

COMPREHENSIVE PERMIT SITE PLAN

THE COOLIDGE AT SUDBURY 2

187-189 BOSTON POST ROAD, SUDBURY MA

FOR
B'nai B'rith Housing New England, Inc.
A 56 UNIT SENIOR HOUSING COMMUNITY
PERMITTED UNDER M.G.L. CHAPTER 40B

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Revision:

**THE COOLIDGE AT
SUDBURY 2**

187-189 BOSTON POST RD
SUDBURY, MA

Drawn: JTL

Checked: JP

Scale: AS NOTED

Key Plan:

Sheet Name:

TITLE SHEET

Project Number: 15526

Project Name:

Issue Date:
JUNE 29, 2016
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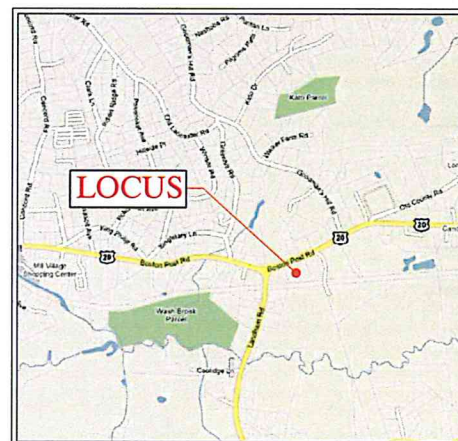
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15526

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'	100'±	NO
SIDE YARD SETBACK	20'	18'±	YES
REAR YARD SETBACK	50'	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 (56 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%



VICINITY MAP
N.T.S.

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

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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 COMPILED FROM INDEPENDENT SURVEY DONE BY SCHOFIELD BROTHERS INC. OF NEW ENGLAN, AND HANCOCK SURVEY ASSOCIATES.

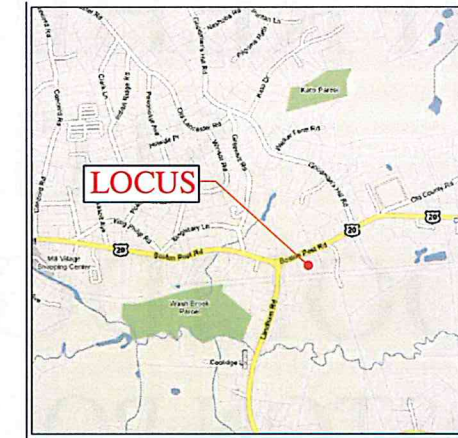
CONSTRUCTION NOTES

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 210.

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.

EXISTING	LEGEND	PROPOSED
	FORCE MAIN	
	SEWER LINE AND MANHOLE SIZE MATERIAL & FLOW DIRECTION	
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & ROUND CATCH BASIN	
	ROOF DRAIN AND DOWNSPOUT	
	PERFORATED UNDERDRAIN	
	FOUNDATION DRAIN	
	DOMESTIC WELL	
	WATER SERVICE	
	WATER MAIN AND VALVE	
	NATURAL GAS LINE AND VALVE	
	PROPERTY LINE	
	EASEMENT LINE	
	TOWN LINE	
	MATCH LINE	
	LIGATURE TO INDICATE CONTINUOUS OWNERSHIP ACROSS LINES	
	BEARING & DISTANCE ALONG BOUNDARY	
	TOTALED BOUNDARY FRONTAGE	
	ELEVATION BENCH MARK	
	BARBED WIRE FENCE	
	CHAIN LINK FENCE WITH HEIGHT	
	WOOD FENCE WITH HEIGHT	
	STONE WALL	
	STONE RETAINING WALL	
	RETAINING WALL	
	EDGE OF LAWN	
	EDGE OF GRAVEL OR DIRT ROAD	
	EDGE OF PAVEMENT	
	CURB (see abbreviations)	
	PATH OR TRAIL	
	BUILDING, LIGHT, STEPS & OVERHANG	
	SPOT ELEVATION	
	ELEVATION CONTOUR	
	LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)	
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	
	EDGE OF WOODS OR BRUSH (DRIP LINE)	
	PROMINENT CONIFEROUS TREE	
	ROCK OUTCROP (LEDGE)	
	SILT FENCE	
	HAYBALES	
	FILTER SOCK	
	PIPE FLOW	
	TEST PIT WITH ELEVATION	
	PERCOLATION TEST	
	SOIL PROBE	
	SOIL BORING	
	GROUNDWATER MONITORING WELL	



VICINITY MAP
N.T.S.

