

Page 2            14.     "Roadway" or "Street" means that portion of a "Way" which is designed and prepared for vehicular traffic.

Page 3            18.     "Way" or "Right of Way" means the full strip of land designated as a way, as distinguished from the "Roadway" or "Street".

Page 13           m.     A Stormwater Management Plan indicating the proposed system of drainage including easements, for both Roadways and individual lots where surface water is interrupted or impeded by changes resulting from Subdivision construction. A minimum of 1 deep hole soil test shall be required in the vicinity of all stormwater management basins or collection areas.

Page 14           u.     Base flood elevation data for all subdivisions greater than five (5) acres within un-numbered zones. No building shall be erected upon land in the Flood Plain Zone as defined in the Sudbury Bylaws, Section 4100.

Page 14v.        Major site features, such as existing stone walls, fences, buildings, historic features, large trees (over 18" in diameter), rock ridges and outcroppings, and wetlands, as well as a general outline of wooded areas and extent of vegetation proposed to be removed.

Page 14           Each plan shall have printed on it in a suitable location the following:

“Subdivision approved subject to conditions contained in the covenant and the decision document, both recorded herewith.”

Sudbury Planning Board, \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that no notice of appeal was received during the twenty days next after receipt and recording of notice from the Planning Board of the approval of the within plan.

Date: \_\_\_\_\_

Town Clerk, \_\_\_\_\_

Plan Approved by:

Director of Public Works:

Wiring Inspector:

Sudbury Water District:

Page 17 (4) all resource areas as defined in M.G.L., Chapter 131, Section 40 (The Wetlands Protection Act) and the Sudbury Wetlands Administrations Bylaw and Regulations, including delineation of the official wetland area boundaries as accepted by the Sudbury Conservation Commission;

Page 17 (9) irrigation well location, if proposed.

Page 20 (7) Stormwater Management System – Director of Public Works

Page 22 10. Receipt of Covenant and Easements: Prior to approval of a Definitive Plan, the Board shall be in receipt of a duly executed covenant, aforesaid, easements for drainage, utilities, walkways, conservation restrictions, etc., as required for and as shown on said plan, and deeds running to the Town of Sudbury, of the fee to all Ways and Streets shown on the Definitive Plan. These easements and deeds are to be held by the Board in escrow upon the following terms and conditions:

Page 27 e. The Right of Way of any subdivision shall not abut any exterior lot line of the property being subdivided. A minimum separation of fifty (50) feet from the property line shall be required.

Page 27 b. The minimum centerline radii of curved Streets shall be one hundred fifty (150) feet; greater radii may be required. All curved Streets shall be designed to ensure safe vehicular travel.

Page 27 f. The minimum width of any Right of Way shall be fifty (50) feet. A greater width may be required.

Page 27 g. New subdivision Right of Ways shall be offset from an existing public or private Right of Way on the same side of the Street by a minimum distance of three hundred sixty (360) feet, measured from the point of curvature of the file radius.

Page 29 The Board strongly encourages property owners and Subdividers to investigate and make use of conservation grants and easements, particularly in areas subject to wetland jurisdiction. The procedures are simple and do not delay Subdivision approval. Information can be obtained from the Board or the Conservation Commission.

Page 30 2. The stormwater management plan shall comply with the Wetlands Administration Bylaw and Regulations, and the Stormwater Management Bylaw and Regulations, of the Town of Sudbury.

Page 34 SECTION VI IMPROVEMENTS IN SUBDIVISIONS

The Board may require appropriate and reasonable improvements in adjacent Streets and Ways to minimize congestion, to insure safe and adequate access to the proposed subdivision, and to insure safe and adequate vehicular and pedestrian travel in a coordinated system of Streets and Ways. The improvements specified below shall be constructed to the standards required by these Regulations, unless the Board authorizes a waiver therefrom in specific instances. All such construction shall be done at the Subdivider's expense.

