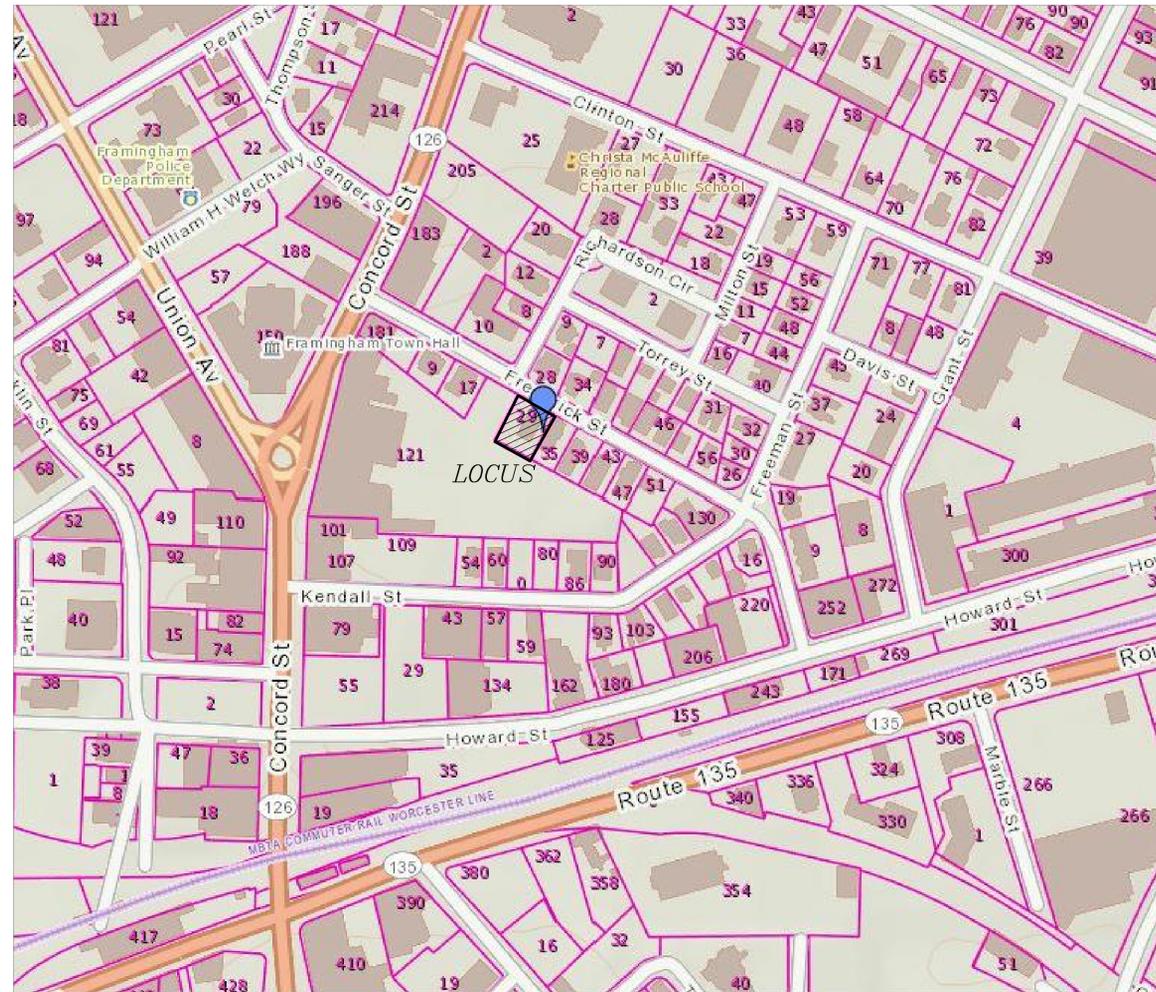


NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK B, LOT 5 AND 5A. RECORD TITLE FROM BOOK 56002, PAGE 322.
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 OBTAINED 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" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0518E, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

**PROPOSED SITE PLAN SET
PROPOSED MULTI-UNIT RESIDENCE
31 FREDERICK STREET
FRAMINGHAM, MASSACHUSETTS**



ZONING TABLE			
CENTRAL BUSINESS DISTRICT			
	REQUIRED	EXISTING #31	PROPOSED #31
AREA	8,000 SQ.FT.	7,991 SQ.FT.	7,991 SQ.FT.
FRONTAGE	65 FEET	79.95 FEET	79.95 FEET
SETBACKS:			
FRONT YARD	10 FEET	8.1 FEET	33.1 FEET
SIDE YARD	N.A.	13.6 FEET	10.5 FEET
REAR YARD	N.A.	24.7 FEET	10.5 FEET
BUILDING HEIGHT	40 FEET/3 STORIES	3 STORY	3 STORY
OPEN SPACE	20% MINIMUM	54.8%	38.8%
LOT COVERAGE	60% MAXIMUM	22.4%	34.4%

PROPERTY IS LOCATED WITHIN CENTRAL BUILDING DISTRICT AND ZONING ENFORCEMENT OFFICIAL MAY GRANT AN EXEMPTION FROM THE MINIMUM NUMBER OF SPACES REQUIRED PER ZONING REGULATION IV.B.7.b.1

* 30 ADDITIONAL OFF STREET PARKING SPACES ARE PROVIDED BY EASEMENT AGREEMENT ON ADJOINING PROPERTY, SEE DOCUMENT IN DEED BOOK 60705, PAGE 520.

TOTAL NUMBER UNITS= 33
TOTAL PARKING REQUIRED= 2 SPACES PER UNIT, 66 TOTAL.

