## NOTES:

1. PARCEL # 1626 WORCESTER RD:
   SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3A.
   RECORD TITLE FROM BOOK 1206, PAGE 65.

   PARCEL # 1624 WORCESTER ROAD:
   SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3.
   RECORD TITLE FROM BOOK 1408, PAGE 112.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSCURED AT THE TIME OF THE SURVEY.
3. 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", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 25017 C0511F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.
4. LOT 18 AS SHOWN ON LAND COURT PLAN 34429L DOES NOT FORM A CLOSED FIGURE IN ACCORDANCE WITH 250 CMR. THE COURSE TO CLOSE THE LOT IS 0.11' S59°31'23"E AT THE NORTHWESTERLY CORNER OF THE LOT AT LAND NOW OR FORMERLY OF WATERVIEW REALTY TRUST IV AND LAND NOW OR FORMERLY OF THE MASSACHUSETTS TURNPIKE AUTHORITY.

## SHEET INDEX


SHEET 1—COVER SHEET
SHEET 2—LOCUS PLAN
SHEET 3—EXISTING CONDITIONS PLAN
SHEET 4—EROSION AND SEDIMENT CONTROL PLAN
SHEET 5—PROPOSED LAYOUT PLAN
SHEET 6—PROPOSED GRADING PLAN
SHEET 7—PROPOSED SITE PLAN
SHEET 8—DETAIL PLAN
SHEET 9—PROPOSED LIGHTING PLAN
SHEET 1—PROPOSED LANDSCAPE PLAN


## REVISIONS

| DATE | REVISION |
|---|---|
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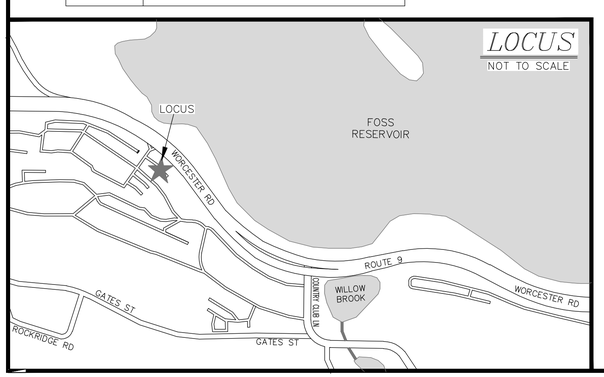
| | |
| | |

## LOCUS

NOT TO SCALE




Bernardi TOYOTA

FRAMINGHAM, MA

# PROPOSED SITE PLAN SET

## 1624 & 1626 WORCESTER ROAD

## PARKING REQUIREMENTS

### PROPOSED PARKING

| PARKING REQUIREMENT | EXISTING CONDITION | TOTAL |
|---|---|---|
| 1 SPACE PER 400 S.F. OF GROSS FLOOR AREA | 48,764 S.F. | 122 |
| 1 SPACE PER 1 EMPLOYEE | 105 EMPLOYEES | 105 |
| TOTAL NUMBER OF REQUIRED PARKING SPACES | | 227 |
| NUMBER OF PROPOSED EXTERIOR PARKING SPACES | | 188 |

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

DATE:

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

## PROJECT CONSULTANTS:

### CIVIL ENGINEERS & LAND SURVEYORS:


MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
PH. 508.626.0063 FAX 508.875.6440
www.mwengineering.com


### LANDSCAPE ARCHITECT:


COSMOS ASSOCIATES, INC.
5 LONGVIEW STREET
NATICK, MA 01760
PH. 508.628.3595 FAX 508.405.4479
www. cosmosla@rcn.com


## BERNARDI TOYOTA

COVER SHEET
1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS

PREPARED FOR:
JAMES P. CARNEY & AMY D. ROSSI,
TRUSTEES OF VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

PROPERTY OF:
VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

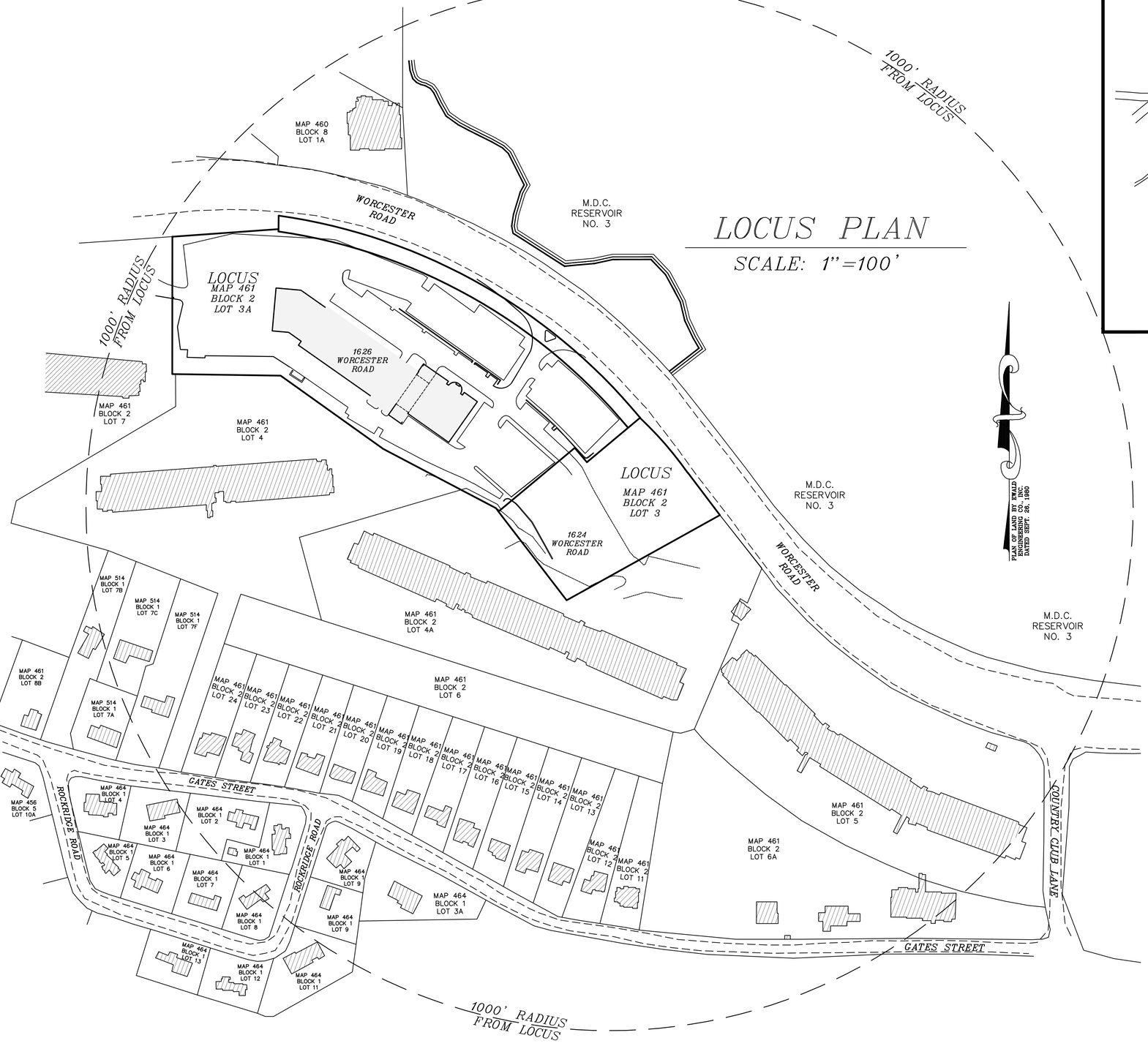
GS JEFFERSON HILLS, LLC
18 BROAD STREET, SUITE 300
CHARLESTON, SC 29401

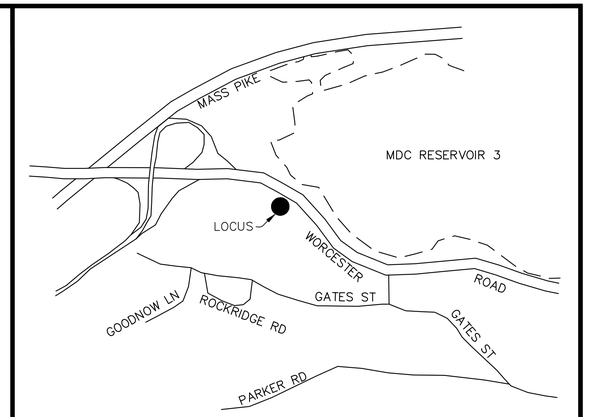
ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

| | | |
|---|---|---|
| SHEET 1 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

