LOCUS PLAN
SCALE: 1"=2000'±

PROPERTY:

84 COOLIDGE STREET
(PORTION THEREOF)
SHERBORN, MA
ASSESSOR'S MAP 5, LOT 55
OWNER OF RECORD:
COOLIDGE CROSSING, LLC

86 COOLIDGE STREET
(PORTION THEREOF)
SHERBORN, MA
ASSESSOR'S MAP 5, LOT 54
OWNER OF RECORD:
JAMES FRISCINO

SITE PLAN

FOR

COOLIDGE CROSSING

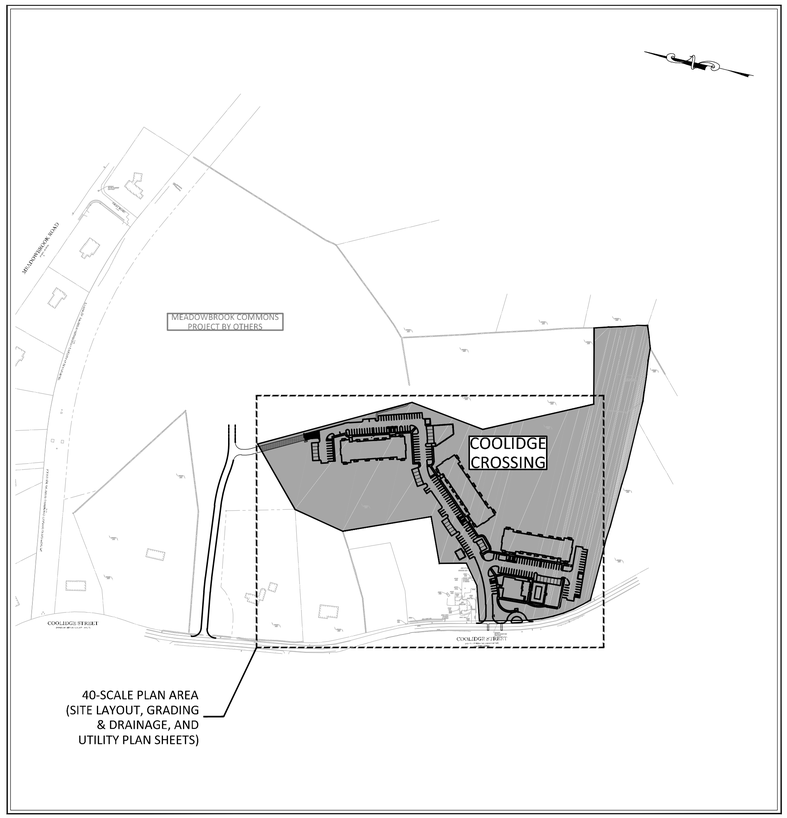
RESIDENTIAL APARTMENT COMMUNITY

84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

ZONING BOARD OF APPEALS:

DATE	DATE REVISED	SHEET NUMBER	SHEET DESCRIPTION
01/22/2021	04/23/2021	1	COVER SHEET
01/22/2021	04/23/2021	2	LEGEND & NOTES
01/22/2021	04/23/2021	3	DEMOLITION & EROSION CONTROL PLAN
01/22/2021	04/23/2021	4	OVERALL SITE PLAN
01/22/2021	04/23/2021	5	SITE LAYOUT PLAN
01/22/2021	04/23/2021	6	GRADING & DRAINAGE PLAN
01/22/2021	04/23/2021	7	UTILITY PLAN
01/22/2021	04/23/2021	8 - 13	CONSTRUCTION DETAILS
03/26/2020	07/13/2020	2 SHEETS *	ALTA/NSPS LAND TITLE SURVEY, 84 COOLIDGE STREET
06/02/2020	07/13/2020	1 SHEET *	ALTA/NSPS LAND TITLE SURVEY, 86 COOLIDGE STREET
09/25/2020	04/23/2021	L1.0 *	SITE PLANTING PLAN
09/25/2020	04/23/2021	L1.1 *	SITE LIGHTING PLAN
09/23/2020	04/23/2021	L2.0 *	AMENITY AREA LAYOUT AND MATERIALS PLAN
09/23/2020	04/23/2021	L3.0 *	TYPICAL BUILDING PLANTING PLAN
09/25/2020	04/23/2021	D1 *	PLANTING DETAILS

* BOUND SEPARATELY



SITE CONTEXT PLAN
SCALE: 1"=250'

CONSULTANTS:

SURVEY:
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PREPARED BY:

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PREPARED FOR:

BAYSTONE DEVELOPMENT

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NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
CIVIL
No. 45641
REGISTERED PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

SHEET:

COVER SHEET

1

DATE: 01/22/2021

GENERAL NOTES

1. ZONING INFORMATION OBTAINED FROM THE TOWN OF SHERBORN ZONING MAP CONTAINED IN THE 2019 MASTER PLAN AND THE TOWN OF SHERBORN ZONING BYLAWS, REVISED THROUGH THE 2019 ATM.
2. THE PROJECT SITE CONSISTS OF PORTIONS OF LOTS 54 & 55 ON THE TOWN OF SHERBORN ASSESSOR'S MAP 5 AND TOTALS 15.2± ACRES.
3. THE PROJECT LIES WITHIN THE RESIDENCE 'A' ZONING DISTRICT.
4. ACCORDING TO THE FLOOD RATE INSURANCE MAP (FIRM), COMMUNITY PANEL #25017C0519F, WITH AN EFFECTIVE DATE OF JULY 7, 2014, THIS SITE LIES WITHIN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.
5. THE PROJECT IS SUBJECT TO A COMPREHENSIVE PERMIT TO BE ISSUED BY THE SHERBORN ZONING BOARD OF APPEALS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO ALL CONSTRUCTION-RELATED REQUIREMENTS OF THE THIS APPROVAL.
6. WETLANDS SHOWN HEREIN WERE DELINEATED BY CREATIVE LAND & WATER ENGINEERING, LLC IN APRIL 2020 AND FIELD LOCATED BY THE LEVESQUE GEOMATICS IN MAY 2020. THE WETLAND LINES WERE VALIDATED VIA ORDERS OF CONDITIONS UNDER DEP FILE NUMBERS 283-0401 AND 283-0404 ISSUED BY THE SHERBORN CONSERVATION COMMISSION ON MARCH 03, 2020 AND JUNE 24, 2020, RESPECTIVELY. THE PROJECT IS SUBJECT TO A SUBSEQUENT ORDER OF CONDITIONS TO BE ISSUED UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO ALL CONSTRUCTION-RELATED REQUIREMENTS OF THE THIS APPROVAL.
7. THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD AND HOLD A PRE-CONSTRUCTION MEETING WITH TOWN OFFICIALS AS REQUIRED BY THE CONDITIONS OF APPROVAL.
8. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.

SITE LAYOUT NOTES

1. ALL STATION LABELS PERTAIN TO CENTERLINE OF ROAD GEOMETRY.
2. CURBING WITHIN THE SITE LIMITS SHALL CONSIST OF THE FOLLOWING:
   - 2.1. WHERE CURB RUNS ALONG SIDEWALK, THE CURB SHALL BE MONOLITHIC CONCRETE CURB (MCC).
   - 2.2. WHERE NO SIDEWALK IS PRESENT, THE CURB SHALL BE PRECAST CONCRETE CURB (PCC).
3. PAVEMENT MARKINGS AND STRIPING SHALL PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION TI-P-115 TYPE 1: ALKYD.
4. STOP LINE SHALL MEET THE REQUIREMENTS OF SECTION 3B.16 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
5. ALL ON-SITE TRAFFIC ADVISORY SIGNS INCLUDING STOP SIGNS SHALL BE MOUNTED ON A 4"x4" PRESSURE-TREATED POST WITH BLACK PVC WRAP AND MANSARD CAP, AND SHALL BE 48" FROM GROUND TO BOTTOM OF SIGN. STOP SIGNS DIMENSIONS SHALL BE 18"x18".
6. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARCHITECTURAL ACCESS BOARD (AAB) AS SHOWN ON THE SITE LAYOUT PLAN.
7. ACCESSIBLE SIGNAGE SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
8. FOR THE PROPOSED STREET SIGN AT THE CORNER OF COOLIDGE STREET AND THE SITE DRIVEWAY, THE SIGN SHALL MEET THE TOWN OF SHERBORN STREET SIGN STANDARDS. THE CONTRACTOR SHALL CONFIRM STREET SIGN SPECIFICATIONS WITH THE TOWN ENGINEER PRIOR TO ORDERING THE SIGN, AND SHALL COORDINATE THE EXACT PLACEMENT OF THE SIGN WITH THE TOWN ENGINEER PRIOR TO INSTALLATION.

GRADING & DRAINAGE NOTES

1. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM REFERENCE USED ON THE EXISTING CONDITIONS SURVEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND ELEVATION BENCHMARKS THROUGHOUT CONSTRUCTION.
3. EXTERIOR ELEVATIONS ALONG EACH BUILDING SIDE MAY VARY IN ORDER TO ACHIEVE GRADE IN CERTAIN AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING.
4. NEW SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. FURTHERMORE, ACCESSIBLE PARKING SPACES AND PROXIMATE ACCESS AISLES SHALL BE SLOPED AT A MAXIMUM OF 2.0% IN ALL DIRECTIONS. SHOULD ANY DISCREPANCIES WITH THESE REQUIREMENTS ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
5. SPOT GRADES HAVE BEEN PROVIDED IN CRITICAL AREAS FOR THE CONTRACTOR'S GUIDANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE ANY OF THE ILLUSTRATED GRADING CANNOT BE ACHIEVED SO THAT A SOLUTION CAN BE DETERMINED PRIOR TO CONSTRUCTING THE AREA IN QUESTION.
6. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
7. PROPOSED BOTTOM OF CURB ELEVATIONS ALONG EXISTING STREETS ARE BASED ON EXISTING CONDITIONS INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL MATCH EXISTING EDGE OF PAVEMENT GRADE.
8. EXISTING DRAINAGE AND UTILITY RIM ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
9. ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED IN KIND.
10. PROPOSED CATCH BASINS SHALL INCLUDE ELIMINATOR HOODS AS SPECIFIED IN THE DETAILS.
11. UNLESS OTHERWISE SPECIFIED, ALL NEW DRAINAGE PIPE SHALL BE DUAL WALL CORRUGATED HDPE (ADS N-12 OR APPROVED EQUAL), RATED FOR H-20 LOADING, MINIMUM 12" COVER (UNLESS GREATER COVER IS REQUIRED BY THE MANUFACTURER), AND LAID AT A MINIMUM SLOPE OF 0.005'/'. PIPE SIZES SHALL BE AS FOLLOWS:
    - 11.1. DRAINAGE PIPES CONNECTING CATCH BASINS TO MANHOLES AND MANHOLES TO MANHOLES: SIZE VARIES, REFER TO GRADING AND DRAINAGE PLAN FOR SIZES.
    - 11.2. LOW-RISE BUILDING ROOF DRAIN PIPES: 12" IF LAID AT >=0.01'/'; 15" IF LAID BETWEEN 0.005'/' AND 0.01'/'.
12. ROOF DRAINS:
    - 12.1. LOW-RISE BUILDINGS: ALL ROOFTOPS SHALL BE GUTTERED AND ALL GUTTER DOWNSPOUTS SHALL TIE INTO A ROOF DRAIN PIPE.
    - 12.2. EACH BUILDING SHALL HAVE A MINIMUM OF ONE GUTTER DOWNSPOUT OVERFLOW ON EACH INDEPENDENT PIPE NETWORK. THE OVERFLOW SHALL BE INSTALLED ON THE DOWNSPOUT LOCATED AT THE LOWEST GROUND ELEVATION ALONG THE BUILDING WITHIN EACH PIPE NETWORK.
    - 12.3. PROPOSED ROOF DRAIN PIPES SHALL HAVE NYLOPLAST (NP) MANHOLES INSTALLED AS SHOWN ON THE GRADING & DRAINAGE PLANS. SOME OF THESE STRUCTURES MAY BE EQUIPPED WITH GRATED INLETS TO ALSO SERVE AS YARD DRAINS (REFER TO PLANS).
    - 12.4. THE LOWEST GROUND ELEVATION AT THE GUTTER DOWNSPOUTS SHALL BE ABOVE THE 100-YEAR STORM PEAK WATER ELEVATION FOR THE STORMWATER MANAGEMENT SYSTEM INTO WHICH IT FLOWS.
13. SEE DETAIL SHEETS FOR WATER QUALITY UNIT MANUFACTURER AND MODELS.
14. GALVANIZED STEEL TRASH RACKS SHALL BE INSTALLED ON OPEN ENDS OF ALL INLET AND DISCHARGE DRAIN PIPES 12" OR LARGER IN DIAMETER. TRASH RACKS SHALL BE SIZED TO FIT THE SPECIFIC PIPE FOR WHICH THEY WILL BE USED AND SHALL BE REMOVABLE FOR SERVICING THE PIPE.
15. TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON GRADING & DRAINAGE PLANS REPRESENT THE EXPOSED PORTION OF THE WALL. ALL WALLS GREATER THAN 4 FEET EXPOSED HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. REFER TO WALL DETAILS FOR ADDITIONAL NOTES ABOUT RETAINING WALLS.
16. ELEVATION OF LANDSCAPED AREAS ARE GIVEN AT PLANTED GRADE.

SITE & DEMOLITION NOTES

1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE BASED ON MEASUREMENTS TAKEN IN THE FIELD AND DISCOVERED RECORDS FROM VARIOUS UTILITY COMPANIES AND/OR FROM THE MUNICIPALITY. THIS INFORMATION SHALL NOT BE CONSIDERED EXACT AND THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL NOTIFY 'DIG SAFE' (811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXISTING UTILITY MARK OUT LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF EXISTING UTILITY LOCATIONS CONFLICT WITH THE PROPOSED DEVELOPMENT PROGRAM SO THAT A REMEDIAL ACTION CAN TAKE PLACE PRIOR TO ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES AS A RESULT OF THE PROPOSED DEVELOPMENT.
2. EXISTING BASE INFORMATION INCLUDING PROPERTY LINE, STRUCTURES, UTILITIES AND TOPOGRAPHY ARE TAKEN FROM THE SURVEY PLAN(S) REFERENCED ON THE COVER SHEET.
3. ELEVATIONS SHOWN ARE BASED ON THE DATUM REFERENCED ON THE EXISTING CONDITIONS PLAN(S).
4. ALL WORK MUST BE INSPECTED PER TOWN REQUIREMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS.
6. THE LIMIT OF WORK FOR THIS PROJECT SHALL BE SHOWN ON THE PLANS AS SAWCUT LINES, EROSION CONTROL BARRIER LINES, AND/OR LIMIT OF WORK LINES AND SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING FEATURES OUTSIDE LIMIT OF WORK LINE ARE TO REMAIN UNLESS OTHERWISE SPECIFIED AND THE EXISTING FEATURES WITHIN LIMIT OF WORK LINE SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
8. ALL DISTURBED OFF-SITE AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
9. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER THE DETAIL WHEREVER CONSTRUCTION ACCESS EXISTS. PAVED AREAS SHALL BE KEPT CLEAN AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND UTILITY CONNECTION/DISCONNECTION FEES RELATED TO THE PROJECT. CONTRACTOR SHALL NOTIFY AND COORDINATE ALL UTILITY WORK WITH THE APPLICABLE UTILITY COMPANIES AND/OR LOCAL DEPARTMENTS. ALL PERMITS SHALL BE KEPT WITHIN THE TRAILER AND CLEARLY VISIBLE.
11. THE OFFSITE DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES.
12. FILL MATERIAL(S) SHALL NOT CONTAIN HAZARDOUS MATERIALS.
13. CONSTRUCTION DUMPSTERS SHALL BE LOCATED ON A STABLE SURFACE, PROPERLY MAINTAINED, AND EMPTIED ON A REGULAR BASIS. DUMPSTERS SHALL BE LOCATED OUTSIDE THE 100' BUFFER ZONE WHENEVER FEASIBLE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL UPKEEP OF THE SITE DURING THE CONSTRUCTION PROCESS.
15. ALL WALLS GREATER THAN 4 FEET EXPOSED HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

