

SUMMARY OF REVISIONS

- SHEETS "SDS1" AND "SDS2" ADDED TO SET.



CONSTRUCTION DRAWING SET FOR THE COOLIDGE AT SUDBURY 2 187-189 BOSTON POST ROAD, SUDBURY MA

FOR

B'nai B'rith Housing New England, Inc.

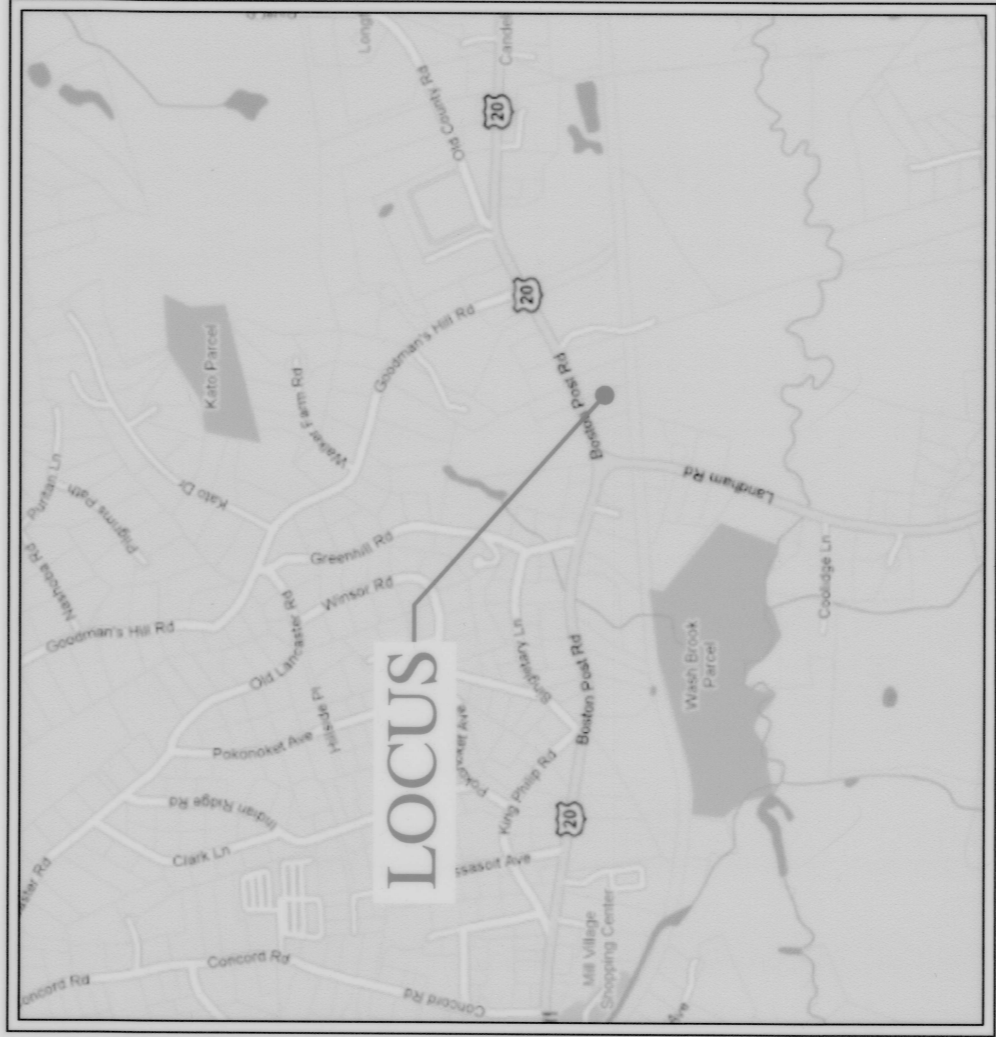
A 56 UNIT SENIOR HOUSING COMMUNITY

PERMITTED UNDER M.G.L. CHAPTER 40B

SUDBURY ZONING A-1 RESIDENTIAL

USE: RESIDENTIAL (AGE RESTRICTED RENTAL) 56 UNITS, DENSITY 18.4R UNITS PER ACRE			
	REQUIRED	PROPOSED	WAIVER
LOT AREA MINIMUM	15,000 SQFT	15,479 SQFT (3.66 AC.)	NO
MINIMUM LOT FRONTAGE	40'	23'	NO
FRONT YARD SETBACK	10'-0"	10'-0"	YES
SIDE YARD SETBACK	20'	18'-0"	YES
REAR YARD SETBACK	20'	18'-0"	YES
MAXIMUM BUILDING HEIGHT	35' / 1.5 STORIES	47' / 1.3 STORIES	YES
MAXIMUM BUILDING COVERAGE	40%	13.9%	NO
PARKING SPACES PER UNIT	2 (112 TOTAL)	1 (56 TOTAL)	YES
STALL WIDTH	9'	9'	NO
STALL LENGTH	18.5'	18.5'	NO
ADJ. WIDTH	24'	24'	NO

LOT USE AREAS	AREA	% OF LOT
TOTAL LOT	3.09 acres	-
BUILDINGS	0.43 acres	13.9%
SIDEWALKS	0.08 acres	2.6%
PATIOS	0.06 acres	1.9%
PERMEABLE PAVEMENT	0.01 acres	0.3%
FIRE LANE	0.43 acres	13.9%
LANDSCAPE AREA WITHIN AREA OF DISTURBANCE	0.88 acres	28.5%
UNDISTURBED	1.2 acres	38.9%



VICINITY MAP
N.T.S.

OWNER

CCC POST ROAD LIMITED PARTNERSHIP
189 BOSTON POST ROAD
SUDBURY, MA 01776

APPLICANT

COVENANT COMMONWEALTH CORPORATION
34 WASHINGTON STREET
BRIGHTON, MA 01752

SHEET INDEX

- C-1..... TITLE SHEET
- C-2..... NOTE SHEET
- C-3..... LAYOUT AND MATERIALS PLAN
- C-4..... GRADING, DRAINAGE, AND UTILITY PLAN
- C-5..... EROSION CONTROL AND CONSTRUCTION SEQUENCING
- C-6..... LANDSCAPE PLAN
- C-7..... DETAILS
- C-8..... SEWAGE DISPOSAL PLAN
- SDS1..... SEWAGE DISPOSAL SYSTEM DETAILS
- SDS2.....



TOWN OF SUDBURY
ZONING BOARD OF APPEALS APPROVAL

John A. Borden
CHAIR

DATE: 03-06-2019

tat

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ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

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Revision:

1/11/2019 (See revision summary)
(Addendum #5)

1/22/2019 (No revision this sheet)

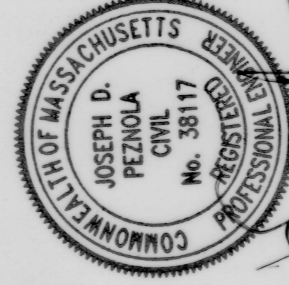
Architect of Record:

Drawn: JTL

Checked: JP

Scale: AS NOTED

Key Plan:



Project Name:

The Coolidge at
Sudbury - Phase 2

187 BOSTON POST ROAD
SUDBURY, MA

Sheet Name:

TITLE SHEET

Project Number:

15526

Issue Date:

01.15.2019

Sheet Number:

C-1

15526



- ## CONSTRUCTION NOTES

CONSTRUCTION NOTES

- ## GENERAL NOTES

GENERAL NOTES

- TOWN OF SUDBURY
ZONING BOARD OF APPEALS APPROVAL
- John D. Biondo*
CHAIR
- _____

DATE: 03-08-2019

DATE: 03-08-2019

15526



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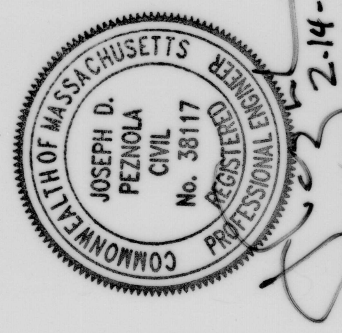
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Project Name:
**The Coolidge at
Sudbury - Phase 2**

**187 BOSTON POST ROAD
SUDBURY, MA**

Sheet Name:

**LAYOUT AND
MATERIALS PLAN**

Project Number:

15526

Issue Date:

01.15.2019

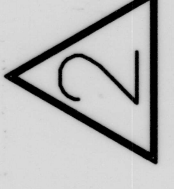
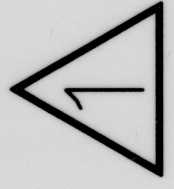
Sheet Number:

C-3

15526

SUMMARY OF REVISIONS

- NORTH ARROW ADDED.
- GRASSPAVE FIRE LANE CORRECT TO REQUIRED 20' WIDTH. LABELS ADDED.
- BITUMINOUS BERM ON SOUTH SIDE OF DRIVEWAY TO PARKING UNDER EXTENDED. MOUNTABLE CAPE COD BERM TO BE USED. RETAINING WALL SHIFTED SLIGHTLY TO ACCOMMODATE FIRE LANE.
- RETAINING WALL LABELS UPDATED TO INCLUDE CALLOUT FOR FENCE.
- CURB LABELS UPDATED AND CROSS SECTIONS ADDED. SEE SHEET C-8 FOR CROSS SECTION DETAILS.
- POROUS CONCRETE STRIP ADDED TO FIRE ACCESS WAY.



NOTES:

1. SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (321 CMR) REQUIREMENTS, AS AMENDED.



TOWN OF SUDBURY
ZONING BOARD OF APPEALS APPROVAL

John A. Brindley
Chair

DATE: 03-08-2019

GRAPHIC SCALE



SUMMARY OF REVISIONS

- NORTH ARROW ADDED.
- 8"x6" TAPPING SLEEVE CHANGED TO 8"x8".
- 6" RESILIENT WEDGE GATE CHANGED TO 8".
- PIPE SIZE AND TYPE LABEL ADDED TO PROPOSED WATER MAIN.
- ADDITIONAL DETAIL ADDED FOR DOMESTIC AND FIRE SERVICE HOOKUPS.
- TRENCH DRAIN RIM LOWERED. TRENCH DRAIN SPECIFIED AS SHEA 8"x16" OR EQUIVALENT.
- TRENCH DRAIN OUTLET PIPE CHANGED FROM 8" TO 6" AND INVERT LOWERED.
- GRADES ADDED TO MAN DOOR AND GENERATOR PAD NEAR ENTRANCE TO PARKING UNDER.
- BITUMINOUS BERM ON SOUTH SIDE OF DRIVEWAY TO PARKING UNDER EXTENDED. MOUNTABLE CAPE COD BERM TO BE USED. CROSS SLOPE ON DRIVEWAY TO PARKING UNDER INCREASED TO 5%.
- TOP AND BOTTOM OF WALL ELEVATIONS ADDED TO SOUTHERNMOST RETAINING WALL.
- POROUS CONCRETE STRIP ADDED TO FIRE ACCESS WAY.
- UNDERDRAIN ADDED FOR POROUS CONCRETE STRIP.

