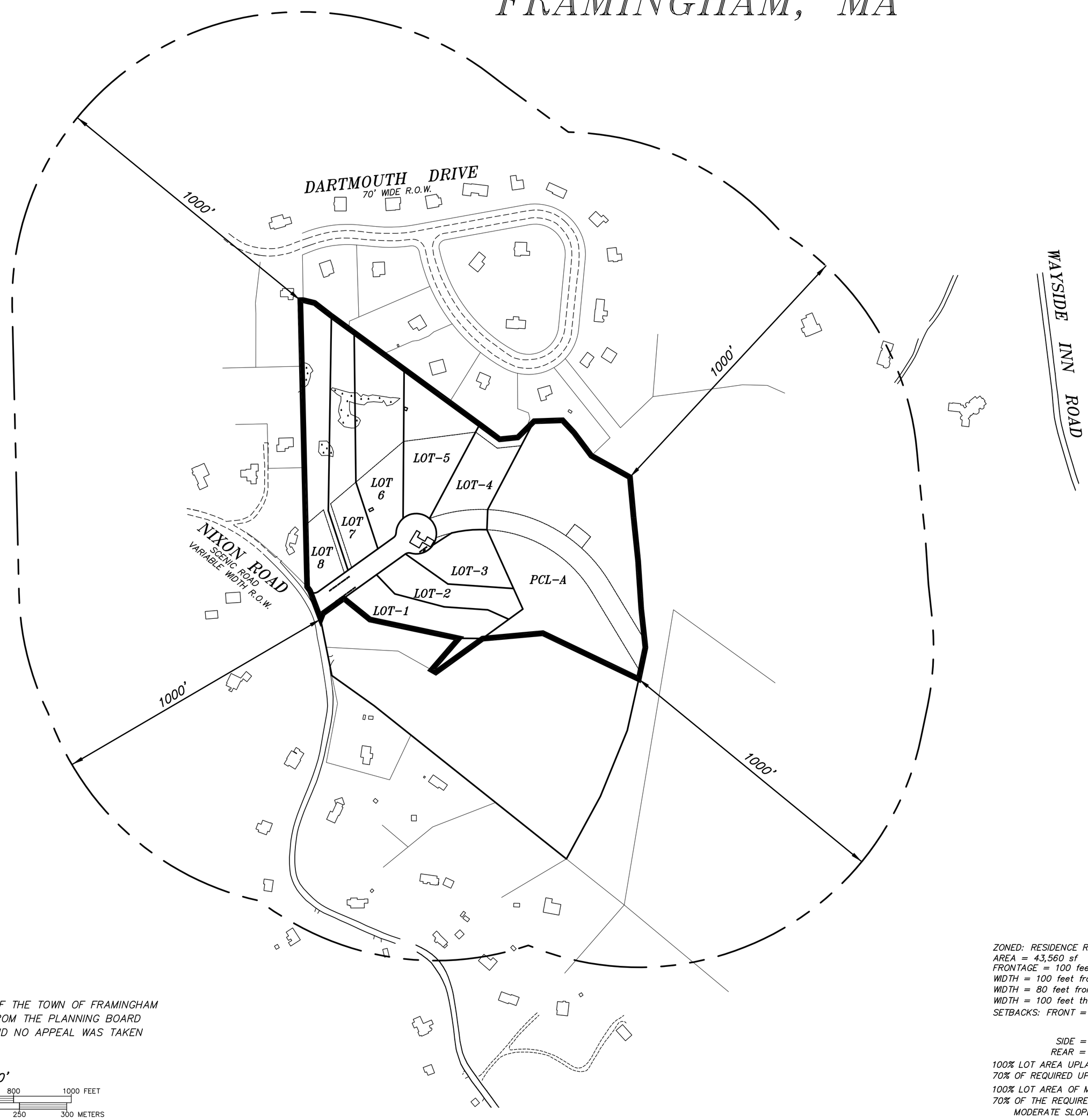
DEFINITIVE SUBDIVISION
"FORD'S HILL ESTATES"
FRAMINGHAM, MA



LAND COURT PLAN 23581

SHEET INDEX:

1 OF 3	LOCUS PLAN
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1,2,3,4 OF 4	PRELIMINARY "OSRD" PLAN

23 TOTAL SHEETS

GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAMMETRY OBTAINED FROM COL-EAST, INC. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
2. PROPERTY LINES SHOWN ARE BASED UPON A BOUNDARY SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN DECEMBER 2012.
3. WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GODDARD CONSULTING APRIL 2012.
4. THE PARCEL IS SHOWN ON ASSESSORS MAP 421, BLOCK 1, LOT 3A, 18A AND A PORTION OF 3B. TOTAL SITE AREA = 21.85 ACRES.
5. THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FRAMINGHAM, COMMUNITY PANEL 503 OF 656 MAP No. 25017C0503E, DATED JUNE 4, 2010.
6. NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING A DISPOSAL WORKS CONSTRUCTION PERMIT, AS REQUIRED BY TITLE 5, FROM THE FRAMINGHAM BOARD OF HEALTH.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

VAROUJAN H. HAGOPIAN, P.L.S. 49665 DATE:

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE:

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.

GRAPHIC SCALE: 1"=200'

0 100 150 200 300 400 600 800 1000 FEET
0 20 40 60 80 100 150 200 250 300 METERS

ZONED: RESIDENCE R-4
AREA = 43,560 sf
FRONTAGE = 100 feet
WIDTH = 100 feet from street to setback line
WIDTH = 80 feet from street line to building
WIDTH = 100 feet through building.
SETBACKS: FRONT = 30 feet
50 feet from road centerline on ways less than 40 feet wide.
SIDE = 30 feet
REAR = 30 feet
100% LOT AREA UPLAND
70% OF REQUIRED UPLAND AREA MUST BE CONTIGUOUS
100% LOT AREA OF MODERATE SLOPE
70% OF THE REQUIRED LOT AREA MUST BE CONTIGUOUS
MODERATE SLOPE AREA = 30,492 S.F..

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.

DEFINITIVE PLAN
INDEX SHEET/LOCUS PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

3-6-2013
REVISIONS
DATE: JAN. 3, 2013
DESIGNED BY: REM,GFC
CHECKED BY: VC,VHH
COMPUTED BY: VC,REM
FIELD SURVEY: SMC,RLS
DRAWN BY: REM
SCALE: 1"=200'
SHEET 1 OF 3.