UTILITY NOTES

1. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
2. ALL UTILITIES, PIPE MATERIALS, STRUCTURES, INSTALLATION METHODS, AND TESTING SHALL CONFORM TO MUNICIPALITY STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE INSPECTIONS BY THE MUNICIPALITY WHEN REQUIRED.
3. WATER:
   - 3.1. WATER WILL BE SUPPLIED TO THE PROJECT VIA A CONNECTION TO THE WATER MAIN ON THE ADJACENT MEADOWBROOK COMMONS PROJECT.
   - 3.2. WATER MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
   - 3.3. NO WATER SERVICE PIPES SHALL BE LAID IN THE SAME TRENCH WITH GAS PIPES, SEWER PIPE OR ANY OTHER FACILITY OF A PUBLIC SERVICE COMPANY, OR WITHIN THREE FEET OF ANY OPEN EXCAVATION OR VAULT.
   - 3.4. WATER PIPE SIZES AND MATERIALS:
     - 3.4.1. WATER MAINS SHALL BE 8" CLASS 52 CLDI.
     - 3.4.2. LOW-RISE BUILDINGS SHALL BE SERVICED BY A 4" CLASS 52 DUCTILE IRON DOMESTIC WATER SERVICE AND AN 8" CLASS 52 DUCTILE IRON FIRE SERVICE. THE 4" SERVICE SHALL SPLIT OF THE 8" SERVICE WITHIN APPROXIMATELY 10' OF THE BUILDING AS SHOWN ON THE UTILITY PLANS.
     - 3.4.3. WATER SERVICE TO GARAGE A SHALL BE 1" AND OF THE MATERIAL REQUIRED BY THE MUNICIPALITY.
     - 3.4.4. WATER SERVICE TO CLUBHOUSE SHALL BE 2" AND OF THE MATERIAL REQUIRED BY THE MUNICIPALITY.
     - 3.4.5. WATER METERING SIZES AND CONFIGURATION SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE APPLICABLE WATER COMPANY OR DISTRICT.
4. SEWER:
   - 4.1. WASTEWATER FROM THE PROJECT WILL BE DIRECTED VIA GRAVITY TO AN ON-SITE WASTEWATER PUMP STATION. THE PUMP STATION WILL DISCHARGE WASTEWATER VIA AN ON-SITE FORCE MAIN THAT WILL TIE INTO A COMMON FORCE MAIN ON THE ADJACENT MEADOWBROOK COMMONS PROJECT SITE. THE ON-SITE PUMP STATION AND FORCE MAIN DESIGN SHALL BE COORDINATED WITH THE MEADOWBROOK COMMONS DEVELOPER AND THEIR ENGINEERING TEAM.
   - 4.2. SEWER SHALL BE ENCASED IN CONCRETE IF THE SEWER IS PLACED WITHIN 10' (HORIZONTALLY) OF A WATER LINE AND THE SEWER IS EITHER ABOVE OR WITHIN 18" BELOW THE WATER LINE.
   - 4.3. SEWER PIPE SIZES AND MATERIALS:
     - 4.3.1. GRAVITY SEWER MAINS SHALL BE 8" PVC LAID AT A MINIMUM SLOPE OF 0.004'/'.
     - 4.3.2. PVC GRAVITY SEWER PIPES WITH A BURY DEPTH OF >10' SHALL BE SDR-26. FOR SHALLOWER INSTALLATIONS SDR-35 IS ACCEPTABLE.
     - 4.3.3. SEWER FORCE MAIN SIZE AND MATERIAL TO BE DETERMINED BASED ON COORDINATION WITH THE MEADOWBROOK COMMONS DEVELOPER AND THEIR ENGINEERING TEAM.
     - 4.3.4. LOW-RISE BUILDINGS SHALL EACH BE SERVICED BY ONE 8" DOMESTIC SEWER LATERAL LAID AT A MINIMUM SLOPE OF 0.02'/'. TO THE FIRST MANHOLE DOWNSTREAM OF EACH BUILDING AND A MINIMUM SLOPE OF 0.004'/' THEREAFTER.
5. THE CONTRACTOR, ON BEHALF OF THE DEVELOPER, SHALL SUBMIT UTILITY AS-BUILT PLANS IN PAPER AND PDF FORMAT INCLUDING SWING TIES FOR SEWER AND WATER TO THE TOWN ENGINEERING DEPARTMENT.
6. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED GAS, ELECTRIC, TELEPHONE, AND CABLE UTILITY WORK WITH THE RESPECTIVE UTILITY COMPANIES THE PROPOSED CONNECTION LOCATIONS AND DETAILS PROVIDED HEREIN ARE FOR REPRESENTATION PURPOSES ONLY. FINAL CONNECTION POINTS AND DETAILS SHALL BE AS DETERMINED AND REQUIRED BY THE UTILITY COMPANIES.
7. TRANSFORMERS AND ASSOCIATED PROTECTIVE BOLLARDS SHALL BE PAINTED DARK GREEN IN COLOR. PAD SIZE AS DETERMINED BY UTILITY COMPANY.
8. SITE LIGHTING INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING THE WIRING INTO THE NEAREST BUILDING OR DESIGNATED METER LOCATION.
9. ALL TEMPORARY MARKETING SIGNAGE SHALL BE ILLUMINATED.
10. GAS MAIN AND SERVICE SIZING SHALL BE AS DETERMINED BY THE UTILITY COMPANY.
11. DUE TO THE SCALE OF THE SITE WORK DRAWINGS, THE EXACT LOCATION OF UTILITY SERVICES TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING DRAWINGS.
12. SUITABLE, TEMPORARY PLUGS SHALL BE INSTALLED IN THE OPEN ENDS OF UTILITY SERVICES TO THE BUILDING PRIOR TO BACKFILLING. STUB LOCATIONS SHALL BE MARKED IN THE FIELD SO THAT THEY MAY BE EASILY LOCATED.
13. IF APPLICABLE, EXISTING DRAINAGE AND UTILITY RIM ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
14. GUY WIRES SHALL BE INSTALLED AS REQUIRED/DESIGNED BY THE UTILITY COMPANY.
15. PIPE MATERIALS SHOWN ON THIS PLAN ARE SUBJECT TO SUBSTITUTION AT THE TIME OF CONSTRUCTION. ANY ALTERNATIVE PIPE MATERIAL SHALL CONFORM TO MUNICIPAL AND INDUSTRY STANDARDS FOR THE SELECTED APPLICATION.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THIS SITE IS SUBJECT TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. SITE OPERATORS SHALL CONFORM TO MEET THE CRITERIA FOR A NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. ADAPTATION TO ACTUAL FIELD CONDITIONS MAY WARRANT VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS FOR EROSION CONTROLS IN ORDER TO MAXIMIZE THE EFFECTIVENESS OF THE CONTROLS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS. THE SEQUENCING PLANS INCLUDED HEREIN ARE PROVIDED AS A GUIDANCE DOCUMENT TO ASSIST IN THE IMPLEMENTATION OF EROSION/SEDIMENTATION CONTROLS AND STABILIZATION OF THE SITE. ADAPTATION TO ACTUAL FIELD CONDITIONS MAY WARRANT VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS TO MAXIMIZE THE EFFECTIVENESS OF THE CONTROLS.
4. THE CONTRACTOR SHALL ADHERE TO PROCEDURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA NPDES CONSTRUCTION GENERAL PERMIT REQUIREMENTS.
5. IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP), EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST EVERY 14 DAYS AND WITHIN 24 HOURS OF A 0.25" STORM. REPORTS DOCUMENTING THE RESULTS OF EACH INSPECTION AND ANY CORRECTIVE ACTIONS SHALL BE KEPT ON-FILE WITH THE SWPPP.
6. PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES WILL INCLUDE SILTATION FENCES, HAY BALES, CRUSHED STONE, RIPRAP, LOAM/SEED, HYDROSEEDING, MULCHING, EROSION CONTROL MATTING, DIVERSION BERMS, AND SEDIMENTATION BASINS AS FURTHER DESCRIBED HEREIN.
7. SILTATION FENCES AND WATTLES WILL BE USED FOR THE PERIMETER EROSION CONTROL BARRIER AS SHOWN ON THIS PLAN AND ELSEWHERE AS CONDITIONS WARRANT. HAY BALES WILL BE USED TO PROTECT OFFLINE CATCH BASINS (PRIOR TO BINDER) AND ELSEWHERE AS CONDITIONS WARRANT. THE CONTRACTOR WILL BE REQUIRED TO KEEP A REASONABLE STOCK OF SILTATION FENCE, WATTLES, AND HAY BALES ON SITE TO BE ABLE TO SUPPLEMENT OR MAKE REPAIRS AS NECESSARY.
8. LOAMING AND SEEDING OR HYDROSEEDING WILL BE USED AS A PERMANENT STABILIZATION MEASURE FOR ALL REVEGETATED AREAS OF THE SITE.
9. ALL PROPOSED SLOPES 3:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL MATTING AND SHALL BE HYDROSEEDED.
10. MULCHING MAY BE USED TO REINFORCE SEEDED AREAS WHERE EROSION CONTROL MATTING IS NOT REQUIRED OR WARRANTED, BUT WHERE SOME PROTECTION IS WARRANTED. MULCHING MAY ALSO BE USED TO STABILIZE AREAS WHERE CONSTRUCTION ACTIVITIES WILL TEMPORARILY CEASE FOR MORE THAN 14 DAYS.
11. SEDIMENTATION BASINS SHALL BE USED THROUGHOUT THE SITE TO TREAT RUNOFF. DIVERSION BERMS SHALL BE UTILIZED TO DIVERT UNTREATED STORMWATER TO THE SEDIMENTATION BASINS. SEDIMENTATION BASINS AND DIVERSION BERMS SHALL BE ADDED, REMOVED, AND ADJUSTED AS THE SITE EVOLVES THROUGHOUT THE CONSTRUCTION PROCESS.
12. UPON CONVERTING ANY TEMPORARY SEDIMENTATION BASINS TO PERMANENT DETENTION/INFILTRATION BASINS, THE BASINS SHALL BE CLEANED OF ALL ACCUMULATED SEDIMENT TO ENSURE THAT THE VOLUMETRIC AND INFILTRATION DESIGN CAPACITIES ARE MAINTAINED.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT. STABILIZATION MEASURES SHALL BE IMPLEMENTED NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS IN WHICH CASE STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
14. EROSION AND SEDIMENTATION CONTROLS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT TO ENSURE THAT THEY FUNCTION AS INTENDED. DEFICIENCIES WILL BE CORRECTED BY CLEANING, REPAIRING, OR REPLACING THE AFFECTED CONTROL(S) OR PORTION(S) THEREOF TO REESTABLISH PROPER FUNCTIONING AS QUICKLY AS POSSIBLE. SEDIMENTATION CONTROLS WILL BE REQUIRED TO BE CLEANED OR REPLACED WHEN THE ACCUMULATED SEDIMENT EXCEEDS 50 PERCENT OF THE DESIGN CAPACITY OF THE CONTROL. ANY OFF-SITE ACCUMULATIONS OF SEDIMENT WILL BE REQUIRED TO BE REMOVED AS QUICKLY AS POSSIBLE IN A MANNER THAT MINIMIZES ADDITIONAL DISTURBANCE.
15. EROSION CONTROL BARRIER (WHERE SHOWN) REPRESENTS THE LIMIT OF WORK. WHERE NO EROSION CONTROL BARRIER IS REQUIRED (SUCH AS UPSLOPE AREAS), A LIMIT OF WORK LINE HAS BEEN SHOWN. WHERE NO EROSION CONTROL BARRIER IS REQUIRED, THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD BY A VISUAL BARRIER SUCH AS TEMPORARY CONSTRUCTION FENCING IN ORDER TO KEEP CONSTRUCTION ACTIVITIES OUT OF THOSE AREAS.
16. THE PROPOSED ONSITE DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS PRACTICABLE. ALL EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED WITH A SILT SACK (SEE DETAIL).
17. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT BASIN OR OTHER SETTLING AREA TO ALLOW FOR SUFFICIENT SETTLING PRIOR TO DISCHARGE.
18. DUST SHALL BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO LOCAL, STATE AND FEDERAL STANDARDS.
19. ABUTTING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS FROM THIS PROJECT AT ALL TIMES. WORK ON ABUTTING PROPERTY SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO ANY LAND DISTURBANCE.
20. THE EROSION CONTROL MEASURES ILLUSTRATED IN THIS PLAN SET SHALL BE THE MINIMUM REQUIRED CONTROLS IMPLEMENTED.
21. STOCKPILING LOCATIONS SHALL BE FIELD DETERMINED AND SHALL NOT LIE WITHIN THE 100-FOOT WETLAND BUFFER. DIVERSION BERMS AND EROSION CONTROL BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES IN ACCORDANCE WITH THE PLAN AND DETAILS.
22. ESTIMATED STABILIZED AREA AS SHOWN ON THE SEQUENCING PLANS PROVIDED HEREIN REPRESENTS THE APPROXIMATE AREA THAT WILL BE STABILIZED (EITHER TEMPORARILY OR PERMANENTLY) BY THE END OF THE CONSTRUCTION SEQUENCE.
23. CRUSHED STONE AND/OR RIPRAP SHALL BE USED TO CONSTRUCT THE TRACKING PAD, CUT SLOPE TREATMENT AREAS, CHECK DAMS, SEDIMENTATION BASIN OUTLET PROTECTION, AND ELSEWHERE AS CONDITIONS WARRANT. THE CONTRACTOR WILL BE REQUIRED TO KEEP A REASONABLE STOCK OF CRUSHED STONE AND RIPRAP ON SITE TO BE ABLE TO SUPPLEMENT OR MAKE REPAIRS AS NECESSARY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
	SINGLE GRATE / DOUBLE GRATE	CATCH BASIN
		DRAIN MANHOLE
		SEWER MANHOLE
D	D	DRAIN PIPE
GM G		GAS LINE
OHW		OVERHEAD WIRES
ET&C		UNDERGROUND WIRES
S		SEWER LINE
WG W		WATER LINE
FM		FORCE MAIN
	FD	FOUNDATION DRAIN
	RD	ROOF DRAIN
498	498	MINOR CONTOUR
500	500	INDEX CONTOUR
		FENCE
		CONSTRUCTION FENCE
		GUIDERAIL
		STONE WALL
		ECON: WATTLES + SILT FENCE
		ECON: WATTLES ONLY
		TREELINE
		BUILDING
		CRUSHED STONE
		RIPRAP
		CONSTRUCTION ENTRANCE
		MILL & OVERLAY
		HYDRANT
		SIGN
		SITE/STREET LIGHT
		BOLLARD LIGHT
		UTILITY POLE
		OUTLET CONTROL STRUCTURE
		FLARED END SECTION
TP-1		TEST PIT LOCATION
	TC 459.00 BC 458.00	TOP/BOTTOM CURB ELEVATION
300.5x	473.10	SPOT ELEVATION
	X	NUMBER OF PARKING SPACES
	X'R	CURB RADIUS
		ACCESSIBLE MARKINGS

GENERAL ABBREVIATIONS

ASSESSORS PARCEL	A.P.
BOTTOM OF CURB	BC
BITUMUNOUS CONCRETE	BIT. CONC
BEST MANAGEMENT PRACTICE	BMP
BORDERING VEGETATED WETLAND	BVW
CATCH BASIN	CB
CAPE COD BERM	CCB
CELLAR FLOOR	CF
CENTERLINE	CL
CLEANOUT	CO
CONCRETE SURFACE	CONC.
DRAIN MANHOLE	DMH
DIRECTION SIGN	DS
EMERGENCY SPILLWAY	ES
FLARED END SECTION	FES
FOOTING DRAIN	FD
GARAGE	GRG
CLUBHOUSE	CH
GAS TRAP	GT
HIGH DENSITY POLYETHYLENE	HDPE
HIGH POINT	HP
INVERT ELEVATION	I=
IRON PIPE/PIN	IP
LINEAL FEET	LF
LOW POINT	LP
LIMIT OF WORK	LOW
MATCH EXISTING	ME
NOW OR FORMERLY	N/F
NYLOPLAST DRAINAGE STRUCTURE	NP
OUTLET CONTROL STRUCTURE	OCS
PRECAST CONCRETE CURB	PCC
RADIUS	X'R
RIM ELEVATION	R=
ROOF DRAIN	RD
REMOVE	REM
SLOPED GRANITE CURB	SGC
SPEED LIMIT	SL
SUBSURFACE INFILTRATION SYSTEM	SIS
TOP OF CURB	TC
TOP OF FOUNDATION	TF
TYPICAL	TYP.
UNDERDRAIN	UD
UTILITY POLE	UP
WATER QUALITY UNIT	WQU
VERTICAL GRANITE CURB	VGC

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

REVISIONS:

REV	DATE	COMMENT
1	04/23/21	UPDATED PLAN SET PER ZBA COMP. PERMIT REVIEW PROCESS
2		
3		
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ZONING BOARD OF APPEALS:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
CIVIL
No. 45641
REGISTERED
PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

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NORTH ANDOVER, MA 01845
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PREPARED FOR:

BAYSTONE DEVELOPMENT

21 CENTER STREET
WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

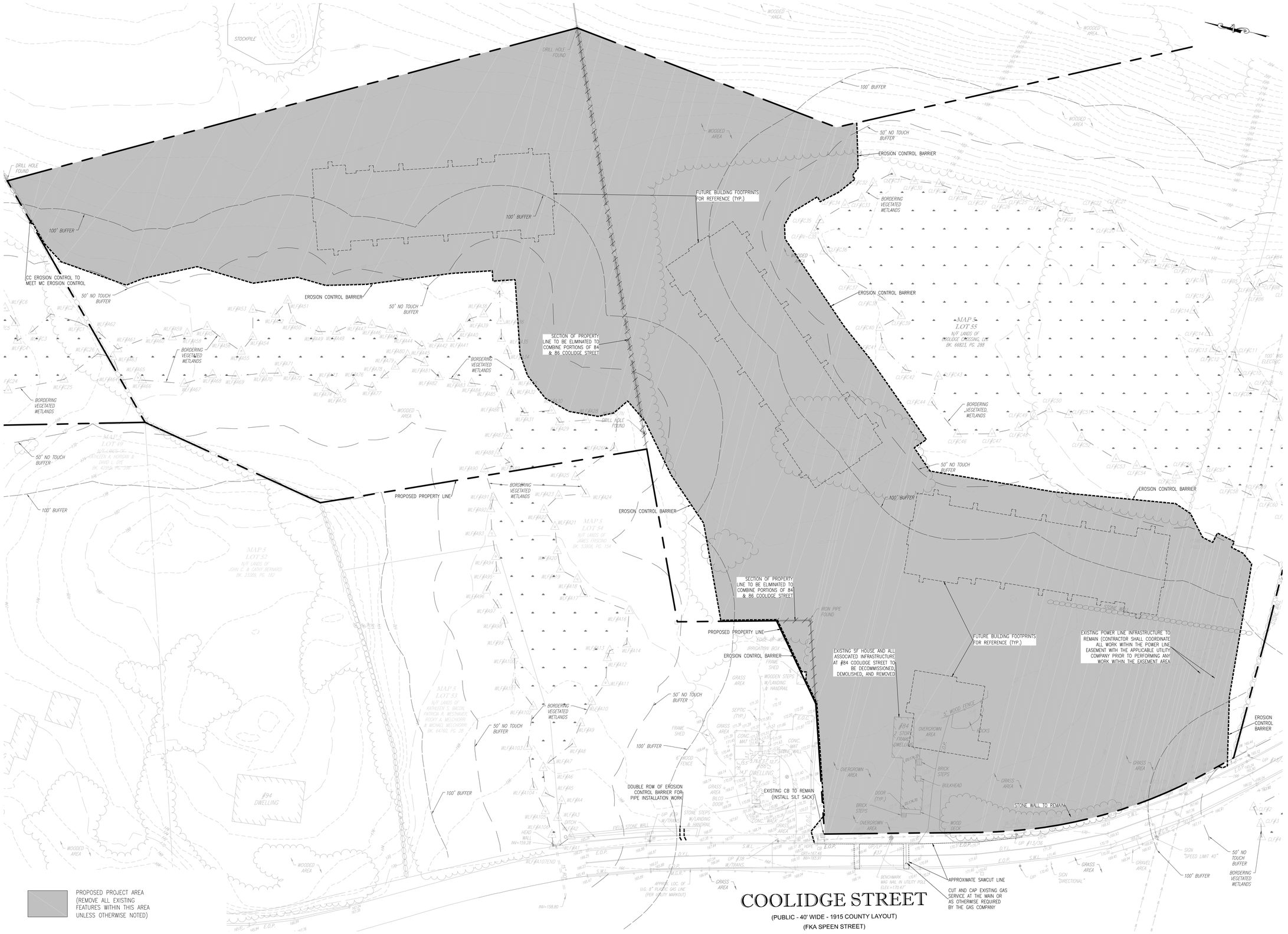
SCALE:

SHEET:

LEGEND & NOTES

2

DATE: 01/22/2021



NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

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84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

40 0 20 40 80

GRAPHIC SCALE IN FEET

SHEET:

DEMOLITION & EROSION CONTROL PLAN

3

DATE: 01/22/2021

ZONING INFORMATION

ZONING DISTRICT(S): RESIDENCE A (RA)
OVERLAY DISTRICT(S): NONE

	ZONING	PROPOSED	WAIVER REQUIRED
USE	SINGLE FAMILY	MULTI-DWELLINGS	YES
NUMBER OF DWELLINGS PER LOT	1	120	YES
MIN. LOT SIZE	1 ACRE	15.2± ACRES	NO
MIN. FRONTAGE	150'	400'±	NO
MIN. LOT WIDTH	150'	400'±	NO
MIN. LOT DEPTH	NONE	950'±	NO
MIN. FRONT YARD SETBACK	60'	69'±	NO
MIN. SIDE YARD SETBACK	30'	34'±	NO
MIN. REAR YARD SETBACK	30'	30'±	NO
MAX. BUILDING HEIGHT	2.5 STY / 35'	3 STY / 50'±	YES
BUILDING COVERAGE (A)	NOT SPECIFIED	10%±	NO
OTHER IMPERVIOUS COVERAGE (B)	NOT SPECIFIED	16%±	NO
TOTAL IMPERVIOUS COVERAGE (A+B)	NOT SPECIFIED	26%±	NO
OPEN SPACE (LANDSCAPED/VEGETATED)	NOT SPECIFIED	74%±	NO
NUMBER OF PARKING SPACES	NOT SPECIFIED	200	NO

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

REVISIONS:

REV	DATE	COMMENT
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84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:
60 0 30 60 120
GRAPHIC SCALE IN FEET

SHEET:

OVERALL SITE PLAN

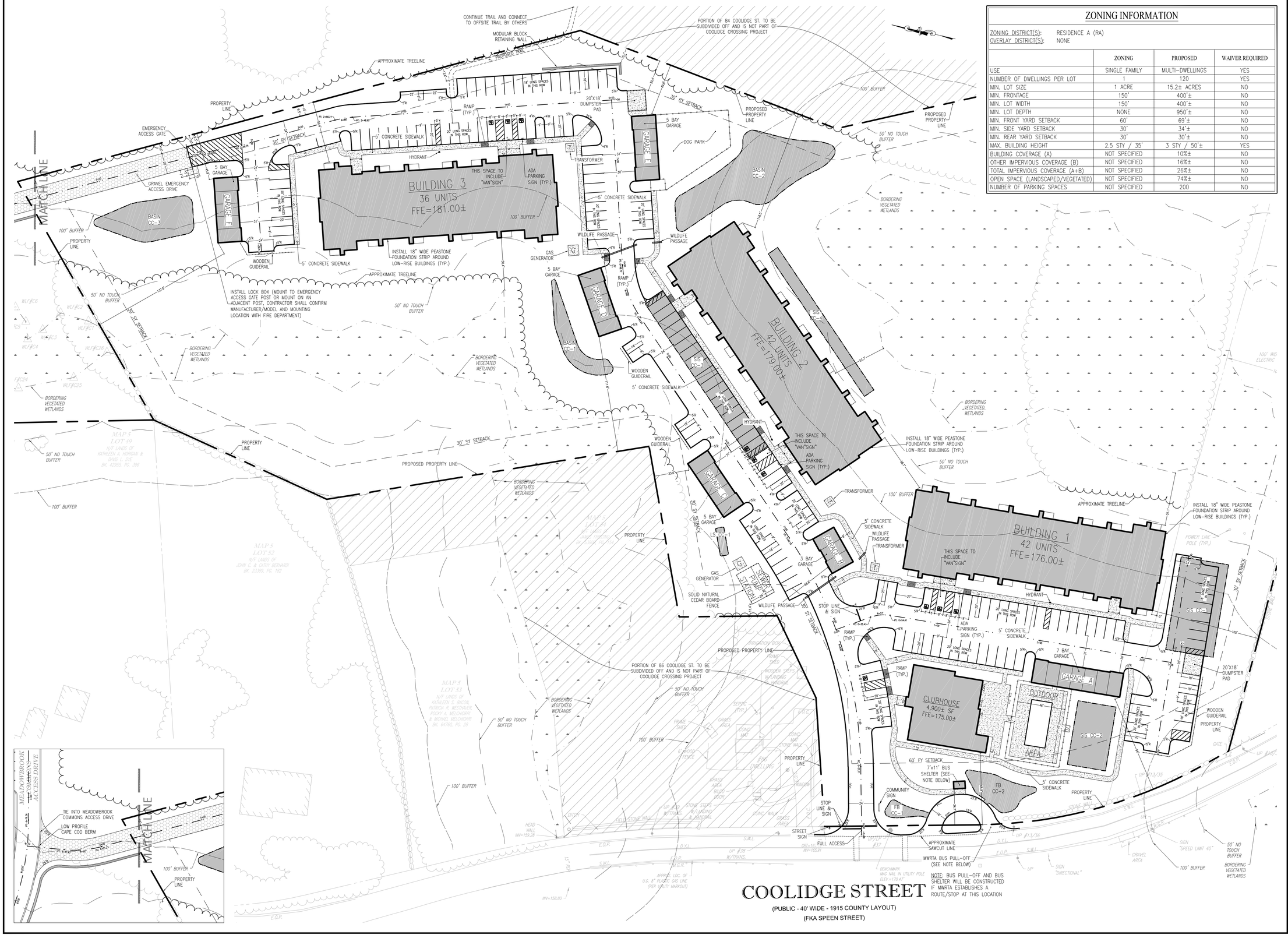
4

DATE: 01/22/2021

ZONING INFORMATION

ZONING DISTRICT(S): RESIDENCE A (RA)
OVERLAY DISTRICT(S): NONE

	ZONING	PROPOSED	WAIVER REQUIRED
USE	SINGLE FAMILY	MULTI-DWELLINGS	YES
NUMBER OF DWELLINGS PER LOT	1	120	YES
MIN. LOT SIZE	1 ACRE	15.2± ACRES	NO
MIN. FRONTAGE	150'	400'±	NO
MIN. LOT WIDTH	150'	400'±	NO
MIN. LOT DEPTH	NONE	950'±	NO
MIN. FRONT YARD SETBACK	60'	69'±	NO
MIN. SIDE YARD SETBACK	30'	34'±	NO
MIN. REAR YARD SETBACK	30'	30'±	NO
MAX. BUILDING HEIGHT	2.5 STY / 35'	3 STY / 50'±	YES
BUILDING COVERAGE (A)	NOT SPECIFIED	10%±	NO
OTHER IMPERVIOUS COVERAGE (B)	NOT SPECIFIED	16%±	NO
TOTAL IMPERVIOUS COVERAGE (A+B)	NOT SPECIFIED	26%±	NO
OPEN SPACE (LANDSCAPED/VEGETATED)	NOT SPECIFIED	74%±	NO
NUMBER OF PARKING SPACES	NOT SPECIFIED	200	NO



NOT FOR CONSTRUCTION	
CDG PROJECT #:	20012

REVISIONS:

REV	DATE	COMMENT
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84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

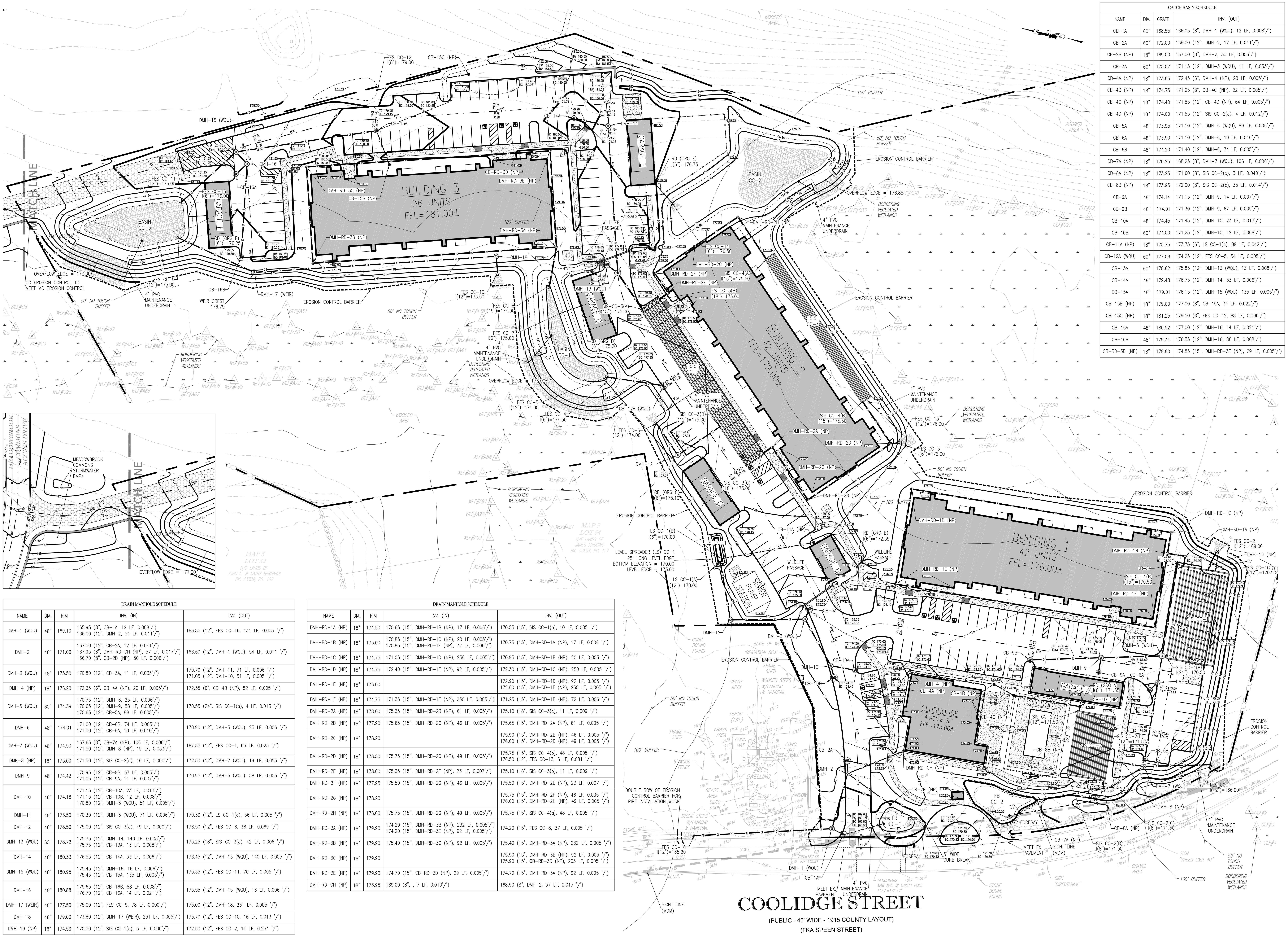
40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

SITE LAYOUT PLAN

5

DATE: 01/22/2021



CATCH BASIN SCHEDULE

NAME	DIA.	GRATE	INV. (OUT)
CB-1A	60"	168.55	166.05 (8", DMH-1 (WQU), 12 LF, 0.008'/')
CB-2A	60"	172.00	168.00 (12", DMH-2, 12 LF, 0.041'/')
CB-2B (NP)	18"	169.00	167.00 (8", DMH-2, 50 LF, 0.006'/')
CB-3A	60"	175.07	171.15 (12", DMH-3 (WQU), 11 LF, 0.033'/')
CB-4A (NP)	18"	173.85	172.45 (6", DMH-4 (NP), 20 LF, 0.005'/')
CB-4B (NP)	18"	174.75	171.95 (8", CB-4C (NP), 22 LF, 0.005'/')
CB-4C (NP)	18"	174.40	171.85 (12", CB-4D (NP), 64 LF, 0.005'/')
CB-4D (NP)	18"	174.00	171.55 (12", SIS CC-2(a), 4 LF, 0.012'/')
CB-5A	48"	173.95	171.10 (12", DMH-5 (WQU), 89 LF, 0.005'/')
CB-6A	48"	173.90	171.10 (12", DMH-6, 10 LF, 0.010'/')
CB-6B	48"	174.20	171.40 (12", DMH-6, 74 LF, 0.005'/')
CB-7A (NP)	18"	170.25	168.25 (8", DMH-7 (WQU), 106 LF, 0.006'/')
CB-8A (NP)	18"	173.25	171.60 (8", SIS CC-2(c), 3 LF, 0.040'/')
CB-8B (NP)	18"	173.95	172.00 (8", SIS CC-2(b), 35 LF, 0.014'/')
CB-9A	48"	174.14	171.15 (12", DMH-9, 14 LF, 0.007'/')
CB-9B	48"	174.01	171.30 (12", DMH-9, 67 LF, 0.005'/')
CB-10A	48"	174.45	171.45 (12", DMH-10, 23 LF, 0.013'/')
CB-10B	60"	174.00	171.25 (12", DMH-10, 12 LF, 0.008'/')
CB-11A (NP)	18"	175.75	173.75 (6", LS CC-1(b), 89 LF, 0.042'/')
CB-12A (WQU)	60"	177.08	174.25 (12", FES CC-5, 54 LF, 0.005'/')
CB-13A	60"	178.62	175.85 (12", DMH-13 (WQU), 13 LF, 0.008'/')
CB-14A	48"	179.48	176.75 (12", DMH-14, 33 LF, 0.006'/')
CB-15A	48"	179.01	176.15 (12", DMH-15 (WQU), 135 LF, 0.005'/')
CB-15B (NP)	18"	179.00	177.00 (8", CB-15A, 34 LF, 0.022'/')
CB-15C (NP)	18"	181.25	179.50 (8", FES CC-12, 88 LF, 0.006'/')
CB-16A	48"	180.52	177.00 (12", DMH-16, 14 LF, 0.021'/')
CB-16B	48"	179.34	176.35 (12", DMH-16, 88 LF, 0.008'/')
CB-RD-3D (NP)	18"	179.80	174.85 (15", DMH-RD-3E (NP), 29 LF, 0.005'/')

DRAIN MANHOLE SCHEDULE

NAME	DIA.	RIM	INV. (IN)	INV. (OUT)
DMH-1 (WQU)	48"	169.10	165.95 (8", CB-1A, 12 LF, 0.008'/') 166.00 (12", DMH-2, 54 LF, 0.011'/')	165.85 (12", FES CC-16, 131 LF, 0.005 '/')
DMH-2	48"	171.00	167.50 (12", CB-2A, 12 LF, 0.041'/') 167.95 (8", DMH-RD-CH (NP), 57 LF, 0.017'/') 166.70 (8", CB-2B (NP), 50 LF, 0.006'/')	166.60 (12", DMH-1 (WQU), 54 LF, 0.011 '/')
DMH-3 (WQU)	48"	175.50	170.80 (12", CB-3A, 11 LF, 0.033'/')	170.70 (12", DMH-11, 71 LF, 0.006 '/') 171.05 (12", DMH-10, 51 LF, 0.005 '/')
DMH-4 (NP)	18"	176.20	172.35 (6", CB-4A (NP), 20 LF, 0.005'/')	172.35 (6", CB-4B (NP), 82 LF, 0.005 '/')
DMH-5 (WQU)	60"	174.39	170.75 (12", DMH-6, 25 LF, 0.006'/') 170.65 (12", DMH-9, 58 LF, 0.005'/') 170.65 (12", CB-5A, 89 LF, 0.005'/')	170.55 (24", SIS CC-1(a), 4 LF, 0.013 '/')
DMH-6	48"	174.01	171.00 (12", CB-6B, 74 LF, 0.005'/') 171.00 (12", CB-6A, 10 LF, 0.010'/')	170.90 (12", DMH-5 (WQU), 25 LF, 0.006 '/')
DMH-7 (WQU)	48"	174.50	167.65 (8", CB-7A (NP), 106 LF, 0.006'/') 171.50 (12", DMH-8 (NP), 19 LF, 0.053'/')	167.55 (12", FES CC-1, 63 LF, 0.025 '/')
DMH-8 (NP)	18"	175.00	171.50 (12", SIS CC-2(d), 16 LF, 0.000'/')	172.50 (12", DMH-7 (WQU), 19 LF, 0.053 '/')
DMH-9	48"	174.42	170.95 (12", CB-9B, 67 LF, 0.005'/') 171.05 (12", CB-9A, 14 LF, 0.007'/')	170.95 (12", DMH-5 (WQU), 58 LF, 0.005 '/')
DMH-10	48"	174.18	171.15 (12", CB-10A, 23 LF, 0.013'/') 171.15 (12", CB-10B, 12 LF, 0.008'/') 170.80 (12", DMH-3 (WQU), 51 LF, 0.005'/')	
DMH-11	48"	173.50	170.30 (12", DMH-3 (WQU), 71 LF, 0.006'/')	170.30 (12", LS CC-1(a), 56 LF, 0.005 '/')
DMH-12	48"	178.50	175.00 (12", SIS CC-3(d), 49 LF, 0.000'/')	176.50 (12", FES CC-6, 36 LF, 0.069 '/')
DMH-13 (WQU)	60"	178.72	175.75 (12", DMH-14, 140 LF, 0.005'/') 175.75 (12", CB-13A, 13 LF, 0.008'/')	175.25 (18", SIS-CC-3(a), 42 LF, 0.006 '/')
DMH-14	48"	180.33	176.55 (12", CB-14A, 33 LF, 0.006'/')	176.45 (12", DMH-13 (WQU), 140 LF, 0.005 '/')
DMH-15 (WQU)	48"	180.95	175.45 (12", DMH-16, 16 LF, 0.006'/') 175.45 (12", CB-15A, 135 LF, 0.005'/')	175.35 (12", FES CC-11, 70 LF, 0.005 '/')
DMH-16	48"	180.88	175.65 (12", CB-16B, 88 LF, 0.008'/') 176.70 (12", CB-16A, 14 LF, 0.021'/')	175.55 (12", DMH-15 (WQU), 16 LF, 0.006 '/')
DMH-17 (WEIR)	48"	177.50	175.00 (12", FES CC-9, 78 LF, 0.000'/')	175.00 (12", DMH-18, 231 LF, 0.005 '/')
DMH-18	48"	179.00	173.80 (12", DMH-17 (WEIR), 231 LF, 0.005'/')	173.70 (12", FES CC-10, 16 LF, 0.013 '/')
DMH-19 (NP)	18"	174.50	170.50 (12", SIS CC-1(c), 5 LF, 0.000'/')	172.50 (12", FES CC-2, 14 LF, 0.254 '/')

