

SHEET 3 OF 3

SHEET 2 OF 3

SHEET 3 OF 3

- 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 36B 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:
MMI TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

- PARKING SUMMARY**
- 256 GARAGE SPACES (INCLUDES 10 HANDICAP ACCESSIBLE SPACES)
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.± (6.4%)
BUILDING COVERAGE = 113,610 S.F.± (9.3%)
PARKING COVERAGE = 164,280 S.F.± (17.5%)
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

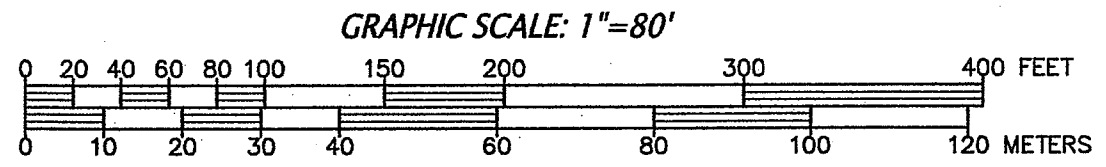
JUL 18 2016

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
—	WATER QUALITY STRUCTURE	—	INTERSECTION SIGHT DISTANCE
		—	APPROXIMATE SNOW STORAGE AREAS

SHEET INDEX

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SHEET 5	PLAN / PROFILE
SHEET 6	PLAN / PROFILE
SHEET 7	DRAINAGE DETAILS
SHEET 8	SNOW STORAGE PLAN

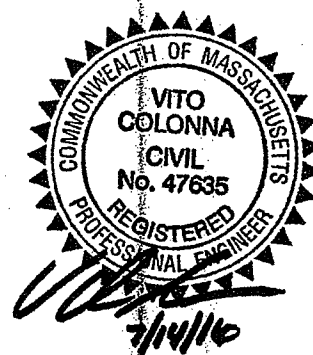


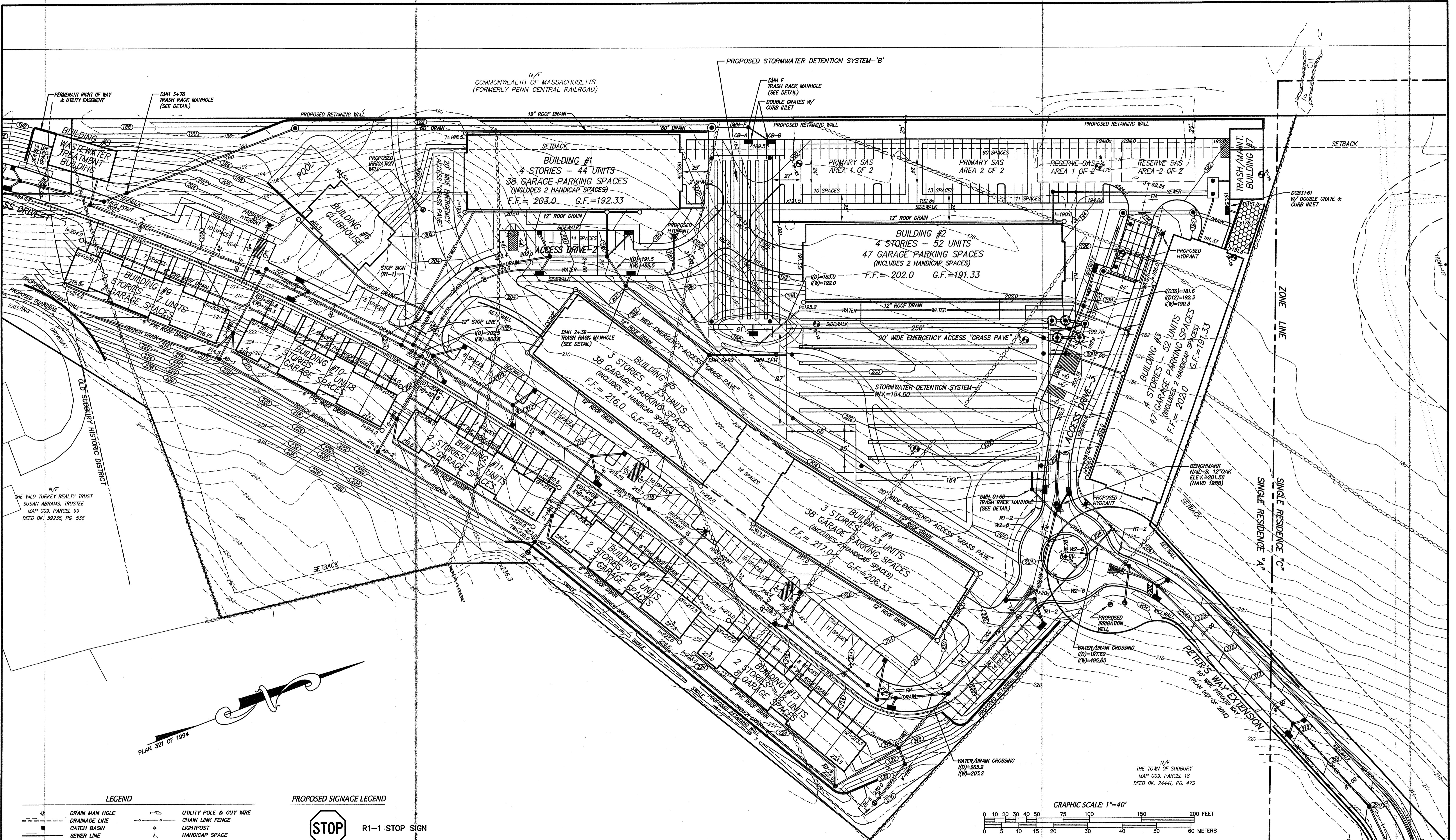
PREPARED FOR:
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

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.

7-14-16	PER PEER REVIEW COMMENTS
6-10-16	REVISED STORMWATER & SNOW STORAGE
4-29-16	REVISED STORMWATER DETAILS
4-22-16	REVISED SITE GRADING & PROFILES
3-18-16	STORMWATER DETAILS
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 9



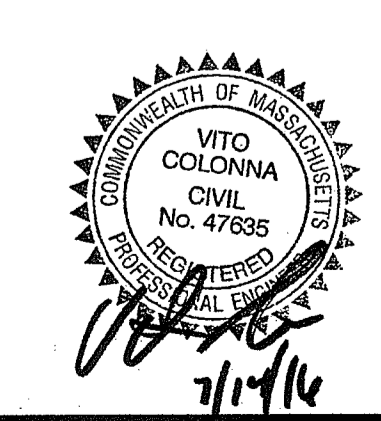
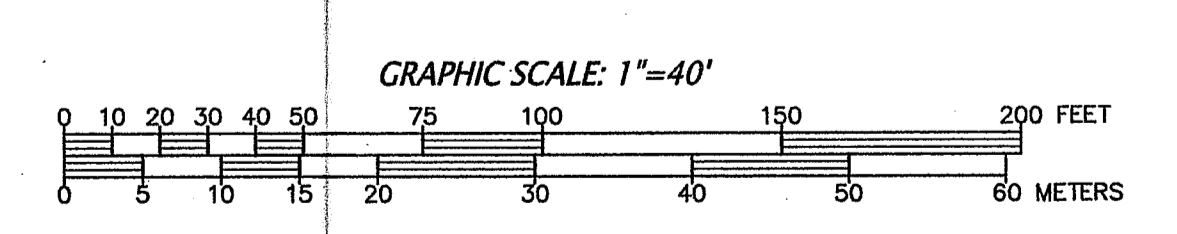


LEGEND

	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		LIGHTPOST
	SEWER LINE		HANDICAP SPACE
	SEWER MAN HOLE		ELECTRIC TRANSFORMER
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	APPROX. GAS LINE		WETLAND LINE
	GAS GATE		TELEPHONE MAN HOLE
	WATER QUALITY STRUCTURE		INTERSECTION SIGHT DISTANCE
	DRAIN MANHOLE		CATCH BASIN
	DROP INLET		DOUBLE GRATE CATCH BASIN
			AREA DRAIN

PROPOSED SIGNAGE LEGEND

	R1-1 STOP SIGN
	R1-2 YIELD
	W2-6



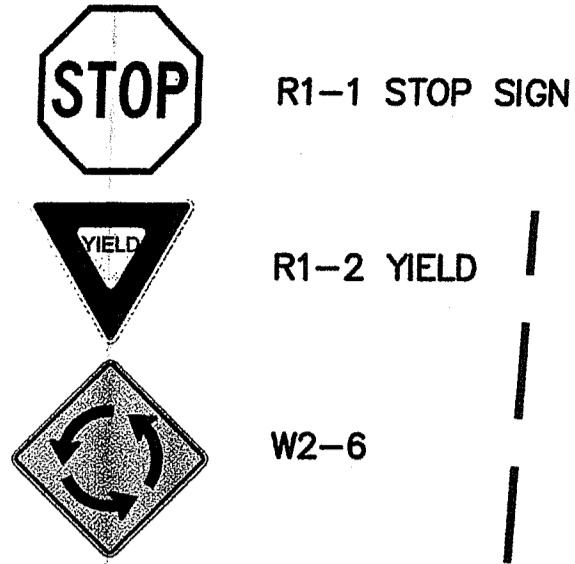
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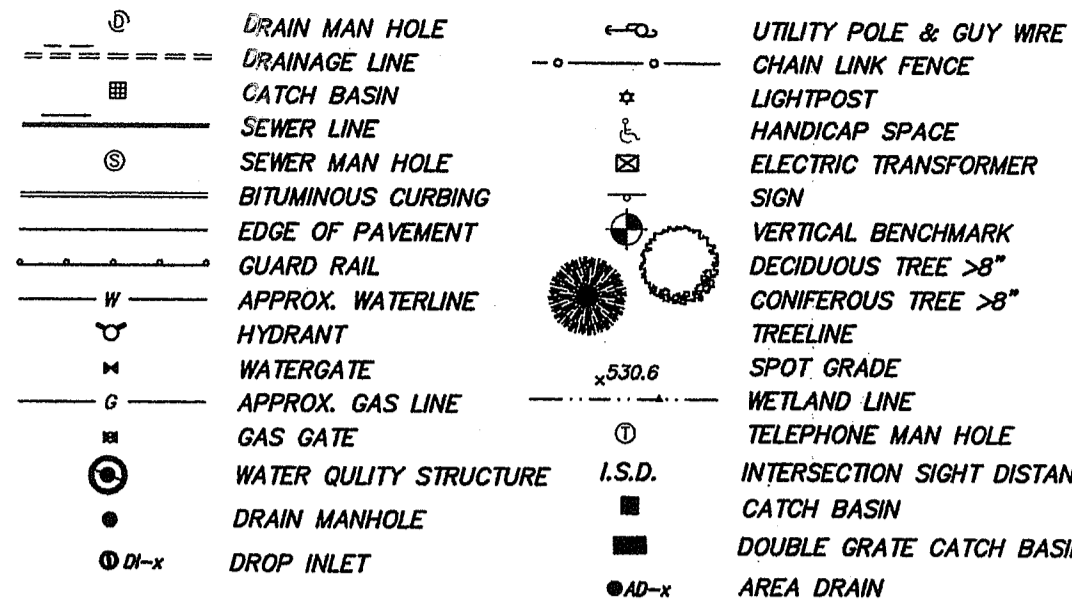
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SCALE: 1"=40'	SHEET 2 OF 9	REVISED:	DESCRIPTION:

PROPOSED SIGNAGE LEGEND

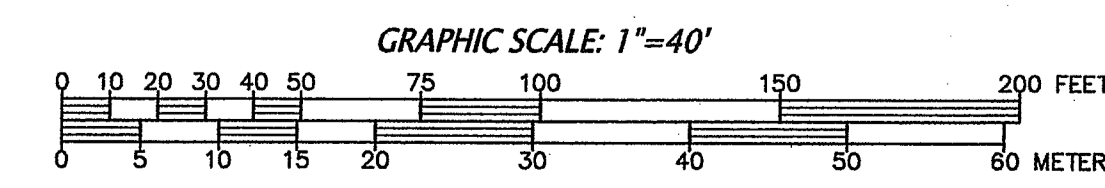
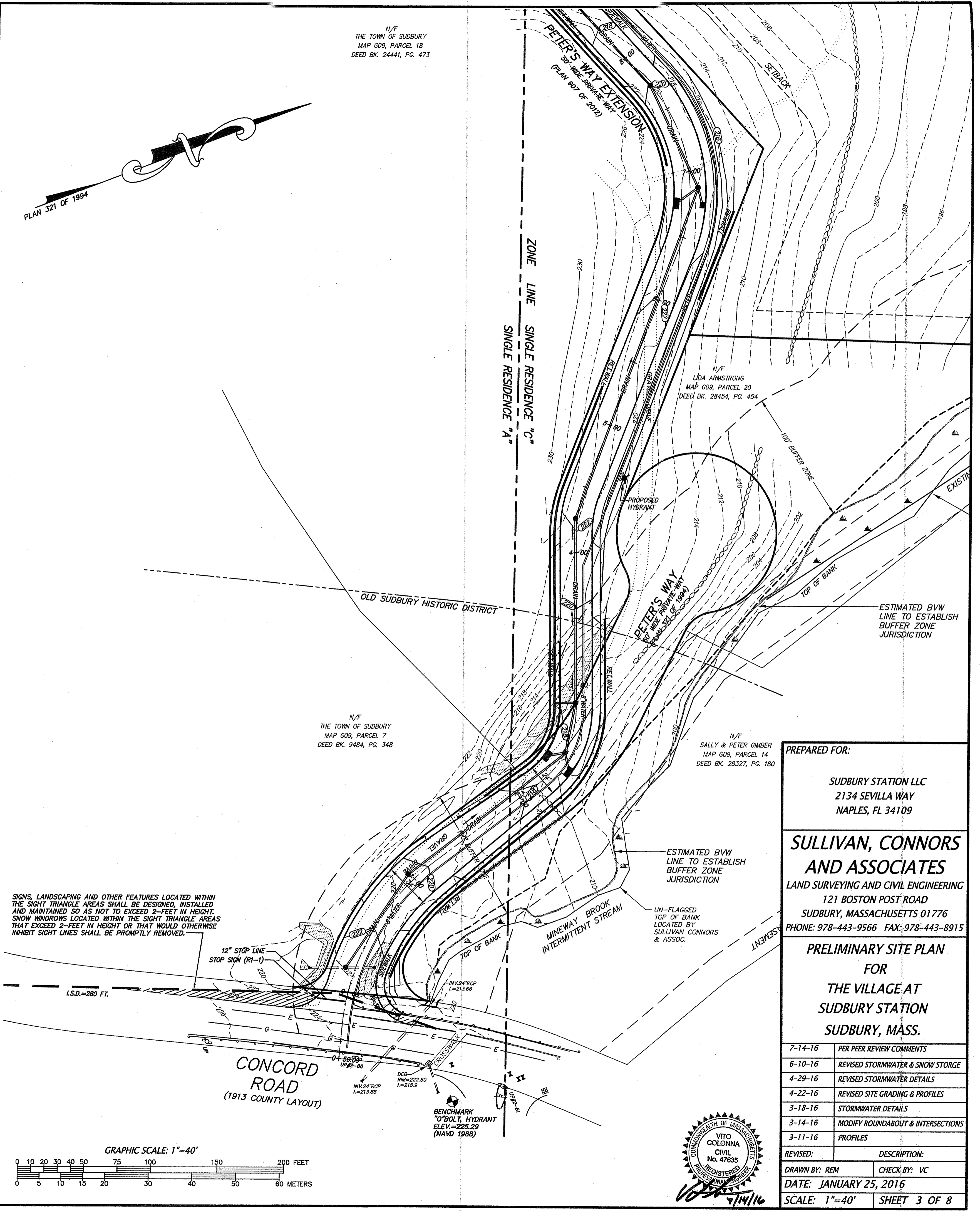


LEGEND



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 MOUNDINGS 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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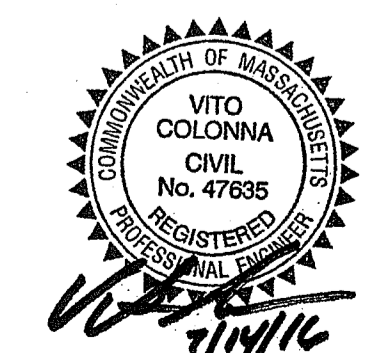
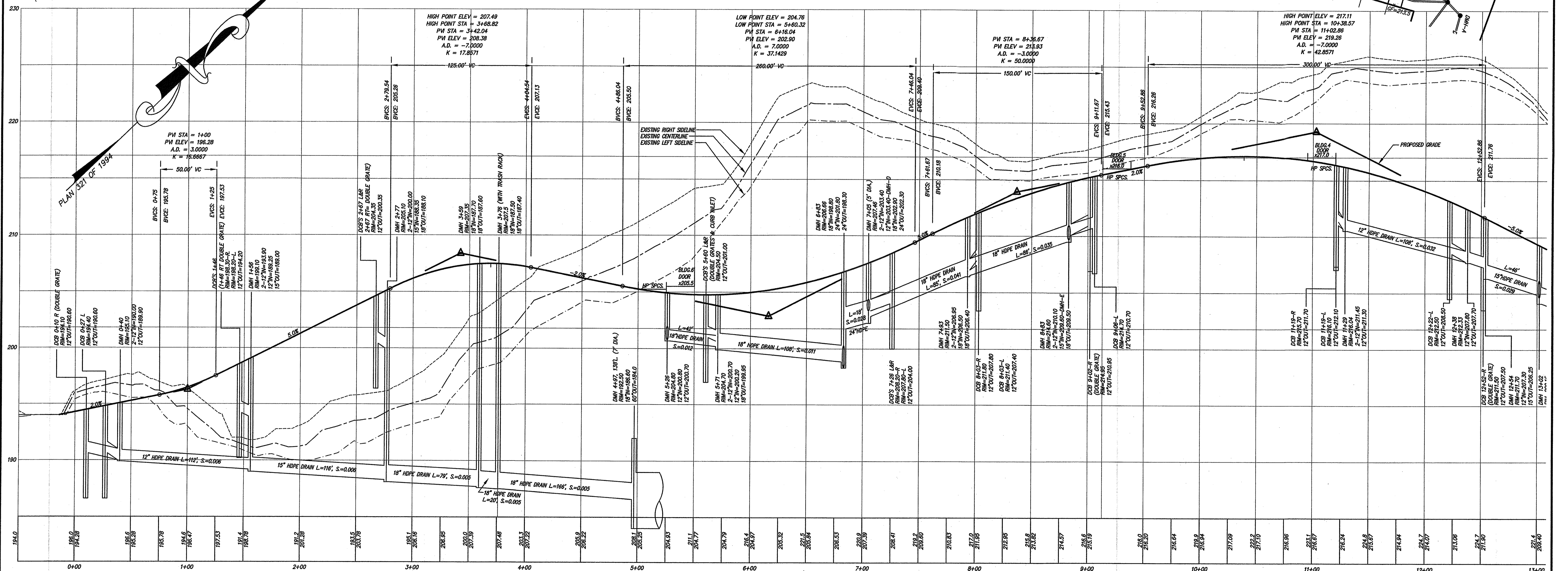
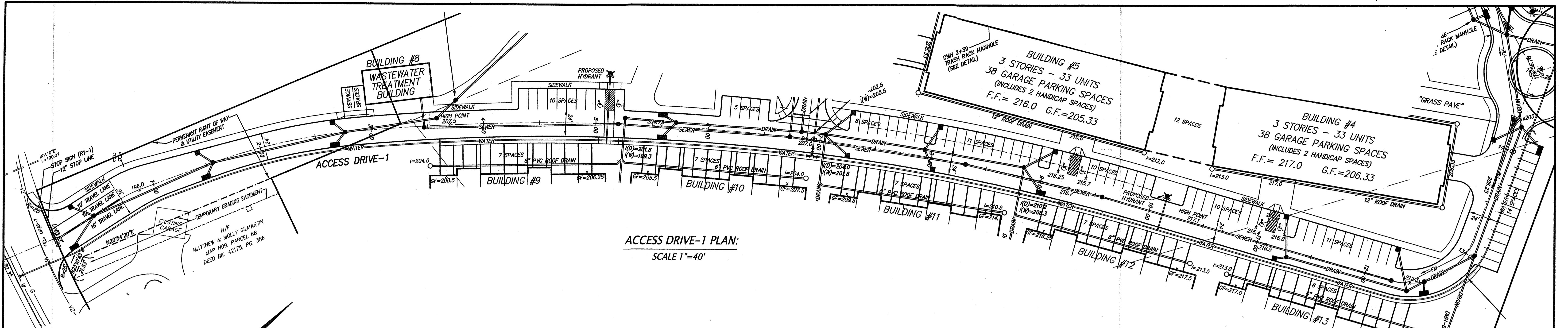
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 NAPLES, FL 34109

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 PHONE: 978-443-9566 FAX: 978-443-8915

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

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SCALE: 1"=40'	SHEET 3 OF 8





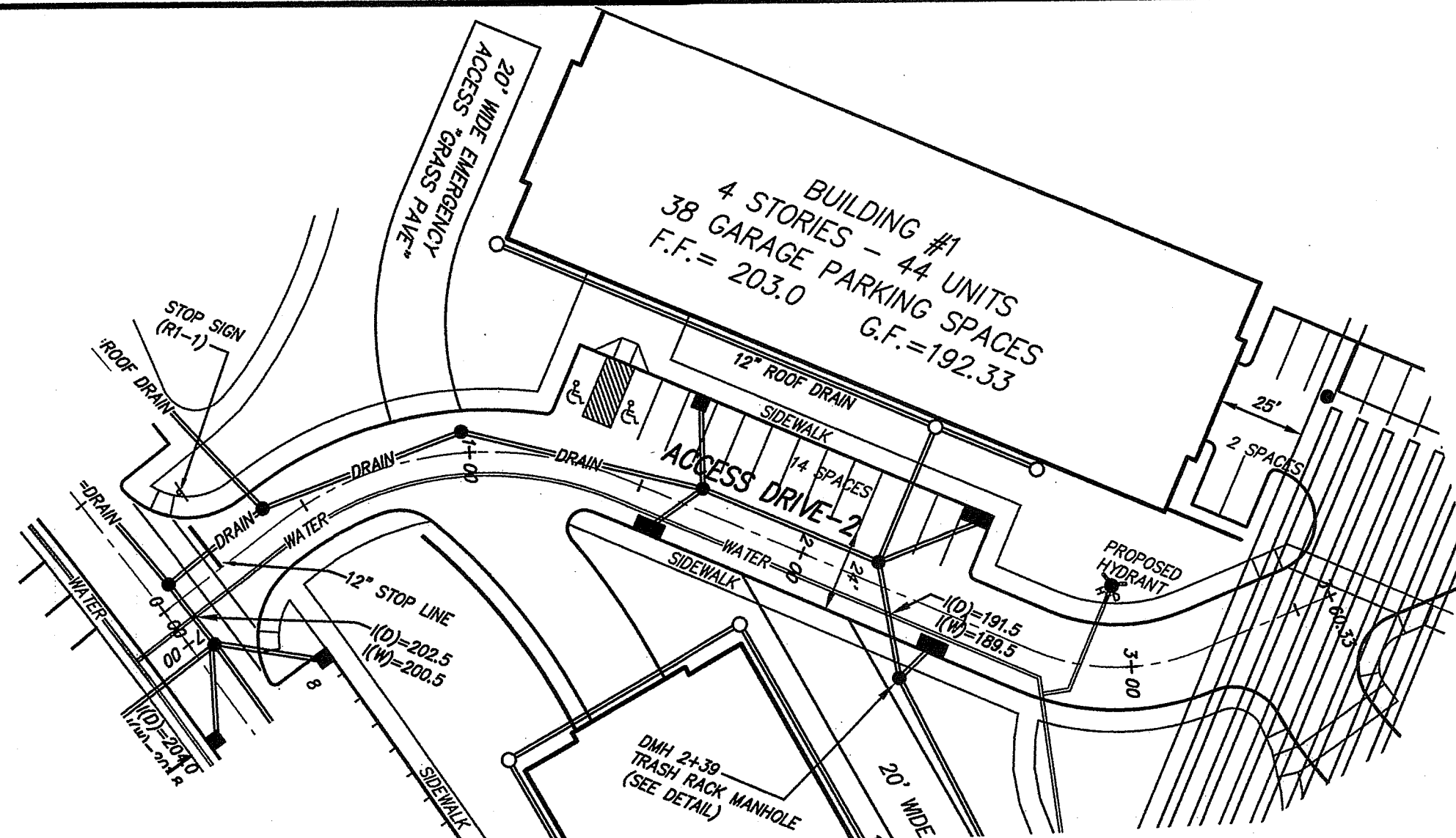
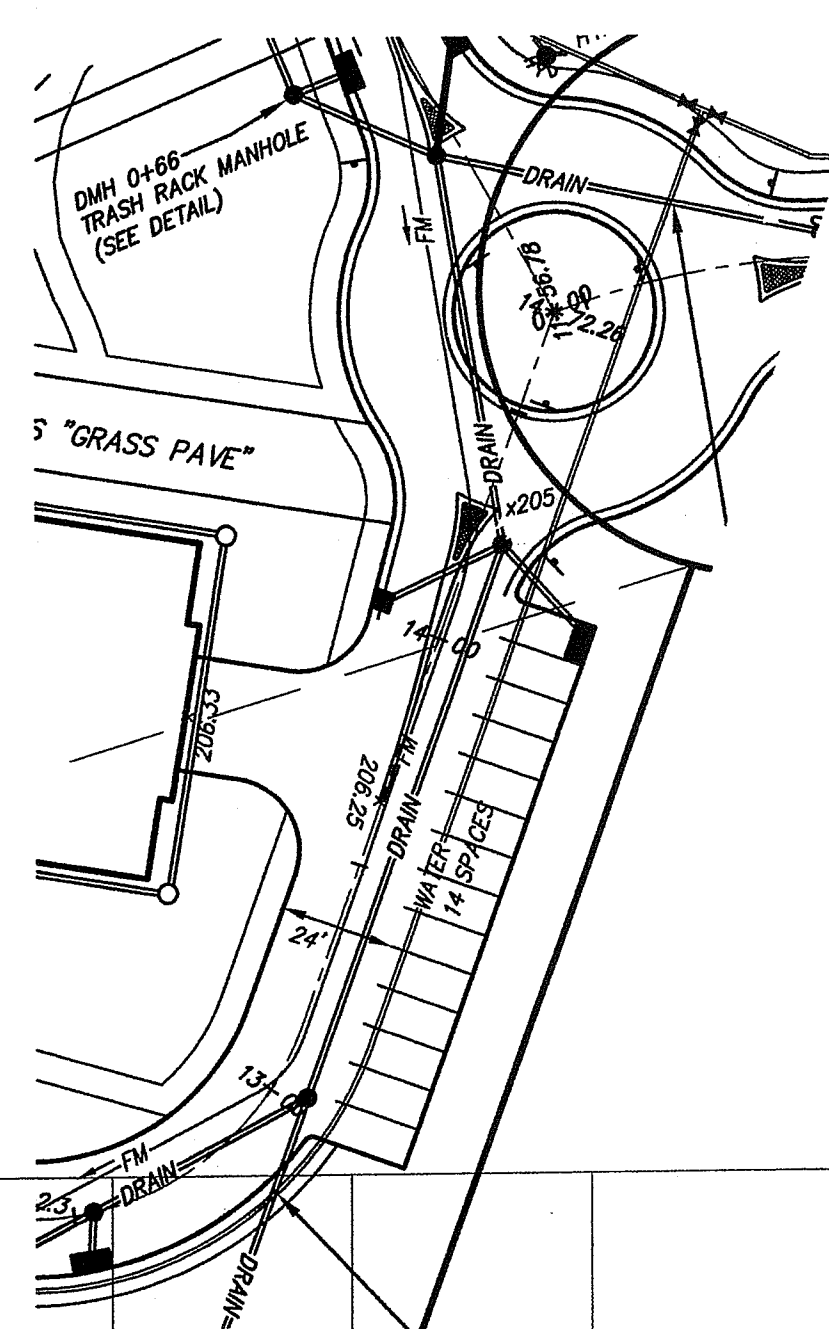
ACCESS DRIVE-1 PROFILE:
 1"=40' HORIZONTAL
 1"=4' VERTICAL

