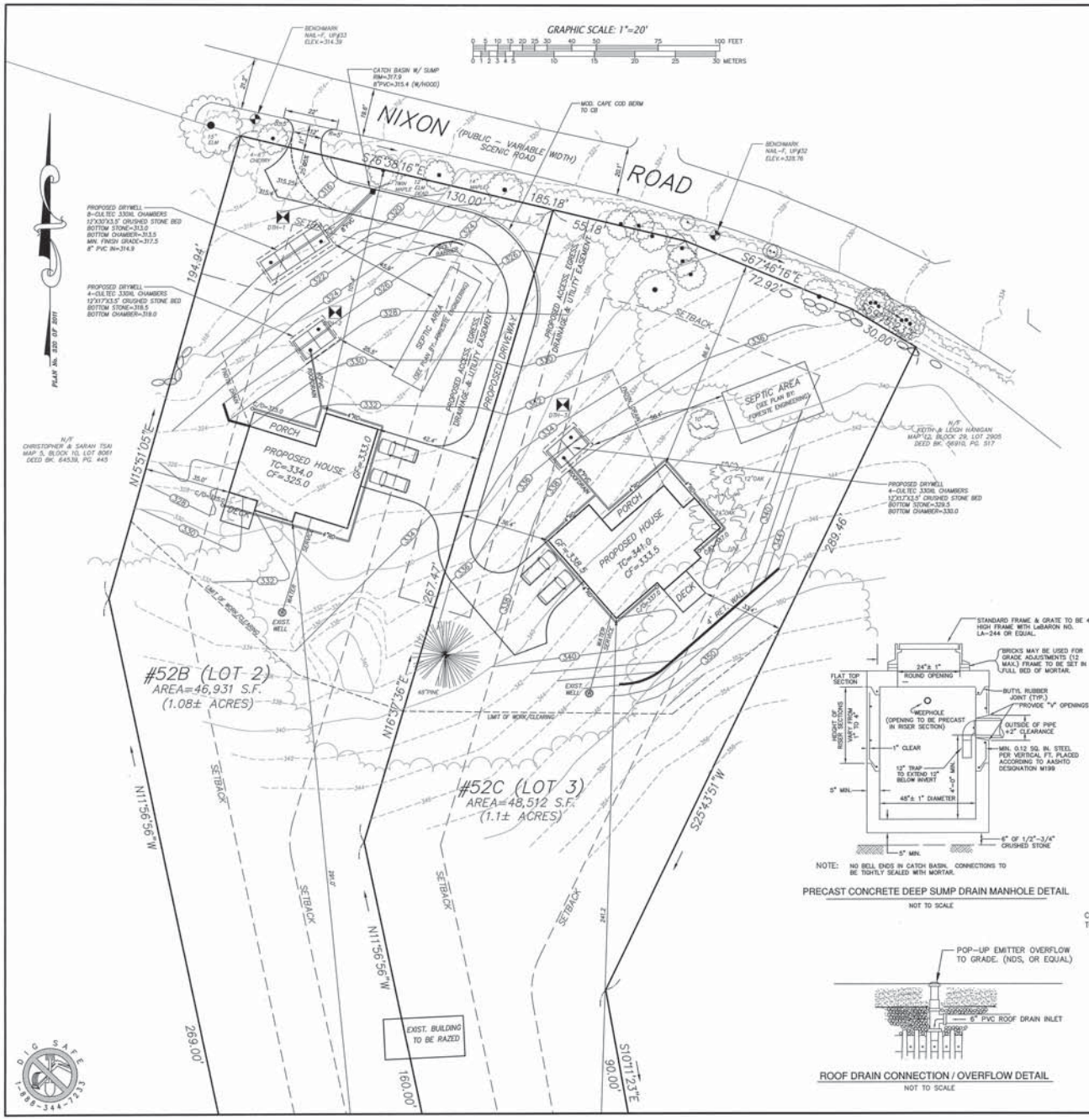


ZONING SUMMARY

ZONED: "R-4" SINGLE FAMILY RESIDENCE

	REQUIRED	EXISTING	PROPOSED 52B LOT 2	EXISTING	PROPOSED 52C LOT 3	PROPOSED
AREA	43,560 S.F.	46,931 ±S.F.	46,931 ±S.F.	48,512 ±S.F.	48,512 ±S.F.	
FRONTAGE	100'	130.0'	130.0'	158.10'	158.10'	
MIN. FRONT YARD	30'	--	101.4'	--	86.9'	
MIN. SIDE YARD	30'	--	35.0'	--	33.4'	
MIN. REAR YARD	30'	--	291.0'	--	241.2'	
MIN. OPEN SPACE	50%	100%	88.6%	100%	91.1%	
BUILDING STORIES	3	0	2	0	2	
LOT COVERAGE	15%	0%	4.4%	0%	4.1%	
FLOOR AREA RATIO	--	--	--	--	--	

