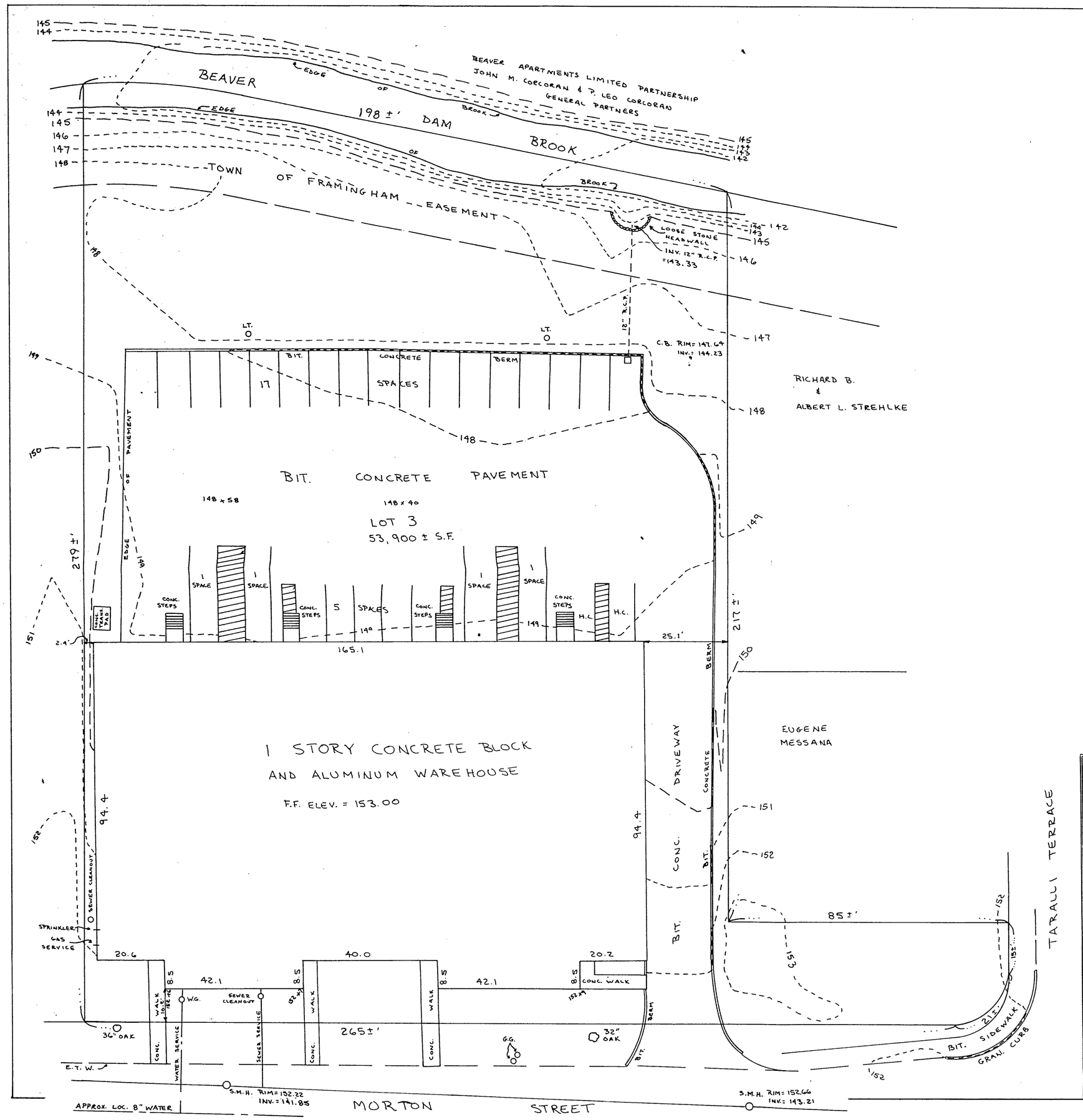

NOTE: ROOF DRAIN DOWNSPOUTS ARE PROVIDED AT 4 CORNERS OF BUILDING

NOTE: PARKING SPACES PROVIDED
22 REGULAR SPACES
4 LOADING SPACES
2 HANDICAPPED SPACES

AS BUILT PLAN OF LAND IN

FRAMINGHAM, MASS.