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

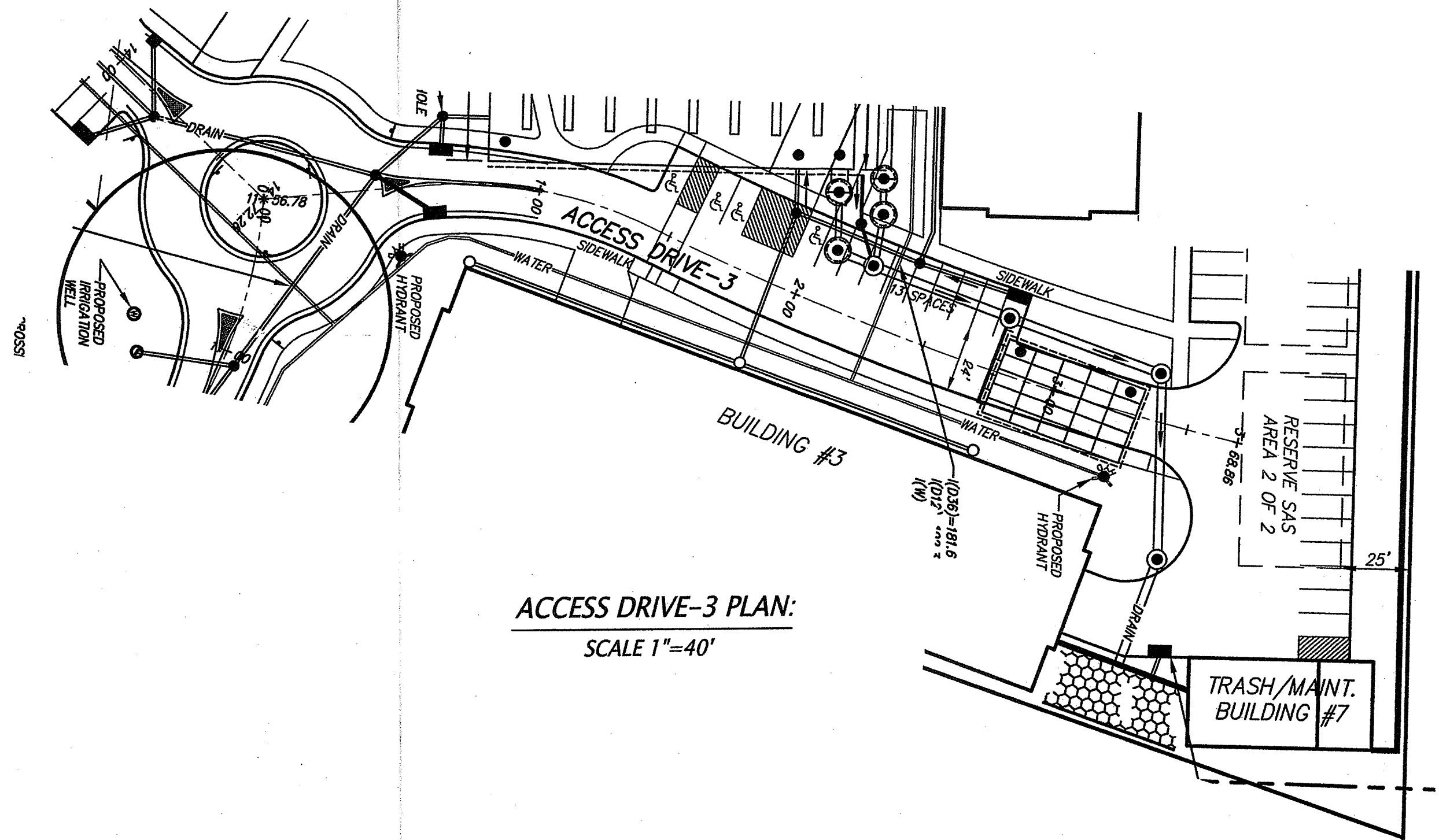
**SULLIVAN, CONNORS
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**PRELIMINARY SITE PLAN
 FOR
 THE VILLAGE AT
 SUDBURY STATION
 SUDBURY, MASS.**

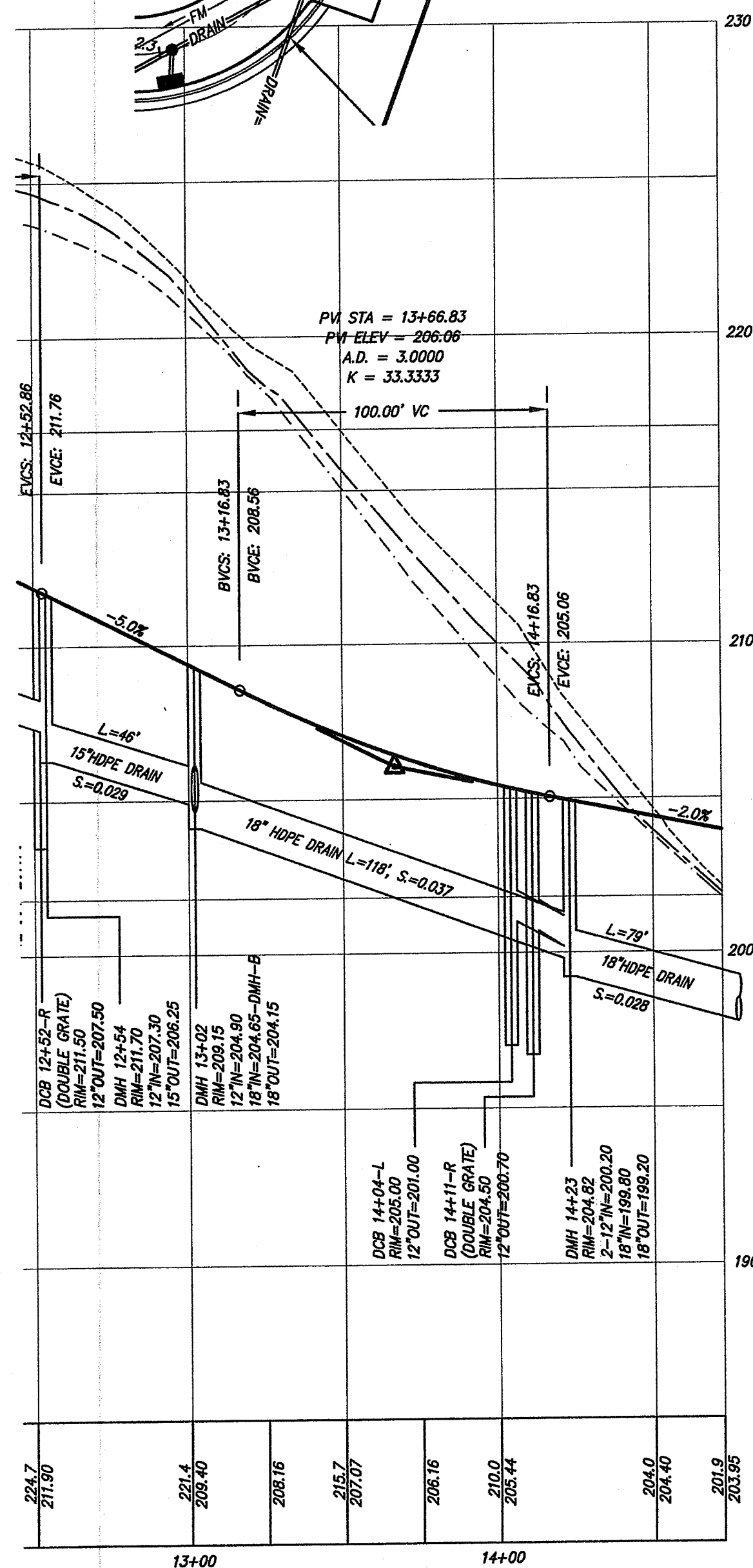
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SCALE: 1"=40'	SHEET 4 OF 9	REVISED:	DESCRIPTION:



ACCESS DRIVE-2 PLAN:
SCALE 1"=40'

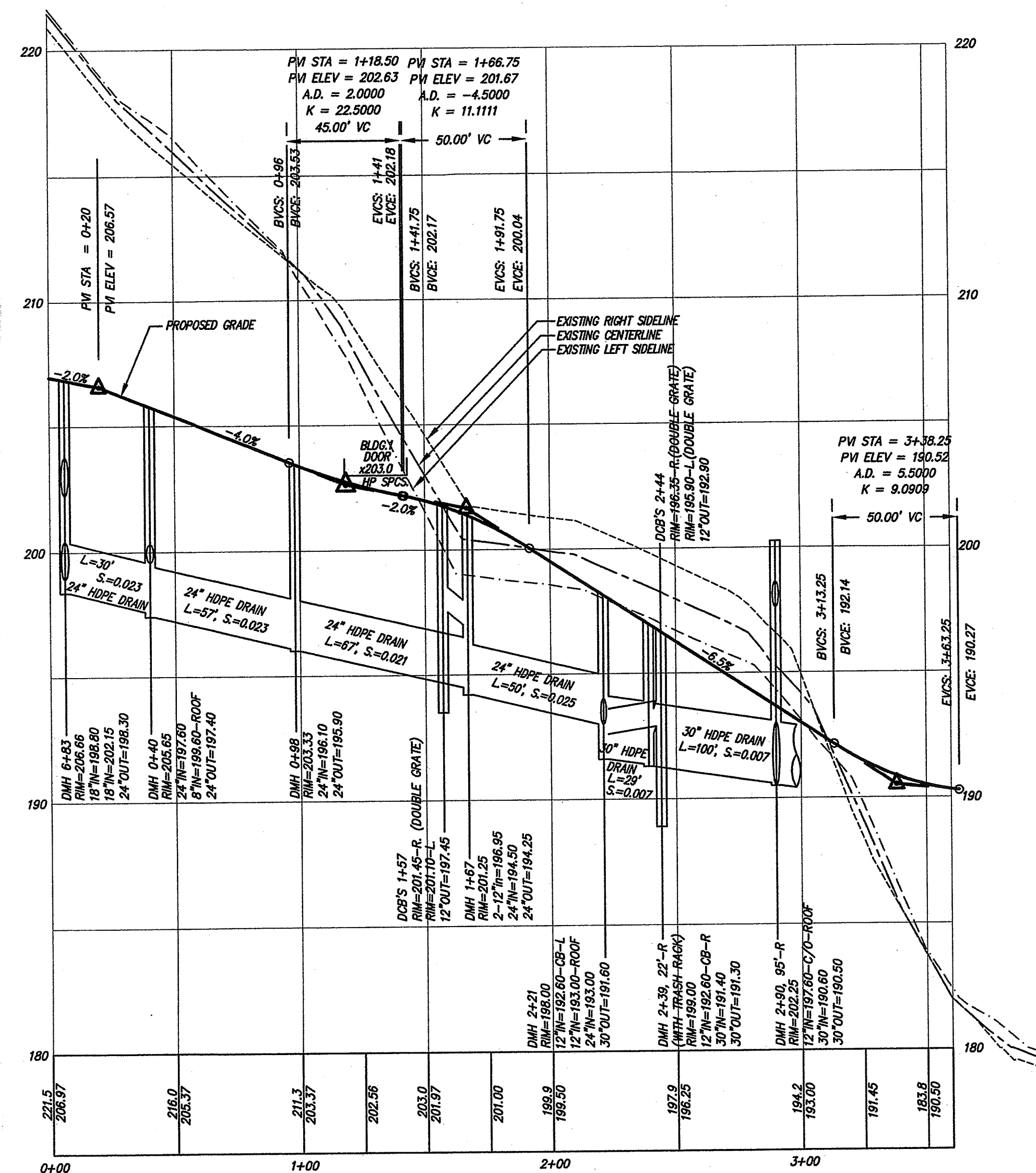


ACCESS DRIVE-3 PLAN:
SCALE 1"=40'



