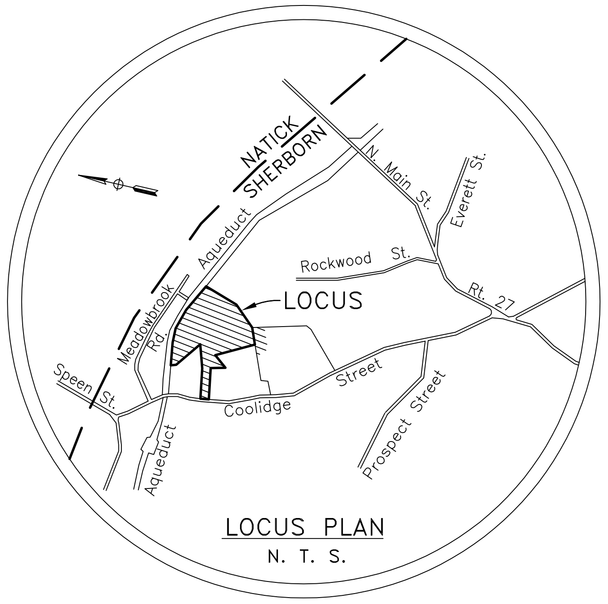
COOLIDGE CROSSING

COOLIDGE STREET
SHERBORN, MA



LOCUS PLAN
N. T. S.

DEVELOPER/APPLICANT:	COOLIDGE CROSSING LLC 30 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 TEL: (508) 485-0077 FAX: (508) 485-4879
ARCHITECT:	REEVES DESIGN ASSOCIATES 79 HIGHLAND STREET MARLBOROUGH, MA 01752 TEL & FAX: (508) 460-0144
ENGINEER/LAND SURVEYOR:	BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 576 BOSTON POST ROAD EAST MARLBOROUGH, MA 01752 TEL: (508) 485-1662 FAX: (508) 481-9929
TRAFFIC ENGINEER:	MDM TRANSPORTATION CONSULTANTS 28 LORD RD., SUITE 280 MARLBOROUGH, MA 01752 TEL: (508) 303-0370 FAX: (508) 303-0371
ECOLOGICAL & WATER CONSULTANT:	CREATIVE LAND & WATER ENGINEERING, LLC P.O. BOX 584 SOUTHBOROUGH, MA 01772 TEL: 774-454-0266
LANDSCAPE ARCHITECT:	HAWK DESIGN, INC P.O. BOX 1309 SANDWICH, MA 02563 TEL: (508) 833-8800 FAX: (774) 413-9841
WATER SUPPLY SERVICES	NORTHEAST GEOSCIENCE, INC. 97 WALNUT STREET P.O. BOX 655 CLINTON, MA 01510 TEL: (978) 365-9045 FAX: (978) 365-9378