APPLICANT : WAYNE L. HANSEN
64 WAVERLY ST. FRAMINGHAM

SCALE : 1" =20'

DECEMBER 31, 1986

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. SULLIVAN
No 18846
REGISTERED LAND SURVEYOR

JOSEPH R. SULLIVAN
REG. PROF. LAND SURVEYOR

MacCARTHY & SULLIVAN ENGINEERING INC.
81 SPEEN STREET NATICK, MASSACHUSETTS

DESIGN BY :	DRAWN BY :	CHKD. BY :	DWG. NO. 26,348 A
—	P.J.C.	P.J.S.	

26,348 A

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BEAVER APARTMENTS LIMITED PARTNERSHIP
JOHN M. CORCORAN & P. LEO CORCORAN
GENERAL PARTNERS

BEAVER DAM BROOK

198 ± '

EDGE OF BROOK

TOWN OF FRAMINGHAM EASEMENT

LOOSE STONE HEADWALL
INV. 12" R.C.P. = 143.33

12" R.C.P.

C.B. RIM = 147.64
INV. = 144.23

RICHARD B.
&
ALBERT L. STREHLKE

BIT. CONCRETE PAVEMENT

148 x 58

148 x 40

LOT 3
53,900 ± S.F.

17 SPACES

5 SPACES

1 SPACE

CONC. STEPS

H.C.

EDGE OF PAVEMENT

279 ±'

217 ±'

165.1

25.1'

1 STORY CONCRETE BLOCK
AND ALUMINUM WAREHOUSE

F.F. ELEV. = 153.00

94.4

CONC. DRIVEWAY

BIT.

BERM

EUGENE
MESSANA

TARALLI TERRACE

85 ±'

BIT. SIDEWALK

GRAN. CURB

SEWER CLEANOUT

SPRINKLER
GAS
SERVICE

20.6

42.1

8.5

40.0

20.2

CONC. WALK

WALK

CONC.

W.G.

SEWER CLEANOUT

SEWER SERVICE

WATER SERVICE

265 ±'

36" OAK

32" OAK

G.G.

E.T.W.