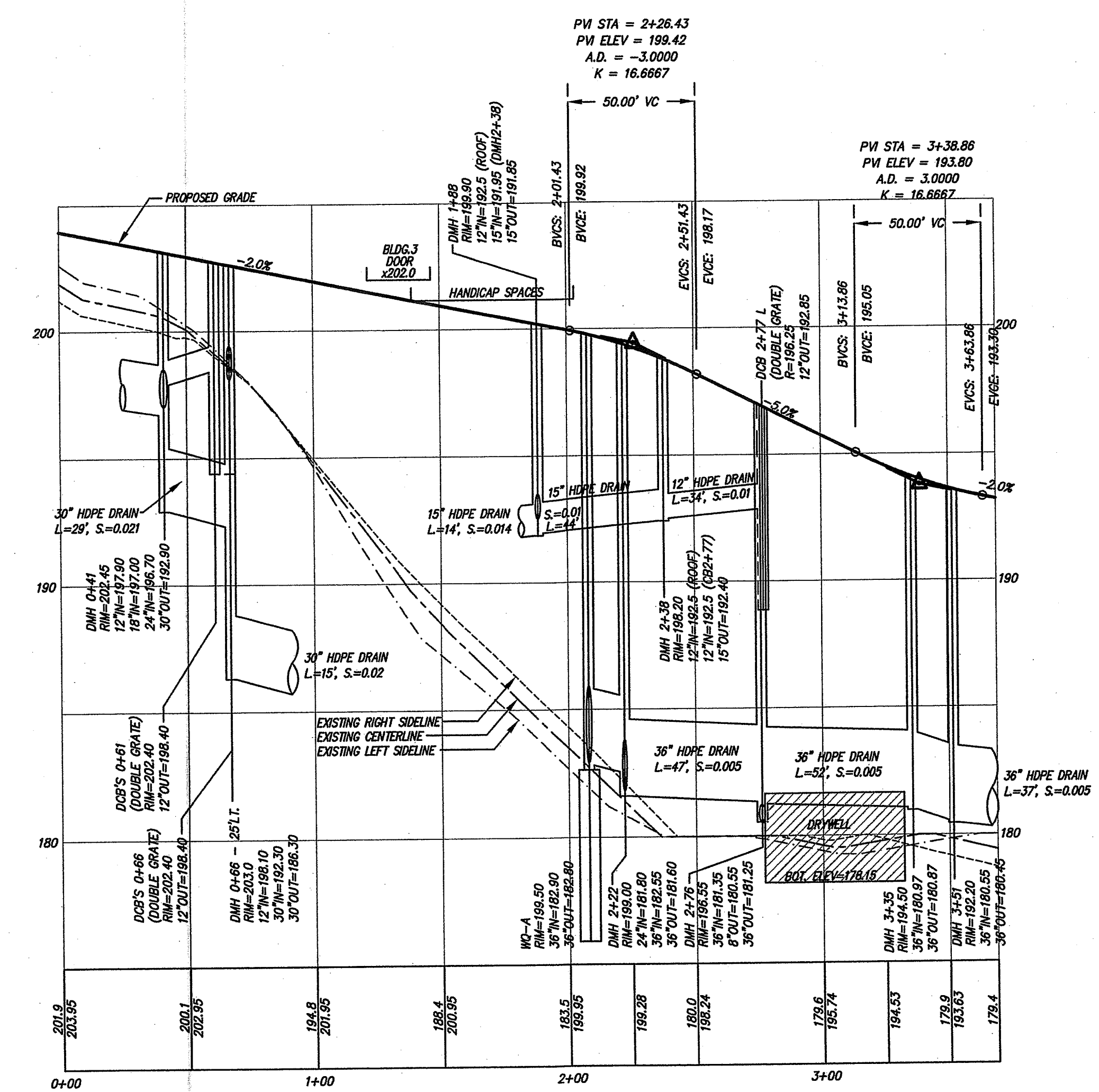
ACCESS DRIVE-1 PROFILE:

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1"=4' VERTICAL



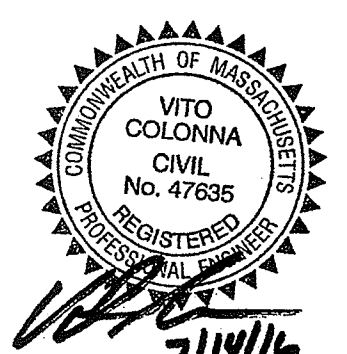
ACCESS DRIVE-2 PROFILE:

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1"=4' VERTICAL



ACCESS DRIVE-3 PROFILE:

1"=40' HORIZONTAL
1"=4' VERTICAL

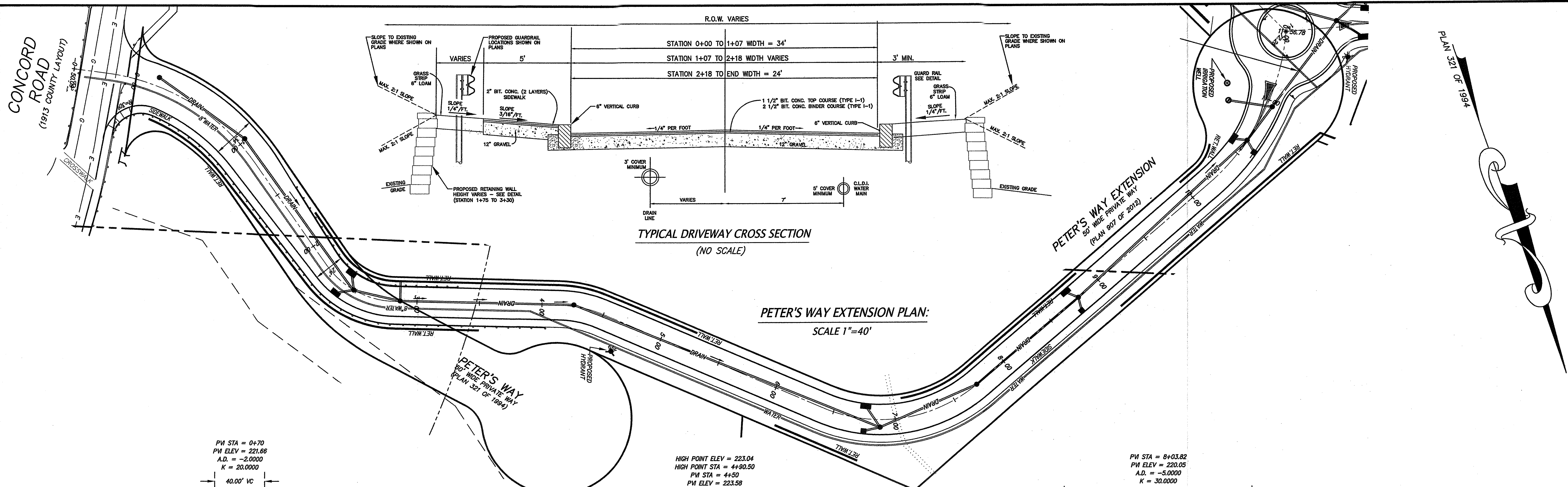


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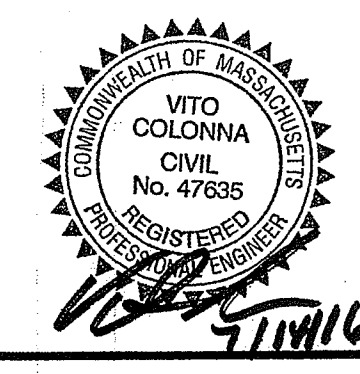
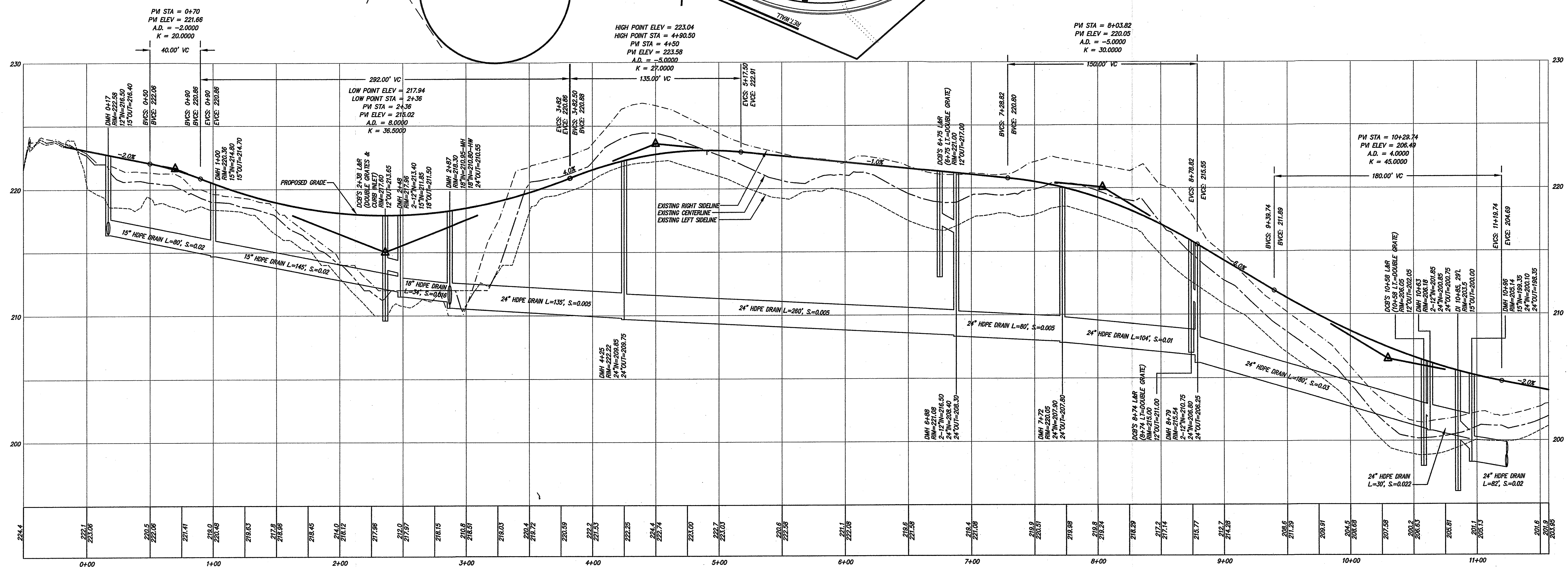
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THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

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TYPICAL DRIVEWAY CROSS SECTION
(NO SCALE)

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



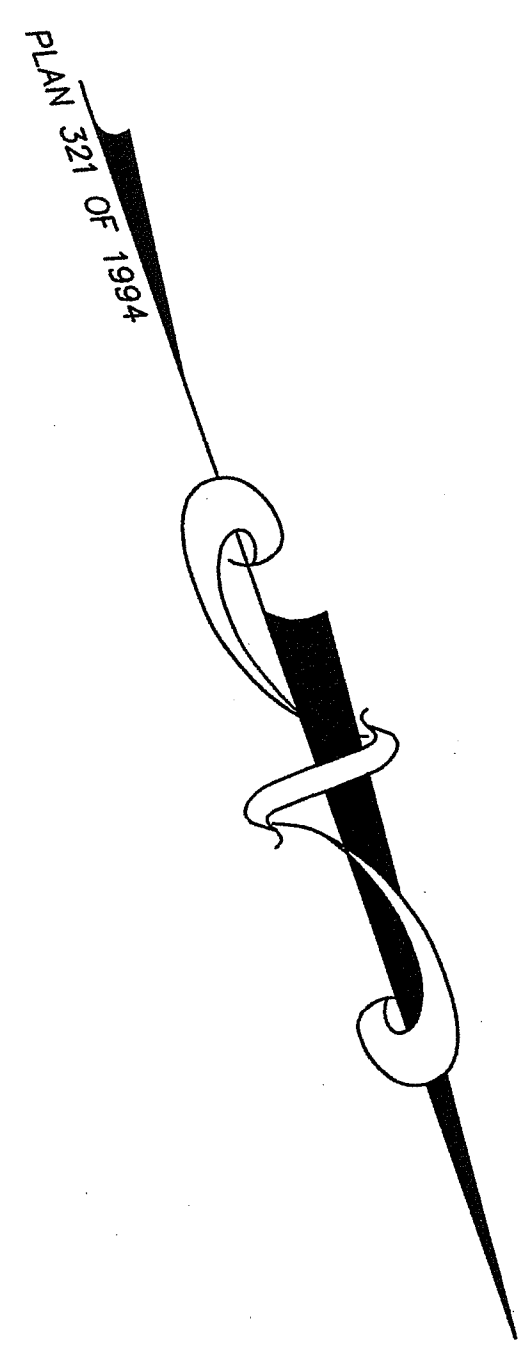
PETER'S WAY EXTENSION PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL

