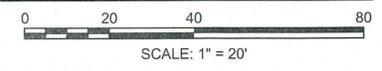


WORCESTER (ROUTE 9) ROAD

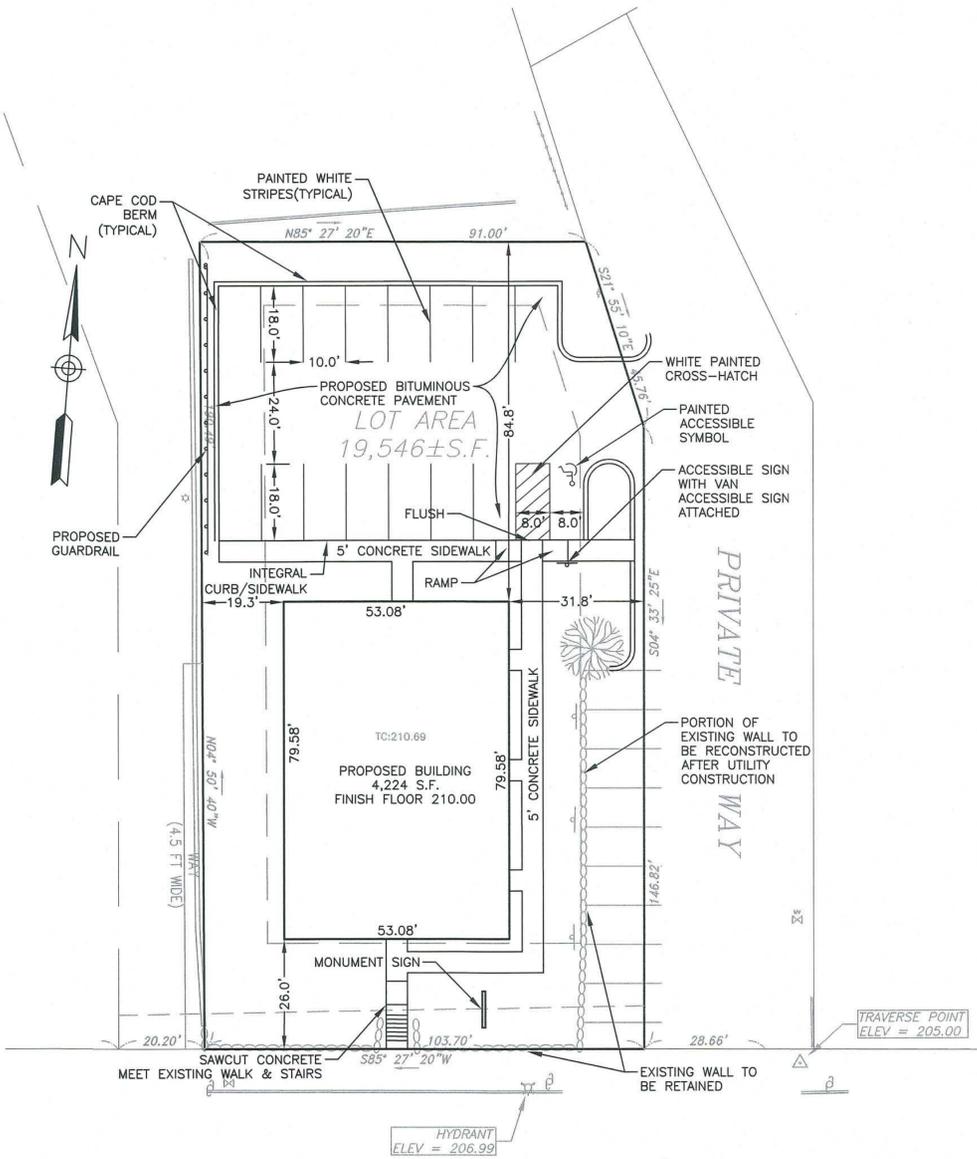
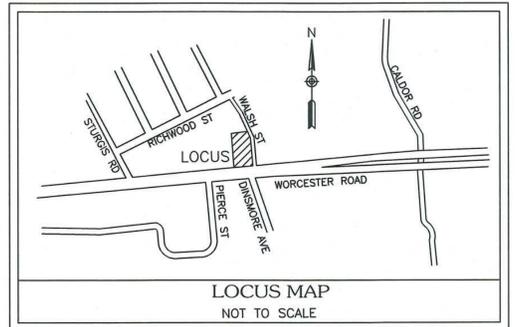
EXISTING CONDITIONS



