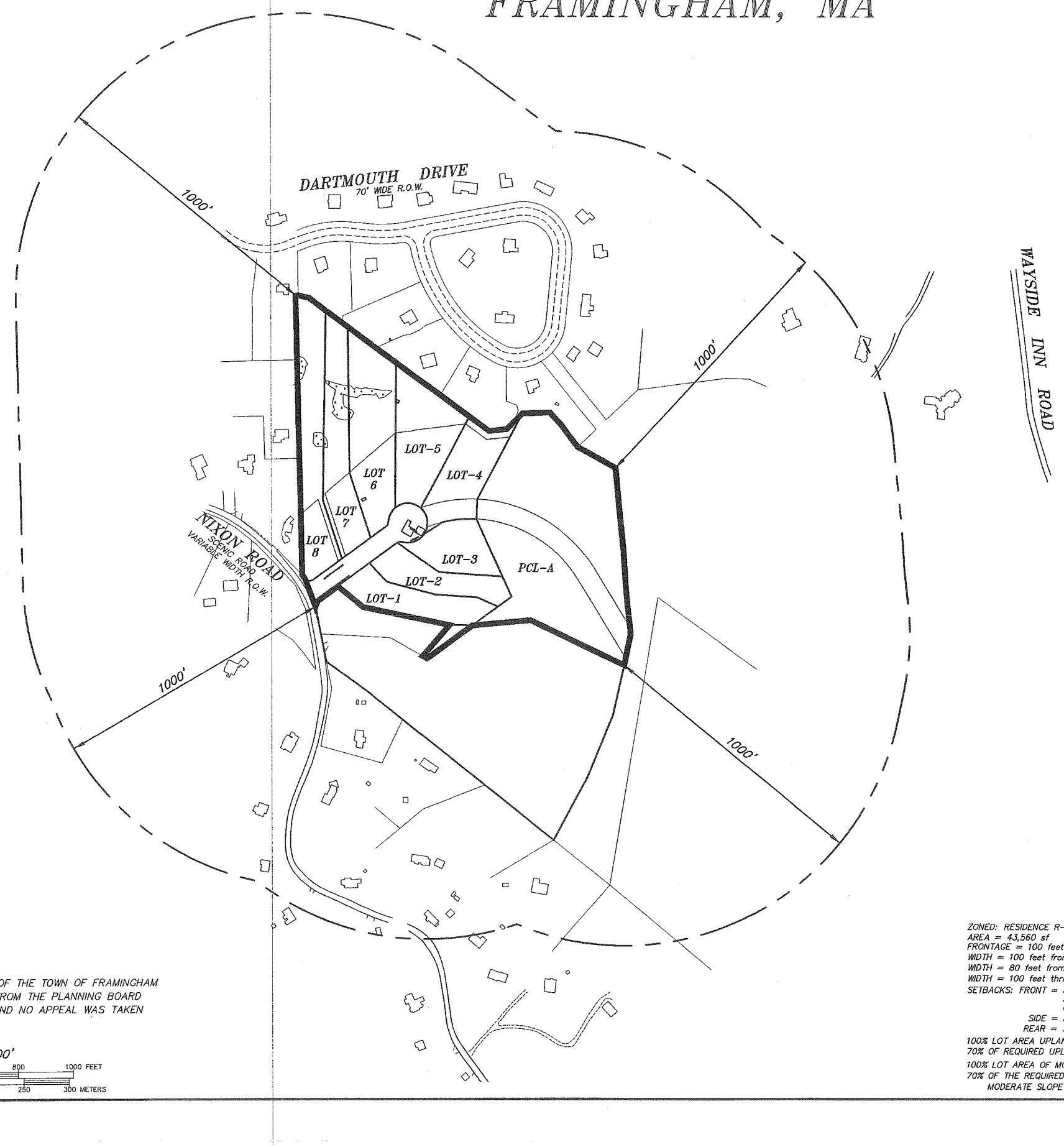
"FORD'S HILL ESTATES"
FRAMINGHAM, MA



LAND COURT PLAN 28581

1 OF 3 ..... LOCUS PLAN
2,3 OF 3 ..... LOTTING / LAND PLANS

1,2,3 OF 16 ..... EXISTING CONDITIONS PLANS
4 OF 16 ..... MODERATE SLOPE WORKSHEET
5,6,7 OF 15 ..... TOPOGRAPHIC PLANS
8 OF 16 ..... UTILITY & DRAINAGE PLAN
9 OF 16 ..... PROFILE PLAN
10,11 OF 16 ..... EROSION CONTROL PLANS
12,13,14,15 OF 16 ..... CONSTRUCTION DETAILS
16 OF 16 ..... LANDSCAPING PLAN

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.

5/23/2013

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

COMMONWEALTH OF MASSACHUSETTS — VAROUJAN H. HAGOPIAN No. 49665 — PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — VITO COLONNA CIVIL No. 47638 — REGISTERED PROFESSIONAL ENGINEER

5-23-13

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

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..

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

5-23-2013
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.

FOR TWENTY (20) DAYS THEREAFTER.

UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE AND FLOOR AREA RATIO IN ACCORDANCE WITH SECTION IV.G.3.a., 3.c., 3.d., 4.b., 6.a–e. AND 7.c. OF THE ZONING BY–LAW FOR ALL LOTS AFFECTED.

2. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE LAND DISTURBANCE BY–LAW IN ACCORDANCE WITH SECTION IV.H.2. OF THE ZONING BY–LAW FOR ALL LOTS AFFECTED.

3. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE FRAMINGHAM GENERAL BY–LAW IN ACCORDANCE WITH ARTICLE 5, SECTION 18, AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, SECTION 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

4. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

PREVIOUS PLAN 2358I APPROVED IN ACCORDANCE WITH THE SUBDIVISION CONTROL LAW, OF AT LEAST SUCH DISTANCE, IF ANY, AS IS THEN REQUIRED BY ORDINANCE OR BY–LAW OF SAID CITY OR TOWN FOR ERECTION OF A BUILDING ON SUCH LOT, AND IF NO DISTANCE IS REQUIRED, HAS SUCH FRONTAGE OF AT LEAST 20 FEET.

I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON DECEMBER 4, 2012.

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: 5/23/13

COMMONWEALTH OF MASSACHUSETTS
VAROUJAN H. HAGOPIAN
No. 49665
PROFESSIONAL LAND SURVEYOR

L.C. BOOK 1267, PAGE 160 – NEXUM

REFERENCES

L.C. PLAN 2358I	PLAN No. 1363 of 1971
L.C. PLAN 2358E	PLAN No. 402 of 1976
L.C. PLAN 2358F	PLAN No. 1192 of 1973
L.C. PLAN 2358G	PLAN No. 423 of 1947
L.C. PLAN 42788A	PLAN No. 287 of 2000
L.C. PLAN 20034D	PLAN No. 1260 of 1986
PLAN No. 164 of 1988	PLAN No. 1261 of 1986

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..

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

_____

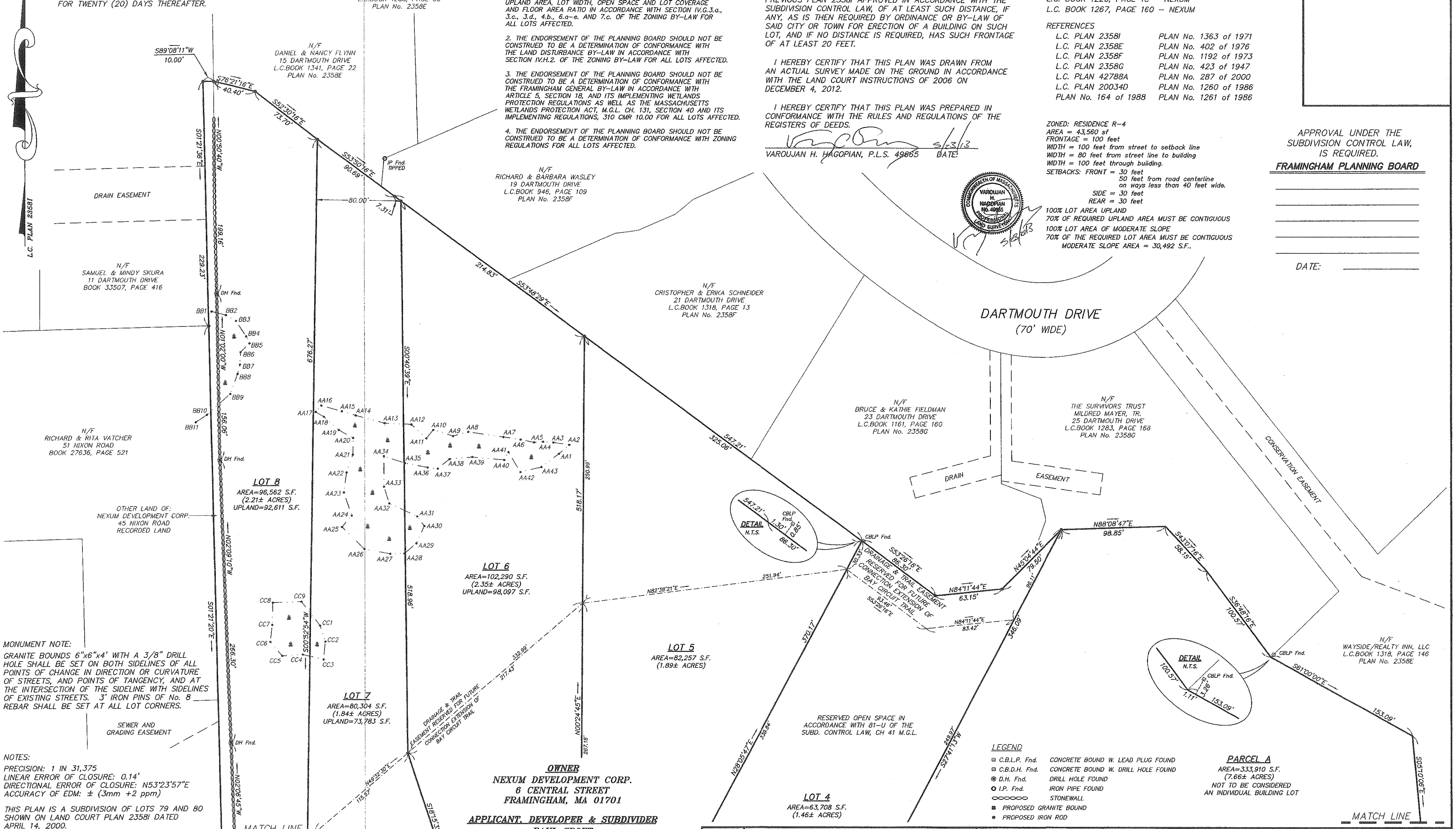
_____

_____

_____

_____

DATE: _____



MONUMENT NOTE:
GRANITE BOUNDS 6"x6"x4' WITH A 3/8" DRILL HOLE SHALL BE SET ON BOTH SIDELINES OF ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF STREETS, AND POINTS OF TANGENCY, AND AT THE INTERSECTION OF THE SIDELINE WITH SIDELINES OF EXISTING STREETS. 3' IRON PINS OF No. 8 REBAR SHALL BE SET AT ALL LOT CORNERS.

SEWER AND GRADING EASEMENT

NOTES:
PRECISION: 1 IN 31,375
LINEAR ERROR OF CLOSURE: 0.14'
DIRECTIONAL ERROR OF CLOSURE: N53°23'57"E
ACCURACY OF EDM: ± (3mm +2 ppm)

THIS PLAN IS A SUBDIVISION OF LOTS 79 AND 80 SHOWN ON LAND COURT PLAN 2358I DATED APRIL 14, 2000.

SEE PLAN BY CONNORSTONE ENGINEERING INC. DATED JANUARY 2, 2013.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF FRAMINGHAM ASSESSORS RECORDS.

LEGEND

C.B.L.P. Fnd.	CONCRETE BOUND W. LEAD PLUG FOUND
C.B.D.H. Fnd.	CONCRETE BOUND W. DRILL HOLE FOUND
D.H. Fnd.	DRILL HOLE FOUND
I.P. Fnd.	IRON PIPE FOUND
	STONEWALL
	PROPOSED GRANITE BOUND
	PROPOSED IRON ROD

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

DESIGNED BY: REM	
CHECKED BY: VHH	
COMPUTED BY: VHH	
FIELD SURVEY: SMC,RLS	
DRAWN BY: VHH	
SCALE: 1"=40'	
SHEET 2 OF 3	

DEFINITIVE PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MASS.

MAY 23, 2013
MAR. 6, 2013
REVISIONS
JAN. 3, 2013

AND FLOOR AREA RATIO IN ACCORDANCE WITH SECTION IV.G.3.a., 3.c., 3.d., 4.b., 6.a–e. AND 7.c. OF THE ZONING BY–LAW FOR ALL LOTS AFFECTED.

2. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE LAND DISTURBANCE BY–LAW IN ACCORDANCE WITH SECTION IV.H.2. OF THE ZONING BY–LAW FOR ALL LOTS AFFECTED.

PROTECTION REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, SECTION 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

4. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

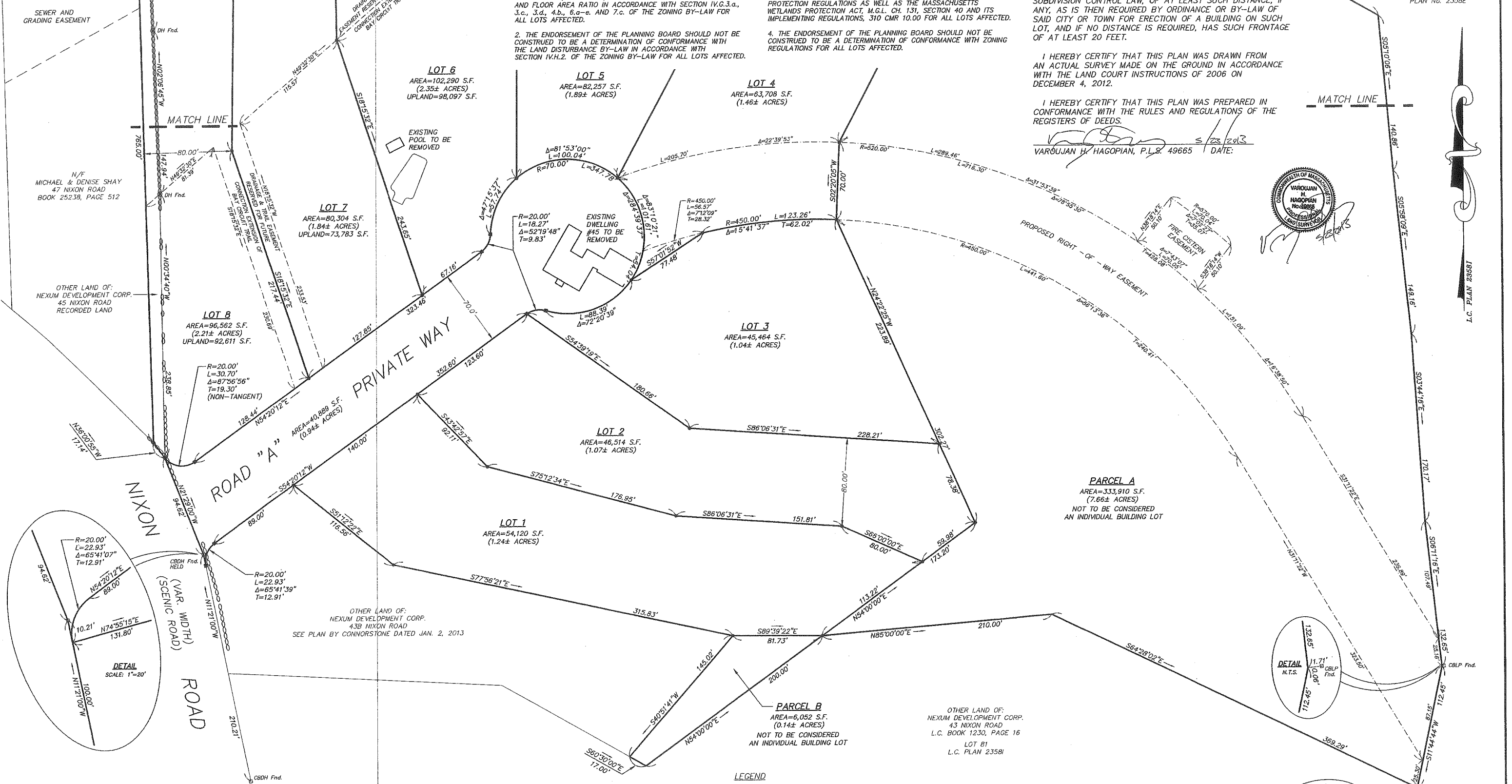
SUBDIVISION CONTROL LAW, OF AT LEAST SUCH DISTANCE, IF ANY, AS IS THEN REQUIRED BY ORDINANCE OR BY–LAW OF SAID CITY OR TOWN FOR ERECTION OF A BUILDING ON SUCH LOT, AND IF NO DISTANCE IS REQUIRED, HAS SUCH FRONTAGE OF AT LEAST 20 FEET.

I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON DECEMBER 4, 2012.

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

VARÓUJAN H. HAGOPIAN, P.L.S. 49665 DATE: 5/23/2013

COMMONWEALTH OF MASSACHUSETTS VAROUJAN H. HAGOPIAN No. 49665 PROFESSIONAL LAND SURVEYOR 5/23/2013



OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA 01701

APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA 01760

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.
FRAMINGHAM PLANNING BOARD

DATE:

LEGEND
- C.B.L.P. Fnd. — CONCRETE BOUND W. LEAD PLUG FOUND
- C.B.D.H. Fnd. — CONCRETE BOUND W. DRILL HOLE FOUND
- D.H. Fnd. — DRILL HOLE FOUND
- I.P. Fnd. — IRON PIPE FOUND
- STONEWALL
- PROPOSED GRANITE BOUND
- PROPOSED IRON ROD

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.

