

SITE DEVELOPMENT PLANS FOR APPLE HILL ESTATES

31 HUNTING LANE SHERBORN, MA 01770

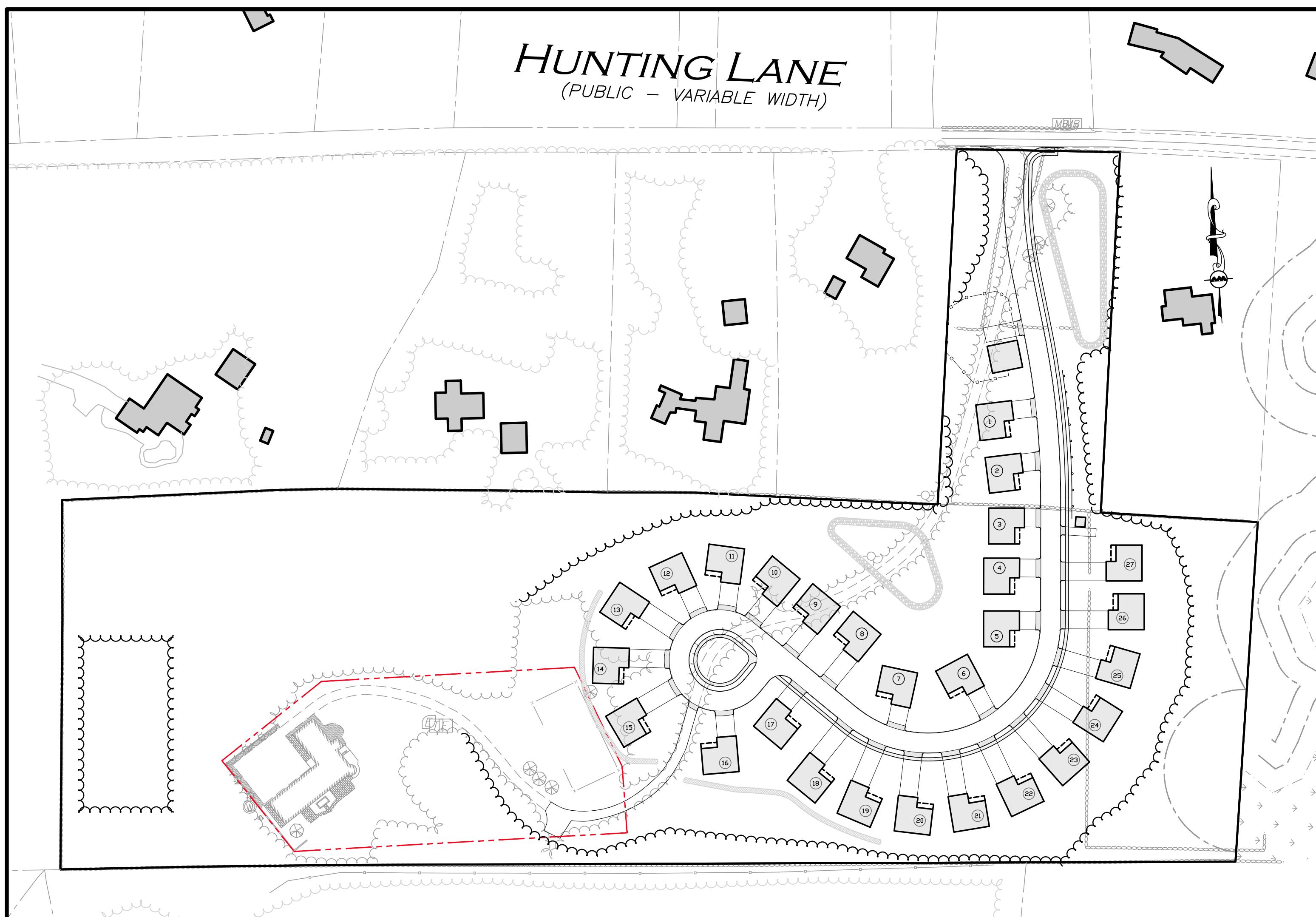
OWNER/APPLICANT:
BARSKY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770

SITE ENGINEER & LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01801

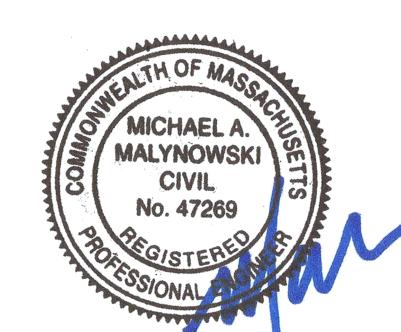
40B CONSULTANT
LDS CONSULTING GROUP, LLC
233 NEEDHAM STREET
NEWTON, MA 02464

TRAFFIC ENGINEER:
VANASSE & ASSOCIATES INC
35 NEW ENGLAND BUSINESS CENTER DR
SUITE 140
ANDOVER, MA 01810

WASTEWATER & DRINKING WATER ENGINEER:
ONSITE ENGINEERING, INC.
279 EAST CENTRAL STREET, PMB 241
FRANKLIN, MA 02038



LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS	V-101	09-01-20	-
BY-RIGHT SUBDIVISION PLAN - OPTION 2	C-101	10-01-20	03-01-21
LAYOUT & MATERIALS PLAN	C-102	10-01-20	03-01-21
GRADING & DRAINAGE PLAN	C-103	10-01-20	03-01-21
UTILITIES PLAN	C-104	10-01-20	03-01-21
EASEMENT PLAN	C-105	10-01-20	03-01-21
DETAILS	C-501	10-01-20	03-01-21
DETAILS	C-502	10-01-20	03-01-21
DETAILS	C-503	10-01-20	03-01-21
DETAILS	C-504	10-01-20	03-01-21
LANDSCAPE PLAN	L-101	10-01-20	03-01-21
LANDSCAPE DETAILS	L-102	10-01-20	03-01-21



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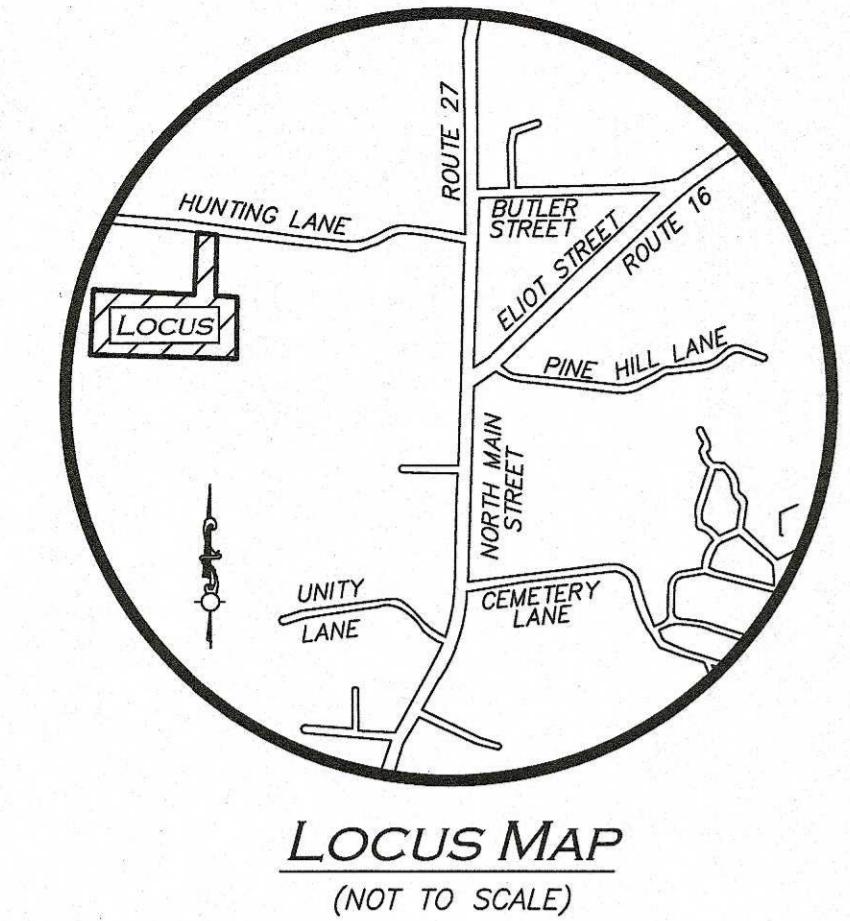
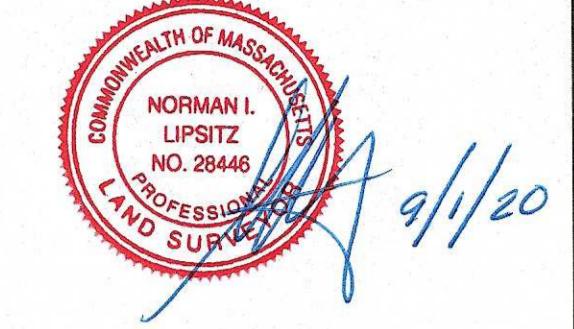
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ISSUED FOR ZBA APPLICATION: OCTOBER 1, 2020

UPDATED ZBA APPLICATION: MARCH 1, 2021

R:\PROJECTS\2513-02\CIVIL\DRAWINGS\CURRENT\2513-02_COVER_SHEET.DWG

Sept 11/2020
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



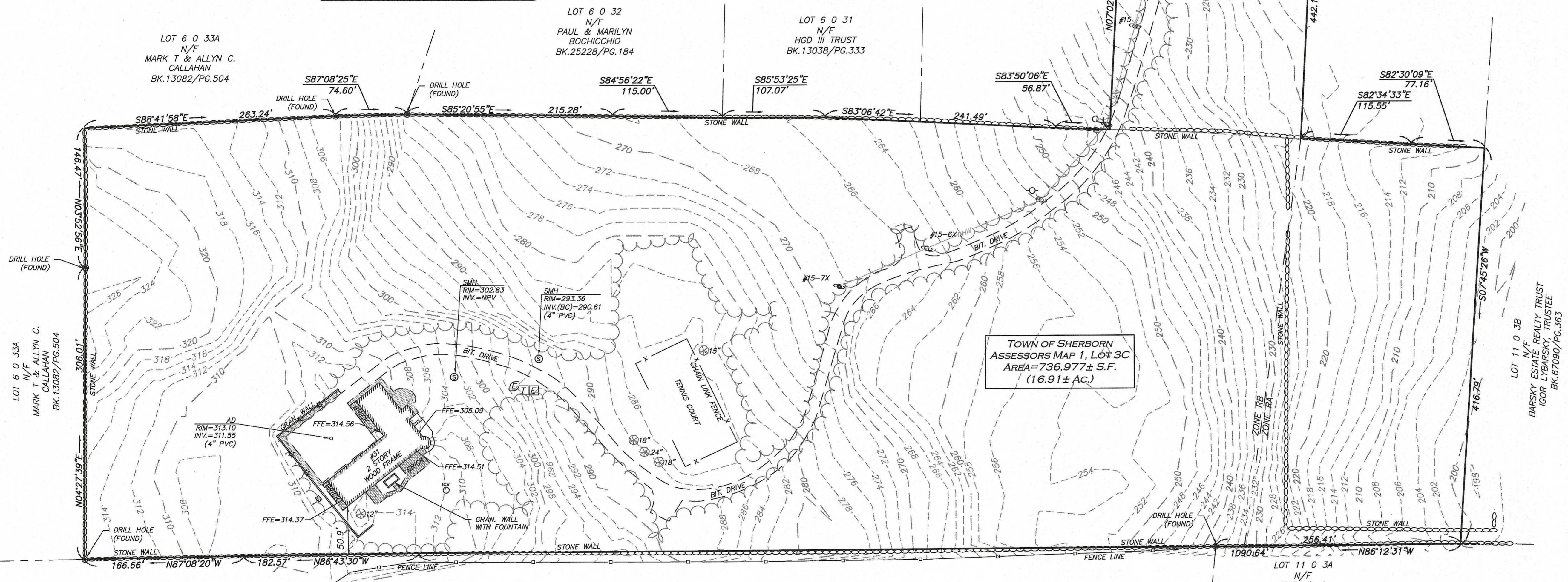
LEGEND	
DRILL HOLE (DH)	◎
SEWER MANHOLE (SMH)	◎
TELEPHONE BOX	□
ELECTRIC BOX	□
ELECTRIC METER	□
IRRIGATION CONTROL VALVE	□
TREE	○
AREA DRAIN	○
UTILITY POLE	○
UTILITY POLE W/RISER	○
CATCH BASIN (CB)	□
MAILBOX	MB
2' CONTOUR	--- 268 ---
10' CONTOUR	--- 270 ---
PROPERTY LINE	○○○○○
STONE WALL	---
ABUTTERS LINE	---
TREE LINE	---
EDGE OF PAVEMENT	---
CHAIN LINK FENCE	---
WOOD FENCE	---
OVERHEAD WIRES	---
FINISHED FLOOR ELEVATION	FFE
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