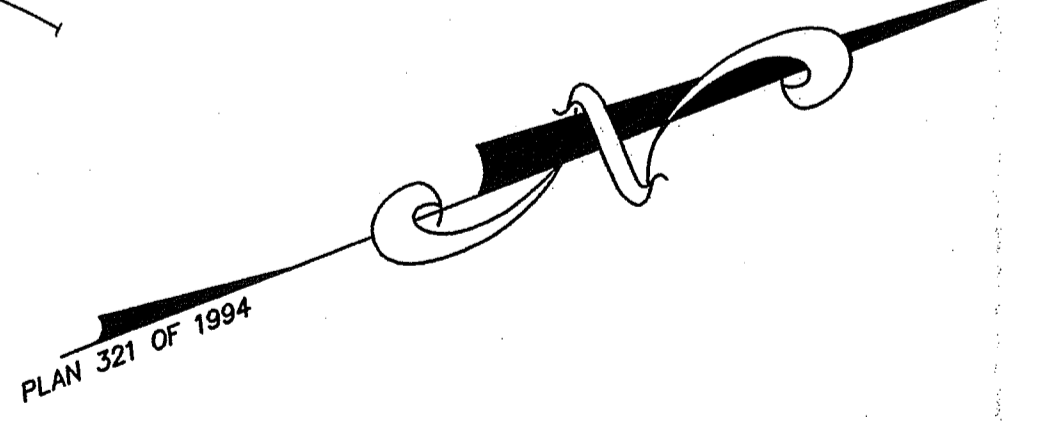
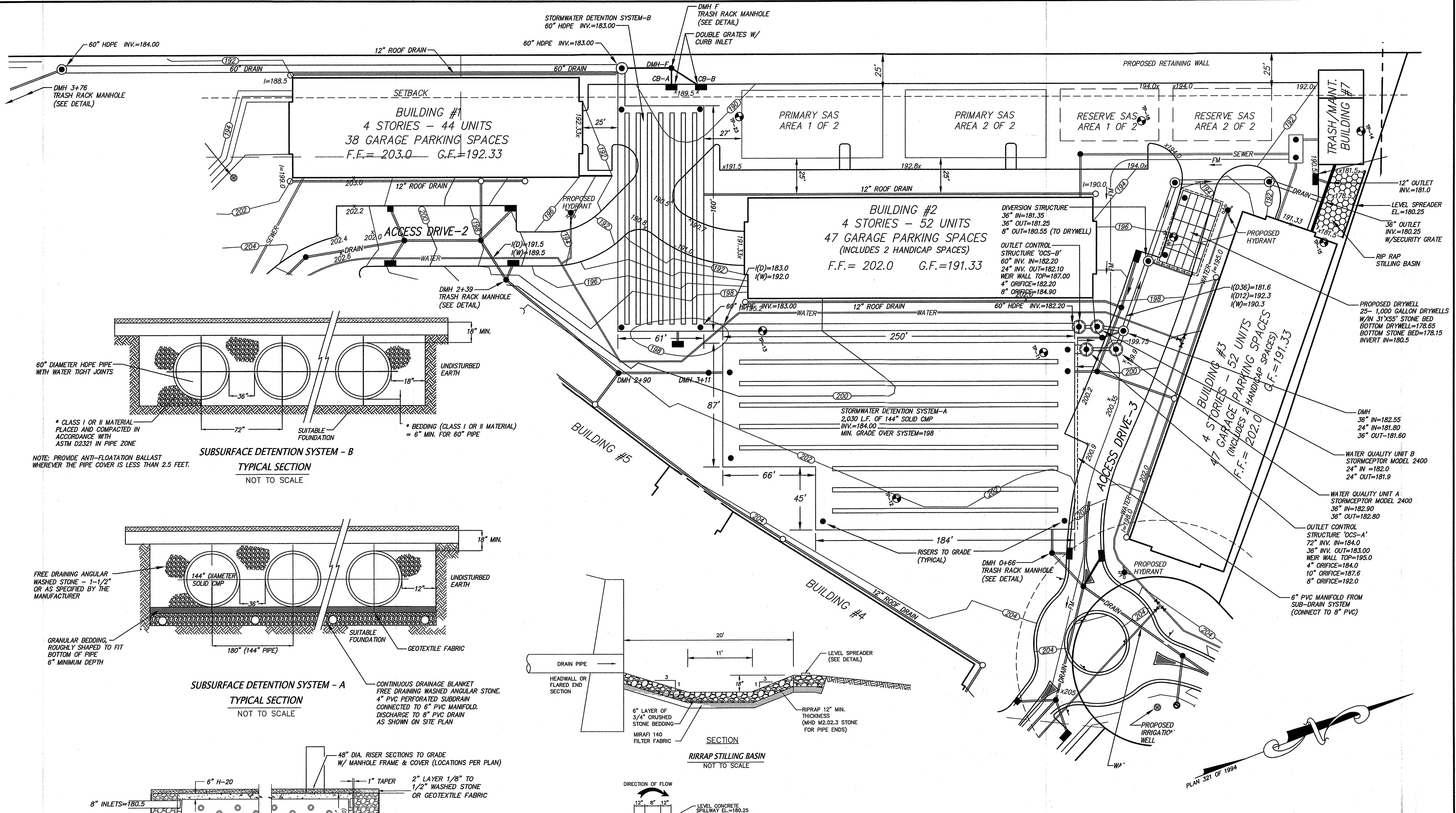
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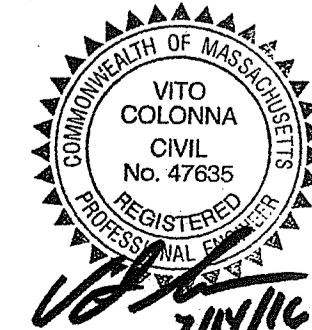


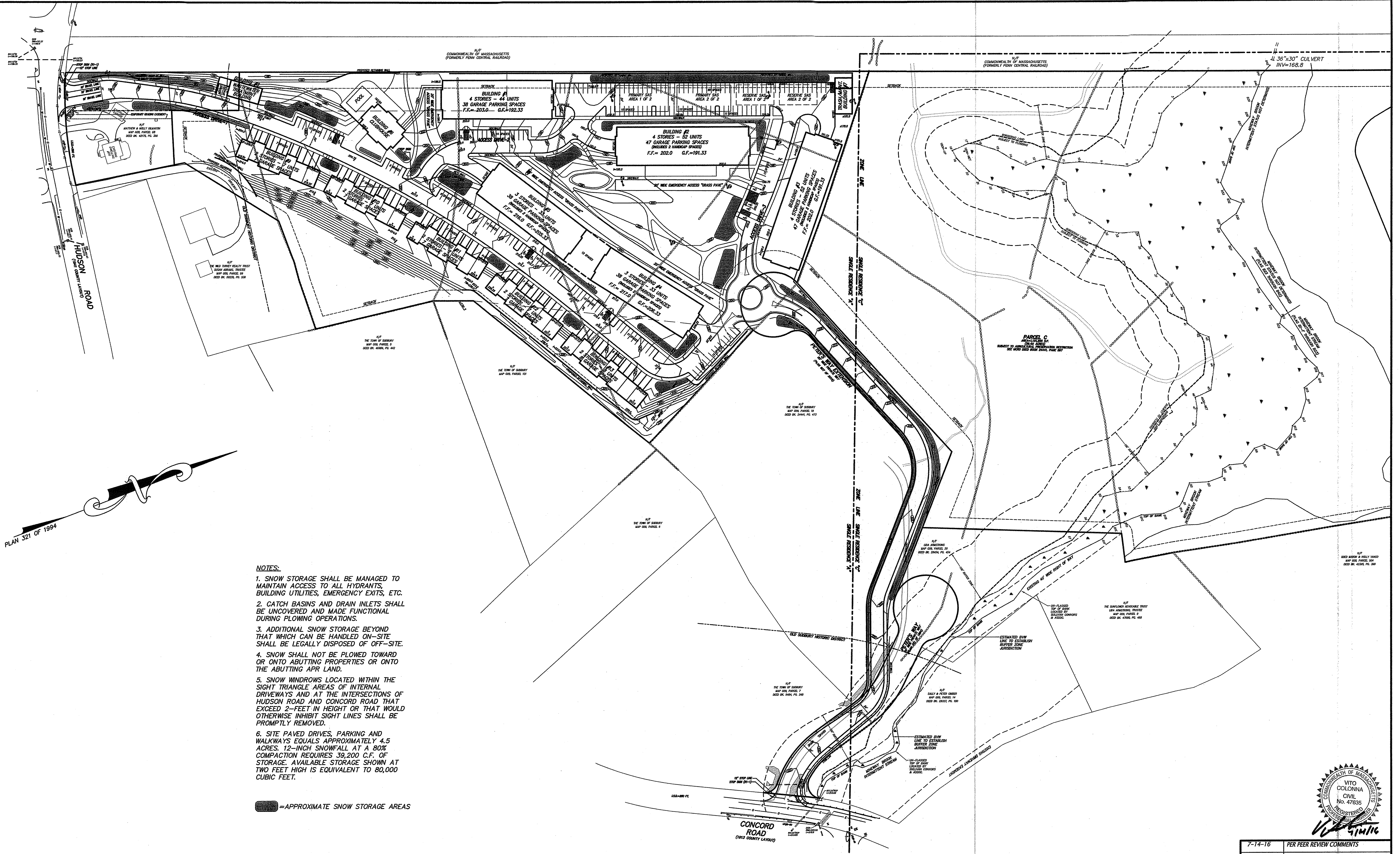
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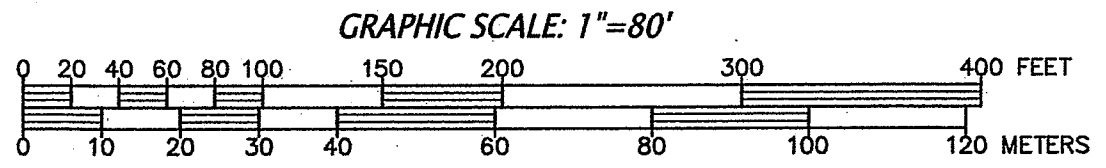
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SHEET 7 OF 9	





- 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 ADJUTING PROPERTIES OR ONTO THE ADJUTING 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



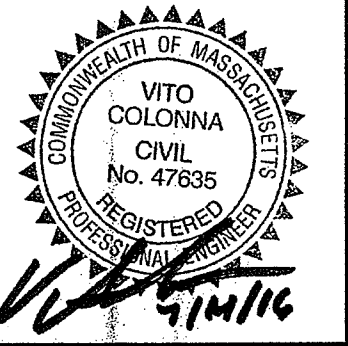
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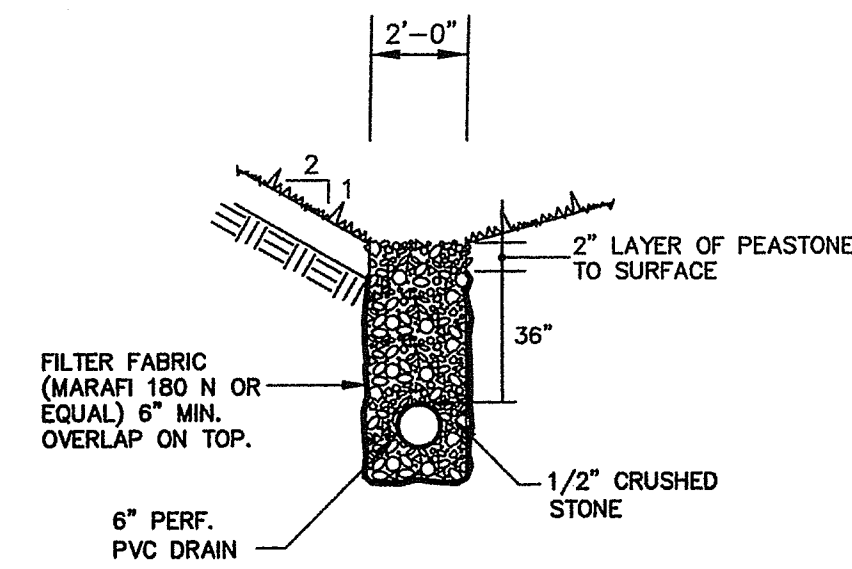
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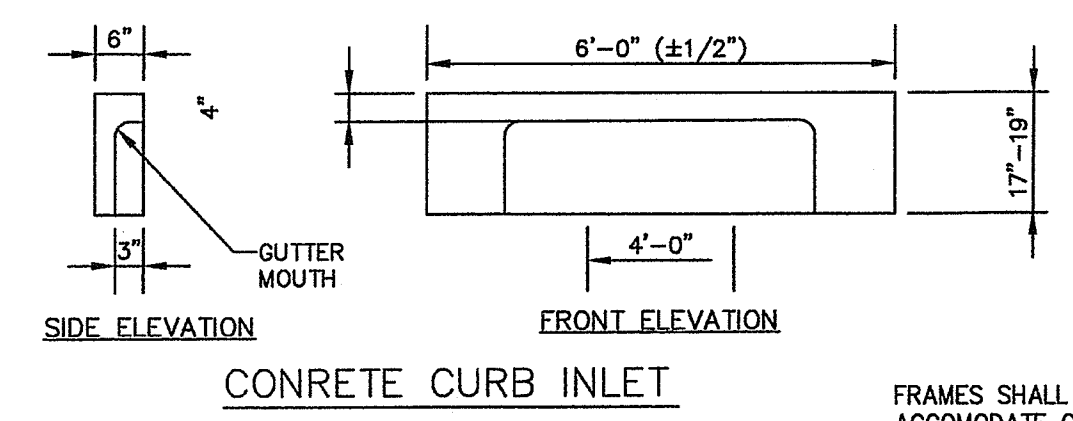
SNOW STORAGE PLAN
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TYPICAL STONE TRENCH DRAIN DETAIL
NOT TO SCALE

