

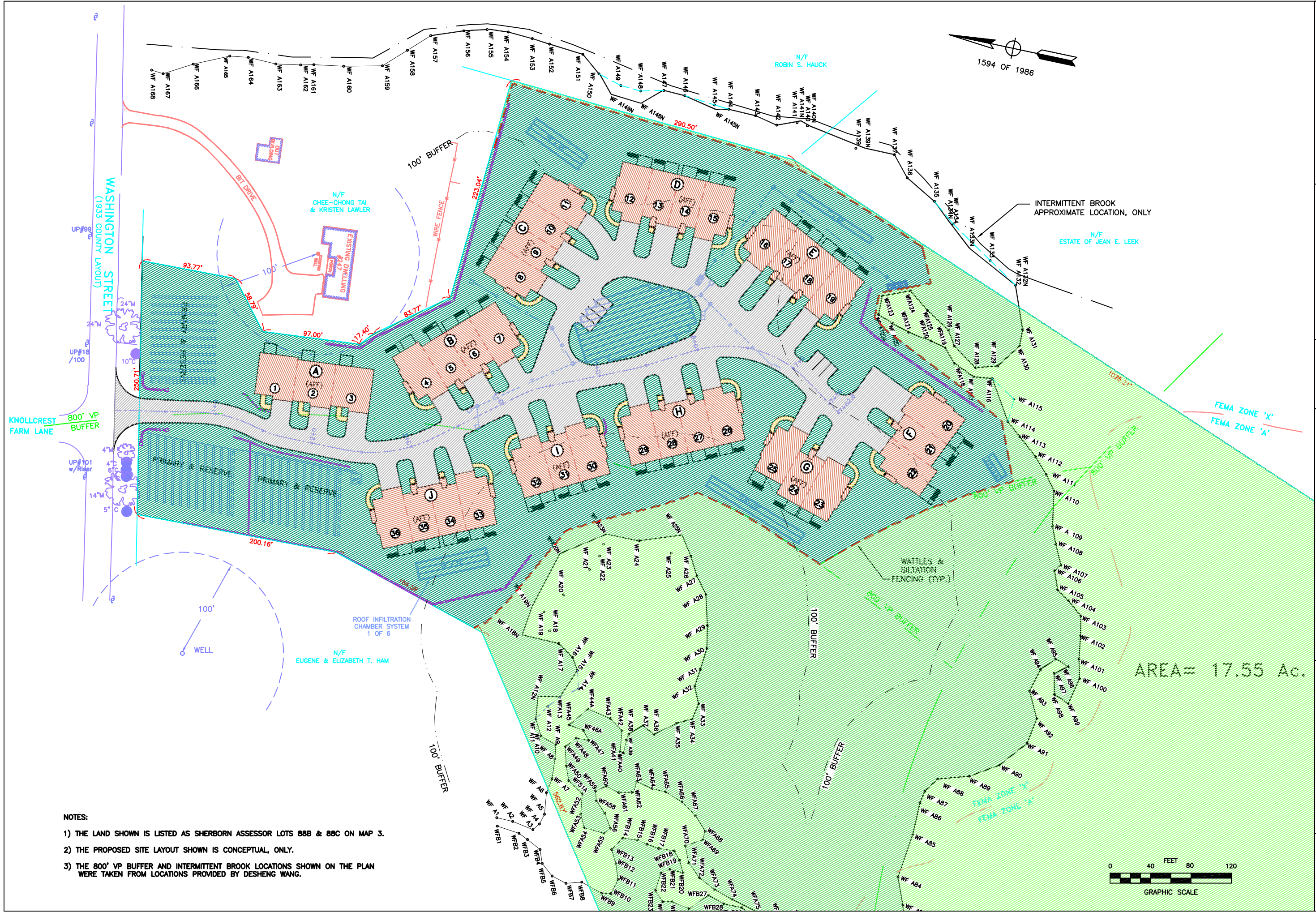
# *The Fields at Sherborn*

A TRASK DEVELOPMENT COMMUNITY IN SHERBORN, MA 01770

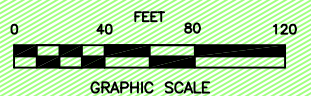
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## SECTION 8: PRELIMINARY SITE DEVELOPMENT PLANS

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- NOTES:
- 1) THE LAND SHOWN IS LISTED AS SHERBORN ASSESSOR LOTS 88B & 88C ON MAP 3.
  - 2) THE PROPOSED SITE LAYOUT SHOWN IS CONCEPTUAL, ONLY.
  - 3) THE 800' VP BUFFER AND INTERMITTENT BROOK LOCATIONS SHOWN ON THE PLAN WERE TAKEN FROM LOCATIONS PROVIDED BY DESHENG WANG.



| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 1/10/15 | PREPARED    |
| 2   |         |             |
| 3   |         |             |
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| 5   |         |             |

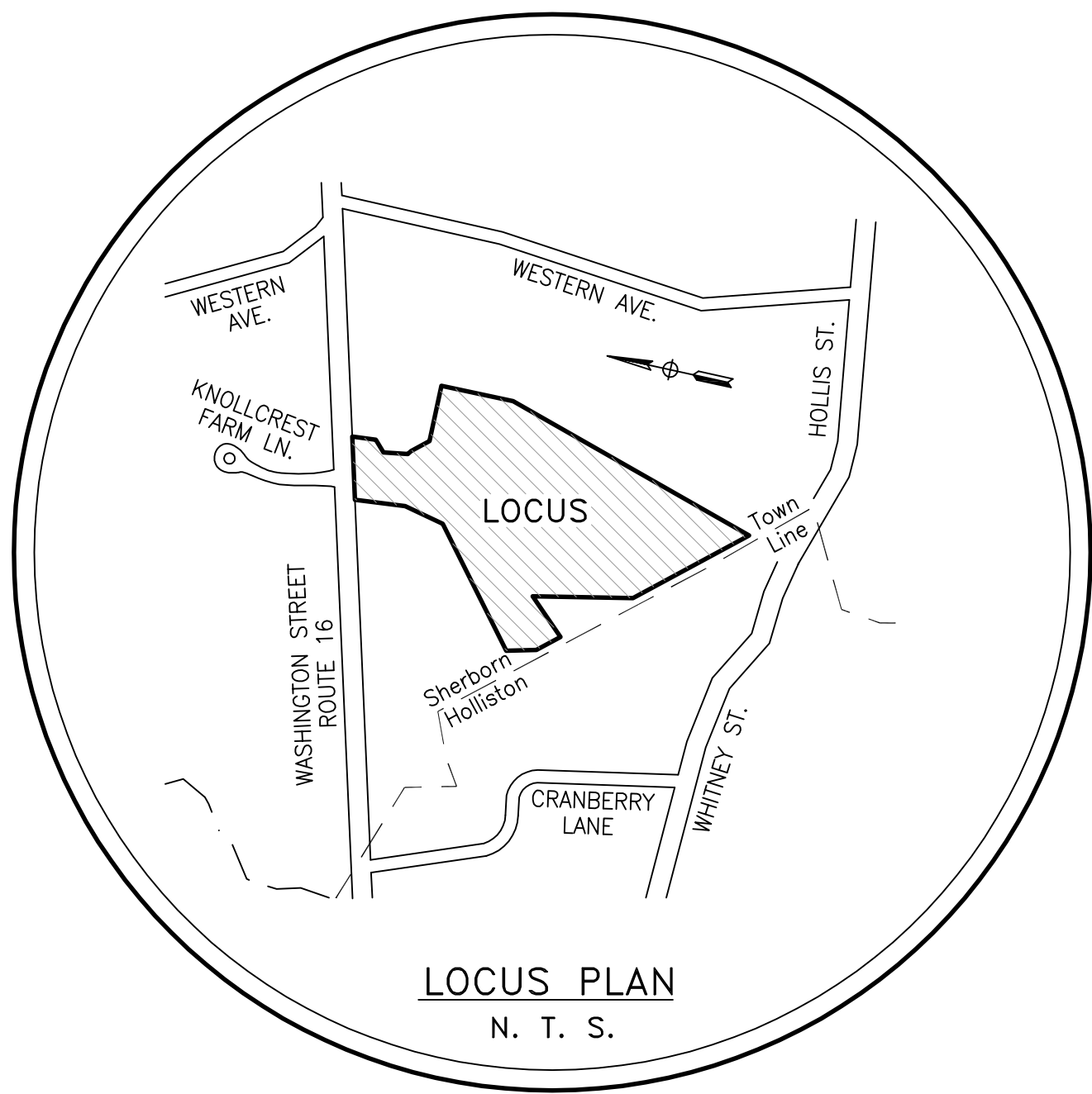
PREPARED BY:  
 BRUCE SALUK & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 576 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA 01752

# GENERAL PLAN THE FIELDS AT SHERBORN WASHINGTON STREET SHERBORN, MA

PREPARED FOR:  
 TRASK DEVELOPMENT  
 30 TURNPIKE RD  
 SOUTHBOROUGH, MA 01772

DATE: JANUARY 22, 2015

THE FIELDS AT SHERBORN  
WASHINGTON STREET  
SHERBORN, MA



DEVELOPER/APPLICANT: TRASK DEVELOPMENT  
30 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
TEL: (508) 485-0077  
FAX: (508) 485-4879

ARCHITECT: REEVES DESIGN ASSOCIATES  
79 HIGHLAND STREET  
MARLBOROUGH, MA 01752  
TEL & FAX: (508) 460-0144

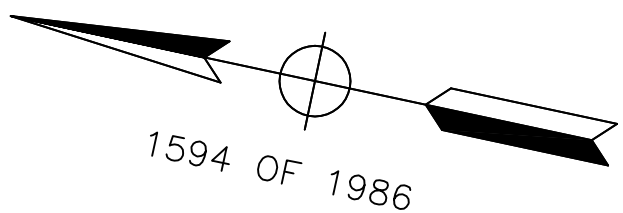
ENGINEER/LAND SURVEYOR: BRUCE SALUK & ASSOC., INC.  
CIVIL ENGINEERING & LAND SURVEYING  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752  
TEL: (508) 485-1662  
FAX: (508) 481-9929

TRAFFIC ENGINEER: MDM TRANSPORTATION CONSULTANTS  
28 LORD RD., SUITE 280  
MARLBOROUGH, MA 01752  
TEL: (508) 303-0370  
FAX: (508) 303-0371

ECOLOGICAL & WATER CONSULTANT: CREATIVE LAND & WATER ENGINEERING, LLC  
P.O. BOX 584  
SOUTHBOROUGH, MA 01772  
TEL: 774-454-0266

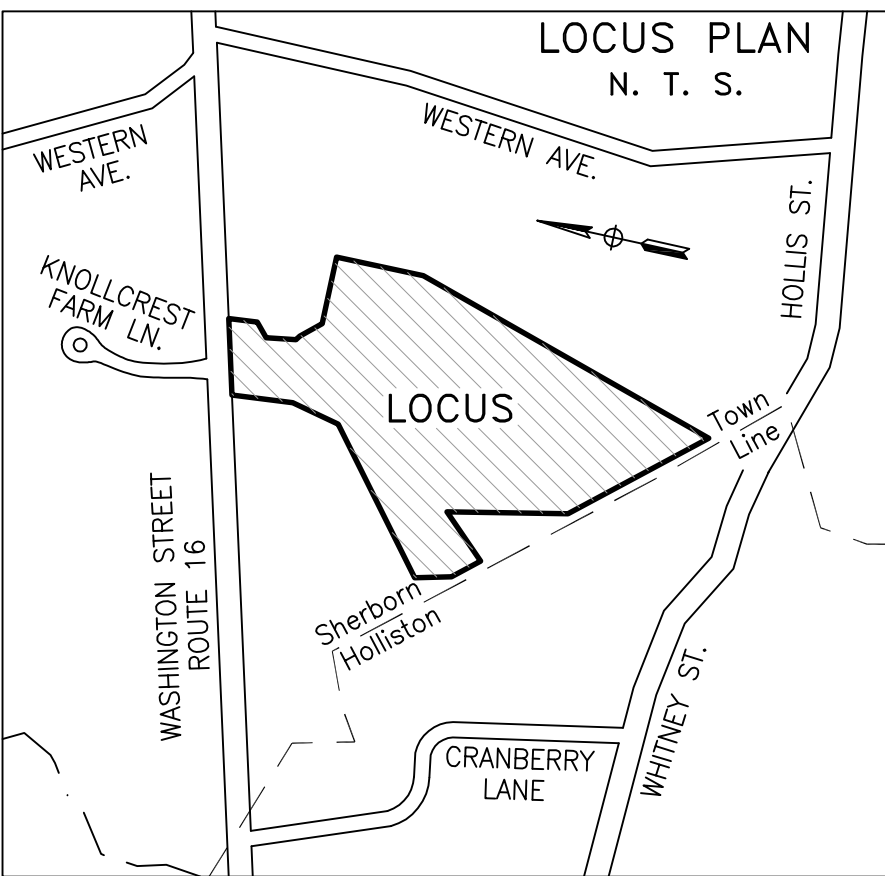
LANDSCAPE ARCHITECT: HAWK DESIGN, INC  
P.O. BOX 1309  
SANDWICH, MA 02563  
TEL: (508) 833-8800  
FAX: (774) 413-9841

| SHEET INDEX                 | REVISION |         |
|-----------------------------|----------|---------|
|                             | DATE     | DATE    |
| C0 COVER SHEET              | 12-08-14 | 2-1-15  |
| EX EXISTING CONDITIONS PLAN | 12-08-14 | 1-28-15 |
| C1 LAYOUT PLAN              | 12-08-14 | 2-1-15  |
| C2 GRADING PLAN             | 12-08-14 | 2-1-15  |
| C3 DRAINAGE & UTILITY PLAN  | 12-08-14 | 2-1-15  |
| C4 SEWER & WATER PLAN       | 12-08-14 | 2-1-15  |
| C5 DETAIL SHEET             | 12-08-14 | -----   |
| C6 DETAIL SHEET             | 12-08-14 | -----   |



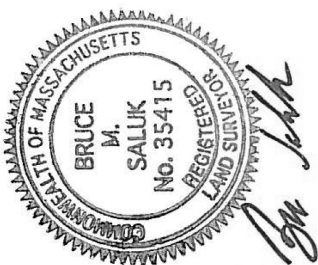
NOTES:

- 1) THE LAND SHOWN IS LISTED AS SHERBORN ASSESSOR LOTS 88B & 88C ON MAP 3 AND IS LOCATED IN THE RESIDENCE 'B' ZONE.
- 2) THE WETLAND RESOURCE LINE SHOWN AND VERNAL POOL OFFSETS WERE DELINEATED BY DESHENG WANG, Ph.D., P.E., C.W.S., CREATIVE LAND & WATER ENGINEERING,LLC, SOUTHBOROUGH, MA.
- 3) THE LAND SHOWN IS LOCATED IN FEMA ZONE 'X' AND ZONE 'A' AND THE PROPOSED IMPROVEMENTS ARE NOT LOCATED IN FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAP #25017C0632E, DATED JUNE 4, 2010.
- 4) PLAN REFERENCE:  
PLAN 661 OF 2013  
PLAN 743 OF 2012



| NO. | DATE    | TESTING | DESCRIPTION | BY |
|-----|---------|---------|-------------|----|
| 1   | 1/29/15 | BMS     |             |    |
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PREPARED BY:  
BRUCE SALUK & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752  
SCALE: 1" = 40'

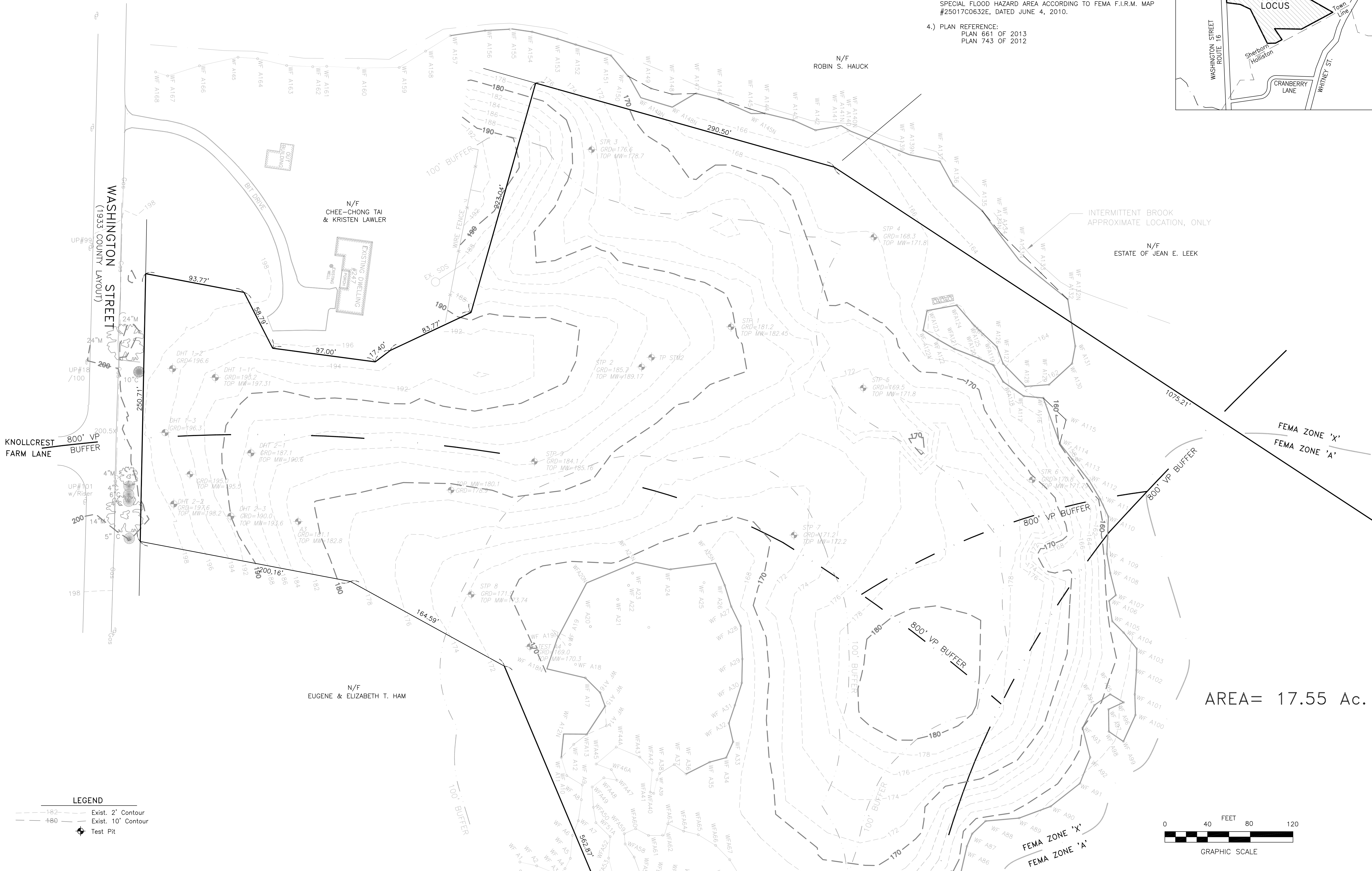


EXISTING CONDITIONS PLAN  
THE FIELDS AT SHERBORN  
WASHINGTON STREET  
SHERBORN, MA

PREPARED FOR:  
TRASK DEVELOPMENT  
30 TURNPIKE RD  
SOUTHBOROUGH, MA 01772  
DATE: DECEMBER 8, 2014

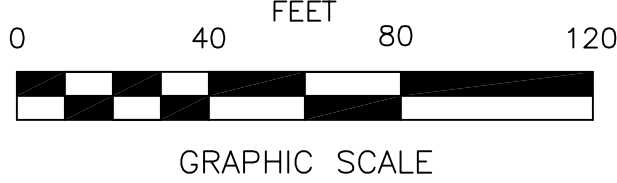
EX

FILE: 2564C1.dwg



LEGEND

- 182 --- Exist. 2' Contour
- 180 --- Exist. 10' Contour
- Test Pit



1) THE PROPOSED PLAN IS FOR A 36 UNIT CONDOMINIUM WITH 9 AFFORDABLE UNITS, THERE WILL BE 84 BEDROOMS WITH 12 UNITS WITH 3 BEDROOMS AND 24 UNITS WITH 2 BEDROOMS.

