I, _____,
CLERK OF THE TOWN OF FRAMINGHAM, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER. SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW

_____

DATE: _____

THIS DOCUMENT OF THE PLANNING BOARD SHOULD BE CONSTRUED TO BE DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

I, _____,
CLERK OF THE TOWN OF NATICK, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER. SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

NATICK PLANNING BOARD
SITE PLAN REVIEW

_____

DATE: _____

THIS DOCUMENT OF THE PLANNING BOARD SHOULD BE CONSTRUED TO BE DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

Proposed Parking Garage and Conference Center
Plans to Accompany Petition of the TJX Companies, Inc.
Site Plan Review
740-770 Cochituate Road
Framingham & Natick, MA
September 9, 2016

Prepared for:

APPLICANT:
THE TJX COMPANIES, INC.
740/770 Cochituate Road
Framingham, MA 01701
Tel: (508) 390-1000

Prepared by:

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
JOHN G. CROWE ASSOCIATES, INC.
Civil Engineering, Landscape Architecture and Environmental Planning
39 Holton Street
Winchester, MA 01890
Tel: (781) 570-2365

LAND SURVEYOR:
WSP - SELLS
Transportation and Infrastructure
155 Main Dunstable Road
Nashua, NH 03060
Tel: (603) 595-7900

ARCHITECT:
MARGULIES PERRUZZI ARCHITECTS
308 Congress Street
Boston, MA 02210
Tel: (617) 226-4125

ATTORNEY:
BOWDITCH AND DEWEY, LLP
175 Crossing Boulevard, Suite 500
Framingham, MA 01702
Tel: (508) 879-5700

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

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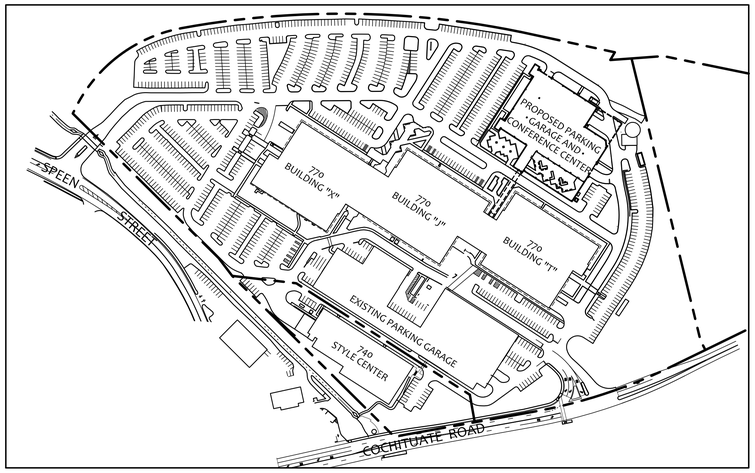


ZONING TABLE

CATEGORY	EXISTING	REQUIRED FRAMINGHAM	REQUIRED NATICK	PROVIDED	COMPLIANT	NOTE
ZONING DISTRICTS Basic Underlying	----------	GENERAL MANUFACTURING	INDUSTRIAL II	NO CHANGE	----------	
ZONING DISTRICTS Highway Overlay District	----------	HOD REGIONAL CENTER	HOD REGIONAL CENTER	NO CHANGE	----------	
GROSS FLOOR AREA (SF) 53,915 SF	844,855	----------	----------	898,770	----------	
LOT DATA						
LOT AREA (SF)	1,801,483	6,000 SF MIN.	80,000 SF MIN.	1,801,483	YES	
BUILDING LOT COVERAGE (%)	11.26%	35% MAX.	50% MAX.	14.79%	YES	
TOTAL IMPERVIOUS AREA COVERAGE (%)	55.56%	60% MAX.	----------	52.55%	YES	
FLOOR AREA RATIO (%)	46.97%	62% MAX.	62% MAX.	49.89%	YES	
FRAMINGHAM LANDSCAPE SURFACE RATIO (%)	46.41%	20% MIN G.M./40% MIN.	----------	49.55%	YES	
NATICK LANDSCAPE SURFACE RATIO (%)	48.16%	----------	26% MIN.	50.11%	YES	
LOT COVERAGE BY PARKING	40.47%	----------	----------	35.09%	N/A	
NATICK INTERIOR PARKING LANDSCAPE (SF PER SPACE)	30 SF PER SPACE	----------	10 SF PER SPACE	30 SF PER SPACE	YES	
NATICK AQUIFER PROTECTION DISTRICT IMPERVIOUS	27.67%	----------	20%	26.32%	SP REQUIRED	(1)
PARKING AND DIMENSION DATA						
TOTAL NUMBER OF PARKING SPACES	2389	3,220	2,013	3,012	F-NO | N-YES	(2)
NUMBER OF HANDICAPPED SPACES	37	41	41	53	YES	
LOADING AREAS	19	19	---	22	YES	
FRONTAGE	874.97 FT	50 FT MIN.	200 FT MIN.	874.97 FT	YES	
FRONT SETBACK	85.60 FT (Existing Garage)	50 FT MIN.	85 FT MIN.	85.60 FT (Existing Garage)	YES	
FRAMINGHAM SIDE/REAR SETBACK TO NON-RESIDENTIAL DISTRICT	16.69 FT (CSC to rail trail)	15 FT MIN.	---	16.69 FT (CSC to rail trail)	YES	
NATICK SIDE/REAR SETBACK TO NON-RESIDENTIAL DISTRICT	220.77 FT (Estst. Garage to rail trail)	---	60.00 FT MIN. (1.5 times height of bldg. Existing Garage is less than 40 feet in height.)	220.77 FT (Exist. Garage to rail trail)	YES	(3)
FRAMINGHAM SETBACK TO ABUTTING RESIDENTIAL DISTRICT	282.00 FT. (Bldg X to MassPike)	30 FT MIN.	---	75.00 FT. (Proposed Garage to MassPike)	YES	(4)
NATICK SETBACK TO ABUTTING RESIDENTIAL DISTRICT	199.00 FT. (Bldg T to Res District on lot) 434.00 FT. (Bldg T to MassPike)	---	118.50 FT MIN. (100 FT or 1.5 times height of bldg. whichever is greater. Proposed garage hgt. is 79.00 ft.)	64.00 FT. (Garage to Res District on TJX lot) 124.00 FT. (Garage to MassPike)	NO ---------- YES	(5)
H.O.D. BLDG HGT 50 - 200 FT FROM RESIDENCE DISTRICT	79.00 FT	40 FT MAX.	40 FT in HOD /80 FT in IN2 MAX.	79.00 FT	F Waiver Req. N Waiver Req.	(6)
NUMBER OF STORIES	5	6 MAX.	8 MAX.	7	F Variance Req.	(7)

9/12/2016

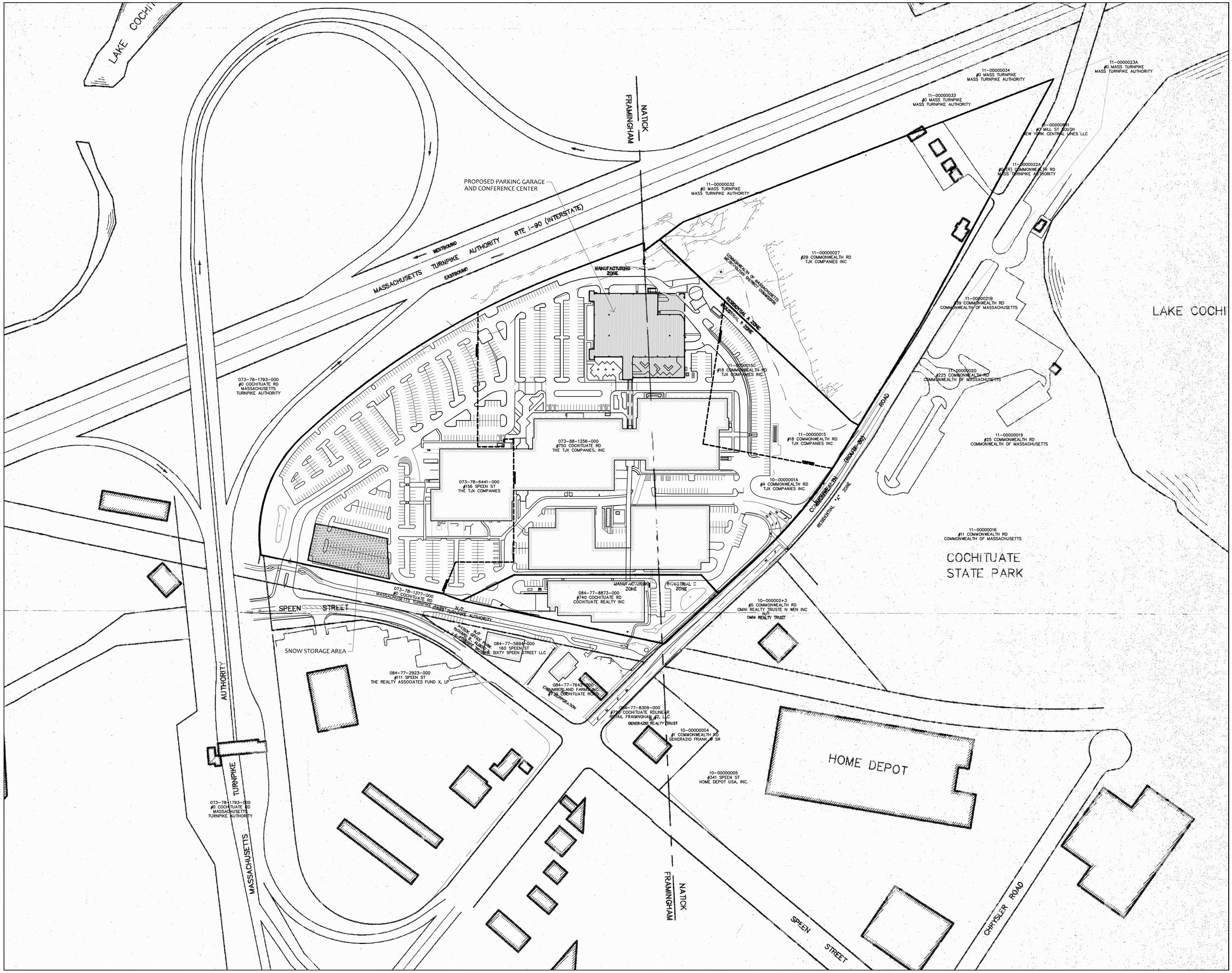
NOTES

(1) The effective Natick Aquifer Protection Districrt impervious coverage is reduced to 18.29% due to infiltration of the roof run-off from Natick portions of Building T and proposed garage and conference center.
(2) Existing conditions parking is provided at 80% of Framingham's required minimum. Proposed conditions parking is improved to 93% of Framingham's required minimum.
(3) Natick ZBL Section IV-B Intensity Regulations Table footnote (b)
(4) Framingham ZBL Section IV. E. 5. d. and Section III. E. 7. c.
(5) Natick Waiver is requested. Please note that the closest residence is over 1,200 feet away from the TJX property, north of the MassPike in Framingham.
Natick ZBL Section IV-B Intensity Regulations Table footnote (b)
(6) The maximum allowable building height within 400 feet of a residential district is regulated based upon the distance of the building to the residential district.
Proposed building height is the same as the tallest existing buildings.
The closest residence is over 1,200 feet away from the TJX property, north of the MassPike, in Framingham. Framingham ZBL Section III. E. 7. a. 2) Natick ZBL Section III 326.11
(7) Height of individual parking garage stories are less than the height of office building floors. Even with an additional story, the proposed building height is the same as the tallest existing buildings.

General Note: All areas and dimensions use the existing property lines and do not take into account any property grants which may be needed to accommodate roadway improvements which are not yet designed.

DRAWING LIST

No:	Name:
	Cover Sheet
	Locus, Snow Storage & Abutters Plan
	Existing Conditions Plan
SPA-1.0, 1.1, 1.2 & 1.3	Erosion Control & Site Prep Plan
SPA-2.1, 2.2 & 2.3	Site Grading Plan
SPA-3.1, 3.2 & 3.3	Drainage & Utilities Plan
SPA-4.1, 4.2 & 4.3	Parking, Layout & Materials Plan
SPA-5.1, 5.2 & 5.3	Planting Plan
SPA-6.1, 6.2 & 6.3	Site Construction Details
SPA-7.1, 7.2 & 7.3	
SPA-101	Level 1 Floor Plan
SPA-102	Level 2 Floor Plan
SPA-103	Level 3 Floor Plan
SPA-104	Level 4 Floor Plan
SPA-105	Level 5 Floor Plan
SPA-106	Level 6 Floor Plan
SPA-107	Level 7 Floor Plan - Conf Center
SPA-108	Roof Floor Plan
SPA-109	Stairs & Elevation Roof Plans
SPA-401	North & East Exterior Elevations
SPA-402	South & West Exterior Elevations
SPA-PH 1	Photometry - Site Lighting



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FRAMINGHAM PLANNING BOARD

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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LOCUS, SNOW STORAGE AND ABUTTERS PLAN

Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		1"=100'-0"

Seal

Drawing No.

Sheet 2 of 24

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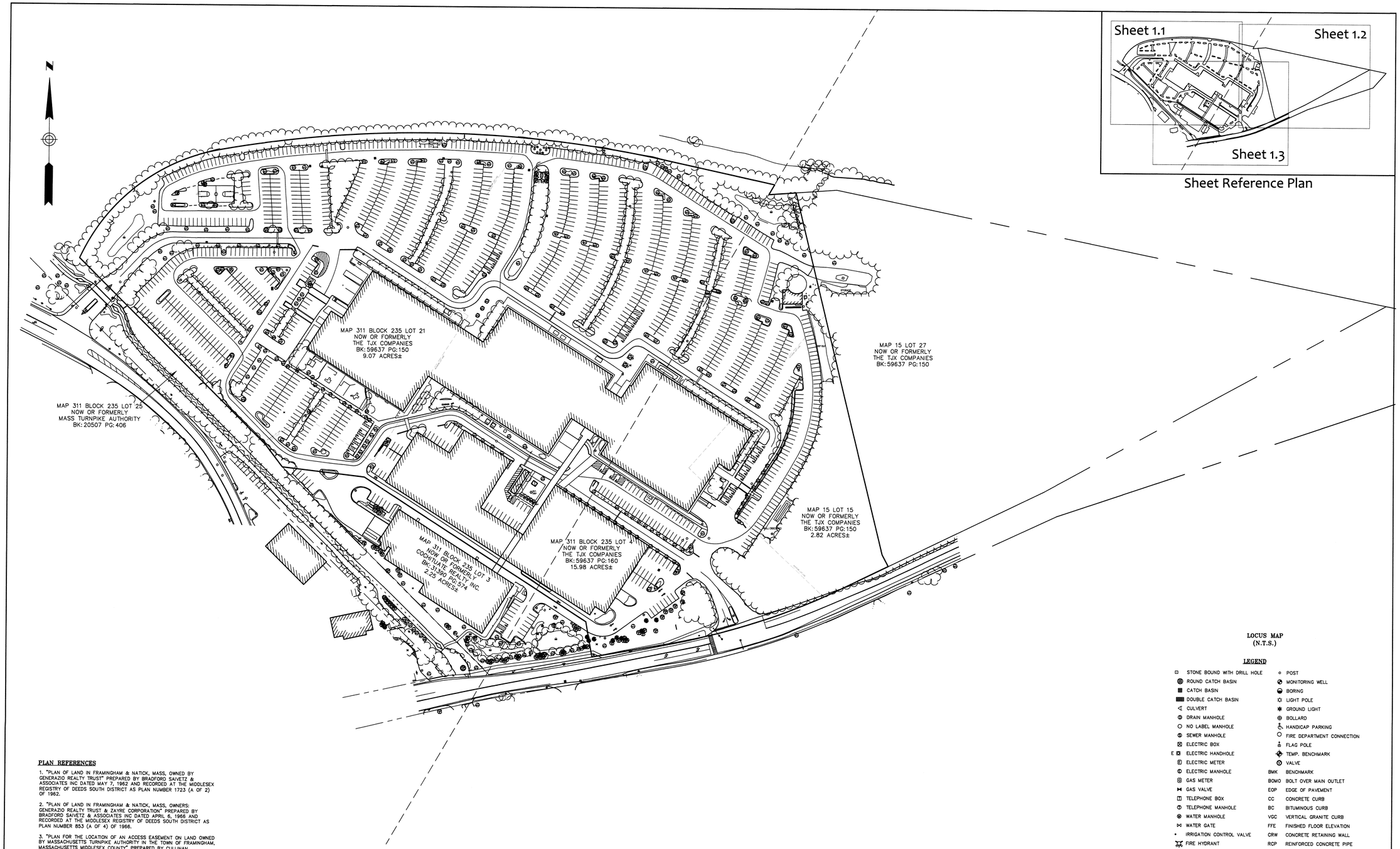

Sheet Reference Plan

LOCUS MAP
(N.T.S.)

PLAN REFERENCES

1. "PLAN OF LAND IN FRAMINGHAM & NATICK, MASS, OWNED BY GENERAZIO REALTY TRUST" PREPARED BY BRADFORD SAIVETZ & ASSOCIATES INC DATED MAY 7, 1962 AND RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 1723 (A OF 2) OF 1962.

2. "PLAN OF LAND IN FRAMINGHAM & NATICK, MASS, OWNERS: GENERAZIO REALTY TRUST & ZAYRE CORPORATION" PREPARED BY BRADFORD SAIVETZ & ASSOCIATES INC DATED APRIL 6, 1966 AND RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 853 (A OF 4) OF 1966.

3. "PLAN FOR THE LOCATION OF AN ACCESS EASEMENT ON LAND OWNED BY MASSACHUSETTS TURNPIKE AUTHORITY IN THE TOWN OF FRAMINGHAM, MASSACHUSETTS MIDDLESEX COUNTY" PREPARED BY CULLINAN ENGINEERING DATED DECEMBER 23, 2003 AND RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 584 OF 2004

4. "PLAN FOR THE LOCATION OF OF AN EXPRESS TOLL HIGHWAY" PREPARED BY THE MASSACHUSETTS TURNPIKE AUTHORITY DATED MAY 12, 1955, ORDER OF TAKING NO. 44 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 939 OF 1955.

5. "PLAN FOR THE LOCATION OF OF AN EXPRESS TOLL HIGHWAY" PREPARED BY THE MASSACHUSETTS TURNPIKE AUTHORITY DATED APRIL 21, 1955, ORDER OF TAKING NO. 36 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 736 OF 1955.

6. "ALTERATION NO. 2 TO ORDER OF TAKING" PREPARED BY THE MASSACHUSETTS TURNPIKE AUTHORITY DATED JUNE 15, 1961 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 978 OF 1961.

7. "PLAN OF LAND IN FRAMINGHAM & NATICK, MA" PREPARED BY BRADFORD SAIVETZ & ASSOCIATES DATED JULY 17, 1985 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT AS PLAN NUMBER 648 OF 1986.

8. 1961 COUNTY LAYOUT FOR COMMONWEALTH ROAD IN NATICK DATED DECEMBER 30, 1961.

9. TOWN LINE INFORMATION COMPILED FROM MASSHIGHWAY DATA SHEETS AND PERAMBULATION REPORTS FROM THE TOWNS OF FRAMINGHAM, MA AND NATICK, MA DATED DECEMBER 5, 2012.

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

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NOTES

1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED WSP BETWEEN FEBRUARY 22 AND MARCH 27, 2016. THE DATE OF THE AERIAL MAPPING IS FEBRUARY 10, 2016.

2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM MASSACHUSETTS MAINLAND ZONE (NAD83) 2011.

3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.

4. THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY MEANS OF GPS RTK SURVEY TECHNIQUES REFERENCING MAINE TECHNICAL SOURCE STATION FMTS.

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6. THE WETLAND FLAGS SHOWN HEREON WERE HUNG BY ECOTEC, INC. ON MARCH 17, 2016.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND

⊡	STONE BOUND WITH DRILL HOLE	○	POST
⊕	ROUND CATCH BASIN	⊘	MONITORING WELL
■	CATCH BASIN	◒	BORING
▬	DOUBLE CATCH BASIN	☼	LIGHT POLE
◁	CULVERT	✱	GROUND LIGHT
ⓜ	DRAIN MANHOLE	⊕	BOLLARD
○	NO LABEL MANHOLE	♿	HANDICAP PARKING
ⓢ	SEWER MANHOLE	○	FIRE DEPARTMENT CONNECTION
⊠	ELECTRIC BOX	⚑	FLAG POLE
E ⊠	ELECTRIC HANDHOLE	◈	TEMP. BENCHMARK
Ⓔ	ELECTRIC METER	Ⓥ	VALVE
Ⓔ	ELECTRIC MANHOLE	BMK	BENCHMARK
Ⓖ	GAS METER	BOMO	BOLT OVER MAIN OUTLET
⋈	GAS VALVE	EOP	EDGE OF PAVEMENT
ⓣ	TELEPHONE BOX	CC	CONCRETE CURB
Ⓣ	TELEPHONE MANHOLE	BC	BITUMINOUS CURB
ⓦ	WATER MANHOLE	VGC	VERTICAL GRANITE CURB
⋈	WATER GATE	FFE	FINISHED FLOOR ELEVATION
•	IRRIGATION CONTROL VALVE	CRW	CONCRETE RETAINING WALL
	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
TS ▣	TRAFFIC SIGNAL	PVC	POLYVINYL CHLORIDE
	UTILITY POLE WITH RISER	CI	CAST IRON
	UTILITY POLE	INV.	INVERT
	DECIDUOUS TREE	(R)	RECORD INFORMATION
	CONIFER TREE	(P)	PAINTED UTILITY
	SHRUB	CNO	COULD NOT OPEN
	SIGN (SINGLE POSTED)	NPV	NO PIPES VISIBLE
			ABUTTERS LOT LINE
			PROPERTY LINE
			EASEMENT
			INTERIOR LOT LINE
			CHAIN LINK FENCE
			METAL/WIRE FENCE
		S	SEWER LINE
		D	DRAIN LINE
			DRAIN LINE (RECORD)
		W	WATER LINE
		G	GAS LINE
		E	UNDERGROUND ELECTRIC
		C	UNDERGROUND CABLE
		T	TELEPHONE LINE
		OHW	OVERHEAD WIRES
			STONE WALL
			TREE LINE
		145	INTERMEDIATE CONTOURS
		150	INDEX CONTOURS
			WETLAND LINE

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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

EXISTING CONDITIONS PLAN

740 & 770 COCHITUATE RD AND 156 SPEEN STREET FRAMINGHAM/NATICK MA
Drawing Title

ISSUED FOR SITE PLAN REVIEW

Project No. 12003.06		Checked	Date 9/9/2016
Drawn		Approved	Scale 1"=80'-0"

COMMONWEALTH OF MASSACHUSETTS
DARREN J. HARDY
NO. 24382
REGISTERED LAND SURVEYOR
Seal

Drawing No.
SPA-1.0
Sheet 3 of 24

N

NOTES

1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED WSP BETWEEN FEBRUARY 22 AND MARCH 27, 2016. THE DATE OF THE AERIAL MAPPING IS FEBRUARY 10, 2016.

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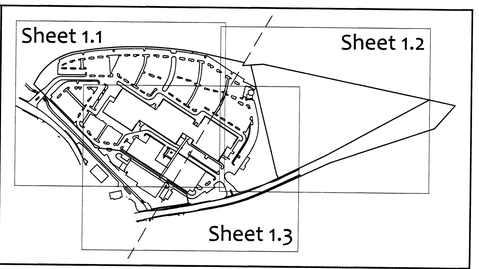
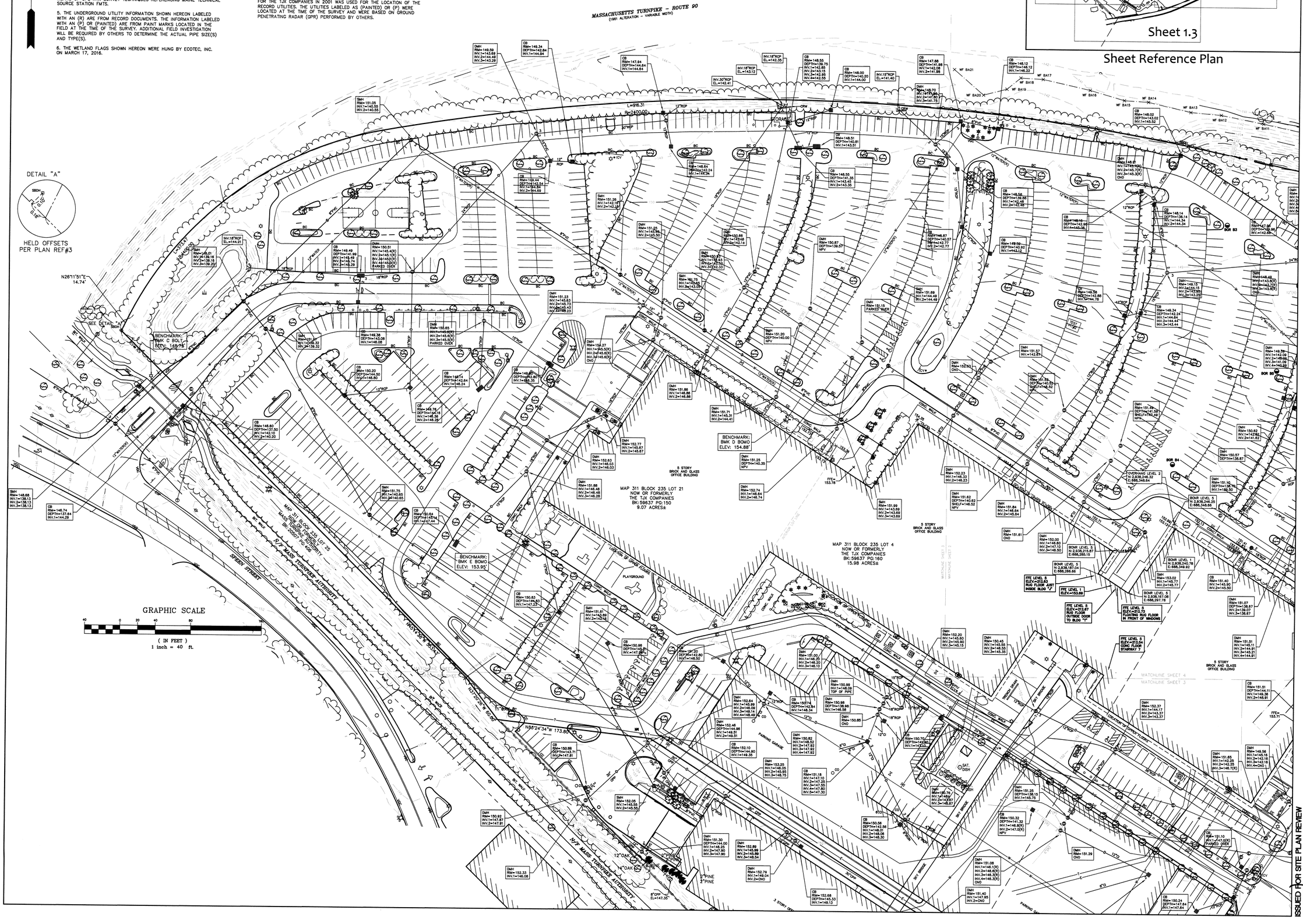


Sheet Reference Plan



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Seal

Drawing No.

