

SHEET 3 OF 3

SHEET 2 OF 3

PLAN 301 OF 1934

**GENERAL NOTES:**

1. 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.
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 WAYS NOT DETERMINED BY THIS SURVEY.
4. WETLANDS SHOWN HEREON ARE BASED UPON AN ORDER OF RESOURCE AREA DELINEATION ISSUED BY THE SUBURRY CONSERVATION COMMISSION.
5. 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 SUBURRY, PANEL 368 OF 656, MAP NUMBER 25017003689F, DATED JULY 7, 2014.
7. THE BORROWING 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.

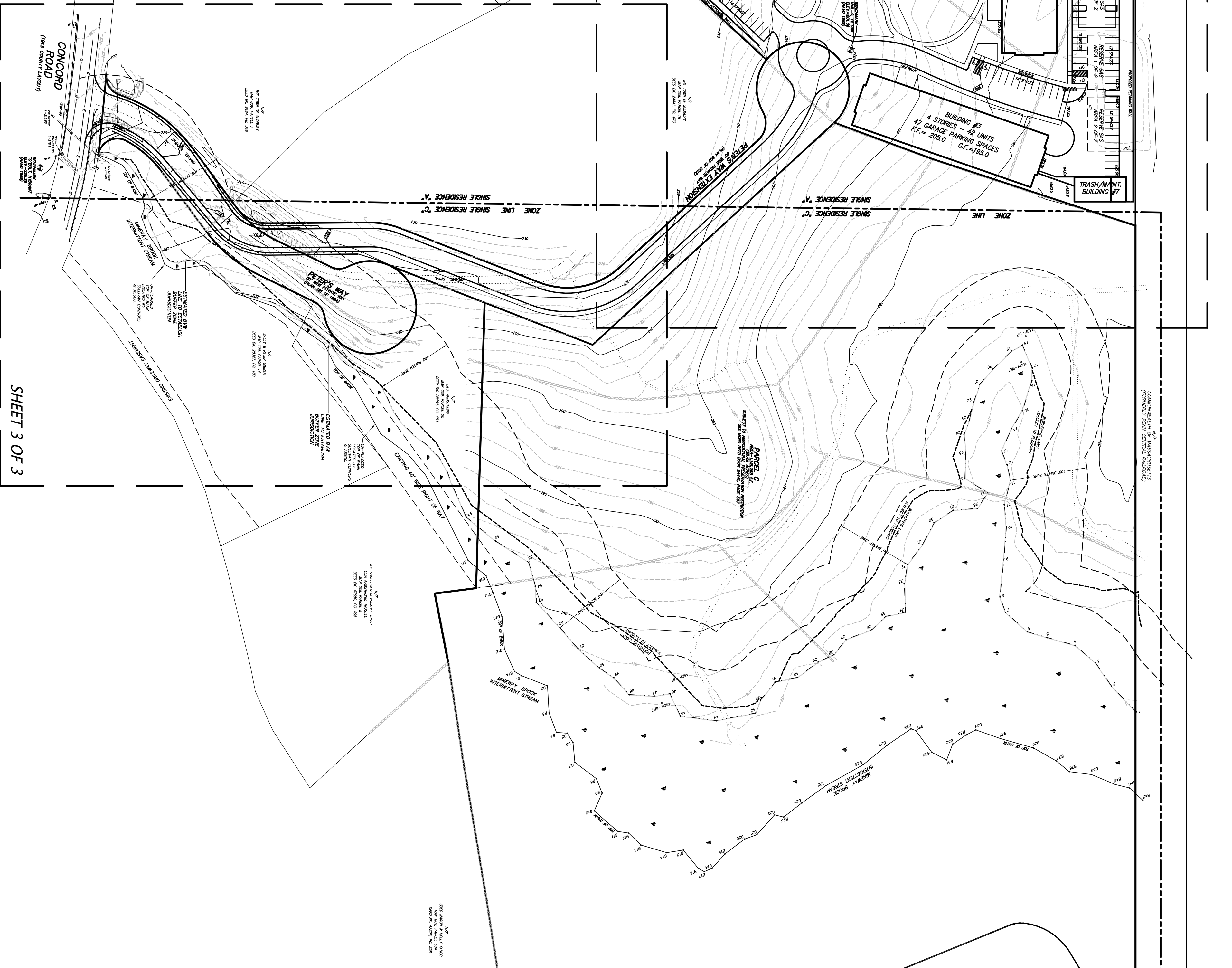
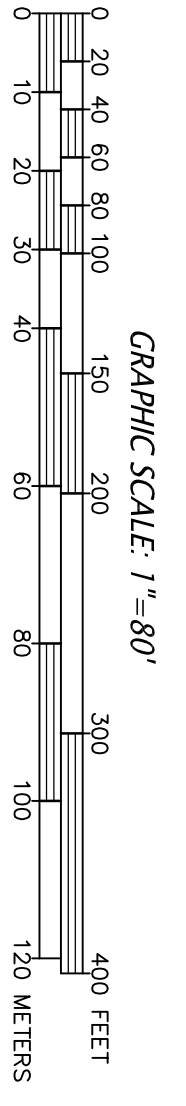
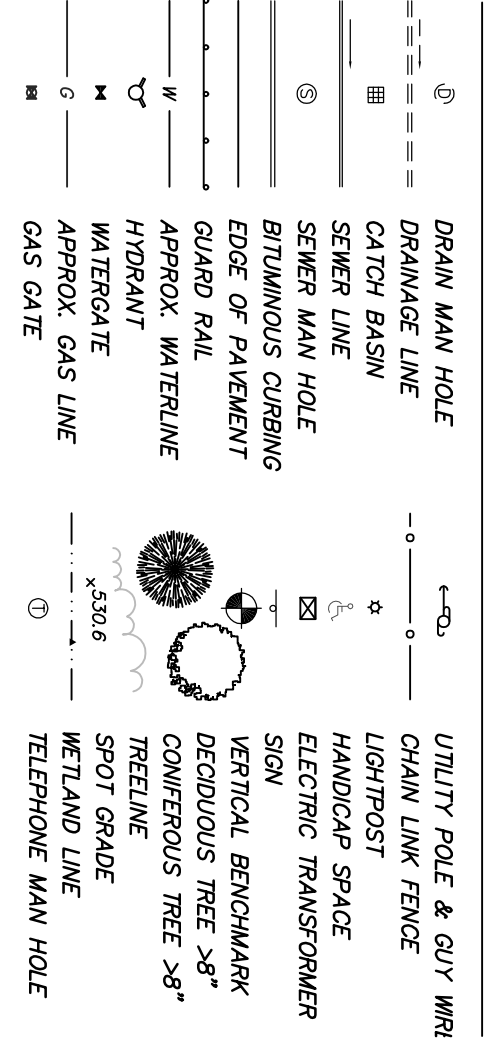
**PARKING SUMMARY**