Page 35           2.       Surface Width and Alignment: Streets shall be constructed in the manner described below with a surface width of twenty-four (24) feet. On certain Streets, beside which the Board requires walkway construction, a paved Street width of twenty (20) feet may be required. Greater pavement widths may be required by the Board. Each Street shall be constructed on the centerline of the Right of Way. Where turnarounds exist they shall be constructed with a minimum paved radius of forty (40) feet from the center of the Right of Way.

Page 36           d.       Back-fill of approved, stable material shall be used to bring the sub-grade to a uniform grade eighteen (18) inches below finished grade.

Page 36           5.       Gravel foundation: Approved gravel shall be placed over the sub-grade for the full cleared width. The surface shall be thoroughly compacted and brought to a true even grade. Total depth of gravel at all points after complete compaction shall be not less than twelve (12) inches. Sieve analyses shall be performed and certified by the Director of Public Works, Town Engineer or the Planning Board's authorized representative, at locations to be determined by such inspector, which demonstrate that the gravel utilized consists of materials in compliance with Sections M1.03.0 and M1.03.1 of the Commonwealth of Massachusetts Department of Public Works Standard Specifications for Highways and Bridges (1995, as amended).

Page 36           1.       Function and Capacity: Storm drains, culverts, ditches, drainage systems, and related installations including, but not limited to, catch basins, gutters, manholes, and drain pipes shall be installed as necessary in the Board's opinion, to provide adequate disposal of surface and sub-surface water, including control of erosion, flooding, and standing water from or in the subdivision and adjacent land. The drainage system shall be designed for a storm frequency of twenty five (25) years. The Board may require a less frequent design storm to be used in any situation which in its judgment requires that a greater degree of protection should be afforded to public or private property, or for portions of the system not economically susceptible to future relief. Engineering calculations to support adequacy of the proposed drainage system may be required by the Board.

Page 37           H.       Water

Every dwelling in a subdivision shall be served by municipal water if the property is located within the Sudbury Water District. Water mains and related equipment such as hydrants and main shut-off valves shall be installed in all subdivisions in conformity with the regulations and specifications of the Sudbury Water District. Hydrants shall be so located that there will be a hydrant within five hundred (500) feet of every dwelling. The hydrant locations shall be approved by the Fire Chief and the Superintendent of the Sudbury Water District. Service lines for each lot shall run to the property line of each lot before any surface treatments shall be applied to the Roadway. Water mains in dead-end Streets shall be connected to water lines in adjacent Streets or developments in order to provide continuous water movement in the main, improve fire flows, provide redundancy to reduce flow interruptions and provide greater facility to make repairs.

Page 38           J.       Shade Trees

Where, in the opinion of the Board, existing trees are inadequate, shade trees having a trunk diameter of at least two and a half (2-1/2) inches and of such variety as the Board may approve

shall be planted; such trees shall usually be spaced not more than forty (40) feet apart, and planted in one-half (1/2) cubic yard of loam. Trees shall be planted in holes at least six (6) inches deeper and one and one-half (1 ½) inches wider than the size of the root ball, in good quality top soil, properly wrapped and guyed in a manner to ensure their survival.

Page 38            1.        Walkways shall be five (5) feet wide and located no closer than one (1) foot from the side line of the Street in such as manner as to blend in with the natural land features and terrain. The areas between the walkway and the Roadway surface shall be at least five (5) feet wide and finished as directed by the Board. Maintaining the natural appearance should be the goal.

Page 41            2.        Walkways, after having been brought to sub-grade by the necessary excavation and filling, shall receive at least twelve (12) inches of compacted gravel and three (3) inches, compacted depth, of approved bituminous concrete. The areas between the walkway and the Roadway if required to be loamed by the Board shall have at least six (6) inches of screened loam. The loam shall be spread to grade, seeded, and rolled.

Page 39            d.        Underground Utilities Inspection: Following laying of electric, telephone and cable television in Roadway and to individual dwellings but prior to backfilling.