

October 6, 2022

Sutton Planning Board  
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**Subject: Buildings 2 & 3 – Unified Parkway  
Site Plan Modification Review**

Dear Planning Board Members:

We received the following documents in our office on September 26, 2022:

- Correspondence from Bohler to the Sutton Planning Board, dated September 23, 2022, RE: Revised Building 3 Location – Drainage Memorandum, UGPG RE Sutton, LLC, with attachment.
- Correspondence from Unified<sup>2</sup> Global Packaging Group to the Sutton Planning Board, dated September 23, 2022, RE: UGPG RE Sutton LLC – Modification to Approved Site Plans, 40 & 42 Unified Parkway.
- Plans entitled Proposed Site Plan Documents for Unified<sup>2</sup> Global Packaging Group, Industrial Development, Unified Parkway, Town of Sutton, Worcester County, Massachusetts dated March 28, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (62 sheets)
- Plan entitled Common Driveway Exhibit, Unified Parkway, Town of Sutton, Massachusetts dated September 23, 2022, prepared by Bohler. (1 sheet)
- Plan entitled Interior Landscaping Exhibit, Unified Parkway, Town of Sutton, Worcester Country, Massachusetts dated September 23, 2022, prepared by Bohler. (1 sheet)
- Plan entitled Construction Traffic Operations Plan, Unified Parkway, Town of Sutton, Worcester Country, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)
- Plan entitled Land Bank Exhibit, Unified Parkway, Town of Sutton, Worcester Country, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)
- Plan entitled Overall Groundcover Exhibit, Unified Parkway, Town of Sutton, Worcester Country, Massachusetts dated June 3, 2022 and revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)
- Plan entitled Alternative Deicing Restriction Areas Exhibit, Unified Parkway, Town of Sutton, Worcester Country, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)

- Plan entitled Fertilizer Use Restriction Areas Exhibit, Unified Parkway, Town of Sutton, Worcester County, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)
- Plan entitled Truck Turn Exhibit A Inbound, Unified Parkway, Town of Sutton, Worcester County, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)
- Plan entitled Truck Turn Exhibit B Outbound, Unified Parkway, Town of Sutton, Worcester County, Massachusetts dated June 3, 2022 and last revised September 23, 2022, prepared by Bohler for Unified<sup>2</sup> Global Packaging Group. (1 sheet)

We also received the following document in our office on October 5, 2022 via email:

- Correspondence from Bohler to Graves Engineering, Inc. dated October 5, 2022, RE: Unified Building 2 & 3 Adjustments, with tables of stormwater storage volumes for SWMA B3a and SWMA B3b and attached hydrology computations dated October 4, 2022.


Graves Engineering, Inc. (GEI) has been requested to review the documents for conformance with Zoning Bylaw, Sutton, Massachusetts with amendments through May 13, 2019, the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

**Our comments follow:**

1. The plans propose to shift Building 3 and the surrounding parking areas and other infrastructure to the west approximately 30 feet. Features (e.g., driveways, stormwater management facilities) on the periphery of the Building 3 development area were modified to accommodate the shift. The plans follow the same development scenario as the previous plans (last revised August 10, 2022) which GEI understands were the plans considered for approval by the Planning Board. In short, GEI found the plans which were the basis of this review letter to propose minor modifications to the previous plans. The modified plans are in order provided that the following four (minor) revisions are made:
2. On Sheet C-405, the berm elevation for Stormwater Management Area B2C was mislabeled as 378.00.
3. On Sheet C-405, the bottom of wall elevation for HW-8B was mislabeled as 367.8.
4. On Sheet C-407, Underground Stormwater Management Area UG2D needs to be labeled.
5. On Sheet C-904, construction detail "Subsurface System Outlet Control Structure Detail" needs to include the information (i.e., weir dimensions and elevations) for the Basin #UG2d outlet control structure.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,  
**Graves Engineering, Inc.**



Jeffrey M. Walsh, P.E.  
Principal

cc: Keith Curran, P.E.; Bohler  
John Kucich, P.E.; Bohler  
Nathaniel Mahonen, P.E.; Bohler  
Matthew Piekarski; The Kraft Group, LLC  
Kirsten Braun, P.E.; Ron Müller & Associates  
Brandon Faneuf; Ecosystem Solutions, Inc.  
Donald Provencher, P.E.; Provencher Engineering, LLC