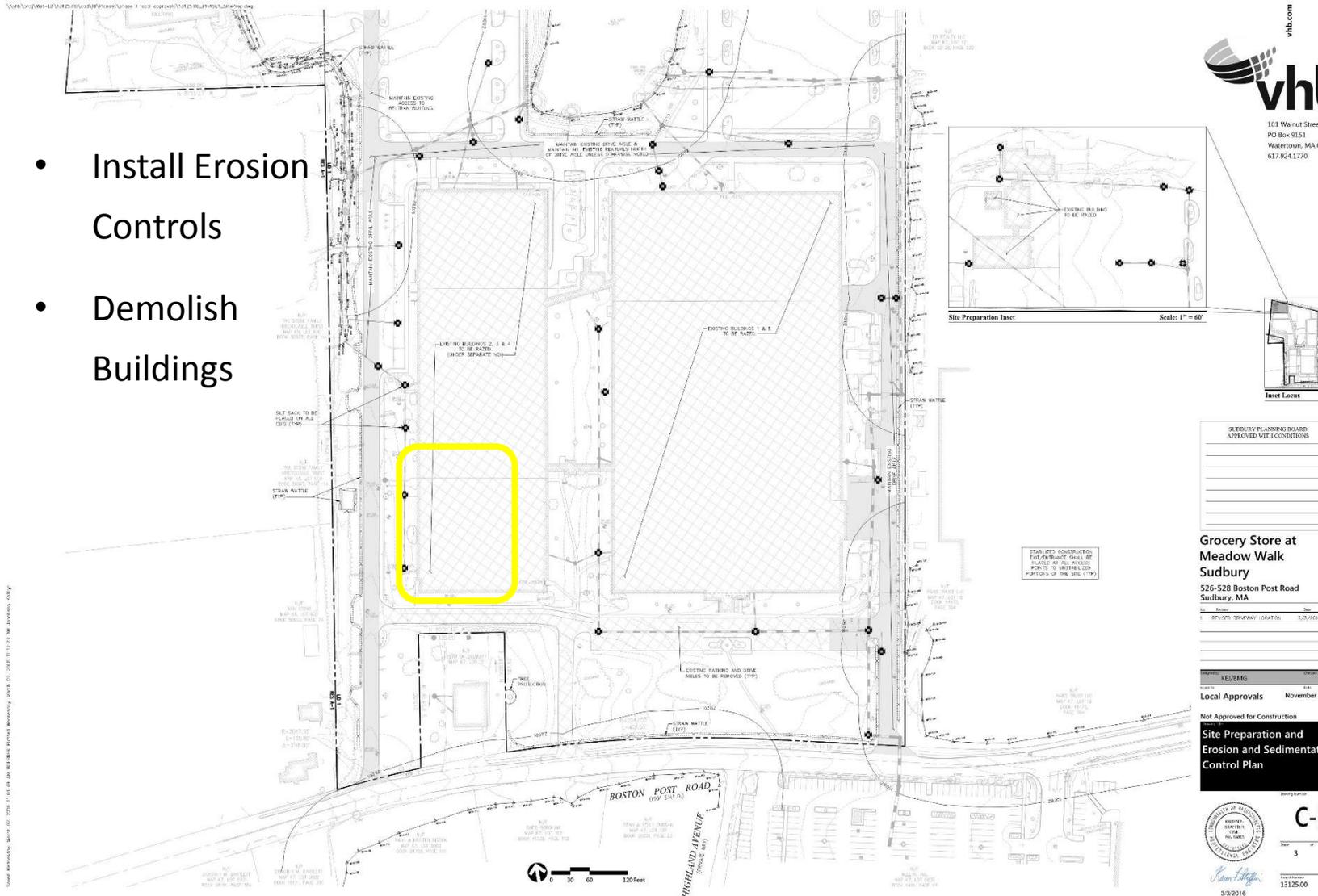
MEADOW WALK
SUDBURY

vhb.com



131 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

- Install Erosion Controls
- Demolish Buildings



SUDBURY PLANNING BOARD
