

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

SUDBURY ZONING A-1 RESIDENTIAL

USE: RESIDENTIAL (AGE RESTRICTED RENTAL) 56 UNITS, DENSITY 18.48 UNITS PER ACRE			
	REQUIRED	PROPOSED	WAIVER
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	3.03acres	-
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.TS.

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PROJECT TEAM

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Revision:

THE COOLIDGE AT
SUDBURY II

187-189 BOSTON POST RD
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Key Plan:

Sheet Name:

TITLE SHEET

Project Number: 15526

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Issue Date: JUNE 29, 2016
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C1

NOTES

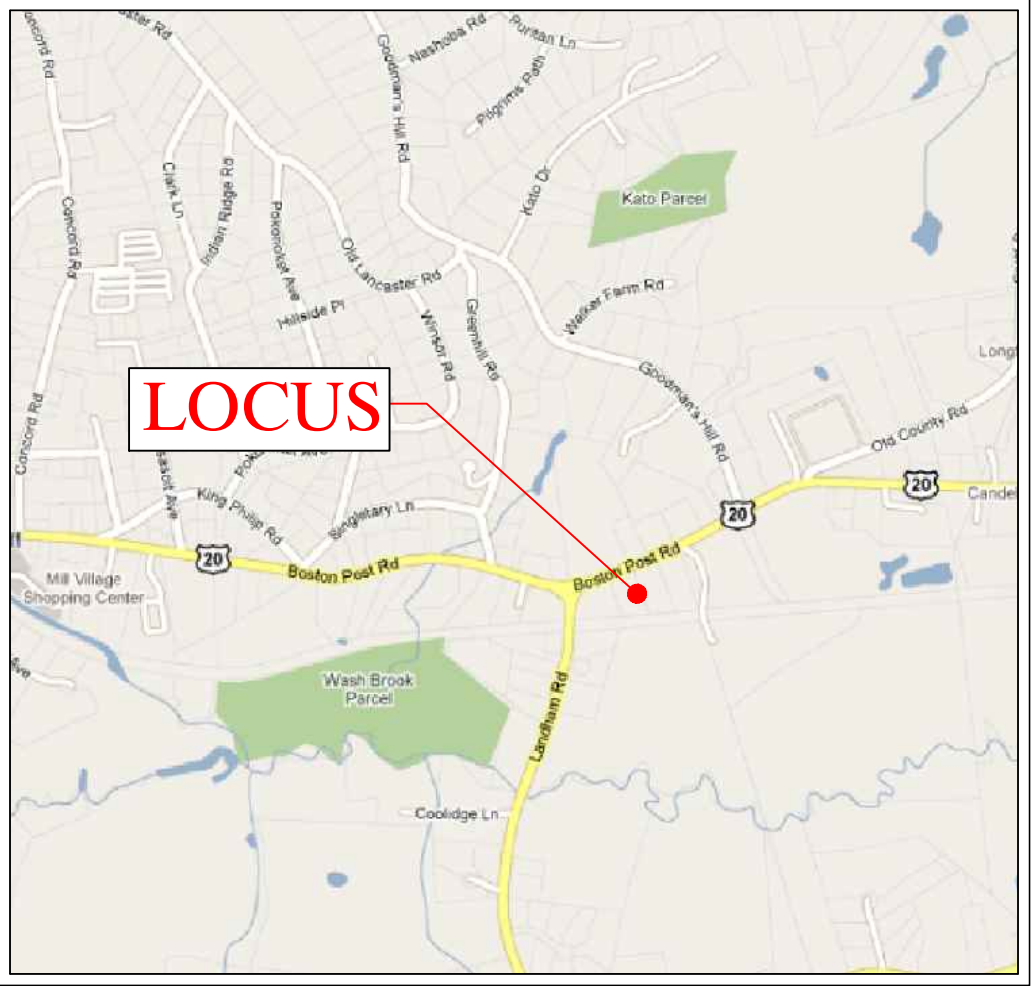
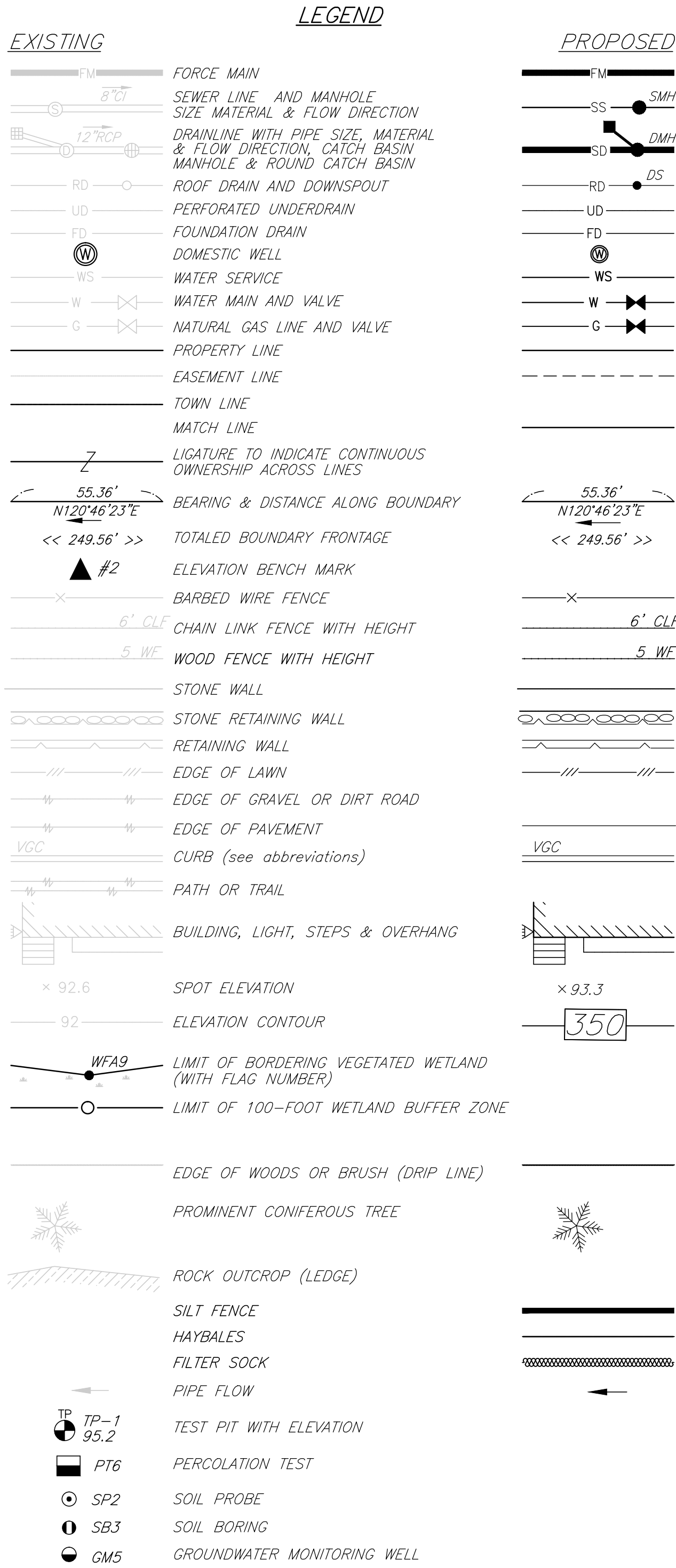
1. THESE PLANS ARE ISSUED FOR APPROVAL OF A SITE PLAN IN ACCORDANCE WITH M.G.L. CHAPTER 40B AND PROCEDURES OF THE TOWN OF SUDBURY. THE PLANS ARE NOT INTENDED FOR CONSTRUCTION.
2. ADDITIONAL INFORMATION IS CONTAINED IN A REPORT TO ACCOMPANY THE APPLICATION TO THE SUDBURY ZONING BOARD OF APPEALS.
3. WATER 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.