# LOCUS PLAN

SCALE: 1"=100'




VICINITY MAP

(NOT TO SCALE)

FRAMINGHAM PLANNING BOARD

SITE PLAN REVIEW

DATE:

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

REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |

BERNARDI TOYOTA

LOCUS PLAN

1624 & 1626 WORCESTER ROAD

IN

FRAMINGHAM, MASS

PREPARED FOR:

JAMES P. CARNEY & AMY D. ROSSI,
TRUSTEES OF VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

PROPERTY OF:

VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

GS JEFFERSON HILLS, LLC
18 BROAD STREET, SUITE 300
CHARLESTON, SC 29401

ENGINEERS & SURVEYORS:

MWE

METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

| | | |
|---|---|---|
| SHEET 2 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

## LEGEND

| | |
|---|---|
| C.P. | CONCRETE PAD |
| | CURB |
| | DRAIN CATCH BASIN |
| —D— | DRAIN LINE |
| | DRAIN MANHOLE |
| D.H. | DRILL HOLE |
| FP | FLAG POLE |
| (F) | FOUND |
| —E— | ELECTRIC LINE |
| —G— | GAS LINE |
| | GAS GATE |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| | HYDRANT |
| IR | IRON ROD |
| | LIGHT POST |
| L.C.D. | LAND COURT DISK |
| NL | NAIL |
| (15) | NUMBER OF PARKING SPACES |
| —RD— | ROOF DRAIN |
| —S— | SEWER LINE |
| | SEWER MANHOLE |
| | SIGN |
| —SB— | SPEED BUMP |
| T.B.D. | TO BE DETERMINED |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| | WATER GATE |
| —W— | WATER LINE |
| —100— | EXISTING GRADE |
| x100.0 | EXISTING SPOT GRADE |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

## TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION |
|---|---|
| GA# | GREEN ASH |
| HL# | HONEY LOCUST |
| HY# | HICKORY |
| LI# | LINDEN |
| KA# | KATSURA |
| WP# | WHITE PINE |

### DETAIL

TREE LOCATION

HL24

TREE CODE — TREE DIAMETER

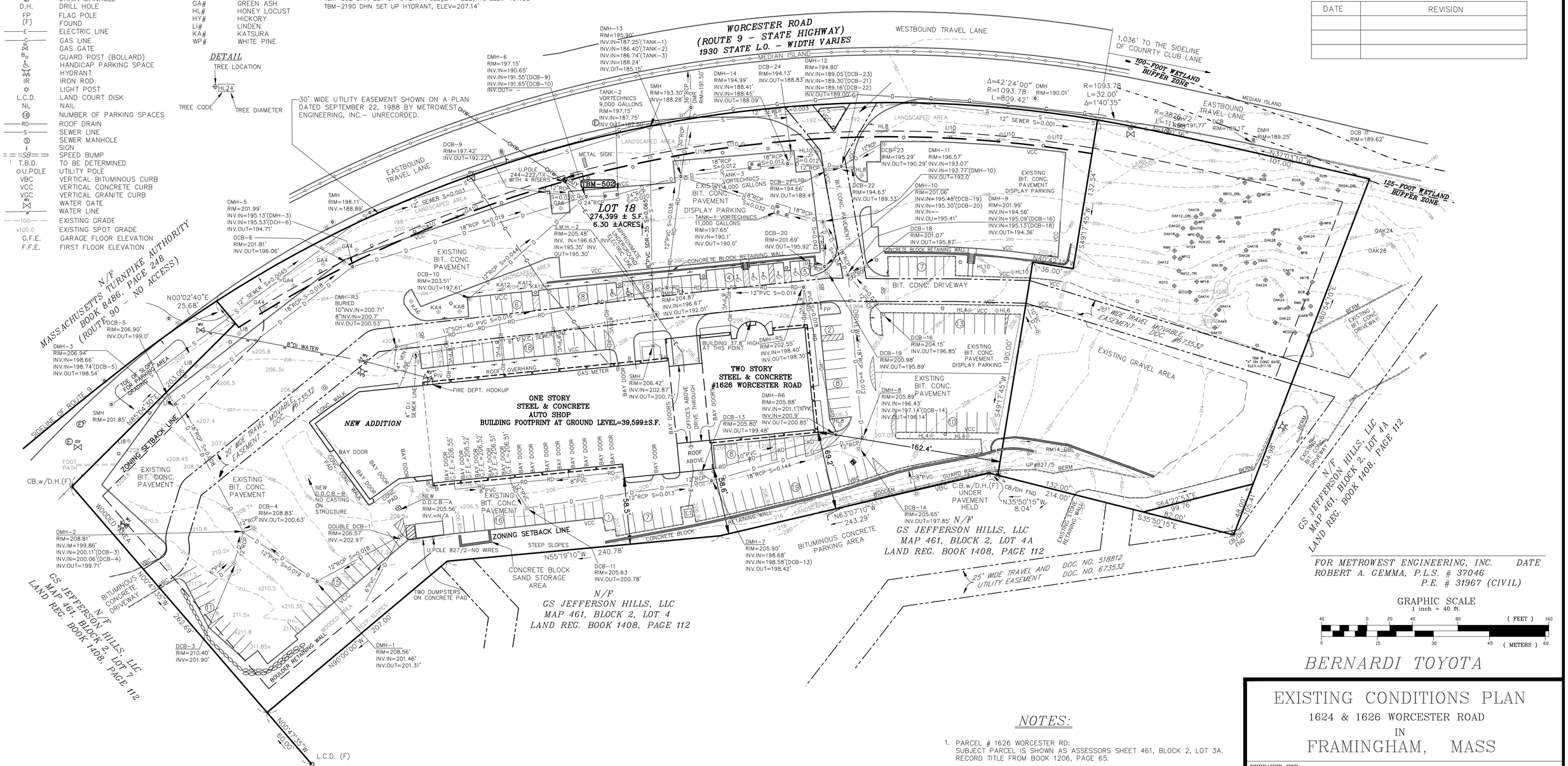
## BENCHMARK (TBM)

NGVD 1929 DATUM

TBM-502 DHN SET UP UTILITY POLE#244-222/1X, ELEV=197.58'
TBM-2190 DHN SET UP HYDRANT, ELEV=207.14'

## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |




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

GRAPHIC SCALE
1 inch = 40 ft.

40 0 20 40 80 ( FEET ) 160
0 15 30 45 ( METERS ) 60

BERNARDI TOYOTA

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

RESERVED FOR REGISTRY USE

DATE:

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

## REFERENCES

MIDDLESEX SOUTH REGISTRY OF DEEDS

DEEDS:
LAND REG. BOOK 1,220, PAGE 200
LAND REG. BOOK 1,206, PAGE 65
LAND REG. BOOK 993, PAGE 63
LAND REG. BOOK 993, PAGE 65
LAND REG. BOOK 993, PAGE 66
LAND REG. BOOK 993, PAGE 62

DOCUMENTS:
DOCUMENT # 673532
DOCUMENT # 518812
DOCUMENT # 500913

PLANS:
L.C. PLAN 34429 D
L.C. PLAN 34429 F
L.C. PLAN 34429 G
L.C. PLAN 34429 L

PLAN 1068 OF 1955

UNRECORDED PLANS:
"AS BUILT SITE PLAN CARNEY TOYOTA IN FRAMINGHAM, MASS."
DATED: JULY 23, 1998
REVISED: MARCH 31, 1999
BY: METROWEST ENGINEERING, INC.
"PLAN OF LAND FRAMINGHAM, MASS."
DATED: SEPTEMBER 22, 1988
BY: METROWEST ENGINEERING, INC.

## NOTES:

1. PARCEL # 1626 WORCESTER RD:
SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3A. RECORD TITLE FROM BOOK 1206, PAGE 65.

PARCEL # 1624 WORCESTER ROAD;
SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3. RECORD TITLE FROM BOOK 1408, PAGE 112.

2. THIS PLAN IS THE RESULT OF AN ON–GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSCURED AT THE TIME OF THE SURVEY.

3. 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", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 25017 C0511F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

4. LOT 18 AS SHOWN ON LAND COURT PLAN 34429L DOES NOT FORM A CLOSED FIGURE IN ACCORDANCE WITH 250 CMR. THE COURSE TO CLOSE THE LOT IS 0.11' S59°31'23"E AT THE NORTHWESTERLY CORNER OF THE LOT AT LAND NOW OR FORMERLY OF WATERVIEW REALTY TRUST IV AND LAND NOW OR FORMERLY OF THE MASSACHUSETTS TURNPIKE AUTHORITY.