2) PARKING FOR THIS DEVELOPMENT IS AS FOLLOWS:

a) UNIT PARKING:

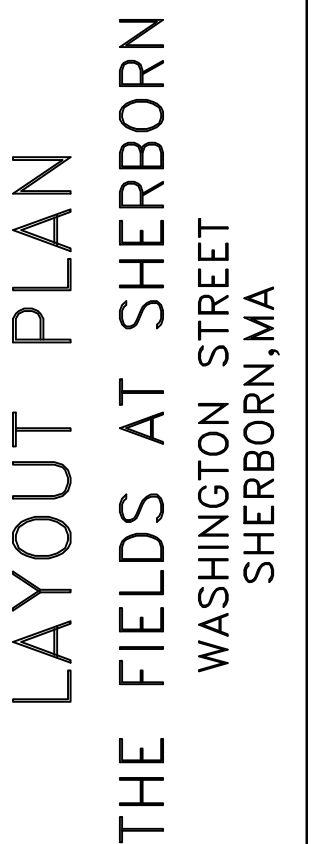
|                               |    |
|-------------------------------|----|
| 15 UNITS AT 2 PARKING SPACES= | 30 |
| 21 UNITS AT 4 PARKING SPACES= | 44 |

b) OPEN PARKING..... 16

|                       |    |
|-----------------------|----|
| TOTAL PARKING SPACES= | 90 |
|-----------------------|----|

3) THE TOTAL LOT AREA=17.55 Ac.

BROUCE SALUK & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 576 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA 01752  
 SCALE: 1" = 40'

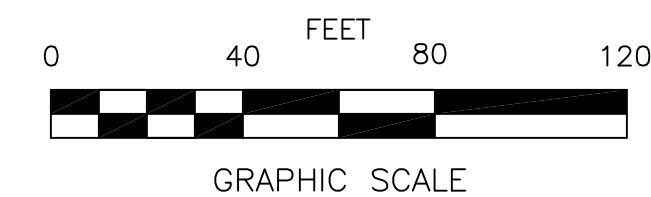


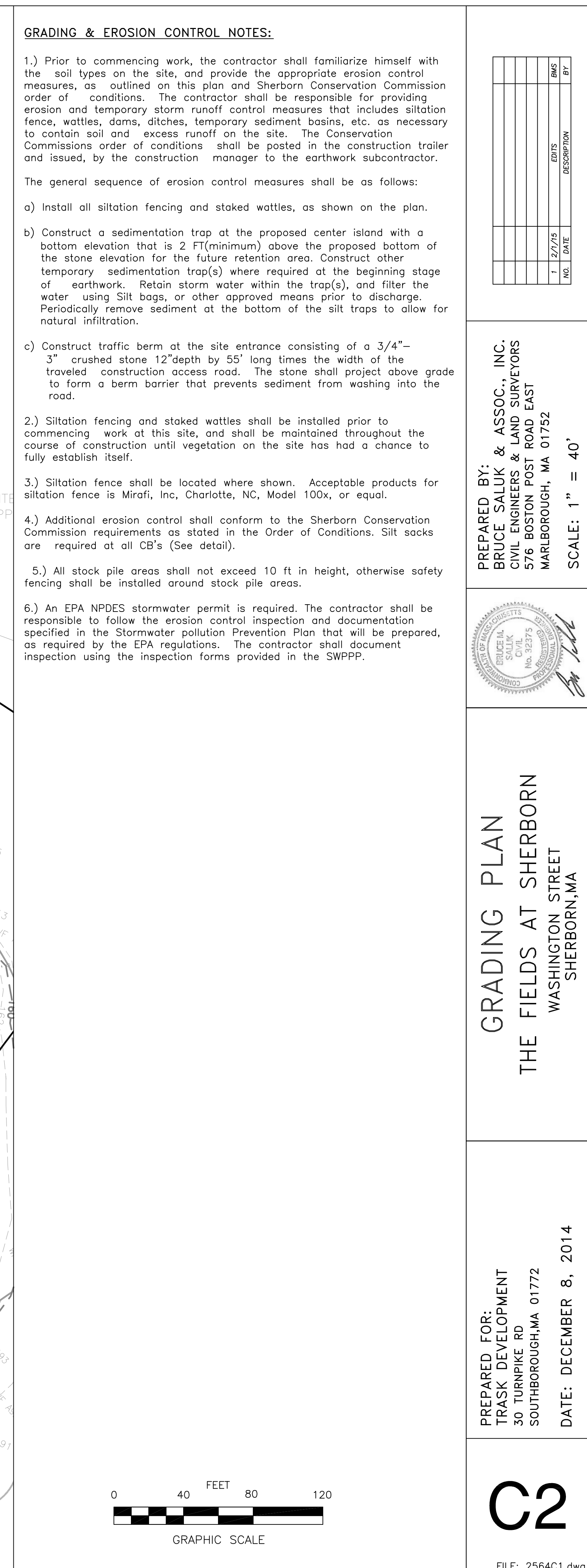
C1

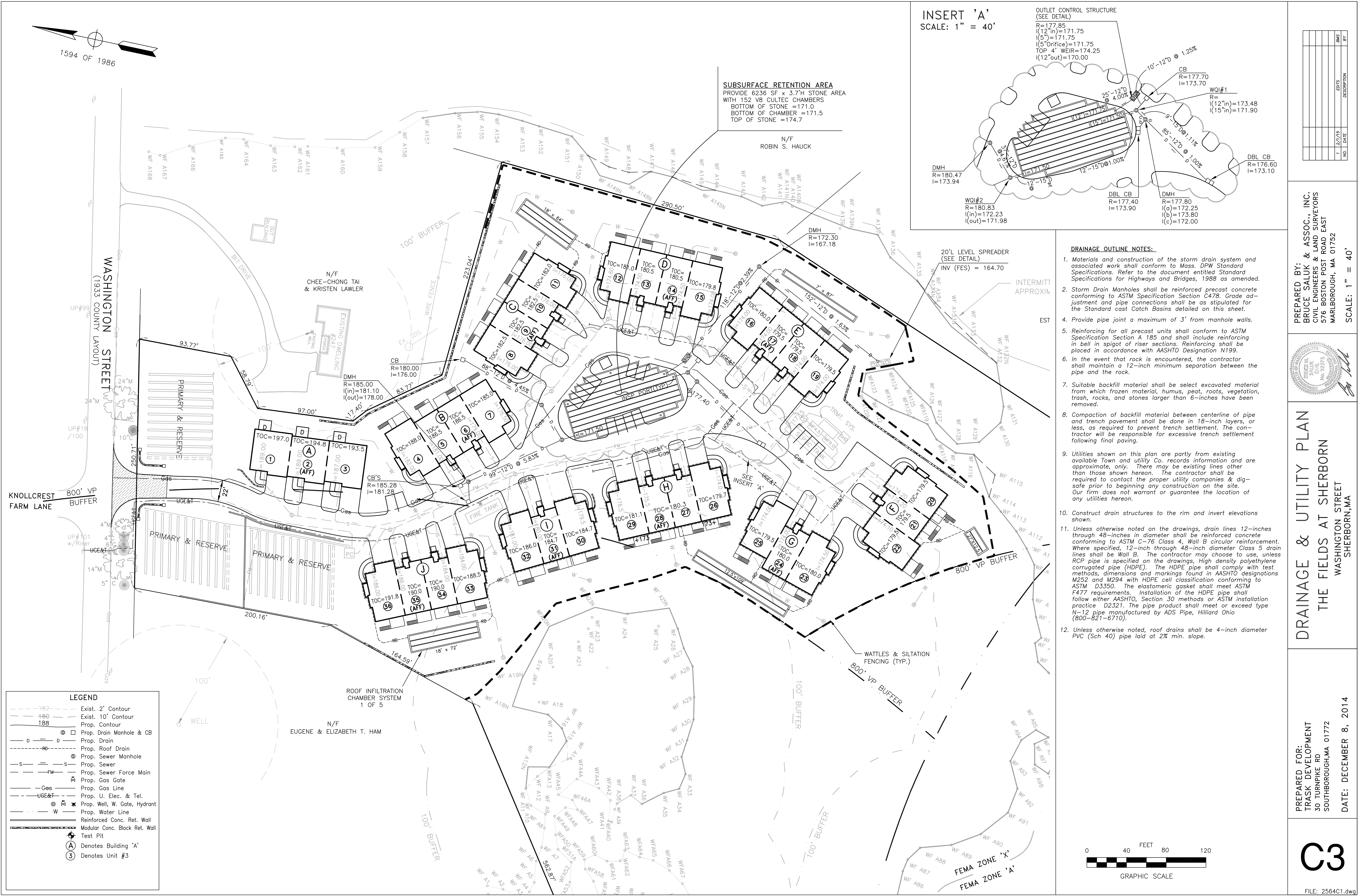
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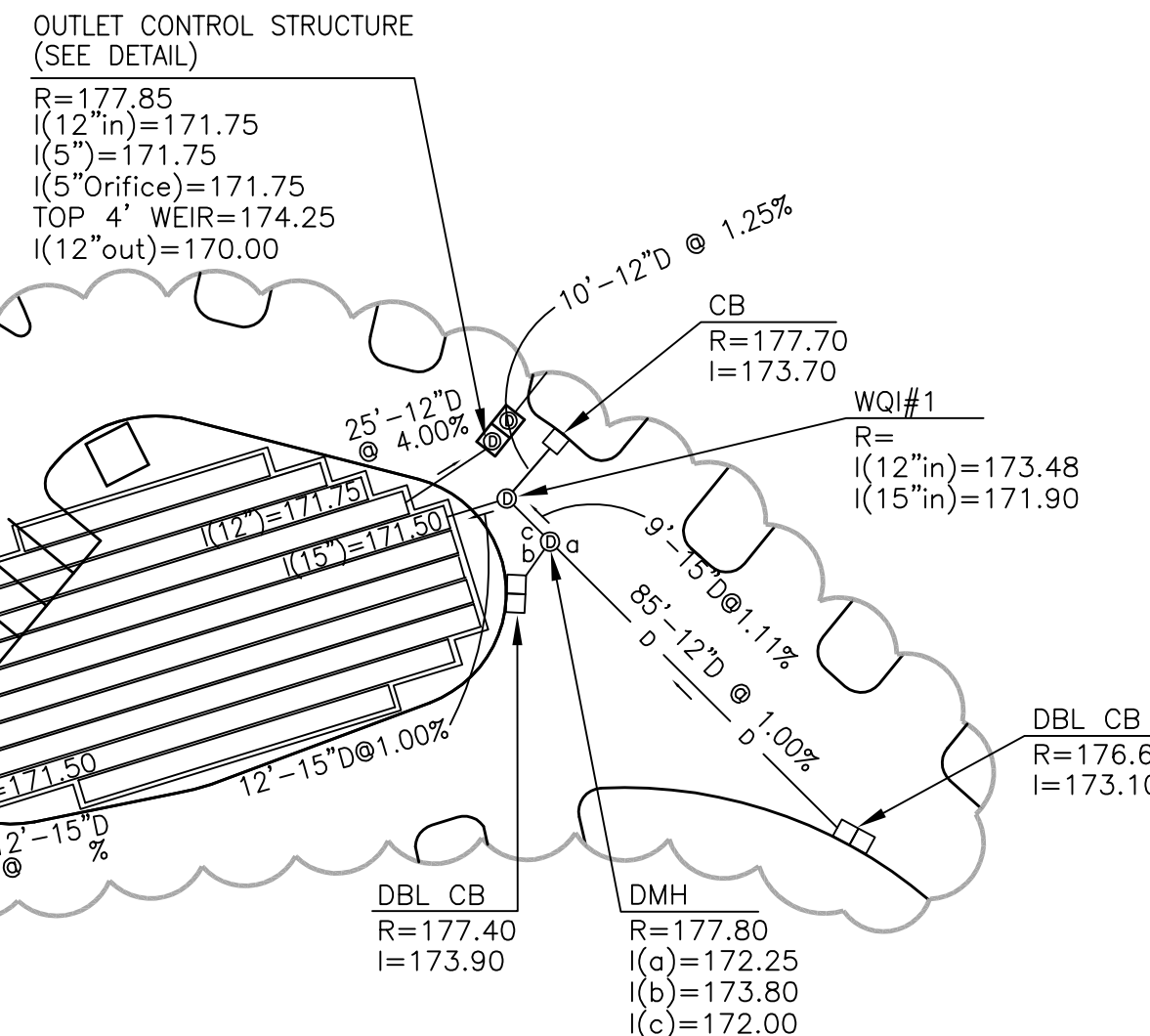
AREA= 17.55 Ac.







INSERT 'A'  
SCALE: 1" = 40'



- DRAINAGE OUTLINE NOTES:**
1. Materials and construction of the storm drain system and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
  2. Storm Drain Manholes shall be reinforced precast concrete conforming to ASTM Specification Section C478. Grade adjustment and pipe connections shall be as stipulated for the Standard cast Catch Basins detailed on this sheet.
  4. Provide pipe joint a maximum of 3' from manhole walls.
  5. Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
  6. In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
  7. Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
  8. Compaction of backfill material between centerline of pipe and trench pavement shall be done in 18-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
  9. Utilities shown on this plan are partly from existing available Town and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & dig-safe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
  10. Construct drain structures to the rim and invert elevations shown.
  11. Unless otherwise noted on the drawings, drain lines 12-inches through 48-inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 4, Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 5 drain lines shall be Wall B. The contractor may choose to use, unless RCP pipe is specified on the drawings, High density polyethylene corrugated pipe (HDPE). The HDPE pipe shall comply with test methods, dimensions and markings found in AASHTO designations M252 and M294 with HDPE cell classification conforming to ASTM D3350. The elastomeric gasket shall meet ASTM F477 requirements. Installation of the HDPE pipe shall follow either AASHTO, Section 30 methods or ASTM installation practice D2321. The pipe product shall meet or exceed type N-12 pipe manufactured by ADS Pipe, Hilliard Ohio (800-821-6710).
  12. Unless otherwise noted, roof drains shall be 4-inch diameter PVC (Sch 40) pipe laid at 2% min. slope.

| NO. | DATE | EDITS | DESCRIPTION | BMS | BY |
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CIVIL ENGINEERS & LAND SURVEYORS  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752  
SCALE: 1" = 40'



**DRAINAGE & UTILITY PLAN**  
**THE FIELDS AT SHERBORN**  
WASHINGTON STREET  
SHERBORN, MA

PREPARED FOR:  
TRASK DEVELOPMENT  
30 TURNPIKE RD  
SOUTHBOROUGH, MA 01772  
DATE: DECEMBER 8, 2014

**C3**



SEWER SYSTEM NOTES:

- 1.) Materials and construction of the sewer system and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
- 2.) Sanitary Sewer Manholes shall be reinforced pre cast concrete conforming to ASTM Specification Section C478-70T.
- 3.) Provide pipe joint a maximum of 3' from manhole walls.
- 4.) Reinforcing for all pre cast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell in spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- 5.) In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
- 6.) Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed and meeting with backfill materials specified on the plans.
- 7.) Compaction of backfill material between centerline of pipe and trench pavement shall meet the requirements specified in Mass. DPW Standard Specifications.
- 8.) Utilities shown on this plan are partly from existing municipal and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & dig-safe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- 9.) The 6-inch and 8-inch diameter gravity sewer main shall be PVC conforming to ASTM designation D3034-SDR-35, Type PSM. Joints shall be elastomeric complying with ASTM D3212 using elastomeric seals conforming to ASTM F477. The fittings and accessories shall be manufactured and furnished by the pipe manufacturer, and have bell and spigot connections identical to that of the pipe. Sewer main and house lateral pipes shall be 8-inch and 6-inch diameter, respectively.

| NO. | DATE   | EDITS | DESCRIPTION | BY  |
|-----|--------|-------|-------------|-----|
| 1   | 2/7/15 |       |             | BMS |

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576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752

