
Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Sudbury Planning & Community Development
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

April 25, 2016

**Subject: The Village at Sudbury Station
 Revised Preliminary Plans**

Dear Ms. Kablack;

On behalf of our client, Chris Claussen, please find the enclosed preliminary site plans for The Village at Sudbury Station. The proposed building slab elevations have been lowered through the site, and the plans have been updated accordingly with revised site grading and roadway profiles.

If you have any questions related to this letter please contact our office at 508-393-9727.

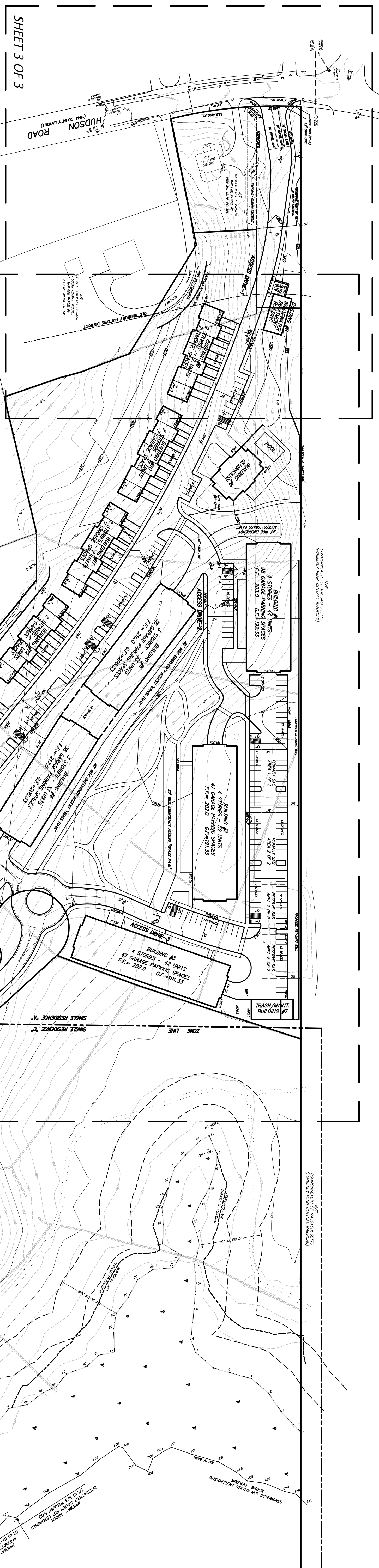
Sincerely,
Sullivan Connors & Associates



Vito Colonna, PE

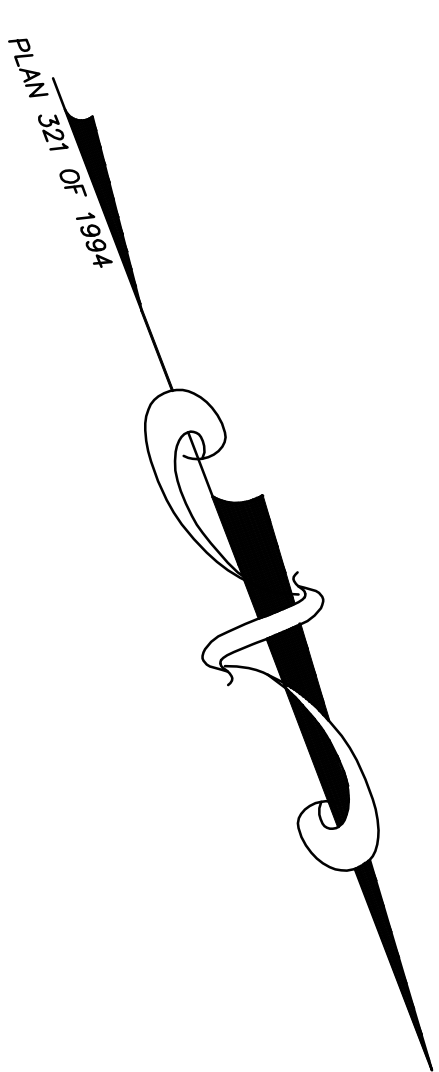
RECEIVED
APR 25 2016

BY:



SHEET 3 OF 3

SHEET 2 OF 3



GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY SULLIVAN CONNORS AND ASSOCIATES. ELEVATIONS ARE IN FEET AND DECIMALS THEREOF. THE DATUM OF THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON EXISTING PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. LEGAL STATUS OF EASEMENTS AND WAQS, NOT DETERMINED BY THIS SURVEY.
4. WETLANDS SHOWN HEREON ARE BASED UPON AN ORDER OF RESOURCE AREA DELINEATION ISSUED BY THE SUBURBY CONSERVATION COMMISSION.
5. A PORTION OF THE LOCUS SHOWN HEREON IS LOCAL TERRAIN. THE LOCUS BORDER FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF SUBURBY, PANEL 368 OF 696, MAP NUMBER 2501703368F, DATED JULY 7, 2014.
7. 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.
8. SIGHT DISTANCES AND SIGHT TRIANGLE DIMENSIONS, LOCATION, AND REQUIREMENTS PROVIDED BY:
MDW TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

