

Consultant:

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

Revision:

THE COOLIDGE AT SUDBURY II

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC/JTL

Checked: JP

Scale: AS NOTED

Key Plan:

Sheet Name:

TITLE SHEET

Project Number: 15526

Project Name:

Issue Date: JUNE 29, 2016
Revision Date: OCTOBER 13, 2016

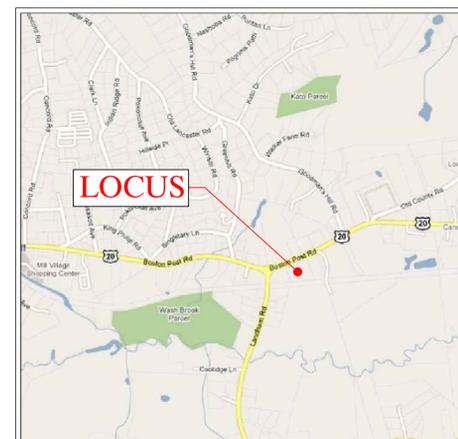
Sheet Number:

C1

COMPREHENSIVE PERMIT SITE PLAN THE COOLIDGE AT SUDBURY II 187-189 BOSTON POST ROAD, SUDBURY MA

FOR
B'nai B'rith Housing New England, Inc.

A 64 UNIT SENIOR HOUSING COMMUNITY
PERMITTED UNDER M.G.L. CHAPTER 40B



VICINITY MAP

N.T.S.

SUDBURY ZONING A-1 RESIDENTIAL

	REQUIRED	PROPOSED	WAIVER
USE: RESIDENTIAL (AGE RESTRICTED RENTAL) 56 UNITS, DENSITY 18.48 UNITS PER ACRE			
LOT AREA MINIMUM	40,000 SQ.FT	131,949 SQ.FT (3.03 AC.)	NO
MINIMUM LOT FRONTAGE	180'	180'	NO
FRONT YARD SETBACK	40'	106±	NO
SIDE YARD SETBACK	20'	18±	YES
REAR YARD SETBACK	30'	168±	NO
MAXIMUM BUILDING HEIGHT	35' / 2.5 STORIES	47' / 3 STORIES	YES
MAXIMUM BUILDING COVERAGE	40%	13.5%	NO
PARKING SPACES PER UNIT	2 (112 TOTAL)	1.3 (74 TOTAL)	YES
STALL WIDTH	9'	9'	NO
STALL LENGTH	18.5'	18.5'	NO
AISLE WIDTH	24'	24'	NO

LOT USE AREAS

	AREA	% OF LOT
TOTAL LOT	3.03 acres	-
BUILDINGS	0.41 acres	13.5%
SIDEWALKS	0.07 acres	2.1%
PATIOS	0.06 acres	2.0%
PERMEABLE PAVEMENT FIRE LANE	0.01 acres	0.3%
PARKING LOT	0.41 acres	13.5%
LANDSCAPE AREA W/IN AREA OF DISTURBANCE	0.87 acres	28.6%
UNDISTURBED	1.2 acres	40.0%

SHEET INDEX

- 1..... TITLE SHEET
- 2..... NOTE SHEET
- 3..... EXISTING CONDITIONS
- 4..... PRELIMINARY SUBDIVISION PLAN
- 5..... PRELIMINARY LAYOUT PLAN
- 6..... PRELIMINARY GRADING AND UTILITY PLAN
- 7..... PRELIMINARY LANDSCAPE PLAN

PROJECT TEAM

APPLICANT:

B'NAI B'RITH HOUSING, NEW ENGLAND, INC.
34 WASHINGTON STREET
BURLINGTON, MA 02135
617-731-5293
holly@bbhousing.org

LANDSCAPE ARCHITECT:

JAMES K. EMMANUEL, RLS
16 CROSSMAN AVENUE
SWAMPSCOTT, MA 01907
781-622-7487
james@jamesemmanuel.com

CIVIL ENGINEER:

HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MA 01752
508-460-1111
jpeznola@hancockassociates.com

ARCHITECT:

THE ARCHITECTURAL TEAM
50 COMMANDANT'S WAY
CHELSEA, MA 02150
617-889-4402
tschultz@architecturalteam.com

SURVEYOR:

HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MA 01752
508-460-1111
cfrias@hancockassociates.com