296 GARAGE SPACES (290 UNDER MULTIFAMILY, 36 UNDER TOWNHOMES)  
 239 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 = 1,270,230 S.F.± (6.48)  
 BUILDING COVERAGE = 113,610 S.F.± (9.48)  
 PARKING COVERAGE = 165,696 S.F.± (14.28)  
 OTHER IMPERVIOUS = 30,698 S.F.± (2.72)  
 TOTAL IMPERVIOUS = 310,004 S.F.± (17.28)  
 OPEN AREAS = 1,460,226 S.F.± (62.28)  
 TOTAL PARCEL AREA INCLUDES THE LOCUS SITE, PARCEL C, PETER'S WAY AND PETER'S WAY EXTENSION

**LEGEND**



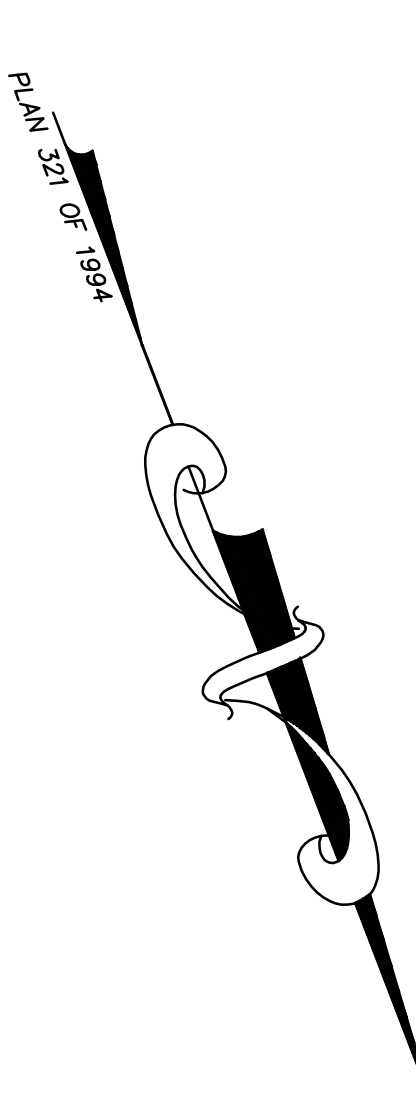
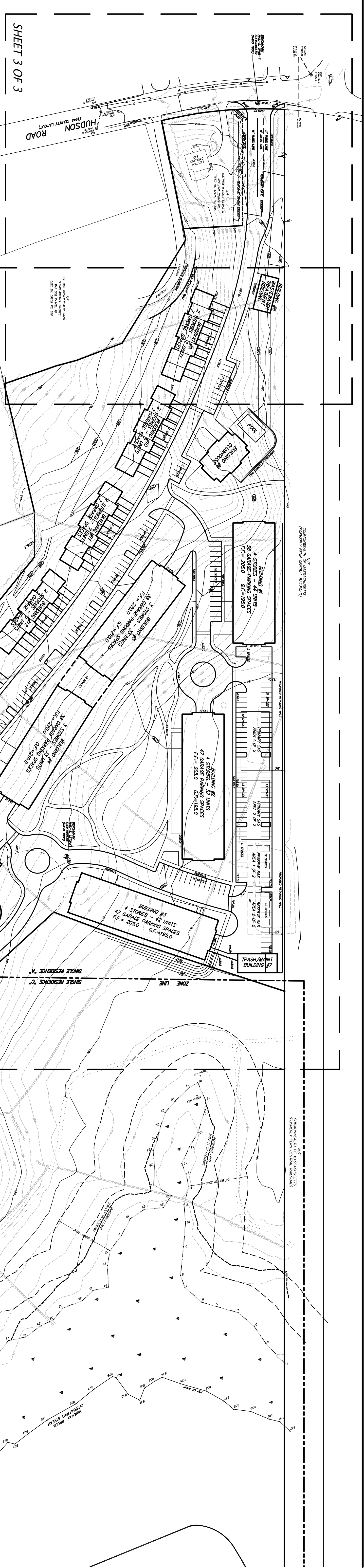
SHEET 3 OF 3

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

**SULLIVAN, CONNORS  
 AND ASSOCIATES**  
 LAND SURVEYING AND CIVIL ENGINEERING  
 121 BOSTON POST ROAD  
 SUBURRY, MASSACHUSETTS 01776  
 PHONE: 978-443-9566 FAX: 978-443-6915

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

REVISION	DESCRIPTION
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1" = 80'	SHEET 1 OF 3



