PERMIT SITE PLAN
PROPOSED AVIDIA BANK
270 Cochituate Road (Route 30)
Framingham, Massachusetts

SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: .....

ZONING
M–1 LIGHT MANUFACTURING
HIGHWAY OVERLAY DISTRICT – (RC) REGIONAL CENTER DISTRICT

RECORD OWNER
CCRT, LLC
C/O JACK SULLIVAN
940 QUAKER LANE, APT 2705
EAST GREENWICH, RI 02818

APPLICANT
AVIDIA BANK
C/O RAYMOND A. MURPHY III

SITE DATA

	PRE–DEVELOPMENT	POST–DEVELOPMENT
BUILDING FOOTPRINT	6,574 SF	4,227 SF
GROSS FLOOR AREA	6,574 SF	6,500 SF
LOT COVERAGE	12.8%	8.1%
FAR	12.5%	12.4%
IMPERVIOUS (VEHICULAR, PEDESTRIAN, BLDG)	45,964 SF 87.6%	38,083 SF 72.5%
PERVIOUS (LANDSCAPED AREAS)	6,534 SF 12.4%	14,415 SF 27.5%
LSR	12.4%	27.5%

DIMENSIONAL REQUIREMENTS

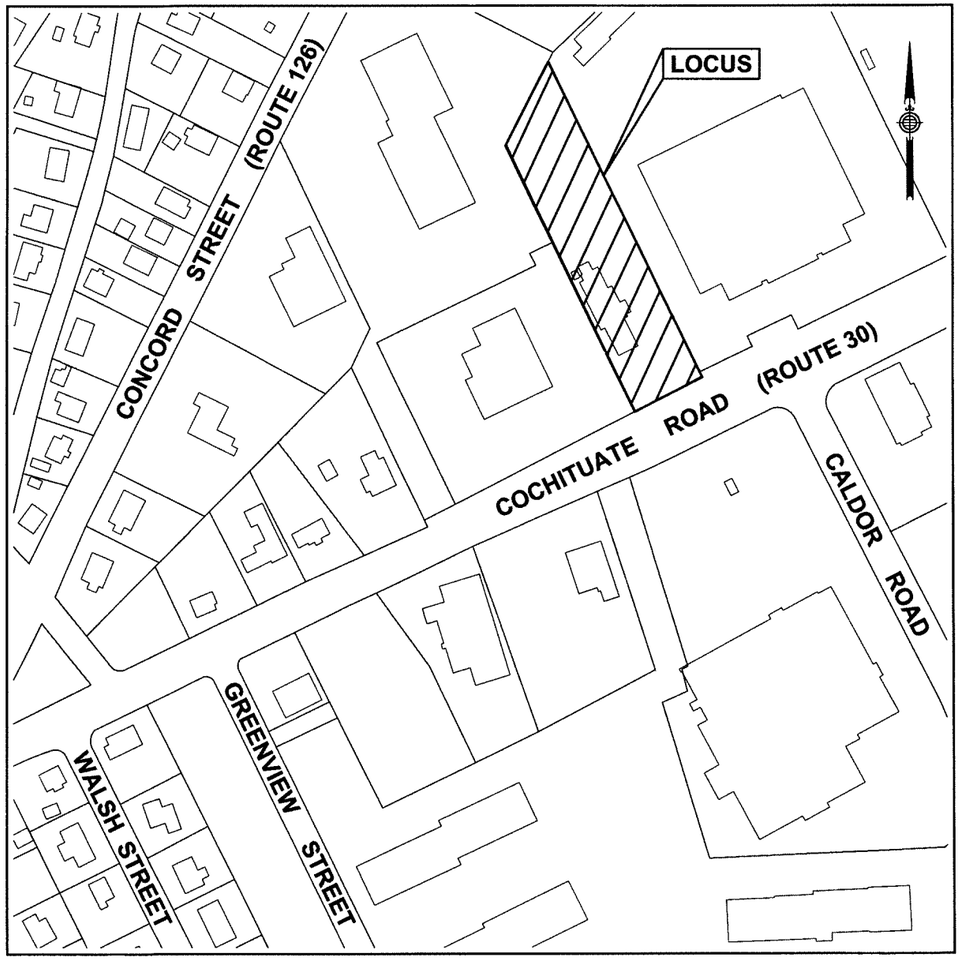
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	6,000 SF	52,498 SF	52,498 SF
LOT FRONTAGE:	50 FT	110 FT	110 FT
FRONT YARD SETBACK:	50 FT	82 FT	50 FT
SIDE YARD SETBACK:	15 FT	10 FT	28 FT
MINIMUM OPEN SPACE:	20 %	14.9 %	36.0 %
BUILDING HEIGHT:	80 FT	TBD FT	28.2± FT
	6 STY	1 STY	2 STY
FLOOR AREA RATIO:	32 %	12.5 %	12.4 %

PARKING DATA

EXISTING: (RESTAURANT)
STANDARD SPACES = 88 SPACES
HANDICAP SPACES = 2 SPACES
TOTAL PROVIDED = 90 SPACES

REQUIRED: (BANK)
1 PER 175 SF G.F.A. (CUSTOMER SERVICE) * 1,800 SF = 10 SPACES
1 PER 250 SF G.F.A. (NOT DEVOTED TO CUSTOMER SERVICE) * 4,700 SF = 19 SPACES
TOTAL REQUIRED = 29 SPACES

PROVIDED: (BANK)
STANDARD SPACES = 35 SPACES
HANDICAP SPACES = 2 SPACES
TOTAL PROVIDED = 37 SPACES



LOCUS MAP
1" = 100'

CIVIL ENGINEERS & LAND SURVEYORS
SCHOFIELD BROTHERS LLC
1071 WORCESTER ROAD
FRAMINGHAM, MA 01701

ARCHITECT
STUDIO Q
301 HIGHLAND AVENUE
WATERBURY, CT 06708

LANDSCAPE ARCHITECT
RICO ASSOCIATES
92 LAKE STREET
SHREWSBURY, MA 01545

TRAFFIC ENGINEER
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

LIGHTING CONSULTANTS
AETNA ELECTRICAL & LIGHTING SERVICES
175 BROOKLINE STREET
CAMBRIDGE, MA 02139

SHEET INDEX

CIVIL

C–1	TITLE SHEET
C–2	SITE DATA, NOTES AND LEGEND SHEET
C–3	EXISTING CONDITIONS PLAN
C–4	LAYOUT AND MATERIALS PLAN
C–5	GRADING AND DRAINAGE PLAN
C–6	SITE UTILITIES PLAN
C–7	EROSION AND SEDIMENT CONTROL PLAN
C–8	EROSION CONTROL NOTES AND DETAILS
C–9	SITE DETAILS #1
C–10	SITE DETAILS #2
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C–12	SITE DETAILS #4
C–13	SITE DETAILS #5

LANDSCAPE

L–1	LANDSCAPE PLAN
L–2	LANDSCAPE DETAILS
I–1	IRRIGATION PLAN
I–2	IRRIGATION NOTES

ELECTRICAL

E–1	SITE LIGHTING PHOTOMETRIC PLAN

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK
C/O
RAYMOND A. MURPHY III
42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
ENGINEERING • SURVEYING • PLANNING • GIS
1071 WORCESTER ROAD
FRAMINGHAM, MA 01701
508–879–0030
www.schofieldbros.com

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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48423
REGISTERED PROFESSIONAL ENGINEER
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015
SCALE: AS NOTED

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

TITLE SHEET

SHEET: 1 OF 13
PROJECT NO.: 24749

C-1

G:\Carlson Jobs\24749\Dwg\Sem\24749-2015-08-07 Site Plan\24749-Eng WP.DWG

LEGEND

EXISTING		PROPOSED
100	CONTOUR ELEVATION	100
C	UNDERGROUND CABLE LINE	C
D	UNDERGROUND DRAIN LINE	D
E	UNDERGROUND ELECTRIC LINE	E
FO	UNDERGROUND FIBER OPTIC LINE	FO
G	UNDERGROUND GAS LINE	G
S	UNDERGROUND SEWER LINE	S
T	UNDERGROUND TELEPHONE LINE	T
W	UNDERGROUND WATER LINE	W
OW	OVERHEAD WIRES	OW
SBDH	STONE BOUND DRILL HOLE	
SBND	STONE BOUND NO DRILL HOLE	
CBDH	CONCRETE BOUND DRILL HOLE	
CBND	CONCRETE BOUND NO DRILL HOLE	
DH	DRILL HOLE	
IP	IRON PIPE	
SSM	STEEL SURVEY MARKER	
(F)	FOUND	
(S)	SET	
Bk.	BOOK	
Pg.	PAGE	
GW	GUY WIRE	
DMH	DRAIN MANHOLE	DMH
EMH	ELECTRIC MANHOLE	EMH
MH	MANHOLE	MH
SMH	SEWER MANHOLE	SMH
TMH	TELEPHONE MANHOLE	TMH
RCB	ROUND CATCH BASIN	RCB
CB	CATCH BASIN	CB
GG	GAS GATE	GG
WG	WATER GATE	WG
	CABLE PULL BOX	
	ELECTRIC PULL BOX	
	TELEPHONE PULL BOX	
TCB	TRAFFIC CONTROL BOX	
UP	UTILITY POLE	UP
LP	LIGHT POLE	LP
BP	BUMPER POST	BP
HYD.	HYDRANT	HYD.
RDR	ROOF DRAIN	RDR
MW	MONITOR WELL	MW
	SIGN	
oVP	VENT PIPE	
WF	WETLAND FLAG	
BANK	EDGE OF BANK FLAG	
MAHW	MEAN ANNUAL HIGH WATER FLAG	
ICV	IRRIGATION CONTROL VALVE	
	TEST PIT	
FLGT	FLOOD LIGHT	
FP	FLAG POLE	
+123.2	SPOT GRADE	+123.2
CONC.	CONCRETE	
ASP.	ASPHALT	
BIT.	BITUMINOUS	
GRAN.	GRANITE	
ASW	ASPHALT SIDEWALK	ASW
CSW	CONCRETE SIDEWALK	CSW
BSW	BRICK SIDEWALK	BSW
CC	CONCRETE CURB	CC
AC	ASPHALT CURB	AC
SGC	SLOPED GRANITE CURB	SGC
VGC	VERTICAL GRANITE CURB	VGC
BC=100.0	BOTTOM OF CURB ELEVATION	BC
TC=99.5	TOP OF CURB ELEVATION	TC
LS	LANDSCAPE AREAS	LS
	TEMPORARY CONSTRUCTION FENCE	TCF
	LIMIT OF WORK	LOW
W/	WITH	
N/F	NOW OR FORMERLY	
W/F	WOOD FRAME	

