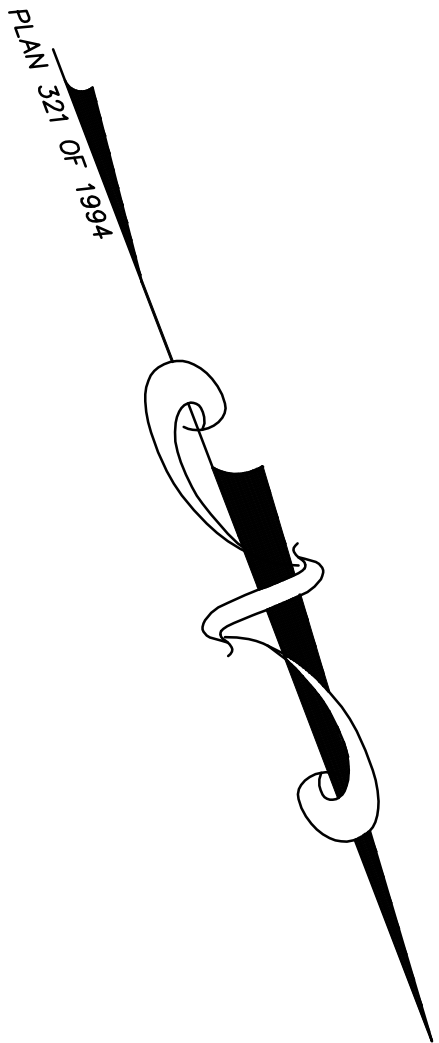




SHEET 3 OF 3

SHEET 2 OF 3

GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY SULLIVAN CONNORS AND ASSOCIATES. ELEVATIONS SHOWN ON THIS PLAN 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 WAIVS, 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 LOTUS SHOWN HEREON IS LOCATED WITHIN THE 100 YEAR FLOOD INSURANCE RATE MAPS FOR THE TOWN OF SUBURRY, PANEL 368 OF 696, MAP NUMBER 2501703068F, 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:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

PARKING SUMMARY

236 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

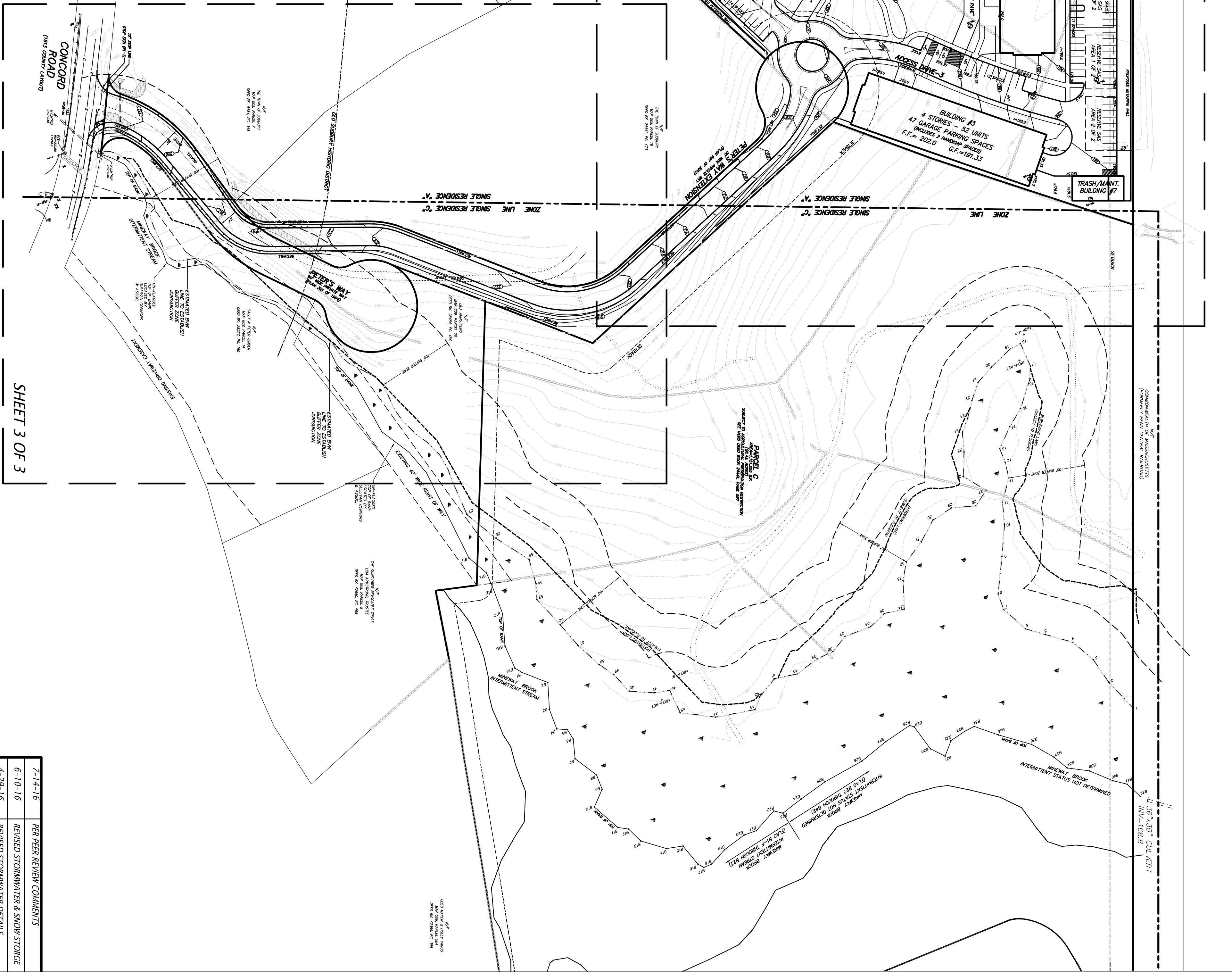
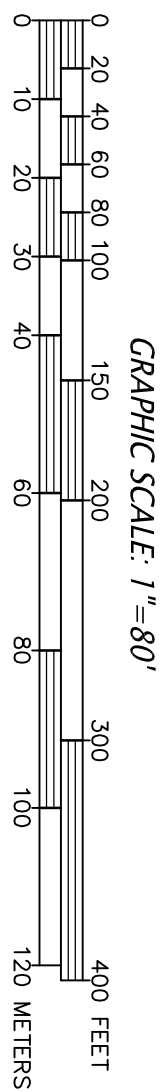
TOTAL PARCEL AREA = 1,770,230 S.F.± (6.4%)
BUILDING COVERAGE = 113,610 S.F.± (9.3%)
PARKING COVERAGE = 164,280 S.F.± (9.3%)
OTHER IMPERVIOUS = 30,698 S.F.± (1.7%)
TOTAL IMPERVIOUS = 310,088 S.F.± (17.5%)
OPEN AREAS = 1,461,810 S.F.± (82.6%)
TOTAL PARCEL AREA INCLUDES THE LOTUS SITE, PARCEL C, PETER'S WAY AND PETER'S WAY EXTENSION

LEGEND

- ① DRAIN MAIN HOLE
- ② CATCH BASIN
- ③ STORM MAIN HOLE
- ④ BITUMINOUS CURBING
- ⑤ EDGE OF PAVEMENT
- ⑥ GUARD RAIL
- ⑦ APPROX. WATERLINE
- ⑧ HYDRAUNT
- ⑨ WATERGATE
- ⑩ APPROX. GAS LINE
- ⑪ GAS GATE
- ⑫ WATER QUALITY STRUCTURE
- ⑬ UTILITY POLE & GUY WIRE
- ⑭ HANDICAP SPACE
- ⑮ ELECTRIC TRANSFORMER
- ⑯ SIGN
- ⑰ VERTICAL BENCHMARK
- ⑱ DECIDUOUS TREE >8"
- ⑲ CONIFEROUS TREE >8"
- ⑳ SPOT GRADE
- ㉑ WETLAND LINE
- ㉒ TELEPHONE MAIN HOLE
- ㉓ INTERSECTION SIGHT DISTANCE
- ㉔ APPROXIMATE SNOW STORAGE AREAS

SHEET INDEX

SHEET 1	OVERALL SITE PLAN / KEY SHEET
SHEET 2	SITE PLAN
SHEET 3	PLAN / PROFILE
SHEET 4	PLAN / PROFILE
SHEET 5	PLAN / PROFILE
SHEET 6	PLAN / PROFILE
SHEET 7	DRainage DETAILS
SHEET 8	SNOW STORAGE PLAN



PREPARED FOR:

SUBURRY STATION LLC
2134 SEVILLA WAY
MAPLES, FL 34109

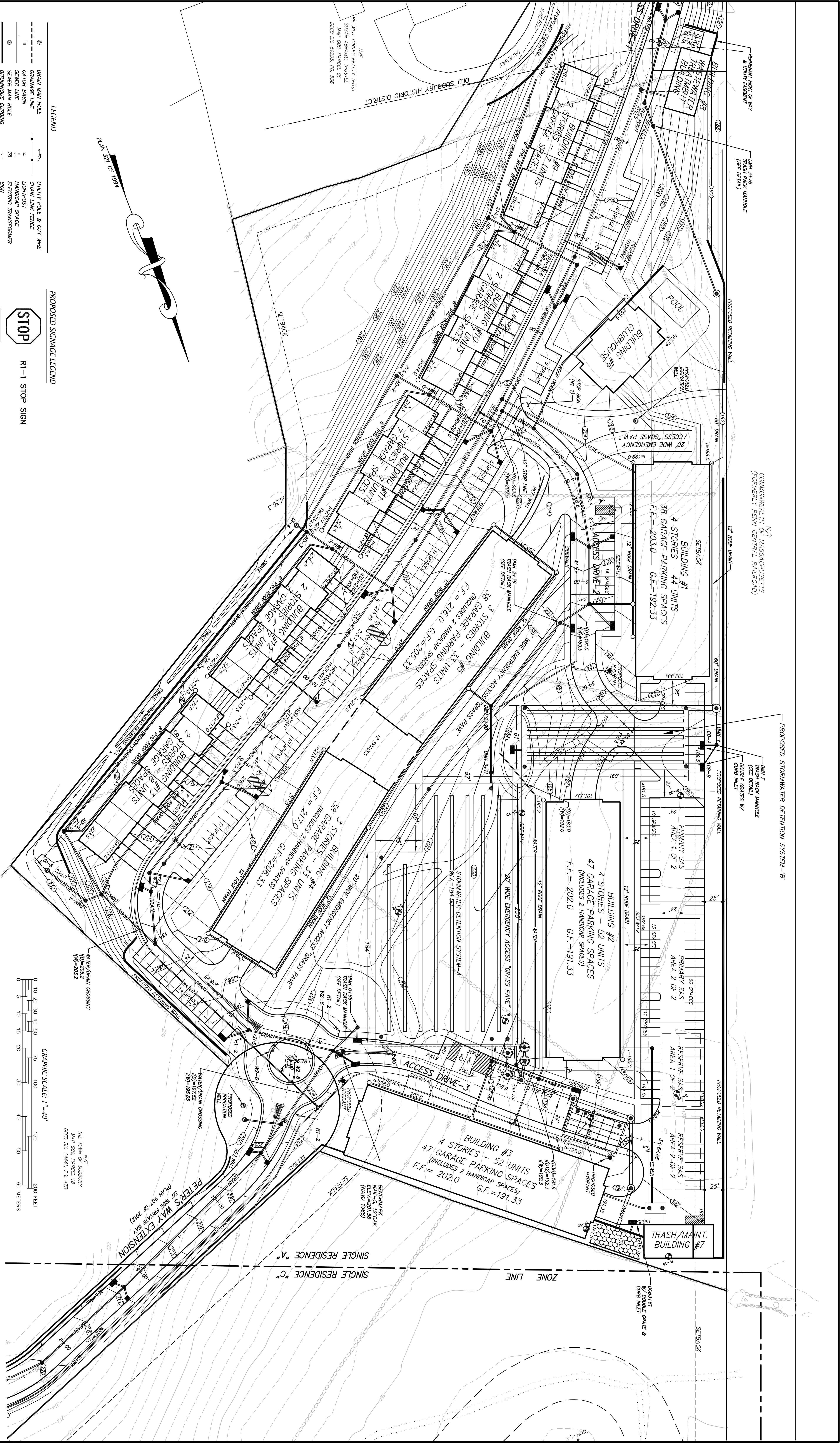
SULLIVAN, CONNORS
AND ASSOCIATES

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

PRELIMINARY SITE PLAN

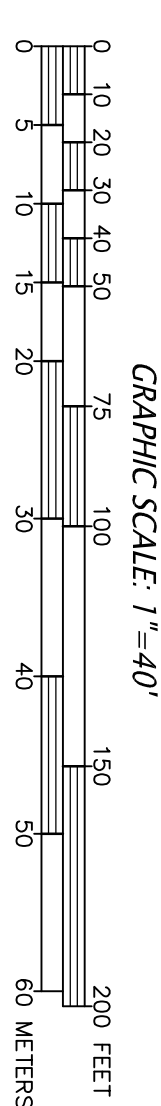
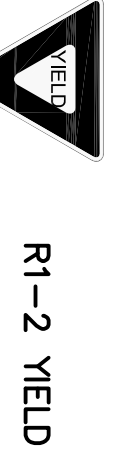
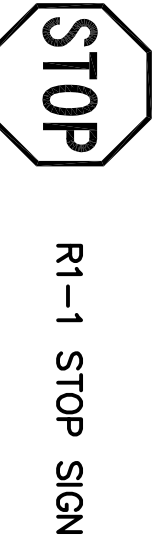
FOR
THE VILLAGE AT
SUBURRY STATION
SUBURRY, MASS.

