

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 SUBURBY 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 DISTANCES AND SIGHT TRIANGLE DIMENSIONS, LOCATION, AND REQUIREMENTS PROVIDED BY:
MCM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

PARKING SUMMARY

258 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

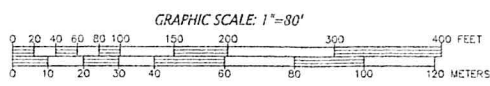
TOTAL PARCEL AREA = 1,770,230 S.F.±
BUILDING COVERAGE = 113,610 S.F.± (6.4%)
PARKING COVERAGE = 164,280 S.F.± (9.3%)
OTHER IMPERVIOUS = 30,698 S.F.± (1.7%)
TOTAL IMPERVIOUS = 310,088 S.F.± (17.5%)
OPEN AREAS = 1,461,810 S.F.± (82.6%)
TOTAL PARCEL AREA INCLUDES THE LOCUS SITE, PARCEL C, PETER'S WAY AND PETER'S WAY EXTENSION

SHEET INDEX

SHEET 1	OVERALL SITE PLAN / KEY SHEET
SHEET 2	SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	PLAN / PROFILE
SHEET 5	PLAN / PROFILE
SHEET 6	PLAN / PROFILE
SHEET 7	DRAINAGE DETAILS
SHEET 8	SNOW STORAGE PLAN

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		L.S.D.
			INTERSECTION SIGHT DISTANCE
			APPROXIMATE SNOW STORAGE AREAS



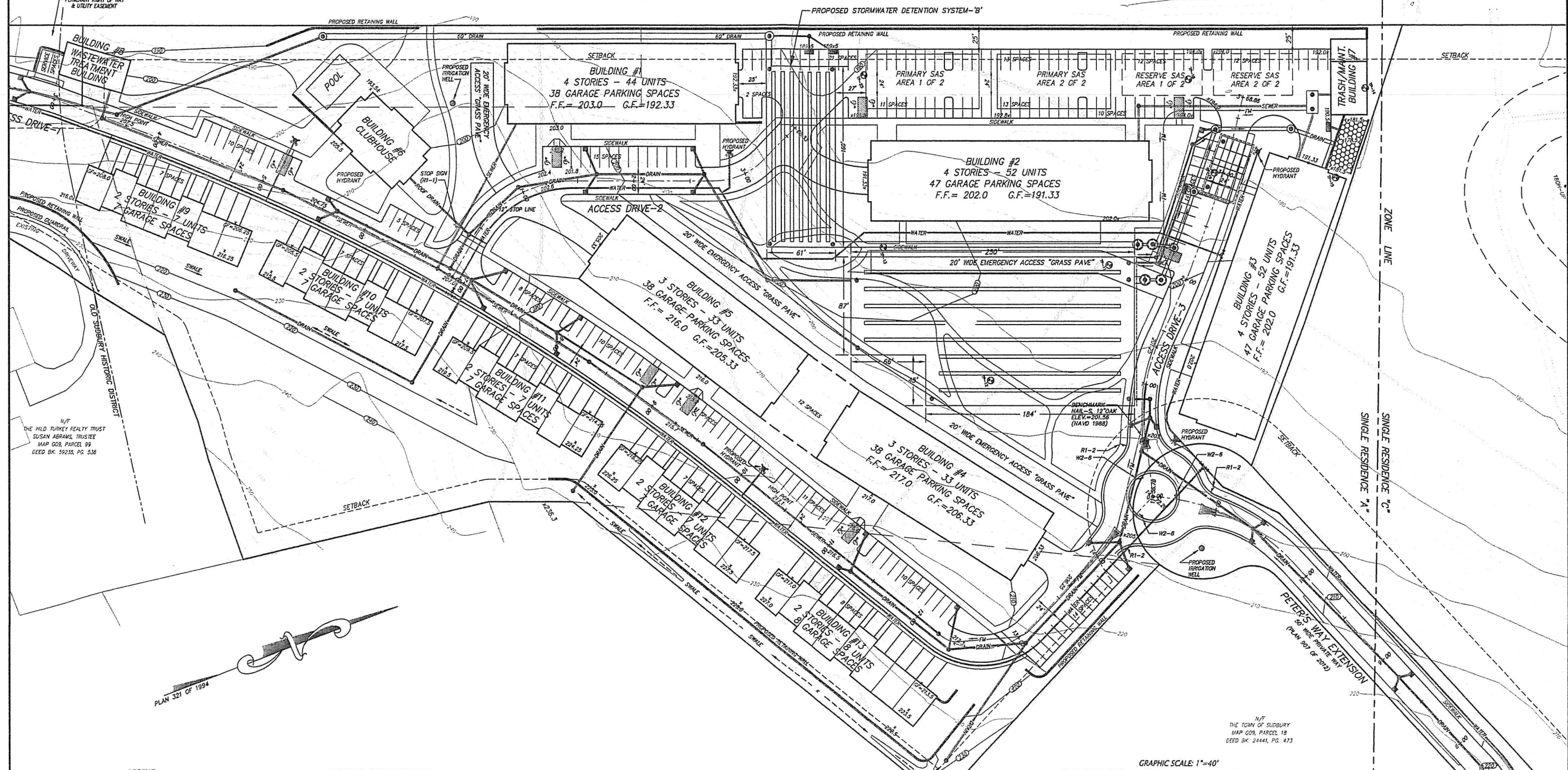
PREPARED FOR:
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

**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.

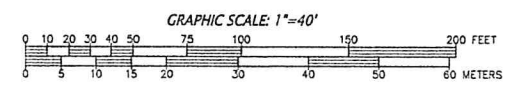
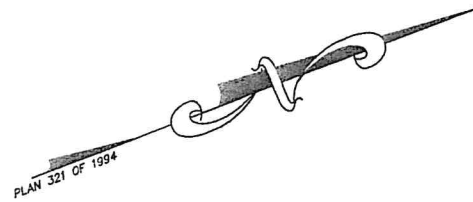
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3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS
3-11-16	PROFILES
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1"=80'	SHEET 1 OF 8

N/F
COMMONWEALTH OF MASSACHUSETTS
(FORMERLY PENN CENTRAL RAILROAD)



N/F
THE WILD TURKEY REALTY TRUST
SUSAN ABRAMS, TRUSTEE
MAP 009, PARCEL 99
DEED BK 59233, PG. 536

N/F
THE TOWN OF SUDBURY
MAP 009, PARCEL 18
DEED BK 24441, PG. 473



LEGEND	
	DRAIN MAN HOLE
	DRAINAGE LINE
	CATCH BASIN
	SEWER LINE
	SEWER MAN HOLE
	BITUMINOUS CURBING
	EDGE OF PAVEMENT
	GUARD RAIL
	APPROX. WATERLINE
	HYDRANT
	WATERGATE
	APPROX. GAS LINE
	GAS GATE
	UTILITY POLE & GUY WIRE
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	TELEPHONE MAN HOLE
	INTERSECTION SIGHT DISTANCE

PROPOSED SIGNAGE LEGEND	
	R1-1 STOP SIGN
	R1-2 YIELD
	W2-5

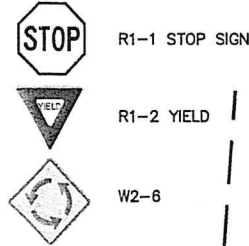
PREPARED FOR:
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

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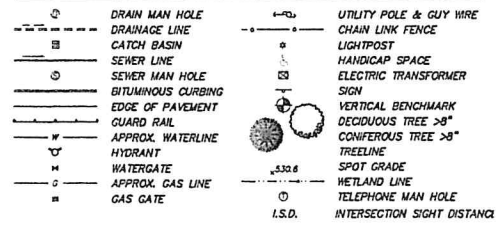
PRELIMINARY SITE PLAN
FOR
THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

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DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1"=40'	SHEET 2 OF 8