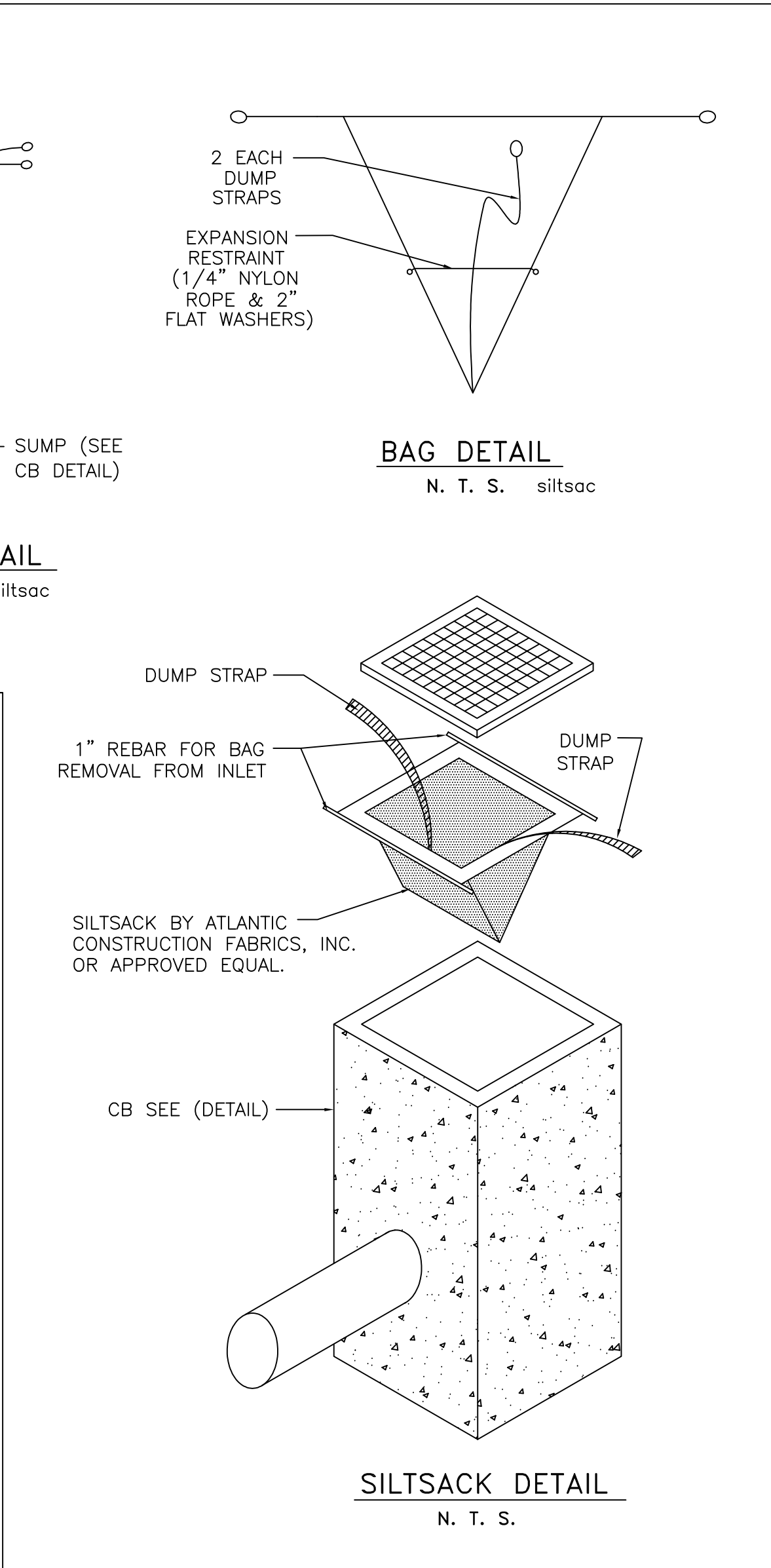
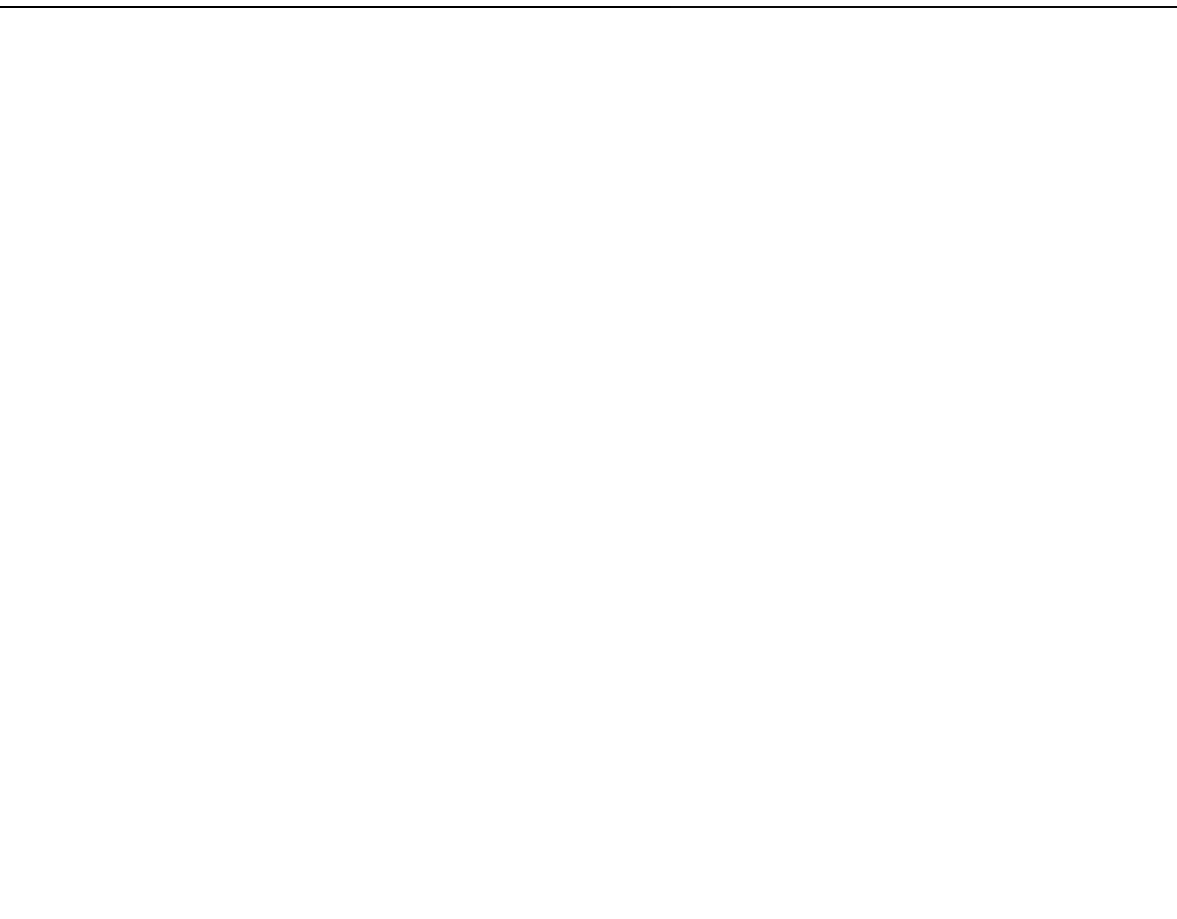
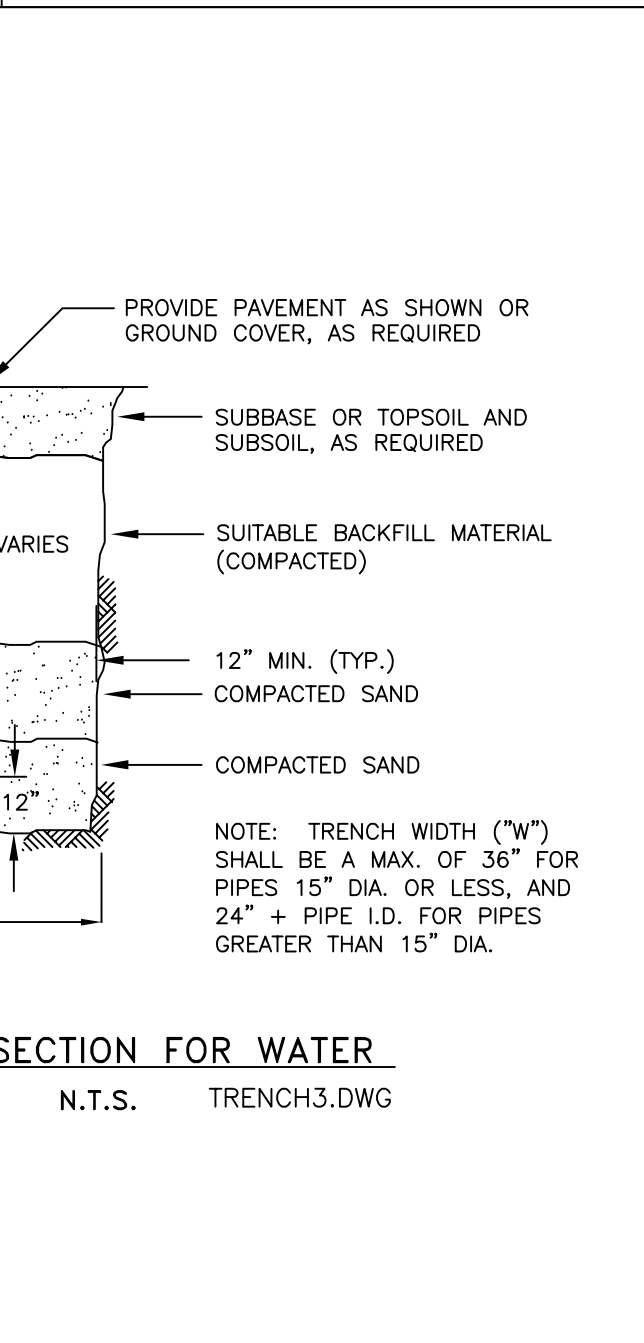
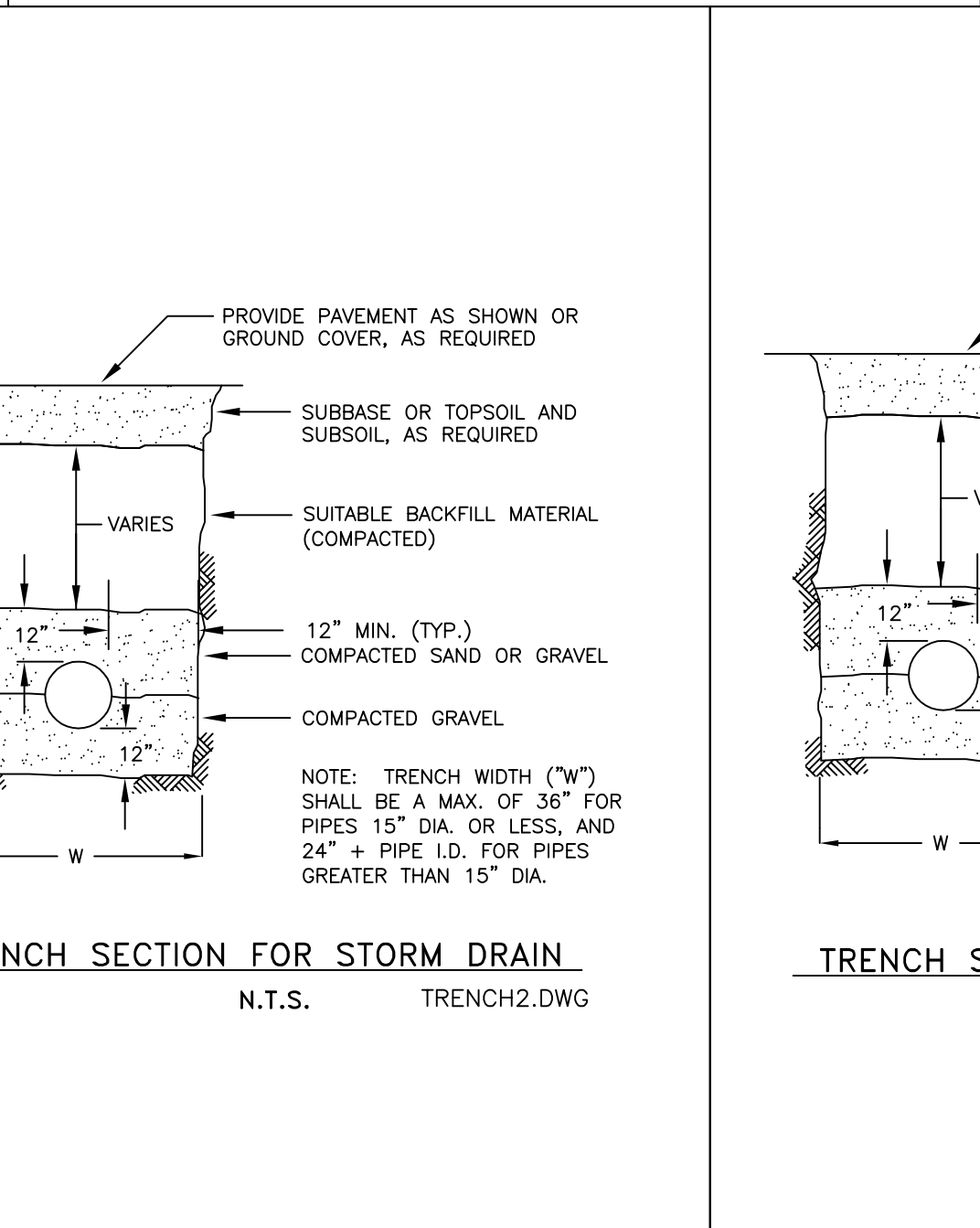
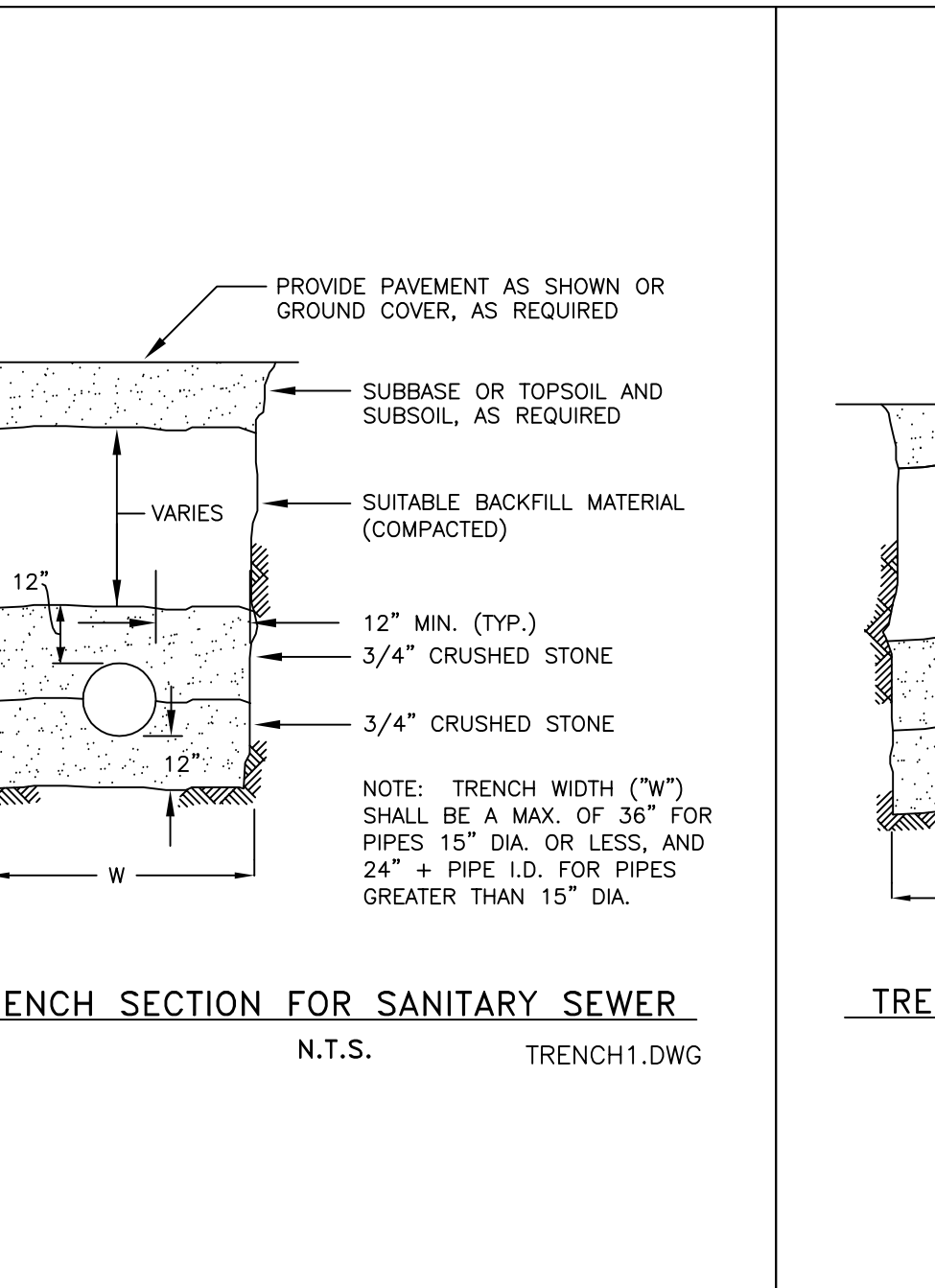
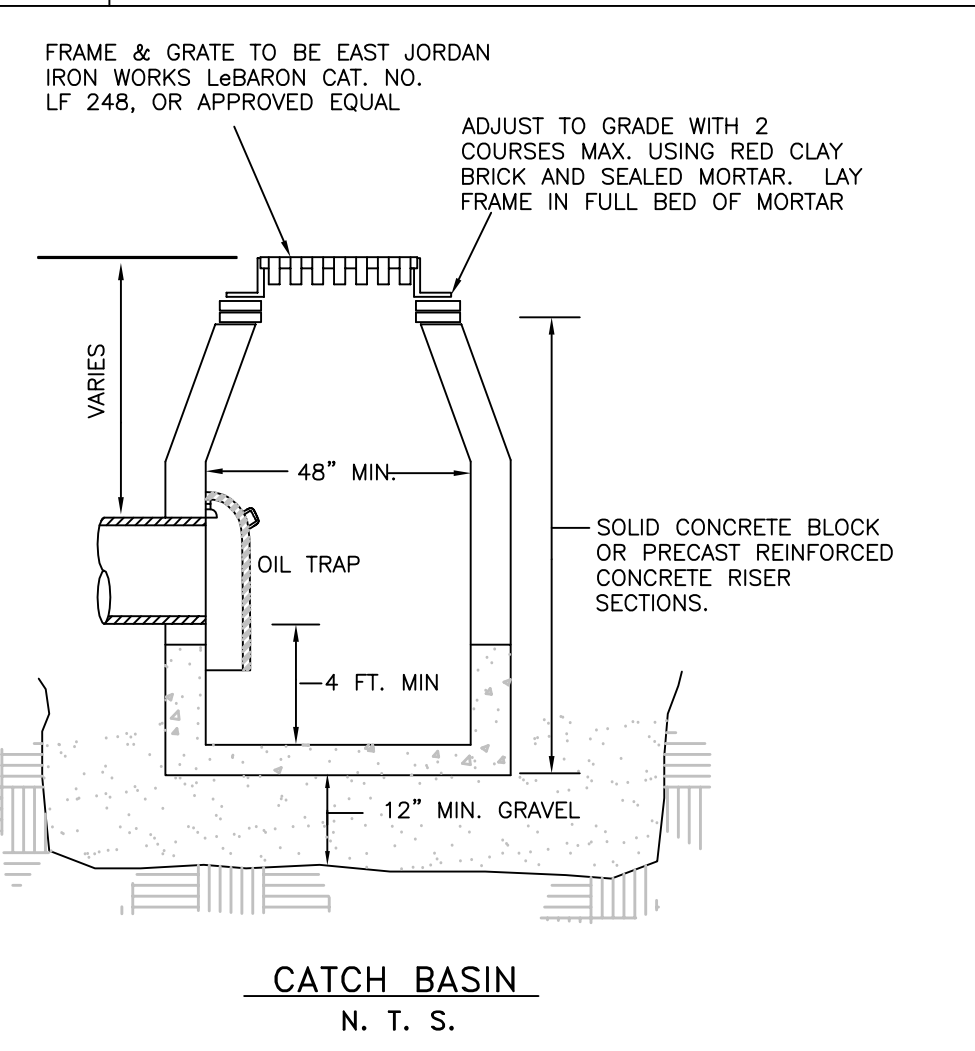
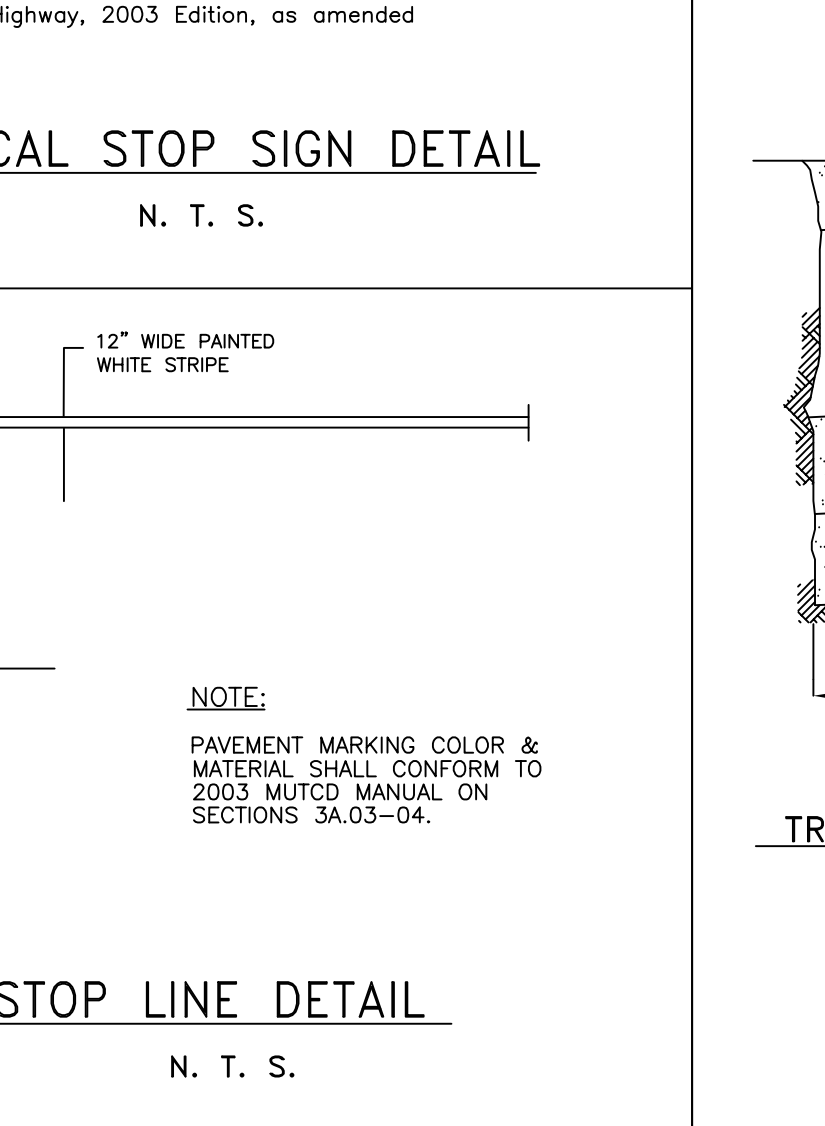
