

LEGEND

- CO-2 UTILITY MARK
- EXISTING DW
- EXISTING DOB
- PROPOSED PLACED DOB
- PROPOSED STRANDER DOB
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED DEEP ALLET
- PROPOSED HIGHWAY
- SOIL TEST HOLE
- PERIODIC NEW TEST
- STAKE
- STAKE WITH
- INTELLINE
- 20' WETLAND STRIP
- 10' WETLAND BUFFER ZONE
- PROPOSED HYDRANT
- EXISTING PUMP
- STAKE
- EXISTING SERVICE
- ZONING SERVICE
- M-1 METAL POST
- M-2
- PROPOSED HYDRANT

GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED UPON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC. ON AUGUST 21, 2014.
2. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
3. PROPERTY LINES SHOWN ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD AS RECORDED AT THE SOUTH WINDSOR DISTRICT REGISTRY OF DEEDS, INC. AND DOES NOT REPRESENT A BOUNDARY SURVEY BY CONNORSTONE ENGINEERING, INC.
4. WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GOODARD CONSULTING, AUGUST 2014 AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
5. THE LOT SHOWN AND HAZARD AREA AS SHOWN ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FRAMINGHAM, PANEL 511 OF 696, MAP NUMBER 280720511F, DATED JULY 7, 2014.
6. ZONING REQUIREMENTS: ZONED: "M" GENERAL MANUFACTURING
 AREA = 6,000 S.F.
 FRONT YARD = 20 FEET
 SIDE YARD = 15 FEET
 REAR YARD = 15 FEET
7. REFERENCES: (1881 WORCESTER ROAD) DEED BOOK 49096, PAGE 329
 PLAN 1309 OF 1970

PARKING EXPANSION SUMMARY

GROSS FLOOR AREA = 65,708 S.F.
 EXISTING FLOOR AREA = 32,860 S.F.
 EXISTING PARKING SPACES = 189
 NEW PARKING SPACES = 36
 TOTAL PARKING SPACES = 225 (INCLUDES LOSS OF ONE EXISTING SPACE)
 ACCESSIBLE SPACES PROVIDED = 7
 EXISTING GROUND COVERAGE = 67,273 S.F.
 EXISTING BUILDING COVERAGE = 50,759 S.F.
 NEW WETLANDS AREA = 14,480 S.F.
 TOTAL DISTURBED AREA = 25,000 S.F.

OWNERS:

1881 WORCESTER ROAD, LLC
 C/O PARSONS COMMERCIAL GROUP
 1881 WORCESTER ROAD
 FRAMINGHAM, MA

ZONING SUMMARY (1881 WORCESTER ROAD)

ZONED: "M" GENERAL MANUFACTURING	REQUIRED	EXISTING	PROPOSED
AREA	140,000 S.F.	29,874 S.F.	49,027 S.F.
MIN. FRONT YARD	50'	29.874'	29.874'
MIN. SIDE YARD	15'	34.112'	34.112'
MIN. REAR YARD	15'	103.474'	103.474'

AREA DIMENSIONAL TABLE (1881 WORCESTER ROAD)

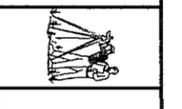
	EXISTING	PROPOSED
LOT COVERAGE OF BUILDINGS	23% (32,860 S.F.)	21% (49,027 S.F.)
PAVED SURFACE COVERAGE	48% (62,273 S.F.)	51% (71,480 S.F.)
LANDSCAPE OPEN SPACE	13% (18,213 S.F.)	18% (22,629 S.F.)
OTHER OPEN SPACE	16% (22,220 S.F.)	10% (13,620 S.F.)