S.M.H. RIM = 152.22
INV. = 141.85

S.M.H. RIM = 152.66
INV. = 143.21

APPROX. LOC. 8" WATER

MORTON STREET

NOTE: ROOF DRAIN DOWNSPOUTS ARE PROVIDED AT 4 CORNERS OF BUILDING

NOTE: PARKING SPACES PROVIDED
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4 LOADING SPACES
2 HANDICAPPED SPACES

AS BUILT PLAN OF LAND IN

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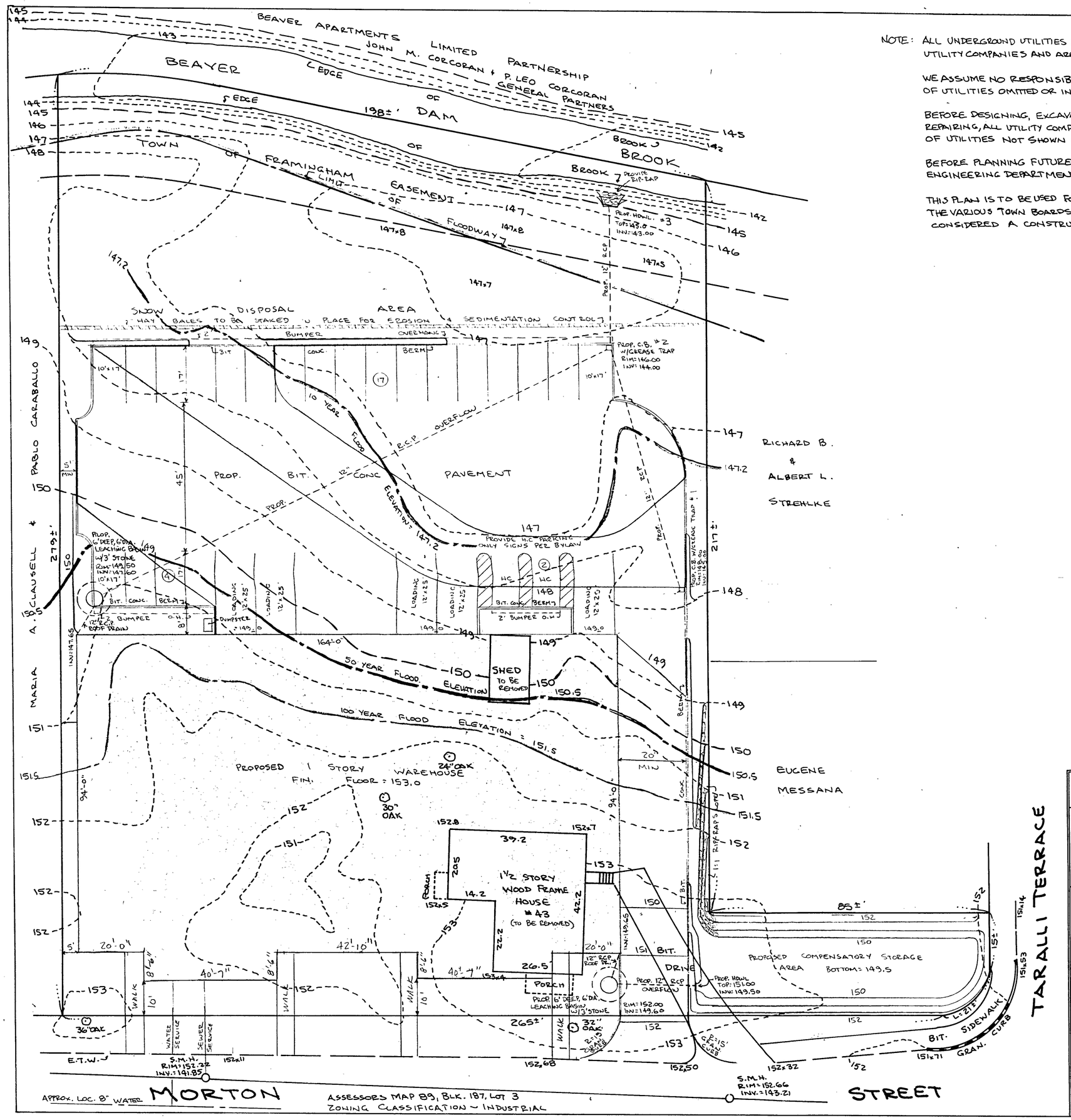

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AREA OF LOT = 53,900± SQ. FT.
AREA OF BUILDING = 16,105 SQ. FT.
% BUILDING COVERAGE = 29.9%
ALLOWABLE FLOOR AREA = 26,950 SQ. FT.
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PARKING REQUIRED = 15 SPACES
PARKING PROVIDED = 23 SPACES
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9'x19' & 10'x19' WHERE END STALLS RESTRICTED BY CURBING
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OPEN SPACE REQUIRED BY ZONING BYLAW = 1610 SQ. FT.
OPEN SPACE PROVIDED = 21,500± SQ. FT.
TREES REQUIRED = 2
TREES PROVIDED = 2 EXISTING
LOADING AREAS REQUIRED = 1
LOADING AREAS PROVIDED = 5 (12'x25')

BENCH MARK:
FRONT BOLT OF HYDRANT AT CORNER OF MORTON STREET & TARALLI TERRACE
ELEVATION = 155.31 (U.S.C. & G.S. DATUM)

10 YEAR FLOOD ELEVATION = 147.2
50 YEAR FLOOD ELEVATION = 150.5
100 YEAR FLOOD ELEVATION = 151.5

REV. 10-7-85

LEACHING BASIN DESIGN ~ 50 YEAR STORM
D.A.: 0.18 ACRES, C = 0.90, L = 8.1, Q = 1.31 CFS
RUNOFF INCHES: 5.85, Vc: (0.18) (5.85)/12 = 0.088 A.F. = 3822 CF/DAY
PEAK DISCHARGE: 1.31 CFS, LWT W/3' STONE: 2πRH = 2262.2
DEPTH: 2 (1.25/12) (0.12) = 2.83 CF/MIN × 60 = 169.6 CF/HR × 24 = 4071 CF/DAY

