

SHEET 3 OF 3

SHEET 2 OF 3

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GENERAL NOTES:

- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY SULLIVAN CONNORS AND ASSOCIATES PERFORMED IN APRIL 2015. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON EXISTING PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- WETLANDS SHOWN HEREON ARE BASED UPON AN ORDER OF RESOURCE AREA DELINEATION ISSUED BY THE SUDBURY CONSERVATION COMMISSION.
- A PORTION OF THE LOCUS SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF SUDBURY, PANEL 368 OF 656, MAP NUMBER 25017C0368F, DATED JULY 7, 2014.
- THE BORDERING LAND SUBJECT TO FLOODING SHOWN HEREON IS BASED UPON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP AND THE FLOOD INSURANCE STUDY DATED JULY 7, 2014.
- SIGHT TRIANGLE DIMENSIONS, LOCATION, AND REQUIREMENTS PROVIDED BY:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

PARKING SUMMARY

256 GARAGE SPACES (220 UNDER MULTIFAMILY, 36 UNDER TOWNHOMES)
238 SURFACE SPACES (INCLUDES 14 HANDICAP ACCESSIBLE SPACES)
494 TOTAL SPACES
PARKING SPACE DIMENSIONS: 8.5'(W) X 18.5'(L)

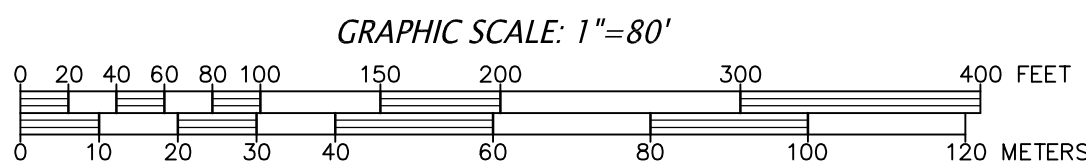
LOT AREA SUMMARY

TOTAL PARCEL AREA = 1,770,230 S.F.±
BUILDING COVERAGE = 113,610 S.F.± (6.4%)
PARKING COVERAGE = 164,280 S.F.± (9.3%)
OTHER IMPERVIOUS = 30,698 S.F.± (1.7%)
TOTAL IMPERVIOUS = 310,088 S.F.± (17.5%)
OPEN AREAS = 1,461,810 S.F.± (82.6%)

TOTAL PARCEL AREA INCLUDES THE LOCUS SITE, PARCEL C, PETER'S WAY AND PETER'S WAY EXTENSION

LEGEND

	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		HANDICAP SPACE
	SEWER LINE		ELECTRIC TRANSFORMER
	SEWER MAN HOLE		SIGN
	BITUMINOUS CURBING		VERTICAL BENCHMARK
	EDGE OF PAVEMENT		DECIDUOUS TREE >8"
	GUARD RAIL		CONIFEROUS TREE >8"
	APPROX. WATERLINE		TREELINE
	HYDRANT		SPOT GRADE
	WATERGATE		WETLAND LINE
	APPROX. GAS LINE		TELEPHONE MAN HOLE
	GAS GATE		



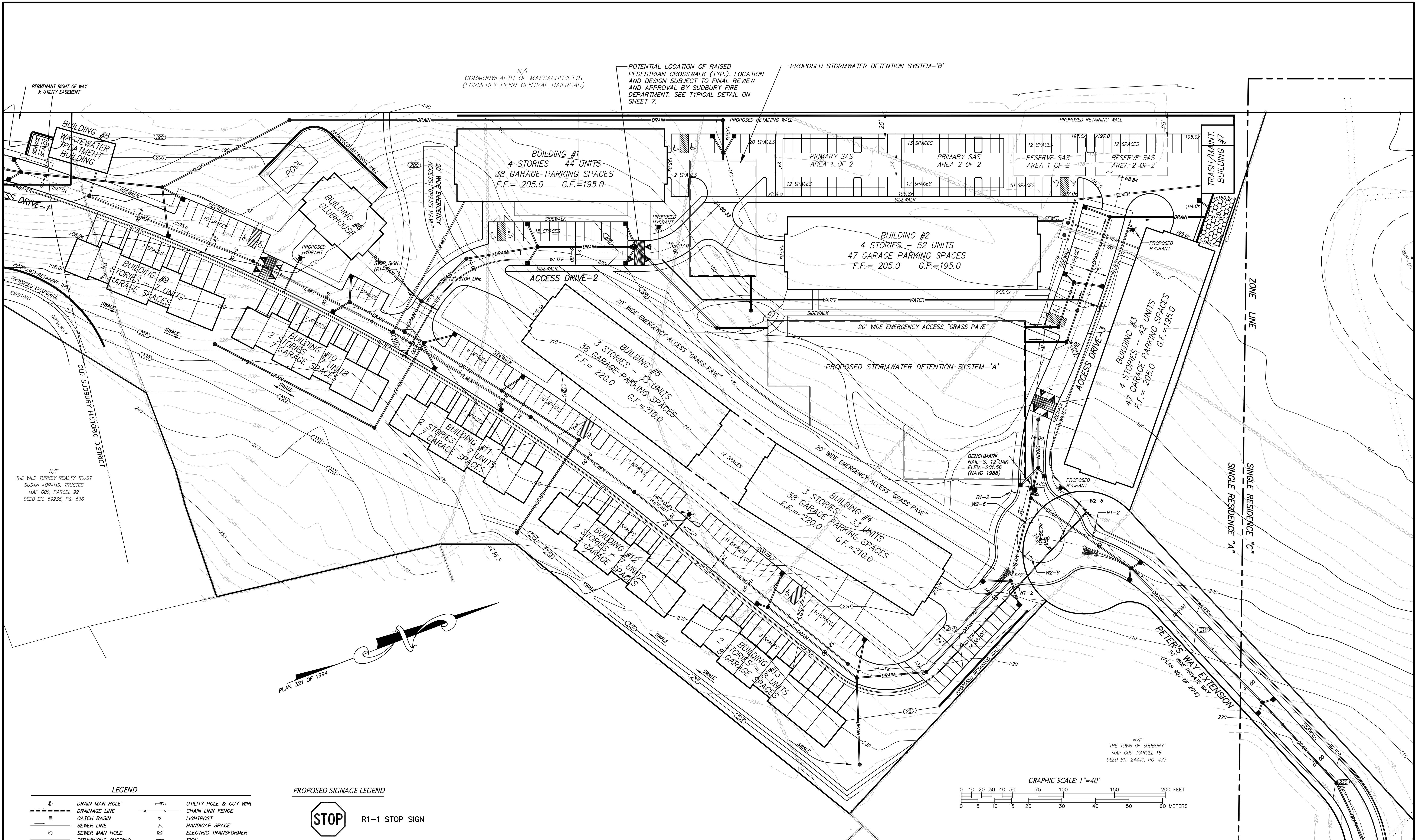
PREPARED FOR:

CHRISTOPHER CLAUSSEN
2134 SEVILLA WAY
NAPLES, FL 34109

**SULLIVAN, CONNORS
AND ASSOCIATES**
LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776
PHONE: 978-443-9566 FAX: 978-443-8915

**PRELIMINARY SITE PLAN
FOR
THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.**

3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS
3-11-16	PROFILES
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1"=80'	SHEET 1 OF 7



PREPARED FOR:

CHRISTOPHER CLAUSSEN
2134 SEVILLA WAY
NAPLES, FL 34109

**SULLIVAN, CONNORS
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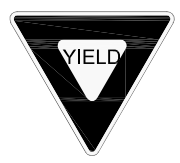
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SCALE: 1"=40'	SHEET 2 OF 7