**GENERAL NOTES**

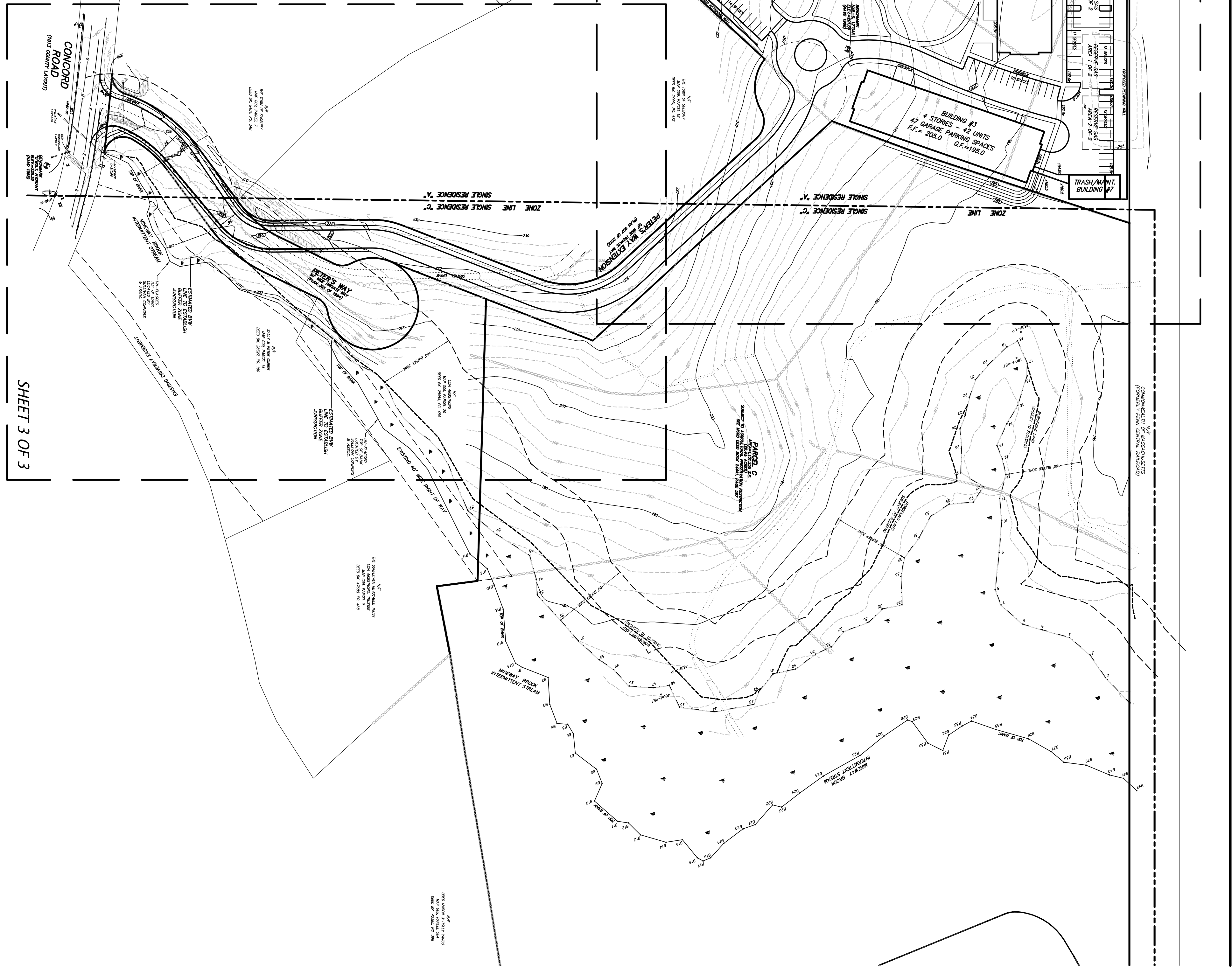
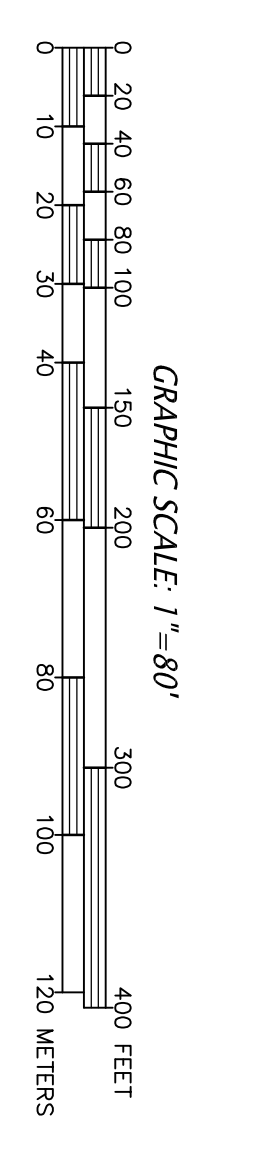
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7. THE BORDERING LAND SUBJECT TO FLOODING SHOWN HEREON IS BASED UPON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP AND THE FLOOD INSURANCE STUDY DATED JULY 7, 2014.

**PARKING SUMMARY**

296 GARAGE SPACES (220 UNDER MULTIFAMILY, 36 UNDER TOWNHOMES)  
 245 SURFACE SPACES (2.0 SPACES PER UNIT)  
 501 TOTAL SPACES (2.0 SPACES PER UNIT)  
 PARKING SPACE DIMENSIONS: 8.5'(W) X 18.5'(L)

**LEGEND**

- ① GRAIN MAIN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER MAIN HOLE
- ② BITUMINOUS CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- APPROX. WATERLINE
- HYDRANT
- WATERGATE
- GAS GATE
- UTILITY POLE & CUY WRE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER SIGN
- VERTICAL BENCHMARK
- DECIDUOUS TREE >8"
- CONIFEROUS TREE >8"
- TREE LINE
- SPOT GRADE
- WETLAND LINE
- TELEPHONE MAIN HOLE