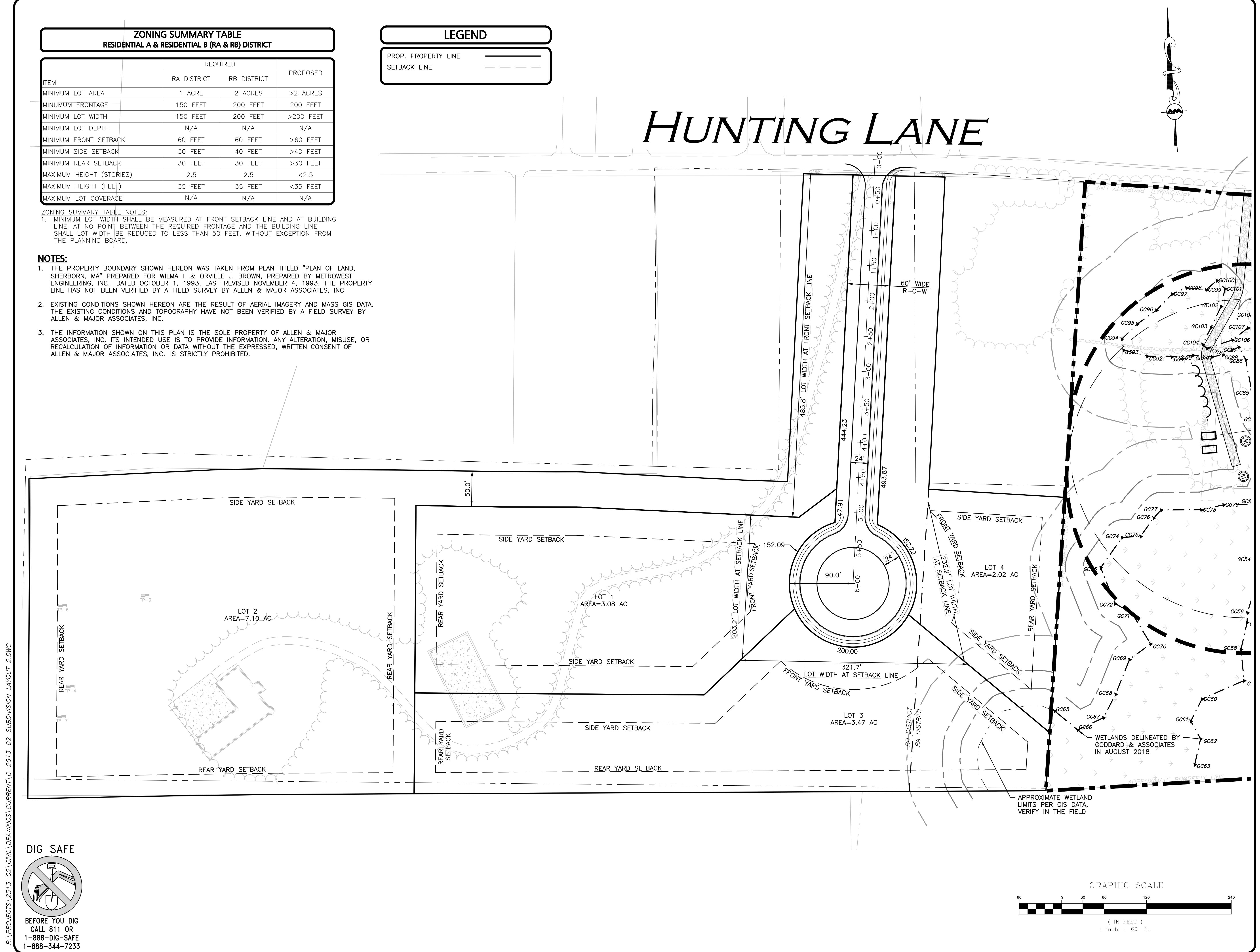
LOCUS REFERENCES
-TOWN OF SHERBORN ASSESSORS MAP 11, LOT 03C
-RECORD OWNER: BARSKY ESTATE REALTY TRUST
-DEED BOOK 67090, PAGE 363
-PLAN 194 OF 1994

PLAN REFERENCES
-PLAN 853 OF 1963
-PLAN 1206 OF 1976
-PLAN 401 OF 1994

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
4. CONTOUR INTERVAL IS ONE FOOT (2').





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REV	DATE	DESCRIPTION
0	02-25-2021	CONVERSION TO SINGLE FAMILY HOMES
1	10-01-2020	ISSUED FOR ZBA APPLICATION
2	05-19-2020	MISC. REV. PER MASSHOUSING & ABUTTER WALK
3	01-21-2020	MISCELLANEOUS REVISIONS

APPLICANT/OWNER:
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23 HUNTING LANE
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PROJECT:
APPLE HILL ESTATES
31 HUNTING LANE
SHERBORN, MA 01770

PROJECT NO.	2513-02	DATE:	10-23-20
SCALE:	1" = 60'	DWG. NAME:	C2513-02
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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DRAWING TITLE:
BY-RIGHT SUBDIVISION
PLAN - OPTION 2
C-101
SHEET No.
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REQUIRED RELIEF:

1. RULES AND REGULATIONS
 - 1.1. § 4.1.4 MAXIMUM OF ONE SINGLE FAMILY RESIDENTIAL DWELLING PER LOT
 - 1.2. § 4.3.7.b. MAXIMUM LENGTH OF DEAD-END STREET. 600 FEET ALLOWED, 1,150 FEET PROPOSED

GENERAL NOTES:

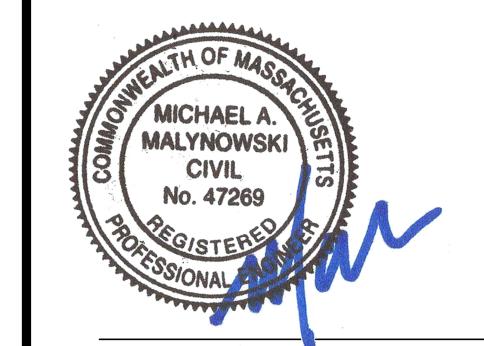
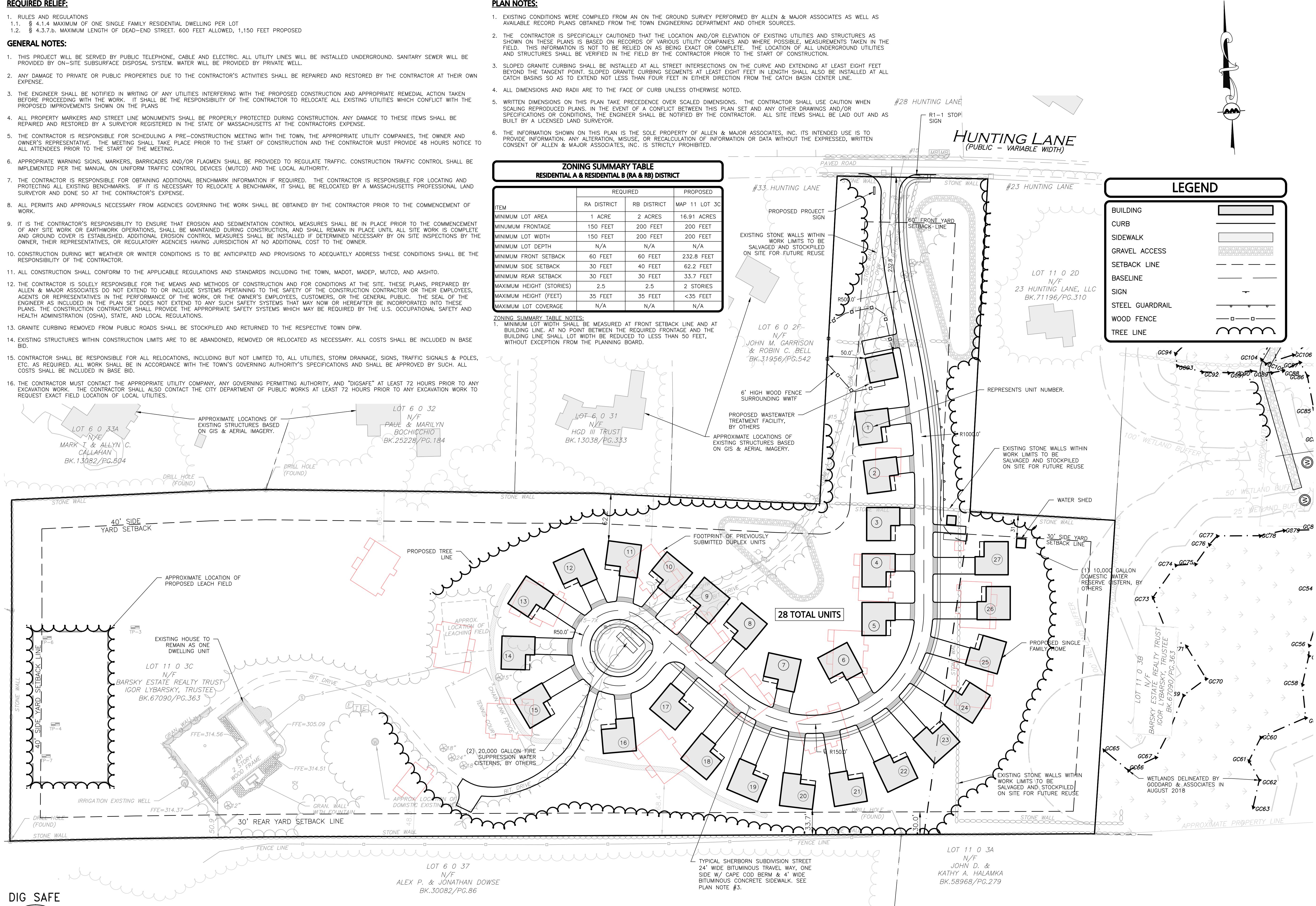
1. THIS PROJECT WILL BE SERVED BY PUBLIC TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND. SANITARY SEWER WILL BE PROVIDED BY ON-SITE SUBSURFACE DISPOSAL SYSTEM. WATER WILL BE PROVIDED BY PRIVATE WELL.
2. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE TOWN, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
6. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGGER SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
8. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE, AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN, MADOT, MADEP, MUTCD, AND AASHTO.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STATE, AND LOCAL REGULATIONS.
13. GRANITE CURBING REMOVED FROM PUBLIC ROADS SHALL BE STOCKPILED AND RETURNED TO THE RESPECTIVE TOWN DPW.
14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
16. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE TOWN ENGINEERING DEPARTMENT AND OTHER SOURCES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. SLOPED GRANITE CURBING SHALL BE INSTALLED AT ALL STREET INTERSECTIONS ON THE CURVE AND EXTENDING AT LEAST EIGHT FEET BEYOND THE TANGENT POINT. SLOPED GRANITE CURBING SEGMENTS AT LEAST EIGHT FEET IN LENGTH SHALL ALSO BE INSTALLED AT ALL CATCH BASINS SO AS TO EXTEND NOT LESS THAN FOUR FEET IN EITHER DIRECTION FROM THE CATCH BASIN CENTER LINE.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
6. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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DRAWING TITLE:
LAYOUT & MATERIALS
PLAN
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SHEET No.
C-102