PARKING TABLE:		
* ON SITE	ASBUILT	PROPOSED
31 FREDERICK ST.	N.A.	4 SPACES
35 FREDERICK ST.	1 SPACE	N.A.
39 FREDERICK ST.	2 SPACES	N.A.
43 FREDERICK ST.	2 SPACES	N.A.
47 FREDERICK ST.	1 SPACE	N.A.
TOTAL SPACES	6 SPACES	4 SPACES

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

**COVER SHEET
#31 FREDERICK STREET
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)**

PREPARED FOR:
VTT FREDERICK STREET, LLC
100 CONCORD STREET, THIRD FLOOR
FRAMINGHAM, MA 01702

PROPERTY OF:
VTT FREDERICK STREET, LLC
100 CONCORD STREET, THIRD FLOOR
FRAMINGHAM, MA 01702

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

SHEET 1 OF 6 DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

DATE: _____

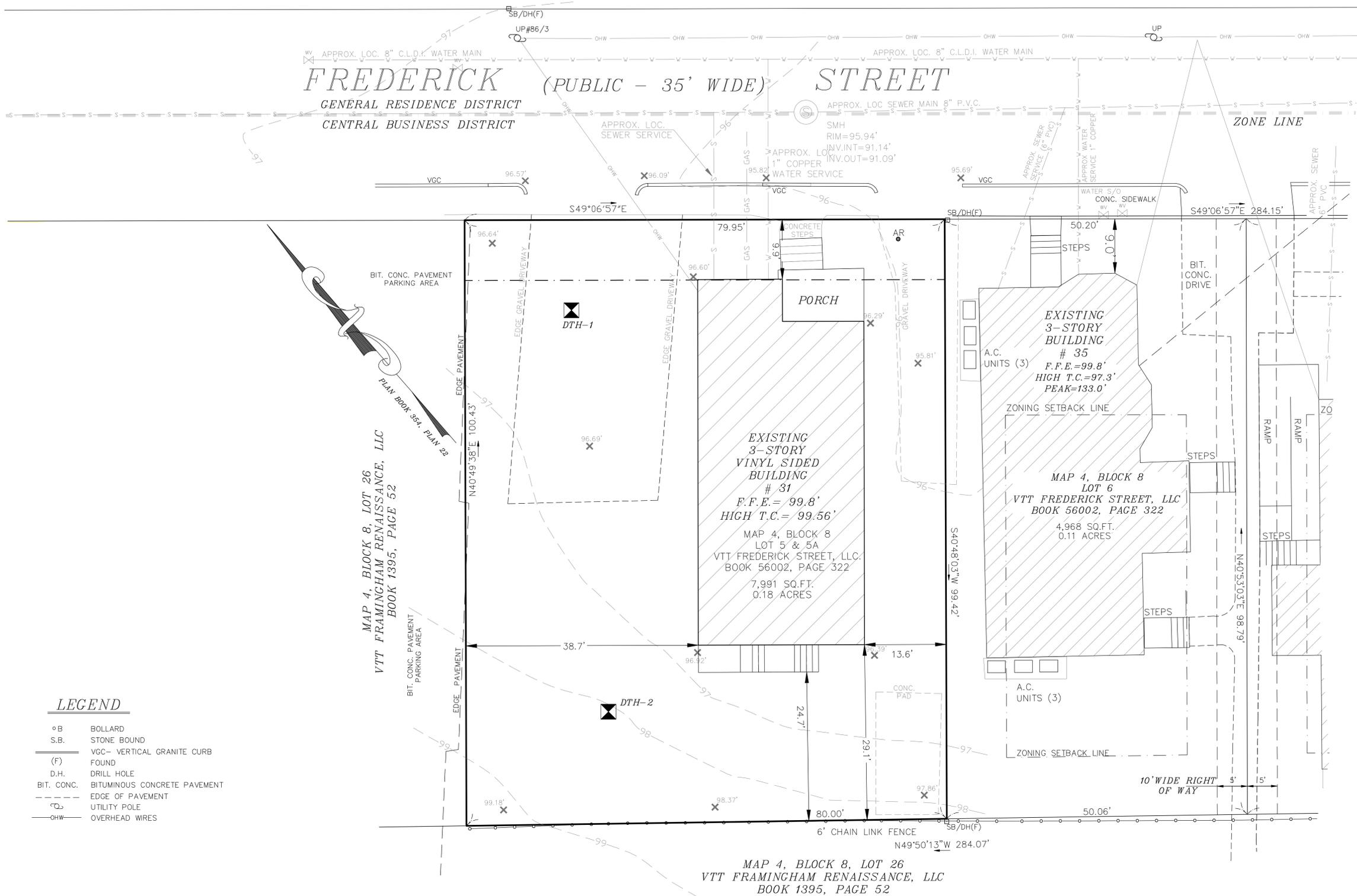
SHEET INDEX

- COVER SHEET — SHEET 1 OF 6
EXISTING CONDITIONS PLAN — SHEET 2 OF 6
PROPOSED LAYOUT PLAN — SHEET 3 OF 6
PROPOSED SITE PLAN — SHEET 4 OF 6
PROPOSED DETAIL SHEET — SHEET 5 OF 6
LOCUS PLAN — SHEET 6 OF 6
PROPOSED LANDSCAPE PLAN — SHEET 1 OF 1

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK B, LOT 5 AND 5A. RECORD TITLE FROM BOOK 56002, PAGE 322.
- 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 OBTAINED AT THE TIME OF THE 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 25017C0518E, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

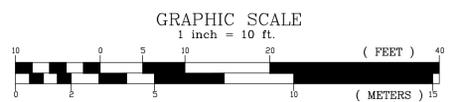
SOIL TEST RESULTS	
DTH-1 (ELEV=96.1')	DTH-2 (ELEV=98.2')
0"-68" FILL 32"-112" C1 MED. SAND 2.5Y 5/3	0"-48" FILL 48"-60" B SANDY LOAM 10YR 5/6 60"-80" C1 MED. SAND 2.5Y 6/4 80"-118" C2 MED. SAND 2.5Y 5/3
MOTTLING @76" 7.5YR 5/8 (10%) WATER WEeping @92" NO REFUSAL ESTIMATED HIGH WATER=89.8'	MOTTLING @82" 7.5YR 5/8 (10%) WATER WEeping @112" NO REFUSAL ESTIMATED HIGH WATER=91.4'
DATE: FEBRUARY 1, 2016	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 630, PAGE 63	
INSPECTOR: NO INSPECTOR	



LEGEND

- o B BOLLARD
- S.B. STONE BOUND
- VGC- VERTICAL GRANITE CURB
- (F) FOUND
- D.H. DRILL HOLE
- BIT. CONC. BITUMINOUS CONCRETE PAVEMENT
- EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES

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



EXISTING CONDITIONS SITE PLAN
 #31 FREDERICK STREET
 IN
 FRAMINGHAM, MASS
 (MIDDLESEX COUNTY)