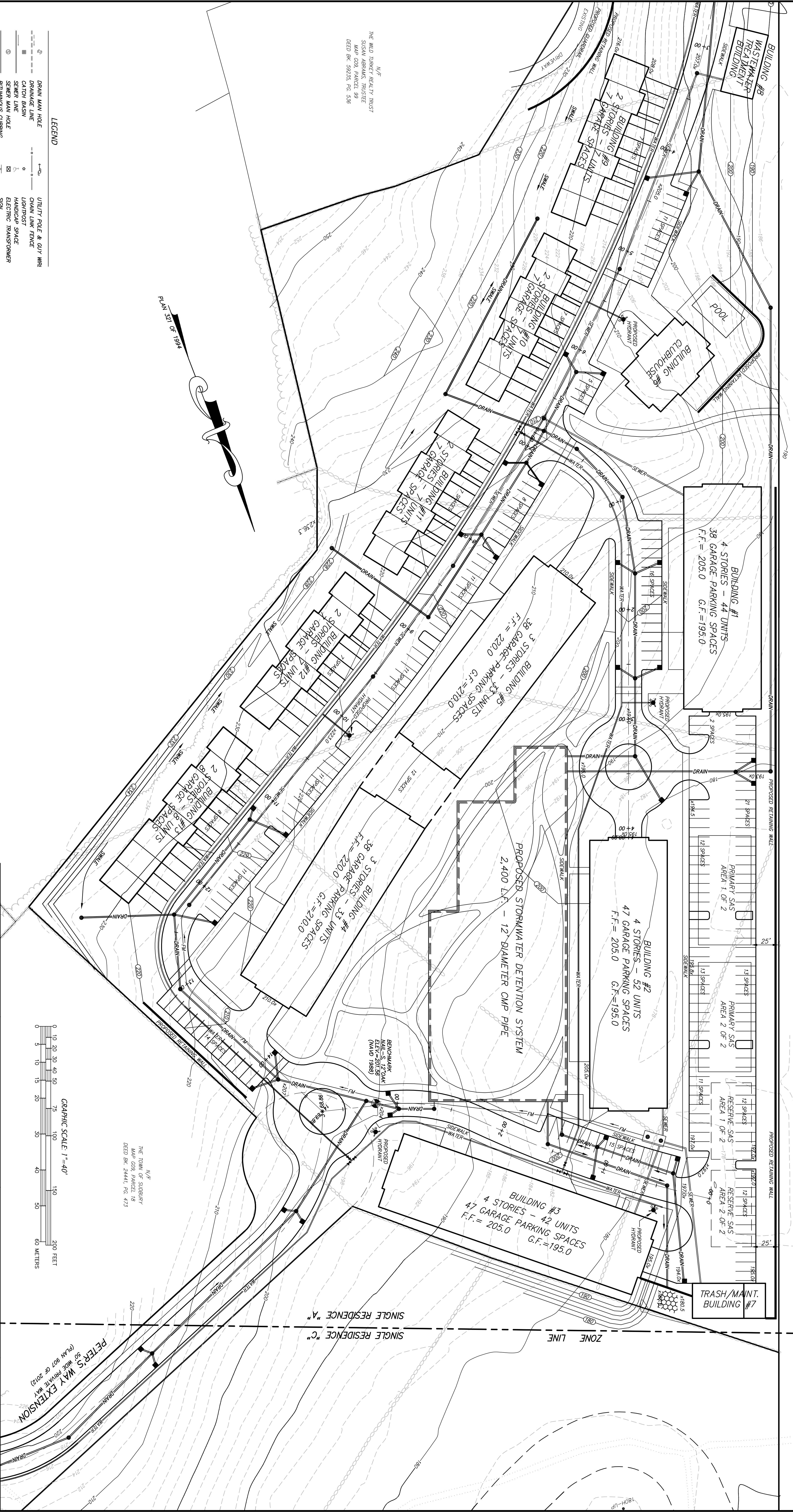
PREPARED FOR:  
 CHRISTOPHER CLAUSSEN  
 2134 SEVILLA WAY  
 NAPLES, FL 34109

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

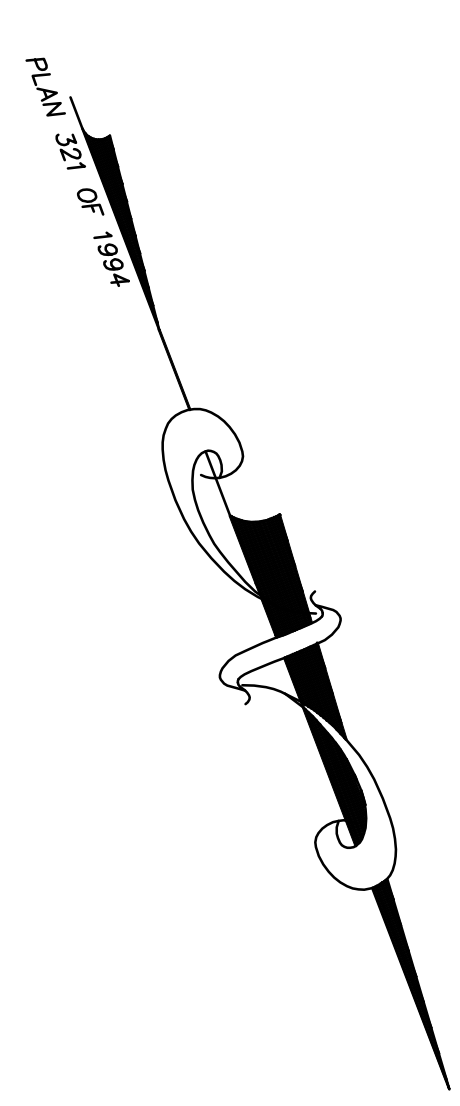
PRELIMINARY SITE PLAN  
 FOR  
 THE VILLAGE AT  
 SUBURBY STATION  
 SUBURBY, MASS.

REVISION	DESCRIPTION
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 18, 2016	
SCALE: 1" = 80'	SHEET 1 OF 3

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

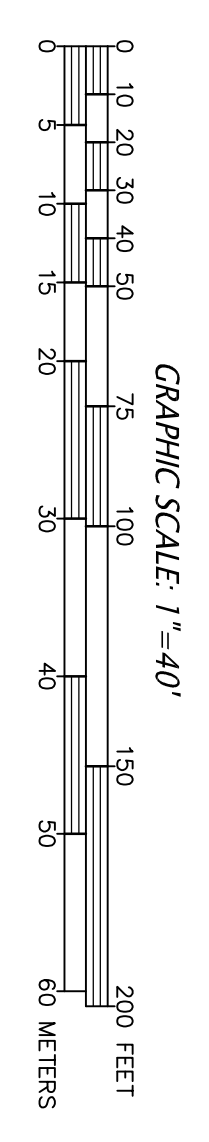


N/F  
THE WILD TRUCKET REALTY TRUST  
50 WILD TRUCKET DRIVE  
SUITE 200, PARSONS, MA  
02459  
DEED BK. 58235, PG. 536



**LEGEND**

- DRAIN MAIN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER LINE
- SEWER MAN HOLE
- BROWNOUS CURBING
- EDGE OF PAVEMENT
- APPROX. WATERLINE
- HYDRANT
- WATER MAIN
- GAS MAIN
- GAS GATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER
- SIGN
- VERTICAL BENCHMARK
- DECIDUOUS TREE 36"
- CONIFER TREE 36"
- SPOT GRADE
- WETLAND LINE
- TELEPHONE MAIN HOLE