GRADING & DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING LOCAL, MDOT, MADEP, MUTC, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXALTA OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY BE OR HERAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE CODES.
- ALL ELEVATIONS REFER TO NAVD 88.
- PIPE DIMENSIONS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT
- ROOF DRAINS SHALL BE COLLECTED BY GUTTER SYSTEM AND DIRECTED TO A LOCAL SUBSURFACE INFILTRATION SYSTEM.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE
- ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1:1 OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- THE DESIGN ENGINEER WAIVES AND RELEASES ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE OF THESE PLANS, SPECIFICATIONS, DRAWINGS, AND/OR THE DESIGN, WHETHER CONVEYED, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO ERECT, AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
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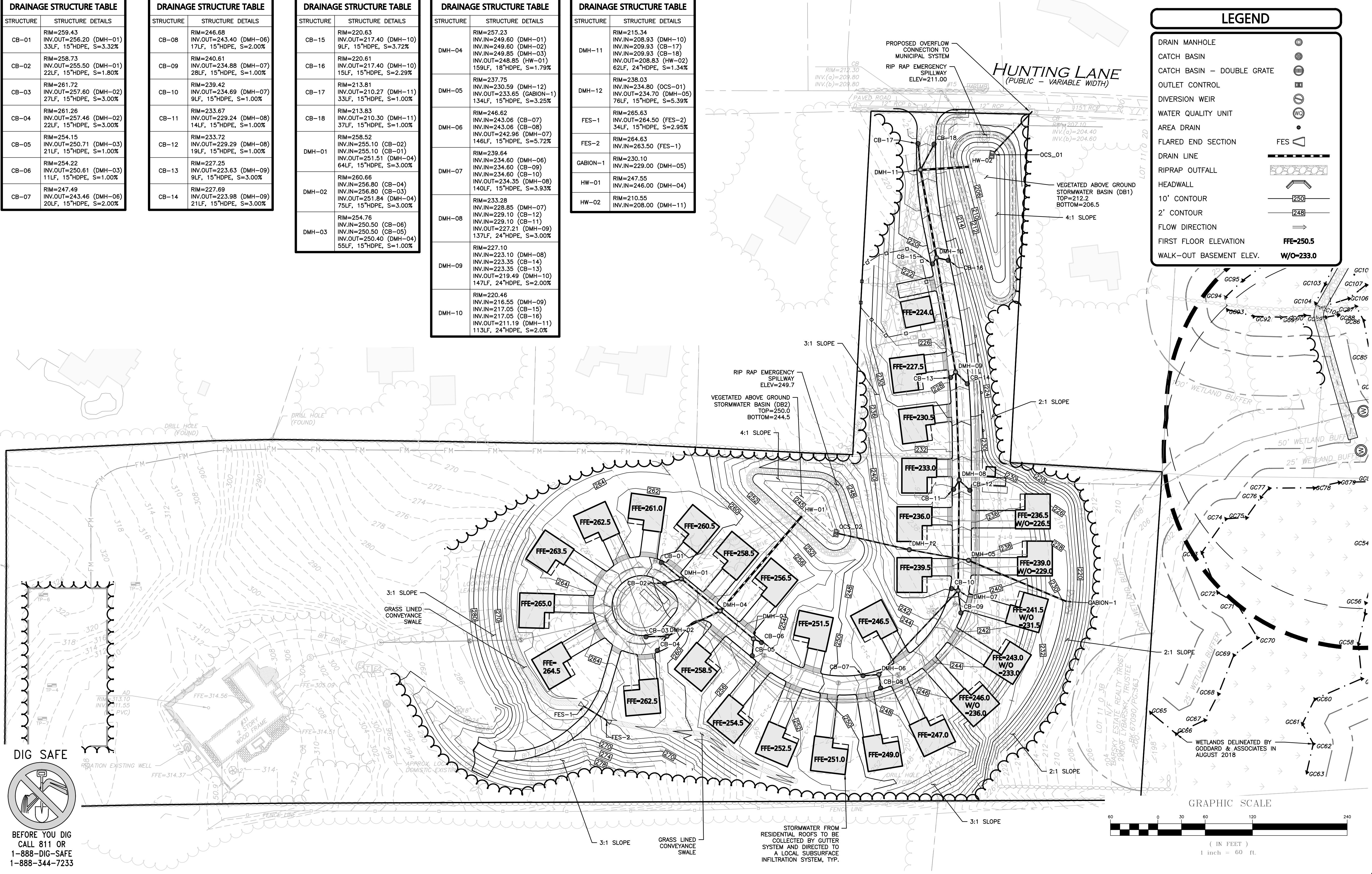
DRAINAGE STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-01	RIM=259.43 INV.OUT=256.20 (DMH-01) 33LF, 15"HDPE, S=3.32%
CB-02	RIM=258.73 INV.OUT=255.50 (DMH-01) 22LF, 15"HDPE, S=1.80%
CB-03	RIM=261.72 INV.OUT=257.60 (DMH-02) 27LF, 15"HDPE, S=3.00%
CB-04	RIM=261.26 INV.OUT=257.46 (DMH-02) 22LF, 15"HDPE, S=3.00%
CB-05	RIM=254.15 INV.OUT=250.71 (DMH-03) 21LF, 15"HDPE, S=1.00%
CB-06	RIM=254.22 INV.OUT=250.61 (DMH-03) 11LF, 15"HDPE, S=1.00%
CB-07	RIM=247.49 INV.OUT=243.46 (DMH-06) 20LF, 15"HDPE, S=2.00%

DRAINAGE STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-08	RIM=246.68 INV.OUT=243.40 (DMH-06) 17LF, 15"HDPE, S=2.00%
CB-09	RIM=258.73 INV.OUT=255.50 (DMH-01) 28LF, 15"HDPE, S=1.00%
CB-10	RIM=239.42 INV.OUT=234.69 (DMH-07) 9LF, 15"HDPE, S=1.00%
CB-11	RIM=213.81 INV.OUT=217.40 (DMH-10) 33LF, 15"HDPE, S=1.00%
CB-12	RIM=233.72 INV.OUT=229.24 (DMH-08) 14LF, 15"HDPE, S=1.00%
CB-13	RIM=227.25 INV.OUT=223.63 (DMH-09) 9LF, 15"HDPE, S=3.00%
CB-14	RIM=227.69 INV.OUT=223.98 (DMH-09) 21LF, 15"HDPE, S=3.00%

DRAINAGE STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-15	RIM=220.63 INV.OUT=217.40 (DMH-10) 17LF, 15"HDPE, S=3.72%
CB-16	RIM=240.61 INV.OUT=234.88 (DMH-07) 15LF, 15"HDPE, S=1.00%
CB-17	RIM=230.61 INV.OUT=217.40 (DMH-10) 15LF, 15"HDPE, S=1.79%
CB-18	RIM=237.75 INV.OUT=230.59 (DMH-12) 33LF, 15"HDPE, S=3.25%
DMH-04	RIM=215.34 INV.IN=208.93 (DMH-10) 17LF, 15"HDPE, S=1.34%
DMH-05	RIM=237.75 INV.IN=208.93 (CB-17) 15LF, 15"HDPE, S=5.39%
DMH-06	RIM=246.62 INV.IN=243.06 (CB-07) 14LF, 15"HDPE, S=2.95%
FES-1	RIM=265.63 INV.OUT=264.50 (FES-2) 34LF, 15"HDPE, S=5.72%
FES-2	RIM=238.03 INV.IN=234.80 (OC-01) 134LF, 15"HDPE, S=3.00%
GABION-1	RIM=230.10 INV.IN=229.00 (DMH-05)
HW-01	RIM=247.55 INV.IN=246.00 (DMH-04)
HW-02	RIM=210.55 INV.IN=208.00 (DMH-11)

DRAINAGE STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-19	RIM=257.23 INV.IN=249.60 (DMH-01) 17LF, 15"HDPE, S=3.72%
CB-20	RIM=220.63 INV.IN=209.93 (CB-18) 15LF, 15"HDPE, S=1.34%
CB-21	RIM=230.61 INV.IN=209.93 (HW-02) 62LF, 15"HDPE, S=1.79%
CB-22	RIM=237.75 INV.IN=208.83 (HW-02) 62LF, 15"HDPE, S=5.39%
CB-23	RIM=233.67 INV.IN=234.06 (CB-07) 37LF, 15"HDPE, S=3.00%
CB-24	RIM=260.66 INV.IN=255.10 (CB-02) 64LF, 15"HDPE, S=3.00%
CB-25	RIM=258.52 INV.IN=255.10 (CB-01) 64LF, 15"HDPE, S=5.72%
CB-26	RIM=239.66 INV.IN=234.60 (DMH-06) 146LF, 15"HDPE, S=3.00%
CB-27	RIM=223.67 INV.IN=223.63 (DMH-09) 64LF, 15"HDPE, S=3.00%
CB-28	RIM=233.67 INV.IN=234.60 (DMH-09) 137LF, 15"HDPE, S=3.00%
CB-29	RIM=227.10 INV.IN=223.10 (DMH-08) 147LF, 15"HDPE, S=2.00%
CB-30	RIM=220.46 INV.IN=216.50 (DMH-09) 113LF, 15"HDPE, S=2.00%

DRAINAGE STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-31	RIM=215.34 INV.IN=208.93 (DMH-10) 17LF, 15"HDPE, S=1.34%
CB-32	RIM=237.75 INV.IN=208.83 (HW-02) 62LF, 15"HDPE, S=5.39%
CB-33	RIM=246.62 INV.IN=243.06 (CB-07) 146LF, 15"HDPE, S=2.95%
CB-34	RIM=265.63 INV.IN=264.50 (FES-2) 34LF, 15"HDPE, S=5.72%
CB-35	RIM=238.03 INV.IN=234.80 (OC-01) 134LF, 15"HDPE, S=3.00%
CB-36	RIM=230.10 INV.IN=229.00 (DMH-05)
CB-37	RIM=247.55 INV.IN=246.00 (DMH-04)
CB-38	RIM=210.55 INV.IN=208.00 (DMH-11)

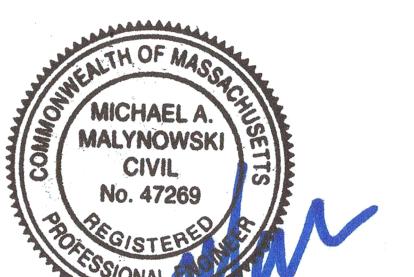
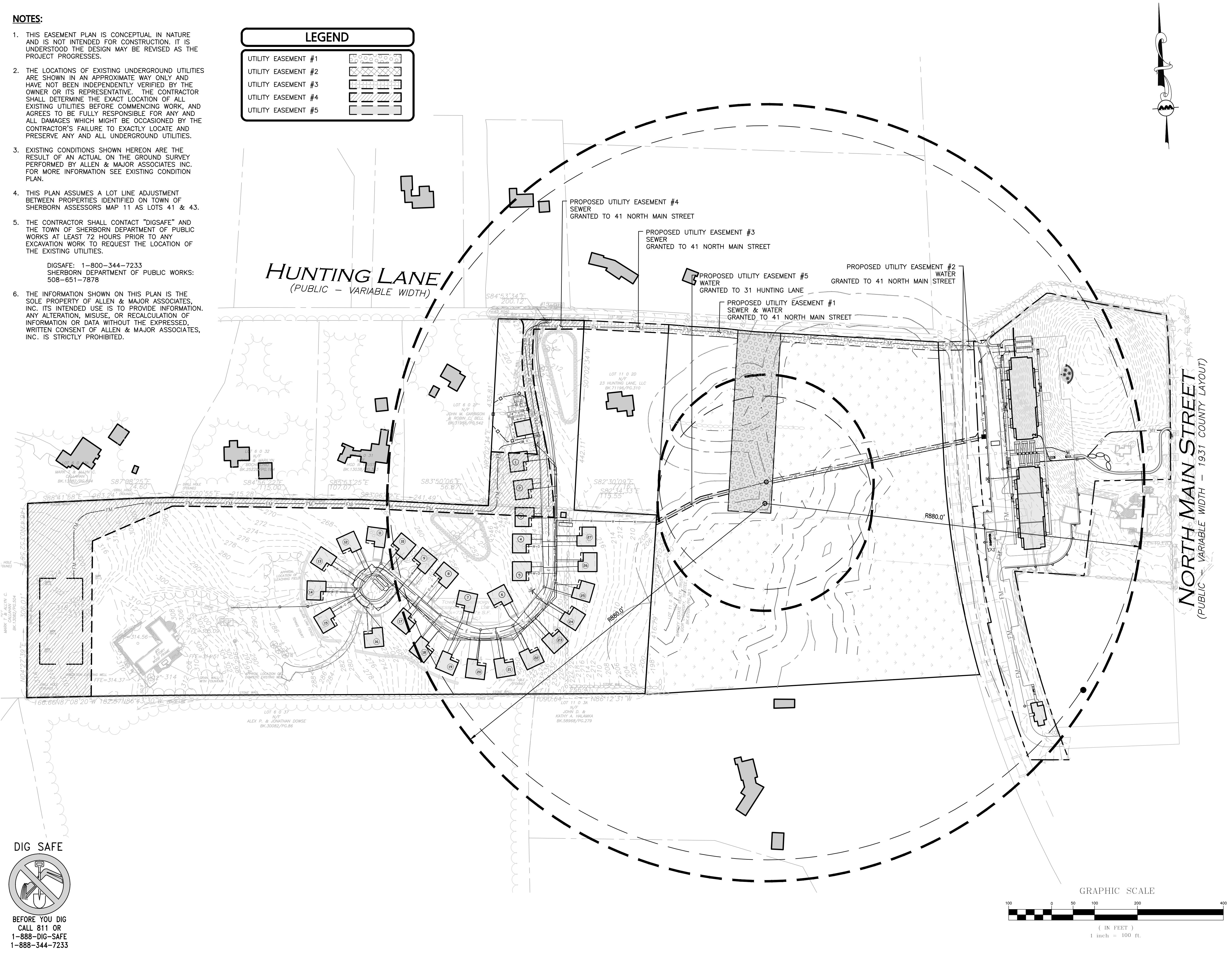
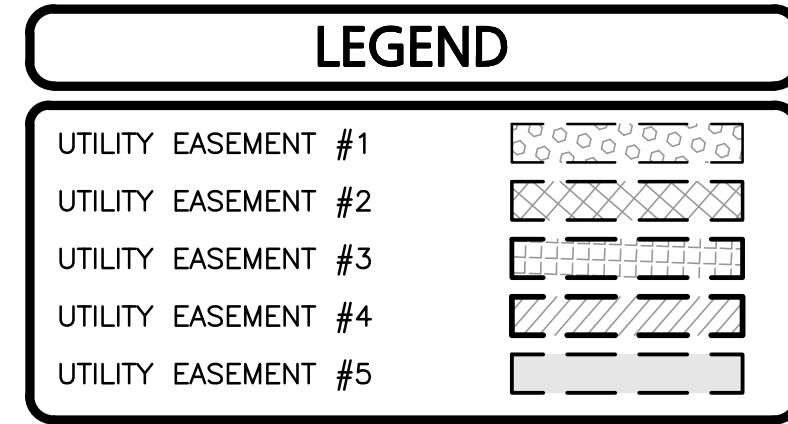