**LEGEND**

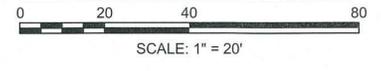
BIT CONC	BITUMINOUS CONCRETE
D	DRAIN LINE
OHW	OVERHEAD WIRE
LP	LIGHT POLE
MH	MANHOLE
CB	CATCHBASIN
ETC	ELEC., TELE, CABLE
PVC	POLY-VINYL-CHLORIDE
INV	INVERT
CONC	CONCRETE
S	SEWER LINE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
GC	GAS GATE
WG	WATER GATE
W	WATER LINE
HYD	HYDRANT
HH	HANDHOLE
CBH(IND)	CONCRETE BOUND W/DRILLHOLE FOUND
U	UTILITY POLE

- NOTES:**
- EXISTING BUILDING TO BE RAZED
  - ALL UTILITY WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
  - EXISTING UTILITY LINES TO BE CUT AND PROPERLY ABANDONED.
  - EXISTING SIDEWALK AND PAVEMENT TO BE REMOVED AND PROPERLY AND LEGALLY DISPOSED.



WORCESTER (ROUTE 9) ROAD

PROPOSED LAYOUT



**ZONING:**  
BUSINESS/REGIONAL CENTER

PARCEL ID: 103-23-1975-000

LOT AREA:	REQUIRED 6,000 S.F.	EXISTING 19,546 S.F.	PROPOSED 19,546 S.F.
FRONTAGE:	50 FT.	103.70 FT.	103.70 FT.
SETBACK:			
FRONT:	25 FT.	29.0 FT.	26.0 FT.
SIDE:	15 FT.	4.7 FT.	19.3 FT.
MIN. OPEN SPACE	20%	36.8%	39.5%
LANDSCAPED			
BUILDING HEIGHT	*80 FT/6 STR	2 STR.	16.0 FT
FAR:	0.32		<0.22

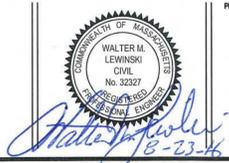
CURRENT OWNER:  
PARTNERS 4 REALTY TRUST  
163 NEWBURY STREET  
FRAMINGHAM, MA 01701  
MIDDLESEX COUNTY  
DEED REFERENCE: BOOK:1464 PAGE:147

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DESIGNED BY:	WML
CHECKED BY:	PSB
APPROVED BY:	PSB
DATE:	8/23/16
DESCRIPTION:	ISSUED FOR SITE PLAN APPROVAL



PREPARED BY:  
**Engineering Design Consultants, Inc.**  
32 Tumpike Road  
Southborough, Massachusetts  
(508) 480-0225