# EXISTING CONDITIONS PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS

PREPARED FOR:
*JAMES P. CARNEY & AMY D. ROSSI,*
*TRUSTEES OF VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

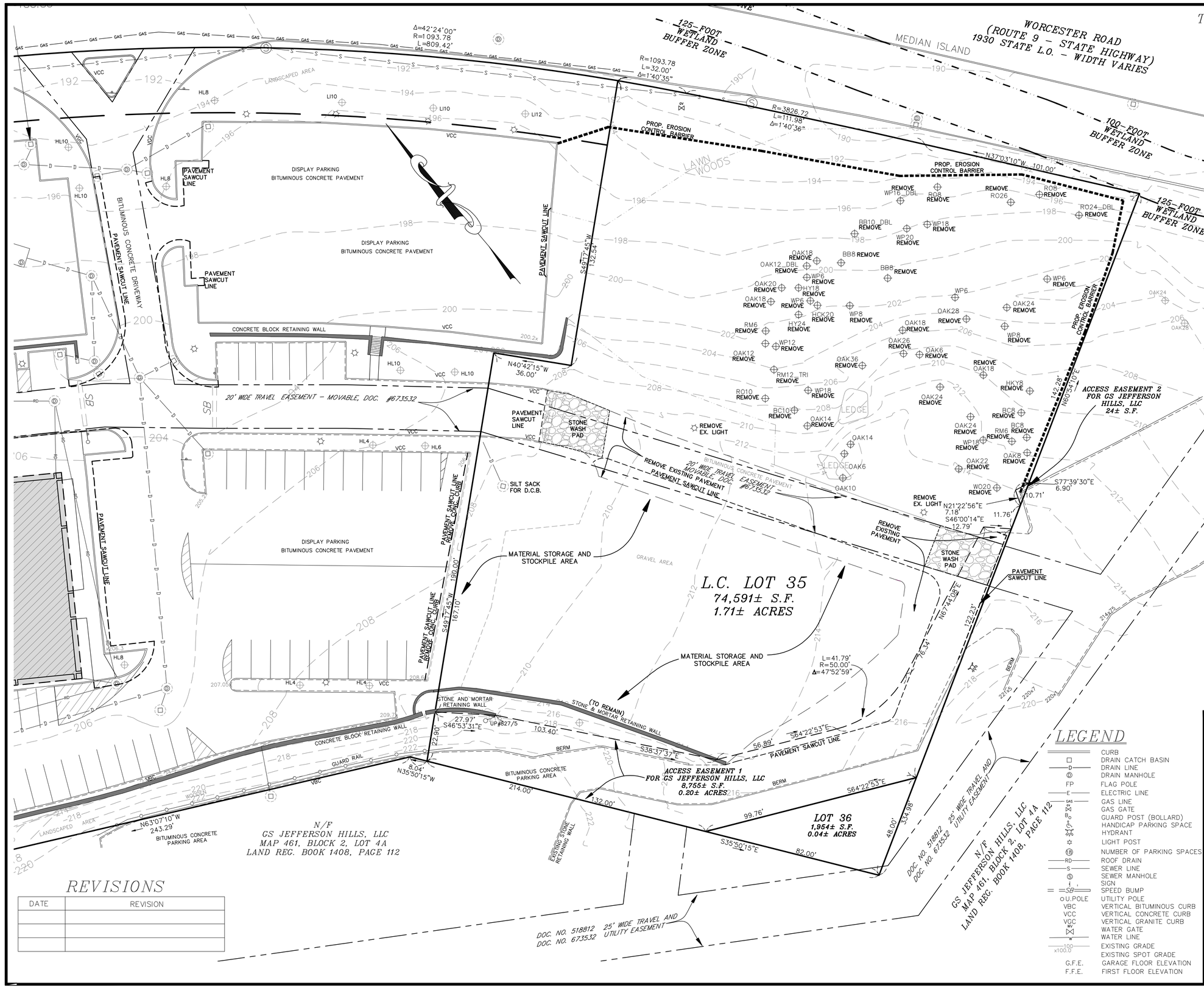
PROPERTY OF:
*VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

*GS JEFFERSON HILLS, LLC*
*18 BROAD STREET, SUITE 300*
*CHARLESTON, SC 29401*

ENGINEERS & SURVEYORS:
MWE
*METROWEST ENGINEERING, INC.*
*75 FRANKLIN STREET*
*FRAMINGHAM, MA 01702*
*TEL.: (508)626–0063*
*FAX: (508)875–6440*

| | | |
|---|---|---|
| SHEET 3 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: BTN/JTS | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG




## TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION |
|---|---|
| GA# | GREEN ASH |
| HL# | HONEY LOCUST |
| HY# | HICKORY |
| LI# | LINDEN |
| KA# | KATSURA |
| WP# | WHITE PINE |

DETAIL

TREE LOCATION

HL24

TREE CODE — TREE DIAMETER

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

SITE PLAN REVIEW

DATE:

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

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

GRAPHIC SCALE
1 inch = 20 ft.

20 0 10 20 40 ( FEET ) 80
0 4 10 20 ( METERS ) 30

BERNARDI TOYOTA

## LEGEND

| | |
|---|---|
| | CURB |
| | DRAIN CATCH BASIN |
| D | DRAIN LINE |
| | DRAIN MANHOLE |
| FP | FLAG POLE |
| E | ELECTRIC LINE |
| GAS | GAS LINE |
| | GAS GATE |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| | HYDRANT |
| | LIGHT POST |
| | NUMBER OF PARKING SPACES |
| RD | ROOF DRAIN |
| S | SEWER LINE |
| | SEWER MANHOLE |
| | SIGN |
| SP | SPEED BUMP |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| | WATER GATE |
| W | WATER LINE |
| 100 | EXISTING GRADE |
| ×100.0 | EXISTING SPOT GRADE |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |

# PROPOSED EROSION AND SEDIMENT CONTROL PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS

PREPARED FOR:
JAMES P. CARNEY & AMY D. ROSSI,
TRUSTEES OF VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

PROPERTY OF:
VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

GS JEFFERSON HILLS, LLC
18 BROAD STREET, SUITE 300
CHARLESTON, SC 29401

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

| | | |
|---|---|---|
| SHEET 4 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG

## NOTES:

1. PARCEL # 1626 WORCESTER RD:
   SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3A.
   RECORD TITLE FROM BOOK 1206, PAGE 65.