GRAPHIC SCALE: 1" = 30'



COMMONWEALTH OF MASS.
 DEPARTMENT OF TRANSPORTATION
 10 PARK PLAZA
 BOSTON, MA 02116

PREPARED FOR:
 1881 WORCESTER ROAD, LLC
 C/O PARSONS COMMERCIAL GROUP
 1881 WORCESTER ROAD
 FRAMINGHAM, MA

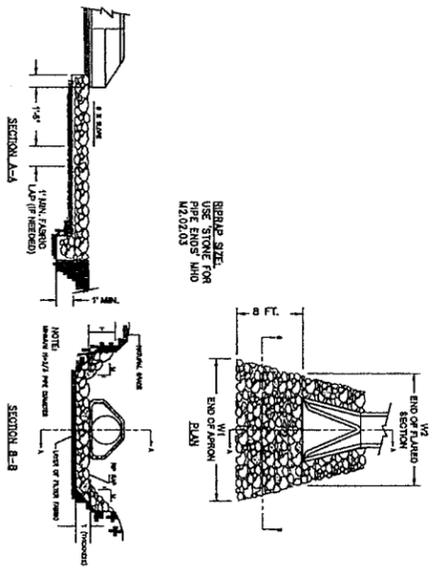


CONNORSTONE
 CONSULTING CIVIL ENGINEERS
 AND
 LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY: VC/REM
 CHECKED BY: VC
 COMPUTED BY: VC
 FIELD SURVEY:
 DRAWN BY: REM
 SCALE: 1" = 30'

SITE PLAN OF PARKING
 1881 WORCESTER ROAD
 IN
 FRAMINGHAM, MA

APPROVED BY:
 FRAMINGHAM PLANNING BOARD
 DATE: NOV. 12, 2014



- NOTES:**
1. CURB OR MEDIUM SIZE OF RIP RAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DETERMINED BY THE DESIGNER.
 2. RIP RAP SHALL BE PLACED ON A COMPACTED SUBGRADE.
 3. RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 4. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 5. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 6. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 7. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 8. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 9. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.
 10. THE RIP RAP SHALL BE PLACED ON BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE END OF THE APRON.

