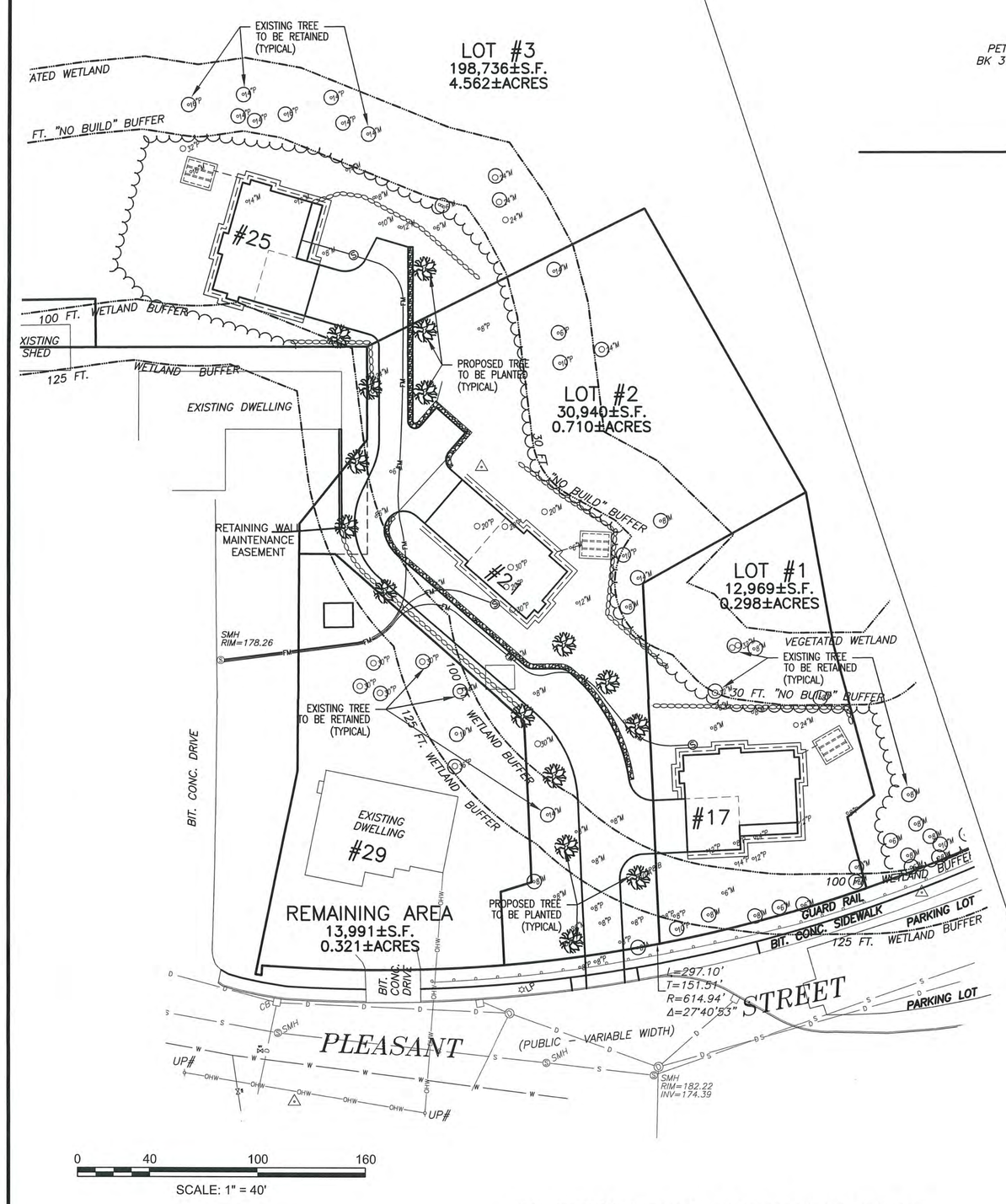