LEGEND

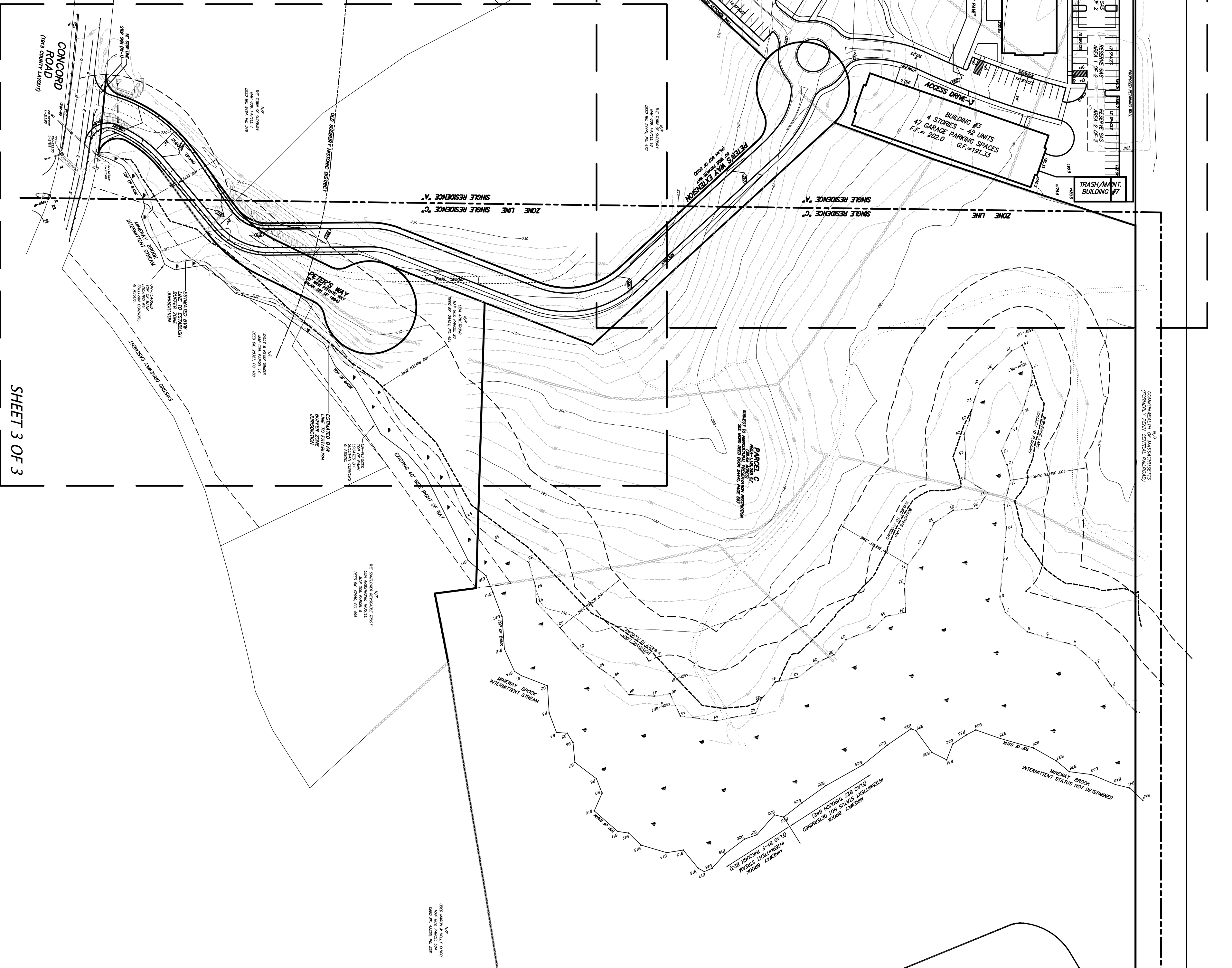
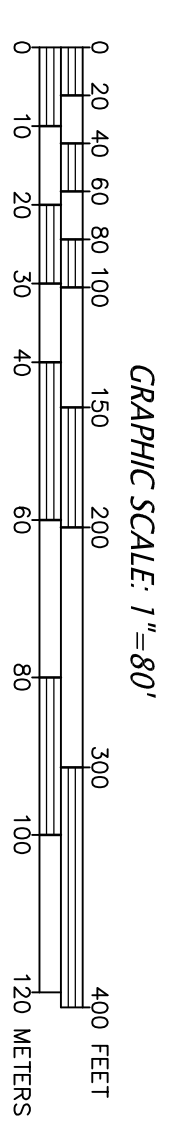
- ① DRAIN MAN HOLE
- DRAINAGE LINE
- ▣ CATCH BASIN
- SEWER MAN HOLE
- ▣ BITUMINOUS CURBING
- ▣ EDGE OF PAVEMENT
- ▣ GUARD RAIL
- ▣ APPROX. WATERLINE
- ▣ HYDRANT
- ▣ WATERGATE
- ▣ APPROX. GAS LINE
- ▣ GAS GATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER
- SIGN
- VERTICAL BENCHMARK
- DECIDUOUS TREE >8"
- CONIFEROUS TREE >8"
- TREELINE
- SPOT GRADE
- WETLAND LINE
- WETLAND MAN HOLE
- TELEPHONE SIGHT DISTANCE
- L.S.D.

PARKING SUMMARY

236 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 = 1,170,230 S.F.± (6.4%)
BUILDING COVERAGE = 113,610 S.F.± (9.7%)
PARKING COVERAGE = 164,280 S.F.± (14.0%)
OTHER IMPERVIOUS = 30,698 S.F.± (2.6%)
TOTAL IMPERVIOUS = 310,088 S.F.± (26.5%)
OPEN AREAS = 1,461,810 S.F.± (125.5%)
TOTAL PARCEL AREA INCLUDES THE LOCUS SITE, PARCEL C, PETER'S WAY AND PETER'S WAY EXTENSION



SHEET 3 OF 3

PREPARED FOR:

CHRISTOPHER CLAUSSEN
2134 SEVILLA WAY
NAPLES, FL 34109

**SULLIVAN, CONNORS
AND ASSOCIATES**

LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
SUBURBY, MASSACHUSETTS 01776
PHONE: 978-443-9566 FAX: 978-443-6915

**PRELIMINARY SITE PLAN
FOR**

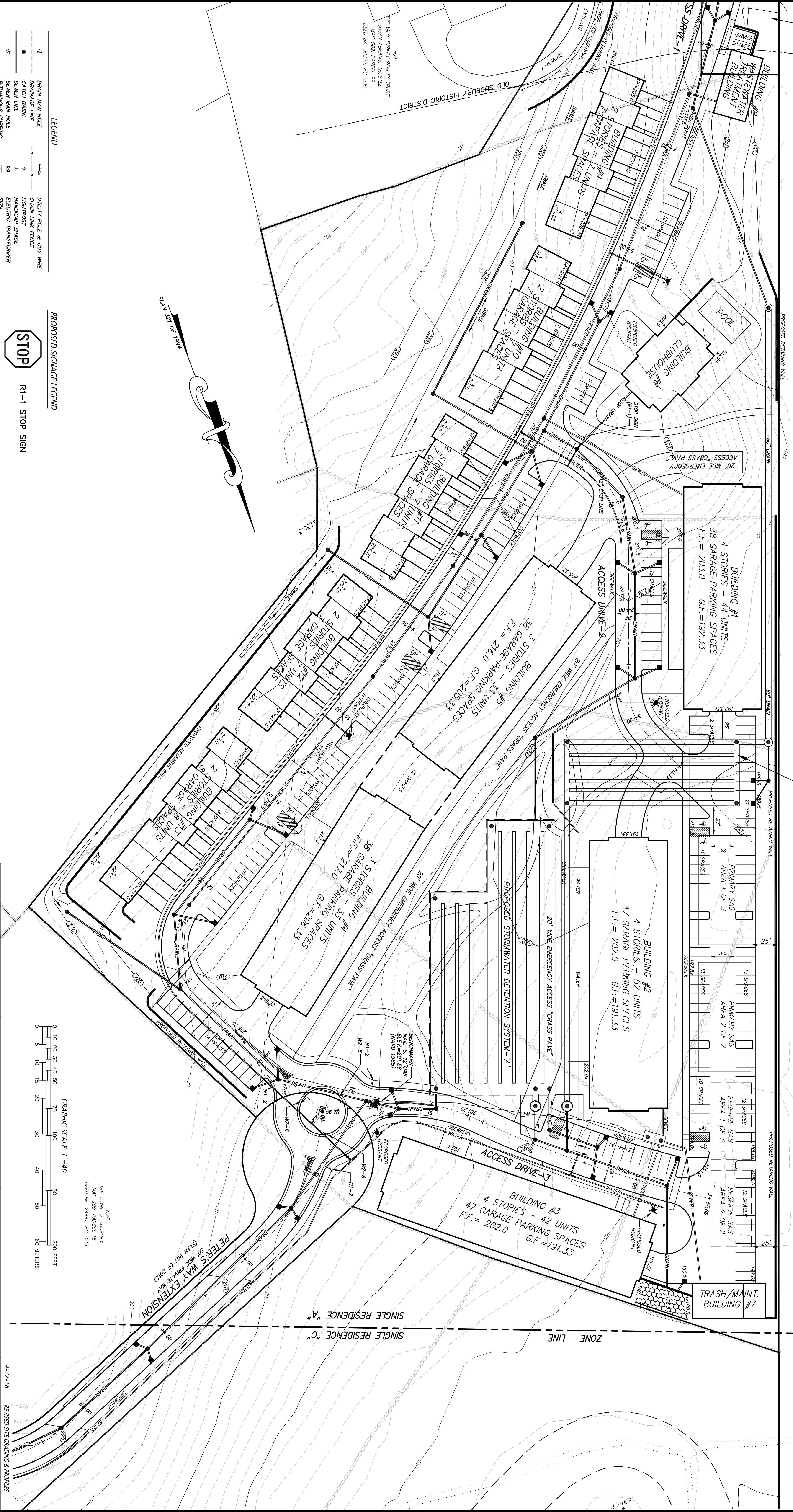
THE VILLAGE AT
SUBURBY STATION
SUBURBY, MASS.