GRADING AND UTILITY PLAN NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES AND CONFORMS TO "ASCE" QUALITY LEVEL "C" PER ASCE DOCUMENT "CI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE CONTACT "DIG-SAFE" AT 811.
2. UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
5. HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2%) IN ANY DIRECTION.
6. WALKWAY GRADES SHALL NOT HAVE LONGITUDINAL SLOPES IN EXCESS OF 1:50 (5%) OR CROSS SLOPES IN EXCESS OF 1:50 (2%), UNLESS OTHERWISE NOTED.
7. WALK GRADIENTS AND CROSS SLOPES SHOWN HEREON ARE WITHIN, OR LESS THAN, THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE WORK SO THAT IT IS COMPLIANT WITH ALL REQUIRED REGULATIONS. NOTE THAT THE MAXIMUM GRADIENTS WITHIN THE REGULATIONS DO NOT RECOGNIZE "CONSTRUCTION TOLERANCES." EXCEEDING THE MAXIMUM GRADIENTS IN THE REGULATIONS IS ENTIRELY AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY IN WRITING THAT ALL WALKS HAVE BEEN CONSTRUCTED IN COMPLIANCE WITH THE MAAB'S REGULATIONS.
8. ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE AND MARKINGS COMPLIANT WITH THE MAAB REGULATIONS.
9. CURB RADII AND DIMENSIONS SHOWN HEREON ARE AT THE FACE OF CURB.
10. WHERE NEW PAVING MEETING EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
11. AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
12. PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN. SEE SHEET C-8 FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL NOTES.
13. PRIOR TO ANY SITE ACTIVITY, THE CITY'S DRAINAGE AND SEWER SYSTEM SHALL BE INSPECTED VIA A CLOSED CIRCUIT TELEVISION (CCTV). THE INSPECTION SHALL BE PERFORMED BY A CONTRACTOR THAT SPECIALIZES IN CCTV INSPECTIONS, AND WITNESSED BY THE ENGINEERING DIVISION. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DIVISION 48 HOURS IN ADVANCE TO SCHEDULE AN APPOINTMENT. AT THE END OF THE INSPECTION A VIDEO OR CD SHALL BE GIVEN TO THE INSPECTOR. FURTHERMORE, UPON COMPLETION OF THE CONNECTION TO THE DRAINAGE AND SEWER SYSTEM A POST-CONSTRUCTION VIDEO INSPECTION SHALL ALSO TAKE PLACE AND WITNESSED AS DESCRIBED ABOVE. THIS IS REQUIRED REGARDLESS OF THE CONNECTION POINT, THE INTENT IS TO ENSURE THAT THERE ARE NO DOWNSTREAM BLOCKAGES OR DAMAGED PIPE SO THAT THE CONTRACTOR OF RECORD IS NOT HELD ACCOUNTABLE FOR PREEXISTING CONDITIONS.

PAVEMENT MARKINGS & SIGN NOTES

1. ALL PAVEMENT MARKINGS SHALL BE THERMOSPLASTIC, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED SIGN POSTS SHALL BE P-5 TELESCOPIC 2-1/4" X 2-1/4" SQUARE TUBE TYPE.
3. PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 MUTCD.
4. ALL SIGNS TO BE MOUNTED NEAR THE CURB LINE, AS DETERMINED BY THE ENGINEER, SHALL BE SET BACK A MINIMUM OF 24" FROM THE EDGE OF THE SIGN PANEL TO THE CURB LINE. NO SIGN SHALL OVERHANG THE CURB.
5. ALL SIGNS SHALL BE MOUNTED TO PROVIDE A 7'-0" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE SIGN AND FINISHED GRADE.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
2. IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, SCHOFIELD BROTHERS, LLC SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
3. SCHOFIELD BROTHERS, LLC SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
4. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN AND ANY SUBSURFACE DRAINAGE TO PREVENT FLOODING. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
5. THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
7. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

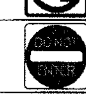
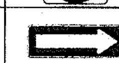
REGULATORY NOTES

1. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
2. SURFACE OPENINGS AND EXCAVATION WORK WITHIN THE TOWN RIGHT OF WAY LIMITS WILL REQUIRE A STREET OPENING PERMIT (SOP). A TRENCH OPENING PERMIT (TOP) SHALL BE OBTAINED PRIOR TO EXCAVATION OF ANY TRENCH.
3. INSTALLATION AND CONSTRUCTION OF PROPOSED UTILITIES TO CONFORM TO THE STANDARDS AND THE SPECIFICATIONS OF THE FRAMINGHAM DEPARTMENT OF PUBLIC WORKS AND THE MANUFACTURERS SPECIFICATIONS FOR THE PROPOSED PRODUCTS.
4. ALL WORK MUST BE INSPECTED BY A FRAMINGHAM DEPARTMENT OF PUBLIC WORKS UTILITY INSPECTOR. THE ENGINEER SHALL ALSO PREPARE AN AS-BUILT PLAN FOR SUBMITTAL TO THE FRAMINGHAM DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SCHOFIELD BROTHERS LLC, 48 HOURS BEFORE BEGINNING CONSTRUCTION AND 48 HOURS PRIOR TO. SIGNIFICANT CONSTRUCTION EVENTS TO SCHEDULE NECESSARY INSPECTIONS.
5. ALL SITE DRAINAGE, WATER, AND SEWER OUTSIDE THE BUILDING FOOTPRINT SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE TOWN OF FRAMINGHAM.
6. PRESSURE TESTING AND DISINFECTION TESTING SHALL COMPLY WITH THE TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS.
7. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
8. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

PLAN INTENT

1. THE INTENT OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

TRAFFIC SIGN SUMMARY

IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS			NUMBER OF SIGNS REQUIRED	COLOR			POST SIZE AND NUMBER REQUIRED	UNIT AREA IN SQUARE FEET	AREA IN SQUARE FEET
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ARROW		BACKGROUND	LEGEND/ SYMBOL	BORDER			
R1-1	30"	30"		SEE 2009 MUTCD			2	RED	WHITE	WHITE	P-5 2	6.25	12.50
R3-2	24"	24"					4	WHITE	RED/ BLACK	BLACK	P-5 4	4.00	16.00
R5-1	30"	30"					2	WHITE	WHITE/ RED	N/A	P-5 2	6.25	12.50
R6-1R	36"	12"					2	BLACK	BLACK	WHITE		3.00	6.00

SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: ....

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
ENGINEERING ◆ SURVEYING ◆ PLANNING ◆ GIS
1071 WORCESTER ROAD
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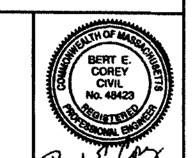


NO.	APP	DATE	DESCRIPTION

DATE: **AUGUST 7, 2015**

SCALE: **AS SHOWN**

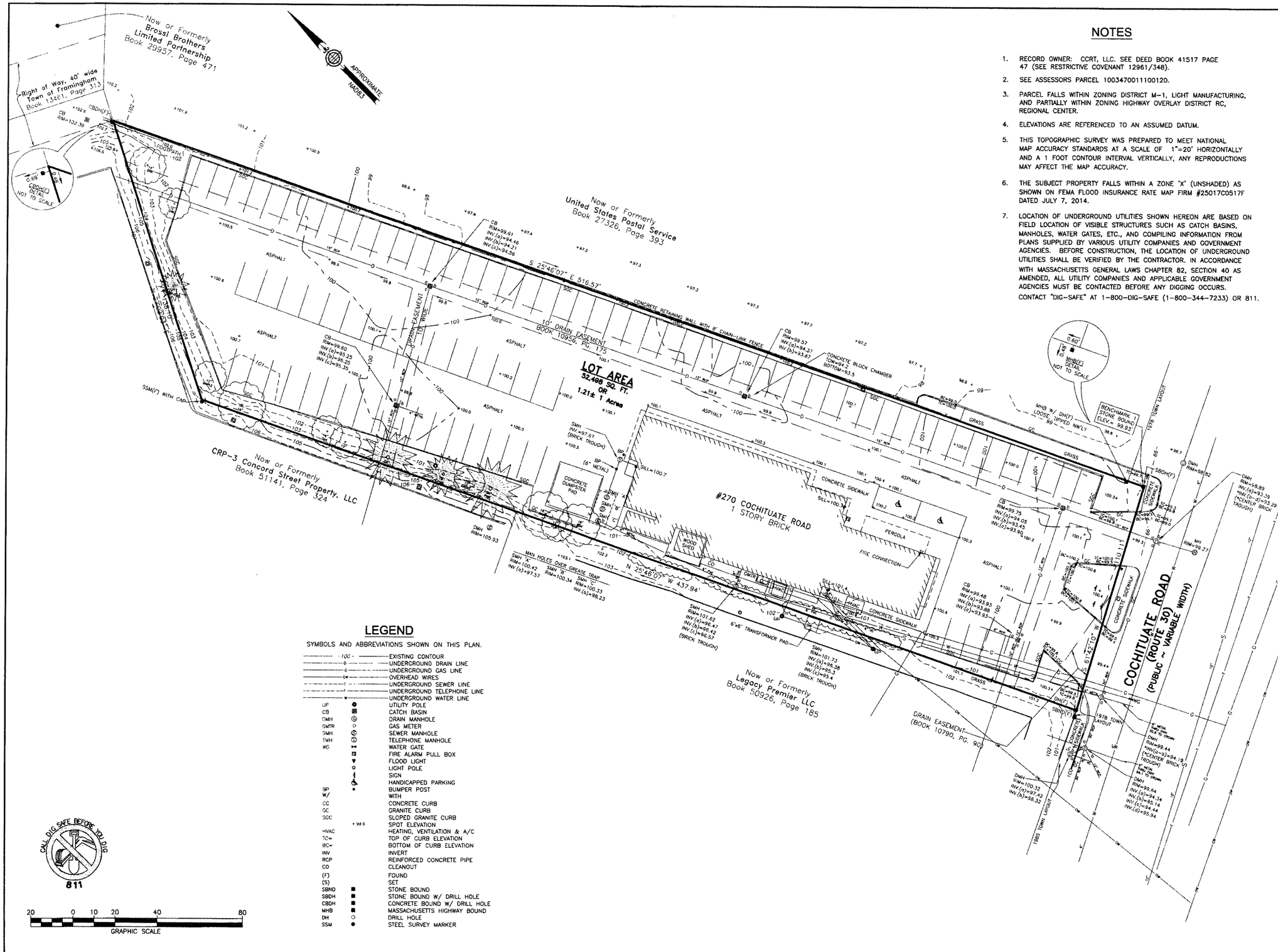
DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE DATA, NOTES AND LEGEND SHEET

SHEET: 2 OF 13

PROJECT NO.: 24749

C-2



NOTES

1. RECORD OWNER: CCRT, LLC. SEE DEED BOOK 41517 PAGE 47 (SEE RESTRICTIVE COVENANT 12961/348).
2. SEE ASSESSORS PARCEL 1003470011100120.
3. PARCEL FALLS WITHIN ZONING DISTRICT M-1, LIGHT MANUFACTURING, AND PARTIALLY WITHIN ZONING HIGHWAY OVERLAY DISTRICT RC, REGIONAL CENTER.
4. ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
5. THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY, ANY REPRODUCTIONS MAY AFFECT THE MAP ACCURACY.
6. THE SUBJECT PROPERTY FALLS WITHIN A ZONE 'X' (UNSHADED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FIRM #25017C0517F DATED JULY 7, 2014.
7. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED BEFORE ANY DIGGING OCCURS. CONTACT "DIG-SAFE" AT 1-800-DIG-SAFE (1-800-344-7233) OR 811.