NOTES

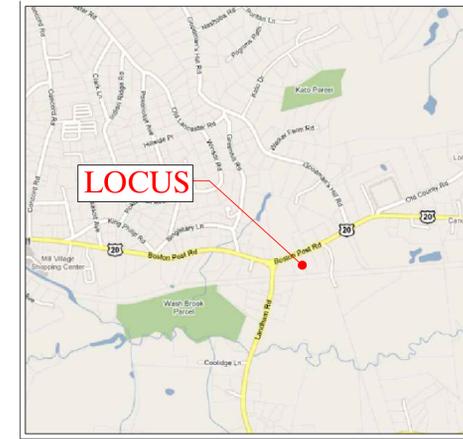
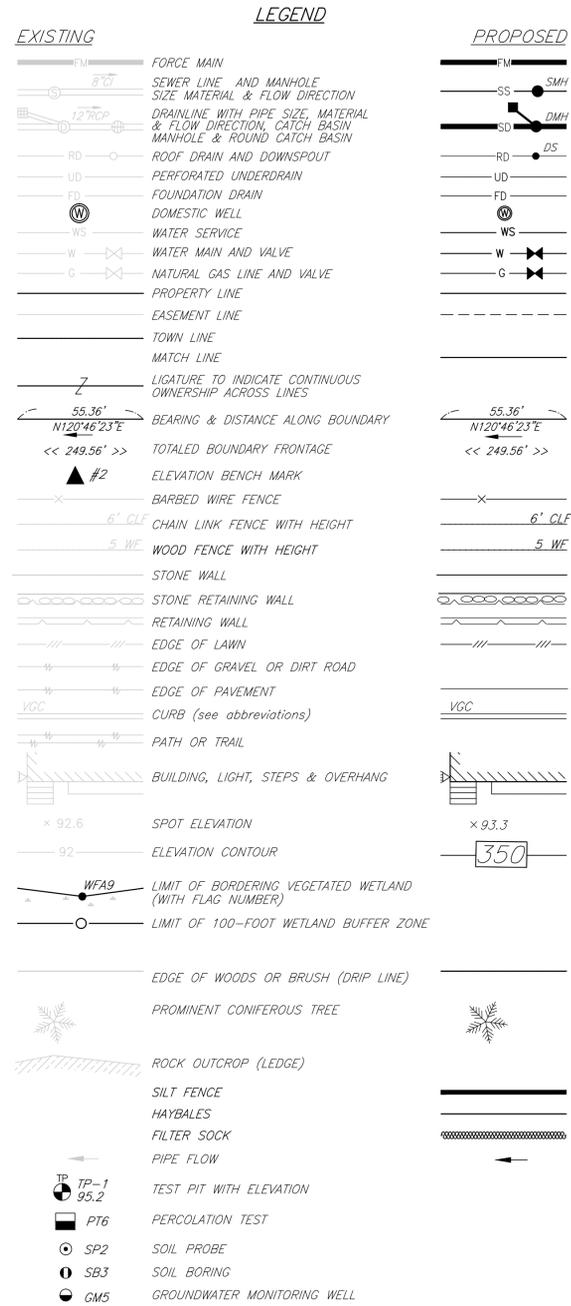
1. THESE PLANS ARE ISSUED FOR APPROVAL OF A SITE PLAN IN ACCORDANCE WITH M.G.L. CHAPTER 40B AND PROCEDURES OF THE TOWN OF SUDBURY. THE PLANS ARE NOT INTENDED FOR CONSTRUCTION.
2. ADDITIONAL INFORMATION IS CONTAINED IN A REPORT TO ACCOMPANY THE APPLICATION TO THE SUDBURY ZONING BOARD OF APPEALS.
3. WATER MAINS SHALL BE CLASS 52 D.I.P. PER AWWA. STORM DRAINS SHALL BE ADS N-12 DRAIN PIPE OR EQUAL.
4. SIGNS AND LIGHTING SHALL COMPLY WITH THE ZONING BYLAW UNLESS OTHERWISE NOTED.
5. EXISTING CONDITIONS INFORMATION PREPARED BY SCHOFIELD BROTHERS INC. OF NEW ENGLAND.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

GENERAL NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
4. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND /OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
6. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
11. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS, COMPREHENSIVE PERMIT AND ZONING ORDINANCES (AS APPLICABLE) PRIOR TO CONSTRUCTION.



VICINITY MAP

N.T.S.

tat |
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2008 The Architectural Team, Inc.

Consultant:

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

Revision:

**THE COOLIDGE AT
SUDBURY II**

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC/JTL

Checked: JP

Scale: AS NOTED

Key Plan:

Sheet Name:

NOTES

Project Number: 15526

Project Name:

Issue Date:
JUNE 29, 2016
Revision Date:
OCTOBER 13, 2016

Sheet Number:

C2



The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2008 The Architectural Team, Inc.