4-22-16 REVISED SITE GRADING & PROFILES

3-18-16	STORMWATER DETAILS
3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS
3-11-16	PROFILES
DESIGNED BY: REM	DESCRIPTION:
CHECK BY: VC	
DATE: JANUARY 25, 2016	
SCALE: 1" = 80'	SHEET 1 OF 6

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

PROPOSED STORMWATER DETENTION SYSTEM - 'B'

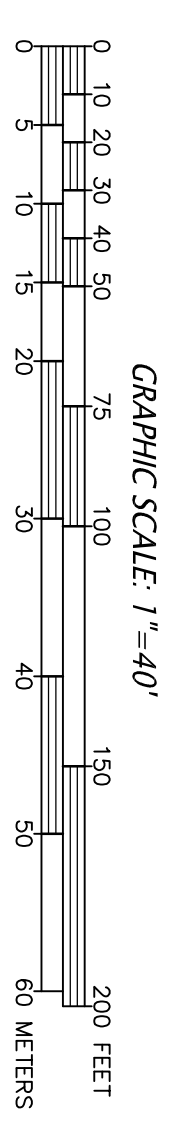


LEGEND

- DRAIN MAIN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER MAIN LINE
- SEWER MAIN HOLE
- BROWNS/CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- APPROX. WATERLINE
- HYDRAULIC
- WASTEWATER GAS LINE
- GAS GATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER
- SIGN
- VERTICAL BENCHMARK
- DECIDUOUS TREE 36"
- CONIFEROUS TREE 36"
- SPOT GRADE
- WETLAND LINE
- TELEPHONE MAIN HOLE
- INTERSECTION SIGHT DISTANCE

PROPOSED SIGNAGE LEGEND

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



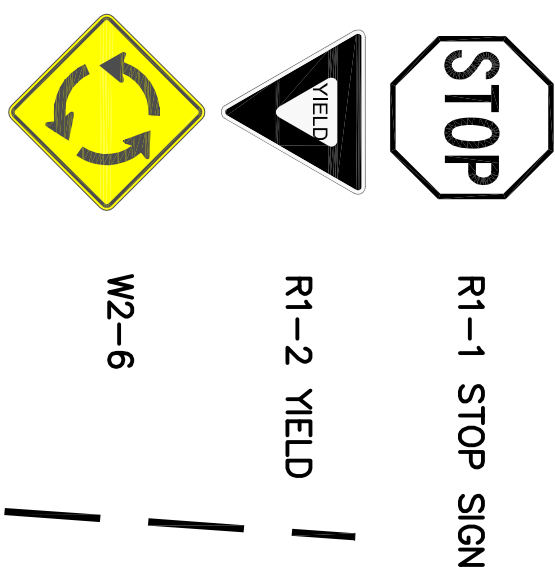
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PRELIMINARY SITE PLAN
FOR
THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

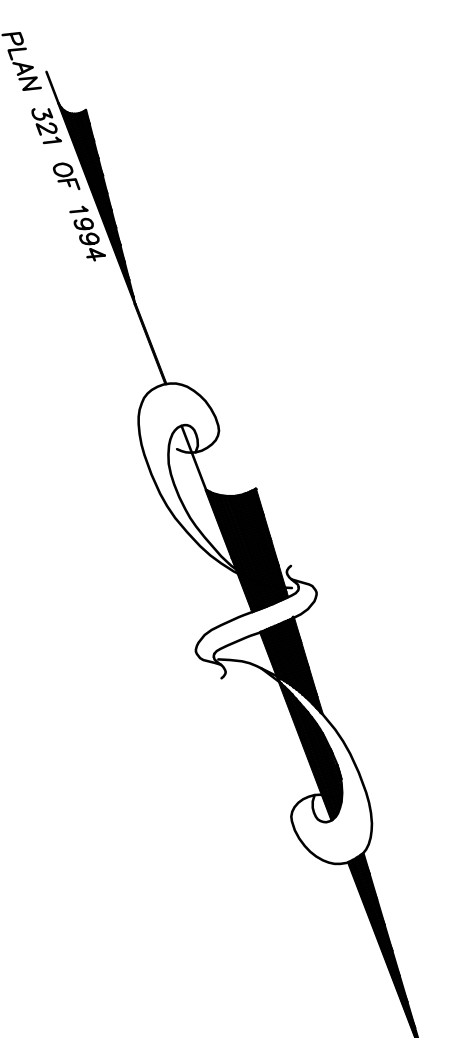
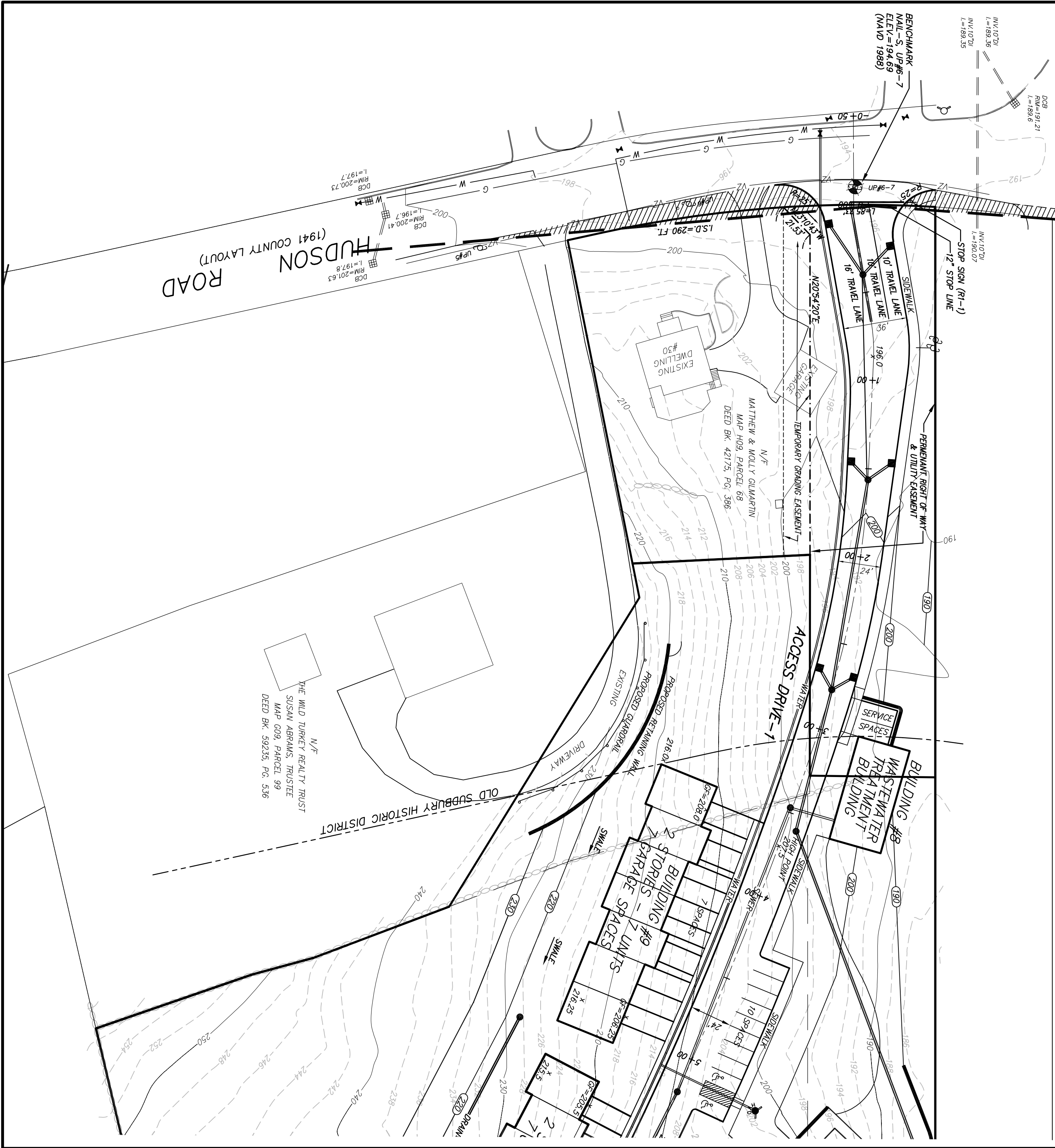
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3-18-16	STORMWATER DETAILS	
3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS	
3-11-16	PROFILES	
DRAWN BY: REM	CHECK BY: VC	DESCRIPTION:
DATE: JANUARY 25, 2016		
SCALE: 1"=40'		SHEET 2 OF 6