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

DESIGNED BY: REM	
CHECKED BY: VHH	
COMPUTED BY: VHH	
FIELD SURVEY: SMC,RLS	
DRAWN BY: VHH	
SCALE: 1"=40'	
SHEET 3 OF 3	

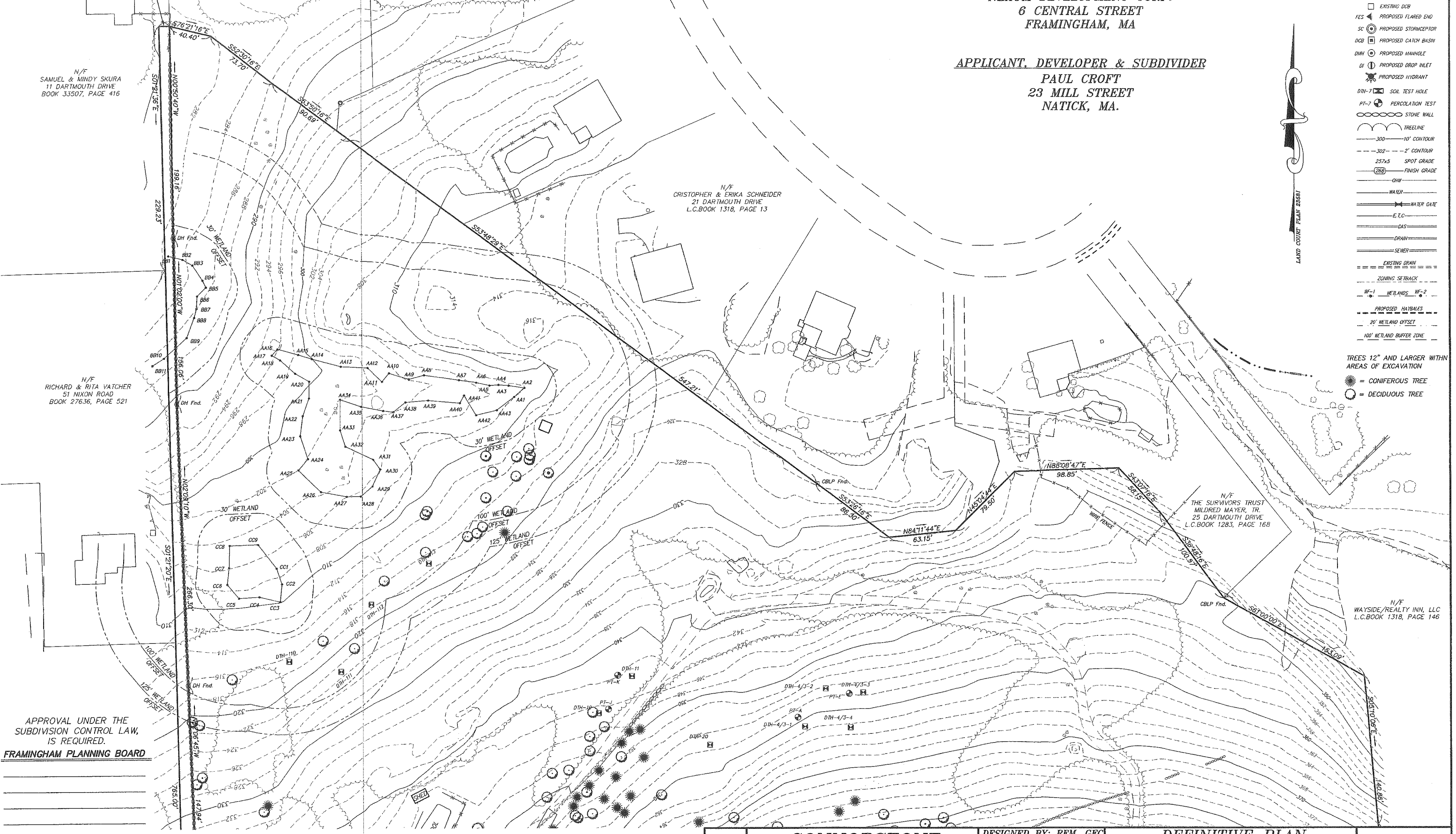
DEFINITIVE PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MASS.

MAY 23, 2013
MAR. 6, 2013
REVISIONS
JAN. 3, 2013

6 CENTRAL STREET
FRAMINGHAM, MA

APPLICANT, DEVELOPER & SUBDIVIDER

PAUL CROFT
23 MILL STREET
NATICK, MA.



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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

DIG SAFE
1-888-344-7233

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET	1 OF 16.

DEFINITIVE PLAN
EXISTING CONDITIONS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 2, 2013

N/F
MICHAEL & DENISE SHAY
47 NIXON ROAD
BOOK 25238, PAGE 512

100' WETLAND OFFSET
125' WETLAND OFFSET

N00°34'40"W
N36°20'05"W
N36°07'05"W
N17°21'00"W
S87°00'00"E
S60°10'00"E
N54°00'00"E
N85°00'00"E
S64°28'02"E
S05°10'06"E
S05°58'00"E
S03°44'16"E
S06°41'16"E
S11°44'44"W

RE-CONFIGURED EXISTING FRONTAGE LOT 80A
(OTHER LAND OF:
NEXUM DEVELOPMENT CORP.
43B NIXON ROAD
SEE PLAN BY CONNORSTONE DATED JAN. 2, 2013)

NIXON ROAD
SCENIC ROAD

EXISTING HOUSE
DRIVEWAY
POOL
SHED
DH Fnd.
BDH Fnd.
MARK UP #29A 47.50 ('88)

LAND COURT PLAN 23581

LEGEND

- UTILITY POLE
- EXISTING DMH
- EXISTING DCB
- ES — PROPOSED FLARED END
- SC — PROPOSED STORMCEPTOR
- CB — PROPOSED CATCH BASIN
- MH — PROPOSED MANHOLE
- DI — PROPOSED DROP INLET
- PROPOSED HYDRANT
- DTH-7 — SOIL TEST HOLE
- PT-7 — PERCOLATION TEST
- STONE WALL
- TREELINE
- 300 — 10' CONTOUR
- 302 — 2' CONTOUR
- 257x5 — SPOT GRADE
- (268) — FINISH GRADE
- OHW
- WATER
- WATER GATE
- E.T.C.
- GAS
- DRAIN
- SEWER
- EXISTING DRAIN
- ZONING SETBACK
- WF-1 WETLANDS WF-2
- PROPOSED HAYBALES
- 20' WETLAND OFFSET
- 100' WETLAND BUFFER ZONE

TREES 12" AND LARGER WITHIN AREAS OF EXCAVATION
- = CONIFEROUS TREE
- = DECIDUOUS TREE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE: _____

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

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"=40'

0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

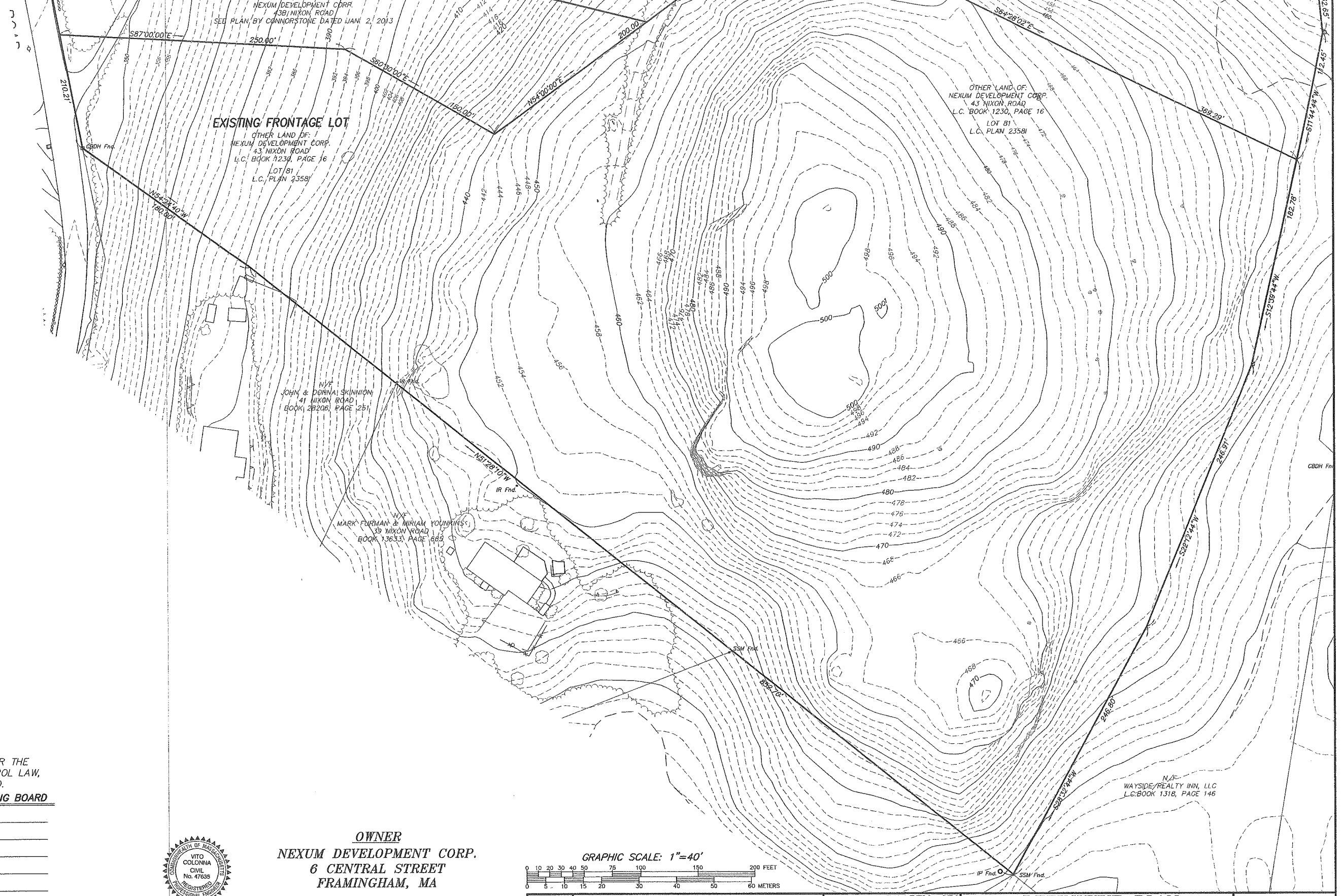
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET 2 OF 16.	

DEFINITIVE PLAN
EXISTING CONDITIONS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 2, 2013

LAND COURT PLAN 23581



LEGEND

- UTILITY POLE
- EXISTING DMH
- EXISTING DCB
- ES — PROPOSED FLARED END
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- CB — PROPOSED CATCH BASIN
- MH — PROPOSED MANHOLE
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DATE: _____

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COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

APPLICANT, DEVELOPER & SUBDIVIDER
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GRAPHIC SCALE: 1"=40'
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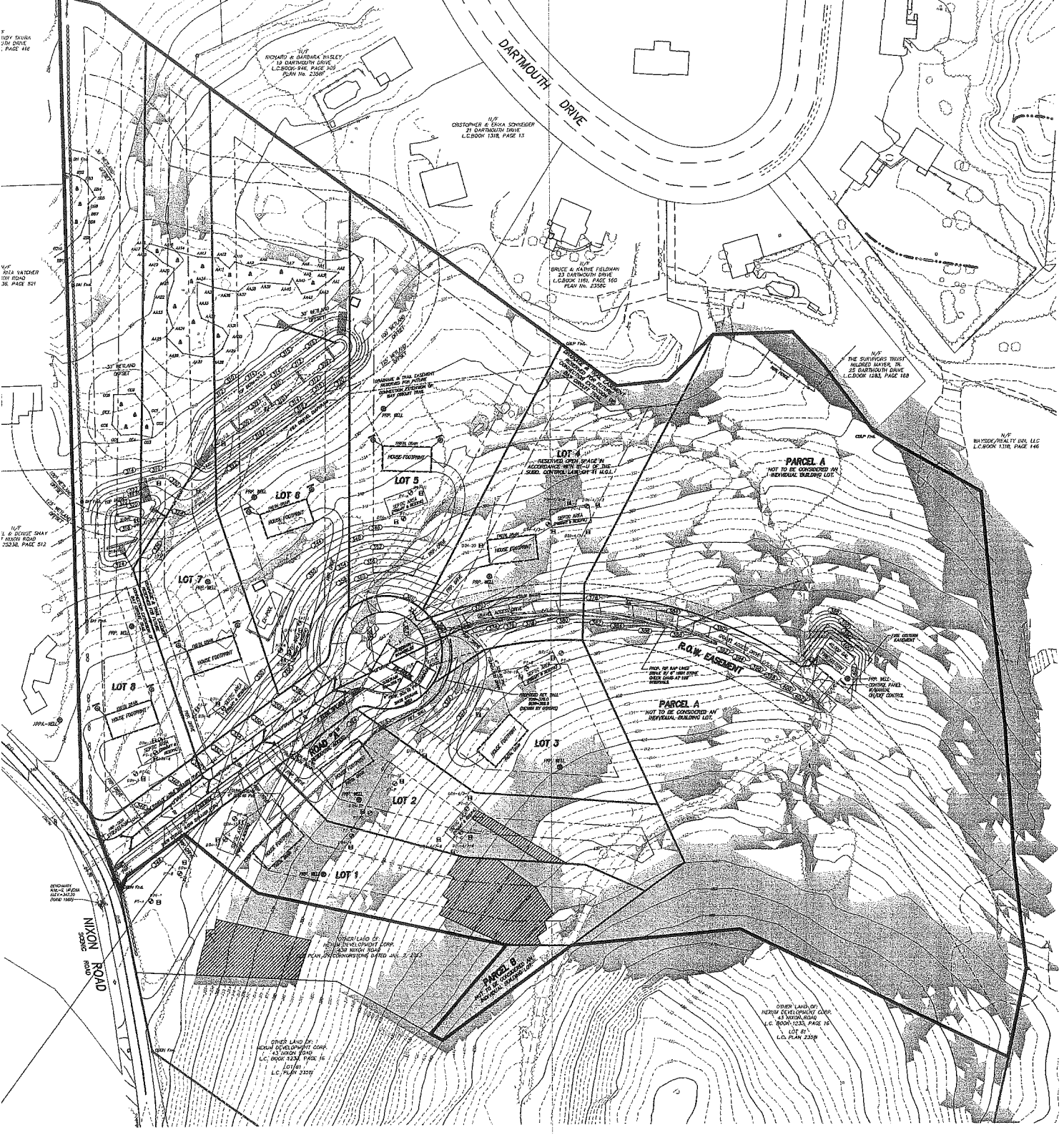
0 5 10 15 20 30 40 50 60 METERS

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET	3 OF 16.

DEFINITIVE PLAN
EXISTING CONDITIONS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 2, 2013



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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% OF THE REQUIRED LOT AREA MUST BE OF MODERATE SLOPE
70% OF THE MODERATE SLOPE AREA MUST BE CONTIGUOUS (30,492 S.F.) AND BE WHERE THE PRINCIPAL STRUCTURE IS SITED.

LOT AREA TABLE

LOT NUMBER	AREA	CONTIGUOUS MODERATE SLOPE AREA	TOTAL MODERATE SLOPE AREA	UPLAND*
LOT 1	54,120 S.F.	34,286 S.F.	43,717 S.F.	54,120 S.F.
LOT 2	46,514 S.F.	44,927 S.F.	44,927 S.F.	46,514 S.F.
LOT 3	45,464 S.F.	45,464 S.F.	45,464 S.F.	45,464 S.F.
LOT 4	63,708 S.F.	63,708 S.F.	63,708 S.F.	63,708 S.F.
LOT 5	82,257 S.F.	82,257 S.F.	82,257 S.F.	82,257 S.F.
LOT 6	102,290 S.F.	102,290 S.F.	102,290 S.F.	98,097 S.F.
LOT 7	80,304 S.F.	80,304 S.F.	80,304 S.F.	73,783 S.F.
LOT 8	96,562 S.F.	96,562 S.F.	96,562 S.F.	92,611 S.F.

*UPLAND IS LOT AREA EXCLUSIVE OF WETLANDS

= DENOTES SLOPES GREATER THAN (20%) OVER A HORIZONTAL DISTANCE OF 100 FEET MEASURED PERPENDICULAR TO THE CONTOUR LINES.

= DENOTES SLOPES GREATER THAN 20%.

GRAPHIC SCALE: 1"=80'

0 20 40 60 80 100 150 200 300 400 FEET
0 10 20 30 40 60 80 100 120 METERS

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE BASED ON RECORD DATA AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

2. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS FRAMINGHAM DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.

3. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.

6. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

7. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.

8. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).

9. ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.

10. RETAINING WALLS HAVE BEEN SHOWN FOR LAYOUT AND COORDINATION. STRUCTURAL DESIGN SHALL BE PROVIDED BY OTHERS PRIOR TO CONSTRUCTION.

CONSTRUCTION PROCEDURE

IT IS ASSUMED THAT UNDER NORMAL CONDITIONS WORK WILL PROCEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. MAJOR SHIFTS IN THE SCHEDULE MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OR THEIR DESIGNATE.

1. HOURS OF OPERATION: MON-SAT. 7:00 - 5:00

2. SITE PREPARATION:
   a. INSTALL PERIMETER EROSION CONTROLS
   b. ROUGH GRADE ENTRANCE OFF NIXON ROAD AND INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE
   c. REMOVE EXISTING BUILDINGS AND STRUCTURES.
   d. CUT AND REMOVE TREES
   e. INSTALL TEMPORARY SEDIMENT BASIN INCLUDING OUTLET STRUCTURE AND DIVERSION BERMS/SWALES
   f. PREPARE STOCKPILE AREAS.