PROPOSED SIGNAGE LEGEND



R1-1 STOP SIGN



R1-2 YIELD

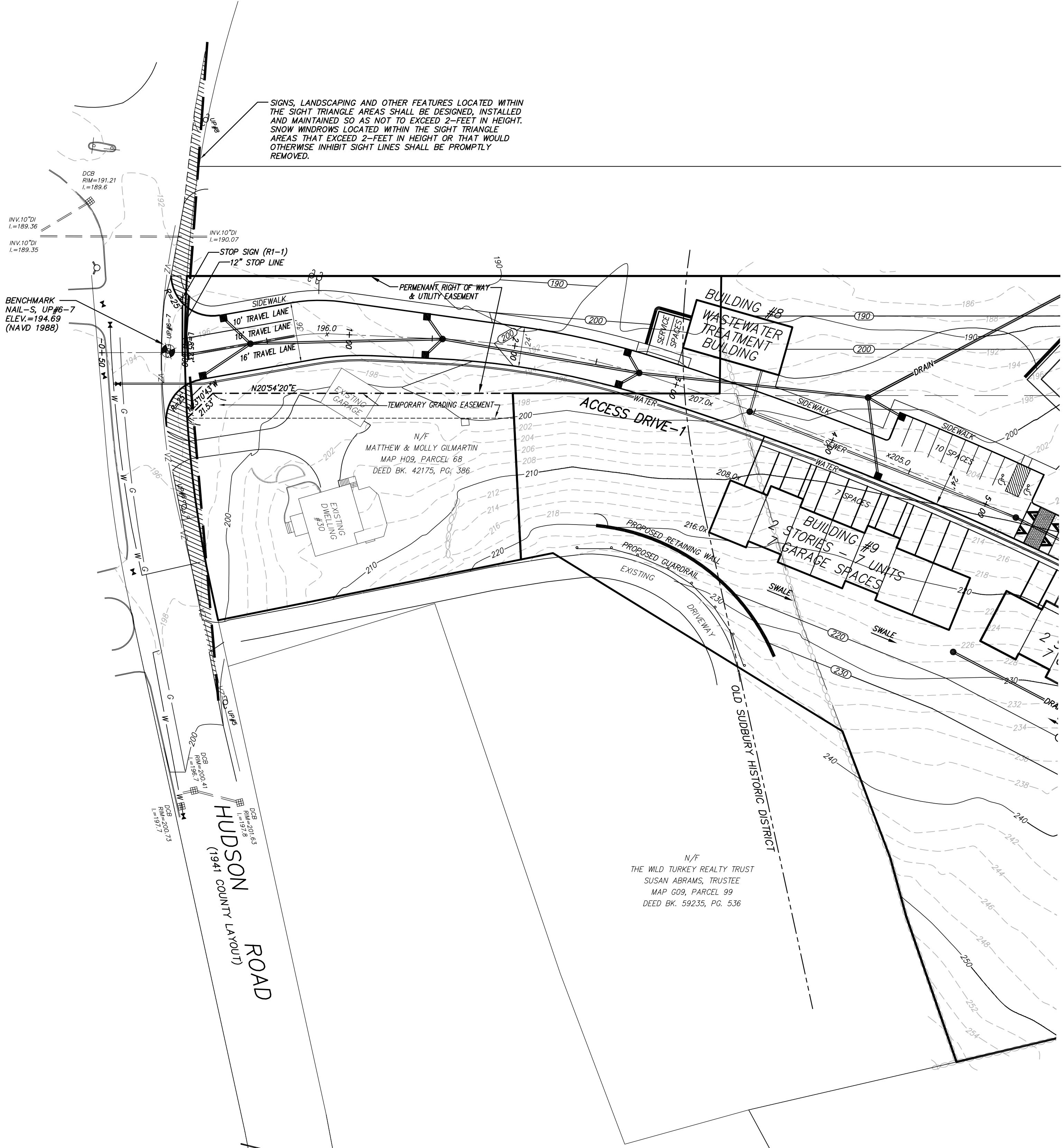


W2-6

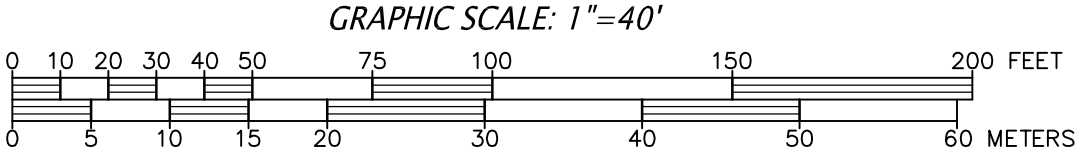
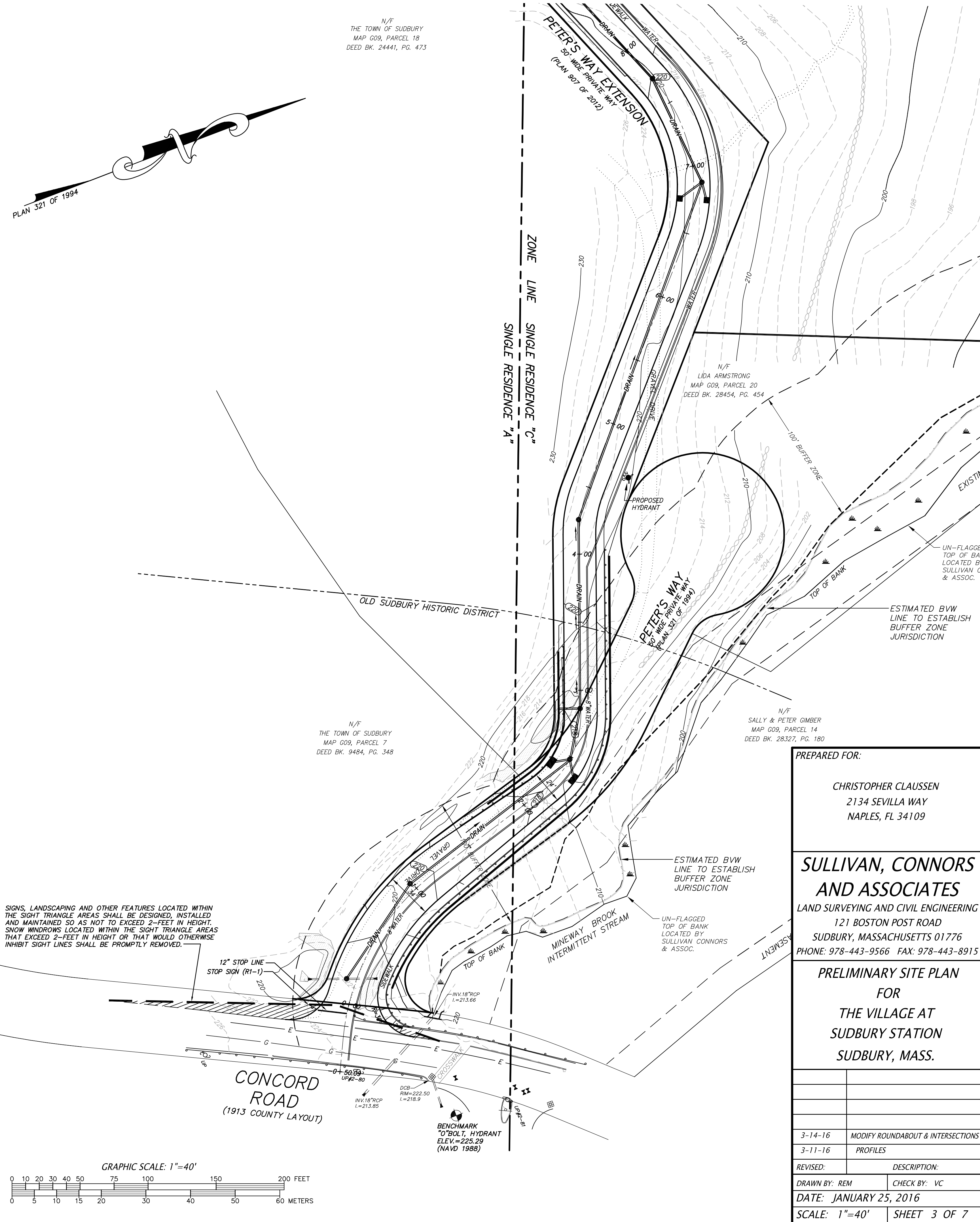
LEGEND