SPA-1.1

Sheet 4 of 24

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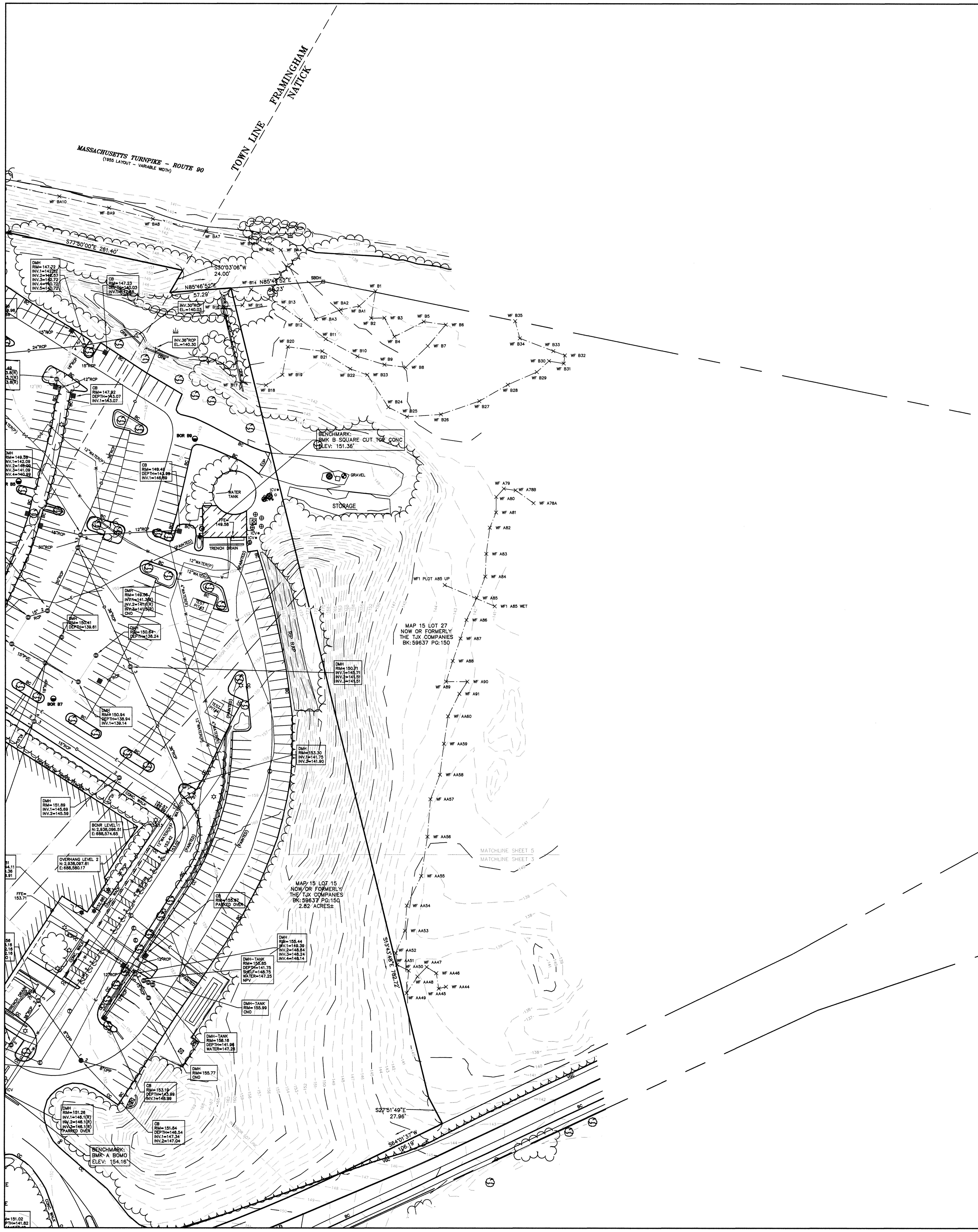

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1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED WSP BETWEEN FEBRUARY 22 AND MARCH 27, 2016. THE DATE OF THE AERIAL MAPPING IS FEBRUARY 10, 2016.

2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM MASSACHUSETTS MAINLAND ZONE (NAD83) 2011.

3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.

4. THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY MEANS OF GPS RTK SURVEY TECHNIQUES REFERENCING MAINE TECHNICAL SOURCE STATION FMTS.

5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. THE INFORMATION LABELED WITH AN (P) OR (PAINTED) ARE FROM PAINT MARKS LOCATED IN THE FIELD AT THE TIME OF THE SURVEY. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).

6. THE WETLAND FLAGS SHOWN HEREON WERE HUNG BY ECOTEC, INC. ON MARCH 17, 2016.

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

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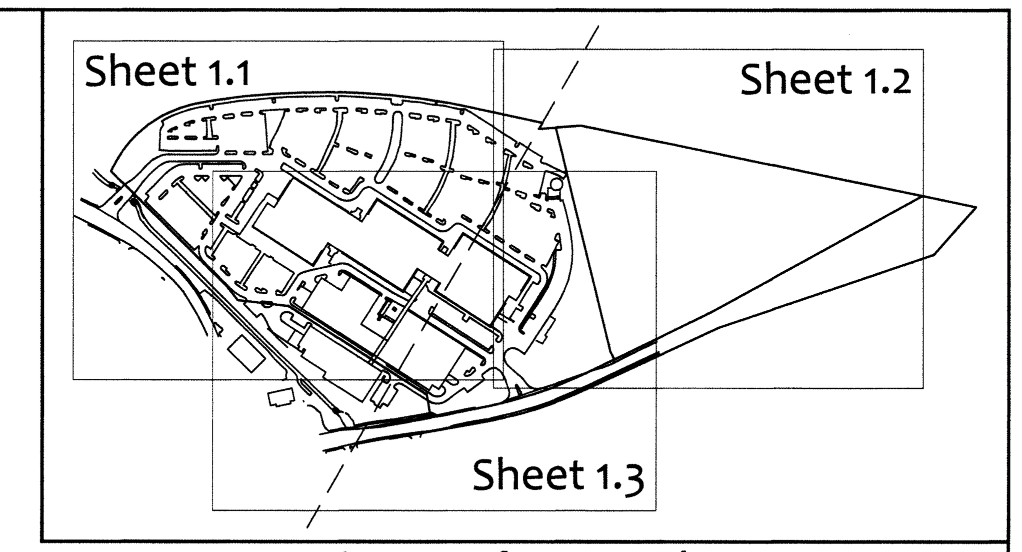

Sheet Reference Plan

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

CROWE
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Surveyor

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: ______________

APPROVED BY:
NATICK PLANNING BOARD

DATE: ______________

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

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Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

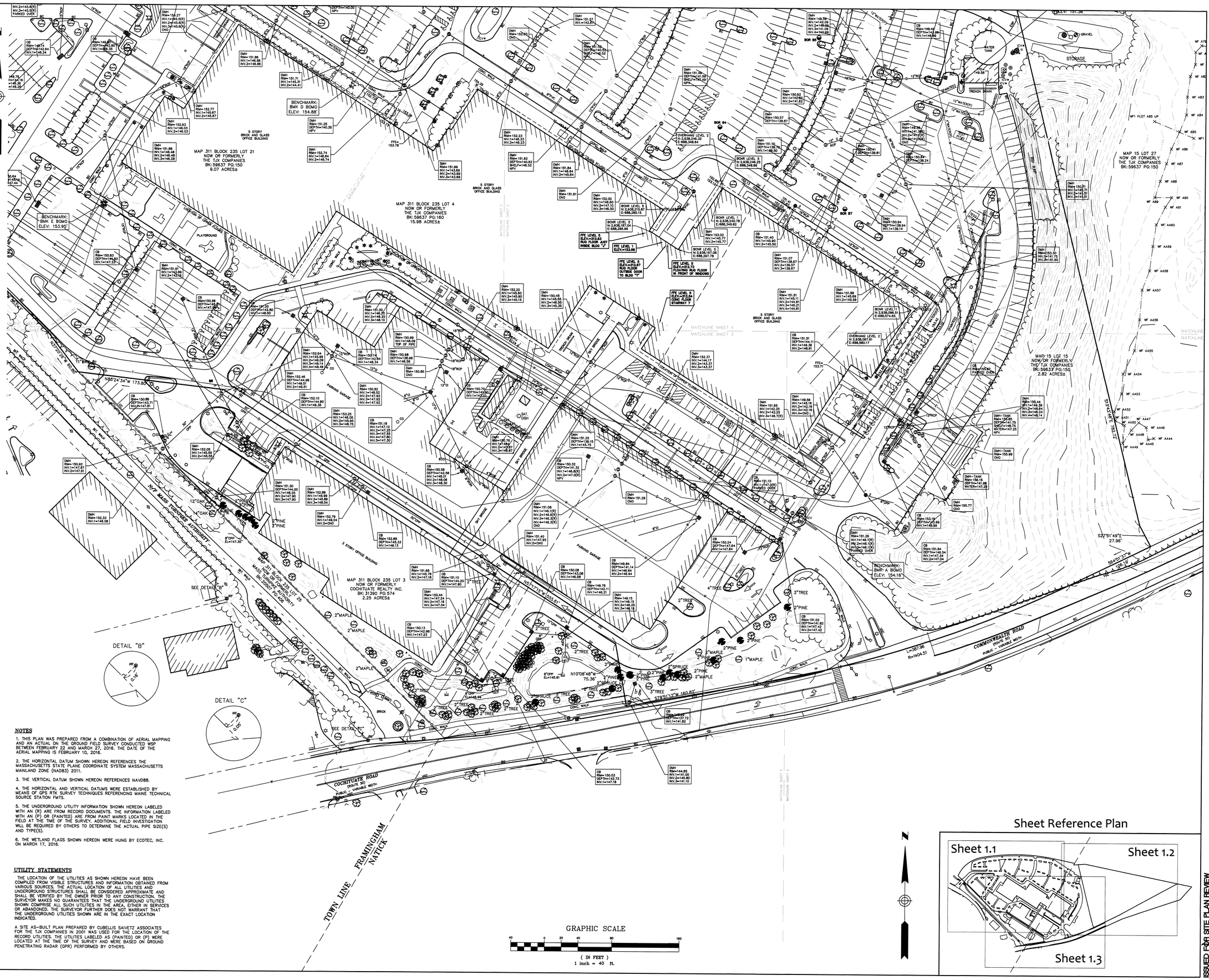
EXISTING CONDITIONS PLAN
740 & 770 COCHITUATE RD
AND 156 SPEEN STREET
FRAMINGHAM/NATICK MA
Drawing Title

ISSUED FOR SITE PLAN REVIEW

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale 1"=40'-0"

COMMONWEALTH OF MASSACHUSETTS
DARREN J. HARDY
NO. 48380
REGISTERED PROFESSIONAL LAND SURVEYOR
Seal

Drawing No.
SPA-1.2
Sheet 5 of 24



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GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

Sheet Reference Plan

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FRAMINGHAM, MA 01701
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APPROVED BY:
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DATE: _____

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750 (770) Cochituate Road
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Assessor Parcel ID # 073-78-6441

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Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

EXISTING CONDITIONS PLAN
740 & 770 COCHITUATE RD AND 156 SPEEN STREET FRAMINGHAM/NATICK MA
Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		1"=40'-0"

COMMONWEALTH OF MASSACHUSETTS
DARREN J. HARDY
NO. 48186
REGISTERED PROFESSIONAL ENGINEER
Seal

Drawing No.
SPA-1.3
Sheet 6 of 24

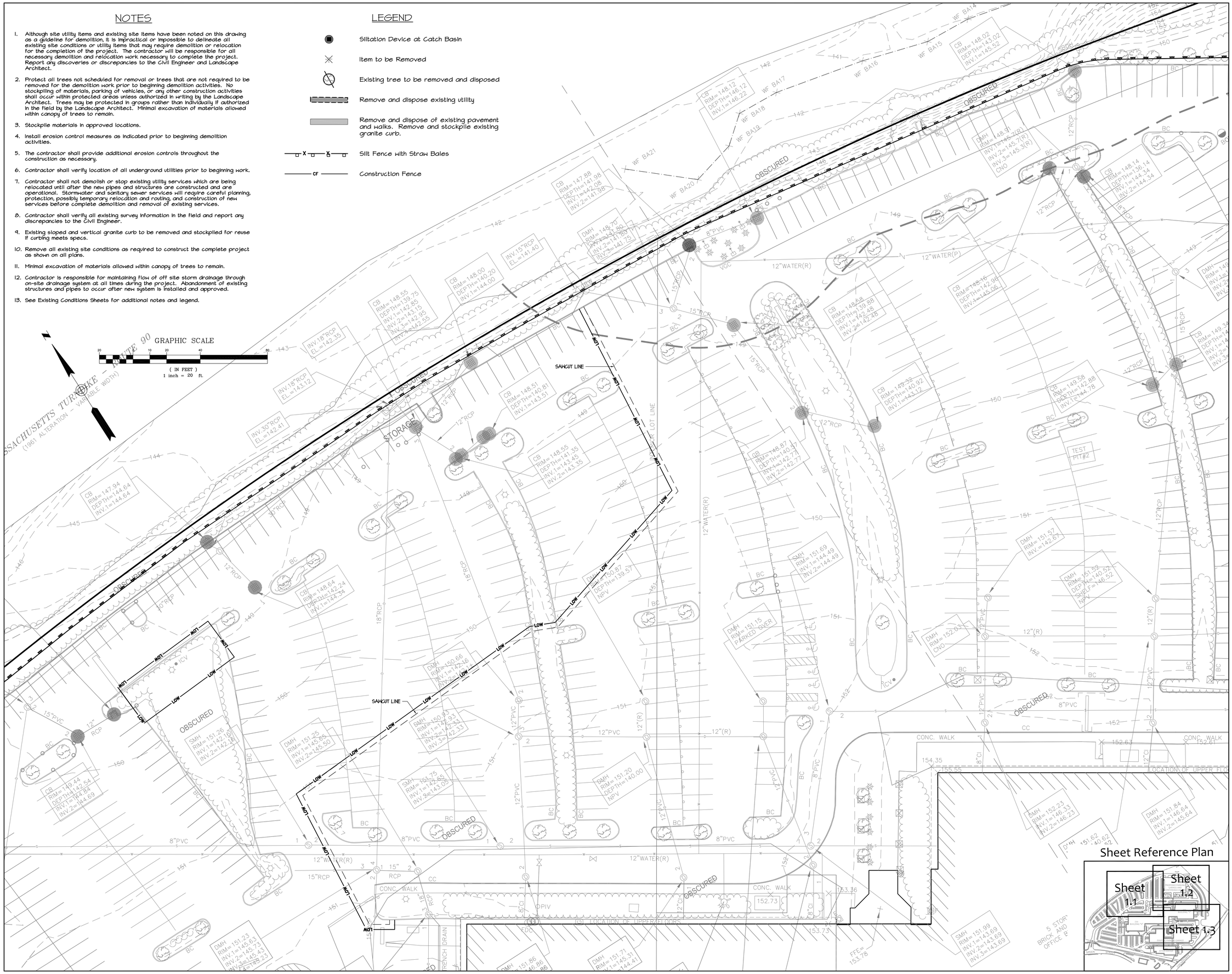
ISSUED FOR SITE PLAN REVIEW

NOTES

1. Although site utility items and existing site items have been noted on this drawing as a guideline for demolition, it is impractical or impossible to delineate all existing site conditions or utility items that may require demolition or relocation for the completion of the project. The contractor will be responsible for all necessary demolition and relocation work necessary to complete the project. Report any discoveries or discrepancies to the Civil Engineer and Landscape Architect.
2. Protect all trees not scheduled for removal or trees that are not required to be removed for the demolition work prior to beginning demolition activities. No stockpiling of materials, parking of vehicles, or any other construction activities shall occur within protected areas unless authorized in writing by the Landscape Architect. Trees may be protected in groups rather than individually if authorized in the field by the Landscape Architect. Minimal excavation of materials allowed within canopy of trees to remain.
3. Stockpile materials in approved locations.
4. Install erosion control measures as indicated prior to beginning demolition activities.
5. The contractor shall provide additional erosion controls throughout the construction as necessary.
6. Contractor shall verify location of all underground utilities prior to beginning work.
7. Contractor shall not demolish or stop existing utility services which are being relocated until after the new pipes and structures are constructed and are operational. Stormwater and sanitary sewer services will require careful planning, protection, possibly temporary relocation and routing, and construction of new services before complete demolition and removal of existing services.
8. Contractor shall verify all existing survey information in the field and report any discrepancies to the Civil Engineer.
9. Existing sloped and vertical granite curb to be removed and stockpiled for reuse if curbing meets specs.
10. Remove all existing site conditions as required to construct the complete project as shown on all plans.
11. Minimal excavation of materials allowed within canopy of trees to remain.
12. Contractor is responsible for maintaining flow of off site storm drainage through on-site drainage system at all times during the project. Abandonment of existing structures and pipes to occur after new system is installed and approved.
13. See Existing Conditions Sheets for additional notes and legend.

LEGEND

- Siltation Device at Catch Basin
- Item to be Removed
- Existing tree to be removed and disposed
- Remove and dispose existing utility
- Remove and dispose of existing pavement and walks. Remove and stockpile existing granite curb.
- Silt Fence with Straw Bales
- Construction Fence



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APPROVED BY:
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No.	Date	Description

Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

EROSION CONTROL & SITE PREPARATION PLAN
Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Drawing No.
SPA-2.1
Sheet 7 of 24
Seal

ISSUED FOR SITE PLAN REVIEW

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Sheet Reference Plan

Sheet 1.1

Sheet 1.2

Sheet 1.3

ISSUED FOR SITE PLAN REVIEW

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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

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12003.06		9/9/2016
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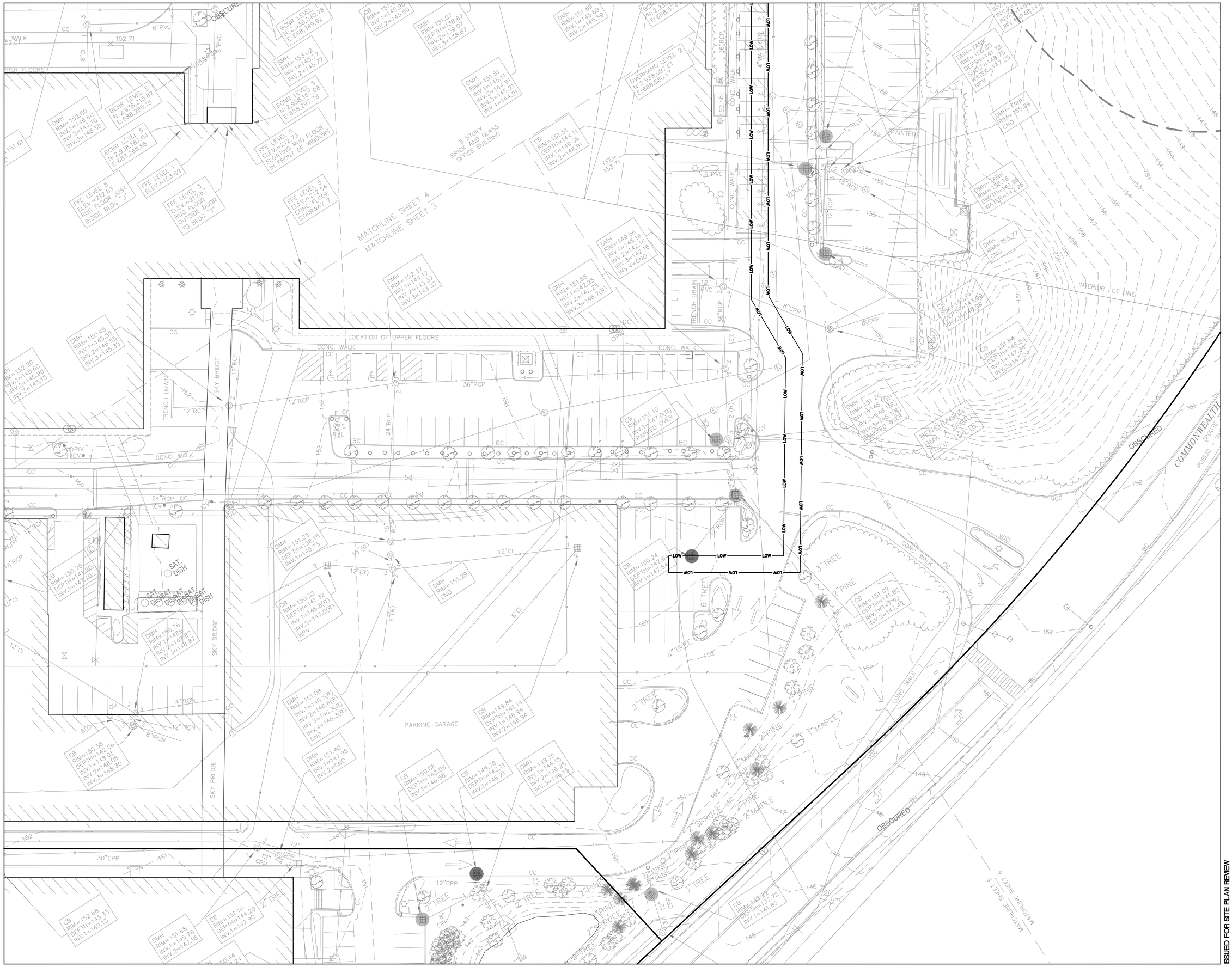
Drawing No.

SPA-2.2

Sheet 8 of 24



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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

EROSION CONTROL & SITE PREPARATION PLAN

Drawing Title

Project No.	Checked	Date
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Drawn	Approved	Scale
		1"=20'-0"

Seal

Drawing No.

SPA-2.3

Sheet 9 of 24

ISSUED FOR SITE PLAN REVIEW

GRADING NOTES

1. Notify Owner's Representative in writing of any discrepancies between drawings and field conditions prior to and during work. All field adjustments to be approved by the Landscape Architect prior to implementation.
2. See Existing Conditions Sheets for additional notes and legend.
3. Limit of Work equals Limit of Erosion Control unless otherwise noted.
4. Limit of Work shall be staked in the field by the contractor and approved by the Landscape Architect prior to clearing or cutting any trees.
5. Loam and seed all areas not noted to receive other treatment.
6. Proposed grades to blend smoothly with existing grades.
7. Contractor to maintain erosion control measures in good condition to ensure proper erosion control until all work has been completed and lawns have been established.
8. Refer to wall details for depth of wall below grade, all spot elevations shown refer to surface grades only at front, back and top of wall.
9. See planting plan for limits and depth of all plant beds.
10. Stockpile of topsoil or subsoil shall be seeded with annual rye grass if left over 30 days to minimize erosion or siltation.
11. Inlet protection to be provided for the drainage system until all work has been completed and lawns established.
12. Set all exterior pads at accessible door locations, down ¼" (0.02') lower than interior Finished Floor Elevation (F.F.E.)
13. All doors and accessible entry points shall have 5'-0" (min) square, level landings (min.) pitched away from building at a maximum of 1.5%.
14. All doors and accessible entry points shall have 5'-0" (min) square, level landings (min.) pitched away from building at a maximum of 1.5%.
15. Maximum slopes on walk shall be 4.5% with a maximum cross pitch of 1.5%.

GRADING LEGEND

- 103 / 102 / 103 — Existing Contour; Even Interval Contours; Odd Interval Contours
- x 150.54 — Existing Spot Grade
- 165.55 — Proposed Spot Grade
- TC 167.50 / BC 167.00 — Top of Curb / Bottom of Curb
- LOW — Limit of Work, Clearing and Grading
- Silt Fence — Siltation Device at Catch Basin
- Property Line

GRAPHIC SCALE

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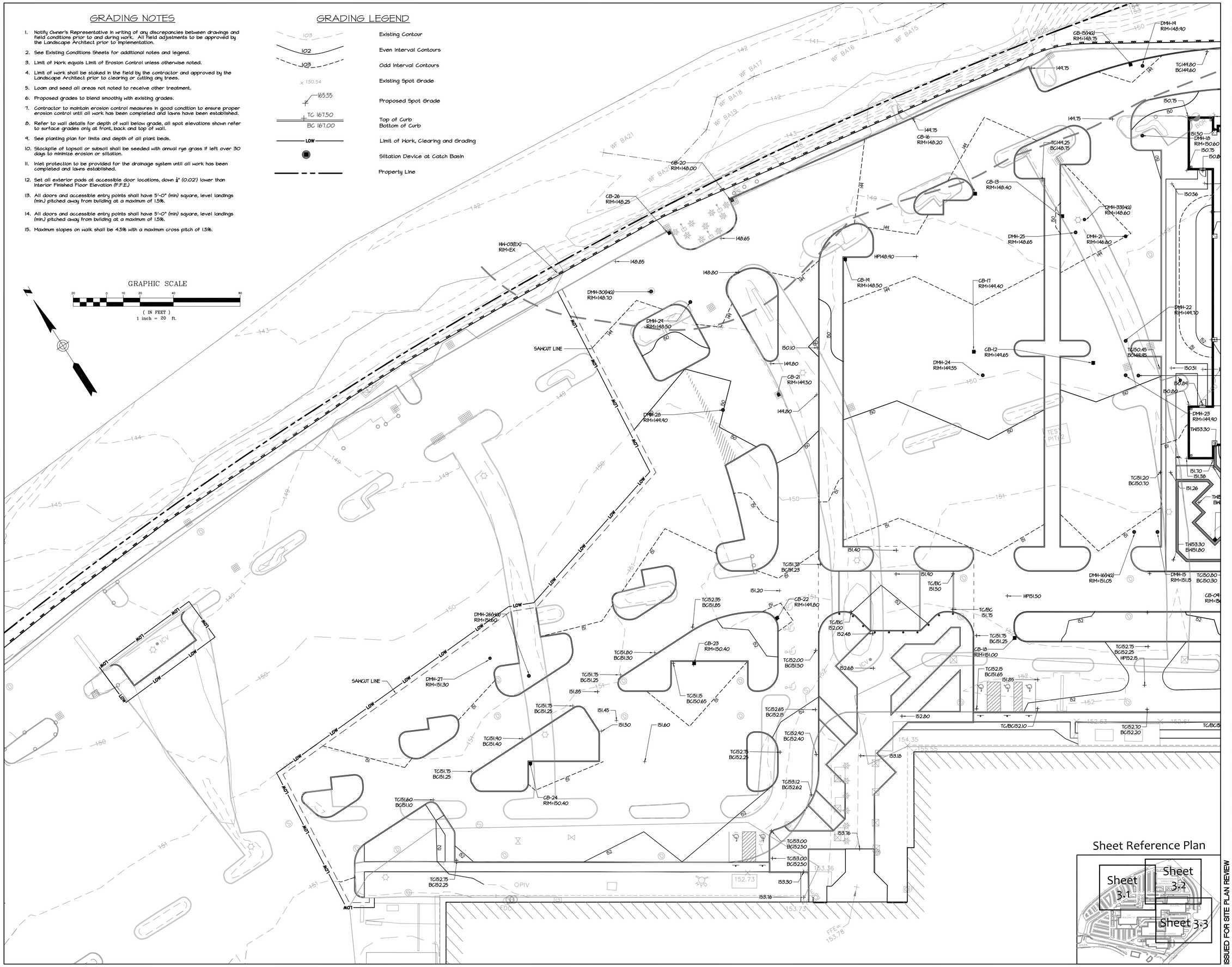

Sheet Reference Plan

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740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

SITE GRADING PLAN

Drawing Title

Project No. 12003.06	Checked	Date 9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Seal

Drawing No.

SPA-3.1

Sheet 10 of 24

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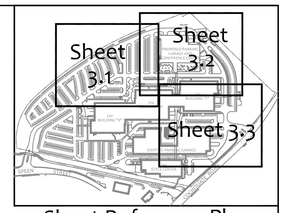

Sheet Reference Plan

PROPOSED PARKING GARAGE AND CONFERENCE CENTER

BRIDGE

COMPACTOR

770

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FRAMINGHAM / NATICK, MA
Project

SITE GRADING PLAN

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Drawn	Approved	Scale
		1"=20'-0"

Seal

Drawing No.

SPA-3.2

Sheet 11 of 24

ISSUED FOR SITE PLAN REVIEW

770
BUILDING "T"

EXISTING
PARKING GARAGE

BRIDGE

COMMONWEALTH RD

ROUTE 30

740

GRAPHIC SCALE
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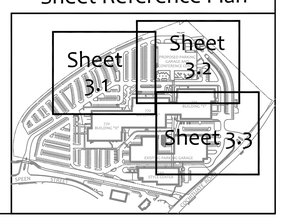

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FRAMINGHAM PLANNING BOARD

DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

SITE GRADING PLAN

Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		1"=20'-0"

Seal

Drawing No.

SPA-3.3

Sheet 12 of 24

UTILITY NOTES

1. Notify Civil Engineer in writing of any discrepancies between drawings and field conditions prior to and during work. All field adjustments to be approved by the Civil Engineer prior to implementation.
2. The contractor shall be responsible for repairs to any disruption of existing individual utility service connections, including water, electricity, telephone, gas and cable television, resulting from the contractors work.
3. The information shown on these plans is based on limited investigation and is in no way warranted to indicate the true conditions or actual quantities of work which will be required. Accordingly all responsibility for any deviation between these plans and actual site conditions is hereby disclaimed.
4. Existing utility locations shown are approximate and shall be verified by the contractor in the field. The contractor shall coordinate his construction activities near utility locations with the respective utility representative. The contractor must call "DIG-SAFE 888-344-7233" (or 811) prior to any underground work.
5. All utility covers within the project limits shall be adjusted to the proper grades. Utility covers include but are not limited to, catch basins frames and grates, manhole frames and covers, gate valve covers, curb stops, hand holes, etc.
6. Minimum drain manhole diameter = 4'. Larger diameter manholes may be required due to the number, size and location of piping.
7. Water main minimum cover = 5'-0" but no greater than 7'-0". There are utility crossings that require water mains to be set deeper than 5'-0". All water main shall have a vertical separation distance of 18" between outside of water main and outside of sewer.
8. All proposed catch basins shall have 4' deep sumps and shall be fitted with hoods. All existing catch basins to remain and function as catch basins shall be retrofitted with hoods.
9. Contractor to confirm that existing abandoned underground utilities encountered during construction are shut off at the public right-of-way.
10. In the event that catch basins inverts are less than 4'-0" below proposed rim elevation the contractor shall use a flat top slab as opposed to a cone riser.
11. Existing on-site catch basins to be abandoned shall be filled with Title 5 sand and paved over.
12. If during construction, old or abandoned sewer or water services are encountered, they shall be cut and capped at the main pipes.
13. See Existing Conditions Sheets for additional notes and legend.