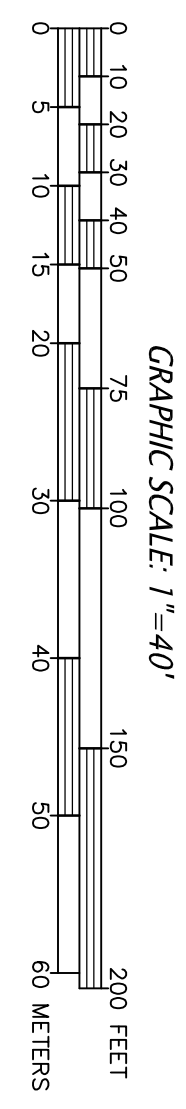
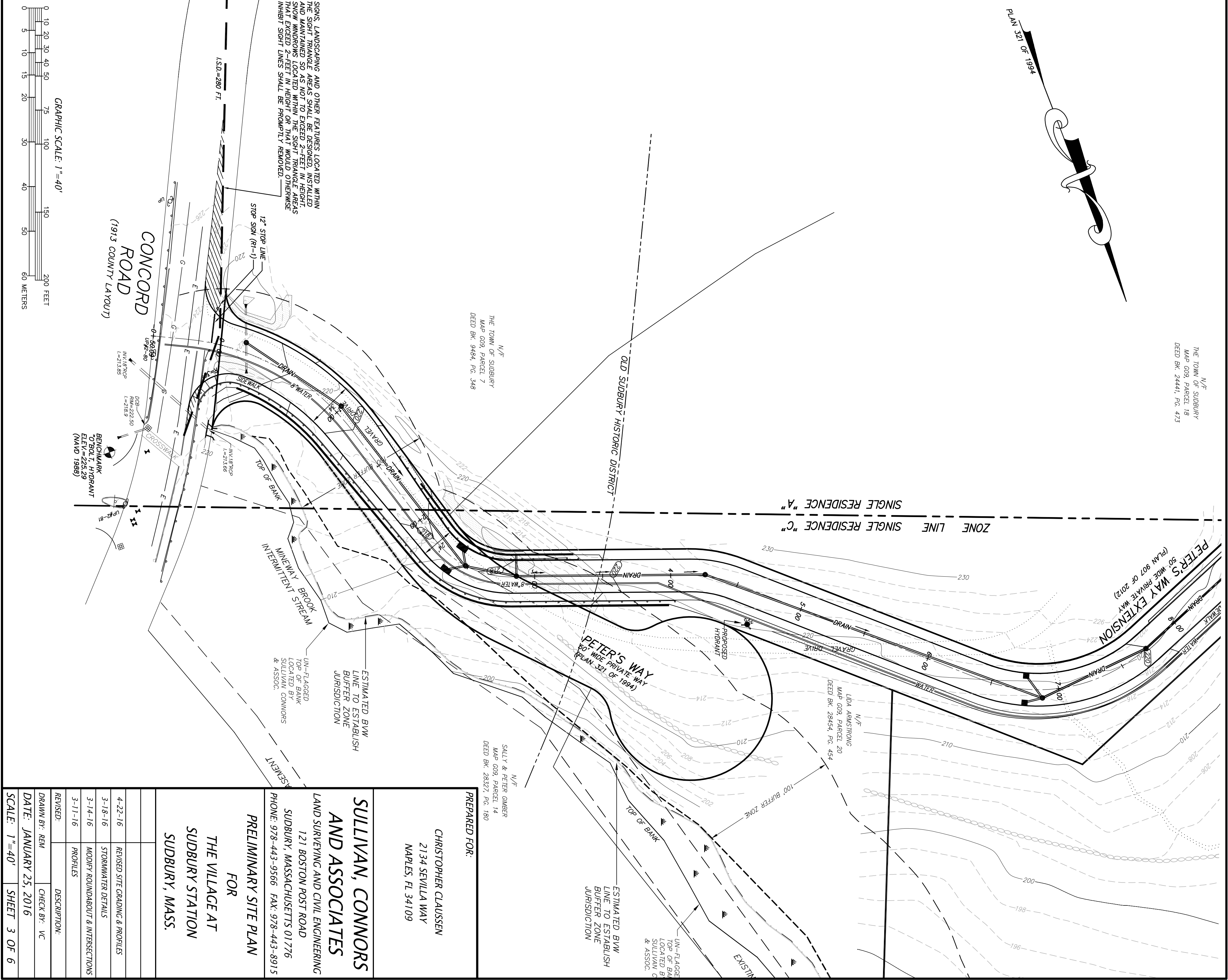
LEGEND

①	DRAIN MAN HOLE	—+—	UTILITY POLE & GUY WIRE
②	DRAINAGE LINE	—+—	CHAIN LINK FENCE
③	CATCH BASIN	○	LIGHTPOST
④	SEWER LINE	○	HANDICAP SPACE
⑤	SEWER MAN HOLE	○	ELECTRIC TRANSFORMER
⑥	BITUMINOUS CURBING	○	SIGN
⑦	EDGE OF PAVEMENT	○	VERTICAL BENCHMARK
⑧	GLAND RAIL	○	CONCRETE TREE "S"
⑨	APPROX. WATERLINE	○	SPOT GRADE
⑩	HYDRANT	○	WETLAND LINE
⑪	APPROX. GAS LINE	○	TELEPHONE MAN HOLE
⑫	GAS GATE	○	INTERSECTION SIGHT DISTANCE

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. AREAS THAT EXCEED 2'-FEET IN HEIGHT OR THAT WOULD OTHERWISE IMPAIR SIGHT LINES SHALL BE PROMPTLY REMOVED.



