

**GENERAL NOTES:**

1. LOCUS OWNERS: JOHNSON LIVING TRUST, MARIAN & PETER C. JOHNSON TRUSTEES.
2. DEED REFERENCE: BOOK 50339, PAGE 398.
3. MIDDLESEX COUNTY REGISTRY OF DEED DISTRICT.
4. ASSESSORS REFERENCE: MAP L10, LOT 0500.
5. FEMA REFERENCE: ZONES "X & AE" SHOWN ON COMMUNITY PANELS 25017C0506E & 25017C0507E, DATED JUNE 4, 2010.
6. LOCUS IS ZONED SINGLE RESIDENCE - A (SRA)
7. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

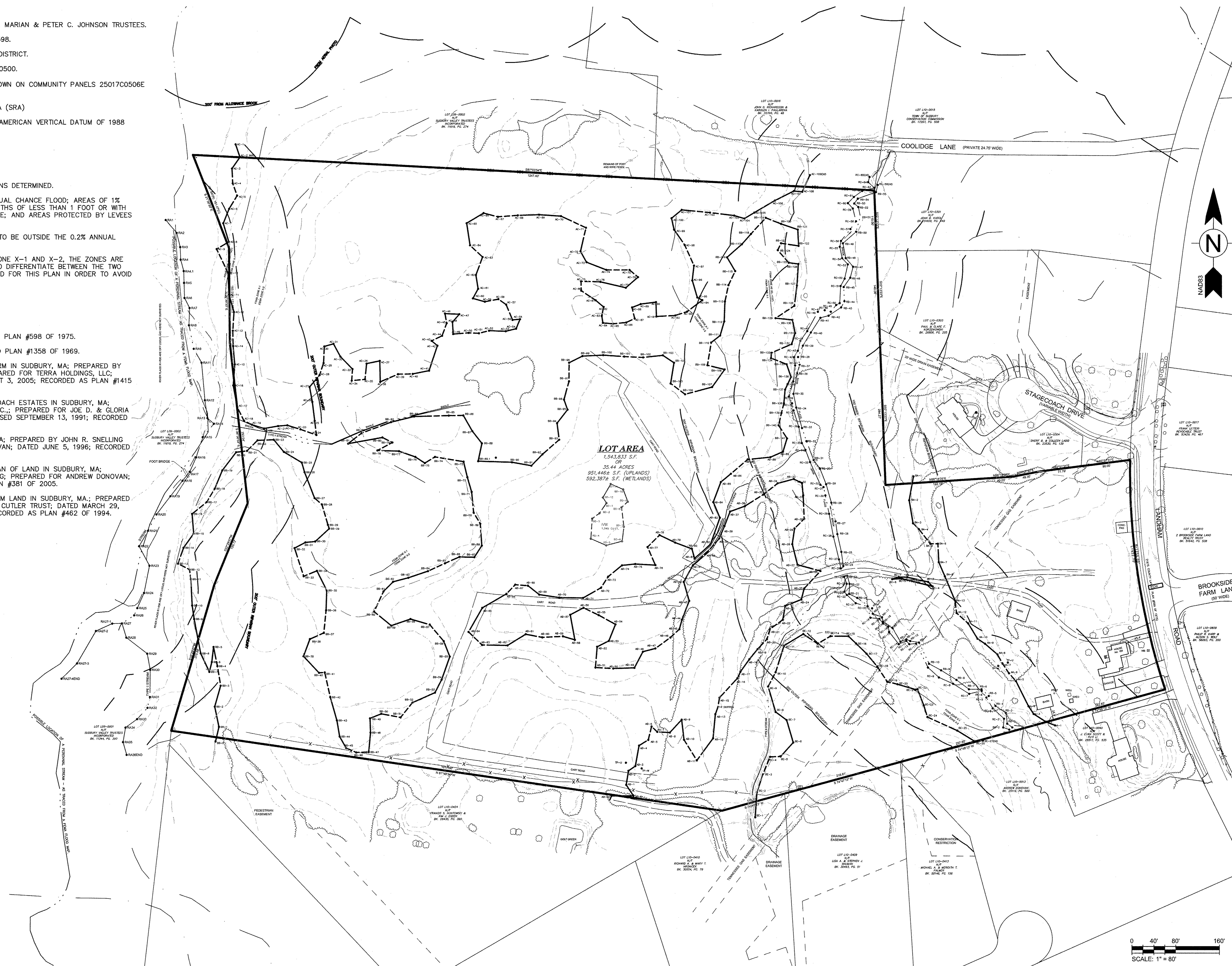
**FEMA NOTES:**

1. FEMA ZONE AE = BASE FLOOD ELEVATIONS DETERMINED.
2. FEMA ZONE X-1 = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.\*
3. FEMA ZONE X-2 = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.\*

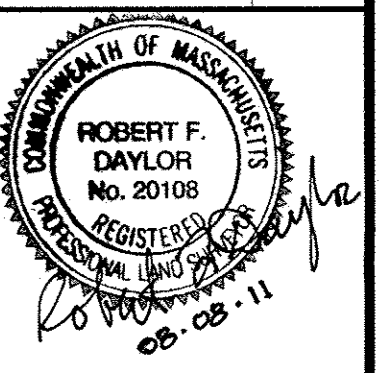
\* - FEMA MAPS DO NOT HAVE A FLOOD ZONE X-1 AND X-2, THE ZONES ARE SHOWN AS X ONLY AND SHADING IS USED TO DIFFERENTIATE BETWEEN THE TWO ZONES. ZONES X-1 AND X-2 WERE CREATED FOR THIS PLAN IN ORDER TO AVOID OBSCURING SITE FEATURES.