APPROVED WITH CONDITIONS

Grocery Store at Meadow Walk Sudbury
526-528 Boston Post Road
Sudbury, MA

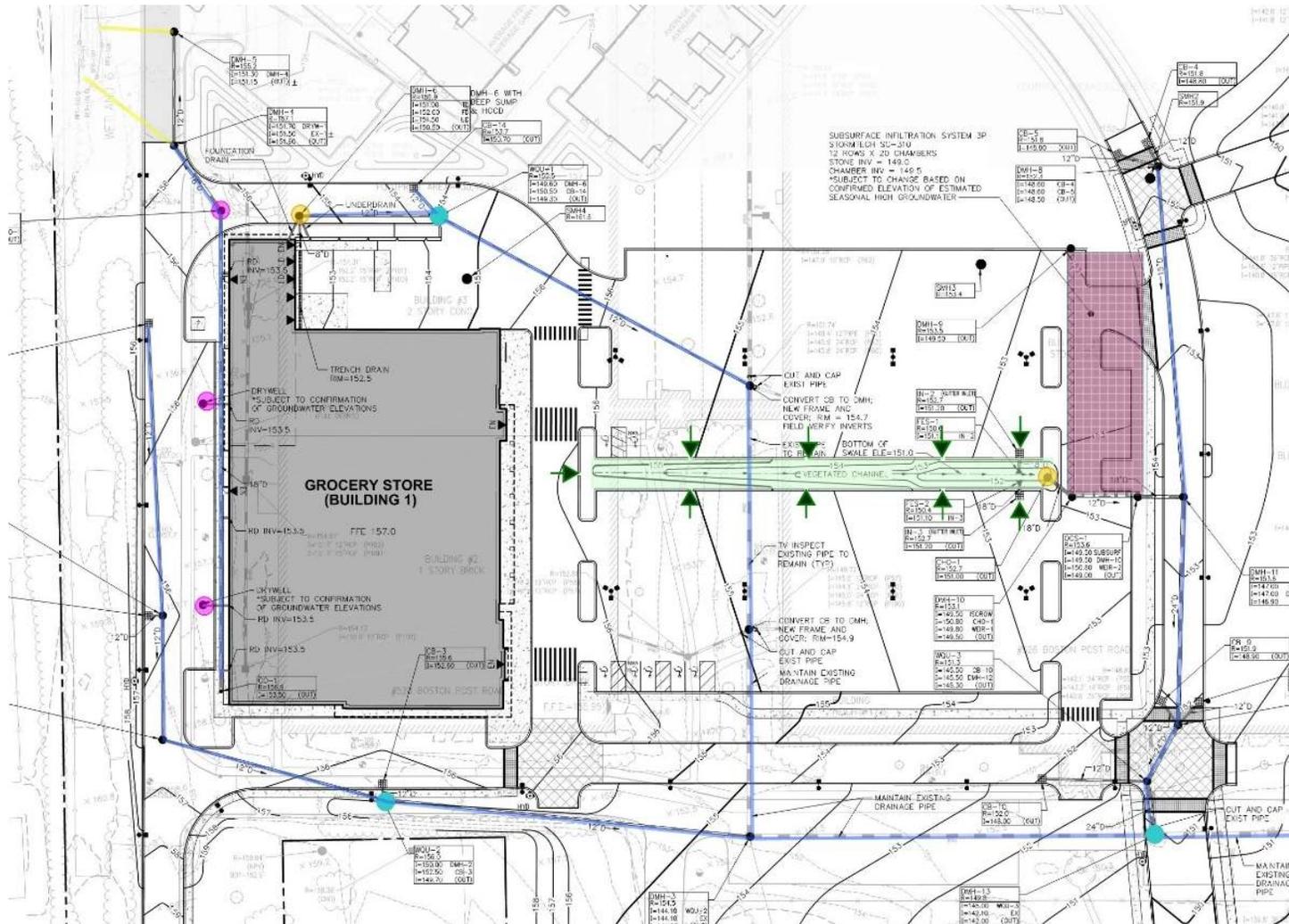
No.	Number	Date	Comments
1	REVISED TRAILWAY LOCATION	1/5/2016	KFS