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C3	DRAINAGE & UTILITY PLAN	3-24-16	11-4-16
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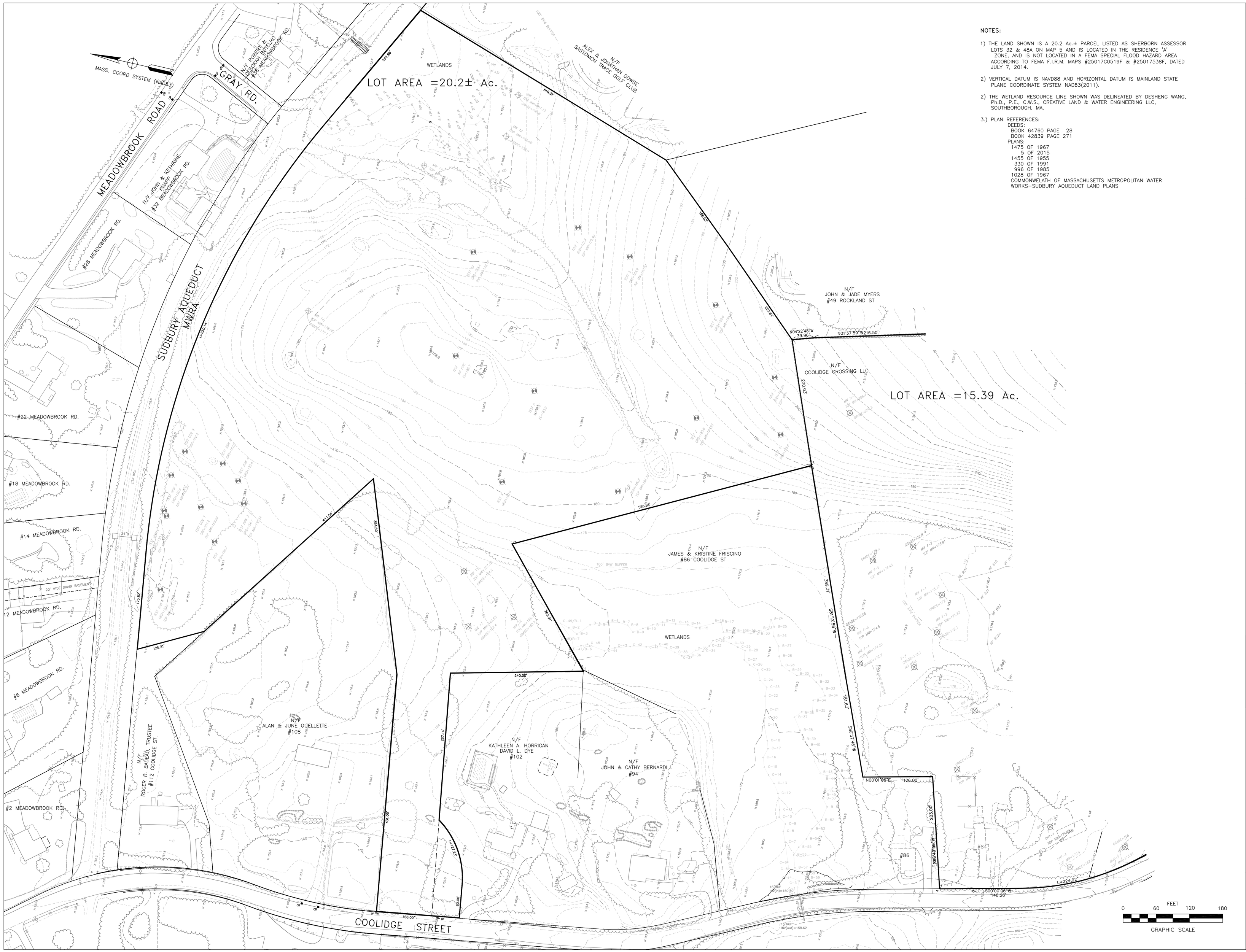

NOTES:

1) THE LAND SHOWN IS A 20.2 Ac.± PARCEL LISTED AS SHERBORN ASSESSOR LOTS 32 & 48A ON MAP 5 AND IS LOCATED IN THE RESIDENCE 'A' ZONE, AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAPS #25017C0519F & #25017538F, DATED JULY 7, 2014.

2) VERTICAL DATUM IS NAVD88 AND HORIZONTAL DATUM IS MAINLAND STATE PLANE COORDINATE SYSTEM NAD83(2011).

2) THE WETLAND RESOURCE LINE SHOWN WAS DELINEATED BY DESHENG WANG, Ph.D., P.E., C.W.S., CREATIVE LAND & WATER ENGINEERING LLC, SOUTHBOROUGH, MA.

3.) PLAN REFERENCES:
DEEDS:
BOOK 64760 PAGE 28
BOOK 42839 PAGE 271
PLANS:
1475 OF 1967
5 OF 2015
1455 OF 1955
330 OF 1991
996 OF 1985
1028 OF 1967
COMMONWELATH OF MASSACHUSETTS METROPOLITAN WATER WORKS–SUDBURY AQUEDUCT LAND PLANS

NO.	DATE	DESCRIPTION	BY
1	11/4/16	PLAN UPDATE	PSH

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

EXISTING CONDITIONS PLAN
–COOLIDGE CROSSING–
COOLIDGE STREET
SHERBORN, MA

COMMONWEALTH OF MASSACHUSETTS
BRUCE A. SALUK
No. 35415
Professional Engineer

PREPARED FOR:
COOLIDGE CROSSING LLC
30 TURNPIKE RD
SOUTHBOROUGH, MA 01772

DATE: MARCH 24, 2016

EX

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NOTES:

1) THE LAND SHOWN IS A 20.2± Ac. PARCEL LISTED AS SHERBORN ASSESSOR LOTS 32 & 48A ON MAP 5 AND IS LOCATED IN THE RESIDENCE 'A' ZONE, AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAPS #25017C0519F & #25017538F, DATED JULY 7, 2014.

2) THE WETLAND RESOURCE AREAS SHOWN WERE DELINEATED BY DESHENG WANG, Ph.D., P.E., C.W.S., CREATIVE LAND & WATER ENGINEERING LLC, SHERBORN MA.