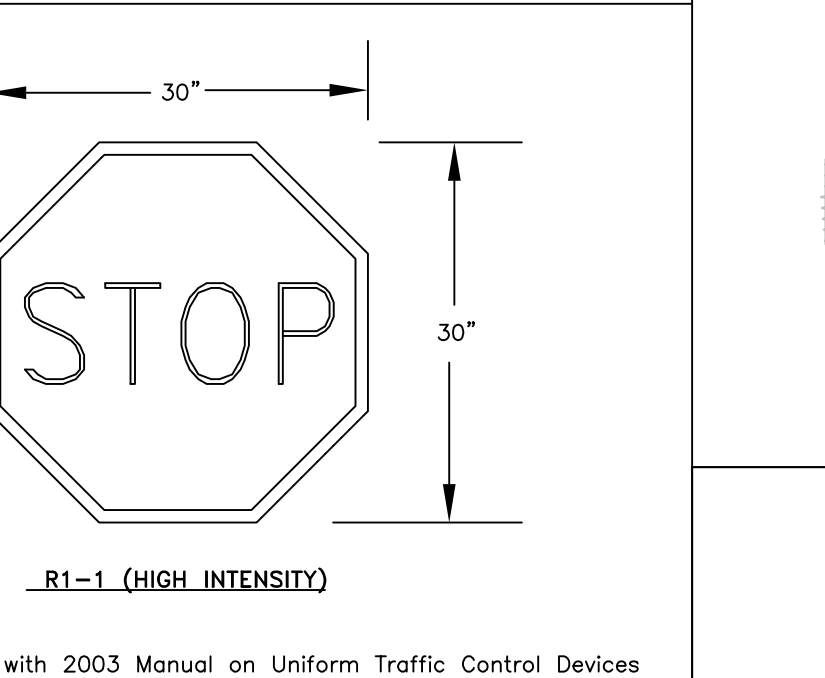
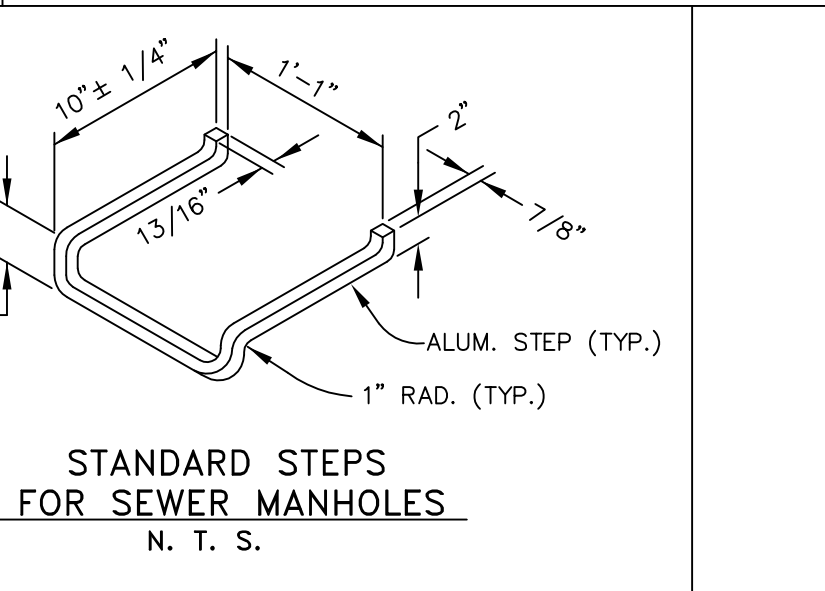
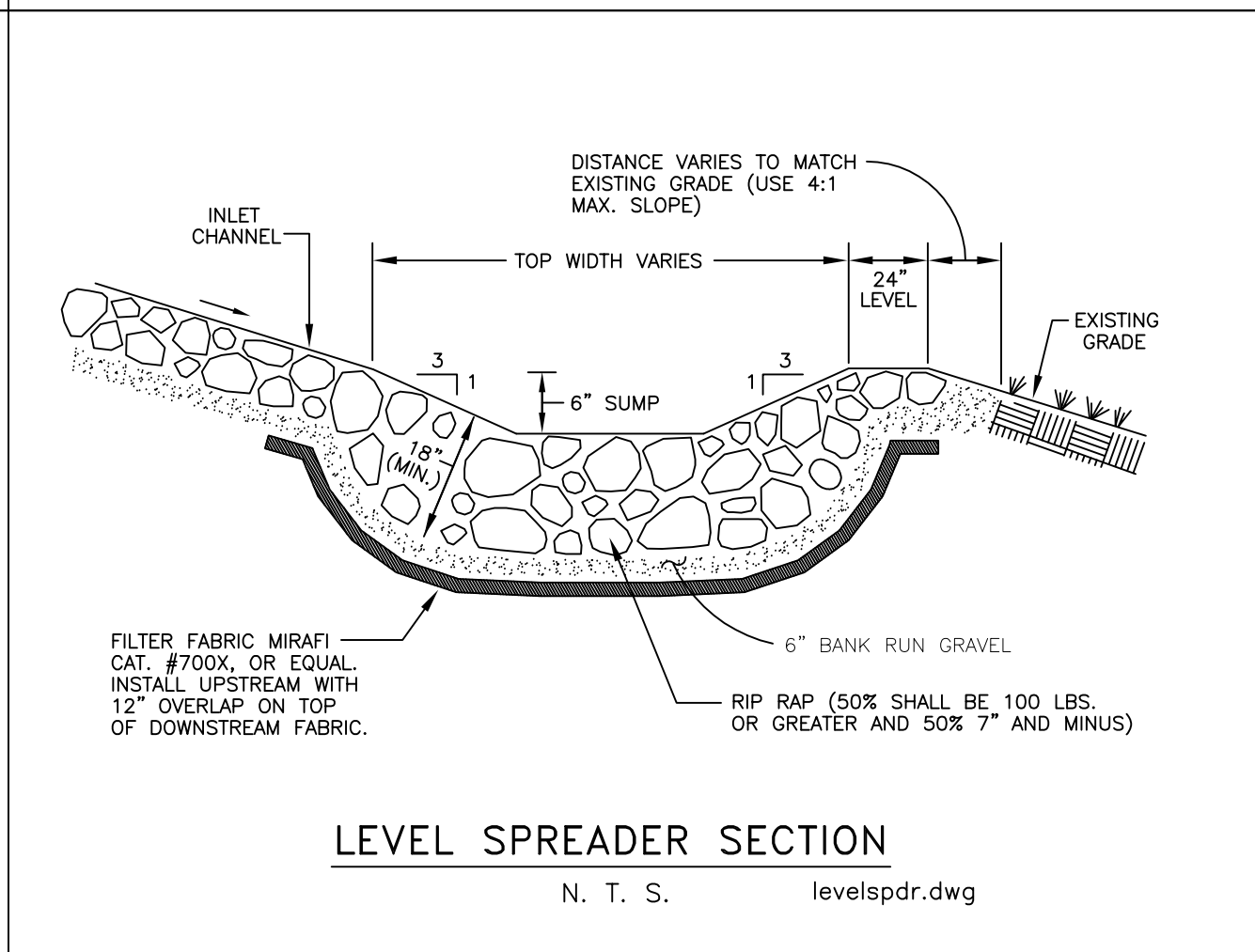
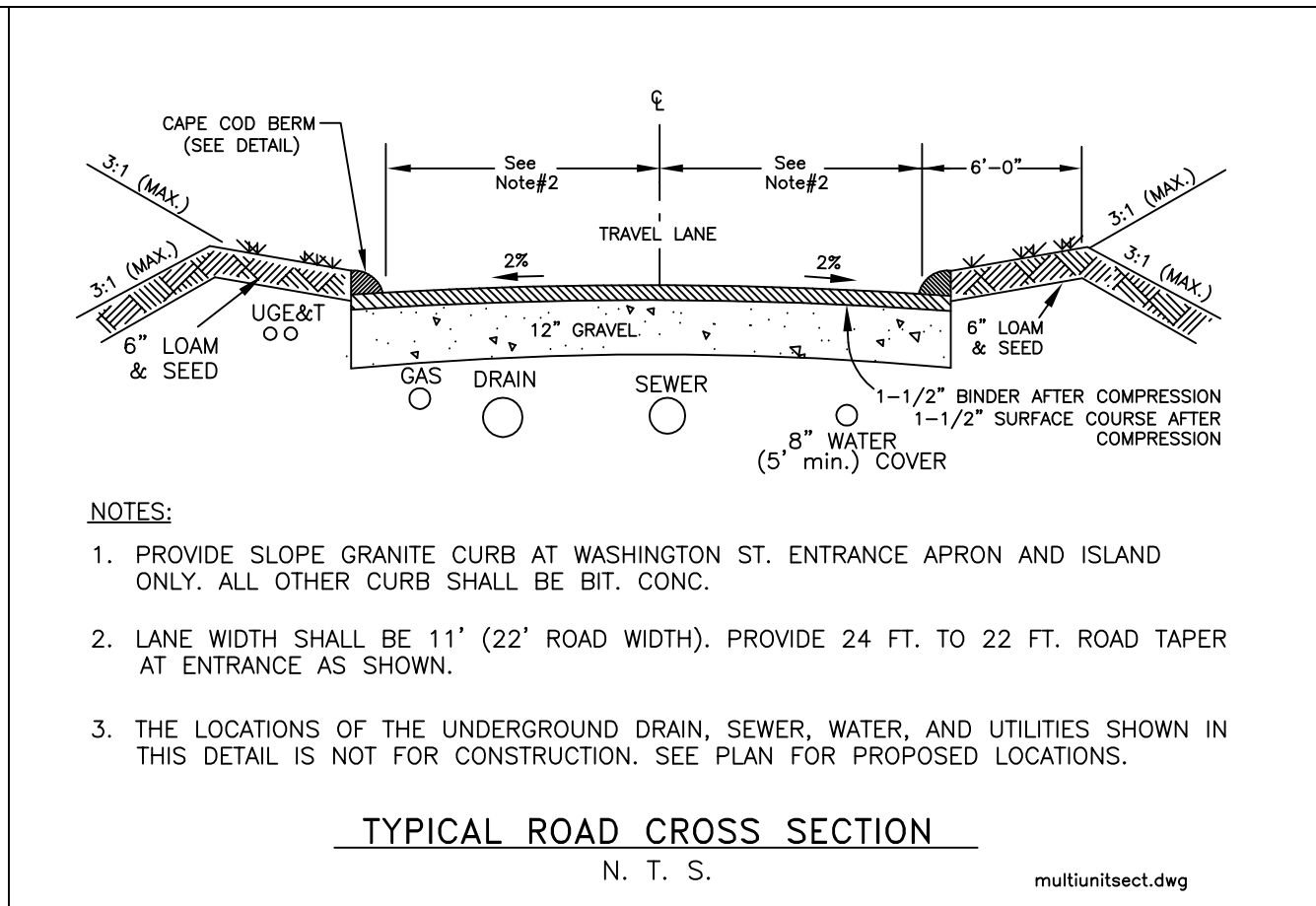
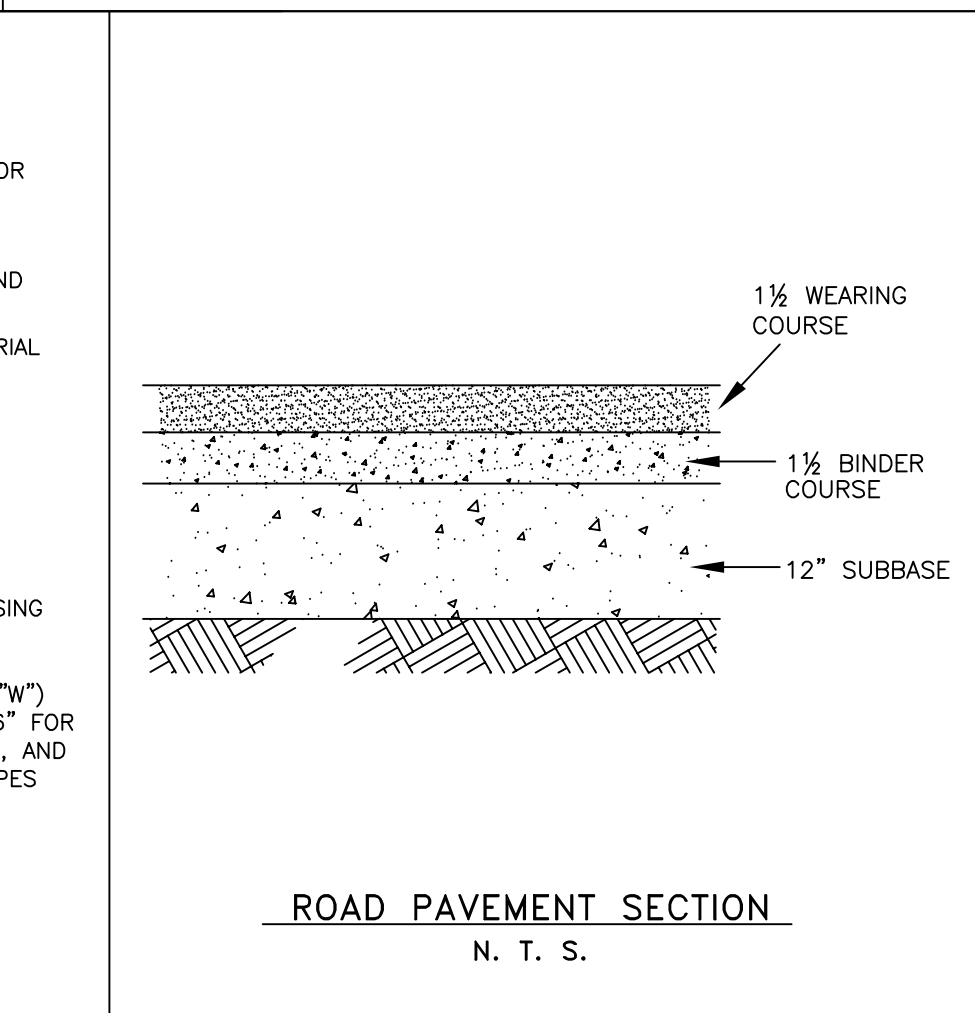
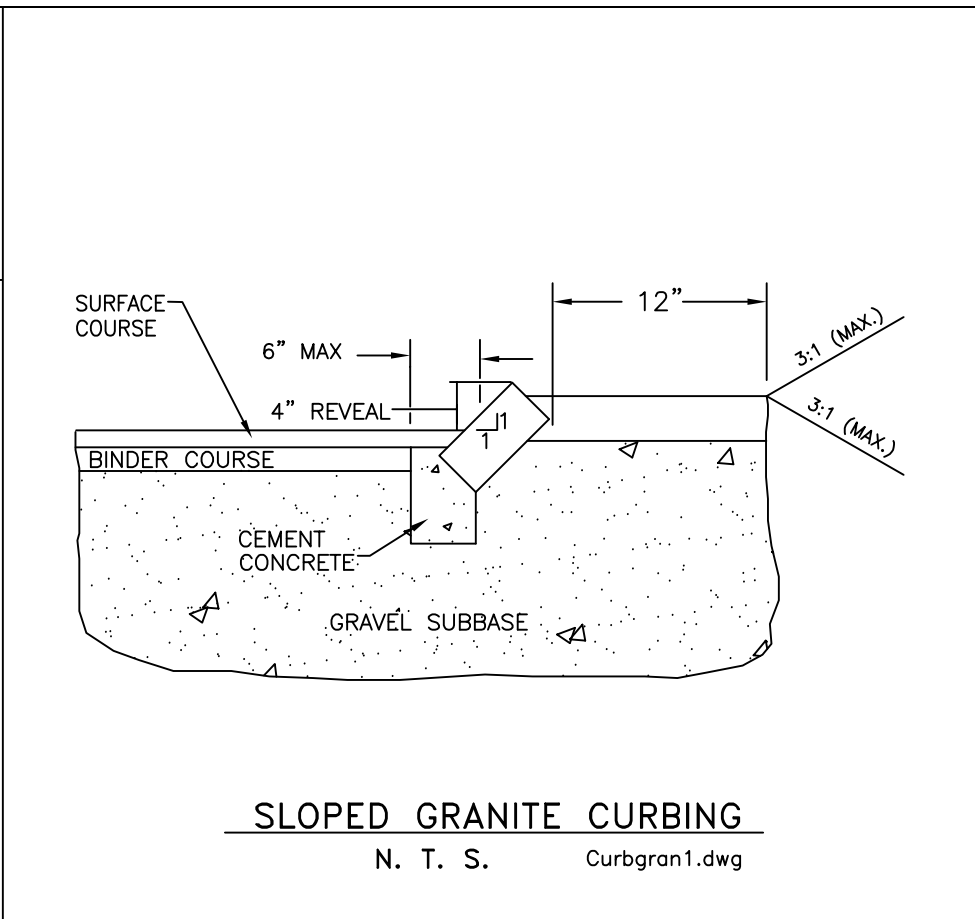
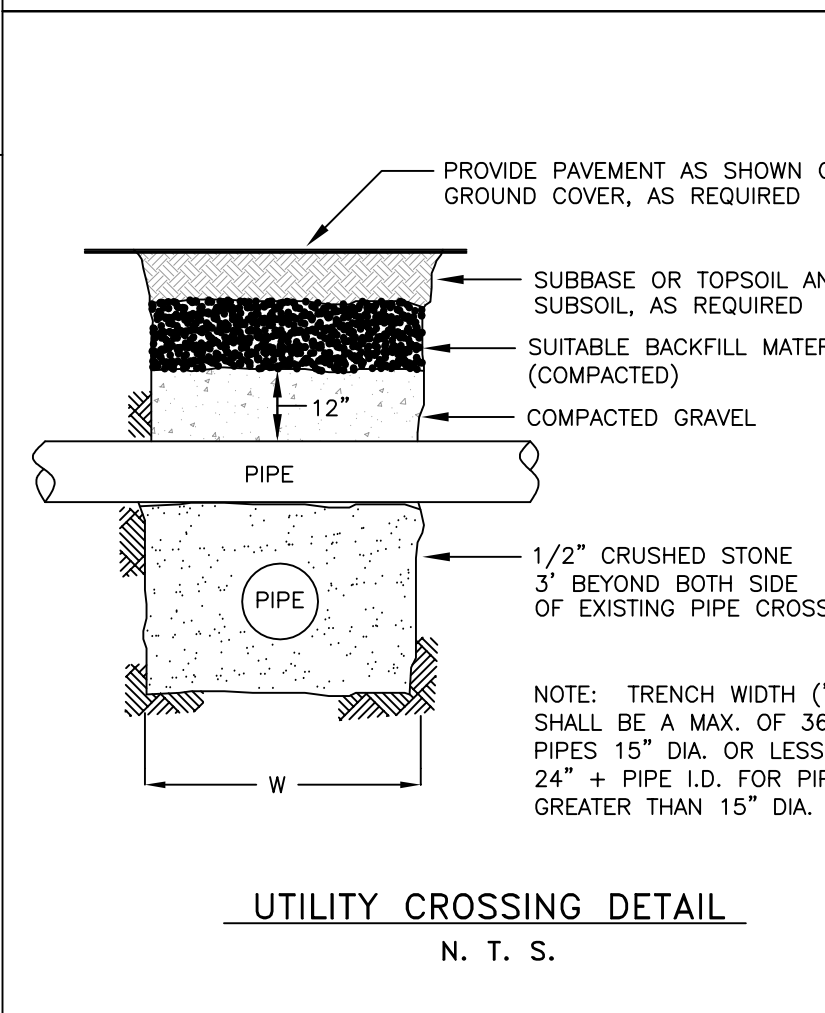