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187-189 BOSTON POST RD
SUDBURY, MA

Drawn: JTL

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Scale: AS NOTED

Key Plan:

Sheet Name:

NOTES

Project Number: 15526

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Issue Date:

JUNE 29, 2016

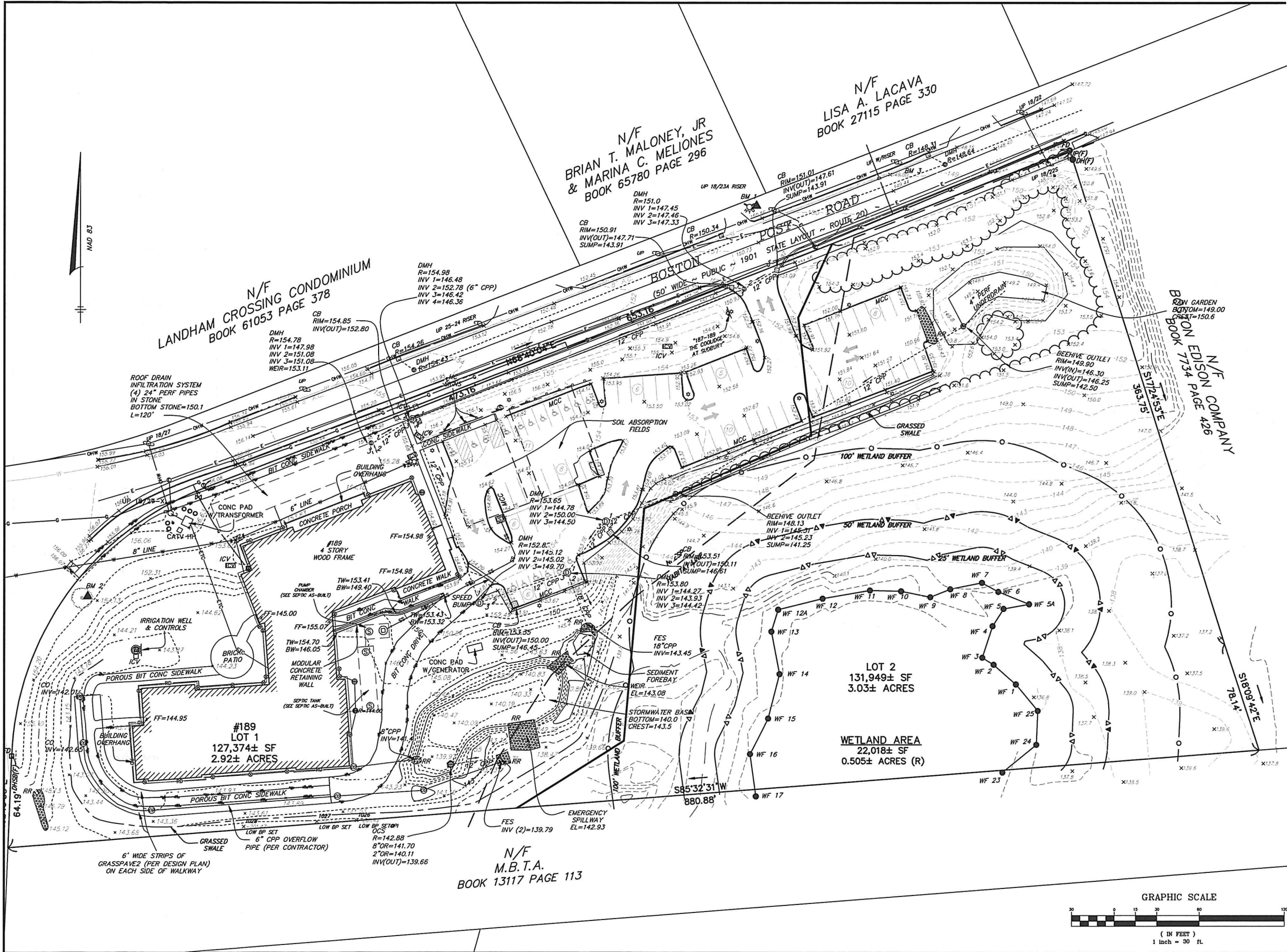
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C2