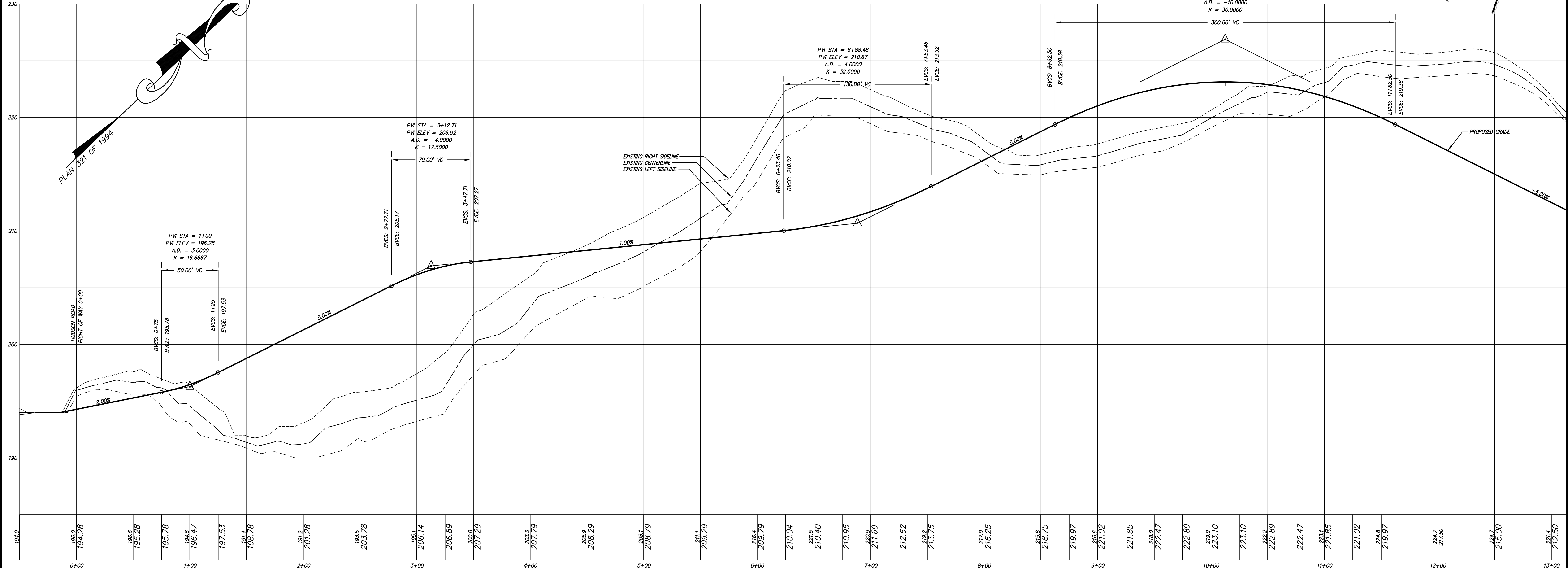
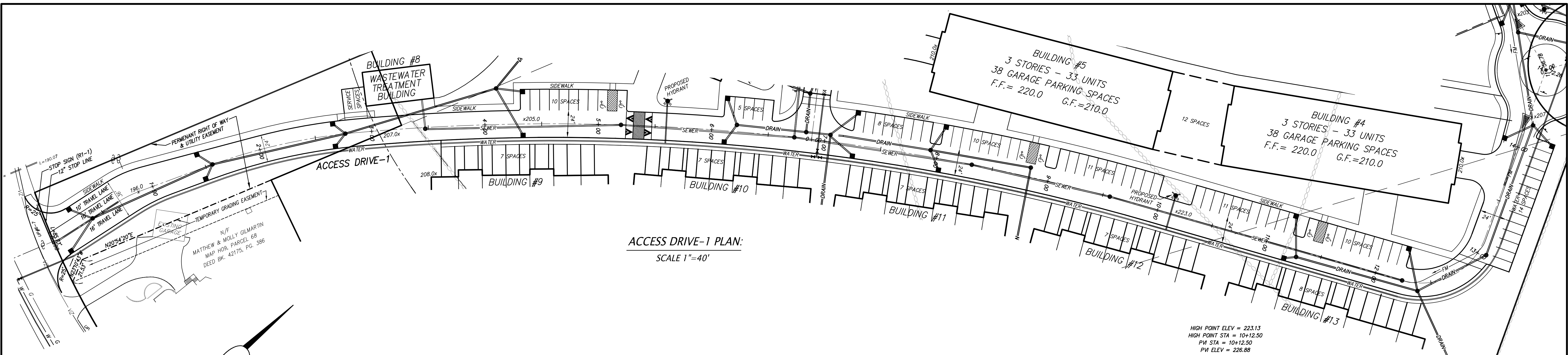
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|--|--------------------|--|-------------------------|
| | DRAIN MAN HOLE | | UTILITY POLE & GUY WIRE |
| | DRAINAGE LINE | | CHAIN LINK FENCE |
| | CATCH BASIN | | LIGHTPOST |
| | SEWER LINE | | HANDICAP SPACE |
| | SEWER MAN HOLE | | ELECTRIC TRANSFORMER |
| | BITUMINOUS CURBING | | SIGN |
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| | WATERGATE | | SPOT GRADE |
| | APPROX. GAS LINE | | WETLAND LINE |
| | GAS GATE | | TELEPHONE MAN HOLE |

SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN THE SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2- FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN THE SIGHT TRIANGLE AREAS THAT EXCEED 2- FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.