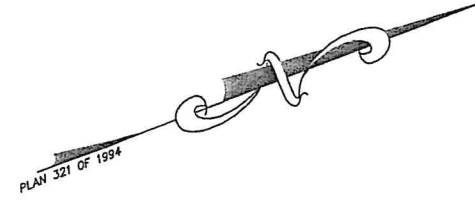
PROPOSED SIGNAGE LEGEND



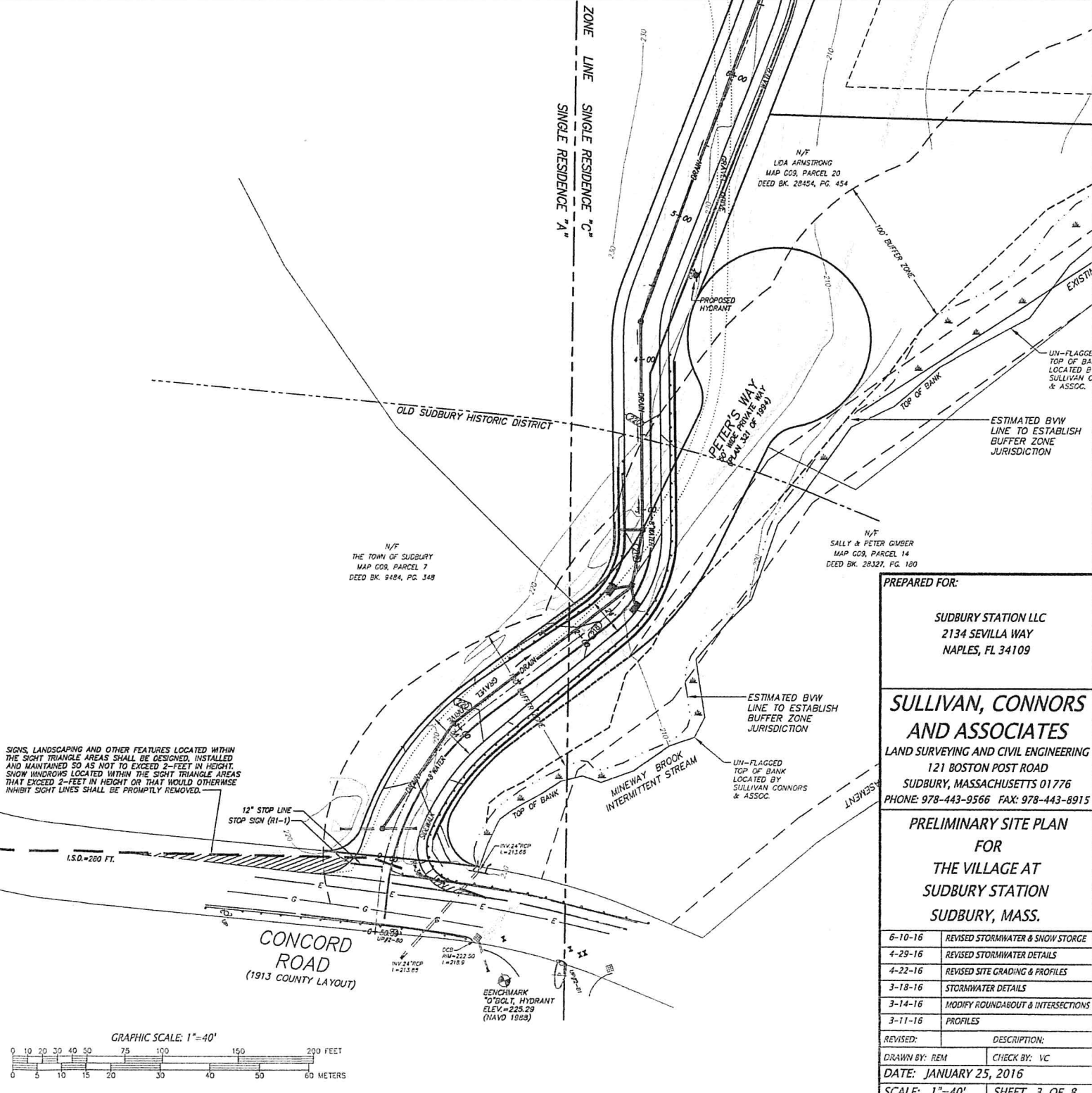
LEGEND



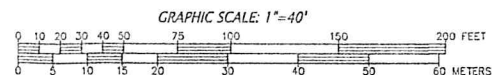
SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN THE SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2'-FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN THE SIGHT TRIANGLE AREAS THAT EXCEED 2'-FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY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



N/T
THE TOWN OF SUDBURY
MAP 009, PARCEL 18
DEED BK. 24441, PG. 473



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PREPARED FOR:

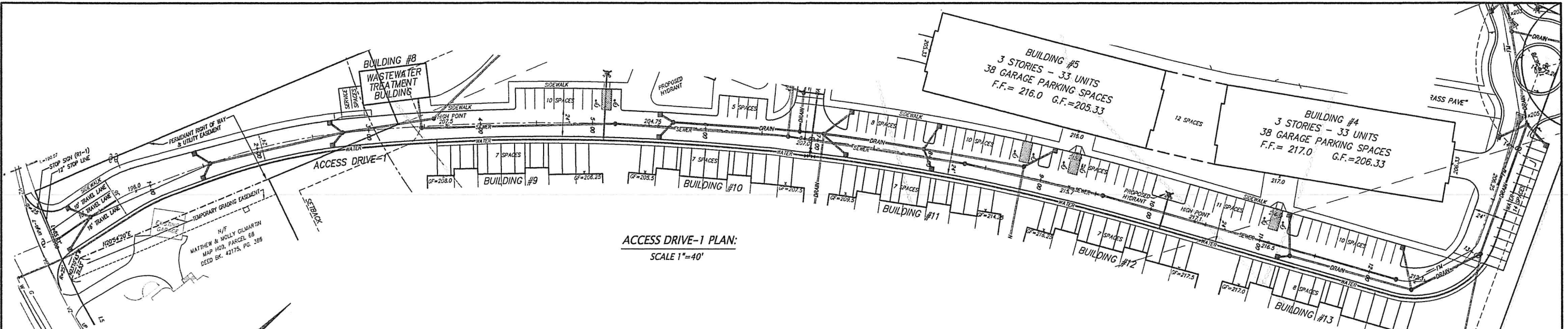
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

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

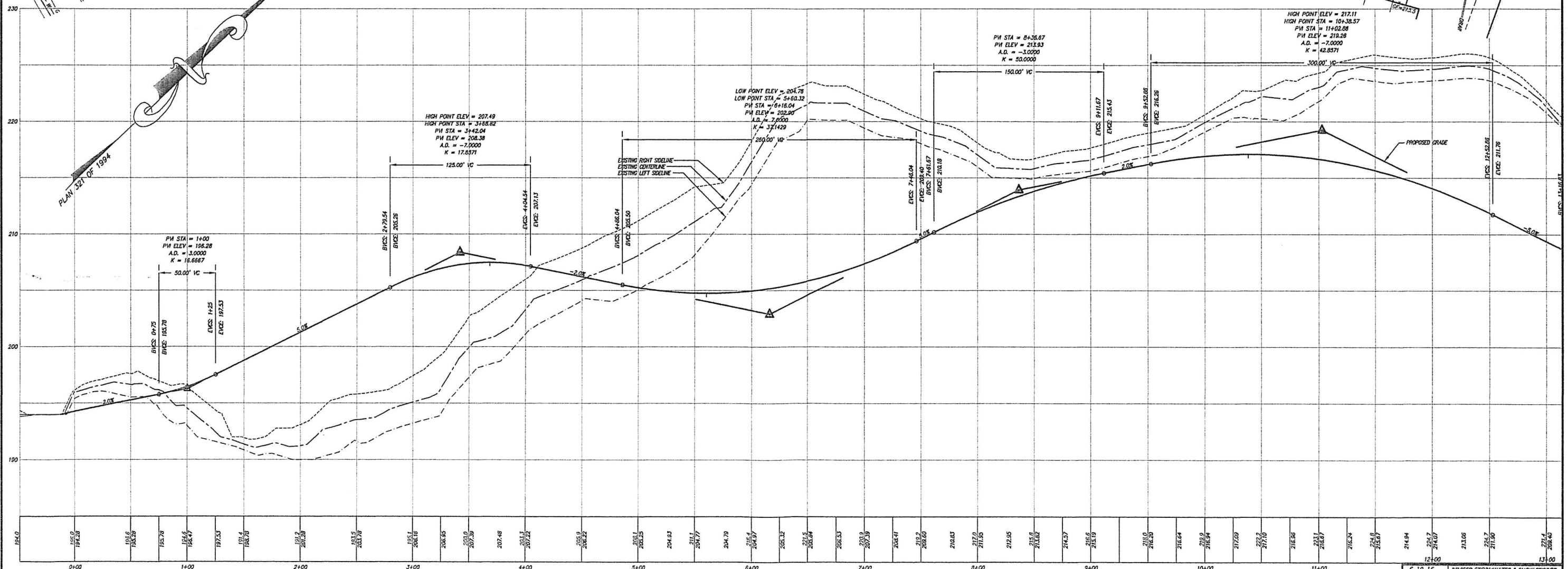
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FOR
THE VILLAGE AT SUDBURY STATION
SUDBURY, MASS.