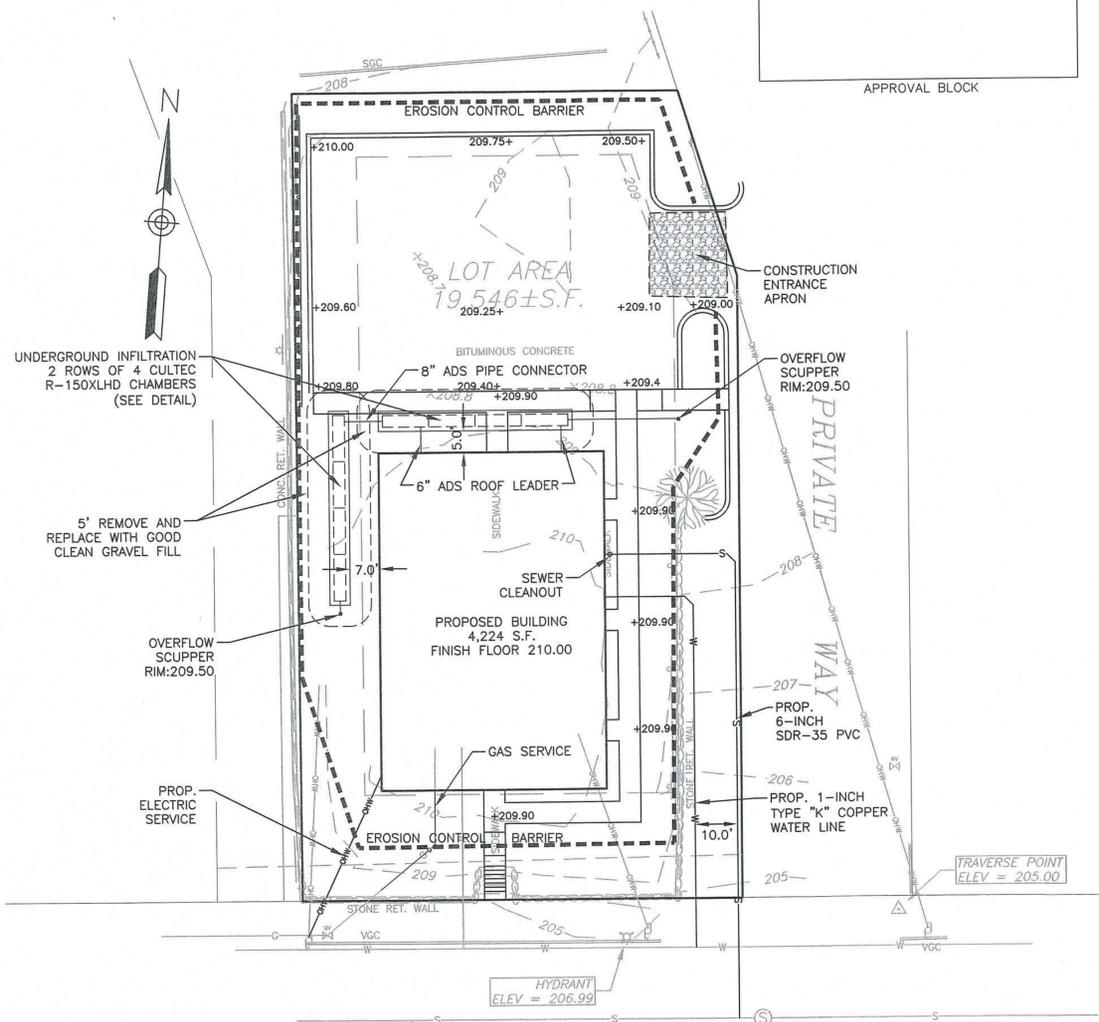
PROJECT:  
**MINOR SITE PLAN REVIEW  
231 WORCESTER ROAD  
FRAMINGHAM, MA 01702**

TITLE: **EXISTING CONDITIONS & PROPOSED LAYOUT  
231 WORCESTER ROAD  
FRAMINGHAM, MA 01702**

OWNER/APPLICANT:  
**PARTNERS 4 REALTY TRUST  
163 NEWBURY STREET  
FRAMINGHAM, MASSACHUSETTS 01701**

FILE NO: 3514 SITE PLAN EXML0
DATE: AUGUST 23, 2016
DEFINITIVE PLAN NO: 1 of 4
1

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**GRADING & UTILITIES**  
 SCALE: 1" = 20'  
 HYDRANT ELEV = 206.99  
 TRAVERSE POINT ELEV = 205.00

NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.  
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION  
 DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