UTILITY LEGEND

SMH	Sewer Manhole
DMH	Drain Manhole
CB	Catch Basin
FES	Flared End Section with Stone Rip-Rap
GV	Water Service / Valve Gate
HYD	Fire Hydrant
WQS	Stormceptor
	Leaching Galley with Observation Port
OBS OBS	
G G	Gas
UGE UGE	Underground electrical service
FW FW	Fire Protection
W W	Water
S S S = 0.010 6" PVC	Sanitary Sewer (showing size, type of pipe, slope, and direction of flow)
D S = 0.010 12" RCP	Storm Drain (showing size, type of pipe, slope, and direction of flow)

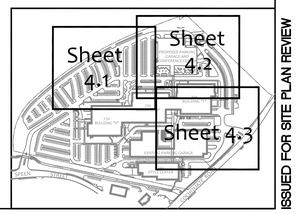
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
DONALD A. PROVENCHER
CIVIL
No. 39272
REGISTERED PROFESSIONAL ENGINEER

Sheet Reference Plan



ISSUED FOR SITE PLAN REVIEW

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

CROWE
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39 Holton Street Winchester, MA 01890
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jgca@jcrowe.com www.jcrowe.com
Civil Engineer/Landscape Architect

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Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

DRAINAGE AND UTILITIES PLAN

Drawing Title

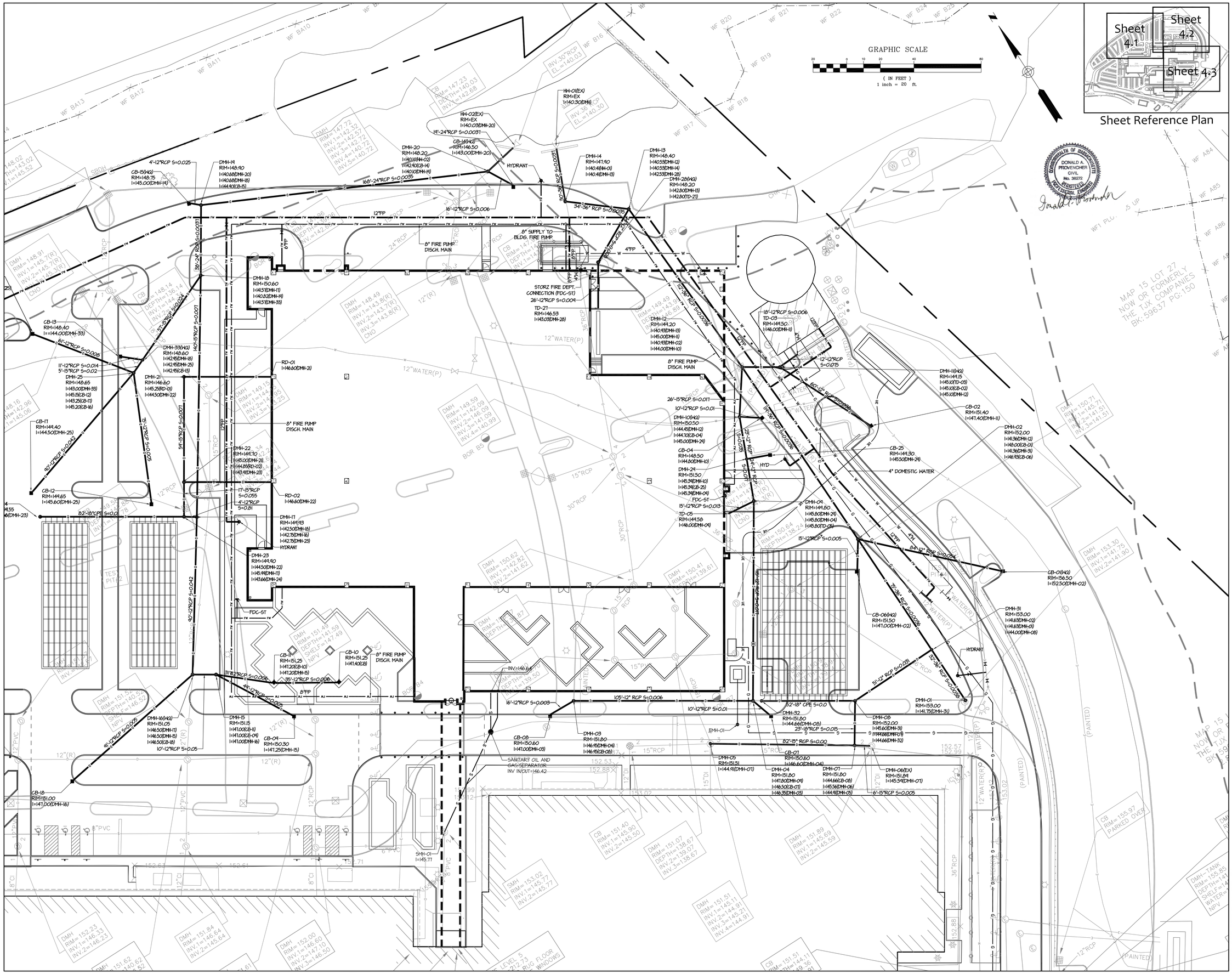
Project No. 12003.06	Checked	Date 9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Seal

Drawing No.

SPA-4.1

Sheet 13 of 24



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Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

DRAINAGE AND UTILITIES PLAN
Drawing Title

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12003.06		9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Drawing No.
SPA-4.2
Sheet 14 of 24

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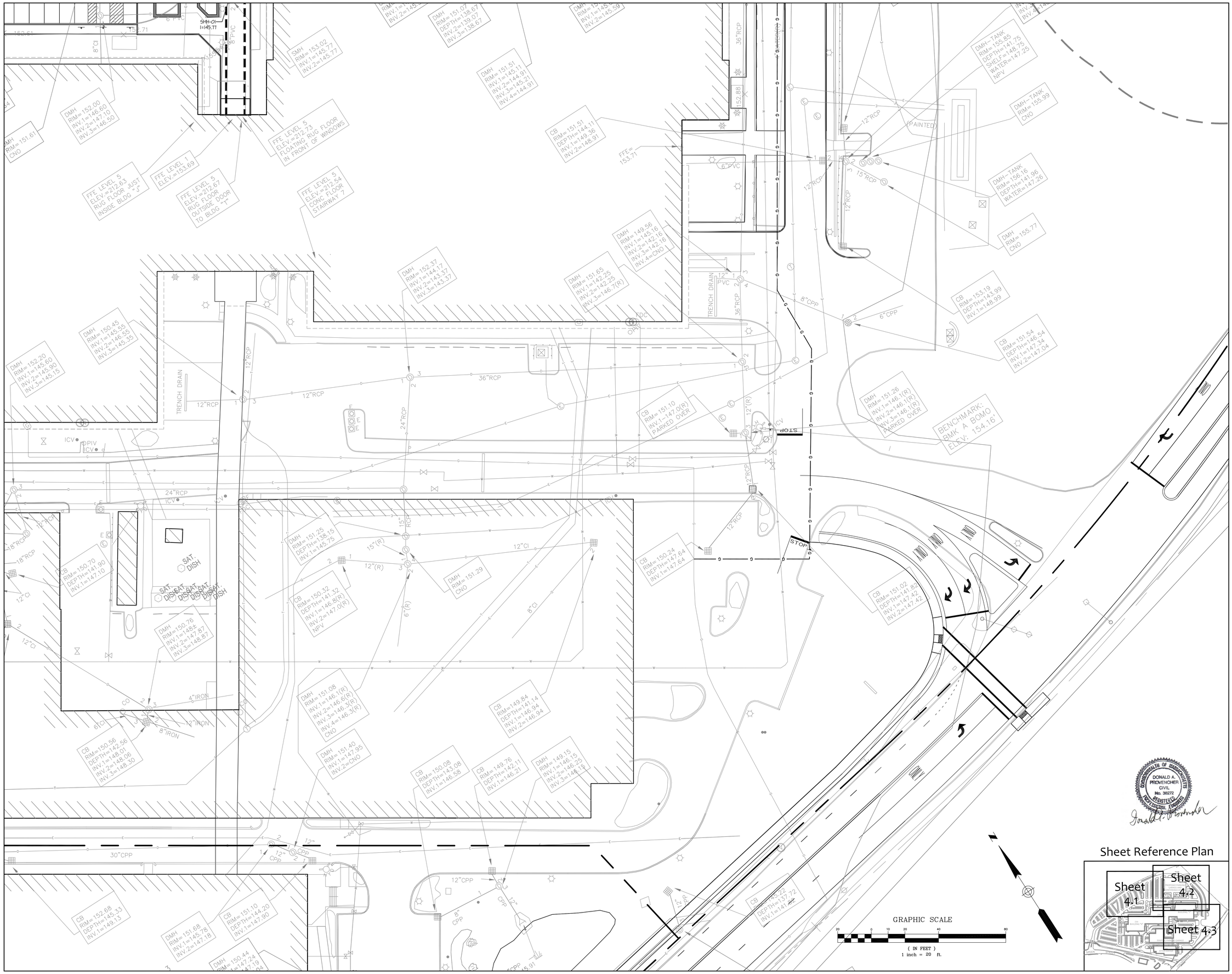

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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

Sheet Reference Plan

COMMONWEALTH OF MASSACHUSETTS
DONALD A. PROVENCHER
CIVIL
No. 38272
REGISTERED PROFESSIONAL ENGINEER

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MASSACHUSETTS
GREGORY SCOTT ZIMA
No. 717
REGISTERED LANDSCAPE ARCHITECT
Seal

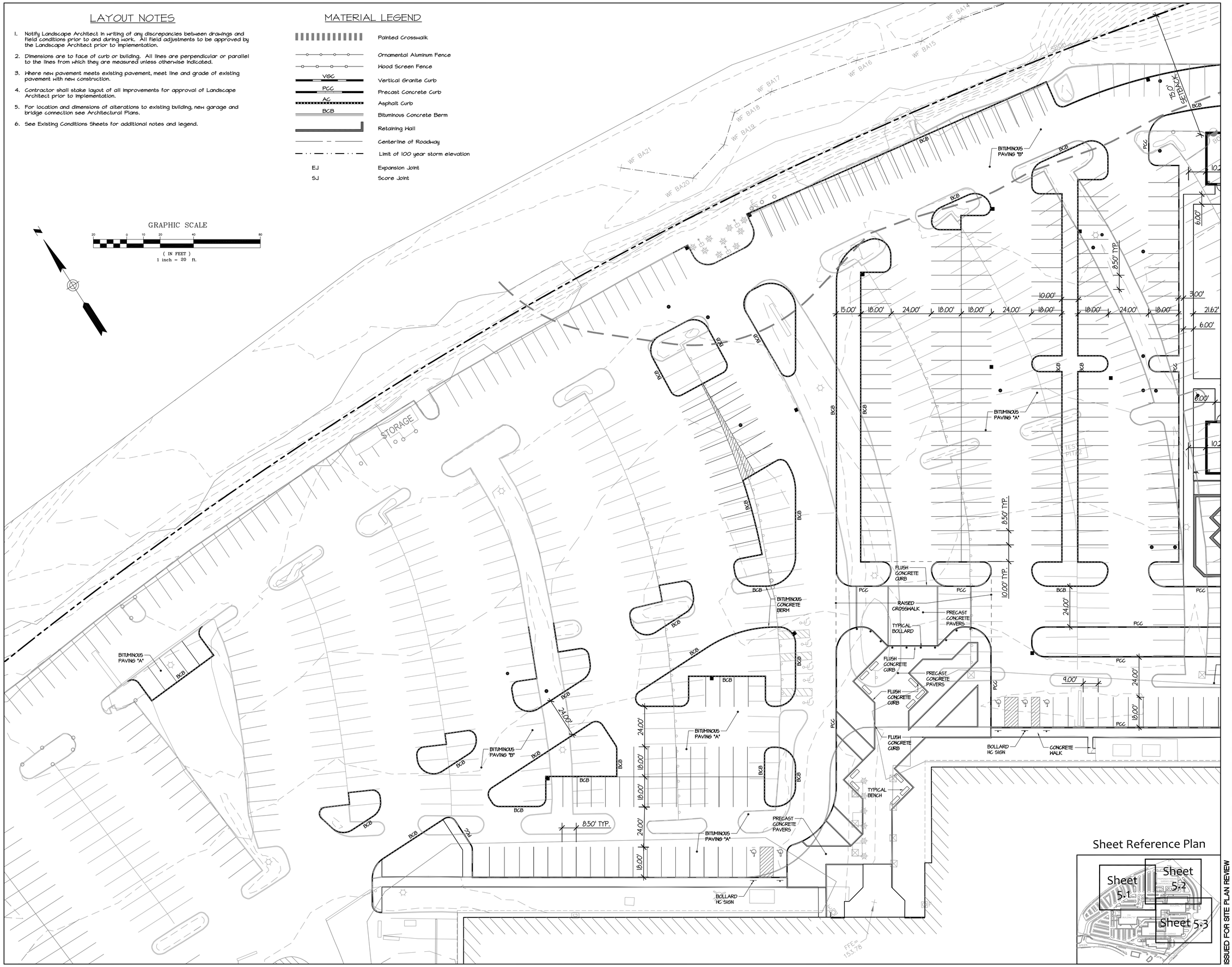
Drawing No.
SPA-4.3
Sheet 15 of 24

LAYOUT NOTES

1. Notify Landscape Architect in writing of any discrepancies between drawings and field conditions prior to and during work. All field adjustments to be approved by the Landscape Architect prior to implementation.
2. Dimensions are to face of curb or building. All lines are perpendicular or parallel to the lines from which they are measured unless otherwise indicated.
3. Where new pavement meets existing pavement, meet line and grade of existing pavement with new construction.
4. Contractor shall stake layout of all improvements for approval of Landscape Architect prior to implementation.
5. For location and dimensions of alterations to existing building, new garage and bridge connection see Architectural Plans.
6. See Existing Conditions Sheets for additional notes and legend.

MATERIAL LEGEND

- Painted Crosswalk
- Ornamental Aluminum Fence
- Wood Screen Fence
- VGC — Vertical Granite Curb
- PCC — Precast Concrete Curb
- AC — Asphalt Curb
- BCB — Bituminous Concrete Berm
- Retaining Wall
- Centerline of Roadway
- Limit of 100 year storm elevation
- EJ — Expansion Joint
- SJ — Score Joint



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No.	Date	Description

Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD FRAMINGHAM / NATICK, MA

Project

PARKING, LAYOUT AND MATERIALS PLAN

Drawing Title

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Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Seal

Drawing No.

SPA-5.1

Sheet 16 of 24

PROPOSED PARKING GARAGE AND CONFERENCE CENTER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Sheet Reference Plan
Sheet 1.1
Sheet 1.2
Sheet 1.3

FRAMINGHAM
NATICK

124.0' SETBACK
15.0' SETBACK
64.0' SETBACK

BENCHMARK:
BMK B SQUARE CUT TOP CONC
ELEV: 151.36'

STORAGE

BITUMINOUS PAVING "B"
BITUMINOUS PAVING "A"
CONCRETE WALK
CONCRETE PAD
CONCRETE STAIRS
REINFORCED CONCRETE PAVING
COMPACTOR
STOP
PCC
BCB
BOR B3
BOR B9
TYPICAL BOLLARD
GENERATOR
PRECAST CONCRETE PAVERS
STONE RETAINING/ SITTING WALL
RAISED CROSSWALK
FLUSH CONCRETE CURB
PRECAST CONCRETE CURB
BRIDGE
BOLLARD HC SIGN
CONCRETE WALK
DUAL CAR CHARGING STATION
CHG. METER
BIKE RACK ON CONCRETE PAD
TEST PIT #4
TEST PIT #5
TEST PIT #6
TEST PIT #7
TEST PIT #8

10.23'
6.00'
8.50' TYP.
10.00'
3.00'
21.62'
18.00'
24.00'
10.26'
8.00'
9.00'
10.00' TYP.
24.00'
18.00'
6.00'
61.50'
19.44'
11.30'
90°-0"
90°-44"
90°-11"
2438171.06'
2438167.08'
2438046.51'
6899134.92'
6899214.89'
2438249.78'

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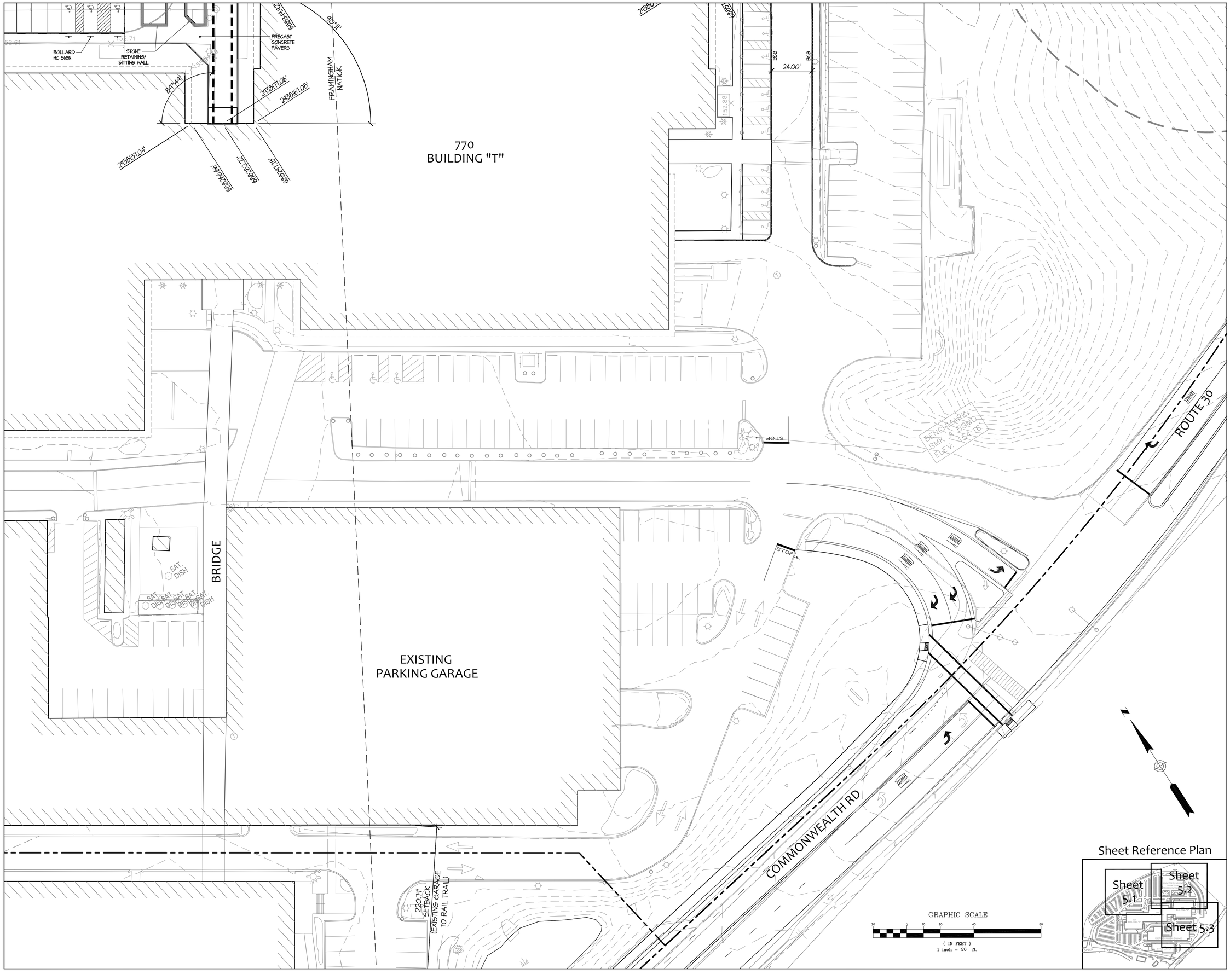
Drawing No.
SPA-5.2
Sheet 17 of 24



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Drawing No.
SPA-5.3
Sheet 18 of 24

PLANTING NOTES

1. Notify Landscape Architect in writing of any discrepancies between drawings and field conditions prior to and during work. All field adjustments to be approved by the Landscape Architect prior to implementation.
2. Dimensions are to face of curb or building. All lines are perpendicular or parallel to the lines from which they are measured unless otherwise indicated.
3. Where new pavement meets existing pavement, meet line and grade of existing pavement with new construction.
4. Contractor shall stake layout of all improvements for approval of Civil Engineer prior to implementation.
5. For location and dimensions of alterations and additions to existing building, see Structural Engineering Plans.
6.
7. Planting Plan is Diagrammatic in nature. Final placement of plants to be approved by the Landscape Architect in the field.
8. All deciduous trees adjacent to walkway and roads to branch a minimum of 7' off ground.
9. No plant substitution will be permitted unless authorized by the Landscape Architect in writing.
10. Contractor shall verify quantities shown on plant list. Quantities shown on plans shall govern.
11. Loam and seed all disturbed areas not noted to receive other treatment. See Grading Plans for complete limit of work.
12. All plant material shall conform to the guidelines established by the American Standard Nursery Stock published by the American Association of Nurserymen.
13. Stain all tree stakes dark brown per specifications.
14. All trees (evergreen and deciduous) to be setback a minimum of 5' off the curb.
15. All shrub and perennial planting beds shall receive 2'-0" of loam/planting mixture (see spec).
16. The existing sidewalk along the Second Avenue frontage shall be protected and retained to the maximum extent practicable. The sidewalk shall be reconstructed where necessary, and supplemented with new concrete sidewalk wherever necessary, as shown on this plan, to create a continuous sidewalk along the property line with Second Avenue.
17. See Existing Conditions Sheets for additional notes and legend.

PLANT SCHEDULE

TREES			
AC	Abies concolor	White Fir	12-14' ht., B & B
AG	Acer ginnala 'Ruby Slippers'	'Ruby Slippers' Amur Maple	2.5-3" cal., B & B
CF	Cercidiphylum japonicum	Katsura tree	4-4.5" cal., B & B
NS	Nyssa sylvatica 'Wildfire'	'Wildfire' Tupelo	3-3.5" cal., B & B
OA	Oxydendron arboretum	Sourwood	3-3.5" cal., B & B
PCT	Prunus cerasifera 'Thundercloud'	Thundercloud Plum	3-3.5" cal, B & B
PCN	Pyrus calleryana 'New Bedford'	'New Bedford' Flowering Pear	3-3.5" cal, B & B
ZS	Zelkova serrata 'Green Vase'	'Green Vase' Zelkova	4-5" cal., B & B
SHRUBS			
CA	Cornus alba 'Argentea-marginata'	Variegated Red-twig Dogwood	5 gal. cont.
FM	Fothergilla major 'Mount Airy'	'Mount Airy' Fothergilla	3.5-4' ht./sp., B & B
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal. cont.
HT	Hydrangea 'Twist and Shout'	'Twist and Shout' Hydrangea	7 gal. cont.
IC	Ilex crenata 'Green Luster'	'Green Luster' Japanese Holly	5 gal. cont.
IV	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Virginia Sweetspire	5 gal. cont.
JC	Pfitzeriana Compacta	Compact Pfitzer Juniper	3 gal. cont.
JCM	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	3 gal. cont.
LF	Leucothoe fontanesiana 'Girard's Rainbow'	'Girard's Rainbow' Leucothoe	5 gal. cont.
LFS	Leucothoe fontanesiana 'Scarletta'	'Scarletta' Leucothoe	3 gal. cont.
PC	Prunus cisterna	Purpleleaf Sandcherry	4-5' ht./sp., B & B
SI	Salix integra 'Hakuro Nishiki'	Dappled Willow	5 gal. cont.
TM	Taxus media 'Greenwave'	'Greenwave' Spreading Yew	3-3.5' ht./sp., B&B
VC	Viburnum carlesii 'Cayuga'	'Cayuga' Mayflower Viburnum	4-5' B & B
VT	Viburnum trilobum	American Cranberry Viburnum	5-6' B & B
GRASSES			
CL	Chasmanthium latifolium 'River Mist'	'River Mist' Northern Sea Oats	3 gal. cont.
FO	Festuca ovina glauca 'Elijah Blue'	'Elijah Blue'Fescue Grass	2 gal. cont.
PAP	Pennisetum alopecuroides 'Piglet'	'Piglet' Switch Grass	2 gal. cont.
PAR	Pennisetum alopecuriodes 'Redhead'	'Redhead' Fountain Grass	3 gal. cont
PO	Pennisetum orientale 'Karly Rose'	'Karly Rose' Fountain Grass	3 gal. cont.
PR	Panicum 'Ruby Ribbons'	' Ruby Ribbons' Switch Grass	3 gal. cont.
PV	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	3 gal. cont.
PVD	Panicum virgatum 'Dallas Blue'	'Dallas Blue' Switch Grass	5 gal. cont.
PERENNIALS			
HG	Hemerocallis 'Going Bananas'	'Going Bananas' Daylily	2 gal. cont.
HR	Hemerocallis 'Rosy Returns'	'Rosy Returns' Daylily	2 gal. cont.
NF	Nepeta fassenii 'Blue Wonder'	'Blue Wonder' Catmint	2 gal. cont
PA	Perovskia atriplicifolia	'Russian Sage	2 gal. cont.
PEA	Perovskia atriplicifolia 'Little Spire'	'Little Spire' Sage	2 gal. cont.