Consultant:

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

Revision:

THE COOLIDGE AT SUDBURY

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC

Checked: JP

Scale: 1"=30'

Key Plan:

Sheet Name:

EXISTING CONDITIONS

Project Number: 15526

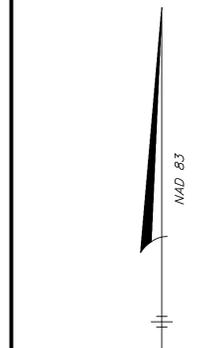
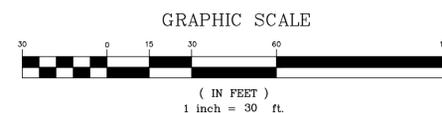
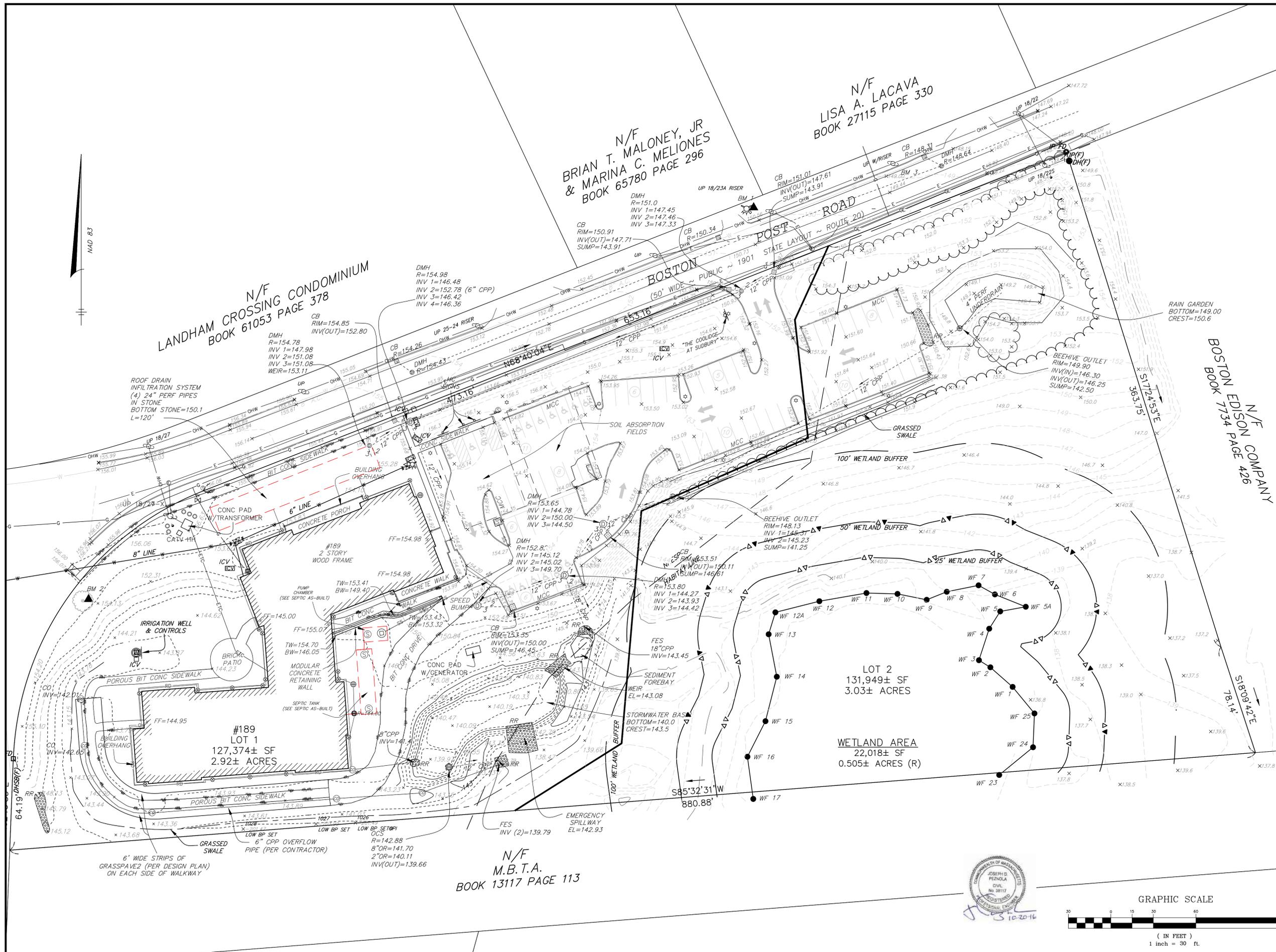
Project Name:

Issue Date: JUNE 15, 2016
Revision Date: OCTOBER 13, 2016

Sheet Number:

C4

15526



N/F
LANDHAM CROSSING CONDOMINIUM
BOOK 61053 PAGE 378

N/F
BRIAN T. MALONEY, JR
& MARINA C. MELIONES
BOOK 65780 PAGE 296

N/F
LISA A. LACAVA
BOOK 27115 PAGE 330

N/F
M.B.T.A.
BOOK 13117 PAGE 113

N/F
BOSTON EDISON COMPANY
BOOK 7734 PAGE 426

6" WIDE STRIPS OF
GRASSPAVE2 (PER DESIGN PLAN)
ON EACH SIDE OF WALKWAY

#189
LOT 1
127,374± SF
2.92± ACRES

LOT 2
131,949± SF
3.03± ACRES

WETLAND AREA
22,018± SF
0.505± ACRES (R)

ROOF DRAIN
INFILTRATION SYSTEM
(4) 24" PERF PIPES
IN STONE
BOTTOM STONE=150.1
L=120'

#189
2 STORY
WOOD FRAME

IRRIGATION WELL
& CONTROLS

MODULAR
CONCRETE
RETAINING
WALL

SEPTIC TANK
(SEE SEPTIC AS-BUILT)

EMERGENCY
SPILLWAY
EL=142.93

BEEHIVE OUTLET
RIM=148.13
INV 1=145.31
INV 2=145.23
SUMP=141.25

BEEHIVE OUTLET
RIM=149.90
INV(IN)=146.30
INV(OUT)=146.25
SUMP=142.50

RAIN GARDEN
BOTTOM=149.00
CREST=150.6

SOIL ABSORPTION
FIELDS

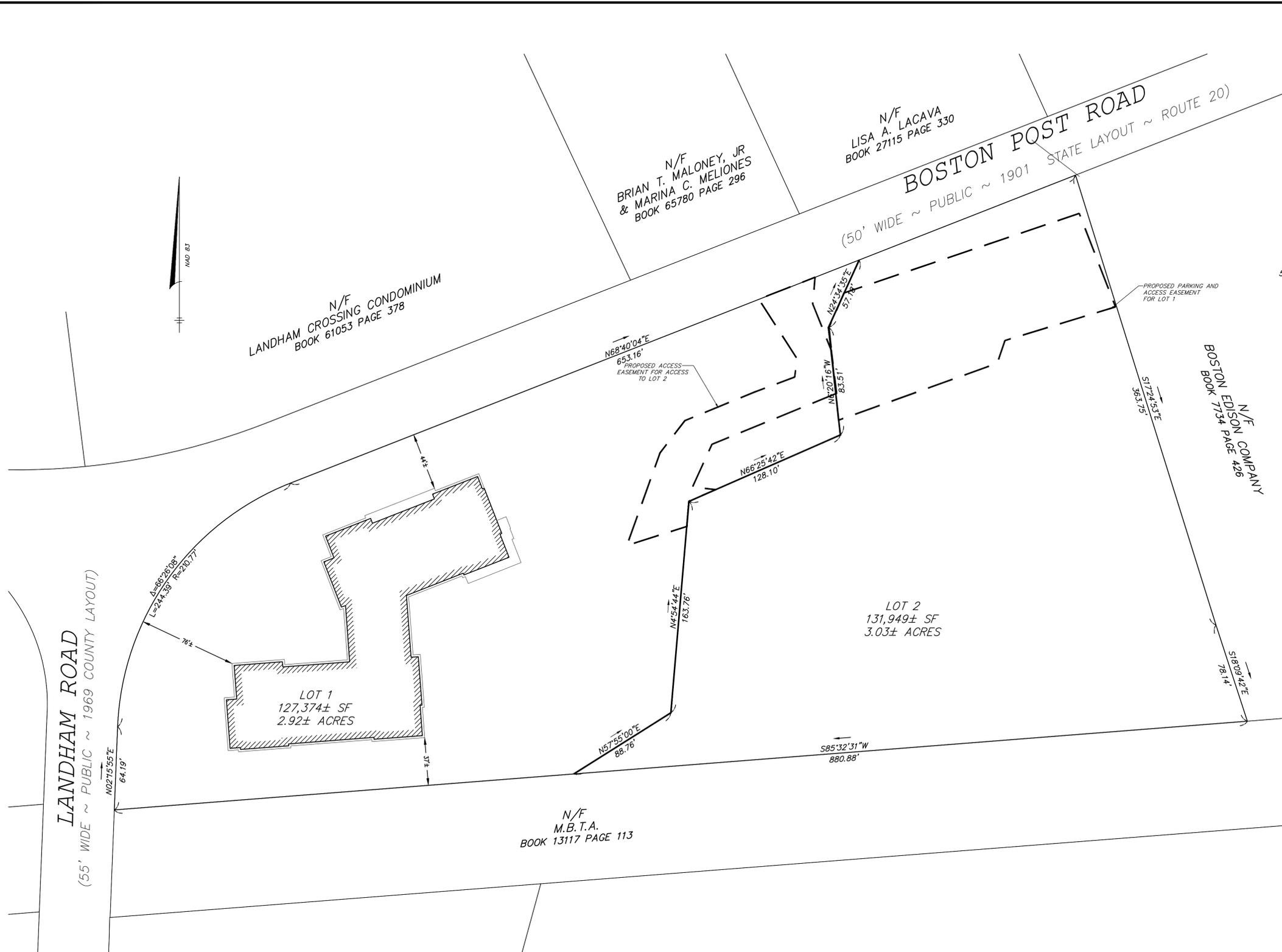
GRASSSED
SWALE

100' WETLAND BUFFER

50' WETLAND BUFFER

25' WETLAND BUFFER