3) THE PROJECT IS FOR A 88 UNIT RESIDENTIAL DEVELOPMENT WITH 22 AFFORDABLE & 66 MARKET RATE UNITS. THERE WILL BE 25 RESIDENTIAL BUILDINGS AS FOLLOWS:
   - 20–4 UNIT BUILDINGS
   - 3–3 UNIT BUILDINGS
   - 1–2 UNIT BUILDINGS

   THERE WILL BE 46 END UNITS AND 42 MIDDLE UNITS. ALL UNITS WILL HAVE 3 BEDROOMS FOR A TOTAL BEDROOM COUNT OF 264.

4) PARKING FOR THIS DEVELOPMENT IS AS FOLLOWS:
   ALL UNITS WILL HAVE A 2 CAR GARAGE WITH A 2 SPACE DRIVEWAY–88X4/UNIT = 352
   ADDITIONAL OPEN PARKING = 30
   TOTAL RESIDENTIAL PARKING SPACES = 382
   MANAGER'S OFFICE & MEETING ROOM PARKING = 38
   TOTAL PROJECT PARKING = 420

5) ZONING SETBACKS ARE:

   FRONT YARD.....60 FT
   SIDEYARD.....30 FT
   REAR YARD.....30 FT

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BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

PRELIMINARY LAYOUT PLAN
–COOLIDGE CROSSING–
COOLIDGE STREET
SHERBORN,MA

PREPARED FOR:
COOLIDGE CROSSING LLC
30 TURNPIKE RD
SOUTHBOROUGH,MA 01772

DATE: MARCH 24, 2016

C1

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GRADING & EROSION CONTROL NOTES:

1.) These notes shall be used together with the "Construction Pollution Prevention & Erosion/Sedimentation Control Plan" included as Appendix "C" of the Storm Water Management Report.

2.) Prior to commencing work, the contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined on this plan and Sherborn Conservation Commission order of conditions. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that includes siltation fence, strawbales, dams, ditches, temporary sediment basins, etc. as necessary to contain soil and excess runoff on the site. The Conservation Commissions order of conditions and Stormwater Pollution Prevention plan (see note 7) shall be posted in the construction trailer and issued, by the construction manager to the earthwork subcontractor and other construction personnel as necessary to achieve compliance. The general sequence of erosion control measures shall be as follows:

a) Install all siltation fencing and staked strawbales, as shown on the plan.

b) Construct a sedimentation trap at the proposed center island with a bottom elevation that is 1.5 FT(minimum) above the proposed bottom elevation for the future stormwater detention basin. Construct other temporary sedimentation trap(s) where required at the beginning stage of earthwork. Retain storm water within the trap(s), and filter the water using Silt bags, or other approved means prior to discharge. Periodically remove sediment at the bottom of the silt traps to allow for natural infiltration. Bypass clear water around the sedimentation traps as required to maximize filtration performance.

c) Construct traffic berm at the site entrance consisting of a 3/4"–3" crushed stone 12" depth by 100' long times the width of the traveled construction access road. The stone shall project above grade to form a berm barrier that prevents sediment from washing into the road and abutting properties. Replace the stone periodically when the stone voids are 75% full of sediment.

3.) Siltation fencing and staked stawbales shall be installed prior to commencing work, and shall be maintained throughout the course of construction until vegetation is fully established.

4.) Siltation fence shall be located where shown. Acceptable products for siltation fence is Mirafi, Inc, Charlotte, NC, Model 100x, or equal.

5.) Additional erosion control shall conform to the Sherborn Conservation Commission requirements as stated in the Order of Conditions. Silt sacks are required at all CB's (See detail).

6.) All stock pile areas shall not exceed 10 ft in height, otherwise safety fencing shall be installed around stock pile areas. Surround stockpile area with straw bales & siltation fence.

7.) An EPA NPDES stormwater permit is required. The contractor shall be responsible to follow the erosion control inspection and documentation specified in the Stormwater Pollution Prevention Plan that will be prepared, as required by the EPA regulations. The contractor shall document inspection using the inspection forms provided in the SWPPP.