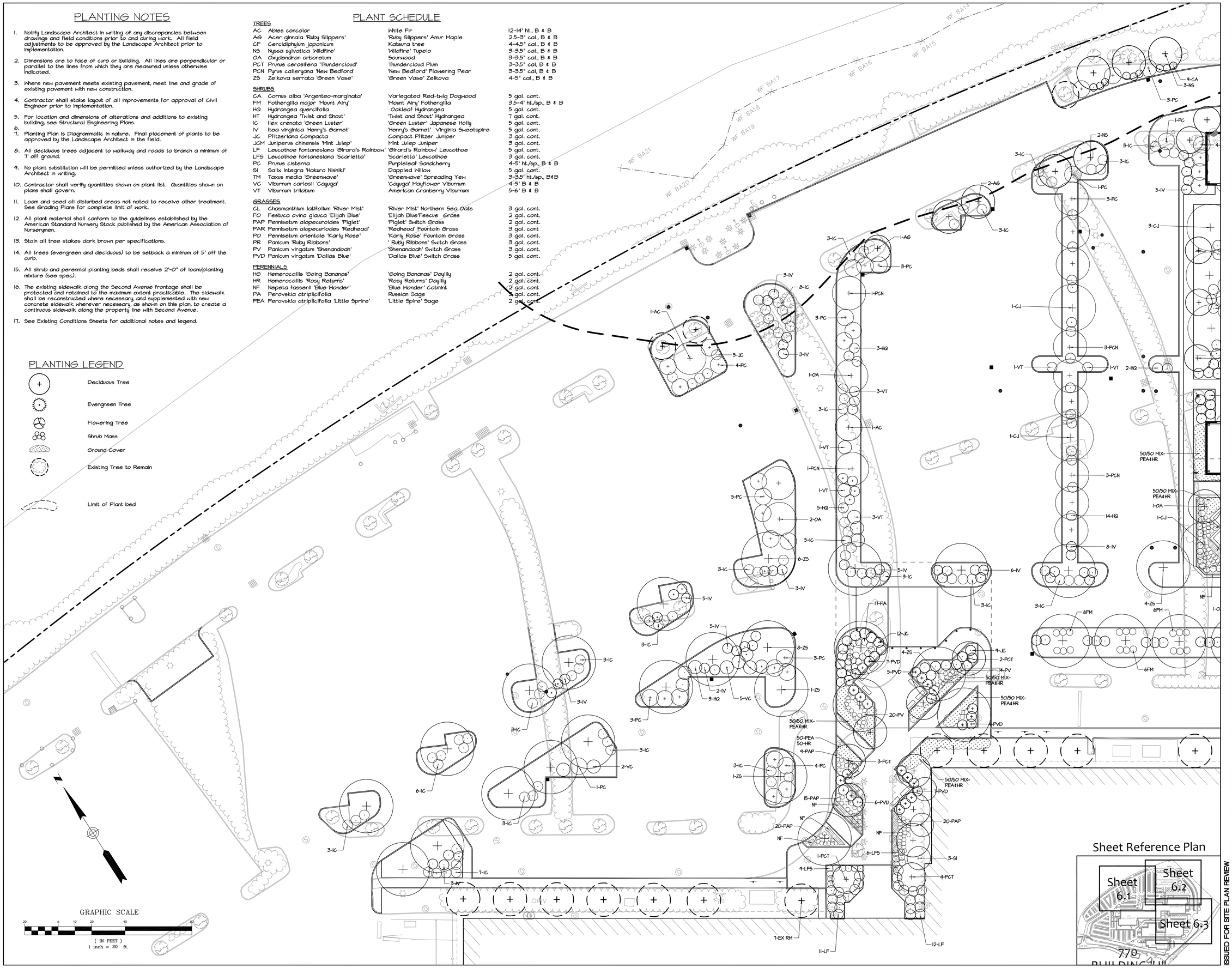
PLANTING LEGEND

- Deciduous Tree
- Evergreen Tree
- Flowering Tree
- Shrub Mass
- Ground Cover
- Existing Tree to Remain
- Limit of Plant bed

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



Sheet Reference Plan

ISSUED FOR SITE PLAN REVIEW

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

CROWE
JOHN G. CROWE ASSOCIATES, INC.
39 Holton Street Winchester, MA 01890
Phone 781-570-2365 Fax 781-570-2368
jgca@jcrowe.com www.jcrowe.com
Civil Engineer/Landscape Architect

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155 Main Dunstable Rd. Suites 120 & 125 • Nashua, NH 03060 • 603.595.7900
www.wspgroup.com
Surveyor

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS
740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS
0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA

Project

PLANTING PLAN

Drawing Title

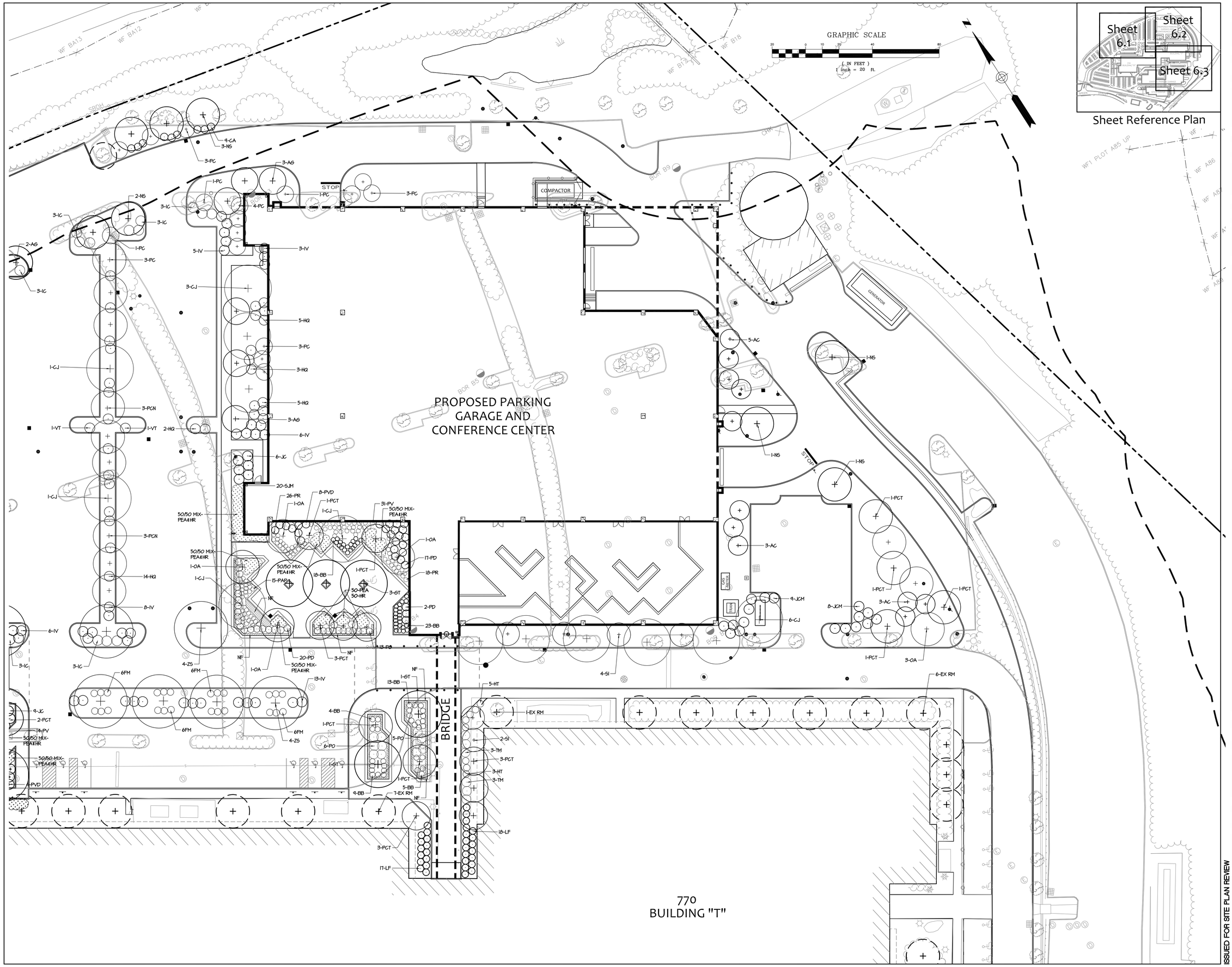
Project No. 12003.06	Checked	Date 9/9/2016
Drawn	Approved	Scale 1"=20'-0"

Seal

Drawing No.

SPA-6.1

Sheet 19 of 24



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Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

PLANTING PLAN

Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		1"=20'-0"

Seal

Drawing No.

SPA-6.2

Sheet 20 of 24

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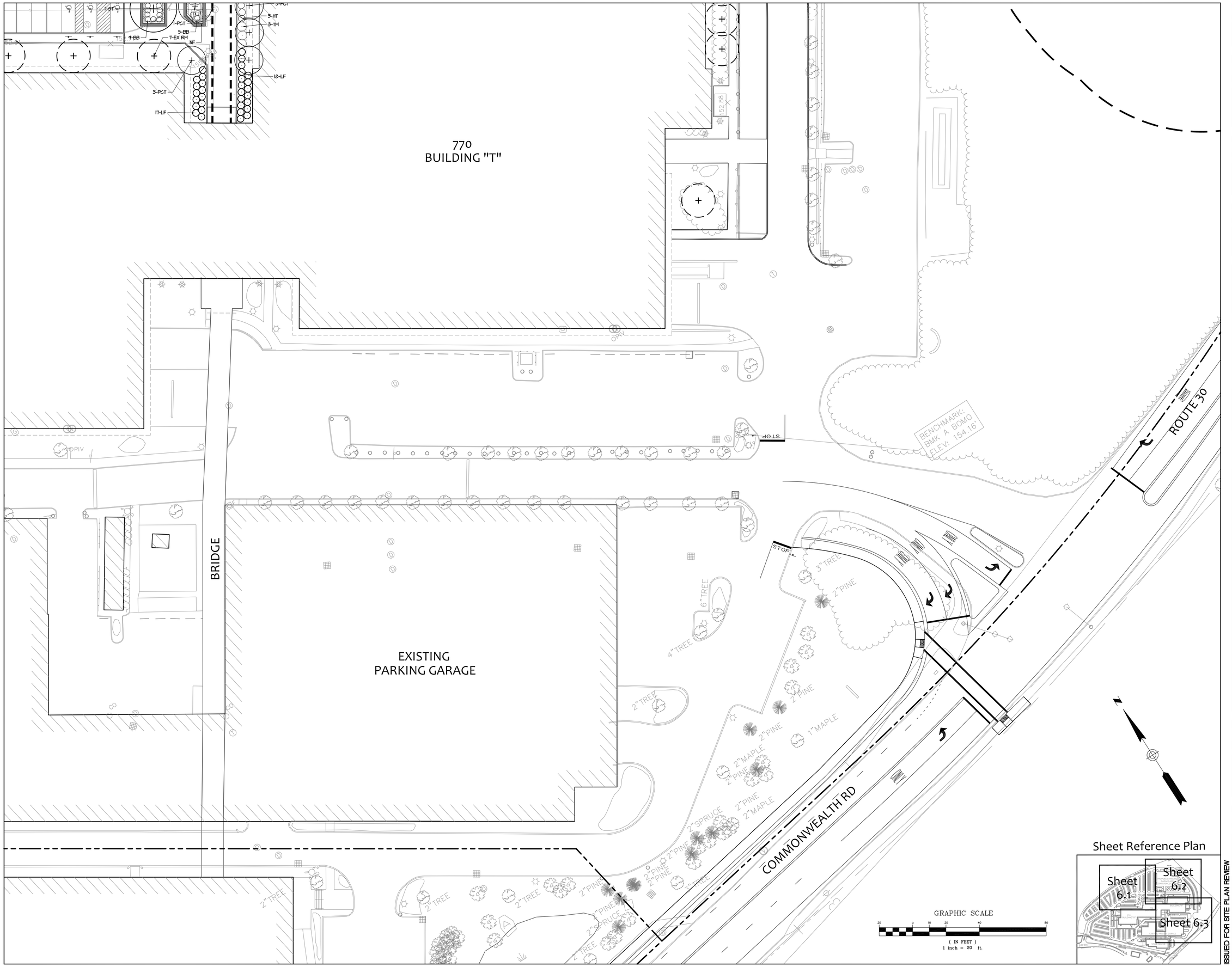

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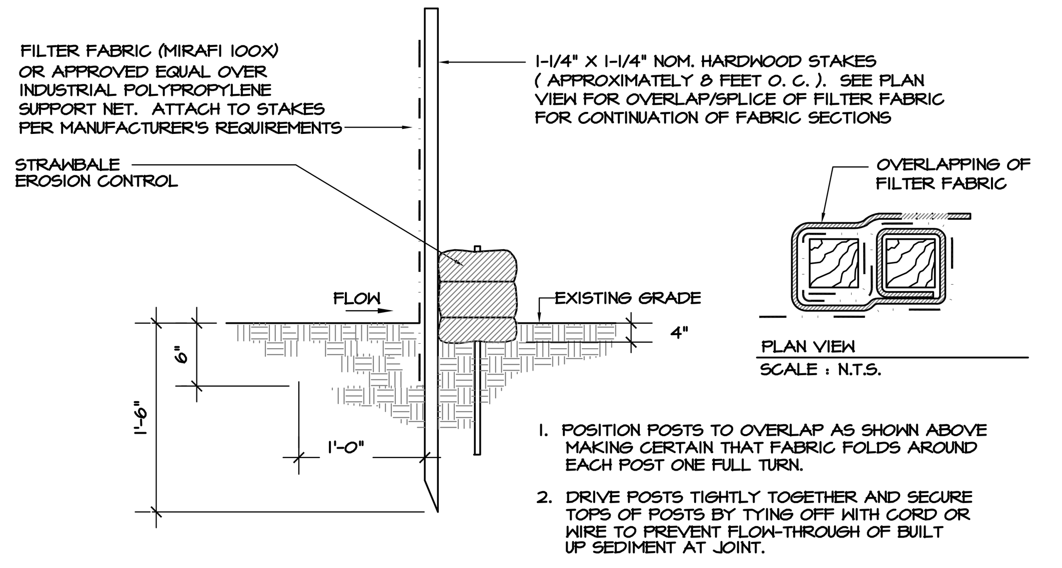
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

PLANTING PLAN
Drawing Title

Project No. 12003.06	Checked	Date 9/9/2016
Drawn	Approved	Scale 1"=20'-0"

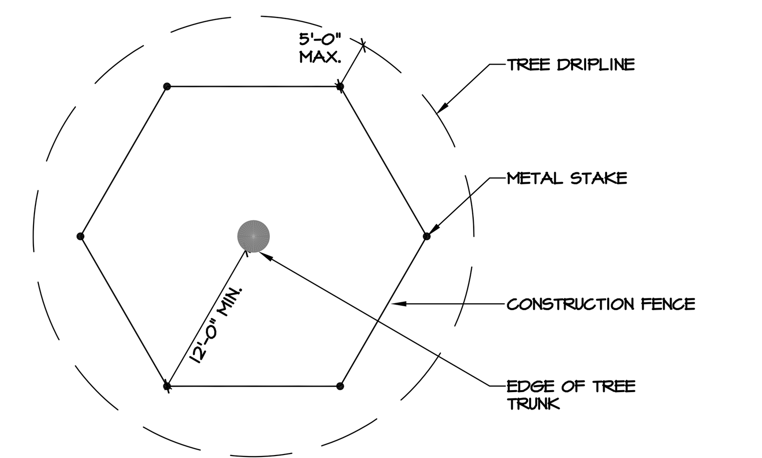
Seal

Drawing No.
SPA-6.3
Sheet 21 of 24

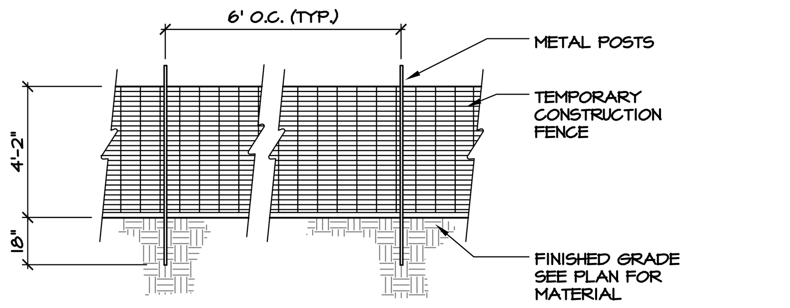


1. POSITION POSTS TO OVERLAP AS SHOWN ABOVE MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.
2. DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT UP SEDIMENT AT JOINT.

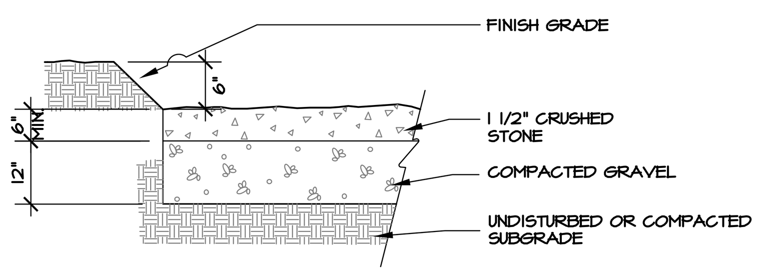
1 SILT FENCE AND STRAW BALE BARRIER
SCALE : 1" = 1'-0"
EC-silt_d



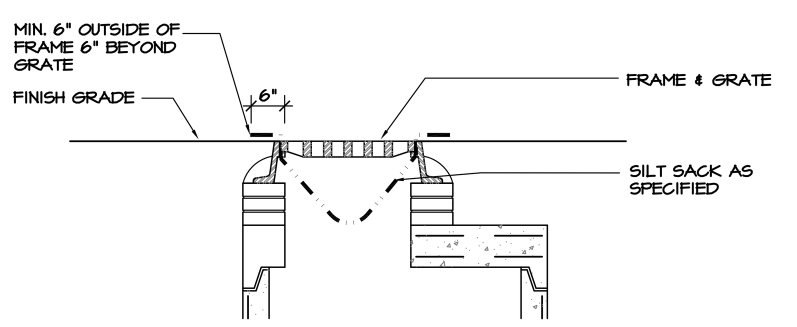
NOTE:
1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.
2. IF GROUPS OF TREES ARE TO BE PROTECTED, EXTEND FENCE AROUND PERIMETER TO CONFORM TO MINIMUM DIMENSIONS FOR TREE TRUNKS AND DRIPLINE.



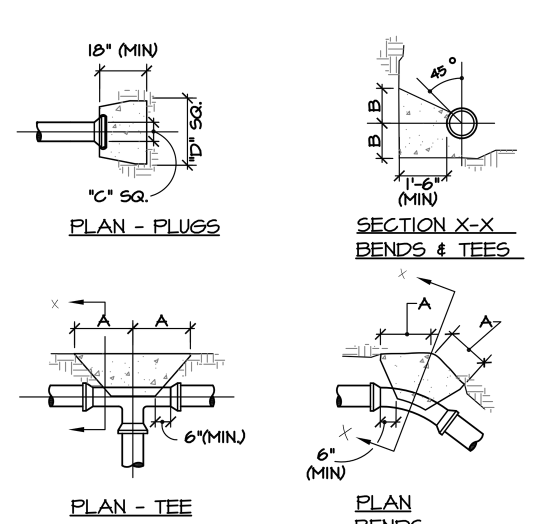
2 TEMP. CONSTRUCTION FENCE/TREE PROTECTION
SCALE: 1/4" = 1'- 0"
EC-con-fn



3 TIRE CLEANING SURFACE
SCALE: N.T.S.
EC-tre-cl



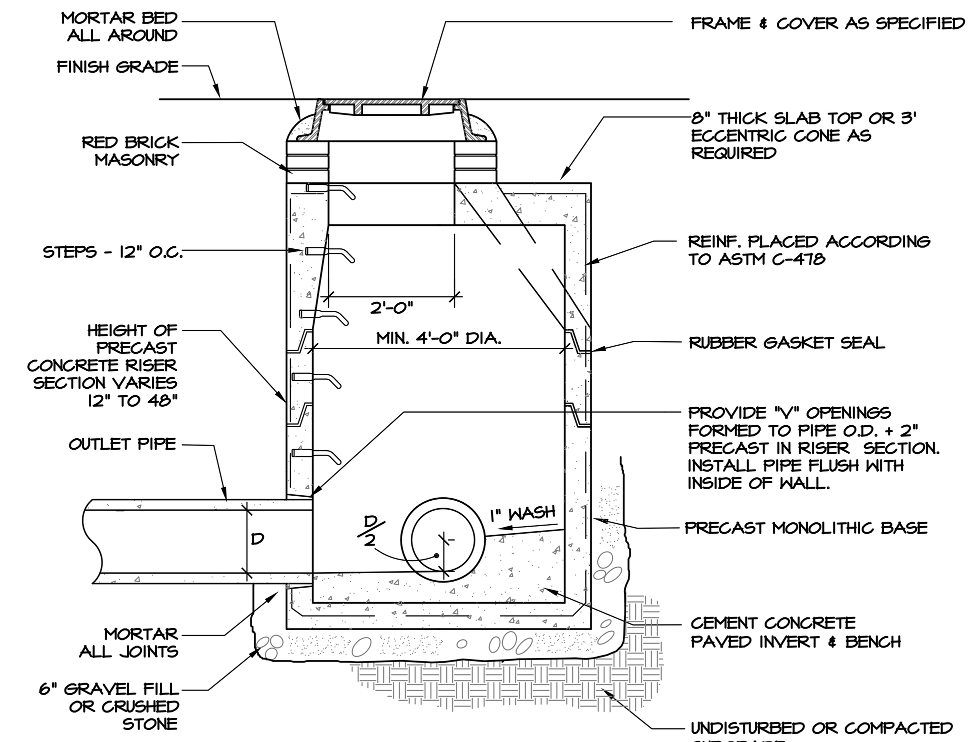
4 SILT SACK PROTECTION FOR CATCH BASIN
SCALE: 1/2" = 1'-0"
EC-siltsk



PIPE SIZE (INCHES)	1/4 BENDS		1/8 BENDS		TEES		PLUGS	
	"A"	"B"	"A"	"B"	"A"	"B"	"C"	"D"
4"	16"	10"	9"	10"	10"	12"	10"	21"
6"	22"	10"	9"	10"	10"	12"	10"	21"
8"	26"	13'	12"	13"	13"	16"	12"	29"
10"	26"	17"	14"	17"	16"	20"	14"	36"
12"	28"	19"	16"	19"	18"	24"	16"	42"

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 psi AT THE END OF 28 DAYS.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE.
3. PAINT ALL EXPOSED STEEL WITH TWO COATS OF BITUMASTIC PAINT.

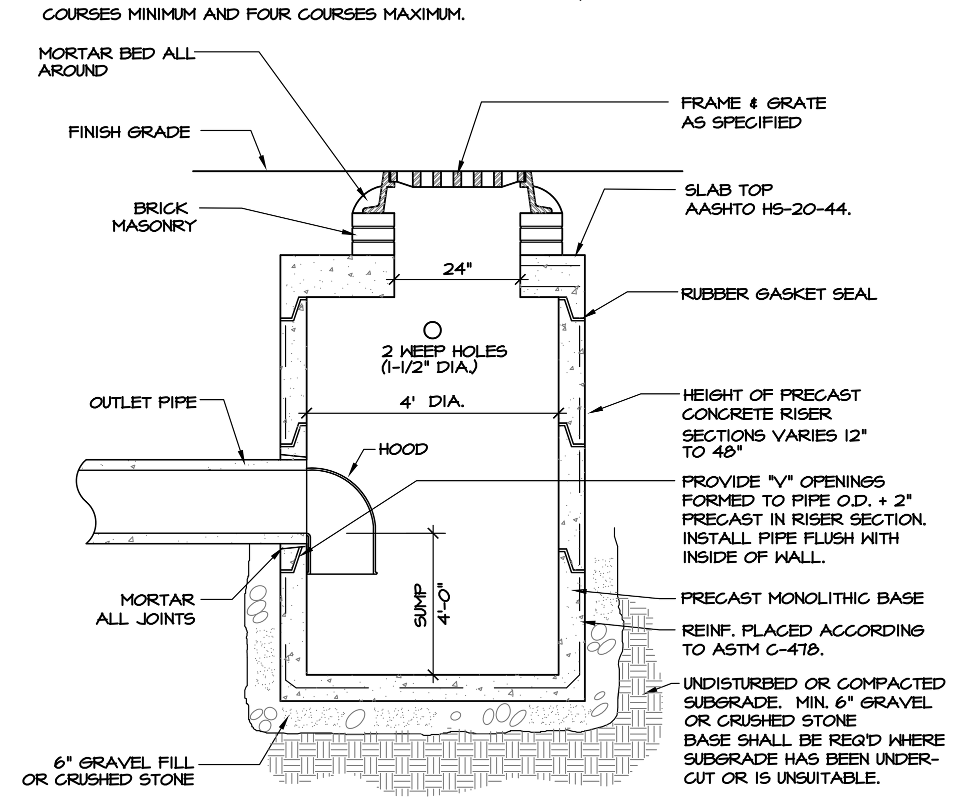
5 WATER MAIN THRUST BLOCK DETAILS
SCALE: 1/4" = 1'-0"
WS-THRST



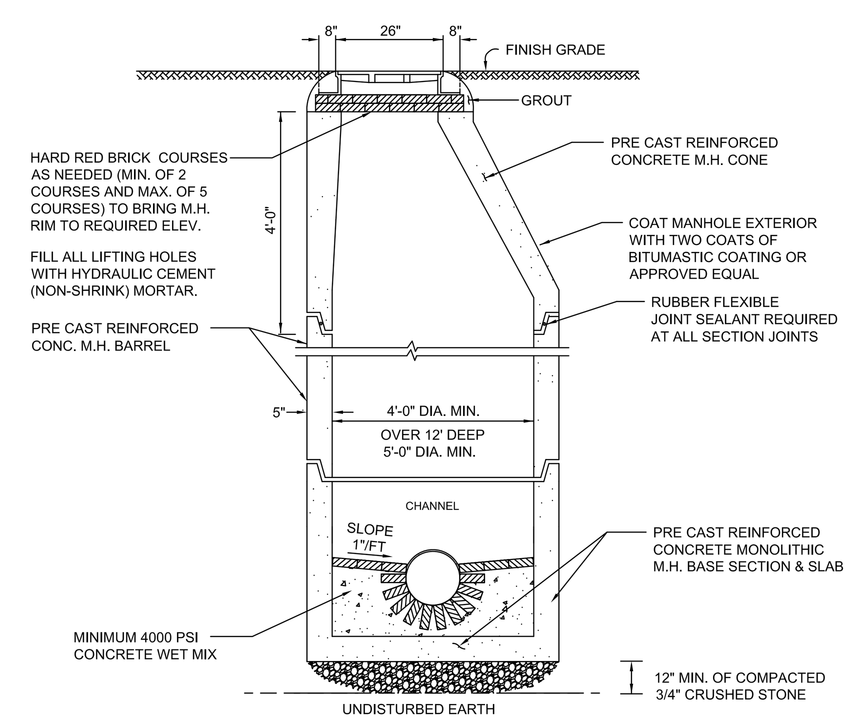
NOTES:
1. MANHOLE TO BE CONSTRUCTED FOR AASHTO HS-20-44 LOADING
2. SEE UTILITY PLAN FOR PIPE INVERT ELEVATIONS.
3. WHEN USING BRICK TO ADJUST FRAME AND COVER TO GRADE, USE TWO BRICK COURSES MINIMUM AND FOUR COURSES MAXIMUM.

6 DRAIN MANHOLE
SCALE: 1/2" = 1'-0"
DR-mh

NOTES:
1. CATCH BASIN TO BE CONSTRUCTED FOR AASHTO HS-20-44 LOADING.
2. TWO WEEP HOLE OPENINGS TO BE PRECAST INTO RISER SECTION (SEE SPECS.).
3. FRAME AND GRATE MODEL NUMBERS MAY VARY BETWEEN PAVED AND NON-PAVED AREAS - SEE SPEC
4. INSTALL CATCH BASIN SO THAT HOOD IS NOT LOCATED DIRECTLY BELOW INLET OPENING.
5. WHEN USING BRICK TO ADJUST FRAME AND COVER TO GRADE, USE TWO BRICK COURSES MINIMUM AND FOUR COURSES MAXIMUM.

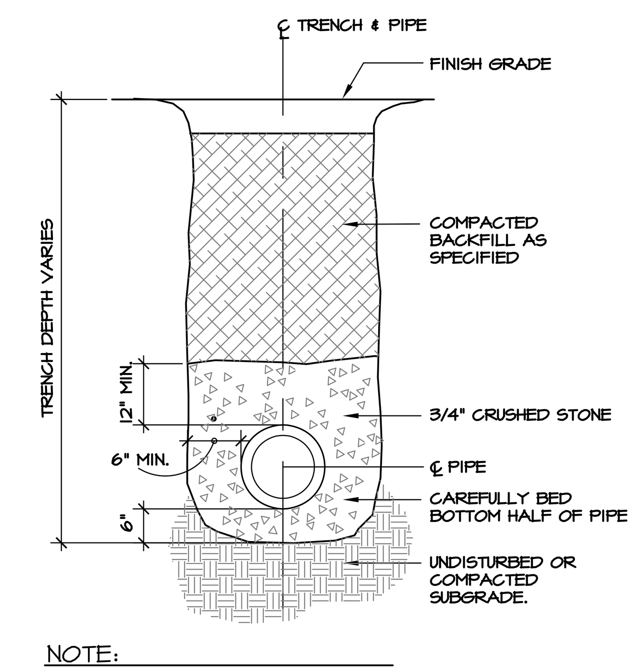


7 CATCH BASIN WITH HOOD
SCALE: N.T.S.
DR-cb-h



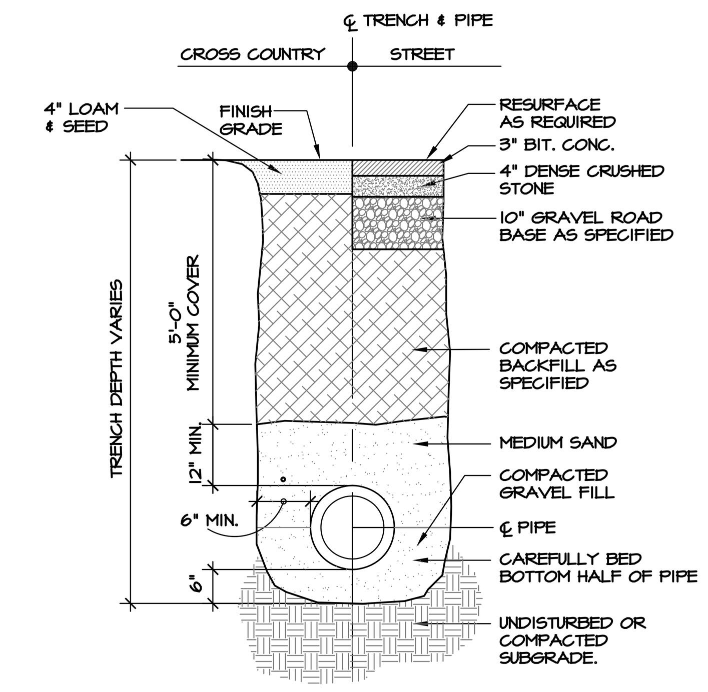
NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
2. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
3. 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
5. DESIGN LOAD - HS20.
6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
7. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

8 TOWN OF FRAMINGHAM TYPICAL SEWER MANHOLE
SCALE: N.T.S.
S-3.4_5.DWG



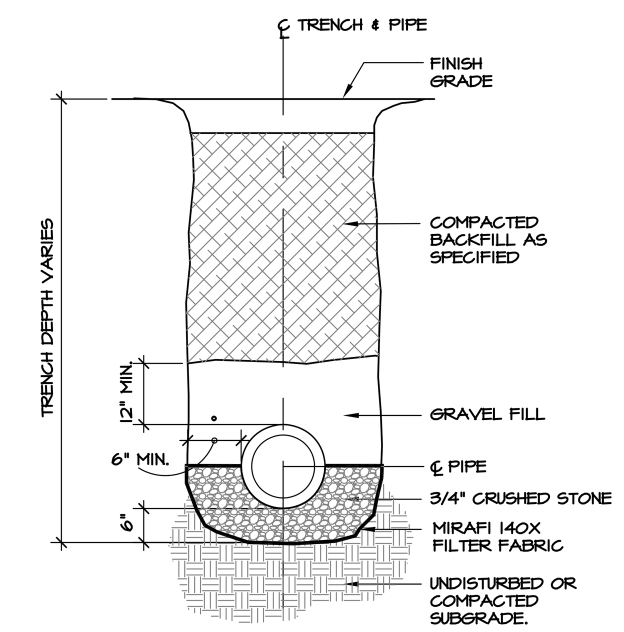
NOTE:
PROVIDE PROTECTION IN TRENCH PER OSHA REQUIREMENTS.

