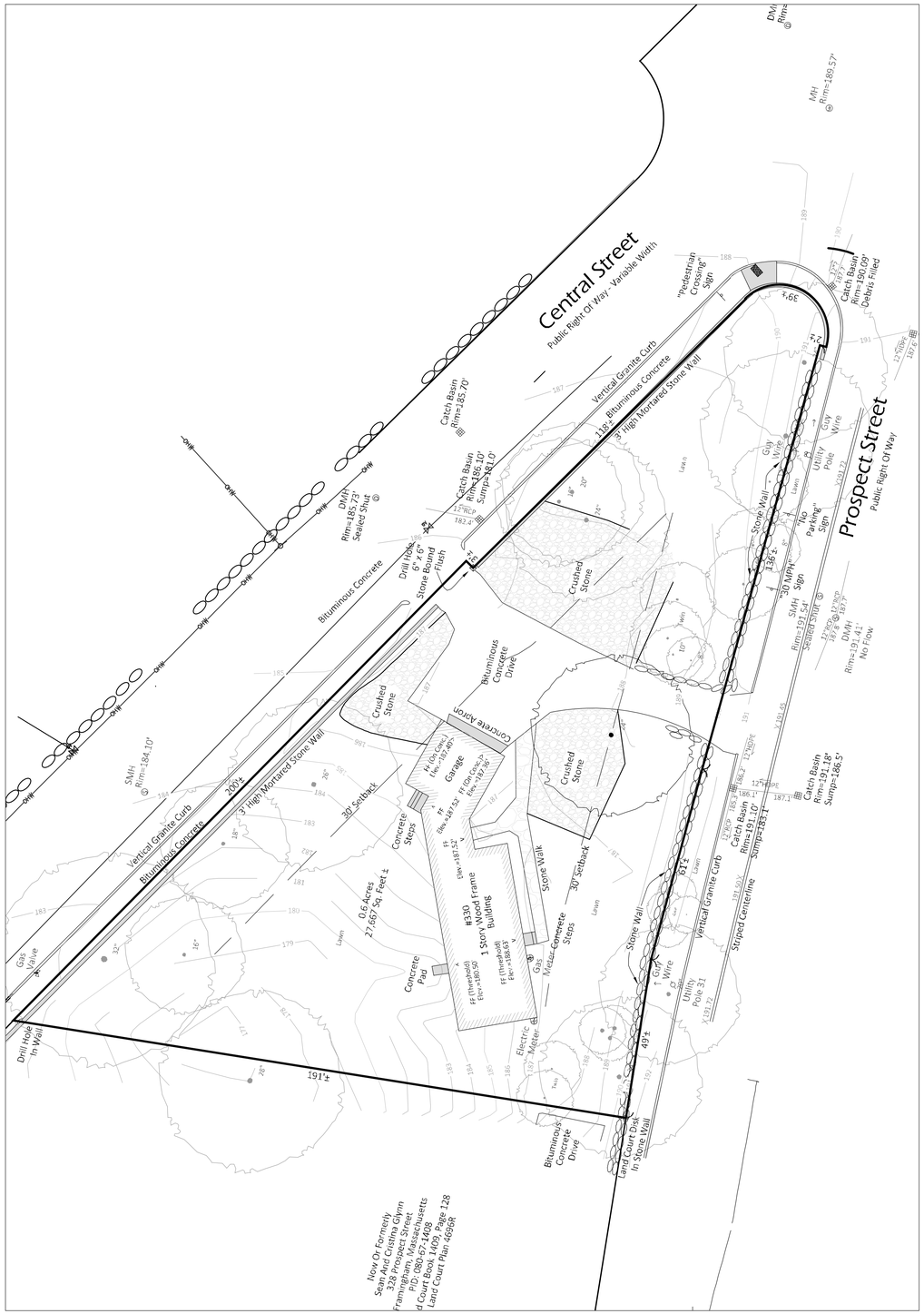
LOCUS PLAN



Owner Of Record

H&S Property, LLC
28 Tremont Street
Brighton, Massachusetts 02135

Locus

330 Prospect Street
Framingham, Massachusetts 01701
PID: 080-67-1683
Land Court Book 1455, Page 125
Land Court Plan 4696E
See Also: Land Court Plan 4696R

APPROVED BY THE CITY OF FRAMINGHAM PLANNING BOARD:

DATE: _____

CHAIRPERSON: _____

_____

_____

_____

_____

Notes

1. The Record Conditions And Boundary Retracement Survey Depicted Hereon Was Obtained By A Partial Field Survey On Month 15, 2016 By The Berkshire Design Group, Inc.

2. The Purpose Of This Plan Is To Provide A Plan Illustrating This Surveyors Interpretation Of Constructed Improvements, Natural Features, Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.

3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.

4. This Plan And Survey Were Prepared Using GNSS And Conventional Survey Methods. A Leica TS15 Total Station Was Used Having An Accuracy Of 5" And 5 PPM. A Leica GS14 Network RTK Was Used Having Subcentimeter Accuracy.

5. The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System (NAD83). The Basis Of The Elevations Depicted Hereon Is A Grid Separation Calculation Based On Geoid12A Resulting In NAVD88.

6. The Property Line And Street Lines Shown Hereon are Approximate Only And Would Need Further Field And Office Work To Make A Final Determination.

7. A Well Easement May Exist On Locus As Described In A Deed From Charles Browne To Lothrop Wight Dated April 10, 1850, Recorded In Book 586 Page 82, So Far As In Force And Applicable.

EXISTING		
TOTAL LOT	27,667 SF	% of total
Building Footprint	2,045 SF	7.4%
Asphalt Pavement	2,376 SF	8.6%
Landscaped Area	23,255 SF	84%

0 10 20 40 60

The Berkshire Design Group, Inc.

Landscape Architecture
Civil Engineering
Planning
Land Surveying

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COMMONWEALTH OF MASSACHUSETTS
MARK S. DARNOLD
CIVIL
No. 32459
REGISTERED PROFESSIONAL ENGINEER

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Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.

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The Learning Center for the Deaf

330 Prospect St.

PARKING EXPANSION

Existing Conditions

Revisions

Date: June 1, 2016	Sheet Number
Scale: 1"=20'	L.1
Drawn By: JDS	
Checked By: RMK	