TOWN OF SUDBURY
ZONING BOARD OF APPEALS APPROVAL

John A. Birch
Chair

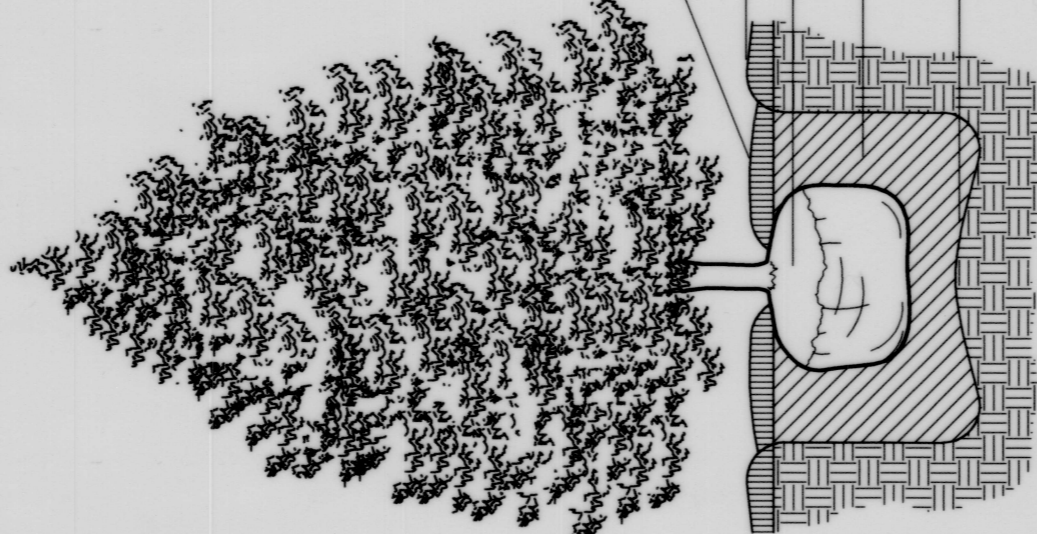
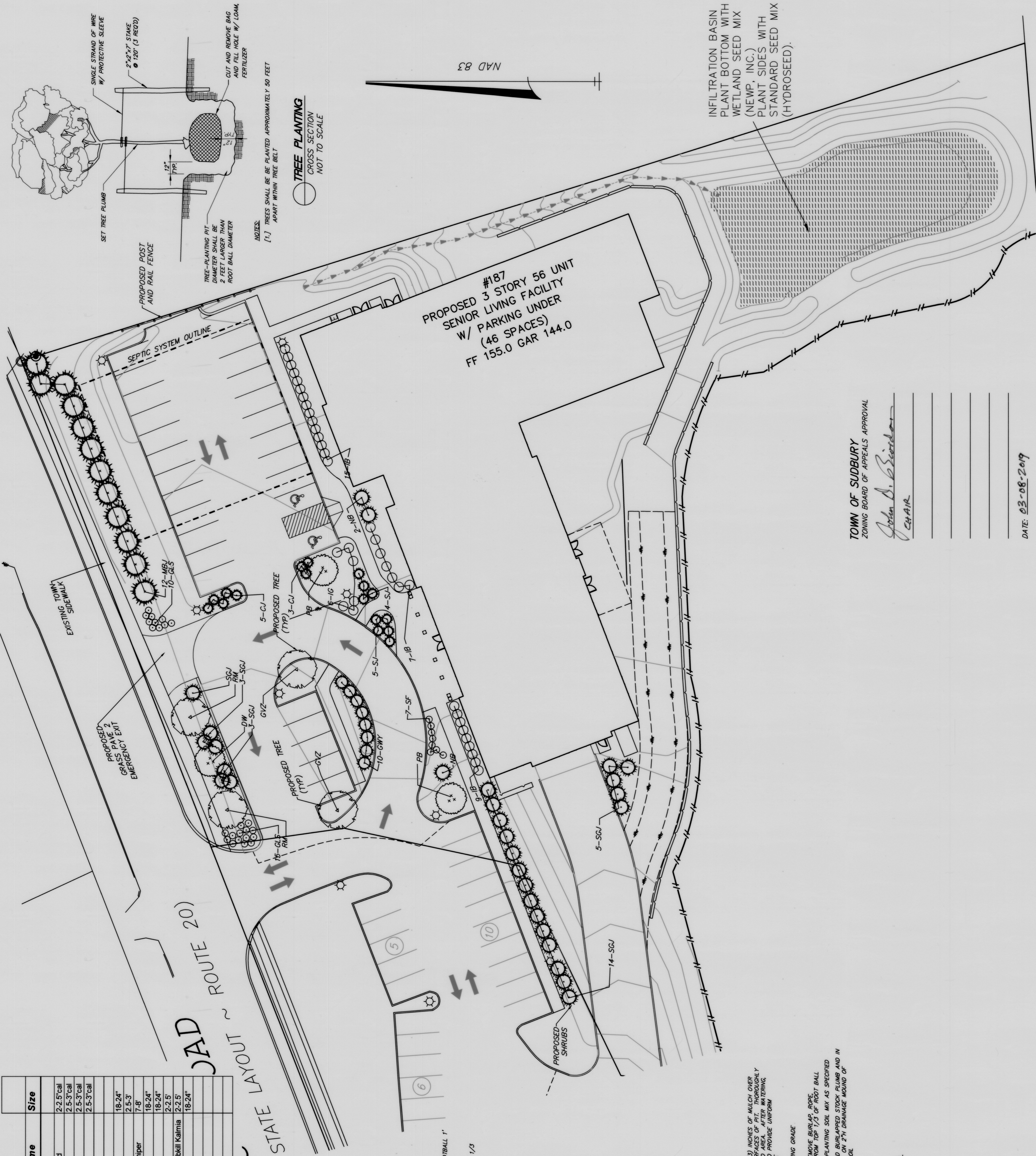
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BOSTON EDISON COMPANY
BOOK 7734 PAGE 426



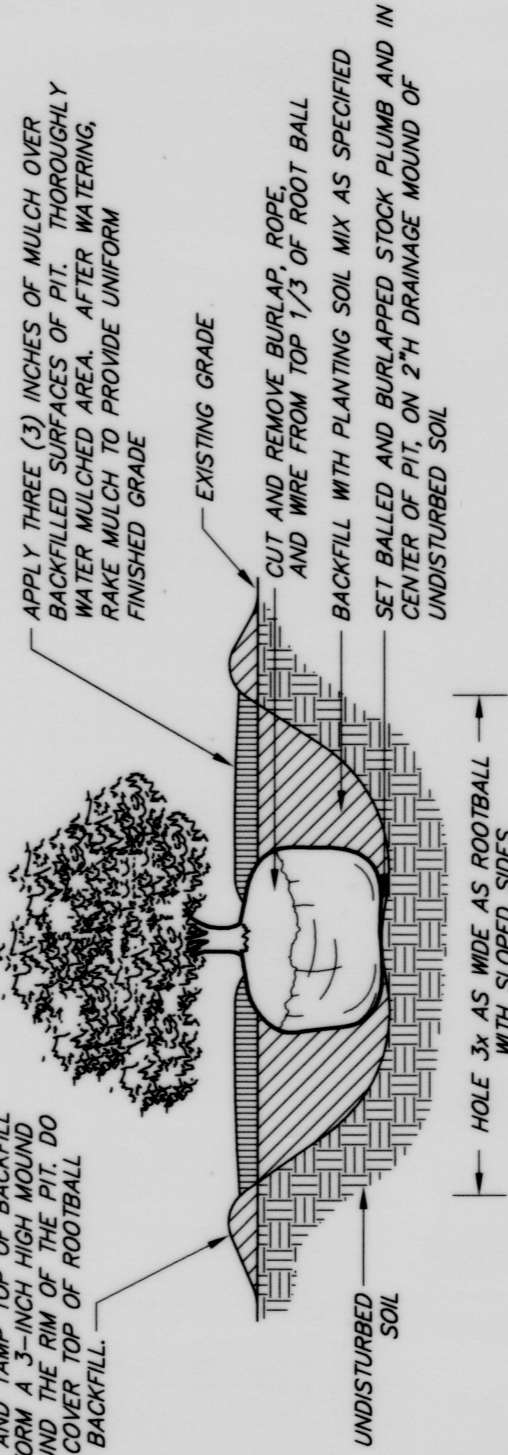
LOT 2
134,479± SF
3.09± ACRES
DRY AREA
112,461± SF
2.589± ACRES
WETLAND AREA
21,684± SF
0.498± ACRES

Plant Schedule			
Qty	Key	Botanical Name	Common Name
TREES:			
2	TR	Cornus florida	Flowering Dogwood
2	PB	Bauhinia speciosa	Flame Tree
2	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple
2	GVZ	Quercus coccinea	Scarlet Oak
SHRUBS/GRASSES:			
1	7CJ	Juniperus communis	Common Juniper
1	7CJ	Juniperus horizontalis	Creeping Juniper
12	MBU	Juniperus procumbens	Maritima Blue Juniper
25	GLS	Rhus aromatica 'Soc.Low'	Gr.Low Sumac
7	GTf	Comptonia perigrina	Sweet Fern
37	IB	Ilex glabra	Hollyberry
8	GWY	Kalmia angustifolia	Sheep Laurel
28	SGJ	Panicum virgatum	Switchgrass

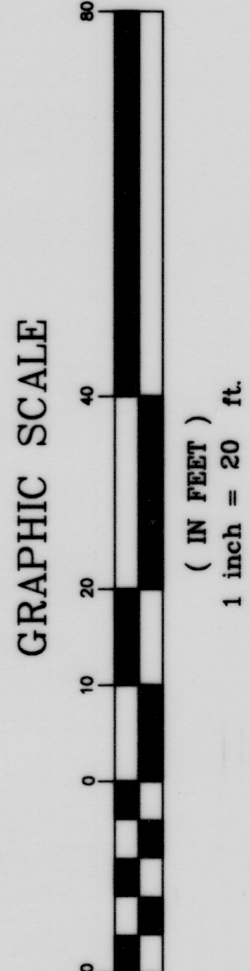


EVERGREEN TREE PLANTING
NOT TO SCALE

TYPICAL SHOULDER PLANTING DETAIL NOTES:
PLANT SO THAT TOP OF ROOTBALL IS 1"-2" ABOVE SURROUNDING GRADE
MULCH SHALL NOT BE USED AGAINST THE TRUNK OR STEMS
OF TREES PLANTED UNDER ANY CIRCUMSTANCES. MULCH LAYERS SHOULD
TAPER DOWN TOWARD TRUNK AS INDICATED.
DO NOT USE PLANTING STUOK IF ROOTBALL IS CRACKED OR
PLACED BEFORE OR DURING PLANTING PROCESS.
PLACE BACKFILL AROUND FOOTBALL IN LAYERS, TAMPING TO
SETTLE BACKFILL AND ELIMINATE VACUOLLS AND AIR POCKETS.
WHEN PIT IS APPROX. 1/2 DODGEES, WATER THOROUGHLY
AND ALLOW TO DRAIN. TAMING BACKFILL AGAIN AFTER PLACING
AND TAMING FINAL LAYER OF BACKFILL.



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



SUMMARY OF REVISIONS

- SYSTEM ELEVATIONS CORRECTED.
- POROUS PAVEMENT DETAIL ADDED.