9 TYP. PIPE TRENCH-SEWER
SCALE: 1/2" = 1'-0"
SS-tr-s



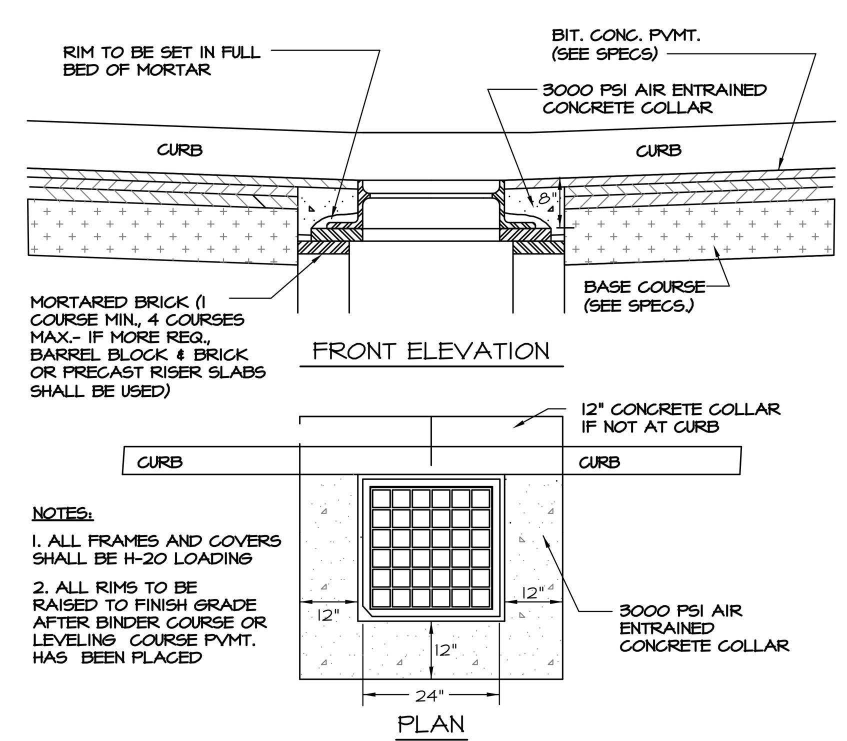
NOTE:
PROVIDE PROTECTION IN TRENCH PER OSHA REQUIREMENTS.

10 TYPICAL PIPE TRENCH - WATER
SCALE: 1/2" = 1'-0"
WS-trench



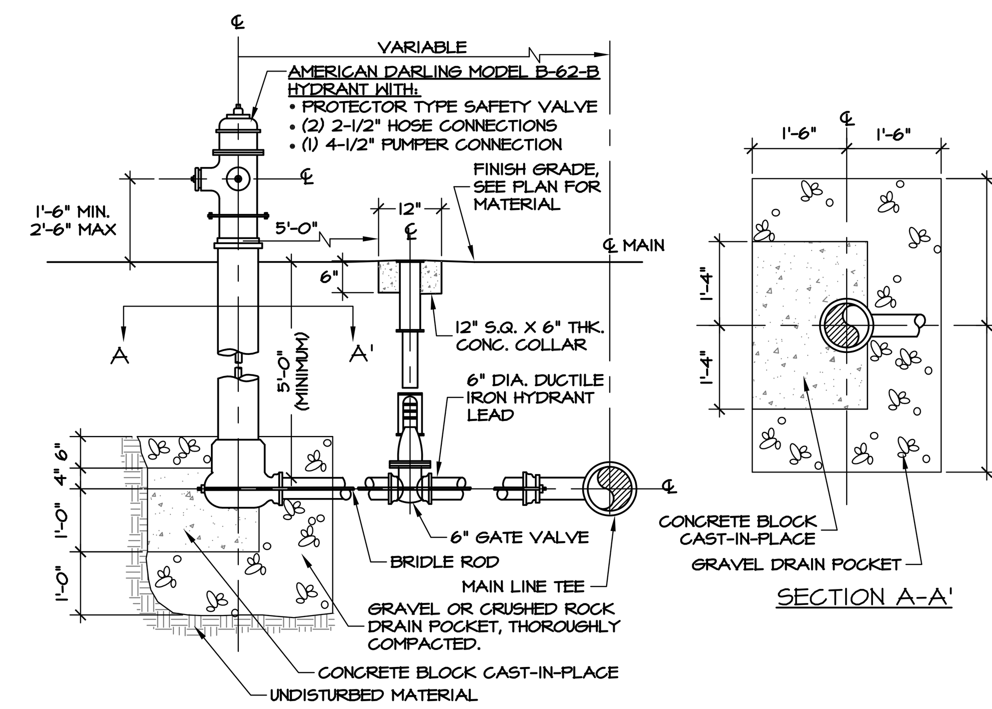
NOTE:
PROVIDE PROTECTION IN TRENCH PER OSHA REQUIREMENTS.

11 TYP. PIPE TRENCH - DRAINAGE
SCALE: 1/2" = 1'-0"
DR-tr-dr



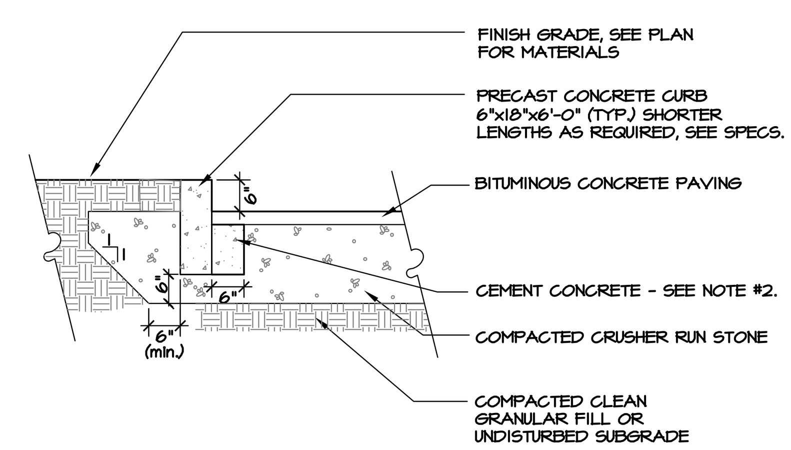
NOTES:
1. ALL FRAMES AND COVERS SHALL BE H-20 LOADING
2. ALL RIMS TO BE RAISED TO FINISH GRADE AFTER BINDER COURSE OR LEVELING COURSE PVMT. HAS BEEN PLACED

12 CATCH BASIN RIM SETTING DETAIL
SCALE: NTS
DR-CB-Setting 05050

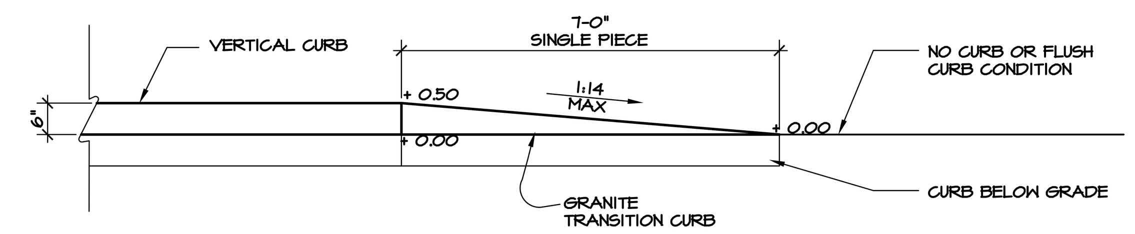


13 FIRE HYDRANT
SCALE: 1/2" = 1'-0"
WS-fhyd

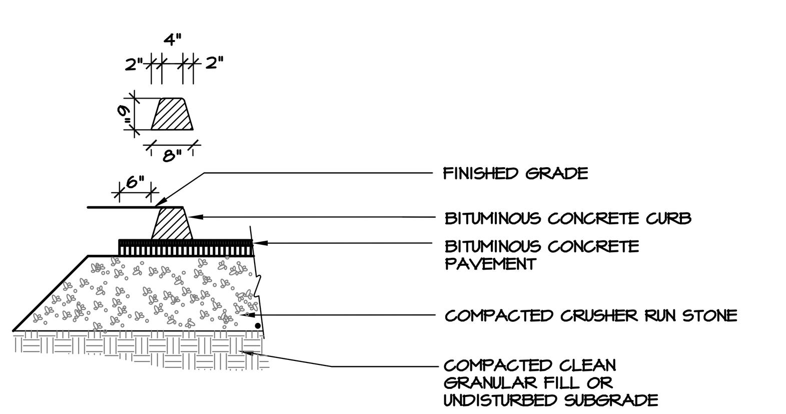
NOTES:
1. BASE COURSE TO BE RECOMPACTED PER SPECIFICATIONS AFTER CEMENT CONCRETE IS INSTALLED ADJACENT TO CURB.
2. ANY CLASS OF CEMENT CONCRETE ACCEPTABLE UNDER SECTION M4 OF THE MASS. "SSHB" MAY BE USED.



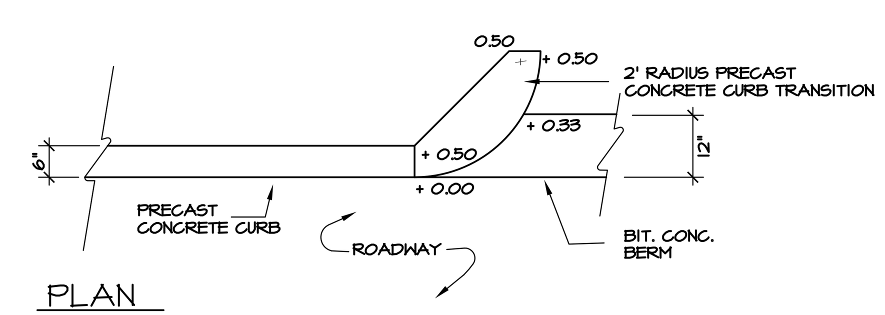
14 PRECAST CONCRETE CURB
SCALE: 1/2" = 1' - 0"
C-pcc



15 VERTICAL CONCRETE CURB TO NO CURB OR FLUSH CONCRETE CURB TRANSITION
SCALE: 1/2" = 1' - 0"
C-vcc-tct



16 ASPHALT CURB
SCALE: 1/2" = 1' - 0"
C-bitum curb



17 TRANSITION CURB (BIT. CONC. BERM TO PRECAST CONC. CURB)
SCALE: 1/2" = 1' - 0"
C-tc-bcb

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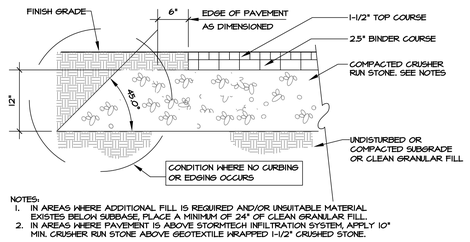
COMMONWEALTH OF MASSACHUSETTS DONALD A. PROVENCHER CIVIL No. 38272 REGISTERED PROFESSIONAL ENGINEER

MASSACHUSETTS CHARLES SCOTT DOTY NO. 717 REGISTERED LANDSCAPE ARCHITECT
Seal

Drawing No.
SPA-7.1
Sheet 22 of 24



NOTES:
1. IN AREAS WHERE ADDITIONAL FILL IS REQUIRED AND/OR UNSUITABLE MATERIAL EXISTES BELOW SUBBASE, PLACE A MINIMUM OF 24" OF CLEAN GRANULAR FILL.
2. IN AREAS WHERE PAVEMENT IS ABOVE STORMTECH INFILTRATION SYSTEM, APPLY 10" MIN. CRUSHER RUN STONE ABOVE GEOTEXTILE WRAPPED 1-1/2" CRUSHED STONE.

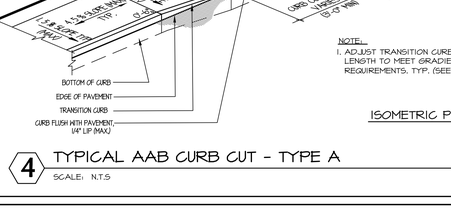
1 BITUMINOUS CONCRETE ROADWAY PAVEMENT (TYPE B)

SCALE: 1" = 1'-0"

A - PLAN VIEW - SCORE JOINT

B - SECTION - EXPANSION JOINT

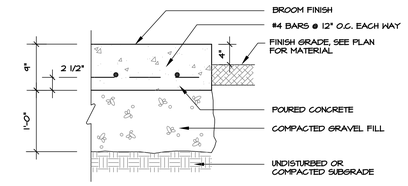
NOTES:
1. EXTEND GRAVEL FILL BASE COURSE 6" BEYOND WIDTH OF WALK, EACH SIDE.
2. SCORE JOINT SPACING, MIN. = 4'-0", MAX. = 6'-0", UNLESS OTHERWISE SHOWN ON DWGS.
3. EQUAL SPACING BETWEEN EXPANSION JOINTS, 32'-0" MAX, UNLESS OTHERWISE SHOWN ON DWGS.



2 CONCRETE WALK PAVEMENT

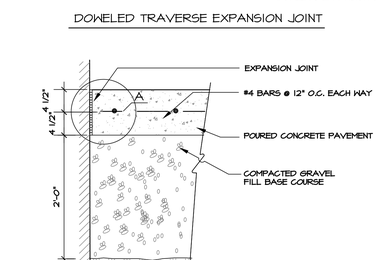
SCALE: 1/2" = 1'- 0"

NOTES:
1. REFER TO SITE UTILITY PLANS AND SITE ELECTRICAL PLANS FOR PAD DIMENSIONS AND ANCHOR BOLTS, IF REQUIRED.
2. FOR GAS METER PAD, REDUCE PAD THICKNESS TO 6".
3. SLOPE PAD FOR DRAINAGE AT 1/8" PER FT.
4. PROVIDE ADDITIONAL REINFORCING AND MODIFY DESIGN OF CONCRETE PAD IF RECOMMENDED BY MANUFACTURER OF EQUIPMENT TO BE PLACED ON PAD.



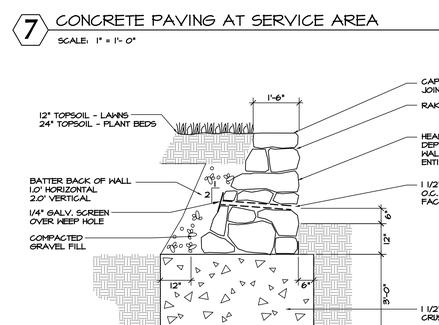
3 TYPICAL UTILITY PAD

SCALE: 1" = 1'-0"



5 CONCRETE PAVEMENT AT DOORWAYS

SCALE: N.T.S.



6 UNIT CONCRETE PAVER ON CONCRETE BASE

SCALE: 1" = 1'- 0"

CONTROL JOINT

A - SECTION - EXPANSION JOINT

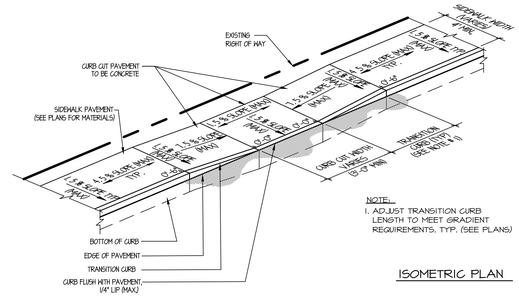
NOTES:
1. COAT SECTION OF DOWEL WITH GREASE AS SHOWN.
2. DOWELS ARE 3/4" X 2'-0" LONG, @ 12" O.C.

DOWELED TRAVERSE EXPANSION JOINT

TYPICAL SECTION & EXPANSION JOINT AT BUILDING

7 CONCRETE PAVING AT SERVICE AREA

SCALE: 1" = 1'- 0"



NOTE:
1. ADJUST TRANSITION CURB LENGTH TO MEET GRADIENT REQUIREMENTS. TYP. (SEE PLANS)

ISOMETRIC PLAN

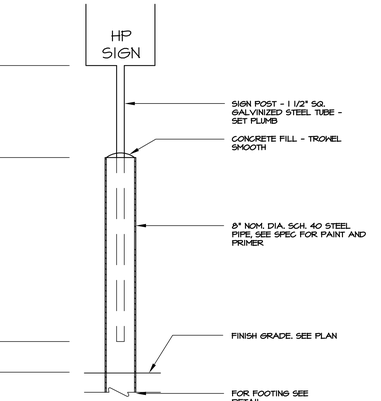
4 TYPICAL AAB CURB CUT - TYPE A

SCALE: N.T.S

NOTE:
SEE SPEC. FOR STONE TYPE & COLOR GRADATION

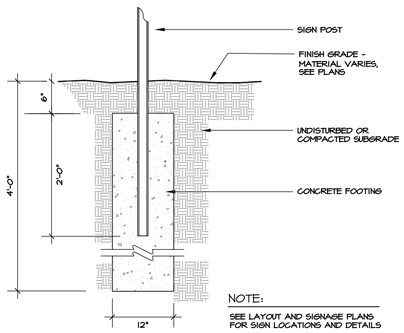
8 MORTARED STONE RETAINING WALL

SCALE: 1/2" = 1'-0"



9 STEEL BOLLARD W/ SIGN

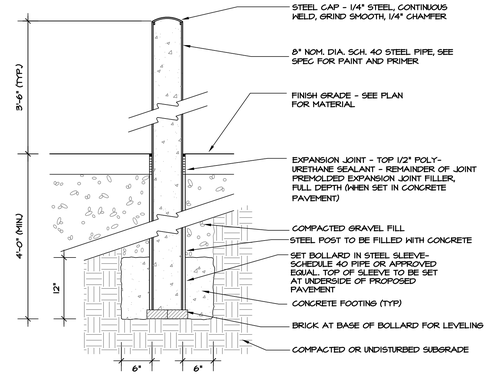
SCALE: 1" = 1'- 0"



NOTE:
SEE LAYOUT AND SIGNAGE PLANS FOR SIGN LOCATIONS AND DETAILS

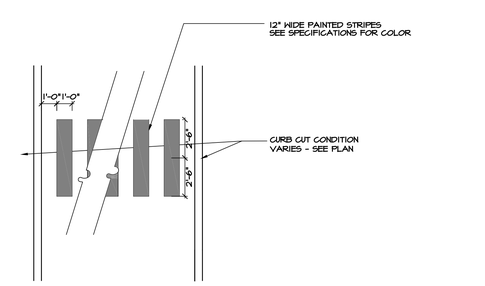
10 SIGN POLE FOOTING

SCALE: 1" = 1'- 0"



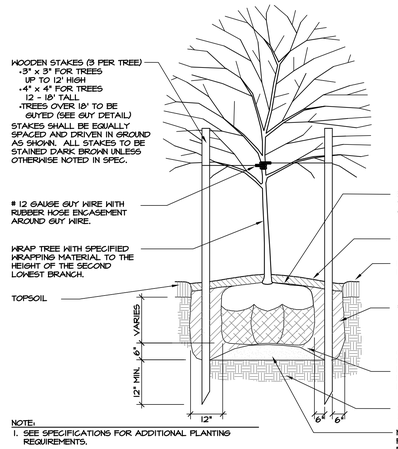
11 STEEL BOLLARD A

SCALE: 1" = 1'- 0"



12 PAINTED CROSS WALK

SCALE: 1/4" = 1'- 0"



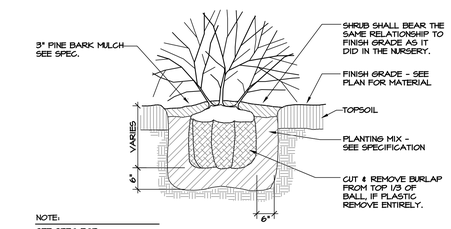
NOTE:
1. SEE SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS.
2. HEIGHT OF STAKE ABOVE GROUND EQUALS TREE HEIGHT x 0.5, DEPTH OF TREE STAKE BELOW GROUND EQUALS TREE HEIGHT x 0.25

13 TYPICAL TREE PLANTING

SCALE: 1/2" = 1'-0"

14 EVERGREEN TREE PLANTING

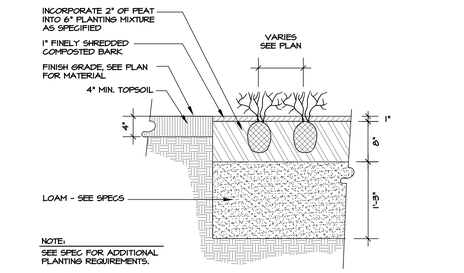
SCALE: 1/4" = 1'-0



NOTE:
SEE SPEC FOR ADDITIONAL PLANTING REQUIREMENTS.

15 TYPICAL SHRUB PLANTING

SCALE: 1/2" = 1'-0"



NOTE:
SEE SPEC FOR ADDITIONAL PLANTING REQUIREMENTS.

16 GROUNDCOVER / PERENNIAL PLANTING

SCALE: 1" = 1'-0"

ISSUED FOR SITE PLAN REVIEW

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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Surveyor

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS
740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS
0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
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18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

SITE CONSTRUCTION DETAILS

Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		AS SHOWN

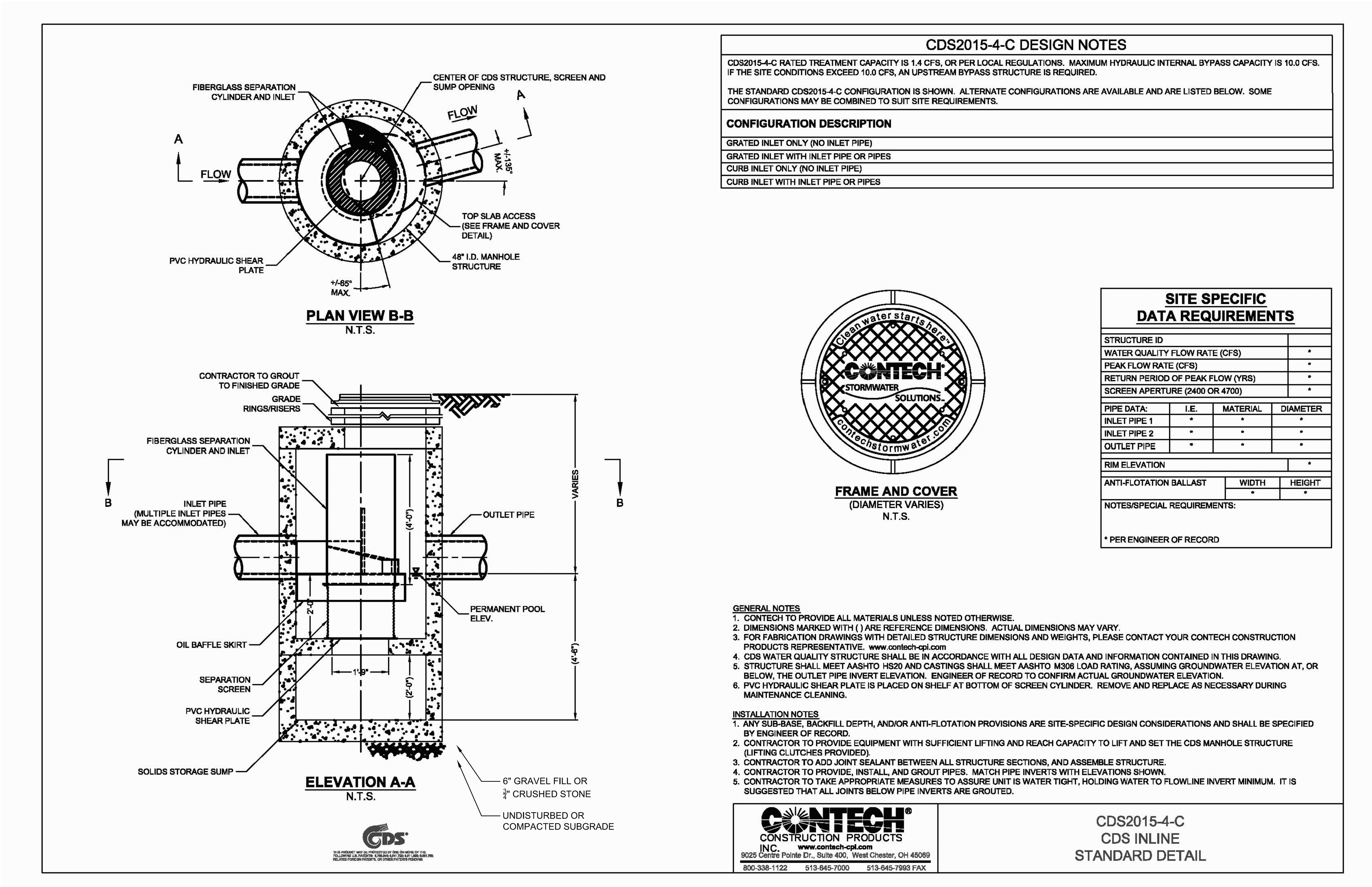
Seal

Drawing No.