USE 1, 6' DEEP, 6' DIA. LEACHING BASIN W/3' STONE

DESIG. 2 FEET/SEC 50 YEAR STORM	TO INLET	INC. ACRES	TOTAL ACRES	"C"	TO INLET (MIN.)	PIPE (MIN.)	I	Q (CFS)	DIA. (INS)	SLOPE FT/FT	n	Q FULL CFS	V FPS	SLOPE %	FALL (FT.)	INVERT UPPER END	INVERT LOWER END
1	2	—	0.06	0.95	5.0	0.2	8.1	0.46	12"	0.0135	0.013	4.2	5.3	7.4	1.00	145.00	144.00
2	3	0.35	0.41	0.90	5.2		7.9	2.92	12"	0.0850	0.013	5.1	7.2	40	1.00	144.00	143.00

REV. 10-7-85

SITE PLAN OF LAND

FRAMINGHAM, MASS.

APPLICANT : WAYNE L. HANSEN
64 WAVERLY ST., FRAMINGHAM, MA
SCALE : 1"=20'
FEBRUARY 3, 1984

JAMES V. MERLONI
REG. PROF. ENGINEER

JOSEPH R. SULLIVAN
REGISTERED LAND SURVEYOR

MacCARTHY & SULLIVAN ENGINEERING INC.
81 SPEEN ST., NATICK, MASS.

DESIGN BY:	DRAWN BY:	CHKD. BY:	
PJS	PJS	JRS	DWG. NO. 26,348

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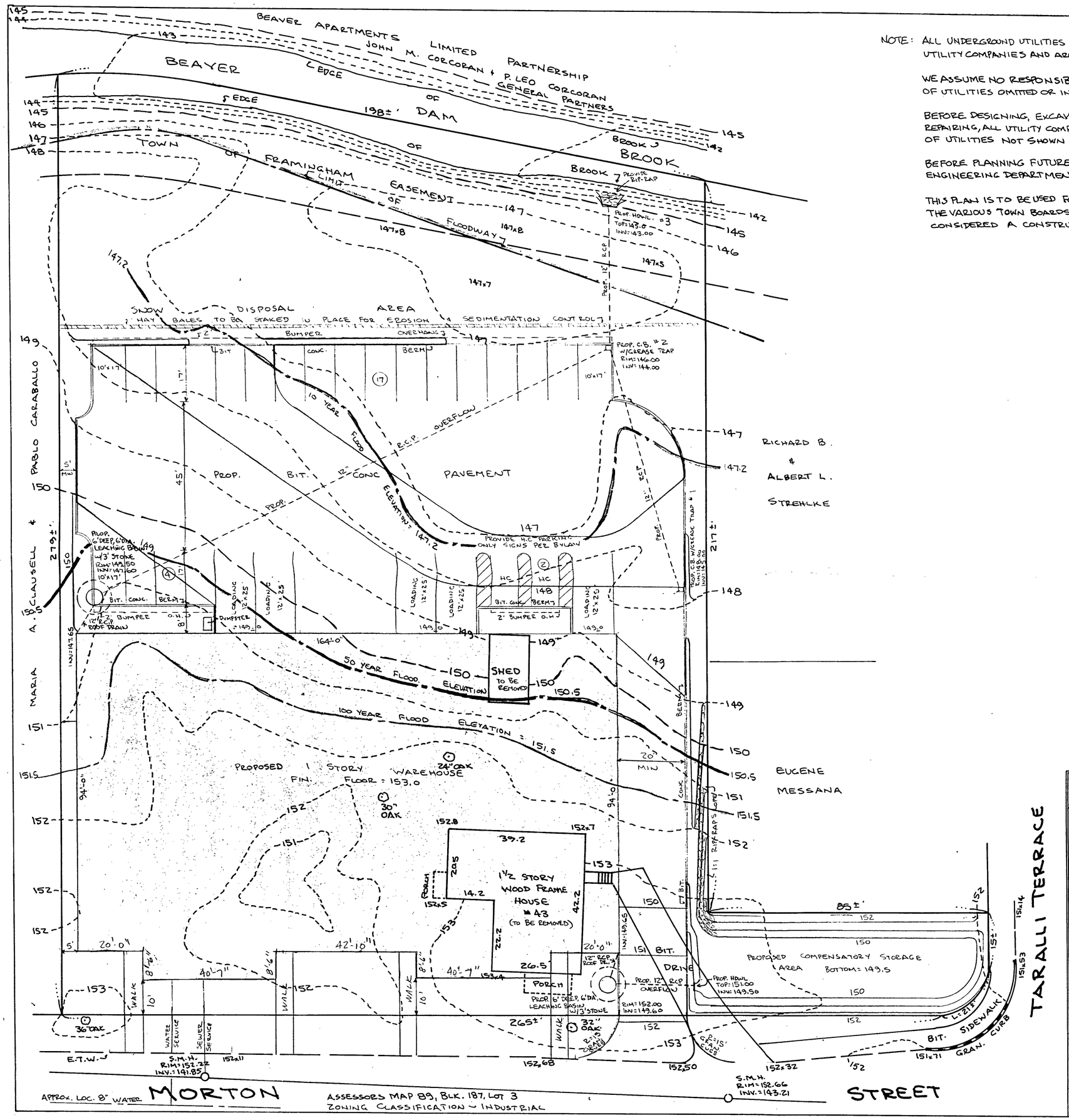

