



LOCUS MAP
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NOTES:

- PROPERTY KNOWN AS MAP 5, LOTS 32, 48A & 55 AS SHOWN ON THE GIS MAPS OF THE TOWN OF SHERBORN, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA OF LOT 32 = 755,405 SF OR 17.342 AC.
AREA OF LOT 48A = 151,599 SF OR 3.480 AC.
AREA OF LOT 55 = 670,120 SF OR 15.384 AC.
- 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.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON PLAN 1232 OF 1961.
- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY SWCA ENVIRONMENTAL JUNE 2019 AND FIELD LOCATED BY LEVESQUE GEOMATICS INC. JULY 2019; APPROVED BY THE SHERBORN CONSERVATION COMMISSION VIA AN ORDER OF RESOURCE AREA DELINEATION ON AUGUST 15, 2019 (DEP FILE NO. 283-0397)
- 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.
- 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.

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

LEGEND

---	124	---	EXISTING CONTOUR
×	123.45		EXISTING SPOT ELEVATION
×	10	123.45	EXISTING TOP OF CURB ELEVATION
×	G	122.95	EXISTING GUTTER ELEVATION
×	1W	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
—	G		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
EDP			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 POLYETHYLENE PIPE
ROP			REINFORCED CONCRETE PIPE
W			WELL / MONITORING WELL

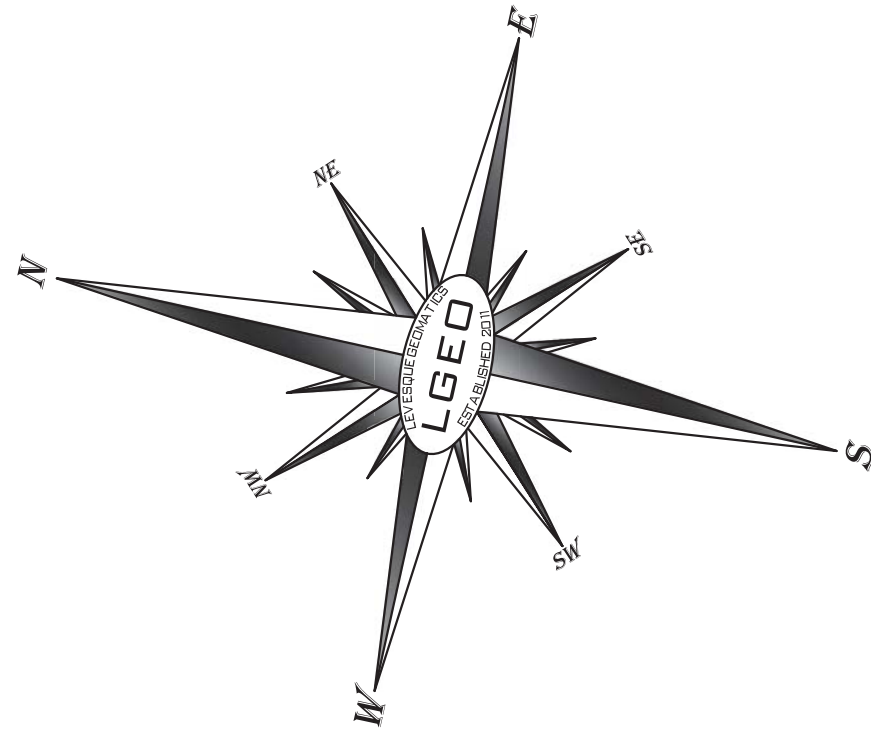
MEADOWBROOK ROAD
(PUBLIC - 40' WIDE)

METROPOLITAN DISTRICT COMMISSION SUBBURY AQUEDUCT
(8' WIDE)

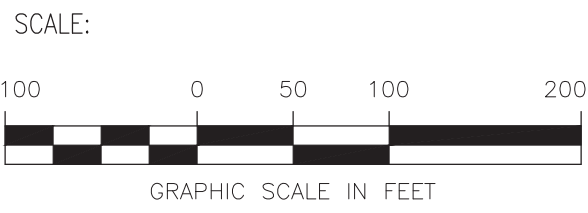
MEADOWBROOK ROAD
(PUBLIC - 40' WIDE)