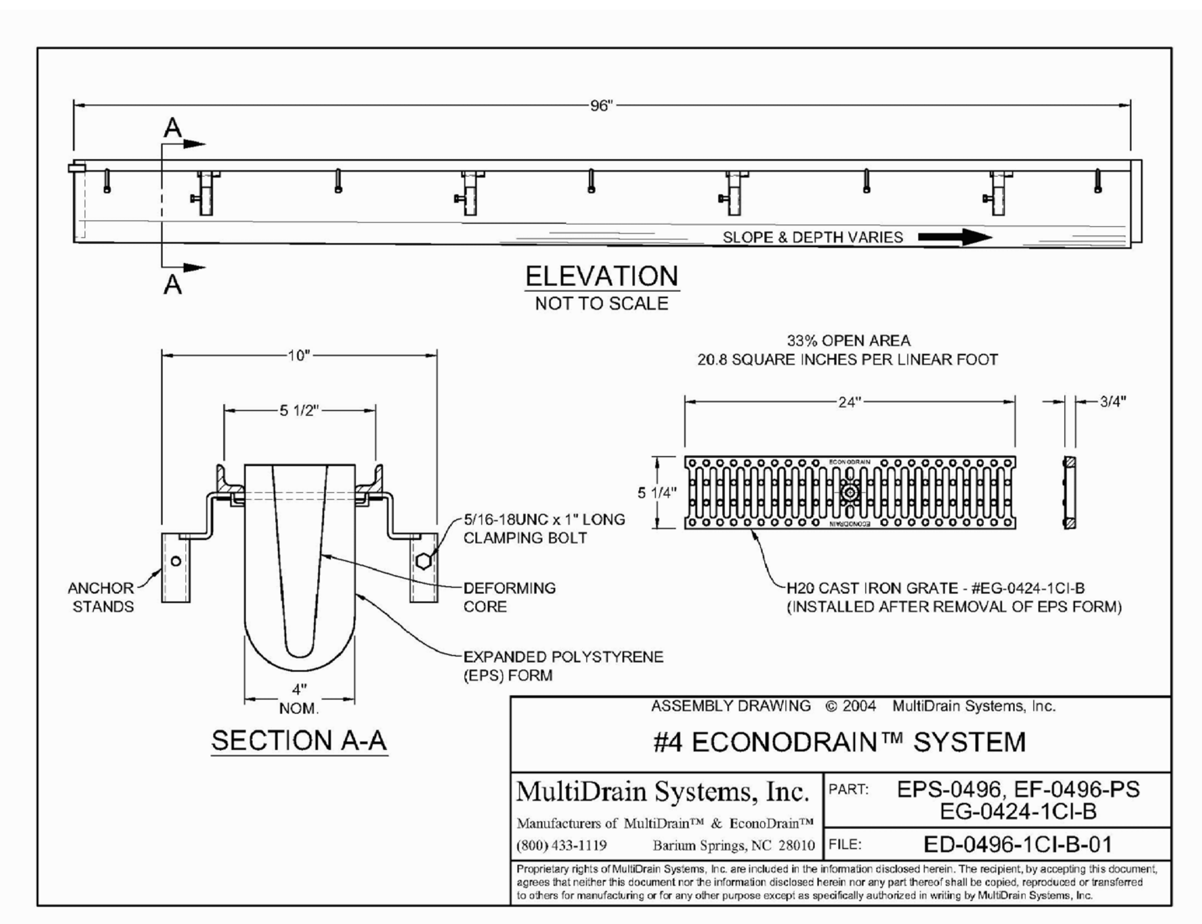
SPA-7.2

Sheet 23 of 24

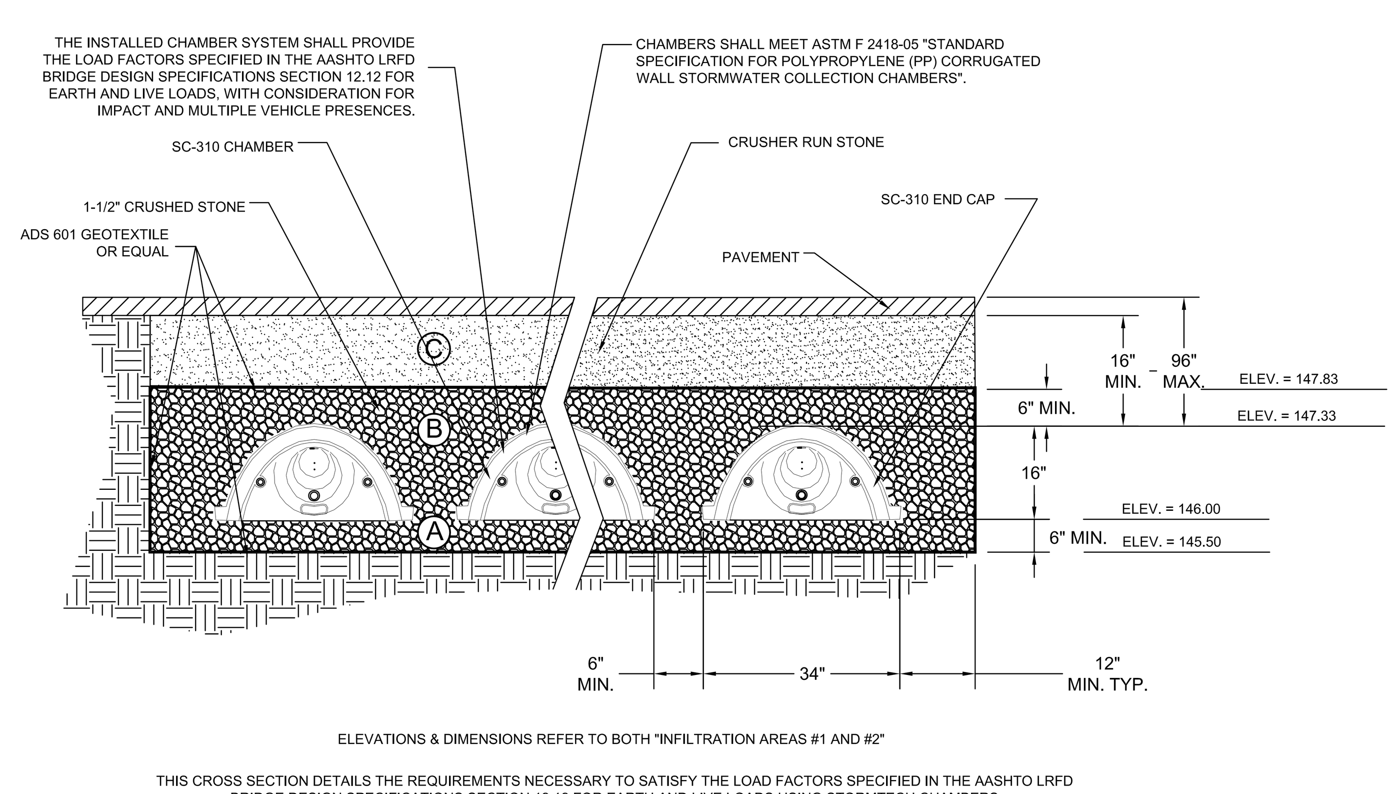
NOTE:
1. All Treated Wood Shall be .40 CCA Or Greater.
2. Gate to Match Fence
3. Fence to be Painted (Color to be selected by the Owner)
4. Contractor to provide shop drawings showing installation and fabrication, including nailing, hardware, and necessary accessories.
5. Construct the wood fencing for the screen fence as shown on the Drawings of wood with the fittings and supports necessary to complete this installation.
6. All metal fittings, nails, hardware and supports shall be galvanized by the hot-dip method after bending, threading or fabrication.



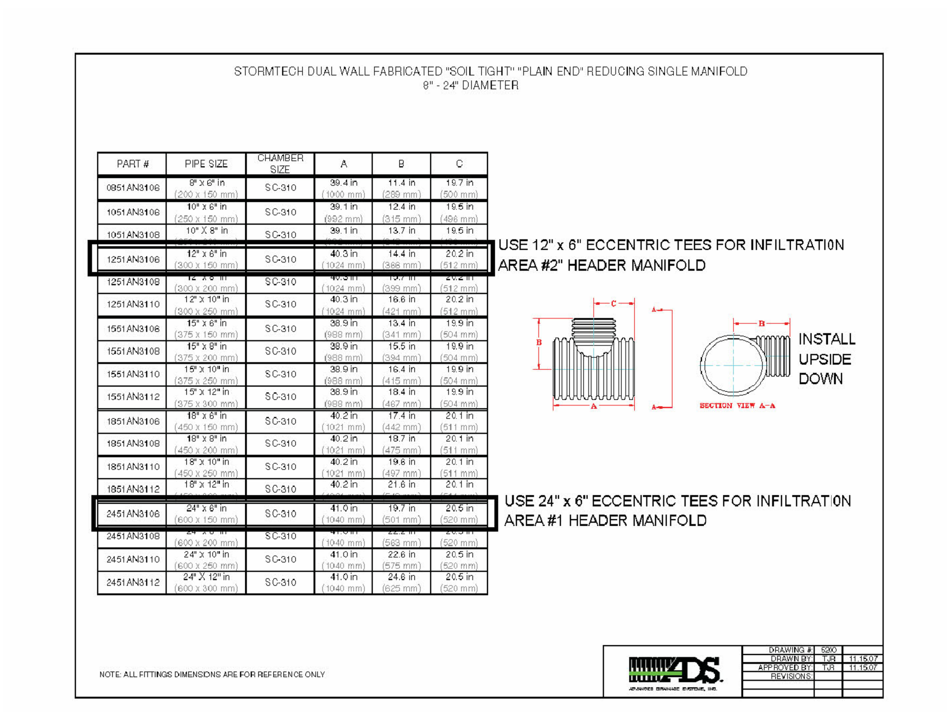
1 CONTECH CDS 2015-4-C TREATMENT SYSTEM
SCALE: N.T.S.



2 TRENCH DRAIN AT SERVICE AREA
SCALE: N.T.S.



3 STORMTECH SC-310 INFILTRATION SYSTEM CROSS SECTION
SCALE: N.T.S.


STORMTECH DUAL WALL FABRICATED "SOIL TIGHT" "PLAIN END" REDUCING SINGLE MANIFOLD
8" - 24" DIAMETER

PART #	PIPE SIZE	CHAMBER SIZE	A	B	C
0851AN3106	8" x 6" in (200 x 150 mm)	SC-310	39.4 in (1000 mm)	11.4 in (289 mm)	19.7 in (500 mm)
1051AN3106	10" x 6" in (250 x 150 mm)	SC-310	39.1 in (992 mm)	12.4 in (315 mm)	19.5 in (496 mm)
1051AN3108	10" X 8" in	SC-310	39.1 in	13.7 in	19.5 in
1251AN3106	12" x 6" in (300 x 150 mm)	SC-310	40.3 in (1024 mm)	14.4 in (366 mm)	20.2 in (512 mm)
1251AN3108	12" x 8" in (300 x 200 mm)	SC-310	40.3 in (1024 mm)	15.7 in (399 mm)	20.2 in (512 mm)
1251AN3110	12" x 10" in (300 x 250 mm)	SC-310	40.3 in (1024 mm)	16.6 in (421 mm)	20.2 in (512 mm)
1551AN3106	15" x 6" in (375 x 150 mm)	SC-310	38.9 in (988 mm)	13.4 in (341 mm)	19.9 in (504 mm)
1551AN3108	15" x 8" in (375 x 200 mm)	SC-310	38.9 in (988 mm)	15.5 in (394 mm)	19.9 in (504 mm)
1551AN3110	15" x 10" in (375 x 250 mm)	SC-310	38.9 in (988 mm)	16.4 in (415 mm)	19.9 in (504 mm)
1551AN3112	15" x 12" in (375 x 300 mm)	SC-310	38.9 in (988 mm)	18.4 in (467 mm)	19.9 in (504 mm)
1851AN3106	18" x 6" in (450 x 150 mm)	SC-310	40.2 in (1021 mm)	17.4 in (442 mm)	20.1 in (511 mm)
1851AN3108	18" x 8" in (450 x 200 mm)	SC-310	40.2 in (1021 mm)	18.7 in (475 mm)	20.1 in (511 mm)
1851AN3110	18" x 10" in (450 x 250 mm)	SC-310	40.2 in (1021 mm)	19.6 in (497 mm)	20.1 in (511 mm)
1851AN3112	18" x 12" in	SC-310	40.2 in	21.6 in	20.1 in
2451AN3106	24" x 6" in (600 x 150 mm)	SC-310	41.0 in (1040 mm)	19.7 in (501 mm)	20.5 in (520 mm)
2451AN3108	[illegible] (600 x 200 mm)	SC-310	[illegible] (1040 mm)	22.2 in (563 mm)	[illegible] (520 mm)
2451AN3110	24" x 10" in (600 x 250 mm)	SC-310	41.0 in (1040 mm)	22.6 in (575 mm)	20.5 in (520 mm)
2451AN3112	24" X 12" in (600 x 300 mm)	SC-310	41.0 in (1040 mm)	24.6 in (625 mm)	20.5 in (520 mm)

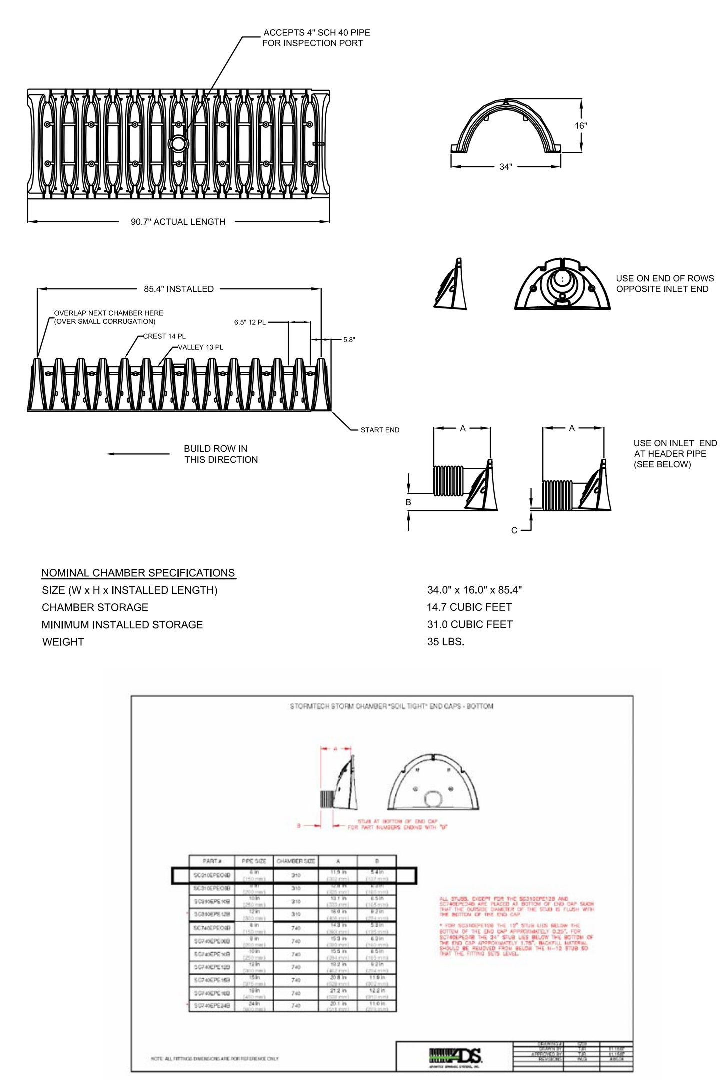
USE 12" x 6" ECCENTRIC TEES FOR INFILTRATION AREA #2" HEADER MANIFOLD

USE 24" x 6" ECCENTRIC TEES FOR INFILTRATION AREA #1 HEADER MANIFOLD

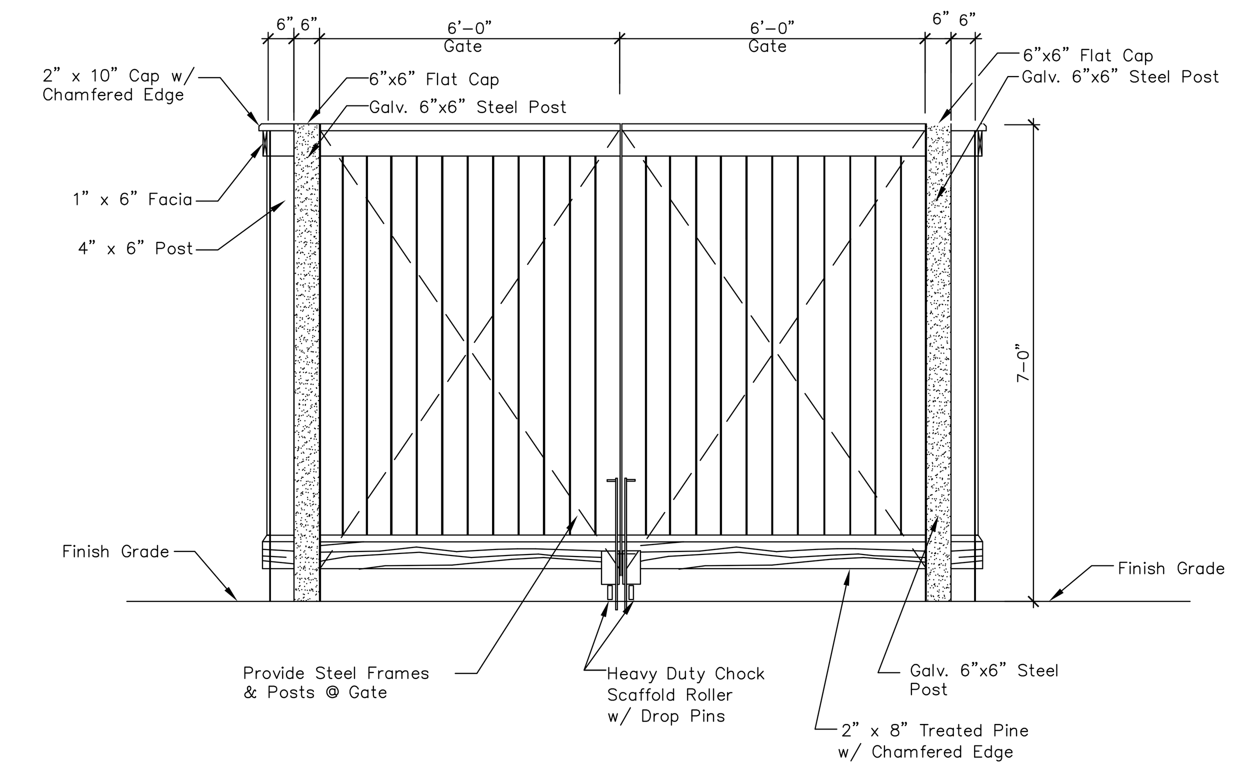
INSTALL UPSIDE DOWN

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

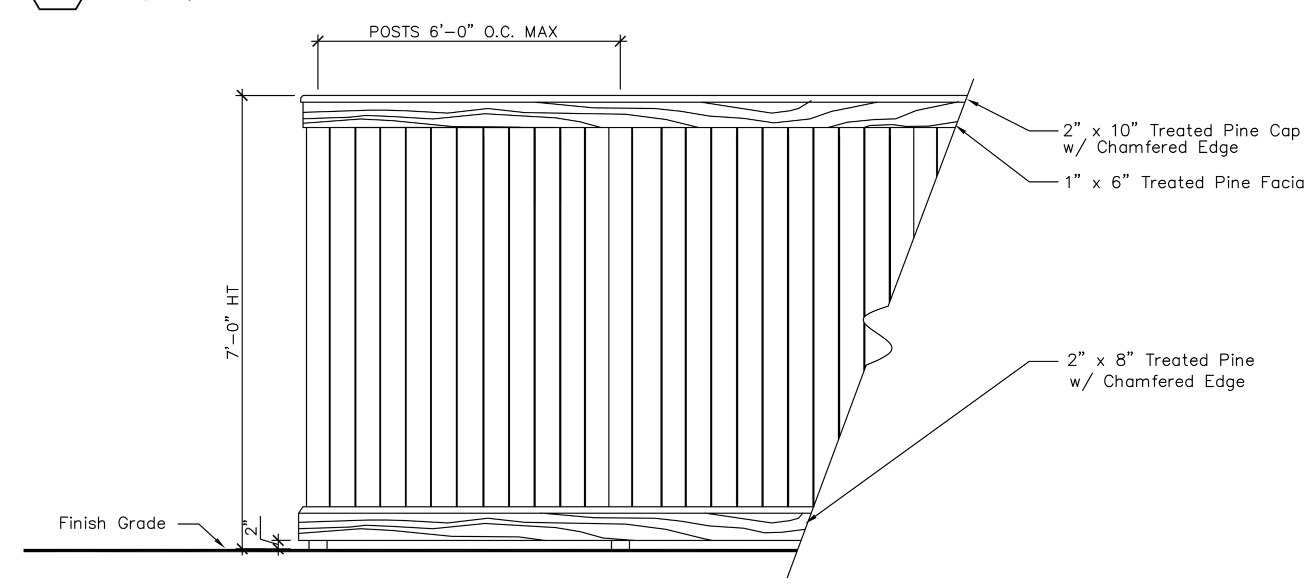
4 STORMTECH SC-310 HEADER DETAIL
SCALE: N.T.S.



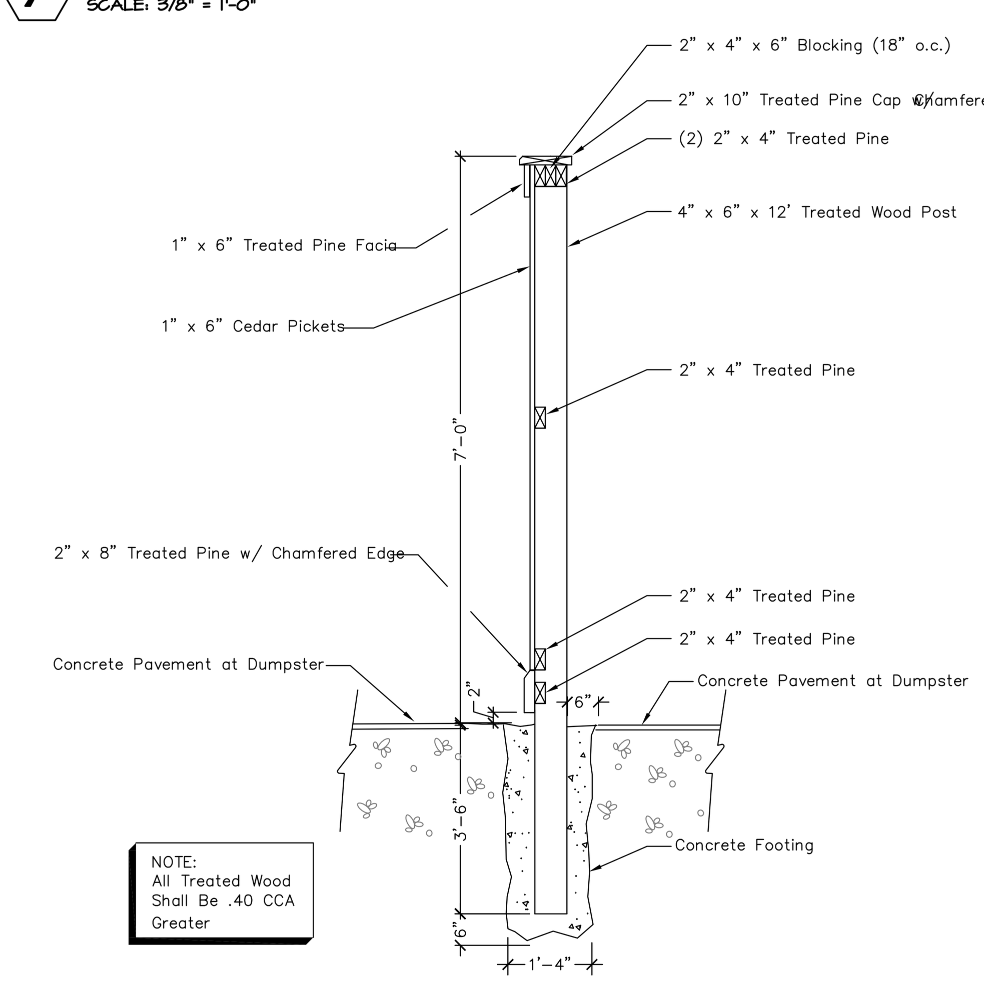
5 STORMTECH SC-310 TECHNICAL SPEC.
SCALE: N.T.S.



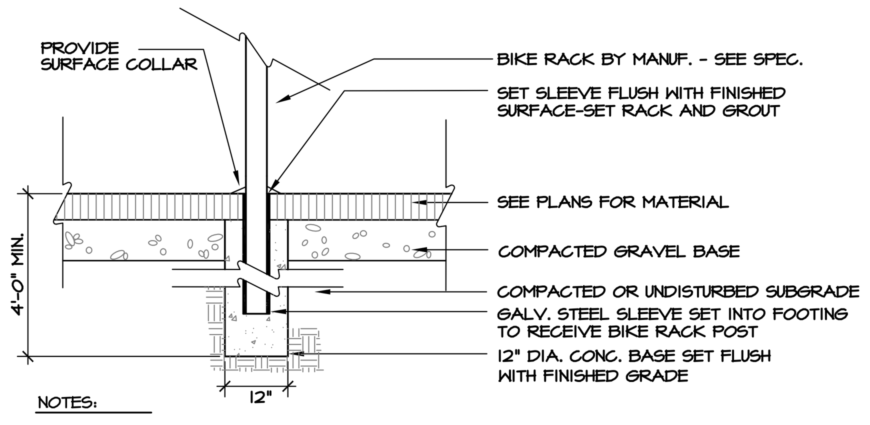
6 FRONT ELEVATION COMPACTOR ENCLOSURE
SCALE: 3/8" = 1'-0"



7 SIDE ELEVATION COMPACTOR SCREEN FENCE
SCALE: 3/8" = 1'-0"



8 SECTION COMPACTOR SCREEN & FOOTING
SCALE: 1/2" = 1'-0"



NOTES:
1. DEPTH OF SLEEVE AND BIKE RACK POST AS SPECIFIED BY MANUFACTURER

9 BIKE RACK ANCHOR WITH SLEEVE
SCALE: 1/2" = 1'- 0"

DONALD A. PROVENCHER CIVIL No. 38272 REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR SITE PLAN REVIEW

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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NATICK PARCELS
0 Commonwealth Road
Assessor Map 11 Lot 15A
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Assessor Map 10 Lot 4
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Assessor Map 10 Lot 1A
18 Commonwealth Road
Assessor Map 11 Lot 15
18R Commonwealth Road
Assessor Map 11 Lot 15C
29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

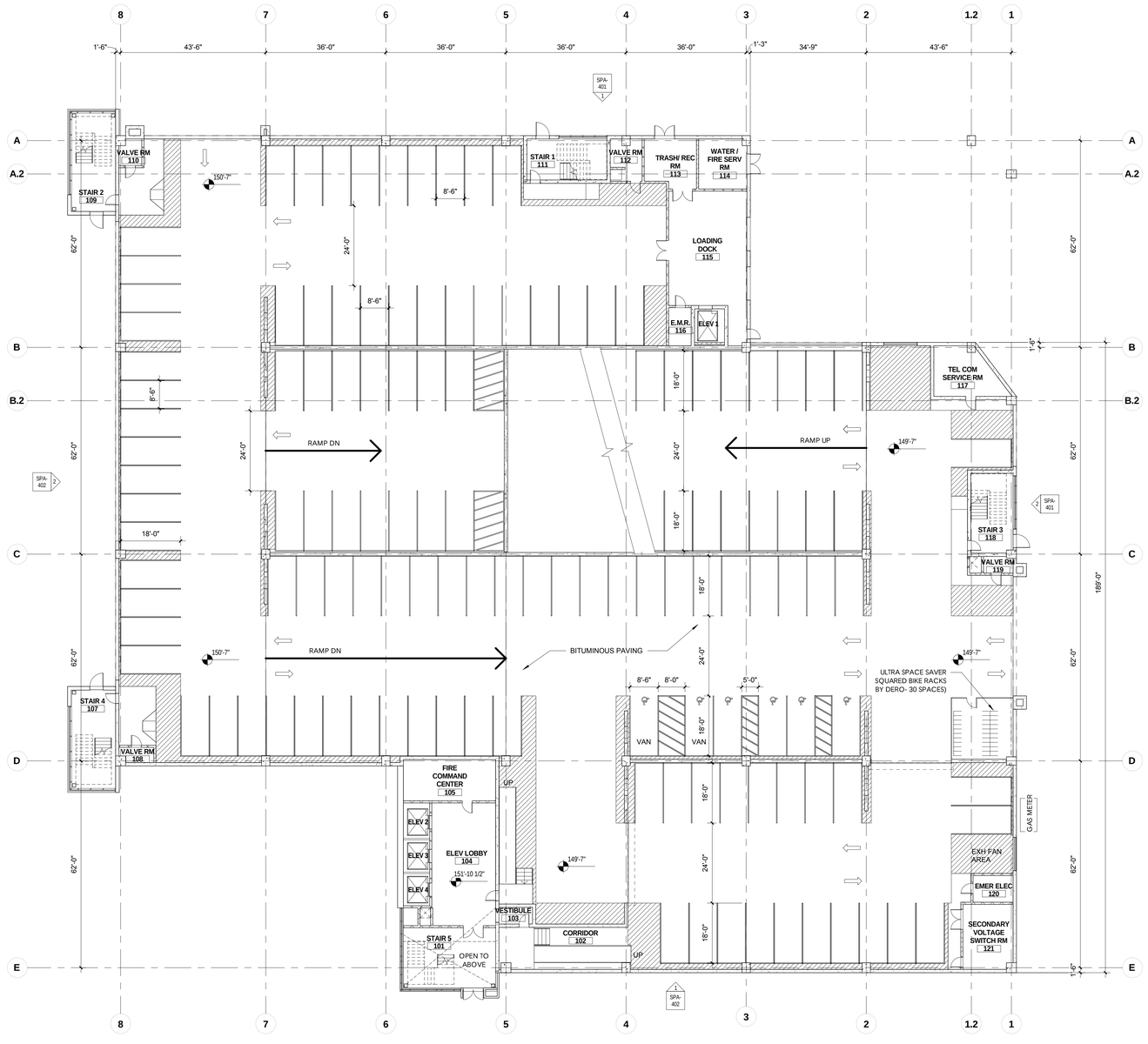
Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