7-14-16	PER REEVE 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
DRAWN BY: REM	DESCRIPTION:
DATE: JANUARY 25, 2016	CHECK BY: VC
SCALE: 1"=80'	SHEET 1 OF 9



- LEGEND
- ① DRAIN MAN HOLE
 - ② CATCH BASIN
 - ③ STREET MAN HOLE
 - ④ BITUMINOUS CURBING
 - ⑤ EDGE OF PAVEMENT
 - ⑥ GUARD RAIL
 - ⑦ APPROX. WATERLINE
 - ⑧ WATERGATE
 - ⑨ APPROX. GAS LINE
 - ⑩ GAS GATE
 - ⑪ WATER QUALITY STRUCTURE
 - ⑫ DRAIN MANHOLE
 - ⑬ DROP INLET
 - ⑭ UTILITY POLE & GUY WIRE
 - ⑮ CHAIN LINK FENCE
 - ⑯ LIGHTPOSS SPACE
 - ⑰ ELECTRIC TRANSFORMER
 - ⑱ SIGN
 - ⑲ VERTICAL BENCHMARK
 - ⑳ DECOROUS TREE >8"
 - ㉑ CONCRETE TREE >8"
 - ㉒ SPOT GRADE
 - ㉓ WETLAND LINE
 - ㉔ TELEPHONE MAN HOLE
 - ㉕ INTERSECTION SIGHT DISTANCE
 - ㉖ CATCH BASIN
 - ㉗ DOUBLE GATE CATCH BASIN
 - ㉘ AREA DRAIN

PROPOSED SIGNAGE LEGEND



SULLIVAN, CONNORS

AND ASSOCIATES

2134 SEVILLA WAY
MAPLES, FL 34109

LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776
PHONE: 978-443-9566 FAX: 978-443-8915

PRELIMINARY SITE PLAN

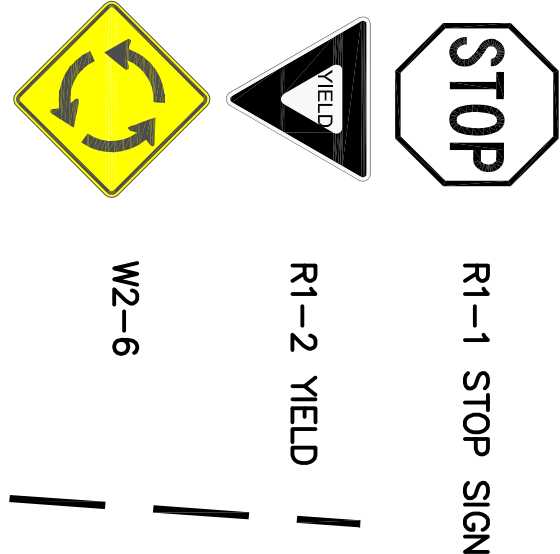
FOR

THE VILLAGE AT
SUDBURY STATION

SUDBURY, MASS.

DATE	REVISION	DESCRIPTION
3-18-16	3-14-16	STORMWATER DETAILS
3-11-16	3-11-16	MODIFY ROUNDABOUT & INTERSECTIONS
6-10-16	6-10-16	PER REE REVIEW COMMENTS
4-29-16	4-29-16	REVISED STORMWATER & SNOW STORAGE
4-23-16	4-23-16	REVISED STORMWATER DETAILS
JANUARY 25, 2016		REVISED SITE GRADING & PROFILES
SCALE: 1"=40'	SHEET 2 OF 9	DESCRIPTION:

PROPOSED SIGNAGE LEGEND



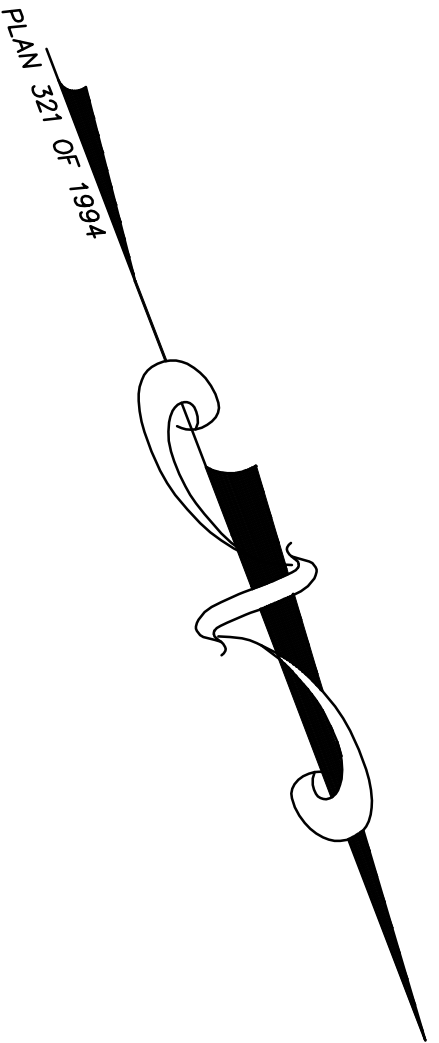
LEGEND

②	DRAIN MAN HOLE	—+—+—	UTILITY POLE & CUY WIRE
—	CHAIN LINK FENCE	—+—+—	
⊞	CATCH BASIN	⊞	LIGHTPOST
—	SEWER LINE	⊞	HANDICAP SPACE
⊞	SEWER MAN HOLE	⊞	ELECTRIC TRANSFORMER
—	BITUMINOUS CURBING	⊞	SIGN
—	EDGE OF PAVEMENT	⊞	VERTICAL BENCHMARK
—	GLAND RAIL	⊞	DECEDEDUS TREE >8"
—	APPROX. WATERLINE	⊞	SPOT GRADE
—	HYDRANT	⊞	WETLAND LINE
—	MATERIAL	⊞	TELEPHONE MAN HOLE
—	APPROX. GAS LINE	⊞	INTERSECTION SIGHT DISTANCE
⊞	GAS GATE	⊞	CATCH BASIN
⊞	WATER QUALITY STRUCTURE	⊞	DOUBLE GRATE CATCH BASIN
⊞	DRAIN MANHOLE	⊞	AREA DRAIN
⊞	DRAIN INLET	⊞	

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 INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

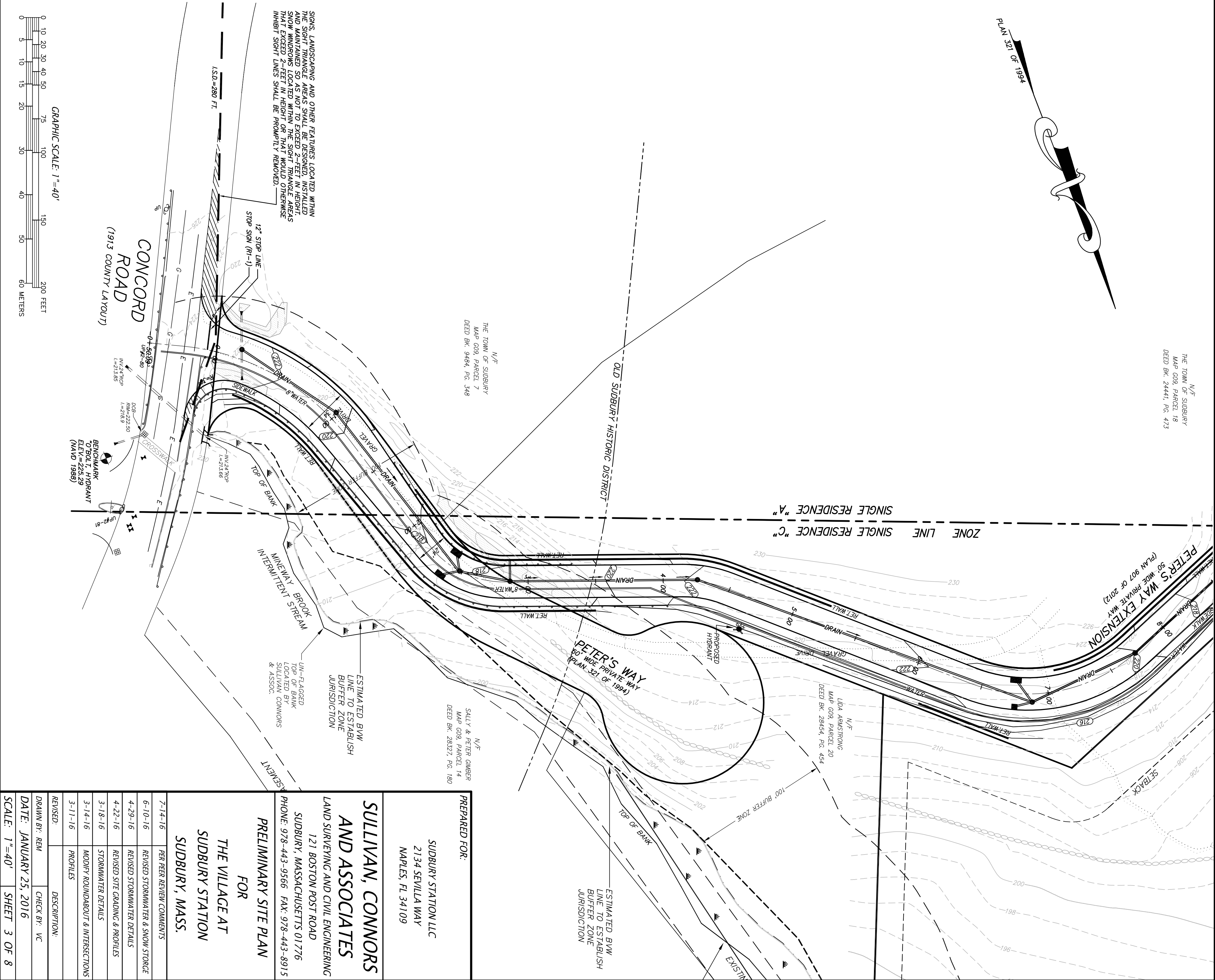


N/F SUDBURY
MAP 009, PARCEL 18
DEED BK. 24441, PG. 473



PLAN 321 OF 1994

ZONE LINE SINGLE RESIDENCE "C" SINGLE RESIDENCE "A"



PREPARED FOR:

SUDBURY STATION LLC
2134 SEVILLA WAY
MAPLES, FL 34109

SULLIVAN, CONNORS
AND ASSOCIATES

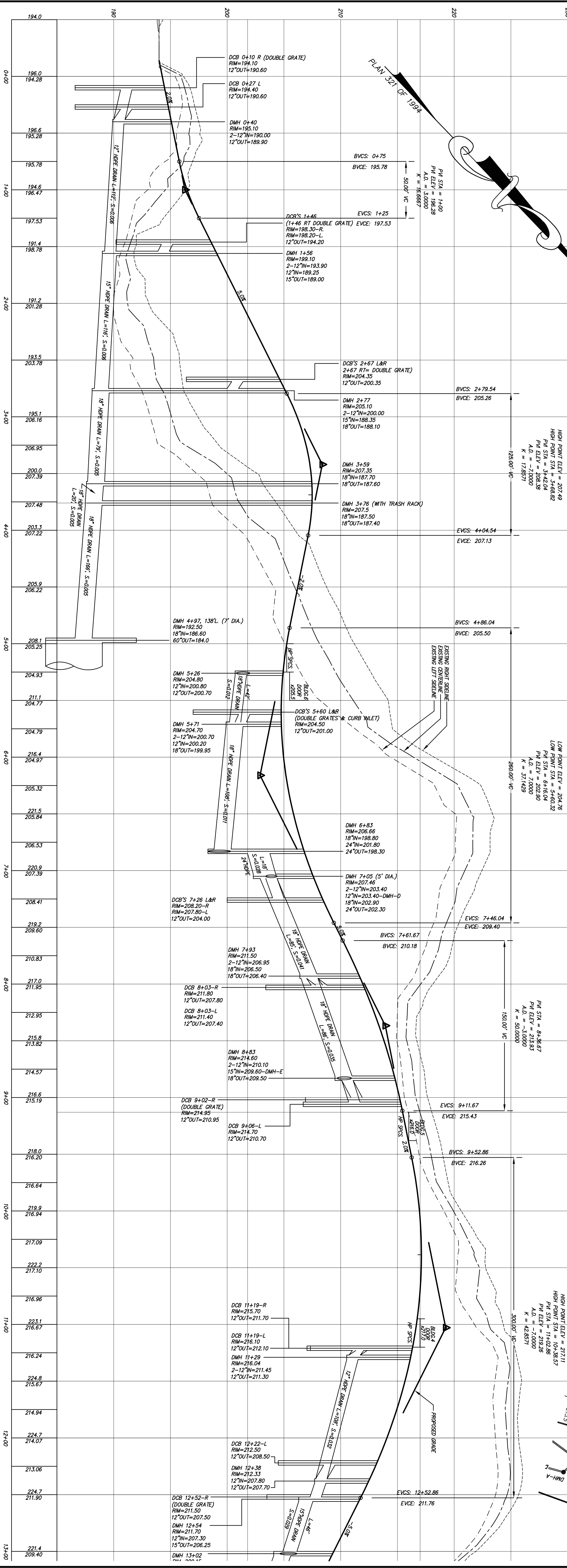
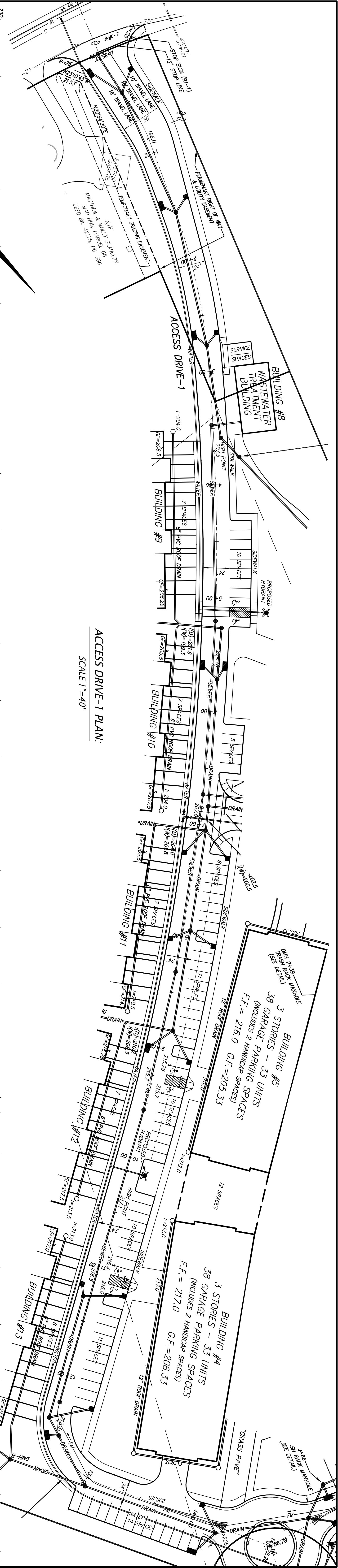
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01716
PHONE: 978-443-9566 FAX: 978-443-8915

PRELIMINARY SITE PLAN

FOR

THE VILLAGE AT
SUDBURY STATION
SUDBURY, MASS.

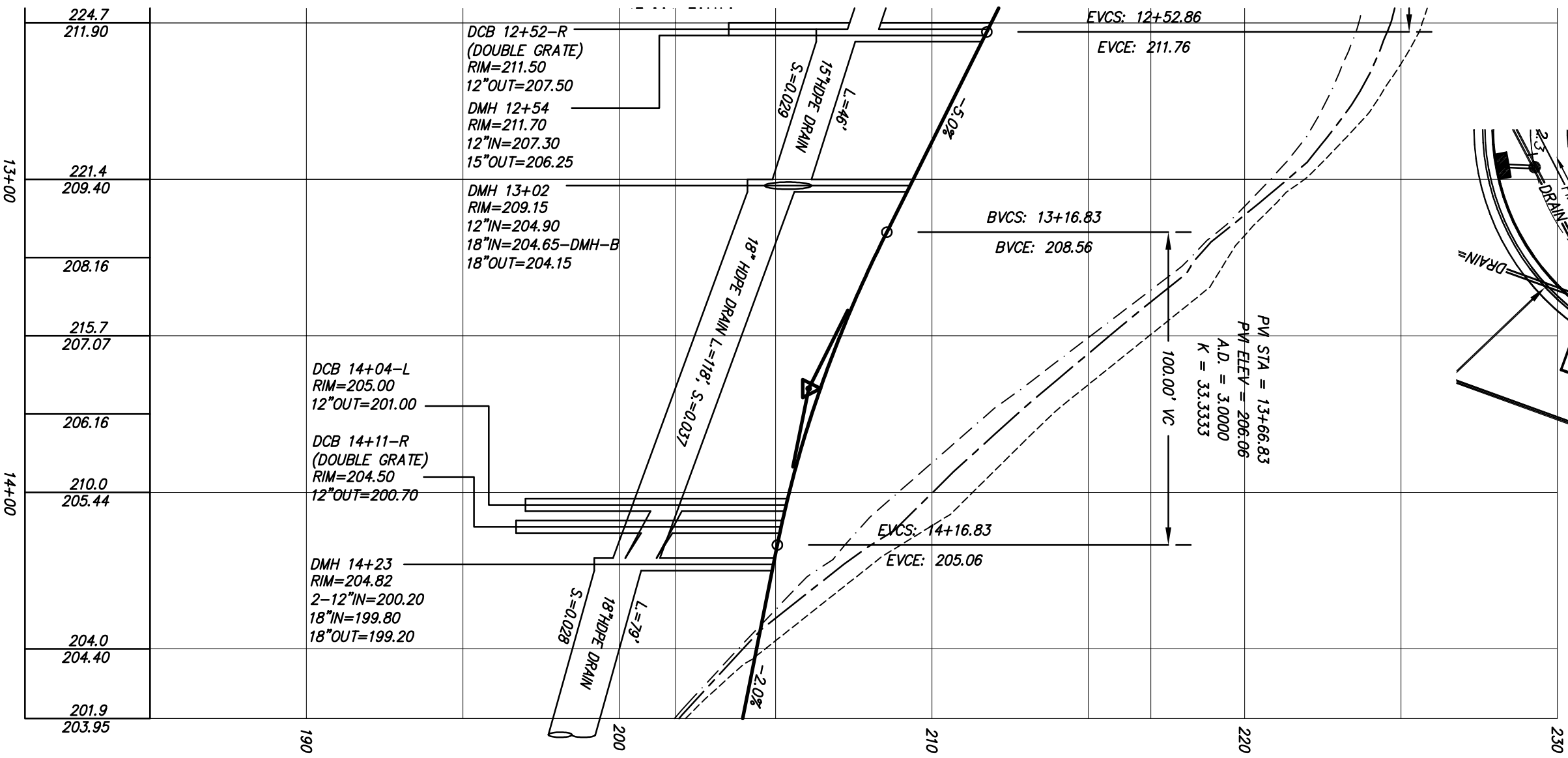
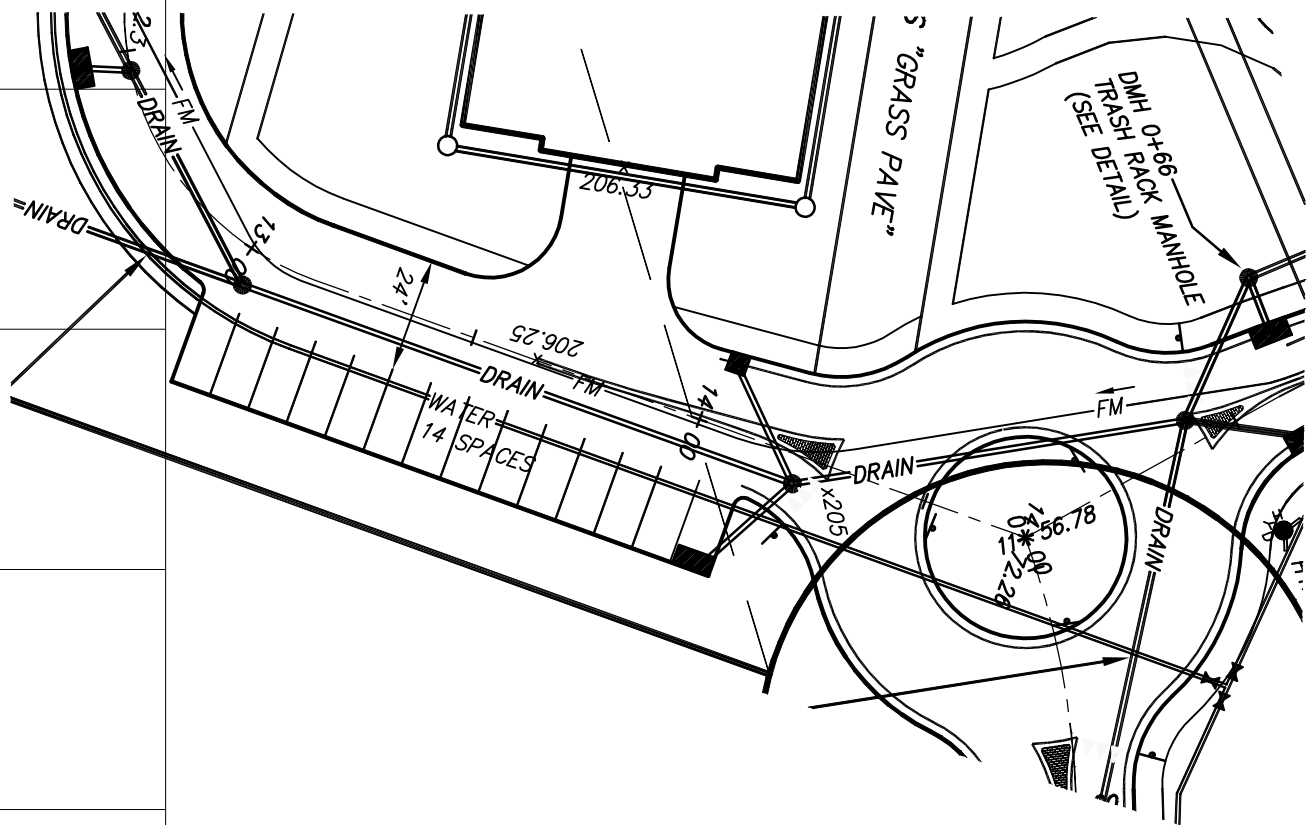
7-14-16	PER REE REVIEW COMMENTS
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3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS
3-11-16	PROFILES
REVISED	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1"=40'	SHEET 3 OF 8