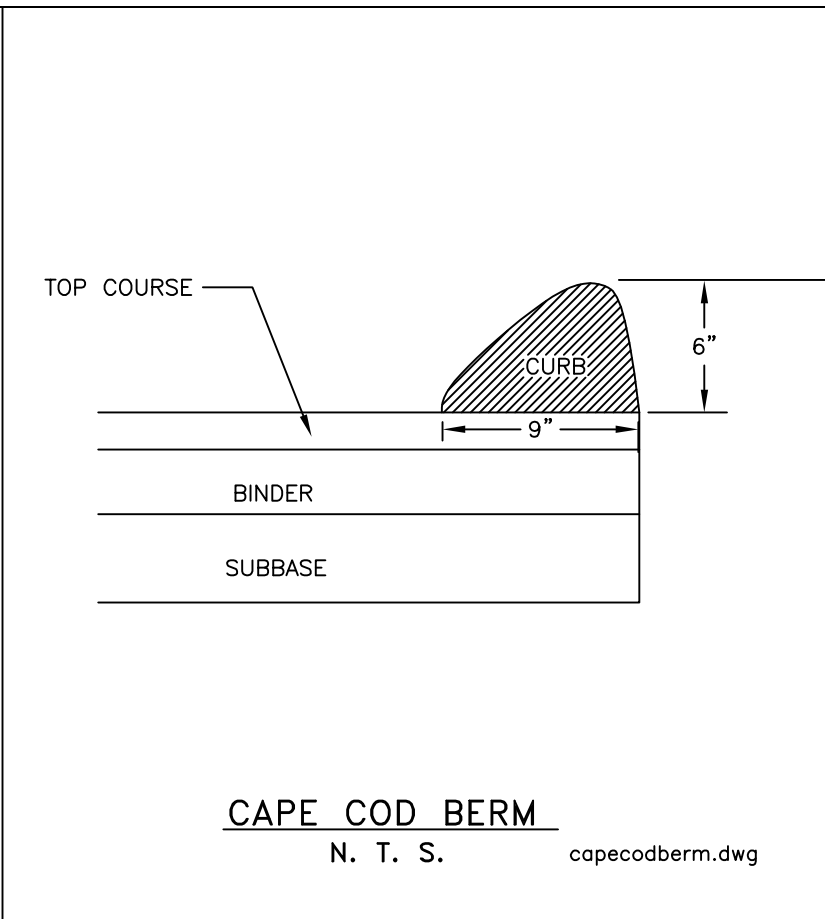
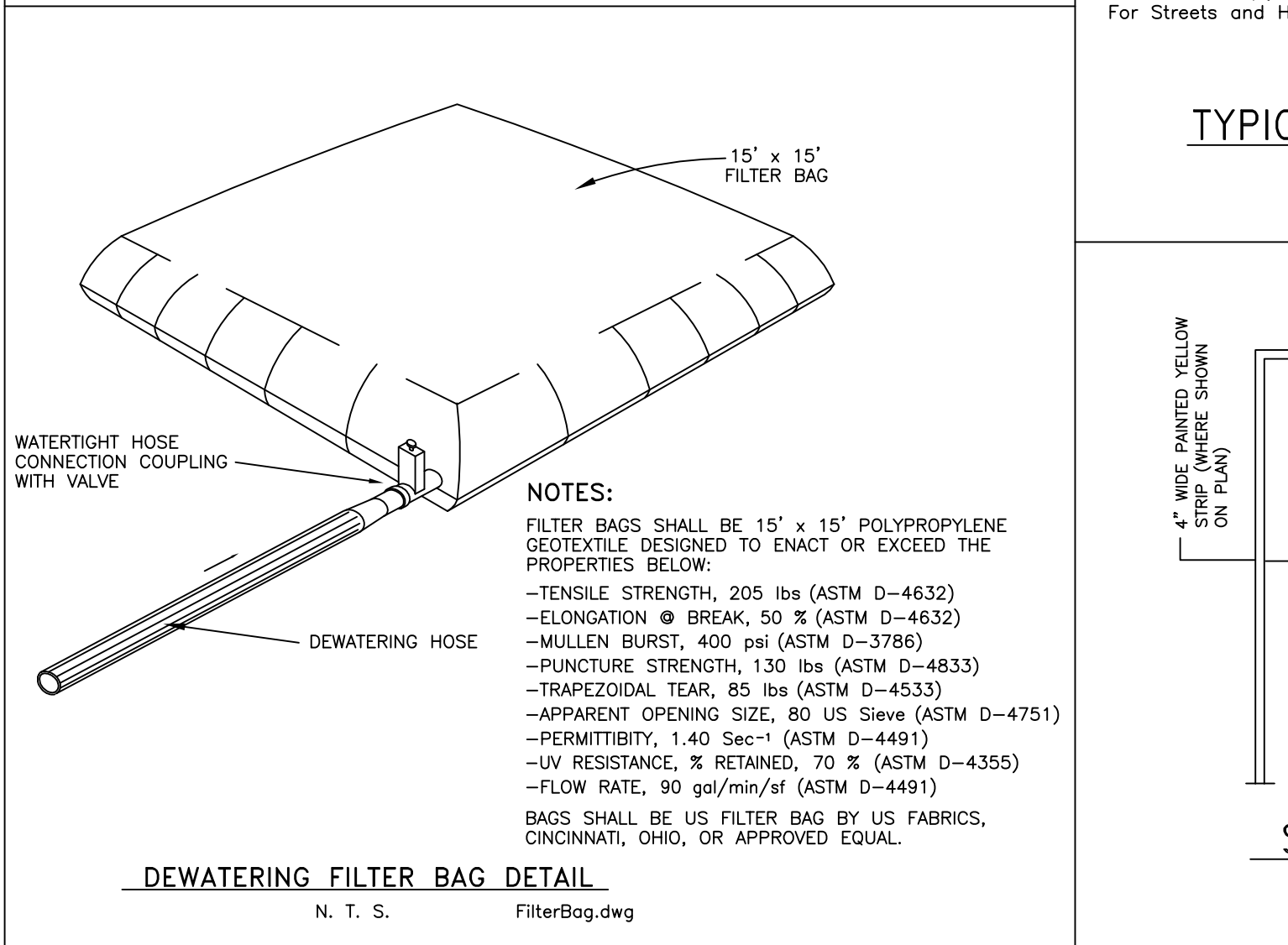
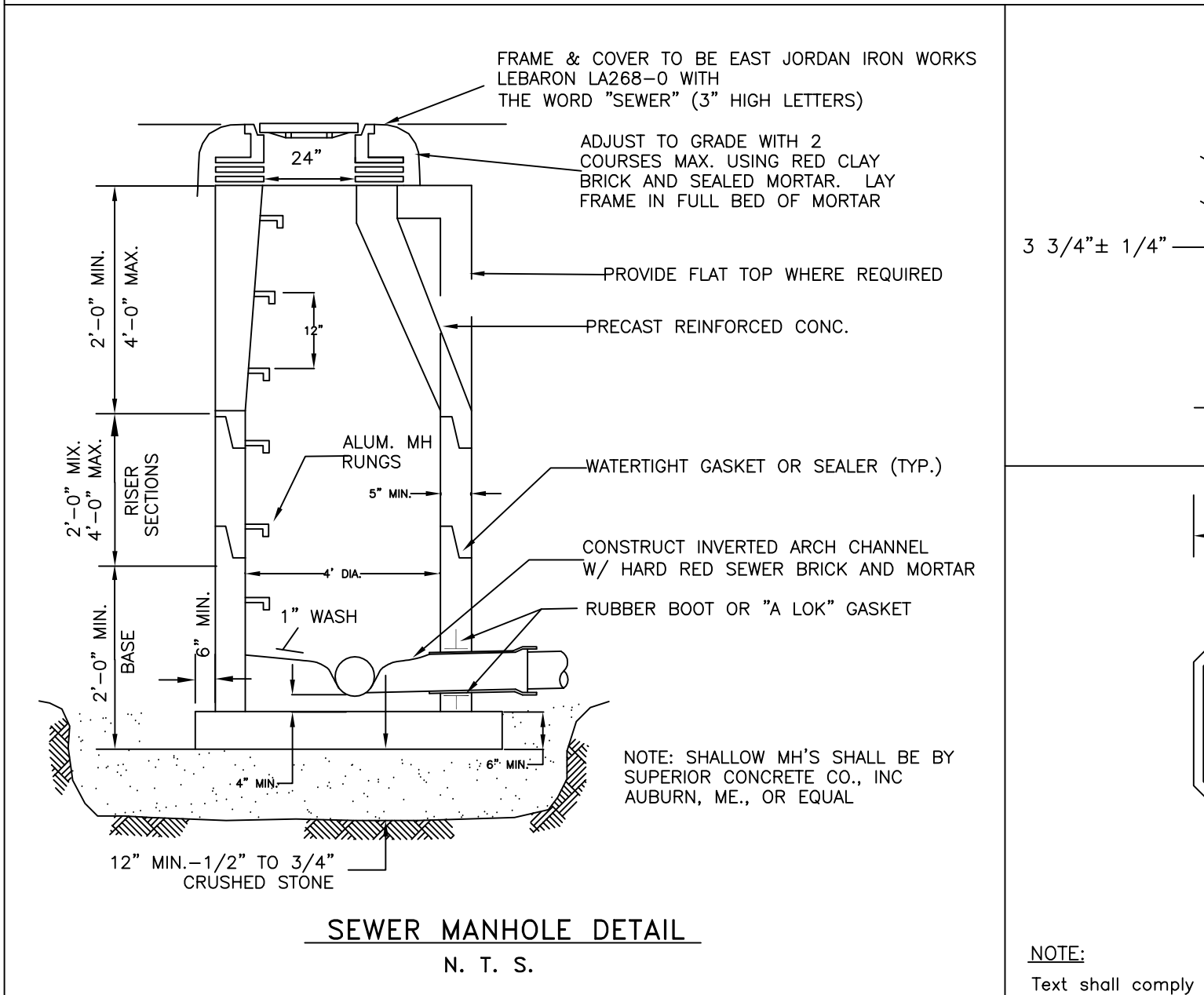
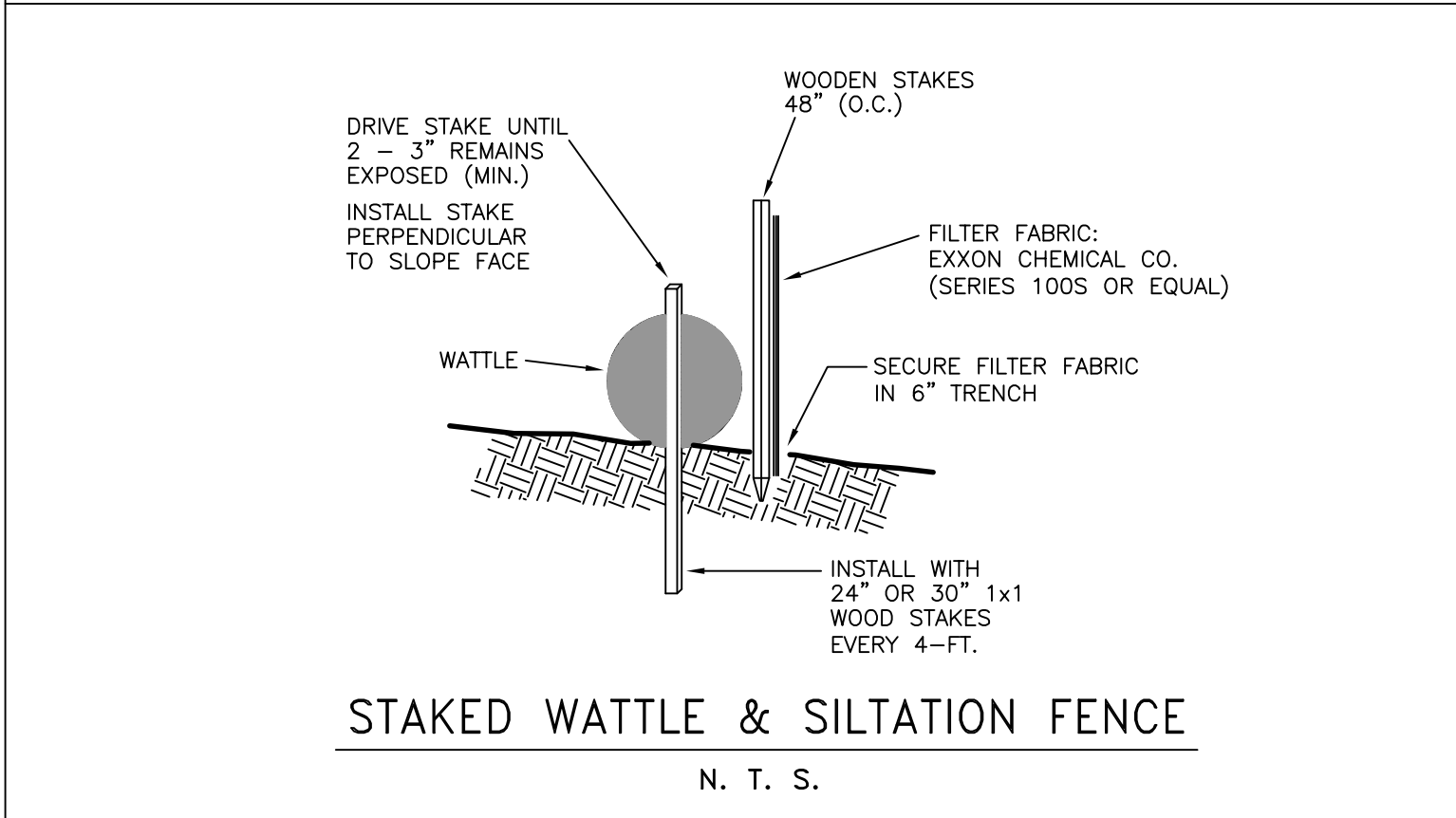
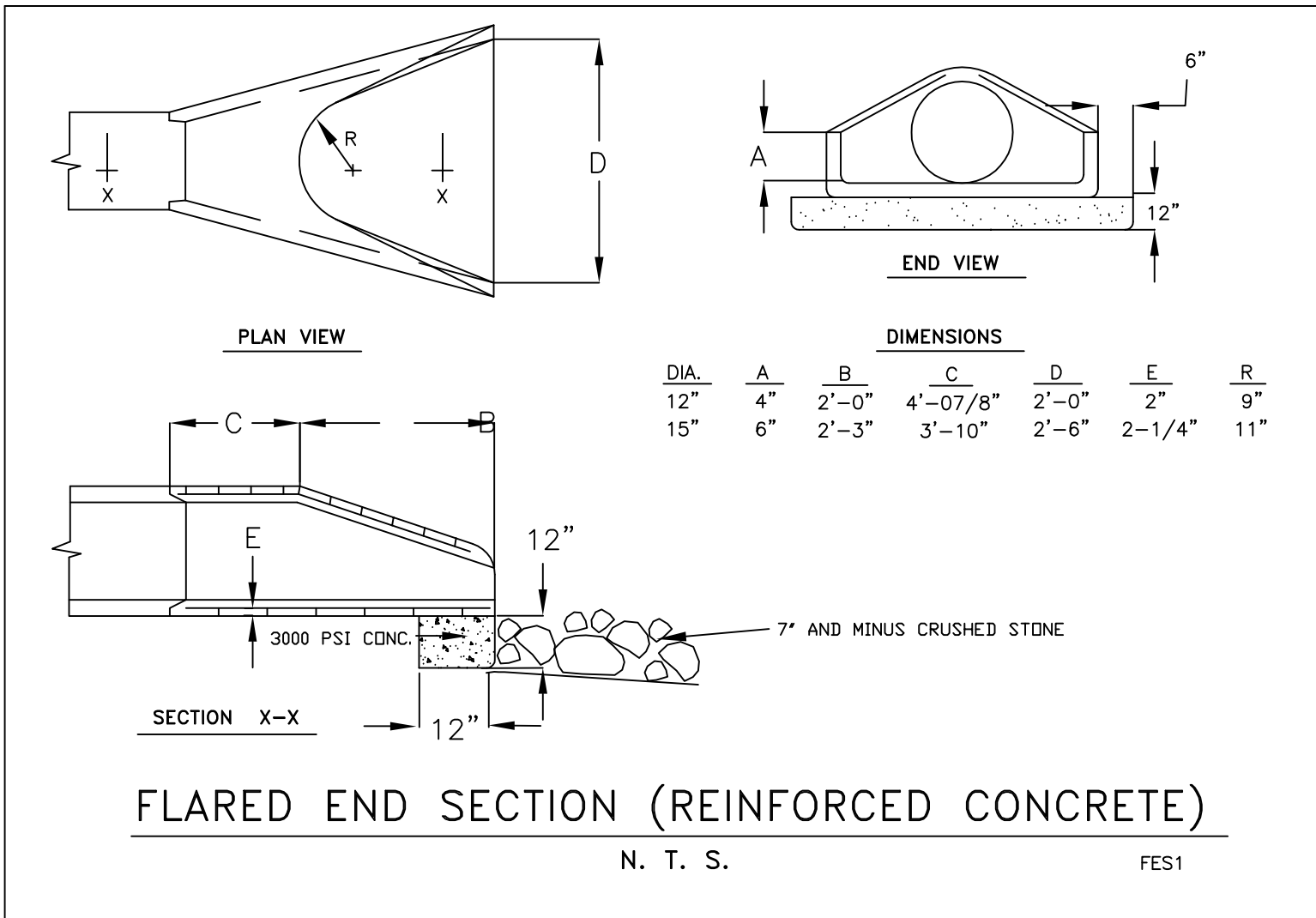
PREPARED FOR:  
TRASK DEVELOPMENT  
30 TURNPIKE RD  
SOUTHBOROUGH, MA 01772