DRAIN MANHOLE SCHEDULE

NAME	DIA.	RIM	INV. (IN)	INV. (OUT)
DMH-RD-1A (NP)	18"	174.50	170.65 (15", DMH-RD-1B (NP), 17 LF, 0.006'/')	170.55 (15", SIS CC-1(b), 10 LF, 0.005 '/')
DMH-RD-1B (NP)	18"	175.00	170.85 (15", DMH-RD-1C (NP), 20 LF, 0.005'/') 170.85 (15", DMH-RD-1F (NP), 72 LF, 0.006'/')	170.75 (15", DMH-RD-1A (NP), 17 LF, 0.006 '/')
DMH-RD-1C (NP)	18"	174.75	171.05 (15", DMH-RD-1D (NP), 250 LF, 0.005'/')	170.95 (15", DMH-RD-1B (NP), 20 LF, 0.005 '/')
DMH-RD-1D (NP)	18"	174.75	172.40 (15", DMH-RD-1E (NP), 92 LF, 0.005'/')	172.30 (15", DMH-RD-1C (NP), 250 LF, 0.005 '/')
DMH-RD-1E (NP)	18"	176.00		172.90 (15", DMH-RD-1D (NP), 92 LF, 0.005 '/') 172.60 (15", DMH-RD-1F (NP), 250 LF, 0.005 '/')
DMH-RD-1F (NP)	18"	174.75	171.35 (15", DMH-RD-1E (NP), 250 LF, 0.005'/')	171.25 (15", DMH-RD-1B (NP), 72 LF, 0.006 '/')
DMH-RD-2A (NP)	18"	178.00	175.35 (15", DMH-RD-2B (NP), 61 LF, 0.005'/')	175.10 (18", SIS CC-3(c), 11 LF, 0.009 '/')
DMH-RD-2B (NP)	18"	177.90	175.65 (15", DMH-RD-2C (NP), 46 LF, 0.005'/')	175.65 (15", DMH-RD-2A (NP), 61 LF, 0.005 '/')
DMH-RD-2C (NP)	18"	178.20		175.90 (15", DMH-RD-2B (NP), 46 LF, 0.005 '/') 176.00 (15", DMH-RD-2D (NP), 49 LF, 0.005 '/')
DMH-RD-2D (NP)	18"	178.50	175.75 (15", DMH-RD-2C (NP), 49 LF, 0.005'/')	175.75 (15", SIS CC-4(b), 48 LF, 0.005 '/') 176.50 (12", FES CC-13, 6 LF, 0.081 '/')
DMH-RD-2E (NP)	18"	178.00	175.35 (15", DMH-RD-2F (NP), 23 LF, 0.007'/')	175.10 (18", SIS CC-3(b), 11 LF, 0.009 '/')
DMH-RD-2F (NP)	18"	177.95	175.50 (15", DMH-RD-2G (NP), 46 LF, 0.005'/')	175.50 (15", DMH-RD-2E (NP), 23 LF, 0.007 '/')
DMH-RD-2G (NP)	18"	178.20		175.75 (15", DMH-RD-2F (NP), 46 LF, 0.005 '/') 176.00 (15", DMH-RD-2H (NP), 49 LF, 0.005 '/')
DMH-RD-2H (NP)	18"	178.00	175.75 (15", DMH-RD-2G (NP), 49 LF, 0.005'/')	175.75 (15", SIS CC-4(a), 48 LF, 0.005 '/')
DMH-RD-3A (NP)	18"	179.90	174.20 (15", DMH-RD-3B (NP), 232 LF, 0.005'/') 174.20 (15", DMH-RD-3E (NP), 92 LF, 0.005'/')	174.20 (15", FES CC-8, 37 LF, 0.005 '/')
DMH-RD-3B (NP)	18"	179.90	175.40 (15", DMH-RD-3C (NP), 92 LF, 0.005'/')	175.40 (15", DMH-RD-3A (NP), 232 LF, 0.005 '/')
DMH-RD-3C (NP)	18"	179.90		175.90 (15", DMH-RD-3B (NP), 92 LF, 0.005 '/') 175.90 (15", CB-RD-3D (NP), 203 LF, 0.005 '/')
DMH-RD-3E (NP)	18"	179.90	174.70 (15", CB-RD-3D (NP), 29 LF, 0.005'/')	174.70 (15", DMH-RD-3A (NP), 92 LF, 0.005 '/')
DMH-RD-CH (NP)	18"	173.95	169.00 (8", , 7 LF, 0.010'/')	168.90 (8", DMH-2, 57 LF, 0.017 '/')

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

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ZONING BOARD OF APPEALS:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
CIVIL
No. 45641
REGISTERED PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

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21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
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PREPARED FOR:

BAYSTONE DEVELOPMENT
21 CENTER STREET
WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

40 0 20 40 80

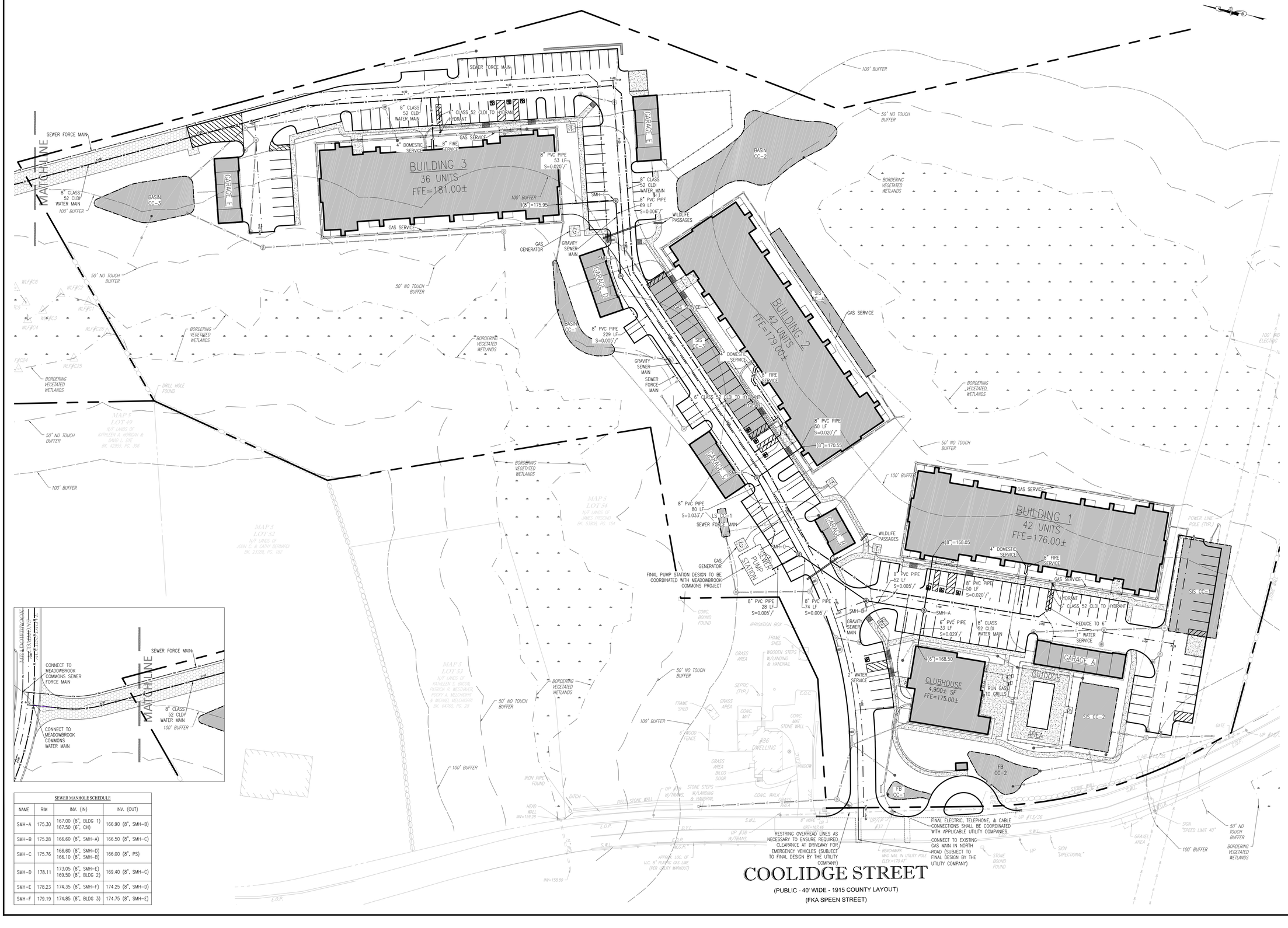
GRAPHIC SCALE IN FEET

SHEET:

GRADING & DRAINAGE PLAN

6

DATE: 01/22/2021



SEWER MANHOLE SCHEDULE

NAME	RIM	INV. (IN)	INV. (OUT)
SMH-A	175.30	167.00 (8", BLDG 1) 167.50 (6", CH)	166.90 (8", SMH-B)
SMH-B	175.28	166.60 (8", SMH-A)	166.50 (8", SMH-C)
SMH-C	175.76	166.60 (8", SMH-D) 166.10 (8", SMH-B)	166.00 (8", PS)
SMH-D	178.11	173.05 (8", SMH-E) 169.50 (8", BLDG 2)	169.40 (8", SMH-C)
SMH-E	178.23	174.35 (8", SMH-F)	174.25 (8", SMH-D)
SMH-F	179.19	174.85 (8", BLDG 3)	174.75 (8", SMH-E)

NOT FOR CONSTRUCTION

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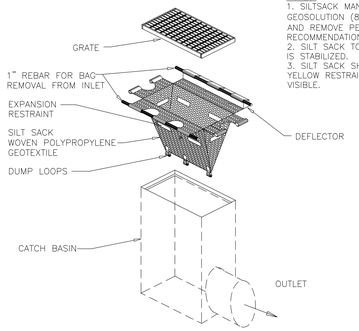
SHEET:

UTILITY PLAN

7

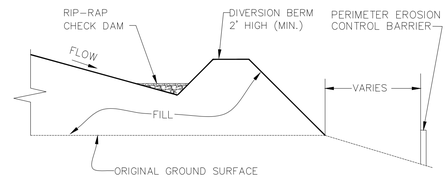
DATE: 01/22/2021



NOTES:
1. SILTSACK MANUFACTURED BY SI GEOSOLUTION (800-621-0444); INSTALL AND REMOVE PER MANUFACTURER'S RECOMMENDATIONS.
2. SILT SACK TO BE REMOVED WHEN SITE IS STABILIZED.
3. SILT SACK SHALL BE EMPTIED WHEN YELLOW RESTRAINT CORD IS NO LONGER VISIBLE.

TYPICAL SILT SACK DETAIL

NOT TO SCALE

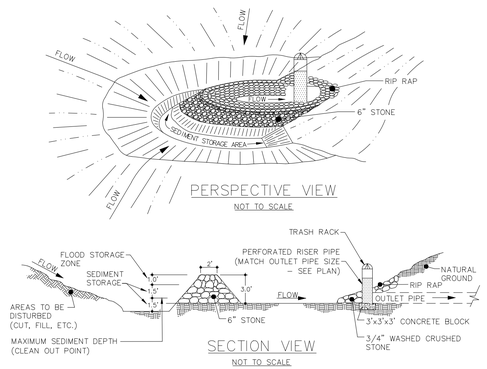


NOTES:

1. CHECK DAMS SHALL BE PROVIDED IN ALL UNSTABILIZED CHANNELS, SWALES AND ALONG DIVERSION BERMS AS NEEDED.
2. CHECK DAMS SHALL BE CLEANED OUT OF ALL DEBRIS AND SEDIMENT AS NEEDED.
3. ALL SEDIMENTATION BASIN BERMS SHALL BE 4' MIN. IN HEIGHT.

TYPICAL DIVERSION BERM DETAIL

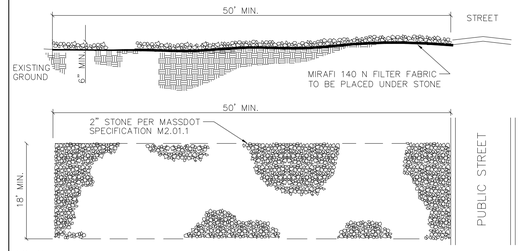
NOT TO SCALE



NOTE:
THIS DETAIL IS PROVIDED FOR GENERAL REPRESENTATION PURPOSES ONLY. TEMPORARY SEDIMENTATION BASINS SHALL BE SIZED IN ACCORDANCE WITH NPDES REQUIREMENTS.

TYPICAL TEMPORARY SEDIMENT BASIN WITH RISER PIPE DETAIL

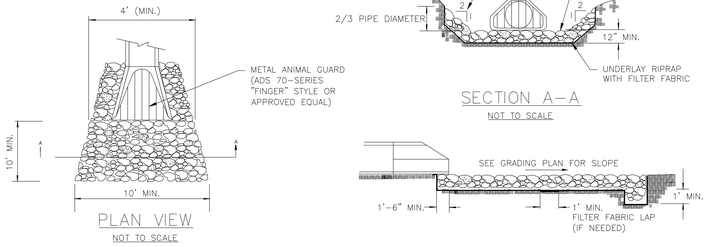
NOT TO SCALE



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE COMPRISED OF 2"-3" CRUSHED STONE SHALL BE LOCATED WHERE CONSTRUCTION RELATED VEHICLES WILL ACCESS THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR ADJACENT LAND. ADDITIONAL STONE SHALL BE ADDED AS CONDITIONS WARRANT.
3. ANY SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET, IF APPLICABLE. WHEEL WASHING SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS TO A DESIGNATED SEDIMENT TRAP.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

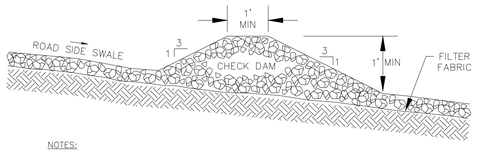


NOTE:
1. d50 RIP RAP STONE SIZE = 6 INCHES.

NOTES:
1. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
2. THE AREA TO BE RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL.
3. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
4. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
5. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
6. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

RIP-RAP APRON DETAIL

NOT TO SCALE

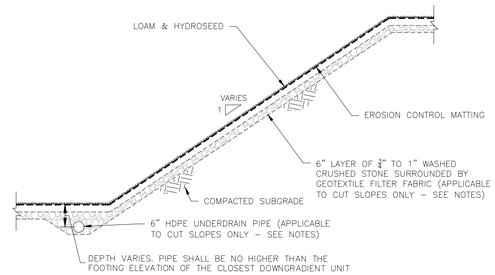


NOTES:

CHECK DAM STONES SHALL BE ANGULAR AND WELL GRADED:
- MINIMUM STONE SIZE IS 2" DIAMETER
- MAXIMUM STONE SIZE IS 3" DIAMETER

RIP-RAP CHECK DETAIL

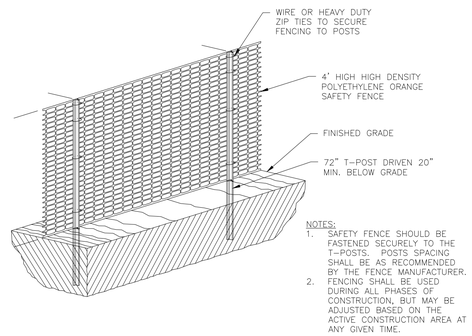
NOT TO SCALE



NOTES:
1. THIS DETAIL APPLIES TO ALL SLOPES 3H:1V AND STEEPER.
2. STONE LAYER AND ASSOCIATED UNDERDRAIN ONLY APPLY WHERE SLOPE IS IN A CUT (NOT APPLICABLE TO FILL SLOPES).

TYPICAL SLOPE STABILIZATION DETAIL

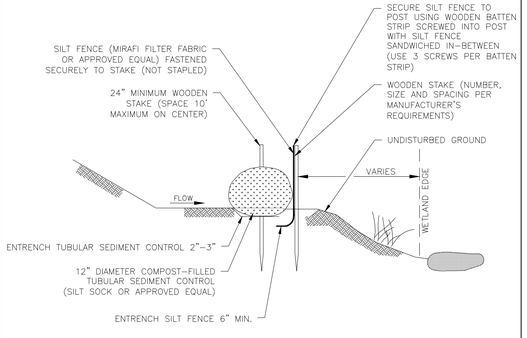
NOT TO SCALE



NOTES:
1. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS. POSTS SPACING SHALL BE AS RECOMMENDED BY THE FENCE MANUFACTURER.
2. FENCING SHALL BE USED DURING ALL PHASES OF CONSTRUCTION, BUT MAY BE ADJUSTED BASED ON THE ACTIVE CONSTRUCTION AREA AT ANY GIVEN TIME.

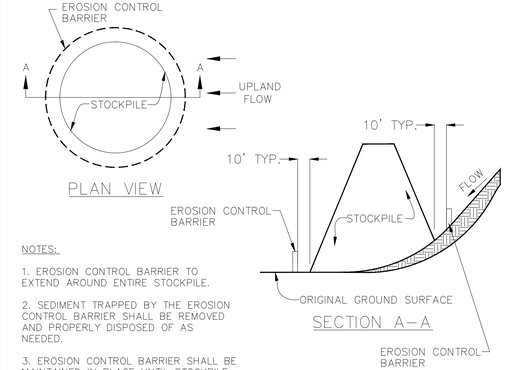
TEMPORARY CONSTRUCTION DELINEATION FENCING DETAIL

NOT TO SCALE



TYPICAL EROSION CONTROL BARRIER DETAIL

NOT TO SCALE



NOTES:

1. EROSION CONTROL BARRIER TO EXTEND AROUND ENTIRE STOCKPILE.
2. SEDIMENT TRAPPED BY THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF AS NEEDED.
3. EROSION CONTROL BARRIER SHALL BE MAINTAINED IN PLACE UNTIL STOCKPILE HAS BEEN ELIMINATED.