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REVISIONS:
DRAWN BY: REM CHECK BY: VC
DATE: JANUARY 25, 2016
SCALE: 1"=40' SHEET 3 OF 8



ACCESS DRIVE-1 PLAN:
SCALE 1"=40'



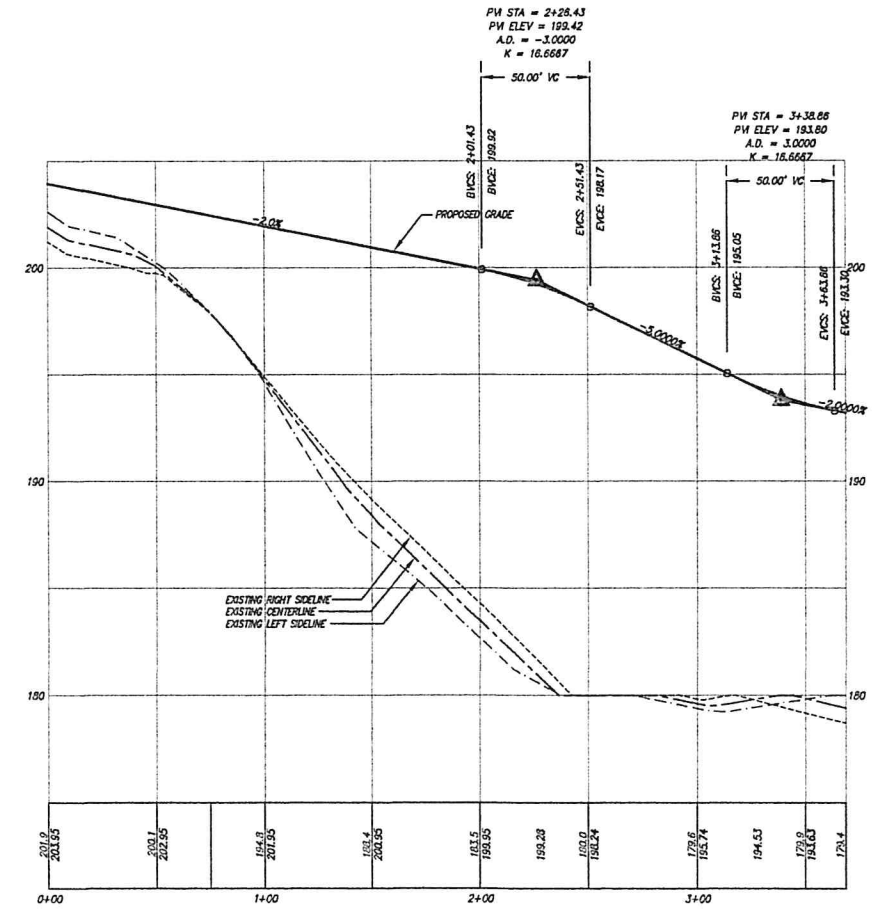
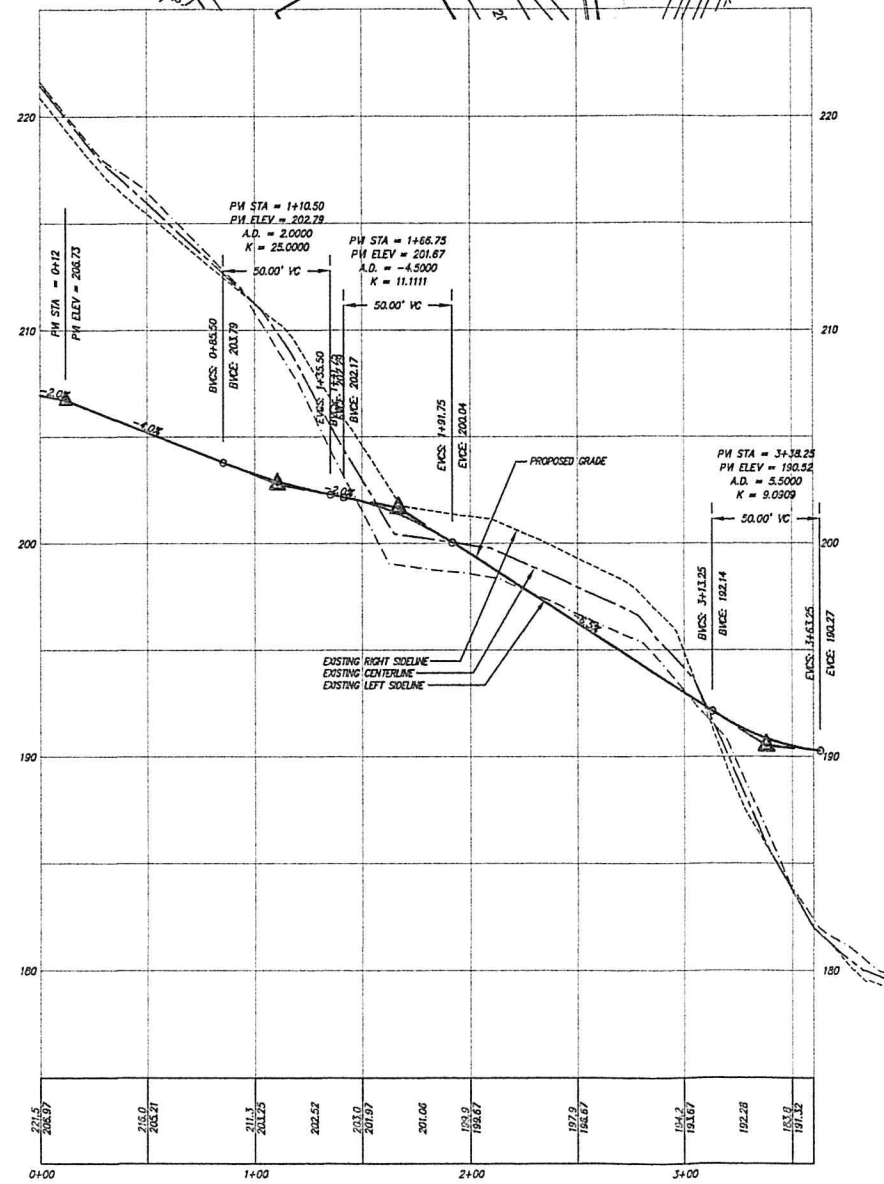
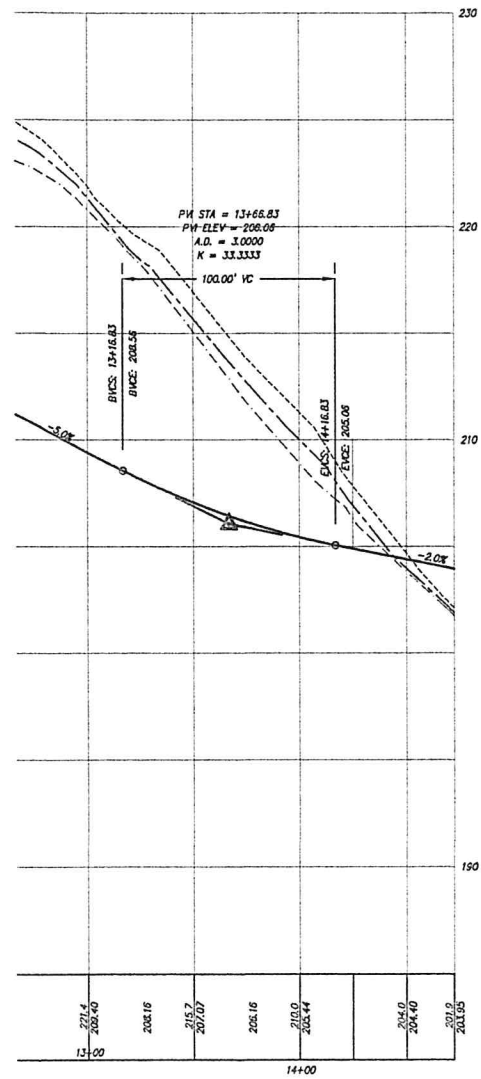
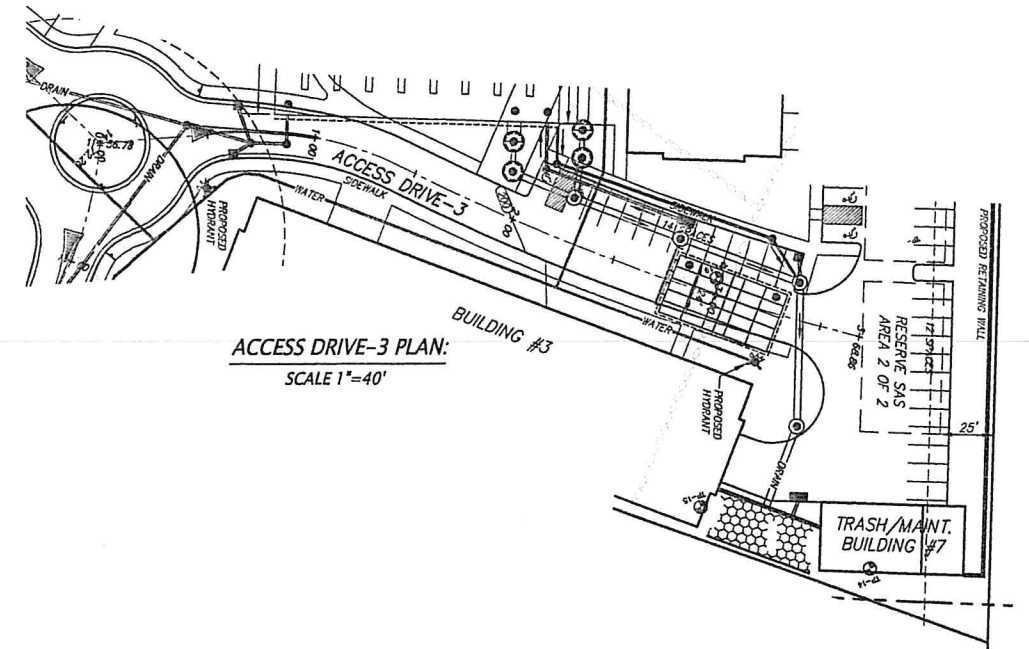
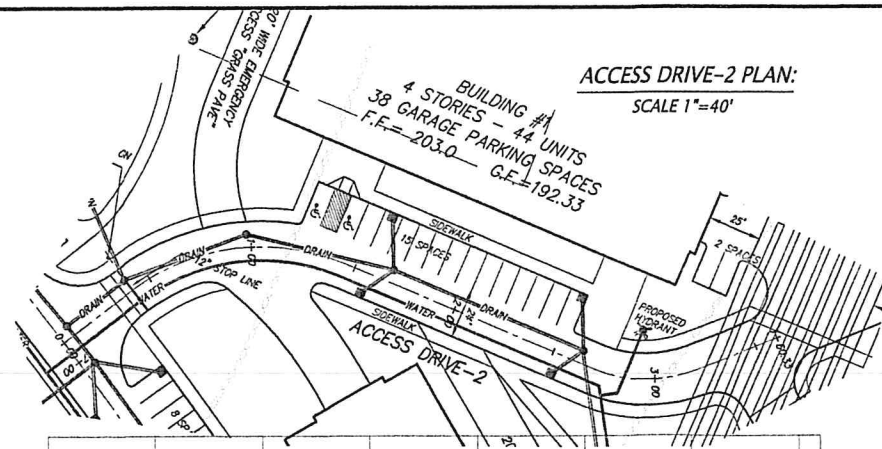
ACCESS DRIVE-1 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