GRAY ROAD
(14' WIDE)

COOLIDGE STREET
(PUBLIC - 40' WIDE - 1915 COUNTY LAYOUT)



REV	DATE	COMMENT
1	9/24/19	REVISED TO SHOW ADDITIONAL LOCATIONS



SEAL:



Joseph I. Levesque III
JOSEPH I. LEVESQUE III, PLS

PREPARED FOR:



115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

**MEADOWBROOK
COMMONS**

104 COOLIDGE STREET
TOWN OF SHERBORN
COMMONWEALTH OF
MASSACHUSETTS

PREPARED BY:

**CIVIL DESIGN
GROUP, LLC**

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-965-3971

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GEOMATICS INC**

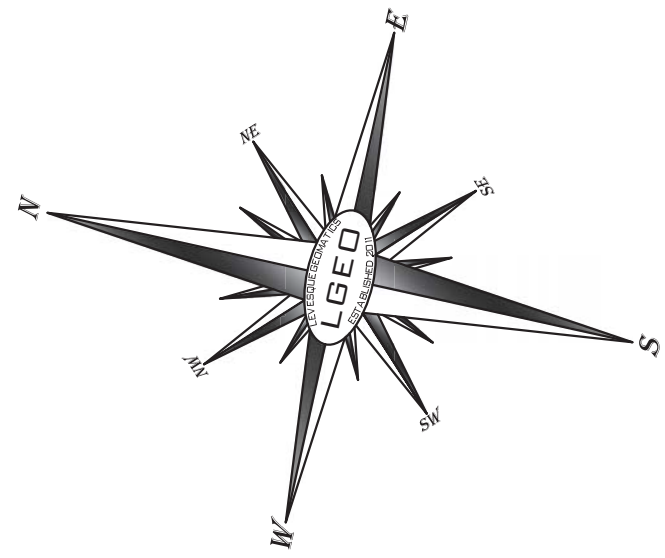
43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

SHEET:

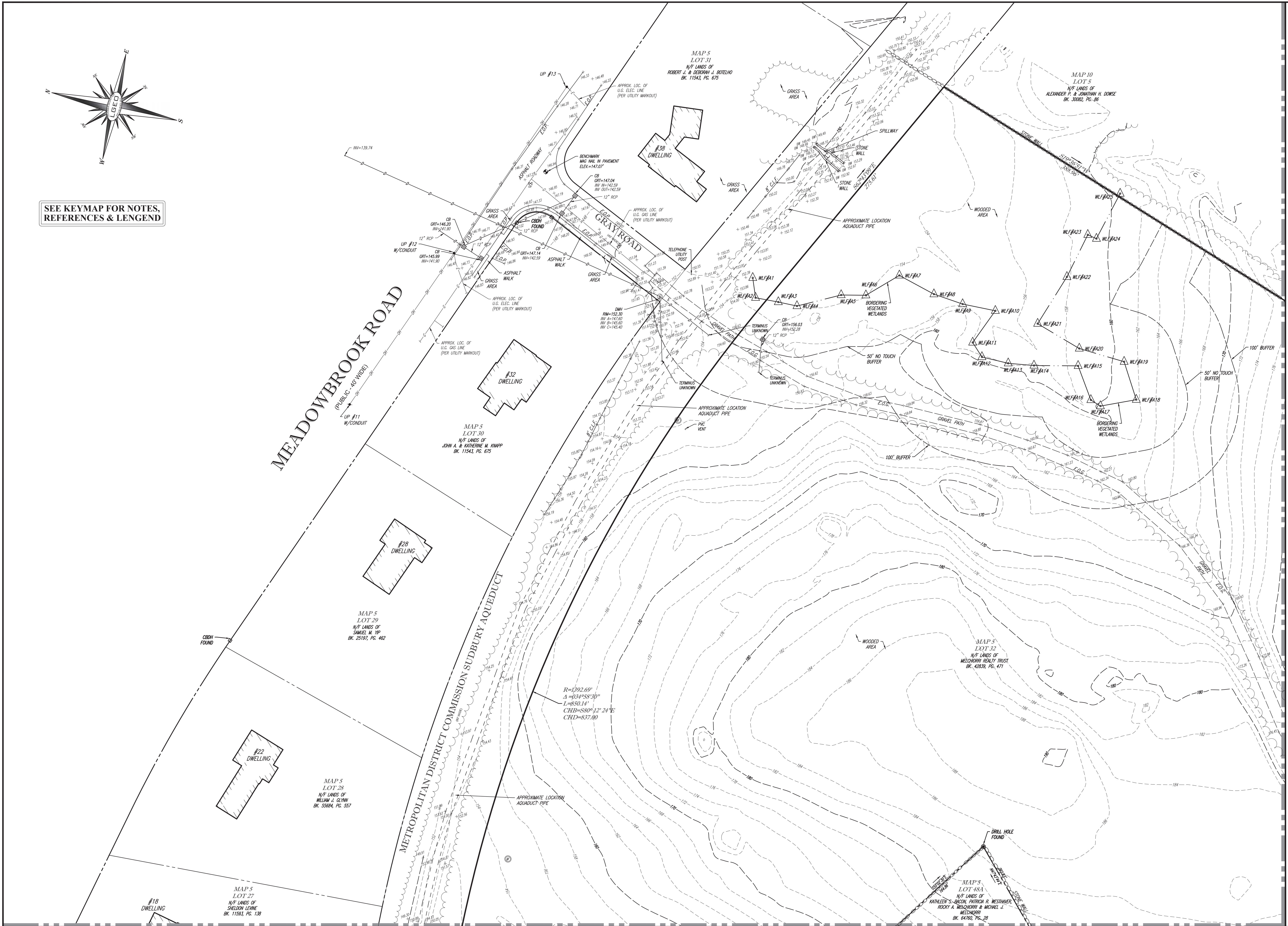
KEY MAP

3.0

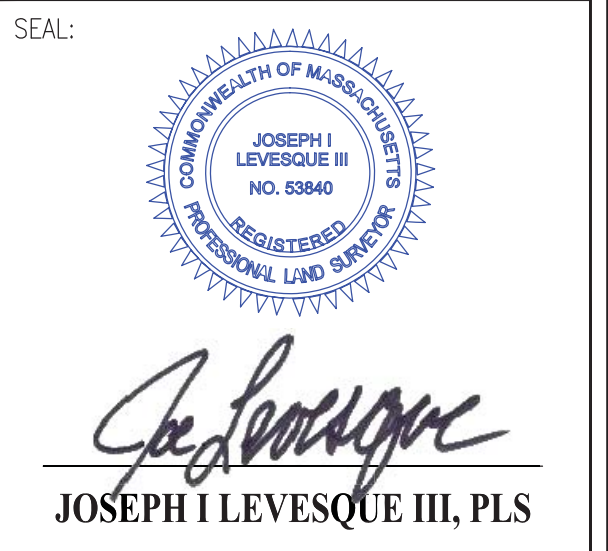
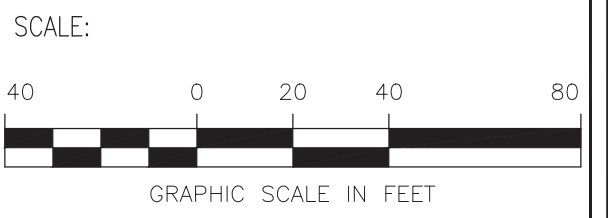
DATE: 8/28/2019