SITE CONSTRUCTION DETAILS
Drawing Title

Project No.	Checked	Date
12003.06		9/9/2016
Drawn	Approved	Scale
		AS SHOWN

Seal — MASSACHUSETTS CHARLES SCOTT DOTY NO. 717 REGISTERED LANDSCAPE ARCHITECT

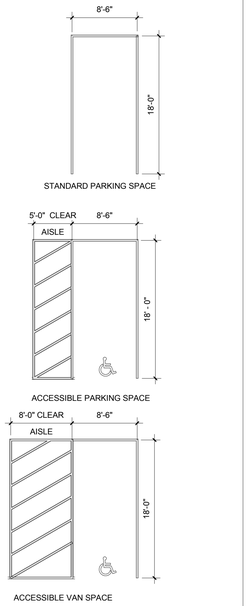
Drawing No.
SPA-7.3
Sheet 24 of 24



1 LEVEL 1
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
TYPE	COUNT
LEVEL 1	
ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
	153
LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
	163
LEVEL 3	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 4	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 5	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 6	
ACCESSIBLE SPACE	3
STANDARD SPACE	134
	137
TOTAL	990

TYP PARKING SPACES



NOTE:
SPACES SHOWN ON PLANS MEET ABOVE DEPICTED DIMENSIONS BY PARKING SPACE TYPE

GARAGE PLAN NOTES

1. WHERE DIMENSIONS ARE NOT PROVIDED REFER TO ENLARGED PLANS FOR TYPICAL DIMENSIONS

THE TJX COMPANIES, INC
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FRAMINGHAM, MA 01701
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FRAMINGHAM PARCELS

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NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

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Assessor Map 10 Lot 4

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Assessor Map 11 Lot 15C

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Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 1 FLOOR PLAN

Drawing Title

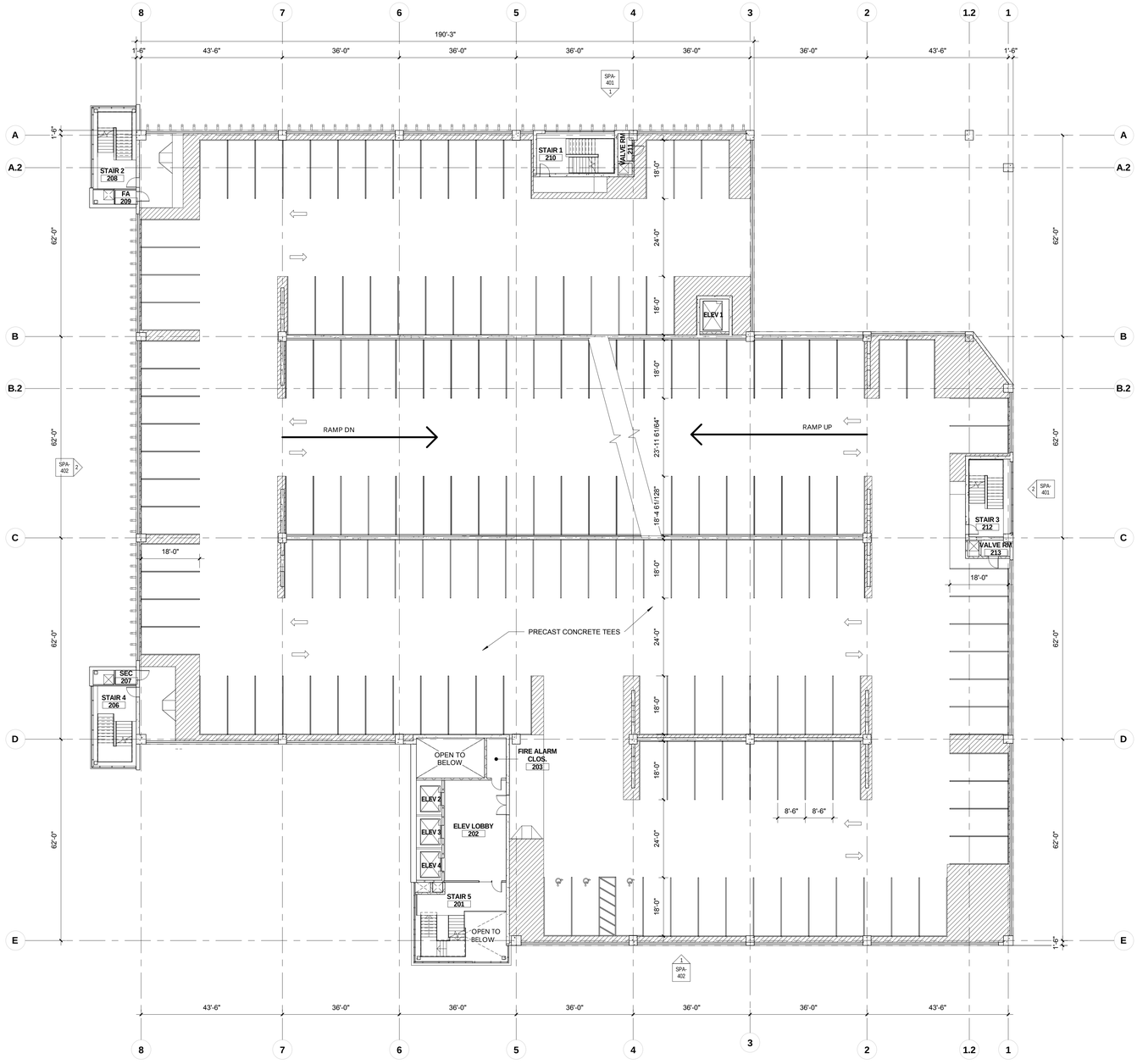
Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

Drawing No.

SPA-101

ISSUED FOR SITE PLAN REVIEW



1 LEVEL 2
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
TYPE	COUNT
LEVEL 1	
ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
	153
LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
	163
LEVEL 3	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
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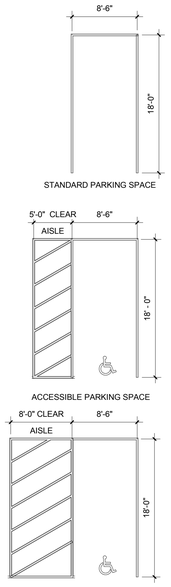
TYP PARKING SPACES



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Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 2 FLOOR PLAN

Drawing Title

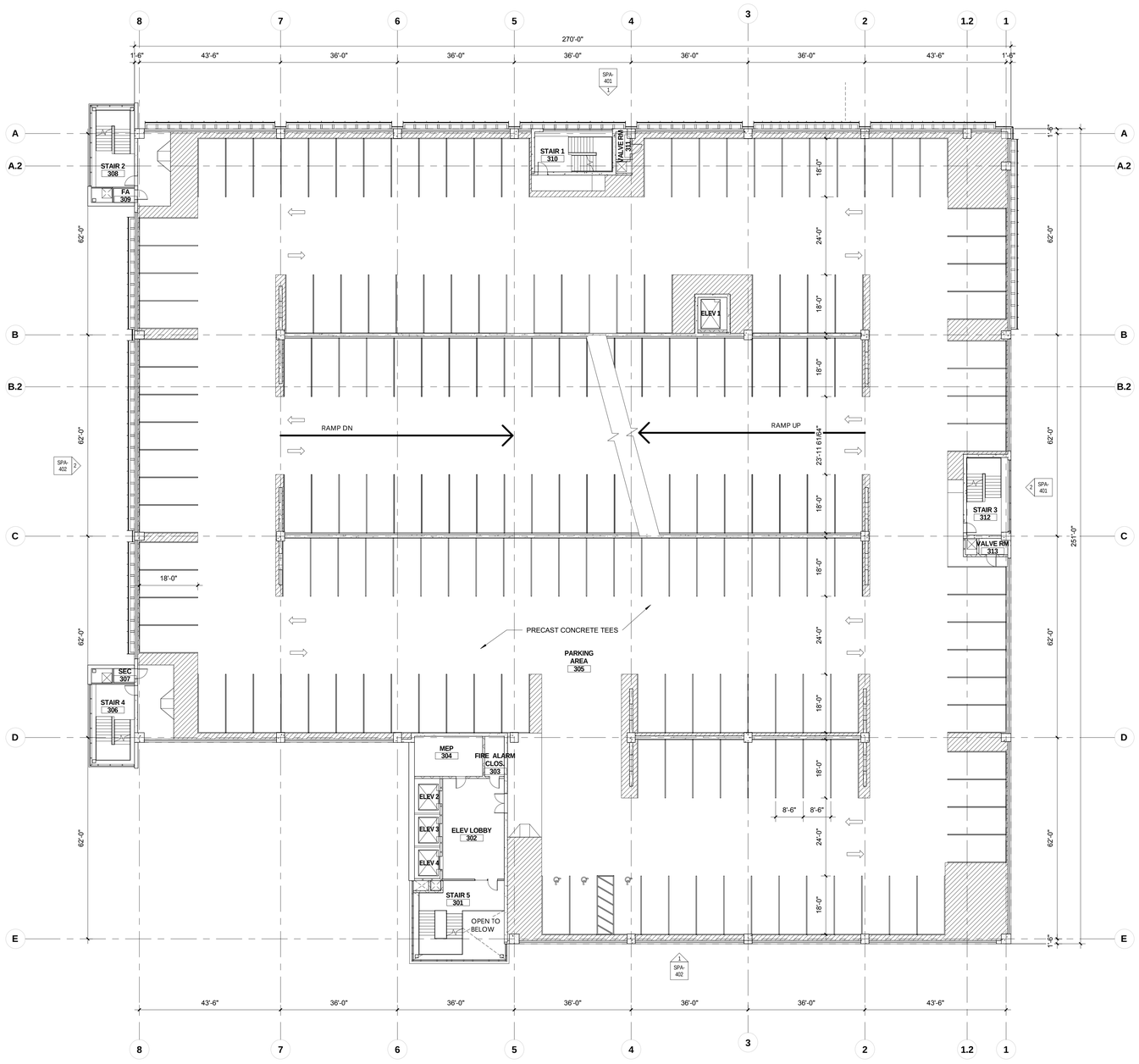
Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

Drawing No.

SPA-102

ISSUED FOR SITE PLAN REVIEW



1 LEVEL 3
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
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ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
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LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
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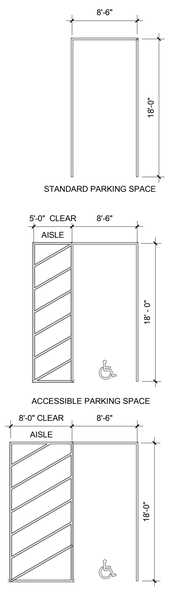
TOTAL	990

TYP PARKING SPACES



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Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 3 FLOOR PLAN

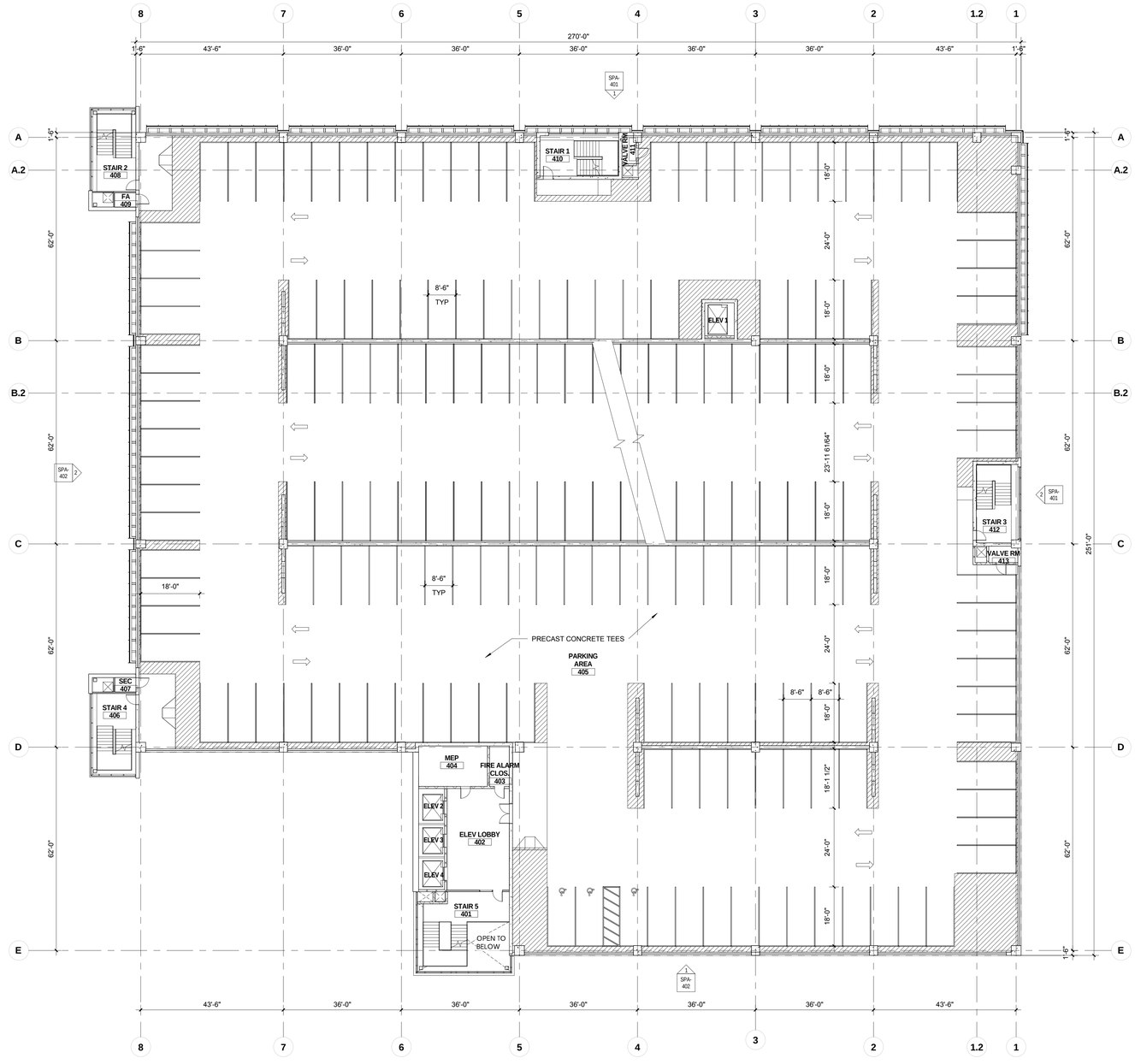
Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

Drawing No.

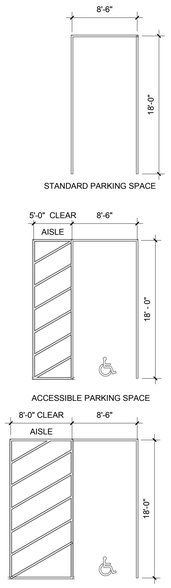
SPA-103



1 LEVEL 4
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
TYPE	COUNT
LEVEL 1	
ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
	153
LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
	163
LEVEL 3	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 4	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 5	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 6	
ACCESSIBLE SPACE	3
STANDARD SPACE	134
	137
TOTAL	990

TYP PARKING SPACES



NOTE:
SPACES SHOWN ON PLANS MEET ABOVE DEPICTED DIMENSIONS BY PARKING SPACE TYPE

GARAGE PLAN NOTES

1. WHERE DIMENSIONS ARE NOT PROVIDED REFER TO ENLARGED PLANS FOR TYPICAL DIMENSIONS

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

CROWE
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39 Holton Street Winchester, MA 01890
Phone 781-570-2365 Fax 781-570-2368
jgca@jcrowe.com www.jcrowe.com
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APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE:

APPROVED BY:
NATICK PLANNING BOARD

DATE:

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 4 FLOOR PLAN

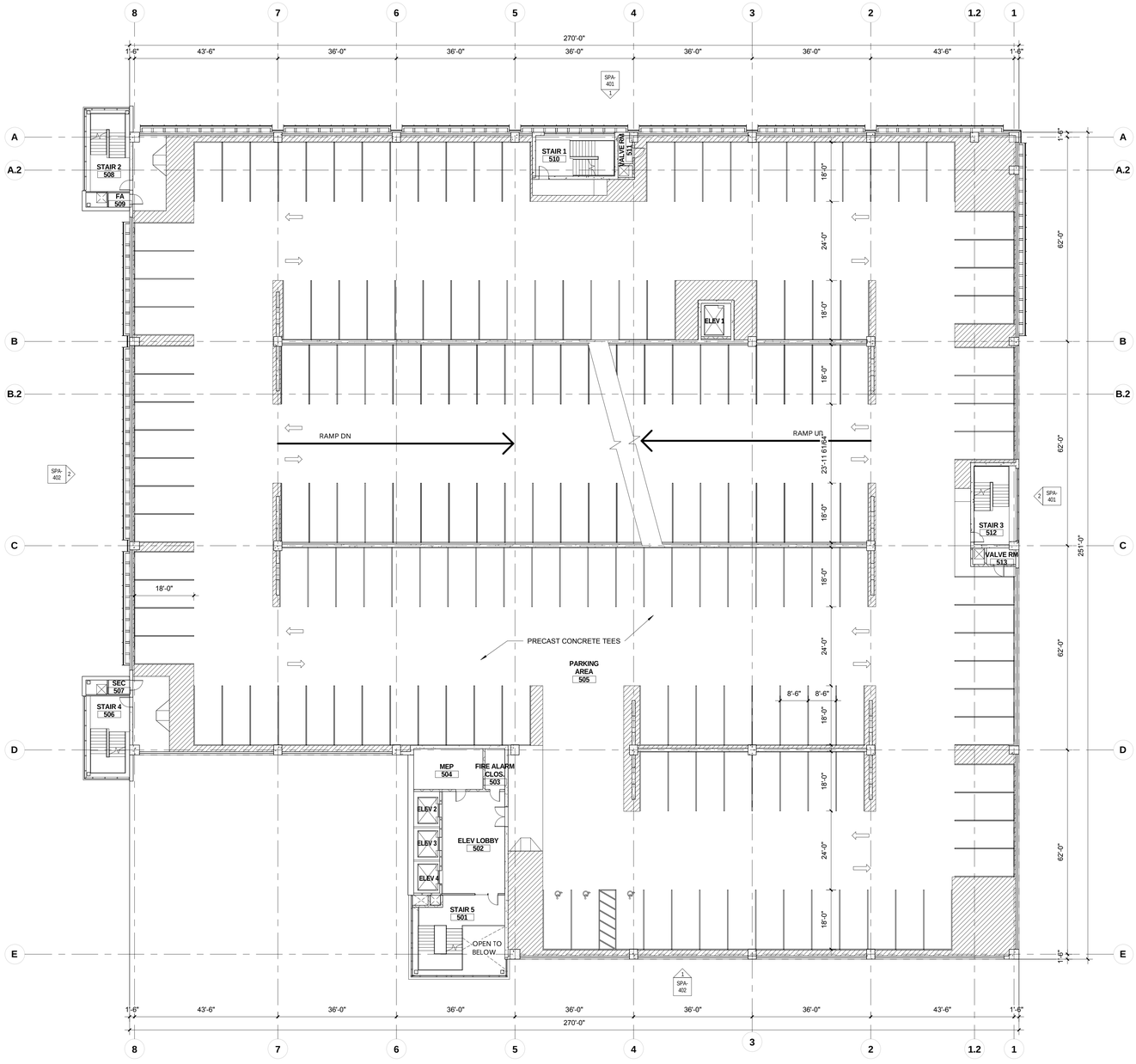
Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

Drawing No.
SPA-104

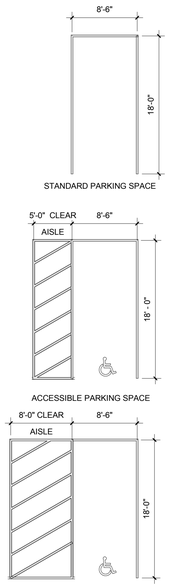
ISSUED FOR SITE PLAN REVIEW



1 LEVEL 5
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
TYPE	COUNT
LEVEL 1	
ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
	153
LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
	163
LEVEL 3	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 4	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 5	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 6	
ACCESSIBLE SPACE	3
STANDARD SPACE	134
	137
TOTAL	990

TYP PARKING SPACES



NOTE:
SPACES SHOWN ON PLANS MEET ABOVE DEPICTED DIMENSIONS BY PARKING SPACE TYPE

GARAGE PLAN NOTES

1. WHERE DIMENSIONS ARE NOT PROVIDED REFER TO ENLARGED PLANS FOR TYPICAL DIMENSIONS

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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jgca@jcrowe.com www.jcrowe.com
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Surveyor

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FRAMINGHAM PLANNING BOARD

DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 5 FLOOR PLAN

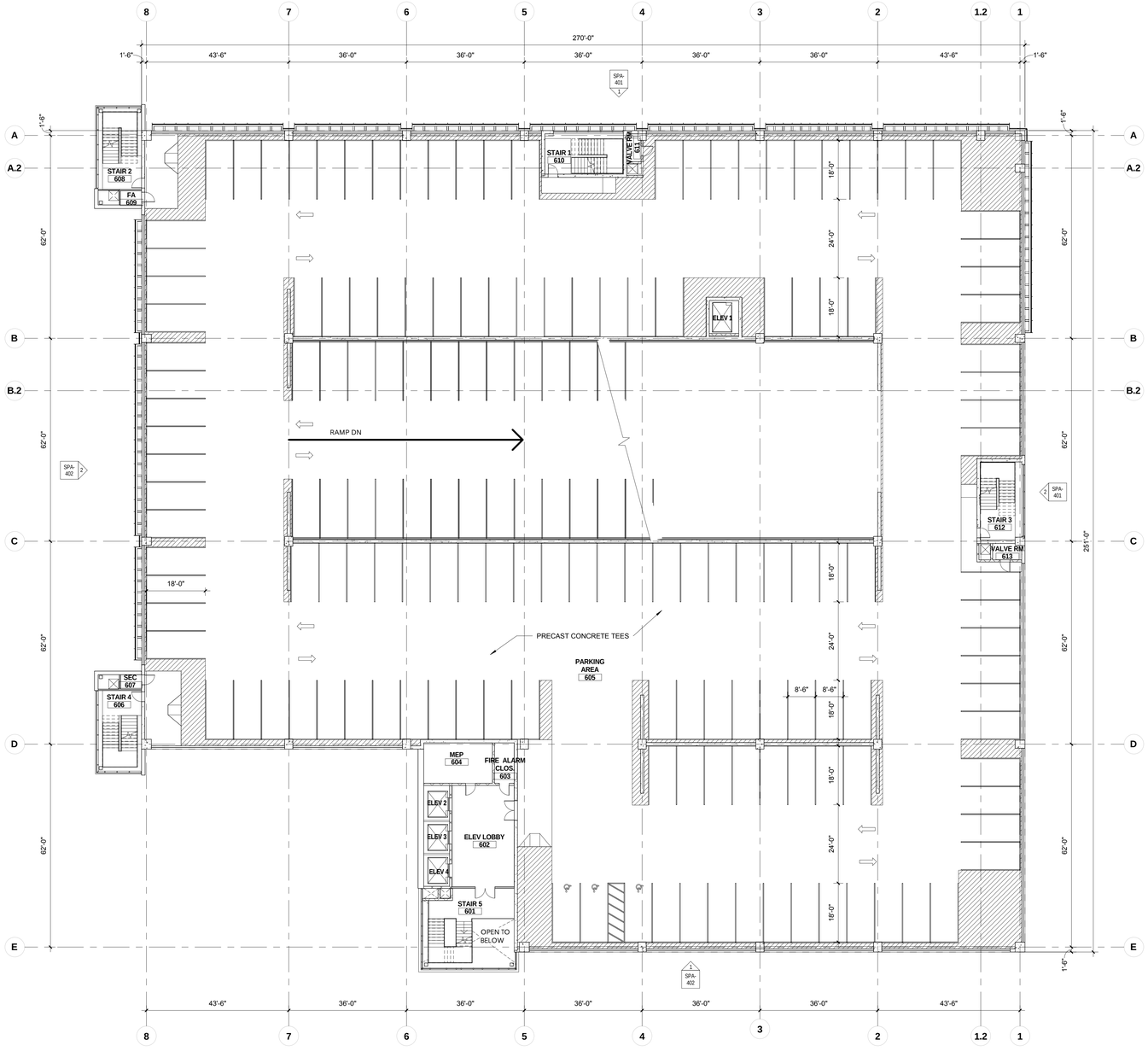
Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

Drawing No.
SPA-105

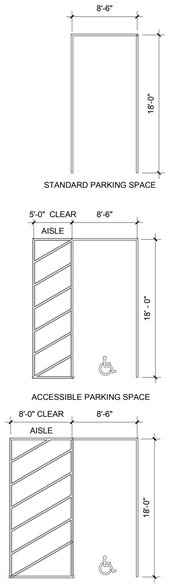
ISSUED FOR SITE PLAN REVIEW



1 LEVEL 6
1/16" = 1'-0"

PARKING COUNT - TOTAL FOR ALL FLOORS	
TYPE	COUNT
LEVEL 1	
ACCESSIBLE SPACE	4
STANDARD SPACE	147
VAN ACCESSIBLE SPACE	2
	153
LEVEL 2	
ACCESSIBLE SPACE	3
STANDARD SPACE	160
	163
LEVEL 3	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 4	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 5	
ACCESSIBLE SPACE	3
STANDARD SPACE	176
	179
LEVEL 6	
ACCESSIBLE SPACE	3
STANDARD SPACE	134
	137
TOTAL	990

TYP PARKING SPACES



NOTE:
SPACES SHOWN ON PLANS MEET ABOVE DEPICTED DIMENSIONS BY PARKING SPACE TYPE

GARAGE PLAN NOTES

1. WHERE DIMENSIONS ARE NOT PROVIDED REFER TO ENLARGED PLANS FOR TYPICAL DIMENSIONS

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FRAMINGHAM, MA 01701
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NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 6 FLOOR PLAN

Drawing Title

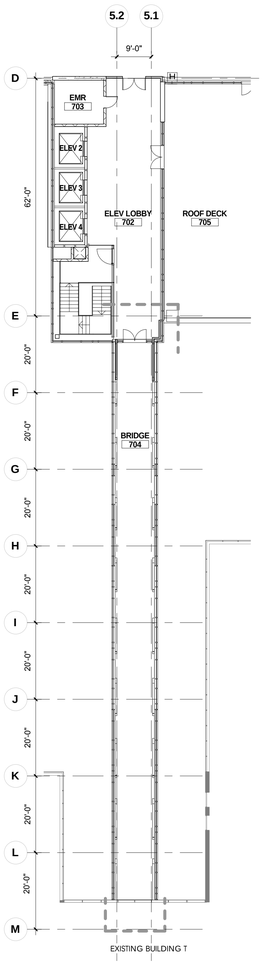
Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	As indicated

Seal

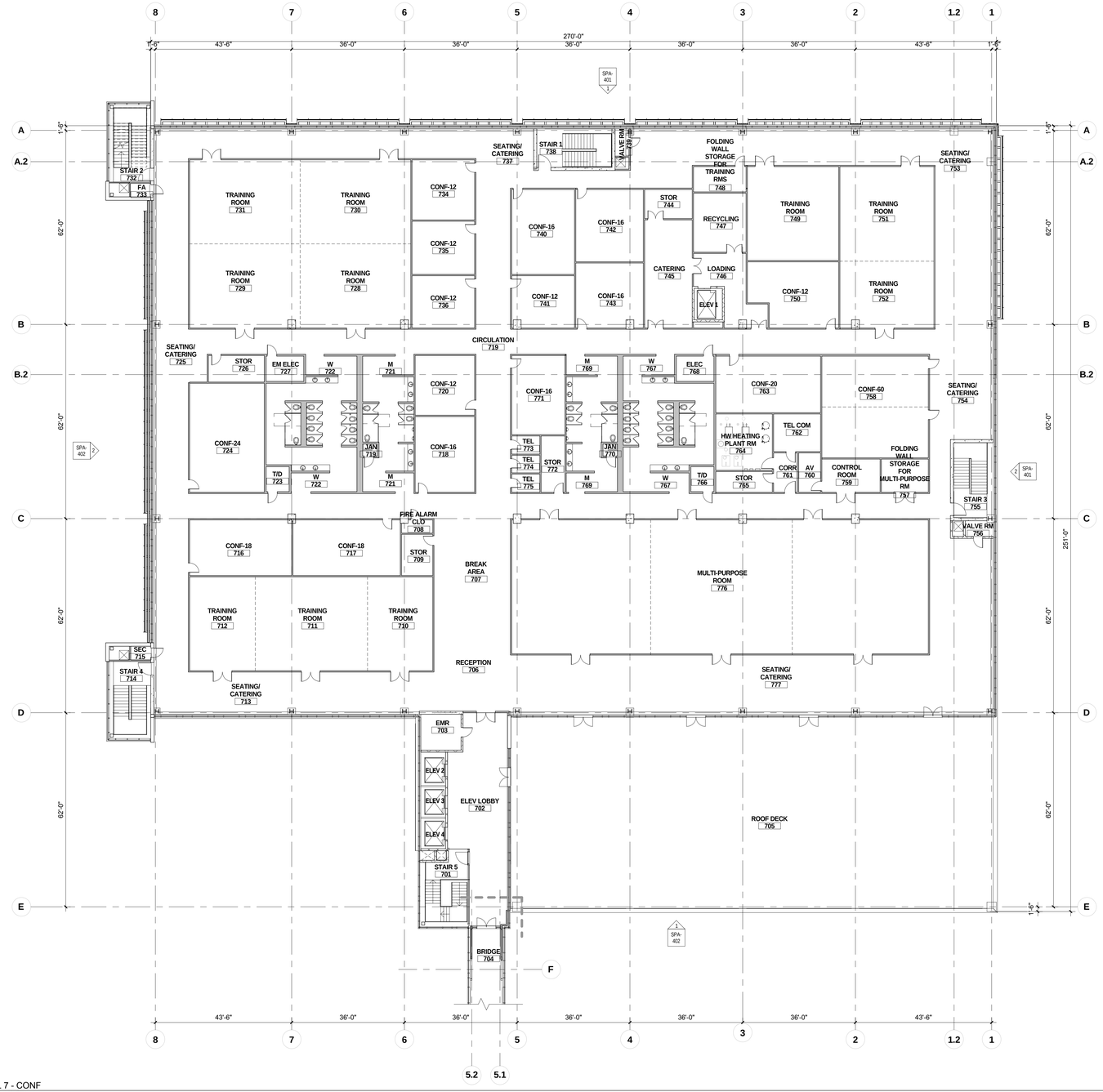
Drawing No.