TOWN OF FRAMMINGHAM
DEPARTMENT OF PUBLIC WORKS
RIP RAP APRON
AT PIPE OUTFALLS
DATE: SEPT. 2008
REV: 0
DETAIL NO. D-4.4.0

TRENCH HAT TABLE FOR MANHOLES AND CATCH BASINS

WALL THICKNESS	MAX TRENCH WIDTH
LESS THAN 12"	12" x 8'0"
12" TO 18"	12" x 8'0"
18" TO 24"	12" x 8'0"
24" TO 30"	12" x 8'0"
30" TO 36"	12" x 8'0"
36" TO 42"	12" x 8'0"
42" TO 48"	12" x 8'0"
48" TO 54"	12" x 8'0"
54" TO 60"	12" x 8'0"
60" TO 66"	12" x 8'0"
66" TO 72"	12" x 8'0"
72" TO 78"	12" x 8'0"
78" TO 84"	12" x 8'0"
84" TO 90"	12" x 8'0"
90" TO 96"	12" x 8'0"
96" TO 102"	12" x 8'0"
102" TO 108"	12" x 8'0"
108" TO 114"	12" x 8'0"
114" TO 120"	12" x 8'0"
120" TO 126"	12" x 8'0"
126" TO 132"	12" x 8'0"
132" TO 138"	12" x 8'0"
138" TO 144"	12" x 8'0"
144" TO 150"	12" x 8'0"
150" TO 156"	12" x 8'0"
156" TO 162"	12" x 8'0"
162" TO 168"	12" x 8'0"
168" TO 174"	12" x 8'0"
174" TO 180"	12" x 8'0"
180" TO 186"	12" x 8'0"
186" TO 192"	12" x 8'0"
192" TO 198"	12" x 8'0"
198" TO 204"	12" x 8'0"
204" TO 210"	12" x 8'0"
210" TO 216"	12" x 8'0"
216" TO 222"	12" x 8'0"
222" TO 228"	12" x 8'0"
228" TO 234"	12" x 8'0"
234" TO 240"	12" x 8'0"
240" TO 246"	12" x 8'0"
246" TO 252"	12" x 8'0"
252" TO 258"	12" x 8'0"
258" TO 264"	12" x 8'0"
264" TO 270"	12" x 8'0"
270" TO 276"	12" x 8'0"
276" TO 282"	12" x 8'0"
282" TO 288"	12" x 8'0"
288" TO 294"	12" x 8'0"
294" TO 300"	12" x 8'0"
300" TO 306"	12" x 8'0"
306" TO 312"	12" x 8'0"
312" TO 318"	12" x 8'0"
318" TO 324"	12" x 8'0"
324" TO 330"	12" x 8'0"
330" TO 336"	12" x 8'0"
336" TO 342"	12" x 8'0"
342" TO 348"	12" x 8'0"
348" TO 354"	12" x 8'0"
354" TO 360"	12" x 8'0"
360" TO 366"	12" x 8'0"
366" TO 372"	12" x 8'0"
372" TO 378"	12" x 8'0"
378" TO 384"	12" x 8'0"
384" TO 390"	12" x 8'0"
390" TO 396"	12" x 8'0"
396" TO 402"	12" x 8'0"
402" TO 408"	12" x 8'0"
408" TO 414"	12" x 8'0"
414" TO 420"	12" x 8'0"
420" TO 426"	12" x 8'0"
426" TO 432"	12" x 8'0"
432" TO 438"	12" x 8'0"
438" TO 444"	12" x 8'0"
444" TO 450"	12" x 8'0"
450" TO 456"	12" x 8'0"
456" TO 462"	12" x 8'0"
462" TO 468"	12" x 8'0"
468" TO 474"	12" x 8'0"
474" TO 480"	12" x 8'0"