PREPARED FOR:
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

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

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

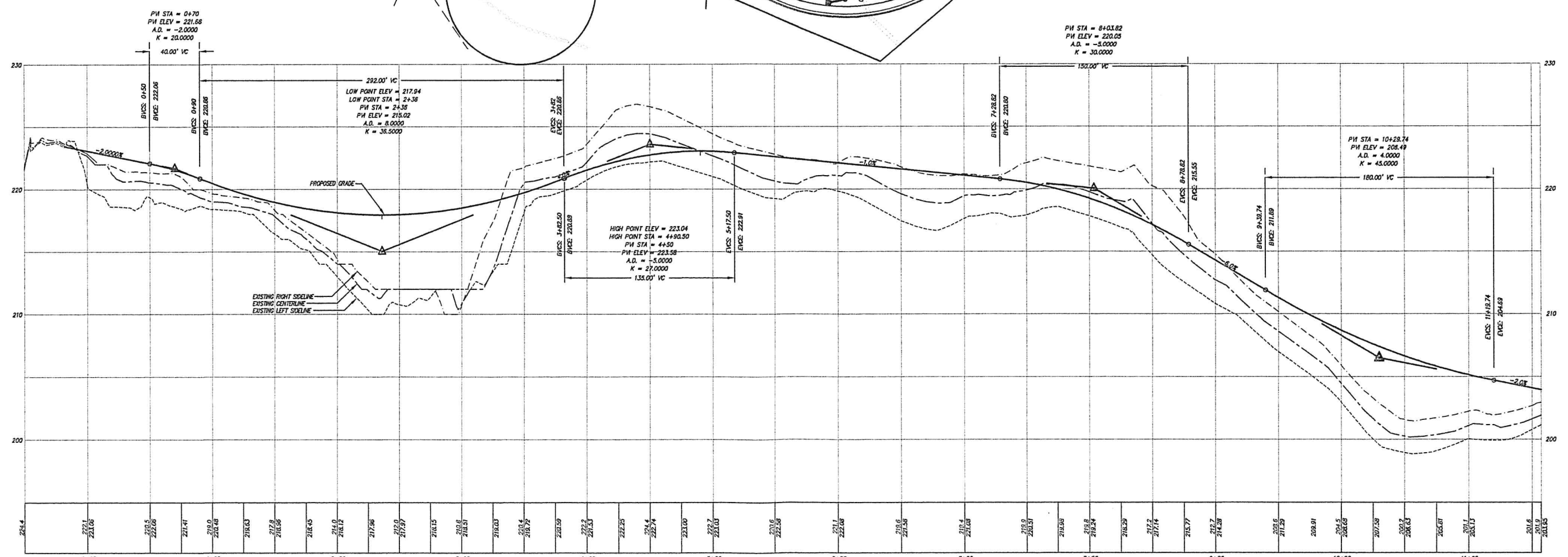
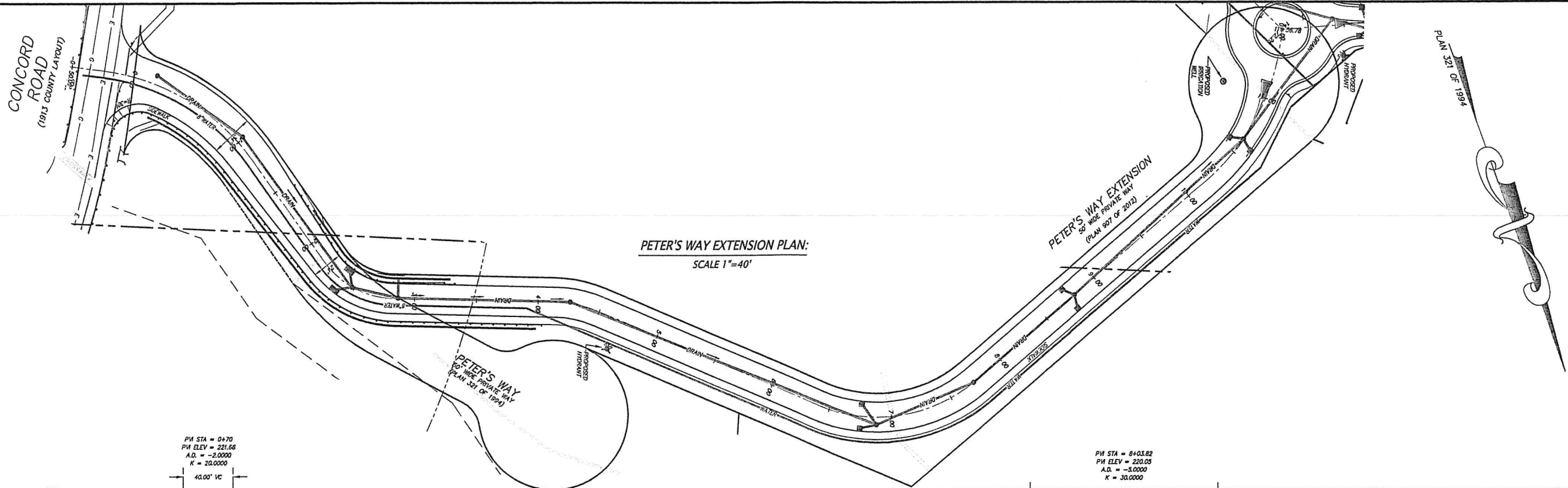
ACCESS DRIVE-3 PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

PREPARED FOR:
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NAPLES, FL 34109