**PLAN REFERENCES:**

1. 1975 COUNTY LAYOUT OF LANDHAM ROAD PLAN #598 OF 1975.
2. 1969 COUNTY LAYOUT OF LANDHAM ROAD PLAN #1358 OF 1969.
3. DEFINITIVE PLAN OF LAND BROOKSIDE FARM IN SUDBURY, MA; PREPARED BY SULLIVAN CONNORS AND ASSOCIATES; PREPARED FOR TERRA HOLDINGS, LLC; DATED JAN. 21, 2005, LAST REVISED AUGUST 3, 2005; RECORDED AS PLAN #1415 OF 2005.
4. DEFINITIVE SUBDIVISION PLAN OF STAGECOACH ESTATES IN SUDBURY, MA; PREPARED BY THOMAS LAND SURVEYORS, INC.; PREPARED FOR JOE D. & GLORIA SCHRAGER; DATED MAY 15, 1991, LAST REVISED SEPTEMBER 13, 1991; RECORDED AS #404 OF 1992.
5. COMPILED PLAN OF LAND IN SUDBURY, MA; PREPARED BY JOHN R. SNELLING ASSOCIATES; PREPARED FOR ANDREW DONOVAN; DATED JUNE 5, 1996; RECORDED AS PLAN #762 OF 1996.
6. KAYLA COURT DEFINITIVE SUBDIVISION PLAN OF LAND IN SUDBURY, MA; PREPARED BY ACTON SURVEY & ENGINEERING; PREPARED FOR ANDREW DONOVAN; DATED DECEMBER, 2002; RECORDED AS PLAN #381 OF 2005.
7. DEFINITIVE SUBDIVISION PLAN CUTLER FARM LAND IN SUDBURY, MA; PREPARED BY ELIGIUS LAND COMPANY; PREPARED FOR CUTLER TRUST; DATED MARCH 29, 1993, LAST REVISED JANUARY 15, 1994; RECORDED AS PLAN #462 OF 1994.



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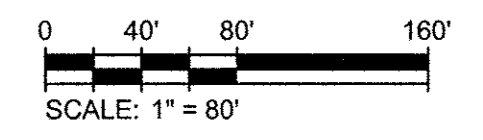
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1	8-8-11	COMPREHENSIVE PERMIT FILING

BY	DATE	DESCRIPTION

Client: Madison Place Sudbury LLC  
Proj. Loc: Sudbury, MA  
The Residences at Johnson Farm  
Landham Road, Sudbury  
Topographic Plan of Land

Project No.: 127-14331-11001  
Designed By: G.K.D.  
Drawn By: J.L.P.  
Checked By:  

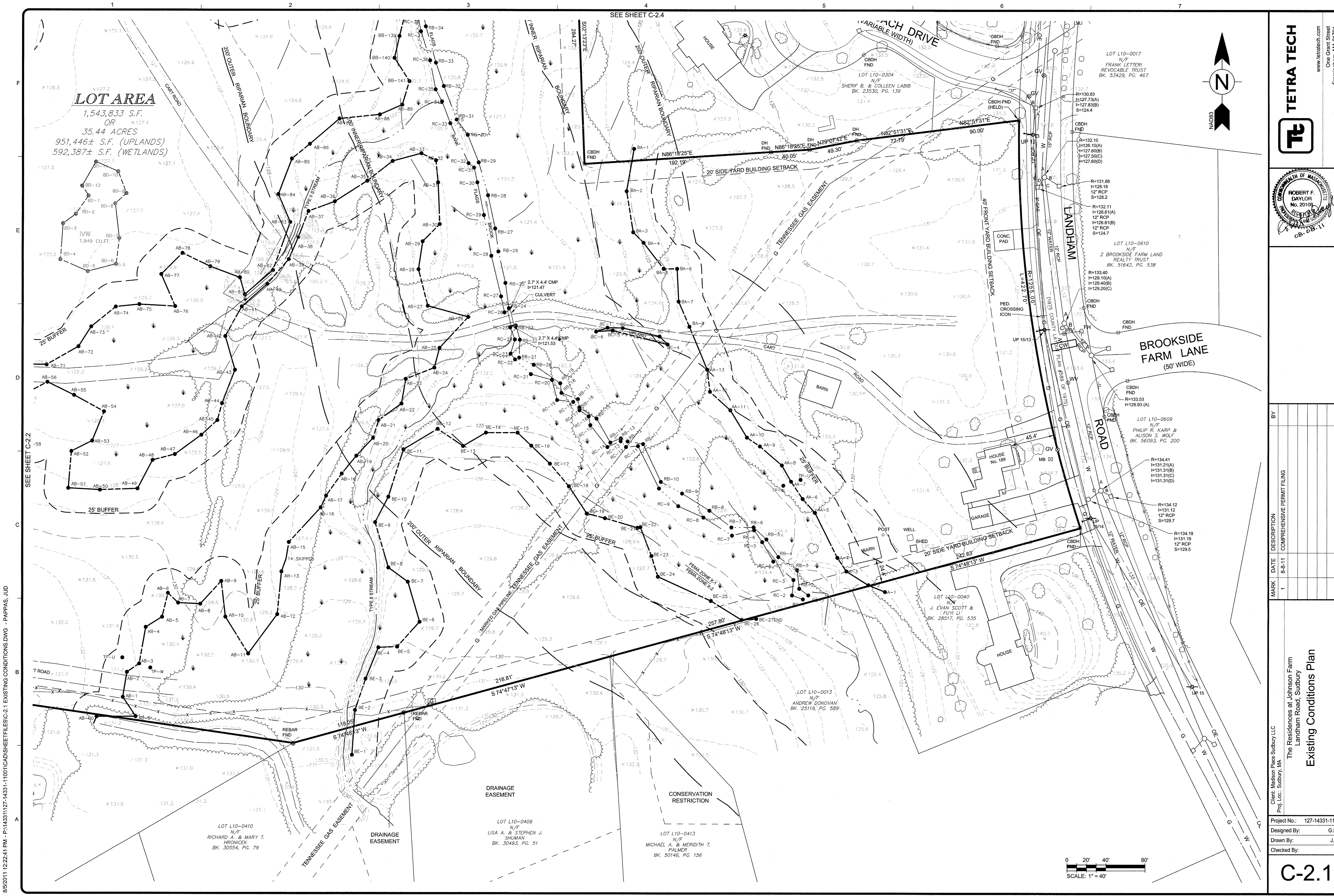
**C-1.1**



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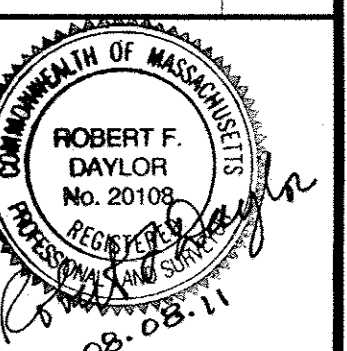
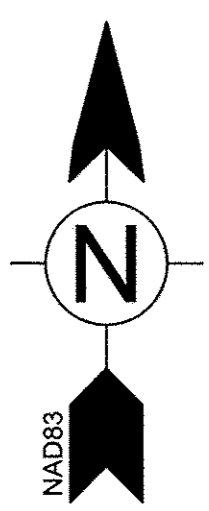
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Bar Measures 1 inch