PREPARED FOR:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

PROPERTY OF:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

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

SHEET 2 OF 6 DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
 DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

FRAMINGHAM PLANNING BOARD

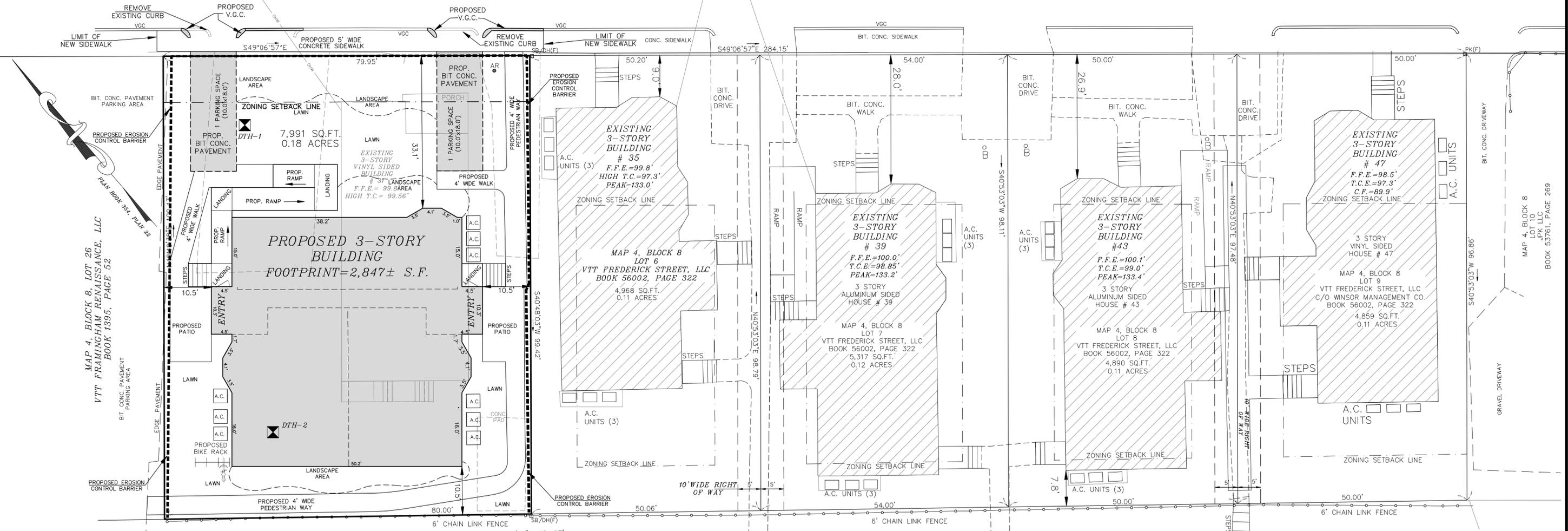
ZONING TABLE						
CENTRAL BUSINESS DISTRICT						
	REQUIRED	EXISTING #31	EXISTING #35	EXISTING #39	EXISTING #43	EXISTING #47
AREA	5,000 SQ.FT.	7,991 SQ.FT.	4,968 SQ.FT.	5,317 SQ.FT.	4,890 SQ.FT.	4,859 SQ.FT.
FRONTAGE	65 FEET	79.95 FEET	50.2 FEET	54.0 FEET	50.0 FEET	50.0 FEET
SETBACKS:						
FRONT YARD	10 FEET	8.1 FEET	9.0 FEET	28.0 FEET	26.9 FEET	12.3 FEET
SIDE YARD	N.A.	13.6 FEET	5.6 FEET	4.1 FEET	3.5 FEET	6.2 FEET
REAR YARD	N.A.	24.7 FEET	26.6 FEET	7.2 FEET	7.8 FEET	21.5 FEET
BUILDING HEIGHT	40 FEET/3 STORIES	3 STORY				
OPEN SPACE	20% MINIMUM	54.8%	58.3%	58%	55%	58%
LOT COVERAGE	60% MAXIMUM	22.4%	38%	36%	39%	39%

RESERVED FOR REGISTRY USE

DATE:

FREDERICK STREET
 GENERAL RESIDENCE DISTRICT
 CENTRAL BUSINESS DISTRICT

GENERAL RESIDENCE DISTRICT
 CENTRAL BUSINESS DISTRICT



MAP 4, BLOCK 8, LOT 26
 VTT FRAMINGHAM RENAISSANCE, LLC
 BOOK 1395, PAGE 52

MAP 4, BLOCK 8
 LOT 10
 VTT FRAMINGHAM RENAISSANCE, LLC
 BOOK 53761, PAGE 269

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK 8, LOTS 5, 5A, RECORD TITLE FROM BOOK 56002, PAGE 322.
- 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 OBTAINED AT THE TIME OF THE 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 25017C0518E, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

LEGEND

- B BOLLARD
- S.B. STONE BOUND
- VGC- VERTICAL GRANITE CURB
- (F) FOUND
- D.H. DRILL HOLE
- BIT. CONC. BITUMINOUS CONCRETE PAVEMENT
- EDGE OF PAVEMENT
- UTILITY POLE
- OHW— OVERHEAD WIRES

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

DATE:

PARKING TABLE:

LOCATION	ASBUILT	PROPOSED
31 FREDERICK ST.	N.A.	2 SPACES
35 FREDERICK ST.	1 SPACE	N.A.
39 FREDERICK ST.	2 SPACES	N.A.
43 FREDERICK ST.	2 SPACES	N.A.
47 FREDERICK ST.	1 SPACE	N.A.
TOTAL SPACES	6 SPACES	2 SPACES

* 30 ADDITIONAL OFF STREET PARKING SPACES ARE PROVIDED BY EASEMENT AGREEMENT ON ADJOINING PROPERTY, SEE DOCUMENT IN DEED BOOK 60705, PAGE 520.

TOTAL NUMBER UNITS= 33
 TOTAL PARKING REQUIRED= 2 SPACES PER UNIT, 66 TOTAL.