TYPICAL TEMPORARY STOCKPILE DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

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SHEET:

CONSTRUCTION DETAILS

8

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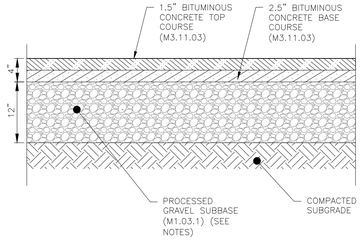
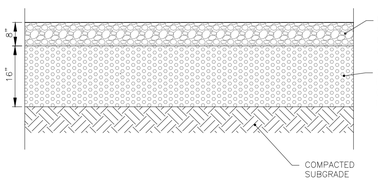


NOTES:

1. THIS DETAIL PROVIDES A MINIMUM STANDARD FOR PAVEMENT CONSTRUCTION BASED ON THE AASHTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES. THE FINAL PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
2. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MassDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
3. THE SOIL MUST HAVE A MOISTURE CONTENT DRY OF OPTIMUM AS DETERMINED BY THE MOISTURE–DENSITY RELATIONSHIP TEST METHOD ASTM D1557.
4. THE SOIL CAN BE COMPACTED TO 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY THE MOISTURE–DENSITY RELATIONSHIP TEST METHOD ASTM D698.
5. THE SOIL SHALL NOT BE USED IF THE MATERIAL CONTAINS ORGANIC MATTER, RUBBLE, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

TYPICAL BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE

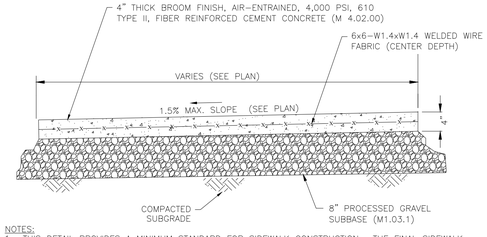


NOTES:

1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MassDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. THE SOIL MUST HAVE A MOISTURE CONTENT DRY OF OPTIMUM AS DETERMINED BY THE MOISTURE–DENSITY RELATIONSHIP TEST METHOD ASTM D1557.
3. THE SOIL CAN BE COMPACTED TO 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY THE MOISTURE–DENSITY RELATIONSHIP TEST METHOD ASTM D698.
4. THE SOIL SHALL NOT BE USED IF THE MATERIAL CONTAINS ORGANIC MATTER, RUBBLE, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

GRAVEL DRIVE DETAIL

NOT TO SCALE



NOTES:

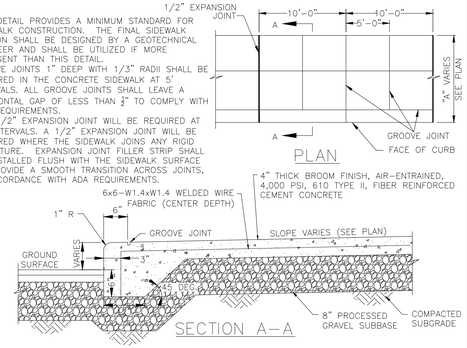
1. THIS DETAIL PROVIDES A MINIMUM STANDARD FOR SIDEWALK CONSTRUCTION. THE FINAL SIDEWALK SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
2. GROOVE JOINTS 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ALL GROOVE JOINTS SHALL LEAVE A HORIZONTAL GAP OF LESS THAN ½" TO COMPLY WITH ADA REQUIREMENTS.
3. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. EXPANSION JOINT FILLER STRIP SHALL BE INSTALLED FLUSH WITH THE SIDEWALK SURFACE TO PROVIDE A SMOOTH TRANSITION ACROSS JOINTS, IN ACCORDANCE WITH ADA REQUIREMENTS.
4. FLAT WORK WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH MUNICIPAL STANDARD SPECIFICATIONS.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE

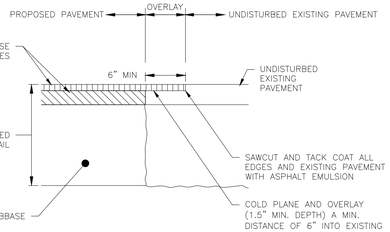
NOTES:

1. THIS DETAIL PROVIDES A MINIMUM STANDARD FOR SIDEWALK CONSTRUCTION. THE FINAL SIDEWALK SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
2. GROOVE JOINTS 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ALL GROOVE JOINTS SHALL LEAVE A HORIZONTAL GAP OF LESS THAN ½" TO COMPLY WITH ADA REQUIREMENTS.
3. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 20' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. EXPANSION JOINT FILLER STRIP SHALL BE INSTALLED FLUSH WITH THE SIDEWALK SURFACE TO PROVIDE A SMOOTH TRANSITION ACROSS JOINTS, IN ACCORDANCE WITH ADA REQUIREMENTS.



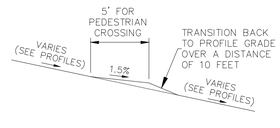
TYPICAL MONOLITHIC CURB AND SIDEWALK DETAIL

NOT TO SCALE



PAVEMENT TIE-IN DETAIL

NOT TO SCALE

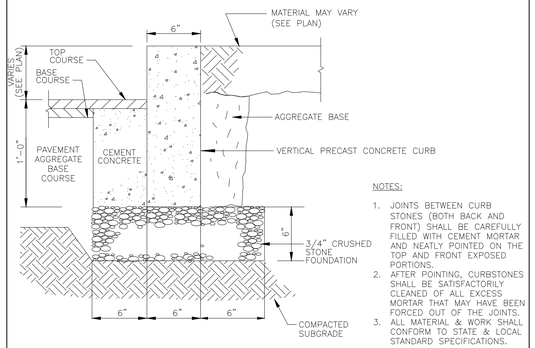


NOTES:

1. THIS DETAIL APPLIES WHERE PEDESTRIAN ROUTES ALONG SIDEWALKS OR CROSSWALKS CROSS SITE ROADWAYS, REGARDLESS OF WHETHER OR NOT A PAINTED CROSSWALK IS PROPOSED.
2. WHERE SITE DRIVE PROFILE GRADE IS LESS THAN 1.5%, THE CROSS SLOPE OF THE CROSSWALK SHALL MATCH THE ROAD GRADE (I.E. NO ADJUSTMENT NECESSARY).

ROADWAY ADJUSTMENT AT PEDESTRIAN CROSSING DETAIL

NOT TO SCALE

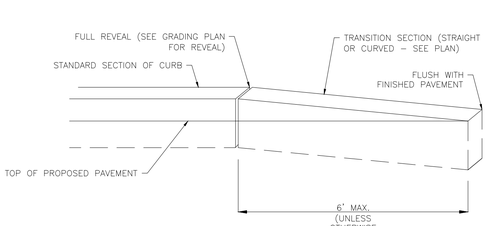


NOTES:

1. JOINTS BETWEEN CURB STONES (BOTH BACK AND FRONT) SHALL BE CAREFULLY FILLED WITH CEMENT MORTAR AND NEATLY POINTED ON THE TOP AND FRONT EXPOSED PORTIONS.
2. AFTER POINTING, CURBSTONES SHALL BE SATISFACTORILY CLEANED OF ALL EXCESS MORTAR THAT MAY HAVE BEEN FORCED OUT OF THE JOINTS.
3. ALL MATERIAL & WORK SHALL CONFORM TO STATE & LOCAL STANDARD SPECIFICATIONS.

PRECAST CONCRETE CURB DETAIL

NOT TO SCALE

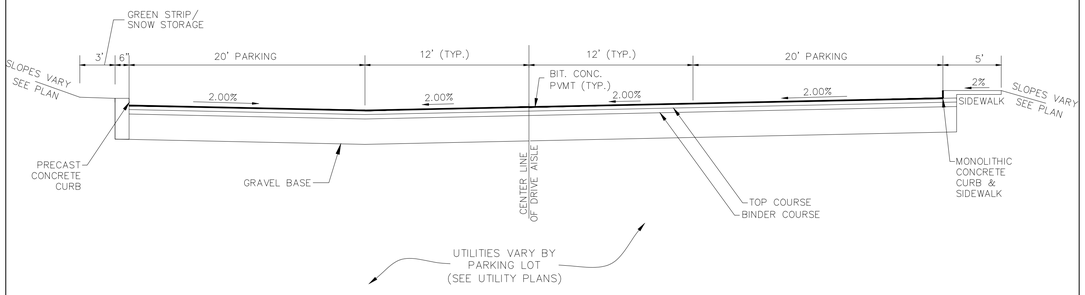


NOTES:

1. SEE TYPICAL CURB DETAIL FOR ADDITIONAL INFORMATION.
2. APPLIES TO AREAS WHERE CURBING GOES FROM FLUSH TO REVEAL.
3. SEE NOTES SHEET FOR CURB TYPE USED AT TRANSITIONS.

TRANSITION CURB DETAIL

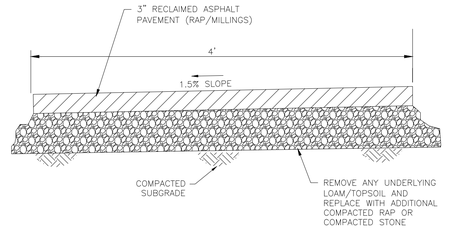
NOT TO SCALE



NOTES:
1. LOCATIONS OF UTILITIES SHOWN IN THIS DETAIL FOR REPRESENTATION PURPOSES ONLY. SEE SITE PLAN FOR PROPOSED LOCATIONS OF UTILITIES.
2. REFER TO TYPICAL PAVEMENT SECTION DETAIL FOR FURTHER INFORMATION ON PAVEMENT SYSTEM.

TYPICAL PARKING LOT CROSS-SECTION

NOT TO SCALE



TRAIL DETAIL

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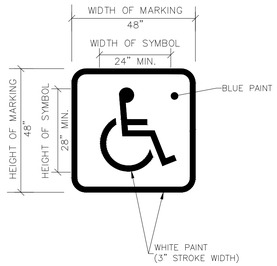
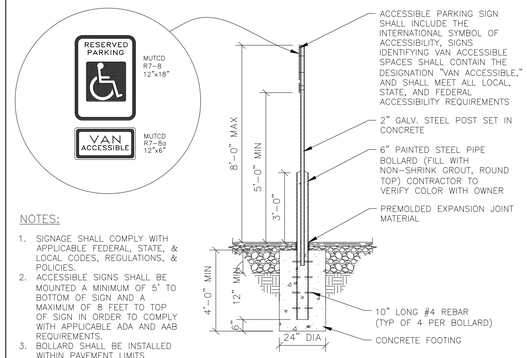


TYPICAL ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE

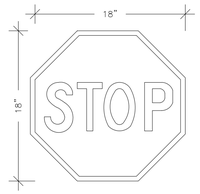


NOTES:

1. SIGNAGE SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, & LOCAL CODES, REGULATIONS, & POLICIES.
2. ACCESSIBLE SIGNS SHALL BE MOUNTED A MINIMUM OF 5' TO BOTTOM OF SIGN AND A MAXIMUM OF 8 FEET TO TOP OF SIGN IN ORDER TO COMPLY WITH APPLICABLE ADA AND AAB REQUIREMENTS.
3. BOLLARD SHALL BE INSTALLED WITHIN PAVEMENT LIMITS TANGENTIAL TO EDGE OF CONCRETE SIDEWALK.

ACCESSIBLE PARKING SIGNAGE DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

EMERGENCY ACCESS ONLY SIGN

NOT TO SCALE

STOP SIGN NOTES:

1. SIGNS LOCATIONS ARE SHOWN ON THE LAYOUT PLAN.
2. STOP SIGNS SHALL BE MOUNTED ON A 4"x4" PRESSURE-TREATED POST WITH BLACK PVC WRAP AND MANSARD CAP, AND SHALL BE 48" FROM GROUND TO BOTTOM OF SIGN.
3. STOP SIGNS SHALL BE WHITE ON RED REFLECTIVE BACKGROUND.

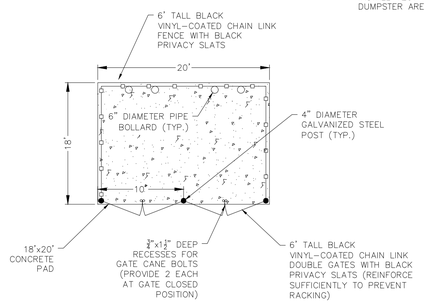
EMERGENCY ACCESS SIGN NOTES:

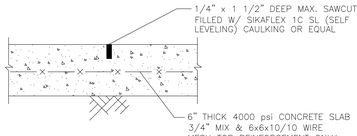
1. PROVIDE ONE SIGN ON EACH SIDE OF THE EMERGENCY ACCESS GATE MOUNTED DIRECTLY TO THE GATE.
2. FONT – "ITCFRANKLIN", MEDIUM; DEMI.
3. COLORS – SIGN BACKGROUND SHALL BE SHERWIN WILLIAMS "NAVAL"; PMS540. LETTERING SHALL BE WHITE – VINYL CUT.
4. MATERIAL – ¾" PVC.

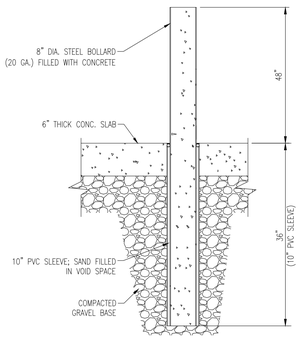
MISC. SIGN DETAILS

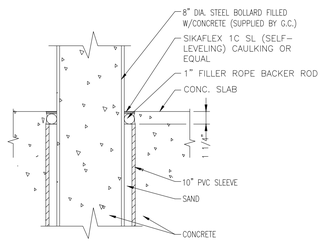
NOT TO SCALE

NOTE:
INSTALL 120v OUTLET IN DUMPSTER AREA.



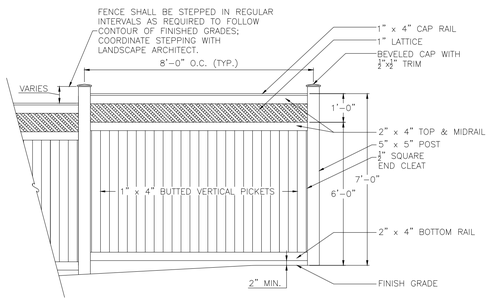






DUMPSTER AREA DETAILS

NOT TO SCALE

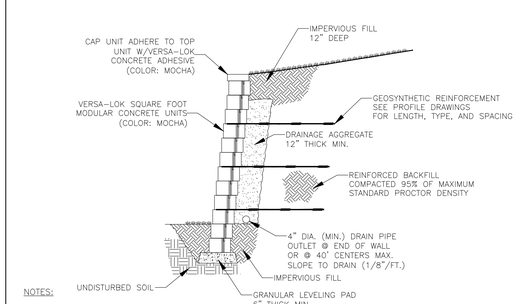


NOTE:

1. THIS FENCE APPLIES TO THE SEWER PUMP STATION ONLY.

SOLID NATURAL CEDAR BOARD FENCE DETAIL

NOT TO SCALE

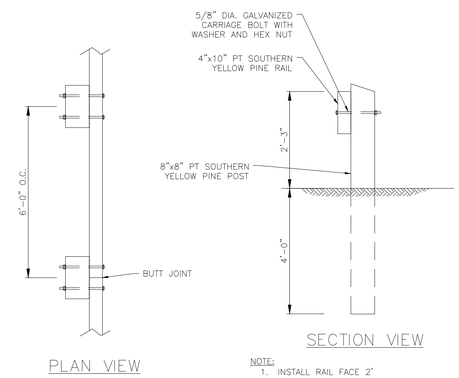


NOTES:

1. THIS DETAIL IS PROVIDED FOR REPRESENTATION PURPOSES. FINAL RETAINING WALL DESIGN SHALL BE PREPARED BY A STRUCTURAL ENGINEER.
2. RETAINING WALLS SHALL BE "SQUARE FOOT" BLOCK BY VERSA-LOK. COLOR: MOCHA.
3. WHEN CONSTRUCTING RETAINING WALLS, CONTRACTOR SHALL PROVIDE SLEEVES FOR UTILITIES THAT WILL SUBSEQUENTLY NEED TO BE INSTALLED BENEATH THE WALLS.

TYPICAL STRUCTURAL RETAINING WALL DETAIL

NOT TO SCALE



PLAN VIEW

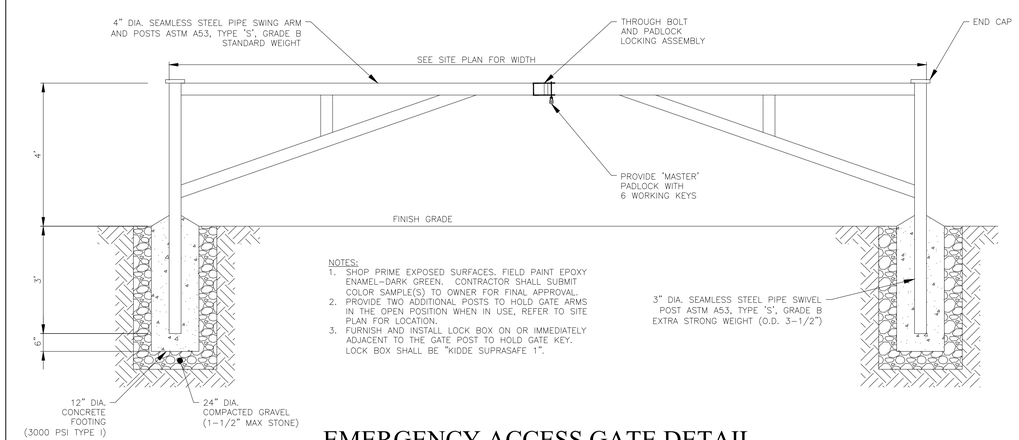
SECTION VIEW

NOTE:

1. INSTALL RAIL FACE 2' FROM FACE OF CURB.

WOODEN GUIDERAIL DETAIL

NOT TO SCALE



NOTES:

1. SHOP PRIME EXPOSED SURFACES. FIELD PAINT EPOXY ENAMEL-DARK GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE(S) TO OWNER FOR FINAL APPROVAL.
2. PROVIDE TWO ADDITIONAL POSTS TO HOLD GATE ARMS IN THE OPEN POSITION WHEN IN USE, REFER TO SITE PLAN FOR LOCATION.
3. FURNISH AND INSTALL LOCK BOX ON OR IMMEDIATELY ADJACENT TO THE GATE POST TO HOLD GATE KEY. LOCK BOX SHALL BE "KIDDE SUPRASAFE 1".

