NOTES:

1. LOCUS IS SHOWN ON FRAMINGHAM ASSESSORS SHEET: NEW MAP 41, BLOCK 54, LOT 1988. OLD MAP 301, BLOCK 208, LOT 19. RECORD TITLE FROM DEED BOOK 18630, PAGE 368.
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. 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. METROWEST ENGINEERING, INC. DOES NOT WARRANT 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" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0516F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

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.

LEGEND

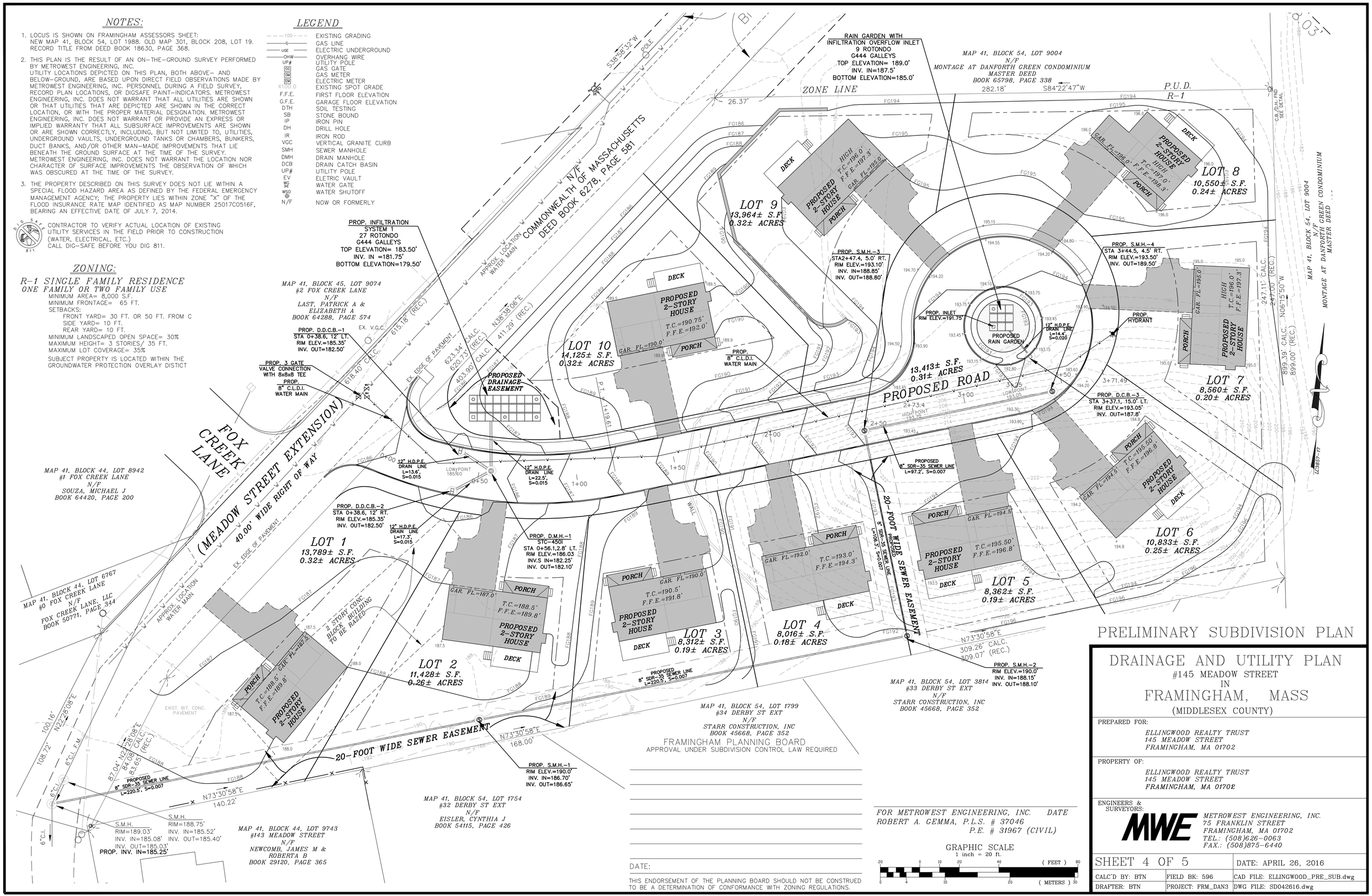
100	EXISTING GRADING
G	GAS LINE
UGE	ELECTRIC UNDERGROUND
OHW	OVERHANG WIRE
UP#	UTILITY POLE
GG	GAS GATE
GM	GAS METER
EM	ELECTRIC METER
X100.0	EXISTING SPOT GRADE
F.F.E.	FIRST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
DTH	SOIL TESTING
SB	STONE BOUND
IP	IRON PIN
DH	DRILL HOLE
IR	IRON ROD
VGC	VERTICAL GRANITE CURB
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
DCB	DRAIN CATCH BASIN
UP#	UTILITY POLE
EV	ELETRIC VAULT
WG	WATER GATE
WSO	WATER SHUTOFF
N/F	NOW OR FORMERLY

ZONING:

R-1 SINGLE FAMILY RESIDENCE
ONE FAMILY OR TWO FAMILY USE

MINIMUM AREA= 8,000 S.F.
MINIMUM FRONTAGE= 65 FT.
SETBACKS:
FRONT YARD= 30 FT. OR 50 FT. FROM C
SIDE YARD= 10 FT.
REAR YARD= 10 FT.
MINIMUM LANDSCAPED OPEN SPACE= 30%
MAXIMUM HEIGHT= 3 STORIES/ 35 FT.
MAXIMUM LOT COVERAGE= 35%

SUBJECT PROPERTY IS LOCATED WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTICT



PRELIMINARY SUBDIVISION PLAN

FRAMINGHAM PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

DATE:

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

DRAINAGE AND UTILITY PLAN

#145 MEADOW STREET
IN
FRAMINGHAM, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
ELLINGWOOD REALTY TRUST
145 MEADOW STREET
FRAMINGHAM, MA 01702

PROPERTY OF:
ELLINGWOOD REALTY TRUST
145 MEADOW 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 5		DATE: APRIL 26, 2016
CALC'D BY: BTN	FIELD BK: 596	CAD FILE: ELLINGWOOD_PRE_SUB.dwg
DRAFTER: BTN	PROJECT: FRM_DAN3	DWG FILE: SD042616.dwg