129 RUSSELL ROAD
N/F JOHN & JACQUELINE FLYNN

135 RUSSELL ROAD
N/F MORUZZI RUSSELL REALTY TRUST

137 RUSSELL ROAD EXTENSION
N/F JOHN & MARILYN HANLEY

193 WINTER STREET
N/F PAUL J. WATSON

217 WINTER STREET
N/F HILMER & GESA LEHNERT

215 WINTER STREET

N/F KAREN BROWN

LOT B
12,278 S.F.
0.282 AC.

PROP DECK

PROP 3-BDRM SINGLE FAMILY DWELLING #201
36 x 28
SLAB=163.4
TOC=171.0
GAR=163.0

6" INV = 161.4

SEWER CLEAN OUT (SEE DETAIL)

WALL TOP 166± BOT 163±

GARAGE

SHED (TO BE REMOVED)

PROPOSED GRADING EASEMENT

LOT A
8,003 S.F.
0.184 AC.

PROP DECK

CHIMNEY OVERHANG

197 WINTER STREET (TO BE REMOVED)

PROP 4-BDRM SINGLE FAMILY DWELLING #197
50' x 28'
SLAB=162.5
TOC=164.0

6" INV 159.76

BIT. DRIVEWAY

SEWER CLEAN OUT (SEE DETAIL)

REMOVE EXISTING DRIVEWAY LOAM AND SEED

PROPOSED BITUMINOUS CONCRETE DRIVEWAY
134' CENTERLINE LENGTH FROM PUBLIC WAY

PROPOSED BITUMINOUS CONCRETE DRIVEWAY

PROPOSED ACCESS EASEMENT

PROPOSED ACCESS EASEMENT

PROPOSED ACCESS EASEMENT

REMOVE 10 LF OF STONE WALL

UTILIZE STONES REMOVED TO CONSTRUCT RETURNS 5 LF PER SIDE

EXISTING CURB CUT

217' SIGHT DISTNACE

600'+ SIGHT DISTNACE

WINTER STREET
PUBLIC - VARIABLE WIDTH

RIM 159.86

RIM 161.14
INV 157.99

POLE 22

POLE 23

NOTE:
SEE BUILDING PERMIT PLANS FOR LOT A AND LOT B FOR SITE DETAILS AND UTILITY CONNECTIONS

PREPARED BY:
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OWNER:
1000, LLC
28 COUNTRY CLUB LANE
MIDDLETON, MASSACHUSETTS

APPLICANT:
TURNKEY BUILDERS, LLC
130 PARKER STREET
LAWRENCE, MA 01843

SCALE:
10 0 5 10 20 40
1 in. = 10 ft.

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DATE: 9/22/16
DESIGN BY: SD
DRAWN BY: SD
CHECKED BY: GSR

EXHIBIT PLAN
LOT A & B, 197 WINTER STREET
FRAMINGHAM, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 5349
DRAWING NO. 5349
SHEET NO. 1 OF 1

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