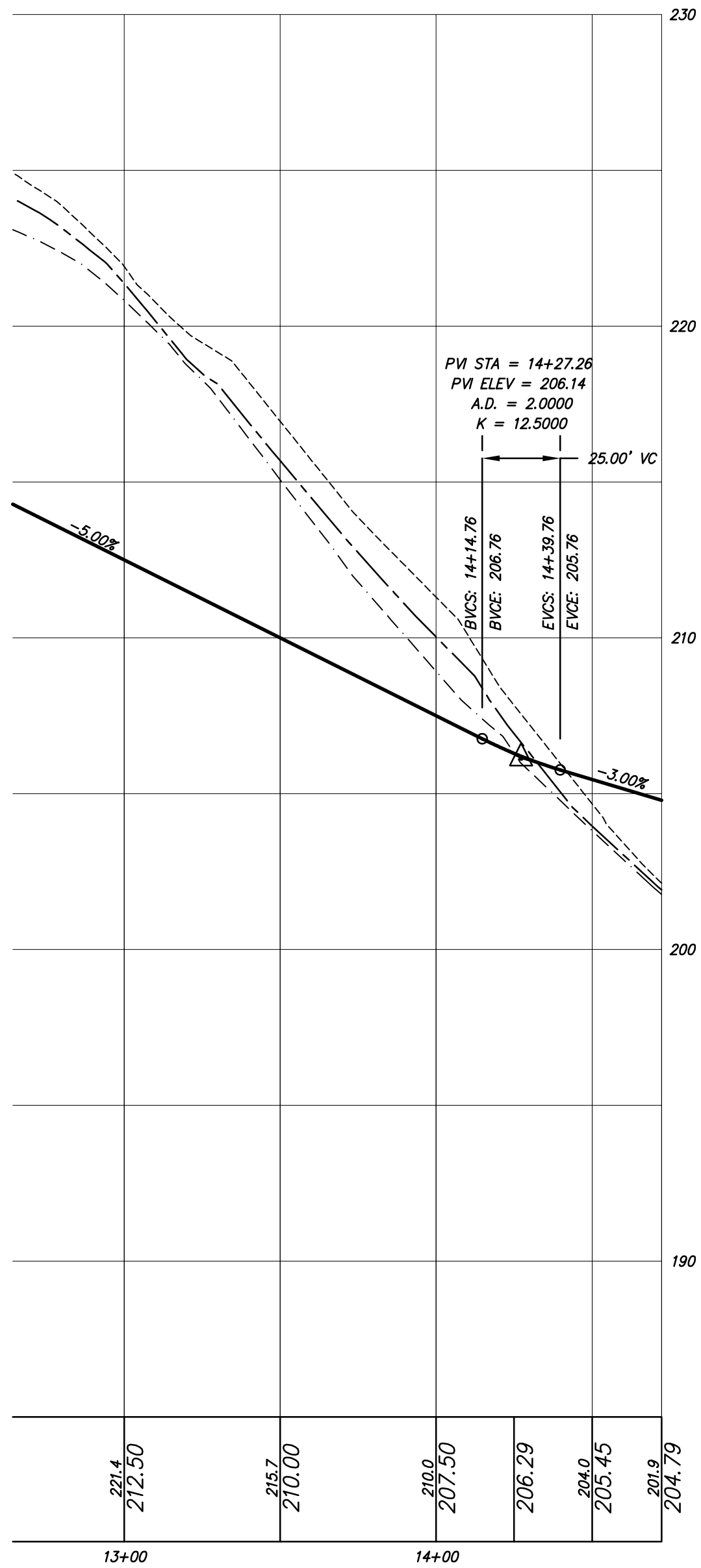
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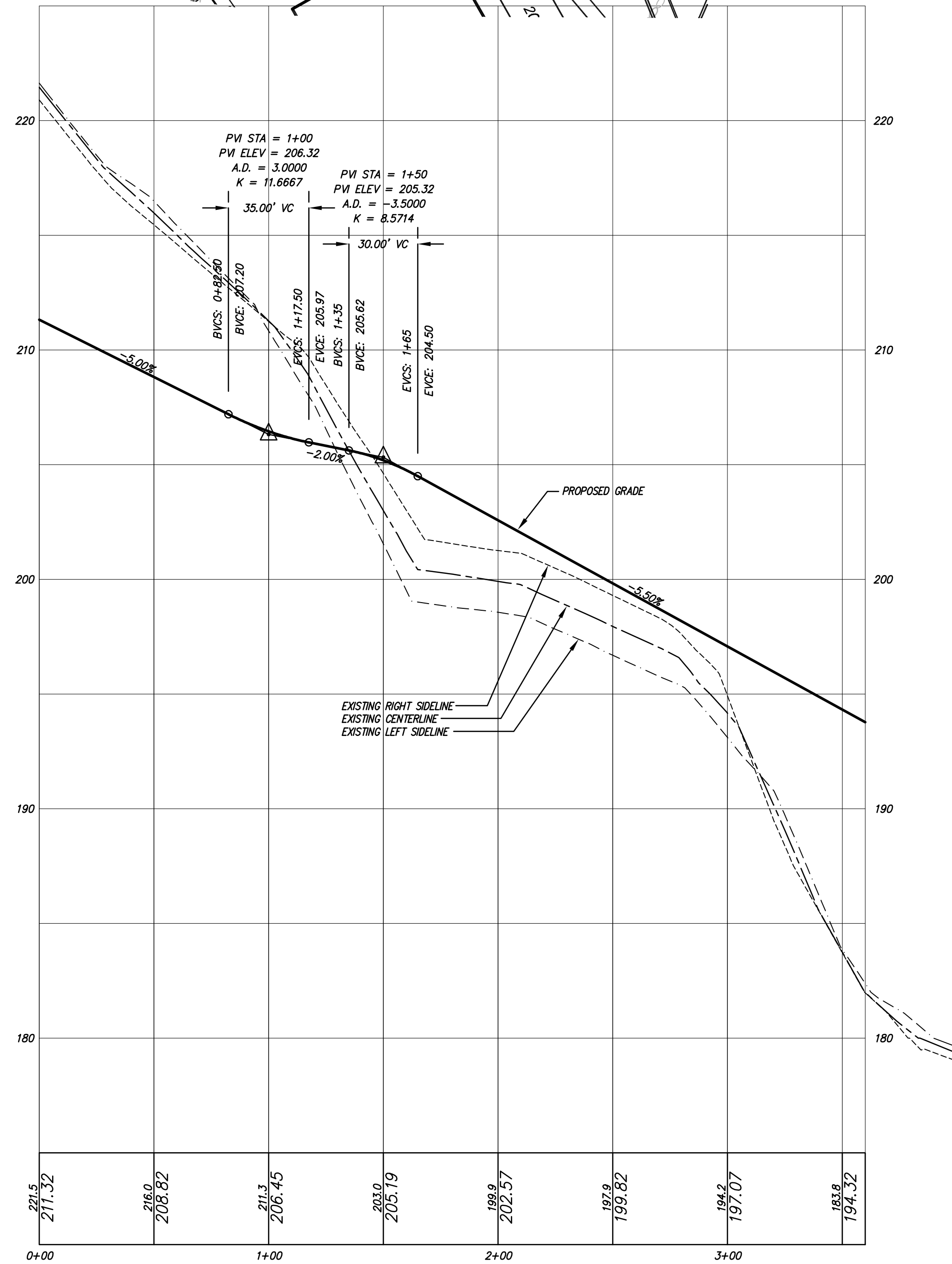