3. EACH OF THE FOLLOWING STEPS MUST BE APPROVED BY THE PUBLIC WORKS INSPECTOR ON THE JOB.
   a. CLEARING AND CLEANING: INCLUDING EXCAVATING OR STRIPPING POOR MATERIAL
   b. PREPARATION OF SUB-BASE INCLUDING NECESSARY CUTS AND FILLS.
   c. INSTALLATIONS-OF DRAINAGE MAINS.
   d. INSTALLATION OF OTHER UNDERGROUND UTILITIES.
   e. INSTALLATION OF ROAD SUBDRAIN WHERE CONDITIONS WARRANT.
   f. INSTALL FIRE CISTERN, WELL, SUCTION LINE, AND HYDRANT.
   g. APPLICATION OF MATERIAL SUB-BASE.
   h. GRAVEL APPROVED BY TOWN ENGINEER.
   i. APPLICATION OF GRAVEL IN OR ABOVE SUB-BASE (FOR ROADWAY AND CISTERN ACCESS DRIVEWAY).
   j. COMPACTION TESTING.
   k. CERTIFICATION OF GRAVEL GRADES BY PROFESSIONAL ENGINEER OR SURVEYOR.
   l. APPLICATION OF GRAVEL IN SIDEWALKS.
   m. APPLICATION OF BASE COURSE.
   n. INSTALLATION OF GRANITE CURBING.
   o. REMOVAL OR APPLICATION OF MATERIAL FOR SLOPES.
   p. APPLICATION OF BITUMINOUS CONCRETE BASE AND TOP COURSES FOR SIDEWALKS AND APRONS.
   q. APPLICATION OF BITUMINOUS CONCRETE TOP COURSES FOR ROADWAY, AND RESTORATION OF THE PUBLIC WAY PER DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
   r. APPLICATION OF LOAM FOR LAWNS AND SLOPES.
   s. INSTALLATION OF STONE BOUNDS AND LOT CORNER POINTS.
   t. INSTALLATION OF STREET LIGHTS.

4. CONSTRUCTION ACCESS ROUTE WILL BE NIXON ROAD.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

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

DESIGNED BY: REM, GFC
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: 1"=80'
SHEET 4 OF 16.

DEFINITIVE PLAN
MODERATE SLOPE WORKSHEET
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JULY 3, 2012

NIXON DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

EXISTING DCB
FES PROPOSED FLARED END
SC PROPOSED STORMCEPTOR
DCB PROPOSED CATCH BASIN
DMH PROPOSED MANHOLE
DI PROPOSED DROP INLET
PROPOSED HYDRANT
DTH-7 SOIL TEST HOLE
PT-7 PERCOLATION TEST
STONE WALL
TREELINE
300 10' CONTOUR
302 2' CONTOUR
257x5 SPOT GRADE
768 FINISH GRADE
OHW
WATER
WATER GATE
E.T.C.
GAS
DRAIN
SEWER
EXISTING DRAIN
ZONING SETBACK
WF-1 WETLANDS WF-2
PROPOSED HAYBALES
20' WETLAND OFFSET
100' WETLAND BUFFER ZONE

N/F
SAMUEL & MINDY SKURA
11 DARTMOUTH DRIVE
BOOK 33507, PAGE 416

N/F
RICHARD & BARBARA WASLEY
19 DARTMOUTH DRIVE
L.C.BOOK 946, PAGE 109
PLAN No. 2358F

N/F
CRISTOPHER & ERIKA SCHNEIDER
21 DARTMOUTH DRIVE
L.C.BOOK 1318, PAGE 13

N/F
BRUCE & KATHIE FIELDMAN
23 DARTMOUTH DRIVE
L.C.BOOK 1161, PAGE 160
PLAN No. 235BG

N/F
RICHARD & RITA VATCHER
51 NIXON ROAD
BOOK 27636, PAGE 521

N/F
THE SURVIVORS TRUST
MILDRED MAYER, TR.
25 DARTMOUTH DRIVE
L.C.BOOK 1283, PAGE 168

N/F
WAYSIDE/REALTY INN, LLC
L.C.BOOK 1318, PAGE 146

DARTMOUTH DRIVE

LAND COURT PLAN 235B1

30' WETLAND OFFSET
100' WETLAND OFFSET
125' WETLAND OFFSET

DRAINAGE & TRAIL EASEMENT RESERVED FOR FUTURE CONNECTION EXTENSION OF BAY CIRCUIT TRAIL

PEA GRAVEL DIAPHRAGM

LOT 4
RESERVED OPEN SPACE IN ACCORDANCE WITH 81-U OF THE SUBD. CONTROL LAW, CH 41 M.G.L.

LOT 5

LOT 6

LOT 7

PARCEL A
NOT TO BE CONSIDERED AN INDIVIDUAL BUILDING LOT.

HOUSE FOOTPRINT

SEPTIC AREA (PRIMARY & RESERVE)

PRP. WELL

PRP. DRIVE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE:

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

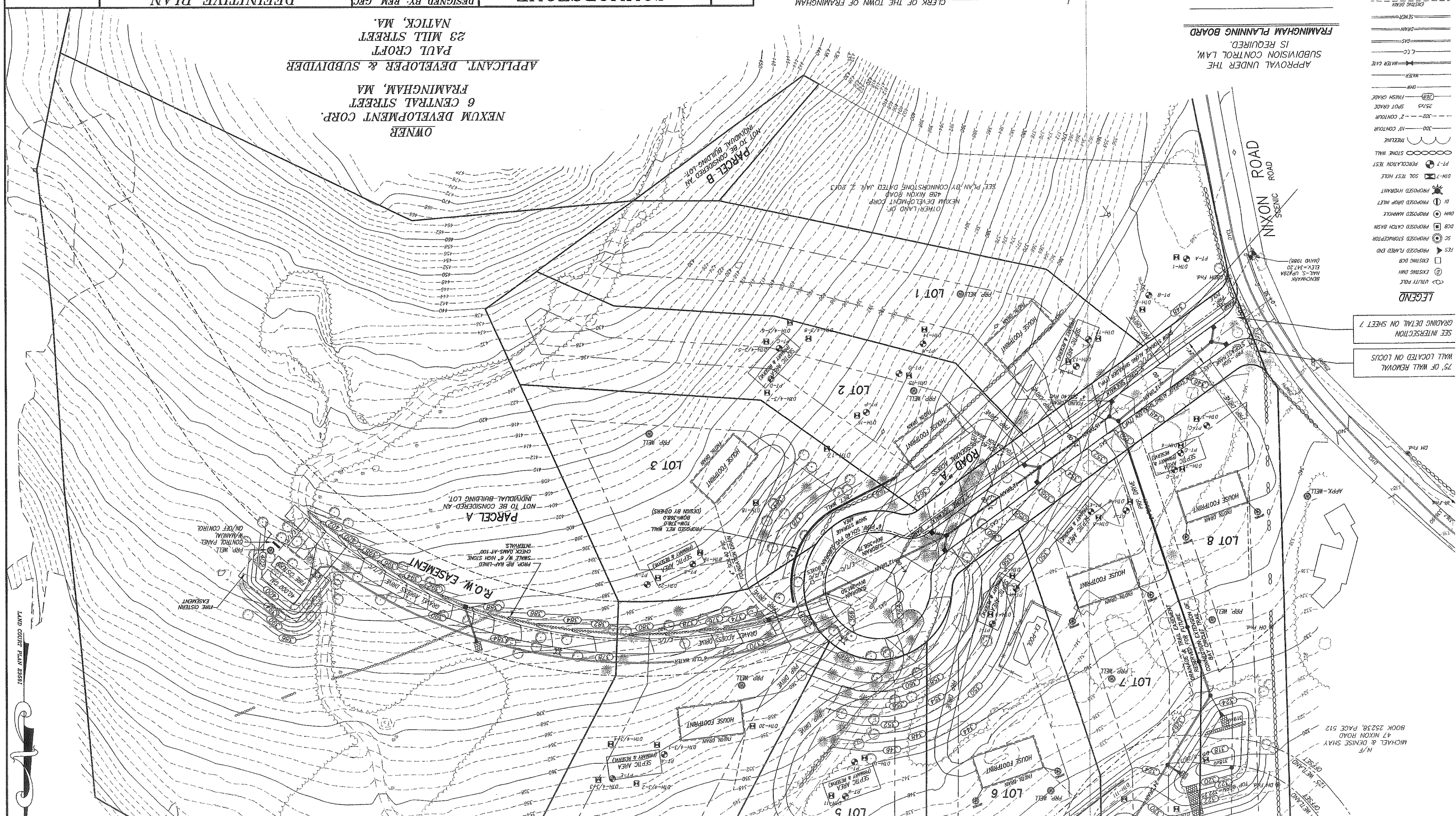
GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET	5 OF 16.

DEFINITIVE PLAN
TOPOGRAPHY PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

REVISIONS
5-23-2013
3-6-2013
DATE: JAN. 3, 2013


CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
DEFINITIVE PLAN
TOPOGRAPHY PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA
DESIGNED BY: REM, GFC
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: 1"=40'
SHEET 6 OF 16.
5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 3, 2013
GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS
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.
COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47595
REGISTERED PROFESSIONAL ENGINEER
DATE:
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
FRAMINGHAM PLANNING BOARD
OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA
APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.
LEGEND
UTILITY POLE
EXISTING DAM
EXISTING DCB
PROPOSED FLARED END
PROPOSED STORMCEPTOR
PROPOSED CATCH BASIN
PROPOSED MANHOLE
PROPOSED DROP INLET
PROPOSED HYDRANT
SOIL TEST HOLE
PERCOLATION TEST
STONE WALL
TREELINE
100' CONTOUR
20' CONTOUR
25'x5 SPOT GRADE
FINISH GRADE
GAS
DRAIN
SEWER
EXISTING GRADE
ZONING SETBACK
WETLANDS
PROPOSED WATERLINE
20' WETLAND OFFSET
100' WETLAND BUFFER ZONE
NIXON ROAD
SCENIC ROAD
BENCHMARK
NAIL-S. UP/29A
ELEV.=347.20
(NAVD 1988)
SEE INTERSECTION
GRADING DETAIL ON SHEET 7
75' OF WALL REMOVAL
WALL LOCATED ON LOCUS
LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
LOT 7
LOT 8
ROAD A
PARCEL A
NOT TO BE CONSIDERED AN
INDIVIDUAL BUILDING LOT.
PARCEL B
NOT TO BE CONSIDERED AN
INDIVIDUAL BUILDING LOT.
R.O.W. EASEMENT
OTHER LAND OF:
NEXUM DEVELOPMENT CORP.
488 NIXON ROAD
SEE PLAN BY CONNORSTONE DATED JAN. 3, 2013
HOUSE FOOTPRINT
SEPTIC AREA
PRIMARY & RESERVE
GRAVEL ACCESS DRIVE
FIRE CISTERN EASEMENT
LAND COST EST. PART 3561

EXISTING DCB
FES PROPOSED FLARED END
SC PROPOSED STORMCEPTOR
DCB PROPOSED CATCH BASIN
DMH PROPOSED MANHOLE
DI PROPOSED DROP INLET
PROPOSED HYDRANT
DTH-7 SOIL TEST HOLE
PT-7 PERCOLATION TEST
STONE WALL
TREELINE
300 10' CONTOUR
302 2' CONTOUR
257x5 SPOT GRADE
268 FINISH GRADE
OHW
WATER
WATER GATE
E.T.C.
GAS
DRAIN
SEWER
EXISTING DRAIN
ZONING SETBACK
WF-1 WETLANDS WF-2
PROPOSED HAYBALES
20' WETLAND OFFSET
100' WETLAND BUFFER ZONE

LAND COURT PLAN 23581

ROAD

SEE PLAN BY CONNORSTONE DATED JAN. 2, 2013

PARCEL B
NOT TO BE CONSIDERED AN INDIVIDUAL BUILDING LOT

OTHER LAND OF:
NEXUM DEVELOPMENT CORP.
43 NIXON ROAD
L.C. BOOK 1230, PAGE 16
LOT 81
L.C. PLAN 23581

OTHER LAND OF:
NEXUM DEVELOPMENT CORP.
43 NIXON ROAD
L.C. BOOK 1230, PAGE 16
LOT 81
L.C. PLAN 23581

GSDH Fnd.

N/F
JOHN & DONNA SKINNIGNI
41 NIXON ROAD
BOOK 28206, PAGE 251

IR Fnd.

N/F
MARK FURMAN & MIRIAM YOUNKINS
39 NIXON ROAD
BOOK 13633, PAGE 665

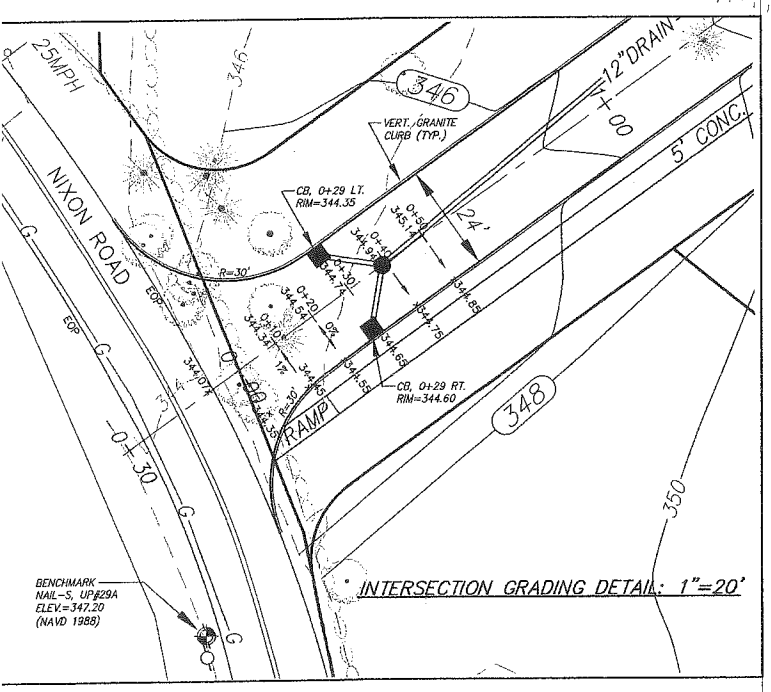
IR Fnd.

SSM Fnd.

N/F
WAYSIDE REALTY INN, LLC
L.C. BOOK 1318, PAGE 146

IP Fnd.

SSM Fnd.



INTERSECTION GRADING DETAIL: 1"=20'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE:

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/22/13

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET 7 OF 16.	

DEFINITIVE PLAN
TOPOGRAPHICY PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN 2, 2013

	HIGH GROUNDWATER
DTH-110	50" (EL.=312.2±)
DTH-111	65" (EL.=318.0±)
DTH-112	60" (EL.=313.6±)
DTH-113	62" (EL.=312.7±)
DTH-5/20/13	78" (EL.=313.5±)

EXISTING DMH
EXISTING DCB
FES PROPOSED FLARED END
SC PROPOSED STORMCEPTOR
DCB PROPOSED CATCH BASIN
DMH PROPOSED MANHOLE
DI PROPOSED DROP INLET
PROPOSED HYDRANT
DTH-7 SOIL TEST HOLE
PT-7 PERCOLATION TEST
STONE WALL
TREELINE
300 10' CONTOUR
302 2' CONTOUR
257x5 SPOT GRADE
268 FINISH GRADE
OHW
WATER
WATER GATE
E,T,C
GAS
DRAIN
SEWER
EXISTING DRAIN
ZONING SETBACK
WF-1 WETLANDS WF-2
PROPOSED HAYBALES
20' WETLAND OFFSET
100' WETLAND BUFFER ZONE

LAND COURT PLAN 28581

N/F
MICHAEL & DENISE SHAY
47 NIXON ROAD
BOOK 25238, PAGE 512

OBSERVATION POINT
INFILTRATION BASIN
TOP BERM=322.25
BOTTOM BASIN=318.0
6"-12" RIP RAP SPILLWAY EL.=321.00
FLARED END-3
12"INV.=320.00
FLARED END-4
24"INV.=313.40
FOREBAY
FLARED END-2
6"INV.=320.50
DMH-C, RIM=327.0
24"IN=322.0
6"PVC OUT=321.00
24"OUT=321.50
DMH-D, RIM=332.0
24"IN=326.65
24"OUT=323.05
DMH-A, RIM=337.0
24"IN=331.10
24"OUT=327.60
DMH-D, RIM=324.50
12"IN=319.70
24"IN=319.00
24"OUT=315.60
WATER QUALITY SWALE
TOP BERM=315
BOTTOM BASIN=309.0
OUTLET CONTROL STRUCTURE
TOP CONC.=314.00
6" ORIFICE=309.50
12" ORIFICE=310.50
12" ORIFICE=311.75
24" OUTLET=309.25
12" TALL STONE CHECK DAM
24" DRAIN L=60'
PEA GRAVEL DIAPHRAM
DRAINAGE & TRAIL EASEMENT RESERVED FOR FUTURE CONNECTION EXTENSION OF BAY CIRCUIT TRAIL
DRAINAGE & TRAIL EASEMENT RESERVED FOR FUTURE CONNECTION EXTENSION OF BAY CIRCUIT TRAIL

LOT 4
RESERVED OPEN SPACE IN ACCORDANCE WITH 81-U OF THE SUBD. CONTROL LAW, CH 41 M.G.L.

PARCEL A
NOT TO BE CONSIDERED AN INDIVIDUAL BUILDING LOT.