LEGEND

SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN.

	100	EXISTING CONTOUR
	D	UNDERGROUND DRAIN LINE
	G	UNDERGROUND GAS LINE
	OW	OVERHEAD WIRES
	S	UNDERGROUND SEWER LINE
	T	UNDERGROUND TELEPHONE LINE
	W	UNDERGROUND WATER LINE
UP		UTILITY POLE
CB		CATCH BASIN
DMH		DRAIN MANHOLE
GMTR		GAS METER
SMH		SEWER MANHOLE
TMH		TELEPHONE MANHOLE
WG		WATER GATE
		FIRE ALARM PULL BOX
		FLOOD LIGHT
		LIGHT POLE
		SIGN
		HANDICAPPED PARKING
BP		BUMPER POST
W/		WITH
CC		CONCRETE CURB
GC		GRANITE CURB
SGC		SLOPED GRANITE CURB
	+99.5	SPOT ELEVATION
HVAC		HEATING, VENTILATION & A/C
TC=		TOP OF CURB ELEVATION
BC=		BOTTOM OF CURB ELEVATION
INV		INVERT
RCP		REINFORCED CONCRETE PIPE
CO		CLEANOUT
(F)		FOUND
(S)		SET
SBND		STONE BOUND
SBDH		STONE BOUND W/ DRILL HOLE
CBDH		CONCRETE BOUND W/ DRILL HOLE
MHB		MASSACHUSETTS HIGHWAY BOUND
DH		DRILL HOLE
SSM		STEEL SURVEY MARKER

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

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COMMONWEALTH OF MASSACHUSETTS
PETER A. LOLI-ASH
No. 40079
PROFESSIONAL LAND SURVEYOR

8/7/2015

NO.	APP	DATE	DESCRIPTION

DATE: **AUGUST 7, 2015**

SCALE: **1" = 20'**

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	PAL	PAL

EXISTING CONDITIONS PLAN

SHEET: **3 OF 13**

PROJECT NO.: **24749**

C-3

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SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
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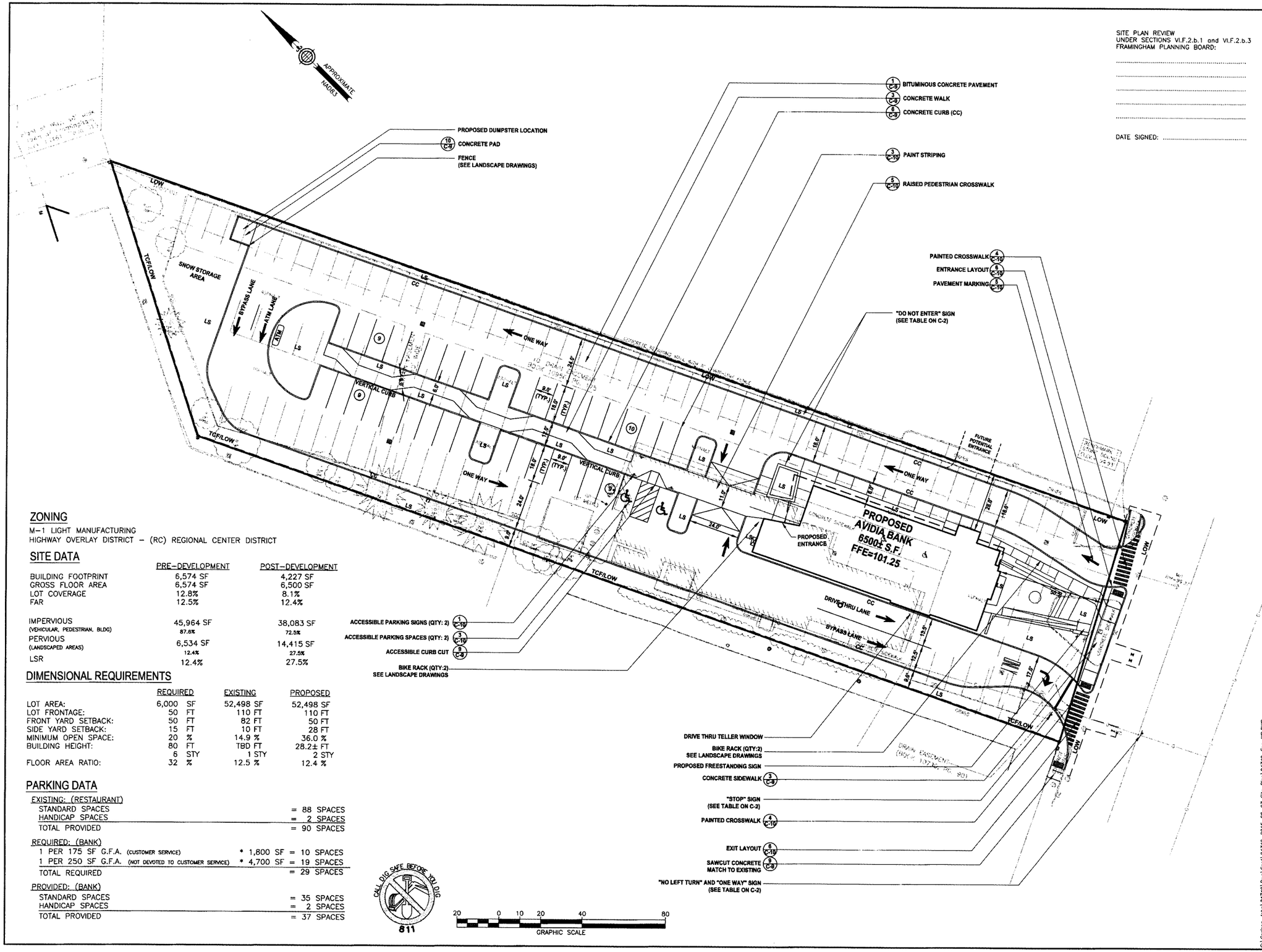

ZONING

M-1 LIGHT MANUFACTURING
HIGHWAY OVERLAY DISTRICT – (RC) REGIONAL CENTER DISTRICT

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270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
ENGINEERING ◆ SURVEYING ◆ PLANNING ◆ GIS
1071 WORCESTER ROAD
FRAMINGHAM, MA 01701
508-879-0030
WWW.schofieldbros.com

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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48423
REGISTERED PROFESSIONAL ENGINEER
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015

SCALE: 1" = 20'

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

LAYOUT AND MATERIALS PLAN

SHEET: 4 OF 13

PROJECT NO.: 24749

C-4

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SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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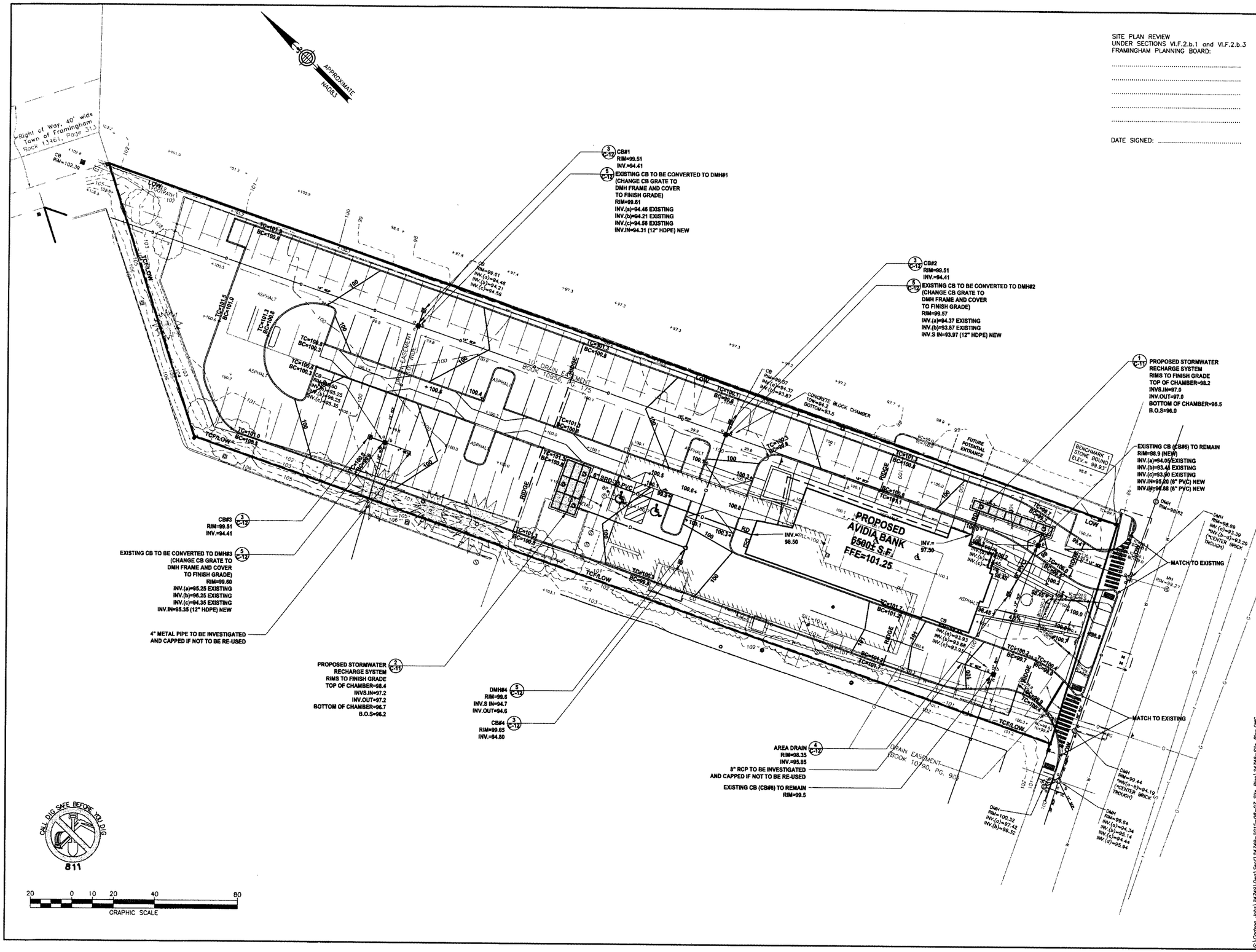
DATE SIGNED: .....



PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

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NO.	APP	DATE	DESCRIPTION

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KMR/JAL	BEC	BEC

GRADING AND DRAINAGE PLAN

SHEET: 5 OF 13

PROJECT NO.: 24749

C-5

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SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: .....

APPROXIMATE NAD83

Right of Way, 40' wide
Town of Framingham
Book 13461 Page 313

LOW
FOOTPATH
TCF/LOW
ASPHALT
10' DRAIN EASEMENT
BOOK 10956, PG. 175
DRAIN EASEMENT 10' WIDE
BENCHMARK 1
STONE BOUND
ELEV.= 99.91
PROPOSED
AVIDIA BANK
6500± S.F.
FFE=101.25
INV.= 97.00
FIRE PROTECTION SERVICE
DOMESTIC WATER SERVICE
SMH RIM=105.93
SMH RIM=97.62 (BRICK TROUGH)
MH RIM=99.27
MANHOLE OVER GREASE TRAP
SMH 'A' RIM=100.42 INV.(a)=97.56
SMH 'B' RIM=100.34
SMH 'C' RIM=100.33 INV.(b)=98.23
EXISTING SMH TO BE CRUSHED, AND REMOVED PER TOWN OF FRAMINGHAM DPW REQUIREMENTS
EXISTING GREASE TRAP TO BE PUMPED, CRUSHED, AND REMOVED PER TOWN OF FRAMINGHAM DPW REQUIREMENTS
METER AND REGULATOR STATION BY GAS COMPANY
PROPOSED GAS SERVICE (MATERIAL & SIZE BY GAS COMPANY)
EXISTING SMH TO BE CRUSHED, AND REMOVED PER TOWN OF FRAMINGHAM DPW REQUIREMENTS
EXISTING SEWER LINE TO BE REMOVED PER TOWN OF FRAMINGHAM DPW REQUIREMENTS
SMH RIM=101.62 INV.(a)=96.47 INV.(b)=96.42 INV.(c)=96.37 (BRICK TROUGH)
SEWER CLEANOUT
SMH RIM=101.73 INV.(a)=96.38 INV.(b)=95.3 INV.(c)=95.4 (BRICK TROUGH)
EXISTING SMH
RIM=101.73
INV.(a)=96.38 (TO BE REMOVED)
INV.(b)=96.38 (TO REMAIN)
INV.(c)=95.4 (TO BE REMOVED AND CAPPED AT SMH)
INV.IN=96.38 (6" PVC NEW)
PROPOSED ELECTRIC AND COMMUNICATIONS
DRAIN EASEMENT (BOOK 10790, PG. 90)
PROPOSED TAPPING SLEEVES
WATER TO BE DISCONNECTED AND CAPPED AT MAIN PER TOWN OF FRAMINGHAM DPW REQUIREMENTS
6" METAL GATE VALVE IN 8" D.I. CROSS
4" METAL GATE VALVE IN 12" D.I. CROSS
1" COPPER
2" COPPER
WS
WG
CO
HVAC
ELEC
UP
DN
W
G
S
T
E
CALL DIG SAFE BEFORE YOU DIG
811

20 0 10 20 40 80
GRAPHIC SCALE

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
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No. 49423
REGISTERED PROFESSIONAL ENGINEER
Bert E. Corey
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015

SCALE: 1" = 20'

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE UTILITIES PLAN

SHEET: 6 OF 13

PROJECT NO.: 24749

C-6

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SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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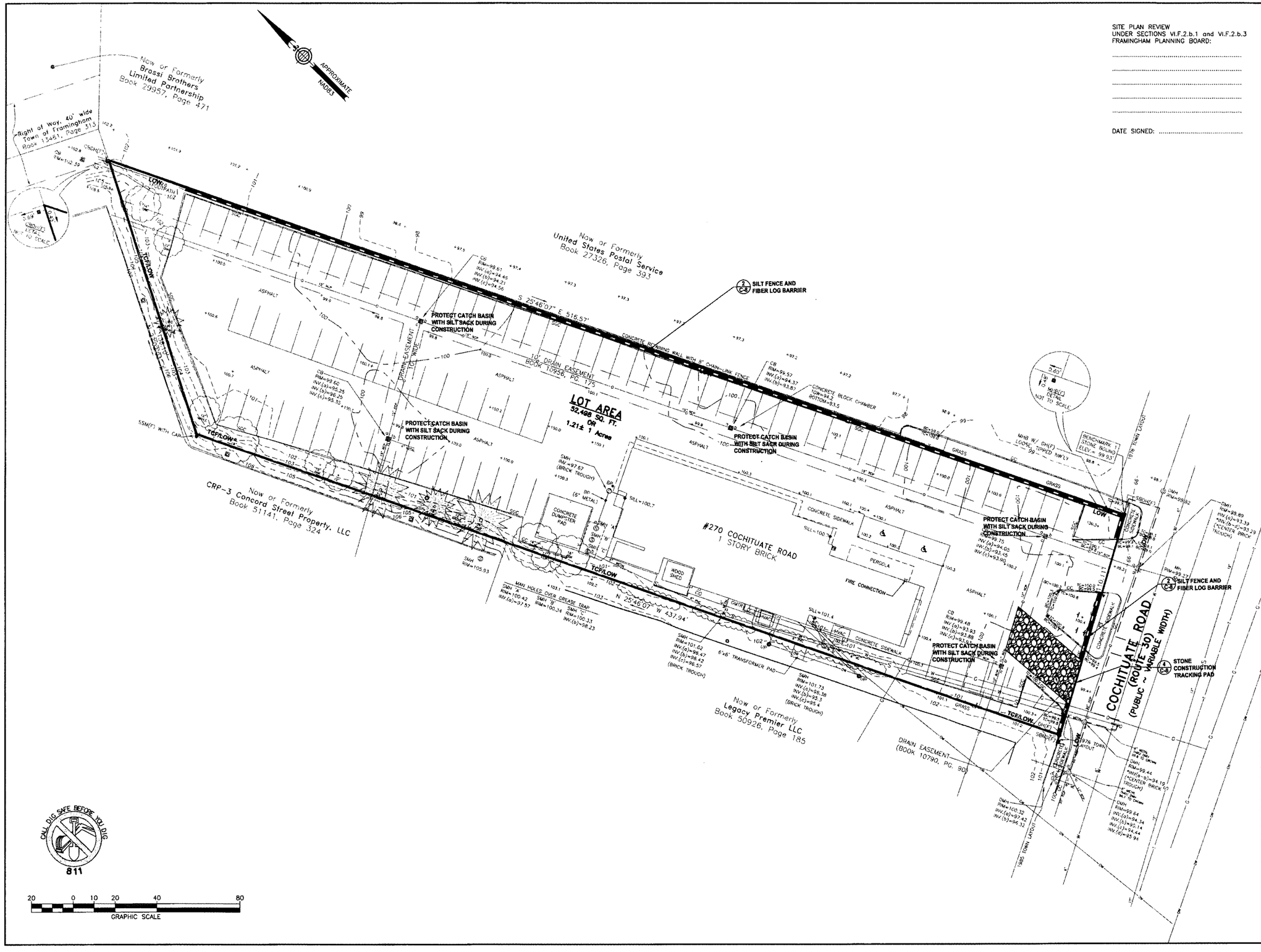
DATE SIGNED: .....



PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

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Bert E. Corey 8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: **AUGUST 7, 2015**

SCALE: **AS SHOWN**

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

EROSION AND SEDIMENT CONTROL PLAN

SHEET: **7 OF 13**

PROJECT NO.: **24749**

C-7

G:\Contract Jobs\24749\Dwg\Sent\24749-2015-08-07 Site Plan\24749-Site Plan.DWG

GENERAL PERFORMANCE STANDARDS

1. THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.
2. THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION. TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES. THE CONTRACTOR MUST MANAGE THE SITE PROPERLY WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: MINIMIZING AREAS OF EXPOSED SOILS; INSTALLING TEMPORARY COVER; MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION; INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.
3. DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDED IN THE FOLLOWING:
   · "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992.
   · "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003.
   · U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES (NRCS) GUIDELINES.

FEDERAL NPDES PHASE II COMPLIANCE

1. THIS PROJECT IS SUBJECT TO THE FEDERAL CLEAN WATER ACT REQUIREMENTS FOR CONSTRUCTION SITES ADMINISTERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). THIS PROGRAM IS THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM – PHASE II FOR CONSTRUCTION SITES. FOR COMPLIANCE WITH THIS PROGRAM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COMPLETE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) AND FILING A NOTICE OF INTENT WITH THE EPA AND THEN MANAGE THE SITE IN COMPLIANCE WITH THAT PLAN. NOTE THAT THE SWPPP IS TO BE PREPARED TO BE CONSISTENT WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND OTHER APPLICABLE APPROVALS. THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THIS PLAN SET MAY BE USED AS PART OF THE DOCUMENTATION REQUIRED FOR THE PREPARATION OF A SWPPP, BUT IS NOT TO BE CONSIDERED AS MEETING THE FULL REQUIREMENTS OF A SWPPP PREPARED FOR COMPLIANCE WITH THE NPDES PROGRAM.
2. A COPY OF THE SWPPP SHALL BE FILED WITH THE MUNICIPALITY AND OTHERS AS REQUIRED BY APPLICABLE PERMITS AND APPROVALS.

PERIMETER SEDIMENT BARRIER AND LIMIT OF WORK

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, A SEDIMENT BARRIER AND ORANGE POLYETHYLENE CONSTRUCTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN.
2. INSTALL THE SEDIMENT BARRIER AS SHOWN ON THE PLAN. IN THOSE AREAS WHERE THE TOPOGRAPHY INDICATES THAT STORMWATER RUNOFF WILL BE CONCENTRATED (AT LOW POINTS), ADDITIONAL SEDIMENT BARRIER SHALL BE STAKED ON THE UPGRADIENT SIDE FOR ADDED FILTRATION AND PROTECTION. THE REQUIRED LOCATIONS FOR THE ADDITIONAL SEDIEMENT BARRIER INSTALLATION WILL BE SELECTED BY THE ENGINEER AND / OR THE AUTHORIZED INSPECTOR / SWPPP COORDINATOR UPON COMPLETION OF THE SILT FENCE INSTALLATION. SEE DETAILS.
3. ONCE INSTALLED, THE SEDIMENT BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.
4. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEEDED OR SODDED. SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS, OTHERWISE SPECIFIED. SEE LANDSCAPE PLAN AND OTHER PLANS AS APPLICABLE.
5. THE SEDIMENT BARRIER AND ORANGE CONSTRUCTION FENCING ARE ALSO A LIMIT OF WORK. ALL AREAS OUTSIDE THE LIMIT ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS TO PRESERVE THE EXISTING VEGETATION AND SOIL COVER.