Local Approvals November 10, 2015

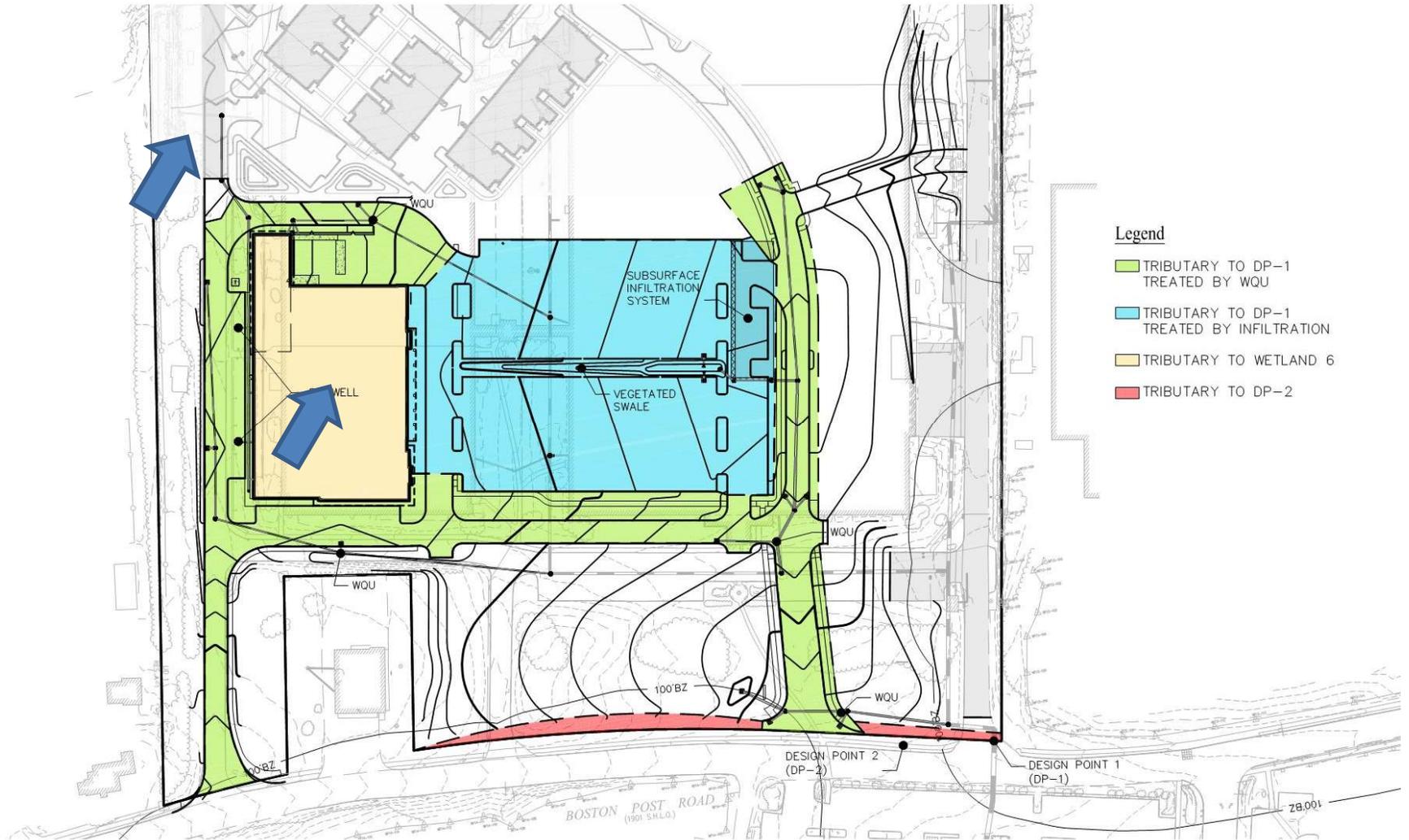
Not Approved for Construction
Site Preparation and Erosion and Sedimentation Control Plan