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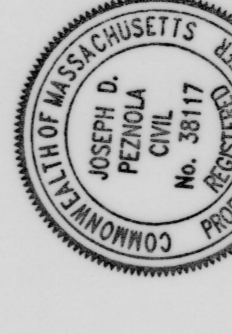
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The Coolidge at
Sudbury - Phase 2

187 BOSTON POST ROAD
SUDBURY, MA

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DETAILS

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15526

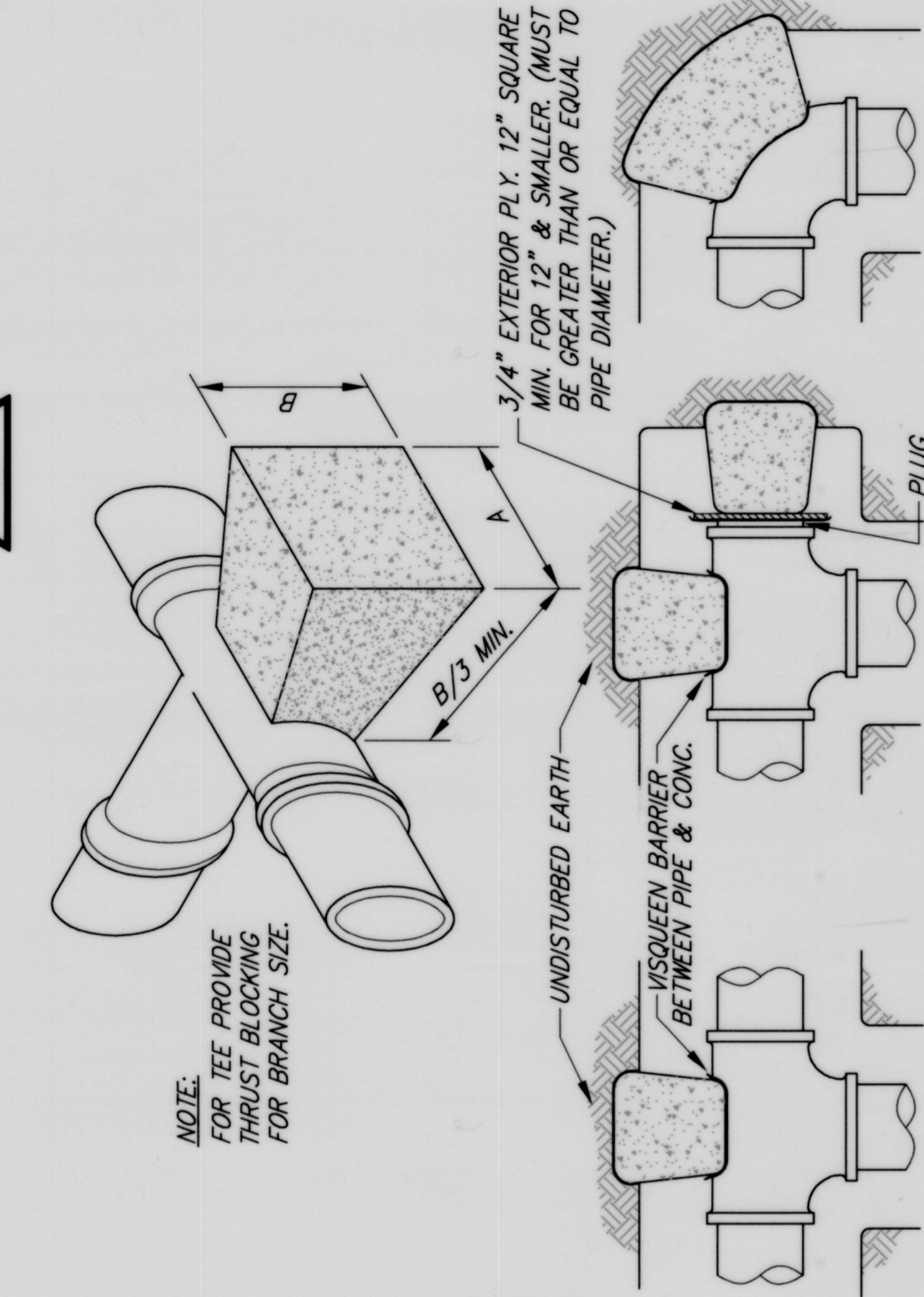
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15526

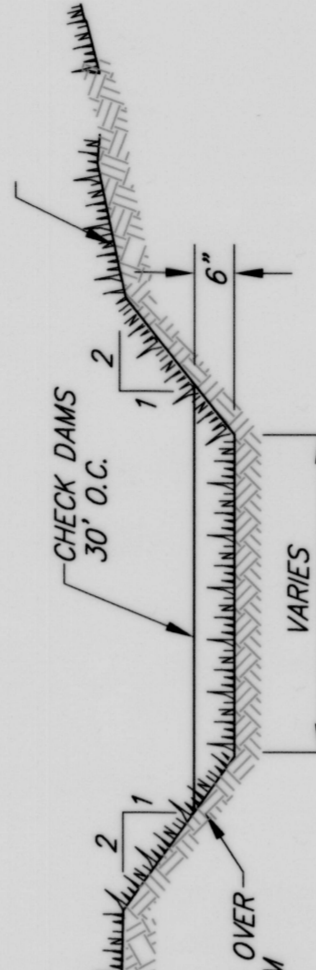


DIMENSION FOR THRUST BLOCKING											
FITTING			45° BENDS & "Y"s			22 1/2° BENDS					
SIZES	A	B	A	B	A	B	A	B	A	B	A
4"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"				
6"	2'-0"	1'-6"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"				
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-3"				
10"	2'-6"	2'-0"	2'-6"	2'-6"	2'-10"	2'-10"	2'-0"				
12"	3'-0"	2'-6"	3'-0"	3'-0"	3'-6"	3'-6"	2'-4"				
14"	3'-5"	3'-0"	4'-0"	3'-6"	3'-6"	2'-4"	2'-5"				

1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.I. SOIL-BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND USE MSQUEEN BARRIER BETWEEN PIPE AND CONCRETE AS SHOWN IN DETAIL ABOVE.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
3. BLOTTING SIZE/FREQUENCY SHALL BE INCREASED IF REQUIRED BY ENGINEER.