CONSTRUCTION TRACKING PAD

1. AT THE START OF SITE WORK, A STONE CONSTRUCTION TRACKING PAD SHALL BE INSTALLED AT THE SITE FROM TO CONTROL THE TRACKING OF MUD OFF THE SITE. THE TRACKING PAD SHALL BE MAINTAINED UNTIL THE SITE IS IN A STABILIZED CONDITION WHEN THE POSSIBILITY OF VEHICLES TRACKING MUD OFF SITE HAS BEEN ELIMINATED.
2. THE CONTRACTOR SHALL RELOCATE THE CONSTRUCTION TRACKING PAD AS THE LOCATIONS CHANGE THROUGHOUT THE DURATION OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, DEBRIS, ETC. HAS SHOWN SIGNS OF BUILDUP. PARTICULAR ATTENTION TO THIS MATTER AND IMMEDIATE ATTENTION IS ALWAYS REQUIRED.

DEWATERING OF EXCAVATIONS

1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE ON-SITE DRAINAGE SYSTEM OR WETLAND RESOURCE AREAS. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SEDIMENT BASIN, FILTER BAG SYSTEM OR OTHER APPROVED METHOD TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.
2. UNDER NO CIRCUMSTANCE SHALL DEWATERING DRAINAGE BE DISCHARGED INTO A SANITARY SEWER.

SOIL STOCKPILES

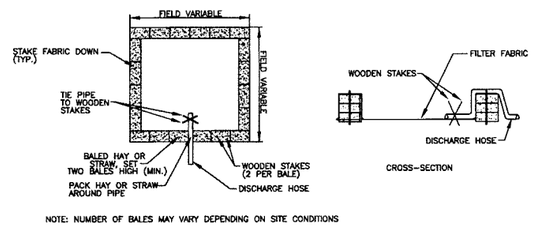
1. STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY SEDIMENT BARRIER AS SHOWN ON THIS PLAN, OR SHALL BE SURROUNDED BY PROPER SILT FENCING, FIBER LOGS, OR STAKED STRAW BALES.
2. STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

CATCH BASIN INLET PROTECTION

1. CATCH BASINS WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD TO THE BASIN.

DUST CONTROL

1. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO:
   · SPRINKLING WATER ON EXPOSED SURFACES
   · APPLICATION OF TEMPORARY COVER SUCH AS HYDRO MULCH AND TACIFIER, STRAW MATTING, JUTE NETTING ETC.
   · USE OF CALCIUM CHLORIDE ON EXPOSED SURFACES



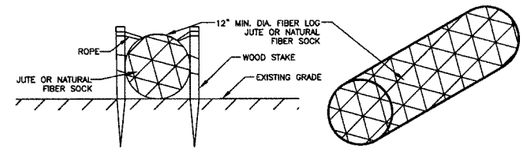
NOTE: NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS

PLAN VIEW

DEWATERING OF EXCAVATIONS NOTES:
1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT DISCHARGE DIRECTLY TO WETLANDS OR EXISTING DRAIN SYSTEMS. THE DISCHARGES SHALL BE DIRECTED INTO A CONSTRUCTED SEDIMENT BASIN OR A STRAW BALE SETTLING BASIN.

1 / C-8 STRAW BALE SETTLING BASIN DETAIL

(NO SCALE)

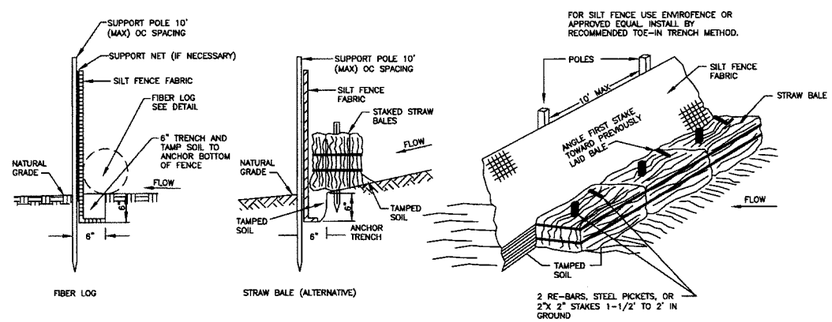


INSTALLATION NOTES FOR FIBER LOGS:

1. LAY THE FIBER LOG AT THE UPHILL BASE OF THE SILT FENCE.
2. INSTALL APPROXIMATELY 4-6 WOOD STAKES THROUGH THE TWINE/NETTING ALONG THE FIBER LOG AS NEEDED TO HOLD THE LOG IN PLACE.
3. DRIVE THE STAKE INTO THE GROUND DEEP ENOUGH TO HOLD THE LOG.
4. IN PAVED AREAS, SECURE FIBER LOG WITH CONCRETE BLOCKS OR SAND BAGS.
5. THE FILLING OF THE FIBER LOG MAY BE SHREDDED STRAW, COIR, COMPOST OR OTHER APPROVED MATERIAL.
6. FIBER LOG SHALL BE 12 INCHES (MIN) IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.

3 / C-8 FIBER LOG DETAIL

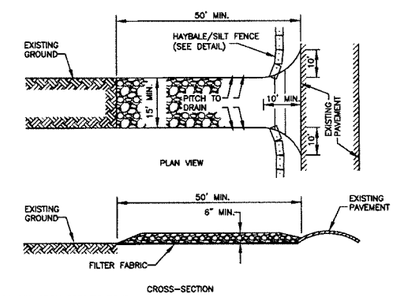
(NO SCALE)



PERIMETER EROSION CONTROLS
STAKED FIBER LOG/STRAW BALE AND SILT FENCE
SEDIMENT BARRIER DETAIL

2 / C-8

(NO SCALE)



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE – USE 1 ½" TO 3 ½" WASHED, ANGULAR STONE. (SEE SPECIFICATIONS)
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – FIFTEEN (15) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
4. FILTER FABRIC – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. USE MIRAFI HP-370 OR EQUAL.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

4 / C-8 CONSTRUCTION TRACKING PAD DETAIL

(NO SCALE)

SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: .....

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

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NO.	APP	DATE	DESCRIPTION

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SCALE: **AS SHOWN**

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KMR/JAL	BEC	BEC

EROSION CONTROL NOTES AND DETAILS

SHEET: **8 OF 13**

PROJECT NO.: **24749**

C-8

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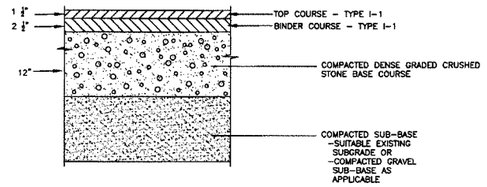
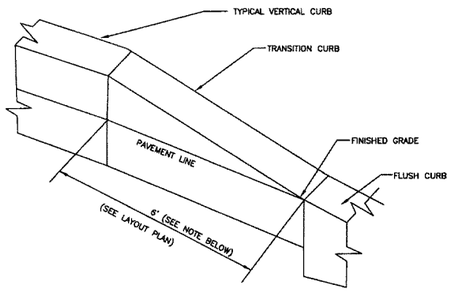
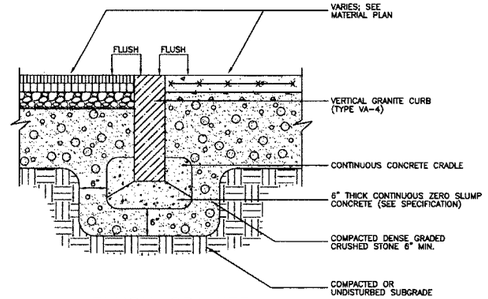


1 / C-9 ASPHALT PAVEMENT DETAIL
(NO SCALE)

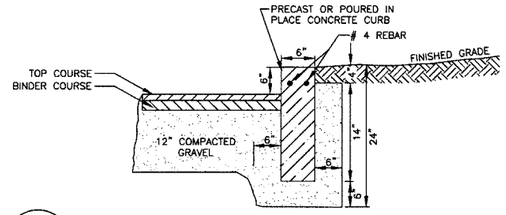


NOTE: LENGTH OF TRANSITION MAY NEED TO BE LONGER THAN 6 FEET IN CERTAIN SITUATIONS TO MEET ADA AND MAAB REQUIREMENTS. CONTRACTOR SHALL DETERMINE THE REQUIRED LENGTH TO MEET GRADES AS REQUIRED.

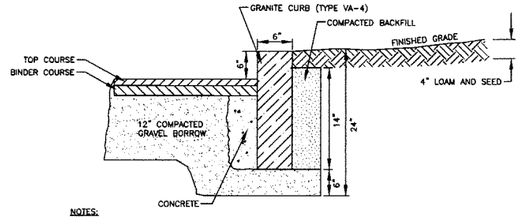
2 / C-9 VERTICAL GRANITE TRANSITIONAL CURB DETAIL
(NO SCALE)



5 / C-9 FLUSH GRANITE CURB DETAIL
(NO SCALE)



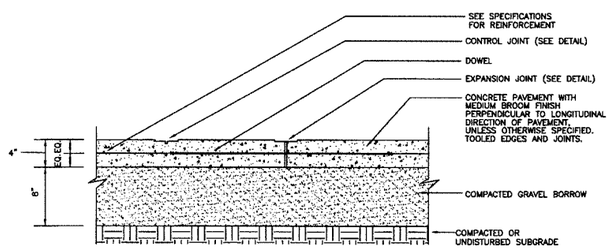
6 / C-9 CONCRETE CURB DETAIL
(NO SCALE)



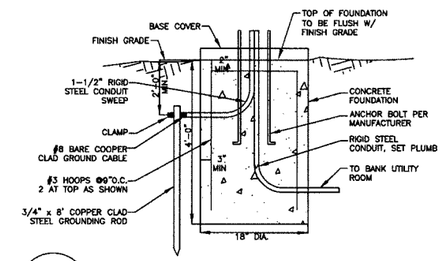
NOTES:

1. CURB INSTALLATION ALONG EXISTING ROAD PAVEMENT SHALL BE SAW CUT AND PATCHED WITH A 2-1/2" BITUMINOUS 3/4" GRADE BINDER COURSE, AND TOPPED WITH A 1-1/2" WEAR COURSE OF TYPE "I". THE CUT JOINT SHALL BE THOROUGHLY SEALED WITH ASPHAULT EMULSION AND SAND.
2. COMPACTED GRAVEL BORROW TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) M1.03.0 TYPE C (MAX. DIA. 2") COMPACTED IN ONE LIFT.
3. GRANITE CURB INSTALLATION TO BE PER MHD SECTION 501 AND THE LATEST FRAMINGHAM HIGHWAY DEPARTMENT STANDARDS.
4. CONCRETE TO BE AIR ENTRAINED CLASS D CONFORMING TO MHD M4.02.00.
5. GROUTING OF CURB JOINTS TO BE NON-SHRINK GROUTING CONFORMING TO ASTM C-827.