Seal of the State of Massachusetts
C-3
3 of 9
3/3/2016
13125.00

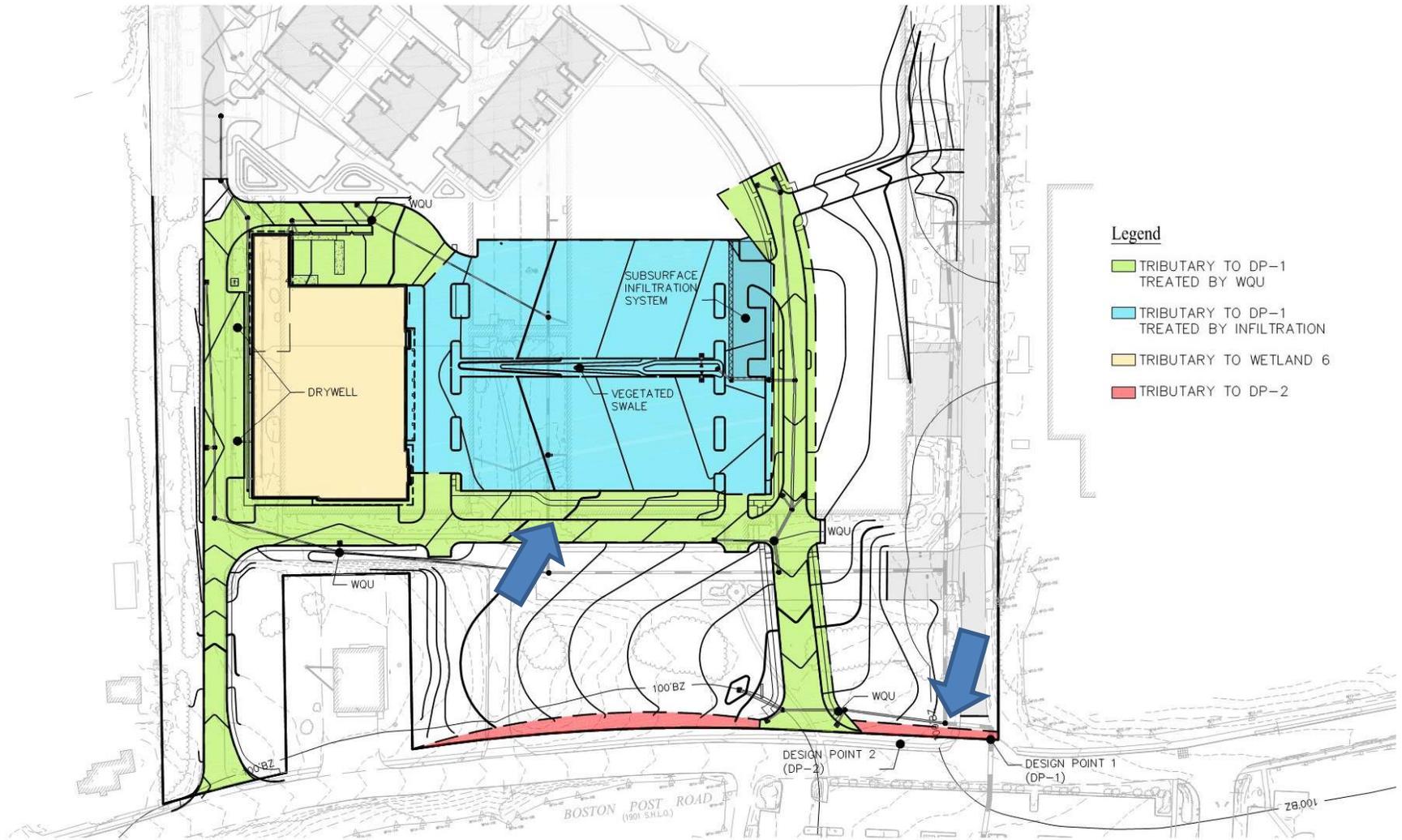
Grocery Store Grading & Drainage Plan



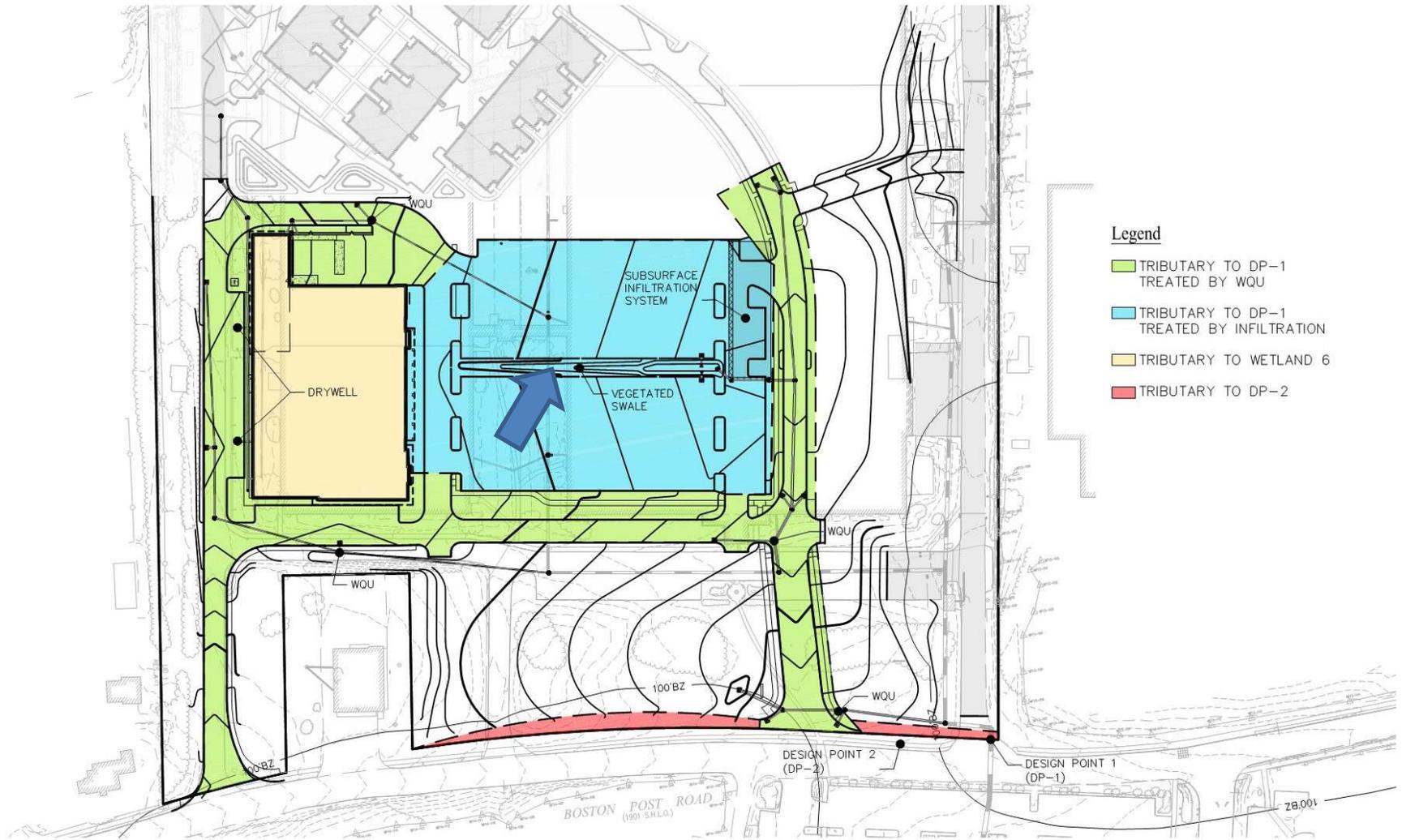
Proposed Conditions



Proposed Conditions



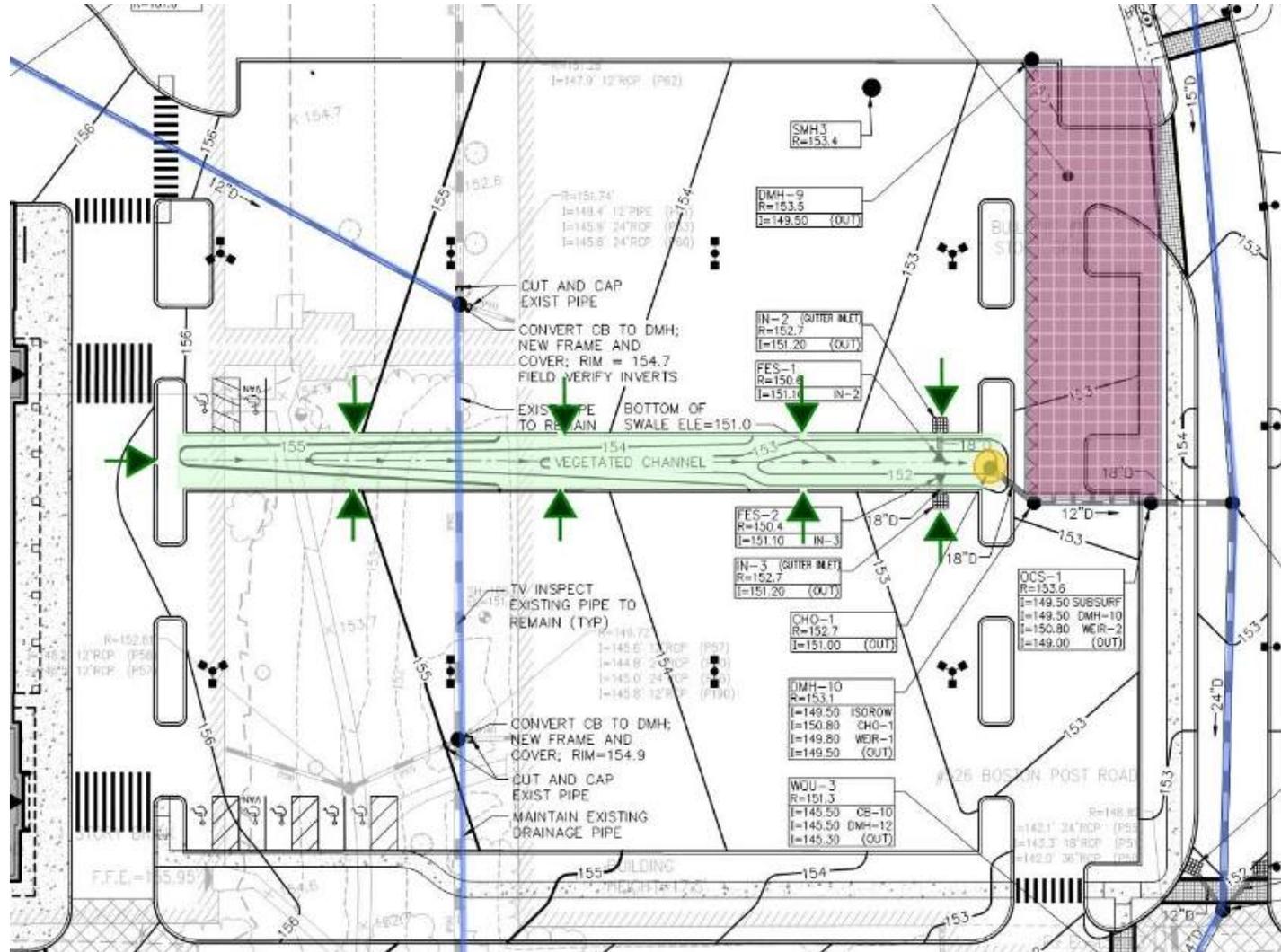
Proposed Conditions



Proposed Conditions



MEADOW WALK
SUDBURY



- Vegetated Channel
- Subsurface Infiltration System with Isolator Row
- Test Pits
- 1" Water Quality Volume

Proposed Conditions Grocery Store



- Consistent with Master Plan
- Complies with DEP and Sudbury SW Regs
- Maximizes use of Recharge BMPs
- SWPPP
- Long Term O&M

Peer Review

- Thoughtful Input, Site Walk, Collaborative Process
- Master Plan Comment Letter 3/22
- Grocery Store Comment Letter 3/28
- Limited Items to Clarify or Update
- Next Steps

Q & A

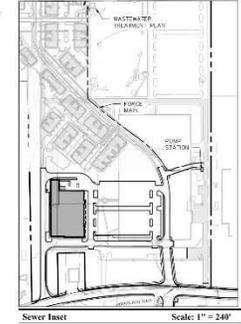
Grocery Store Utility Plan



MEADOW WALK
SUDBURY



103 Walnut Street
PO Box 9111
Watertown, MA 02471
617.924.1770



SEWER INSET Scale: 1" = 240'

