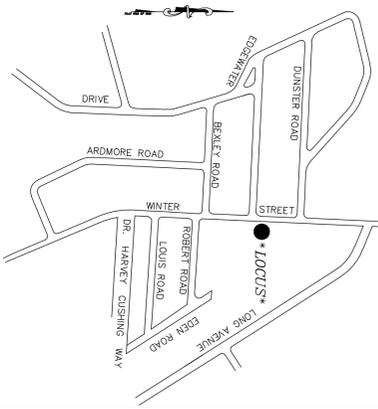


VICINITY MAP
NOT TO SCALE



FRAMINGHAM PLANNING BOARD
SITE PLAN APPROVAL

DATE: _____

THIS ENDORSEMENT OF THE PLANNING BOARD
SHOULD NOT BE CONSTRUED TO BE DETERMINATION
OF CONFORMANCE WITH ZONING REGULATIONS.

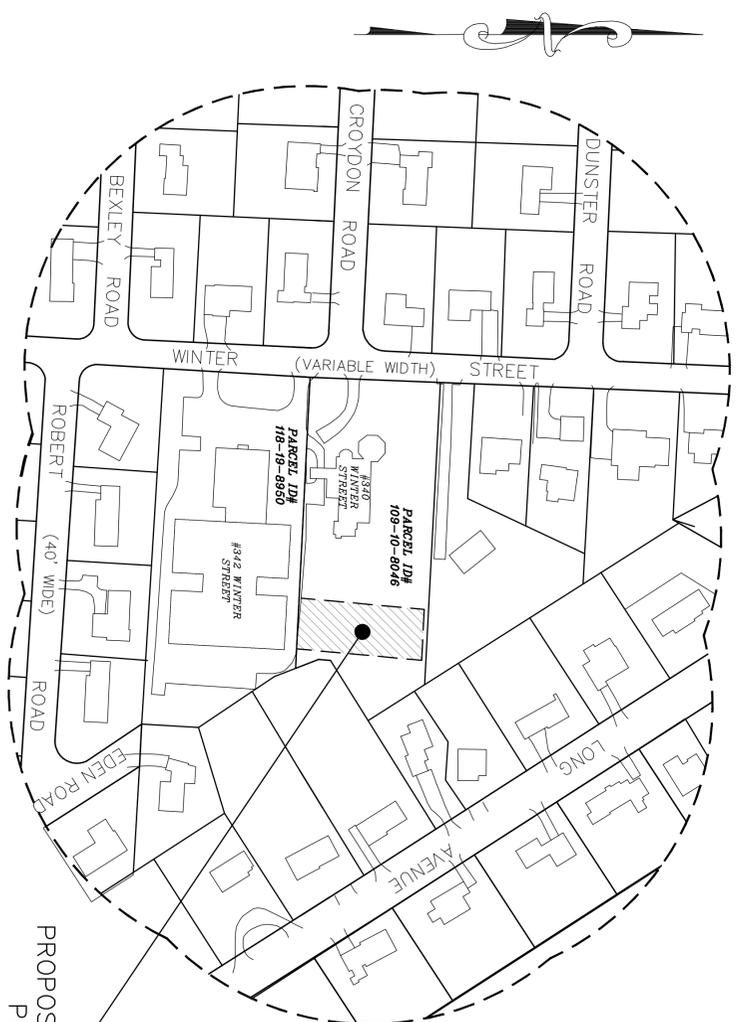
PROPOSED SITE PLAN SET

SHEET INDEX

SHEET 1	EXISTING CONDITIONS
SHEET 2	PROPOSED SITE PLAN
SHEET 3	PROPOSED LANDSCAPE PLAN
SHEET 4	PROPOSED LIGHTING PLAN

DESCRIPTION	ZONING REQUIREMENT*	EXISTING
LOT AREA	8,000 SQ. FT. (MIN.)	56,578 SQ. FT.
LOT FRONTAGE	65 FEET (MIN.)	153 FEET
FRONT YARD SETBACK	50 FEET FROM CL (MIN.)	67.3 FEET
SIDE YARD SETBACK	10 FEET (MIN.)	26.2 FEET
REAR YARD SETBACK	10 FEET (MIN.)	149.3 FEET
BUILDING AREA COVERAGE	.35 (MAX.)	0.08
MAX. BLDG. HEIGHT	3 STORY/35 FEET (MAX.)	2.5 STORY
LANDSCAPED OPEN SPACE	.30 (MIN.)	0.88
LANDSCAPED OPEN SPACE SURFACE RATIO		
**HANDICAP PARKING	29 SPACES	33 SPACES
	2 SPACES	2 SPACES