PREPARED FOR:

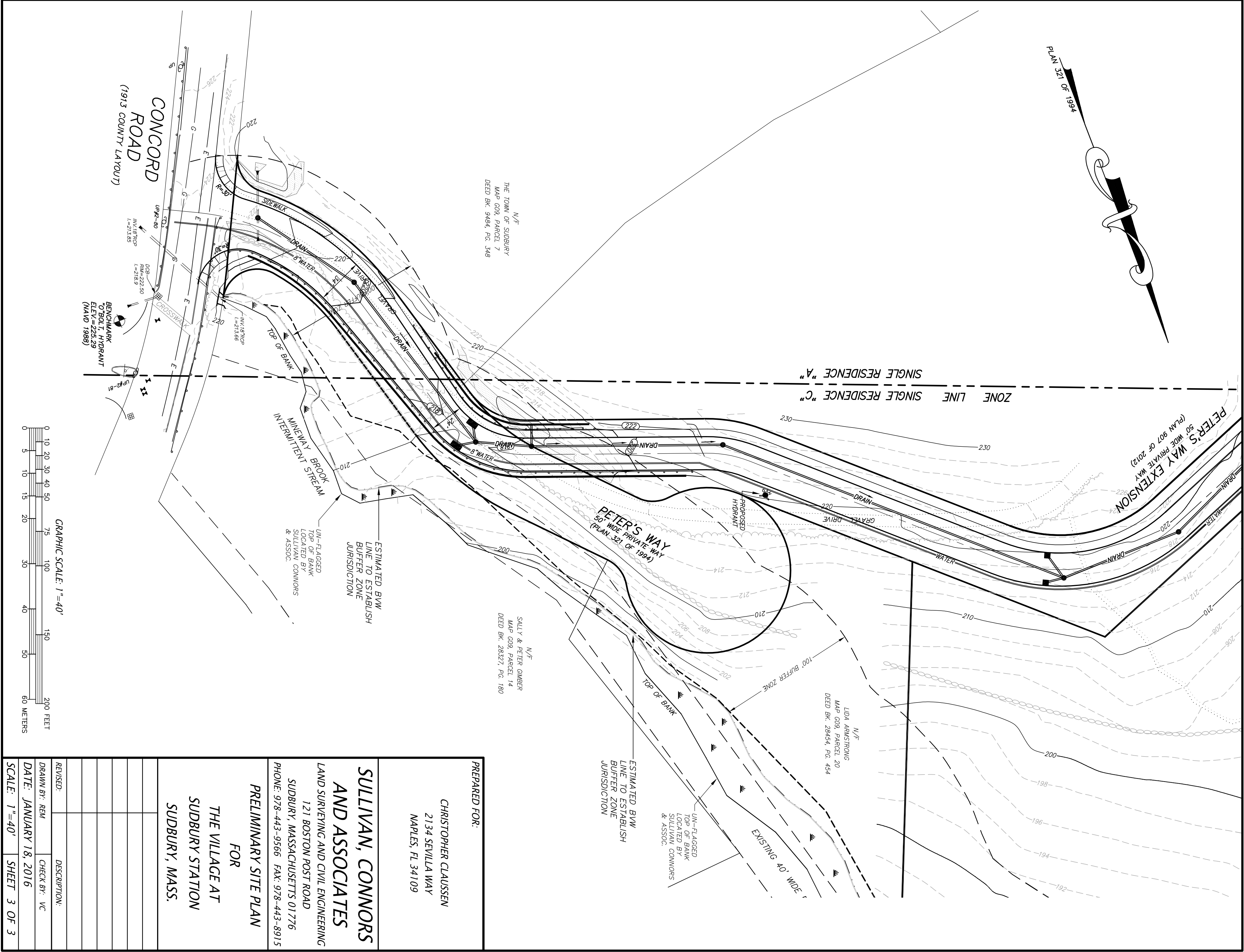
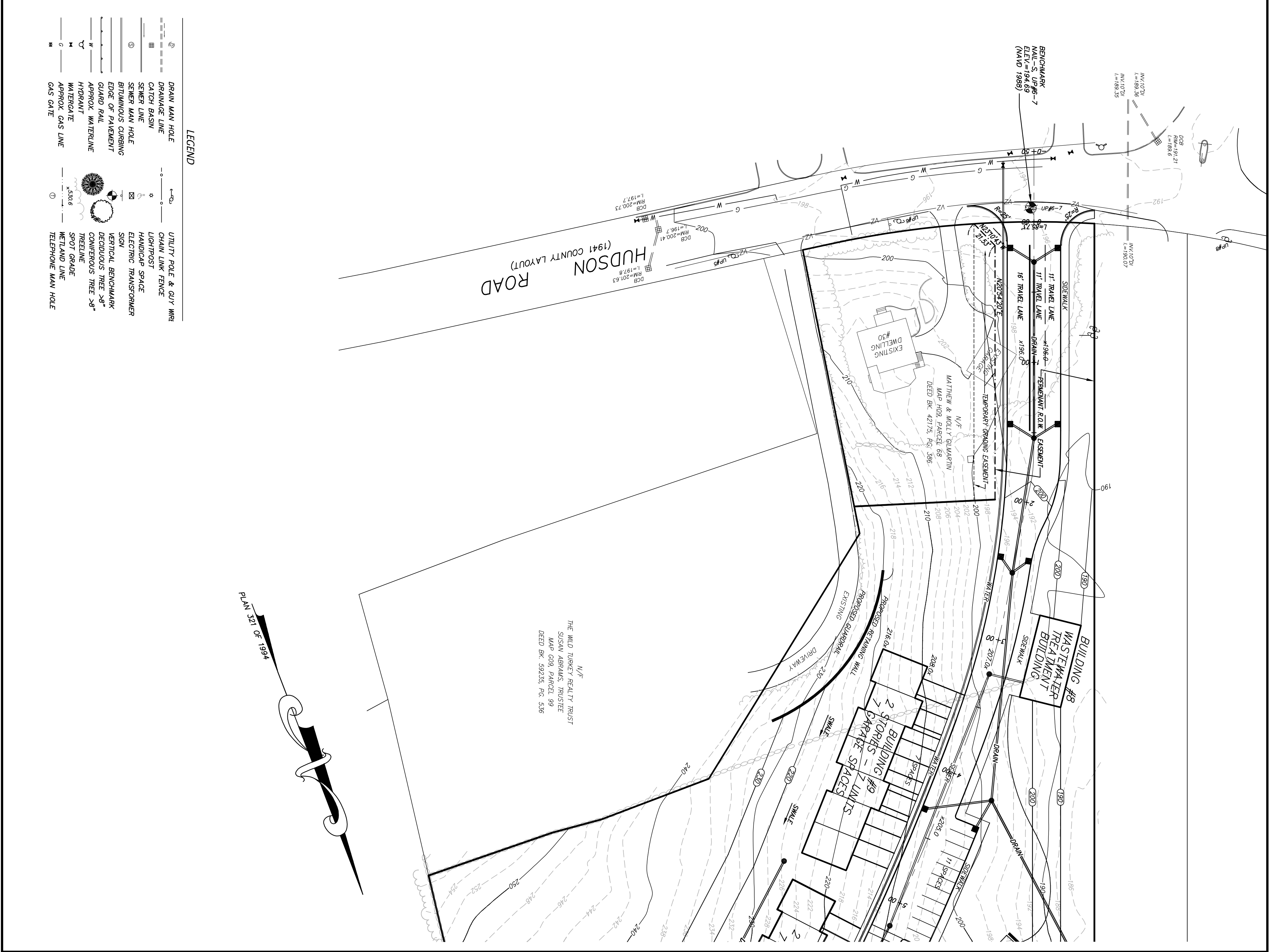
CHRISTOPHER CLAUSSEN  
2134 SEVILLA WAY  
NAPLES, FL 34109