SPA-106

ISSUED FOR SITE PLAN REVIEW



2 LEVEL 7 - BRIDGE
1/16" = 1'-0"



1 LEVEL 7 - CONF
1/16" = 1'-0"

ISSUED FOR SITE PLAN REVIEW

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770 COCHITUATE ROAD
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DATE:

APPROVED BY:
NATICK PLANNING BOARD
DATE:

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

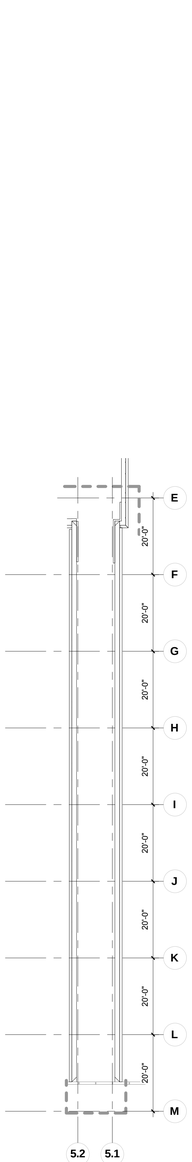
Proposed TJX Parking Garage and Conference Center
740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

LEVEL 7 FLOOR PLAN
Drawing Title

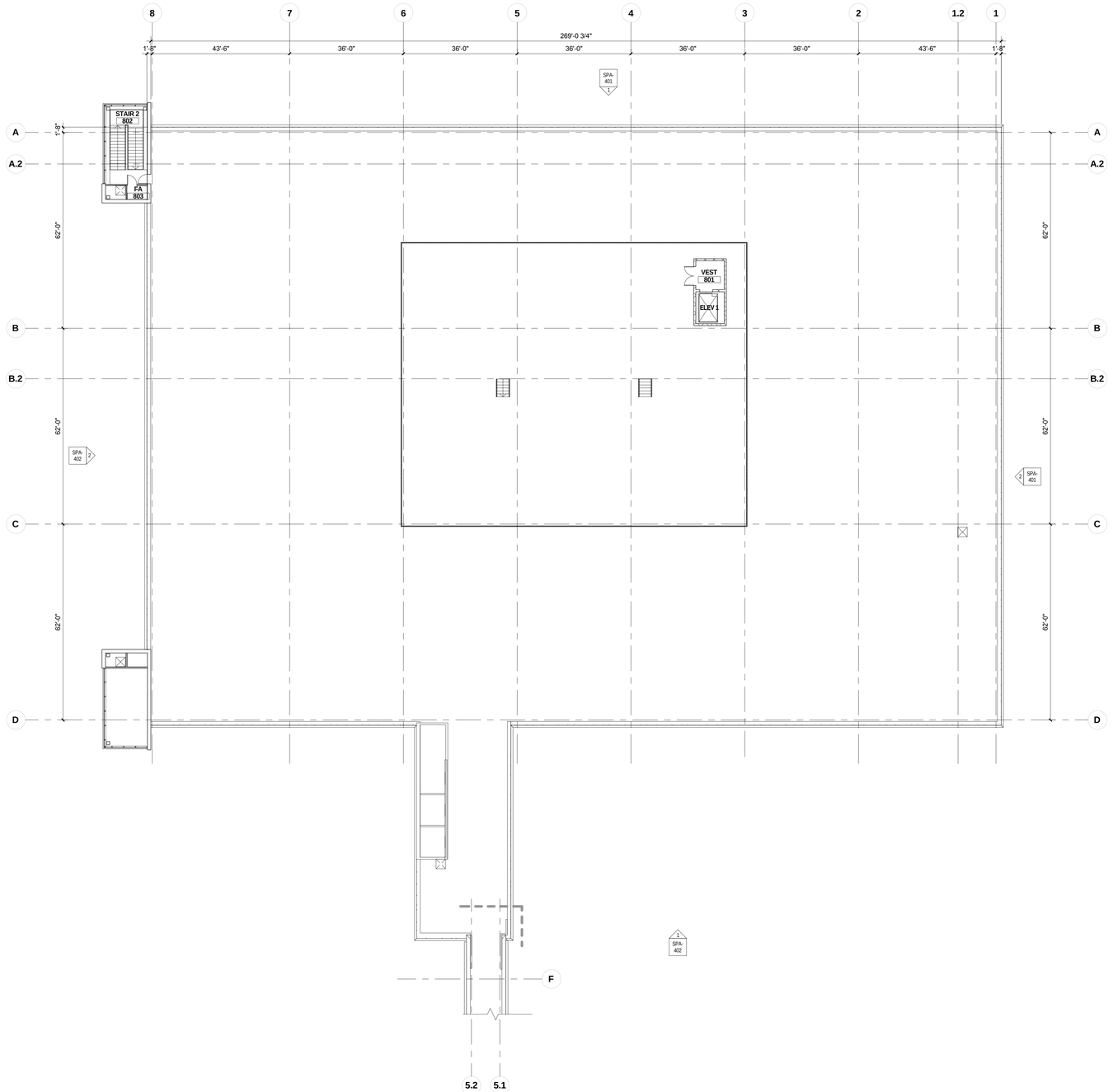
Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	1/16" = 1'-0"

Seal

Drawing No.
SPA-107



2 LEVEL 8 - BRIDGE ROOF T.O.S
1/16" = 1'-0"



1 LEVEL 8
1/16" = 1'-0"

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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FRAMINGHAM PLANNING BOARD

DATE:

APPROVED BY:
NATICK PLANNING BOARD

DATE:

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

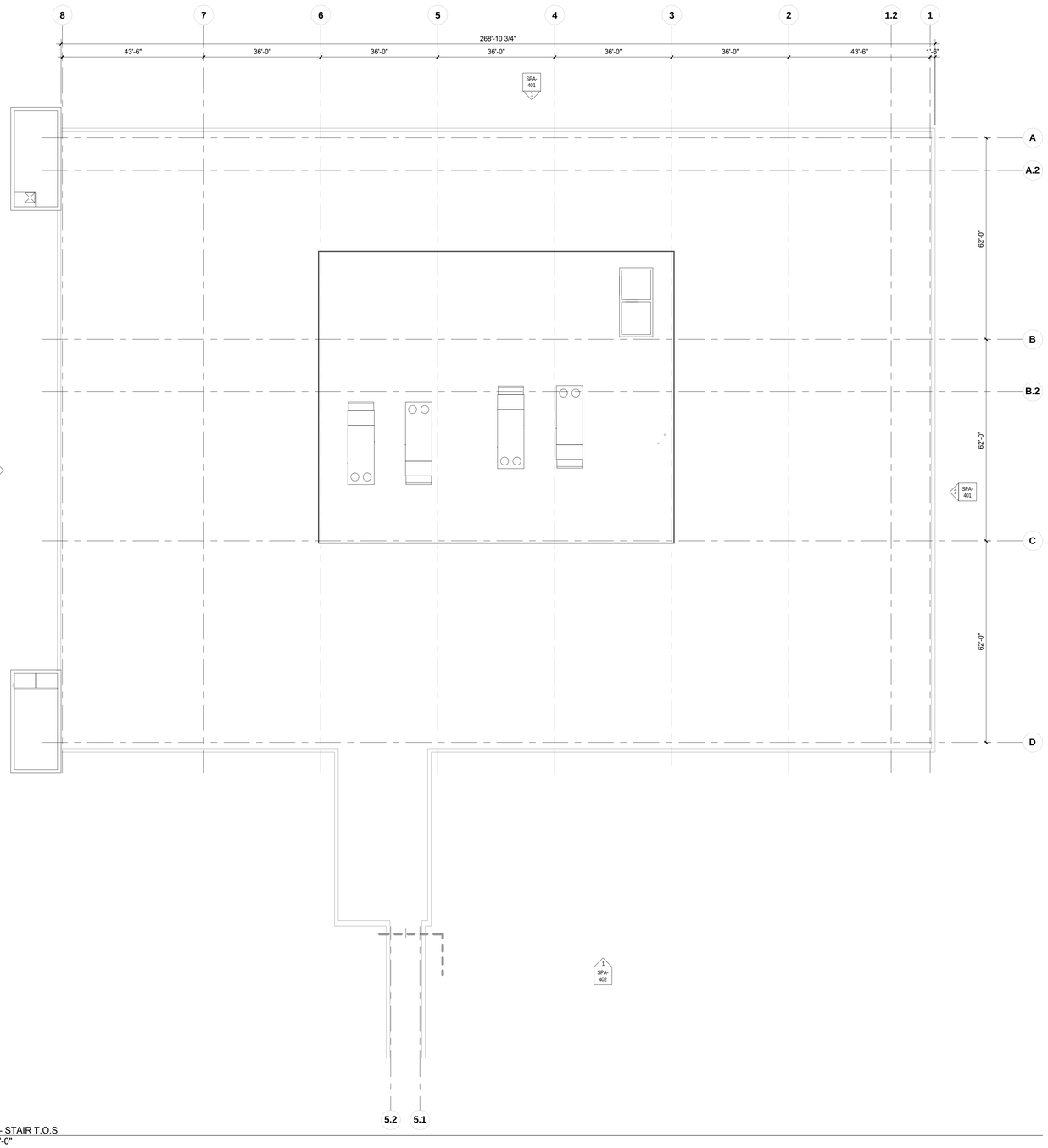
ROOF PLAN
Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	1/16" = 1'-0"

Seal

Drawing No.
SPA-108

ISSUED FOR SITE PLAN REVIEW



1 LEVEL 9 - STAIR T.O.S
1/16" = 1'-0"

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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Phone 781-570-2365 Fax 781-570-2368
jgca@jcrowe.com www.jcrowe.com
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FRAMINGHAM PLANNING BOARD

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APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD FRAMINGHAM / NATICK, MA

Project

STAIR & ELEV ROOF PLANS

Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	1/16" = 1'-0"

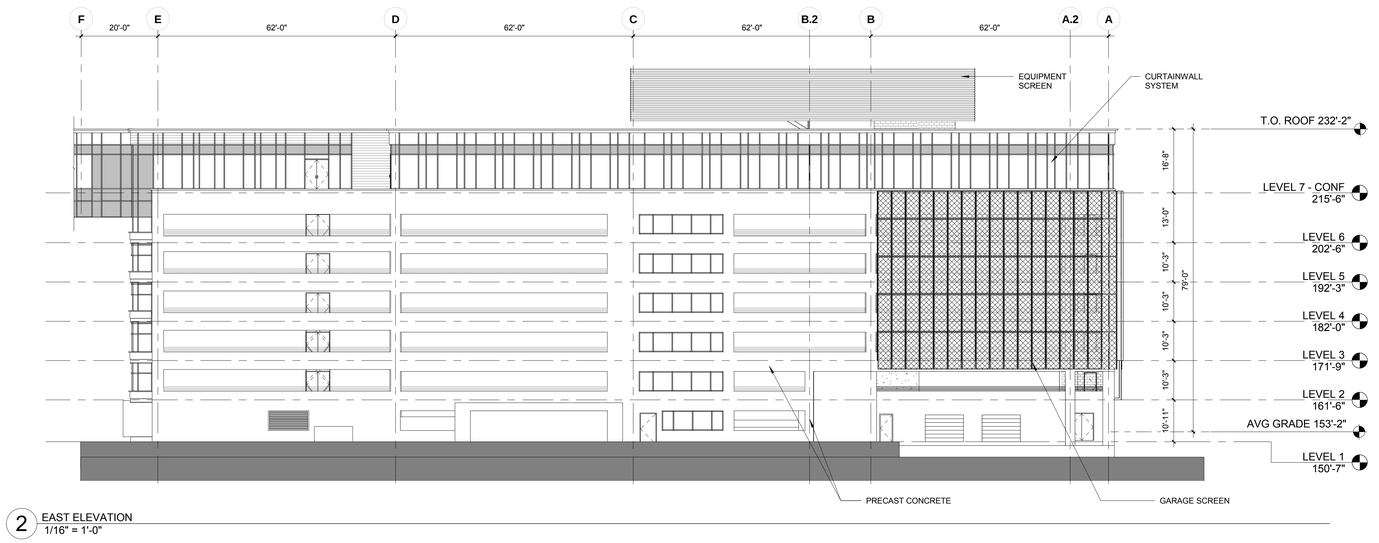
REGISTERED ARCHITECT JAMES MARGULIES 9-2004 COMMONWEALTH OF MASSACHUSETTS

Seal

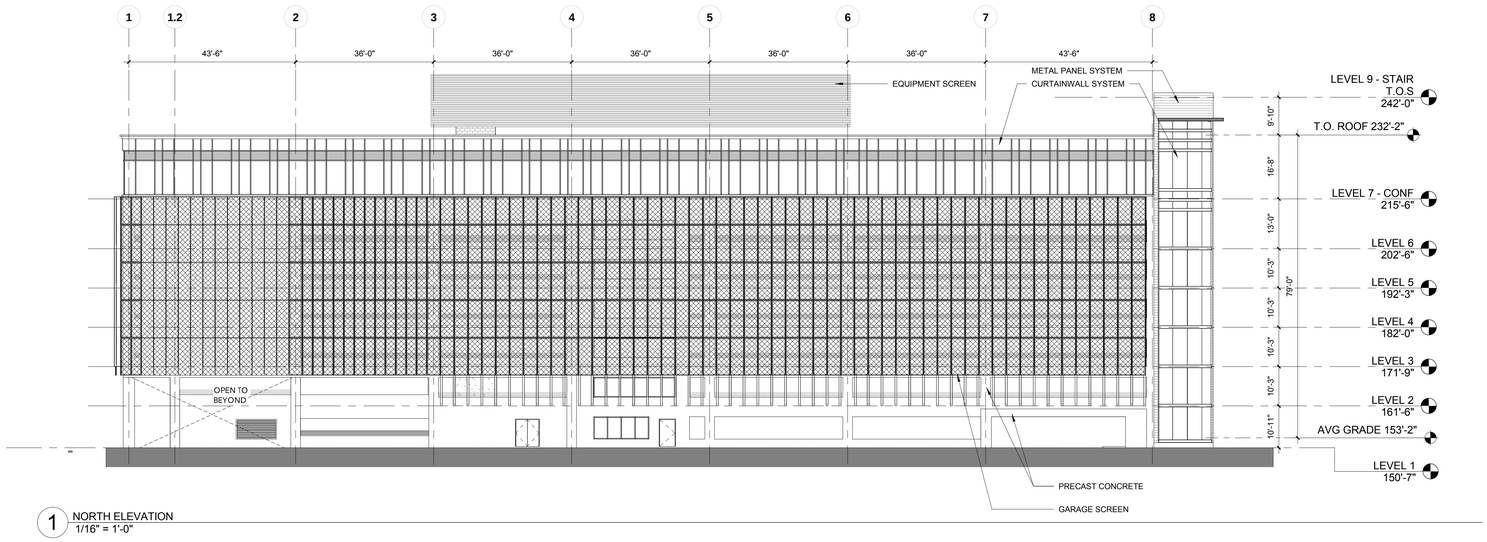
Drawing No.

SPA-109

ISSUED FOR SITE PLAN REVIEW



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

THE TJX COMPANIES, INC
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FRAMINGHAM, MA 01701
Property Owner/Applicant

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DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

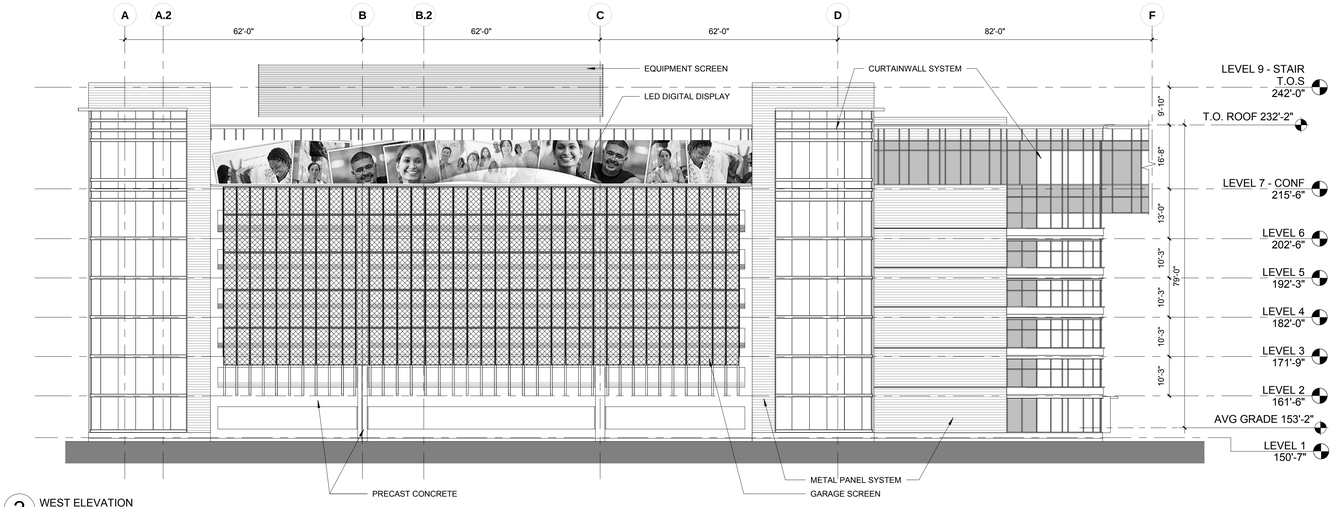
NORTH & EAST EXTERIOR ELEVATIONS
Drawing Title

Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	1/16" = 1'-0"

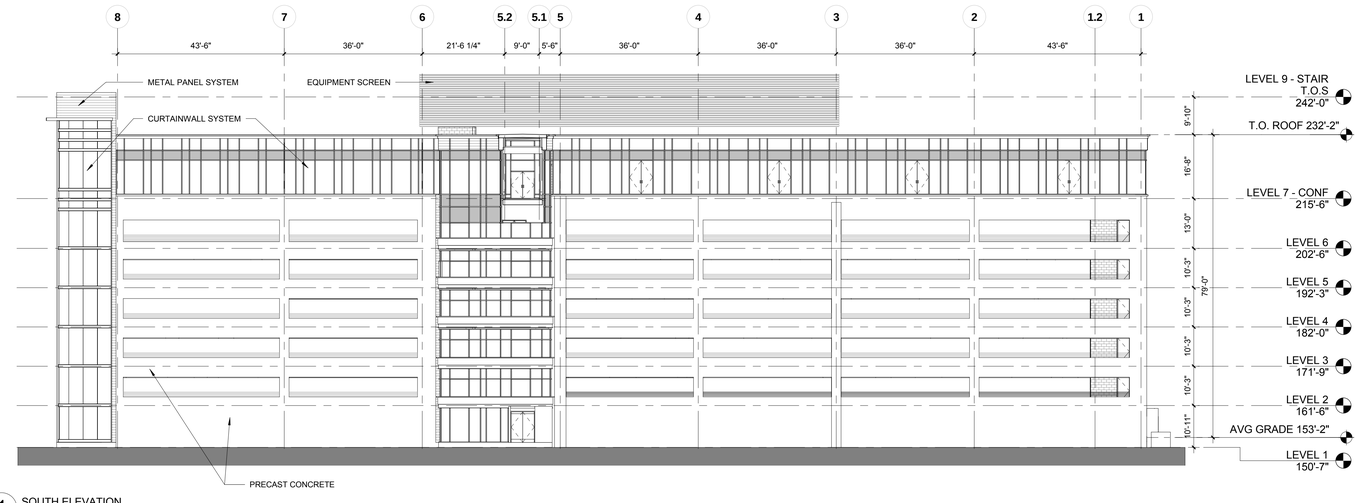
Seal

Drawing No.
SPA-401

ISSUED FOR SITE PLAN REVIEW



2 WEST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

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FRAMINGHAM PLANNING BOARD

DATE:

APPROVED BY:
NATICK PLANNING BOARD

DATE:

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA
Project

SOUTH & WEST EXTERIOR ELEVATIONS

Drawing Title

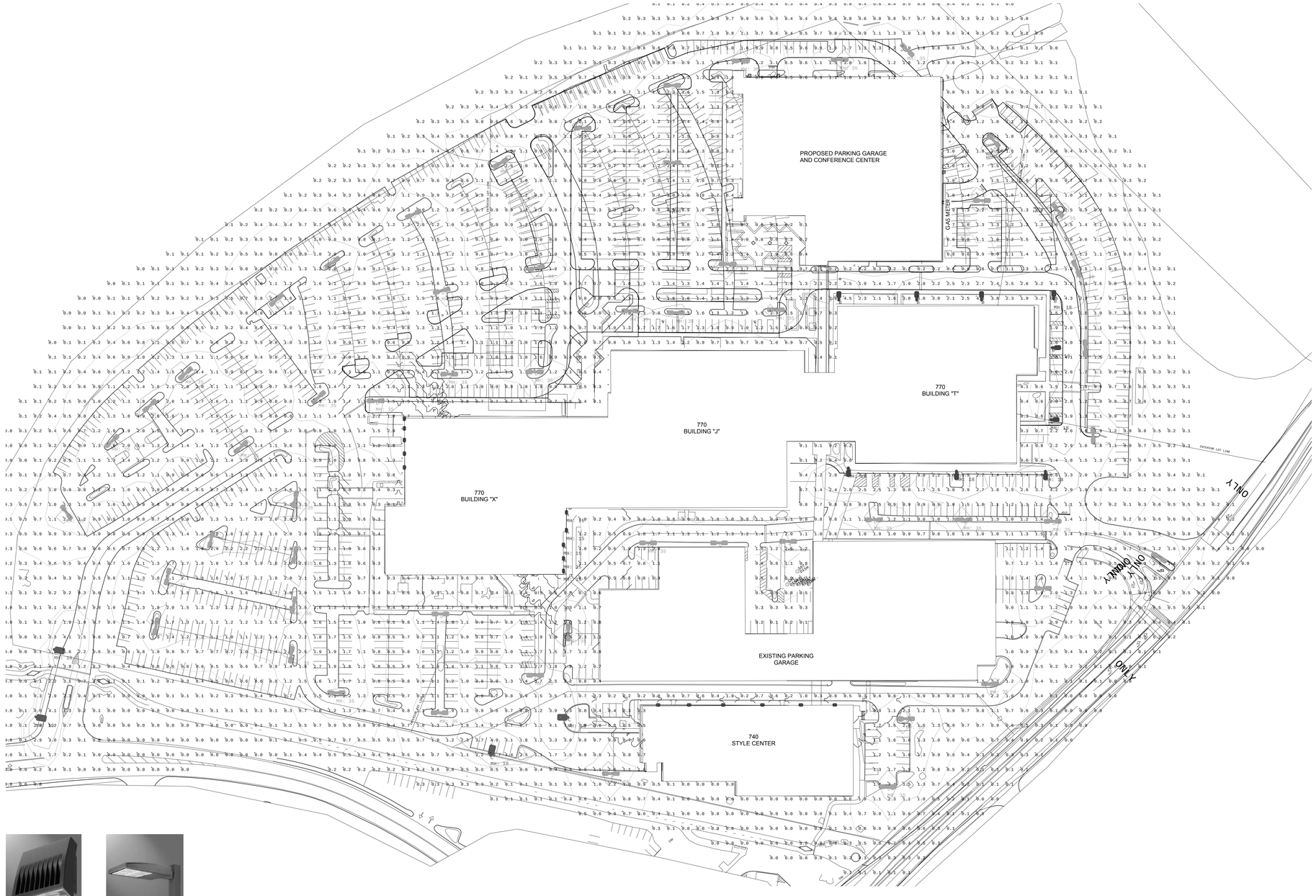
Project No.	Checked	Date
TJX16A.00	MA	09/09/16
Drawn	Approved	Scale
SA/CZ	MM	1/16" = 1'-0"

Seal

Drawing No.

SPA-402

ISSUED FOR SITE PLAN REVIEW



FIXTURE A

FIXTURES B, C, & D

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	16	A	SINGLE	N.A.	0.900	XTOR2A
	9	B	SINGLE	N.A.	0.900	GLEON-AE-02-LED-E1-SL3
	4	C	SINGLE	N.A.	0.900	GLEON-AE-03-LED-E1-SL3
	55	D	BACK-BACK	N.A.	0.900	GLEON-AE-02-LED-E1-SL3

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site_Planar	Fc	0.92	10.7	0.0	N.A.	N.A.

1 GROUND LEVEL - PHOTOMETRIC SITE LIGHTING
1" = 60'-0"

THE TJX COMPANIES, INC
770 COCHITUATE ROAD
FRAMINGHAM, MA 01701
Property Owner/Applicant

CROWE
JOHN G. CROWE ASSOCIATES, INC.
39 Holton Street Winchester, MA 01890
Phone 781-570-2365 Fax 781-570-2368
jgca@jcrowe.com www.jcrowe.com
Civil Engineer/Landscape Architect

MPA MARGULIES PERRUZZI ARCHITECTS
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Design for the way you work.
Architect

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Transportation & Infrastructure
155 Main Dunstable Rd. Suites 120 & 125 • Nashua, NH 03060 • 603.595.7900
www.wspgroup.com
Surveyor

APPROVED BY:
FRAMINGHAM PLANNING BOARD

DATE: _____

APPROVED BY:
NATICK PLANNING BOARD

DATE: _____

FRAMINGHAM PARCELS

740 Cochituate Road
Assessor Parcel ID # 084-77-8873

750 (770) Cochituate Road
Assessor Parcel ID # 073-88-1256

156 Speen Street Off
Assessor Parcel ID # 073-78-6441

NATICK PARCELS

0 Commonwealth Road
Assessor Map 11 Lot 15A

1 Commonwealth Road
Assessor Map 10 Lot 4

2 Commonwealth Road
Assessor Map 10 Lot 1

4 Commonwealth Road
Assessor Map 10 Lot 1A

18 Commonwealth Road
Assessor Map 11 Lot 15

18R Commonwealth Road
Assessor Map 11 Lot 15C

29 Commonwealth Road
Assessor Map 11 Lot 27

No.	Date	Description

Proposed TJX Parking Garage and Conference Center

740-770 COCHITUATE ROAD
FRAMINGHAM / NATICK, MA

Project

PHOTOMETRY SITE LIGHTING

Drawing Title

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Seal

Drawing No.

SPA - PH1