   PARCEL # 1624 WORCESTER ROAD;
   SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3.
   RECORD TITLE FROM BOOK 1408, PAGE 112.
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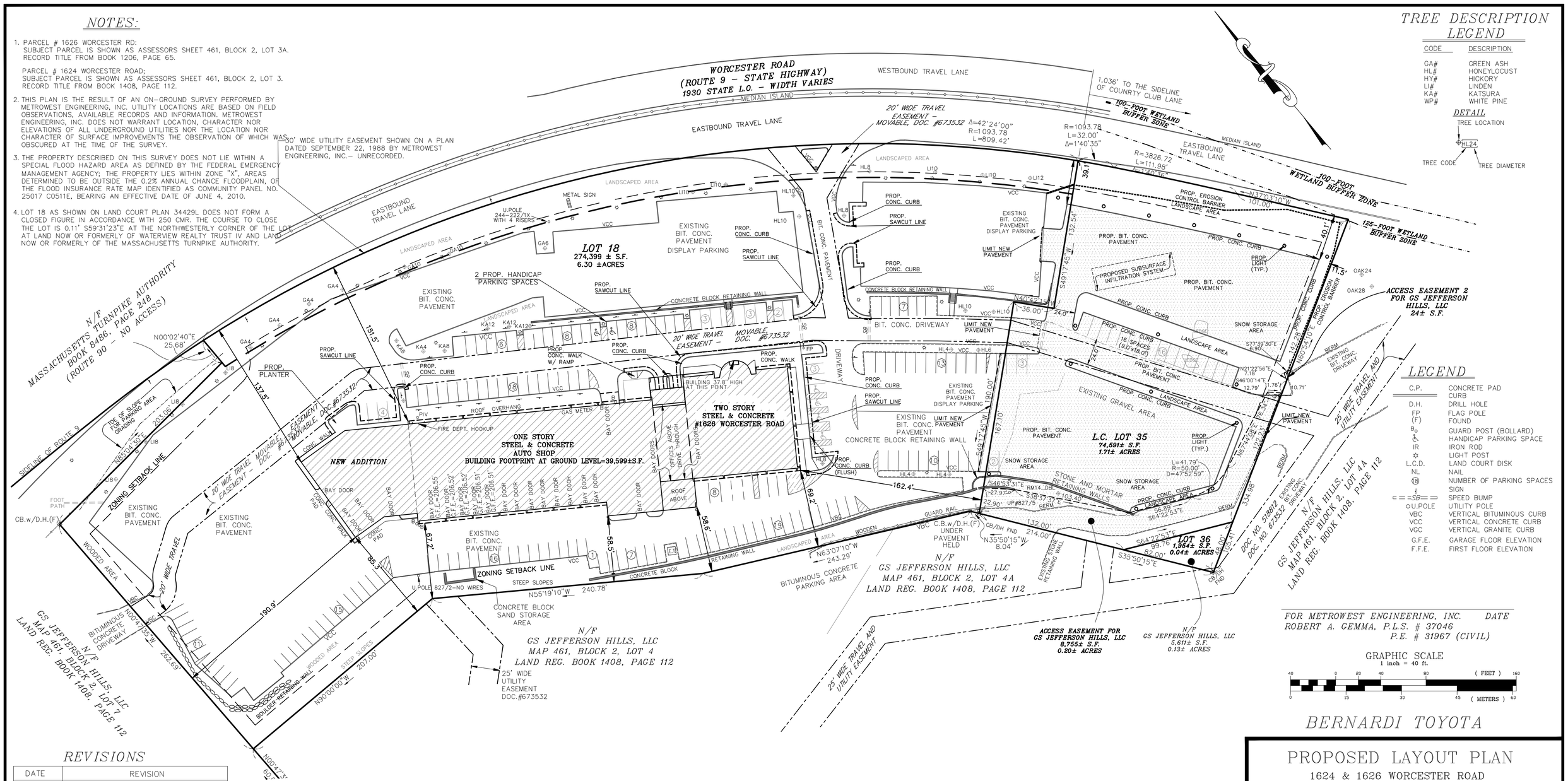
4. LOT 18 AS SHOWN ON LAND COURT PLAN 34429L DOES NOT FORM A CLOSED FIGURE IN ACCORDANCE WITH 250 CMR. THE COURSE TO CLOSE THE LOT IS 0.11' S59°31'23"E AT THE NORTHWESTERLY CORNER OF THE LOT AT LAND NOW OR FORMERLY OF WATERVIEW REALTY TRUST IV AND LAND NOW OR FORMERLY OF THE MASSACHUSETTS TURNPIKE AUTHORITY.




## TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION |
|---|---|
| GA# | GREEN ASH |
| HL# | HONEYLOCUST |
| HY# | HICKORY |
| LI# | LINDEN |
| KA# | KATSURA |
| WP# | WHITE PINE |

DETAIL

TREE LOCATION

HL24

TREE CODE — TREE DIAMETER

## LEGEND

| | |
|---|---|
| C.P. | CONCRETE PAD |
| | CURB |
| D.H. | DRILL HOLE |
| FP | FLAG POLE |
| (F) | FOUND |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| IR | IRON ROD |
| | LIGHT POST |
| L.C.D. | LAND COURT DISK |
| NL | NAIL |
| 18 | NUMBER OF PARKING SPACES |
| | SIGN |
| | SPEED BUMP |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

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

GRAPHIC SCALE
1 inch = 40 ft.
40 0 20 40 80 ( FEET ) 160
0 15 30 45 ( METERS ) 60

BERNARDI TOYOTA

## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

RESERVED FOR REGISTRY USE

DATE:

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

## ZONING TABLE 1624 WORCESTER ROAD:

MAP 461, BLOCK 2, LOT 3

| DESCRIPTION | REQUIRED BUSINESS ZONE | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA | 6,000 SQ. FT. (MIN.) | 74,591 SQ. FT. | 74,591 SQ. FT. |
| LOT FRONTAGE | 50 FT. (MIN.) | 244.98 FT. | 244.98 FT. |
| FRONT YARD SETBACK | 25 FT. (MIN.) | N.A. | N.A. |
| SIDE YARD SETBACK | 15 FT. (MIN.) | N.A. | N.A. |
| REAR YARD SETBACK | 15 FT. (MIN.) | N.A. | N.A. |
| MAX BUILDING HEIGHT | 80 FT. (6 STORIES) | N.A. | N.A. |
| FLOOR AREA RATIO | 0.32 (MAX.) | N.A. | N.A. |
| MAX. LOT COVERAGE | 35% | N.A. | N.A. |
| BUILDING AREA | N/A | N.A. | N.A. |
| OTHER IMPERVIOUS SURFACES | N/A | 33,471 SQ. FT. | 53,233 sq. ft. |
| TOTAL IMPERVIOUS AREA | N/A | 33,471 SQ. FT. | 53,233 sq. ft. |
| PARKING | N/A | 0 SPACES | 21 SPACES |
| HANDICAP PARKING | 7 SPACES | 0 SPACES | 0 SPACES |
| LANDSCAPED OPEN SPACE SURFACE RATIO | N/A | 0.55 | 0.29 |
| UPLAND AREA | 6,000 SQ. FT. (MIN.) | 74,591 SQ. FT. | 74,591 SQ. FT. |

PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT

* – ZONING REQUIREMENTS FOR NON-RESIDENTIAL USE

## ZONING TABLE 1626 WORCESTER ROAD:

MAP 461, BLOCK 2, LOT 3A

| DESCRIPTION | REQUIRED BUSINESS ZONE | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA | 6,000 SQ. FT. (MIN.) | 274,399 SQ. FT. | 274,399 SQ. FT. |
| LOT FRONTAGE | 50 FT. (MIN.) | 809.42 FT. | 809.42 FT. |
| FRONT YARD SETBACK | 25 FT. (MIN.) | 137.5 FT. | 137.5 FT. |
| SIDE YARD SETBACK | 15 FT. (MIN.) | 190.9 FT. | 190.9 FT. |
| REAR YARD SETBACK | 15 FT. (MIN.) | 58.5 FT. | 58.5 FT. |
| MAX BUILDING HEIGHT | 80 FT. (6 STORIES) | 37.8 FT. | 37.8 FT. |
| FLOOR AREA RATIO | 0.32 (MAX.) | 0.182± | 0.182± |
| MAX. LOT COVERAGE | 35% | 0.144 | 0.144 |
| BUILDING AREA | N/A | 39,599 SQ. FT. | 39,599 SQ. FT. |
| OTHER IMPERVIOUS SURFACES | N/A | 170,723 SQ. FT. | 171,658 SQ. FT. |
| TOTAL IMPERVIOUS AREA | N/A | 210,322 SQ. FT. | 211,257 SQ. FT. |
| PARKING | N/A | 167 SPACES | 167 SPACES |
| HANDICAP PARKING | 7 SPACES | 5 SPACES | 7 SPACES |
| LANDSCAPED OPEN SPACE SURFACE RATIO | N/A | 0.23 | 0.23 |
| UPLAND AREA | 6,000 SQ. FT. (MIN.) | 274,399 SQ. FT. | 274,399 SQ. FT. |

PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT

* – ZONING REQUIREMENTS FOR NON-RESIDENTIAL USE

# PROPOSED LAYOUT PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS

PREPARED FOR:
JAMES P. CARNEY & AMY D. ROSSI,
TRUSTEES OF VOLADOR REALTY TRUST
1626 WORCESTER ROAD
FRAMINGHAM, MA 01702

PROPERTY OF:
VOLADOR REALTY TRUST
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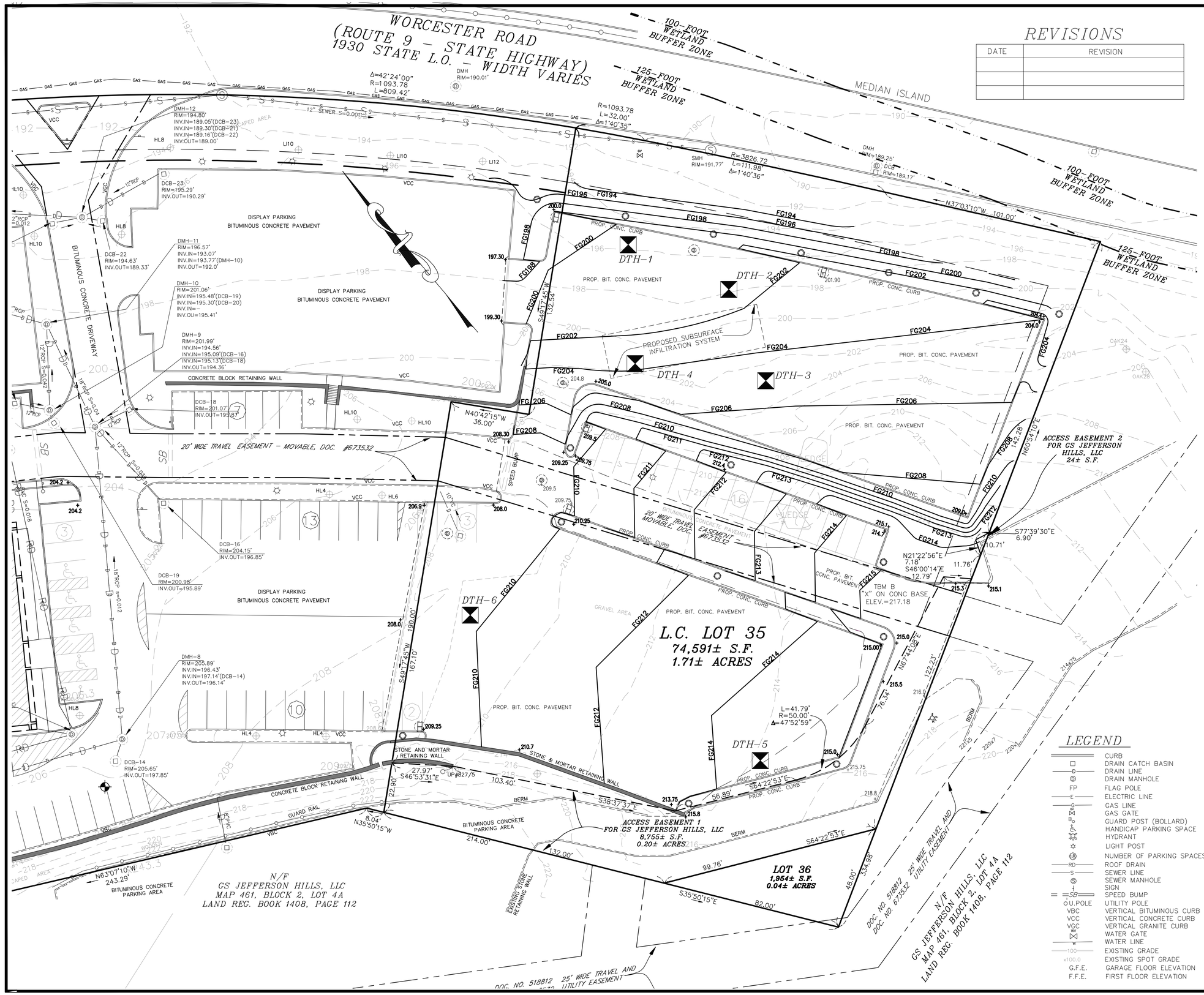
TEL.: (508)626-0063
FAX: (508)875-6440

| | | |
|---|---|---|
| SHEET 5 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

WK_002.DWG




## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |

## SOIL TEST RESULTS

SOIL LOGS No:

| DTH-1 (ELEV=195.8') | DTH-2 (ELEV=196.6') |
|---|---|
| 0"–8" A SANDY LOAM 10YR 3/2<br>8"–22" B SANDY LOAM 10YR 5/6<br>24"–40" C1 FINE SAND 2.5Y 4/3<br>40"–102" C2 LOAMY SAND 2.5Y 5/3<br><br>WATER WEEPING @82"<br>NO REFUSAL, MANY LARGE ROCKS<br>MOTTLING@ 66', 7.5YR 5/8 (5%)<br>ESTIMATED HIGH WATER=190.3' | 0"–8" A SANDY LOAM 10YR 3/2<br>8"–20" B SANDY LOAM 10YR 5/6<br>20"–32" C1 FINE SAND 2.5Y 5/6<br>35"–58" C2 MED. SAND 2.5Y 5/3<br>58"–76" C3 MED. SAND 2.5Y 4/2<br><br>NO WEEPING OR STANDING WATER<br>REFUSAL @ 76"<br>NO MOTTLING<br>ESTIMATED HIGH WATER=190.3' |
| **DTH-3 (ELEV=203.4')** | **DTH-4 (ELEV=201.6')** |
| 0"–6" A SANDY LOAM 10YR 3/2<br>6"–24" B SANDY LOAM 10YR 5/6<br>24"–54" C1 SANDY LOAM 2.5Y 6/4<br>54"–112" C2 COARSE SAND 2.5Y 5/2<br><br>NO WEEPING OR STANDING WATER<br>NO REFUSAL<br>NO MOTTLING<br>ESTIMATED HIGH WATER=194.1' | 0"–6" A SANDY LOAM 10YR 3/2<br>6"–24" B SANDY LOAM 10YR 5/6<br>24"–54" C1 SANDY LOAM 2.5Y 6/4<br>54"–112" C2 COARSE SAND 2.5Y 5/2<br><br>NO WEEPING OR STANDING WATER<br>NO REFUSAL<br>NO MOTTLING<br>ESTIMATED HIGH WATER=192.3' |
| **DTH-5 (ELEV=214.3')** | **DTH-6 (ELEV=208.6')** |
| 0"–44" FILL<br><br>NO STANDING OR WEEPING WATER<br>REFUSAL @ 44" (LEDGE)<br><br>ESTIMATED HIGH WATER=210.6' | 0"–40" FILL<br>40"–96" C1 SANDY LOAM 2.5Y 5/3<br><br>WATER WEEPING @96"<br>NO REFUSAL<br>NO MOTTLING SEEN<br>OLD FOUNDATION REMNANTS IN PIT<br>ESTIMATED HIGH WATER=200.6' |
| DATE: JUNE 5, 2015 | |
| BY: BRIAN NELSON, SOIL EVALUATOR | F.B. 630 |
| NO INSPECTOR | |

## FRAMINGHAM PLANNING BOARD

SITE PLAN REVIEW

DATE:

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

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

GRAPHIC SCALE
1 inch = 20 ft.

20 0 10 20 40 ( FEET ) 80
0 4 10 20 ( METERS ) 30

*BERNARDI TOYOTA*

## LEGEND

| | |
|---|---|
| | CURB |
| | DRAIN CATCH BASIN |
| D | DRAIN LINE |
| | DRAIN MANHOLE |
| FP | FLAG POLE |
| E | ELECTRIC LINE |
| G | GAS LINE |
| | GAS GATE |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| | HYDRANT |
| | LIGHT POST |
| 18 | NUMBER OF PARKING SPACES |
| RD | ROOF DRAIN |
| S | SEWER LINE |
| S | SEWER MANHOLE |
| | SIGN |
| SB | SPEED BUMP |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| W | WATER GATE |
| W | WATER LINE |
| 100 | EXISTING GRADE |
| x100.0 | EXISTING SPOT GRADE |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

# PROPOSED GRADING PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
*JAMES P. CARNEY & AMY D. ROSSI,*
*TRUSTEES OF VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