ASSESSORS MAP 89, BLK. 187, LOT 3
ZONING CLASSIFICATION ~ INDUSTRIAL

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100 YEAR FLOOD ELEVATION = 151.5

REV 10-7-85

LEACHING BASIN DESIGN ~ 50 YEAR STORM
D.A.: ONBAGRES C=0.90 L=B.1 Q=1.31 CFS
RUNOFF INCHES = 5.85 V_R = (0.18)(5.85)/12 = 0.088 A.F. = 3822 CF/DAY
PERMEABILITY = 1.25 INX/HR POROSITY = 12%
USE 1, 6' DEEP, 6' DIA. LEACHING BASIN w/3' STONE: 2 TRENCHES: 226.2
226.2 (1.25/12)(0.12) = 2.83 CF/HR/MIN x 60 = 169.6 CF/HR. A24 = 4071 CF/DAY

DESIGN FREQUENCY 50 YEAR STORM	EL. OF A	TO	INC. ACRES	TOTAL ACRES	"C"	TIME OF CONC. (MIN)	TIME OF FLOW (MIN)	I	Q (CFS)	DIA. (INX)	SLOPE FT/FT	n	Q1 CFS	V FPS	LENGTH	FALL (FT)	INVERT EXTREME END	INVERT LOWEST END
	1	2	–	0.06	0.95	5.0	0.2	8.1	0.46	12"	0.0135	0.013	4.2	5.3	74	1.00	145.00	144.00
	2	3	0.35	0.41	0.90	5.2		7.9	2.92	12"	0.0250	0.013	5.7	7.2	40	1.00	144.00	143.00

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SCALE : 1"=20'
FEBRUARY 3, 1984

JAMES V. MERLONI
REG. PROF. ENGINEER

JOSEPH R. SULLIVAN
REGISTERED LAND SURVEYOR

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81 SPEEN ST., NATICK, MASS.

