

**NOTES:**

**LEGEND**

- 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.
- 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 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 25017C0516F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

- 100--- EXISTING GRADING
- G- GAS LINE
- E--- ELECTRIC UNDERGROUND
- OHW--- OVERHANG WIRE
- UP# UTILITY POLE
- GAS GATE
- GAS METER
- ELECTRIC METER
- 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 ELECTRIC VAULT
- WG WATER GATE
- WS WATER SHUTOFF
- N/F NOW OR FORMERLY

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.

**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 DISTRICT

MAP 41, BLOCK 45, LOT 9074  
 #2 FOX CREEK LANE  
 N/F  
 LAST, PATRICK A &  
 ELIZABETH A  
 BOOK 64288, PAGE 574  
 EX. V.G.C.

MAP 41, BLOCK 44, LOT 8942  
 #1 FOX CREEK LANE  
 N/F  
 SOUZA, MICHAEL J  
 BOOK 64420, PAGE 200

MAP 41, BLOCK 44, LOT 6767  
 #0 FOX CREEK LANE  
 N/F  
 FOX CREEK LANE, LLC  
 BOOK 50771, PAGE 344

MAP 41, BLOCK 44, LOT 9743  
 #143 MEADOW STREET  
 N/F  
 NEWCOMB, JAMES M &  
 ROBERTA B  
 BOOK 29120, PAGE 365

MAP 41, BLOCK 54, LOT 1754  
 #32 DERBY ST EXT  
 N/F  
 EISLER, CYNTHIA J  
 BOOK 54115, PAGE 426

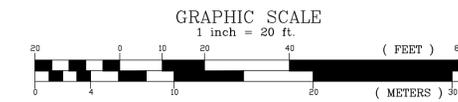
MAP 41, BLOCK 54, LOT 1799  
 #34 DERBY ST EXT  
 N/F  
 STARR CONSTRUCTION, INC  
 BOOK 45668, PAGE 352

MAP 41, BLOCK 54, LOT 3814  
 #33 DERBY ST EXT  
 N/F  
 STARR CONSTRUCTION, INC  
 BOOK 45668, PAGE 352

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.

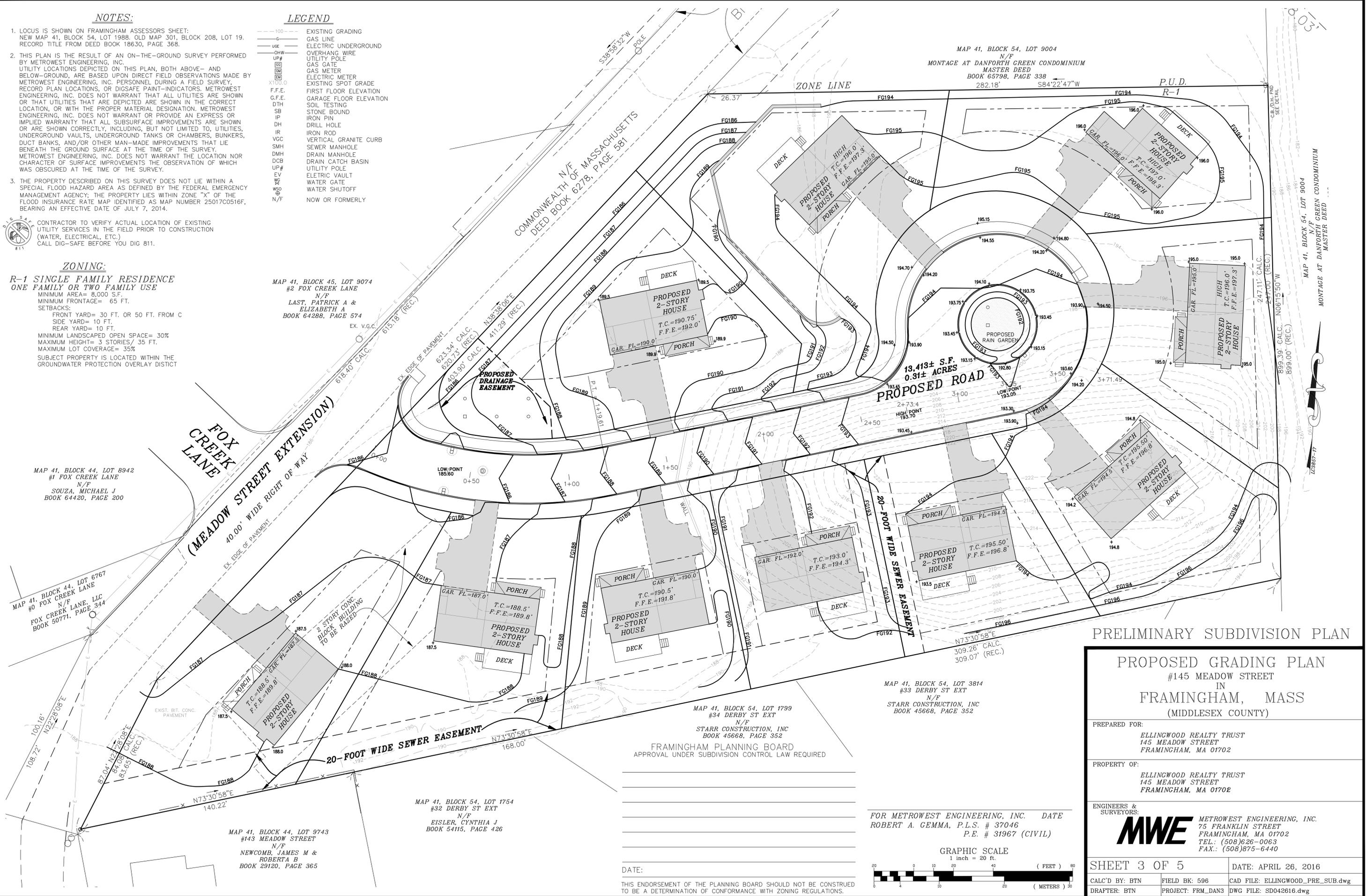
FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.L.S. # 37046  
 P.E. # 31967 (CIVIL)



MAP 41, BLOCK 54, LOT 9004  
 N/F  
 MONTAGE AT DANFORTH GREEN CONDOMINIUM  
 MASTER DEED  
 BOOK 65798, PAGE 338  
 282.18' S84°22'47"W

P.U.D.  
 R-1

MAP 41, BLOCK 54, LOT 9004  
 MONTAGE AT DANFORTH GREEN CONDOMINIUM  
 MASTER DEED



**PRELIMINARY SUBDIVISION PLAN**

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

SHEET 3 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