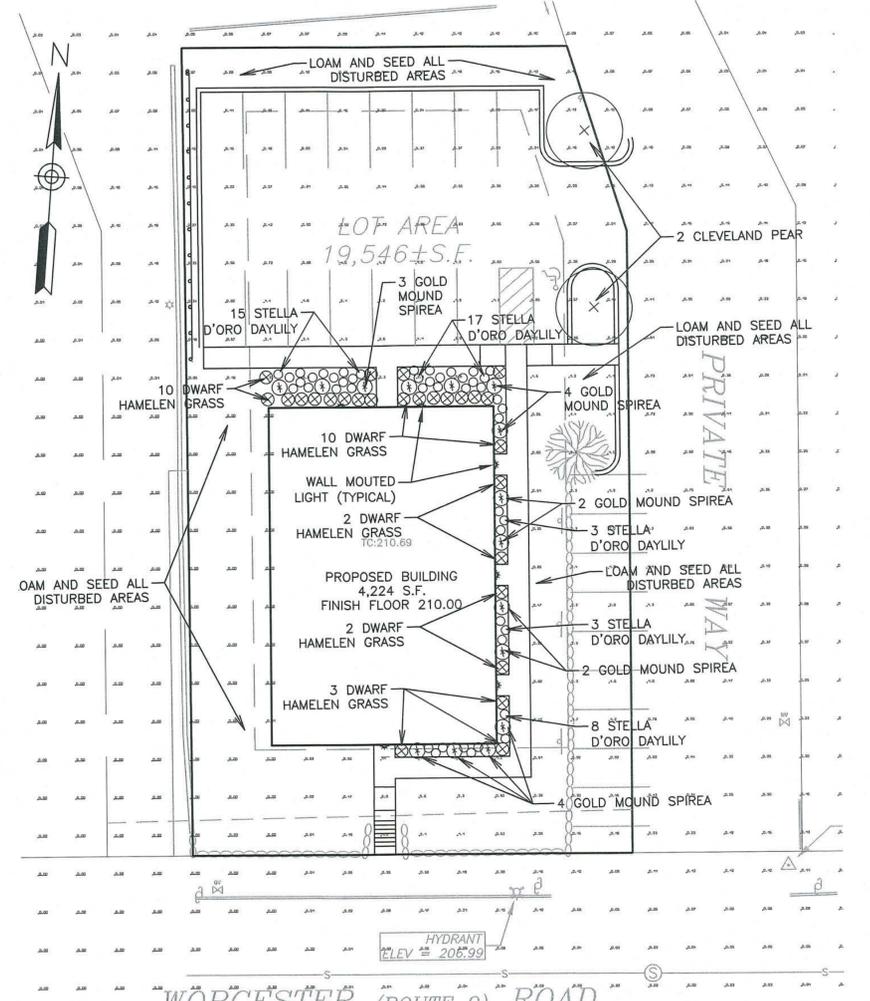


- WATER & SEWER CONSTRUCTION NOTES:**
1. WATER UTILITY WORK AND MATERIALS SHALL BE IN CONFORMANCE TO THE TOWN OF FRAMINGHAM WATER CONSTRUCTION STANDARDS.
  2. ALL SEWER UTILITY WORK AND MATERIALS SHALL BE IN CONFORMANCE TO THE TOWN OF FRAMINGHAM SEWER CONSTRUCTION STANDARDS.
  3. WATER & SEWER UTILITY WORK AND MATERIALS WHEN WITHIN TEN (10') FEET OF BUILDINGS SHALL CONFORM TO THE MASSACHUSETTS STATE PLUMBING CODE.
  4. SEE TOWN OF FRAMINGHAM WATER DETAILS AND SEWER DETAILS
  5. AN INDEPENDENT INSPECTION/TESTING COMPANY IS REQUIRED.
  6. ALL WATERLINES ARE TO HAVE 5'-FOOT COVER MINIMUM.
  7. THRUST BLOCK DESIGN SHALL CONFORM WITH AWWA GUIDELINES.
  8. MEET EXISTING SEWER MAIN ELEVATION WHEN CONSTRUCTING SEWER SERVICE LINE.