NOTES:

1. THIS EASEMENT PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION. IT IS UNDERSTOOD THE DESIGN MAY BE REVISED AS THE PROJECT PROGRESSES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES INC. FOR MORE INFORMATION SEE EXISTING CONDITION PLAN.
4. THIS PLAN ASSUMES A LOT LINE ADJUSTMENT BETWEEN PROPERTIES IDENTIFIED ON TOWN OF SHERBORN ASSESSORS MAP 11 AS LOTS 41 & 43.
5. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF SHERBORN DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE: 1-800-344-7233
SHERBORN DEPARTMENT OF PUBLIC WORKS:
508-651-7878

6. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
02-25-2021		CONVERSION TO SINGLE FAMILY HOMES
3	10-01-2020	ISSUED FOR 2BA APPLICATION
2	05-19-2020	MISC. REV. PER MASSHOUSING & ABUTTER WALK
1	01-21-2020	MISCELLANEOUS REVISIONS

APPLICANT/OWNER:
BARSKY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770

PROJECT:
APPLE HILL ESTATES
31 HUNTING LANE
SHERBORN, MA 01770

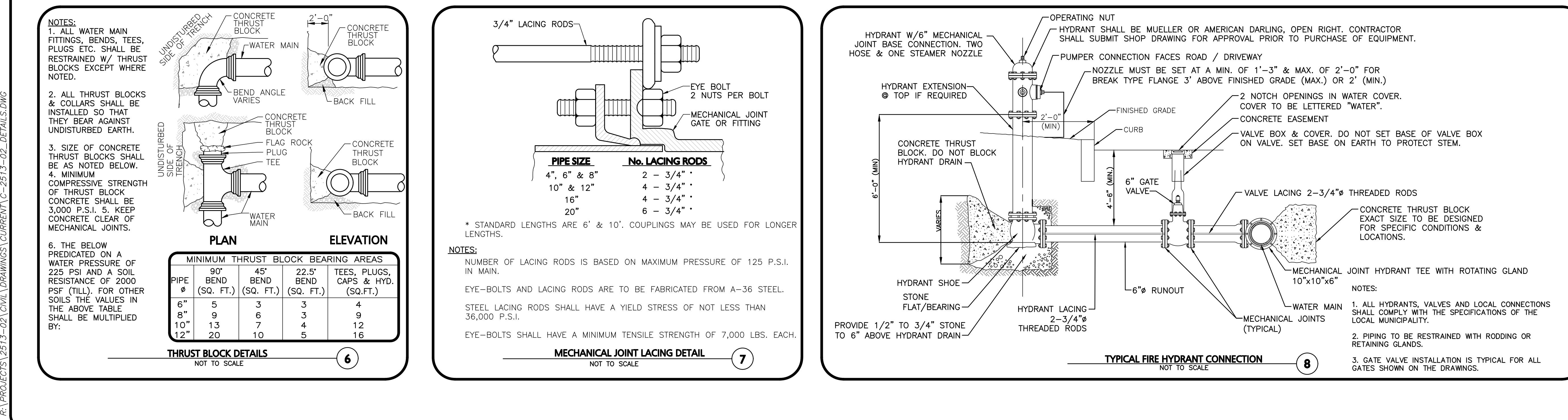
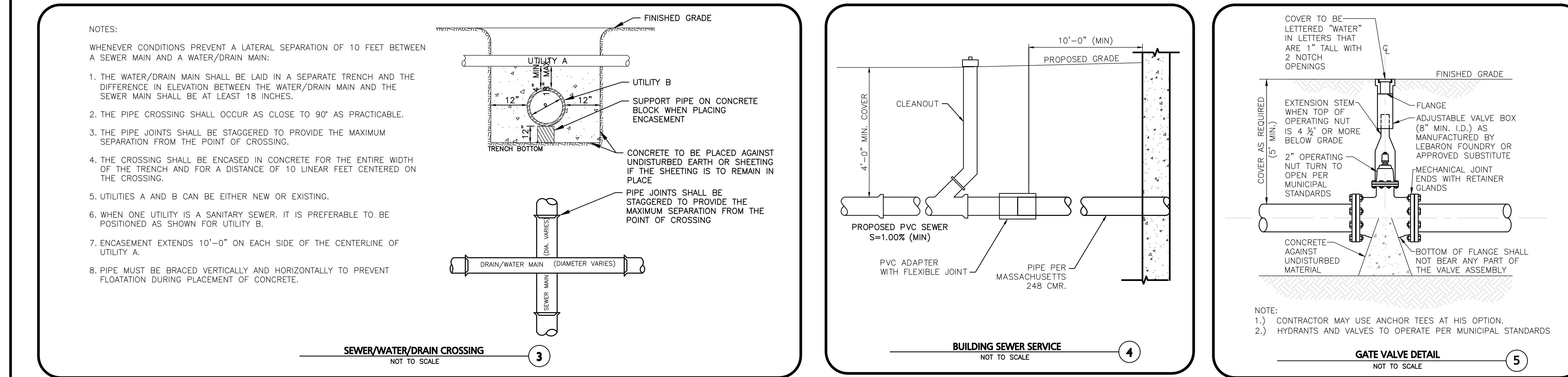
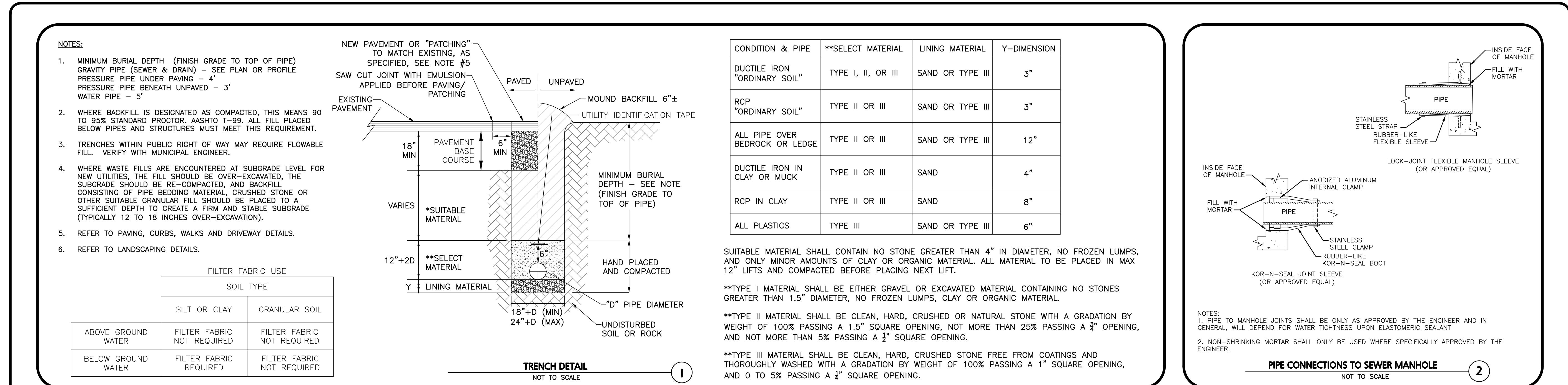
PROJECT NO. 2513-02 DATE: 10-23-20
SCALE: 1" = 100' DWG. NAME: C2513-02
DESIGNED BY: SM CHECKED BY: MAM

PREPARED BY:

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environmental consulting • landscape architecture
www.allen-major.com
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TEL: (781) 935-6889
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02-25-2021	CONVERSION TO SINGLE FAMILY HOMES
3	10-01-2020 ISSUED FOR BZA APPLICATION
5	05-19-2020 MISC. REV. PER MASSHOUSING & BUTTERWALK
1	01-21-2020 MISCELLANEOUS REVISIONS
REV DATE	DESCRIPTION