100' WETLAND BUFFER



ASSESSORS:
 MAP K10, LOTS 8, 12, 81 & 82

ZONING:
 SRA - SINGLE RESIDENCE A

REFERENCES:
 DEED BOOK 61918, PAGE 178
 PLAN 1212 OF 1998

RECORD OWNER:
 CCC POST ROAD LIMITED PARTNERSHIP
 34 WASHINGTON STREET
 BRIGHTON, MA 02135

tat
 the architectural team

The Architectural Team, Inc.
 50 Commandant's Way at Admiral's Hill
 Chelsea MA 02150
 T 617.889.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2008 The Architectural Team, Inc.

Consultant:
HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists
 315 Elm Street, Marlborough, MA 01752
 Voice (508) 460-1111, Fax (508) 460-1121
 www.hancockassociates.com

Revision: _____

**THE COOLIDGE AT
 SUDBURY II**
 187-189 BOSTON POST RD
 SUDBURY, MA

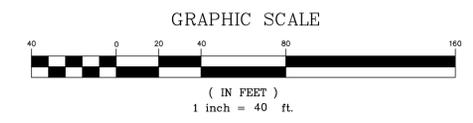
Drawn: MFC/JTL
 Checked: JP
 Scale: 1"=40'
 Key Plan: _____

Sheet Name:
**PRELIMINARY
 SUBDIVISION**

Project Number: 15526
 Project Name: _____
 Issue Date: JUNE 29, 2016
 Revision Date: OCTOBER 13, 2016
 Sheet Number: _____