- CONSTRUCTION NOTES & PROCEDURES**
1. THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING. CONTACT THE ENGINEERING DIVISION AT (508)532-6022 OR (508)532-6010 FORTY-EIGHT HOURS PRIOR TO START OF WORK. ALL SITE DRAINAGE, WATER AND SEWER WORK OUTSIDE THE BUILDING FOOTPRINT SHALL BE PERFORMED BY A LICENSED FRAMINGHAM DRAINLAYER. ANY PROPOSED SURFACE OPENINGS AND EXCAVATION WORK WITHIN THE TOWN RIGHT-OF-WAY LIMITS WILL REQUIRE A STREET OPENING PERMIT (SOP) WITH THE WORK CONDUCTED UNDER SAID PERMIT BEING PERFORMED IN COMPLIANCE WITH THE TOWN OF FRAMINGHAM SOP POLICY.
  2. THE CONTRACTOR/APPLICANT SHALL OBTAIN WATER AND SEWER INSPECTION SIGN OFFS ON THE APPROVED SITE PLAN (ENDORSE WITHIN 3"X3" AREA PROVIDED). SUBMIT THE SIGNED OFF, APPROVED SITE PLAN AS PART OF THE AS-BUILT PLAN SUBMITTAL. AS-BUILT PLANS WILL NOT BE ACCEPTED WITHOUT A COPY OF THE SIGNED OFF, APPROVED SITE PLAN. IF THE SITE PLAN IS PART OF AN APPROVED SUBDIVISION, A COPY OF THE SUBDIVISION PLAN SHALL BE SUBMITTED WITH THE SITE PLAN TO VERIFY SITE CONFORMS TO THE ORIGINAL DESIGN.
  3. ALL PROPOSED WORK SHALL COMPLY WITH THE TOWN OF FRAMINGHAM DPW CONSTRUCTION STANDARDS (SEE WEBSITE). UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN. ANY MODIFICATION TO THE APPROVED LOCATION OF UTILITIES SHALL BE SHOWN ON A REVISED SITE PLAN AND SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL PRIOR TO UTILITY INSTALLATION.
  4. A TRENCH OPENING PERMIT (TOP) SHALL BE OBTAINED PRIOR TO EXCAVATION OF ANY TRENCH AS DEFINED UNDER MGL 82A AND 520 CMR 14.00 AS ANY EXCAVATION GREATER THAN 3'-FEET IN DEPTH AND LESS THAN 15'-FEET BETWEEN SOIL WALLS AS MEASURED FROM THE BOTTOM. UTILITIES SHALL NOT CROSS. WATER AND SEWER SHALL BE PROVIDED WITH A 10' AND ALL OTHER UTILITY SERVICES SHALL BE PROVIDED WITH A 5' HORIZONTAL SEPARATION.
  5. AS-BUILT PLANS IN BOTH HARDCOPY AND ELECTRONIC FORMATS (AUTOCAD 2004, AND PDF), SHALL BE SUBMITTED TO THE TOWN OF FRAMINGHAM, DEPARTMENT OF PUBLIC WORKS, ENGINEERING & TRANSPORTATION DIVISION. THE AUTOCAD FILE MUST CONFORM TO THE CURRENT VERSION OF MASSGIS STANDARD FOR DIGITAL PLAN SUBMISSION TO MUNICIPALITIES. THE PLAN SHALL INCLUDE THE DIMENSIONS TO KEY PIPE BENDS AND CONNECTION POINTS.
  6. FOUNDATION DRAIN SHALL BE A MINIMUM OF 6", CONSISTING OF SDR-35 PVC.
  7. PARKING AREAS SHALL CONSIST OF BITUMINOUS CONCRETE AND BE PAVED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE PLAN PRIOR TO SUBMITTAL OF AS-BUILT PLAN.
  8. IF FILL IS NECESSARY, IT SHALL BE GOOD CLEAN FILL, FREE OF ORGANIC MATTER, ROOTS BRANCHES, DEBRIS AND OTHER DELETERIOUS MATERIALS.