AREA DIMENSIONAL TABLE

	PROPOSED LOT 2	PROPOSED LOT 3
LOT COVERAGE OF BUILDINGS	4.4% (2,084 S.F.±)	4.7% (2,304 S.F.±)
PAVED SURFACE COVERAGE	6.9% (3,238 S.F.±)	4.1% (1,983 S.F.±)
LANDSCAPE OPEN SPACE	42.7% (20,038 S.F.±)	49.1% (23,839 S.F.±)
OTHER OPEN SPACE	45.9% (21,571 S.F.±)	42.0% (20,386 S.F.±)

LAND DISTURBANCE NOTES #52B (LOT 2):

1. DISTURBED AREA = 24,500 S.F.± (52.5%)
2. DISTURBANCE ON SLOPES GREATER THAN 15% = 5,150 S.F.±

LAND DISTURBANCE NOTES #52C (LOT 3):

1. DISTURBED AREA = 26,500 S.F.± (54.6%)
2. DISTURBANCE ON SLOPES GREATER THAN 15% = 12,775 S.F.±

LANDSCAPING NOTES:

1. ALL AREAS OUTSIDE THE LIMIT OF WORK SHALL BE LEFT IN THEIR NATURAL STATE.
2. ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS SURFACES, OR PLANTING BEDS SHALL BE COVERED WITH 4 INCHES OF LOAM AND SEEDED WITH A LAWN MIX.

SOIL TESTING 6/1/2016

H DEEP OBSERVATION HOLE LOG

DTH-1	0-6"	A	SANDY LOAM	10YR3/2	
6-1-2016	6-32"	Bw	SANDY LOAM	10YR5/6	
EL.316	32-108"	C	FINE SAND W/GRVL, COBBLES & STONES	2.5Y5/4	60"
DEPTH TO REFUSAL: – STANDING WATER: – WEEPING FROM PIT FACE: – ESHWT: 311.0					
DTH-2	0-16"	A	SANDY LOAM	10YR3/3	
6-1-2016	16-28"	Bw	FINE SAND	10YR5/6	
EL.320	28-68"	C1	FINE SAND	2.5Y5/4	48"
	68-108"	C2	FINE SAND W/GRVL, COBBLES & STONES	2.5Y5/4	
DEPTH TO REFUSAL: – STANDING WATER: – WEEPING FROM PIT FACE: 84" ESHWT: 316.0					
DTH-3	0-12"	A	SANDY LOAM	10YR3/3	
6-1-2016	12-29"	Bw	FINE SAND	10YR5/6	
EL.322	29-59"	C1	FINE SAND	2.5Y5/4	NONE
	59-120"	C2	FINE SAND W/GRVL, COBBLES & STONES	2.5Y5/4	
DEPTH TO REFUSAL: – STANDING WATER: – WEEPING FROM PIT FACE: – ESHWT: <312.0					

TESTS CONDUCTED BY: VITO COLONNA SE#2811 DATE: 6-1-2016

GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED UPON ON GROUND SURVEY BY CONNORSTONE ENGINEERING, INC.
2. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON PLANS AND DEEDS OF RECORDS AND ARE NOT TO BE USED FOR BOUNDARY PURPOSES.
3. SEE SEPARATE PLANS FOR DESIGN AND CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. THERE ARE NO KNOW WETLAND RESOURCES OR MAPPED RARE OR ENDANGERED SPECIES HABITAT WITHIN 200 FEET OF THE PROPOSED WORK.
5. THE LOTS SHOWN AND THE BUILDINGS THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FRAMINGHAM, DATED JULY 7, 2014.
6. REFERENCES: ASSESSORS SHEET 12 BLOCK 10, LOT 9989 (LOT 2)
   ASSESSORS SHEET 12 BLOCK 29, LOT 1918 (LOT 3)
7. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

CONSTRUCTION NOTES:

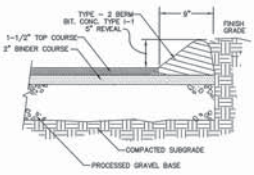
1. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
2. WORK WITHIN THE PROPOSED EASEMENT SHALL COMPLY WITH THE CONDITIONS OF THE EASEMENT AGREEMENT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. THE OWNER SHALL OBTAIN REQUIRED PERMITS PRIOR TO WORK WITHIN THE RIGHT OF WAY.
4. THE LAYOUT AND INSTALLATION OF ANY ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
6. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
7. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
8. ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.
9. THE BOTTOM OF EXCAVATION OF INFILTRATION SYSTEM SHALL BE INSPECTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE OR FILL.
10. ALL IMPORTED FILL SHALL BE CLEAN AND FREE FROM DEBRIS, REFUSE, OR OTHER FOREIGN MATERIAL. MATERIAL SHALL INCLUDE LOAM, ORDINARY BORROW, COMPACTED GRAVEL, AND SITE'S FILL.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47808
7/27/16

NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE DEEP SUMP DRAIN MANHOLE DETAIL

NOT TO SCALE

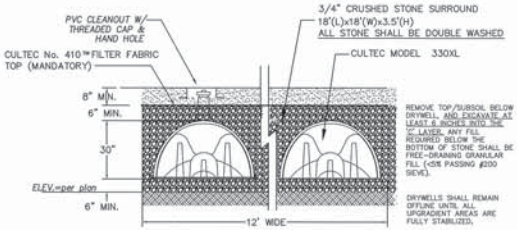


MODIFIED CAPE COD BERM & TYPICAL PAVEMENT SECTION

NOT TO SCALE

ROOF DRAIN CONNECTION / OVERFLOW DETAIL

NOT TO SCALE



ROOFDRAIN DRYWELL DETAIL

NOT TO SCALE

APPLICANT:

HERITAGE PROPERTIES
490-B BOSTONG POST ROAD, SUITE 202
SUDBURY, MA

OWNERS:

HAROLD WILSON
#52B 44 SEDGEMEADOW ROAD
WAYLAND, MA

MUTUAL ONE BANK
#52C 828 CONCORD STREET
FRAMINGHAM, MA

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

SITE PLAN OF 52B & 52C NIXON ROAD IN FRAMINGHAM, MA

REVISED:	DESCRIPTION:

DRAWN BY: RM CHECK BY: VC

DATE: JULY 26, 2016

SCALE: 1"=20' SHEET 1 OF 2

EROSION CONTROL NOTES / CONSTRUCTION O&M PLAN:

GENERAL CONDITIONS:
- ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIAL PERMIT ISSUED BY THE FRAMINGHAM PLANNING BOARD.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.

RESPONSIBLE PARTY:
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES. CONTRACTOR'S CONTACT INFORMATION TO BE PROVIDED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION, INCLUDING 24 HOUR EMERGENCY CONTACT NUMBER.

GENERAL SEQUENCE OF EROSION CONTROLS/CONSTRUCTION:
(SUBJECT TO ACTUAL FIELD AND WEATHER CONDITIONS)