**SULLIVAN, CONNORS  
AND ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-6915

PRELIMINARY SITE PLAN  
FOR

**THE VILLAGE AT  
SUDBURY STATION  
SUDBURY, MASS.**

REVISION	DESCRIPTION
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 18, 2016	
SCALE: 1" = 40'	SHEET 2 OF 3





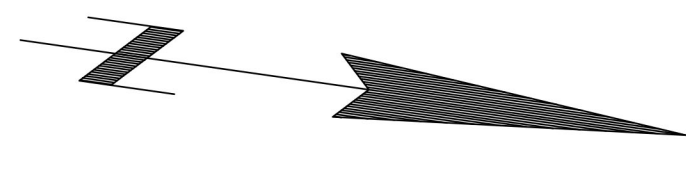
### LEGEND

**PLANTING**

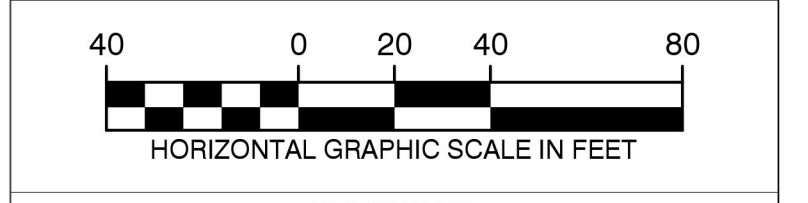
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- HEDGE
- LAWN
- GROUNDCOVER
- PERENNIALS
- SHRUB

**AMENITIES**

- BIKE RACKS
- GUARDRAILS
- RETAINING WALL



**FOR PERMITTING AND APPROVALS, NOT FOR CONSTRUCTION**



REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

**SUDBURY RESIDENTIAL DEVELOPMENT**  
 SUDBURY, MASSACHUSETTS  
**LANDSCAPE PLAN**

**The Cecil Group**  
 Planning and Design  
 170 Milk Street, STE 5 Boston, MA 02210  
 (617) 426-5050

File Name: G:\Sudbury\468\2016-01-15-Sudbury\_CG\_Conceptual Landscape Plan.dwg Saved: 1/22/2016 1:33 PM Plotted: Jan 22, 2016 1:35:38pm  
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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
	CHAIN LINK FENCE
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	HANDICAP SPACE
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	TREELINE
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	WETLAND LINE
	TELEPHONE MAN HOLE