**LOT AREA**  
 1,543,833 S.F.  
 OR  
 35.44 ACRES  
 951,446± S.F. (UPLANDS)  
 592,387± S.F. (WETLANDS)

SEE SHEET C-2.4



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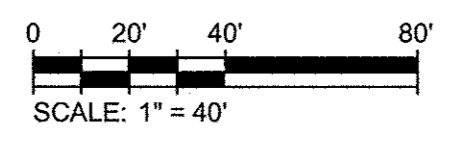
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1	8-25-11	COMPREHENSIVE PERMIT FILING

Client: Melissa Place Sudbury LLC  
 Proj. Loc.: Sudbury, MA  
 The Residences at Johnson Farm  
 Landham Road, Sudbury  
**Existing Conditions Plan**

Project No.: 127-14331-11001  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By:

**C-2.1**

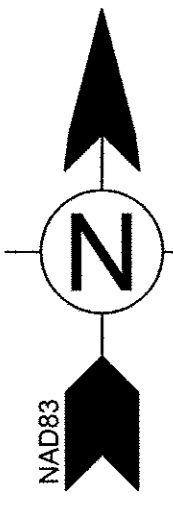
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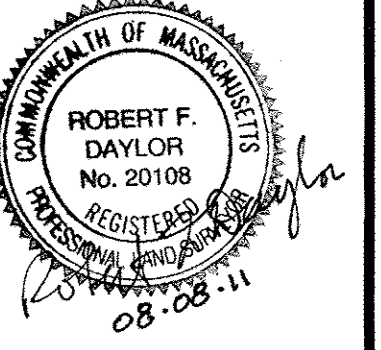
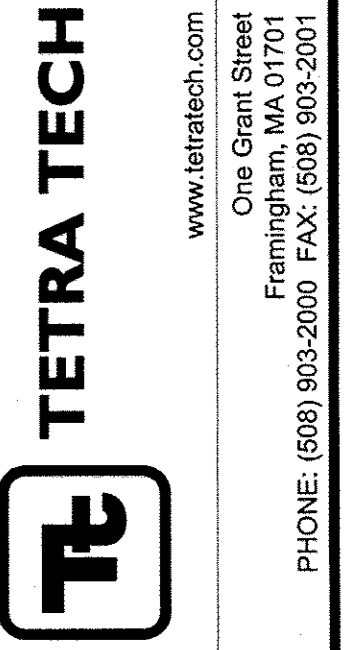
Bar Measures 1 inch

8/5/2011 12:21:59 PM - F:\14331\127-14331-1\001\CAD\SHETS\C-2.2 EXISTING CONDITIONS.DWG - PAPPAS, JUD



SEE SHEET C-2.3

**LOT AREA**  
1,543,833 S.F.  
OR  
35.44 ACRES  
951,446± S.F. (UPLANDS)  
592,387± S.F. (WETLANDS)



MARK | DATE | DESCRIPTION | BY

1

8-8-11

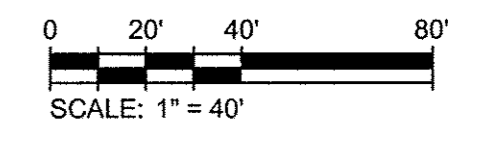
COMPREHENSIVE PERMIT FILING

Client: Madison Phase Subury LLC  
Proj. Loc.: Subury, MA

Project No.: 127-14331-11001  
Designed By: G.K.D.  
Drawn By: J.L.P.  
Checked By:

**C-2.2**

Bar Measures 1 inch



LOT L10-0410  
N/F  
RICHARD A. & MARY T.  
HROWICK  
BK. 30554, PG. 79

LOT L10-0424  
N/F  
FRANCIS S. HUNTOWSKI &  
KIM J. EGDEN  
BK. 28435, PG. 390

LOT L09-0001  
N/F  
SUBURY VALLEY TRUSTEES  
INCORPORATED  
BK. 11344, PG. 390

LOT L09-0002  
N/F  
SUBURY VALLEY TRUSTEES  
INCORPORATED  
BK. 11619, PG. 274

POSSIBLE LOCATION OF A PERENNIAL STREAM - AS TRACED FROM A FEMA FLOOD MAP.

RIVER FLAGS R-1-R38 ARE OFF LOCUS AND WERE NOT SURVEYED.