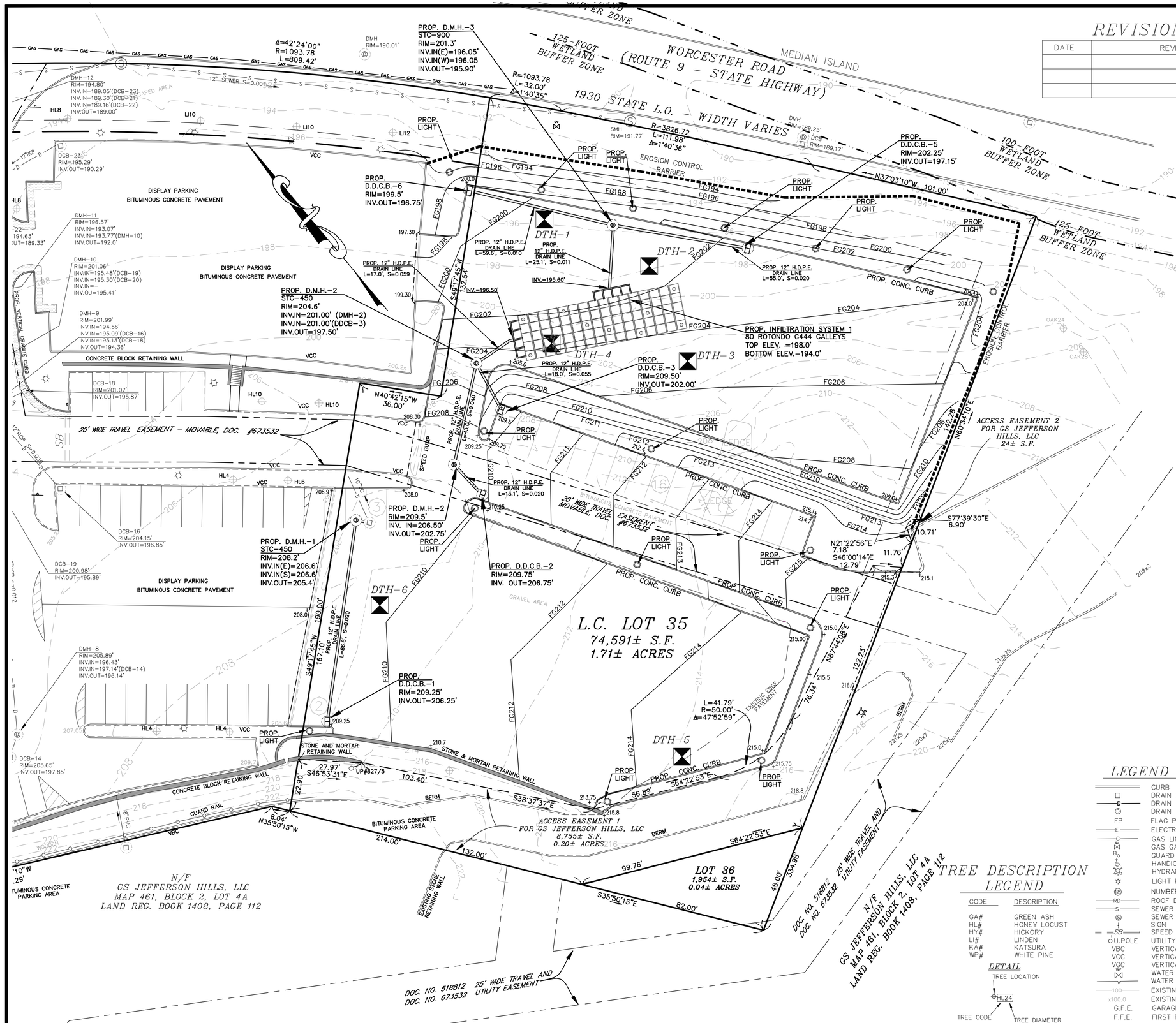
PROPERTY OF:
*VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

*GS JEFFERSON HILLS, LLC*
*18 BROAD STREET, SUITE 300*
*CHARLESTON, SC 29401*

ENGINEERS & SURVEYORS:
MWE
*METROWEST ENGINEERING, INC.*
*75 FRANKLIN STREET*
*FRAMINGHAM, MA 01702*
*TEL.: (508)626-0063*
*FAX: (508)875-6440*

| | | |
|---|---|---|
| SHEET 6 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG




## REVISIONS

| DATE | REVISION |
|---|---|
| | |
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## SOIL TEST RESULTS

SOIL LOGS No:

| DTH-1 (ELEV=195.8') | DTH-2 (ELEV=196.6') |
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| **DTH-3 (ELEV=203.4')** | **DTH-4 (ELEV=201.6')** |
| 0"-6" A SANDY LOAM 10YR 3/2<br>6"-24" B SANDY LOAM 10YR 5/6<br>24"-54" C1 SANDY LOAM 2.5Y 6/4<br>54"-112" C2 COARSE SAND 2.5Y 5/2<br><br>NO WEEPING OR STANDING WATER<br>NO REFUSAL<br>NO MOTTLING<br>ESTIMATED HIGH WATER=194.1' | 0"-6" A SANDY LOAM 10YR 3/2<br>6"-24" B SANDY LOAM 10YR 5/6<br>24"-54" C1 SANDY LOAM 2.5Y 6/4<br>54"-112" C2 COARSE SAND 2.5Y 5/2<br><br>NO WEEPING OR STANDING WATER<br>NO REFUSAL<br>NO MOTTLING<br>ESTIMATED HIGH WATER=192.3' |
| **DTH-5 (ELEV=214.3')** | **DTH-6 (ELEV=208.6')** |
| 0"-44" FILL<br><br>NO STANDING OR WEEPING WATER<br>REFUSAL @ 44" (LEDGE)<br><br>ESTIMATED HIGH WATER=210.6' | 0"-40" FILL<br>40"-96" C1 SANDY LOAM 2.5Y 5/3<br><br>WATER WEEPING @96"<br>NO REFUSAL<br>NO MOTTLING SEEN<br>OLD FOUNDATION REMNANTS IN PIT<br>ESTIMATED HIGH WATER=200.6' |

DATE: JUNE 5, 2015

BY: BRIAN NELSON, SOIL EVALUATOR F.B. 630

NO INSPECTOR

## FRAMINGHAM PLANNING BOARD

SITE PLAN REVIEW

DATE:

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

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

GRAPHIC SCALE
1 inch = 20 ft.

( FEET ) 0 10 20 40 80
( METERS ) 0 4 10 20 30

*BERNARDI TOYOTA*

## LEGEND

| | |
|---|---|
| | CURB |
| | DRAIN CATCH BASIN |
| D | DRAIN LINE |
| | DRAIN MANHOLE |
| FP | FLAG POLE |
| E | ELECTRIC LINE |
| GG | GAS LINE |
| | GAS GATE |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| | HYDRANT |
| | LIGHT POST |
| 18 | NUMBER OF PARKING SPACES |
| RD | ROOF DRAIN |
| S | SEWER LINE |
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| SB | SPEED BUMP |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
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| WV | WATER GATE |
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| 100 | EXISTING GRADE |
| x100.0 | EXISTING SPOT GRADE |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

## TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION |
|---|---|
| GA# | GREEN ASH |
| HL# | HONEY LOCUST |
| HY# | HICKORY |
| LI# | LINDEN |
| KA# | KATSURA |
| WP# | WHITE PINE |

DETAIL

TREE LOCATION

HL24

TREE CODE — TREE DIAMETER

# PROPOSED SITE PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
*JAMES P. CARNEY & AMY D. ROSSI,*
*TRUSTEES OF VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

PROPERTY OF:

| | |
|---|---|
| *VOLADOR REALTY TRUST* | *GS JEFFERSON HILLS, LLC* |
| *1626 WORCESTER ROAD* | *18 BROAD STREET, SUITE 300* |
| *FRAMINGHAM, MA 01702* | *CHARLESTON, SC 29401* |

ENGINEERS & SURVEYORS:

MWE

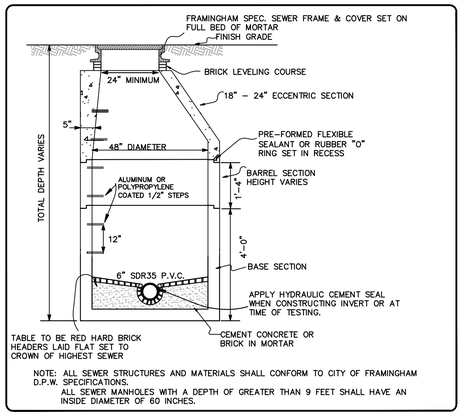
*METROWEST ENGINEERING, INC.*
*75 FRANKLIN STREET*
*FRAMINGHAM, MA 01702*
*TEL.: (508)626-0063*
*FAX: (508)875-6440*

| | | |
|---|---|---|
| SHEET 7 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG

## PRECAST CONCRETE SEWER MANHOLE

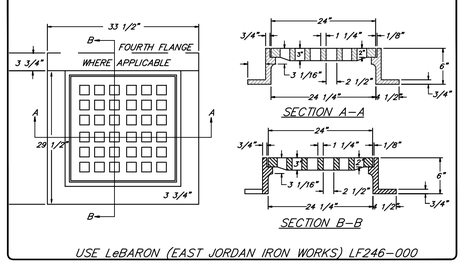
NOT TO SCALE




NOTE: ALL SEWER STRUCTURES AND MATERIALS SHALL CONFORM TO CITY OF FRAMINGHAM D.P.W. SPECIFICATIONS.
ALL SEWER MANHOLES WITH A DEPTH OF GREATER THAN 9 FEET SHALL HAVE AN INSIDE DIAMETER OF 60 INCHES.