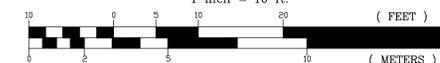
PROPERTY IS LOCATED WITHIN CENTRAL BUILDING DISTRICT AND ZONING ENFORCEMENT OFFICIAL MAY GRANT AN EXEMPTION FROM THE MINIMUM NUMBER OF SPACES REQUIRED PER ZONING REGULATION IV.B.7.b.1

ZONING TABLE
 CENTRAL BUSINESS DISTRICT

	REQUIRED	EXISTING #31	PROPOSED #31	EXISTING #35	EXISTING #39	EXISTING #43	EXISTING #47
AREA	5,000 SQ.FT.	7,991 SQ.FT.	7,991 SQ.FT.	4,968 SQ.FT.	5,317 SQ.FT.	4,890 SQ.FT.	4,859 SQ.FT.
FRONTAGE	65 FEET	79.95 FEET	79.95 FEET	50.2 FEET	54.0 FEET	50.0 FEET	50.0 FEET
SETBACKS:							
FRONT YARD	10 FEET	8.1 FEET	33.1 FEET	9.0 FEET	28.0 FEET	26.9 FEET	12.3 FEET
SIDE YARD	N.A.	13.6 FEET	10.5 FEET	5.6 FEET	4.1 FEET	3.5 FEET	6.2 FEET
REAR YARD	N.A.	24.7 FEET	10.5 FEET	26.6 FEET	7.2 FEET	7.8 FEET	21.5 FEET
BUILDING HEIGHT	40 FEET/3 STORIES	3 STORY					
OPEN SPACE	20% MINIMUM	54.8%	38.8%	58%	58%	55%	58%
LOT COVERAGE	60% MAXIMUM	22.4%	35.6%	38%	36%	39%	39%

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

GRAPHIC SCALE
 1 inch = 10 feet



PROPOSED LAYOUT PLAN
 #31 FREDERICK STREET
 IN
 FRAMINGHAM, MASS
 (MIDDLESEX COUNTY)

PREPARED FOR:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

PROPERTY OF:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

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

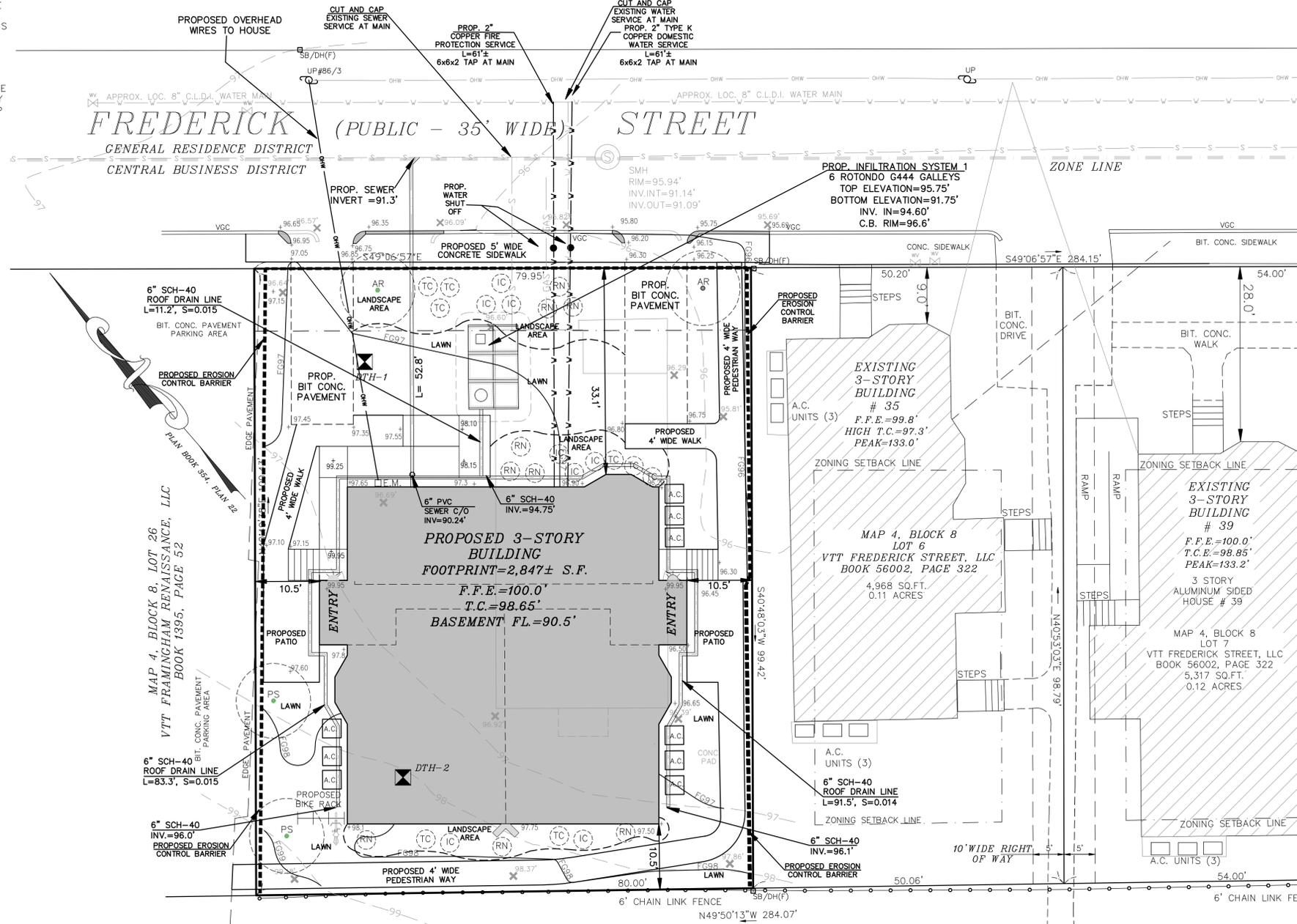
SHEET 3 OF 6

DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
 DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK 8, LOTS 5, 5A. RECORD TITLE FROM BOOK 56002, PAGE 322.
- 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 OBTAINED AT THE TIME OF THE SURVEY.
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SOIL TEST RESULTS	
DTH-1 (ELEV=96.1')	DTH-2 (ELEV=98.2')
0"-68" FILL 32"-112" C1 MED. SAND 2.5Y 5/3	0"-48" FILL 48"-60" B SANDY LOAM 10YR 5/6 60"-80" C1 MED. SAND 2.5Y 6/4 80"-118" C2 MED. SAND 2.5Y 5/3
MOTTLING @76" 7.5YR 5/8 (10%) WATER WEEPING @92" NO REFUSAL ESTIMATED HIGH WATER=89.8'	MOTTLING @82" 7.5YR 5/8 (10%) WATER WEEPING @112" NO REFUSAL ESTIMATED HIGH WATER=91.4'
DATE: FEBRUARY 1, 2016	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 630, PAGE 63	
INSPECTOR: NO INSPECTOR	

IMPERVIOUS AREA	
LOT AREA	7,991 S.F.
EXISTING IMPERVIOUS AREA	3,613 S.F.
EXISTING BUILDING	1,718 S.F.
OTHER IMPERVIOUS SURFACES	1,895 S.F.
PROPOSED IMPERVIOUS AREA	4,895 S.F.
PROPOSED BUILDING	2,847 S.F.
OTHER PROP. IMPERVIOUS SURFACES	2,038 S.F.