ACCESS DRIVE-1 PROFILE:

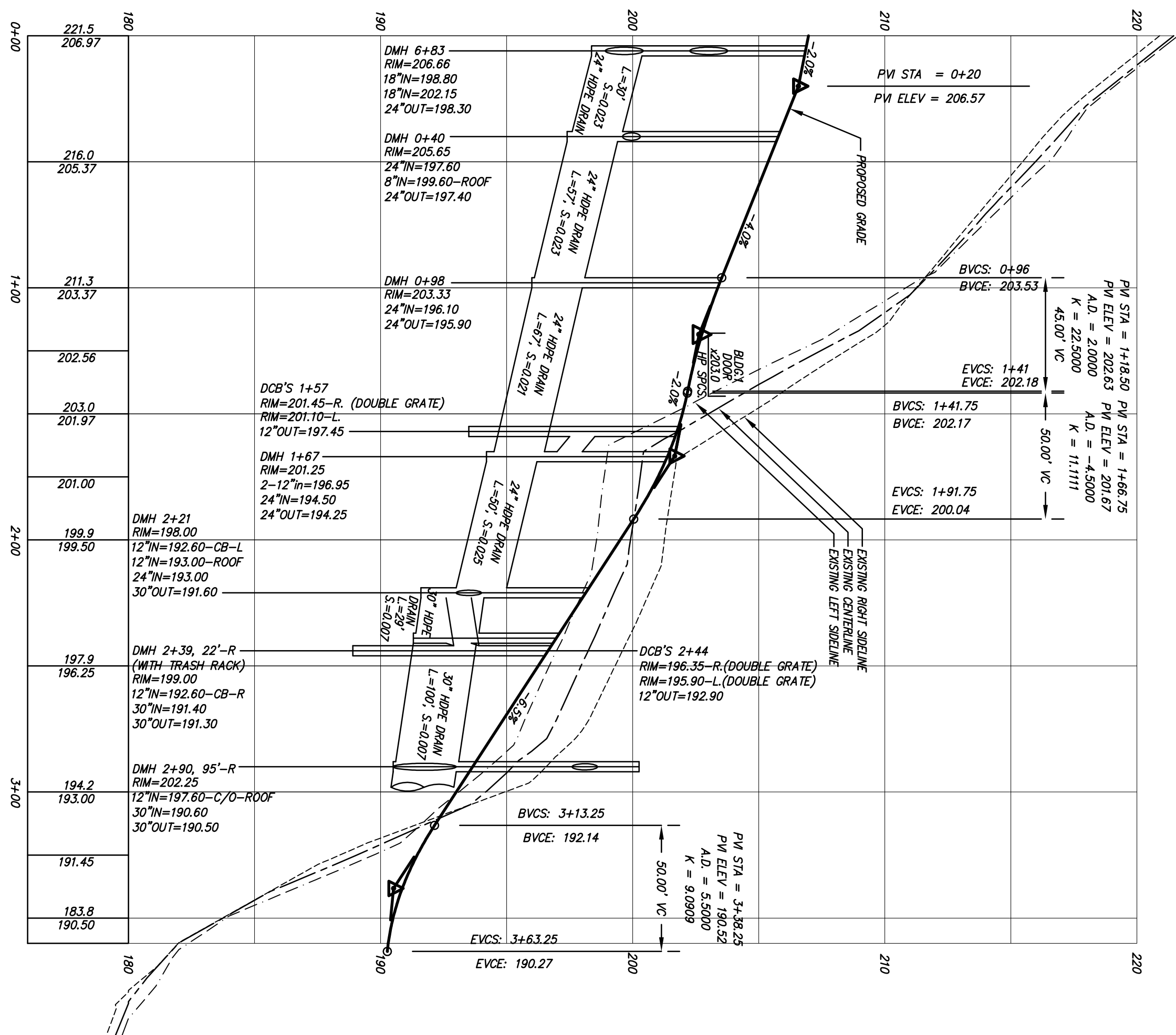
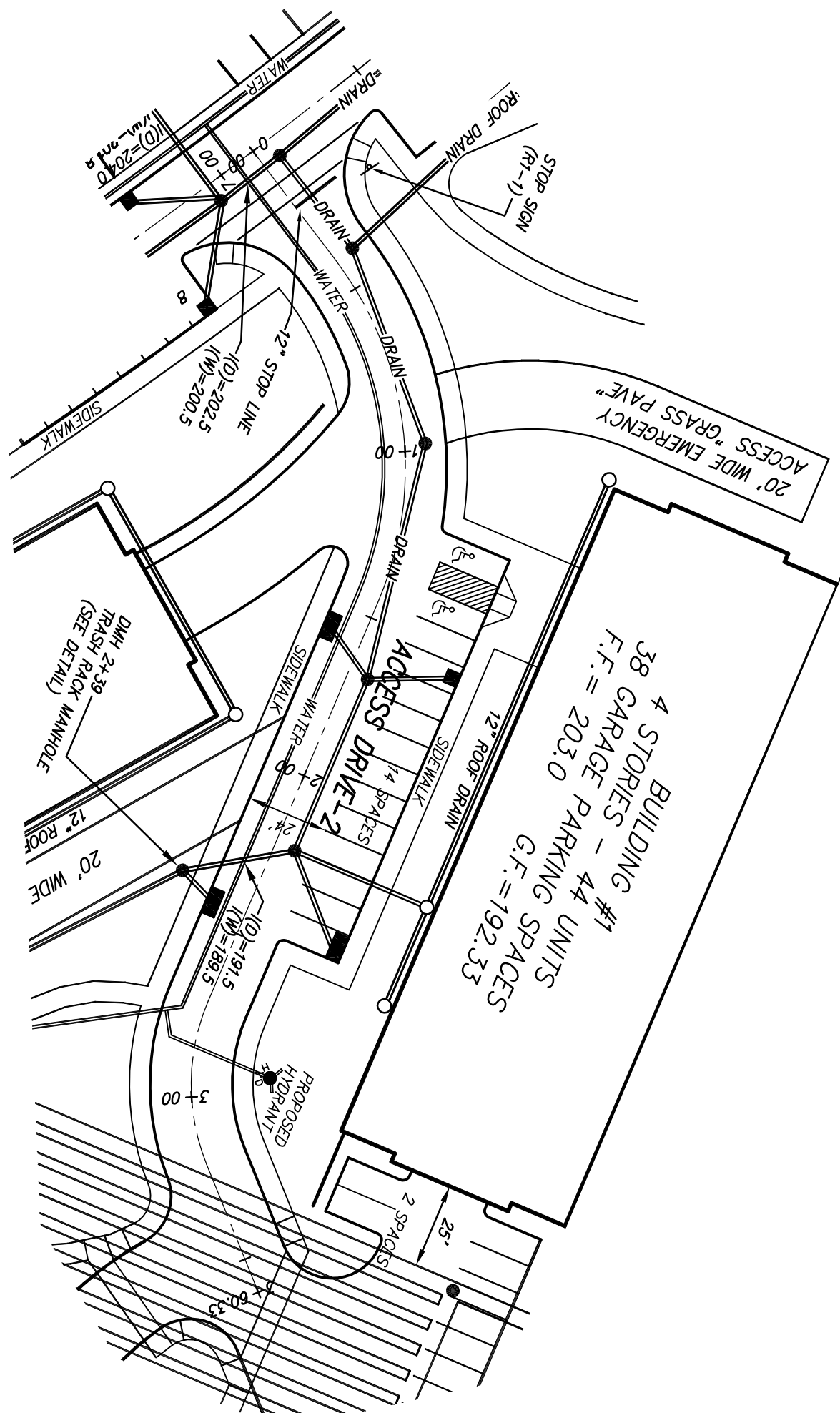
1"=40' HORIZONTAL
1"=4' VERTICAL

PREPARED FOR:		SULLIVAN, CONNORS AND ASSOCIATES		PRELIMINARY SITE PLAN FOR THE VILLAGE AT SUDBURY STATION	
SUDBURY STATION LLC 2134 SEVILLA WAY NAPLES, FL 34109		LAND SURVEYING AND CIVIL ENGINEERING 121 BOSTON POST ROAD SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566 FAX: 978-443-8915		STORMWATER DETAILS	
				PER REE REVIEW COMMENTS	
				REUSED STORMWATER & SNOW STORAGE	
				REUSED STORMWATER DETAILS	
				REUSED SITE GRADING & PROFILES	
				DESCRIPTION:	
				DATE: JANUARY 25, 2016	
				REVISION:	
				SCALE: 1"=40'	
				SHEET 4 OF 9	



ACCESS DRIVE-1 PROFILE:

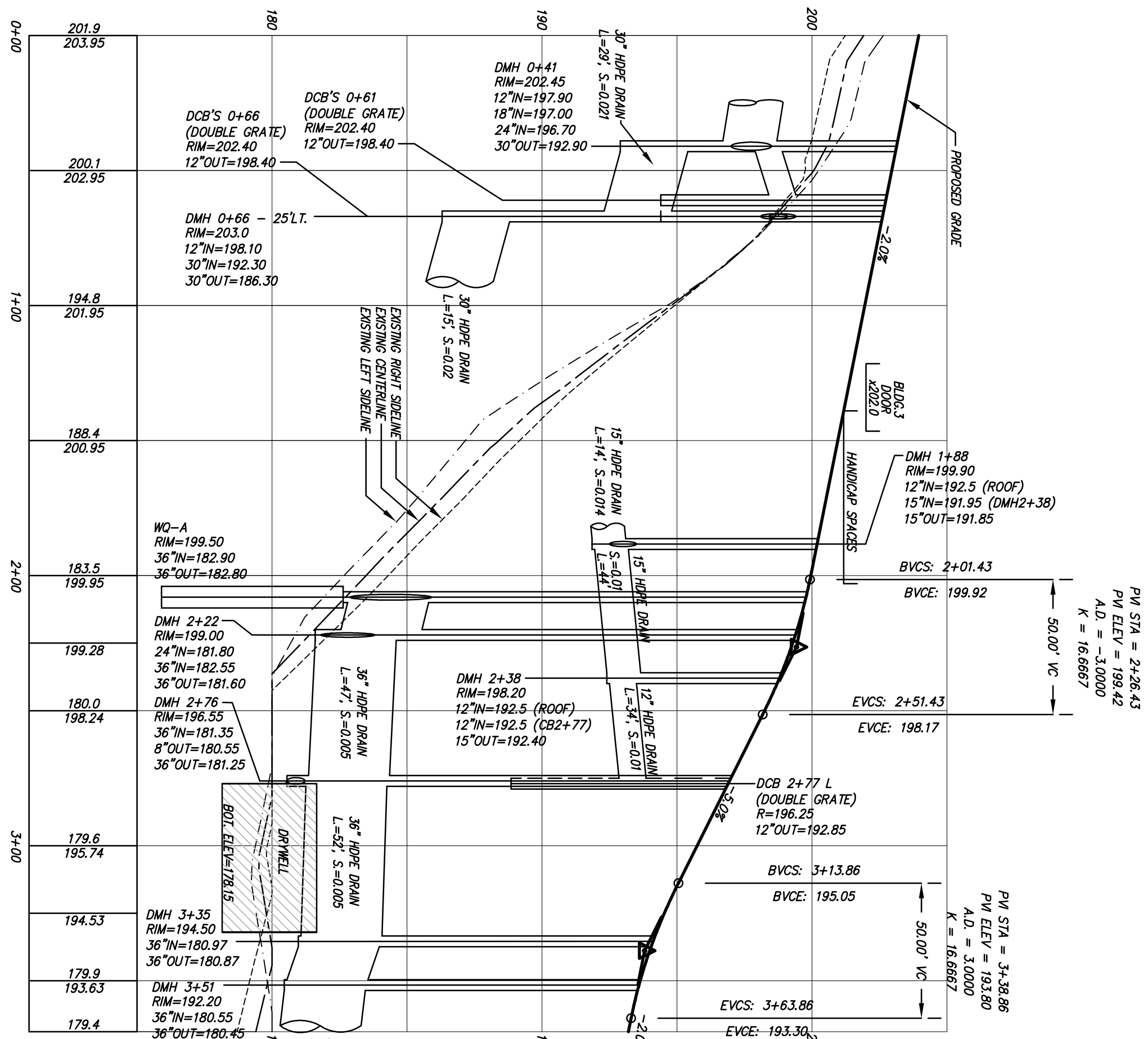
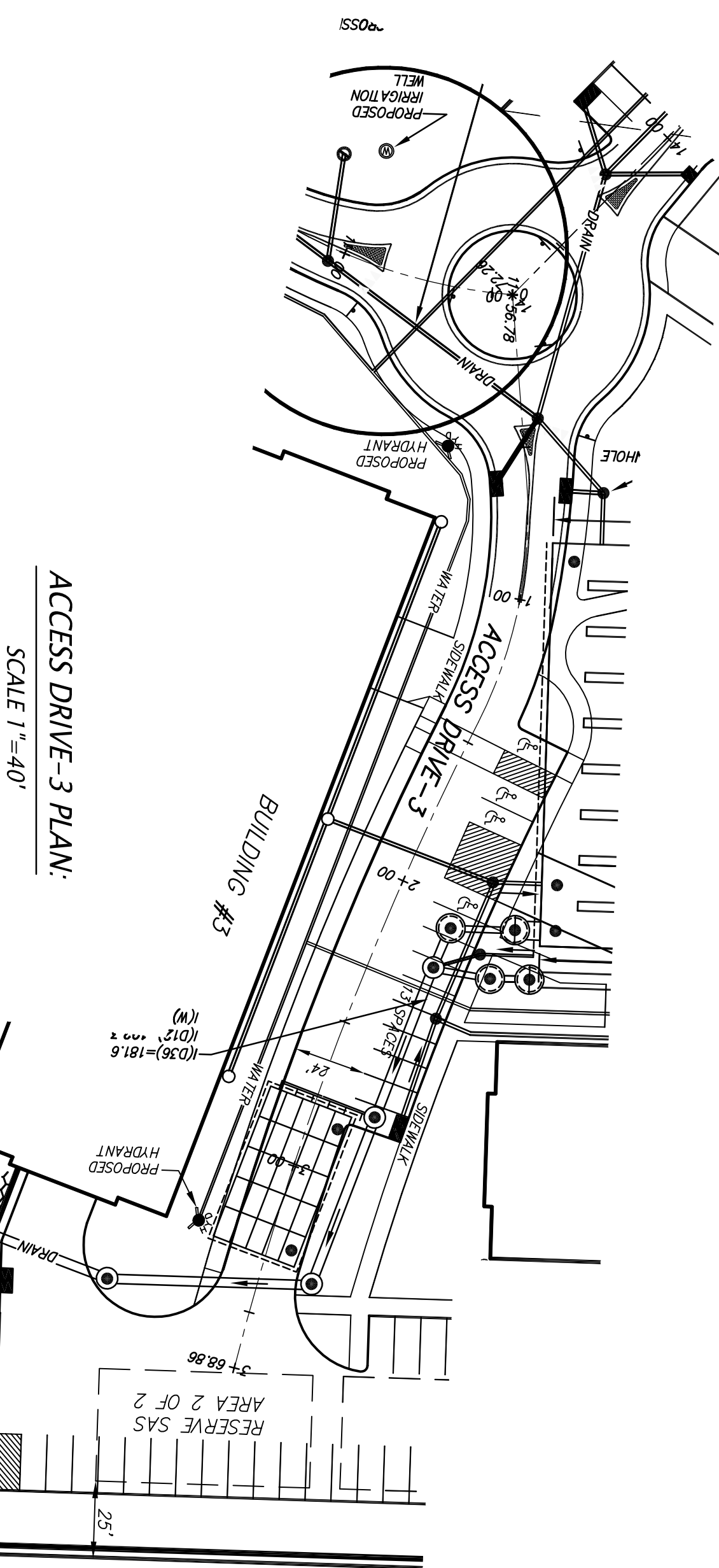
1"=40' HORIZONTAL
1"=4' VERTICAL



ACCESS DRIVE-2 PROFILE:

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

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



ACCESS DRIVE-3 PROFILE:

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

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

PREPARED FOR:

SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

**SULLIVAN, CONNORS
AND ASSOCIATES**

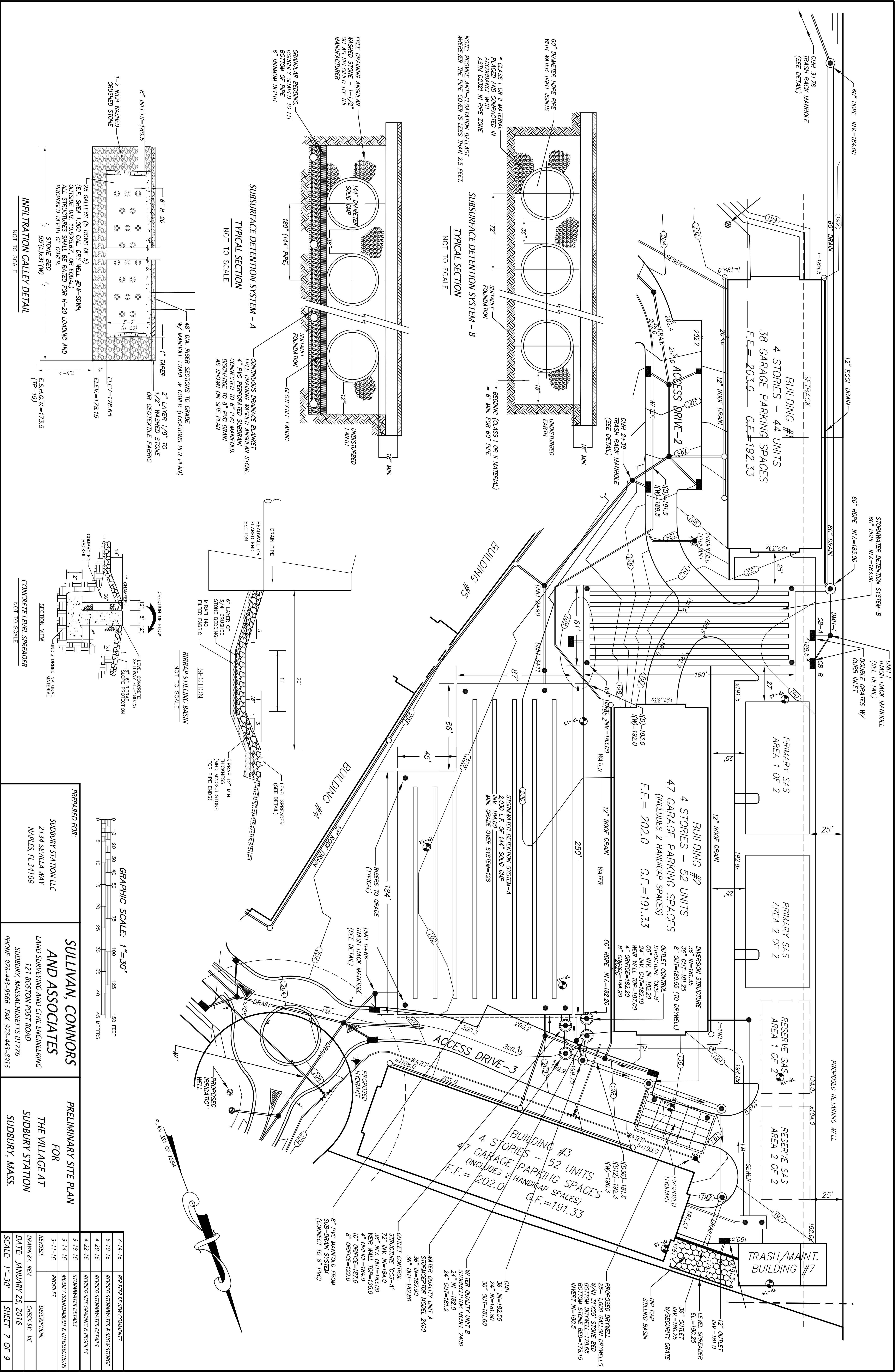
LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776
PHONE: 978-443-9566 FAX: 978-443-8915