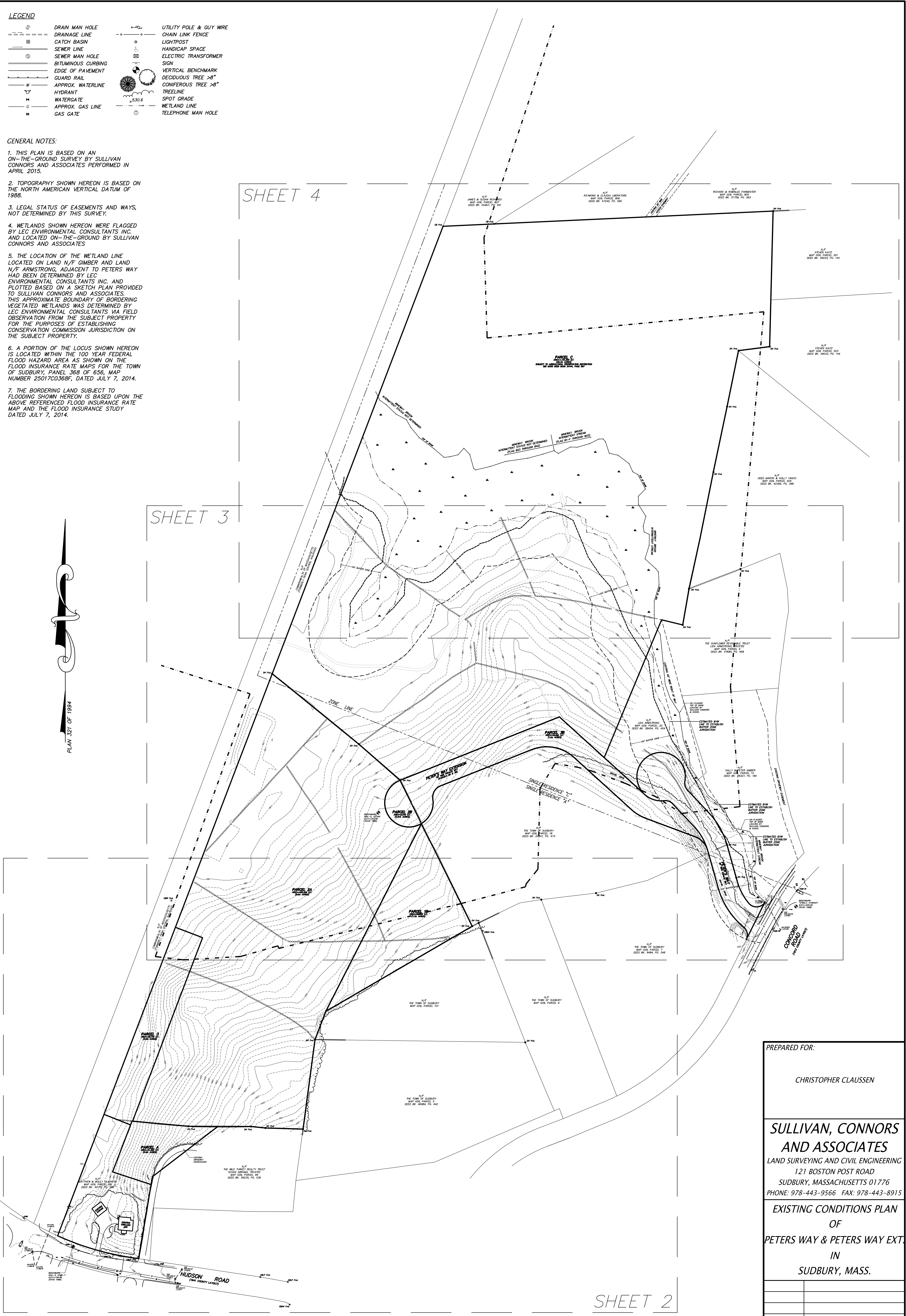
GENERAL NOTES:

1. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY SULLIVAN CONNORS AND ASSOCIATES PERFORMED IN APRIL 2015.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
4. WETLANDS SHOWN HEREON WERE FLAGGED BY LEC ENVIRONMENTAL CONSULTANTS INC. AND LOCATED ON-THE-GROUND BY SULLIVAN CONNORS AND ASSOCIATES.
5. THE LOCATION OF THE WETLAND LINE LOCATED ON LAND N/F GIMBER AND LAND N/F ARMSTRONG, ADJACENT TO PETERS WAY HAD BEEN DETERMINED BY LEC ENVIRONMENTAL CONSULTANTS INC. AND PLOTTED BASED ON A SKETCH PLAN PROVIDED TO SULLIVAN CONNORS AND ASSOCIATES. THIS APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLANDS WAS DETERMINED BY LEC ENVIRONMENTAL CONSULTANTS VIA FIELD OBSERVATION FROM THE SUBJECT PROPERTY FOR THE PURPOSES OF ESTABLISHING CONSERVATION COMMISSION JURISDICTION ON THE SUBJECT PROPERTY.
6. 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.
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.