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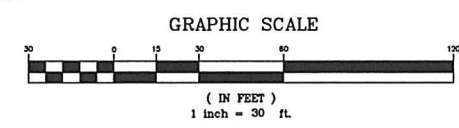
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187-189 BOSTON POST RD
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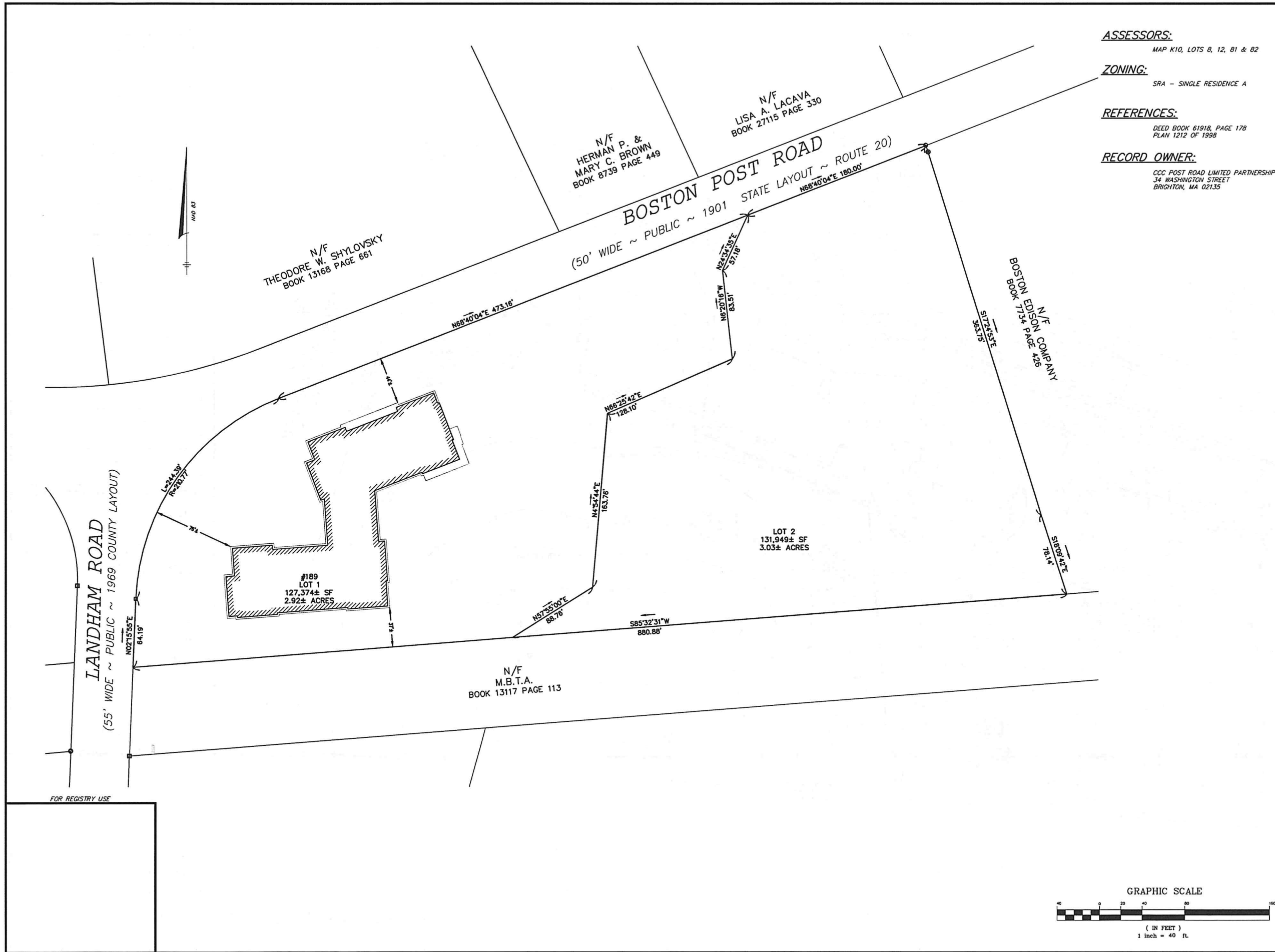
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Sheet Name:
EXISTING CONDITIONS

Project Number: 15526
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Issue Date: JUNE 15, 2016
Revision Date: NOVEMBER 28, 2016
Sheet Number:

C3
15526





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

ZONING:
SRA - SINGLE RESIDENCE A

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

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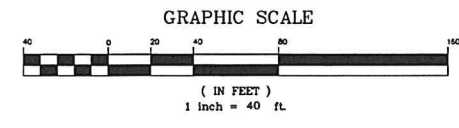
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187-189 BOSTON POST RD
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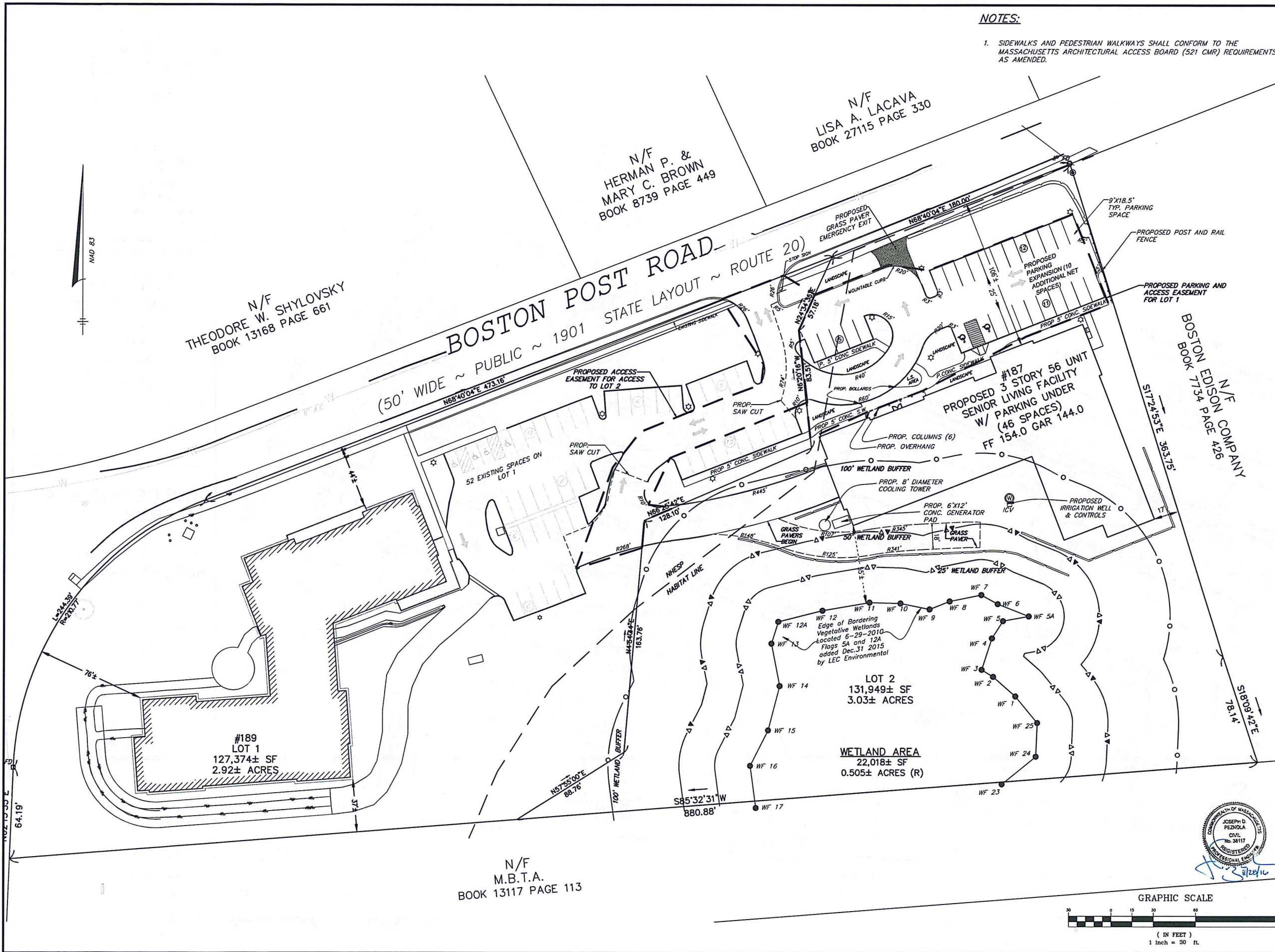
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Scale: 1"=40'
Key Plan:

Sheet Name:
PRELIMINARY SUBDIVISION

Project Number: 15526
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Issue Date: JUNE 29, 2016
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FOR REGISTRY USE



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

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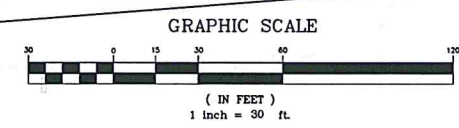
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 187-189 BOSTON POST RD
 SUDBURY, MA

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PRELIMINARY LAYOUT PLAN

Project Number: 15526
 Project Name:
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 Revision Date: **NOVEMBER 28, 2016**
 Sheet Number:

C5
 15526

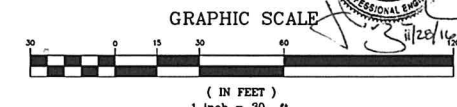
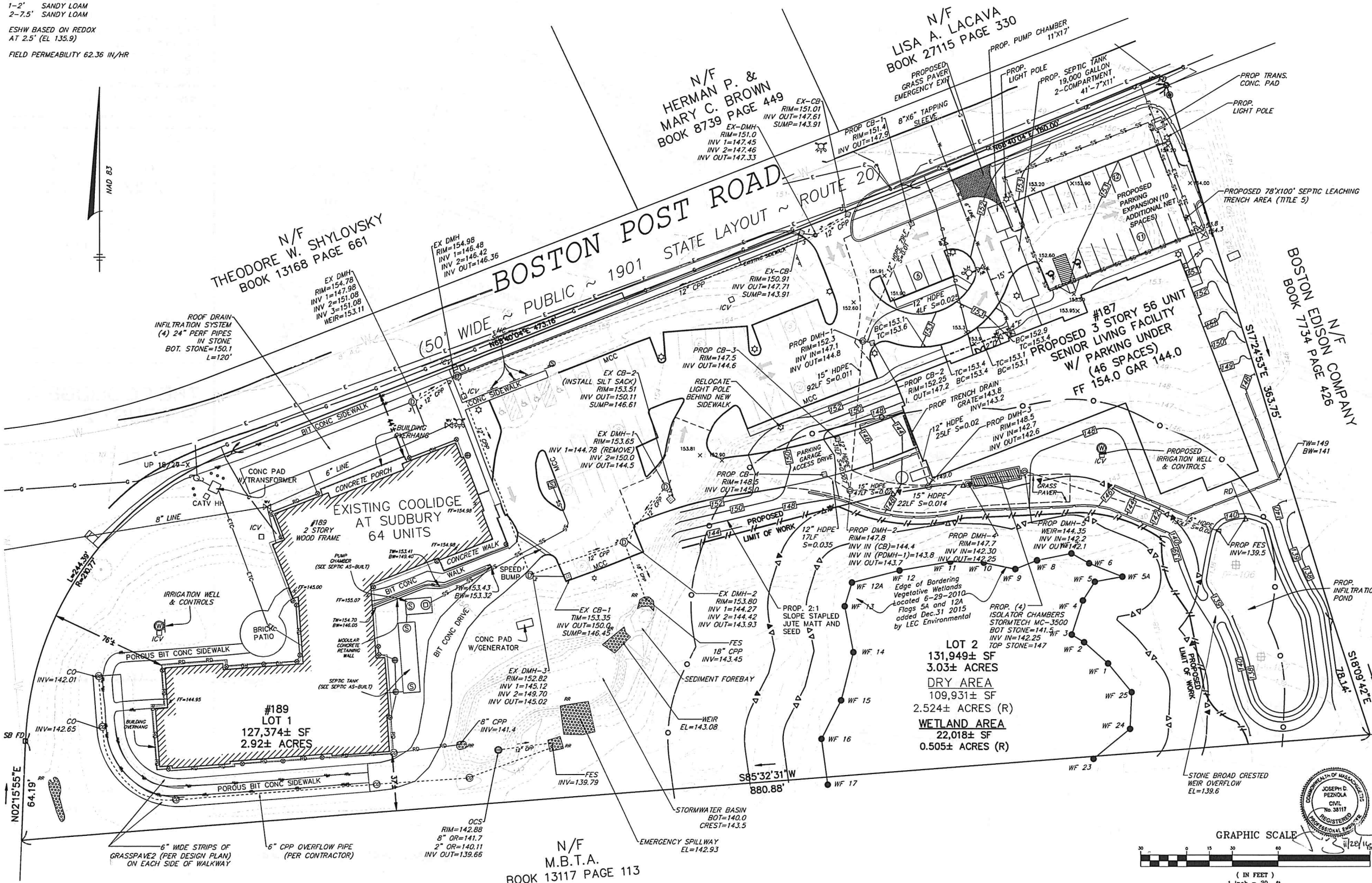