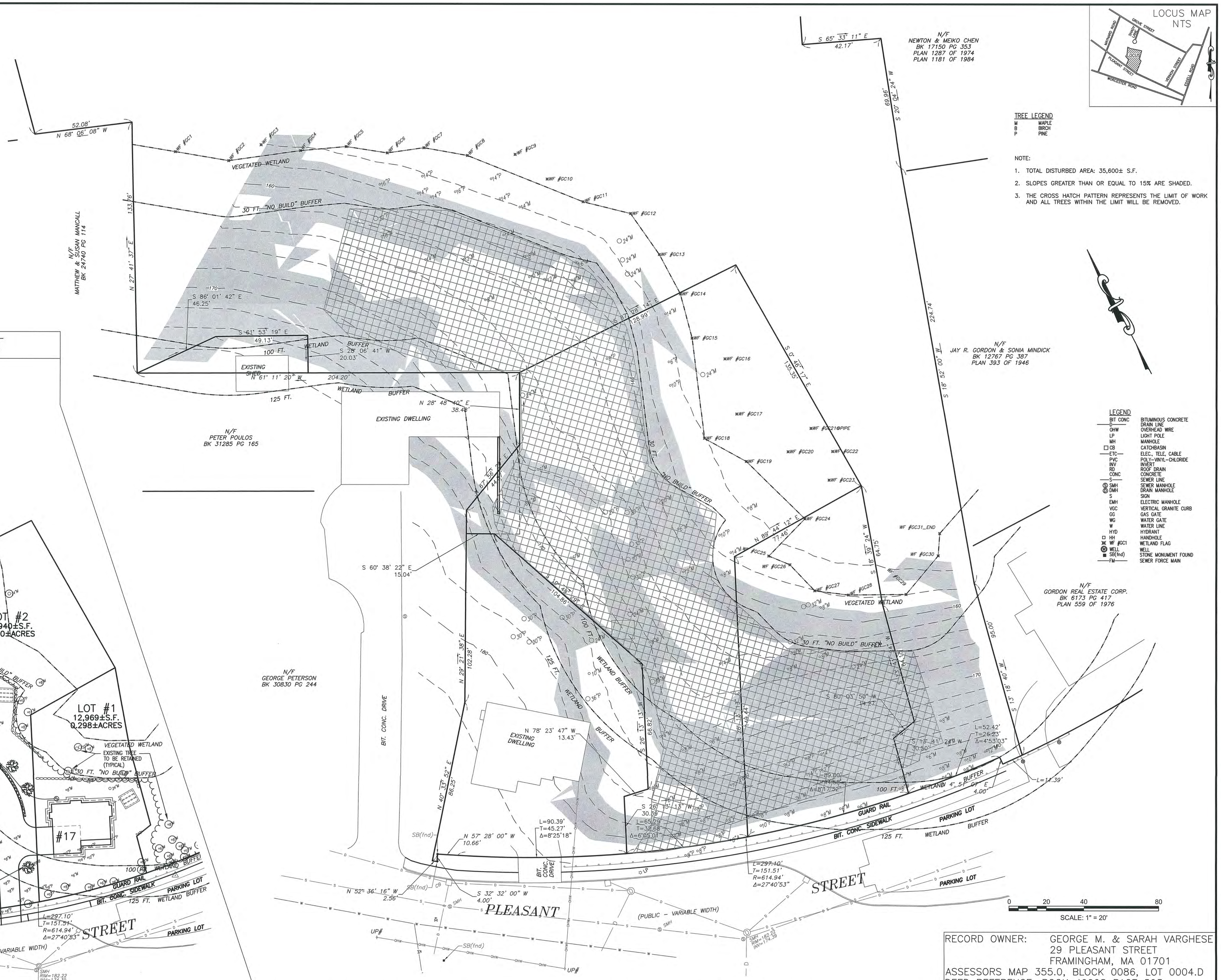
TREE PLANTING LAYOUT