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PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

GRADING PLAN
–COOLIDGE CROSSING–
COOLIDGE STREET
SHERBORN,MA

PREPARED FOR:
COOLIDGE CROSSING LLC
30 TURNPIKE RD
SOUTHBOROUGH,MA 01772

DATE: MARCH 24, 2016

C2

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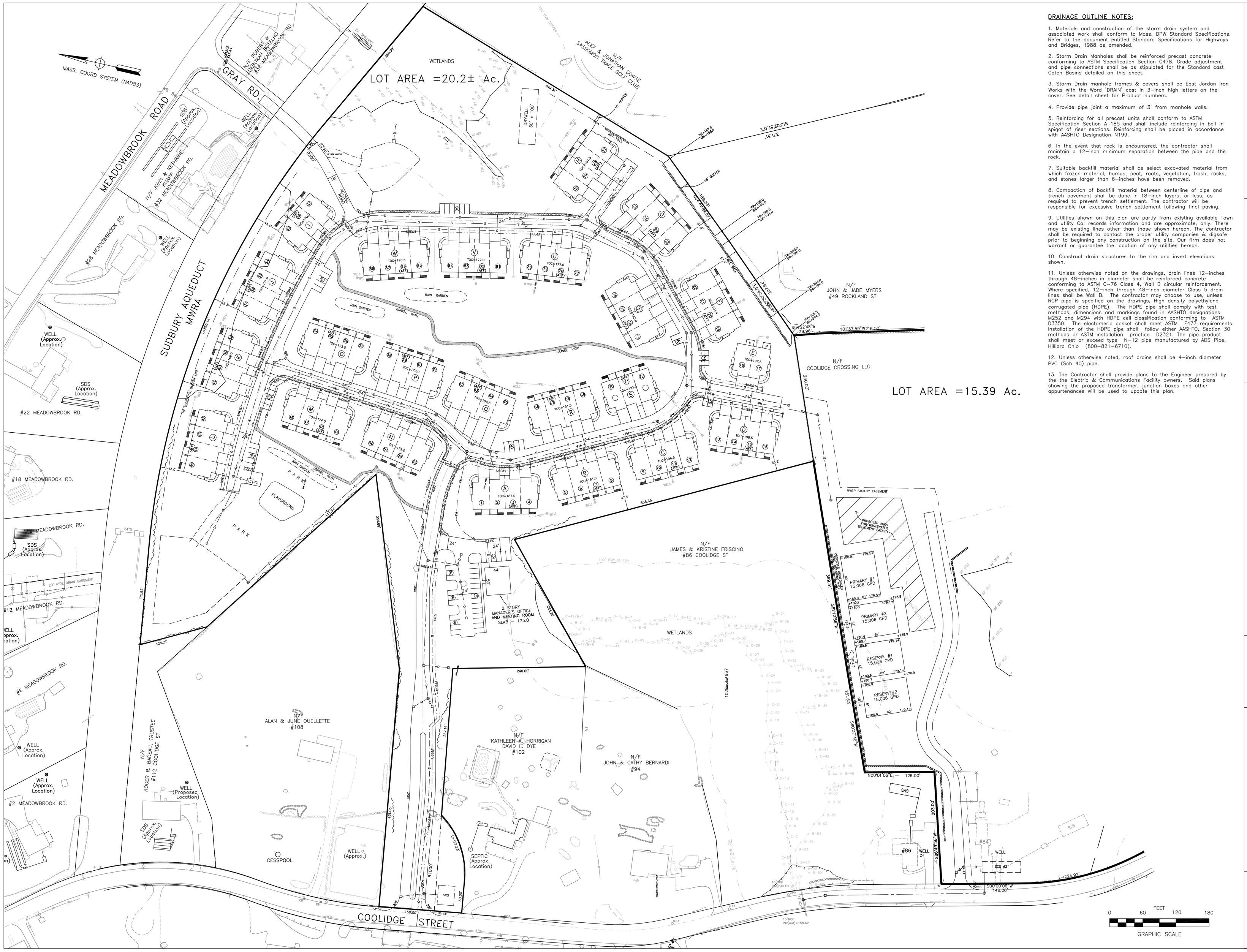

DRAINAGE OUTLINE NOTES:

1. Materials and construction of the storm drain system and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.

2. Storm Drain Manholes shall be reinforced precast concrete conforming to ASTM Specification Section C478. Grade adjustment and pipe connections shall be as stipulated for the Standard cast Catch Basins detailed on this sheet.

3. Storm Drain manhole frames & covers shall be East Jordan Iron Works with the Word 'DRAIN' cast in 3–inch high letters on the cover. See detail sheet for Product numbers.

4. Provide pipe joint a maximum of 3' from manhole walls.

5. Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.