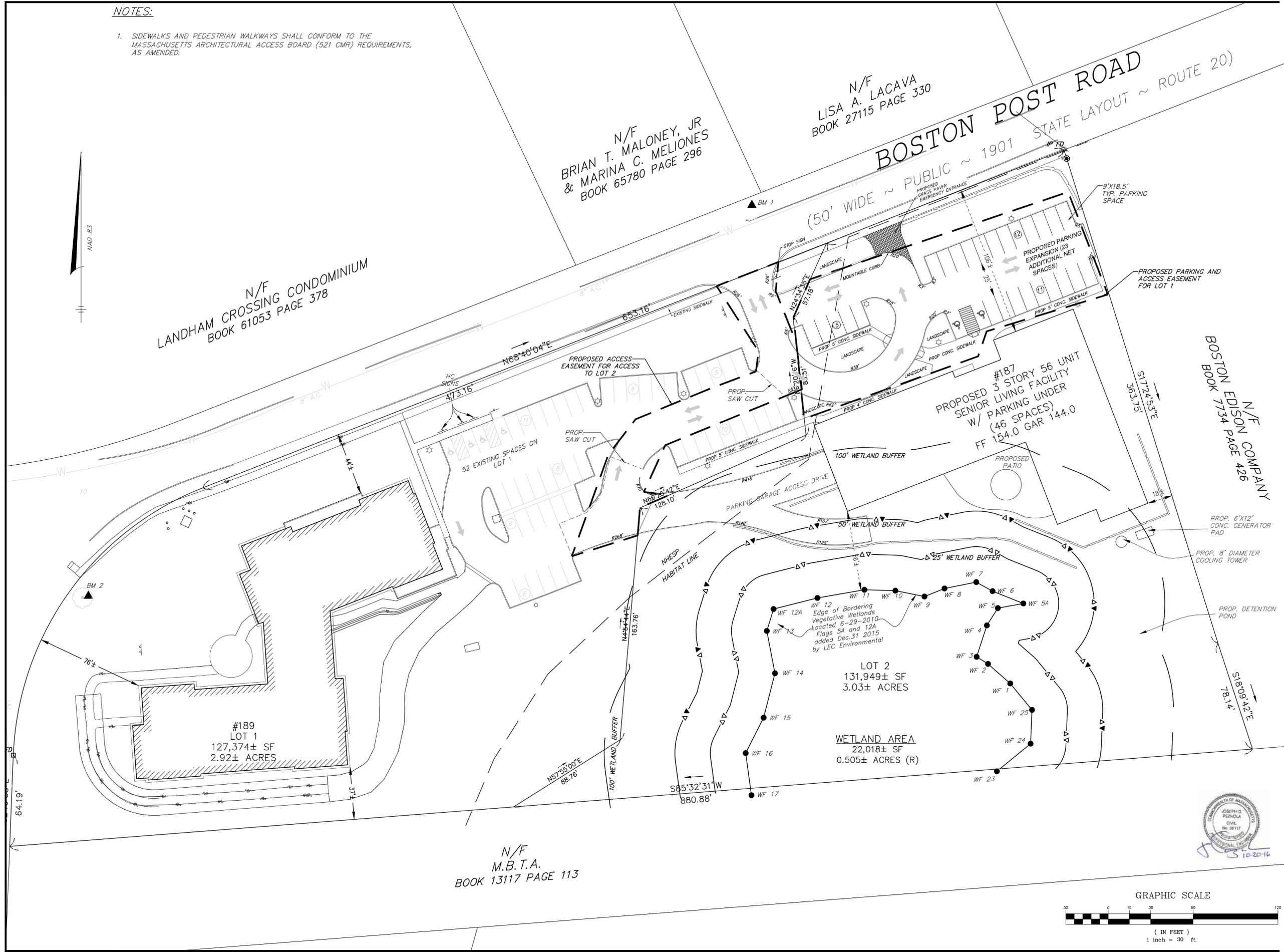
C4
 15526

FOR REGISTRY USE



NOTES:

1. SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR) REQUIREMENTS, AS AMENDED.



tat
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2008 The Architectural Team, Inc.

Consultant:
HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists
315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

Revision:

THE COOLIDGE AT SUDBURY II

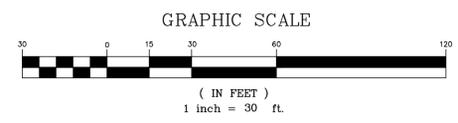
187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC/JTL
Checked: JP
Scale: 1"=30'
Key Plan:

Sheet Name:
PRELIMINARY LAYOUT PLAN

Project Number: 15526
Project Name:
Issue Date: JUNE 29, 2016
Revision Date: OCTOBER 13, 2016
Sheet Number:

C5
15526



The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2008 The Architectural Team, Inc.

Consultant:
HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

Revision: _____

THE COOLIDGE AT SUDBURY II

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC/JTL

Checked: JP

Scale: 1"=30'

Key Plan:

Sheet Name:

PRELIMINARY GRADING AND UTILITY PLAN

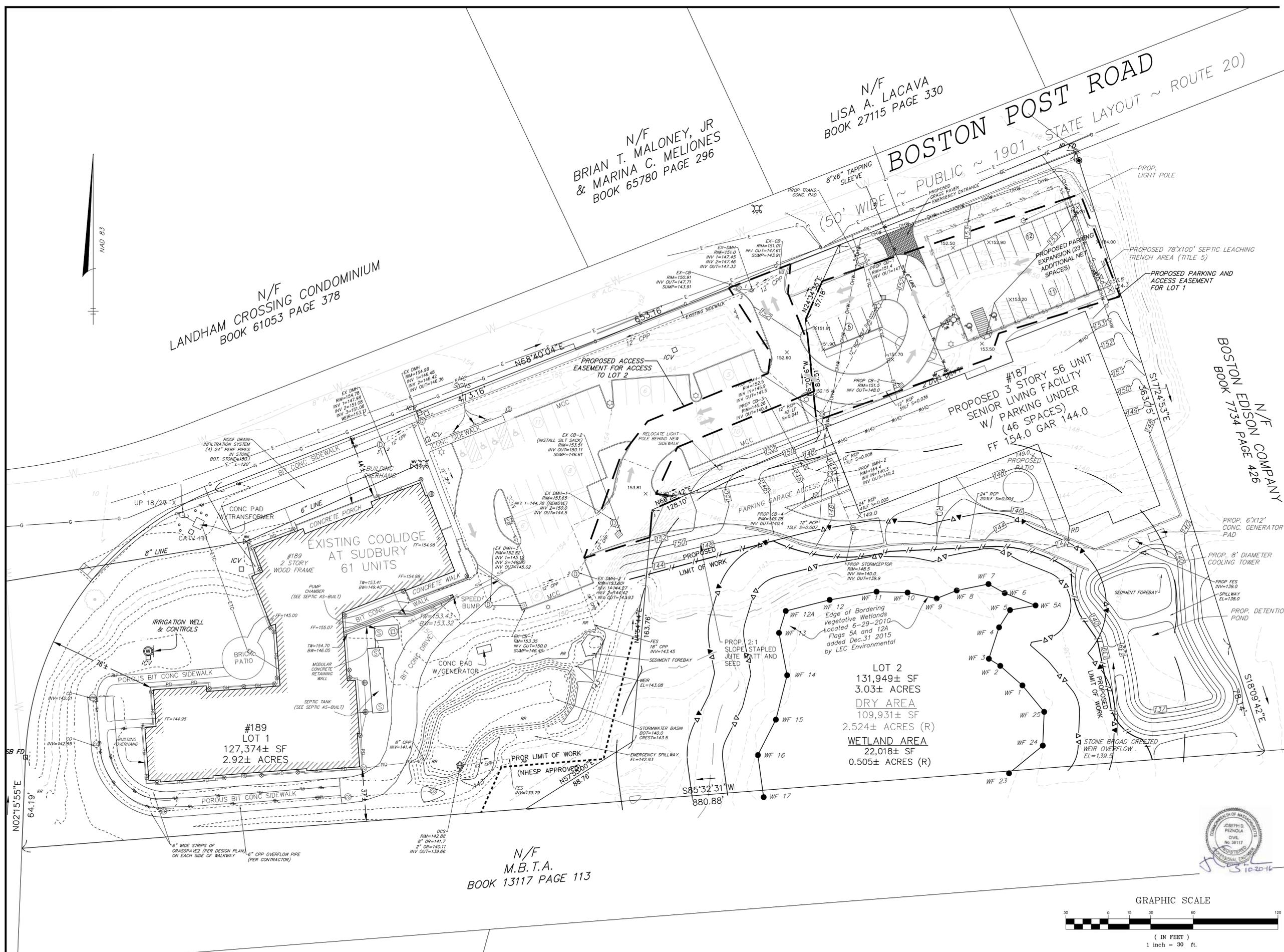
Project Number: 15526

Project Name:

Issue Date: **JUNE 29, 2016**
Revision Date: **OCTOBER 13, 2016**

Sheet Number:

C6



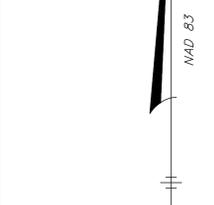
N/F
LANDHAM CROSSING CONDOMINIUM
BOOK 61053 PAGE 378

N/F
BRIAN T. MALONEY, JR
& MARINA C. MELIONES
BOOK 65780 PAGE 296

N/F
LISA A. LACAVA
BOOK 27115 PAGE 330

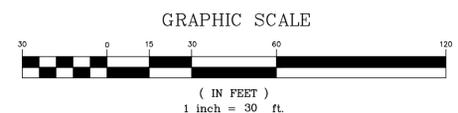
BOSTON POST ROAD
PUBLIC ~ 1901 STATE LAYOUT ~ ROUTE 20

N/F COMPANY
BOSTON EDISON
BOOK 7134 PAGE 426



N02°15'55"E
64.19'

N/F
M.B.T.A.
BOOK 13117 PAGE 113



THE COOLIDGE AT SUDBURY II

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: MFC/JTL

Checked: JP

Scale: 1"=20'

Key Plan:

Sheet Name:

PRELIMINARY LANDSCAPE PLAN

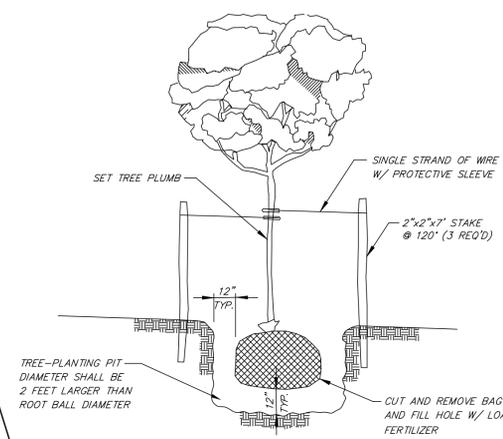
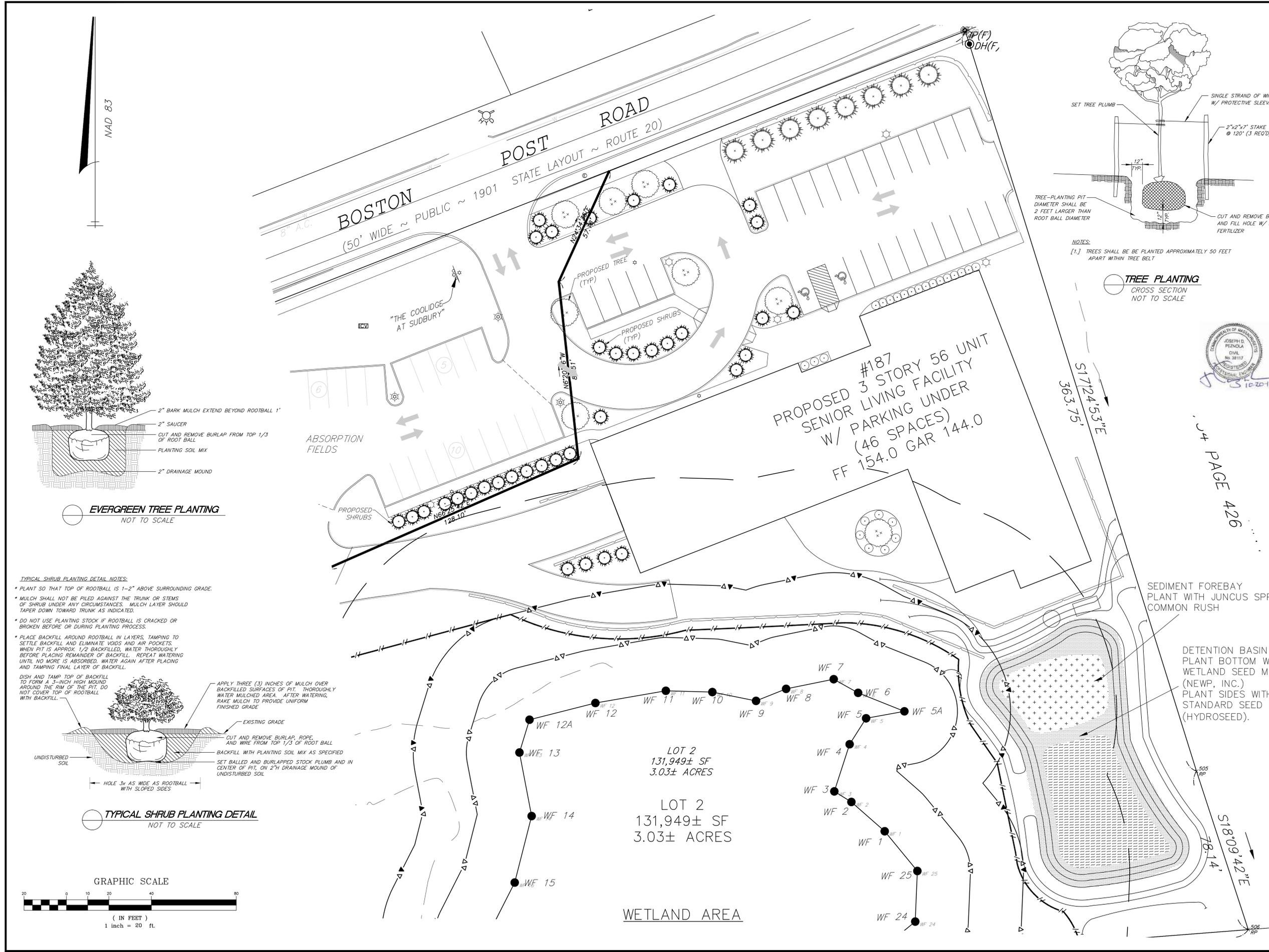
Project Number: 15526

Project Name:

Issue Date: **JUNE 29, 2016**
Revision Date: **OCTOBER 13, 2016**

Sheet Number:

C7

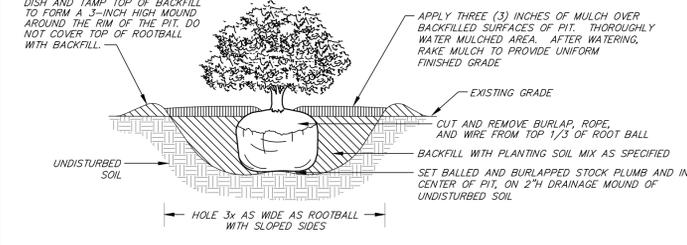


NOTES:
[1.] TREES SHALL BE PLANTED APPROXIMATELY 50 FEET APART WITHIN TREE BELT



TYPICAL SHRUB PLANTING DETAIL NOTES:

- PLANT SO THAT TOP OF ROOTBALL IS 1-2" ABOVE SURROUNDING GRADE.
- MULCH SHALL NOT BE PILED AGAINST THE TRUNK OR STEMS OF SHRUB UNDER ANY CIRCUMSTANCES. MULCH LAYER SHOULD TAPER DOWN TOWARD TRUNK AS INDICATED.
- DO NOT USE PLANTING STOCK IF ROOTBALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS.
- PLACE BACKFILL AROUND ROOTBALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS WHEN PIT IS APPROX. 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.



PAGE 426