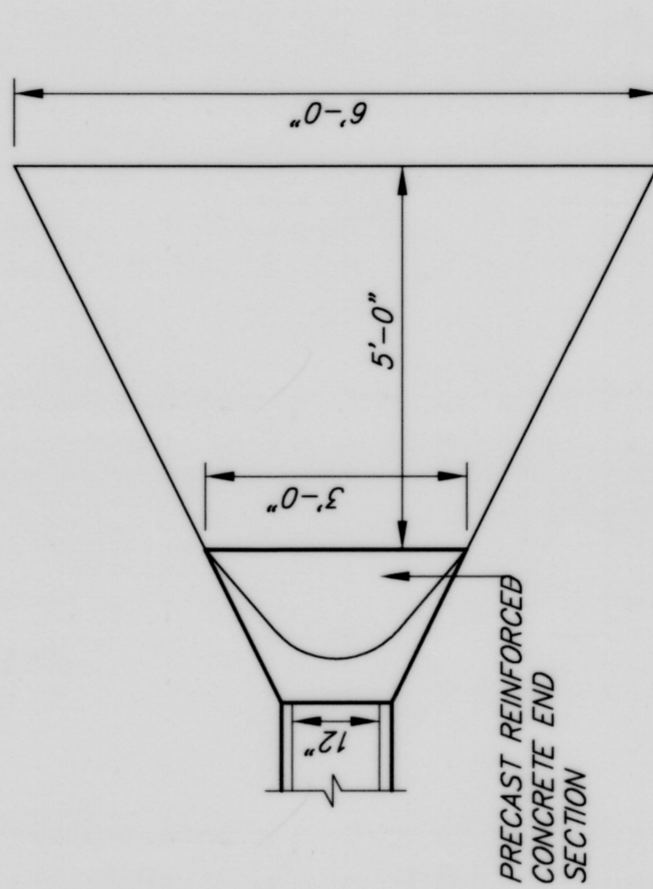
THRUST BLOCK SCHEDULE

NOT TO SCALE

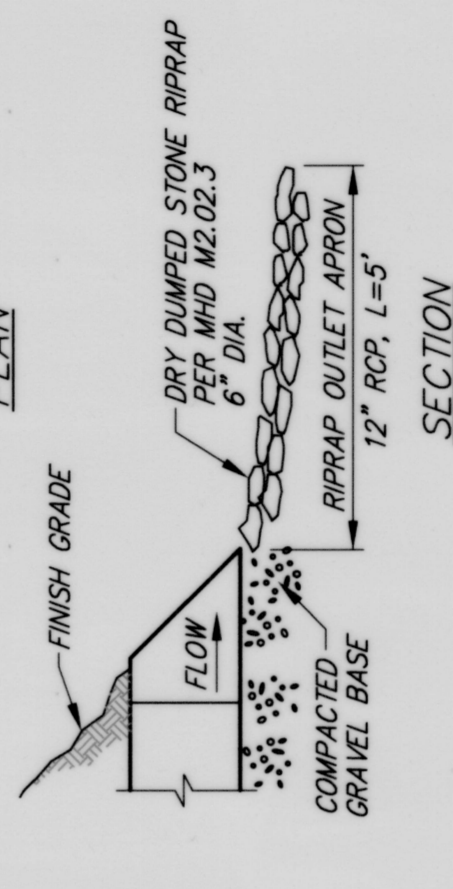


GRASSED SWALE

NOT TO SCALE

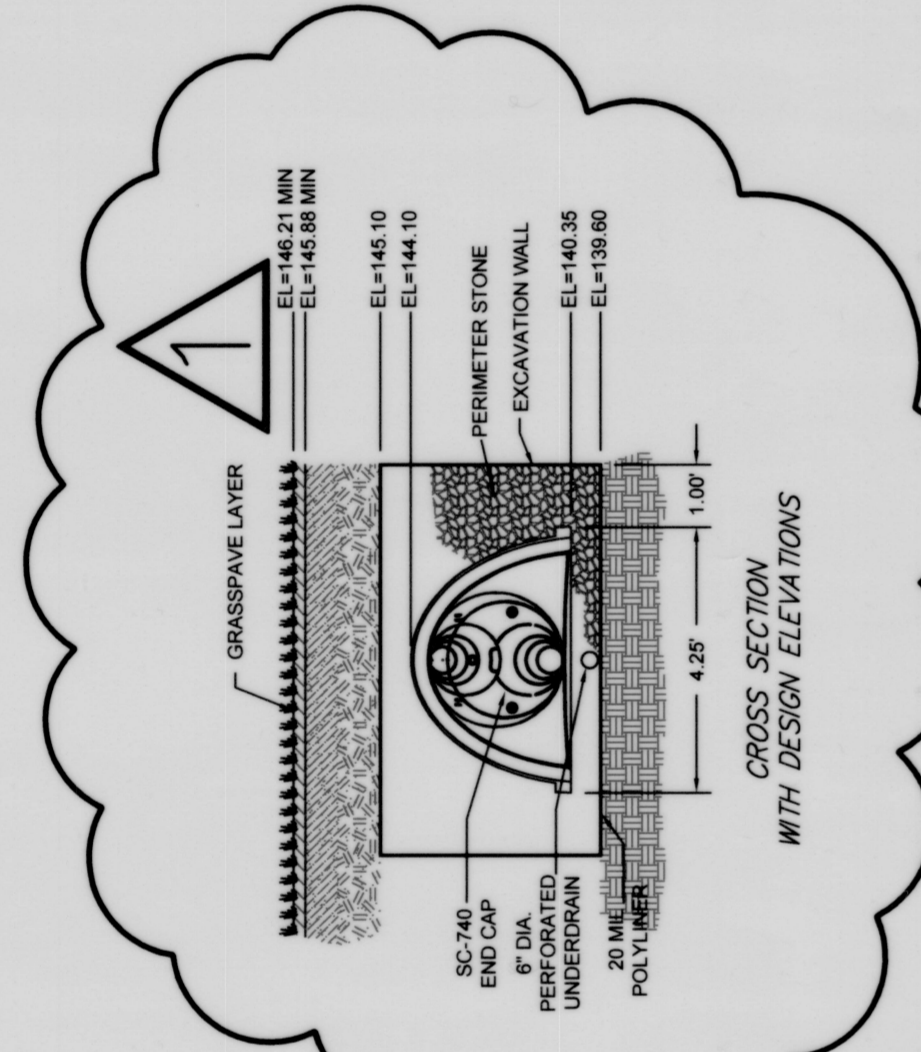
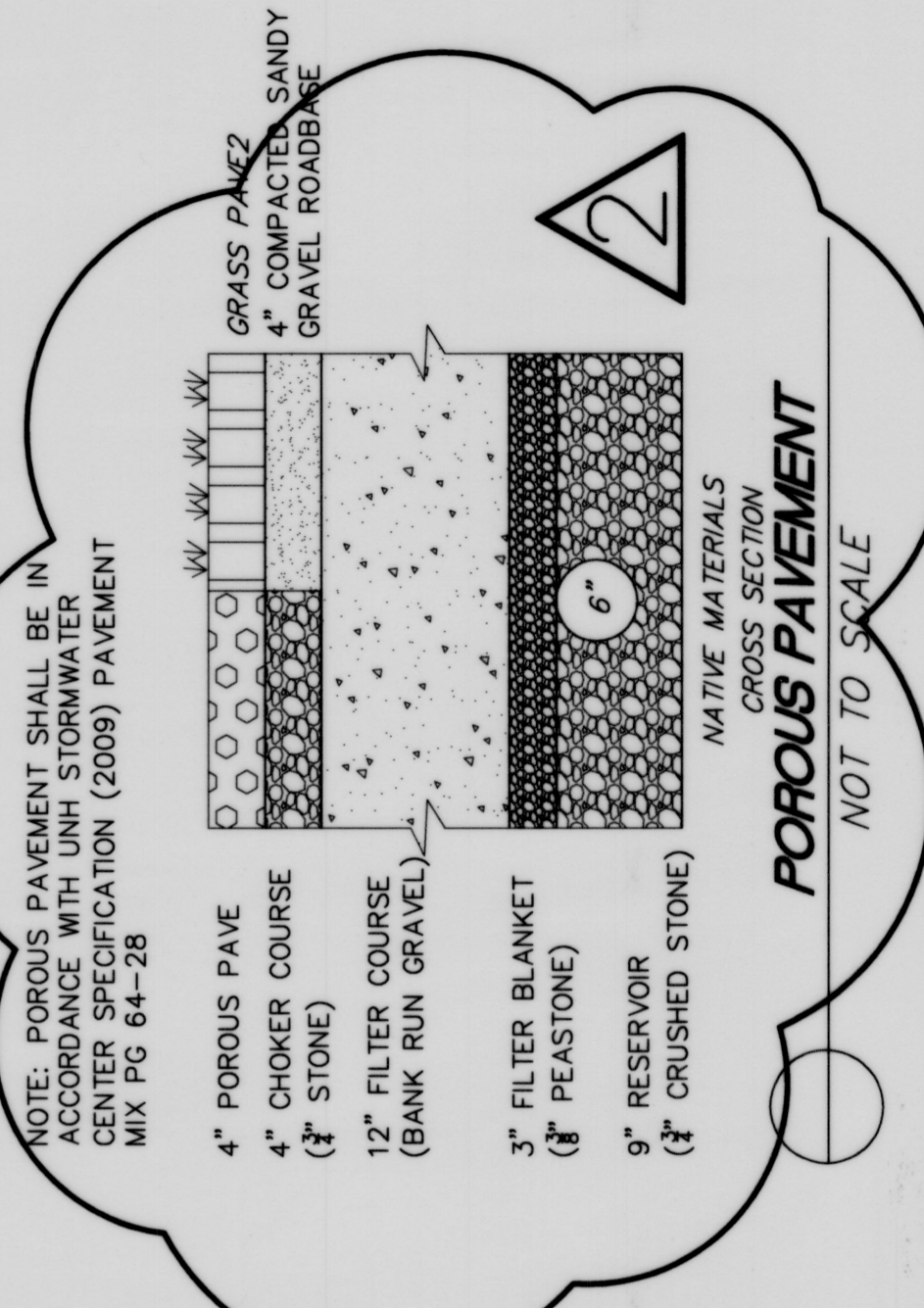