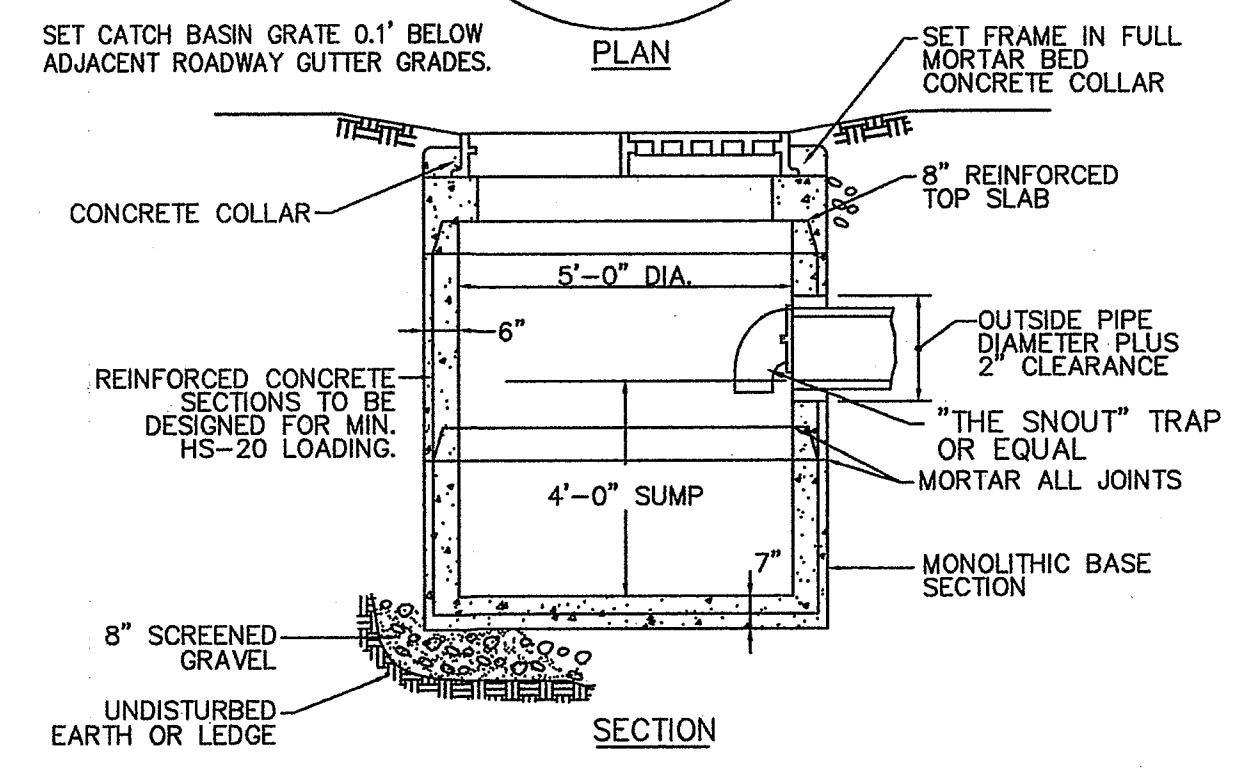


CONCRETE CURB INLET

FRAMES SHALL BE THREE FLANGE TO ACCOMMODATE CURB INLETS WHERE SPECIFIED

AT ALL LOCATIONS ON CONTINUOUS GRADE UTILIZE MASSDOT STANDARD CASCADE GRATE BY EJ (MA55200076/75) OR EQUAL

AT ALL LOW POINT UTILIZE MASSDOT STANDARD GRATE BY EJ (MA55200074) OR EQUAL



DOUBLE GRATE CATCH BASIN
NOT TO SCALE

SET CATCH BASIN GRATE 0.1' BELOW ADJACENT ROADWAY GUTTER GRADES.

SET FRAME IN FULL MORTAR BED CONCRETE COLLAR

CONCRETE COLLAR

8" REINFORCED TOP SLAB

5'-0" DIA.

6"

REINFORCED CONCRETE SECTIONS TO BE DESIGNED FOR MIN. HS-20 LOADING.

OUTSIDE PIPE DIAMETER PLUS 2" CLEARANCE

"THE SNOOT" TRAP OR EQUAL

MORTAR ALL JOINTS

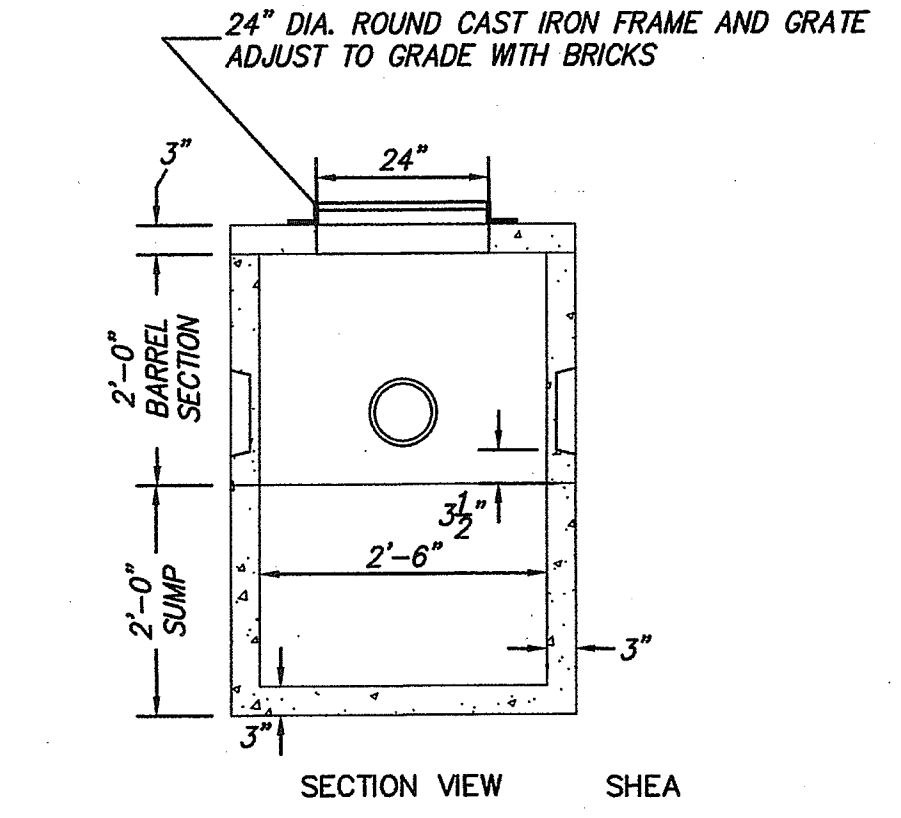
MONOLITHIC BASE SECTION

4'-0" SUMP

7"

8" SCREENED GRAVEL

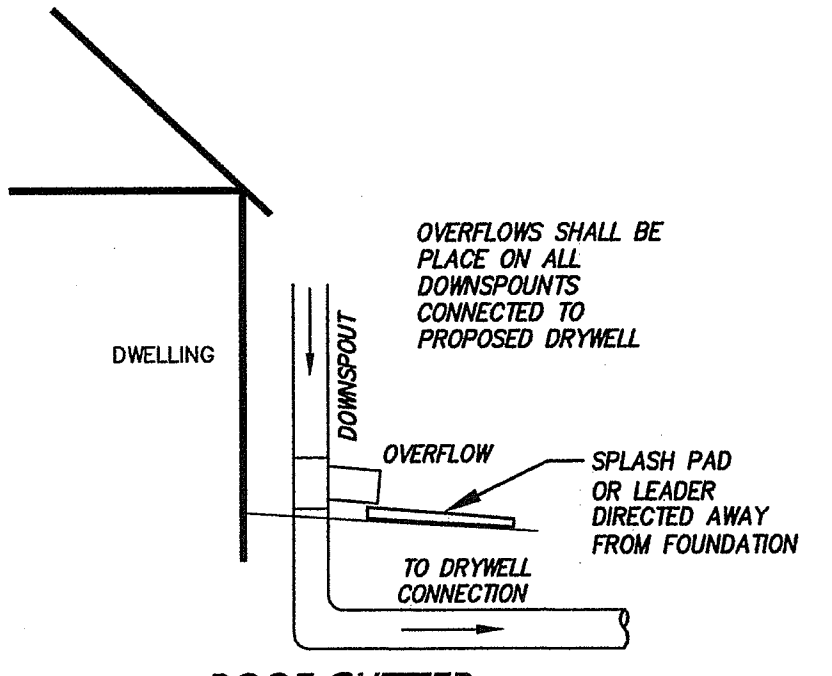
UNDISTURBED EARTH OR LEDGE



TYPICAL AREA DRAIN DETAIL
NOT TO SCALE

NOTES:

- AREA DRAINS MANUFACTURED BY EF SHEA, OR EQUAL.
- PROVIDE MINIMUM 2 FOOT SUMP.
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.



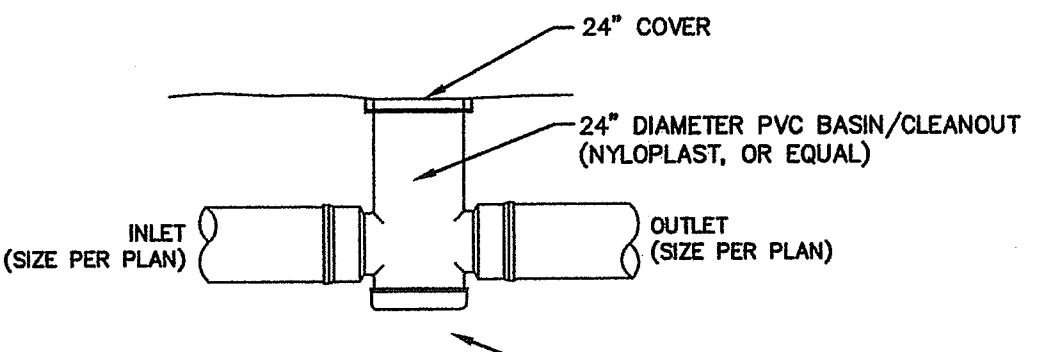
ROOF GUTTER CONNECTION SCHEMATIC
NOT TO SCALE

OVERFLOWS SHALL BE PLACED ON ALL DOWNSPOUTS CONNECTED TO PROPOSED DRYWELL

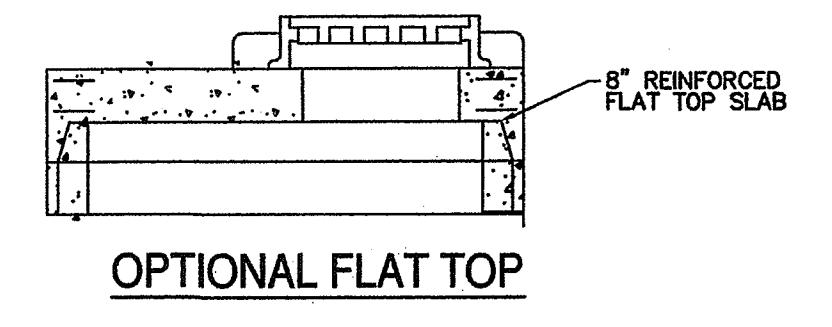
OVERFLOW

SPLASH PAD OR LEADER DIRECTED AWAY FROM FOUNDATION

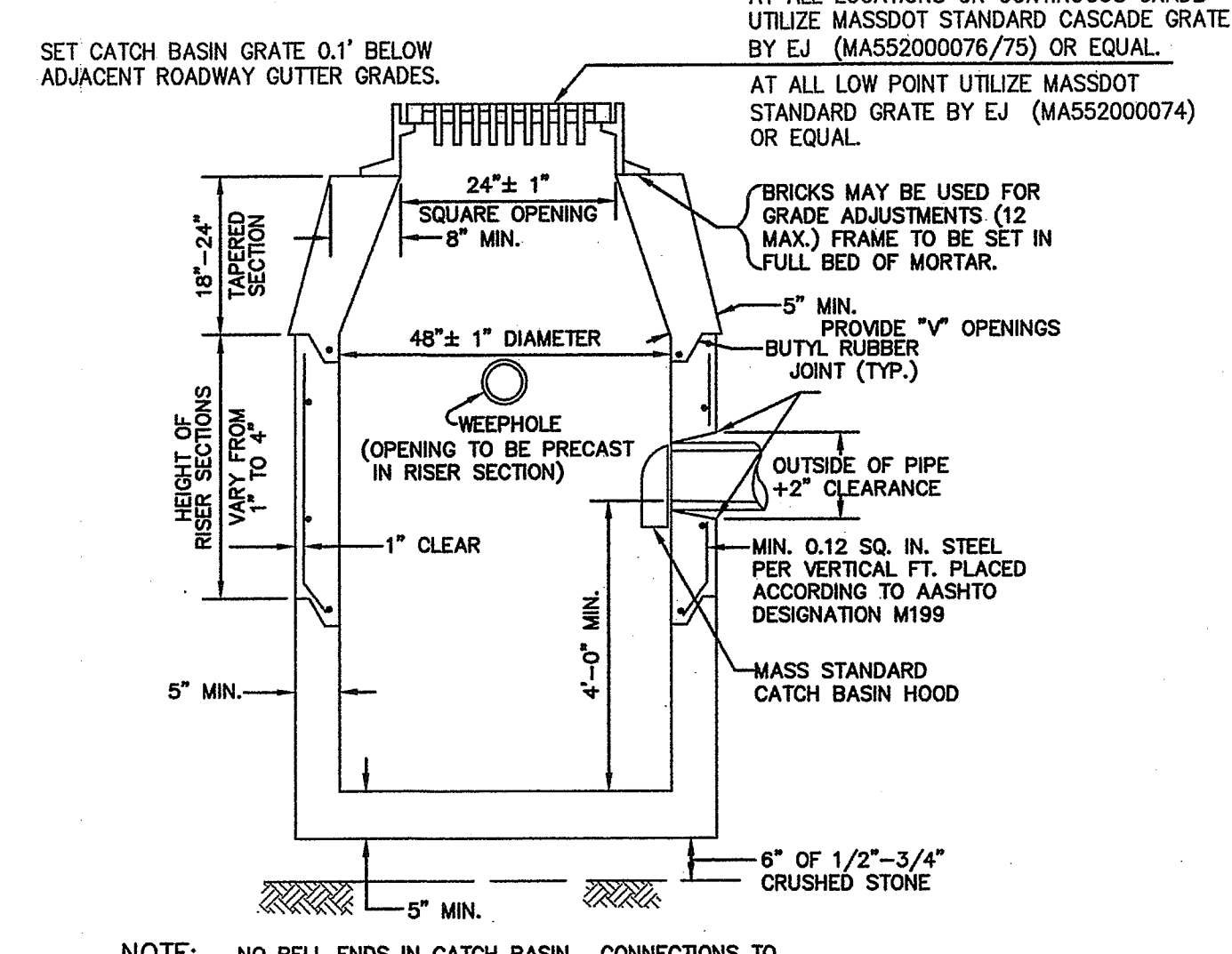
TO DRYWELL CONNECTION



24" DIA. ROOF DRAIN CLEANOUT DETAIL
NOT TO SCALE



OPTIONAL FLAT TOP



PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE

AT ALL LOCATIONS ON CONTINUOUS GRADE UTILIZE MASSDOT STANDARD CASCADE GRATE BY EJ (MA55200076/75) OR EQUAL

AT ALL LOW POINT UTILIZE MASSDOT STANDARD GRATE BY EJ (MA55200074) OR EQUAL

BRICKS MAY BE USED FOR GRADE ADJUSTMENTS (12 MAX.) FRAME TO BE SET IN FULL BED OF MORTAR.