APPLICANT/OWNER:
BARSKY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770

PROJECT:
APPLE HILL ESTATES
31 HUNTING LANE
SHERBORN, MA 01770

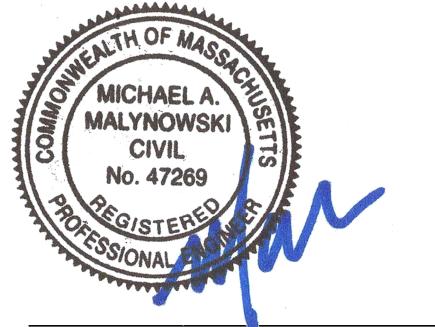
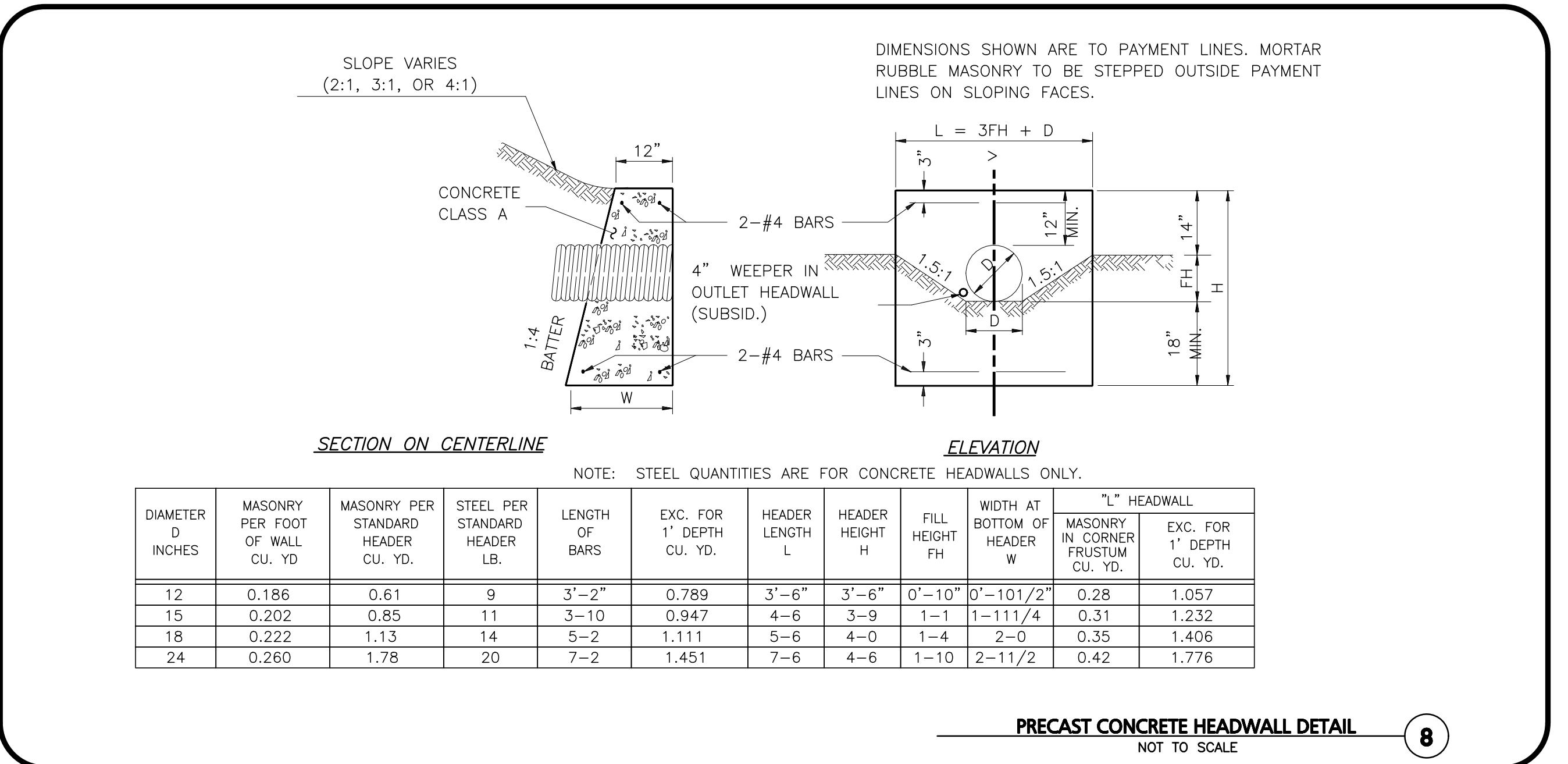
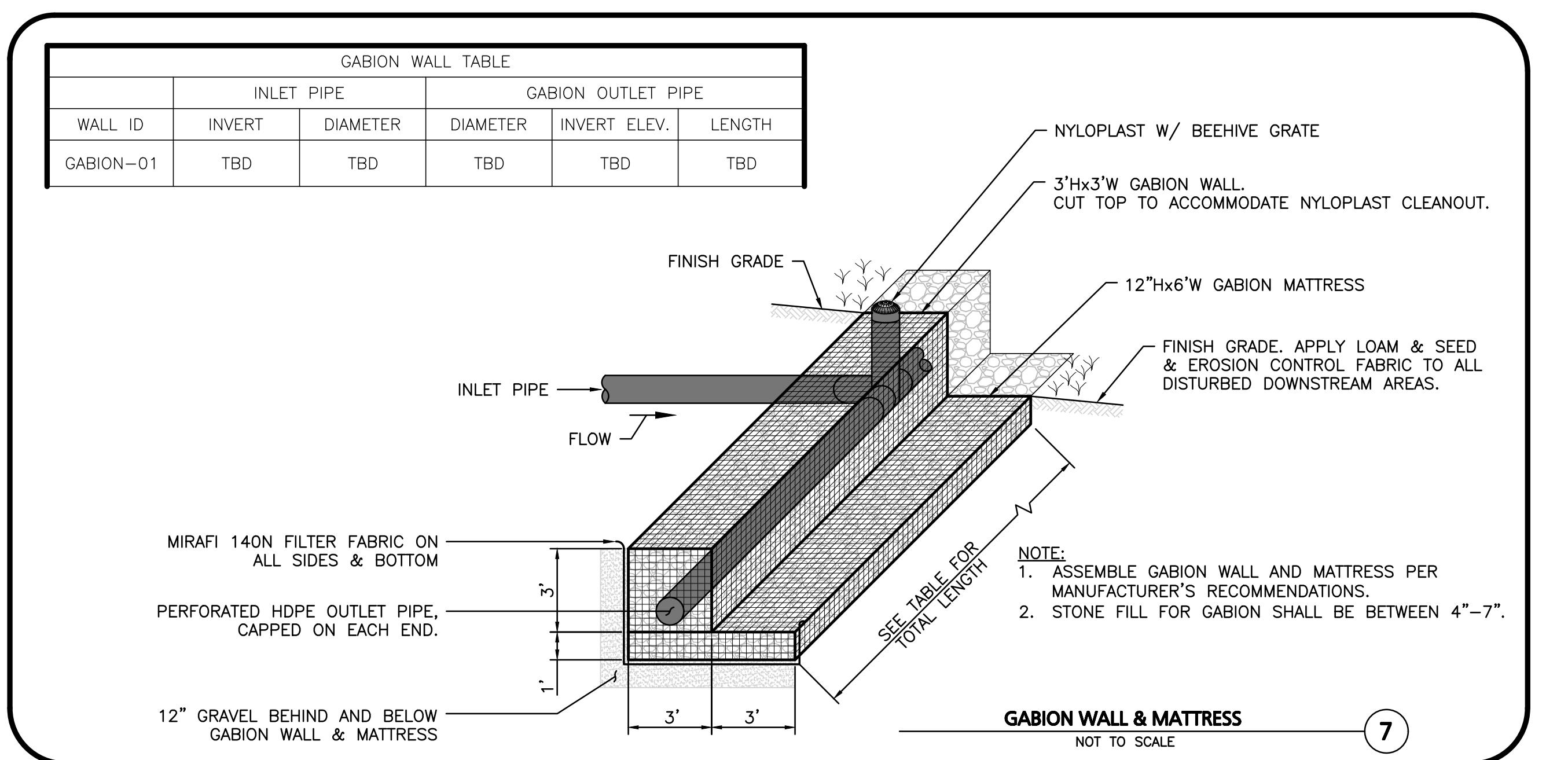
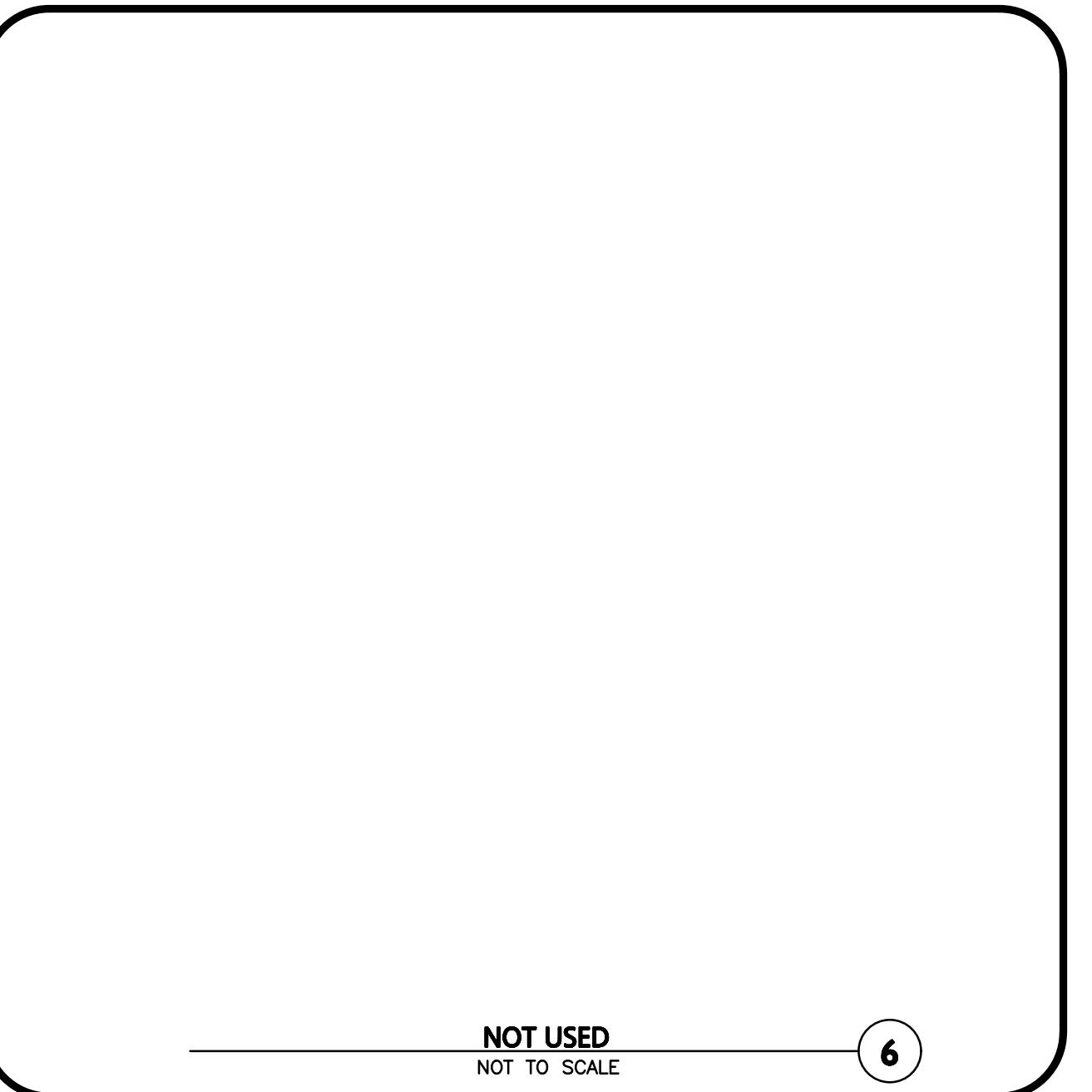