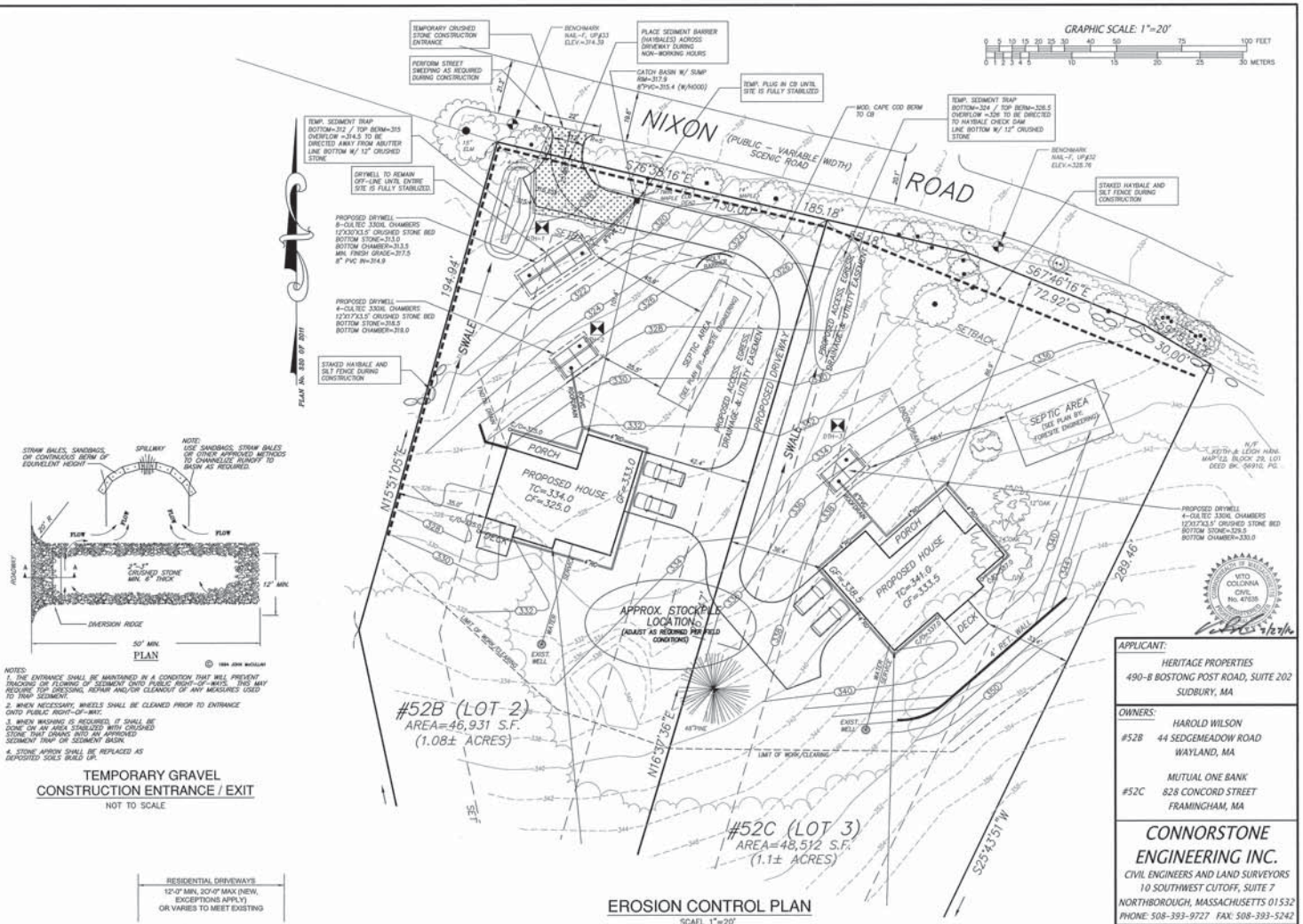
PHASE 1: (SITE PREPARATION)
- PRIOR TO INITIATING ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- ROUGH GRADE DRIVEWAY ENTRANCE AND INSTALL STONE CONSTRUCTION ENTRANCE.
- PERFORM TREE CLEARING AND LEAVE STUMPS.

PHASE 2: (HOUSE AND DRIVEWAY CONSTRUCTION)
- REMOVE STUMPS, STRIP AND STOCKPILE TOPSOIL WITHIN AREA OF WORK.
- ROUGH GRADE DRIVEWAY ACCESS.
- BEGIN FOUNDATION AND BUILDING CONSTRUCTION.
- INSTALL UTILITIES, AND DRAINAGE (DRYWELLS TO REMAIN OFFLINE UNTIL FINAL STABILIZATION, BLOCK INLETS AND PLUG AT AREA DRAIN/CATCH BASIN).
- INSTALL SEPTIC SYSTEM
- PLACE BINDER COURSE PAVEMENT AND BERM.
- LOAM AND HYDROSEED DISTURBED AREAS; SECURE SLOPES GREATER THAN 3:1 WITH A BIODEGRADABLE EROSION BLANKET.

PHASE 3: (FINAL CLEANUP)
- FINAL TOP COURSE PAVEMENT
- ONCE FULLY STABILIZED PLACE DRYWELLS ONLINE.
- REMOVE THE SEDIMENT BARRIERS AND ANY OTHER TEMPORARY BMP'S.

INSPECTION / MAINTENANCE SCHEDULE:
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY BEFORE/AFTER EACH RAINFALL GREATER THAN 0.5 INCHES.
- REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY.