## SQUARE CATCH BASIN FRAME & GRATE

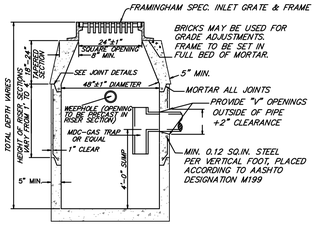
NOT TO SCALE




USE LeBARON (EAST JORDAN IRON WORKS) LF246-000

## PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

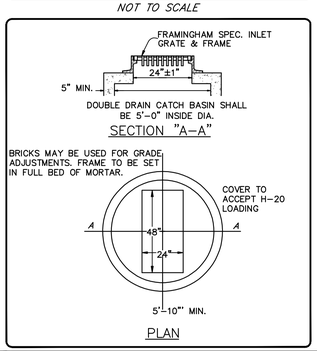



NOTE: ALL DRAINAGE STRUCTURES AND MATERIALS SHALL CONFORM TO TOWN OF FRAMINGHAM D.P.W. SPECIFICATIONS.

NOTE: ALL DRAINAGE STRUCTURES AND MANHOLES DEEPR THAN 9-FEET SHALL HAVE AN INSIDE DIAMETER OF AT LEAST 5-FEET.

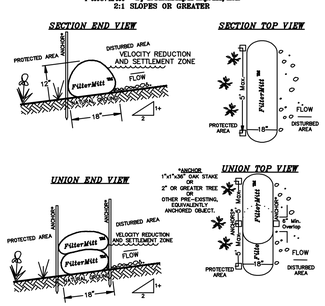
## DOUBLE GRATE CATCH BASIN TOP

NOT TO SCALE




## EROSION CONTROL BARRIER

NOT TO SCALE




USE 18-INCH DIAMETER FILTER MITT.

**FilterMitt™ COMPONENTS**

OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch*™
- A blend of coarse and fine compost and shredded wood.
- Particle sizes: 100% passing a 3" screen; 90–100% passing a 1" screen; 70–100% passing a 0.75" screen; 30–75% passing a 0.25" screen.
- Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)

For more information visit:
www.groundscapesexpress.com
or contact us at:
**Groundscapes Express, Inc.**
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

**FilterMitt™ INSTALLATION**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

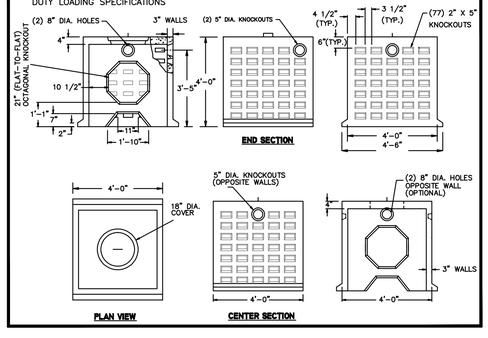
The flexibility of *FilterMitt*™ allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union. Additional anchors shall also be placed at 5' intervals (max.) on the downslope or protected side to prevent movement.

## DRAINAGE INFILTRATION LEACHING GALLEYS

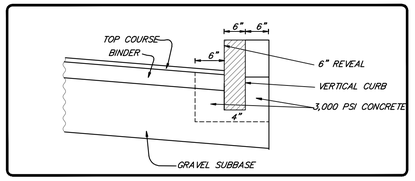
NOT TO SCALE

NOTE:
ALL STRUCTURES TO BE CONSTRUCTED TO HS20-44 HEAVY DUTY LOADING SPECIFICATIONS



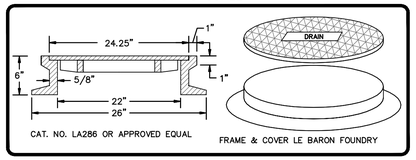

## VERTICAL GRANITE AND CONCRETE CURB

NOT TO SCALE



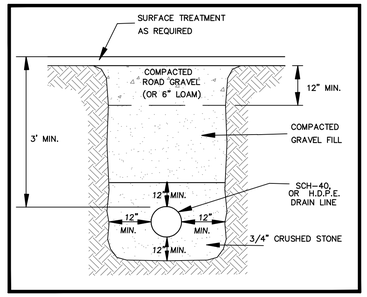

## STANDARD DRAIN MANHOLE FRAME & COVER

NOT TO SCALE



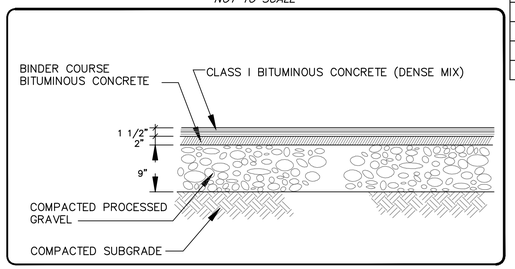

## TYPICAL DRAIN LINE TRENCH

NOT TO SCALE



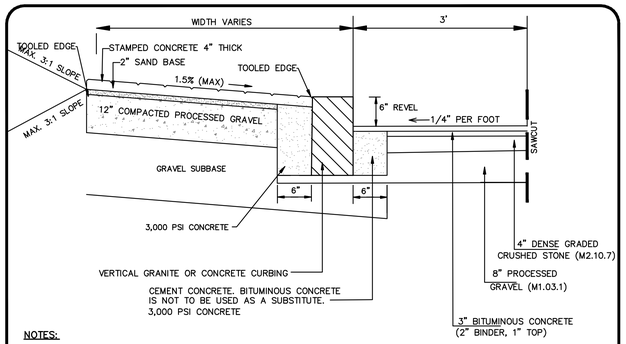

## BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE




## VERTICAL GRANITE CURB & CONCRETE SIDEWALK DETAIL

NOT TO SCALE



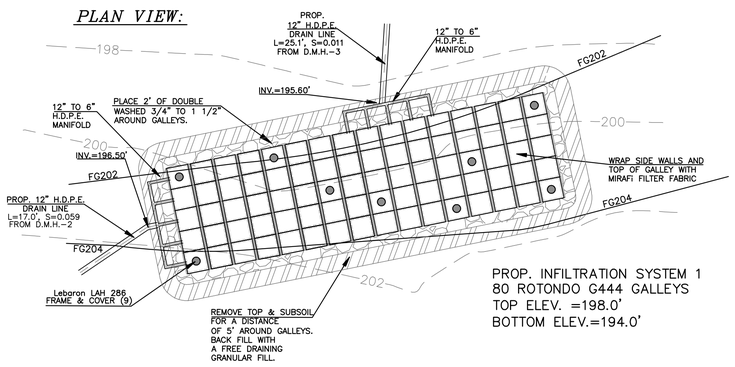

NOTES:

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS CONCRETE SHALL BE AIR ENTRAINED ACCORDING TO MASS HIGHWAY SPEC. M4.02 TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED EVERY 25-FEET (MINIMUM) CONCRETE SHALL BE PLACED IN SLABS NO LONGER THAN 25-FEET CONCRETE WALKS SHALL BE TROWELED AT EDGES WITH TOOLED JOINTS EVERY 6-FEET CONCRETE WALKS SHALL BE BRUSHED WITH A SOFT BROOM FINISH CONCRETE WALKS SHALL HAVE 6x6 WIRE MESH WITH 1" CLEAR SPACING FROM EDGES

## PROPOSED INFILTRATION SYSTEM 1

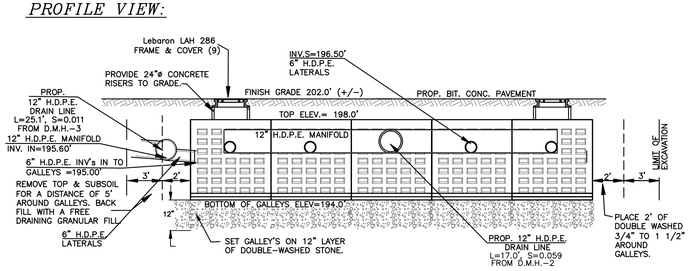
NOT TO SCALE

### PLAN VIEW:




PROP. INFILTRATION SYSTEM 1
80 ROTONDO G444 GALLEYS
TOP ELEV. =198.0'
BOTTOM ELEV.=194.0'

### PROFILE VIEW:




## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

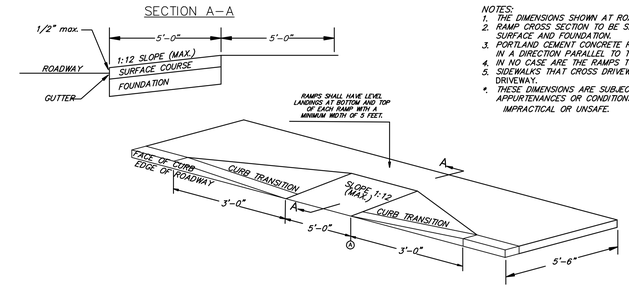
DATE:

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

*FOR METROWEST ENGINEERING, INC.* *DATE*
*ROBERT A. GEMMA, P.E. # 31967 (CIVIL)*

## CONCRETE RAMP DETAIL

NOT TO SCALE




NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; i.e. DEPTH OF SURFACE AND FOUNDATION.
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. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET GRADE OF DRIVEWAY.
* THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.