LOT 5
LOT 6
LOT 7
LOT 8
LOT 3
LOT 2
LOT 1
HOUSE FOOTPRINT
FNDTN. DRAIN
SEPTIC AREA (PRIMARY & RESERVE)
PRP. WELL
PRP. STREET TREES
PRP. DRIVE
CB, 3+58 LT. & RT.
RIM=351.50
12" OUT=357.50
DMH, 1+53, 8'LT.
RIM=349.15
12" IN=338.80 (DMH 0+39)
15" IN=341.80 (DMH 1+58)
24" OUT=338.30
APPX.-WELL
ROAD "A"
RESIDENTIAL ACCESS
SNOW STORAGE ALONG SHOULDER (TYP.)
6" CONC. SIDEWALK
4" SCH.40 PVC FOUNDATION DRAIN
12"DRAIN
15"DRAIN
24"DRAIN
SUBDRAIN INV=361.50
SUBDRAIN INV=358.75
6" PERF. SCH.40 PVC SUBDRAIN
SNOW STORAGE AREA
E/T/C
GAS
FLARED END-1
INV=384.00
DROP INLET #1
THROAT/INLET=389.0
12" OUT=385.00
6"CLDI WATER
GRAVEL ACCESS DRIVE
DROP INLET #2, 5+35
THROAT/INLET=370.0
12" OUT=366.00
R.O.W. EASEMENT
PROP. RIP RAP LINED SWALE W/ 6" HIGH STONE CHECK DAMS AT 100' INTERVALS.
40,000 GAL. FIRE CISTERN
FIRE CISTERN EASEMENT
PRP. WELL
CONTROL PANEL W/MANUAL ON/OFF CONTROL
ALL UTILITY BOXES/TRANSFORMERS SHALL BE SCREENED ON 3 SIDES WITH SHRUBS (18"MIN. AT TIME OF PLANTING)
DMH, 3+48
RIM=361.45
2-12" IN=357.20 (CB'S)
12" IN=357.00 (DI-2)
12" OUT=356.75
CB, 2+50 LT. & RT.
RIM=355.20
12" OUT=351.20
DMH, 2+40
RIM=354.95
2-12" IN=350.90 (CB'S)
12" IN=350.50 (DMH)
15" OUT=350.00
CB, 0+29 LT.
RIM=344.35
12" OUT=340.35
CB, 0+29 RT.
RIM=344.60
12" OUT=340.35
BENCHMARK
NAIL-S, UPJ29A
ELEV.=347.20
(NAVD 1988)
CB, 1+48 RT.
RIM=348.65
12" OUT=344.65
DMH, 1+58
RIM=349.64
12" IN=344.35 (CB)
15" IN=345.60 (DMH)
15" OUT=342.10
DMH, 0+39
RIM=344.90
12" IN=340.10 LT.
12" IN=340.10 RT.
12" OUT=340.00
NIXON ROAD
SCENIC ROAD
FOUND DRAIN
6" SCH.40 PVC

PARCEL A
NOT TO BE CONSIDERED AN INDIVIDUAL BUILDING LOT.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

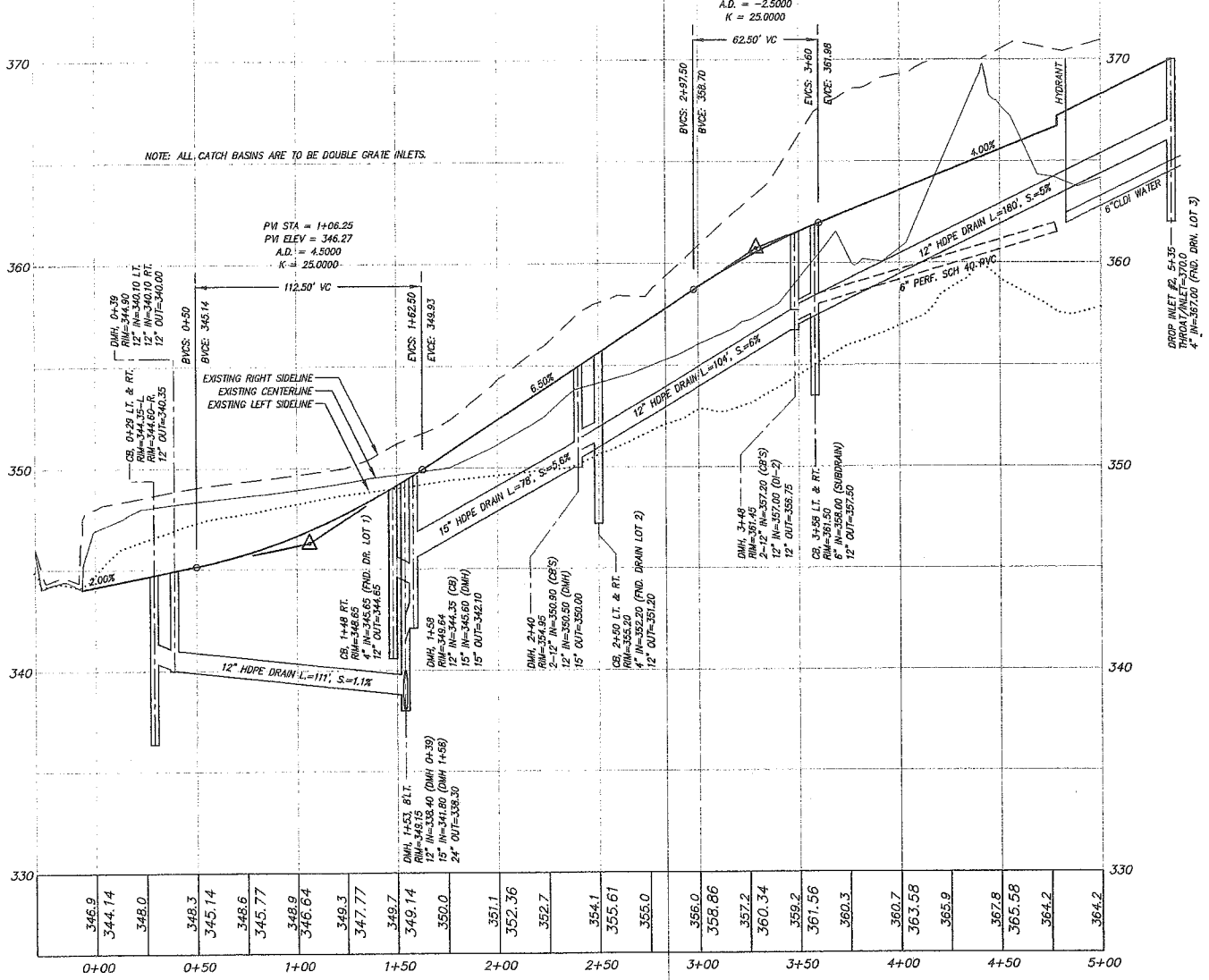
GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

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

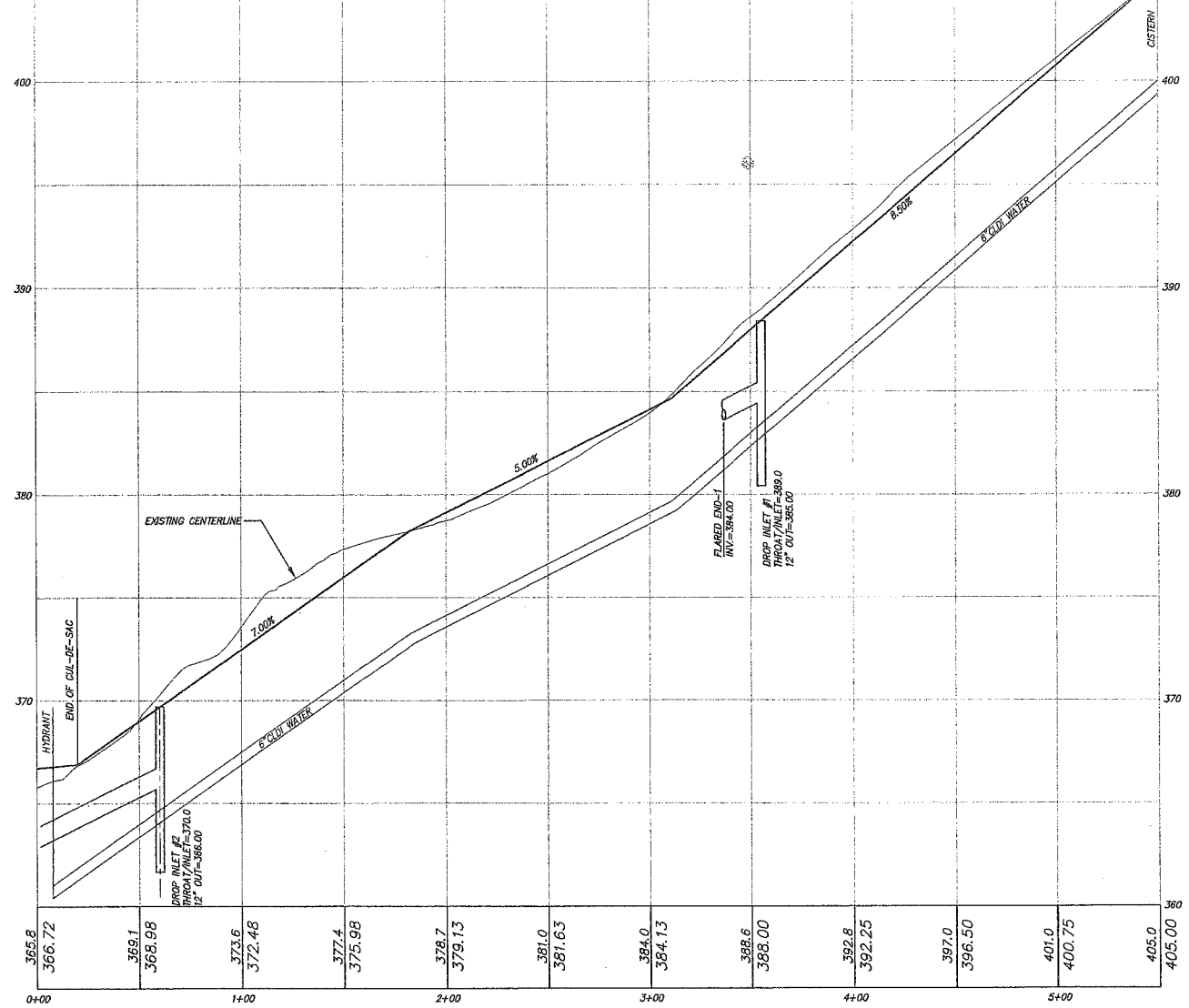
DESIGNED BY: REM, GFC
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: 1"=40'
SHEET 8 OF 16

DEFINITIVE PLAN
UTILITY & DRAINAGE PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

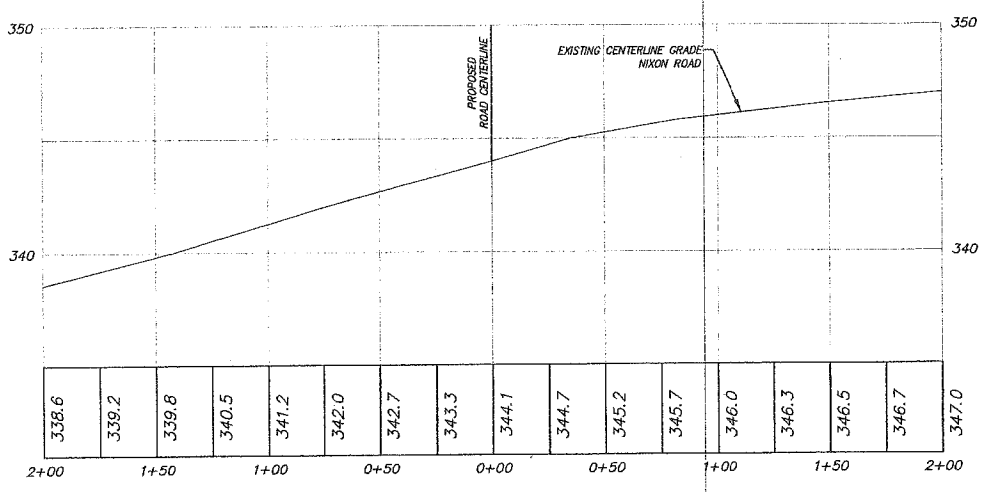
5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 3, 2013



ROAD PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL



FIRE CISTERN ACCESS DRIVE PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL



NIXON ROAD PROFILE 200' EITHER SIDE OF INTERSECTION
1"=40' HORIZONTAL
1"=4' VERTICAL

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.

TOWN OF FRAMINGHAM PUBLIC WORKS DEPARTMENT, ENGINEERING DEPARTMENT, AND PLANNING BOARD SHALL BE NOTIFIED 36 HOURS IN ADVANCE OF ANY ROADWAY OR MUNICIPAL SERVICE CONSTRUCTION. NO PORTIONS OF ANY UTILITIES SHALL BE BACKFILLED UNTIL APPROVAL FOR SUCH BACKFILLING IS OBTAINED IN WRITING FROM THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF SUCH UTILITIES BY TOWN OF FRAMINGHAM.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

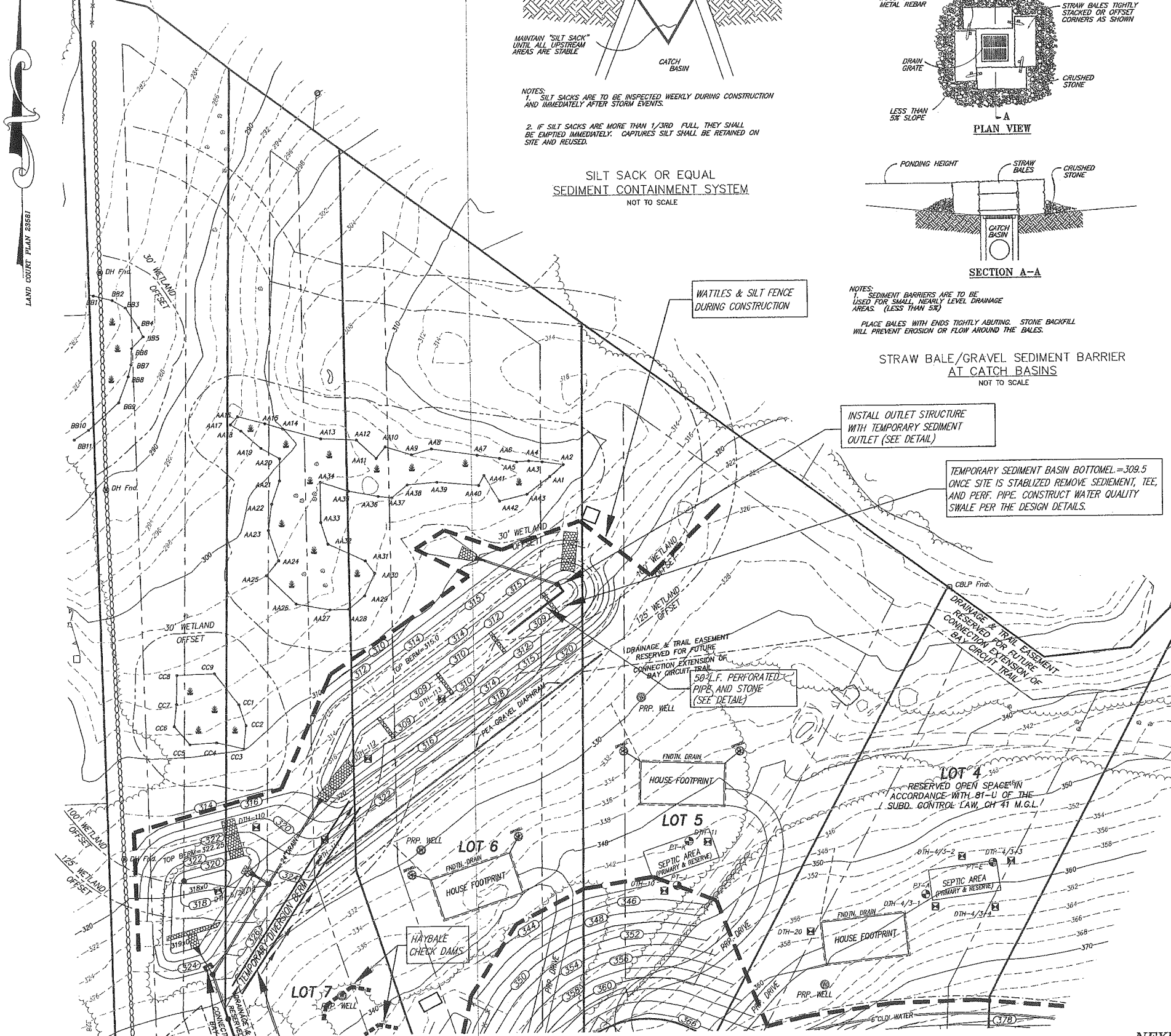
APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.

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

DESIGNED BY: REM, GFC	
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY: REM	
SCALE: 1"=40'	
SHEET 9 OF 16	

DEFINITIVE PLAN
PROFILE PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN 2, 2013



NOTES:
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.

2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURES SILT SHALL BE RETAINED ON SITE AND REUSED.

SILT SACK OR EQUAL
SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE

PLAN VIEW

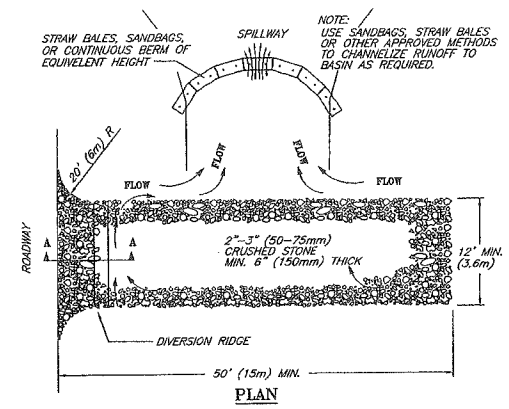
SECTION A–A

NOTES:
1. SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)

PLACE BALES WITH ENDS TIGHTLY ABUTING. STONE BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.

STRAW BALE/GRAVEL SEDIMENT BARRIER
AT CATCH BASINS
NOT TO SCALE

SECTION A – A



PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT

© 1994 JOHN McCULLAH

FRAMINGHAM CONSERVATION COMMISSION, AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (IF REQUIRED).