N/F
THE TOWN OF SUBURBY
MAP 029, PARCEL 18
DEED BK 2444, PG. 473



PREPARED FOR:

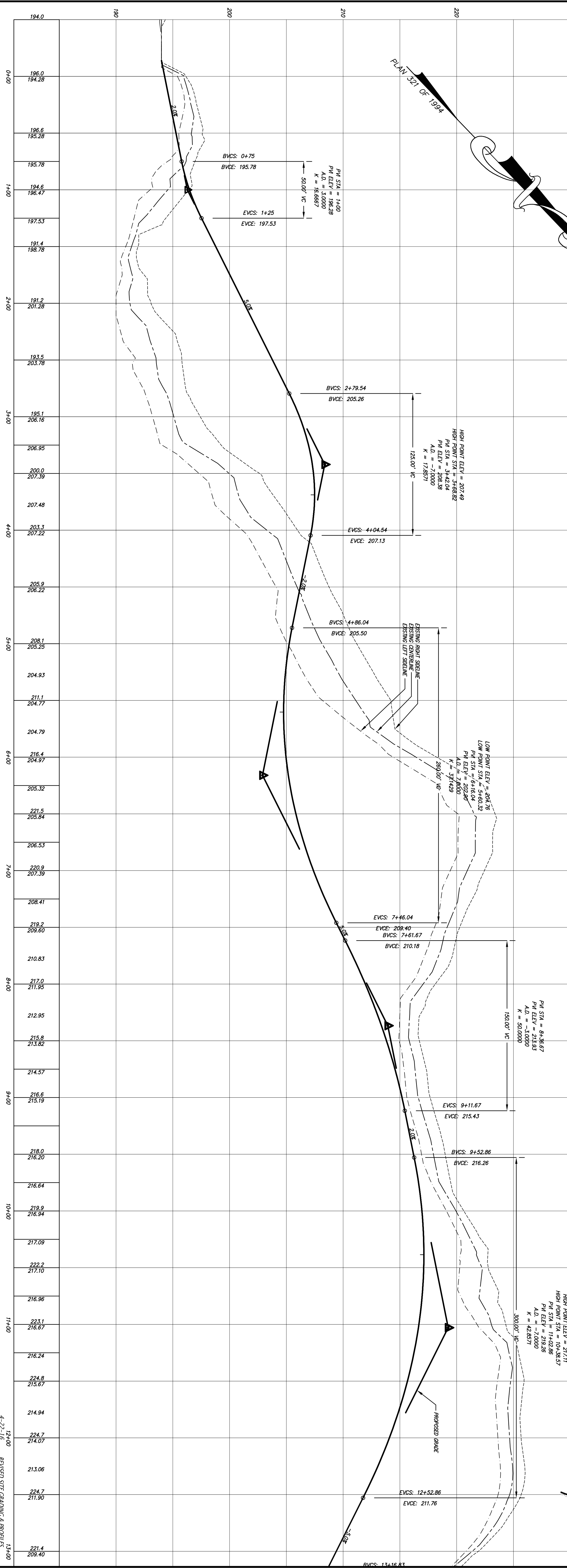
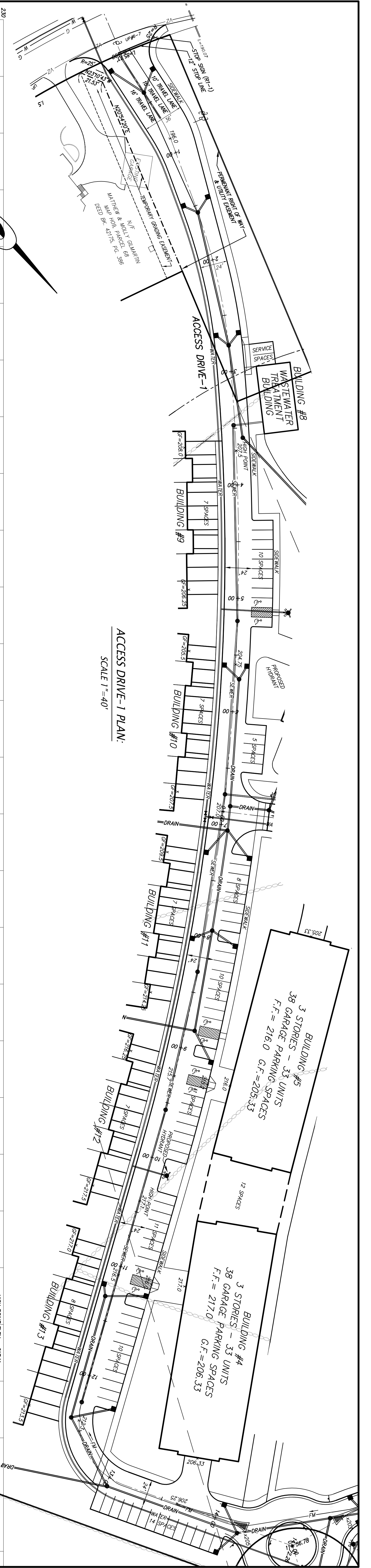
CHRISTOPHER CLAUSSEN
2134 SEVILLA WAY
MAPLES FL 34109

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

FOR
**THE VILLAGE AT
SUBURBY STATION
SUBURBY, MASS.**

PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION
4-22-16	REVISED SITE GRADING & PROFILES	
3-18-16	STORMWATER DETAILS	
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REVISIONS		
DRAWN BY: REM	CHECK BY: VC	DESCRIPTION:
DATE: JANUARY 25, 2016		
SCALE: 1"=40'	SHEET 3 OF 6	