EMERGENCY ACCESS GATE DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

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COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
CIVIL
No. 45641
REGISTERED PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

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PREPARED FOR:

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WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

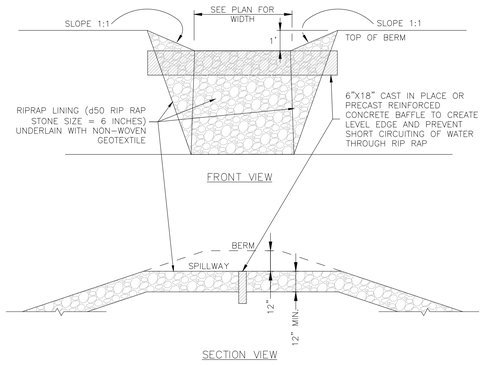
AS-NOTED

SHEET:

CONSTRUCTION DETAILS

10

DATE: 01/22/2021



TYPICAL SPILLWAY DETAIL

NOT TO SCALE

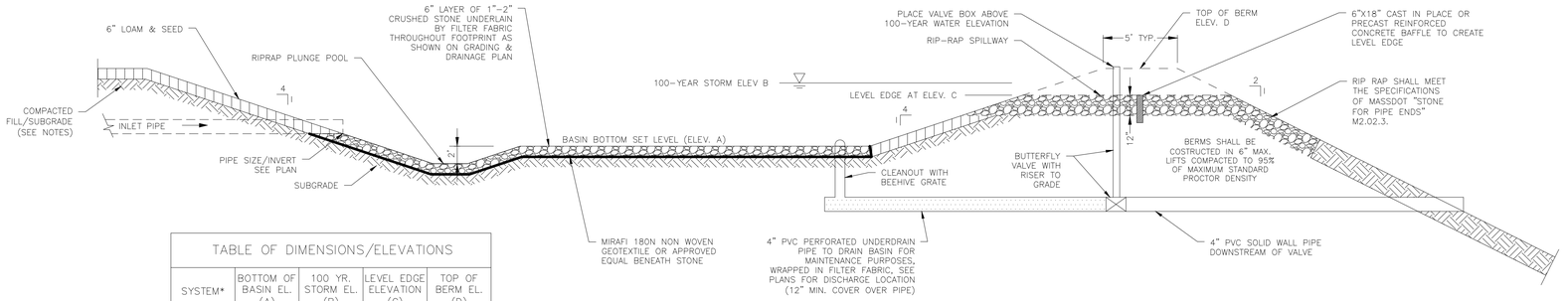


TABLE OF DIMENSIONS/ELEVATIONS				
SYSTEM*	BOTTOM OF BASIN EL. (A)	100 YR. STORM EL. (B)	LEVEL EDGE ELEVATION (C)	TOP OF BERM EL. (D)
BASIN CC-1	174.00	176.10	176.00	177.00
BASIN CC-2	176.00	177.14	176.85	177.85
BASIN CC-3	174.00	176.97	177.00	178.00

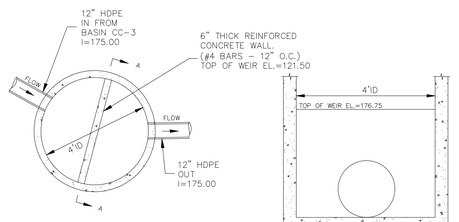
SIEVE	% PASSING
#4	100
#50	10-100
#100	0-20
#200	0-5

NOTES:

1. WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN, EXISTING TOPSOIL AND SUBSOIL SHALL BE REMOVED TO EXPOSE THE EXISTING SUBGRADE. THE FOOTPRINT AREA SHALL THEN BE BUILT UP TO PROPOSED SUBGRADE WITH MATERIAL MEETING THE SPECIFICATION IN THE TABLE CONTAINED HEREIN.
2. IMMEDIATELY AFTER CONSTRUCTING THE BASIN, STABILIZE ITS BOTTOM WITH STONE AND SIDE SLOPES WITH A DENSE TURF OF WATER-TOLERANT VEGETATION.

INFILTRATION BASIN DETAIL

NOT TO SCALE



PLAN VIEW

NOT TO SCALE

SECTION VIEW

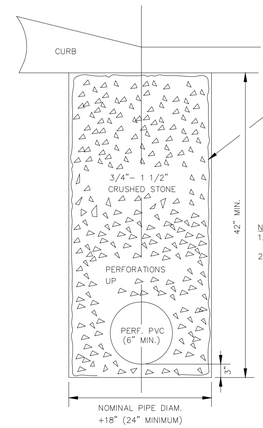
NOT TO SCALE

NOTES:

1. PRECAST STRUCTURE SHALL CONFORM TO THE TYPICAL DRAIN MANHOLE DETAIL.
2. INVERT ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR.

DMH-17 DETAIL

NOT TO SCALE

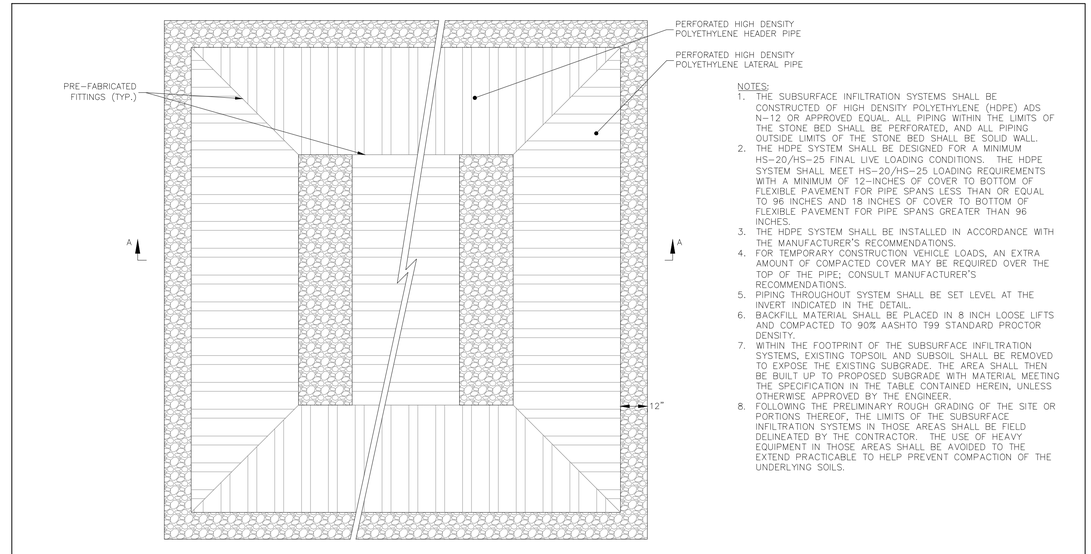


NOTES:

1. UNDERDRAINS REQUIRED IN CUTS ONLY (TYP. BOTH SIDES OF ROADWAY).
2. WHERE UNDERDRAINS TIE INTO DRAINAGE STRUCTURES, THE DEPTH OF THE UNDERDRAIN PIPE SHALL BE ADJUSTED AS IT APPROACHES THE DRAINAGE STRUCTURE TO MATCH CROWNS WITH THE OUTLET PIPE OF THE DRAINAGE STRUCTURE. THE EXTENT OF THE UNDERDRAIN PIPE TO BE ADJUSTED IN DEPTH SHALL BE DETERMINED IN THE FIELD SUCH THAT POSITIVE PITCH IS PROVIDED FOR THE FULL LENGTH OF THE UNDERDRAIN PIPE TO THE DRAINAGE STRUCTURE.

TYPICAL ROADWAY SUBDRAIN DETAIL

NOT TO SCALE



NOTES:

1. THE SUBSURFACE INFILTRATION SYSTEMS SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) ADS N-12 OR APPROVED EQUAL. ALL PIPING WITHIN THE LIMITS OF THE STONE BED SHALL BE PERFORATED, AND ALL PIPING OUTSIDE LIMITS OF THE STONE BED SHALL BE SOLID WALL.
2. THE HDPE SYSTEM SHALL BE DESIGNED FOR A MINIMUM HS-20/HS-25 FINAL LIVE LOADING CONDITIONS. THE HDPE SYSTEM SHALL MEET HS-20/HS-25 LOADING REQUIREMENTS WITH A MINIMUM OF 12-INCHES OF COVER TO BOTTOM OF FLEXIBLE PAVEMENT FOR PIPE SPANS LESS THAN OR EQUAL TO 96 INCHES AND 18 INCHES OF COVER TO BOTTOM OF FLEXIBLE PAVEMENT FOR PIPE SPANS GREATER THAN 96 INCHES.
3. THE HDPE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE; CONSULT MANUFACTURER'S RECOMMENDATIONS.
5. PIPING THROUGHOUT SYSTEM SHALL BE SET LEVEL AT THE INVERT INDICATED IN THE DETAIL.
6. BACKFILL MATERIAL SHALL BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED TO 90% AASHTO T99 STANDARD PROCTOR DENSITY.
7. WITHIN THE FOOTPRINT OF THE SUBSURFACE INFILTRATION SYSTEMS, EXISTING TOPSOIL AND SUBSOIL SHALL BE REMOVED TO EXPOSE THE EXISTING SUBGRADE. THE AREA SHALL THEN BE BUILT UP TO PROPOSED SUBGRADE WITH MATERIAL MEETING THE SPECIFICATION IN THE TABLE CONTAINED HEREIN, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
8. FOLLOWING THE PRELIMINARY ROUGH GRADING OF THE SITE OR PORTIONS THEREOF, THE LIMITS OF THE SUBSURFACE INFILTRATION SYSTEMS IN THOSE AREAS SHALL BE FIELD DELINEATED BY THE CONTRACTOR. THE USE OF HEAVY EQUIPMENT IN THOSE AREAS SHALL BE AVOIDED TO THE EXTEND PRACTICABLE TO HELP PREVENT COMPACTION OF THE UNDERLYING SOILS.

ESTIMATED SEASONAL HIGH WATER TABLE (REFER TO TEST PIT DATE IN STORMWATER REPORT)

SECTION A-A

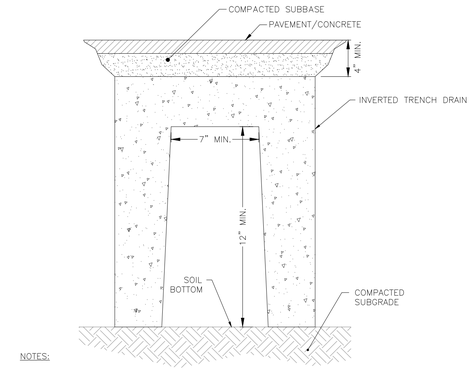
NOT TO SCALE

SIEVE	% PASSING
#4	100
#50	10-100
#100	0-20
#200	0-5

TABLE OF DIMENSIONS/ELEVATIONS						
SYSTEM*	PIPE DIAMETER (A)	NUMBER OF LATERAL PIPES	BOTTOM OF STONE (B)	BOT. INSIDE OF PIPE (C)	TOP INSIDE OF PIPE (D)	ON-CENTER SPACING (E)
SIS CC-1	24"	15	170.00	170.50	172.50	36"
SIS CC-2	12"	18	171.00	171.50	172.50	24"
SIS CC-3	18"	8	174.50	175.00	176.50	30"
SIS CC-4	12"	5	175.00	175.50	176.50	24"

SUBSURFACE INFILTRATION SYSTEM (SIS) DETAIL

NOT TO SCALE

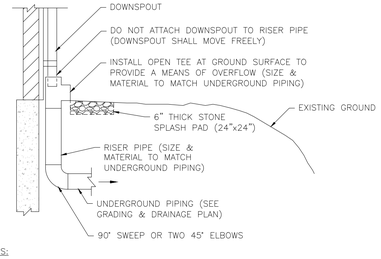


NOTES:

1. WILDLIFE PASSAGES SHALL CONSIST OF INVERTED CONCRETE TRENCH DRAINS WITH SOIL FLOORS AND SHALL BE RATED FOR A MINIMUM OF H20 LOADING.
2. UTILIZE 8"x16" TRENCH DRAIN BY SHEA CONCRETE OR APPROVED EQUAL. MINIMUM OPEN WIDTH SHALL BE 7" AND MINIMUM OPEN HEIGHT SHALL BE 12".
3. UTILIZE ONLY "MIDDLE" TRENCH DRAIN SECTIONS TO LEAVE PASSAGES OPEN AT BOTH ENDS. UTILIZE COMBINATIONS OF 3' AND 6' LONG SECTIONS TO CREATE REQUIRED TOTAL LENGTH.

WILDLIFE PASSAGE DETAIL

NOT TO SCALE



NOTES:

1. EACH BUILDING OR UNIT SHALL HAVE A MINIMUM OF ONE GUTTER DOWNSPOUT OVERFLOW ON EACH INDEPENDENT PIPE NETWORK. THE OVERFLOW SHALL BE INSTALLED ON THE DOWNSPOUT LOCATED AT THE LOWEST GROUND ELEVATION ALONG THE BUILDING WITHIN EACH PIPE NETWORK.
2. FOR GUTTER SYSTEMS THAT TIE INTO DRYWELLS, EACH DOWNSPOUT SHALL INCLUDE AN OVERFLOW.

GUTTER DOWNSPOUT DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

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SCALE:

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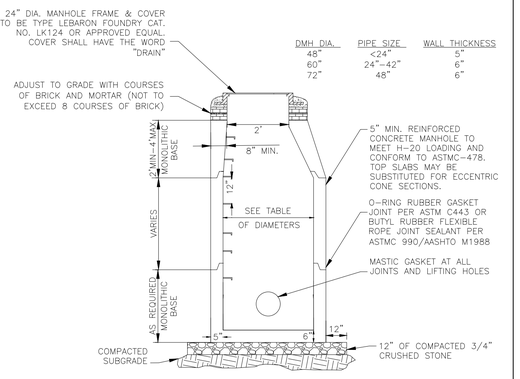
SHEET:

CONSTRUCTION DETAILS

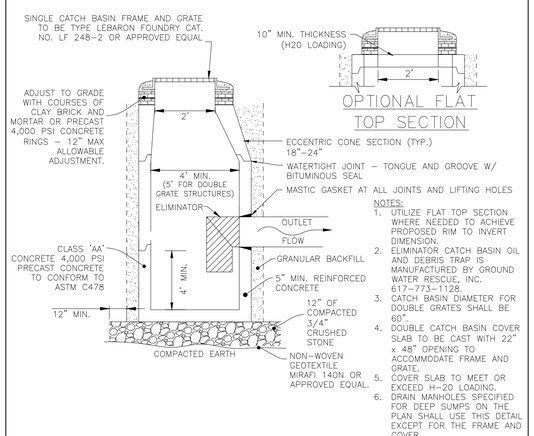
11

DATE: 01/22/2021



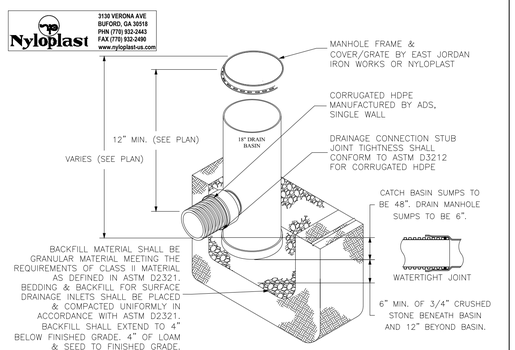
TYPICAL DRAIN MANHOLE DETAIL

NOT TO SCALE



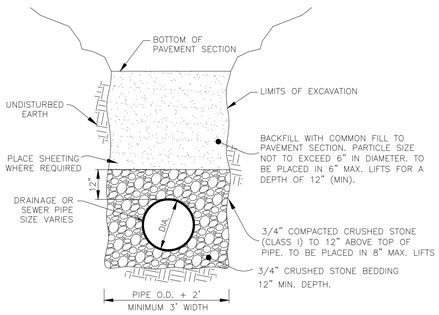
TYPICAL CATCH BASIN DETAIL

NOT TO SCALE



NYLOPLAST (NP) 18" MANHOLE OR CATCH BASIN

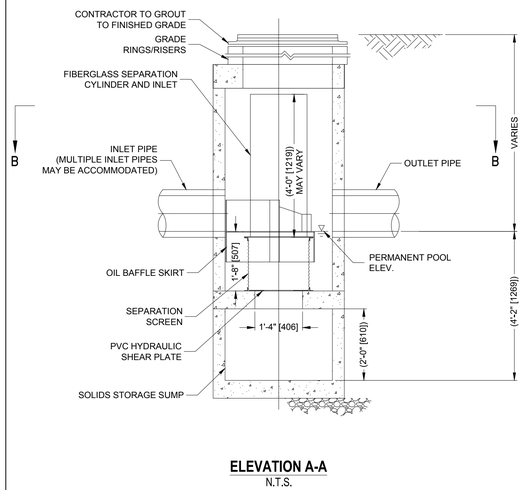
NOT TO SCALE



TYPICAL DRAIN & SEWER TRENCH DETAIL

NOT TO SCALE

PLAN VIEW B-B
N.T.S.

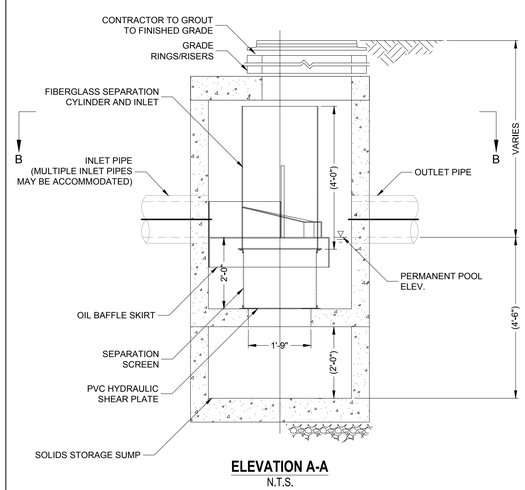


ELEVATION A-A
N.T.S.