DATE: DECEMBER 8, 2014

SCALE: 1" = 40'

SEWER & WATER PLAN  
THE FIELDS AT SHERBORN  
WASHINGTON STREET  
SHERBORN, MA

FILE: 2564C1.dwg

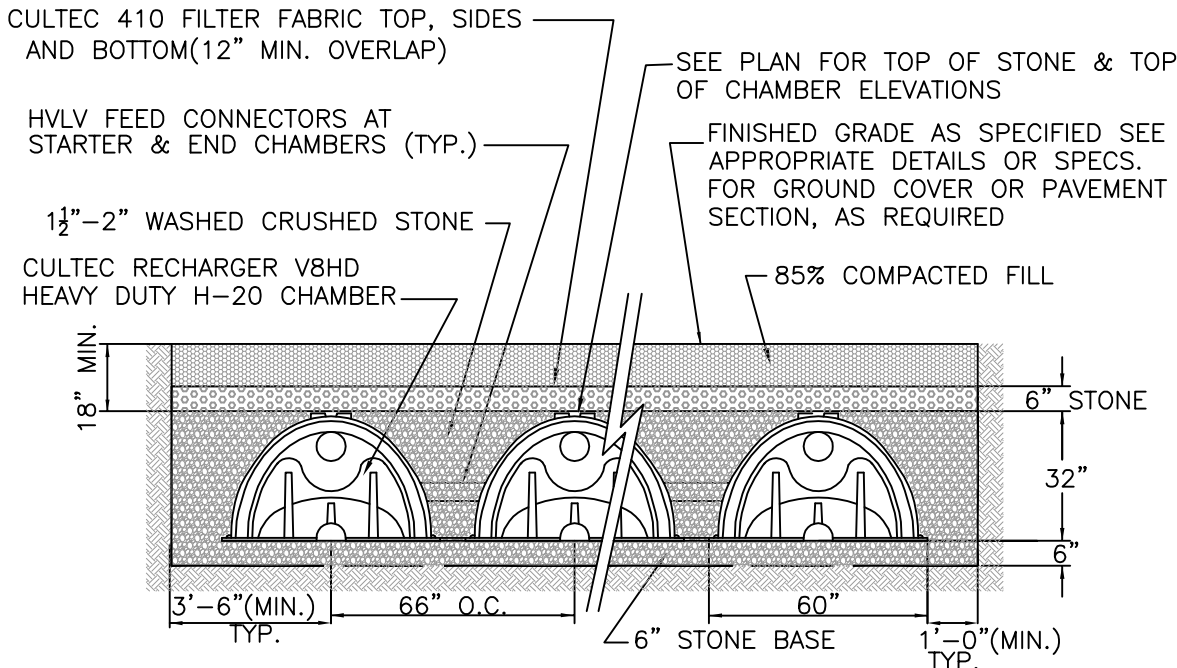


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CIVIL ENGINEERS & LAND SURVEYORS  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752  
SCALE: 1" = 40'

DETAIL SHEET  
THE FIELDS AT SHERBORN  
WASHINGTON STREET  
SHERBORN, MA

PREPARED FOR:  
TRASK DEVELOPMENT  
30 TURNPIKE RD  
SOUTHBOROUGH, MA 01772  
DATE: DECEMBER 8, 2014  
C5  
FILE: 256401.dwg

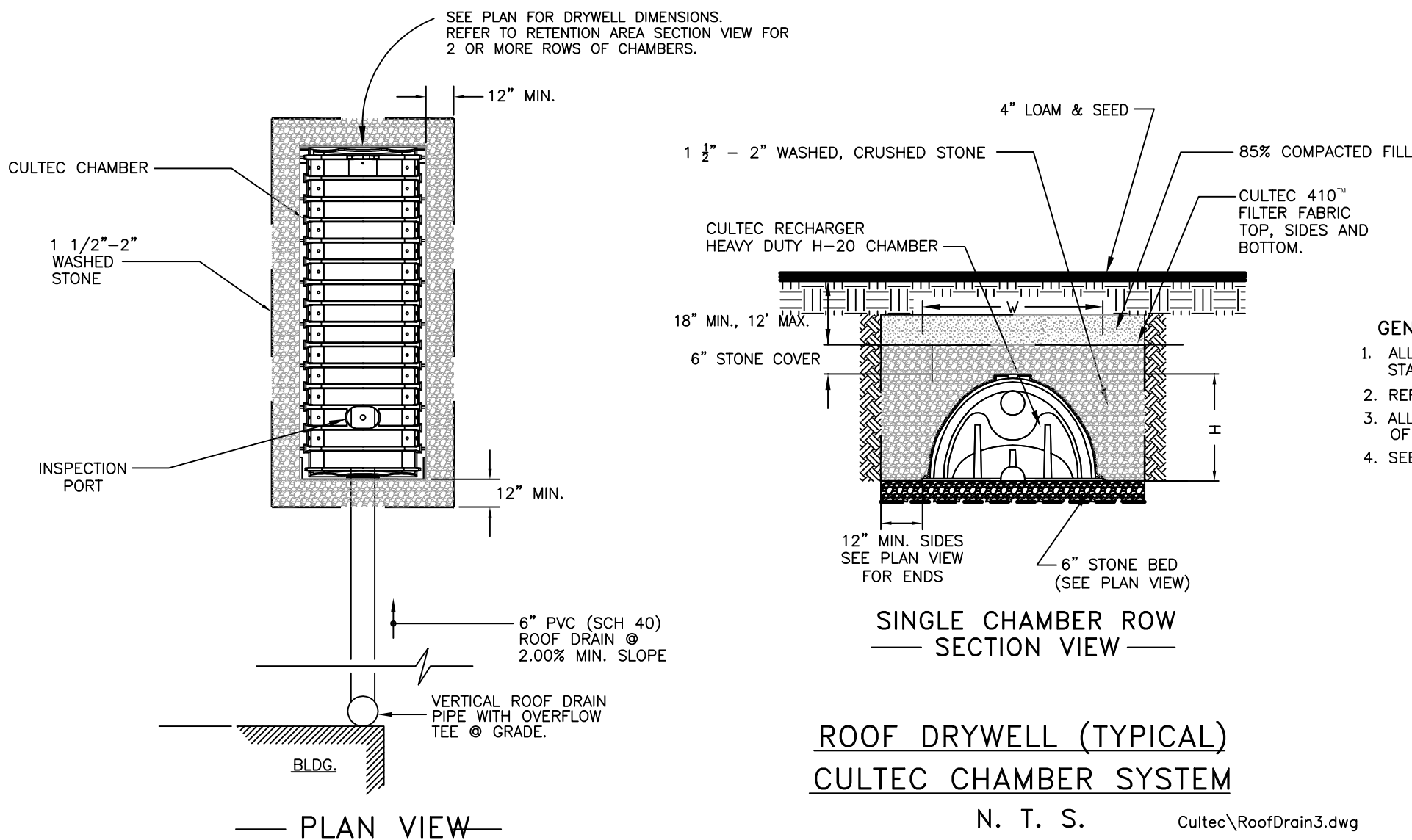


- GENERAL NOTES:
- 1) Recharger V8 by CULTEC, INC. of Brookfield, CT. All Recharger V8 Chambers must be installed in accordance with all applicable local, state and federal regulations.
  - 2) Refer to manufacturer, CULTEC, INC.'s recommended installation guidelines.
  - 3) All Recharger V8HD H2O Heavy Duty units are marked with a 4" stripe along the length of the chamber.
  - 4) Provide Cultec #20L PE liner under all chambers utilizing the internal chamber or other connectors.