ZONING DISTRICT: RESIDENTIAL-1 (R-1)



LOCUS PLAN

SCALE: 1" = 100'

LOCUS
PROPOSED AUXILIARY GRAVEL
PARKING LOT FOR
#342 WINTER STREET
(CARLYLE HOUSE)

DATE	REVISION

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS ID # 109-10-8046 (RECORD TITLE FROM BOOK 1477, PAGE 138).
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 2501700512H, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GENNA, P.L.S. # 37046
P.E.(CIVIL) # 31967

COVER SHEET
340 WINTER STREET
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
NEVINS REALTY TRUST
340 WINTER STREET
FRAMINGHAM, MA 01702

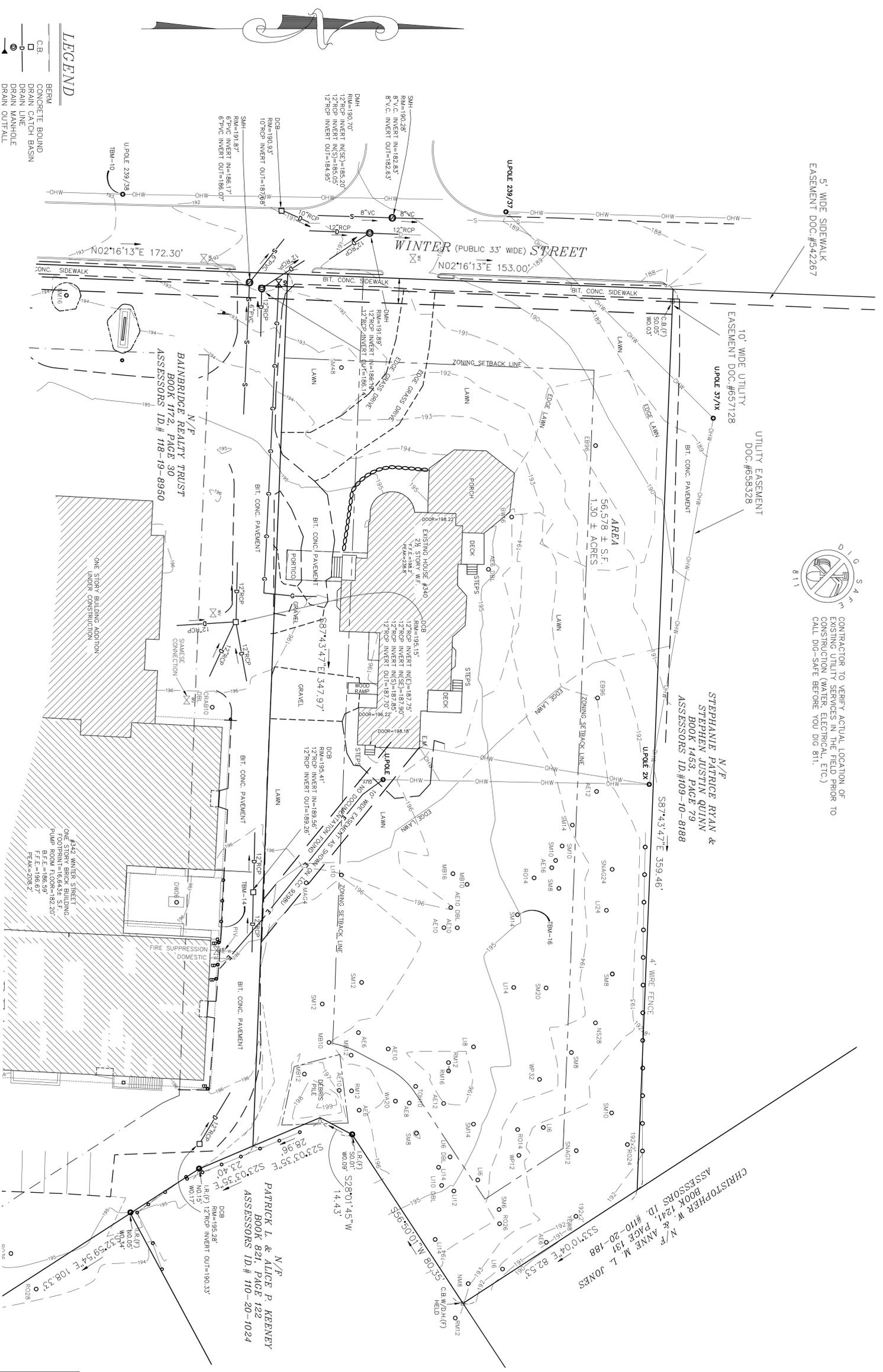
PROPERTY OF:
NEVINS REALTY TRUST
340 WINTER STREET
FRAMINGHAM, MA 01702