PLAN



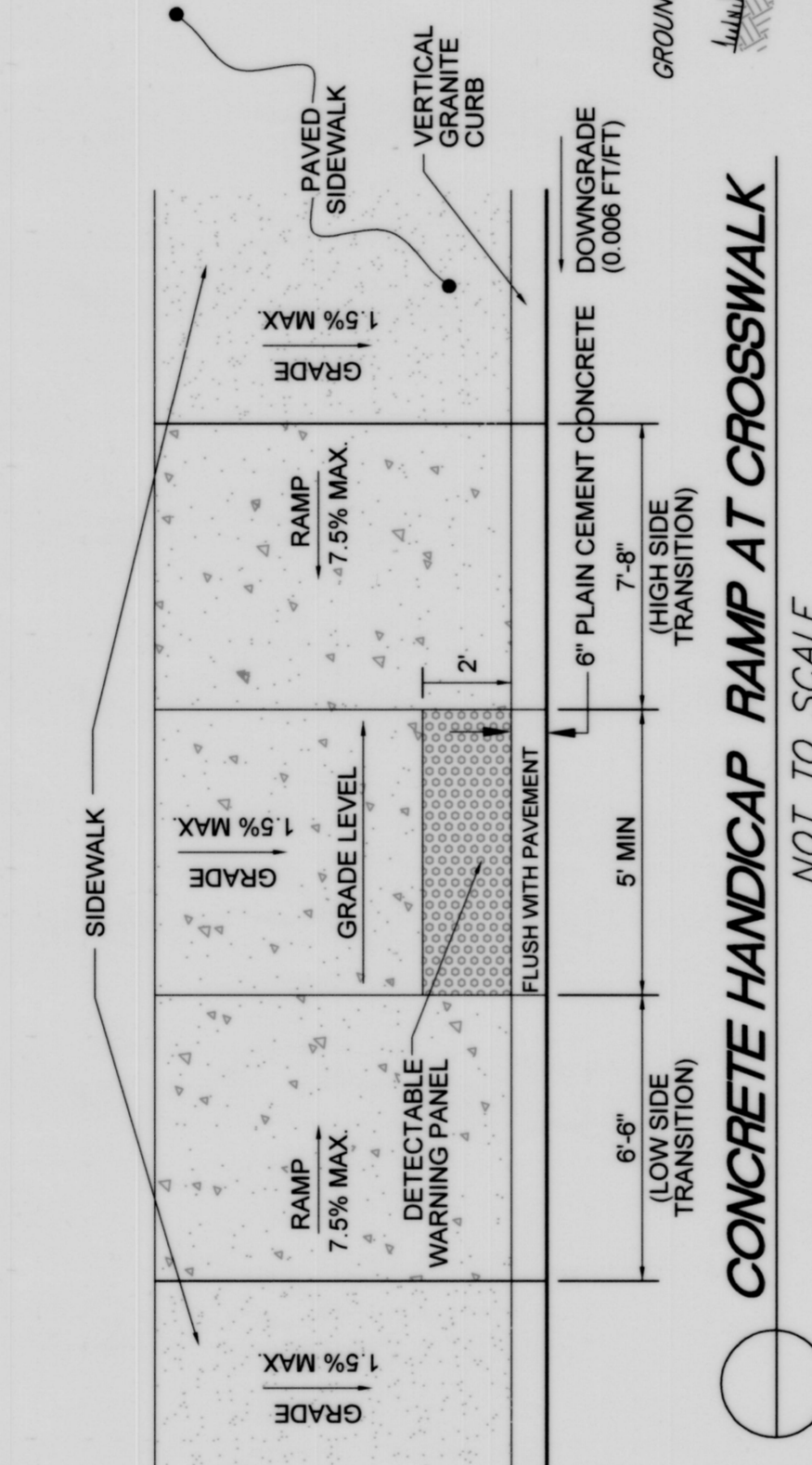
DRAIN OUTLET AND APRON

TYPICAL CROSS SECTION
NOT TO SCALE



STORMTECH CHAMBERS - ISOLATOR ROW

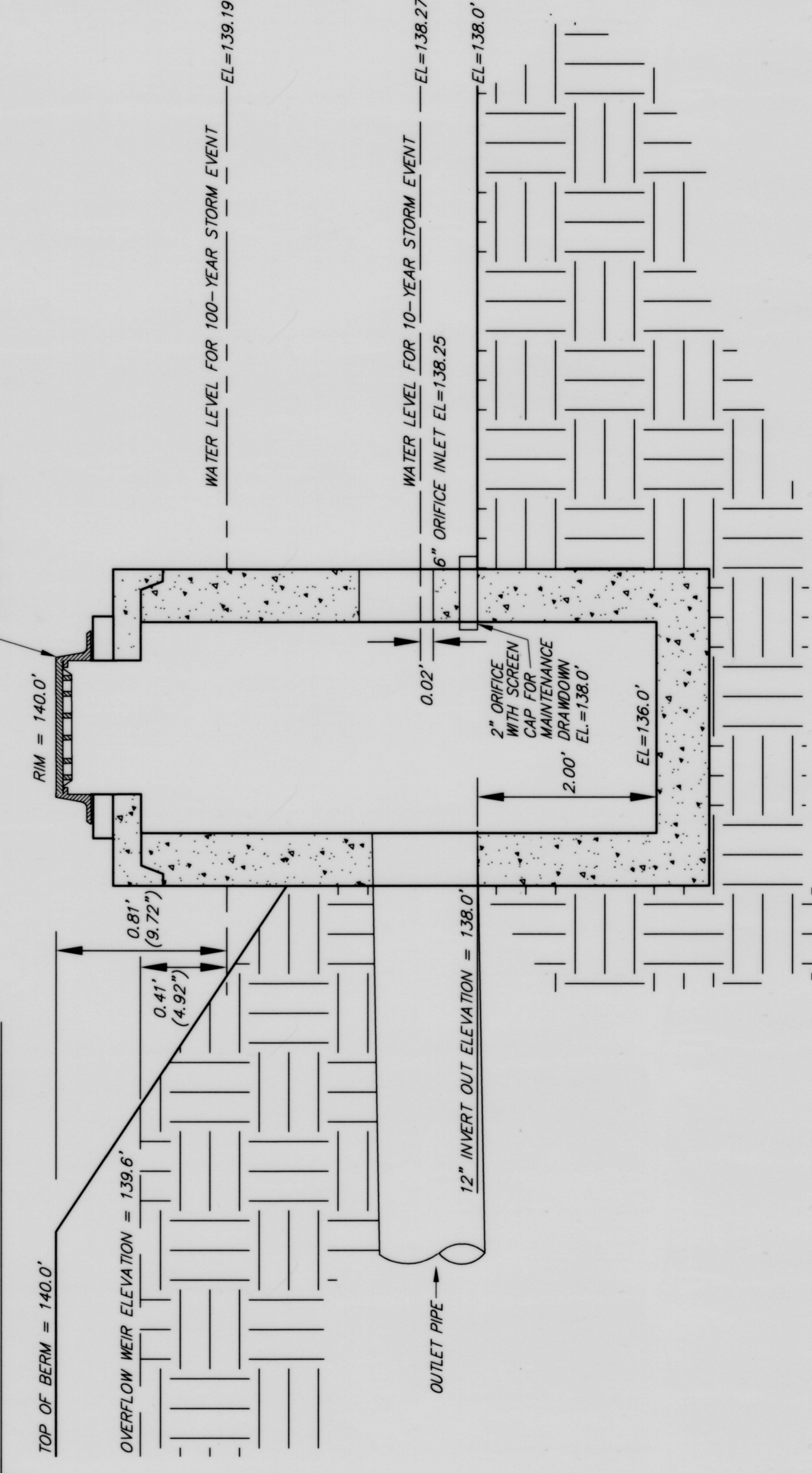
NOT TO SCALE



CONCRETE HANDICAP RAMP AT CROSSWALK

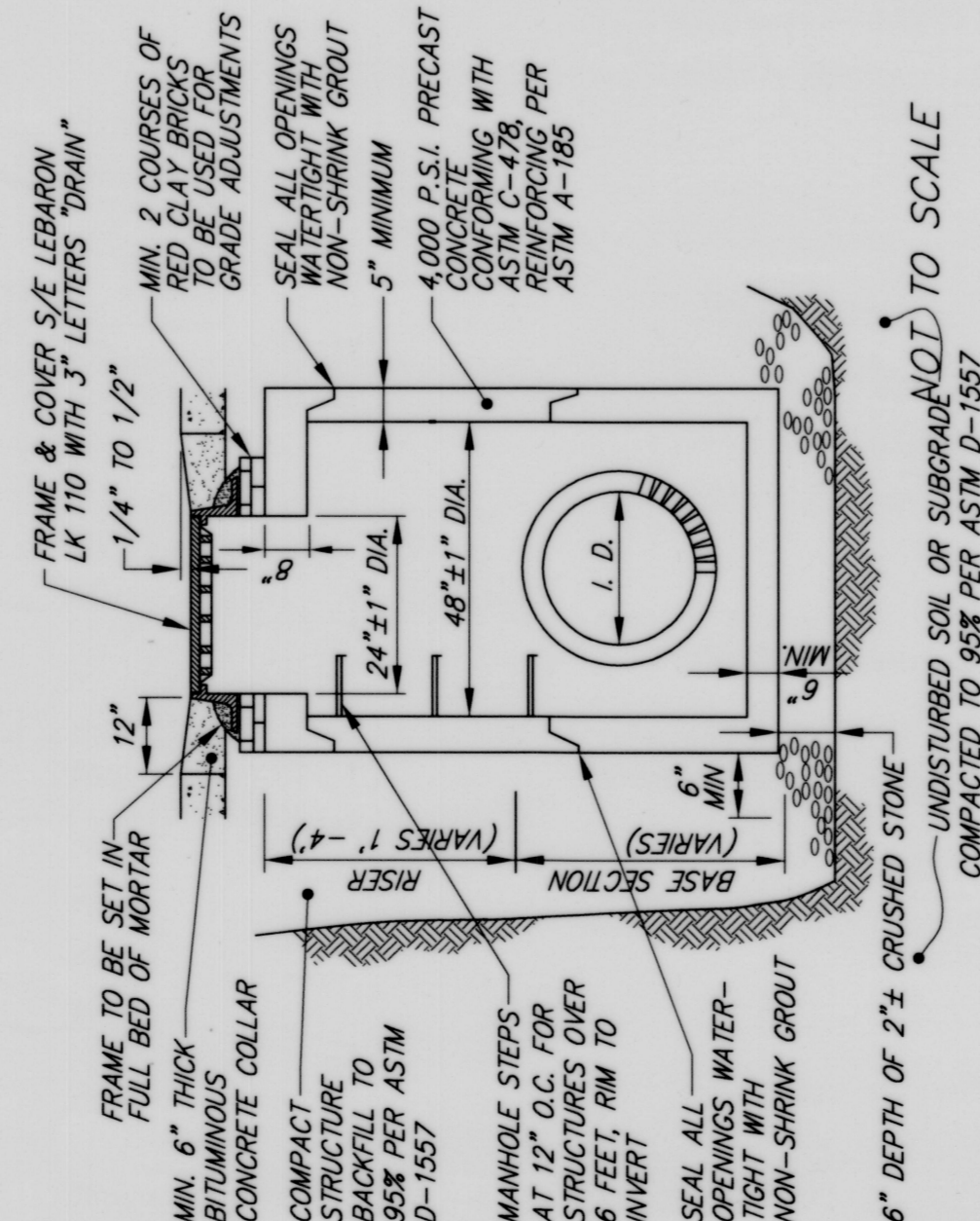
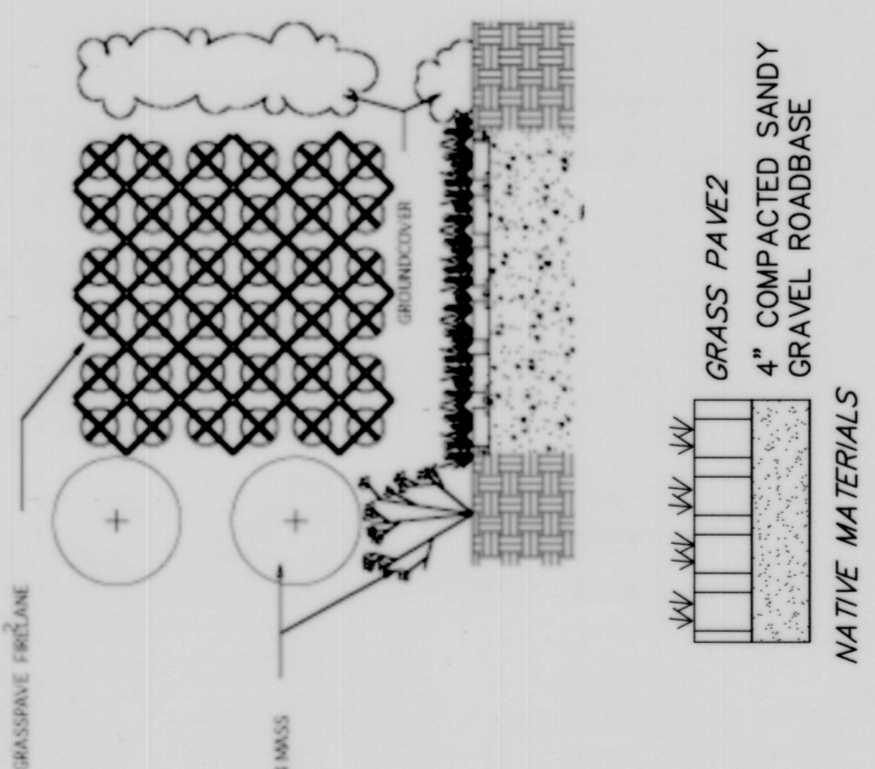
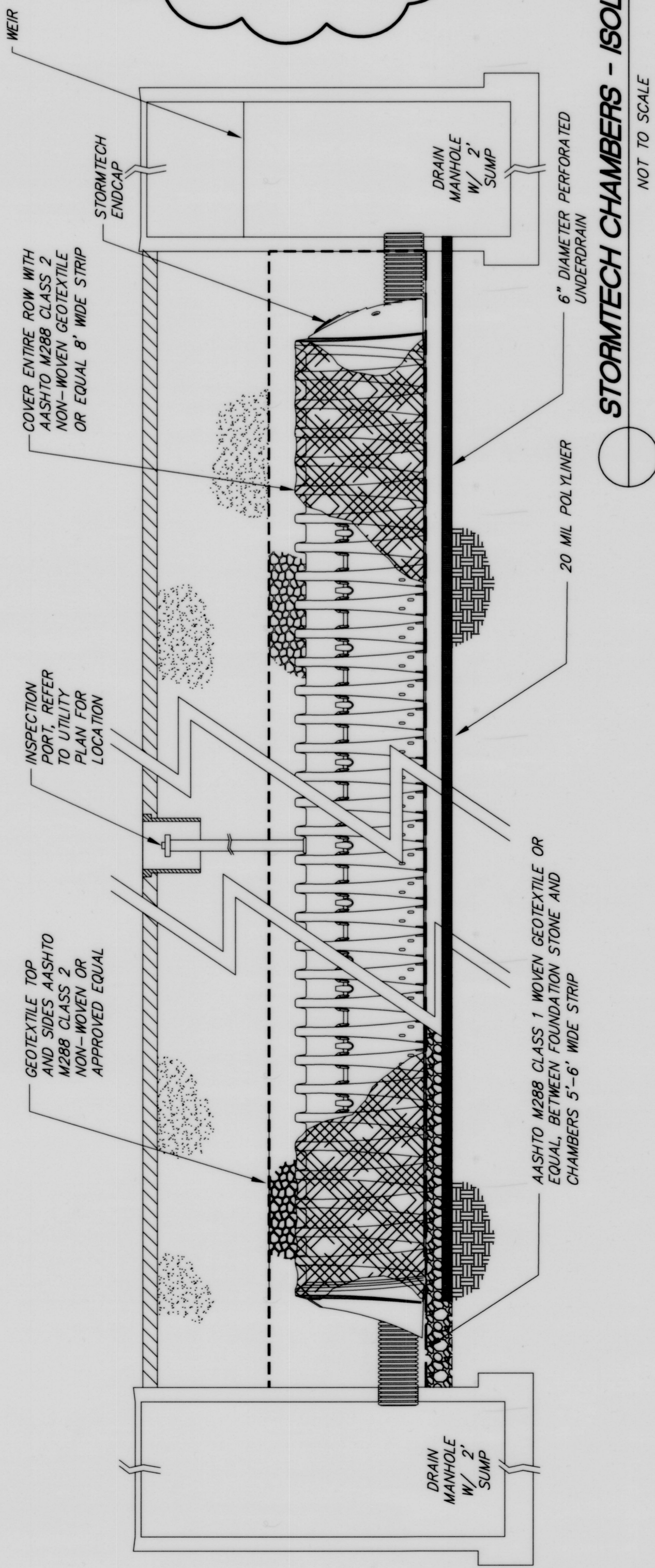
NOT TO SCALE