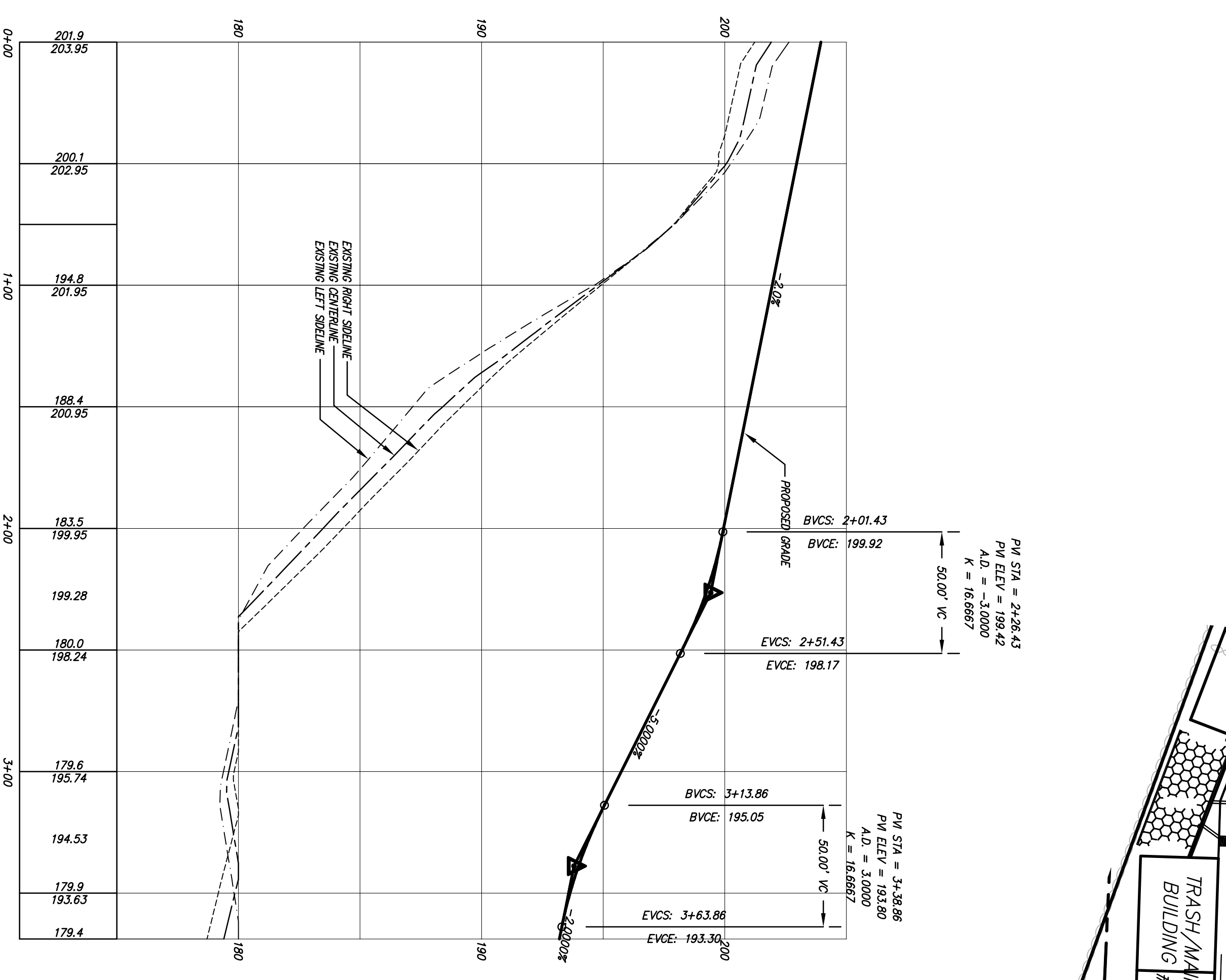
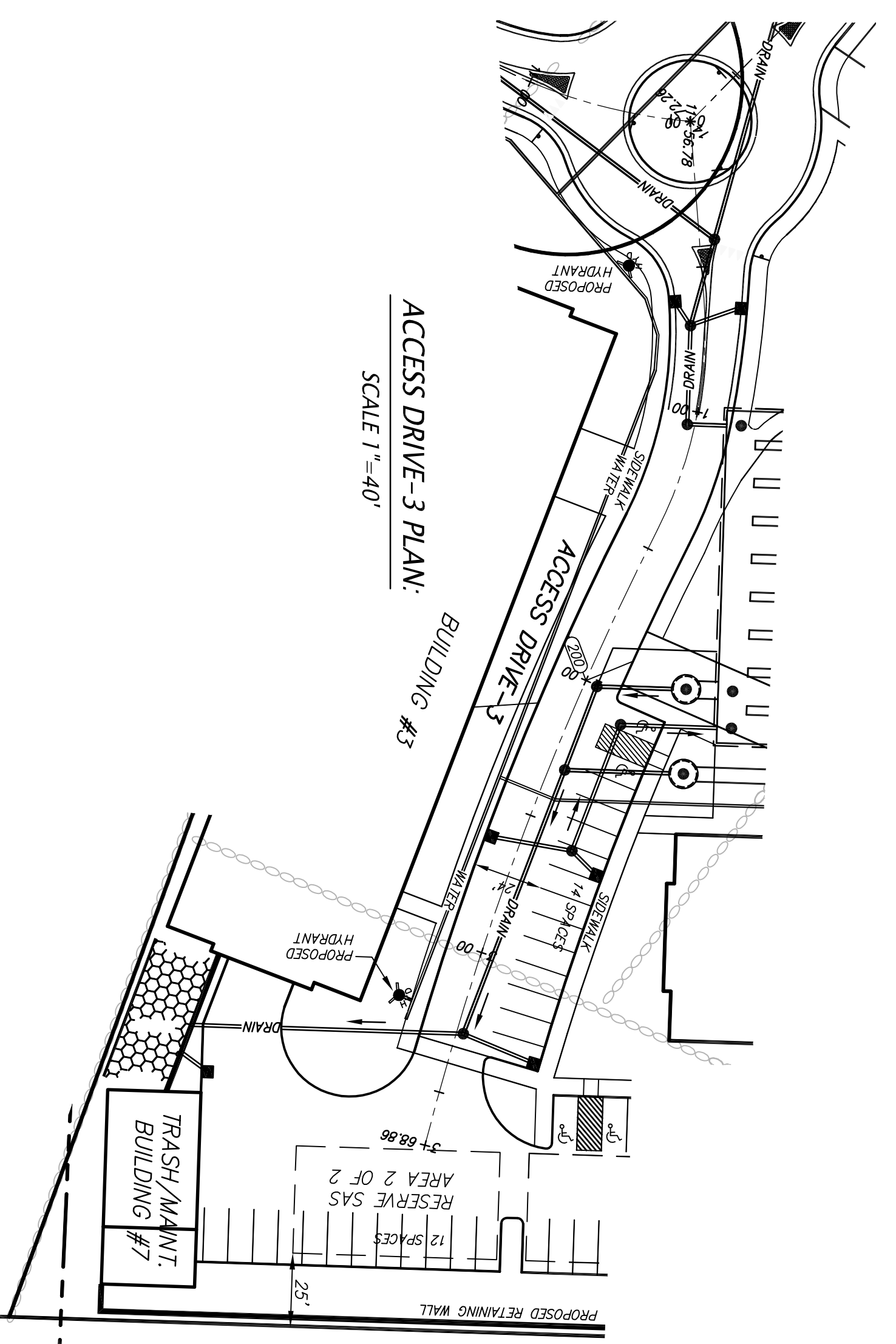
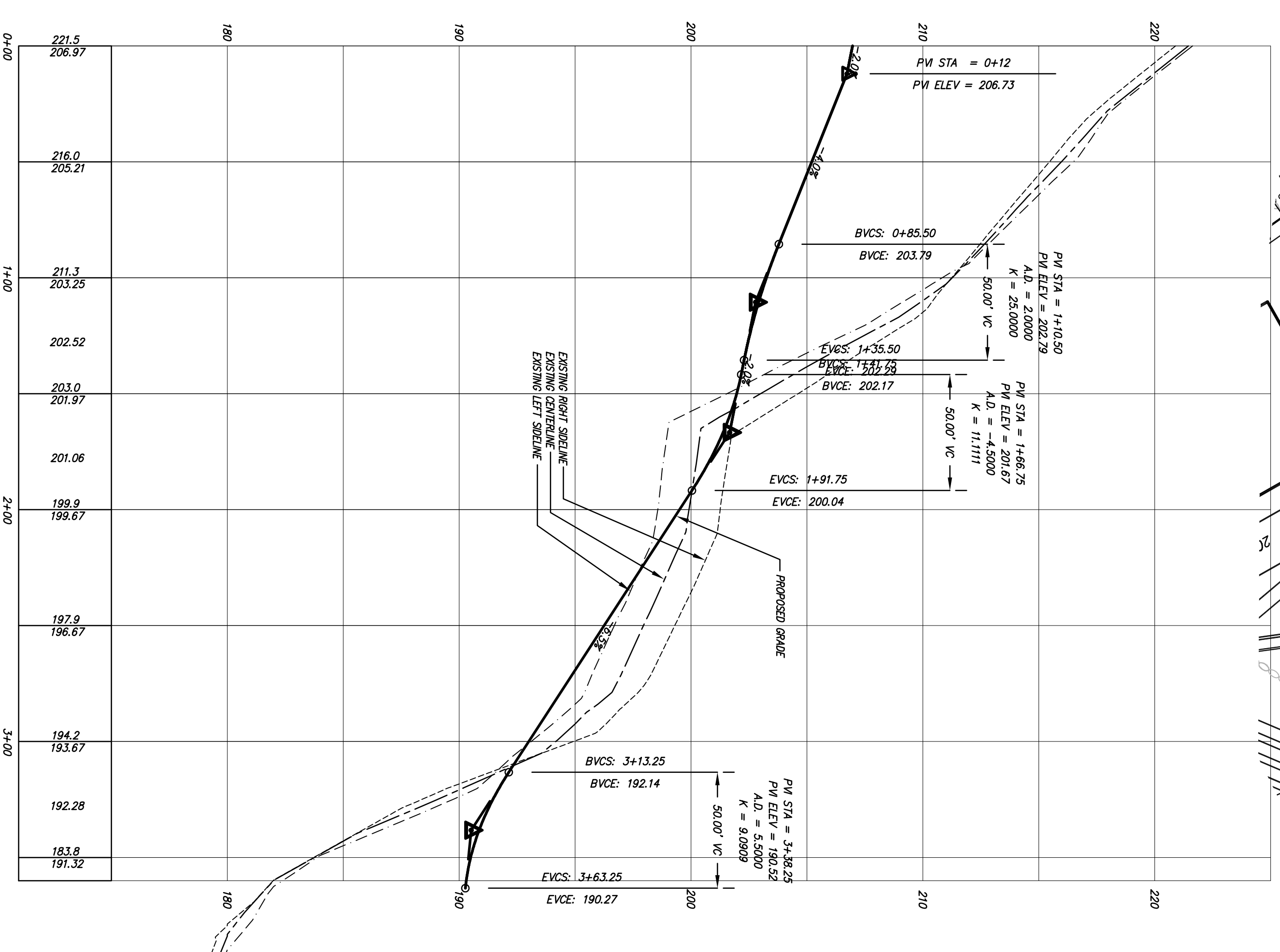