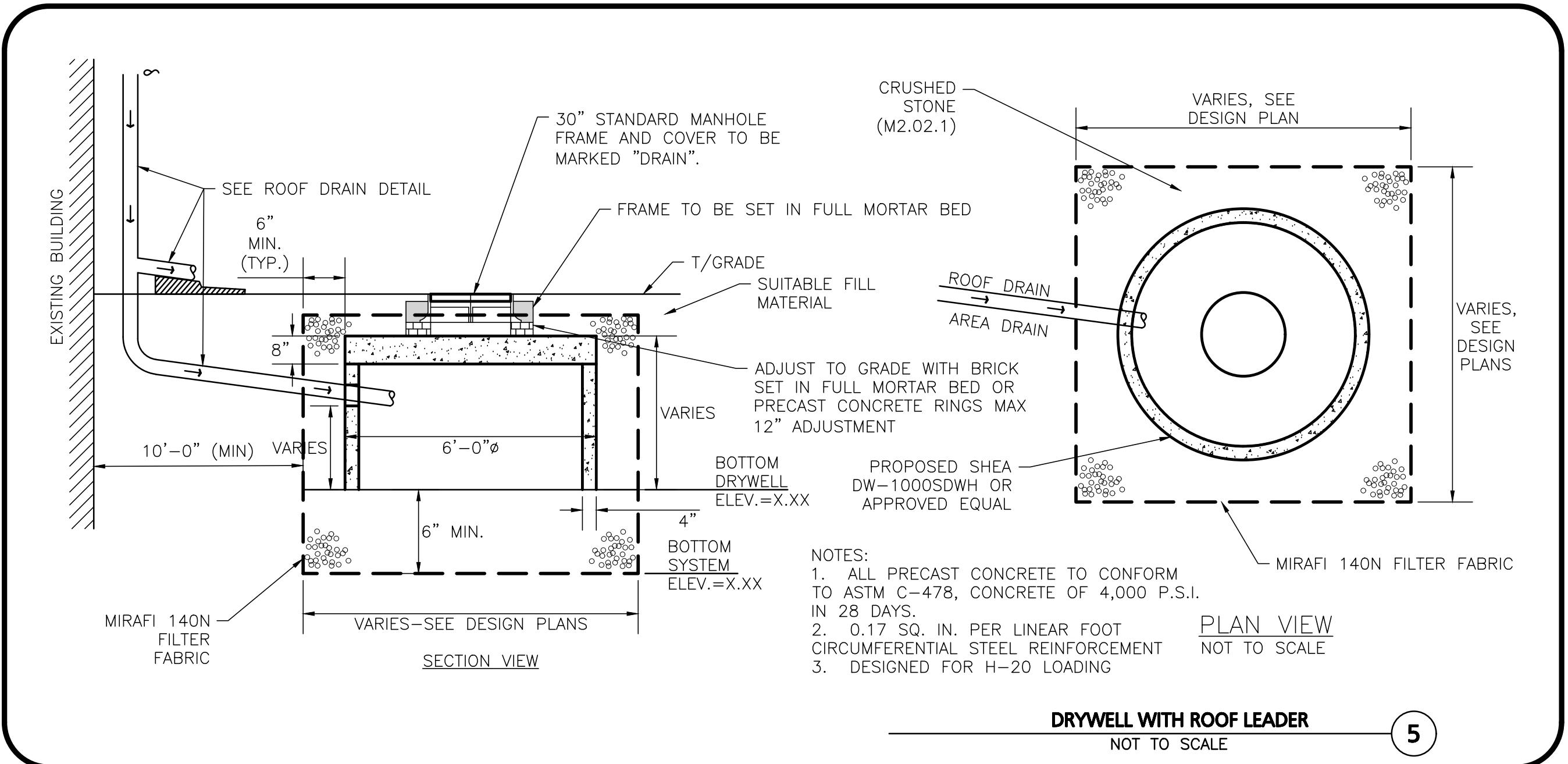
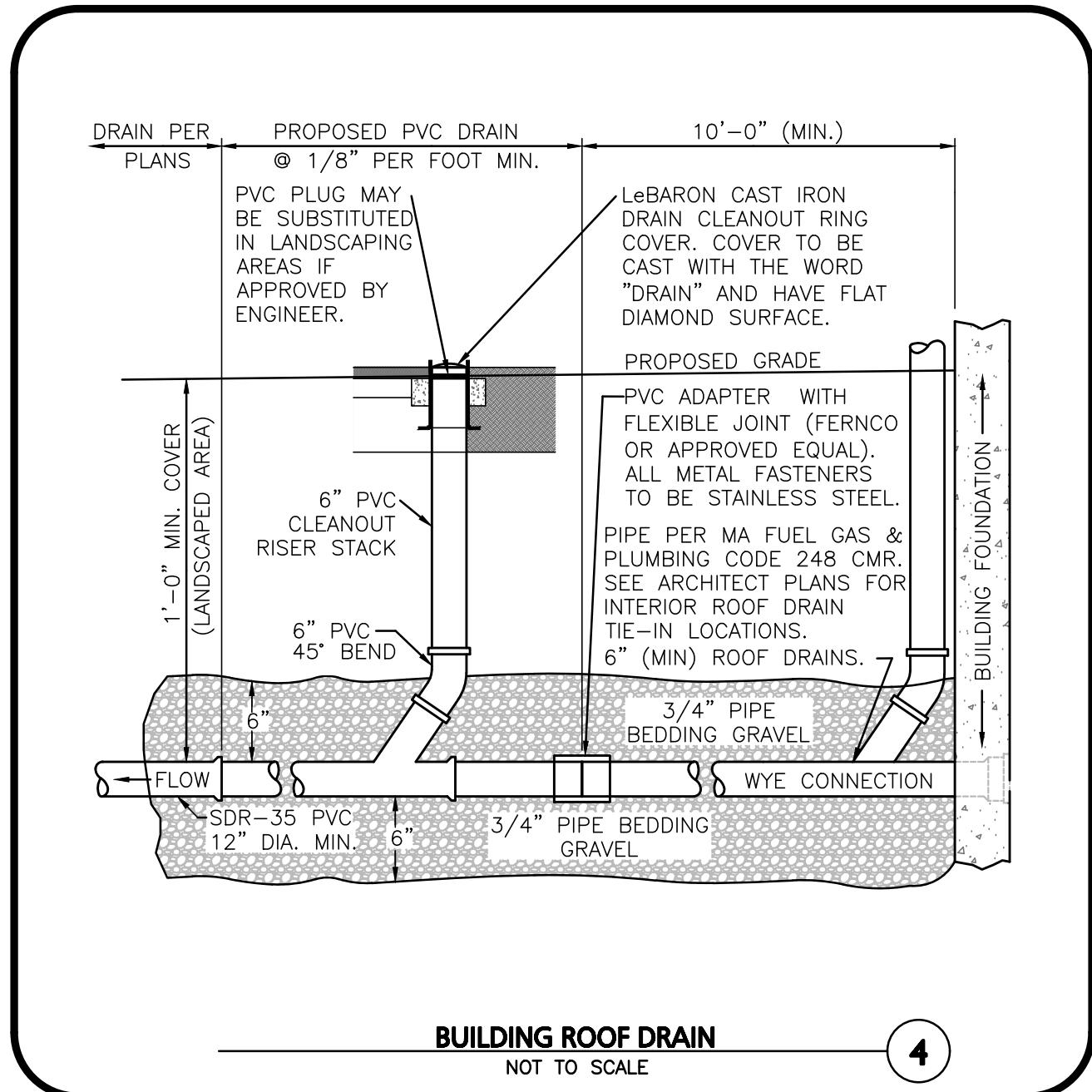
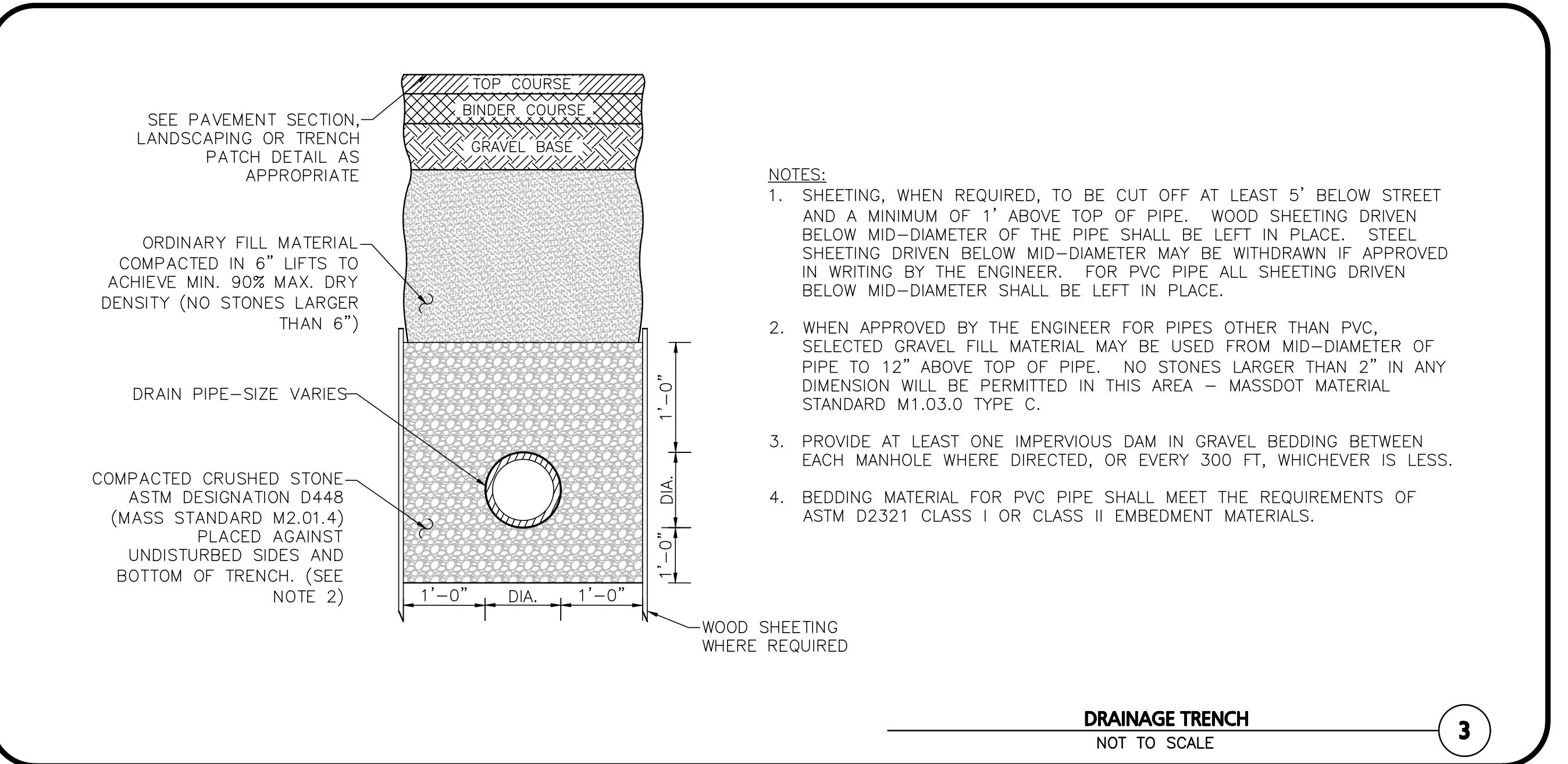
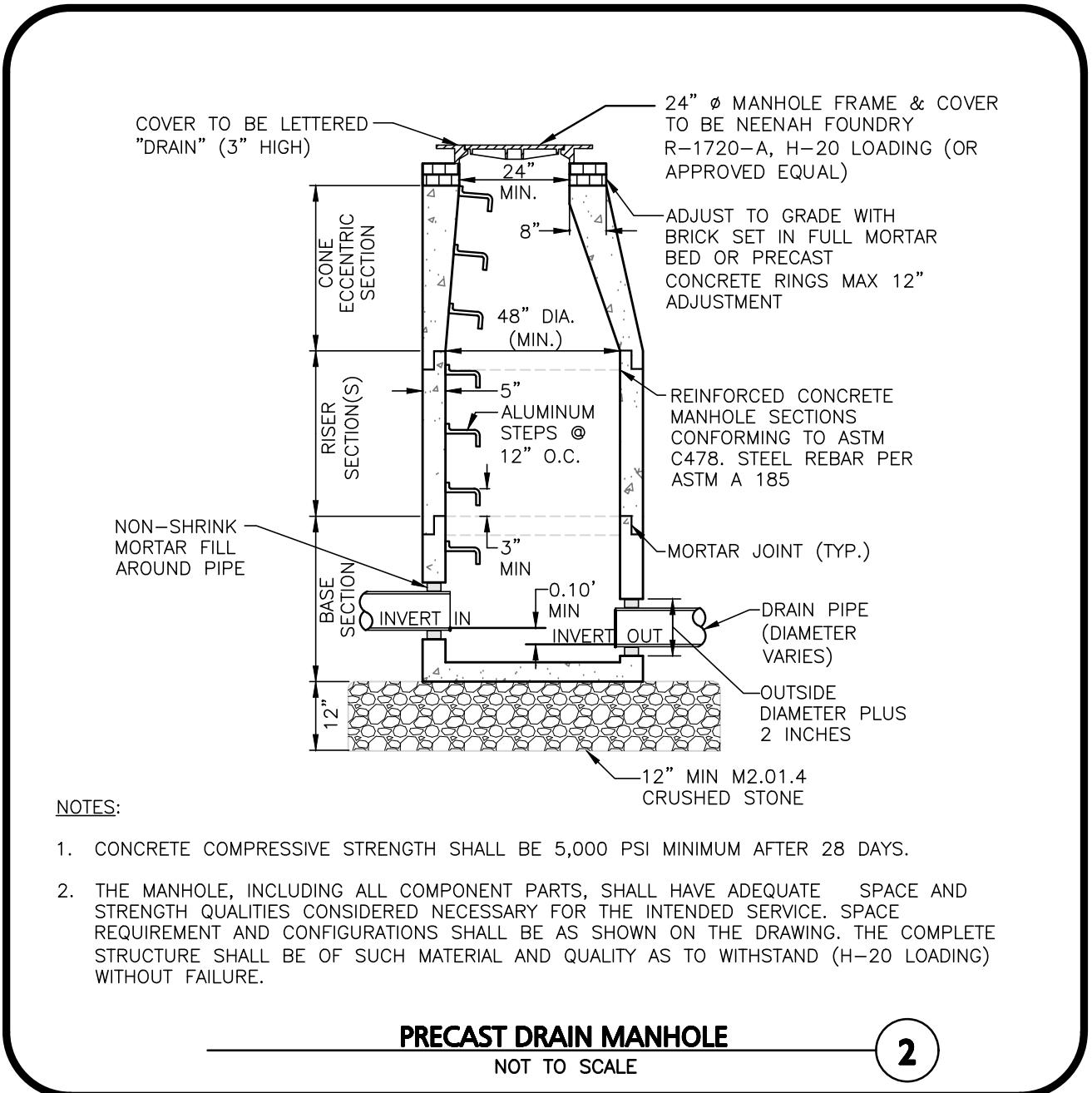
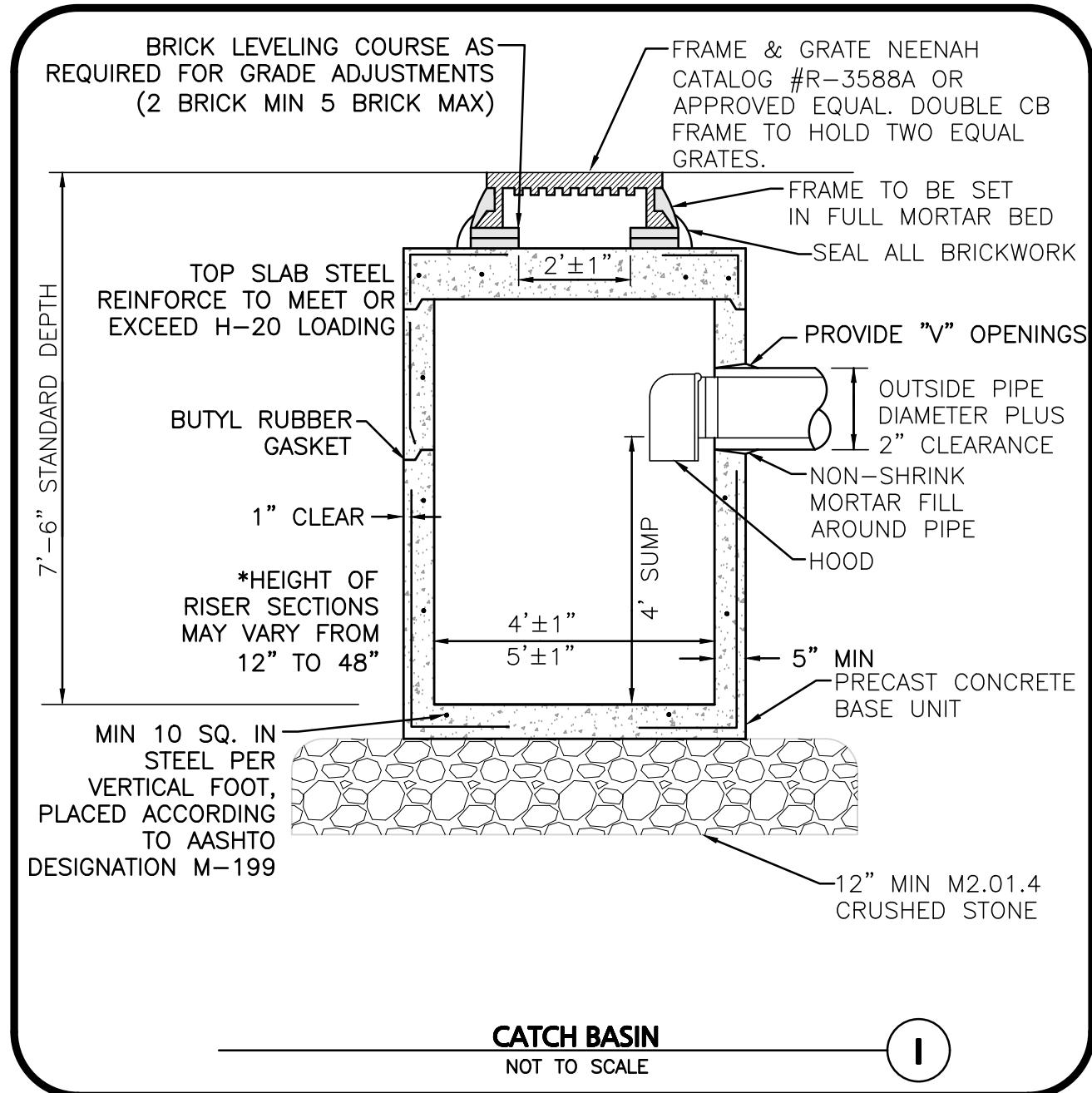
PROJECT NO. 2513-02 DATE: 10-23-20
SCALE: AS SHOWN DWG. NAME: C2513-02
DESIGNED BY: SM CHECKED BY: MAM