PARKING TABLE:		
* ON SITE	ASBUILT	PROPOSED
LOCATION		
31 FREDERICK ST.	N.A.	2 SPACES
35 FREDERICK ST.	1 SPACE	N.A.
39 FREDERICK ST.	2 SPACES	N.A.
43 FREDERICK ST.	2 SPACES	N.A.
47 FREDERICK ST.	1 SPACE	N.A.
TOTAL SPACES	6 SPACES	4 SPACES

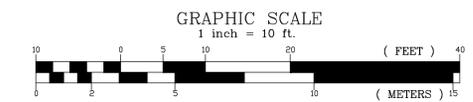
* 30 ADDITIONAL OFF STREET PARKING SPACES ARE PROVIDED BY EASEMENT AGREEMENT ON ADJOINING PROPERTY, SEE DOCUMENT IN DEED BOOK 60705, PAGE 520.
 TOTAL NUMBER UNITS= 33
 TOTAL PARKING REQUIRED= 2 SPACES PER UNIT, 66 TOTAL.
 PROPERTY IS LOCATED WITHIN CENTRAL BUILDING DISTRICT AND ZONING ENFORCEMENT OFFICIAL MAY GRANT AN EXEMPTION FROM THE MINIMUM NUMBER OF SPACES REQUIRED PER ZONING REGULATION IV.B.7.b.1

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

ZONING TABLE			
CENTRAL BUSINESS DISTRICT			
	REQUIRED	EXISTING #31	PROPOSED #31
AREA	8,000 SQ.FT.	7,991 SQ.FT.	7,991 SQ.FT.
FRONTAGE	65 FEET	79.95 FEET	79.95 FEET
SETBACKS:			
FRONT YARD	10 FEET	8.1 FEET	33.1 FEET
SIDE YARD	N.A.	13.6 FEET	10.5 FEET
REAR YARD	N.A.	24.7 FEET	10.5 FEET
BUILDING HEIGHT	40 FEET/3 STORIES	3 STORY	3 STORY
OPEN SPACE	20% MINIMUM	54.8%	38.8%
LOT COVERAGE	60% MAXIMUM	22.4%	35.6%

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



PROPOSED SITE PLAN
 #31 FREDERICK STREET
 IN
 FRAMINGHAM, MASS
 (MIDDLESEX COUNTY)

PREPARED FOR:
 V.T.T. MANAGEMENT, INC.
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

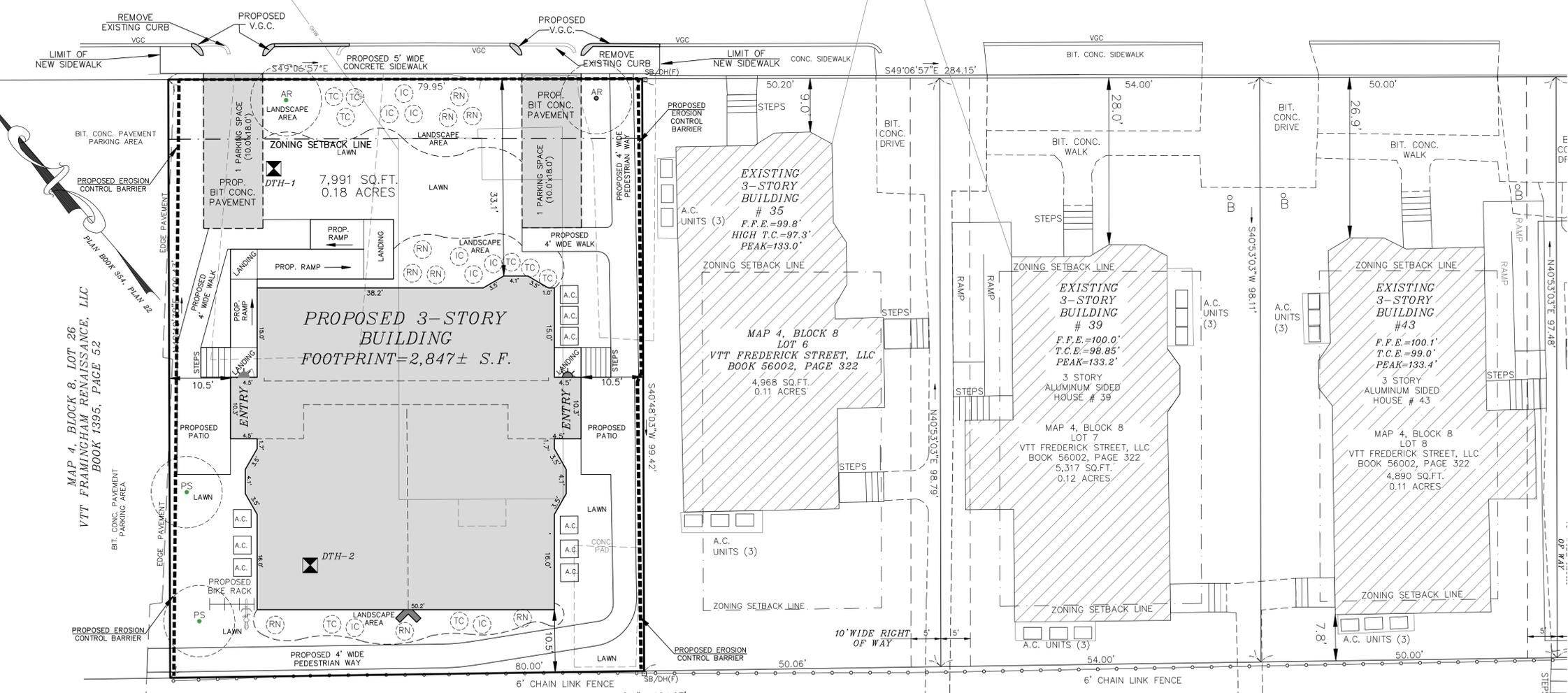
PROPERTY OF:
 FRAMINGHAM ACQUISITION LLC
 C/O VTT FREDERICK STREET, LLC
 100 CONCORD STREET
 FRAMINGHAM, MA 01702