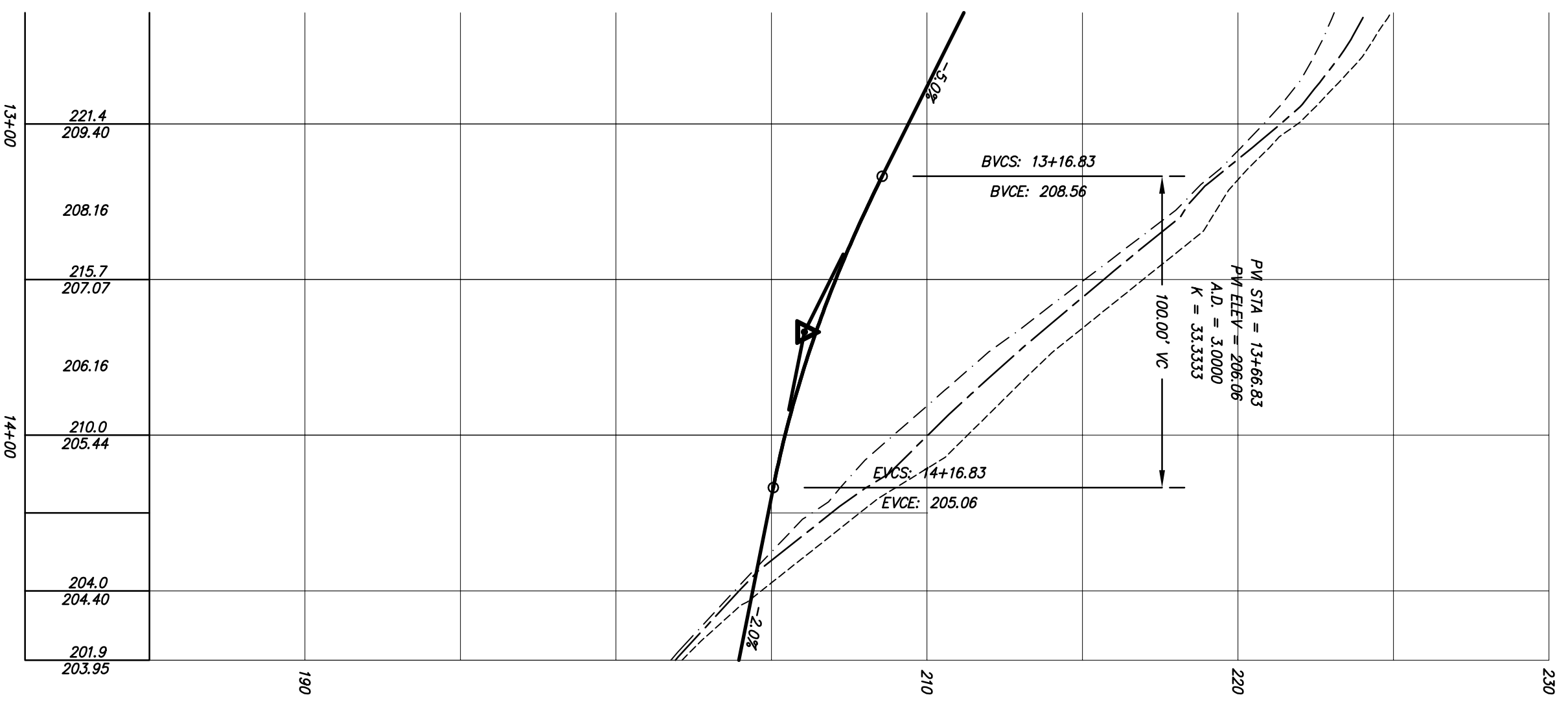
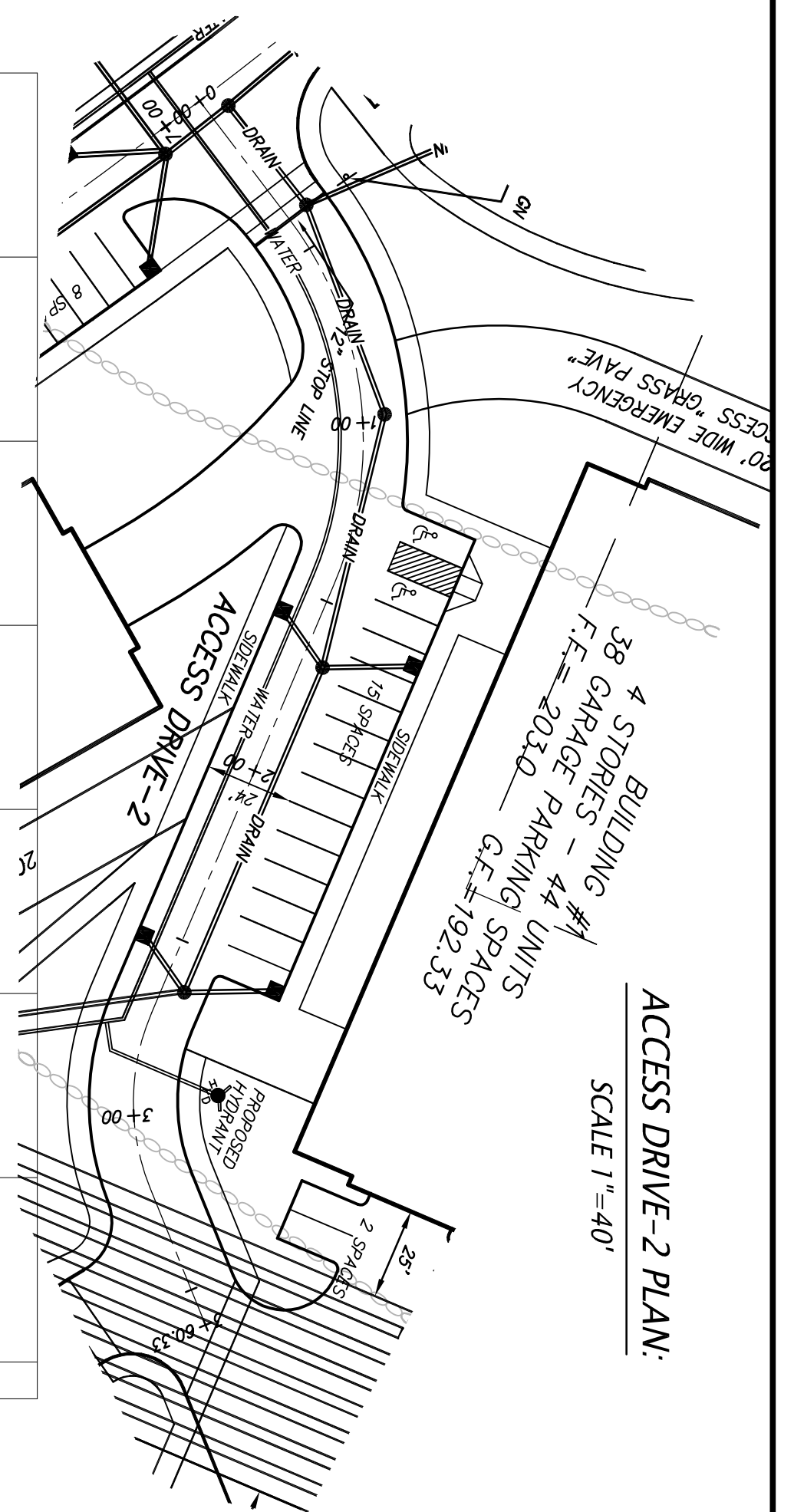
ACCESS DRIVE-1 PROFILE:
 1"=40' HORIZONTAL
 1"=4' VERTICAL