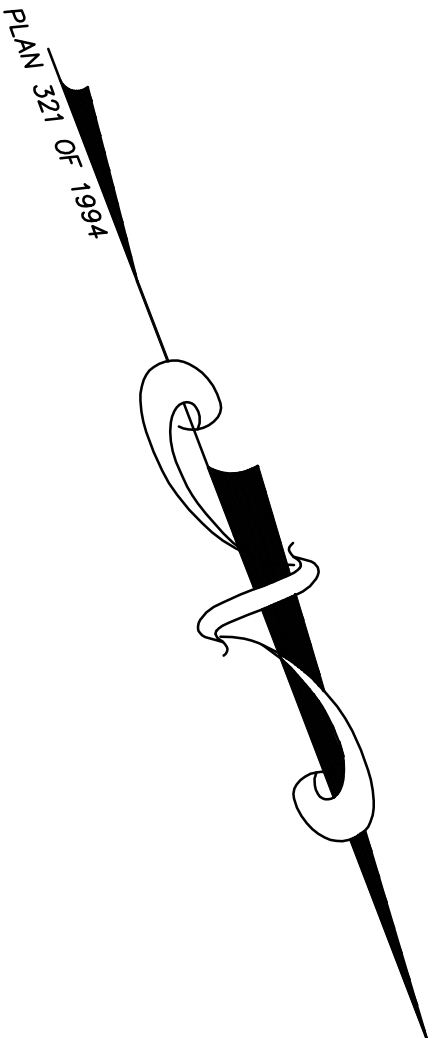
PRELIMINARY SITE PLAN

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

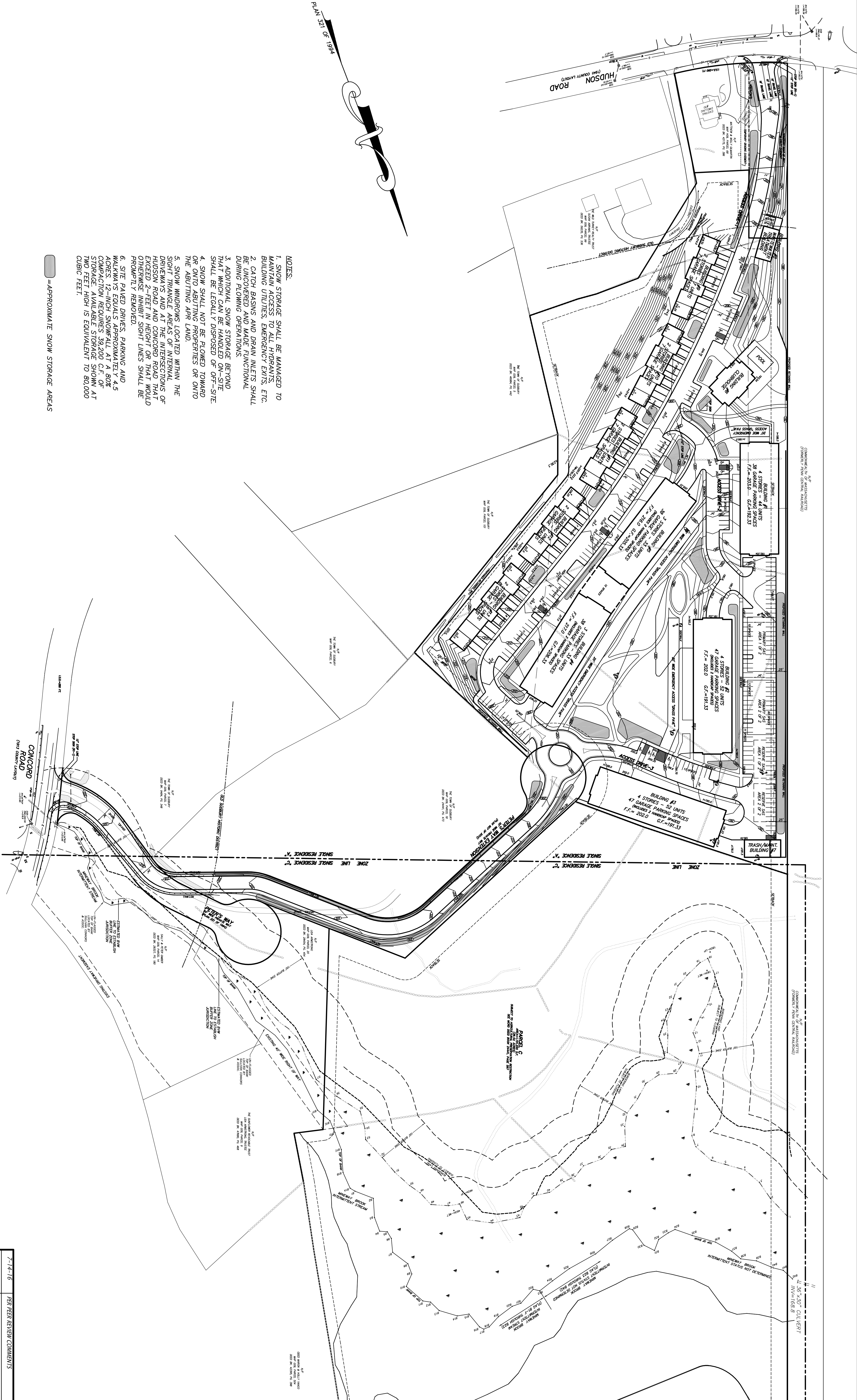
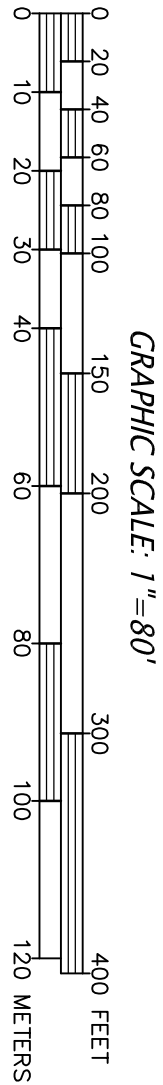
3-18-16	STORMWATER DETAILS		
3-14-16	MODIFY ROUNDABOUT & INTERSECTIONS		
3-11-16	PROFILES		
REVISION:	DESCRIPTION:	6-10-16	PER REE REVIEW COMMENTS
DRAWN BY: REM	CHECK BY: VC	4-29-16	REVISED STORMWATER & SNOW STORAGE
DATE: JANUARY 25, 2016		4-22-16	REVISED STORMWATER DETAILS
SCALE: 1"=40'			REVISED SITE GRADING & PROFILES
			DESCRIPTION:

SHEET 5 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 INSURED 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 APPR. 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 12 INCHES IN HEIGHT SHALL BE OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.
 6. SITE PAVED DRIVES, PARKING AND WALKWAYS SHALL BE PROTECTED BY 12 INCHES 12-INCH SNOWFALL AT 80% COMPACTION. AVAILABLE STORAGE SHOWN AT TWO FEET HIGH IS EQUIVALENT TO 80,000 CUBIC FEET.
- APPROXIMATE SNOW STORAGE AREAS



PREPARED FOR:

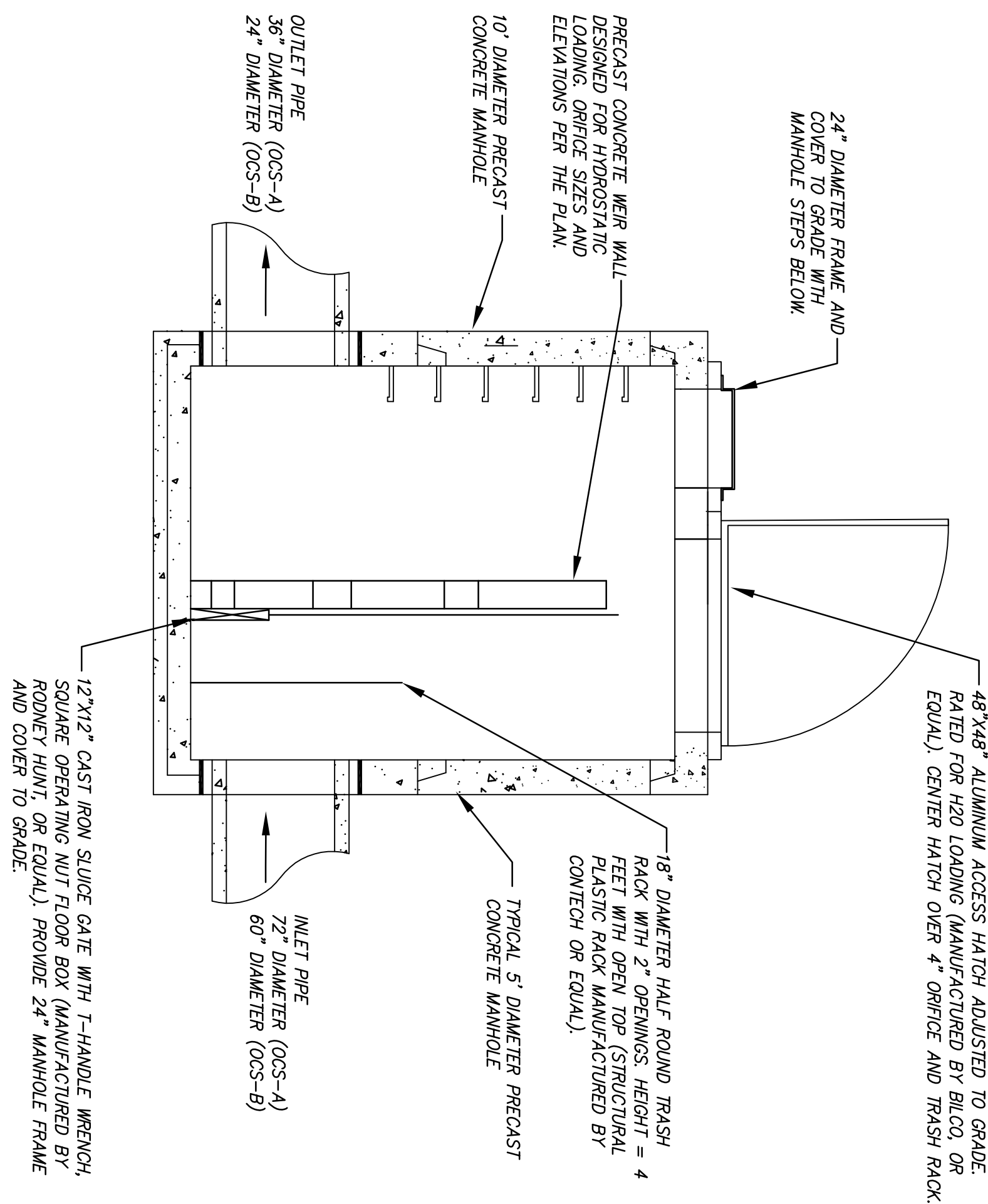
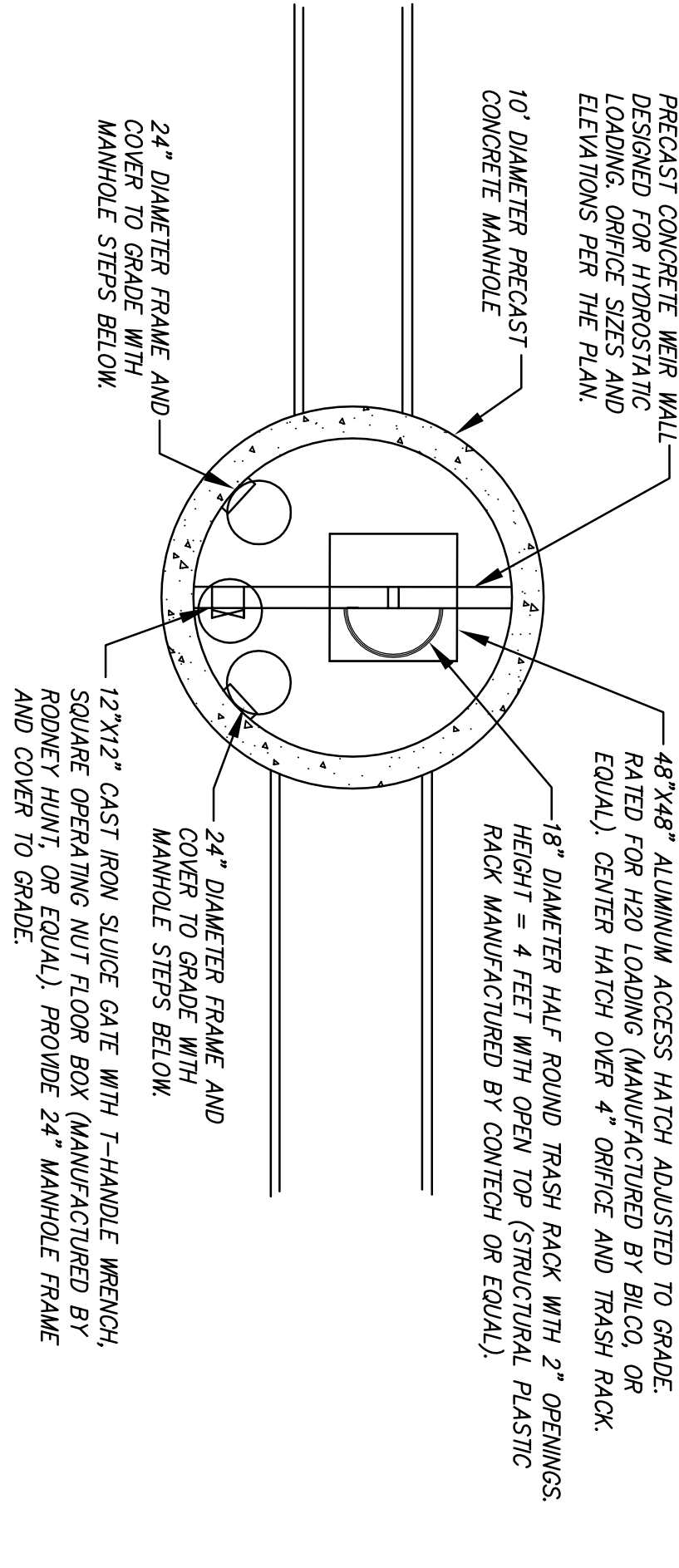
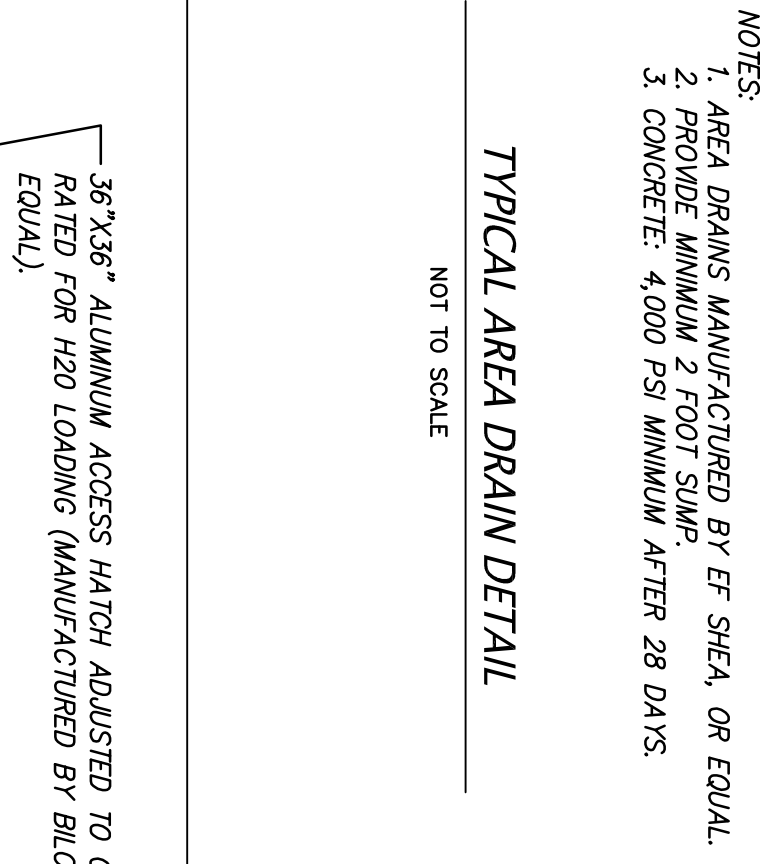
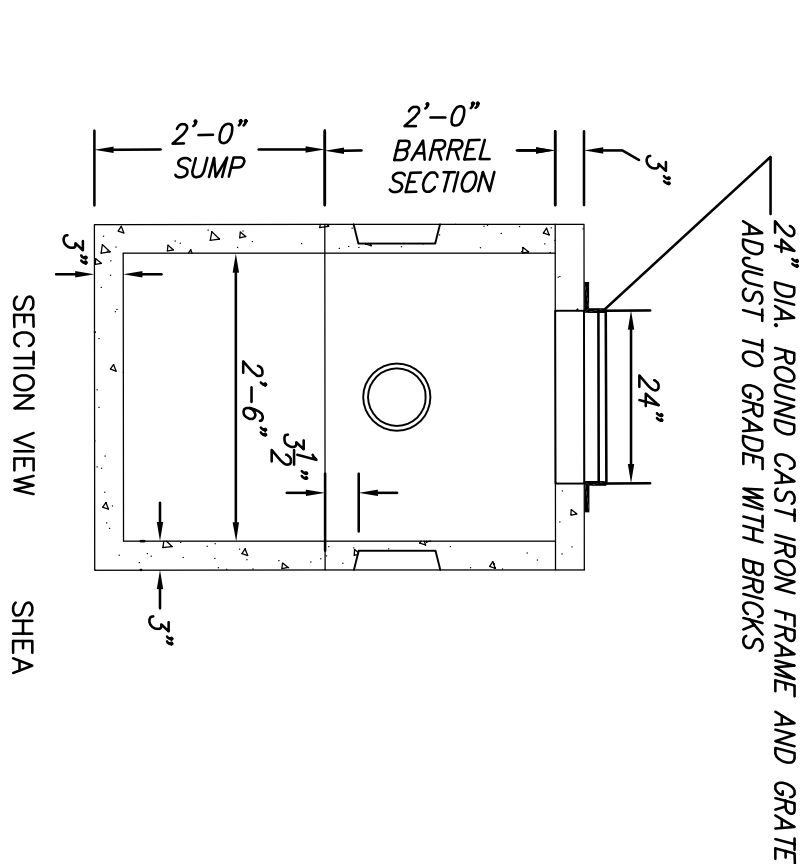
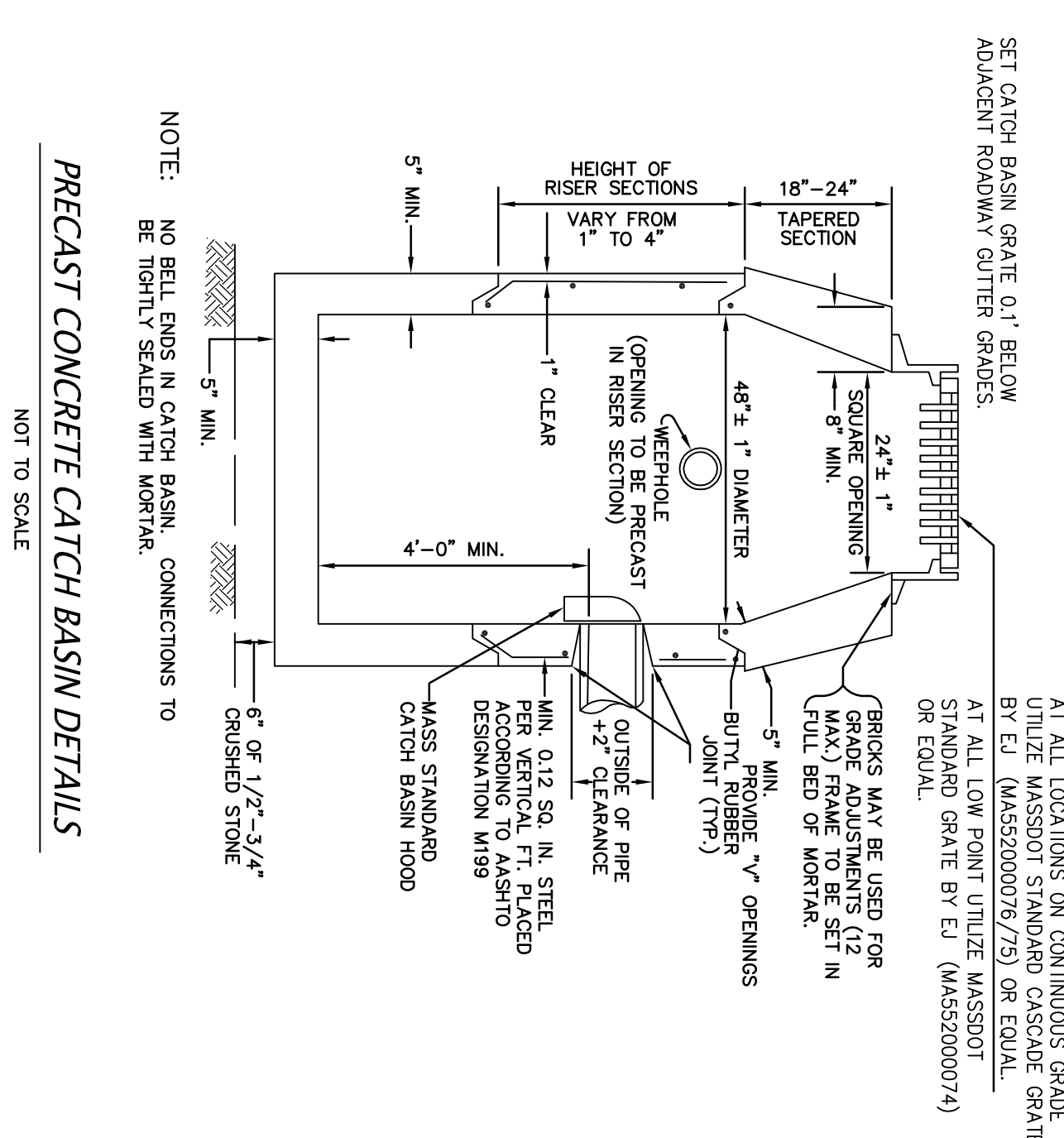
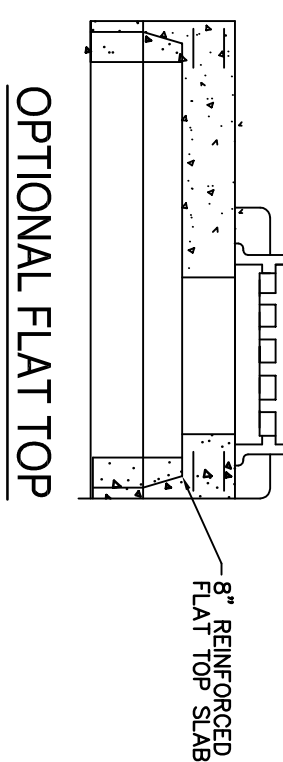
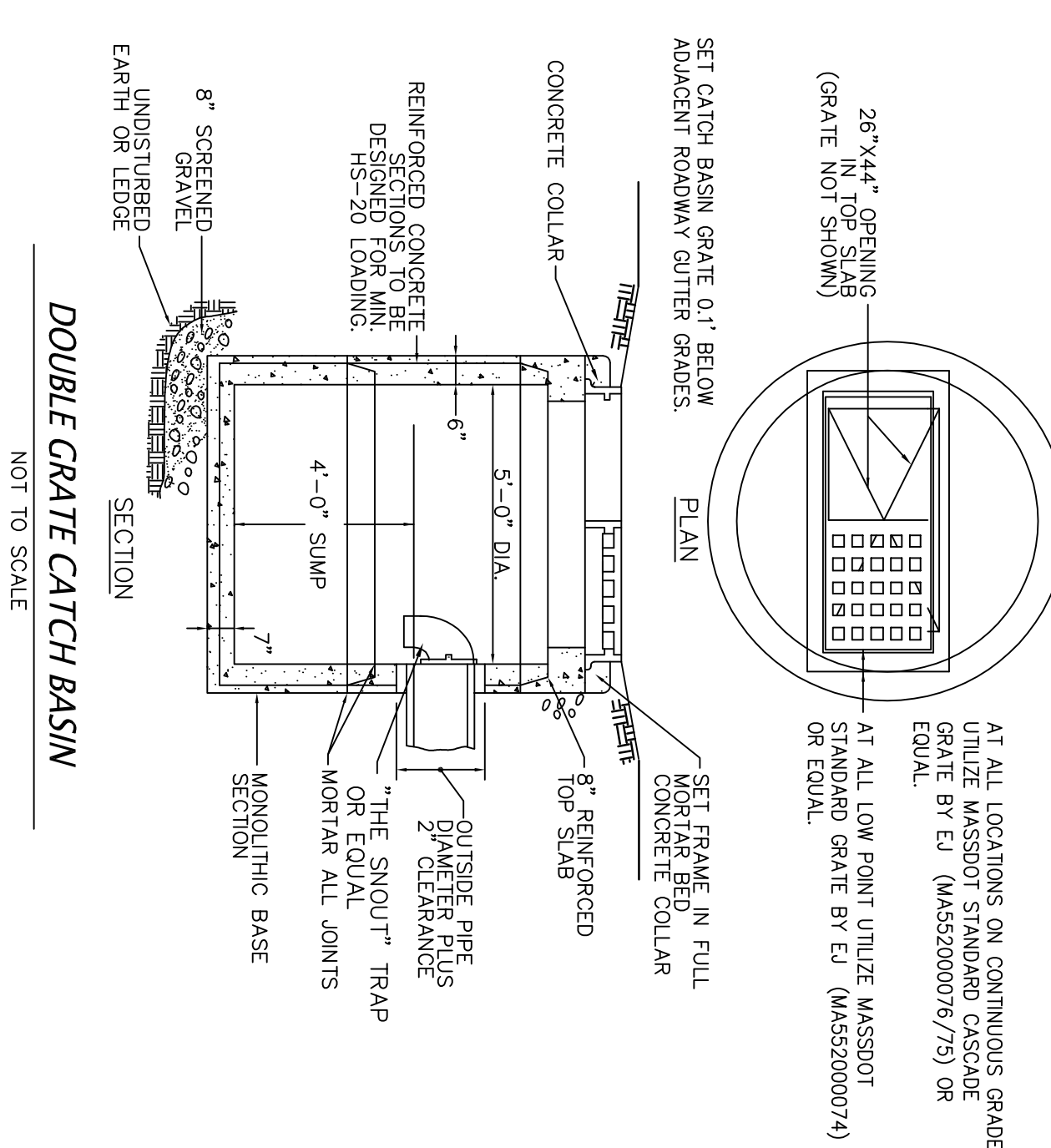
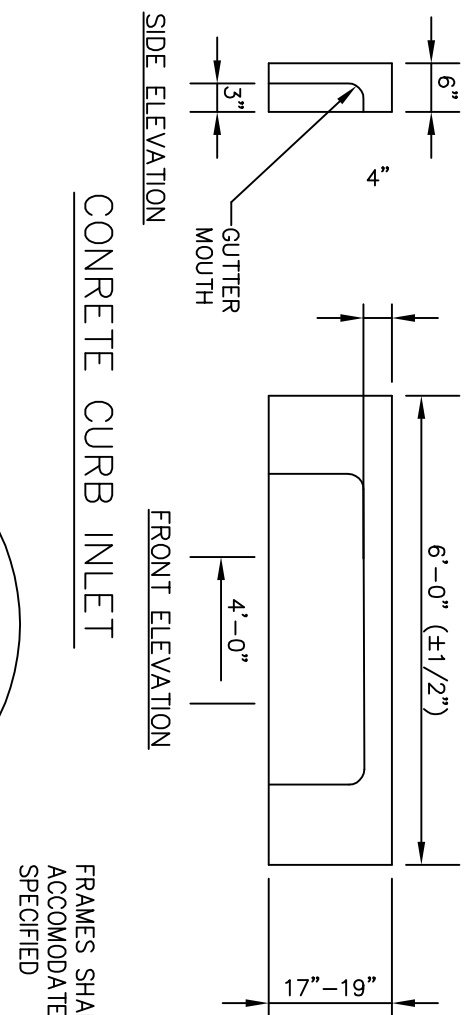
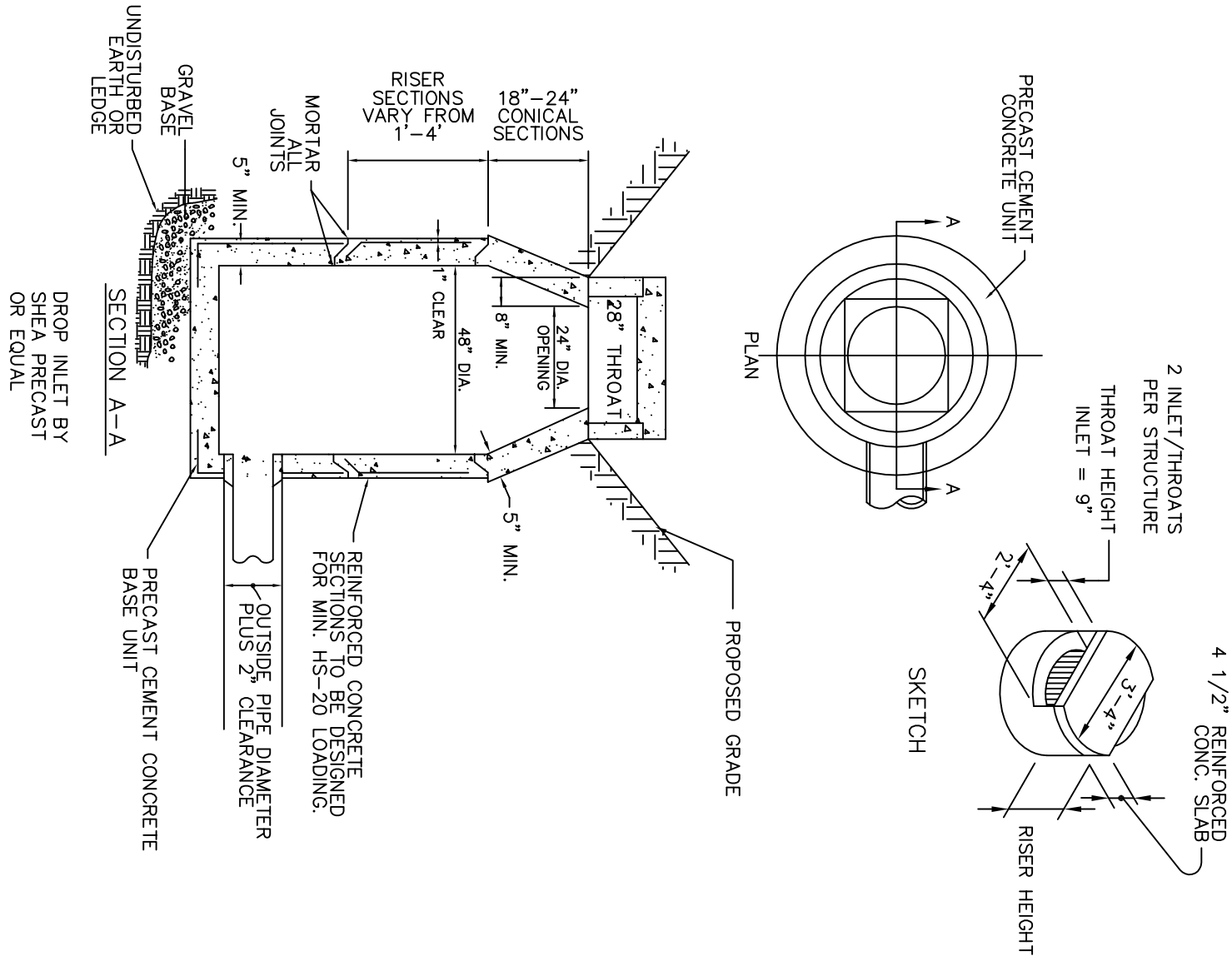
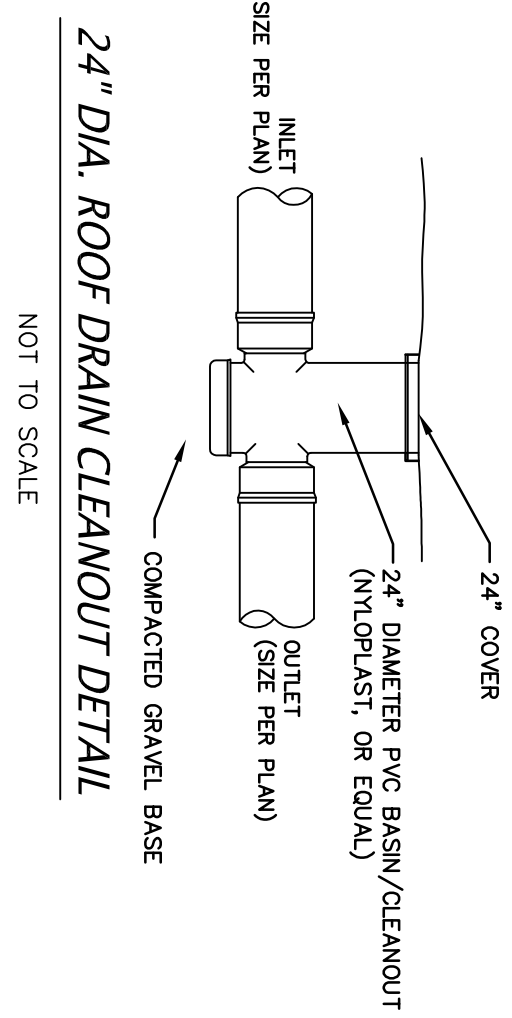
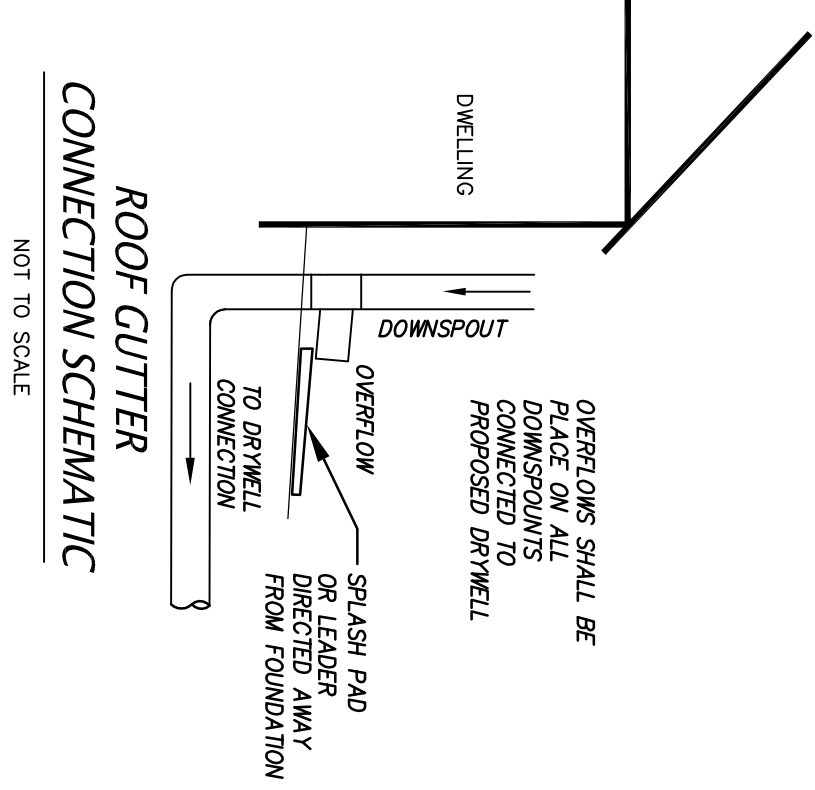
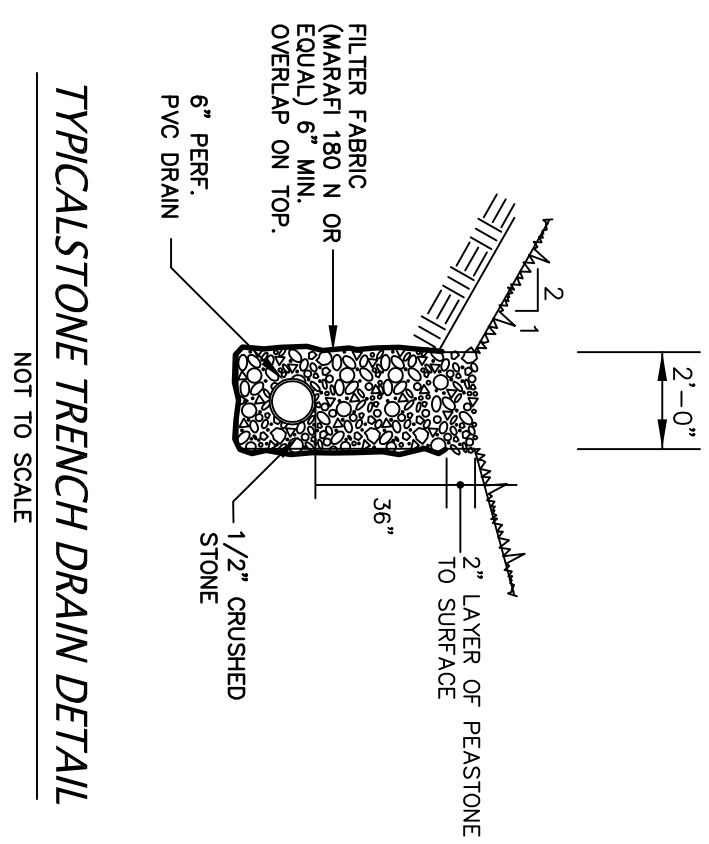
SUDBURY STATION LLC
2134 SEVILLA WAY
NAPLES, FL 34109

SULLIVAN, CONNORS
AND ASSOCIATES

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

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

PER PEREN REVIEW COMMENTS	
7-14-16	REVISED STORMWATER & SNOW STORAGE
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REVISION:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: 1"=80'	SHEET 8 OF 9



PREPARED FOR:		SULLIVAN, CONNORS	
SUDBURY STATION LLC		FOR	
2134 SEVILLA WAY		THE VILLAGE AT	
MAPLES, FL 34109		SUDBURY STATION	
LAND SURVEYING AND CIVIL ENGINEERING		SUDBURY, MASS.	
121 BOSTON POST ROAD			
SUDBURY, MASSACHUSETTS 01776			
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DRAWN BY: REM	CHECK BY: VC
DATE: JANUARY 25, 2016	
SCALE: NONE	SHEET 9 OF 9