- EROSION CONTROL CONSTRUCTION NOTES**
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES. MEASURES SHALL INCLUDE WATLES AND SILT STOP AS INDICATED ON THE PLANS.
  2. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
  3. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:  
 TYPE OF SEED % BY WEIGHT  
 CREEPING RED FESCUE 30  
 TALL FESCUE 30  
 WHITE DUTCH CLOVER 30  
 RED TOP 10  
 SEED AT THE RATE OF 2#/2,000 SF  
 USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE  
 (ANCHORED EROSION CONTROL BLANKETS MAY BE USED ON STEEP SLOPES AS A TEMPORARY COVER)
  4. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
  5. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.
  6. AFTER FINAL INSPECTION AND APPROVAL, THE EROSION CONTROL BARRIERS CAN BE REMOVED.

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
TREES			
2	CLEVELAND PEAR	PYRUS CALLERYANA	2-2.5" CAL.
SHRUBS			
27	DWARF HAMELEN GRASS	PENNISTUM ALOPEUROIDES	2 GALLON
15	GOLD MOUND SPIREA	SPIREA JAPONICA 'GOLD MOUND'	2'-2.5'
PERENNIALS			
46	STELLA D'ORO SPRUCE	HEMEROCALLIS 'STELLA D'ORO'	



**LANDSCAPING & LIGHTING**  
 SCALE: 1" = 20'  
 HYDRANT ELEV = 206.99

- NOTES:**
1. LIGHTING SHALL BE WALL MOUNTED, RAB LIGHTING FXLED78SF OR APPROVED EQUAL.
  2. LOAM AND SEED ALL DISTURBED AREAS.

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
RABFX78	RAB LIGHTING, INC.	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER 3 LEDS. 6 CIRCUIT BOARDS EACH WITH 1 LED, CLEAR GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME WITH VISOR.	FXLED78SF - FXLED78T (SF=SLIPPITTER MOUNT & T=TRUNNION MOUNT)	6x6X6 WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 6 LEDS AIMED AT THE HORIZON, 4 LEDS CANTED 21-DEGREES FROM STRAIGHT AHEAD.	7685 lm	0.80	78.7 W	6

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DATE	DESCRIPTION
8/23/16	ISSUED FOR SITE PLAN APPROVAL



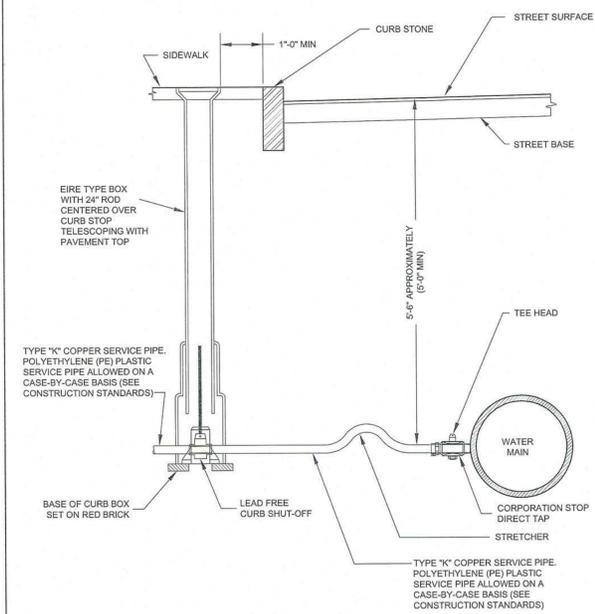
PREPARED BY: **Engineering Design Consultants, Inc.**  
 32 Tumpike Road  
 Southborough, Massachusetts  
 (508) 480-0225