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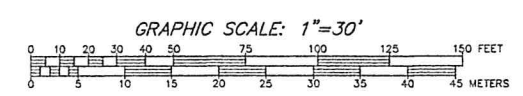
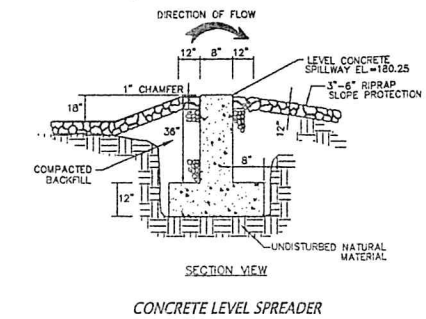
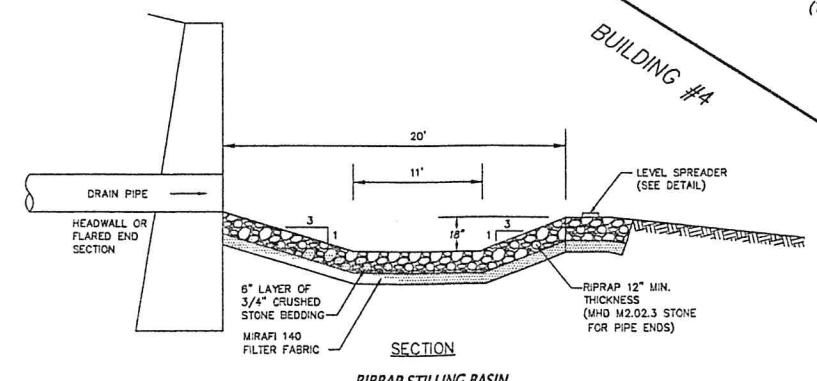
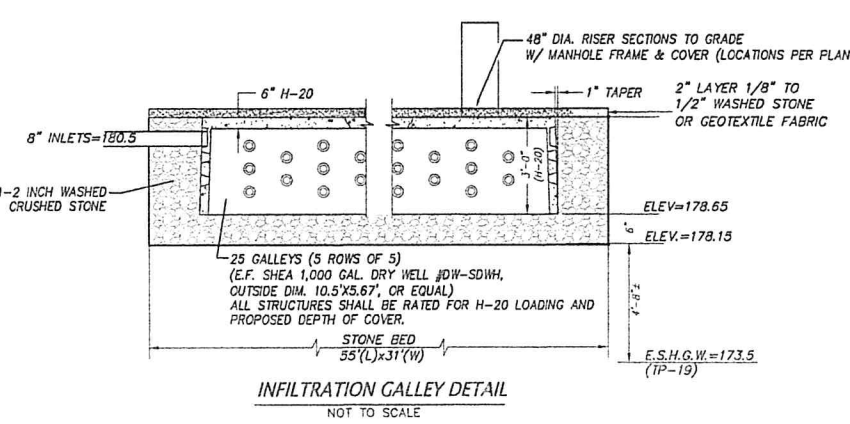
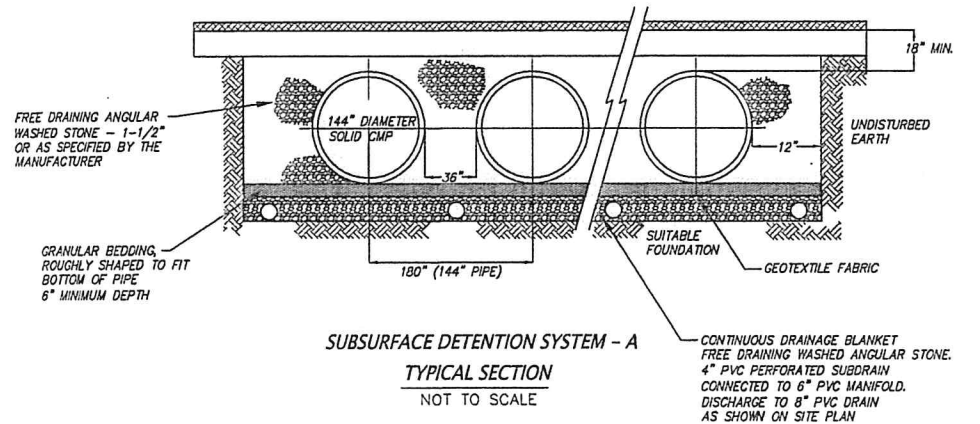
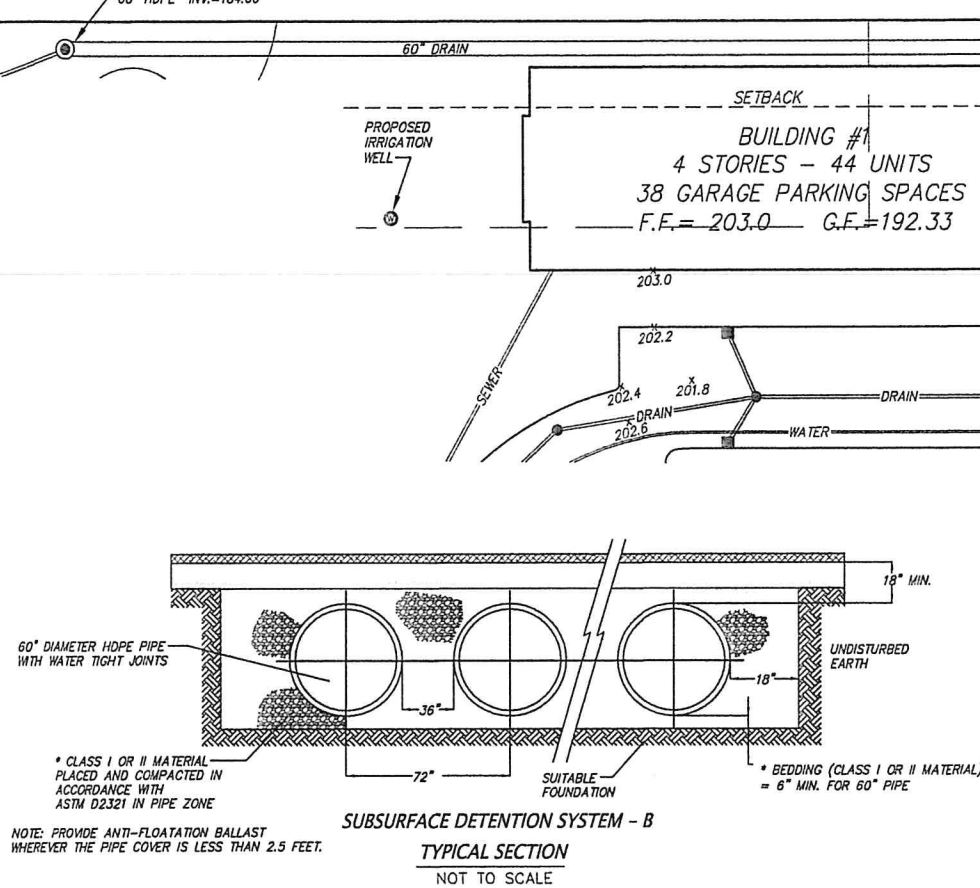
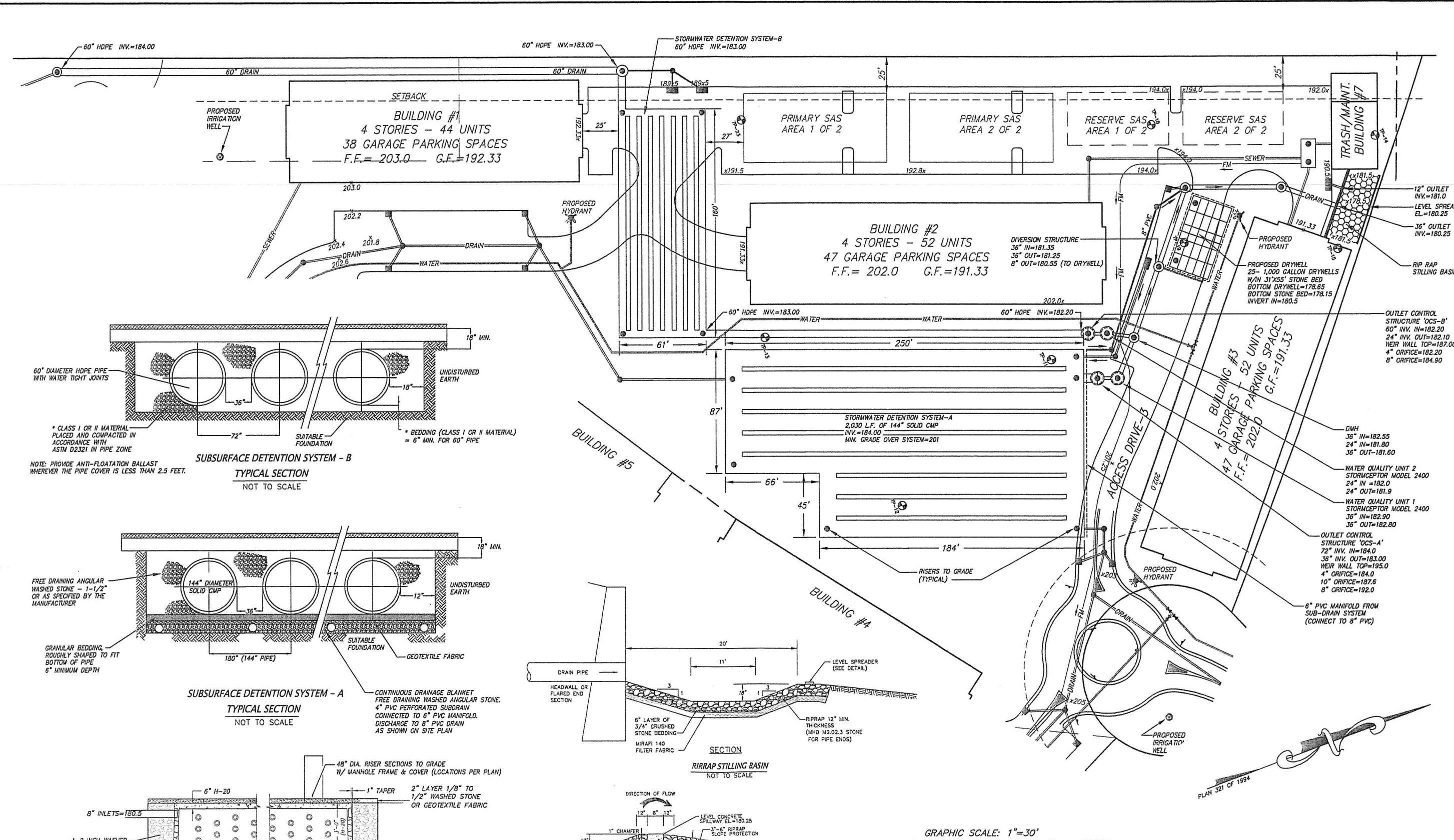
PETER'S WAY EXTENSION PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

PREPARED FOR:
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

SULLIVAN, CONNORS AND ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
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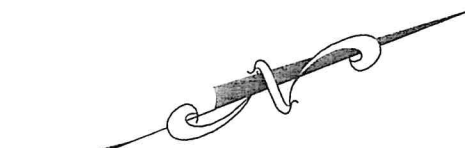
PRELIMINARY SITE PLAN
FOR
THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

REVISION	DESCRIPTION
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3-11-16	PROFILES
DATE: JANUARY 25, 2016	CHECK BY: VC
SCALE: 1"=40'	DRAWN BY: REM
SHEET 6 OF 8	



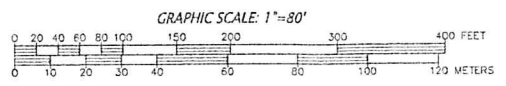
PREPARED FOR: SUDBURY STATION LLC 2134 SEVILLA WAY NAPLES, FL 34109	SULLIVAN, CONNORS AND ASSOCIATES LAND SURVEYING AND CIVIL ENGINEERING 121 BOSTON POST ROAD SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566 FAX: 978-443-8915	PRELIMINARY SITE PLAN FOR THE VILLAGE AT SUDBURY STATION SUDBURY, MASS.	