NO.	DESCRIPTION	DATE	BY

Grocery Store at Meadow Walk Sudbury
526-528 Boston Post Road
Sudbury, MA

NO.	DESCRIPTION	DATE	BY
1.	BUILDING AND PARKING REVISONS	3/12/2016	KFS

Local Approvals November 10, 2015

Not Approved for Construction

Utility Plan

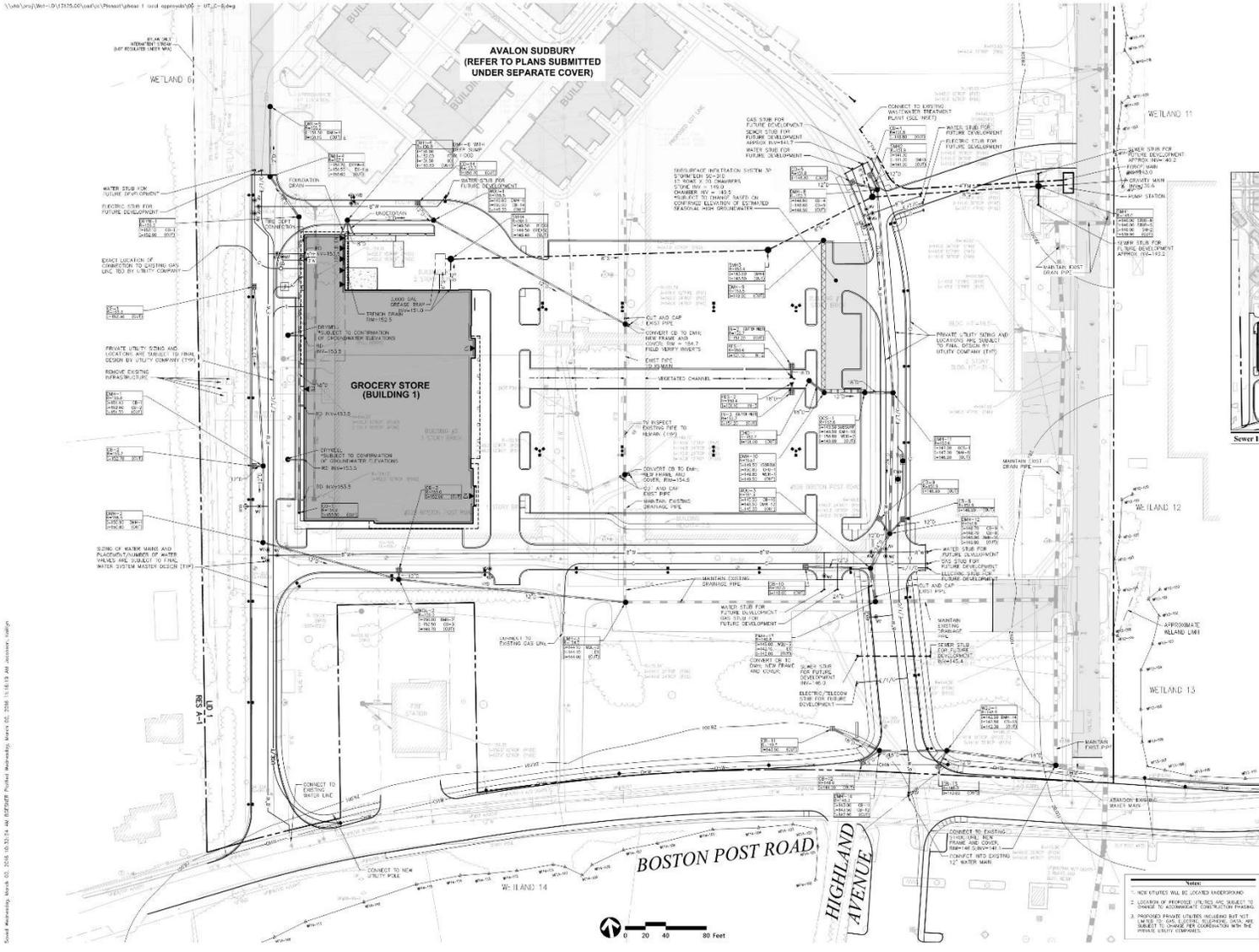
SEAL

NO. 6

DATE 6 9

13125.00

3/3/2016



Presentation to Planning Board
526-528 Boston Post Road, Sudbury, MA