PHASE 2 GRASSPAVE2 FIRELANE



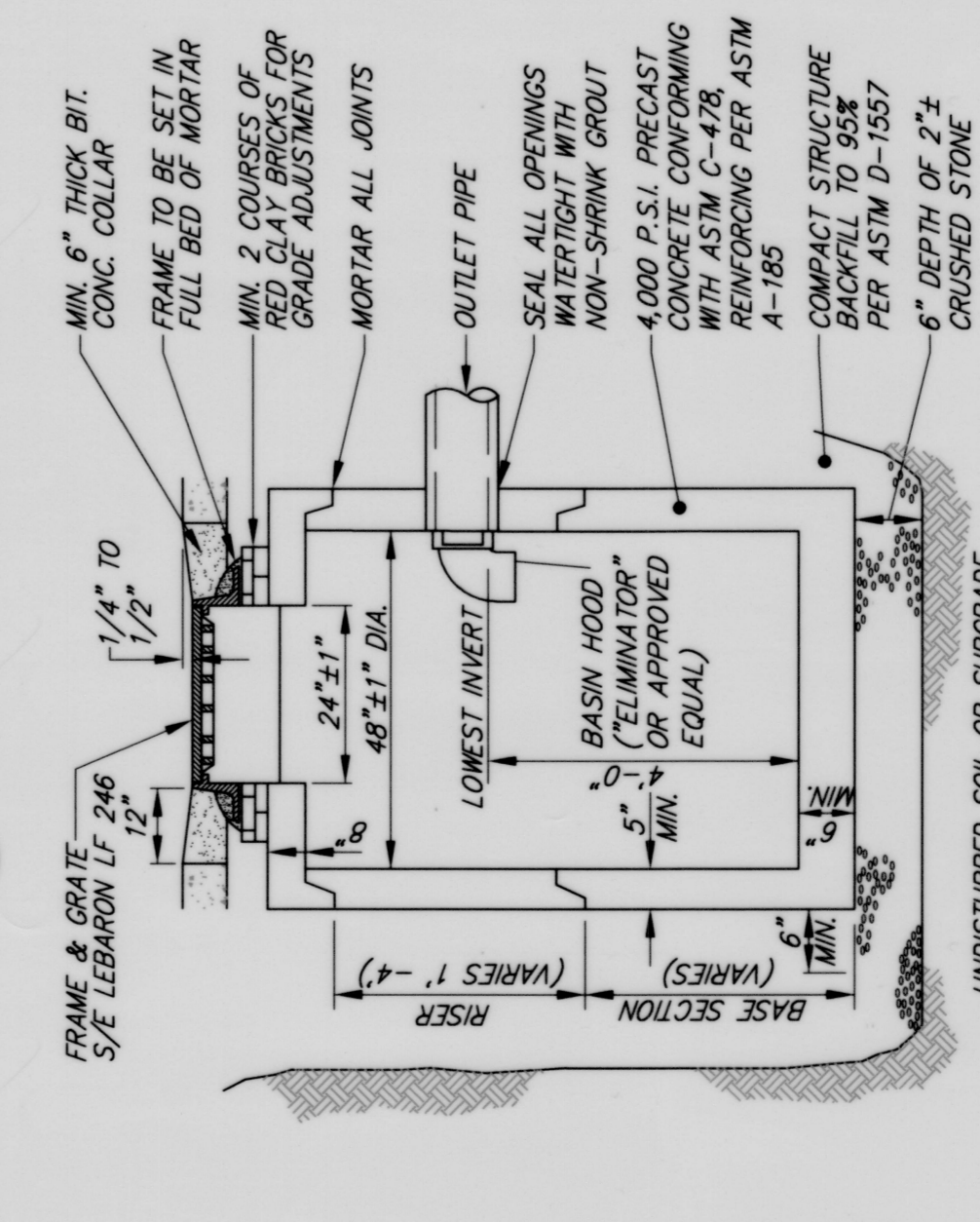
PHASE 2 OCS STRUCTURE AND INFILTRATION BASIN CROSS SECTION

NOT TO SCALE



DRAIN MANHOLE

NOTE: CONICAL TOP MAY ALSO BE USED

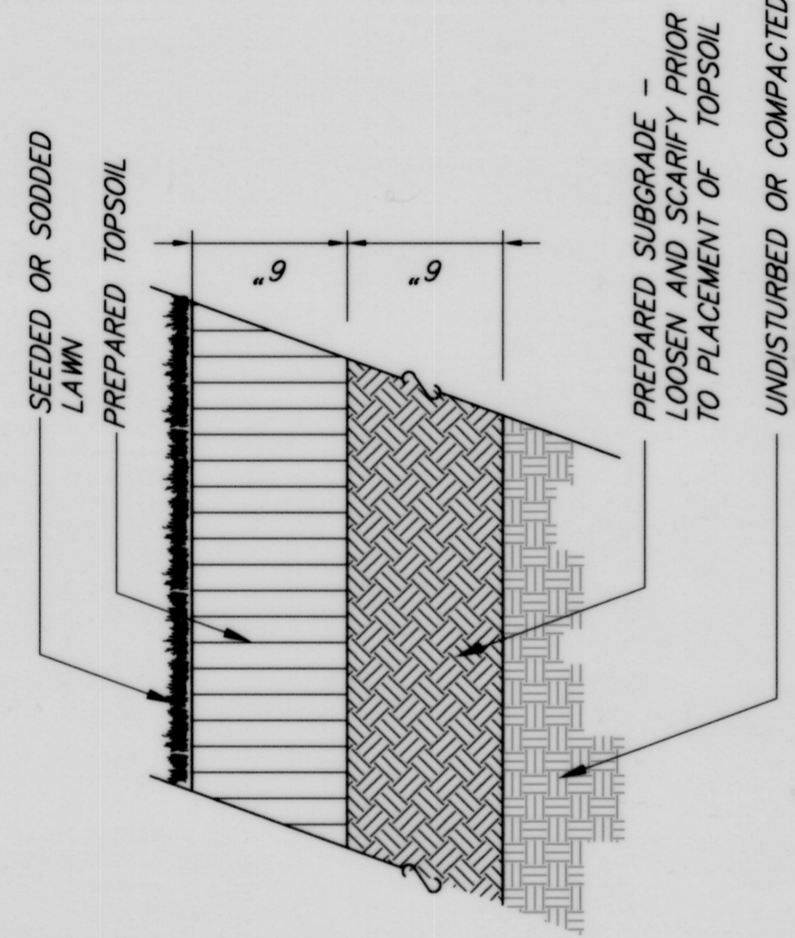


CATCH BASIN WITH HOOD

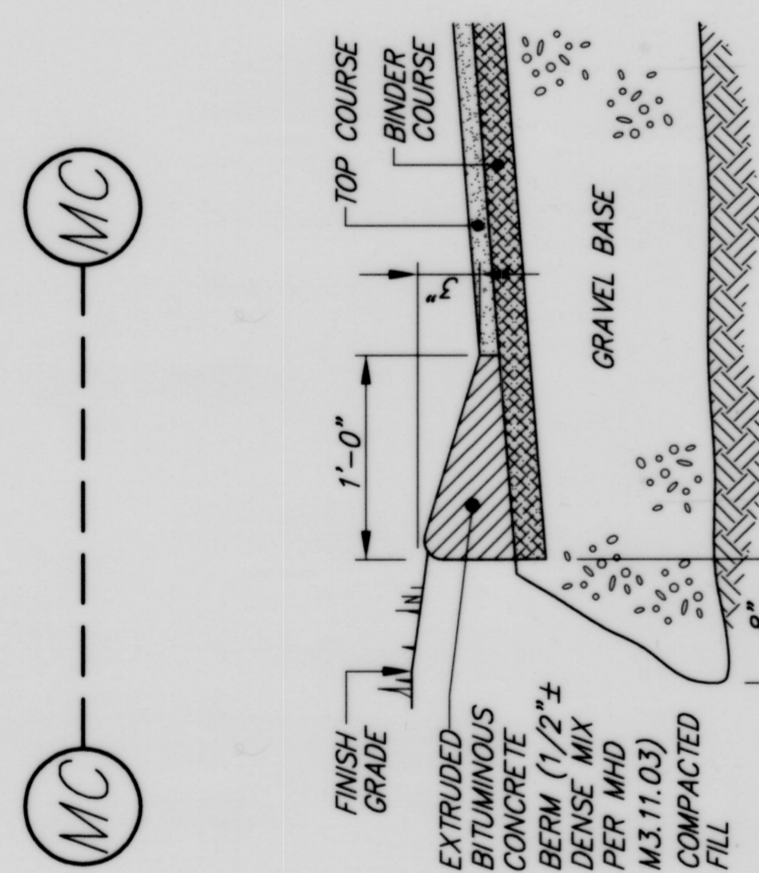
TYPICAL CROSS SECTION
NOT TO SCALE

SUMMARY OF REVISIONS

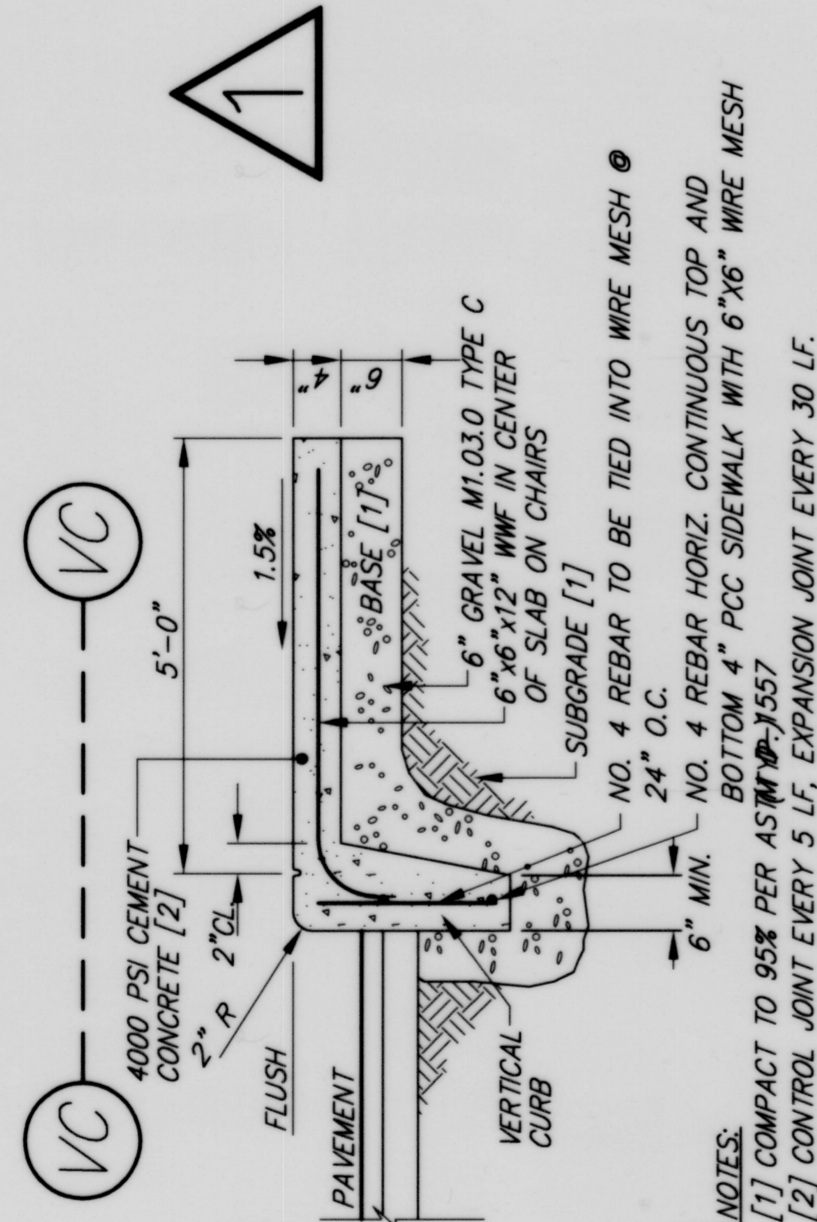
- DETAILS ADDED FOR DOMESTIC AND FIRE PROTECTION WATER SERVICES.
- MANUFACTURER OF HYDRANT AND GATE VALVES SPECIFIED AS MUELLER OR ANV.
- SPECIFIED THAT HYDRANTS AND GATE VALVES SHALL OPEN RIGHT.
- DETAIL ADDED FOR CAPE COD BERM.
- DETAIL REMOVED FOR SLOPED GRANITE CURB.
- CURB CROSS-SECTION CALLOUTS ADDED.