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PROFESSIONAL ENGINEER FOR
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REV	DATE	DESCRIPTION
4	02-25-2021	CONVERSION TO SINGLE FAMILY HOMES
3	10-01-2020	ISSUED FOR ZBA APPLICATION
2	05-19-2020	MISC. REV. PER MASSHOUSING & ABUTTER WALK
1	01-21-2020	MISCELLANEOUS REVISIONS

PLICANT\OWNER:
**BARSKY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770**

PROJECT:
APPLE HILL ESTATES
31 HUNTING LANE
SHERBORN, MA 01770

PROJECT NO.	2513-02	DATE:	10-23-20
SCALE:	AS SHOWN	DWG. NAME:	C2513-02
SIGNED BY:	SM	CHECKED BY:	MAM



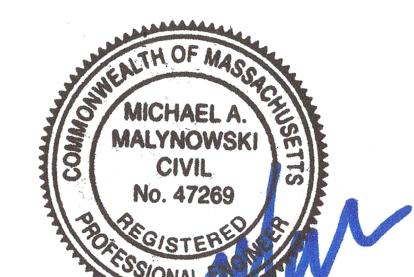
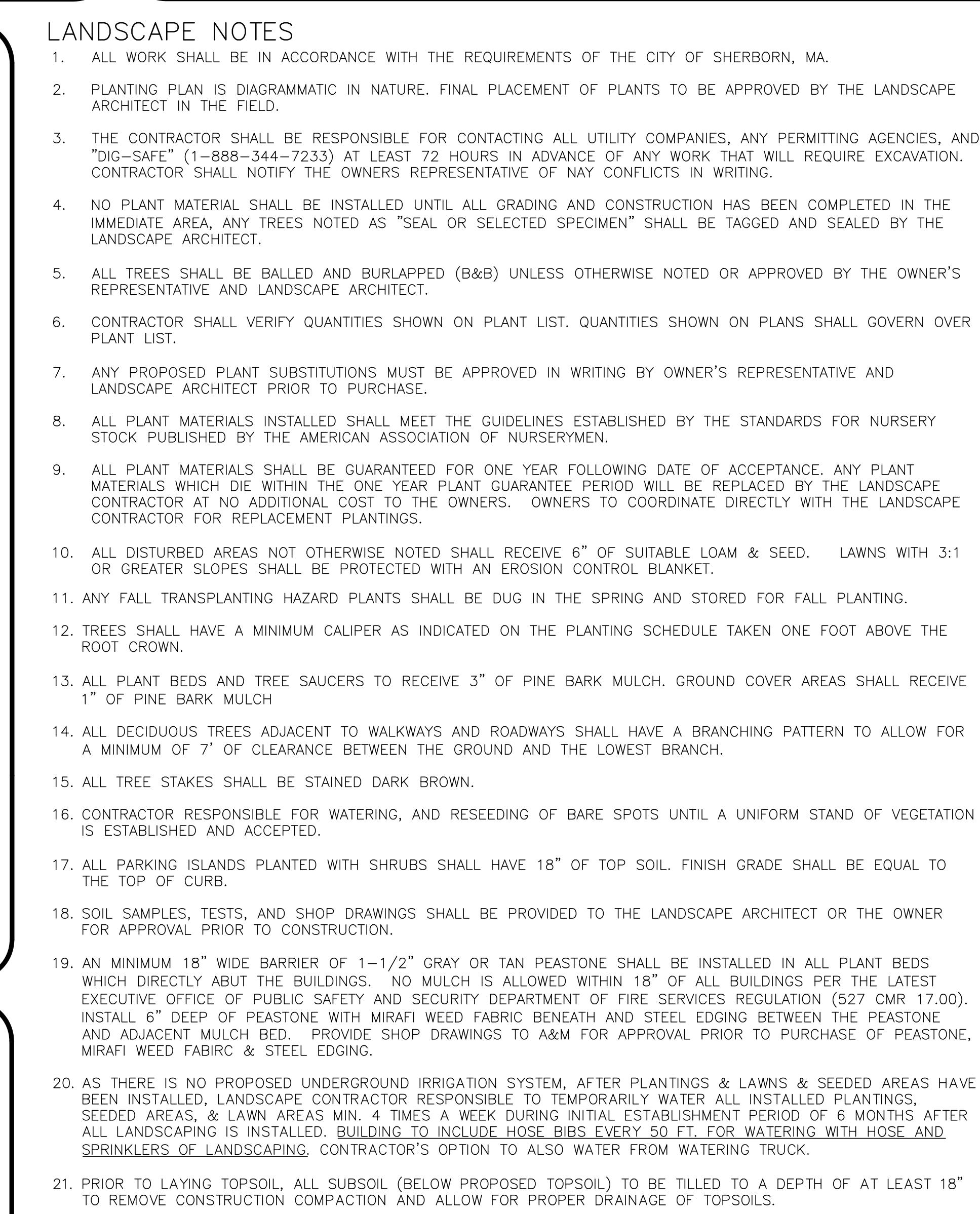
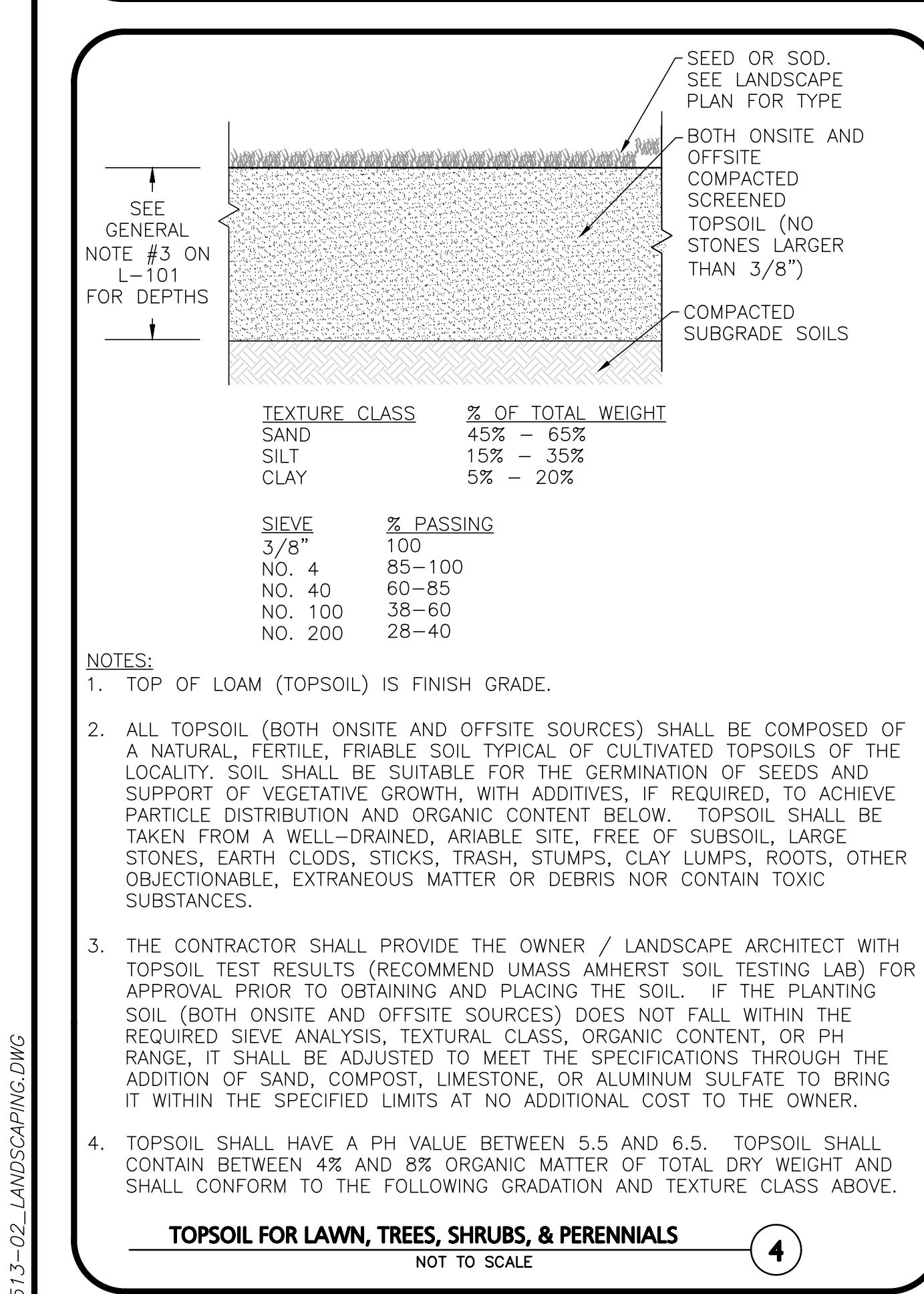
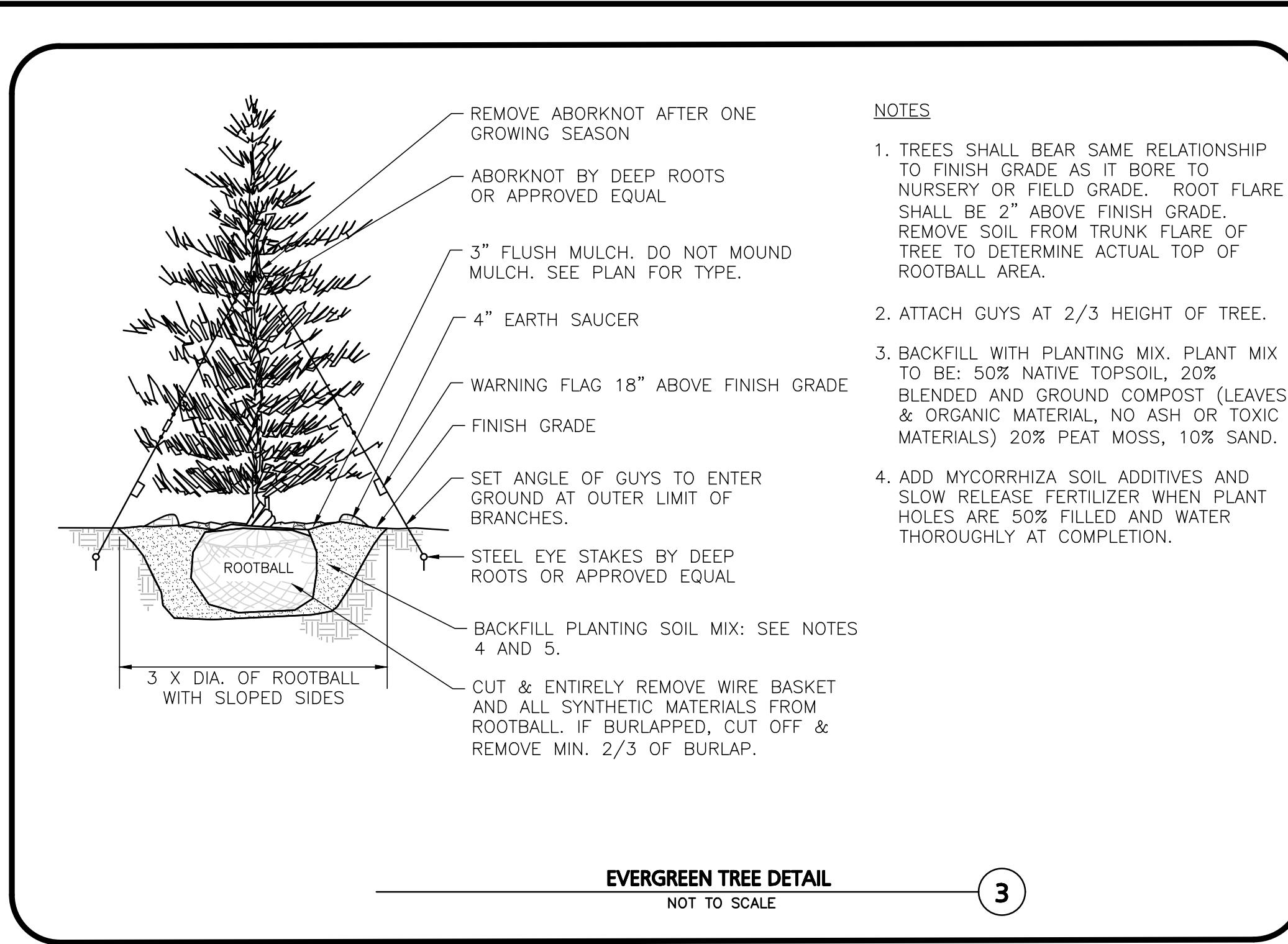