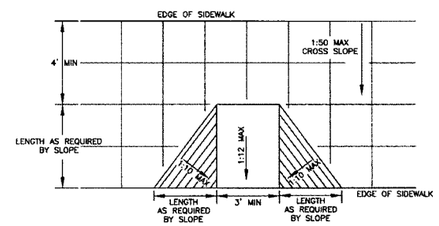
8 / C-9 GRANITE CURB AND PAVEMENT DETAIL
(NO SCALE)



3 / C-9 CONCRETE SIDEWALK DETAIL
(NO SCALE)



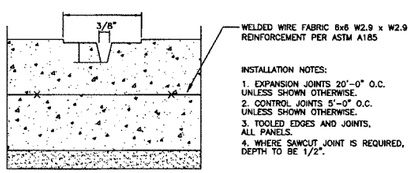
7 / C-9 LIGHT POLE FOUNDATION DETAIL
(NO SCALE)



PLAN VIEW

NOTES:
1. THE DIMENSIONS SHOWN ARE MINIMUM VALUES AND THE SLOPES SHOWN ARE MAXIMUM VALUES AS REQUIRED BY LAW.
2. MAXIMUM CROSS SLOPE FOR ANY PART OF THE SIDEWALK IS ALWAYS 1:50.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. CURBCUTS ARE REQUIRED AT DRIVEWAYS INTERSECTING SIDEWALKS WHEN THE DRIVEWAY HAS CURBS.
6. TRANSITIONS SHALL BE FLUSH OR FREE OF CHANGES IN LEVEL GREATER THAN HALF AN INCH.
7. ADJOINING GUTTERS OR ADJACENT ROAD SURFACES SHALL NOT HAVE A SLOPE GREATER THAN 1:20.
8. GRADING AND DRAINAGE SHALL BE DESIGNED TO MINIMIZE POOLING OF WATER, ACCUMULATION OF ICE, OR FLOW OF WATER ACROSS THE BASE OF THE CURB CUT.

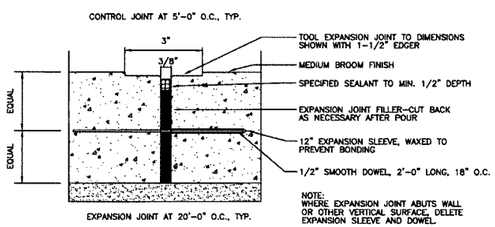
9 / C-9 CURB CUT DETAIL
(FOR SIDEWALK, WITH FLARED SIDES)
(NO SCALE)



INSTALLATION NOTES:

1. EXPANSION JOINTS 20'-0" O.C. UNLESS SHOWN OTHERWISE.
2. CONTROL JOINTS 5'-0" O.C. UNLESS SHOWN OTHERWISE.
3. TOOLED EDGES AND JOINTS, ALL PANELS.
4. WHERE SAWCUT JOINT IS REQUIRED, DEPTH TO BE 1/2".

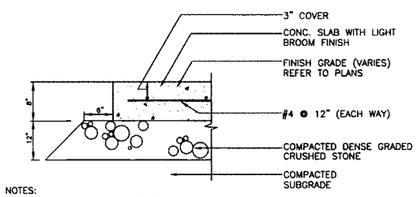
CONTROL JOINT AT 5'-0" O.C., TYP.



NOTE:
WHERE EXPANSION JOINT ABUTS WALL OR OTHER VERTICAL SURFACE, DELETE EXPANSION SLEEVE AND DOWEL.

EXPANSION JOINT AT 20'-0" O.C., TYP.

4 / C-9 CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS DETAIL
(NO SCALE)



NOTES:
1. EXPANSION JOINTS 20'-0" O.C. UNLESS SHOWN OTHERWISE.
2. CONTROL JOINTS 5'-0" O.C. UNLESS SHOWN OTHERWISE.
3. TOOLED EDGES AND JOINTS, ALL PANELS.
4. WHERE SAWCUT JOINT IS REQUIRED, DEPTH TO BE 1/2"
5. WHERE EXPANSION JOINT ABUTS WALL OR OTHER VERTICAL SURFACE, DELETE EXPANSION SLEEVE AND DOWEL.
6. ALL TOOL MARKS ARE TO BE SMOOTHED OUT BY A LIGHT BROOM FINISH AFTER APPLICATION.

10 / C-9 CONCRETE PAVEMENT DETAIL (VEHICULAR)
(NO SCALE)

SITE PLAN REVIEW
UNDER SECTION IV.I.2.c
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: .....

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
ENGINEERING ◆ SURVEYING ◆ PLANNING ◆ GIS
1071 WORCESTER ROAD
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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 46423
PROFESSIONAL ENGINEER
Bert E. Corey 8/3/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015

SCALE: AS SHOWN

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE DETAILS #1

SHEET: 9 OF 13

PROJECT NO.: 24749

C-9

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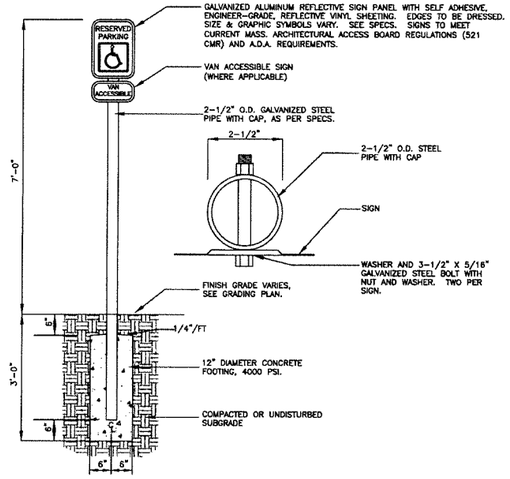
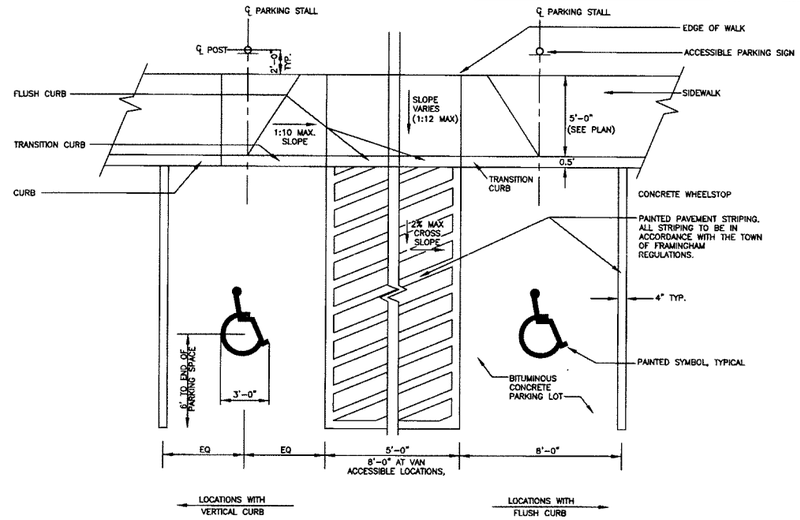


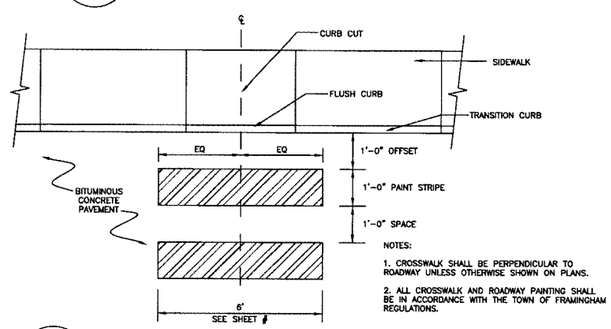
1 / C-10 HANDICAP SIGN DETAIL

(NO SCALE)



3 / C-10 ACCESSIBLE PARKING STALL DETAIL

(NO SCALE)



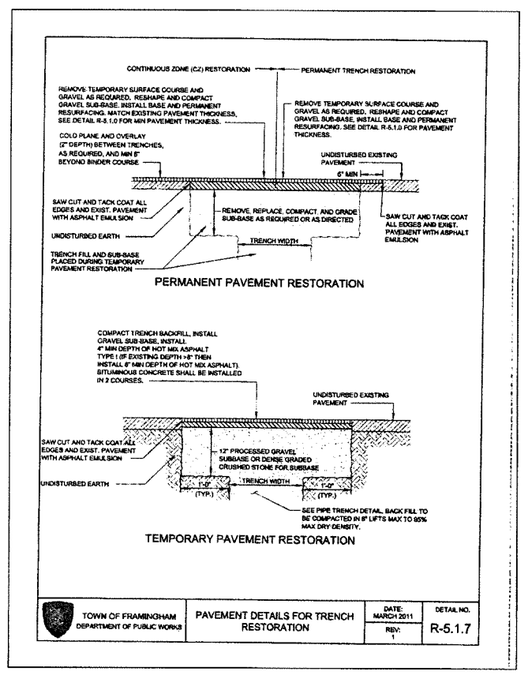
NOTES:

1. CROSSWALK SHALL BE PERPENDICULAR TO ROADWAY UNLESS OTHERWISE SHOWN ON PLANS.

2. ALL CROSSWALK AND ROADWAY PAINTING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM REGULATIONS.

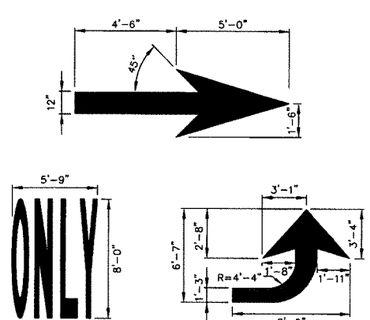
4 / C-10 PAINTED CROSSWALK DETAIL

(NO SCALE)