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

SHEET 4 OF 6 DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
 DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

FREDERICK STREET
 GENERAL RESIDENCE DISTRICT
 CENTRAL BUSINESS DISTRICT



MAP 4, BLOCK 8, LOT 26
 VTT FRAMINGHAM RENAISSANCE, LLC
 BOOK 1395, PAGE 52

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK 8, LOTS 5, 5A, RECORD TITLE FROM BOOK 56002, PAGE 322.
- 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 OBTAINED AT THE TIME OF THE SURVEY.
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LEGEND

- B BOLLARD
- S.B. STONE BOUND
- VGC— VERTICAL GRANITE CURB
- (F) FOUND
- D.H. DRILL HOLE
- BIT. CONC. BITUMINOUS CONCRETE PAVEMENT
- EDGE OF PAVEMENT
- UTILITY POLE
- OHW— OVERHEAD WIRES

RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

DATE: _____

PROPOSED PLANTING SCHEDULE

TREES			
SYMBOL	SPECIES	QUANTITY	SIZE
AR	RED MAPLE (ACER RUBRUM)	2	2.5" CALIPER
PS	WHITE PINE (PINUS STROBUS)	2	2.5" CALIPER
SHRUBS			
SYMBOL	SPECIES	QUANTITY	SIZE
IC	COMPACT JAPANESE HOLLY (ILEX CRENATA)	8	2' HIGH
RN	NESTUCCA RHODODENDRON (RHODODENDRON NESTUCCA)	9	3' HIGH
TC	GREENWAVE JAPANESE YEW (TAXUS CUSPIDATA)	8	3' HIGH

ORNAMNENTAL GRASSES

SPECIES	QUANTITY	SIZE
DWARF FOUNTAIN GRASS (PENISETUM ALOPCUROIDES)	25	1 GALLON 24" SPACING

PERENNIALS

SPECIES	QUANTITY	SIZE
DAYLILY (HEMEROCALLIS)	50	1 GALLON (24" SPACING)

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Arrangement	Lumens	Bulb Type/Wattage	Description
Light Lantern	A	2	SINGLE	2700	3 INCANDESCENT 60W	3 LIGHT LANTERN #HB7028-05
Security Light	B	1	SINGLE	4800	2 PAR 38 BULBS 120W	180 DEGREE SECURITY LIGHT #DF-5416-BK-A

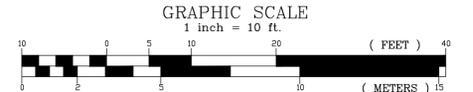
DOOR LIGHTS



REAR FLOOD LIGHT



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



PROPOSED LANDSCAPE AND LIGHTING PLAN
 #31 FREDERICK STREET
 IN
 FRAMINGHAM, MASS

PREPARED FOR:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

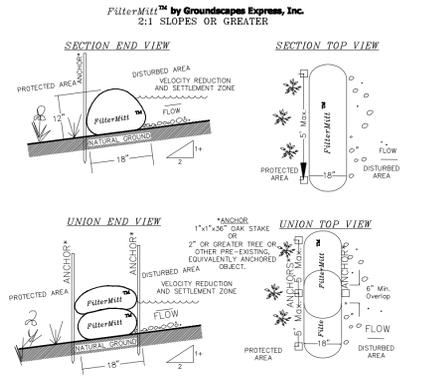
PROPERTY OF:
 VTT FREDERICK STREET, LLC
 100 CONCORD STREET, THIRD FLOOR
 FRAMINGHAM, MA 01702

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

SHEET 3 OF 6 DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
 DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

EROSION CONTROL BARRIER
NOT TO SCALE



FilterMitt™ by Groundscapes Express, Inc.
2:1 SLOPES OR GREATER

SECTION END VIEW
SECTION TOP VIEW

UNION END VIEW
UNION TOP VIEW

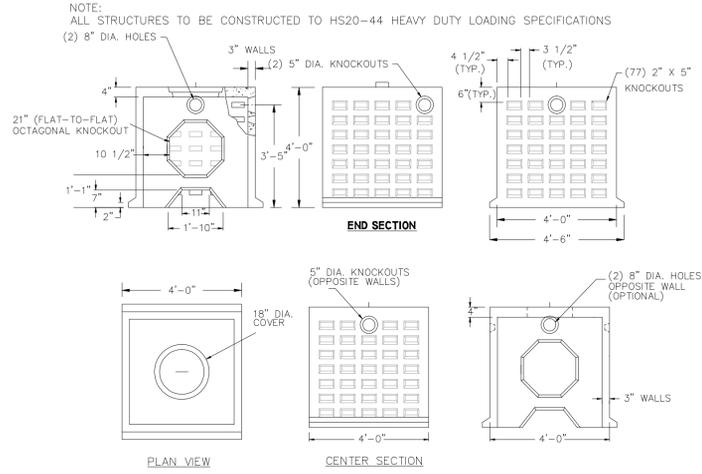
USE 18-INCH DIAMETER FILTER MITT.

FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: **FiberRoot Much™**
• 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./1.1).

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.