		REVISIONS:	
		DRAWN BY: REM DATE: JANUARY 25, 2016 SCALE: 1"=30'	CHECK BY: VC SHEET 7 OF 8

PLAN 321 OF 1994



- NOTES:**
1. SNOW STORAGE SHALL BE MANAGED TO MAINTAIN ACCESS TO ALL HYDRANTS, BUILDING UTILITIES, EMERGENCY EXITS, ETC.
 2. CATCH BASINS AND DRAIN INLETS SHALL BE UNCOVERED AND MADE FUNCTIONAL DURING PLOWING OPERATIONS.
 3. ADDITIONAL SNOW STORAGE BEYOND THAT WHICH CAN BE HANDLED ON-SITE SHALL BE LEGALLY DISPOSED OF OFF-SITE.
 4. SNOW SHALL NOT BE PLOWED TOWARD OR ONTO ABUTTING PROPERTIES OR ONTO THE ABUTTING APR LAND.
 5. SNOW WINDROWS LOCATED WITHIN THE SIGHT TRIANGLE AREAS OF INTERNAL DRIVEWAYS AND AT THE INTERSECTIONS OF HUDSON ROAD AND CONCORD ROAD THAT EXCEED 2- FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.
 6. SITE PAVED DRIVES, PARKING AND WALKWAYS EQUALS APPROXIMATELY 4.5 ACRES. 12-INCH SNOWFALL AT A 80% COMPACTION REQUIRES 39,200 C.F. OF STORAGE. AVAILABLE STORAGE SHOWN AT TWO FEET HIGH IS EQUIVALENT TO 80,000 CUBIC FEET.