PREPARED FOR:
 CHRISTOPHER CAUSSEN
 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: 978-443-6915

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

3-18-16	STORMWATER DETAILS	4-22-16	REVISED SITE GRADING & PROFILES
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DRAWN BY: REM			
DATE: JANUARY 25, 2016			
SCALE: 1"=40'			
			SHEET 4 OF 6



PREPARED FOR:
CHRISTOPHER CLAUSSEN
2134 SEVILLA WAY
NAPLES, FL 34109

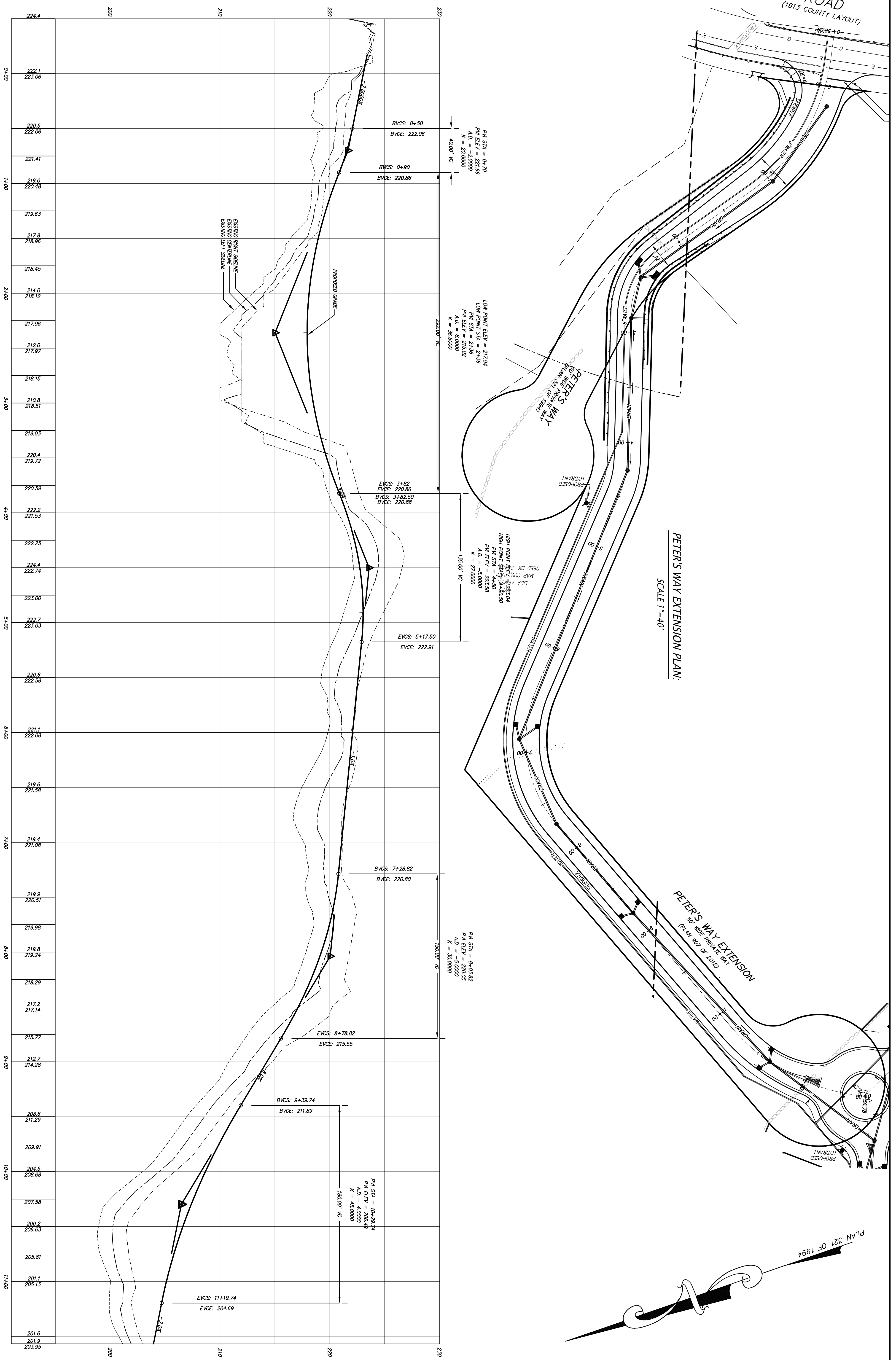
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PRELIMINARY SITE PLAN
FOR
**THE VILLAGE AT
SUDBURY STATION**
SUDBURY, MASS.

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SCALE: 1"=40'	SHEET 5 OF 6

CONCORD ROAD
(1913 COUNTY LAYOUT)

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



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

PREPARED FOR:

CHRISTOPHER CLAUSSEN
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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PLAN 321 OF 1994