

## Chipotle & Starbucks – Stormwater Summary Memo

**To:** Karen Johnson, Charter Realty & Development Corp.  
**FROM:** John Lorden, PE, Tighe & Bond  
**DATE:** December 22, 2022

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Tighe & Bond is submitting this memorandum to summarize the proposed stormwater management impacts to the Medway Commons project located in Medway, Massachusetts as part of the Chipotle & Starbucks site improvements.

Site related impacts include building renovations to the existing McDonald's building for a portion of the footprint dedicated to Chipotle and the remaining footprint to another future tenant. In addition, the Starbucks drive thru pattern will be revised to relocate the drive-thru lane as well as add landscaping, walkways, and an additional patio space where parking currently exists. Additional changes to the Medway Commons complex include the addition of a turning lane for dedicated right turn traffic. This lane is provided to alleviate congestion at the intersection and aligned to remove current hazardous vehicle maneuvering.

With the above-mentioned revisions, the net increase to impervious throughout the site is 1,191 sf. This increase is spread across areas that drain to five (5) different catchbasins, thus having a negligible impact to drainage flows.

Drainage patterns are expected to remain the same as there are minimal grade revisions. There are no changes to the existing closed drainage system and no new stormwater connections or outfall discharges proposed.

The proposed project will not have any negative impact on the existing stormwater drainage system.