2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.

3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.

5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF HAY BALE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.

6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.

7. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.

8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAY BALE CORRAL AND HAY BALE CHECK DAMS SPACED 10' APART.

9. STAKED HAY BALES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL HAY BALES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS HAYBALE/SILT FENCING STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS.

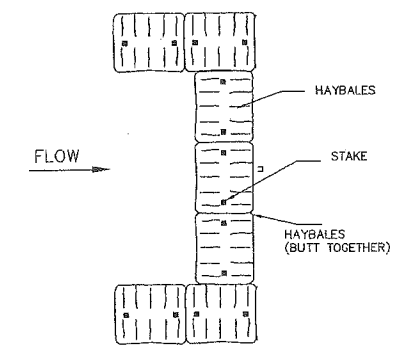
10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.

11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN INSERTS, STREAMGUARD – MODEL 3003, OR APPROVED EQUAL). THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.

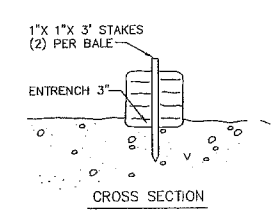
12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.

13. ALL VEHICLES SHALL ENTER AND EXIT THE SIT VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 3/4"–1 1/2" INCH CRUSHED STONE TO A DEPTH OF 12" FOR THE FIRST 75 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.

14. EQUIPMENT SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.

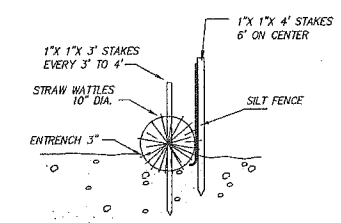


PLAN VIEW

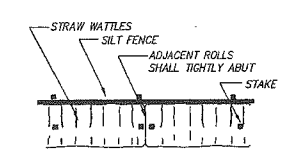


CROSS SECTION

STAKED HAYBALE CHECK DAM
NOT TO SCALE



CROSS SECTION



PLAN VIEW

NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

2. INSTALLATIGN SHALL BE IN ACCORDANCE WITH THE MANUFATURERS RECOMMENDATIONS.

STAKED STRAW WATTLE WITH SILTFENCE
NOT TO SCALE

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

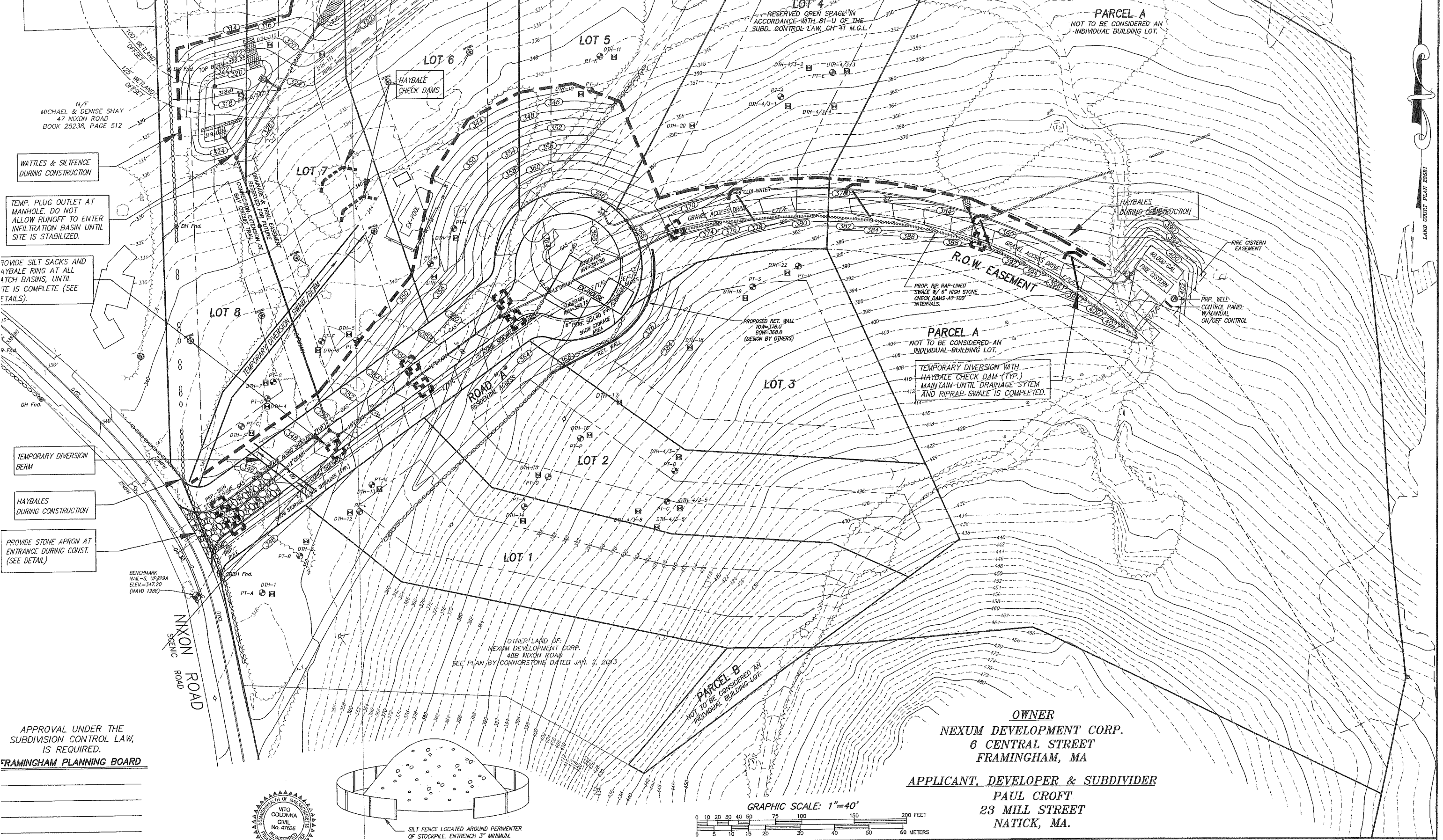
GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

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

DESIGNED BY: REM, GFC	
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY: REM	
SCALE: 1"=40'	
SHEET 10 OF 16	

DEFINITIVE PLAN
EROSION CONTROL PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5–23–2013
3–6–2013
REVISIONS
DATE: JAN. 3, 2013



APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE: _____

_____ 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.

COMMONWEALTH OF MASSACHUSETTS VITO COLONNA CIVIL No. 47635 REGISTERED PROFESSIONAL ENGINEER 5/23/13

NOTES:
1. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
2. STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.
3. STOCKPILE TO REMAIN FOR EXTENDED PERIODS SHALL BE STABILIZED WITH A TEMORARY SEED MIXTURE.

SOIL STOCKPILE DETAIL
NOT TO SCALE

DIG SAFE 1-888-344-7233

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

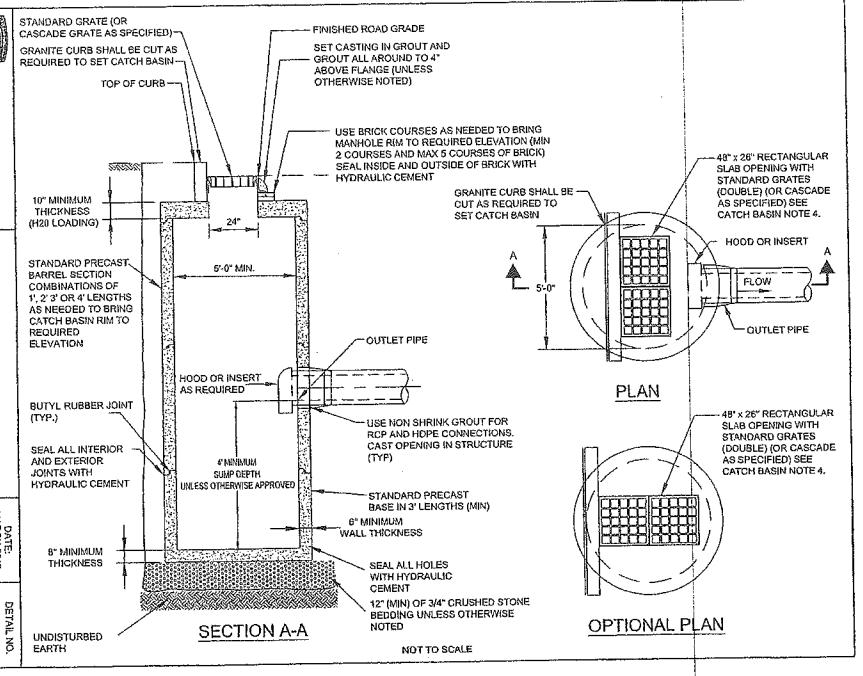
APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	1"=40'
SHEET	11 OF 16

DEFINITIVE PLAN
EROSION CONTROL PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 3, 2013

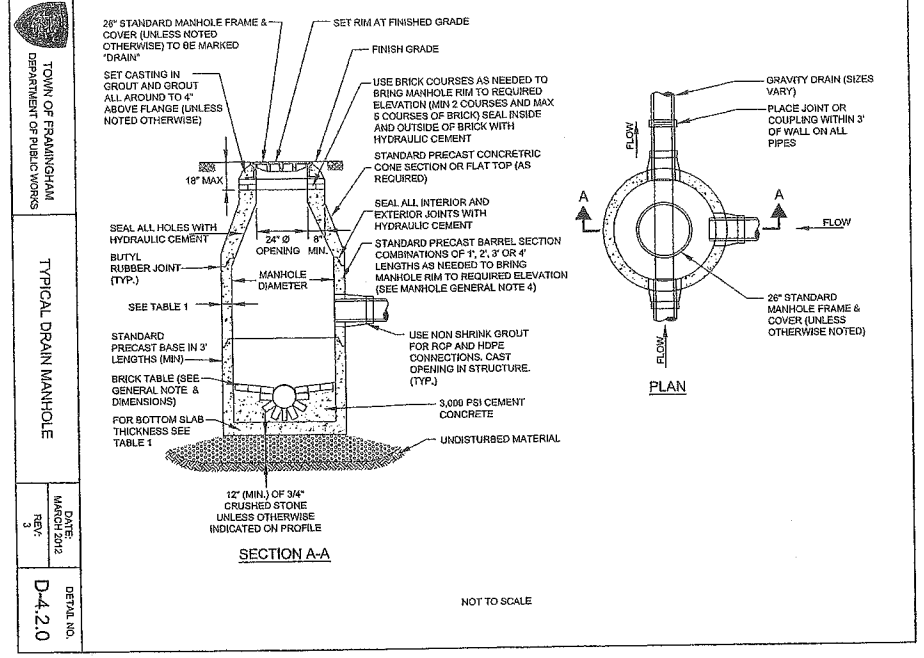


TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

DUAL GRATE CATCH BASIN

DATE: MARCH 2012 REV.: 3

DETAIL NO. D-4.1.2

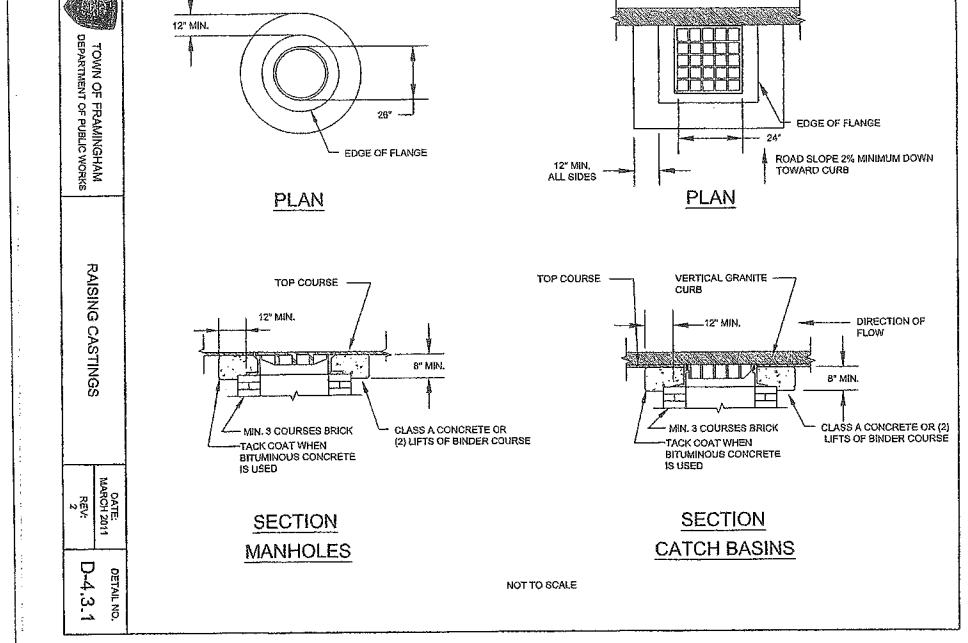


TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

TYPICAL DRAIN MANHOLE

DATE: MARCH 2012 REV.: 3

DETAIL NO. D-4.2.0



TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

RAISING CASTINGS

DATE: MARCH 2011 REV.: 2

DETAIL NO. D-4.3.1

TRENCH PAY LIMIT TABLE FOR MANHOLES AND CATCH BASINS

WALL THICKNESS	MAX TRENCH WIDTH
LESS THAN 6"	I.D. + 5'-0"
6" TO 12"	I.D. + 6'-0"
13" TO 18"	I.D. + 7'-0"
19" & GREATER	O.D. + 6'-0"

I.D. = INSIDE DIMENSION
O.D. = OUTSIDE DIMENSION

FOR TRENCHES GREATER THAN 5' DEEP ADD 3' FOR TEMPORARY SUPPORT OF EXCAVATION

GENERAL CATCH BASIN NOTES:

1. FACE OF PIPE SHALL NOT PROJECT MORE THAN 4-INCHES FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
2. DESIGN PRECAST SECTIONS WITH FRAME AND GRATE FOR AASHTO H20 LOADING UNLESS OTHERWISE NOTED.
3. PRECAST TOP SLAB OPENING CAN BE CENTERED OR OFFSET AS NECESSARY.
4. GRATE VANES SHALL BE INSTALLED IN DIRECTION TO RECEIVE FLOWS.
5. CATCH BASIN BASE SHALL BE SOLID (NO HOLE IN CENTER) IF THE SEASONAL HIGH GROUNDWATER TABLE IS LESS THAN 2 FEET BELOW THE BASE.

TABLE 1

MANHOLE DIAMETER	SIDE WALL MIN. THICKNESS	BOTTOM SLAB MIN. THICKNESS	MAX PIPE DIAMETER * RCP	MAX PIPE DIAMETER * DIP/PVC
4'	5"	6"	24"	30"
5'	6"	8"	36"	42"
6'	6"	8"	48"	54"
8'	8"	8"	66"	72"
10'	10"	10"	72"	84"

* MAY VARY DEPENDING ON SIZE AND LOCATION OF ADDITIONAL PENETRATIONS OR RELATIONSHIP OF PENETRATIONS IN MANHOLE

MANHOLE GENERAL NOTES:

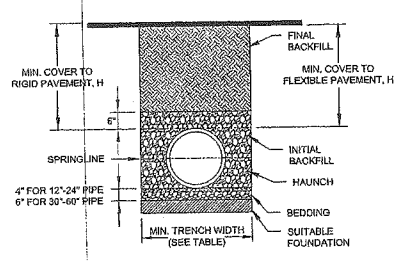
1. DRAIN MANHOLE DIAMETER SHALL BE 4', 5', 6', 8' OR 10' AS SHOWN ON PLAN/PROFILE VIEWS.
2. DESIGN PRECAST SECTIONS WITH FRAME AND COVER FOR AASHTO H20 LOADINGS UNLESS OTHERWISE NOTED.
3. MANHOLES LARGER THAN 4' IN DIAMETER AT THE BASE SHALL BE REDUCED IN DIAMETER TO 4' AT THE NEXT RISER SECTION UNLESS NOTED OTHERWISE ON PLANS.

TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

MANHOLES & CATCH BASINS GENERAL NOTES AND DIMENSIONS

DATE: MARCH 2011 REV.: 1

DETAIL NO. D-4.3.0



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	45"
30"	55"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 12"-24", 6" FOR 30"-60".
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 36" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

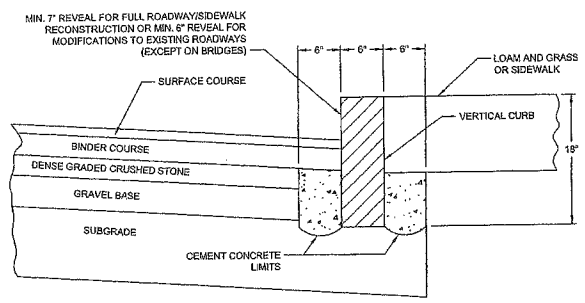
NOT TO SCALE

TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

TYPICAL HDPE PIPE TRENCH DETAIL

DATE: SEPT. 2008 REV.: 0

DETAIL NO. D-4.5.0



NOTES:

1. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND SUBGRADE. REPLACE WITH CEMENT CONCRETE. COVER WITH BINDER AND TOP COURSE TO CURB.
2. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD MHD SPECIFICATIONS MAY BE USED; ALL TEST REQUIREMENTS ARE WAIVED. BITUMINOUS CONCRETE SHALL NOT BE USED AS A SUBSTITUTE.