For more information visit:
www.groundscapesexpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02593
(508) 384-7140

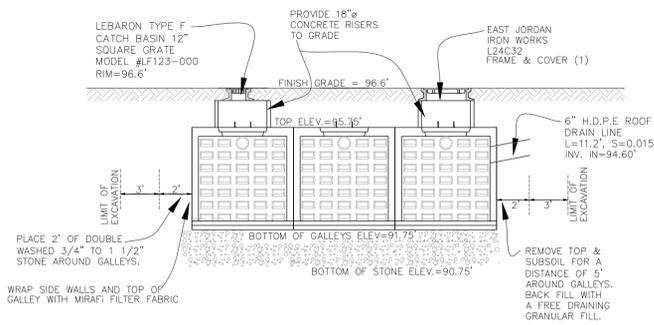
DRAINAGE INFILTRATION LEACHING GALLEYS
NOT TO SCALE



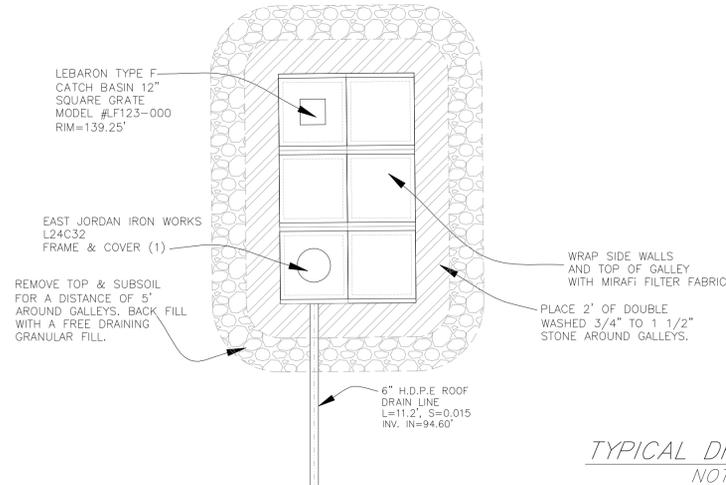
DRAINAGE INFILTRATION SYSTEM 1
NOT TO SCALE

PROP. INFILTRATION SYSTEM 1
6 ROTONDO G444 GALLEYS
TOP ELEVATION=95.75'
BOTTOM ELEVATION=91.75'
INV. IN=94.60'
C.B. RIM=96.6'

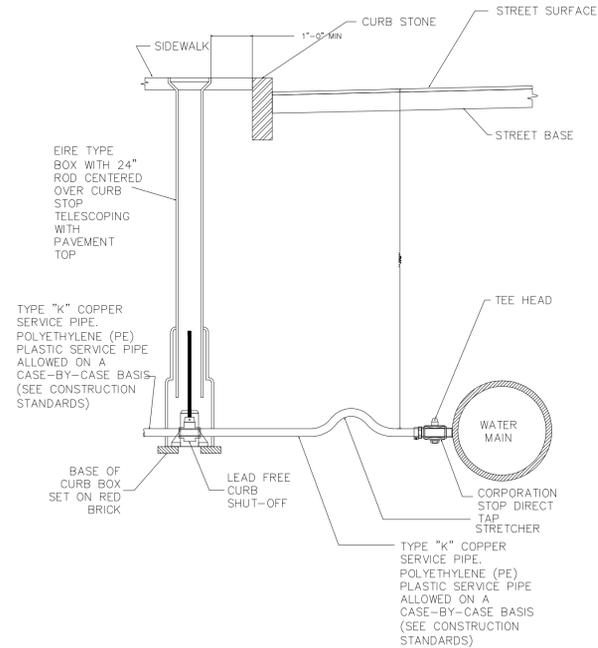
PROFILE VIEW:



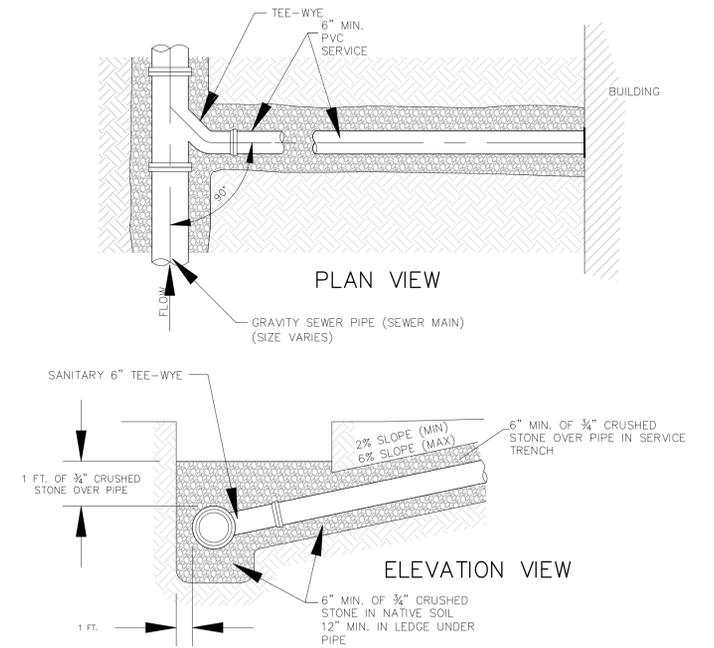
PLAN VIEW:



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



TYPICAL SEWER SERVICE CONNECTION
NOT TO SCALE



UTILITY NOTES

ALL WORK MUST BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS UTILITY INSPECTOR. TO SCHEDULE A PRE-CONSTRUCTION MEETING OR INSPECTION CALL (508) 532-6010 48-HOURS PRIOR TO THE START OF WORK.

ANY PROPOSED WORK WITHIN THE TOWN RIGHT OF WAY WILL REQUIRE A STREET OPENING PERMIT.

FINAL PAVEMENT RESTORATION SHALL CONSIST OF A MILL AND OVERLAY AS SET BY ASBUILT LOCATIONS OF ALL UTILITY TRENCHES MADE WITHIN THE TOWN RIGHT OF WAY.

ALL DRAIN, WATER AND SEWER WORK (OUTSIDE OF THE BUILDING) SHALL BE PERFORMED BY A LICENSED FRAMINGHAM DRAINLAYER.

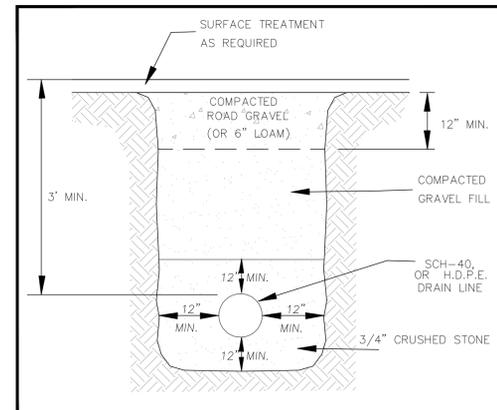
ALL EXCAVATION GREATER THAN THREE-FOOT IN DEPTH SHALL REQUIRE AN EXCAVATION AND TRENCH SAFETY PERMIT UNDER MGL 82A, 520 CMR 14.00. THIS PERMIT SHALL BE GRANTED BY THE FRAMINGHAM DPW.