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL: (508)628-0063

COVER SHEET DATE: SEPTEMBER 29, 2015
CALCD BY: RAG FIELD BK: 578 CAD FILE: P_SITE PLAN_LOCUS.DWG
DRAWN BY: PHA/MAA PROJECT: FRAM_W14 DWG FILE:



CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.



- NOTES:**
1. SUBJECT PARCEL IS SHOWN AS ASSESSORS ID # 109-10-8046 (RECORD TITLE FROM BOOK 1477, PAGE 138).
 2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD UTILITY LOCATIONS, ON-GRADE AND UNDERGROUND, SHOWN IN THIS PLAN ARE BASED ON THE METROWEST ENGINEERING, INC. FIELD SURVEY. UTILITY LOCATIONS THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VALUITS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT BE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
 3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
 4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 2501700512F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. CEMVA, P.L.S. # 37046
 P.E.(CIVIL) # 31967

EXISTING CONDITIONS PLAN
 IN
 FRAMMINGHAM, MASS
 (MIDDLESEX COUNTY)

PREPARED FOR:
 NEVINS REALTY TRUST
 340 WINTER STREET
 FRAMMINGHAM, MA 01702

PROPERTY OF:
 NEVINS REALTY TRUST
 340 WINTER STREET
 FRAMMINGHAM, MA 01702

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMMINGHAM, MA 01702
 TEL: (508)628-0063

SHEET 1 OF 4 DATE: SEPTEMBER 29, 2015
 CALC'D BY: PHA FIELD BK: 634 CAD FILE: P_SITE PLAN.DWG
 DRAWN BY: PHA PROJECT: FRM_W174 DWG FILE:

ZONING TABLE

ZONE:	RESIDENTIAL-1; R-1	
AREA	REQUIRED	REQUIRED
FRONTAGE	NON-RESIDENTIAL USE	RESIDENTIAL USE
FRONT YARD	43,500 S.F.	8,000 S.F.
REAR YARD	150 FEET	65 FEET
SIDE YARD	50 FEET FROM SIDELINE	50 FEET FROM SIDELINE
BUILDING HEIGHT	30 FEET	10 FEET
OPEN SPACE	35 FEET/3 STOREYS MAX.	35 FEET/3 STOREYS MAX.
LOT COVERAGE	50% MINIMUM	35% MAXIMUM
	15% MAXIMUM	

ELEVATION BENCHMARKS

TITLE	DESCRIPTION	ELEVATION
TBM 10	NAIL SET 1" UP IN UTILITY POLE 239/38	193.78'
TBM 14	N.E. CORNER RETAINING WALL TOP	197.81'
TBM 16	D.H.N. SET SUGAR MAPLE 16"	196.25'
TBM 17	D.H.N. SET RED MAPLE	197.97'