5" MIN. PROVIDE "V" OPENINGS BUTYL RUBBER JOINT (TYP.)

OUTSIDE OF PIPE +2" CLEARANCE

MIN. 0.12 SQ. IN. STEEL PER VERTICAL FT. PLACED ACCORDING TO AASHTO DESIGNATION M199

MASS STANDARD CATCH BASIN HOOD

4'-0" MIN.

5" MIN.

6" OF 1/2"-3/4" CRUSHED STONE

5" MIN.

24" ± 1" SQUARE OPENING - 8" MIN.

48" ± 1" DIAMETER

WEEPHOLE (OPENING TO BE PRECAST IN RISER SECTION)

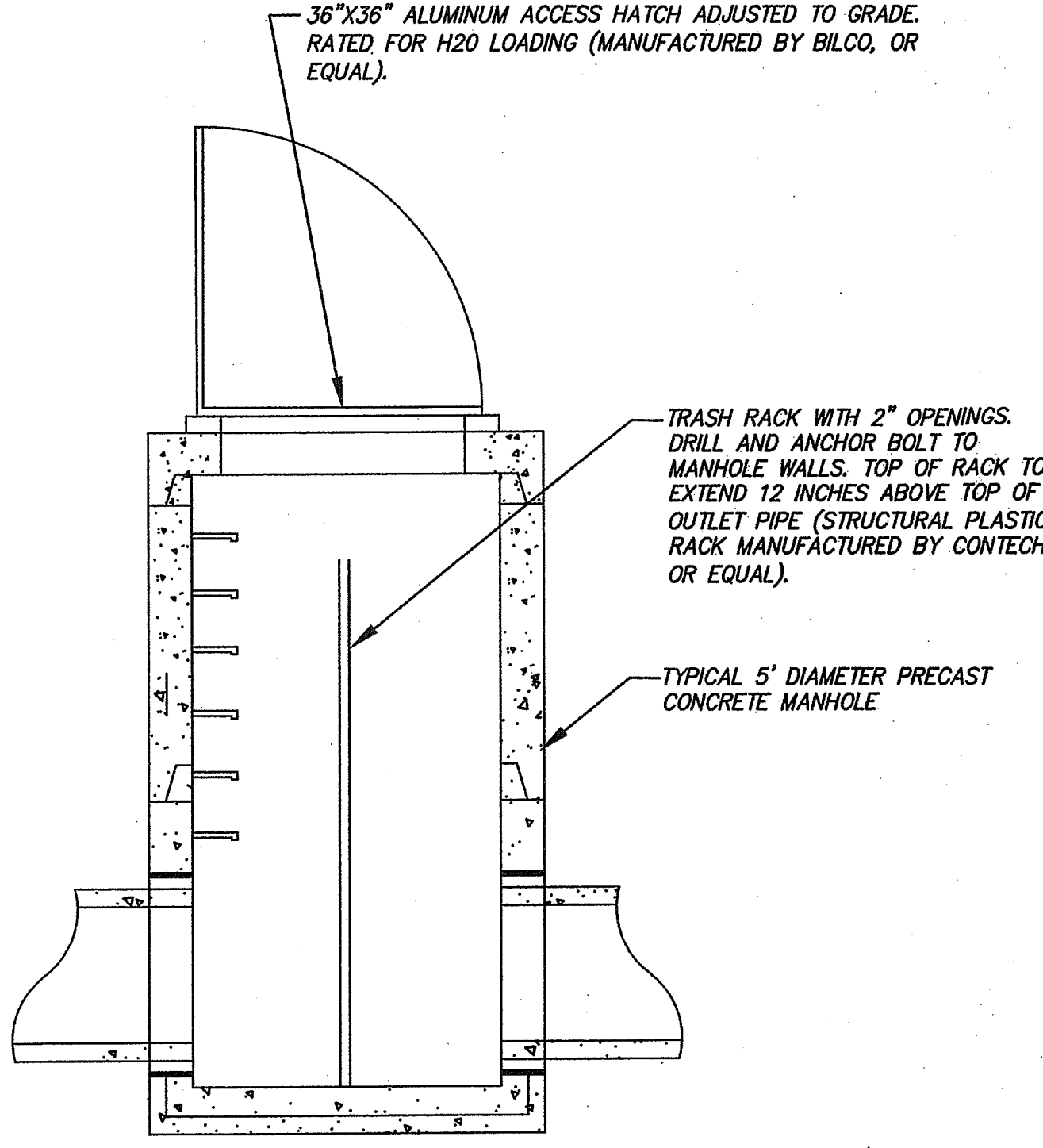
1" CLEAR

HEIGHT OF RISER SECTIONS VARY FROM 1' TO 4'

18"-24" TAPERED SECTION

SET CATCH BASIN GRATE 0.1' BELOW ADJACENT ROADWAY GUTTER GRADES.

NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.



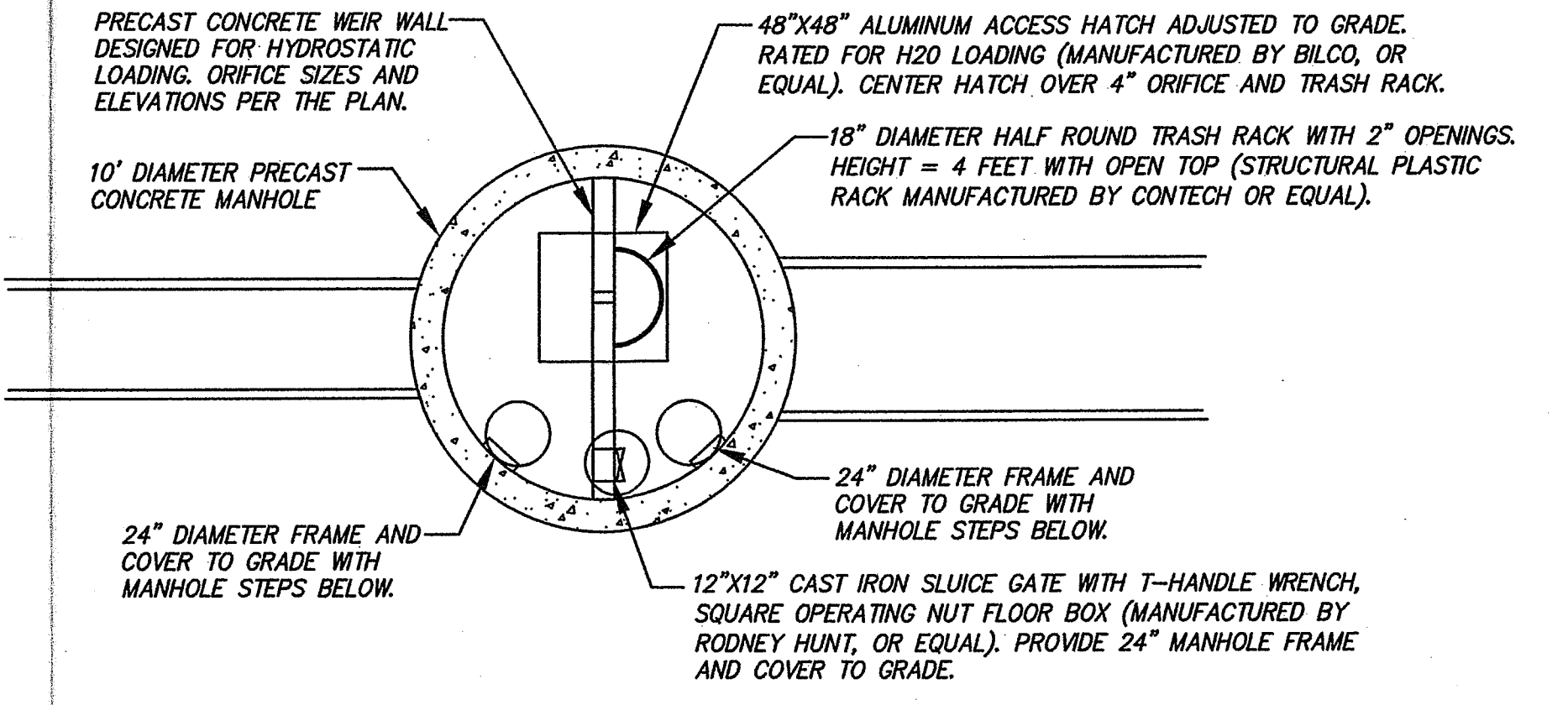
TYPICAL TRASH RACK MANOLE DETAIL
NOT TO SCALE

36"x36" ALUMINUM ACCESS HATCH ADJUSTED TO GRADE. RATED FOR H2O LOADING (MANUFACTURED BY BILCO, OR EQUAL).

TRASH RACK WITH 2" OPENINGS. DRILL AND ANCHOR BOLT TO MANHOLE WALLS. TOP OF RACK TO EXTEND 12 INCHES ABOVE TOP OF OUTLET PIPE (STRUCTURAL PLASTIC RACK MANUFACTURED BY CONTECH OR EQUAL).

TYPICAL 5" DIAMETER PRECAST CONCRETE MANHOLE

TRASH RACKS SHALL BE INSPECTED AND CLEANED MONTHLY. SEE PROJECT OPERATION AND MAINTENANCE PLAN FOR DETAILS.



OUTLET CONTROL STRUCTURE TYPICAL DETAIL
NOT TO SCALE

PRECAST CONCRETE WEIR WALL DESIGNED FOR HYDROSTATIC LOADING. ORIFICE SIZES AND ELEVATIONS PER THE PLAN.

48"x48" ALUMINUM ACCESS HATCH ADJUSTED TO GRADE. RATED FOR H2O LOADING (MANUFACTURED BY BILCO, OR EQUAL). CENTER HATCH OVER 4" ORIFICE AND TRASH RACK.

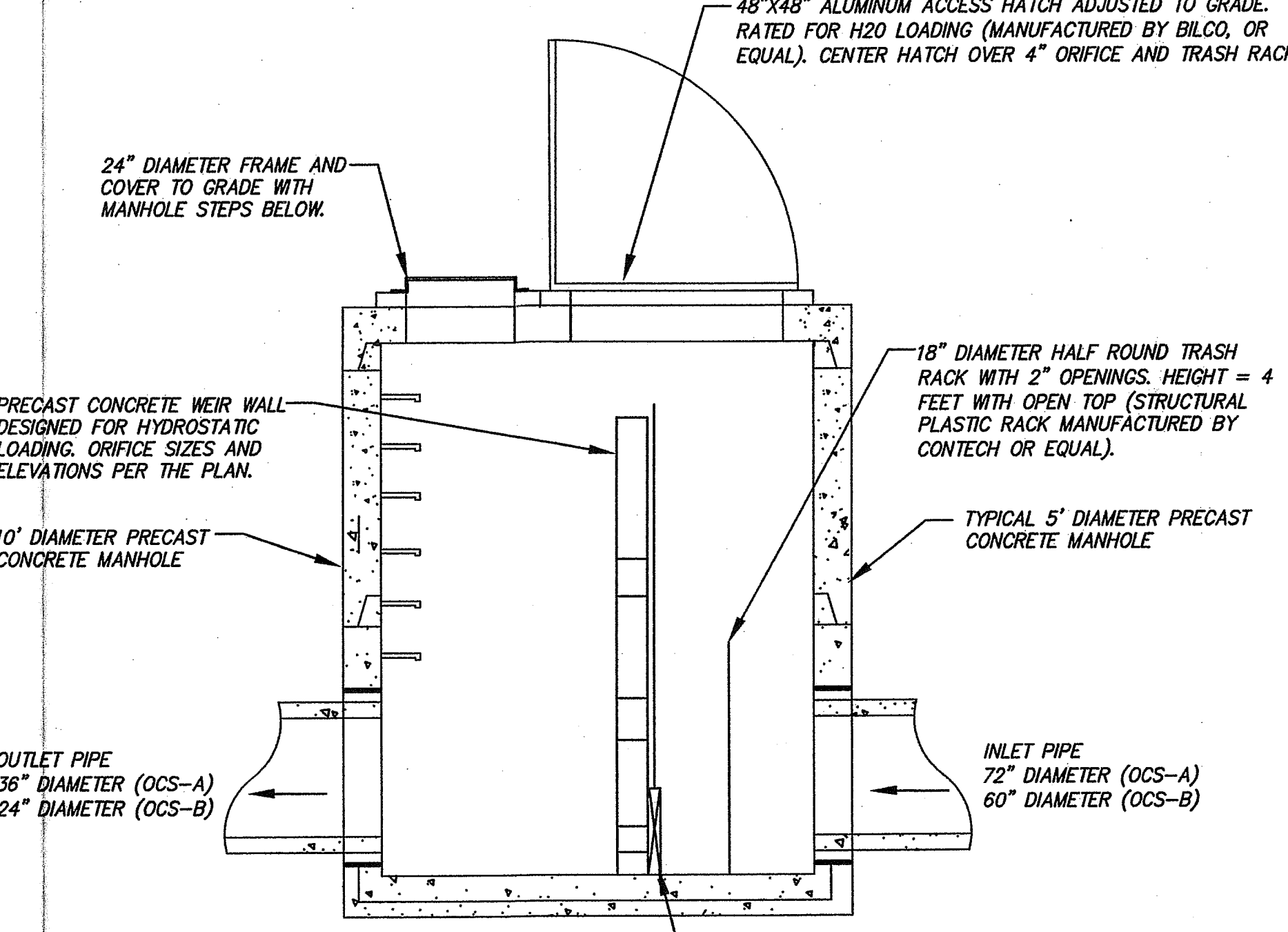
18" DIAMETER HALF ROUND TRASH RACK WITH 2" OPENINGS. HEIGHT = 4 FEET WITH OPEN TOP (STRUCTURAL PLASTIC RACK MANUFACTURED BY CONTECH OR EQUAL).