NOT TO SCALE

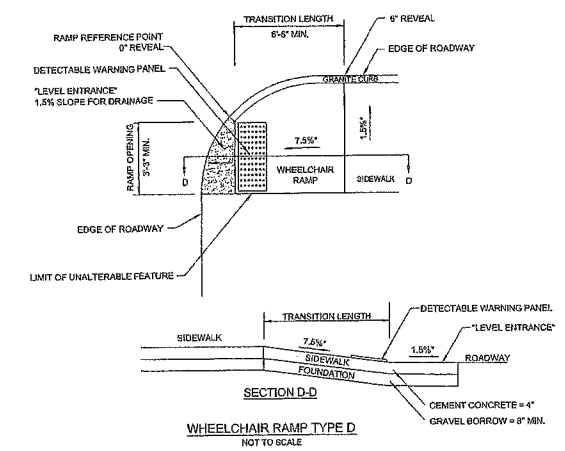
TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

GRANITE CURBS

DATE: MARCH 2011 REV.: 2

DETAIL NO. R-5.1.2

WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND THE CURRENT MASSHIGHWAY CONSTRUCTION STANDARDS.



WHEELCHAIR RAMP TYPE D
NOT TO SCALE

LEGEND:
HSL = HIGH SIDE TRANSITION LENGTH
W = SIDEWALK WIDTH
W1 = PERPENDICULAR RAMP LENGTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"
SEE M/E 107.6.5R FOR DETAILS OF DETECTABLE WARNING PANEL

TOWN OF FRAMINGHAM
DEPARTMENT OF PUBLIC WORKS

WHEELCHAIR RAMP TYPE D

DATE: FEB. 2010 REV.: 0

DETAIL NO. R-5.3.4

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.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
Civil
No. 47811
REGISTERED PROFESSIONAL ENGINEER
5/23/13

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

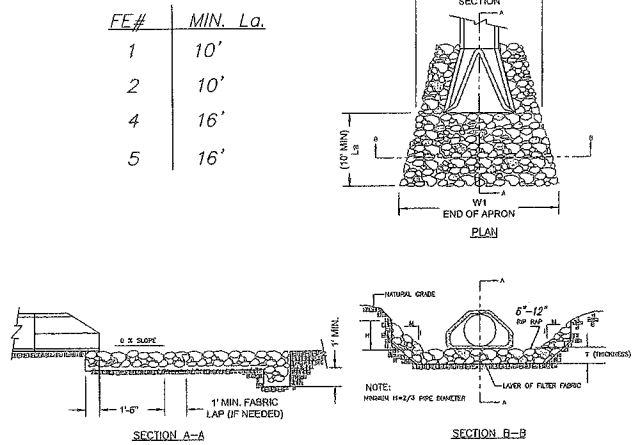
CONNORSTONE
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY:
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: NONE
SHEET 12 OF 16.

DEFINITIVE PLAN
CONSTRUCTION DETAILS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE: JAN. 3, 2013

FE#	MIN. La.
1	10'
2	10'
4	16'
5	16'

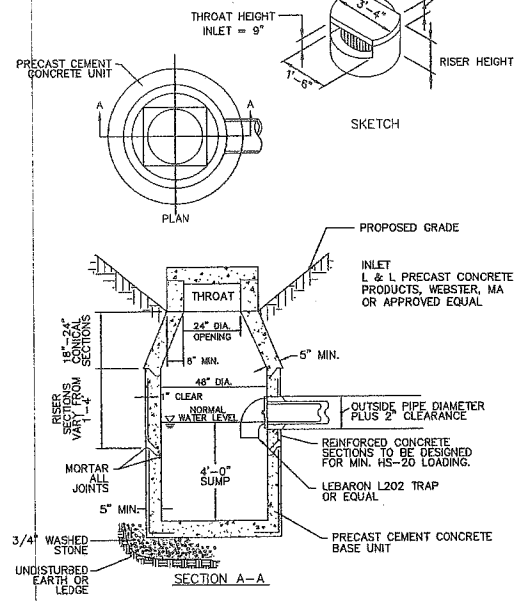


NOTES:

1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE CONSTRUCTION STANDARDS FOR RIPRAP STANDARDS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
5. THE WIDTH W-1 OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

NOT TO SCALE

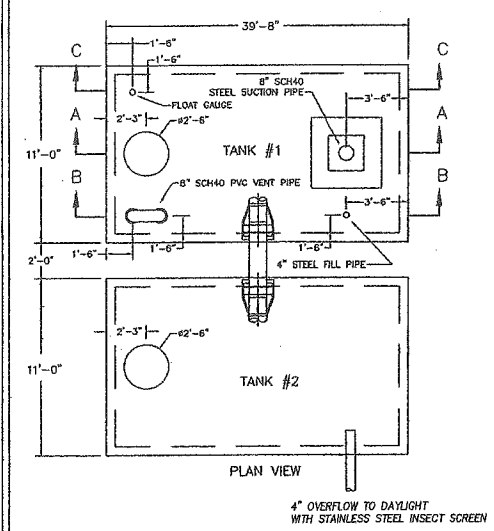
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	RIP RAP APRON AT PIPE OUTFALLS	DATE: SEPT. 2005 REV: 0	DETAIL NO. D-4.4.0



3/4" WASHED STONE 12" AROUND STRUCTURE FROM 6" BELOW BASE TO TOP OF STRUCTURE.

PRECAST CONCRETE DROP INLET

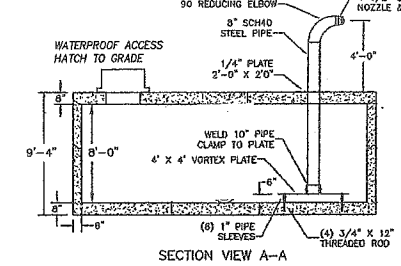
NOT TO SCALE

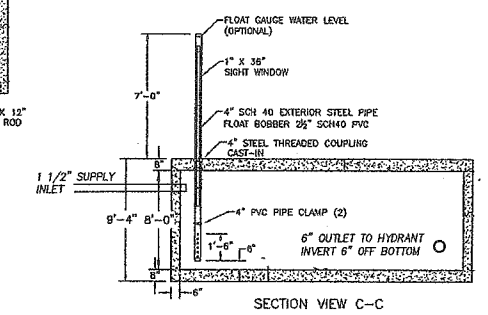


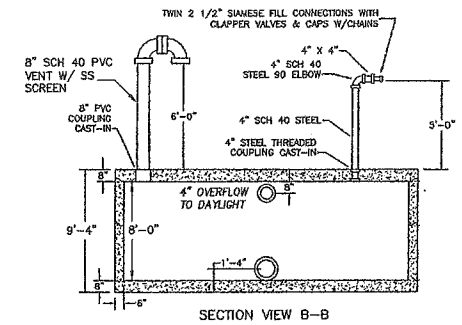
4" OVERFLOW TO DAYLIGHT WITH STAINLESS STEEL INSECT SCREEN

BACKFILL NOTES:
1) FOUNDATION MATERIAL SHALL BE 3/4" CRUSHED STONE, MINIMUM 12" THICK.
2) BACKFILL MATERIAL SHALL BE NO GREATER THAN 15" AND SHALL BE COMPACTED TO 95% PROCTOR. ALL COMPACTION TO BE DONE WITH HAND-OPERATED EQUIPMENT.
3) ALL AREAS BETWEEN TANKS SHALL BE FILLED TO A MINIMUM OF 12" ABOVE CROWN OF INTERCONNECTION PIPE WITH 3/4" CRUSHED STONE.
4) ALL BACKFILL MATERIAL AROUND AND BETWEEN TANKS SHALL BE PLACED IN 12" LIFTS EVENLY ON ALL SIDES.
5) 2" INSULATION IS REQUIRED IF THE FILL OVER THE FIRE CISTERN IS LESS THAN 4 FEET. SUPPLIED BY OTHERS.

NOTES:
1) CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2) REINFORCING PER ASTM-615, GRADE 60 MINIMUM 1" COVER.
3) DESIGNED FOR AASHTO HS20-44 LOADING, COVER 1 TO 5 FEET.
4) TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN PER ASTM C990. OVERALL HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
5) EXTERIOR COATED.



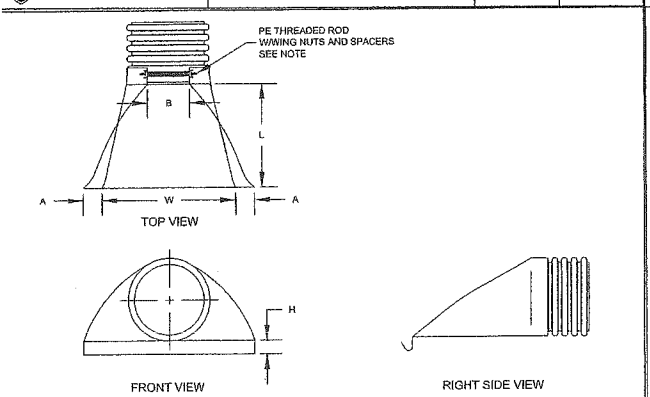




ALL CONNECTIONS SHALL BE WATERTIGHT CAST IN THE TANK WALL (LINKSEAL FITTINGSW/CENTURY SLEEVE OR EQUAL)

2 – 20,000 GALLON TANKS REQUIRED

SHEA CONCRETE PRODUCTS	New England's Premier Precaster 800-696-7432 (SHEA) www.sheaconcrete.com		FIRE CISTERN
773 Salem Street P.O. Box 520 Wilmington, MA 01887	87 Haverhill Road P.O. Box 807 Amesbury, MA 01913	160 Old Turnpike Road Nottingham, NH 03290	Page: 1 OF 1 6/17/2011 Firecistern



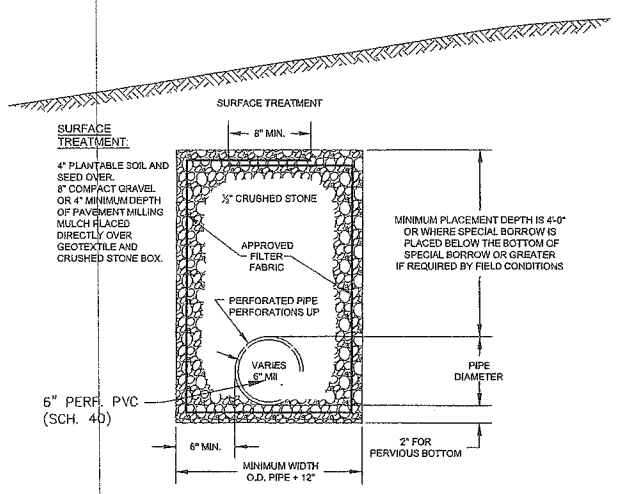
PIPE SIZE	A	B (MAX)	H	L	W
12 IN	6.50 IN	10.00 IN	6.50 IN	25.00 IN	29.00 IN
15 IN	6.50 IN	10.00 IN	6.50 IN	25.00 IN	29.00 IN
18 IN	7.50 IN	15.00 IN	6.50 IN	32.00 IN	35.00 IN
24 IN	7.50 IN	18.00 IN	6.50 IN	36.00 IN	45.00 IN
30 IN	7.50 IN	12.00 IN	8.60 IN	58.00 IN	63.00 IN
36 IN	7.50 IN	25.00 IN	8.60 IN	58.00 IN	63.00 IN

NOTES:

1. PE THREADED ROD WWING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.
2. ALL DIMENSIONS ARE NOMINAL.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	FLARED HDPE END SECTIONS	DATE: SEPT. 2006 REV: 0	DETAIL NO. D-4.6.0



NOTES:

1. PIPE UNDER R.O.W. SCHEDULE 20 OR 40 PERFORATED PVC.
2. OUTLET PIPE UNDER ROADWAY SHALL BE SCHEDULE 80.
3. PIPE SHALL BE SET AT BOTTOM OF TRENCH FOR INPERVIOUS BOTTOM.
4. SUBDRAIN LOCATED APPROXIMATELY AT INTERSECTION OF TANGENTS.
5. GRAVEL (AND SPECIAL BORROW WHERE REQUIRED) SHALL INTERSECT CRUSHED STONE FOR SUBDRAIN.
6. FILTER FABRIC SHALL BE APPROVED, MHD TYPE III WATER PERMEABLE SYNTHETIC FABRIC.

NOT TO SCALE

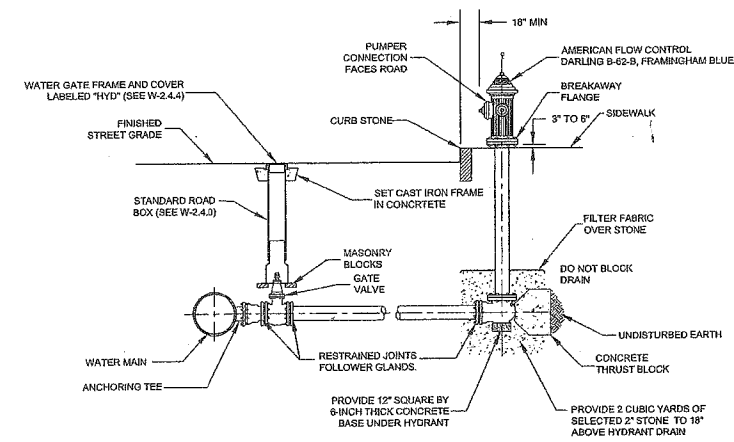
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	SUBDRAIN	DATE: SEPT. 2006 REV: 0	DETAIL NO. D-4.7.0

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS

FIRE HYDRANT INSTALLATION

DATE: MARCH 2011 REV: 2

DETAIL NO. W-2.5.0



NOT TO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

DATE: _____

COMMONWEALTH OF MASSACHUSETTS VITO COLONNA CIVIL No. 47635 REGISTERED PROFESSIONAL ENGINEER
5/29/13

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.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

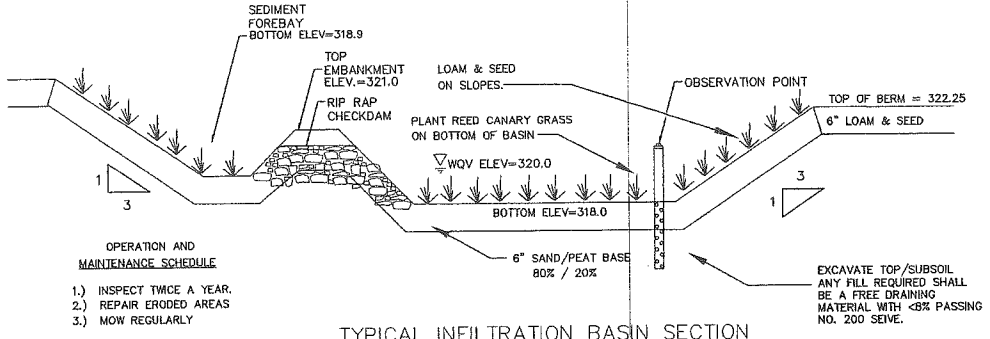
APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.

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

DESIGNED BY:	
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY: REM	
SCALE: NONE	
SHEET 13 OF 16.	

DEFINITIVE PLAN
CONSTRUCTION DETAILS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE:JAN. 3, 2013

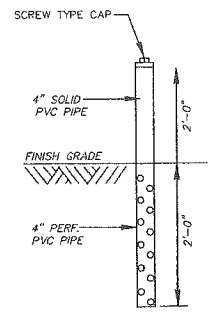


OPERATION AND MAINTENANCE SCHEDULE

1.) INSPECT TWICE A YEAR.
2.) REPAIR ERODED AREAS
3.) MOW REGULARLY

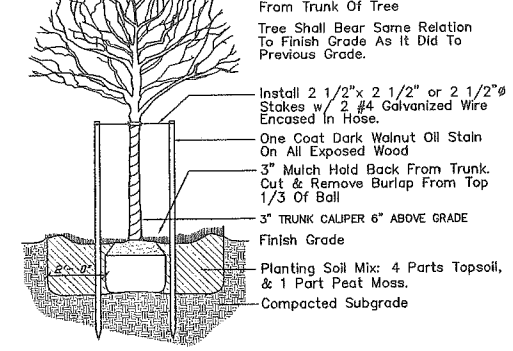
TYPICAL INFILTRATION BASIN SECTION

NOT TO SCALE



OBSERVATION POINT

NOT TO SCALE



STREET TOLERANT SPECIES:
ACER SACCHARUM (SUGAR MAPLE)
ACER RUBUM (RED MAPLE)
TILIA CORDATA (LITTLELEAF LINDEN)
GINKO BILBOA (GINKO -MALE ONLY)
PLANTANUS ACERIFOLIA (LONDON PLANE TREE)
RED SPINE PEAR

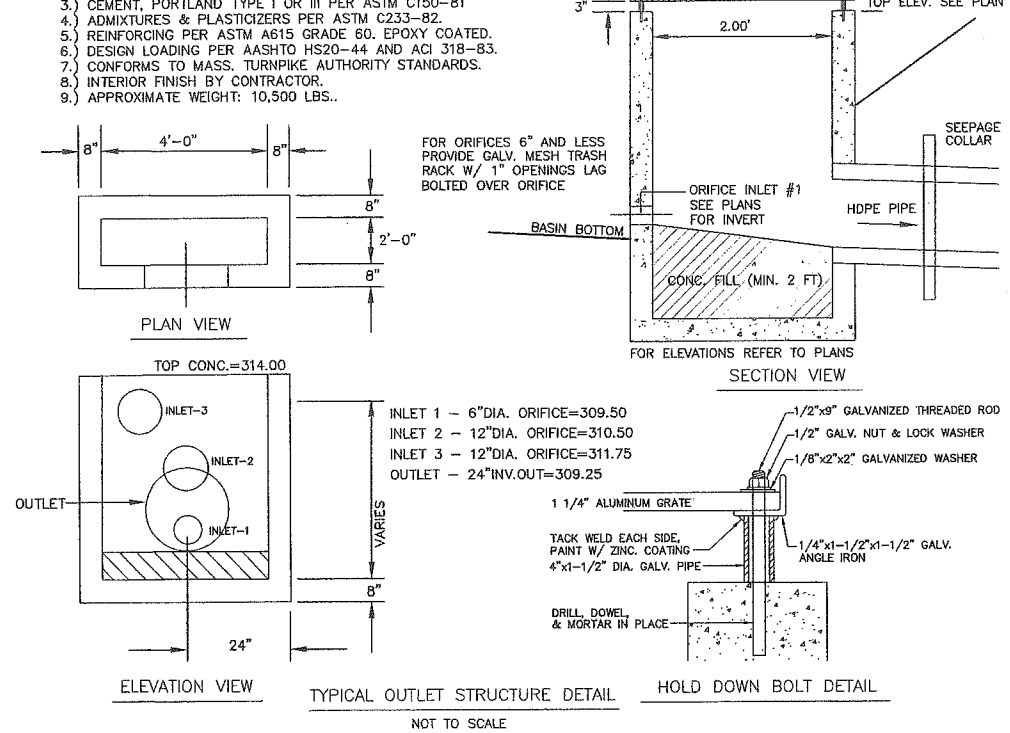
MINIMUM SIZE:
MIN. 12' HEIGHT
2 INCH CALIPER 4' ABOVE GRADE