PROJECT: **MINOR SITE PLAN REVIEW**  
 231 WORCESTER ROAD  
 FRAMINGHAM, MA 01702

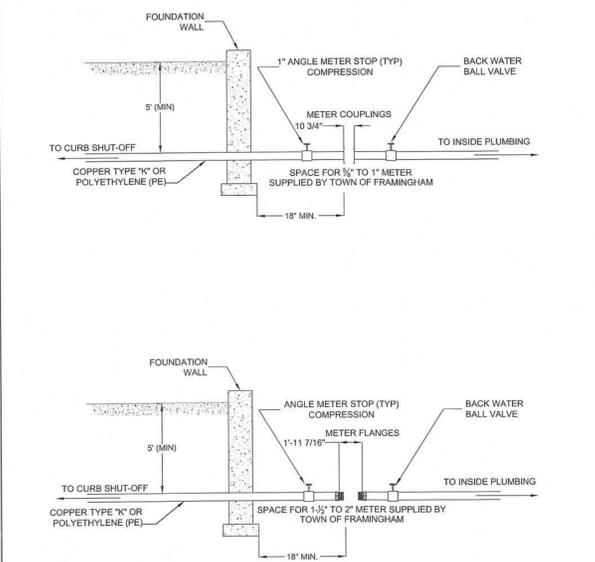
TITLE: **GRADING, UTILITIES, & LANDSCAPING**  
 231 WORCESTER ROAD  
 FRAMINGHAM, MA 01702  
 OWNER/APPLICANT: **PARTNERS 4 REALTY TRUST**  
 163 NEWBURY STREET  
 FRAMINGHAM, MASSACHUSETTS 01701

FILE NO: 3514 SITE PLAN  
 GR&L  
 DATE: AUGUST 23, 2016  
 DEFINITIVE PLAN NO: 2 of 4  
**2**

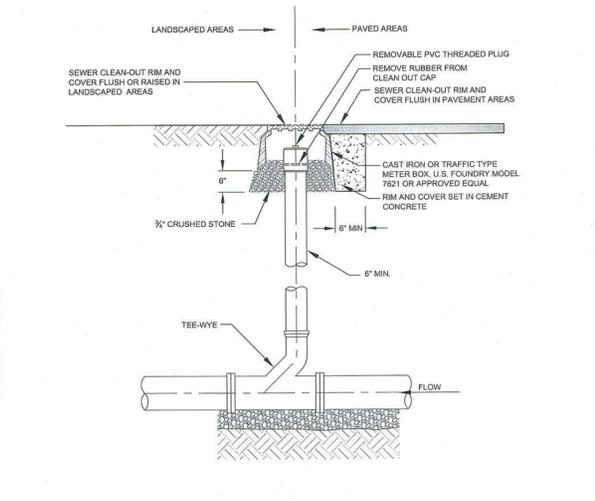




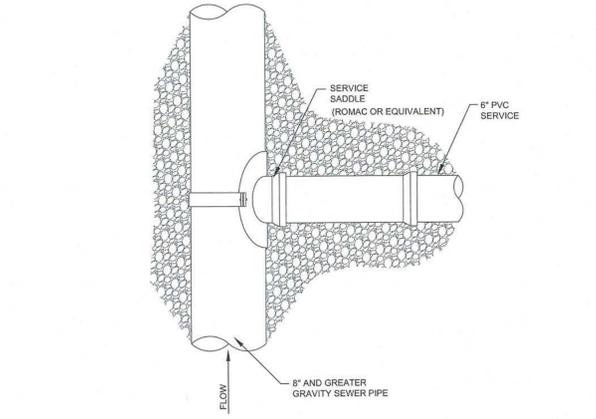
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**TYPICAL WATER CONNECTION FOR 1" SERVICE**  
 DATE: MARCH 2010  
 REV: 1  
 DETAIL NO: W-2.1.0