200' OUTER RIPARIAN BOUNDARY

20' SIDE YARD BUILDING SETBACK

25' BUFFER

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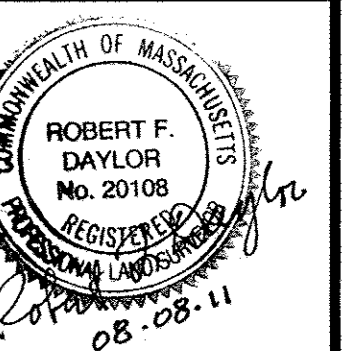
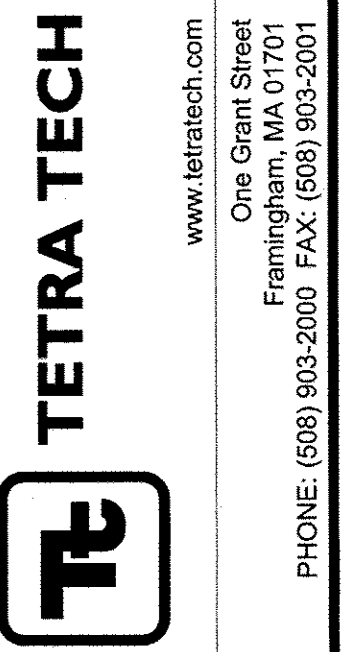
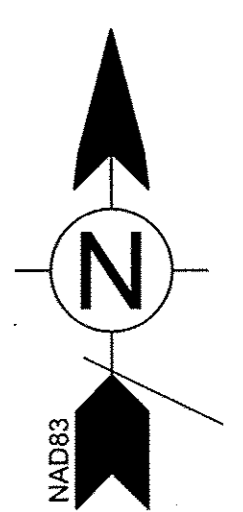
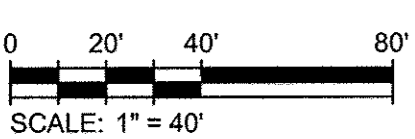
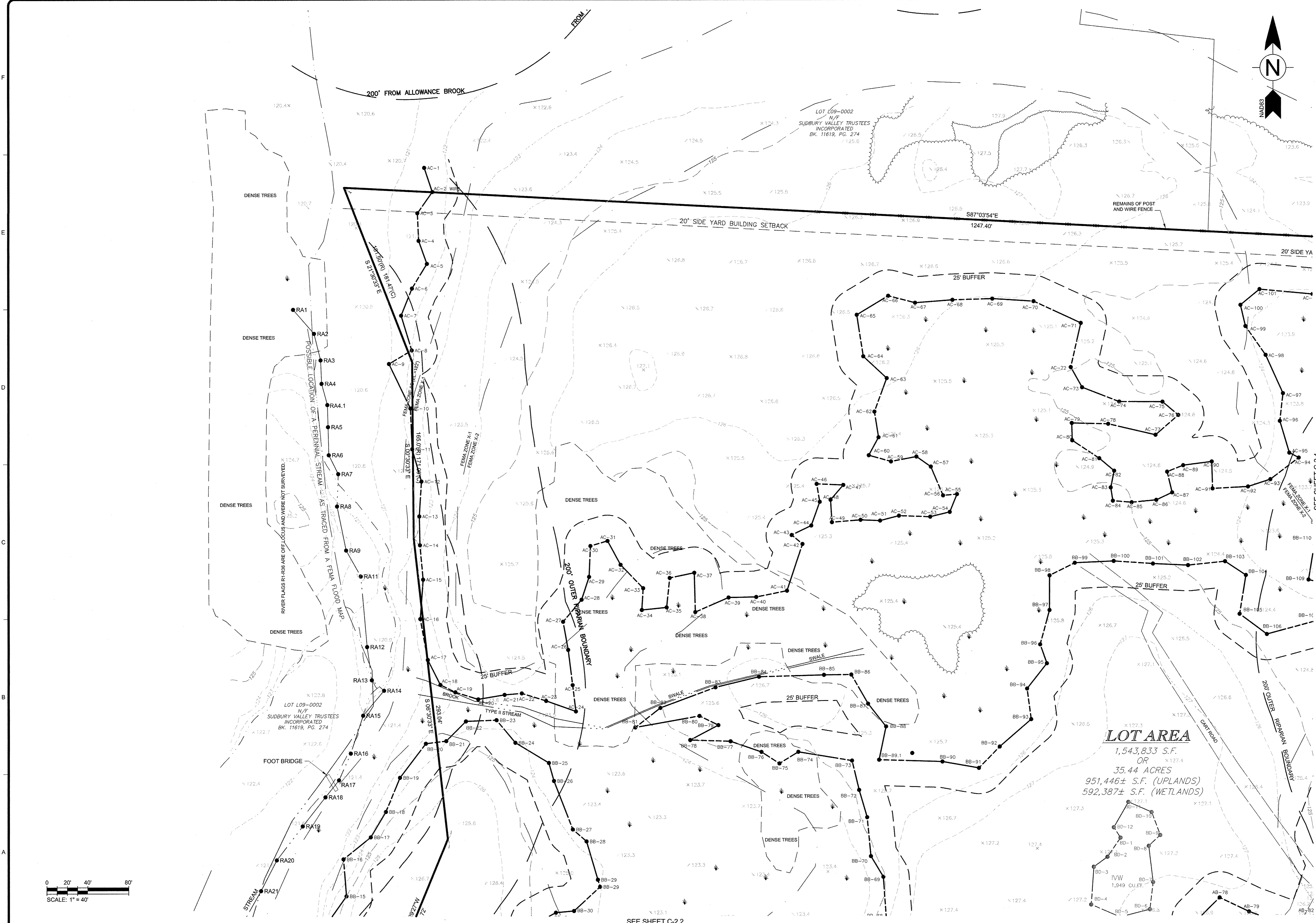
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MARK	DATE	DESCRIPTION
1	8-8-11	COMPREHENSIVE PERMIT FILING

Client: Madison Phase Sudbury LLC  
 Proj. Loc.: Sudbury, MA

The Residences at Johnson Farm  
 Landham Road, Sudbury

**Existing Conditions Plan**

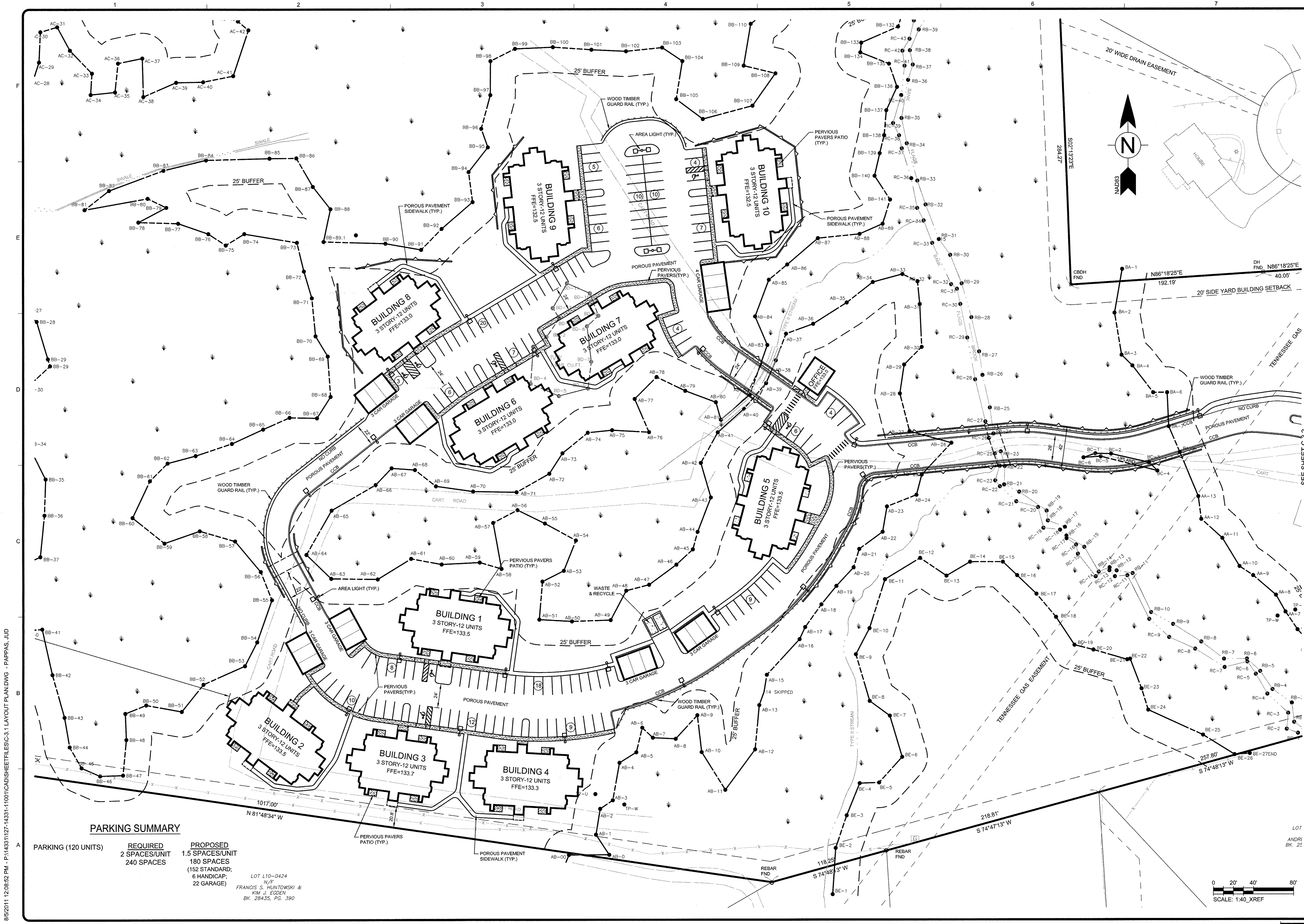
Project No.: 127-14331-1001  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By:

**C-2.3**

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Bar Measures 1 inch



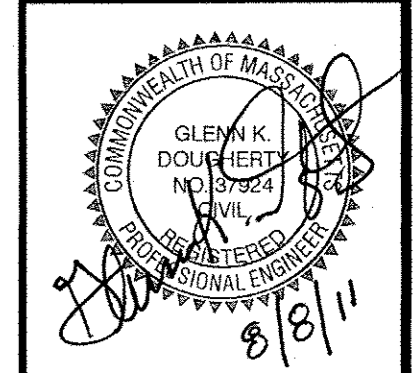


**PARKING SUMMARY**

PARKING (120 UNITS)	REQUIRED 2 SPACES/UNIT 240 SPACES	PROPOSED 1.5 SPACES/UNIT 180 SPACES (152 STANDARD; 6 HANDICAP; 22 GARAGE)
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LOT L10-0424  
N/F  
FRANCIS S. HUNTOWSKI &  
KIM J. EGDEN  
BK. 28435, PG. 390

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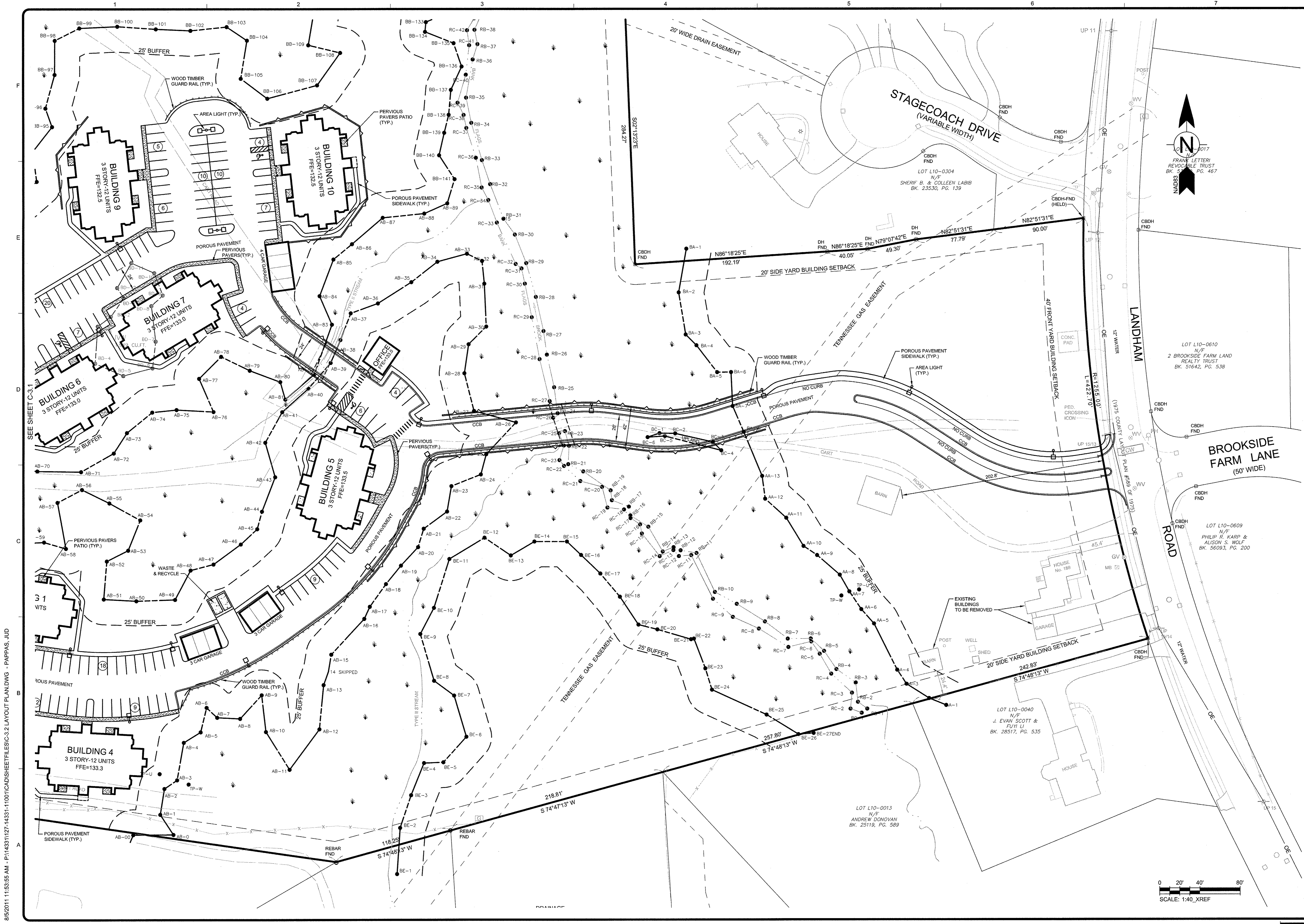
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Client: Madison Place Sudbury LLC  
Proj. Loc.: Sudbury, MA  
Project No.: 127-14331-11001  
Designed By: G.K.D.  
Drawn By: J.L.P.  
Checked By:

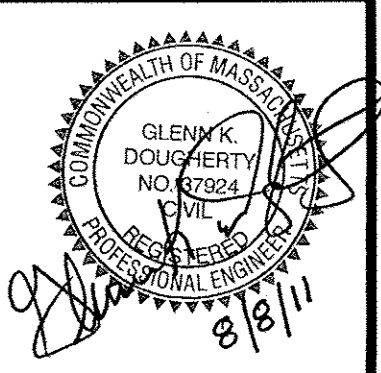
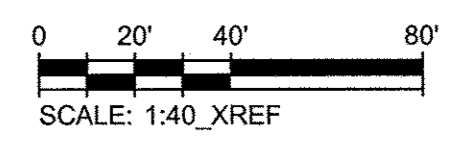
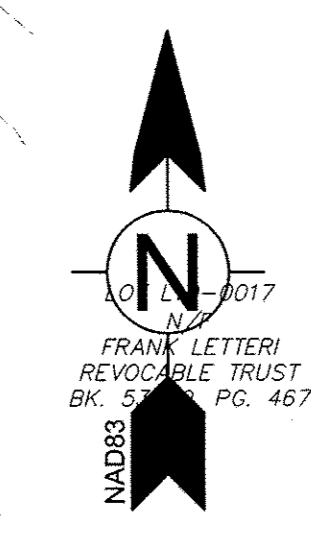
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8/5/2011 11:53:55 AM - P:\14331\127-14331-1\001\CAD\SSHEETS\C-3.2 LAYOUT PLAN.DWG - PAPPAS, JUD



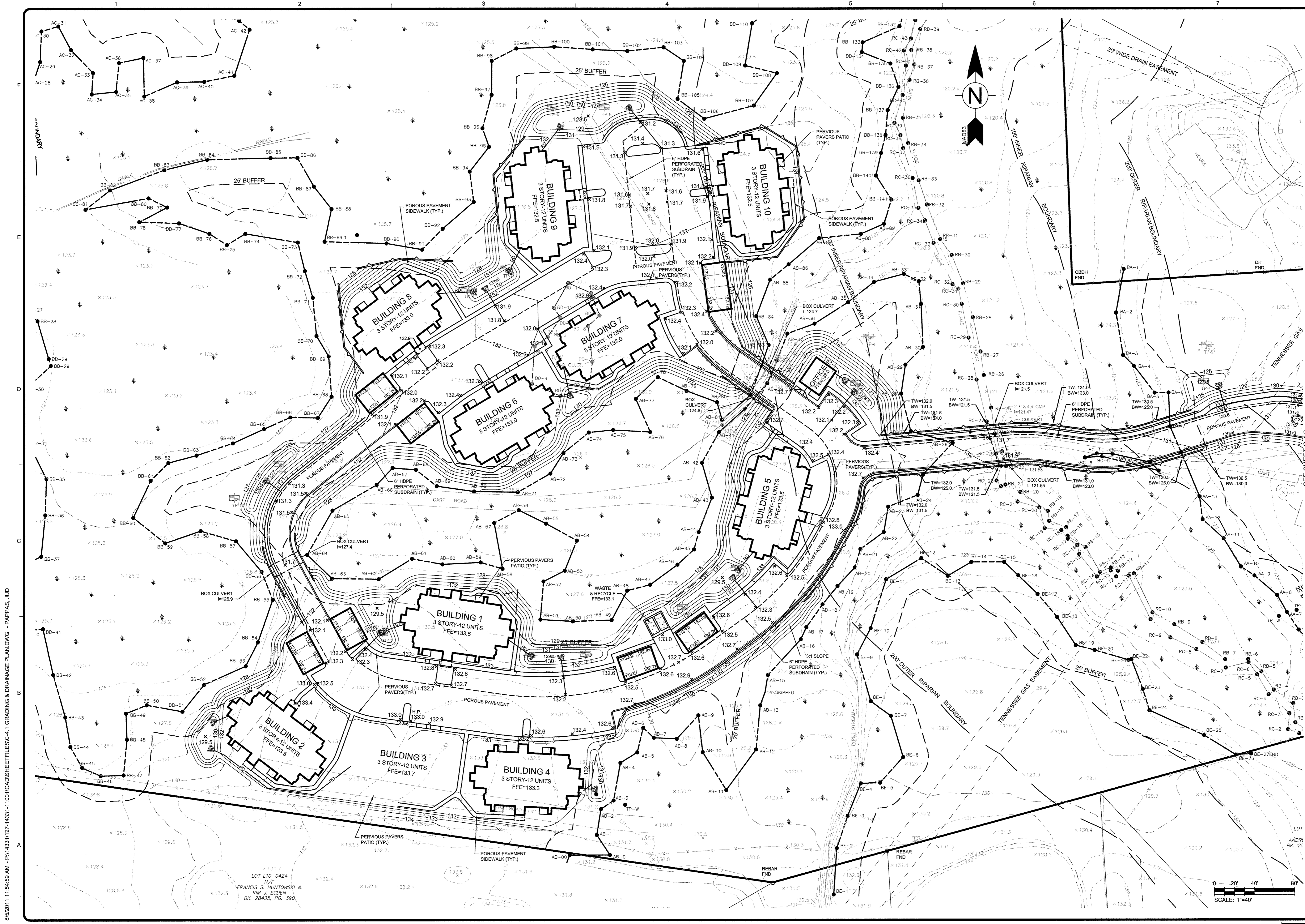
MARK	DATE	DESCRIPTION
1	8-8-11	COMPREHENSIVE PERMIT FILING

Client: Madison Phase Suburb LLC  
 Proj. Loc.: Suburb, MA  
 The Residences at Johnson Farm  
 Landham Road, Suburb  
**Layout Plan**

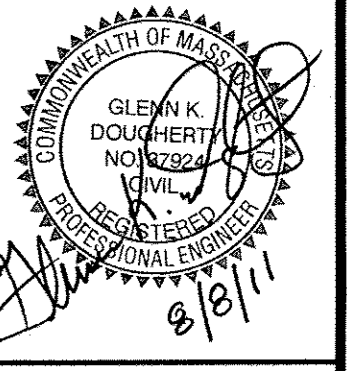
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 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By:

**C-3.2**

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 Bar Measures 1 inch



8/5/2011 11:54:59 AM - P:\14331\127-14331-1\1001\CADD\SHEETFILES\C-4.1 GRADING & DRAINAGE PLAN.DWG - PAPPAS, JUD



MARK	DATE	DESCRIPTION	BY
1	8-9-11	COMPREHENSIVE PERMIT FILING	

Client: Madison Place Subury LLC  
 Proj. Loc.: Subury, MA

The Residences at Johnson Farm  
 Landham Road, Subury  
**Grading & Drainage Plan**

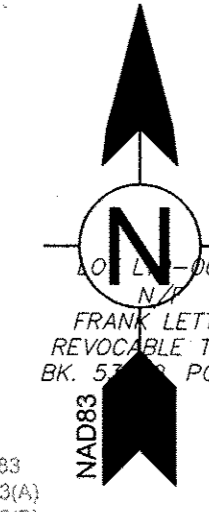
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 Drawn By: J.L.P.  
 Checked By:

**C-4.1**

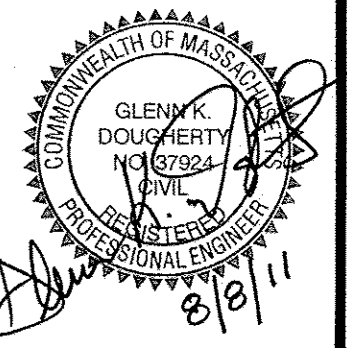
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 Bar Measures 1 inch



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0 20' 40' 80'  
SCALE: 1"=40'



MARK	DATE	DESCRIPTION
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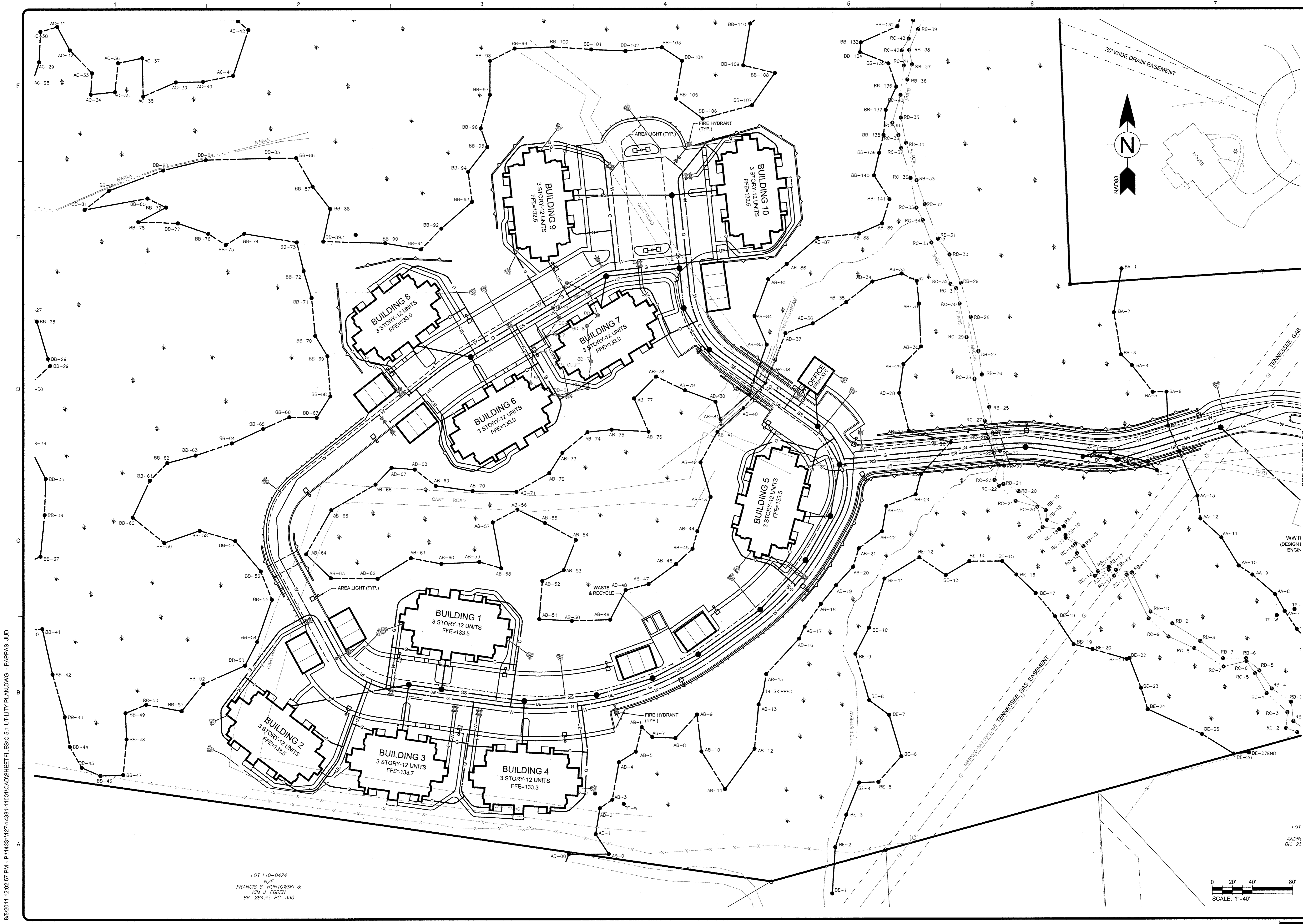
Client: Meridian Paces Substary LLC  
 Prog. Loc.: Sudbury, MA  
 The Residences at Johnson Farm  
 Landham Road, Sudbury  
**Grading & Drainage Plan**  
 Project No.: 127-14331-11001  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By:

**C-4.2**

Bar Measures 1 inch

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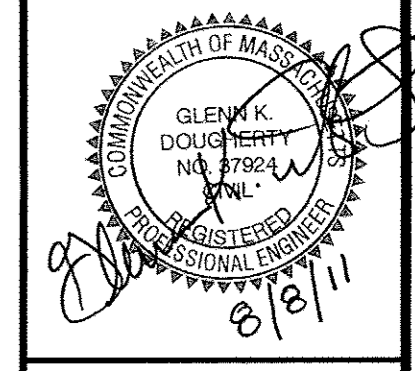
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 Framingham, MA 01701  
 PHONE: (508) 903-2000 FAX: (508) 905-2001



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LOT L10-D424  
N/F  
FRANCIS S. HUNTOWSKI &  
KIM J. EGDEN  
BK. 28435, PG. 390