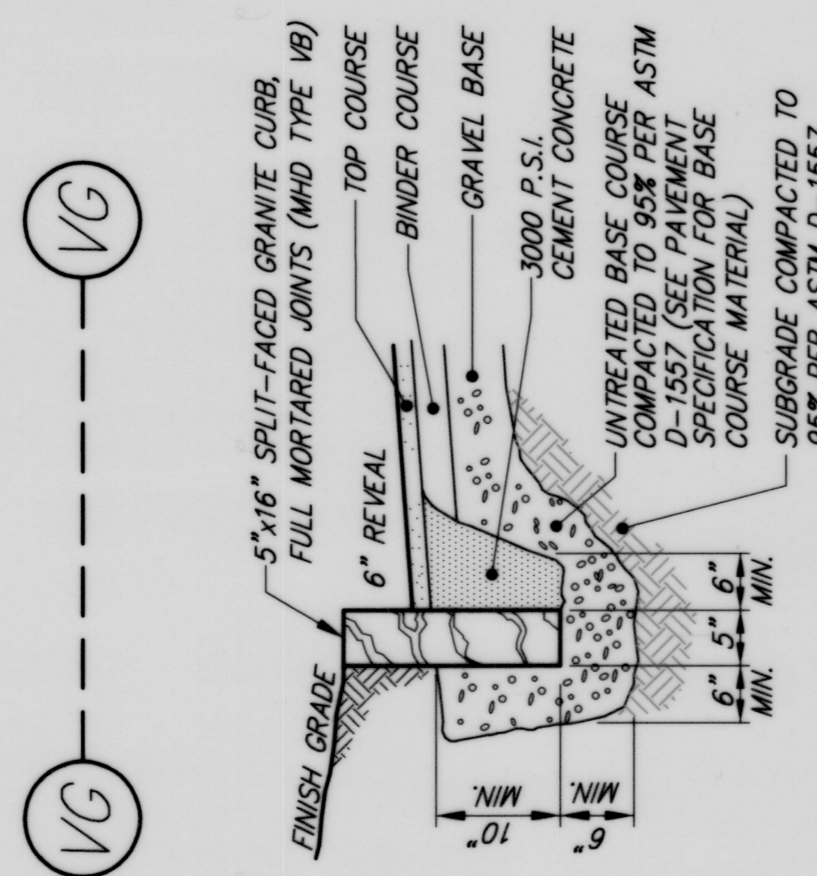
LOAM AND SEED
NOT TO SCALE



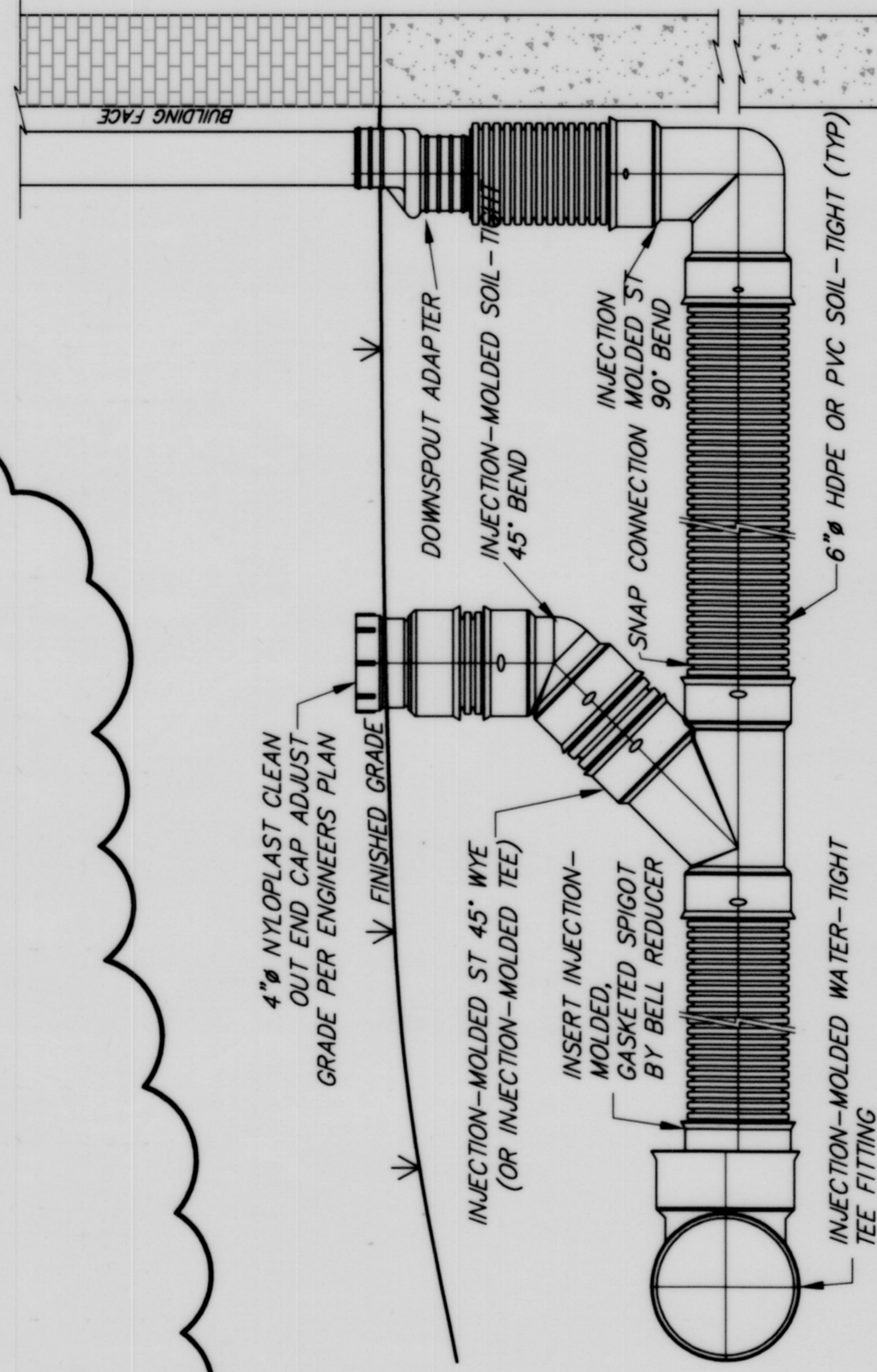
MODIFIED CAPE COD BERM (MC)
CROSS SECTION
NOT TO SCALE