*BERNARDI TOYOTA*

# PROPOSED DETAIL PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
*JAMES P. CARNEY & AMY D. ROSSI,*
*TRUSTEES OF VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

PROPERTY OF:
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*GS JEFFERSON HILLS, LLC*
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ENGINEERS & SURVEYORS:
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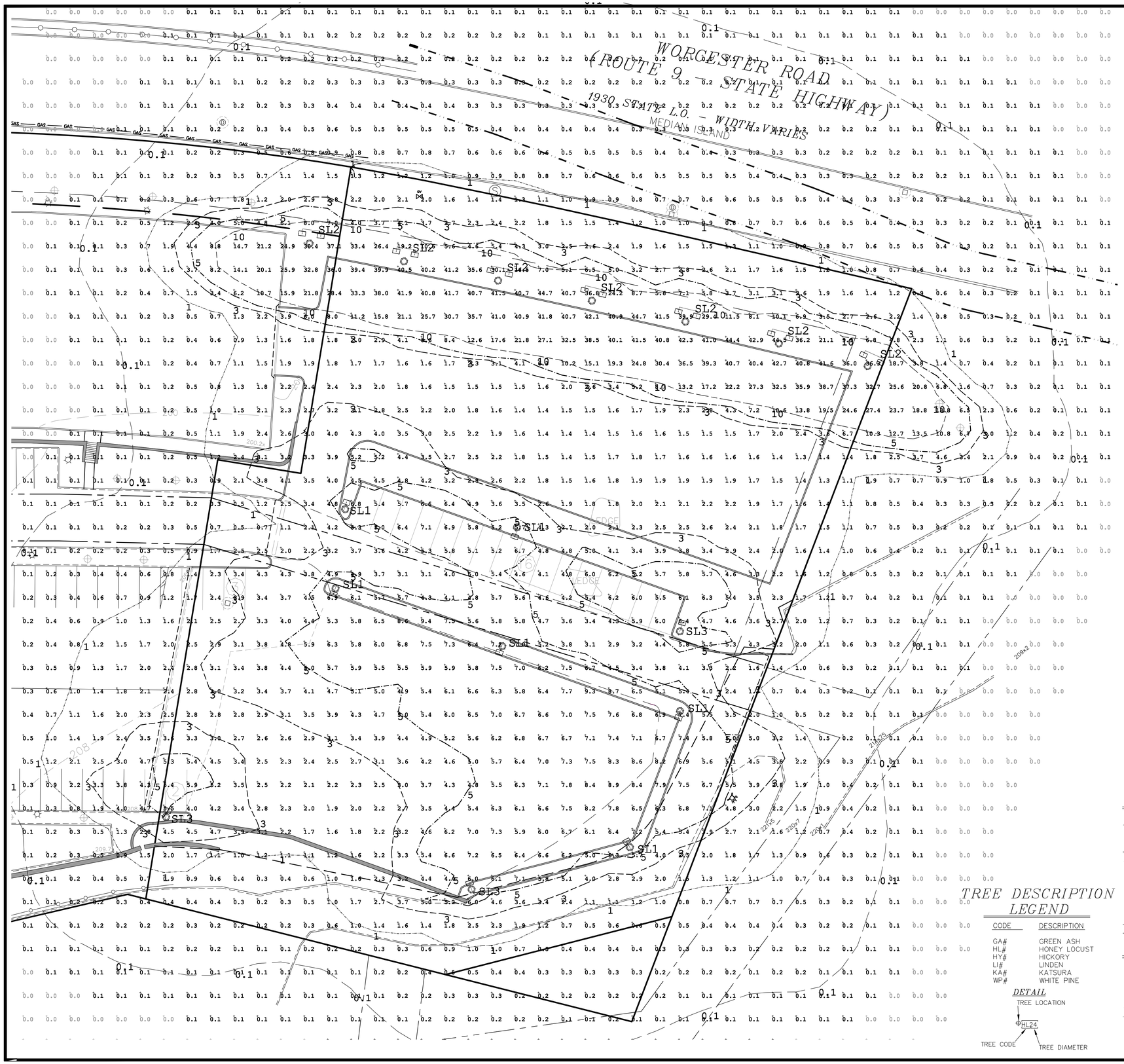
*TEL.: (508)626-0063*
*FAX: (508)875-6440*

## REVISIONS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |

| | | |
|---|---|---|
| SHEET 8 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG




## LUMINAIRE SCHEDULE

| QUANTITY | SYMBOL | ARRANGEMENT | LABEL | DESCRIPTION | LUMENS | WATTS | LLF |
|---|---|---|---|---|---|---|---|
| 6 | SL1 | SINGLE | SL1 | MCGRAW GLEON AE-06-LED-E1-T4W | 30476 | 315 | 0.900 |
| 7 | SL2 | TWIN | SL2 | MCGRAW GLEON AE-06-LED-E1-AFL | 31487 | 315 | 0.900 |
| 3 | SL3 | SINGLE | SL3 | MCGRAW GLEON AE-06-LED-E1-T4FT | 30875 | 315 | 0.900 |

MOUNTING HEIGHT FOR ALL FIXTURES - 25-FEET

## SUMMARY TABLE

| | UNITS | AVERAGE | MAXIMUM | MINIMUM | AVE. MIN. | MAX/MIN. |
|---|---|---|---|---|---|---|
| SITE OVERALL | FC | 2.26 | 44.7 | 0.0 | N.A. | N.A. |
| NEW PARKING | FC | 6.98 | 42.7 | 1.1 | 6.35 | 38.82 |

***PHOTOMETRICS PROVIDED BY***
***RELEX LIGHTING***
***7 TIDE STREET***
***BOSTON MA 02110***

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

DATE:

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

GRAPHIC SCALE
1 inch = 20 ft.
( FEET ) 20 0 10 20 40 80
( METERS ) 0 4 10 20 30

*BERNARDI TOYOTA*

## TREE DESCRIPTION LEGEND

| CODE | DESCRIPTION |
|---|---|
| GA# | GREEN ASH |
| HL# | HONEY LOCUST |
| HY# | HICKORY |
| LI# | LINDEN |
| KA# | KATSURA |
| WP# | WHITE PINE |

*DETAIL*

TREE LOCATION

HL24

TREE CODE — TREE DIAMETER

## LEGEND

| | |
|---|---|
| | CURB |
| | DRAIN CATCH BASIN |
| D | DRAIN LINE |
| | DRAIN MANHOLE |
| FP | FLAG POLE |
| E | ELECTRIC LINE |
| GG | GAS LINE |
| | GAS GATE |
| | GUARD POST (BOLLARD) |
| | HANDICAP PARKING SPACE |
| | HYDRANT |
| | LIGHT POST |
| 18 | NUMBER OF PARKING SPACES |
| RD | ROOF DRAIN |
| S | SEWER LINE |
| S | SEWER MANHOLE |
| i | SIGN |
| SB | SPEED BUMP |
| U.POLE | UTILITY POLE |
| VBC | VERTICAL BITUMINOUS CURB |
| VCC | VERTICAL CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| WV | WATER GATE |
| W | WATER LINE |
| 100 | EXISTING GRADE |
| x100.0 | EXISTING SPOT GRADE |
| G.F.E. | GARAGE FLOOR ELEVATION |
| F.F.E. | FIRST FLOOR ELEVATION |

# PROPOSED LIGHTING PLAN

1624 & 1626 WORCESTER ROAD
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
*JAMES P. CARNEY & AMY D. ROSSI,*
*TRUSTEES OF VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

PROPERTY OF:
*VOLADOR REALTY TRUST*
*1626 WORCESTER ROAD*
*FRAMINGHAM, MA 01702*

*GS JEFFERSON HILLS, LLC*
*18 BROAD STREET, SUITE 300*
*CHARLESTON, SC 29401*

ENGINEERS & SURVEYORS:
MWE
*METROWEST ENGINEERING, INC.*
*75 FRANKLIN STREET*
*FRAMINGHAM, MA 01702*
*TEL.: (508)626-0063*
*FAX: (508)875-6440*

| | | |
|---|---|---|
| SHEET 9 OF 9 | | DATE: OCTOBER 16, 2015 |
| CALC'D BY: BTN | FIELD BK: 604 | CAD FILE: PROP_SP2_1624_WORCESTER.dwg |
| DRAFTER: JTS/BTN | PROJECT: FRM_WOR3 | DWG FILE: SP101615.dwg |

MW_002.DWG