NOTE:

1. EXISTING TREES OF VARIOUS SIZES AND SPECIES ARE IDENTIFIED BELOW TO BE RETAINED OR REMOVED.
2. PROPOSED TREES SHALL BE 2½"–3" MAPLE VARIETIES.





TREE LEGEND

M	MAPLE
B	BIRCH
P	PINE

NOTE:

1. TOTAL DISTURBED AREA: 35,600± S.F.
2. SLOPES GREATER THAN OR EQUAL TO 15% ARE SHADED.
3. THE CROSS HATCH PATTERN REPRESENTS THE LIMIT OF WORK AND ALL TREES WITHIN THE LIMIT WILL BE REMOVED.

LEGEND

BIT CONC	BITUMINOUS CONCRETE
—D—	DRAIN LINE
OHW	OVERHEAD WIRE
LP	LIGHT POLE
MH	MANHOLE
□ CB	CATCHBASIN
—ETC—	ELEC., TELE, CABLE
PVC	POLYI-VINYL-CHLORIDE
INV	INVERT
RD	ROOF DRAIN
CONC	CONCRETE
—S—	SEWER LINE
Ⓢ SMH	SEWER MANHOLE
Ⓓ DMH	DRAIN MANHOLE
S	SIGN
EMH	ELECTRIC MANHOLE
VCC	VERTICAL GRANITE CURB
GG	GAS GATE
WG	WATER GATE
W	WATER LINE
HYD	HYDRANT
□ HH	HANDHOLE
WF #GC1	WETLAND FLAG
Ⓦ WELL	WELL
■ SB(fnd)	STONE MONUMENT FOUND
—FM—	SEWER FORCE MAIN

RECORD OWNER: GEORGE M. & SARAH VARGHESE
29 PLEASANT STREET
FRAMINGHAM, MA 01701
ASSESSORS MAP 355.0, BLOCK 0086, LOT 0004.D
DEED REFERENCE: BOOK 49998 PAGE 593

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REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
4	5/2/14	CHANGED DRIVE ON LOT #1 & GRADING AROUND LOT#1	WML	PSB	WJS
3	4/17/14	ADDED EXISTING CONDITIONS PLAN	RWR	PSB	WJS
2	4/16/14	ADJUSTED WETLAND LIMITS FLAG #8–11, 15–18, 19–24	RWR	PSB	WJS
1	2/26/14	ADD WALL DETAILS & SURFACE FLOW PLAN	RWR	PSB	WJS
0	1/09/14	PLANNING BOARD SUBMISSION	RWR	PSB	WJS

COMMONWEALTH OF MASSACHUSETTS WALTER J. SIMONSEN JR. CIVIL No. 32337 REGISTERED PROFESSIONAL ENGINEER 5-15-14

DRAWING TITLE: EXISTING CONDITIONS (ALTERNATIVE) 17, 21, 25, & 29 PLEASANT STREET

PREPARED FOR: CAPITAL GROUP PROPERTIES, 259 TURNPIKE ROAD, SOUTHBOROUGH, MA

SCALE:	DATE:	SHEET:	PLAN NO.:
1" = 20'	APRIL 17, 2014	1 OF 1	J:\0015\011 ALE\(4-28-14).dwg EXISTING COND

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
#17 (LOT #1), #21 (LOT #2) & #25 (LOT #3)
FRAMINGHAM, MASSACHUSETTS