SUBSURFACE RETENTION AREA & ROOF DRY WELL

N. T. S.

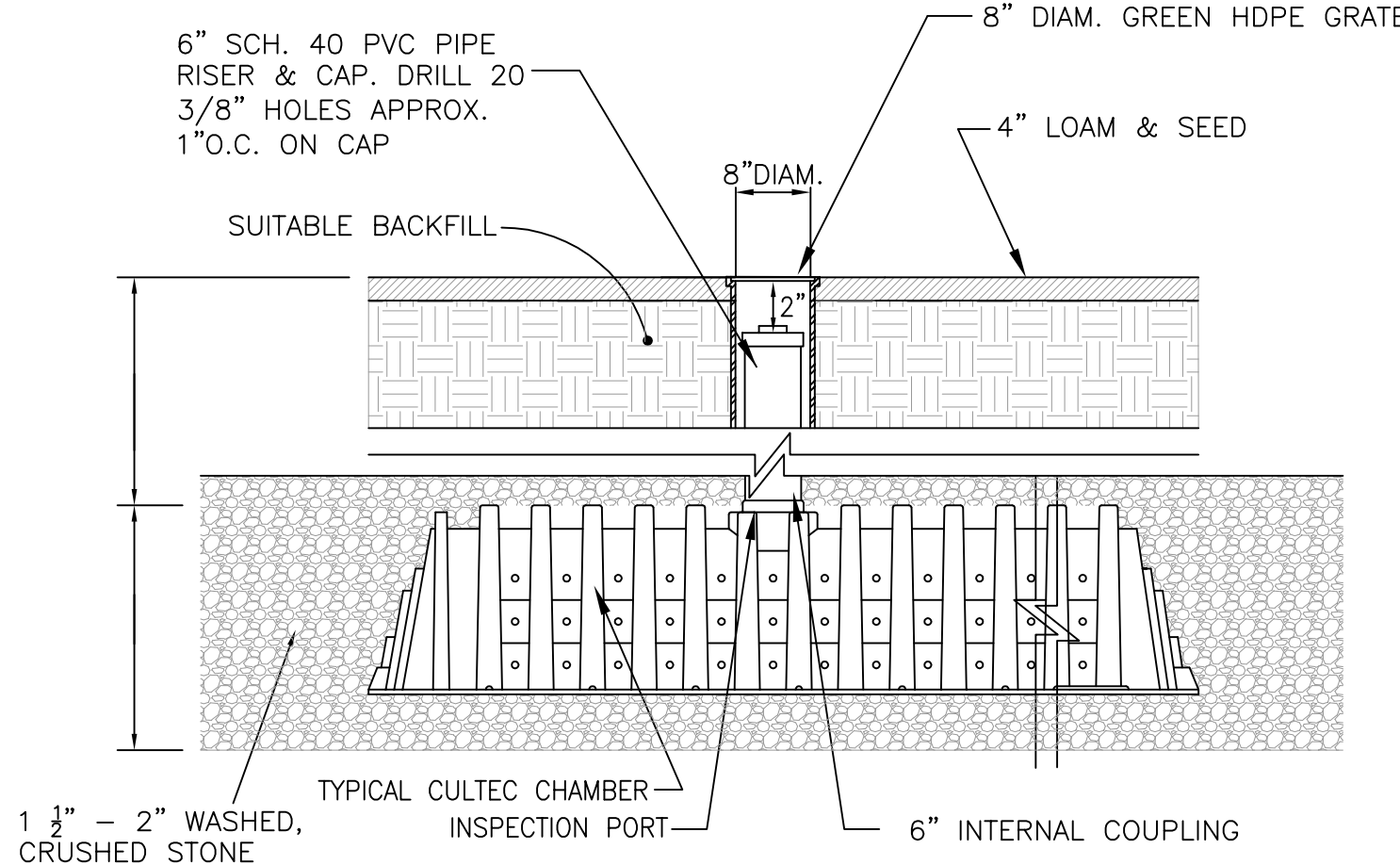
V8HD H2O.dwg



ROOF DRYWELL (TYPICAL)  
CULTEC CHAMBER SYSTEM

N. T. S.

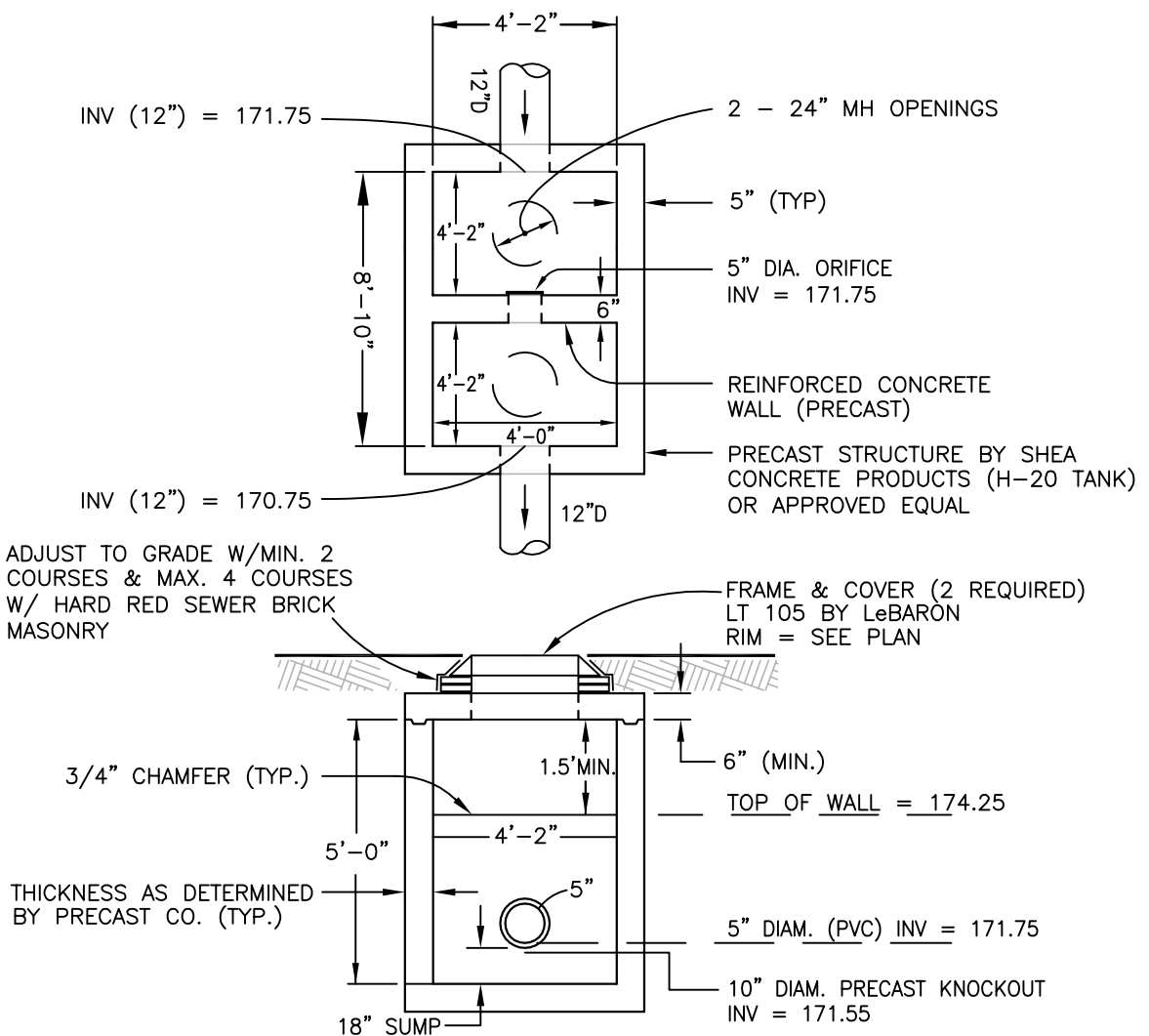
Cultec\RoofDrain3.dwg



TYPICAL PORT DETAIL FOR ROOF DRAIN CHAMBERS

N. T. S.

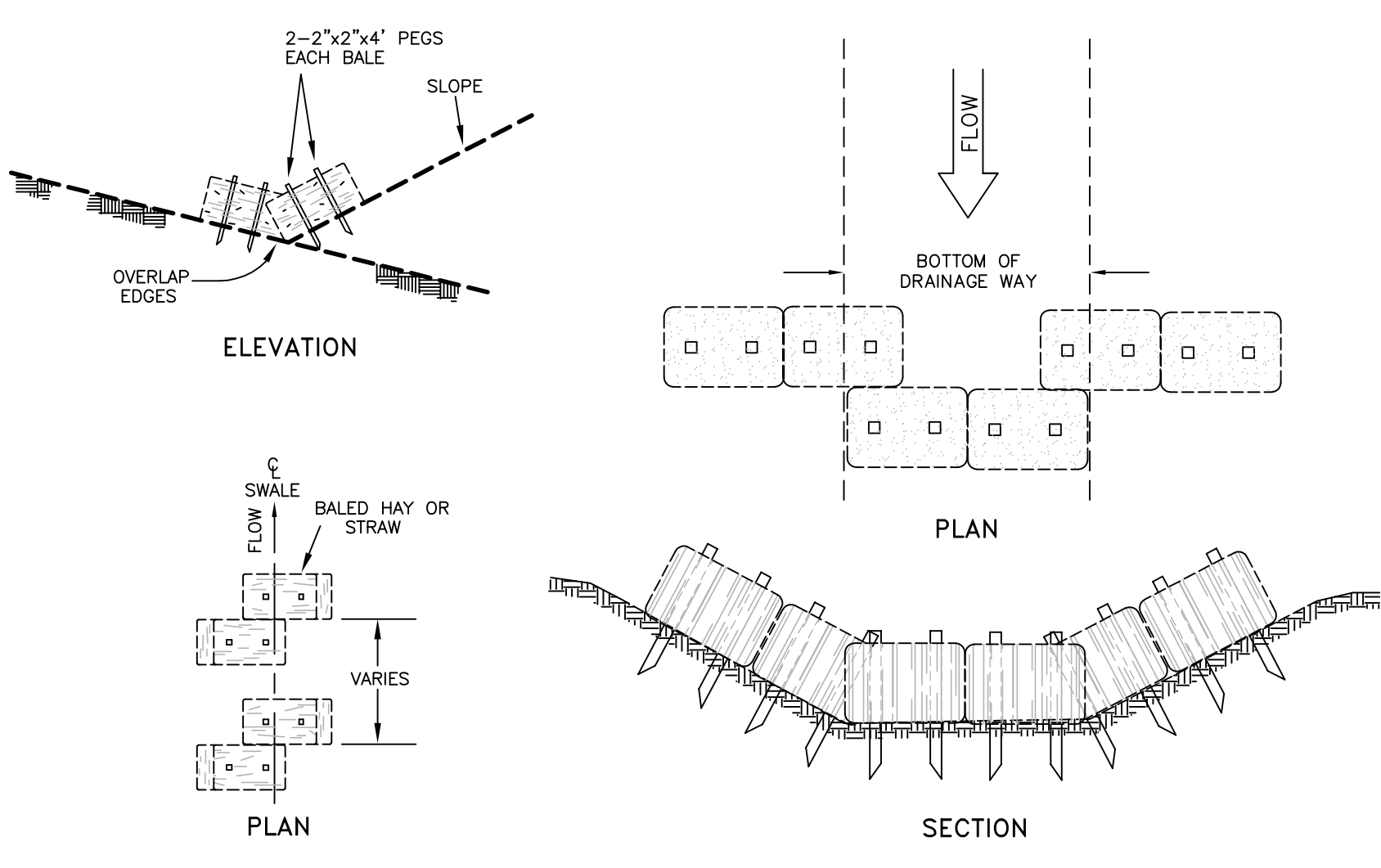
INSPECTIONPORT3.DWG



OUTLET CONTROL STRUCTURE

N. T. S.

Outletcntrl.dwg

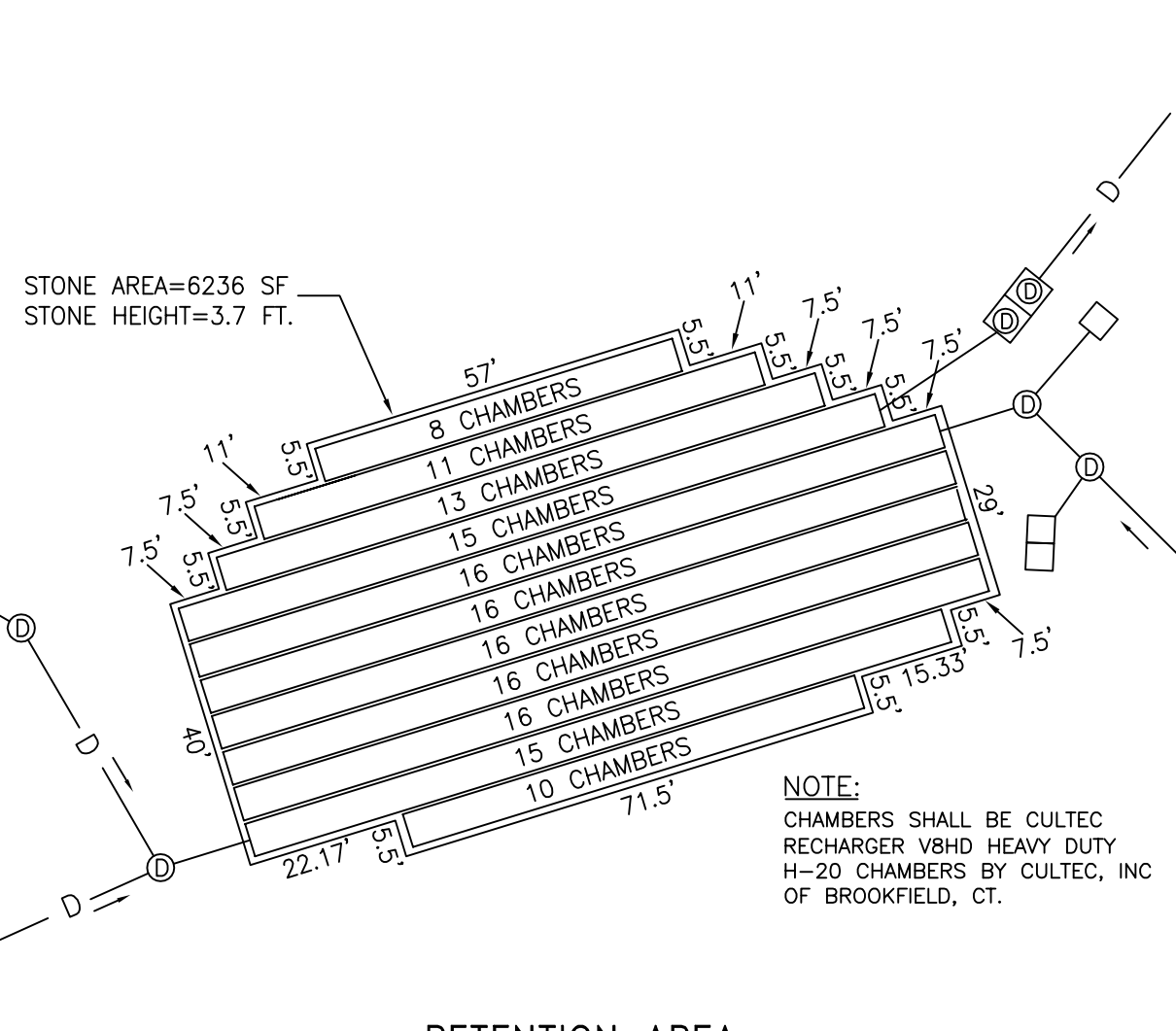


HAYBALE CHECK DAM

N. T. S.

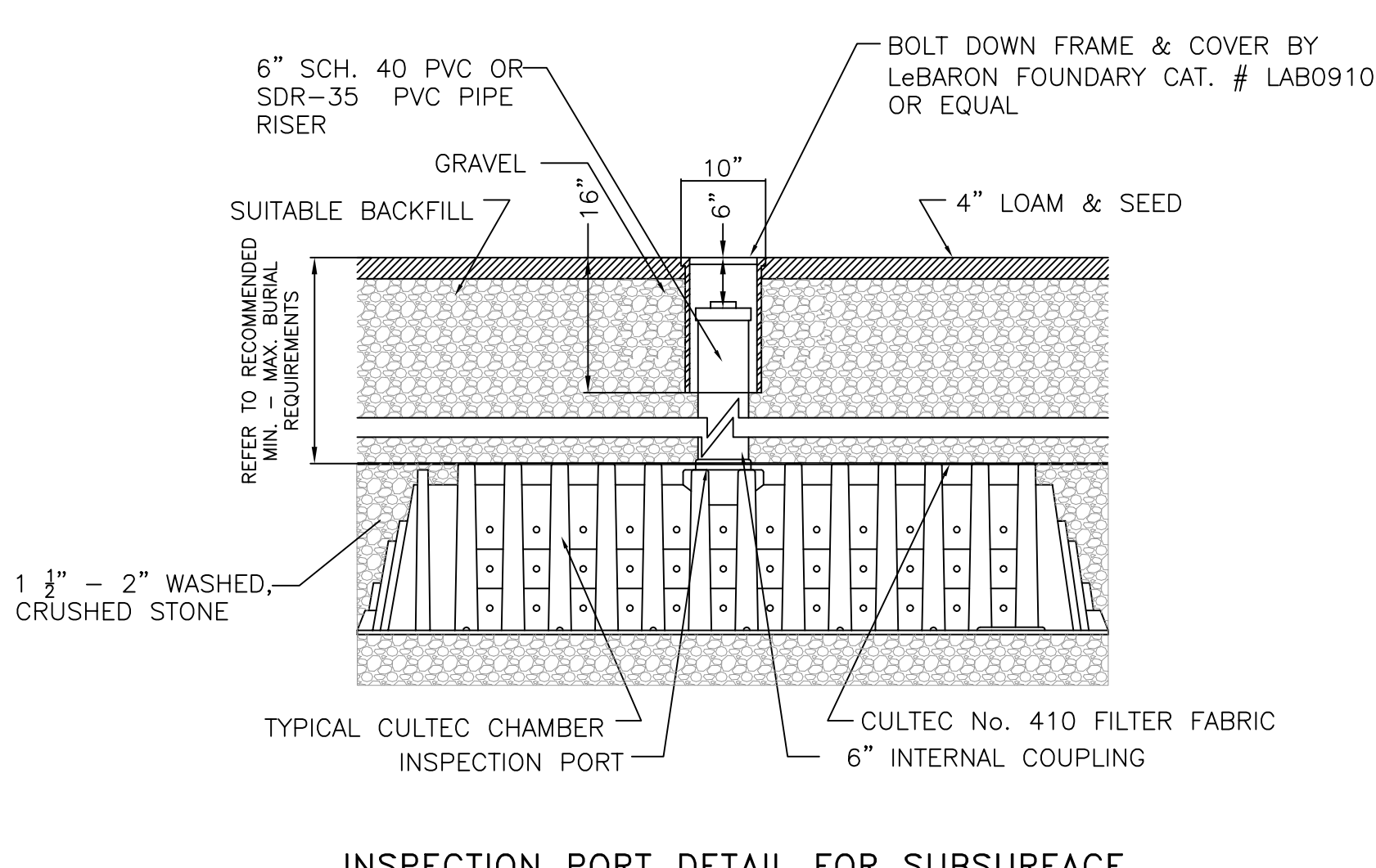
STAKED HAYBALE CHECKDAM

N. T. S.



RETENTION AREA  
PLAN VIEW

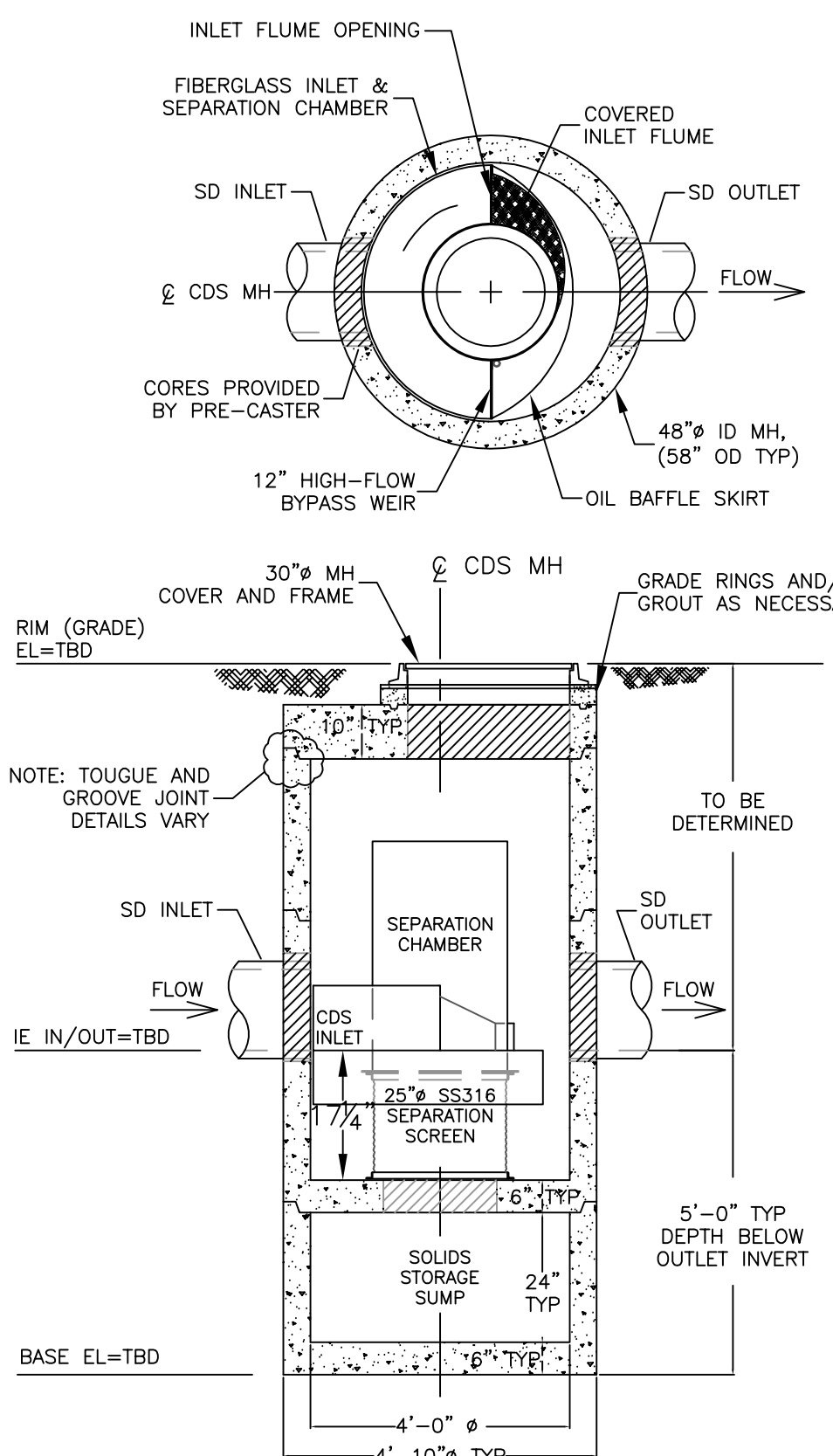
N. T. S.