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EXISTING
CONDITIONS

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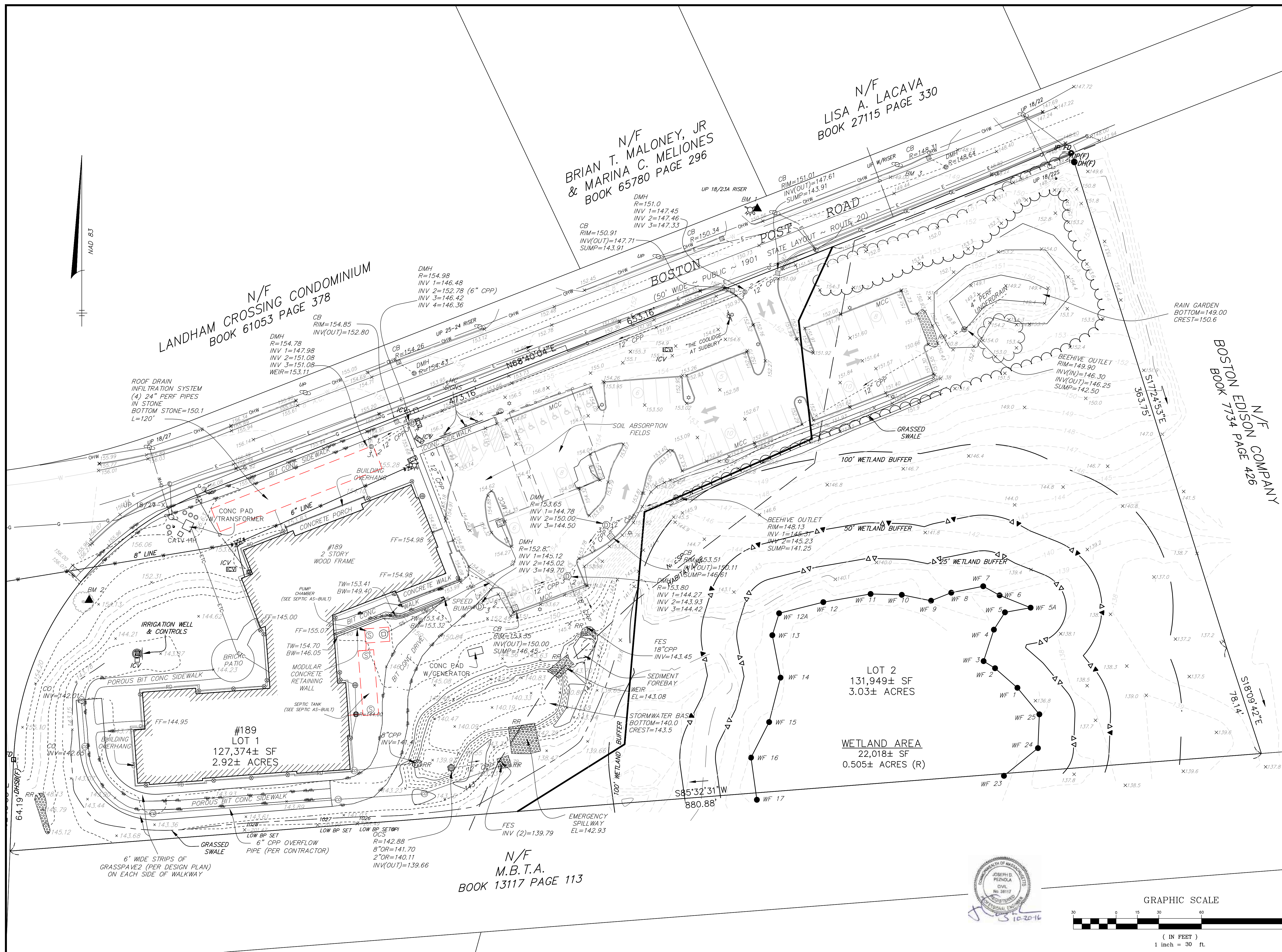