FINAL SPECIES CHOSEN TO BE APPROVED BY THE PLANNING BOARD

TREE PLANTING

NOT TO SCALE

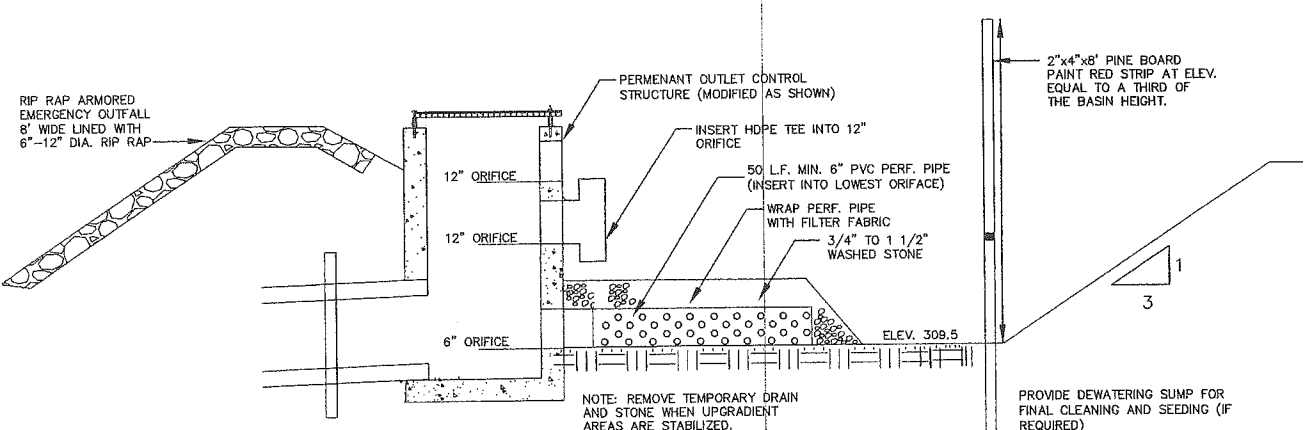
1.) CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81
4.) ADMIXTURES & PLASTICIZERS PER ASTM C233-82.
5.) REINFORCING PER ASTM A615 GRADE 60. EPOXY COATED.
6.) DESIGN LOADING PER AASHTO HS20-44 AND ACI 318-83.
7.) CONFORMS TO MASS. TURNPIKE AUTHORITY STANDARDS.
8.) INTERIOR FINISH BY CONTRACTOR.
9.) APPROXIMATE WEIGHT: 10,500 LBS..



TYPICAL OUTLET STRUCTURE DETAIL

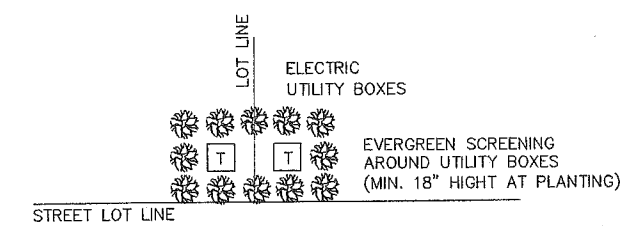
NOT TO SCALE

HOLD DOWN BOLT DETAIL



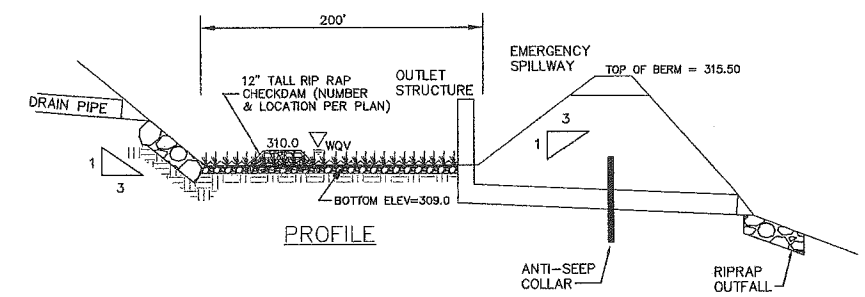
TEMPORARY SEDIMENT BASIN OUTLET

NOT TO SCALE

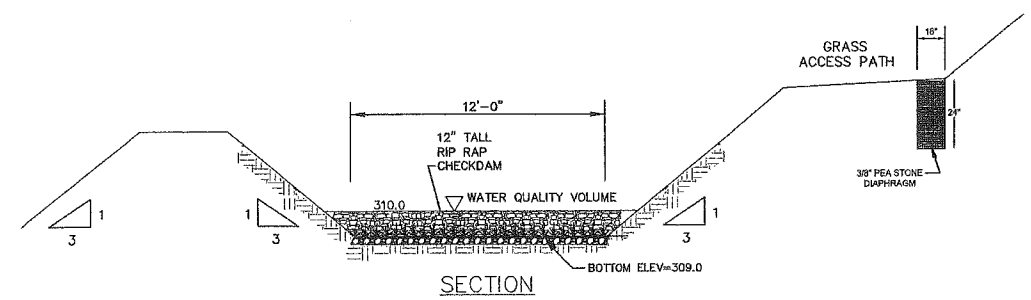


UTILITY SCREEN DETAIL

NOT TO SCALE



PROFILE

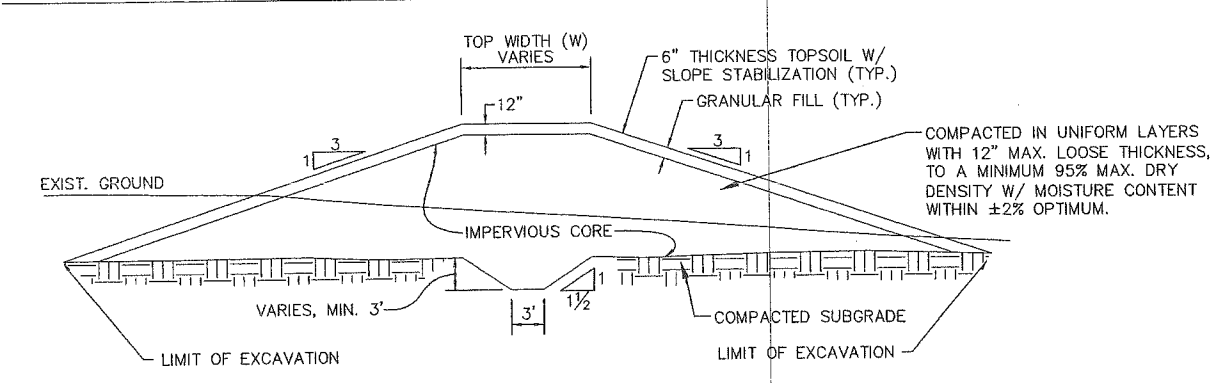


SECTION

BASIN BOTTOM TO BE SEEDED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) SIDE SLOPES TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX, BY NEW ENGLAND WETLAND PLANTS, INC, OR EQUAL.

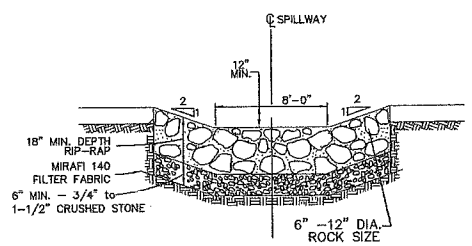
WATER QUALITY SWALE DETAIL

NOT TO SCALE



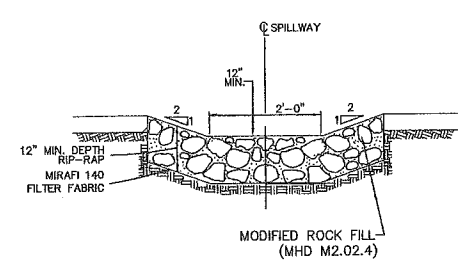
TYPICAL EARTH BERM SECTION

NOT TO SCALE



EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



RIP RAP SWALE DETAIL

NOT TO SCALE

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.*

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

OWNER
NEXUM DEVELOPMENT CORP.
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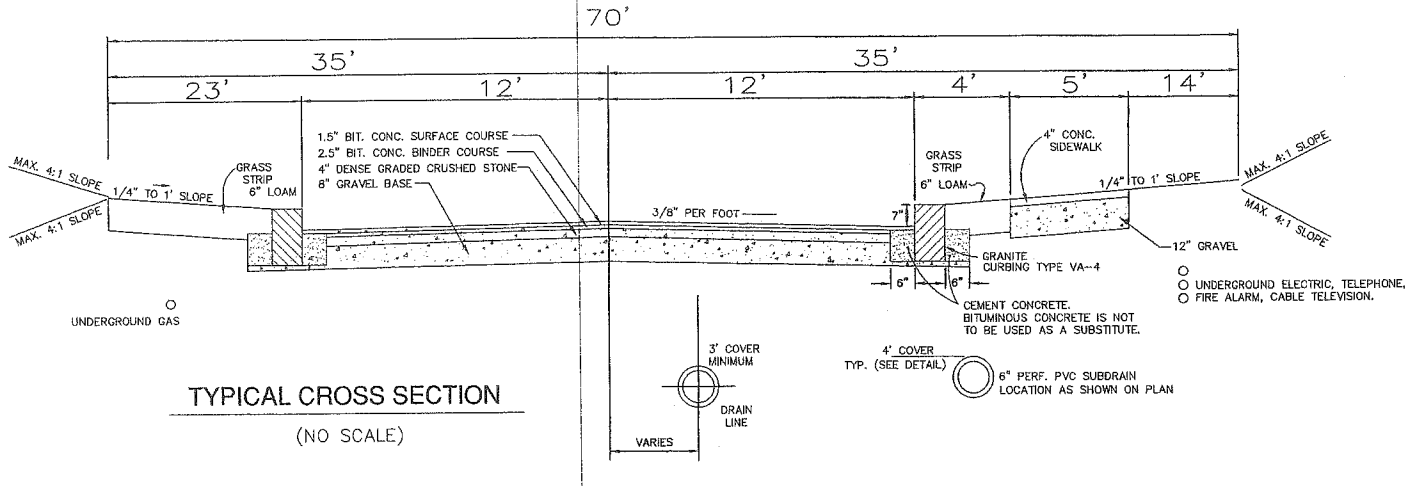
CONNORSTONE
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY:
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: NONE
SHEET 14 OF 16.

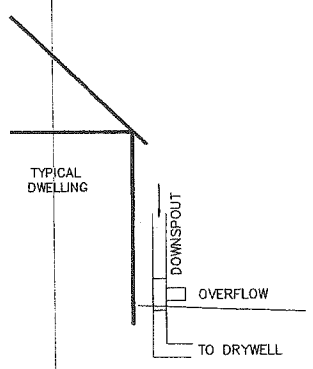
DEFINITIVE PLAN
CONSTRUCTION DETAILS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE:JAN. 3, 2013

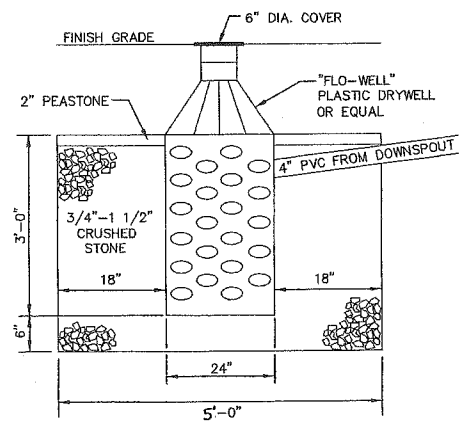


TYPICAL CROSS SECTION

(NO SCALE)



ROOF GUTTER CONNECTION SCHEMATIC

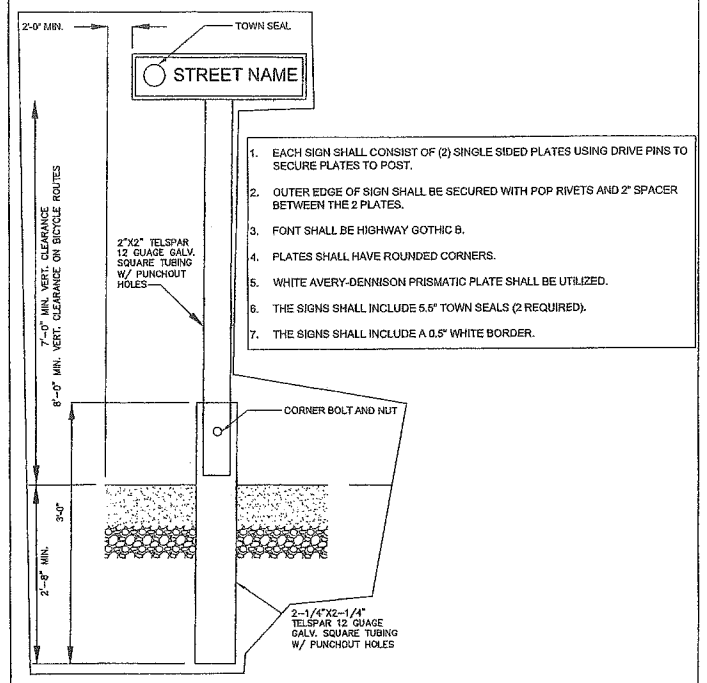


PROVIDE TWO DRYWELLS PER HOUSE ON LOTS 5, 6, 7 & 8. APPROX. LOCATION SHOWN ON PLANS.

1/2 ROOF = 900 S.F.
900 S.F. X 0.35" (HSG 'B') = 26 C.F. VOLUME REQUIRED
DRYWELL VOLUME = 33 C.F. EACH

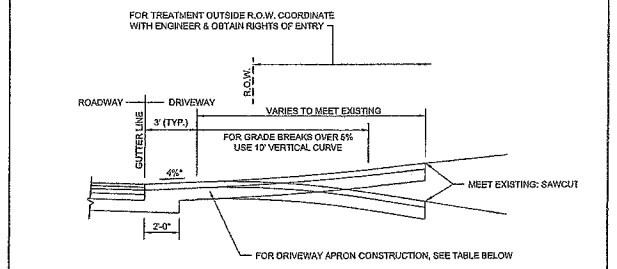
TYPICAL DRYWELL DETAIL

NOT TO SCALE



1. EACH SIGN SHALL CONSIST OF (2) SINGLE SIDED PLATES USING DRIVE PINS TO SECURE PLATES TO POST.
2. OUTER EDGE OF SIGN SHALL BE SECURED WITH POP RIVETS AND 2" SPACER BETWEEN THE 2 PLATES.
3. FONT SHALL BE HIGHWAY GOTHIC B.
4. PLATES SHALL HAVE ROUNDED CORNERS.
5. WHITE AVERY-DENNISON PRISMATIC PLATE SHALL BE UTILIZED.
6. THE SIGNS SHALL INCLUDE 5.5" TOWN SEALS (2 REQUIRED).
7. THE SIGNS SHALL INCLUDE A 0.5" WHITE BORDER.

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	STREET SIGN DETAIL NON-SIDEWALK INSTALLATION	DATE: MARCH 2011	DETAIL NO.
		REV: 0	R-5.7.5



NOTE: FOR PLAN, SEE DRAWING R5.09

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

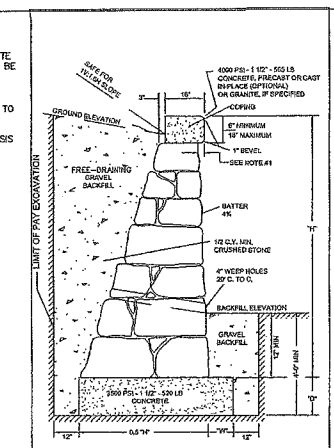
R.O.W. = RIGHT OF WAY

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

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

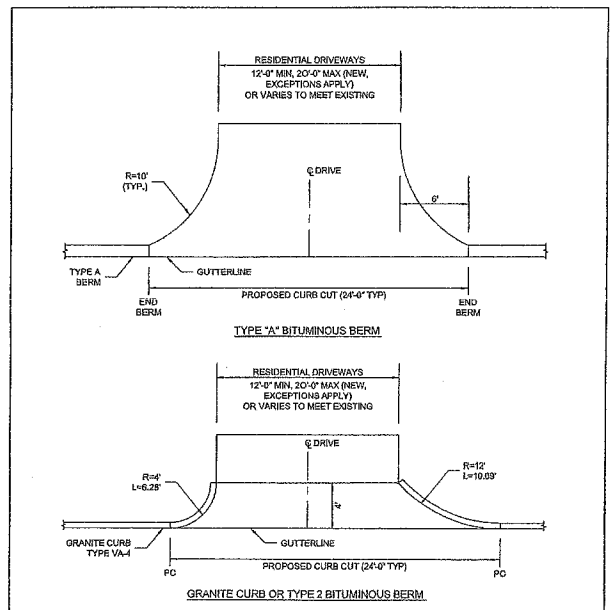
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	FULL DEPTH DRIVEWAY APRON - SECTION NO SIDEWALK	DATE: FEB. 2010	DETAIL NO.
		REV: 0	R-5.4.1

1. COPING TO BE PRECAST CONCRETE OR GRANITE OF UNIFORM DEPTH. DEPTH OF CONCRETE TO BE 1/12 AVERAGE 'H'.
2. CORING OVERHANG TO BE APPROX. 2"
3. ALL DIMENSION SHOWN ARE MINIMUM
4. TO BE FOUNDED ON SUITABLE STABLE BASE. TO BE DETERMINED BY PROJECT GEOTECHNICAL ENGINEER.
5. GLOBAL STABILITY AND GEOTECHNICAL ANALYSIS BY OTHERS.