2 / C-10 PAVEMENT DETAILS FOR TRENCH RESTORATION

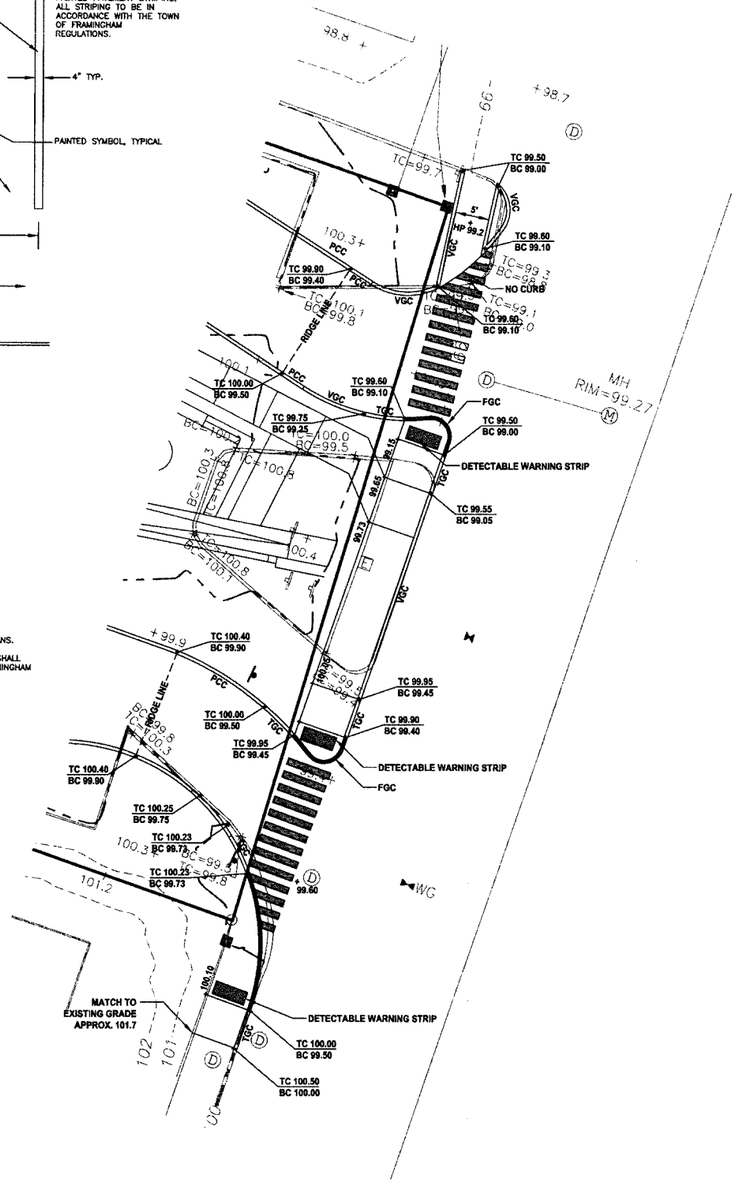
SOURCE: TOWN OF FRAMINGHAM



NOTE:
ARROW & ONLY = APPROX. 46 S.F. OF AREA

5 / C-10 PAVEMENT MARKING DETAIL

(NO SCALE)



6 / C-10 ENTRANCE/EXIT LAYOUT DETAIL

1" = 20'

SITE PLAN REVIEW
UNDER SECTION IV.I.2.c
FRAMINGHAM PLANNING BOARD:

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.....

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.....

DATE SIGNED: .....

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
ENGINEERING ◆ SURVEYING ◆ PLANNING ◆ GIS
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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48423
REGISTERED PROFESSIONAL ENGINEER

8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015

SCALE: AS SHOWN

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE DETAILS #2

SHEET: 10 OF X

PROJECT NO.: 24749

C-10

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SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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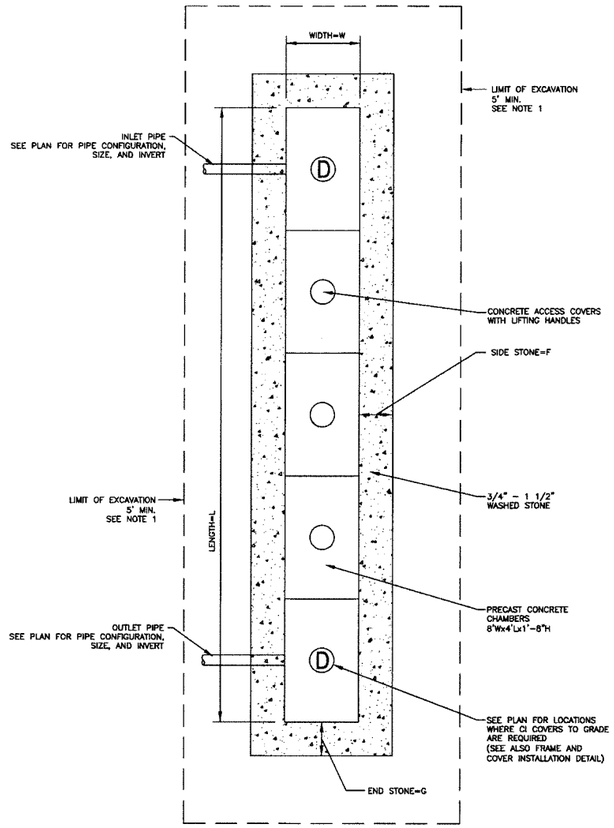
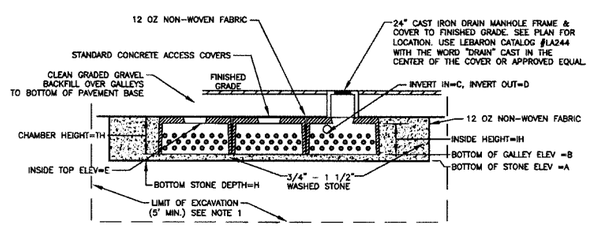
DATE SIGNED: .....





RECHARGER	A	B	C	D	E	F	G	H	L	W	TH	IH	MODEL FOR SIZING
1	96.0	98.5	97.0	97.0	97.7	12"	12"	6"	40'	4'	1'-8"	1'-2"	8'x4'x1'-8" PRECAST CONCRETE LEACHING GALLEY (CHAMBERS)

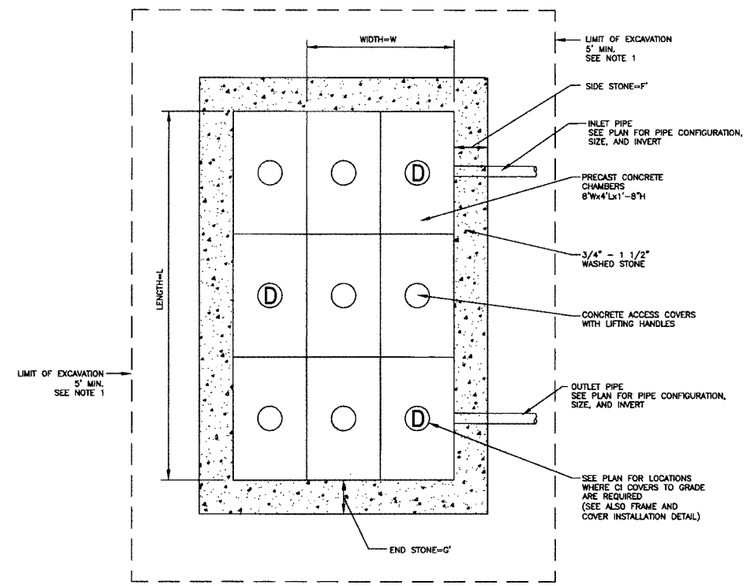
GENERAL NOTES:

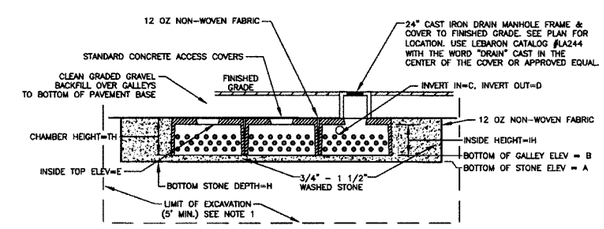
1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE BOTTOM ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

2. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.H.T.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

3. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H-20 LOADING.

1 / C-11 STORMWATER RECHARGER #1
(NO SCALE)





RECHARGER	A	B	C	D	E	F	G	H	L	W	TH	IH	MODEL FOR SIZING
1	98.2	98.7	97.2	97.2	97.9	12"	12"	6"	24'	12'	1'-8"	1'-2"	8'x4'x1'-8" PRECAST CONCRETE LEACHING GALLEY (CHAMBERS)

GENERAL NOTES:

1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE BOTTOM ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

2. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.H.T.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

3. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H-20 LOADING.

2 / C-11 STORMWATER RECHARGER #2
(NO SCALE)

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 347, BLOCK 111, LOT 12

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48429
REGISTERED PROFESSIONAL ENGINEER
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 7, 2015

SCALE: AS SHOWN

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE DETAILS #3

SHEET: 11 OF 13

PROJECT NO.: 24749

C-11

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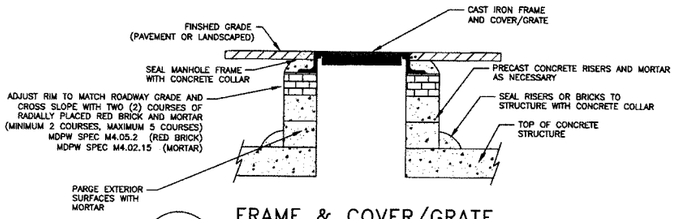
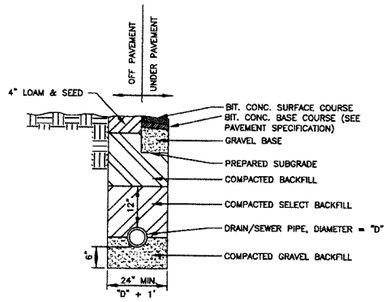


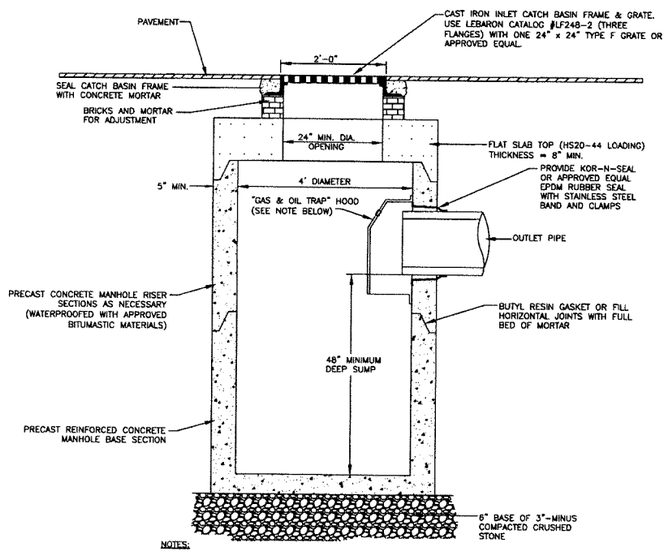
1 / C-12 FRAME & COVER/GRATE INSTALLATION DETAIL