ACCESS DRIVE-1 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

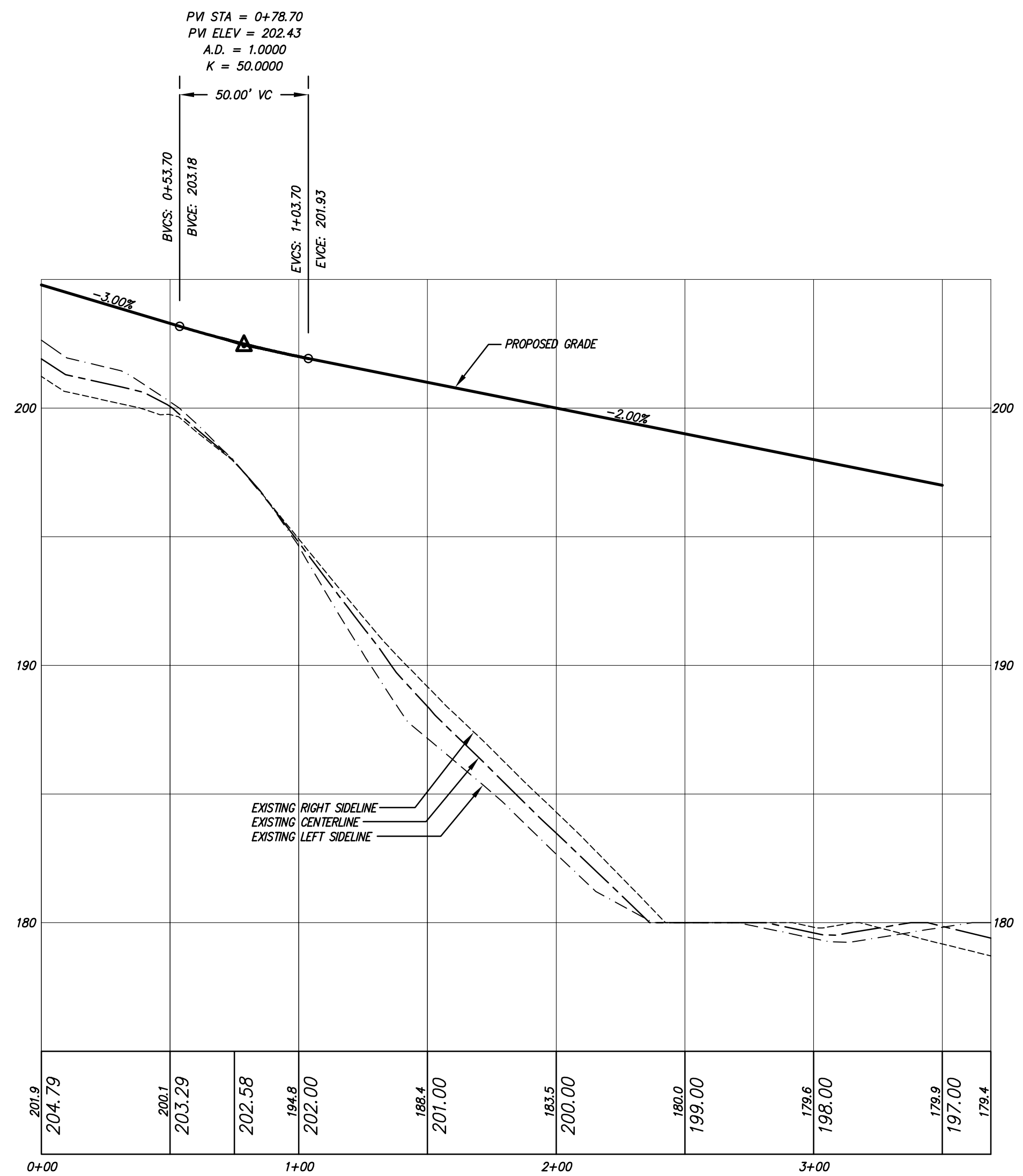
PREPARED FOR: CHRISTOPHER CLAUSSEN 2134 SEVILLA WAY NAPLES, FL 34109	SULLIVAN, CONNORS AND ASSOCIATES LAND SURVEYING AND CIVIL ENGINEERING 121 BOSTON POST ROAD SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566 FAX: 978-443-8915		PRELIMINARY SITE PLAN FOR THE VILLAGE AT SUDBURY STATION SUDBURY, MASS.	
	3-14-16 3-11-16 REVISED:		MODIFY ROUNDABOUT & INTERSECTIONS PROFILES DESCRIPTION:	
	DRAWN BY: REM DATE: JANUARY 25, 2016		CHECK BY: VC SCALE: 1"=80'	
	SHEET 4 OF 7			



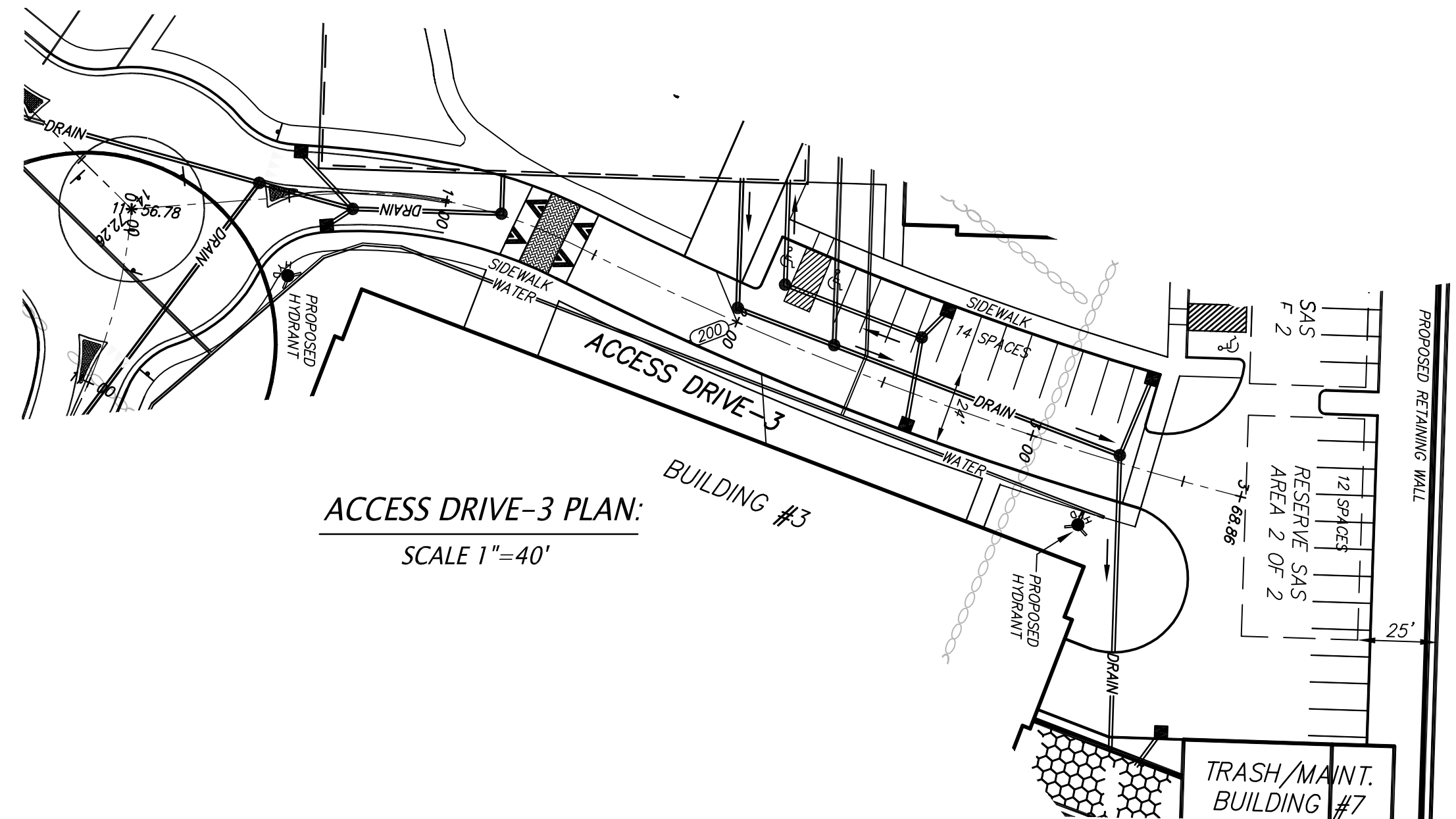
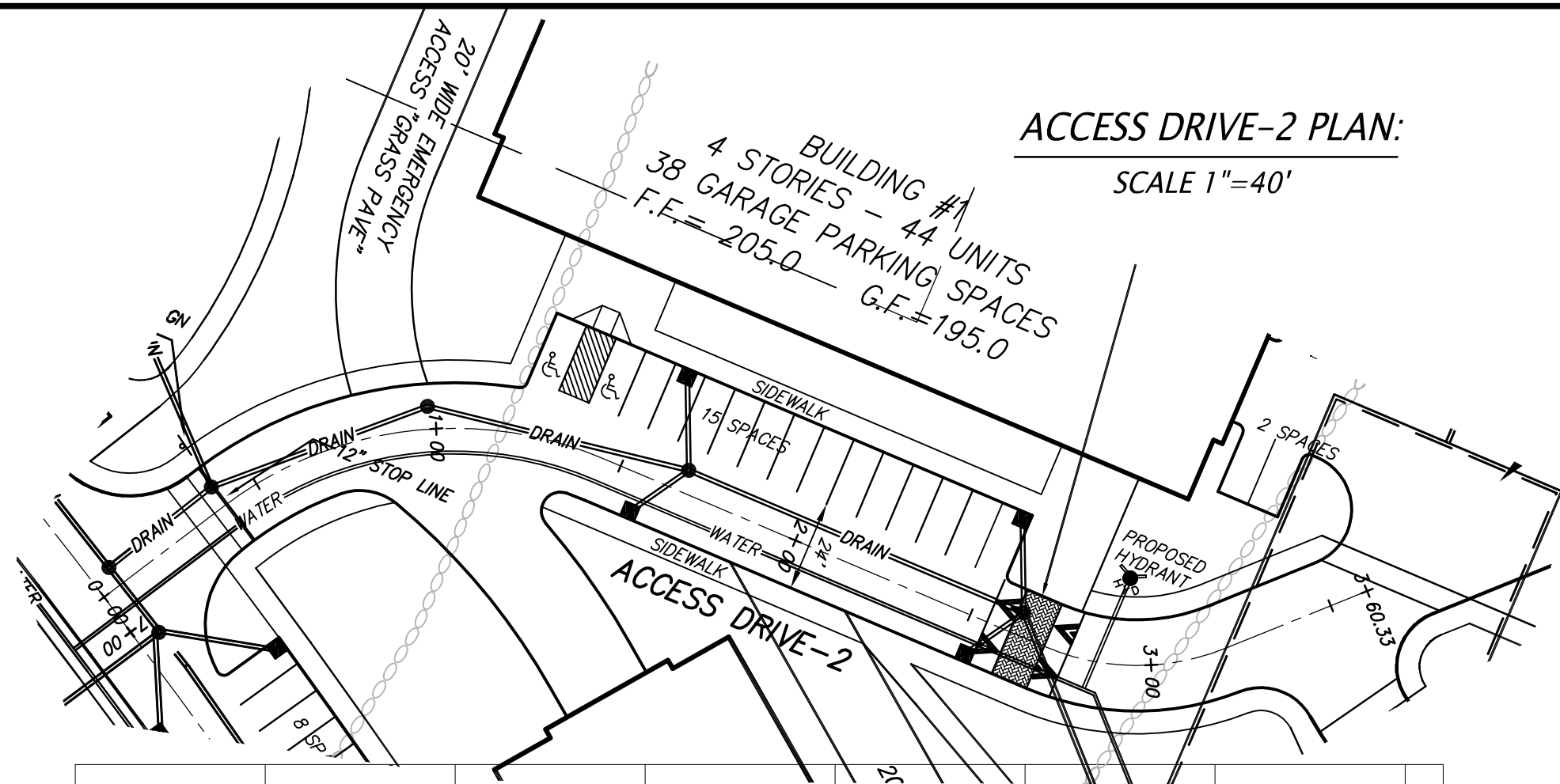
ACCESS DRIVE-1 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL



ACCESS DRIVE-2 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

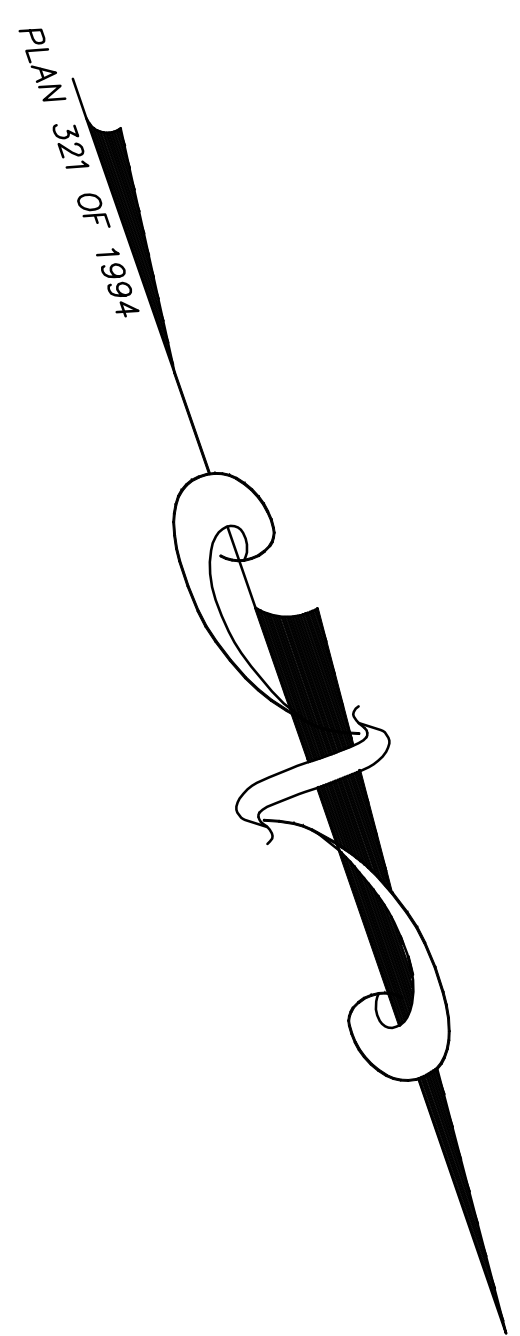


ACCESS DRIVE-3 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL



PREPARED FOR: CHRISTOPHER CLAUSSEN 2134 SEVILLA WAY NAPLES, FL 34109	SULLIVAN, CONNORS AND ASSOCIATES LAND SURVEYING AND CIVIL ENGINEERING 121 BOSTON POST ROAD SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566 FAX: 978-443-8915		PRELIMINARY SITE PLAN FOR THE VILLAGE AT SUDBURY STATION SUDBURY, MASS.		
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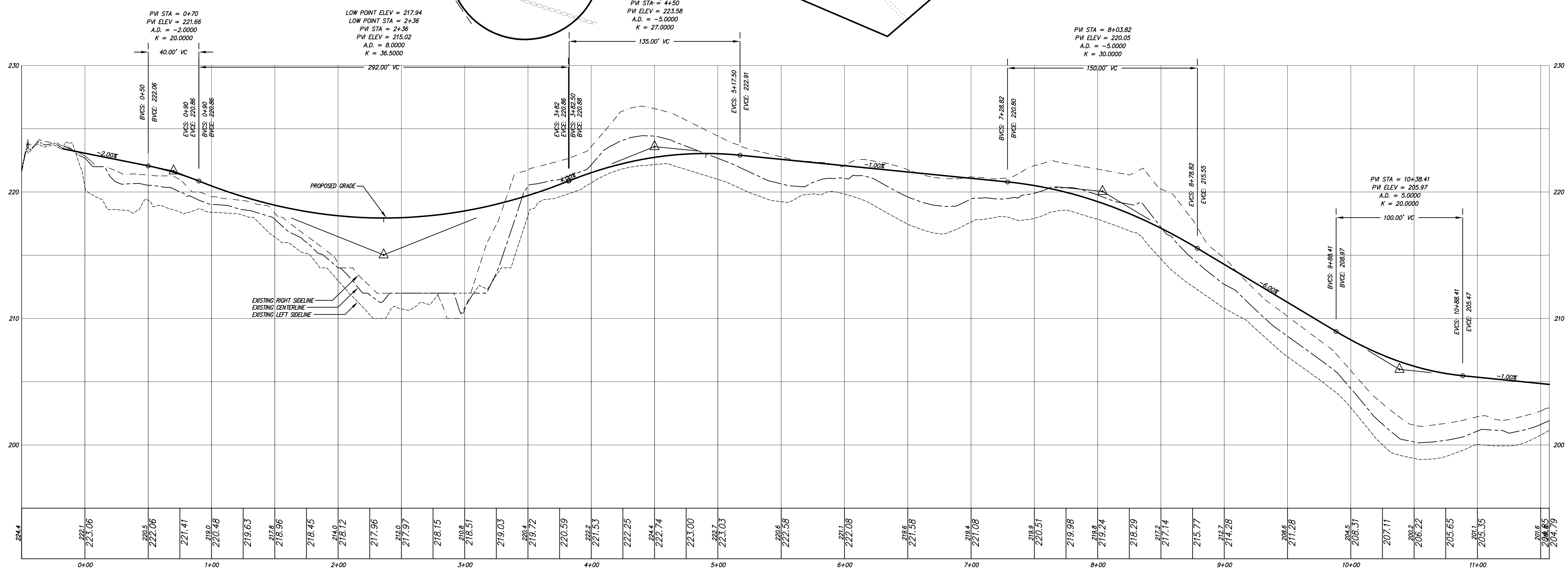
CONCORD ROAD
(1913 COUNTY LAYOUT)



PETER'S WAY EXTENSION PLAN:
SCALE 1"=40'