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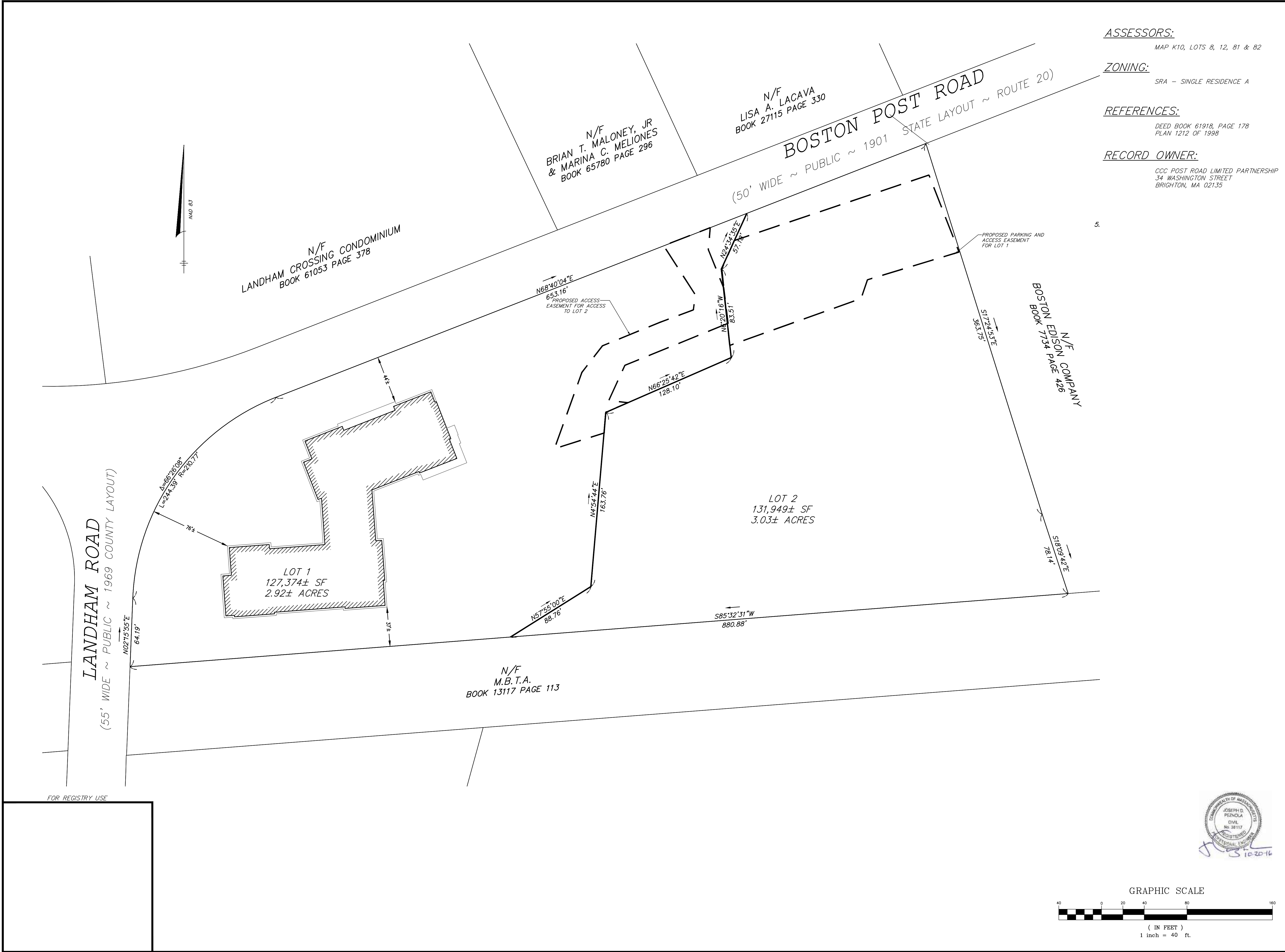
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15526