CONTECH CDS1515-3 DETAIL

NOT TO SCALE

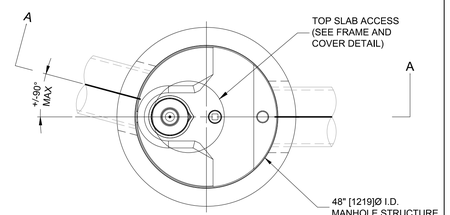
PLAN VIEW B-B
N.T.S.



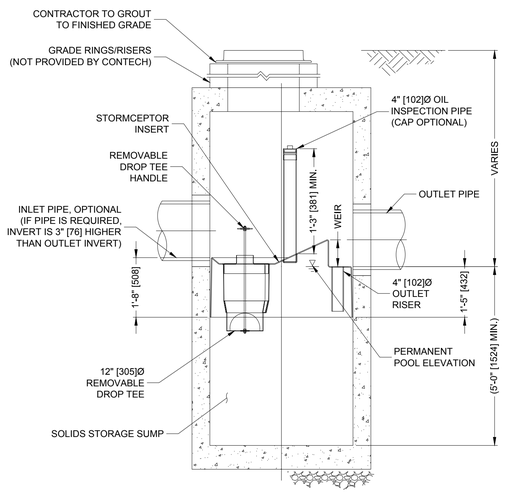
ELEVATION A-A
N.T.S.

CONTECH CDS2015-4 DETAIL

NOT TO SCALE



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

STORMCEPTOR STC-450i DETAIL

NOT TO SCALE

WQU STRUCTURE	MODEL
DMH-1	CONTECH CDS-1515-3
DMH-3	CONTECH CDS-1515-3
DMH-5	CONTECH CDS-2015-4
DMH-7	CONTECH CDS-1515-3
CB-12A	STORMCEPTOR STC-450i
DMH-13	CONTECH CDS-1515-3
DMH-15	CONTECH CDS-1515-3

WATER QUALITY UNIT (WQU) SCHEDULE

NOT TO SCALE

NOT FOR CONSTRUCTION

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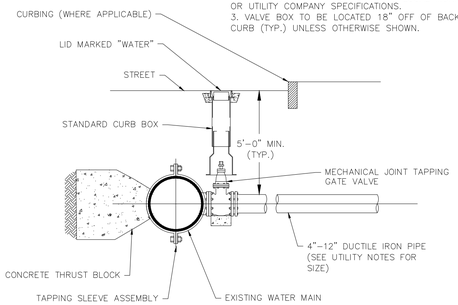
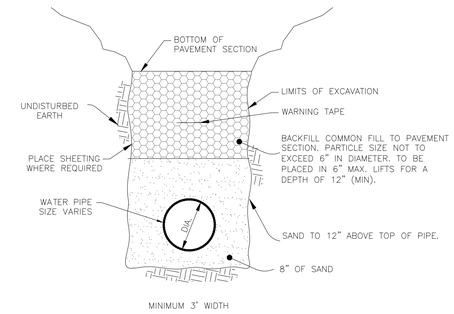


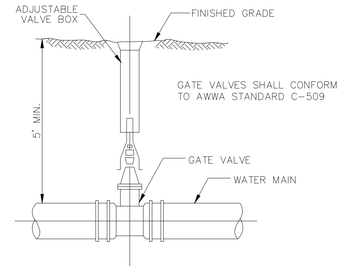
LOW RISE BUILDING WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



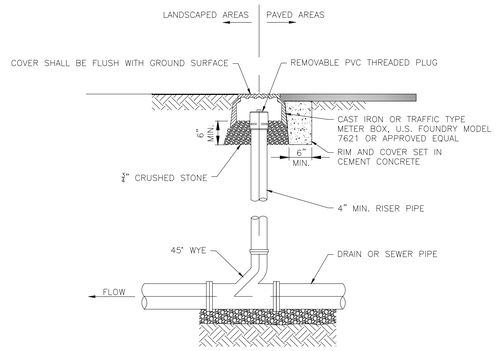
TYPICAL WATER TRENCH DETAIL

NOT TO SCALE



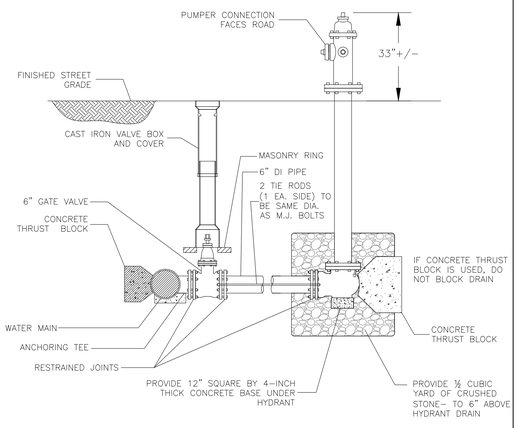
TYPICAL GATE VALVE DETAIL

NOT TO SCALE



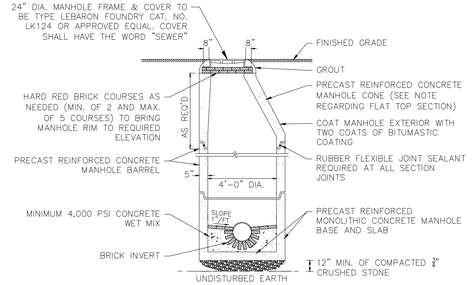
TYPICAL CLEANOUT DETAIL

NOT TO SCALE



FIRE HYDRANT DETAIL

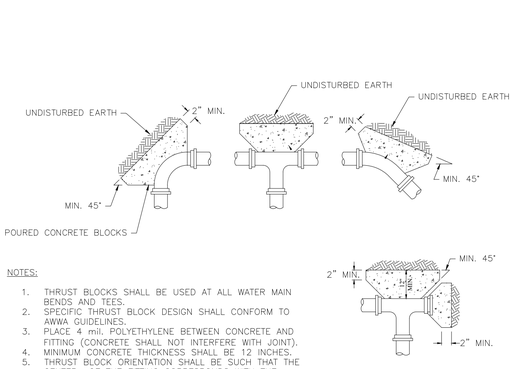
NOT TO SCALE



NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
2. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET (6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS FOR 5'-0" DIAMETER MANHOLES).
3. UTILIZE FLAT TOP SECTION IF NEEDED FOR SHALLOW INSTALLATION.
4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
5. DESIGN LOAD – HS20.
6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
7. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.
8. FILL ALL LIFTING HOLES WITH NON-SHRINK GROUT AFTER INSTALLATION.

TYPICAL SEWER MANHOLE DETAIL

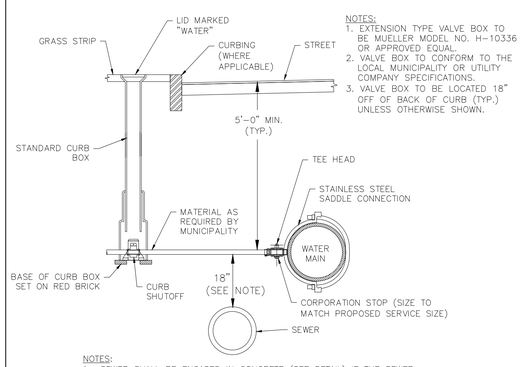
NOT TO SCALE



NOTES:
1. THRUST BLOCKS SHALL BE USED AT ALL WATER MAIN BENDS AND TEES.
2. SPECIFIC THRUST BLOCK DESIGN SHALL CONFORM TO AWWA GUIDELINES.
3. PLACE 4 mil. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT).
4. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
5. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
6. THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

TYPICAL THRUST BLOCK DETAIL

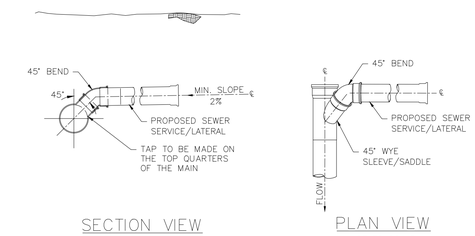
NOT TO SCALE



NOTES:
1. SEWER SHALL BE ENCASED IN CONCRETE (SEE DETAIL) IF THE SEWER IS PLACED WITHIN 10' (HORIZONTALLY) OF A WATER LINE AND THE SEWER IS EITHER ABOVE OR WITHIN 18" BELOW THE WATER LINE.

CLUBHOUSE AND GARAGE A WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



SECTION VIEW

NOT TO SCALE

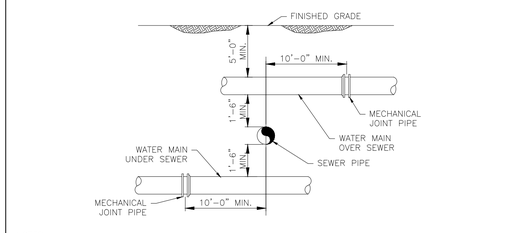
PLAN VIEW

NOT TO SCALE

NOTES:
1. SEWER SERVICES SHALL BE 6" SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLAN. THE CONTRACTOR SHALL CONFIRM THE PIPE SIZE AND MATERIAL WITH THE MUNICIPALITY PRIOR TO INSTALLATION.
2. SEWER TAP AND LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REQUIREMENTS AND/OR STANDARDS.
3. SEWER LATERAL SHALL BE PITCHED AT 2.0% MINIMUM SLOPE UNLESS OTHERWISE INDICATED OR UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.

TYPICAL SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE



NOTES:
1. SEWERS SHALL BE KEPT REMOTE FROM WATER SUPPLY PIPING AND STRUCTURES. WHEREVER FEASIBLE, SEWERS SHOULD BE LAID AT A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM WATER MAINS. IF LOCAL CONDITIONS PREVENT THIS, THE WATER MAIN SHOULD BE LAID IN A SEPARATE TRENCH, AND THE ELEVATIONS OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
2. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE CROWN OF THE SEWER SHOULD BE PLACED A MINIMUM OF 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IN ADDITION, THE WATER MAIN MUST BE CONSTRUCTED WITH ONE FULL LENGTH OF PIPE CENTERED ABOVE THE CROSSING. THE WATER PIPE SHALL HAVE MECHANICAL JOINTS FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING.
3. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER AND THE SEWER PIPING SHALL BE CONSTRUCTED SUCH THAT THE PIPE JOINTS ARE PLACED AS FAR AWAY FROM THE CROSSING AS POSSIBLE AND THE PIPE CROSSING SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10 FEET ON ALL SIDES OF THE CROSSING.

WATER/SEWER CROSSING DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

CDG PROJECT #: 20012

REVISIONS:

REV	DATE	COMMENT
1	04/23/21	UPDATED PLAN SET PER ZBA COMP. PERMIT REVIEW PROCESS
2		
3		
4		
5		
6		
7		
8		
9		
10		

ZONING BOARD OF APPEALS:

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. LEIDNER
CIVIL
No. 45641
REGISTERED PROFESSIONAL ENGINEER

MATTHEW A. LEIDNER, P.E.

PREPARED BY:
CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
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p: 978-794-5400 f: 978-965-3971

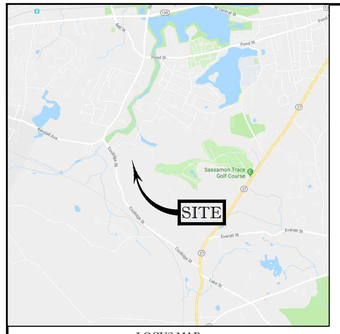
PREPARED FOR:
BAYSTONE DEVELOPMENT
21 CENTER STREET
WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:
COOLIDGE CROSSING
84 & 86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:
AS-NOTED

SHEET:
CONSTRUCTION DETAILS
13

DATE: 01/22/2021



LOCUS MAP
©2018 BING MAPS

NOTES:

1. PROPERTY KNOWN AS MAP 5: LOT 55 AS SHOWN ON THE GIS MAPS OF THE TOWN OF SHERBRON: MIDDLESE COUNTY: COMMONWEALTH OF MASSACHUSETTS.
2. AREA OF LOT 55 : 0.1: 0 SF OR 15:.84 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPRO:IMATE. LOCATIONS AND SI:ES ARE BASED ON UTILITY MARK-OUTS: ABOVE GROUND STRUCTURES THAT WERE VISIBLE : ACCESSIBLE IN THE FIELD: AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY E:CAVATION IS TO BEGIN: ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION :SI:E AND TYPE BY THE PROPER UTILITY COMPANIES. LEVES:UE GEOMATICS INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THE BEARING BASIS OF THIS SURVEY IS BASED ON PLAN 1: OF 19:1.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVES:UE GEOMATICS INC: AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT NUMBER NCS-99884 -BOS1: DATED FEBRUARY 19 : 0: 0 WHERE THE FOLLOWING SURVEY RELATED TITLE E:CEPTIONS WERE FOUND IN SCHEDULE B :SECTION II:
   (8) GRANT OF UTILITY EASEMENT TO EDISON ELECTRIC ILLUMINATING COMPANY OF BOSTON DATED AUGUST 1:: 1918 AND RECORDED ON SEPTEMBER : 4: 1918 IN BOOK 4 : 1: PAGE : 81 - EASEMENT SHOWN
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88): BASED ON RTK GPS OBSERVATIONS ON THE KEYSTONE REAL TIME NETWORK AND ARE SUB:ECT TO LOCAL BENCHMARK AD:USTMENT.
7. THE PROPERTY SHOWN IS LOCATED IN FLOOD HA:ARD : ONE : (AREAS DETERMINED TO BE OUTSIDE THE 0.:: ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP :501: C0519F WITH AN EFFECTIVE DATE OF : 0: :014.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK: BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP: SUMP OR SANITARY LANDFILL.
10. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME AS SHOWN ON THE SURVEY.
11. NO ENCROACHMENTS WERE OBSERVED.
1:. THE PROPERTY HAS DIRECT ACCESS TO COOLIDGE STREET.
1:. THERE WAS NO EVIDENCE OF A CEMETERY OR BURIAL GROUND.
14. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.

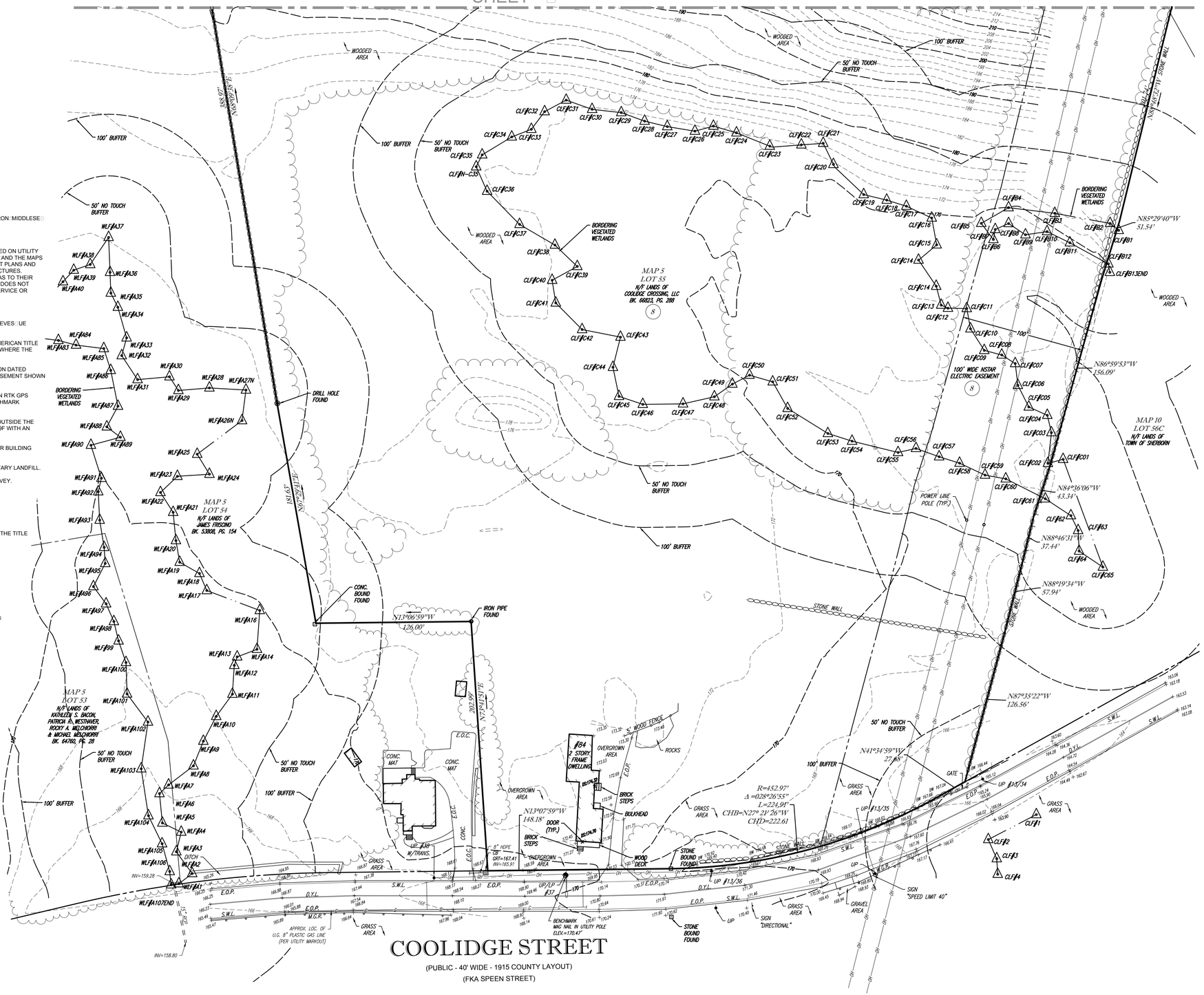
PLAN REFERENCES:

PLAN	YEAR
5	:015
1::	19:1
:0	1991
:50	19: 9
10:8	19::
15:5	19::
981	19::
:0:	:00:
1::	:005
14:5	19::
1455	195:

LEGEND

124 / 125	E:ISTING CONTOUR
× 123.45	E:ISTING SPOT ELEVATION
×TC 123.45	E:ISTING TOP OF CURB ELEVATION
×G 122.95	E:ISTING GUTTER ELEVATION
×TW 123.45	E:ISTING TOP OF WALL ELEVATION
×BW 122.95	E:ISTING BOTTOM OF WALL ELEVATION
×DS 123.45	E:ISTING DOOR SILL ELEVATION
	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
D	APPRO:. LOC. UNDERGROUND DRAINAGE LINE
OH	OVERHEAD WIRES
G	APPRO:. LOC. UNDERGROUND GAS LINE
E	APPRO:. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
C/O	CLEAN OUT
	SIGN
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
	POST
LSA	LANDSCAPED AREA
DMH	DRAINAGE:STORM MANHOLE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
DWP	DETECTABLE WARNING PAD
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
DYL	DOUBLE YELLOW LINE
CLF	CHAIN LINK FENCE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHELENE PIPE
RCP	REINFORCED CONCRETE PIPE
	WELL : MONITORING WELL

SHEET - □



SEE SHEET 2 FOR SURVEYOR'S DESCRIPTION

NOT FOR CONSTRUCTION

CDG PROJECT #: TBD

REVISIONS:

REV	DATE	COMMENT
1	5/22/20	REVISED PER ATTORNEY COMMENTS
2	7/13/20	REVISED PER WETLAND FLAGS
3		

SURVEYED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

SURVEYOR'S CERTIFICATE:

TO: BAYSTONE DEVELOPMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; BAYSTONE SHERBORN, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2019.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH I LEVESQUE III
NO. 53640
REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH I LEVESQUE III, PLS

PREPARED BY:

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PREPARED FOR:

BAYSTONE DEVELOPMENT

21 CENTER STREET
WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

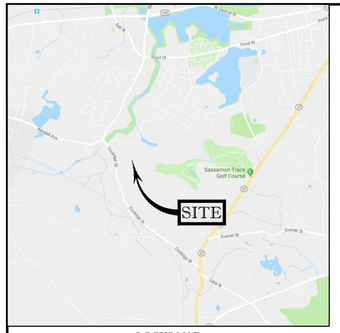
40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

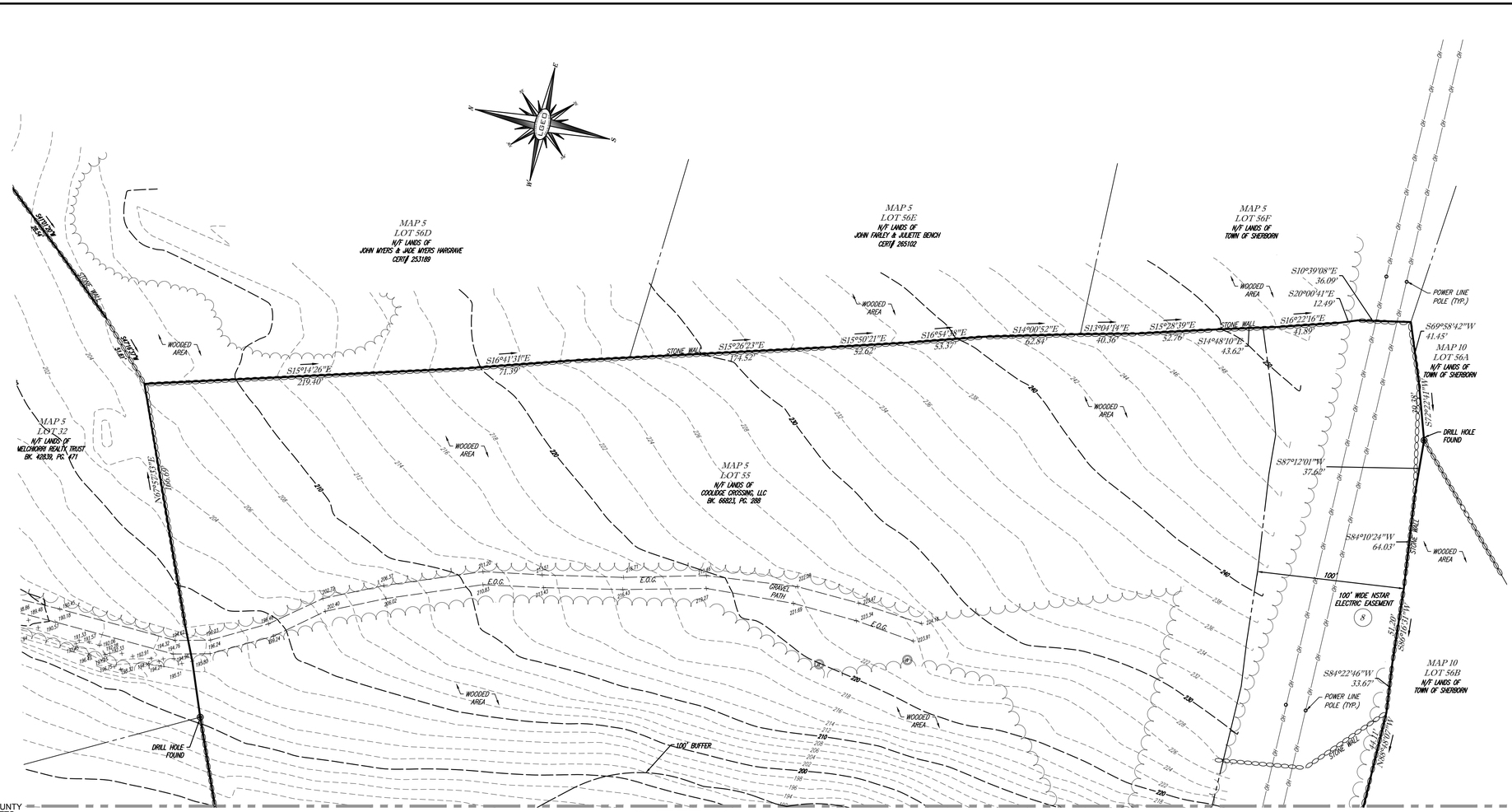
ALTA / NSPS LAND TITLE SURVEY

1

DATE: 03/26/2020



LOCUS MAP
©2018 BING MAPS



SURVEYOR'S DESCRIPTION
MAP 5, LOT 55
TOWN OF SHERBORN, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWESTERLY MOST CORNER OF THE PREMISES HEREIN DESCRIBED, SAID POINT BEING DISTANT NORTHERLY FROM A STONE BOUND FOUND ON THE EASTERLY LINE OF COOLIDGE STREET (PUBLIC - 40' WIDE - 1915 COUNTY LAYOUT & FORMERLY KNOWN AS SPEEN STREET) 148.18 FEET AND FROM SAID POINT, RUNNING, THENCE;

ALONG THE SOUTHERLY LINE OF MAP 5, LOT 54 (N/F LANDS OF JAMES FRISCINO) THE FOLLOWING FOUR COURSES AND DISTANCES:

1) NORTH 73 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 202.99' FEET TO AN IRON PIPE FOUND, THENCE;
2) NORTH 13 DEGREES 6 MINUTES 59 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE BOUND FOUND, THENCE;
3) NORTH 67 DEGREES 29 MINUTES 41 SECONDS EAST, A DISTANCE OF 181.63 FEET TO A DRILL HOLE FOUND, THENCE;
4) NORTH 68 DEGREES 9 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.97 FEET TO A DRILL HOLE FOUND, THENCE;

ALONG THE SOUTHERLY LINE OF MAP 5, LOT 32 (N/F LANDS OF MELCHIORRI REALTY TRUST) NORTH 67 DEGREES 57 MINUTES 33 SECONDS EAST, A DISTANCE OF 166.69 FEET TO A CORNER OF STONE WALLS, THENCE;

ALONG A STONE WALL ON THE WESTERLY SIDE OF MAP 5, LOT 56D (N/F LANDS OF JOHN MYERS & JADE MYERS HARGRAVE - CERTIFICATE #253189), LOT 56E (N/F LANDS OF JOHN FARLEY & JULIETTE BENCH), LOT 56F (N/F LANDS OF TOWN OF SHERBORN) THE FOLLOWING TWELVE COURSES AND DISTANCES:

1) SOUTH 15 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 219.40 FEET TO A POINT, THENCE;
2) SOUTH 16 DEGREES 41 MINUTES 31 SECONDS EAST, A DISTANCE OF 71.39 FEET TO A POINT, THENCE;
3) SOUTH 15 DEGREES 26 MINUTES 23 SECONDS EAST, A DISTANCE OF 174.52 FEET TO A POINT, THENCE;
4) SOUTH 15 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 52.62 FEET TO A POINT, THENCE;
5) SOUTH 16 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 53.37 FEET TO A POINT, THENCE;
6) SOUTH 14 DEGREES 0 MINUTES 52 SECONDS EAST, A DISTANCE OF 62.84 FEET TO A POINT, THENCE;
7) SOUTH 13 DEGREES 4 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.36 FEET TO A POINT, THENCE;
8) SOUTH 15 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 52.76 FEET TO A POINT, THENCE;
9) SOUTH 14 DEGREES 48 MINUTES 10 SECONDS EAST, A DISTANCE OF 43.62 FEET TO A POINT, THENCE;
10) SOUTH 16 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 41.89 FEET TO A POINT, THENCE;
11) SOUTH 20 DEGREES 0 MINUTES 41 SECONDS EAST, A DISTANCE OF 12.49 FEET TO A POINT, THENCE;
12) SOUTH 10 DEGREES 39 MINUTES 8 SECONDS EAST, A DISTANCE OF 36.09 FEET TO A CORNER OF WALLS, THENCE;

STILL ALONG SAID WALL ON THE NORTHERLY LINE OF MAP 10, LOT 56 (N/F LANDS OF TOWN OF SHERBORN), LOT 56B (N/F LANDS OF TOWN OF SHERBORN), LOT 56C (N/F LANDS OF TOWN OF SHERBORN) THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

1) SOUTH 69 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 41.45 FEET TO A POINT, THENCE;
2) SOUTH 72 DEGREES 22 MINUTES 41 SECONDS WEST, A DISTANCE OF 39.38 FEET TO A DRILL HOLE FOUND, THENCE;
3) SOUTH 87 DEGREES 12 MINUTES 1 SECONDS WEST, A DISTANCE OF 37.62 FEET TO A POINT, THENCE;
4) SOUTH 84 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 64.03 FEET TO A POINT, THENCE;
5) SOUTH 86 DEGREES 16 MINUTES 31 SECONDS WEST, A DISTANCE OF 51.20 FEET TO A POINT, THENCE;
6) SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 33.67 FEET TO A POINT, THENCE;
7) SOUTH 88 DEGREES 48 MINUTES 7 SECONDS WEST, A DISTANCE OF 44.11 FEET TO A POINT, THENCE;
8) SOUTH 88 DEGREES 48 MINUTES 32 SECONDS WEST, A DISTANCE OF 201.74 FEET TO A POINT, THENCE;
9) SOUTH 85 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 51.54 FEET TO A POINT, THENCE;
10) SOUTH 86 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 156.09 FEET TO A POINT, THENCE;
11) SOUTH 84 DEGREES 36 MINUTES 6 SECONDS WEST, A DISTANCE OF 43.34 FEET TO A POINT, THENCE;
12) SOUTH 88 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 37.44 FEET TO A POINT, THENCE;
13) SOUTH 88 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 57.94 FEET TO A POINT, THENCE;
14) SOUTH 87 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 126.56 FEET TO A POINT ON THE EASTERLY SIDE OF SAID COOLIDGE STREET, THENCE;

ALONG SAID EASTERLY LINE OF COOLIDGE STREET NORTH 41 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 27.68 FEET TO A POINT OF CURVATURE, THENCE;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 452.97 FEET, A DELTA OF 28 DEGREES 26 MINUTES 55 SECONDS, AN ARC LENGTH OF 224.91 FEET, BEARING A CHORD OF NORTH 27 DEGREES 21 MINUTES 26 SECONDS WEST, A DISTANCE OF 222.61 FEET TO A POINT OF TANGENCY, THENCE;

STILL ALONG SAID EASTERLY LINE OF COOLIDGE STREET NORTH 13 DEGREES 7 MINUTES 59 SECONDS WEST A DISTANCE OF 148.18 FEET TO A POINT AND PLACE OF BEGINNING.

CONTAINING 670,120 SF OR 15.384 AC.

RECORD LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SHERBORN, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

WESTERLY 386 FEET, MORE OR LESS, BY COOLIDGE STREET, FORMERLY SPEEN STREET;

NORTHEASTERLY 203 FEET MORE OR LESS, AND

WESTERLY 126 FEET BY LAND OF FLORENCE M. WENTWORTH;

NORTHERLY 781 FEET, MORE OR LESS, IN PART BY LAND OF FLORENCE M. WENTWORTH AND ALONG THE STONE WALL BY LAND, NOW OR LATE OF SAID FLORENCE M. WENTWORTH AND ALONG THE STONE WALL BY LAND, NOW OR LATE OF CRANE;

EASTERLY 849 FEET, MORE OR LESS, AS THE STONE WALL NOW STANDS BY LAND NOW OR FORMERLY OF JOEL H. STRATTON; AND

SOUTHWESTERLY 1066 FEET, MORE OR LESS, AS THE STONE WALL NOW STANDS BY LAND NOW OR LATE OF SAID JOEL H. STRATTON.

CONTAINING 16 ACRES, MORE OR LESS.

SEE SHEET 1 FOR NOTES, REFERENCES □ LE□END

SHEET - 1

NOT FOR CONSTRUCTION

CDG PROJECT #: TBD

REVISIONS:

REV	DATE	COMMENT
1	5/22/20	REVISED PER ATTORNEY COMMENTS
2	7/13/20	REVISED PER WETLAND FLAGS
3		

SURVEYED BY:

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SURVEYOR'S CERTIFICATE:

TO: BAYSTONE DEVELOPEMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; BAYSTONE SHERBORN, LLC

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COMMONWEALTH OF MASSACHUSETTS
JOSEPH I LEVESQUE III
NO. 53640
REGISTERED
PROFESSIONAL LAND SURVEYOR

JOSEPH I LEVESQUE III, PLS

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www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

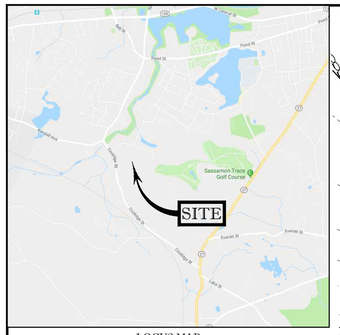
SCALE:
40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

ALTA / NSPS LAND TITLE SURVEY

2

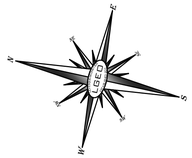
DATE: 03/26/2020



LOCUS MAP

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× G 122.95	EXISTING GUTTER ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
DS 123.45	EXISTING DOOR SILL ELEVATION
	HYDRANT
W	WATER VALVE
GV	GAS VALVE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
C/O	CLEAN OUT
	SIGN
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
P	POST
LSA	LANDSCAPED AREA
DMH	DRAINAGE/STORM MANHOLE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
DWP	DETECTABLE WARNING PAD
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
DYL	DOUBLE YELLOW LINE
CLF	CHAIN LINK FENCE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHELENE PIPE
RCP	REINFORCED CONCRETE PIPE
W	WELL / MONITORING WELL



NOTES:

1. PROPERTY KNOWN AS MAP 5, LOT 54 AS SHOWN ON THE GIS MAPS OF THE TOWN OF SHERBORN, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. AREA OF LOT 54 = 267,453 SF OR 6.140 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. LEVESQUE GEOMATICS INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THE BEARING BASIS OF THIS SURVEY IS BASED ON PLAN 1232 OF 1961.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-998843-BOS1, DATED APRIL 15, 2020 WHERE NO SURVEY RELATED TITLE EXCEPTIONS WERE FOUND IN SCHEDULE B, SECTION II:
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON RTK GPS OBSERVATIONS ON THE KEYSTONE REAL TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
7. THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 25017C0519F WITH AN EFFECTIVE DATE OF 7/07/2014.
8. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY CREATIVE LAND & WATER ENGINEERING, LLC IN APRIL 2020 AND FIELD LOCATED BY LEVESQUE GEOMATICS INC ON MAY 8, 2020.
9. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME AS SHOWN ON THE SURVEY.
12. NO ENCROACHMENTS WERE OBSERVED.
13. THE PROPERTY HAS DIRECT ACCESS TO COOLIDGE STREET.
14. THERE WAS NO EVIDENCE OF A CEMETERY OR BURIAL GROUND.
15. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.

RECORD LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF SHERBORN, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

THE LAND IN SHERBORN, MIDDLESEX COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

THE LAND IN SHERBORN, SITUATED ON THE EASTERLY SIDE OF COOLIDGE STREET, SHOWN AS LOT A ON PLAN ENTITLED, "PLAN OF LAND IN SHERBORN, MASSACHUSETTS, FEBRUARY 13, 1967, EWALD & MASCHI, INC., ENGINEERING CONSULTANTS", RECORDED IN THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS IN BOOK 11389, PAGE 433, BEING PLAN NO. 1028 (A OF 2) OF 1967.

CONTAINING, ACCORDING TO SAID PLAN, 6.08 ACRES.

PLAN REFERENCES:

PLAN #	/ YEAR
5	2015
1232	1961
330	1991
350	1969
1028	1967
1575	1973
981	1966
703	2007
136	2005
1475	1967
1455	1957

NOT FOR CONSTRUCTION

CDG PROJECT #: TBD

REVISIONS:

REV	DATE	COMMENT
1	7/13/20	REVISED PER WETLAND FLAGS
2		
3		

SURVEYED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

SURVEYOR'S CERTIFICATE:

TO: BAYSTONE DEVELOPEMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; BAYSTONE SHERBORN, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 9, 12, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2019.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH I LEVESQUE III
NO. 53640
REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH I LEVESQUE III, PLS

PREPARED BY:

CIVIL DESIGN GROUP, LLC

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PREPARED FOR:

BAYSTONE DEVELOPMENT

21 CENTER STREET
WESTON, MA 02493
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PROJECT:

COOLIDGE CROSSING

86 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:
40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

ALTA / NSPS LAND TITLE SURVEY

1

DATE: 6/02/2020