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
AE#	AMERICAN ELM
BW#	BLACK WALNUT
EB#	EUROPEAN BEECH
LG#	LINDEN
MA#	MAGNOLIA
NS#	NORWAY SPRUCE
NS#	NORWAY MAPLE
NS#	RED MAPLE
NS#	RED OAK
NS#	SILVER MAPLE
NS#	SNAG
NS#	TREE OF HEAVEN
NS#	WHITE ASH
NS#	WHITE PINE
NS#	YEW
NS#	DBL
NS#	TRIPLE

DETAIL

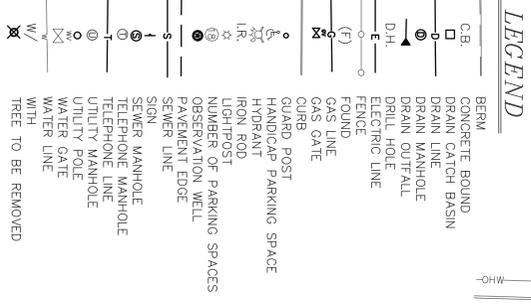
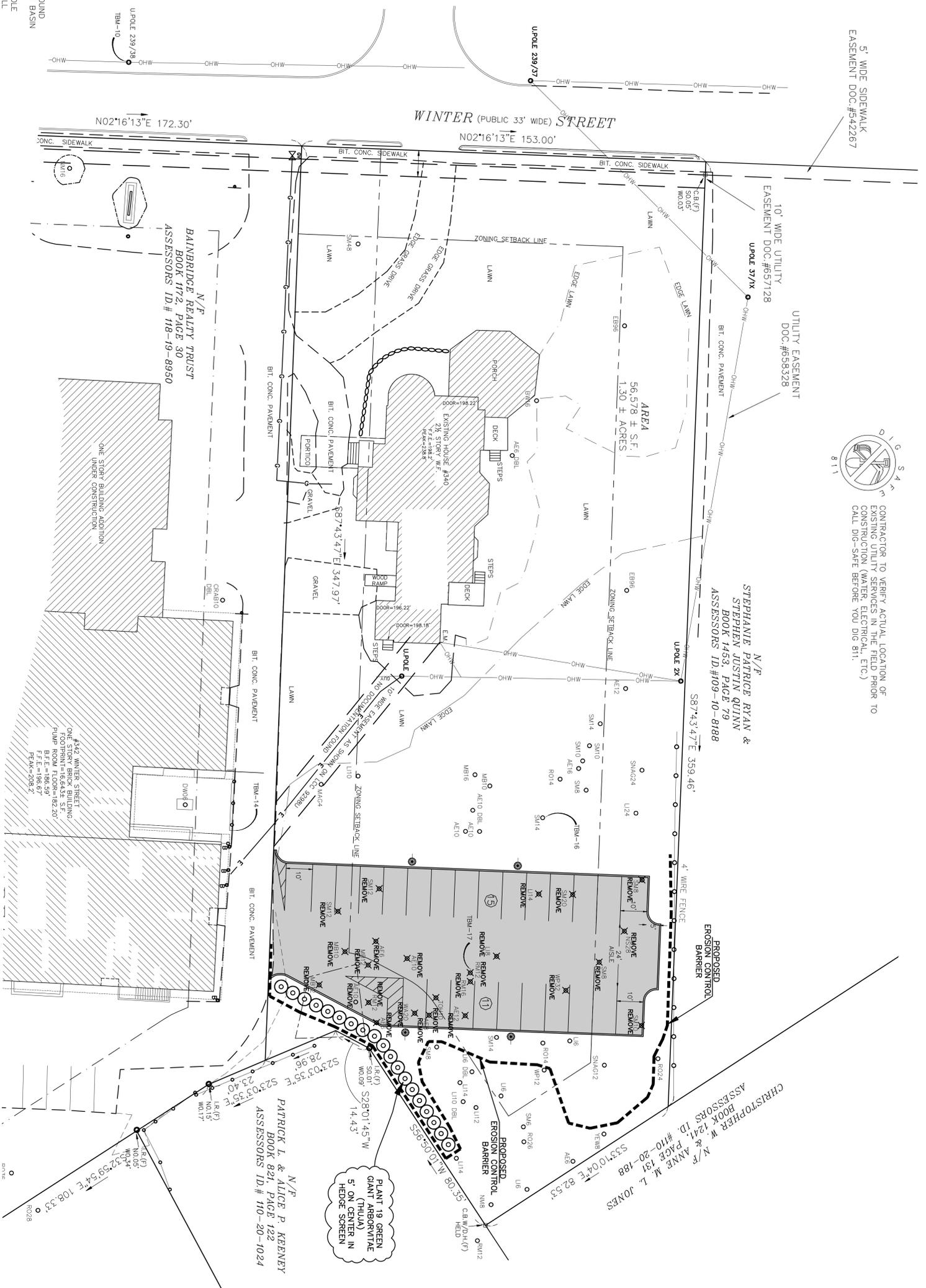
○ TREE LOCATION
 ○ TREE CODE
 ○ TREE DIAMETER