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
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PRELIMINARY SUBDIVISION

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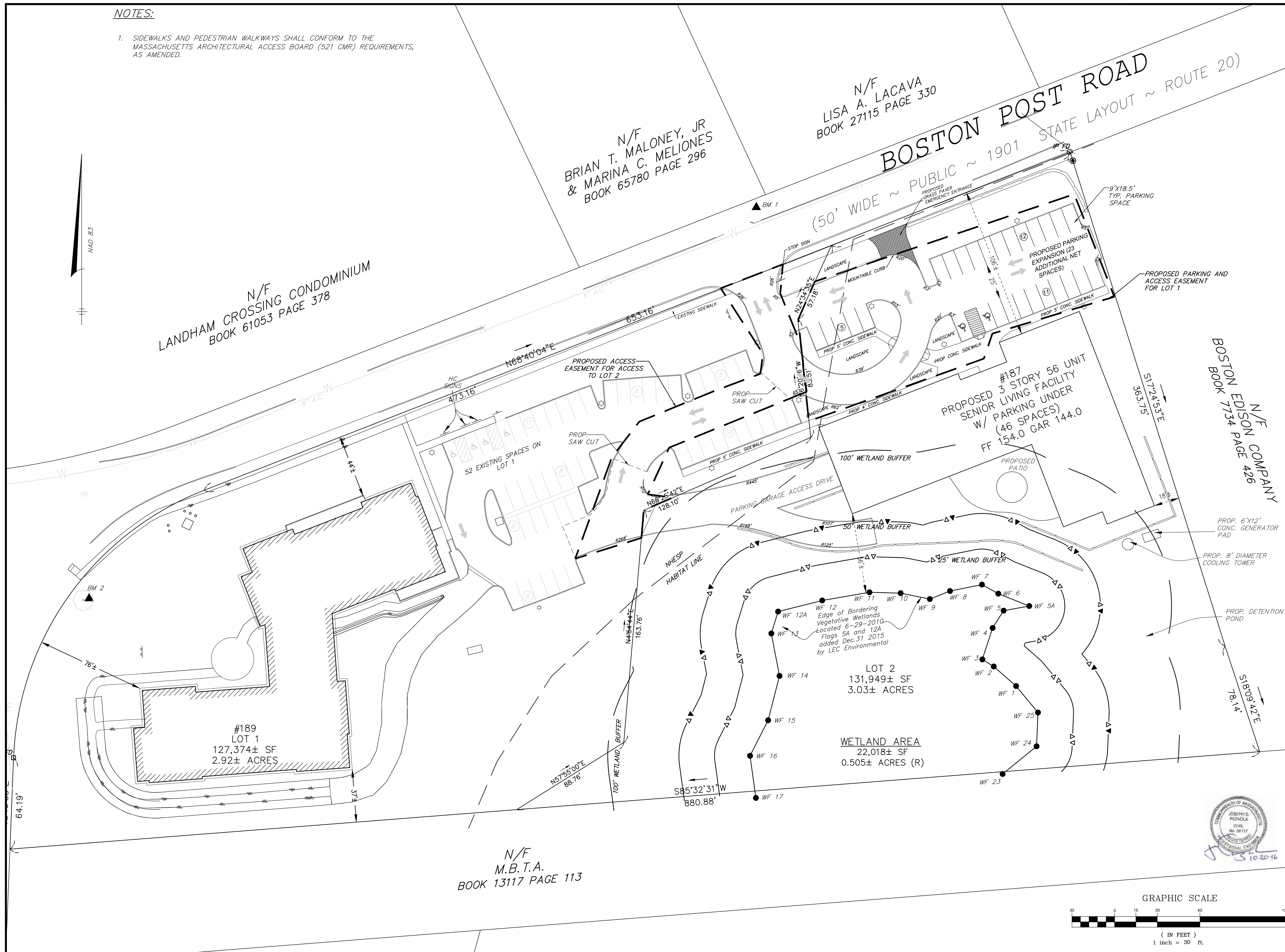
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NOTES:

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



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**PRELIMINARY
LAYOUT PLAN**

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**PRELIMINARY
GRADING AND
UTILITY PLAN**