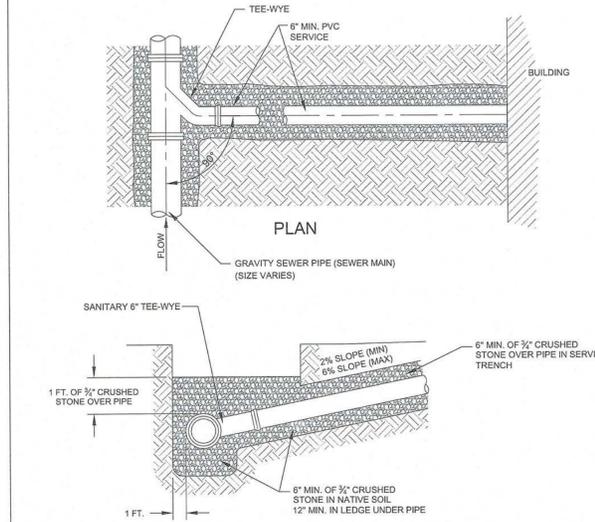
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**METER INSTALLATION**  
 DATE: SEPT. 2008  
 REV: 0  
 DETAIL NO: W-2.8.0



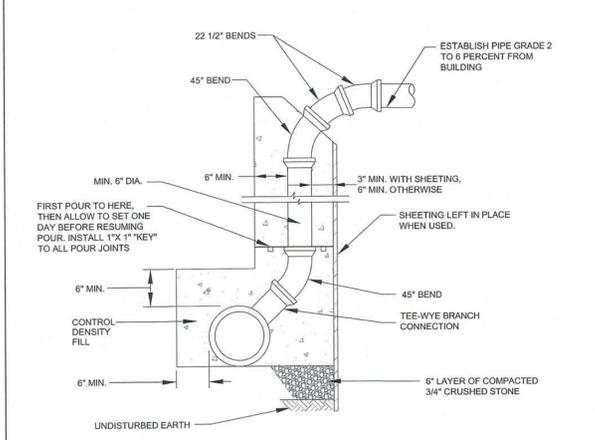
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**SEWER SERVICE CLEAN OUT**  
 DATE: MARCH 2012  
 REV: 1  
 DETAIL NO: S-3.2.0



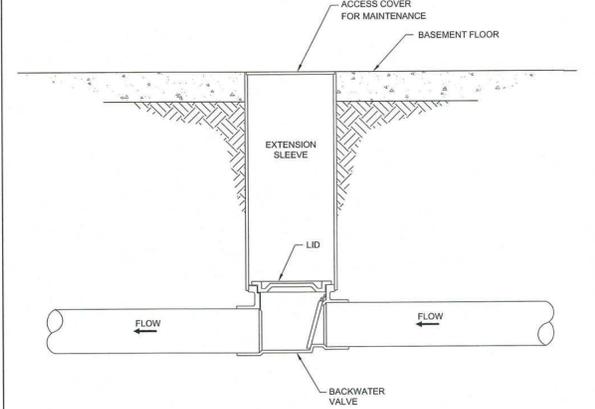
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**SERVICE CONNECTION (SADDLE)**  
 DATE: MAR. 2012  
 REV: 1  
 DETAIL NO: S-3.1.1



TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**SERVICE CONNECTION (GRAVITY)**  
 DATE: FEB. 2010  
 REV: 1  
 DETAIL NO: S-3.1.0



TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**CHIMNEY**  
 DATE: MAR. 2012  
 REV: 1  
 DETAIL NO: S-3.1.2



TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS  
**BACKWATER VALVE ASSEMBLY**  
 DATE: SEPT. 2008  
 REV: 0  
 DETAIL NO: S-3.6.0

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REV	DATE	DESCRIPTION
0	8/23/16	ISSUED FOR SITE PLAN APPROVAL

DRAWN BY: WML  
 CHECKED BY: PSB  
 APPROVED BY: PSB

PREPARED BY:

**Engineering Design Consultants, Inc.**  
 32 Turnpike Road  
 Southborough, Massachusetts  
 (508) 480-0225

PROJECT: **MINOR SITE PLAN REVIEW**  
 231 WORCESTER ROAD  
 FRAMINGHAM, MA 01702

OWNER/APPLICANT: **PARTNERS 4 REALTY TRUST**  
 163 NEWBURY STREET  
 FRAMINGHAM, MASSACHUSETTS 01701

FILE NO: 3514 SITE PLAN  
 DETAILS (2)  
 DATE: AUGUST 23, 2016  
 DEFINITIVE PLAN NO: 4 of 4  
**4**