LEGEND

○	BERM
□	CONCRETE BOUND
○	DRAIN CATCH BASIN
○	DRAIN LINE
○	DRAIN MANHOLE
○	DRAIN OUTFALL
○	D.H.
○	ELECTRIC LINE
○	FENCE
○	FOUND
○	GAS LINE
○	OSB
○	PAVEMENT
○	PAVEMENT EDGE
○	OBSTRUCTION WELL
○	OBSTRUCTION
○	SEWER LINE
○	SEWER MANHOLE
○	SEWER TELEPHONE LINE
○	SEWER TELEPHONE LINE
○	UTILITY POLE
○	UTILITY POLE
○	WATER GATE
○	WATER LINE
○	WITH



CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.



CODE	DESCRIPTION	DETAIL
AE#	AMERICAN ELM	
BE#	BLACK WALNUT	
EB#	EUROPEAN BEECH	
LF#	LINDEN	
UB#	UNDERBURY	
UN#	NORWAY SPRUCE	
NS#	NORWAY SPRUCE	
RM#	RED MAPLE	
SM#	SILVER MAPLE	
SN#	SUGAR MAPLE	
TO#	TREE OF HEAVEN	
WA#	WHITE ASH	
WH#	WHITE PINE	
YB#	YEW	
DB#	DOUBLE	
TR#	TRIPLE	

TITLE	DESCRIPTION	ELEVATION
TBM 10	NAIL SET 1" UP IN UTILITY POLE 239/38	193.78'
TBM 14	N.E. CORNER RETAINING WALL TOP	197.81'
TBM 16	D.H.N. SET SUGAR MAPLE 16"	196.25'
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ZONING TABLE	
ZONE: RESIDENTIAL-1; R-1	
REQUIRED	REQUIRED
NON-RESIDENTIAL USE	RESIDENTIAL USE
AREA	43,500 S.F.
FRONTAGE	150 FEET
SETBACK FRONT YARD	30 FEET FROM SIDELINE
SETBACK REAR YARD	30 FEET FROM CENTERLINE
SETBACK SIDE YARD	10 FEET
REAR YARD	30 FEET
BUILDING HEIGHT	35 FEET/3 STORES MAX.
OPEN SPACE	50% MINIMUM
LOT COVERAGE	35% MAXIMUM

PROPOSED LANDSCAPE PLAN
IN
FRAMMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
NEVINS REALTY TRUST
340 WINTER STREET
FRAMMINGHAM, MA 01702

PROPERTY OF:
NEVINS REALTY TRUST
340 WINTER STREET
FRAMMINGHAM, MA 01702

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMMINGHAM, MA 01702
TEL: (508) 628-0063

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. CEMMA P.L.S. # 37046
P.E.(CIVIL) # 31967

GRAPHIC SCALE
1 inch = 20 ft. (FEET)
1:200 (METERS)

SHEET 3 OF 4 DATE: SEPTEMBER 29, 2015
CALCD BY: PHA FIELD BK: 634 CAD FILE: P_SITE PLANDWG
DRAWN BY: PHA PROJECT: FRM_W194 DWG FILE:

- NOTES:**
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