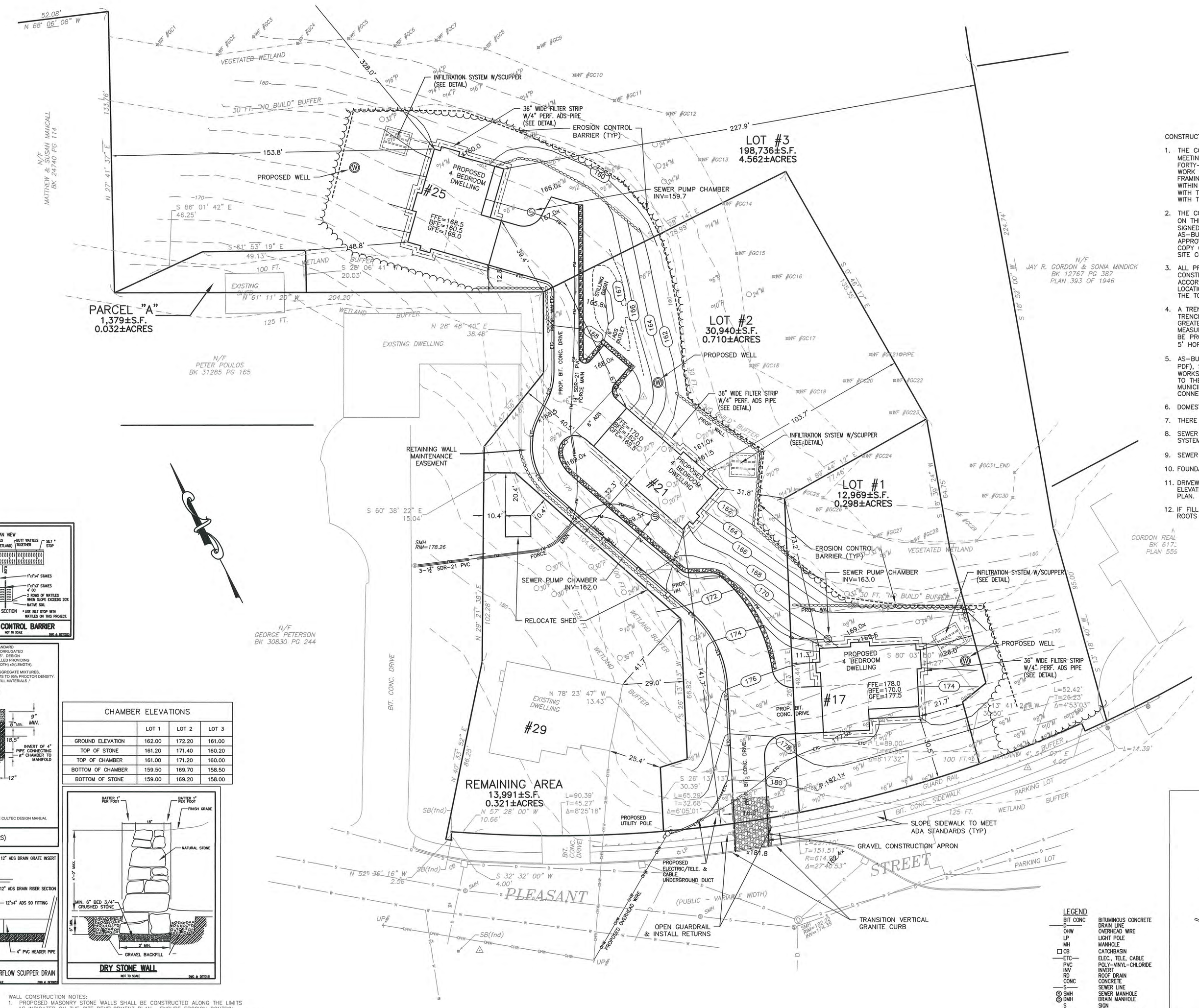
PREPARED BY: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
(508) 480-0225

SHEET NO.: 1

ZONING: LOT #1
DISTRICT – RESIDENTIAL, R-1
MIN. LOT AREA: 8,000 S.F. (198,736 S.F.)
LOT FRONTAGE: 65 FT. (67.81)
FRONT YARD: 30 FT.
SIDE YARD: 10 FT. (12.80')
REAR YARD: 10 FT. (328.00')
BUILDING HEIGHT: 3 STORIES/35 FT. (NOT EXCEEDED)
LOT COVERAGE 35% (0.1%)
CONTIGUOUS UPLAND 28,324 S.F.

ZONING: LOT #2
DISTRICT – RESIDENTIAL, R-1
MIN. LOT AREA: 8,000 S.F. (12,969 S.F.)
LOT FRONTAGE: 65 FT. (89.00')
FRONT YARD: 30 FT. (30.50')
SIDE YARD: 10 FT. (11.30')
REAR YARD: 10 FT. (73.20')
BUILDING HEIGHT: 3 STORIES/35 FT. (NOT EXCEEDED)
LOT COVERAGE 35% (13.5%)
CONTIGUOUS UPLAND 10,892 S.F.