TEST PITS

IP-106 GR 137.6
 0-1' TOPSOIL
 1-8.5' SILTY LOAM
 ESHW BASED ON REDOX
 AT 2.2' (EL 135.4)

IP-102 GR 138.4
 0-1' TOPSOIL
 1-2' SANDY LOAM
 2-7.5' SANDY LOAM
 ESHW BASED ON REDOX
 AT 2.5' (EL 135.9)

FIELD PERMEABILITY 62.36 IN/HR



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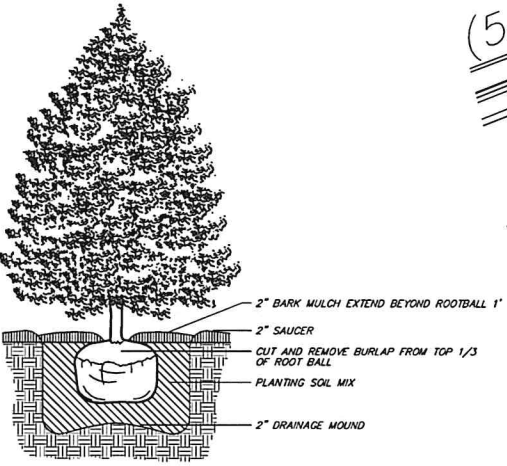
Sheet Name:
PRELIMINARY GRADING AND UTILITY PLAN

Project Number: 15526
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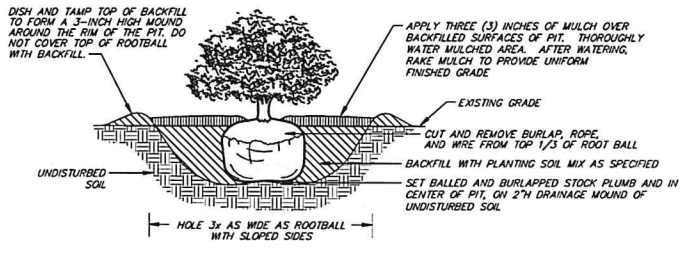
C6
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Qty	Key	Botanical Name	Common Name	Size
TREES:				
1	KD	Cornus kousa	Korean Dogwood	2-2.5'cal
2	OFC	Prunus x incamp 'Okame'	Okame Flowering Cherry	2.5-3'cal
2	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5-3'cal
2	ZEL	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5-3'cal
SHRUBS/GRASSES:				
8	AJ	Juniperus horizontalis 'Andorra Compacta'	Andorra Juniper	18-24"
1	DHCY	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	2.5-3'
12	MBJ	Juniperus Virginiana	Manhattan Blue Juniper	7-8'
25	GLS	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18-24"
7	GTF	Forsythia 'Gold Tide'	Gold Tide Forsythia	18-24"
27	GVBX	Buxus media 'Green Velvet'	Green Velvet Boxwood	2-2.5'
8	GWY	Taxus media 'Greenwave'	Greenwave Spreading Yew	2-2.5'
10	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
28	SGJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18-24"
9	SJ	Juniperus chinensis 'Sargentii'	Sargent's Juniper	18-24"