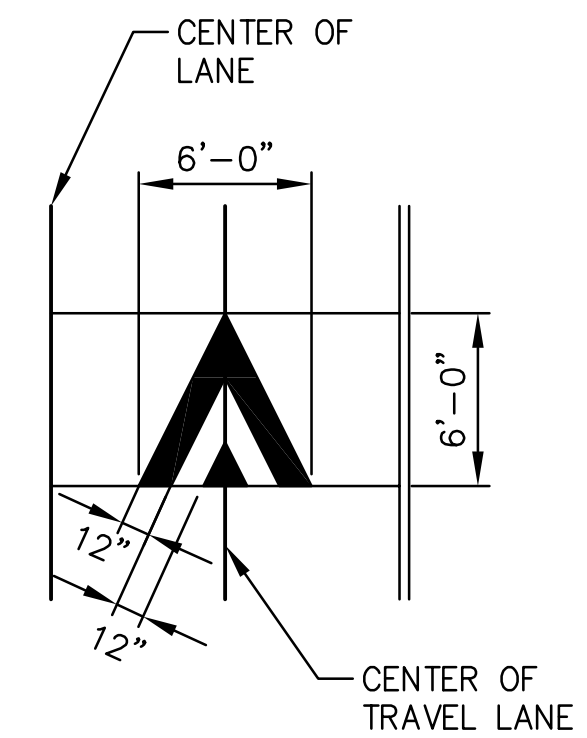
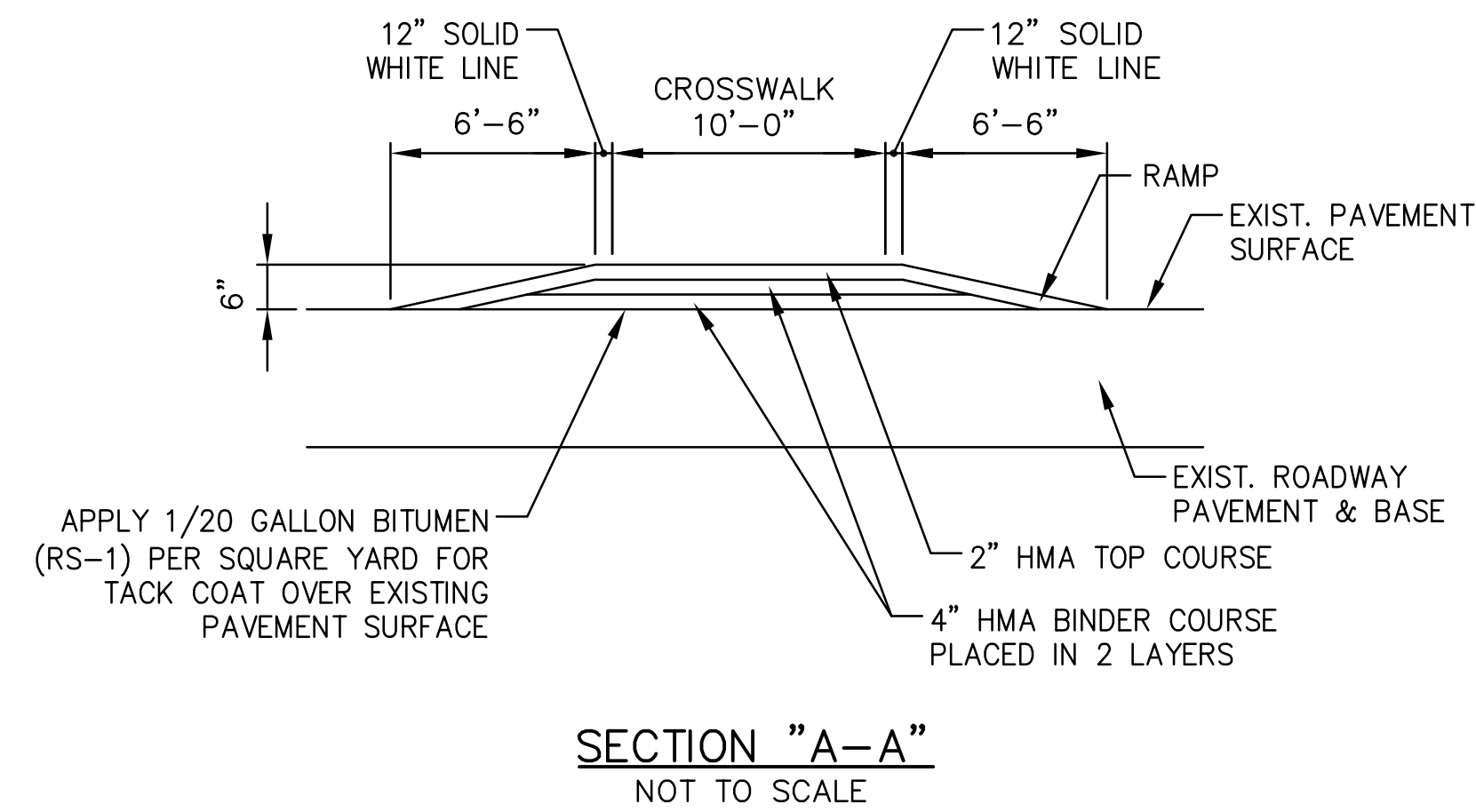
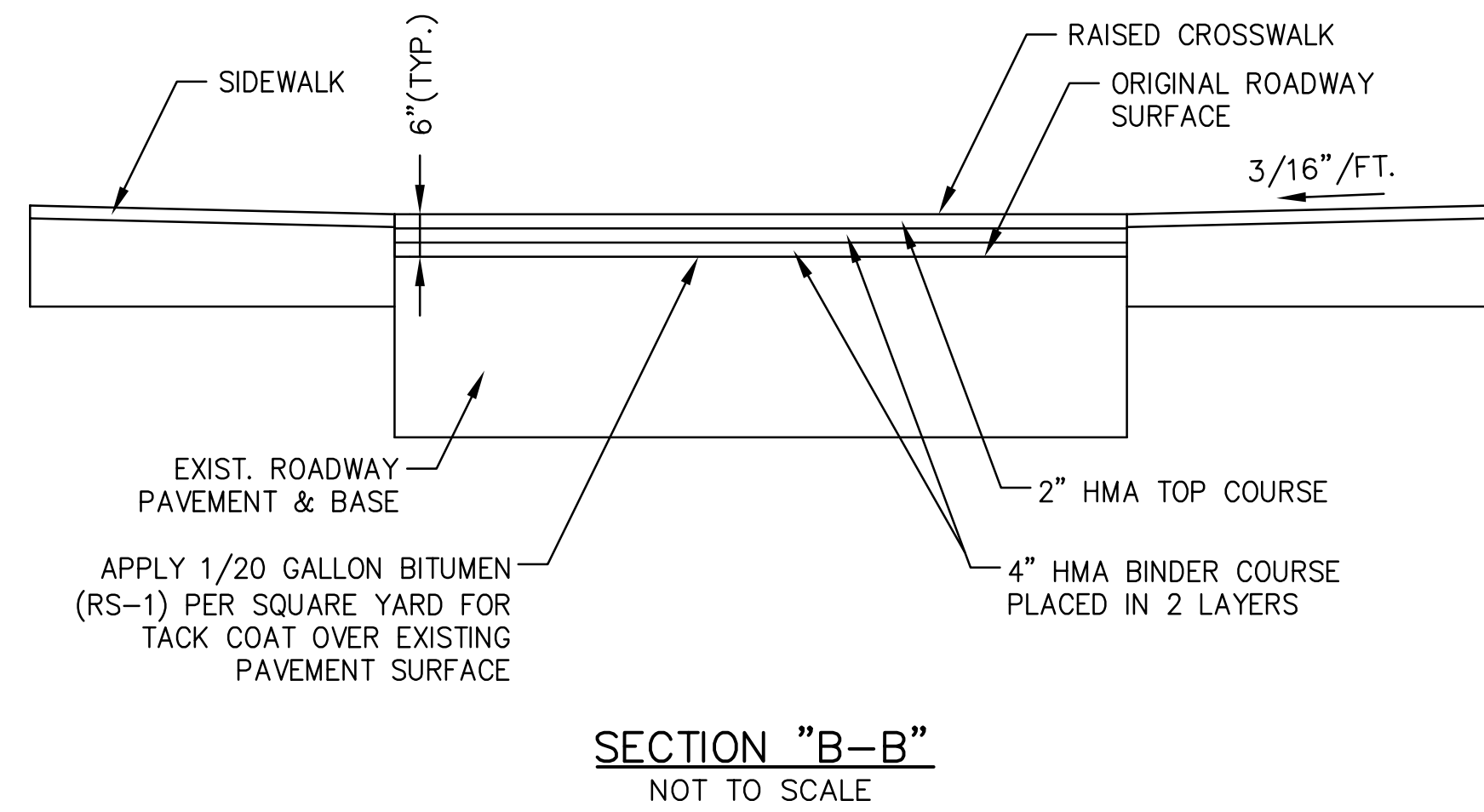
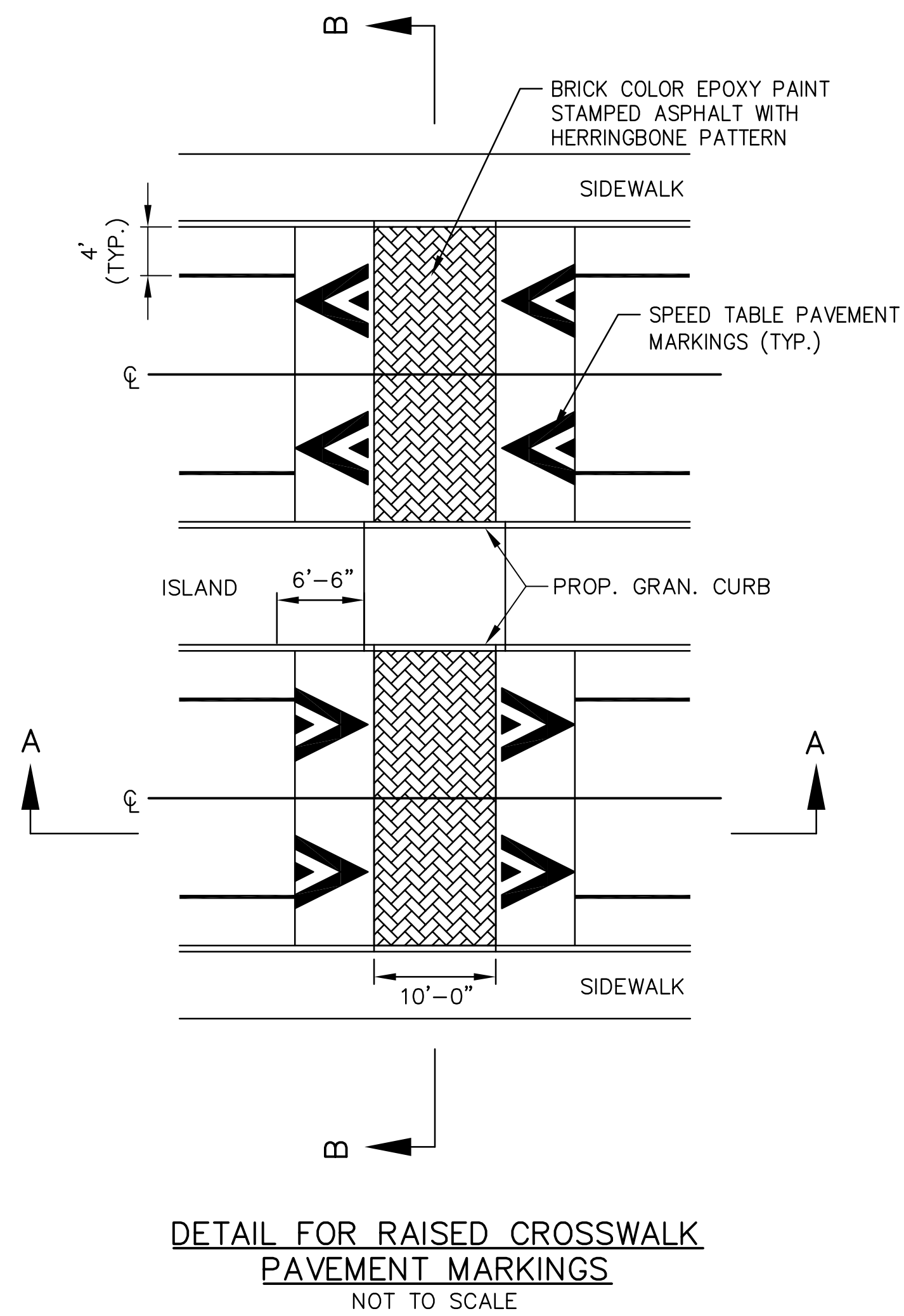
PETER'S WAY EXTENSION
50' WIDE PRIVATE WAY
(PLAN 907 OF 2012)

PETER'S WAY
20' WIDE PRIVATE WAY
(PLAN 321 OF 1994)



PETER'S WAY EXTENSION PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

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