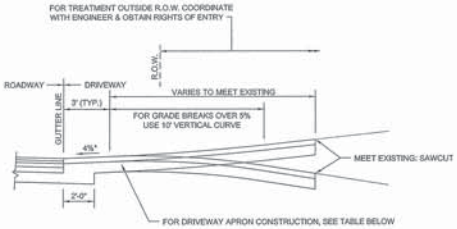
CONSTRUCTION PERIOD BMP'S:
- SEDIMENTATION BARRIERS SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL BARRIERS SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF SEDIMENT BARRIER, OR AS DIRECTED BY THE LOCAL AUTHORITY.
- SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL BARRIER SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
- DISTURBED AREAS SHALL BE STABILIZED WITH 4 INCHES OF LOAM AND SEEDING (OR BY ANOTHER APPROVED METHOD) AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET (WITHIN 7 DAYS). DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED.
- DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES SHALL BE STABILIZED WITH TEMPORARY SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEED SHALL BE APPLIED BY HYDROSEEDING METHODS AND SHALL INCLUDE A TACKIFIER. IF OUTSIDE OF THE GROWING SEASON, AREAS SHALL BE MULCHED WITH HAY AND SECURED.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY GEOTEXTILE FILTER BAG AND/OR HAYBALE CHECK DAMS SPACED 10' APART.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
- ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN SILT SACKS). THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
- ALL VEHICLES SHALL ENTER AND EXIT THE SITE OVER A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 2" TO 3" INCH CRUSHED STONE TO A DEPTH OF 6" FOR A MINIMUM OF THE FIRST 50 FEET FROM EXISTING PAVED STREETS. EXTEND THE PAD BEYOND 50 FEET AS NECESSARY BASED UPON FIELD CONDITIONS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.



EROSION CONTROL PLAN
SCAEL 1"=20'

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE



NOTE: FOR PLAN, SEE DRAWING RS.09

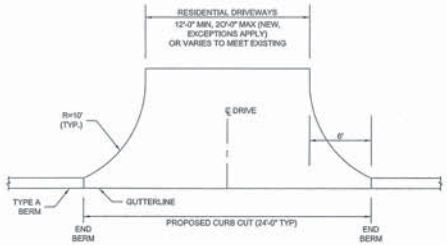
DRIVEWAY APRON CONSTRUCTION		
	CEMENT CONCRETE CONSTRUCTION	HOT MIX ASPHALT
SURFACE:	6" CEMENT CONCRETE, 4,000 PSI, FIBER MESH PER CONSTRUCTION STANDARDS SECTION 5.2.10	4" HOT MIX ASPHALT (2" TOP COURSE MATERIAL OVER 2" BINDER COURSE MATERIAL)
SUBBASE:	8" GRAVEL BORROW (TYPE "B")	8" GRAVEL BORROW (TYPE "B")

R.O.W. = RIGHT OF WAY

* - DRIVEWAY APRON SLOPE TOWARDS ROADWAY MAY VARY TO MEET FIELD CONDITIONS; 1" LIP FOR CEMENT CONCRETE DRIVEWAYS

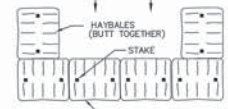
DRIVEWAY APRONS SHALL BE CONSTRUCTED OF HOT MIX ASPHALT OR CEMENT CONCRETE, UNLESS PRIOR WRITTEN APPROVAL IS GRANTED BY DPW.

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	FULL DEPTH DRIVEWAY APRON - SECTION NO SIDEWALK	DATE: FEB. 2010 REV: 0	DETAIL NO. R-5.4.1

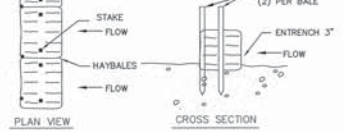


TYPE "A" BITUMINOUS BERM

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	TYPICAL CURB CUT PLAN - RESIDENTIAL DRIVEWAYS NO SIDEWALK	DATE: FEB. 2010 REV: 0	DETAIL NO. R-5.4.0



STAKED HAYBALE CHECK DAM DETAIL
NOT TO SCALE



STAKED HAYBALE & SILT FENCE DETAIL
NOT TO SCALE

APPLICANT:
HERITAGE PROPERTIES
490-B BOSTONG POST ROAD, SUITE 202
SUDBURY, MA

OWNERS:
HAROLD WILSON
#52B 44 SEDGEMEADOW ROAD
WAYLAND, MA

MUTUAL ONE BANK
#52C 828 CONCORD STREET
FRAMINGHAM, MA

CONNORSTONE ENGINEERING INC.
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NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

SITE PLAN
OF
52B & 52C NIXON ROAD
IN
FRAMINGHAM, MA

REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JULY 26, 2016	
SCALE: 1"=20'	SHEET 1 OF 2