ALL UTILITY WORK SHALL COMPLY WITH THE TOWN OF FRAMINGHAM DPW CONSTRUCTION STANDARDS.

ALL WATER FITTINGS SHALL BE LEAD FREE.

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

TYPICAL DRAIN LINE TRENCH
NOT TO SCALE



RESERVED FOR REGISTRY USE

FRAMINGHAM PLANNING BOARD

DATE:

PROPOSED DETAIL SHEET
#31 FREDERICK STREET
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
V.T.T. MANAGEMENT, INC.
100 CONCORD STREET, THIRD FLOOR
FRAMINGHAM, MA 01702

PROPERTY OF:
FRAMINGHAM ACQUISITION LLC
C/O VTT FREDERICK STREET, LLC
100 CONCORD STREET
FRAMINGHAM, MA 01702

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

SHEET 5 OF 6 DATE: MARCH 15, 2016

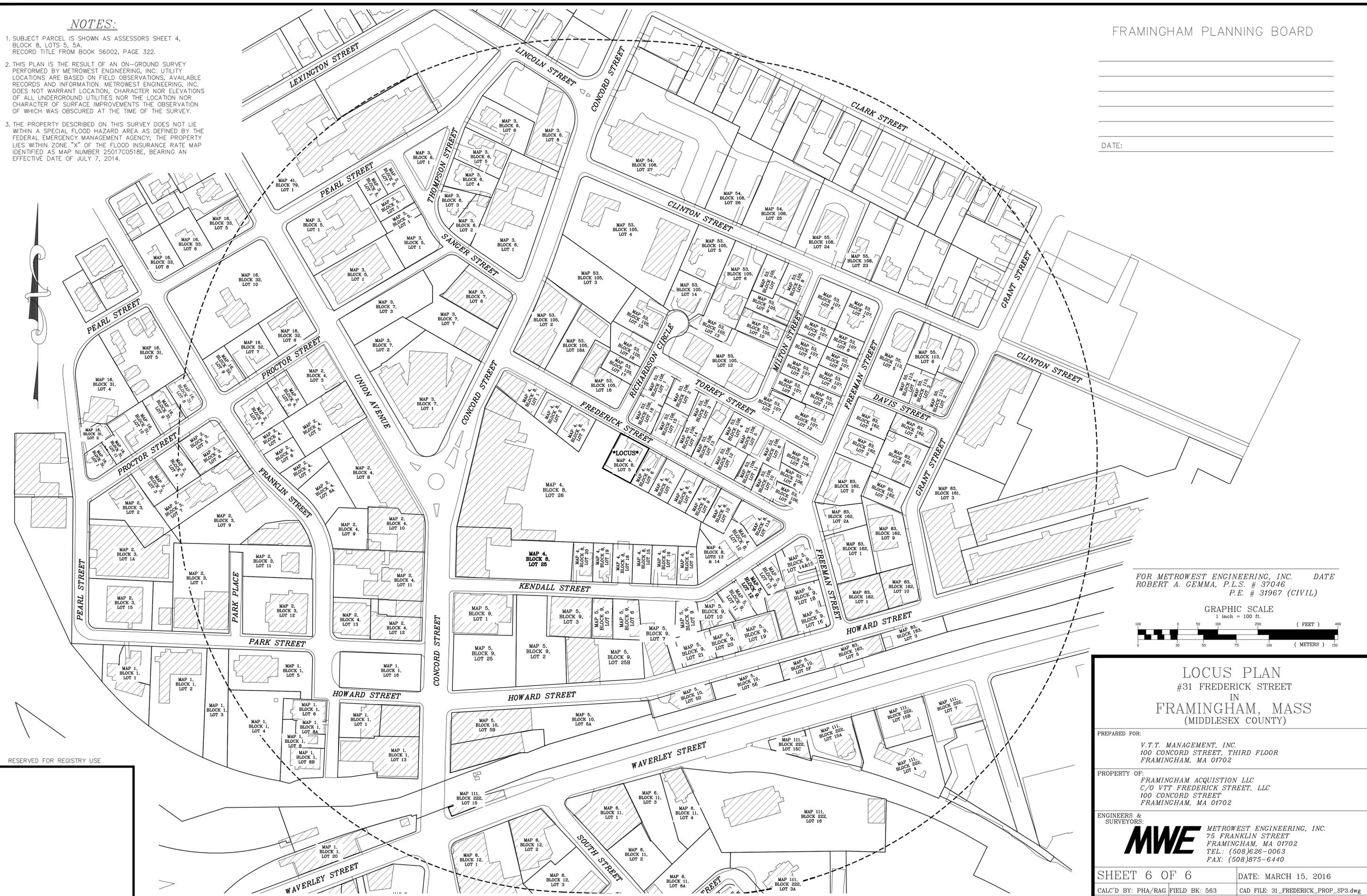
CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

NOTES:

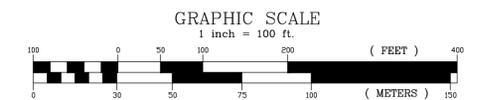
1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 4, BLOCK 8, LOTS 5, 5A, RECORD TITLE FROM BOOK 56002, PAGE 322.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, 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 OBTAINED 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" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0518E, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

FRAMINGHAM PLANNING BOARD

DATE: _____



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



LOCUS PLAN
 #31 FREDERICK STREET
 IN
 FRAMINGHAM, MASS
 (MIDDLESEX COUNTY)

PREPARED FOR:
 V.T.T. MANAGEMENT, INC.
 100 CONCORD STREET, THIRD FLOOR
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SHEET 6 OF 6 DATE: MARCH 15, 2016

CALC'D BY: PHA/RAG FIELD BK: 563 CAD FILE: 31_FREDERICK_PROP_SP3.dwg
 DRAFTER: PHA/BTN PROJECT: FRM_FRED DWG FILE: SP031516.dwg

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