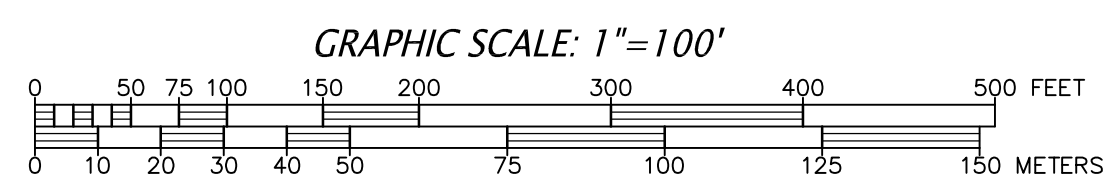
SHEET 4

SHEET 3

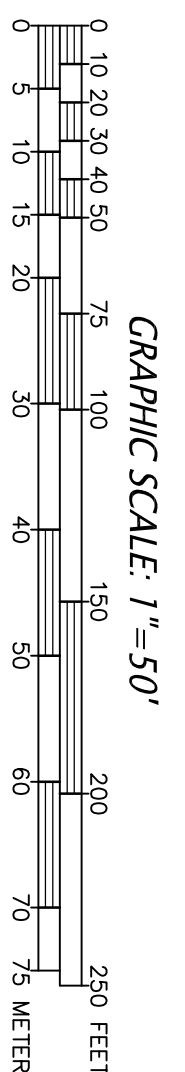
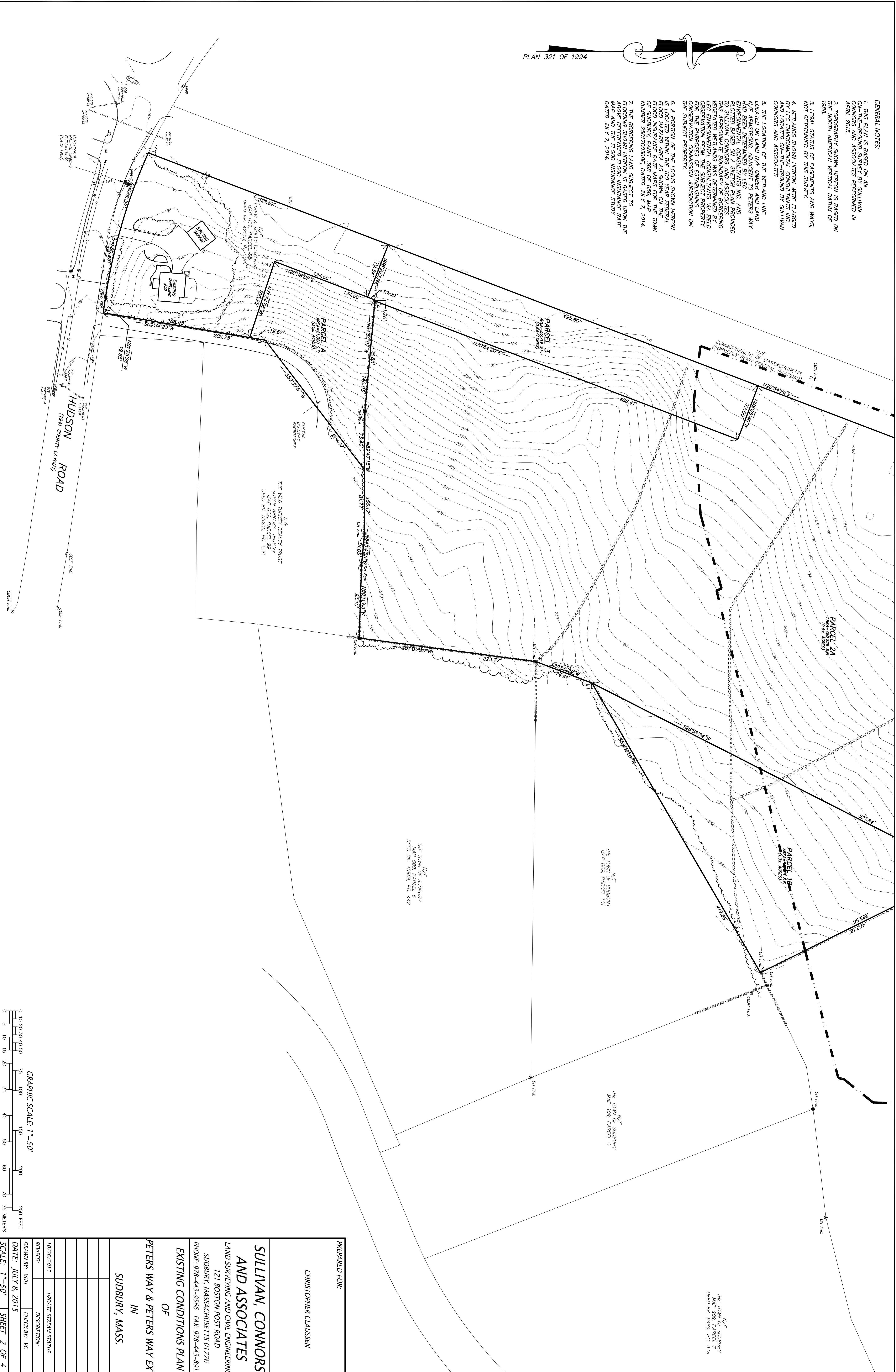
SHEET 2



PREPARED FOR:	
CHRISTOPHER CLAUSSEN	
<b>SULLIVAN, CONNORS AND ASSOCIATES</b> LAND SURVEYING AND CIVIL ENGINEERING 121 BOSTON POST ROAD SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566 FAX: 978-443-8915	
EXISTING CONDITIONS PLAN OF PETERS WAY & PETERS WAY EXT. IN SUDBURY, MASS.	
10/26/2015	UPDATE STREAM STATUS
REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: VC
DATE: JULY 8, 2015	
SCALE: 1"=80'	SHEET 1 OF 4



- GENERAL NOTES:
1. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY SULLIVAN CONNORS AND ASSOCIATES PERFORMED IN APRIL 2015.
  2. TOPOGRAPHY SHOWN HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
  4. WETLANDS SHOWN HEREON WERE FLAGGED BY LEC ENVIRONMENTAL CONSULTANTS INC. AND LOCATED ON-THE-GROUND BY SULLIVAN CONNORS AND ASSOCIATES.
  5. THE LOCATION OF THE WETLAND LINE LOCATED ON LAND N/F GIBBER AND LAND N/F ARMSTRONG, ADJACENT TO PETERS WAY HAD BEEN DETERMINED BY LEC AND PLOTTED BASED ON A SKETCH PLAN PROVIDED TO SULLIVAN CONNORS AND ASSOCIATES. THIS APPROXIMATE BOUNDARY OF BORDERING WETLANDS HAS BEEN DETERMINED FIELD OBSERVATION FROM THE SUBJECT PROPERTY FOR THE PURPOSES OF ESTABLISHING CONSERVATION COMMISSION JURISDICTION ON THE SUBJECT PROPERTY.
  6. 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, MASSACHUSETTS, NUMBER 2501703896, DATED JULY 7, 2014.
  7. THE BORDERING LAND SUBJECT TO FLOODING SHOWN HEREON IS BASED ON THE FLOOD INSURANCE RATE MAP AND THE FLOOD INSURANCE STUDY DATED JULY 7, 2014.



PREPARED FOR:		CHRISTOPHER CLAUSSEN
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 CONDITIONS PLAN		
OF		
PETERS WAY & PETERS WAY EXT		
IN		
SUDBURY, MASS.		
10/26/2015	UPDATE STREAM STATUS	
REVISION:	DESCRIPTION:	
DRAWN BY: VHH	CHECK BY: VC	
DATE: JULY 8, 2015		
SCALE: 1" = 50'	SHEET 2 OF 4	

# 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 CONDITIONS PLAN

PETERS WAY & PETERS WAY EXT  
IN  
SUDBURY, MASS.

DATE: JULY 8, 2015  
SCALE: 1"=50' SHEET 3 OF 4

REVISED	DESCRIPTION
10/26/2015	UPDATE STREAM STATUS

DRAWN BY: VHH CHECK BY: VC

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6. A PORTION OF THE LOCUS SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE TOWN NUMBER 2801700898, DATED JULY 1, 2014.
7. THE BORDERING LAND SUBJECT TO FLOODING SHOWN HEREON IS BASED UPON THE MAP OF THE 100 YEAR FLOOD HAZARD RATE DATED JULY 7, 2014.