24" DIAMETER FRAME AND COVER TO GRADE WITH MANHOLE STEPS BELOW.

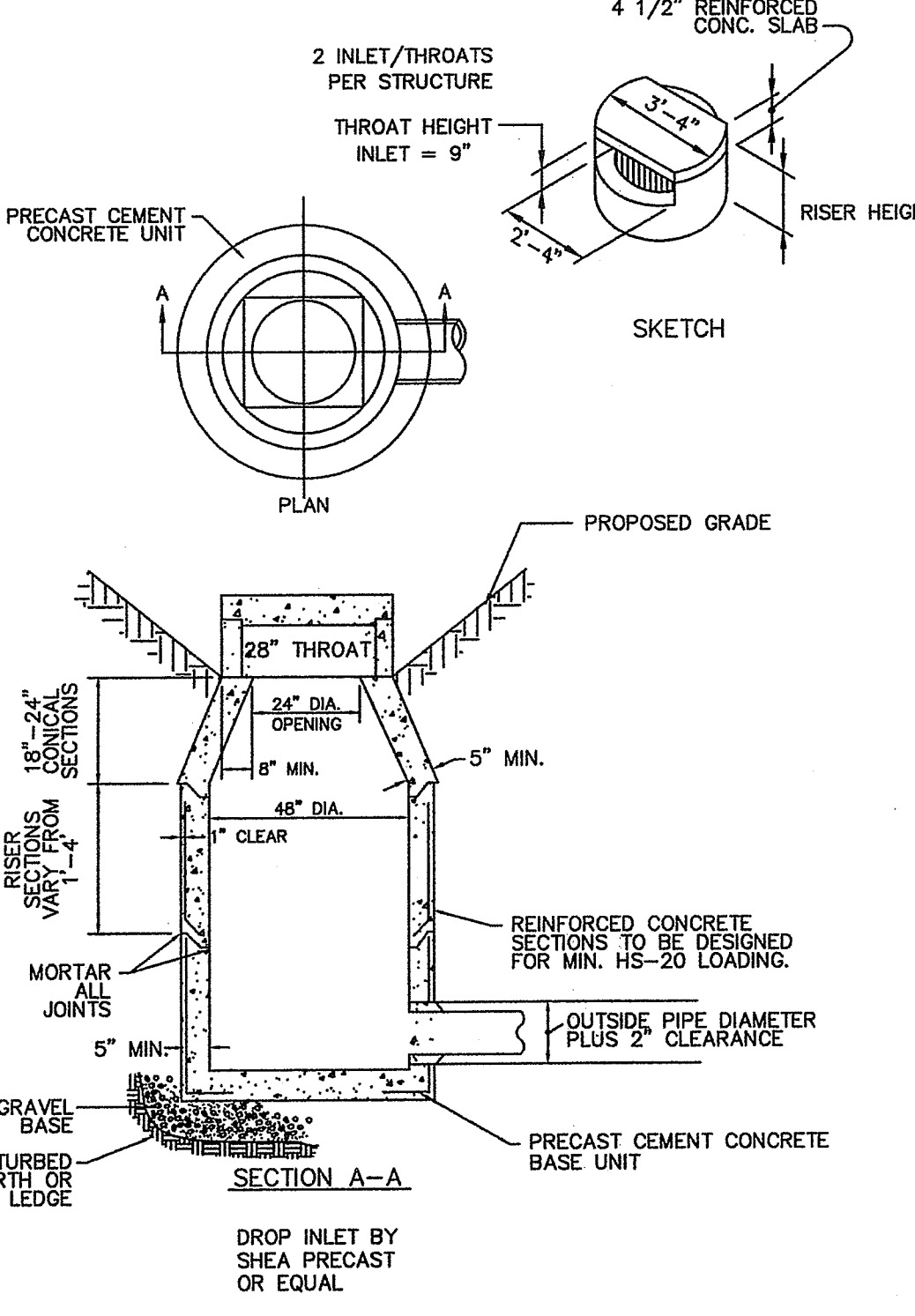
12"x12" CAST IRON SLUICE GATE WITH T-HANDLE WRENCH, SQUARE OPERATING NUT FLOOR BOX (MANUFACTURED BY RODNEY HUNT, OR EQUAL). PROVIDE 24" MANHOLE FRAME AND COVER TO GRADE.

24" DIAMETER FRAME AND COVER TO GRADE WITH MANHOLE STEPS BELOW.

10' DIAMETER PRECAST CONCRETE MANHOLE



OUTLET CONTROL STRUCTURES SHALL BE INSPECTED MONTHLY. A 24 FOOT ALUMINUM POLE WITH 8-INCH "TEE" SUITABLE FOR MANUALLY CLEANING THE 4-INCH ORIFICE FROM THE SURFACE SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT IN THE MAINTENANCE BUILDING AT ALL TIMES. SEE PROJECT OPERATION AND MAINTENANCE PLAN FOR DETAILS.



PRECAST CONCRETE DROP INLET
NOT TO SCALE

2 INLET/THROATS PER STRUCTURE

THROAT HEIGHT INLET = 9"

4 1/2" REINFORCED CONC. SLAB

RISER HEIGHT

PRECAST CEMENT CONCRETE UNIT

SKETCH

PROPOSED GRADE

24" THROAT

24" DIA. OPENING

48" DIA.

5" MIN.

1" CLEAR

5" MIN.

REINFORCED CONCRETE SECTIONS TO BE DESIGNED FOR MIN. HS-20 LOADING.

MORTAR ALL JOINTS

OUTSIDE PIPE DIAMETER PLUS 2" CLEARANCE

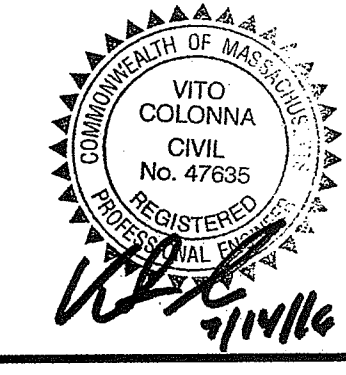
GRAVEL BASE

UNDISTURBED EARTH OR LEDGE

SECTION A-A

PRECAST CEMENT CONCRETE BASE UNIT

DROP INLET BY SHEA PRECAST OR EQUAL



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

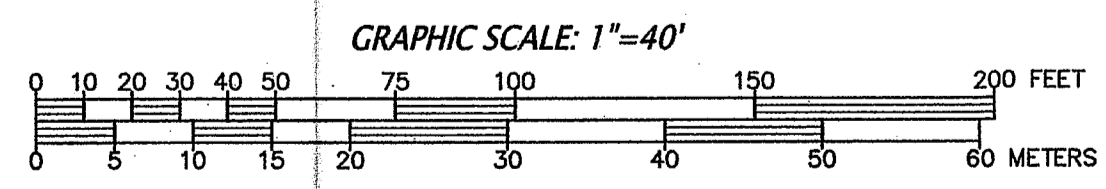
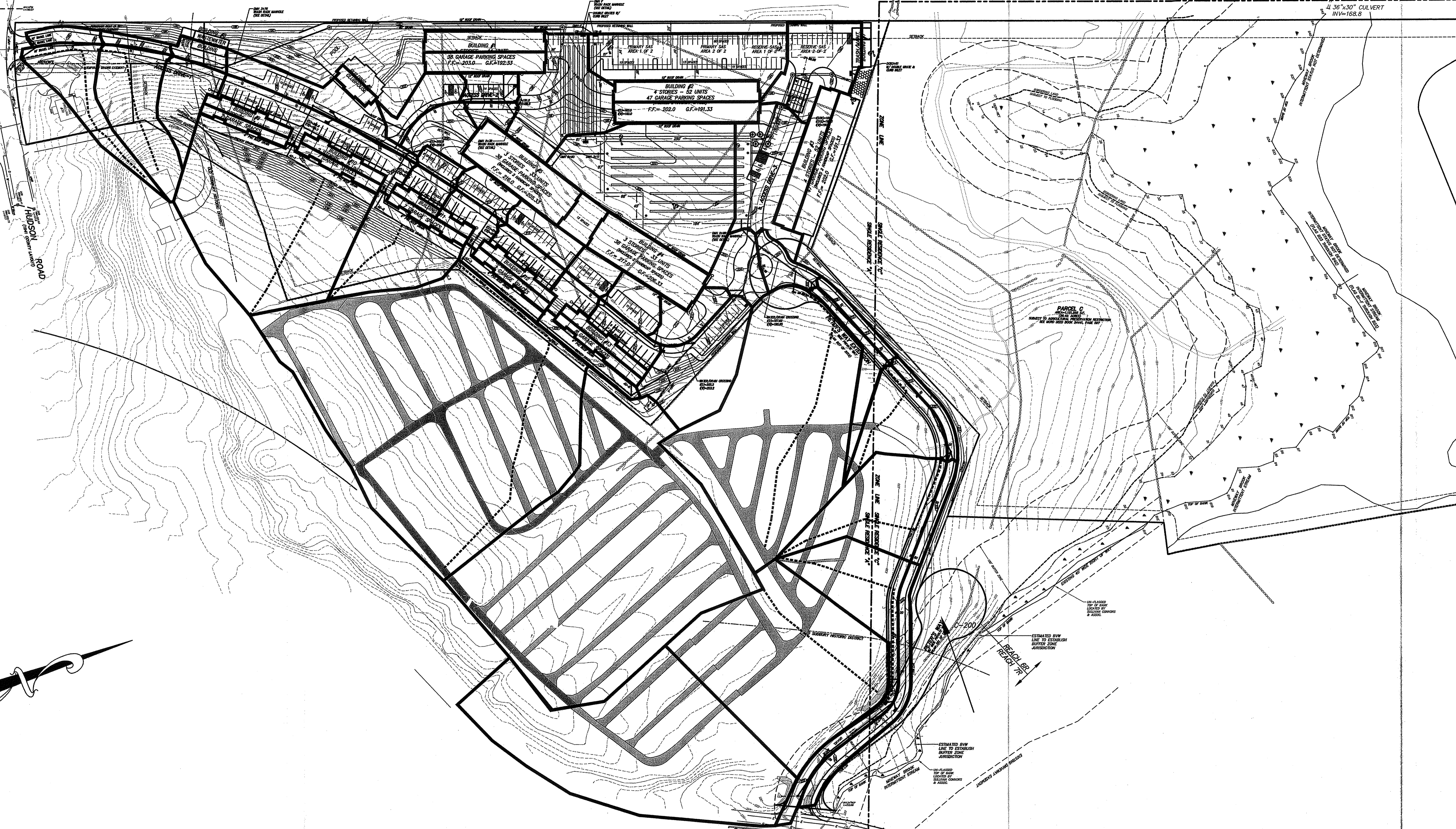
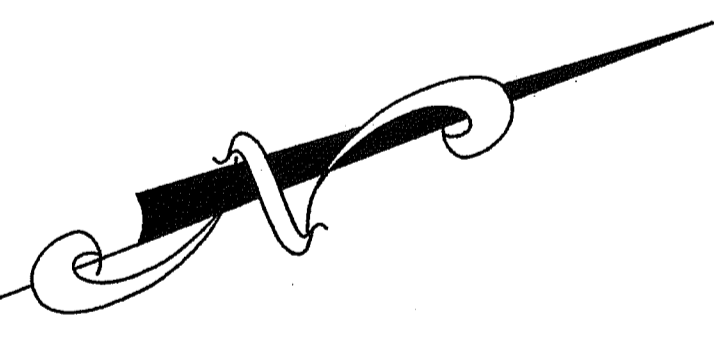
PRELIMINARY SITE PLAN
FOR
THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

DATE	PER PEER REVIEW COMMENTS
7-14-16	PER PEER REVIEW COMMENTS
6-10-16	REVISED STORMWATER & SNOW STORAGE
4-29-16	REVISED STORMWATER DETAILS
4-22-16	REVISED SITE GRADING & PROFILES
3-18-16	STORMWATER DETAILS
3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS
3-11-16	PROFILES
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: NONE	SHEET 9 OF 9

PLAN 321 OF 1994

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 |
| ⊕ | WATER QUALITY STRUCTURE | ⊕ | INTERSECTION SIGHT DIST. |
| | | ⊕ | CATCH BASIN |



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

**INLET DRAINAGE AREAS
 FOR
 THE VILLAGE AT
 SUDBURY STATION
 SUDBURY, MASS.**

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 14, 2016	
SCALE: 1"=80'	SHEET 1 OF 1