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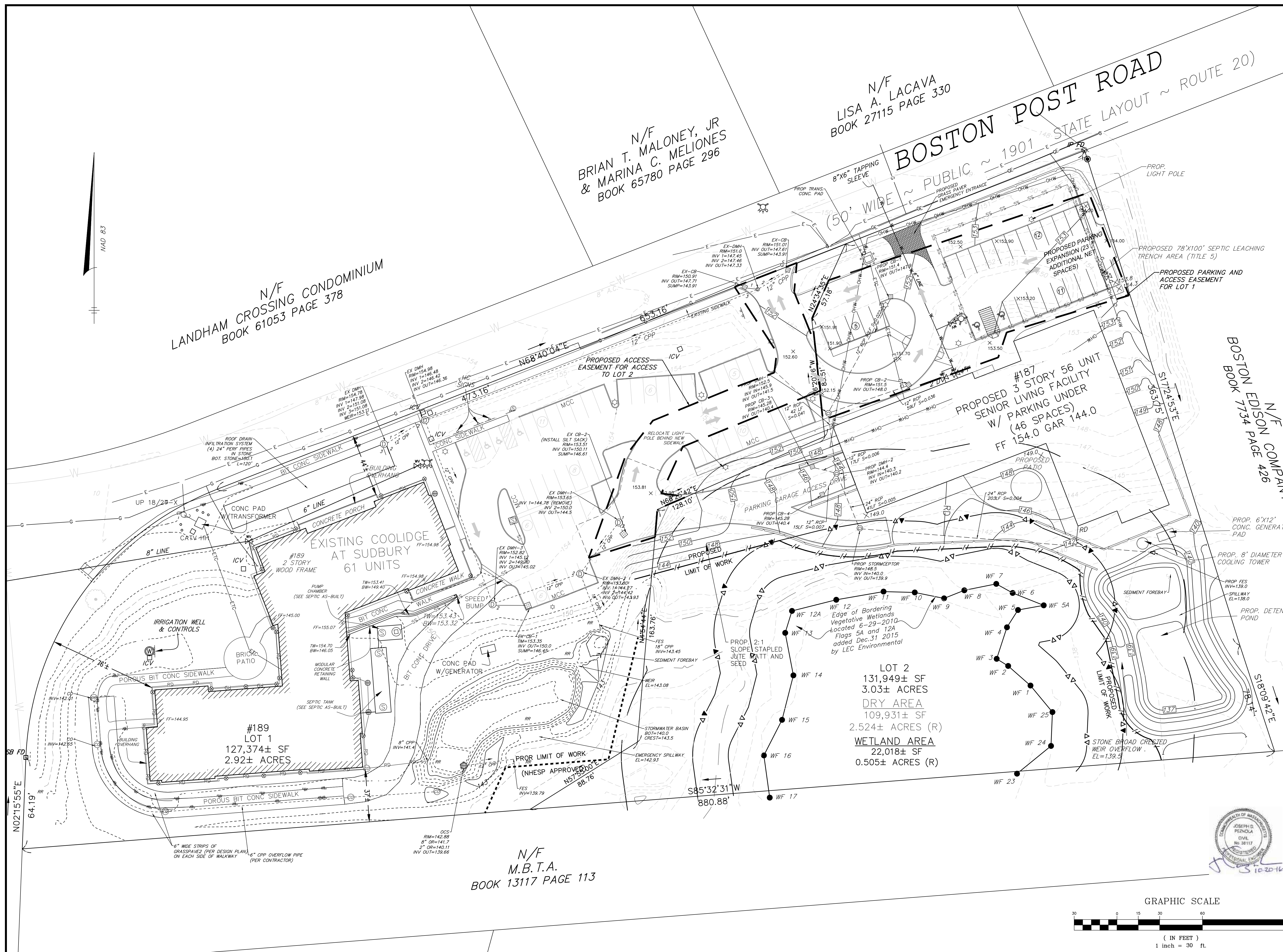
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**PRELIMINARY
LANDSCAPE PLAN**

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