SEE KEYMAP FOR NOTES,
REFERENCES & LENGEND



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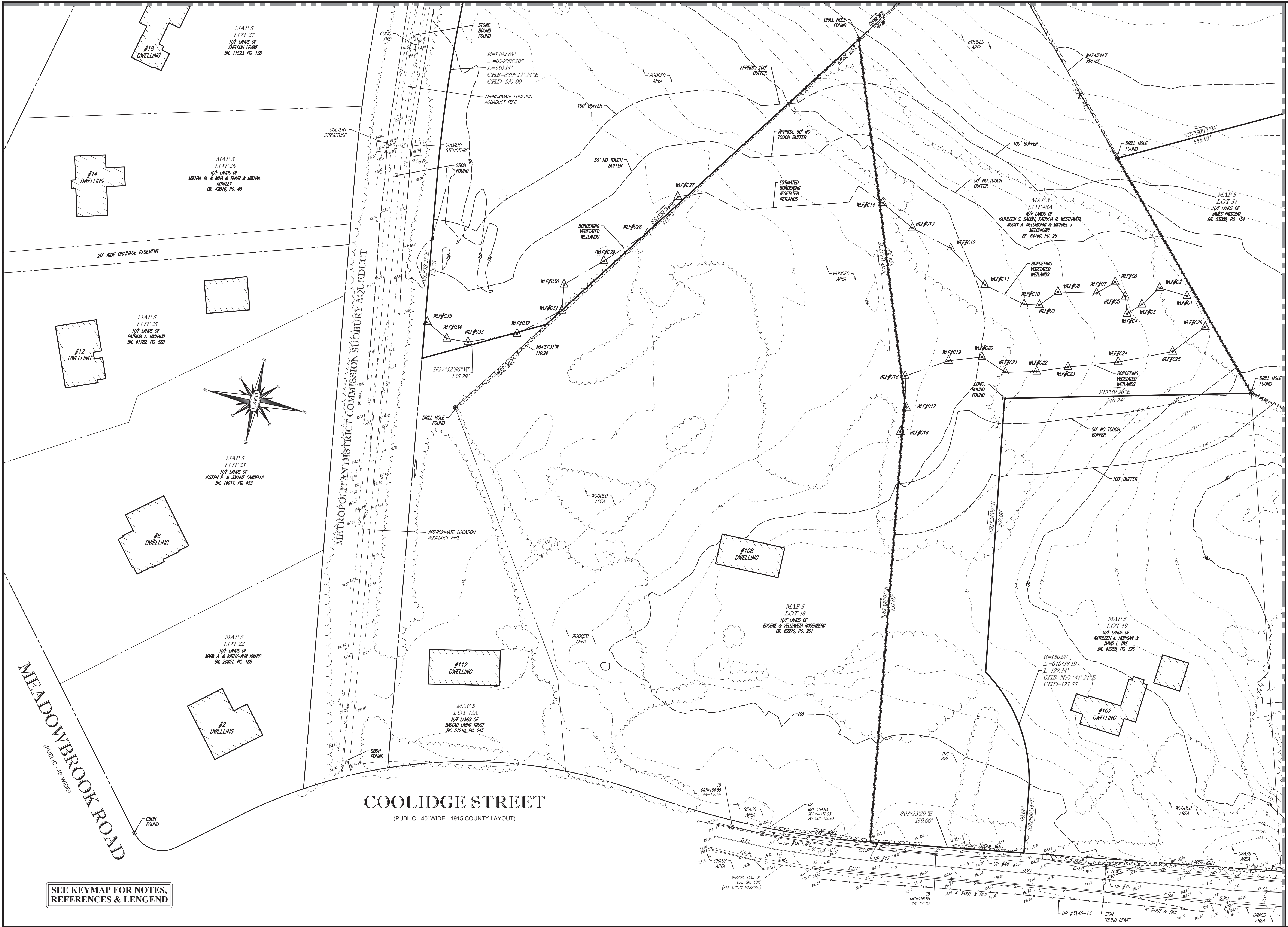
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SHEET:

EXISTING CONDITIONS SURVEY

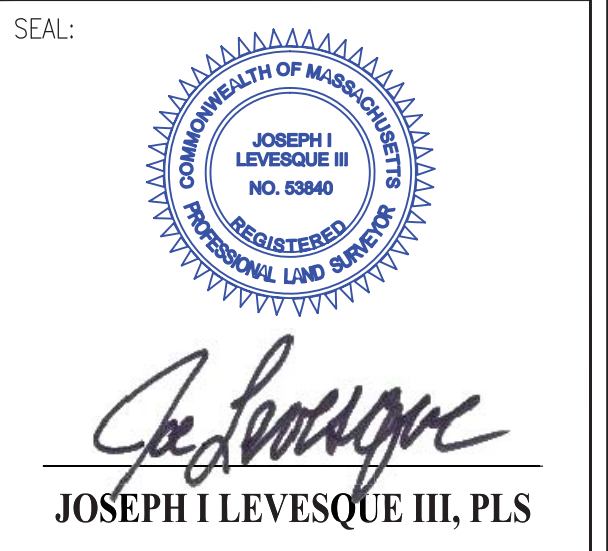
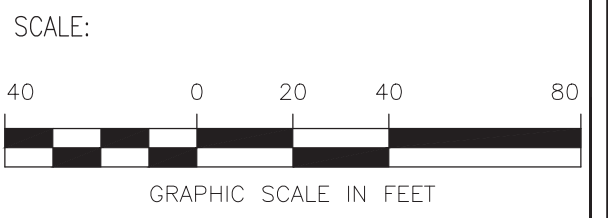
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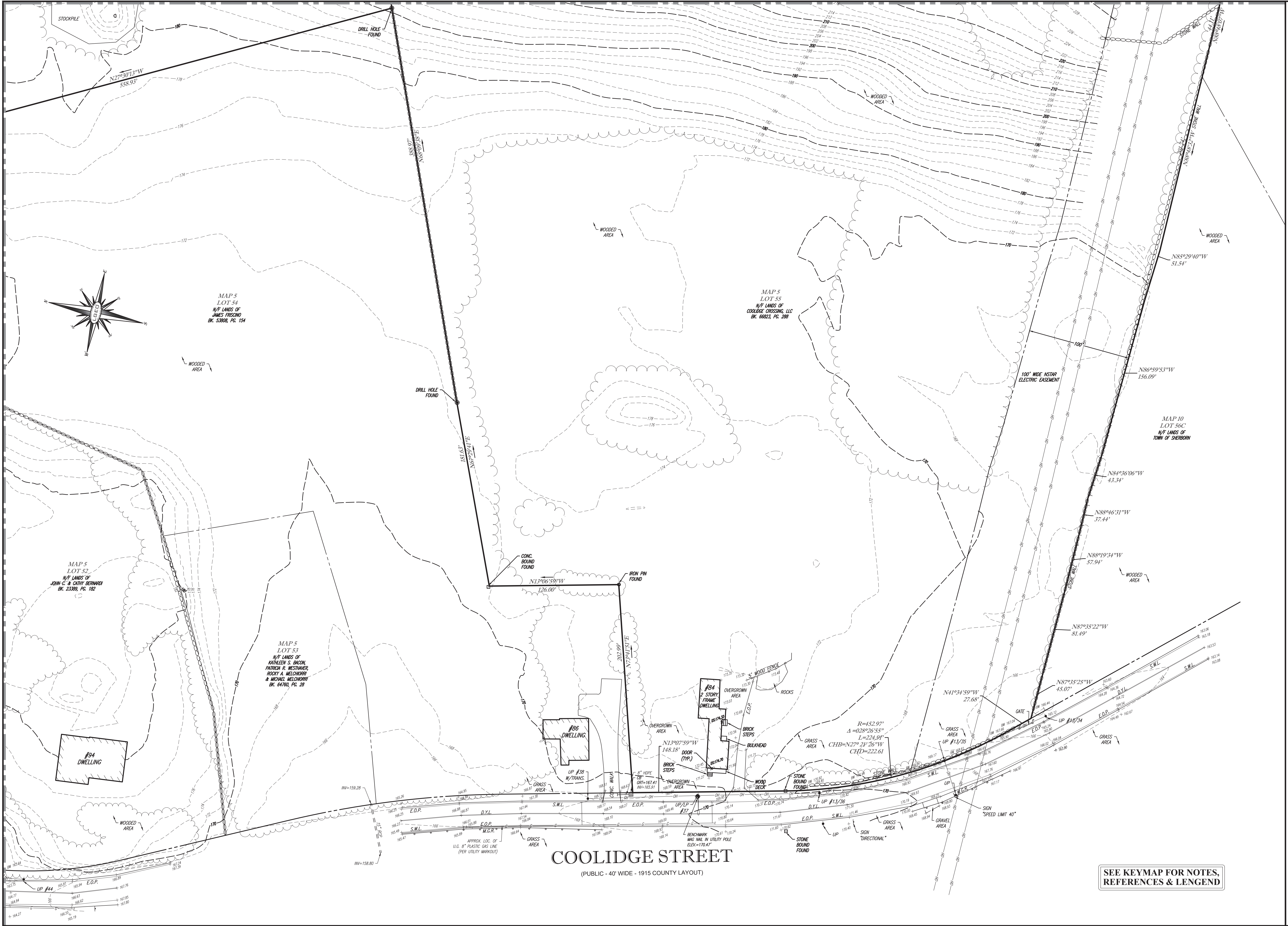
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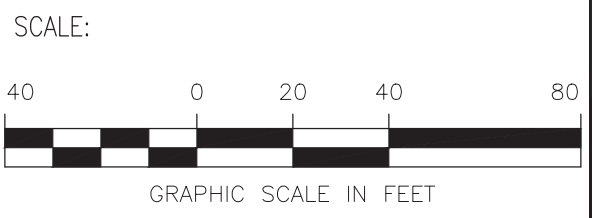
EXISTING CONDITIONS SURVEY