6. In the event that rock is encountered, the contractor shall maintain a 12–inch minimum separation between the pipe and the rock.

7. Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6–inches have been removed.

8. Compaction of backfill material between centerline of pipe and trench pavement shall be done in 18–inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.

9. Utilities shown on this plan are partly from existing available Town and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & digsafe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.

10. Construct drain structures to the rim and invert elevations shown.

11. Unless otherwise noted on the drawings, drain lines 12–inches through 48–inches in diameter shall be reinforced concrete conforming to ASTM C–76 Class 4, Wall B circular reinforcement. Where specified, 12–inch through 48–inch diameter Class 5 drain lines shall be Wall B. The contractor may choose to use, unless RCP pipe is specified on the drawings, High density polyethylene corrugated pipe (HDPE). The HDPE pipe shall comply with test methods, dimensions and markings found in AASHTO designations M252 and M294 with HDPE cell classification conforming to ASTM D3350. The elastomeric gasket shall meet ASTM F477 requirements. Installation of the HDPE pipe shall follow either AASHTO, Section 30 methods or ASTM installation practice D2321. The pipe product shall meet or exceed type N–12 pipe manufactured by ADS Pipe, Hilliard Ohio (800–821–6710).

12. Unless otherwise noted, roof drains shall be 4–inch diameter PVC (Sch 40) pipe.

13. The Contractor shall provide plans to the Engineer prepared by the the Electric & Communications Facility owners. Said plans showing the proposed transformer, junction boxes and other appurtenances will be used to update this plan.

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PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

DRAINAGE & UTILITY PLAN
–COOLIDGE CROSSING–
COOLIDGE STREET
SHERBORN,MA

PREPARED FOR:
COOLIDGE CROSSING LLC
30 TURNPIKE RD
SOUTHBOROUGH,MA 01772

DATE: MARCH 24, 2016

C3

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SEWER SYSTEM NOTES:

1.) *Materials and construction of the sewer system and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.*

2.) *Sanitary Sewer Manholes shall be reinforced pre cast concrete conforming to ASTM Specification Section C478–70T.*

3.) *Provide pipe joint a maximum of 3' from manhole walls.*

4.) *Reinforcing for all pre cast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.*

5.) *In the event that rock is encountered, the contractor shall maintain a 12–inch minimum separation between the*

6.) *Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6–inches have been removed and meeting with backfill materials specified on*

7.) *Compaction of backfill material between centerline of pipe and trench pavement shall meet the requirements specified in Mass. DPW Standard Specifications.*

8.) *Utilities shown on this plan are partly from existing municipal and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & dig–safe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.*

9.) The 6–inch and 8–inch diameter gravity sewer main shall be PVC conforming to ASTM designation D3034–SDR–35, Type PSM. Joints shall be elastometric complying with ASTM D3212 using elastometric seals conforming to ASTM F477. The fittings and accessories shall be manufactured and furnished by the pipe manufacturer, and have bell and spigot connections identical to that of the pipe. Sewer main and house lateral pipes shall be 8–inch and 6–inch diameter, respectively. Lay building unit connections straight and at a continuous slope. The Town Board of Health requires a long sweep fitting to be used where building service connects to the 8" main. Provide 45° long radius sweep bends at the sewer connections to the 8"main using fitting part # 63605 by Multifittings.com, or equal.

10.) The sewer force main shall be PVC SDR26 pressure pipe rated for 160 psi; Iron Pipe Size (IPS) conforming to ASTM D2241 for plain–end–pipe and ASTM D 2672 for belled–end pipe. PVC pipe shall be manufactured from virgin rigid PVC compounds with a Cell Class of 12454 as identified in ASTM D 1784.

11.) Where sewer and water lines cross, install the sewer below the water service and provide 18" minimum separation between the pipe outside diameters. Provide 1 full length of sewer pipe centered at the crossing. The full length of sewer pipe shall be SDR–26, Specification ASTM D2241 with a 160 PS1 rating. Connect the the SDR 35 & SDR 26 pipes using pressure rated adaptors bt Fernco, or approved equal.

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PREPARED BY:
BRUCE SALUK & ASSOC., INC.
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576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

SEWER & WATER PLAN
–COOLIDGE CROSSING–
COOLIDGE STREET
SHERBORN,MA

PREPARED FOR:
COOLIDGE CROSSING LLC
30 TURNPIKE RD
SOUTHBOROUGH,MA 01772

DATE: MARCH 24, 2016

C4

FILE: 2603C1.dwg