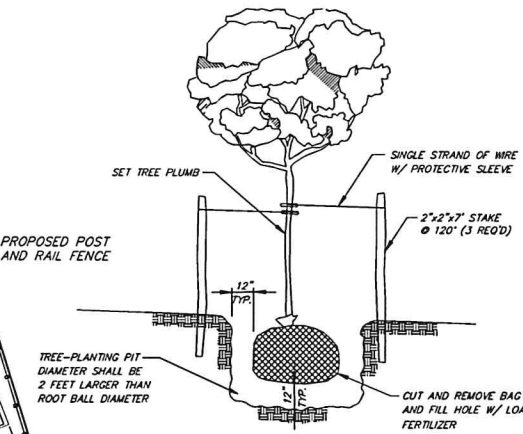
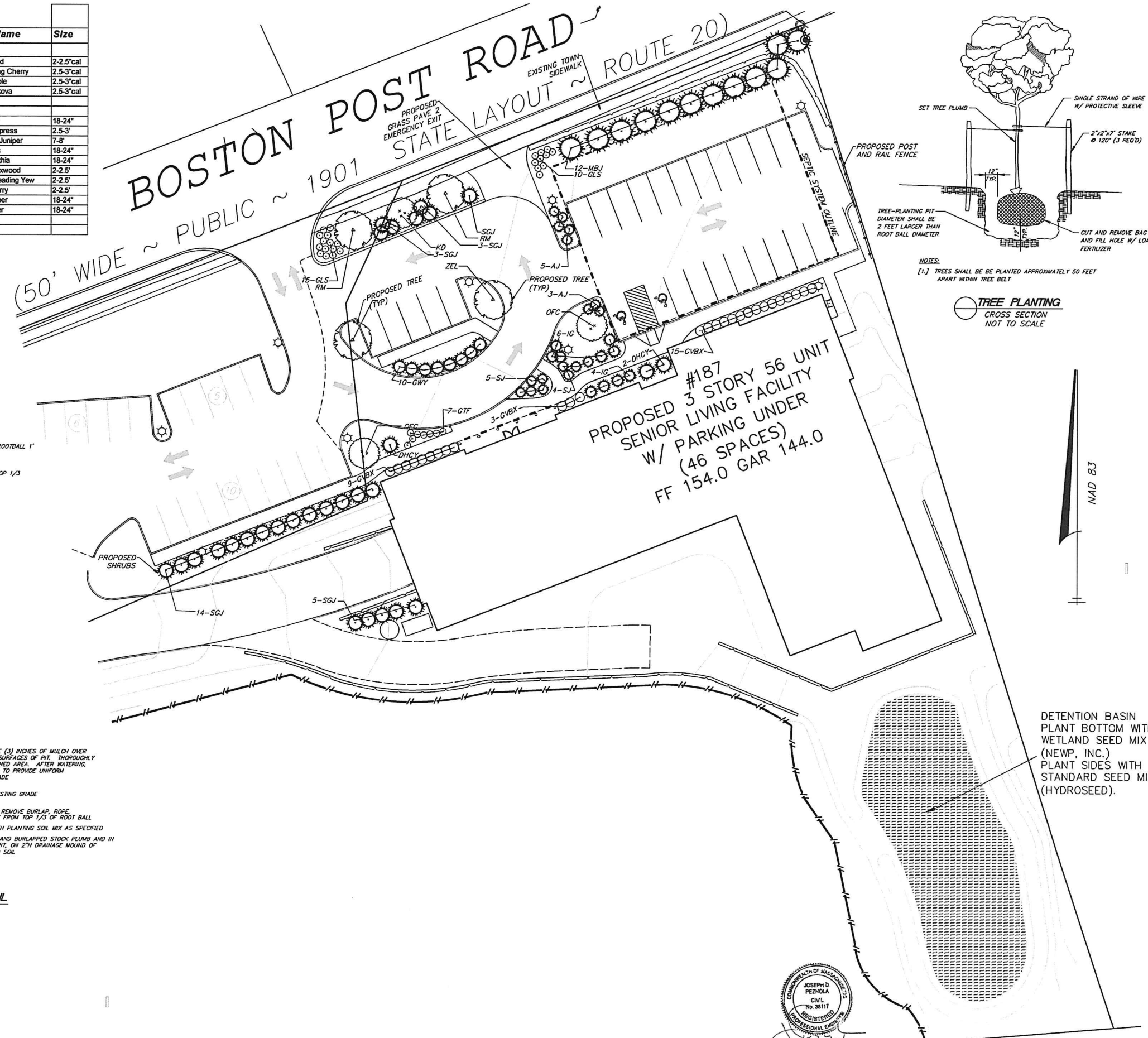
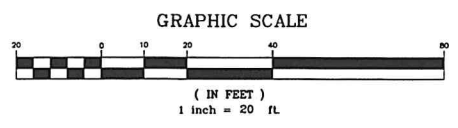


EVERGREEN TREE PLANTING
NOT TO SCALE

- 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.

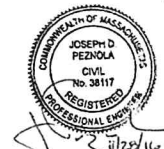


TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



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

TREE PLANTING
CROSS SECTION
NOT TO SCALE



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C7
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