□ = APPROXIMATE SNOW STORAGE AREAS

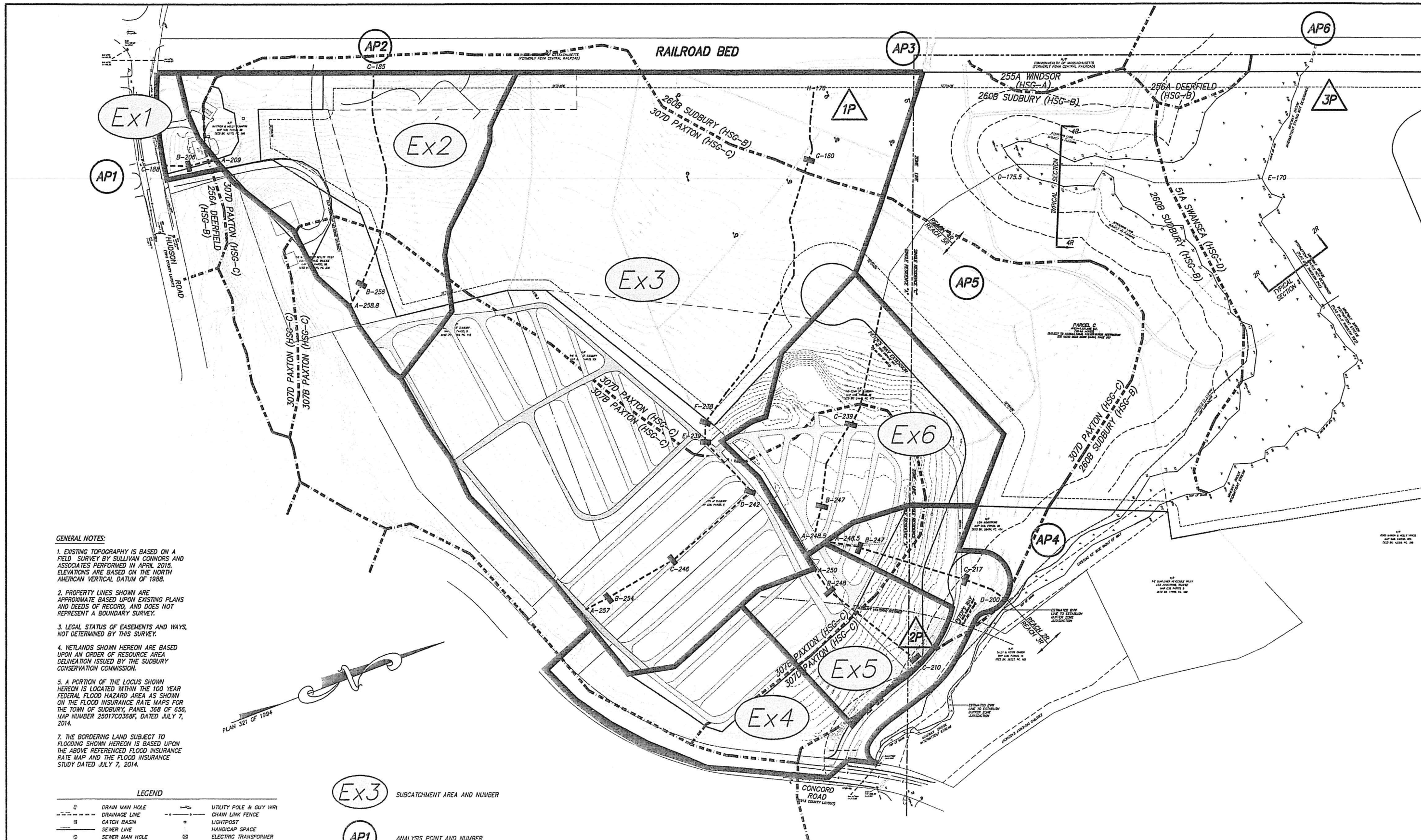


PREPARED FOR:
 SUDBURY STATION LLC
 2134 SEVILLA WAY
 NAPLES, FL 34109

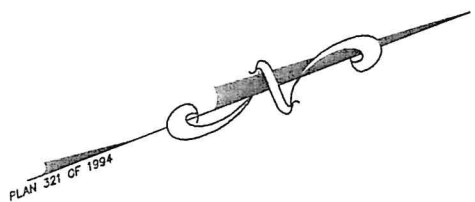
**SULLIVAN, CONNORS
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SNOW STORAGE PLAN
 PRELIMINARY SITE PLAN
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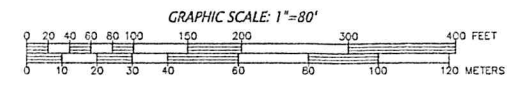
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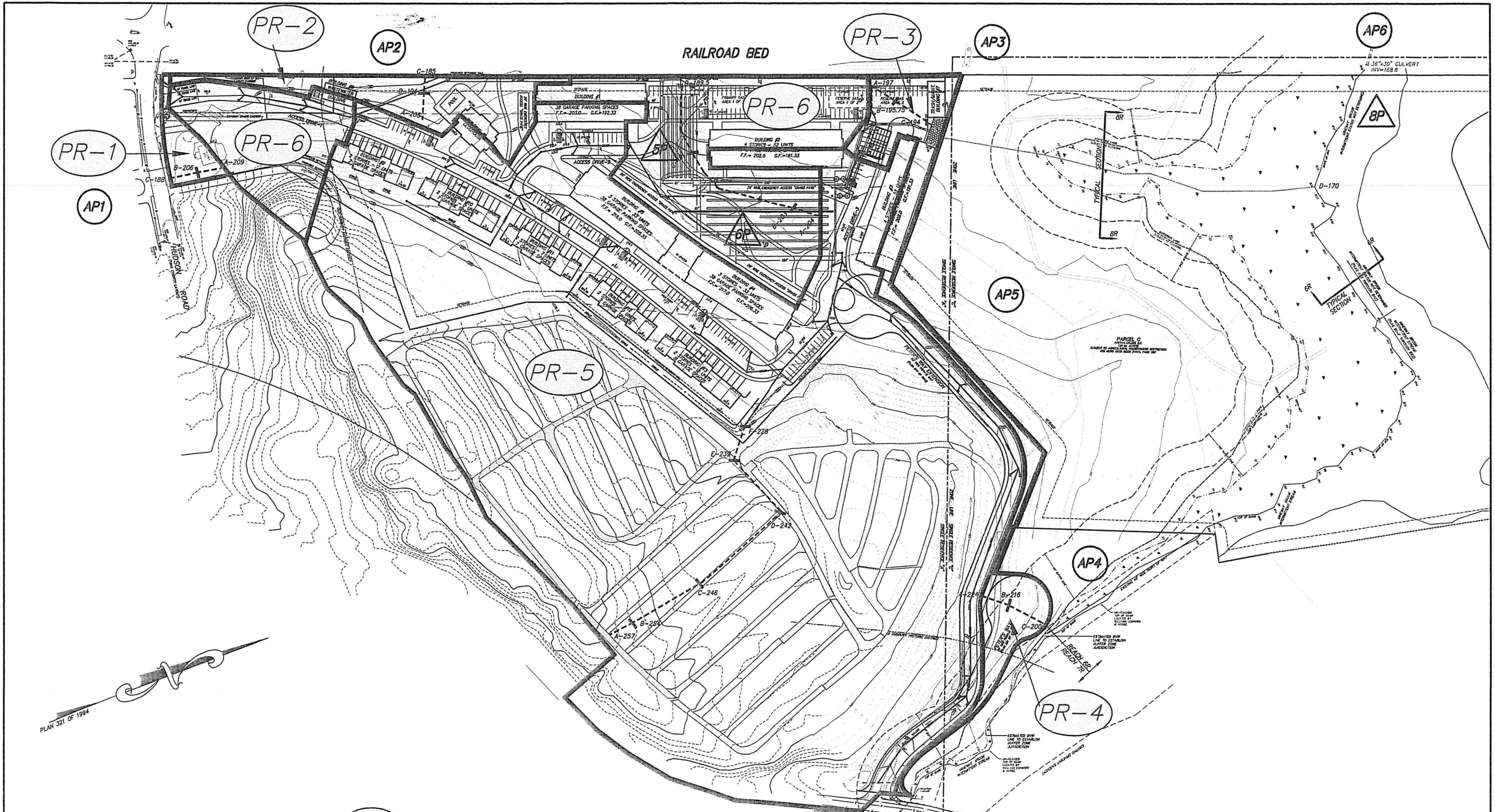
LEGEND