480" TO 486"	12" x 8'0"
486" TO 492"	12" x 8'0"
492" TO 498"	12" x 8'0"
498" TO 504"	12" x 8'0"
504" TO 510"	12" x 8'0"
510" TO 516"	12" x 8'0"
516" TO 522"	12" x 8'0"
522" TO 528"	12" x 8'0"
528" TO 534"	12" x 8'0"
534" TO 540"	12" x 8'0"
540" TO 546"	12" x 8'0"
546" TO 552"	12" x 8'0"
552" TO 558"	12" x 8'0"
558" TO 564"	12" x 8'0"
564" TO 570"	12" x 8'0"
570" TO 576"	12" x 8'0"
576" TO 582"	12" x 8'0"
582" TO 588"	12" x 8'0"
588" TO 594"	12" x 8'0"
594" TO 600"	12" x 8'0"
600" TO 606"	12" x 8'0"
606" TO 612"	12" x 8'0"
612" TO 618"	12" x 8'0"
618" TO 624"	12" x 8'0"
624" TO 630"	12" x 8'0"
630" TO 636"	12" x 8'0"
636" TO 642"	12" x 8'0"
642" TO 648"	12" x 8'0"
648" TO 654"	12" x 8'0"
654" TO 660"	12" x 8'0"
660" TO 666"	12" x 8'0"
666" TO 672"	12" x 8'0"
672" TO 678"	12" x 8'0"
678" TO 684"	12" x 8'0"
684" TO 690"	12" x 8'0"
690" TO 696"	12" x 8'0"
696" TO 702"	12" x 8'0"
702" TO 708"	12" x 8'0"
708" TO 714"	12" x 8'0"
714" TO 720"	12" x 8'0"
720" TO 726"	12" x 8'0"
726" TO 732"	12" x 8'0"
732" TO 738"	12" x 8'0"
738" TO 744"	12" x 8'0"
744" TO 750"	12" x 8'0"
750" TO 756"	12" x 8'0"
756" TO 762"	12" x 8'0"
762" TO 768"	12" x 8'0"
768" TO 774"	12" x 8'0"
774" TO 780"	12" x 8'0"
780" TO 786"	12" x 8'0"
786" TO 792"	12" x 8'0"
792" TO 798"	12" x 8'0"
798" TO 804"	12" x 8'0"
804" TO 810"	12" x 8'0"
810" TO 816"	12" x 8'0"
816" TO 822"	12" x 8'0"
822" TO 828"	12" x 8'0"
828" TO 834"	12" x 8'0"
834" TO 840"	12" x 8'0"
840" TO 846"	12" x 8'0"
846" TO 852"	12" x 8'0"
852" TO 858"	12" x 8'0"
858" TO 864"	12" x 8'0"
864" TO 870"	12" x 8'0"
870" TO 876"	12" x 8'0"
876" TO 882"	12" x 8'0"
882" TO 888"	12" x 8'0"
888" TO 894"	12" x 8'0"
894" TO 900"	12" x 8'0"
900" TO 906"	12" x 8'0"
906" TO 912"	12" x 8'0"
912" TO 918"	12" x 8'0"
918" TO 924"	12" x 8'0"
924" TO 930"	12" x 8'0"
930" TO 936"	12" x 8'0"
936" TO 942"	12" x 8'0"
942" TO 948"	12" x 8'0"
948" TO 954"	12" x 8'0"
954" TO 960"	12" x 8'0"
960" TO 966"	12" x 8'0"
966" TO 972"	12" x 8'0"
972" TO 978"	12" x 8'0"
978" TO 984"	12" x 8'0"
984" TO 990"	12" x 8'0"
990" TO 996"	12" x 8'0"
996" TO 1002"	12" x 8'0"