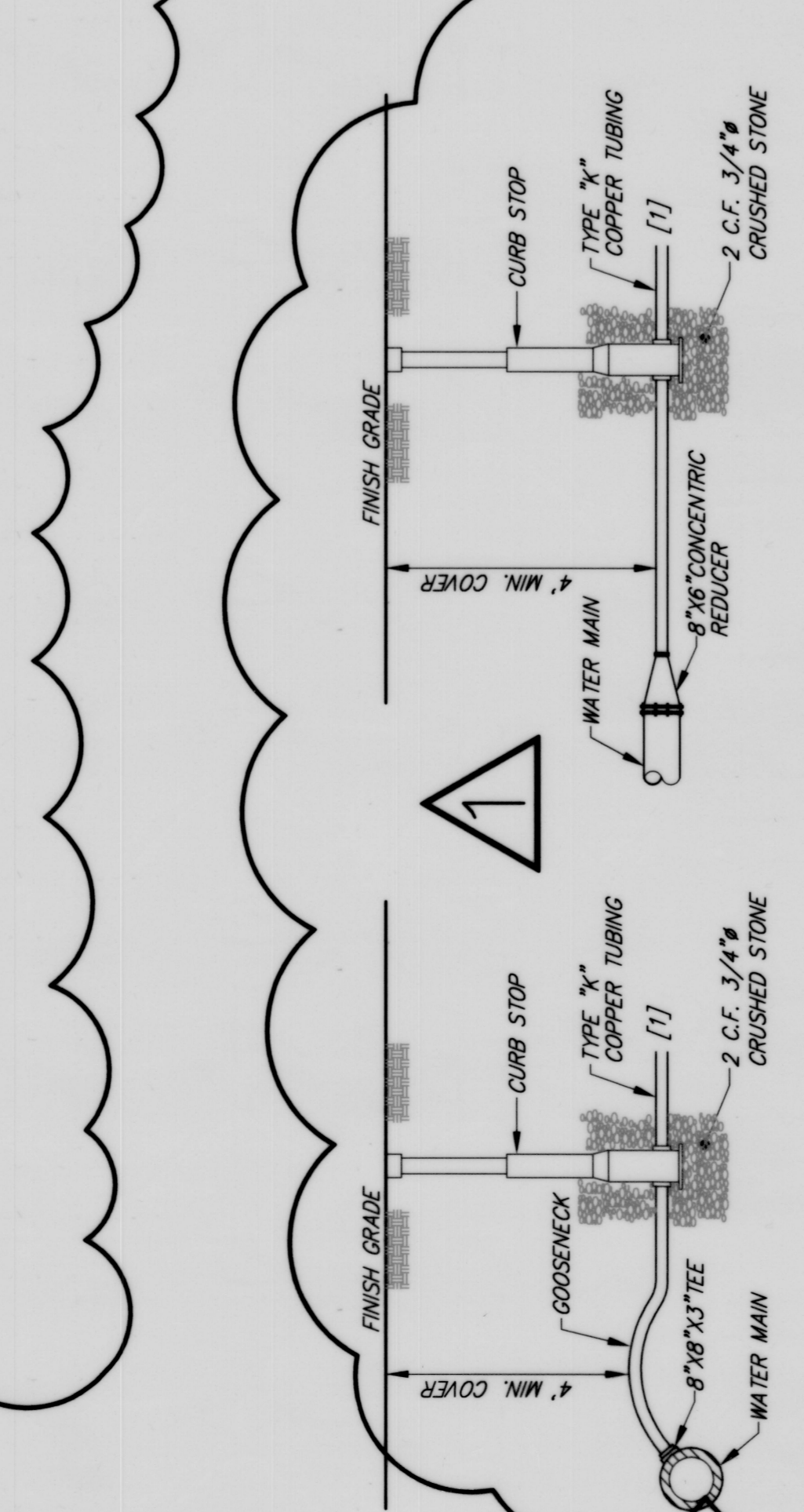
SIDEWALK WITH INTEGRATED CURB (VC)
CROSS SECTION
NOT TO SCALE



VERTICAL GRANITE CURB (VG)
CROSS SECTION
NOT TO SCALE

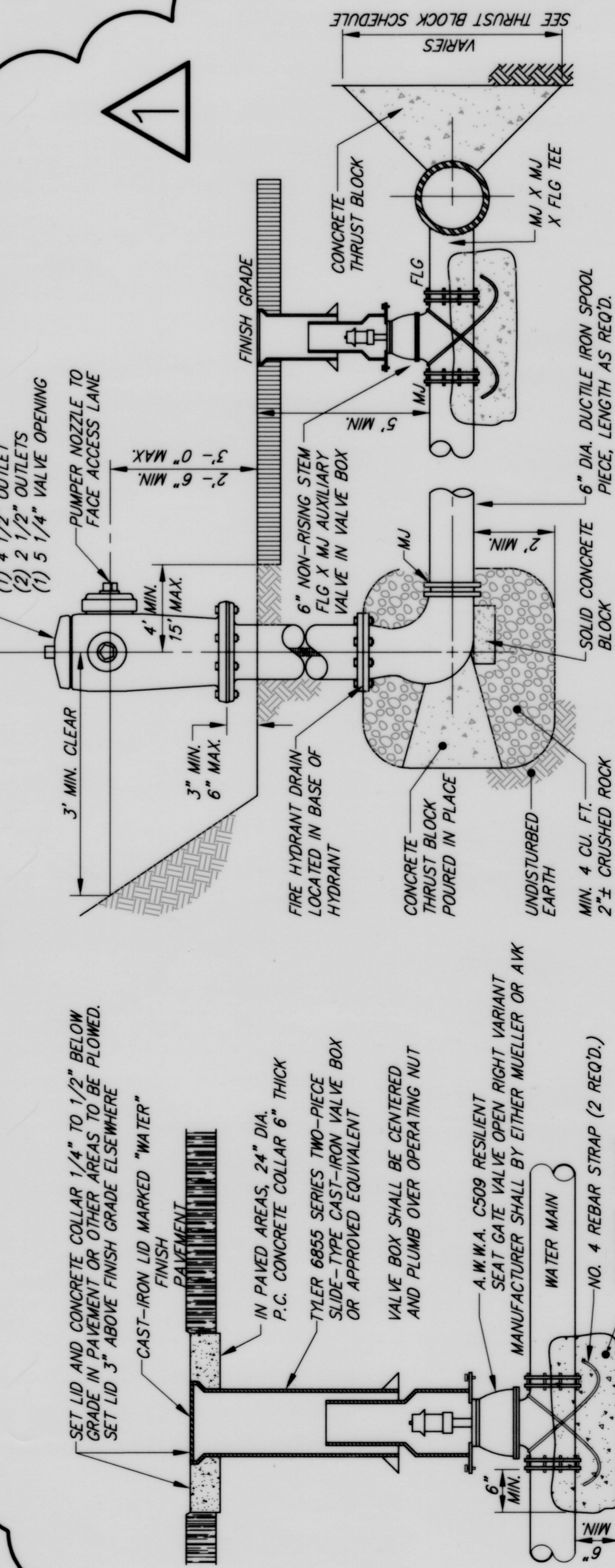


ROOF DRAIN DETAIL WITH CLEANOUT
NOT TO SCALE



DOMESTIC WATER SERVICE
TYPICAL PROFILE
NOT TO SCALE

FIRE PROTECTION WATER SERVICE
TYPICAL PROFILE
NOT TO SCALE

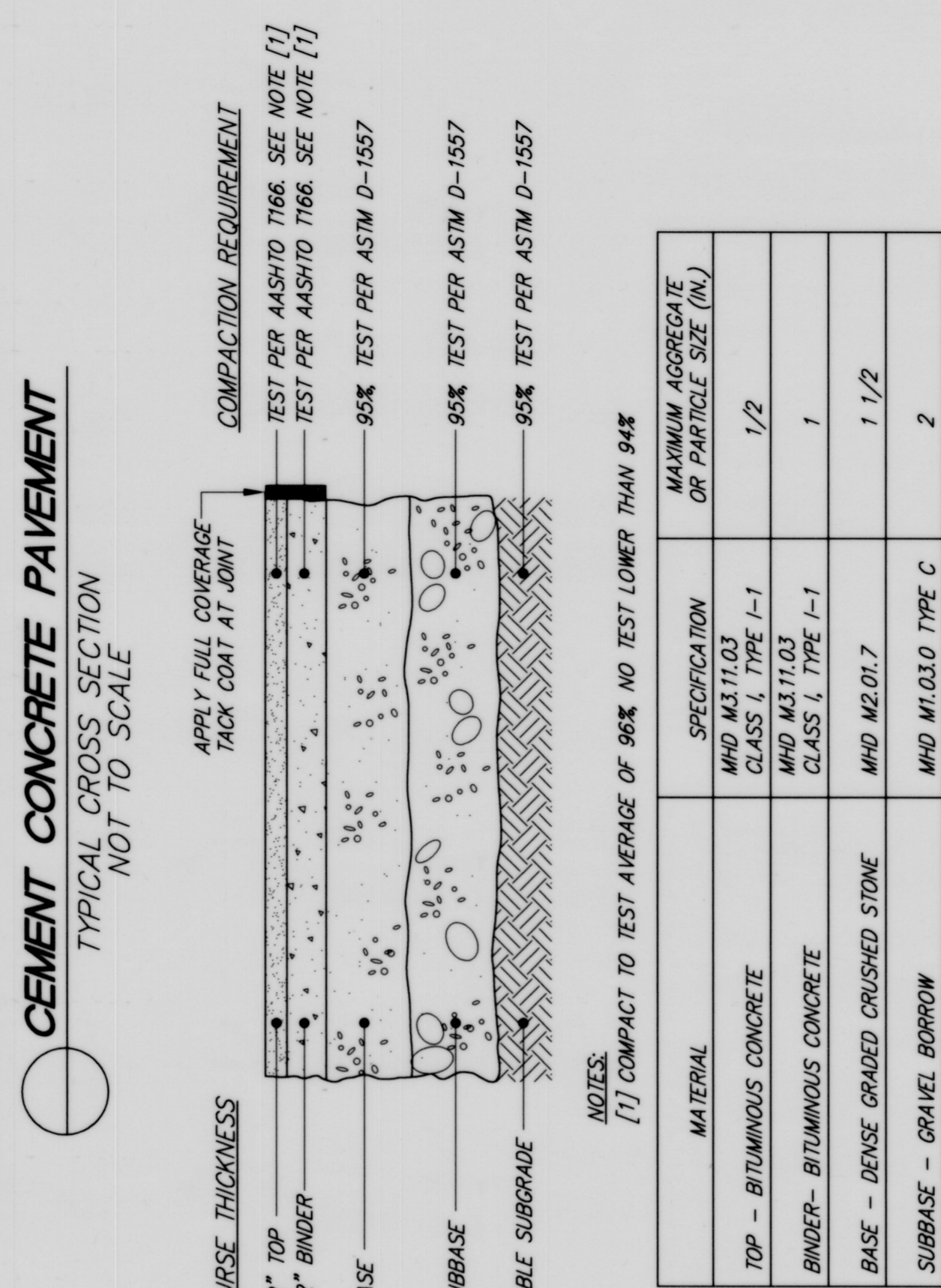


GATE VALVE
TYPICAL CROSS SECTION
NOT TO SCALE

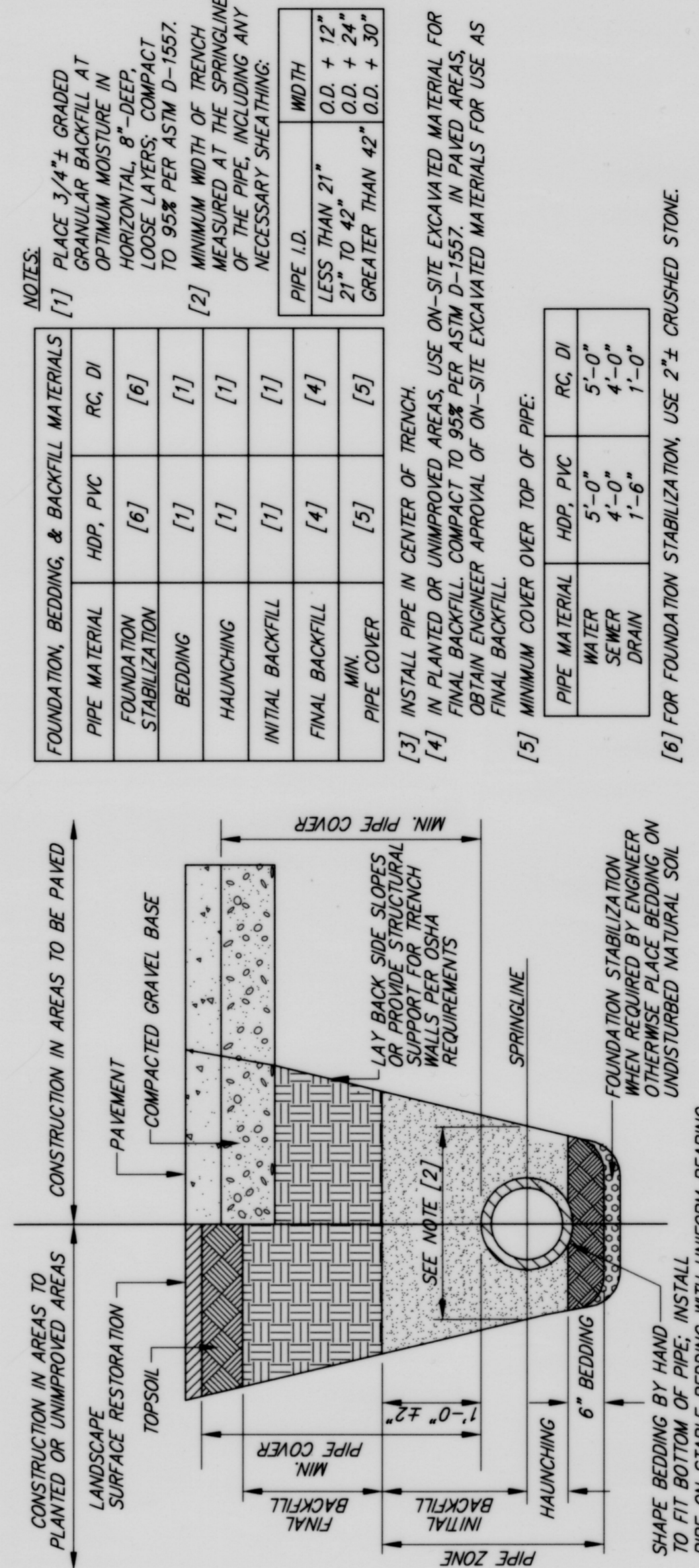
FIRE HYDRANT ASSEMBLY
TYPICAL CROSS SECTION



CEMENT CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE



PIPE TRENCH
TYPICAL CROSS SECTION
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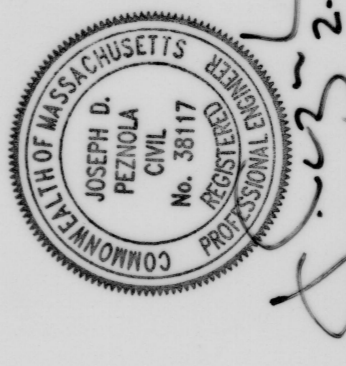
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