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	HYDRANT		SPOT GRADE
	WATERGATE		WETLAND LINE
	APPROX. GAS LINE		TELEPHONE MAN HOLE
	GAS GATE		I.S.D.
			INTERSECTION SIGHT DIST.

- SUBCATCHMENT AREA AND NUMBER
- ANALYSIS POINT AND NUMBER
- POND AND NUMBER
- TIME OF CONCENTRATION FLOW PATH WITH SEGMENT ID AND ELEVATION



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	EXISTING DRAINAGE AREAS FOR THE VILLAGE AT SUDBURY STATION SUDBURY, MASS.	
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SCALE: 1"=80'		SHEET 1 OF 3	

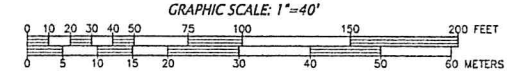


PLAN 321 OF 1994

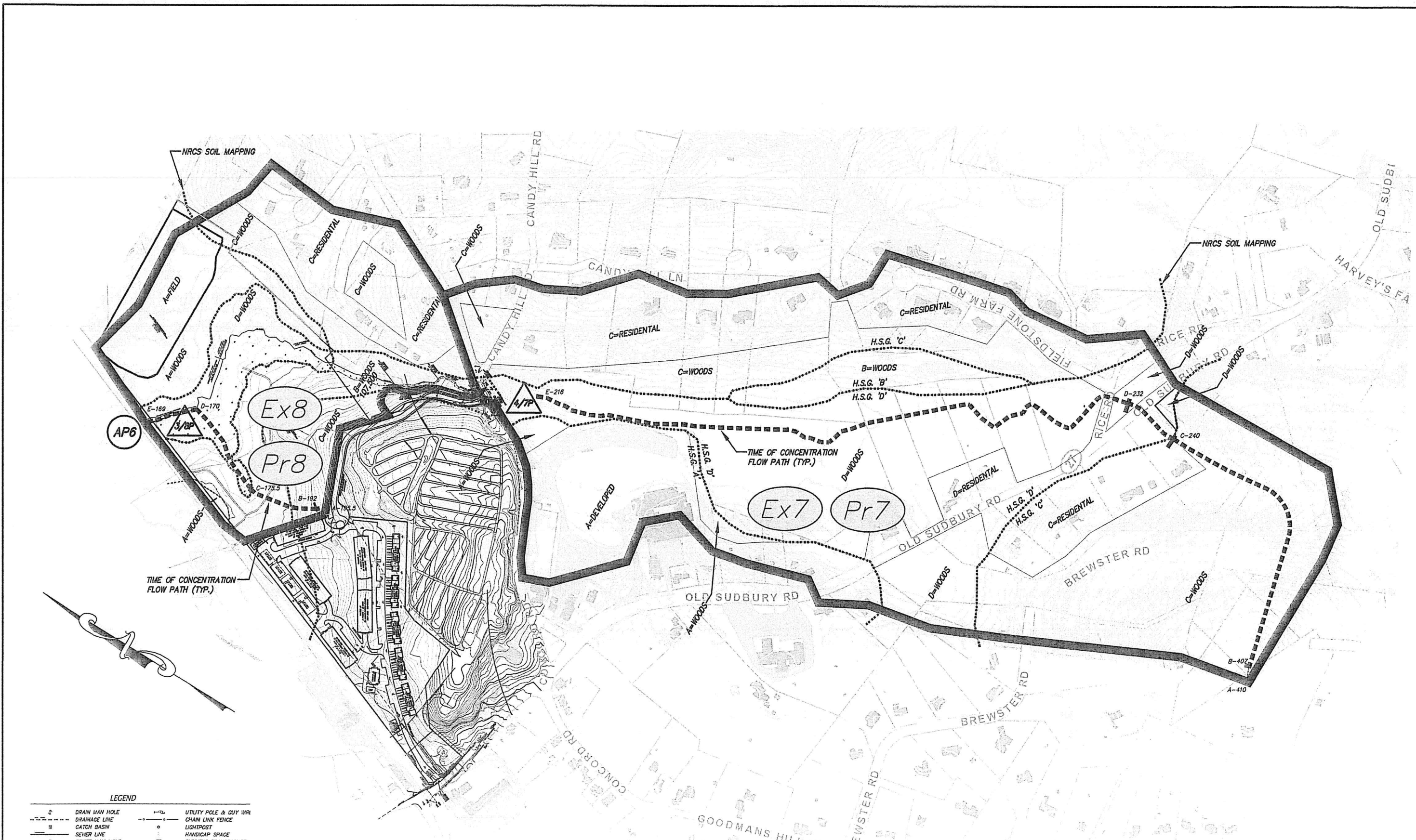
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	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		LIGHTPOST
	SEWER LINE		HANDICAP SPACE
	SEWER MAN HOLE		ELECTRIC TRANSFORMER
	BITUMINOUS CURBING		SIGN
	EDGE OF PAVEMENT		VERTICAL BENCHMARK
	GUARD RAIL		DECIDUOUS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

	SUBCATCHMENT AREA AND NUMBER
	ANALYSIS POINT AND NUMBER
	POND AND NUMBER
	TIME OF CONCENTRATION FLOW PATH WITH SEGMENT ID AND ELEVATION



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	PROPOSED DRAINAGE AREAS FOR THE VILLAGE AT SUDBURY STATION SUDBURY, MASS.	REVISED:	DESCRIPTION:
			DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 10, 2016		SCALE: 1"=80'		SHEET 2 OF 3



LEGEND

—○—	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
— —	EDGE OF PAVEMENT	— —	VERTICAL BENCHMARK
— —	GUARD RAIL	— —	DECIDUOUS TREE >8"
— —	APPROX. WATERLINE	— —	CONIFEROUS TREE >8"
— —	HYDRANT	— —	TREELINE
— —	WATERGATE	— —	SPOT GRADE
— —	APPROX. GAS LINE	— —	WETLAND LINE
— —	GAS GATE	— —	TELEPHONE MAN HOLE
		— —	INTERSECTION SIGHT DIST.
		— —	L.S.D.

EXISTING TOPOGRAPHY IS SCANNED IMAGE FROM TOWN OF SUDBURY GIS.

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

OFF-SITE DRAINAGE AREAS
 FOR
 THE VILLAGE AT
 SUDBURY STATION
 SUDBURY, MASS.

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 10, 2016	
SCALE: 1"=200'	SHEET 3 OF 3