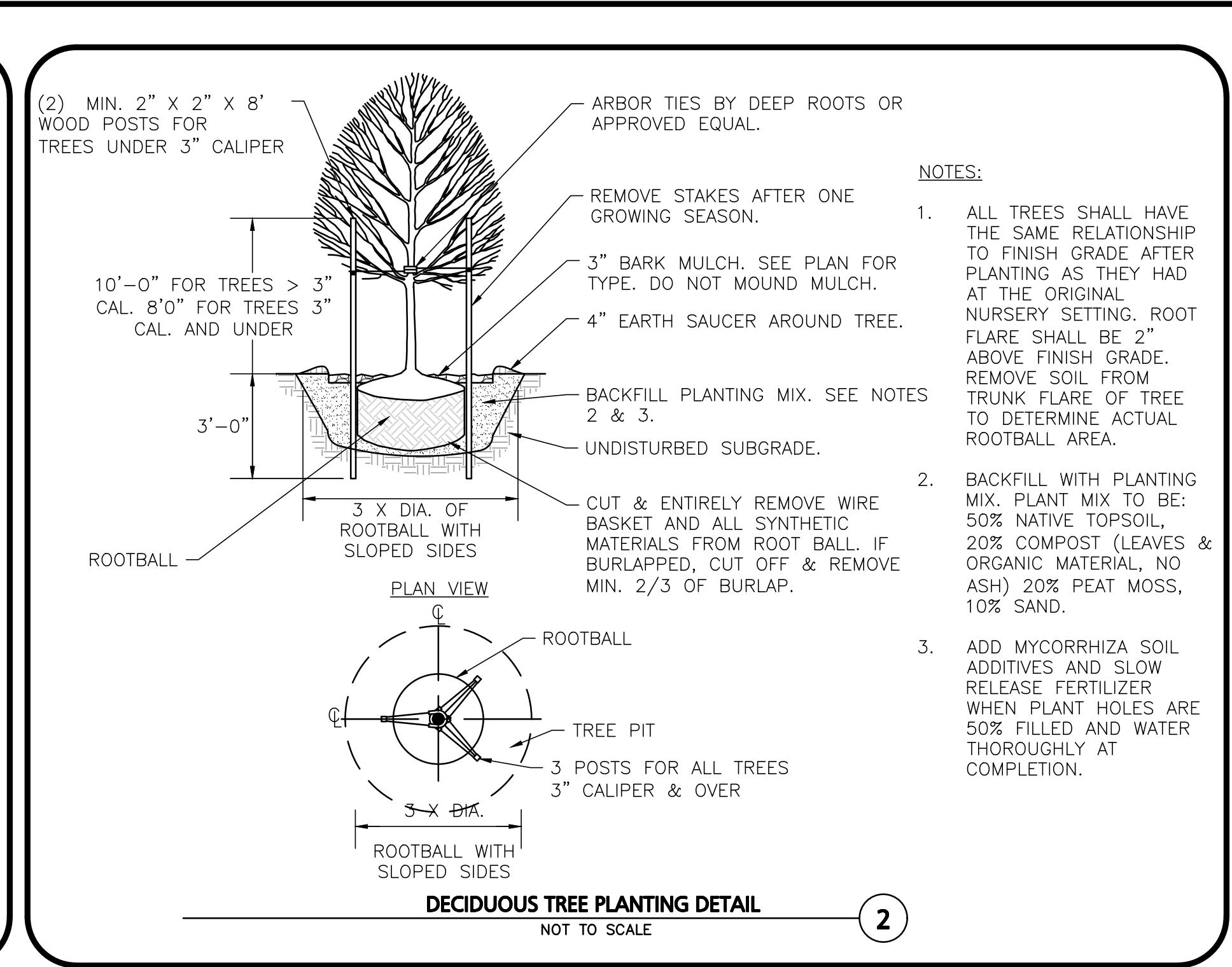
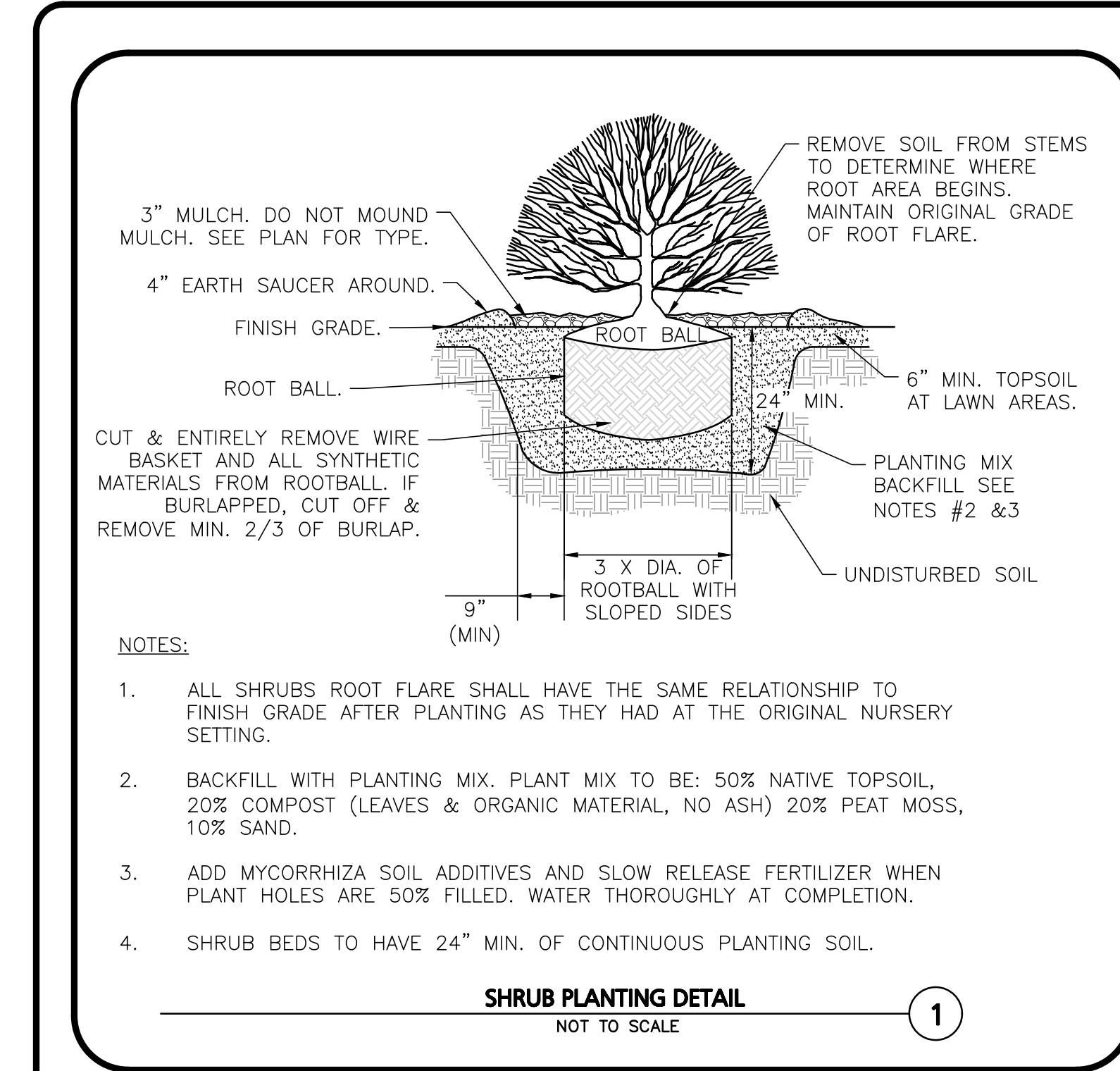
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DETAILS	C-504



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

02-25-2021	CONVERSION TO SINGLE FAMILY HOMES
10-01-2020	ISSUED FOR ZBA APPLICATION
05-19-2020	MISC. REV. PER MASSHOUSING & BUTTERWALK
01-21-2020	MISCELLANEOUS REVISIONS
REV DATE	DESCRIPTION

APPLICANT/OWNER:
BARSKY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770

PROJECT:
APPLE HILL ESTATES
31 HUNTING LANE
SHERBORN, MA 01770

PROJECT NO.	2513-02	DATE:	10-23-20
SCALE:	NTS	DWG. NAME:	C2513-02
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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