H (FT)	W (FT)	D (FT)	CONCRETE MASONRY FOOTING: SECTION AREA (SQ. FT.)	CONCRETE MASONRY FOOTING: VOLUME PER UNIT LENGTH (CU.YD./LIN.FT)	STONE MASONRY EXCLUDING COPING: SECTION AREA (SQ. FT.)	STONE MASONRY EXCLUDING COPING: VOLUME PER UNIT LENGTH (CU.YD./LIN.FT)
5.0	0.75	1.25	4.06	0.150	9.00	0.333
5.5			4.38	0.162	10.63	.394
6.0			4.69	0.48	12.38	0.458
6.5			5.00	0.185	14.16	0.524
7.0			5.31	0.197	16.05	0.594
7.5			5.63	0.208	18.06	0.669
8.0	1.0	1.5	7.50	0.278	20.16	0.747
8.5			7.88	0.292	22.40	0.829
9.0			8.25	0.306	27.22	1.008

massDOT Highway Division Massachusetts Department of Transportation CONSTRUCTION STANDARDS	CEMENTED STONE MASONRY WALL	DATE OF ISSUE AUGUST 2010	DRAWING NUMBER
			E 302.2.0



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

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

_____

_____

_____

_____

_____

DATE: _____

_____ *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.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

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

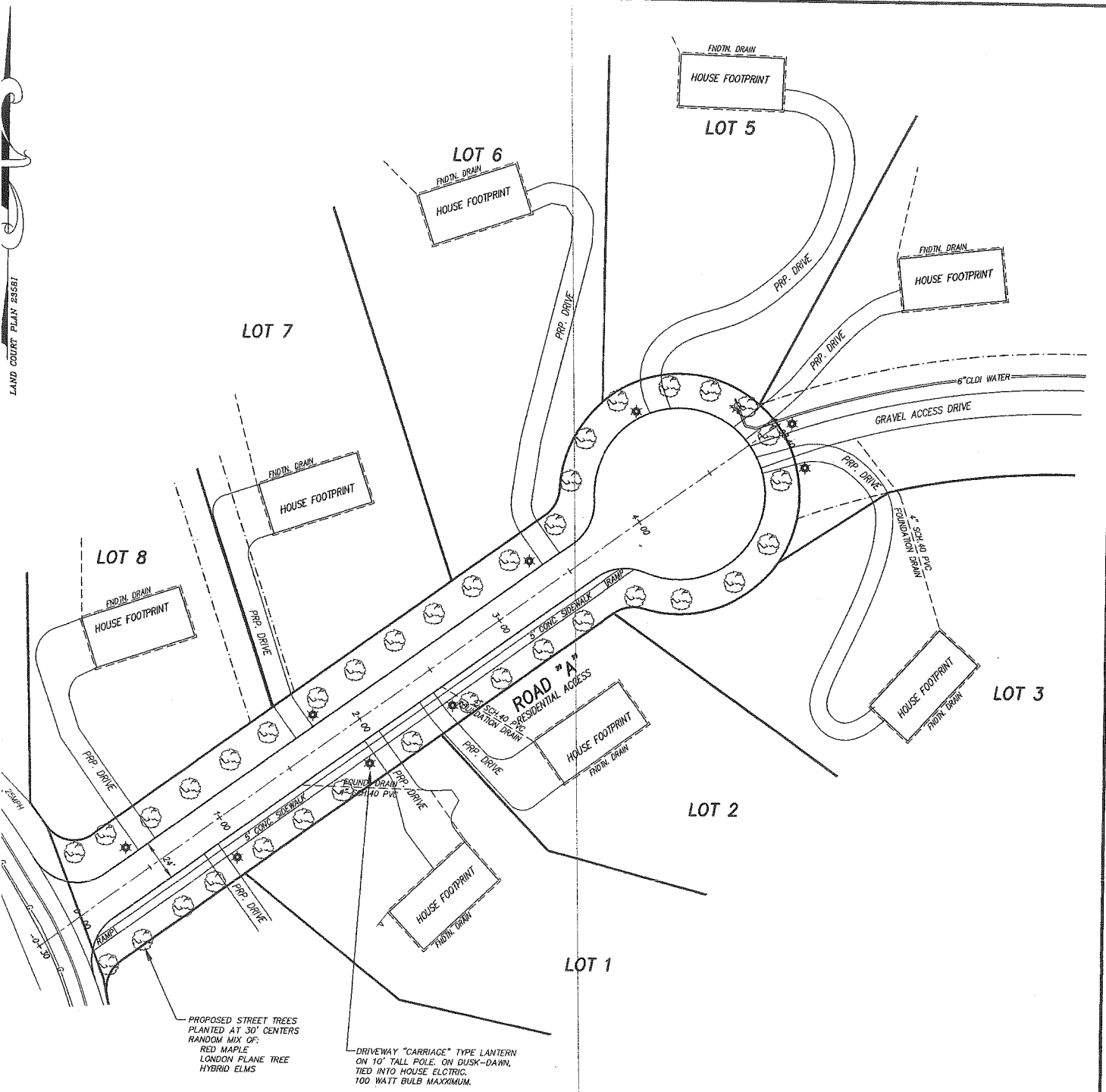
CONNORSTONE
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

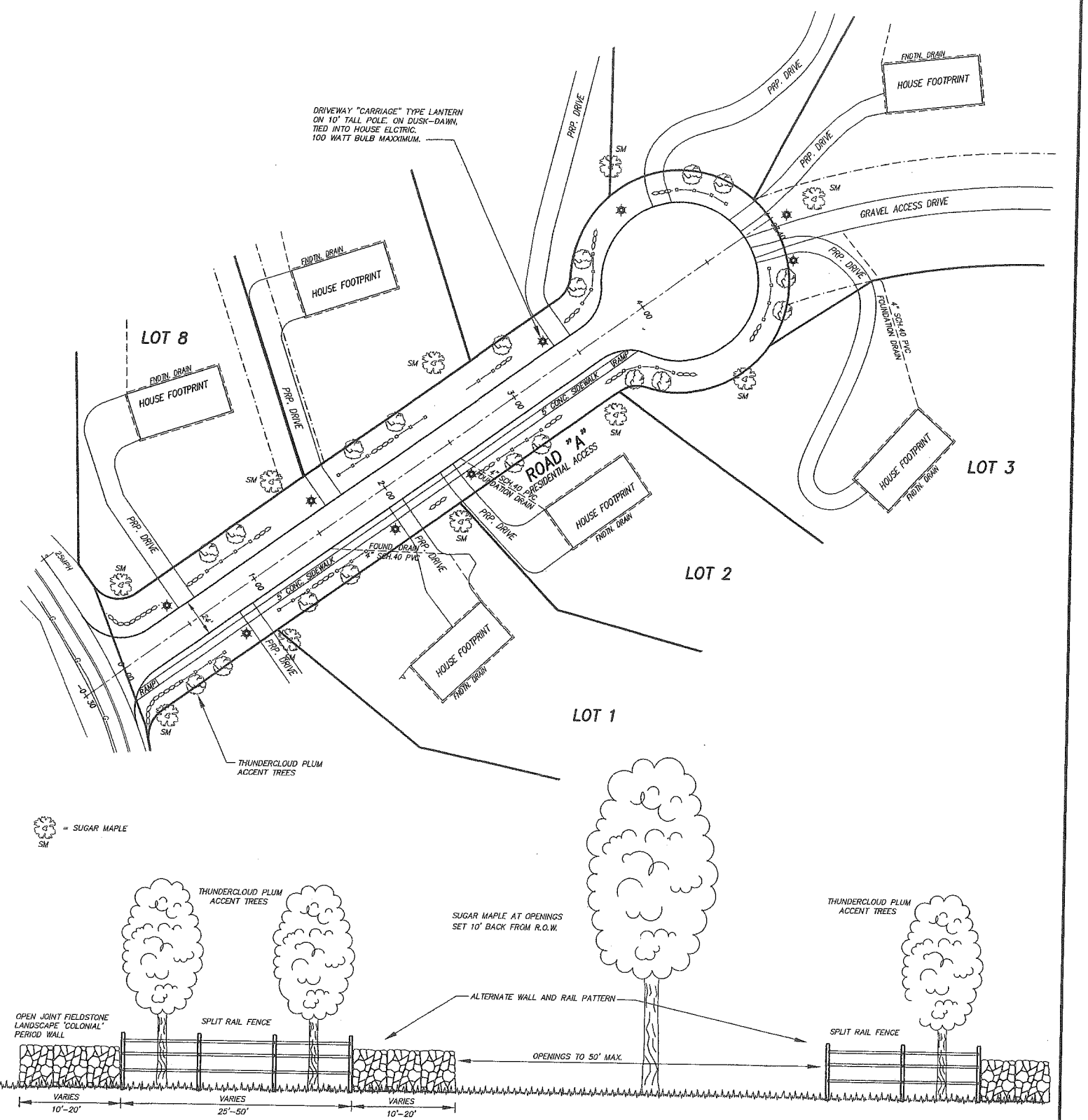
DESIGNED BY:
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: NONE
SHEET 15 OF 16.

DEFINITIVE PLAN
CONSTRUCTION DETAILS
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

5-23-2013
3-6-2013
REVISIONS
DATE:JAN. 3, 2013

LAND COURT PLAN #3581





ALTERNATE STREETSCAPE PLANTING DETAIL

NO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

AMINGHAM PLANNING BOARD

DATE:

CLERK OF THE TOWN OF FRAMINGHAM
IVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
HIS PLAN ON AND NO APPEAL WAS TAKEN
TWENTY (20) DAYS THEREAFTER.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

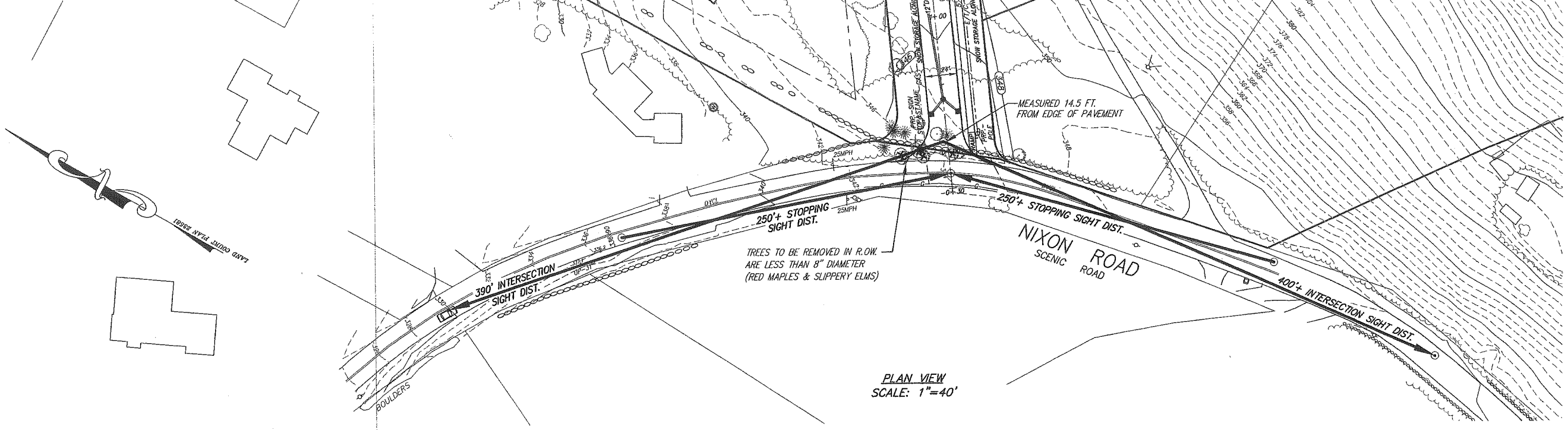
APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47635
REGISTERED PROFESSIONAL ENGINEER
5/23/13

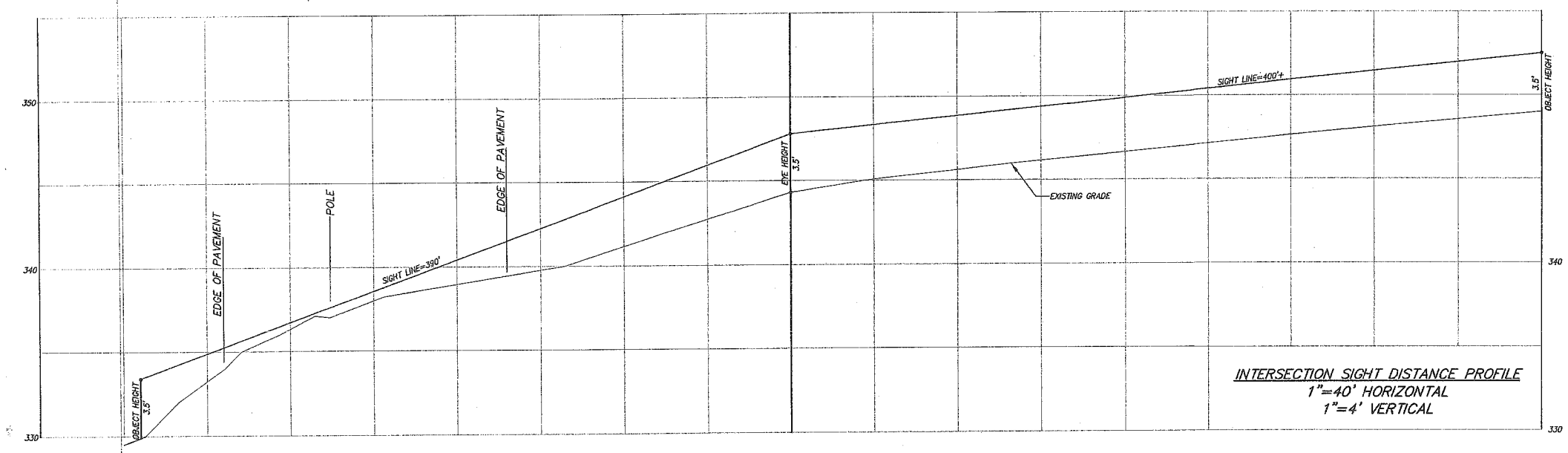
GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

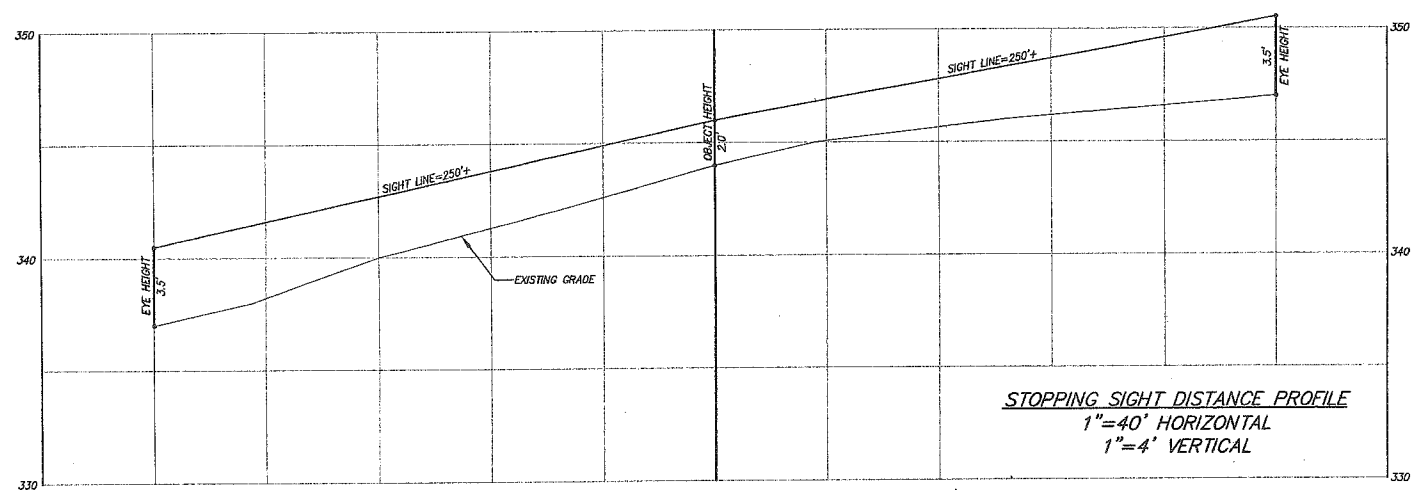
CONNORSTONE CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532	DESIGNED BY: REM, GFC CHECKED BY: VC COMPUTED BY: FIELD SURVEY: DRAWN BY: REM SCALE: 1"=40' SHEET 16 OF 16.	DEFINITIVE PLAN LANDSCAPING PLAN FORD'S HILL ESTATES IN FRAMINGHAM, MA	5-23-2013 3-6-2013 REVISIONS DATE: JAN. 3, 2013



PLAN VIEW
SCALE: 1"=40'



INTERSECTION SIGHT DISTANCE PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL



STOPPING SIGHT DISTANCE PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

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

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
CIVIL
No. 47535
REGISTERED PROFESSIONAL ENGINEER
5/13/13

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

DESIGNED BY:	REM, GFC
CHECKED BY:	VC
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY:	REM
SCALE:	AS SHOWN
SHEET	1 OF 1

SIGHT DISTANCE PLAN
FOR
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

REVISIONS
DATE: APRIL 26, 2013