INSPECTION PORT DETAIL FOR SUBSURFACE  
RETENTION AREA

N. T. S.

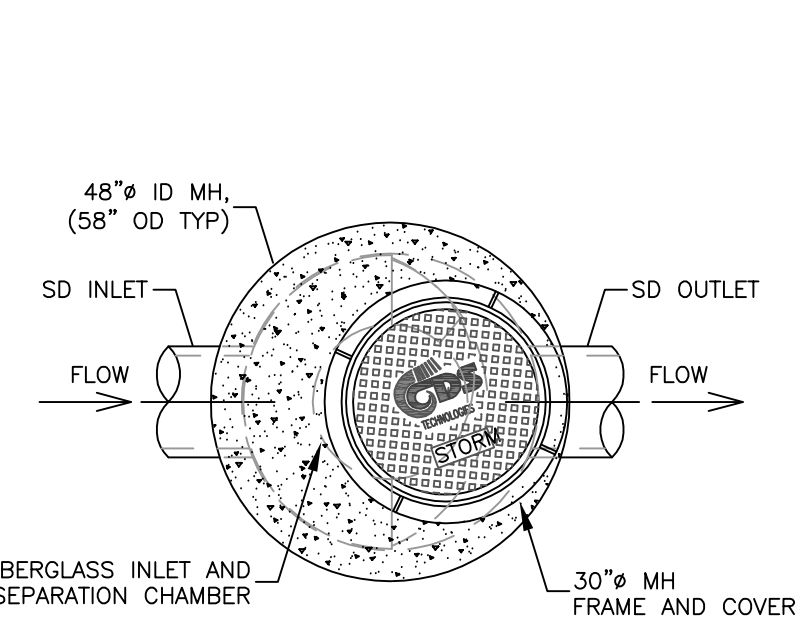
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WATER QUALITY UNIT-CDS MODEL 2015-4-C

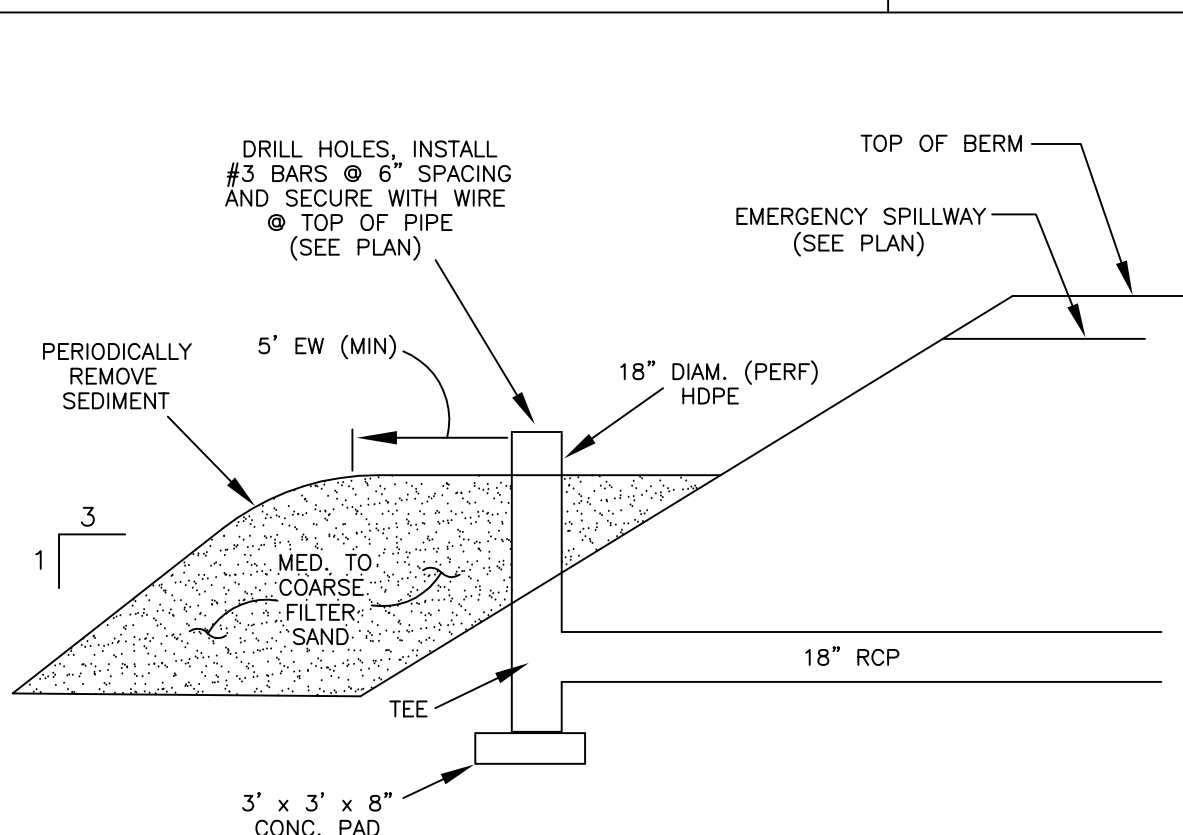
N. T. S.

cds.dwg



HAY BALE BARRIER  
(IN PAVED AREA)

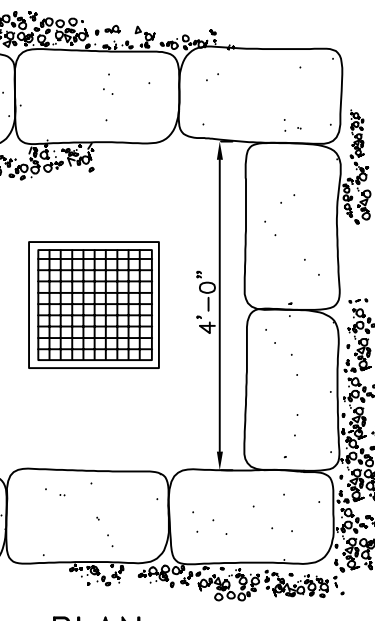
N. T. S.



TEMPORARY STANDPIPE FILTER

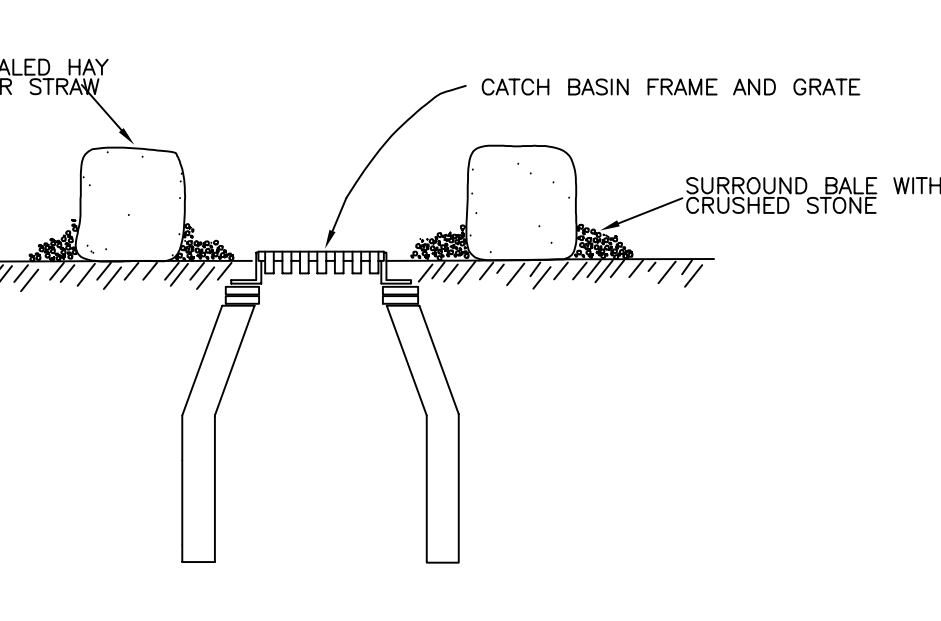
N. T. S.

filtertemp.dwg



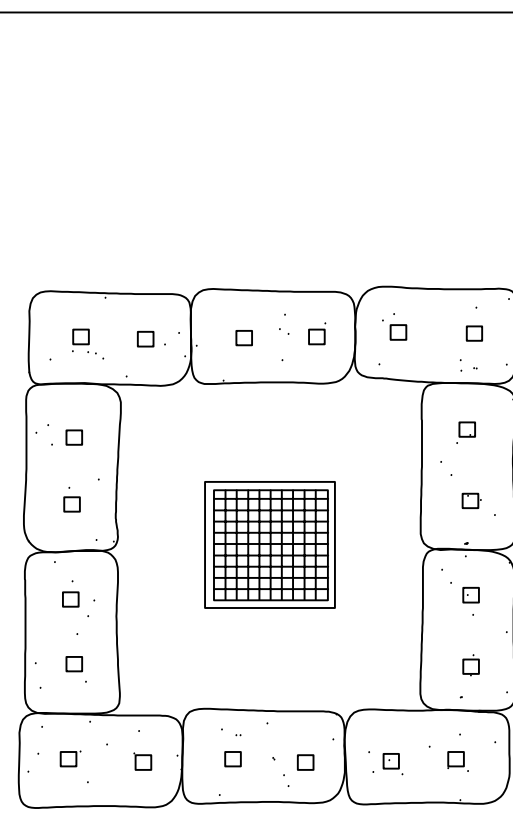
HAY BALE BARRIER  
(IN PAVED AREA)

N. T. S.

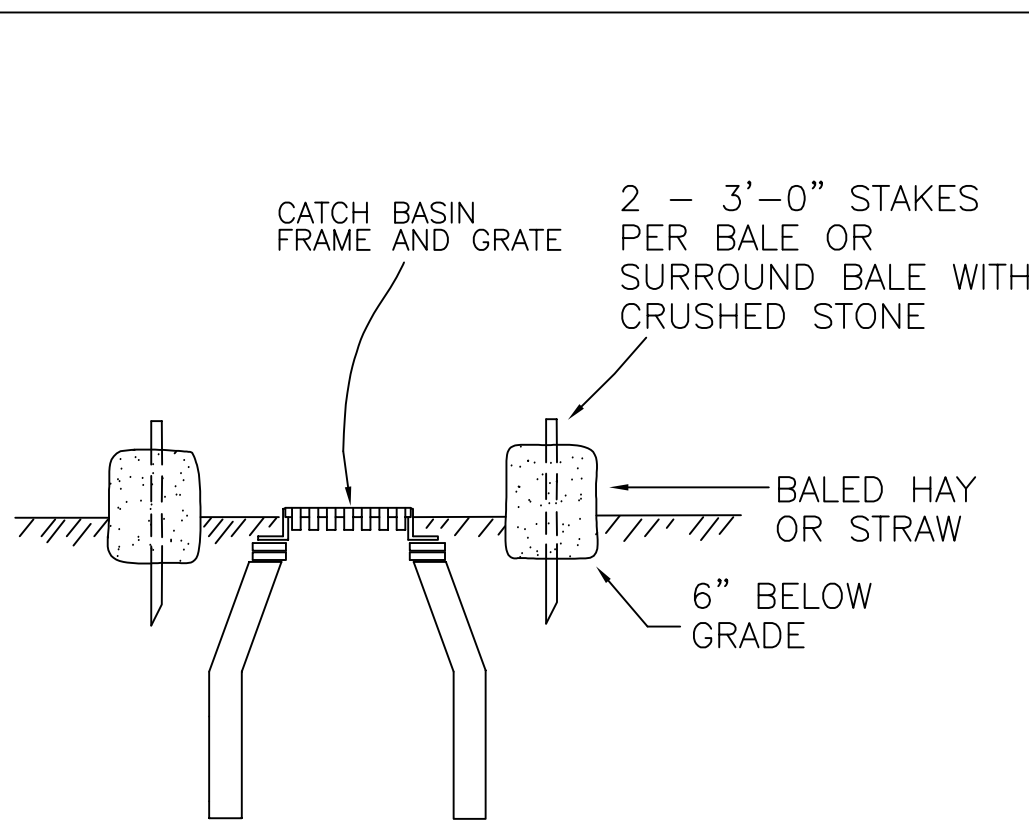


HAY BALE BARRIER

N.T.S.



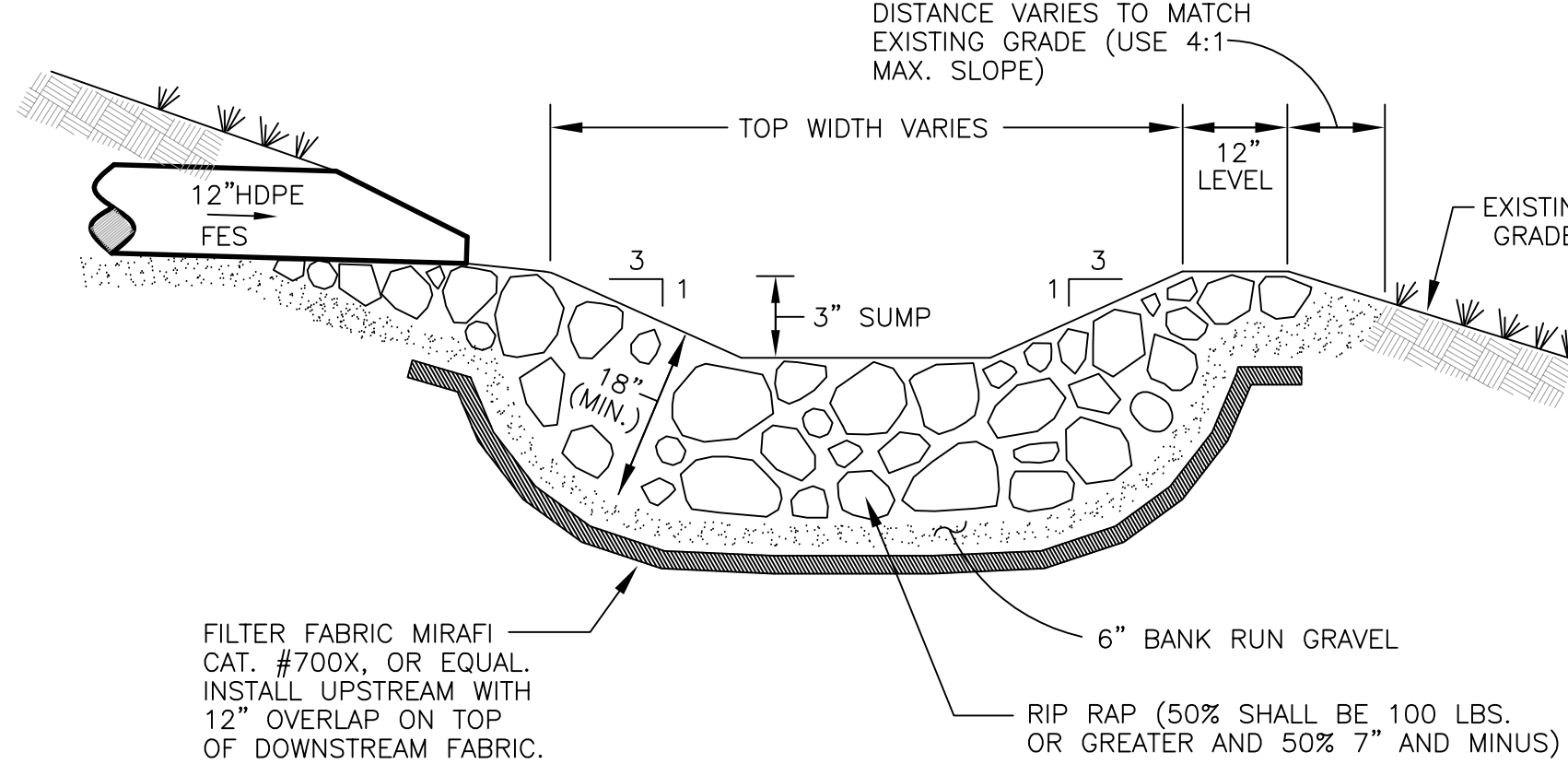
PLAN



SECTION

HAY BALE BARRIER

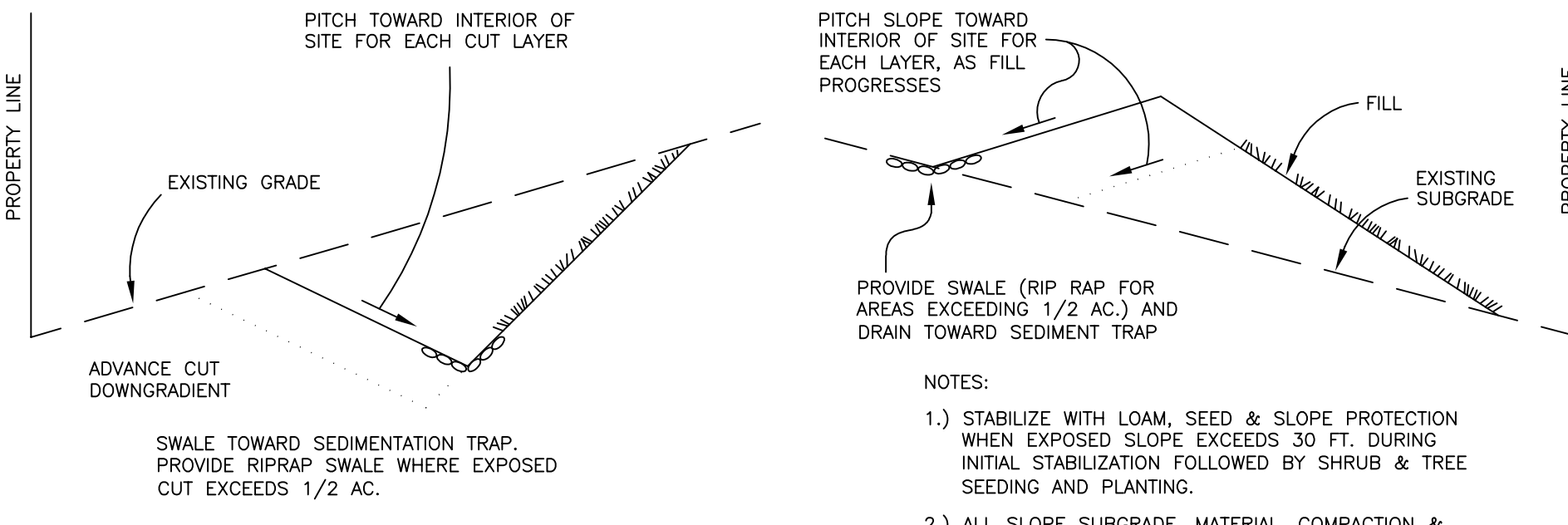
N.T.S.



LEVEL SPREADER / FES SECTION

N. T. S.

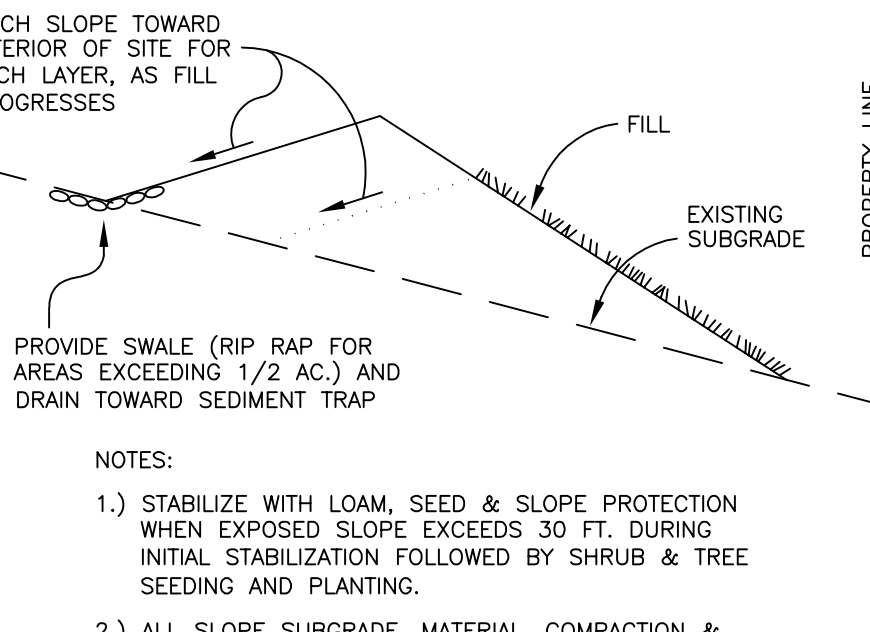
spdr\_fes.dwg



EROSION CONTROL FOR CUT AREAS

N. T. S.

Cutareas.dwg



EROSION CONTROL FOR FILLED AREAS

N. T. S.

Fillareas.dwg

| NO. | DATE | DESCRIPTION | BY |
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PREPARED BY:  
BRUCE SALUK & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
576 BOSTON POST ROAD EAST  
MARLBOROUGH, MA 01752



DETAIL SHEET  
THE FIELDS AT SHERBORN  
WASHINGTON STREET  
SHERBORN, MA

PREPARED FOR:  
TRASK DEVELOPMENT  
30 TURNPIKE RD  
SOUTHBOROUGH, MA 01772

DATE: DECEMBER 8, 2014

C6

FILE: 2564C1.dwg