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Frammingham, MA 01701  
PHONE: (508) 963-2000 FAX: (508) 963-2001



MARK	DATE	DESCRIPTION
1	8-8-11	COMPREHENSIVE PERMIT FILING

Client: Madison Place Subduiry, LLC  
Proj. Loc.: Subduiry, MA

The Residences at Johnson Farm  
Lanham Road, Subduiry  
**Utility Plan**

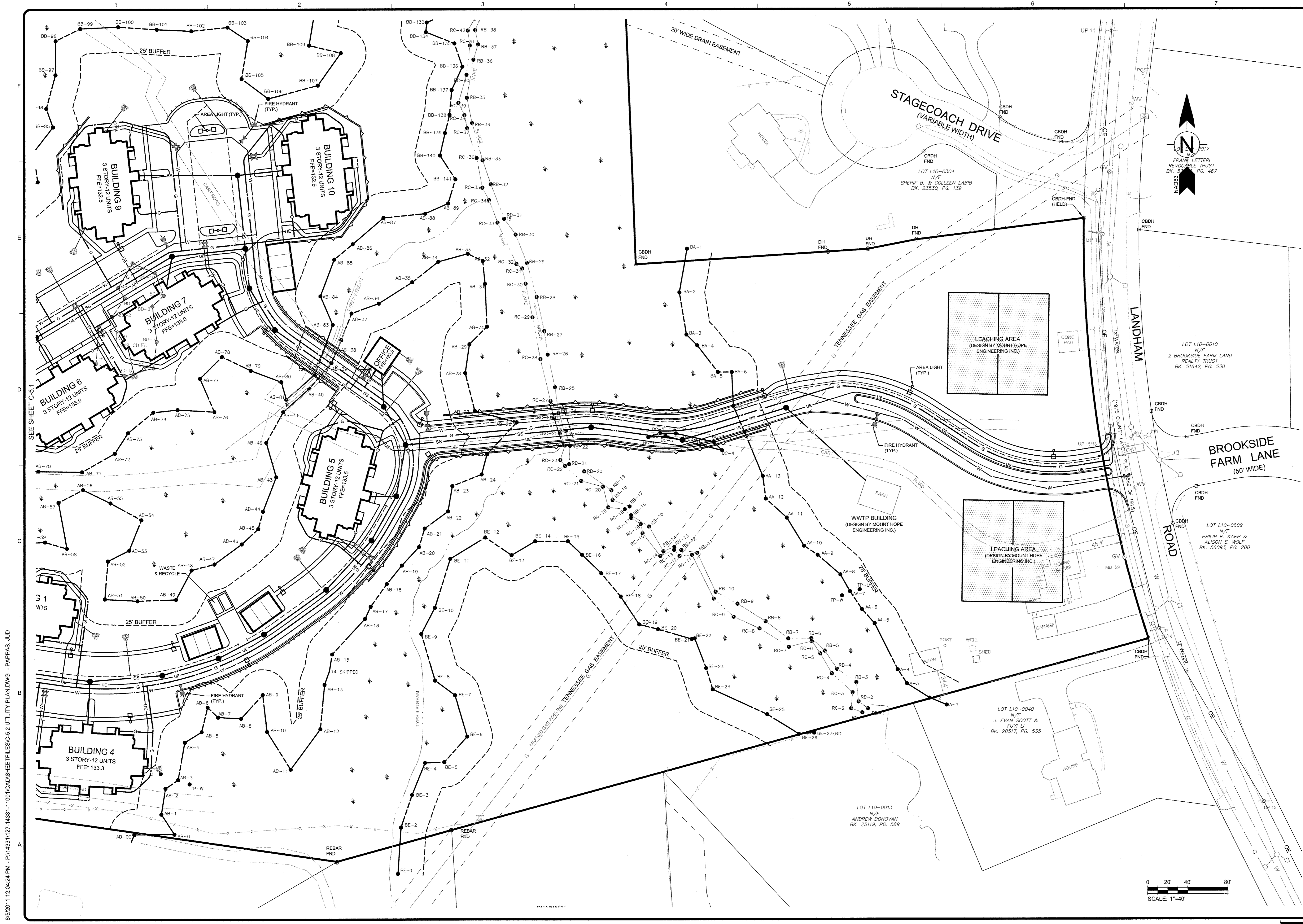
Project No.: 127-14331-11001  
Designed By: G.K.D.  
Drawn By: J.L.P.  
Checked By:

LOT  
ANDRI  
BK. 28

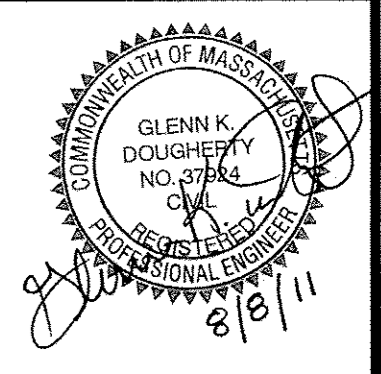
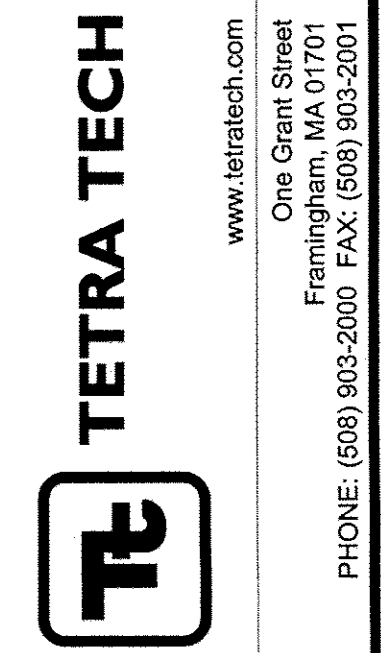
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Copyright: Tetra Tech

Bar Measures 1 inch



8/5/2011 12:04:24 PM - P:\14331\127-14331-1\1001\CAD\SHSHEETFILES\C-5.2 UTILITY PLAN.DWG - PAPPAS, JUD



MARK	DATE	DESCRIPTION
1	8-8-11	COMPREHENSIVE PERMIT FILING

Client: Madison Place Sudbury LLC  
 Proj. Loc.: Sudbury, MA

The Residences at Johnson Farm  
 Landham Road, Sudbury

### Utility Plan

Project No.: 127-14331-11001  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By:

**C-5.2**

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 Bar Measures 1 inch