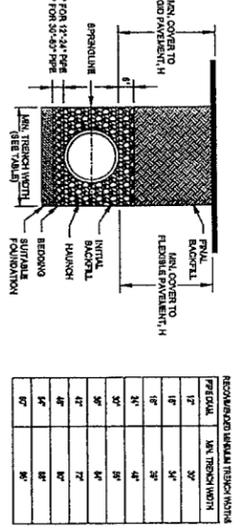
- GENERAL CATCH BASIN NOTES:**
1. FACE OF PIPE SHALL NOT PROJECT MORE THAN 1/4" FROM FACE OF WALL. ALWAYS CONTINUE TO PIPE.
 2. DESIGN PRECAST SECTIONS WITH FRAMES AND GATES FOR MANHOLES TO ALLOW UNASSISTED ENTRY.
 3. DESIGN PRECAST SECTIONS WITH FRAMES AND GATES FOR MANHOLES TO ALLOW UNASSISTED ENTRY.
 4. GATE WELLS SHALL BE INSTALLED IN ORDER TO RECEIVE FLOW.
 5. GATE WELLS SHALL BE INSTALLED IN ORDER TO RECEIVE FLOW.
 6. LESS THAN 2 FEET BELOW THE GROUND.

TABLE 1
MANHOLE AND CATCH BASIN DIMENSIONS

MANHOLE	MIN. WALL THICKNESS	MIN. RADIUS	MIN. COVER	MIN. COVER TO RIGID PAVEMENT, H	MIN. COVER TO FLEXIBLE PAVEMENT, H
48" DIA.	4"	24"	24"	12"	12"
60" DIA.	4"	36"	36"	12"	12"
72" DIA.	4"	48"	48"	12"	12"
84" DIA.	4"	60"	60"	12"	12"
96" DIA.	4"	72"	72"	12"	12"
108" DIA.	4"	84"	84"	12"	12"
120" DIA.	4"	96"	96"	12"	12"
132" DIA.	4"	108"	108"	12"	12"
144" DIA.	4"	120"	120"	12"	12"
156" DIA.	4"	132"	132"	12"	12"
168" DIA.	4"	144"	144"	12"	12"
180" DIA.	4"	156"	156"	12"	12"
192" DIA.	4"	168"	168"	12"	12"
204" DIA.	4"	180"	180"	12"	12"
216" DIA.	4"	192"	192"	12"	12"
228" DIA.	4"	204"	204"	12"	12"
240" DIA.	4"	216"	216"	12"	12"
252" DIA.	4"	228"	228"	12"	12"
264" DIA.	4"	240"	240"	12"	12"
276" DIA.	4"	252"	252"	12"	12"
288" DIA.	4"	264"	264"	12"	12"
300" DIA.	4"	276"	276"	12"	12"
312" DIA.	4"	288"	288"	12"	12"
324" DIA.	4"	300"	300"	12"	12"
336" DIA.	4"	312"	312"	12"	12"
348" DIA.	4"	324"	324"	12"	12"
360" DIA.	4"	336"	336"	12"	12"
372" DIA.	4"	348"	348"	12"	12"
384" DIA.	4"	360"	360"	12"	12"
396" DIA.	4"	372"	372"	12"	12"
408" DIA.	4"	384"	384"	12"	12"
420" DIA.	4"	396"	396"	12"	12"
432" DIA.	4"	408"	408"	12"	12"
444" DIA.	4"	420"	420"	12"	12"
456" DIA.	4"	432"	432"	12"	12"
468" DIA.	4"	444"	444"	12"	12"
480" DIA.	4"	456"	456"	12"	12"
492" DIA.	4"	468"	468"	12"	12"
504" DIA.	4"	480"	480"	12"	12"
516" DIA.	4"	492"	492"	12"	12"
528" DIA.	4"	504"	504"	12"	12"
540" DIA.	4"	516"	516"	12"	12"
552" DIA.	4"	528"	528"	12"	12"
564" DIA.	4"	540"	540"	12"	12"
576" DIA.	4"	552"	552"	12"	12"
588" DIA.	4"	564"	564"	12"	12"
600" DIA.	4"	576"	576"	12"	12"
612" DIA.	4"	588"	588"	12"	12"
624" DIA.	4"	600"	600"	12"	12"
636" DIA.	4"	612"	612"	12"	12"
648" DIA.	4"	624"	624"	12"	12"
660" DIA.	4"	636"	636"	12"	12"
672" DIA.	4"	648"	648"	12"	12"
684" DIA.	4"	660"	660"	12"	12"
696" DIA.	4"	672"	672"	12"	12"
708" DIA.	4"	684"	684"	12"	12"
720" DIA.	4"	696"	696"	12"	12"
732" DIA.	4"	708"	708"	12"	12"
744" DIA.	4"	720"	720"	12"	12"
756" DIA.	4"	732"	732"	12"	12"
768" DIA.	4"	744"	744"	12"	12"
780" DIA.	4"	756"	756"	12"	12"
792" DIA.	4"	768"	768"	12"	12"
804" DIA.	4"	780"	780"	12"	12"
816" DIA.	4"	792"	792"	12"	12"
828" DIA.	4"	804"	804"	12"	12"
840" DIA.	4"	816"	816"	12"	12"
852" DIA.	4"	828"	828"	12"	12"
864" DIA.	4"	840"	840"	12"	12"
876" DIA.	4"	852"	852"	12"	12"
888" DIA.	4"	864"	864"	12"	12"
900" DIA.	4"	876"	876"	12"	12"
912" DIA.	4"	888"	888"	12"	12"
924" DIA.	4"	900"	900"	12"	12"
936" DIA.	4"	912"	912"	12"	12"
948" DIA.	4"	924"	924"	12"	12"
960" DIA.	4"	936"	936"	12"	12"
972" DIA.	4"	948"	948"	12"	12"
984" DIA.	4"	960"	960"	12"	12"
996" DIA.	4"	972"	972"	12"	12"
1008" DIA.	4"	984"	984"	12"	12"

- MANHOLE GENERAL NOTES:**
1. MANHOLE GENERAL NOTES SHALL BE 6" x 6" x 6" OR 8" x 8" x 8" AS SHOWN ON PLAN PROFILES.
 2. DESIGN PRECAST SECTIONS WITH FRAMES AND GATES FOR MANHOLES TO ALLOW UNASSISTED ENTRY.
 3. DESIGN PRECAST SECTIONS WITH FRAMES AND GATES FOR MANHOLES TO ALLOW UNASSISTED ENTRY.
 4. GATE WELLS SHALL BE INSTALLED IN ORDER TO RECEIVE FLOW.
 5. GATE WELLS SHALL BE INSTALLED IN ORDER TO RECEIVE FLOW.
 6. LESS THAN 2 FEET BELOW THE GROUND.

TOWN OF FRAMMINGHAM
DEPARTMENT OF PUBLIC WORKS
MANHOLES & CATCH BASINS
GENERAL NOTES AND DIMENSIONS
DATE: MARCH 2011
REV: 1
DETAIL NO. D-4.3.0



- NOTES:**
1. ALL PIPE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS FOR UNDERGROUND INSTALLATION OF FIBERGLASS PIPE FOR SEWERS AND OTHER LIQUID FLOW.
 2. ALL PIPE MATERIAL SHALL BE INST