(NO SCALE)



2 / C-12 TYPICAL DRAIN PIPE BEDDING DETAIL

(NO SCALE)

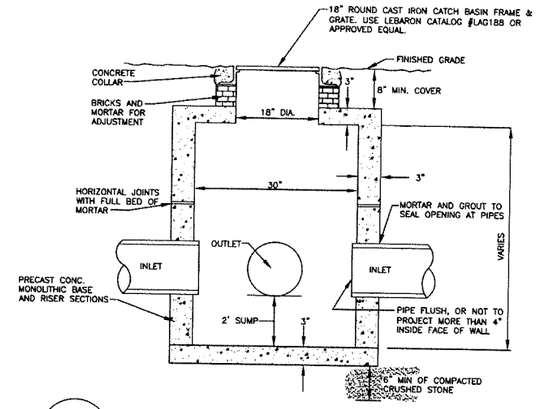


NOTES:

1. FOR OIL AND GAS TRAP HOOD, USE "THE SNOUT" BY BEST MANAGEMENT PRODUCTS, INC. OR APPROVED EQUAL. SIZE PER MANUFACTURER'S SPECIFICATIONS.

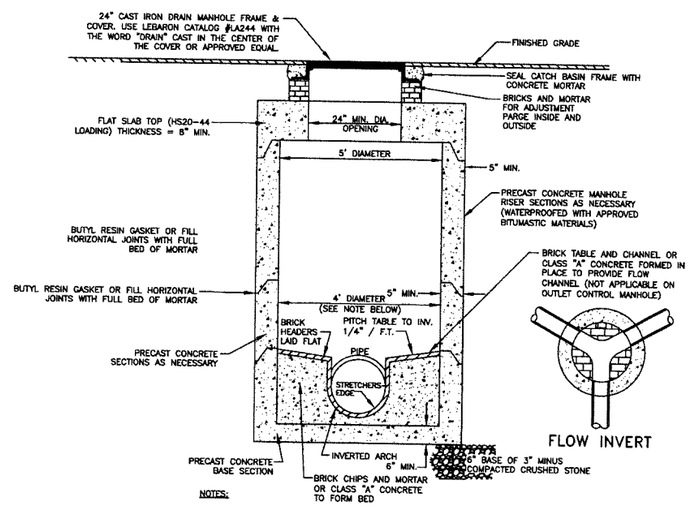
3 / C-12 DEEP SUMP SLAB TOP CATCH BASIN DETAIL

(NO SCALE)



4 / C-12 MINI CATCH BASIN DETAIL

(NO SCALE)



NOTES:

1. USE 5 FT. DIAMETER (OR LARGER WHERE NECESSARY) WHEN TOTAL INSIDE DEPTH EXCEEDS 12 FT. OR WHERE PIPE ARRANGEMENT WILL DAMAGE THE INTREGITY OF THE MANHOLE SECTIONS.

2. MANHOLE CONNECTION TO PIPE SHALL BE BY MEANS OF A FLEXIBLE RUBBER SLEEVE OR MORTAR. PROJECT PIPE 1" TO 3" INTO MANHOLE.

5 / C-12 DRAIN MANHOLE DETAIL

(NO SCALE)

SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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DATE SIGNED: .....

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
HUDSON, MASSACHUSETTS 01749

SCHOFIELD BROTHERS LLC
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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 46423
REGISTERED PROFESSIONAL ENGINEER
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: **AUGUST 7, 2015**

SCALE: **AS SHOWN**

DRAFTED:	CHECKED:	APPROVED:
KMR/JAL	BEC	BEC

SITE DETAILS #4

SHEET: **12 OF 13**

PROJECT NO.: **24749**

C-12

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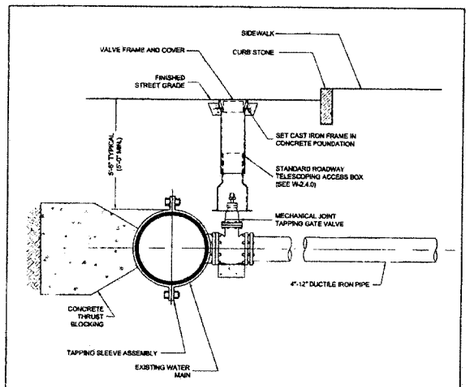


NOTES:

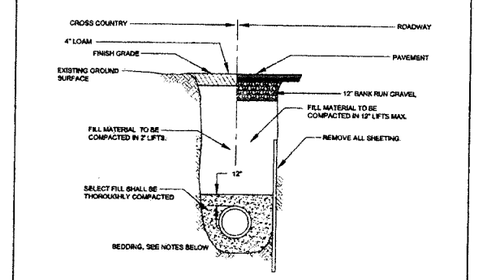
1. MAXIMUM TAPPING SLEEVE SHALL NOT BE GREATER THAN ½ DIAMETER OF CONNECTING MAIN.
2. MEGA LUG RESTRAINTS ON ALL MECHANICAL JOINTS.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	TYPICAL CONNECTION (TAPPING SLEEVE)	DATE: FEB. 2016 / REV: 1	DETAIL NO. W-2.1.2

1 / C-13 TYPICAL CONNECTION (TAPPING SLEEVE)

SOURCE: TOWN OF FRAMINGHAM



NOTES:

1. TOWN OF FRAMINGHAM MAY REQUIRE FLOWABLE FILL AT ITS DISCRETION.
2. FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
3. FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12" THICK UNDER PIPE.
4. FILL MATERIAL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	WATER MAIN TRENCH DETAIL	DATE: MARCH 2011 / REV: 2	DETAIL NO. W-2.3.0

3 / C-13 WATER MAIN TRENCH DETAIL

SOURCE: TOWN OF FRAMINGHAM

SITE PLAN REVIEW
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3
FRAMINGHAM PLANNING BOARD:

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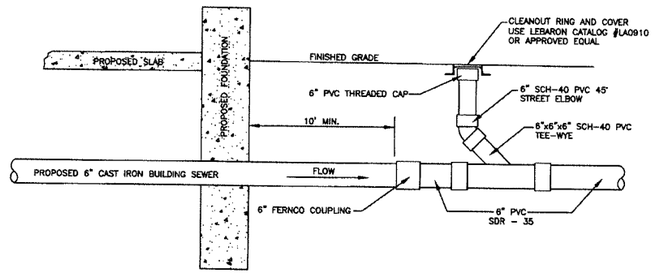
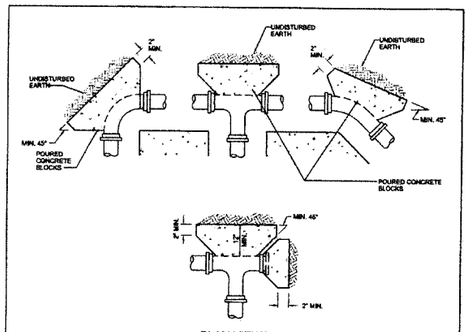
DATE SIGNED: .....



5 / C-13 SEWER LINE CLEANOUT DETAIL

(NO SCALE)



NOTES:

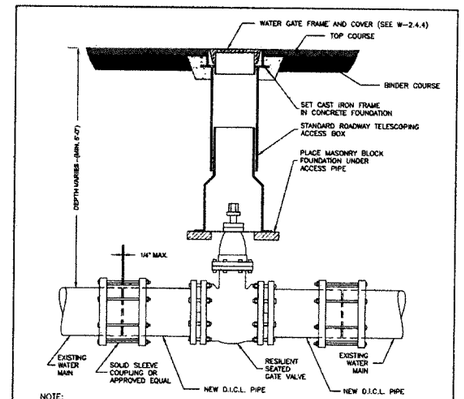
1. SPECIFIC THRUST BLOCK DESIGN SHALL CONFORM TO AWWA GUIDELINES.
2. PLACE 4 mil. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT).
3. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
4. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS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

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	TYPICAL THRUST BLOCK DETAIL	DATE: SEPT. 2006 / REV: 0	DETAIL NO. W-2.2.2

2 / C-13 TYPICAL THRUST BLOCK DETAIL

SOURCE: TOWN OF FRAMINGHAM



NOTE:

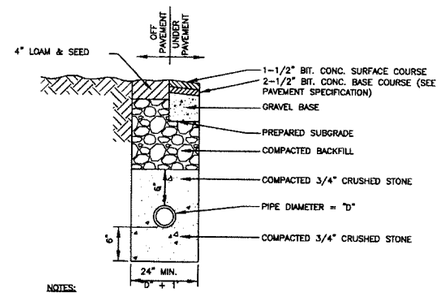
1. ALL EXCAVATION, BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM REQUIREMENTS.
2. WATER GATE COVER SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) INCHES, BRAND NAME EJ GROUP (FORMERLY LEBARON FOUNDRY CO.) OR EQUAL.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	GATE VALVE	DATE: MARCH 2013 / REV: 2	DETAIL NO. W-2.4.0

4 / C-13 GATE VALVE

SOURCE: TOWN OF FRAMINGHAM



NOTES:

1. MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE LATEST MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND THE TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS AS APPLICABLE.

2. THE COMPACTED GRAVEL BASE SHALL CONFORM TO (MHD) M1.03.0 TYPE C (MAX. DIA. 2") TO BE PLACED IN TWO 8" LIFTS (AFTER COMPACTION TO 95% PROCTOR DENSITY).

6 / C-13 TYPICAL SEWER PIPE BEDDING DETAIL

(NO SCALE)

PERMIT SITE PLAN

270 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: **MAP 347, BLOCK 111, LOT 12**

PREPARED FOR:

AVIDIA BANK

C/O

RAYMOND A. MURPHY III

42 MAIN STREET
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COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 49423
REGISTERED PROFESSIONAL ENGINEER
8/7/15

NO.	APP	DATE	DESCRIPTION

DATE: **AUGUST 7, 2015**

SCALE: **AS SHOWN**

DRAFTED: KMR/JAL	CHECKED: BEC	APPROVED: BEC

SITE DETAILS #5

SHEET: **13 OF 13**

PROJECT NO.: **24749**

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