DESIGN BY:	DRAWN BY:	CHKD. BY:	DWG. NO.
PJS	PJS	JRS	26,348

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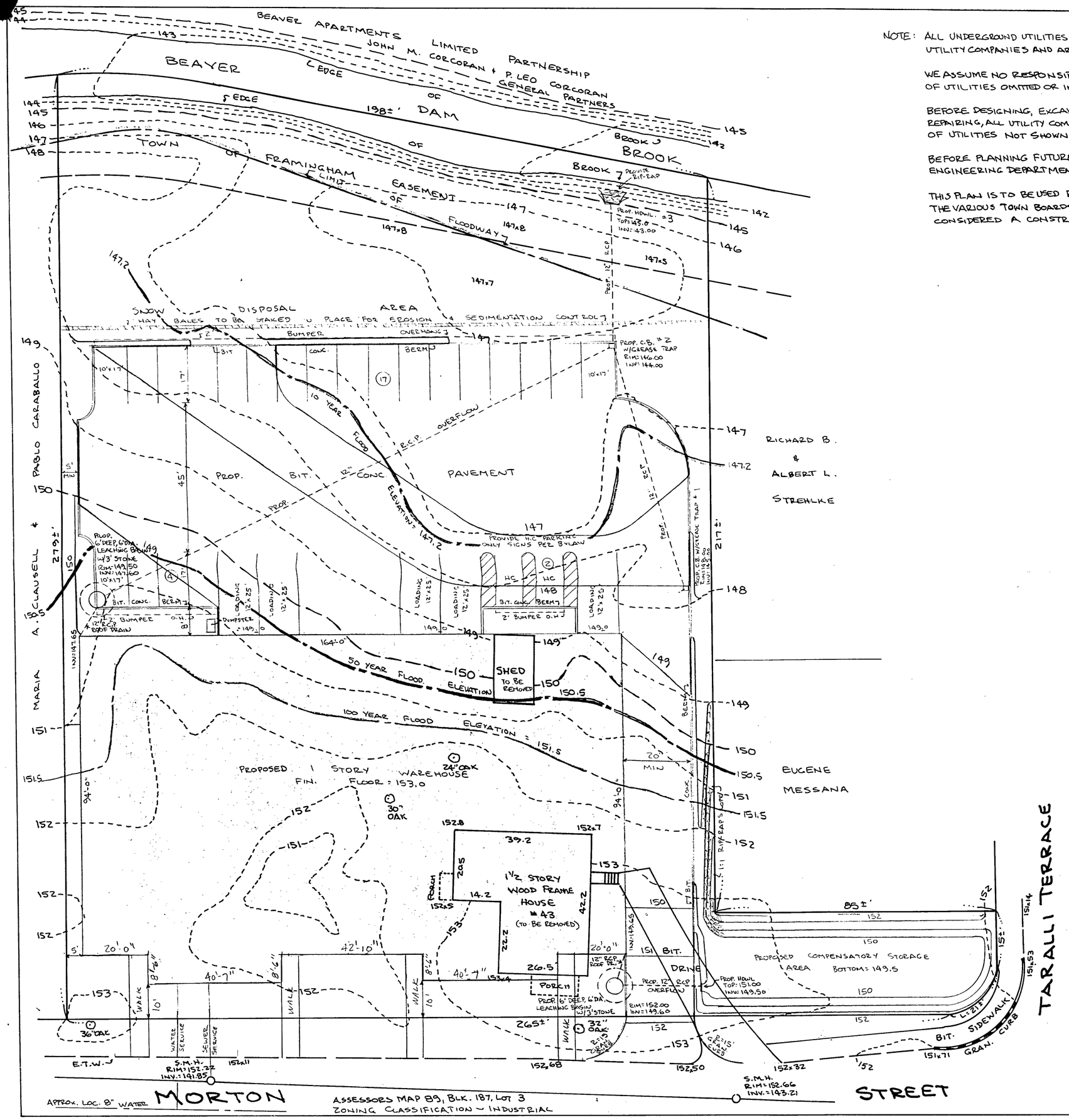

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10 YEAR FLOOD ELEVATION = 147.2
50 YEAR FLOOD ELEVATION = 150.5
100 YEAR FLOOD ELEVATION = 151.5

REV. 10-7-85

LEACHING BASIN DESIGN ~ 50 YEAR STORM
D.A. = 0.18 ACRES, C = 0.95, L = B.1, Q = 1.31 CFS
PEAK RUNOFF = 1.25 (1.25/12) x 43,560 = 4,356 CF/HR
LEACHING BASIN: 2' x 2' x 3' STONE; 2' x 2' x H = 2262.2
USE 1, 6' DEEP, 6' DIA. LEACHING BASIN w/3' STONE; 2' x 2' x H = 2262.2
(1.25/12)(0.12) = 2.83 CF/MIN x 60 = 169.6 CF/HR x 24 = 4071 CF/DAY

	T	O	INC. ACRES	TOTAL ACRES	"C"	TO INLET (MIN.)	PIPE (MIN.)	I	Q (CFS)	DIA. (IN.)	SLOPE FT/FT	n	Q1 (CFS)	V (FPS)	HL	FALL (FT.)	INVERT UPPER END	INVERT LOWER END
	1	2	–	0.06	0.95	5.0	0.2	8.1	0.46	12"	0.0135	0.013	4.2	5.3	7.4	1.00	145.00	144.00
DESIGN FREQUENCY 50 YEAR STORM	2	3	0.35	0.41	0.90	5.2		7.9	2.92	12"	0.0250	0.013	5.1	7.2	4.0	1.00	144.00	143.00

SITE PLAN OF LAND 653-0680

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FEBRUARY 3, 1984

JAMES V. MERLONI
REG. PROF. ENGINEER

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