3.2

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SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH I LEVESQUE III
NO. 83840
REGISTERED
PROFESSIONAL LAND SURVEYOR

Joseph I Levesque III
JOSEPH I LEVESQUE III, PLS

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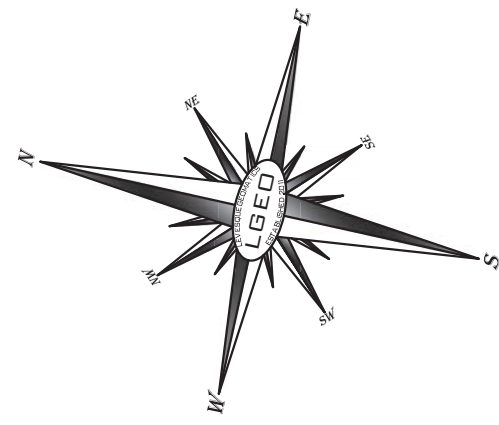
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SHEET:

EXISTING CONDITIONS SURVEY

3.3

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REFERENCES & LENGEND

MAP 10
LOT 5
N/F LANDS OF
ALEXANDER P. & JONATHAN H. DOWSE
BK. 30082, PG. 86

MAP 5
LOT 56D
N/F LANDS OF
JOHN MYERS & JUDE MYERS HARGRAVE
CERT# 253189

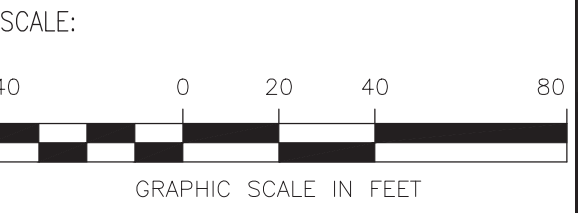
MAP 5
LOT 56E
N/F LANDS OF
JOHN FARLEY & JULIETTE BENCH
CERT# 265102

MAP 5
LOT 56F
N/F LANDS OF
TOWN OF SHERBORN

MAP 5
LOT 55
N/F LANDS OF
COOLIDGE CROSSING, LLC
BK. 66823, PG. 280

MAP 10
LOT 56B
N/F LANDS OF
TOWN OF SHERBORN

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**EXISTING
CONDITIONS
SURVEY**

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DATE:

8/28/2019