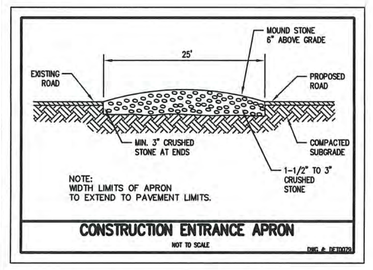
ZONING: LOT #3
DISTRICT – RESIDENTIAL, R-1
MIN. LOT AREA: 8,000 S.F. (30,940 S.F.)
LOT FRONTAGE: 65 FT. (65.29')
FRONT YARD: 30 FT. (141.70')
SIDE YARD: 10 FT. (31.80')
REAR YARD: 10 FT. (40.50')
BUILDING HEIGHT: 3 STORIES/35 FT. (NOT EXCEEDED)
LOT COVERAGE 35% (4.8%)
CONTIGUOUS UPLAND 26,518 S.F.



APPROVAL BLOCK

CONSTRUCTION NOTES & PROCEDURES

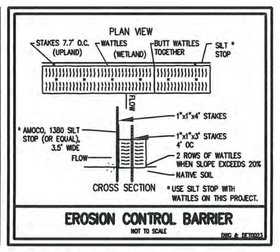
1. THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR SCHEDULING A PRE–CONSTRUCTION MEETING, CONTACT THE ENGINEERING DIVISION AT (508)532–6022 OR (508)532–6010 FORTY–EIGHT HOURS PRIOR TO START OF WORK. ALL SITE DRAINAGE, WATER AND SEWER WORK OUTSIDE THE BUILDING FOOTPRINT SHALL BE PERFORMED BY A LICENSED FRAMINGHAM DRAINLAYER. ANY PROPOSED SURFACE OPENINGS AND EXCAVATION WORK WITHIN THE TOWN RIGHT–OF–WAY LIMITS WILL REQUIRE A STREET OPENING PERMIT (SOP) WITH THE WORK CONDUCTED UNDER SAID PERMIT BEING PERFORMED IN COMPLIANCE WITH THE TOWN OF FRAMINGHAM SOP POLICY.
2. THE CONTRACTOR/APPLICANT SHALL OBTAIN WATER AND SEWER INSPECTION SIGN OFFS ON THE APPROVED SITE PLAN (ENDORSE WITHIN 3"X3" AREA PROVIDED). SUBMIT THE SIGNED OFF, APPROVED SITE PLAN AS PART OF THE AS–BUILT PLAN SUBMITTAL. AS–BUILT PLANS WILL NOT BE ACCEPTED WITHOUT A COPY OF THE SIGNED OFF, APPROVED SITE PLAN. IF THE SITE PLAN IS PART OF AN APPROVED SUBDIVISION, A COPY OF THE SUBDIVISION PLAN SHALL BE SUBMITTED WITH THE SITE PLAN TO VERIFY SITE CONFORMS TO THE ORIGINAL DESIGN.
3. ALL PROPOSED WORK SHALL COMPLY WITH THE TOWN OF FRAMINGHAM DPW CONSTRUCTION STANDARDS (SEE WEBSITE). UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN. ANY MODIFICATION TO THE APPROVED LOCATION OF UTILITIES SHALL BE SHOWN ON A REVISED SITE PLAN AND SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL PRIOR TO UTILITY INSTALLATION.
4. A TRENCH OPENING PERMIT (TOP) SHALL BE OBTAINED PRIOR TO EXCAVATION OF ANY TRENCH AS DEFINED UNDER MGL 82A AND 520 CMR 14.00 AS ANY EXCAVATION GREATER THAN 3–FEET IN DEPTH AND LESS THAN 15–FEET BETWEEN SOIL WALLS AS MEASURED FROM THE BOTTOM. UTILITIES SHALL NOT CROSS. WATER AND SEWER SHALL BE PROVIDED WITH A 10' AND ALL OTHER UTILITY SERVICES SHALL BE PROVIDED WITH A 5' HORIZONTAL SEPARATION.
5. AS–BUILT PLANS IN BOTH HARDCOPY AND ELECTRONIC FORMATS (AUTOCAD 2004, AND PDF), SHALL BE SUBMITTED TO THE TOWN OF FRAMINGHAM, DEPARTMENT OF PUBLIC WORKS, ENGINEERING & TRANSPORTATION DIVISION. THE AUTOCAD FILE MUST CONFORM TO THE CURRENT VERSION OF MASSGIS STANDARD FOR DIGITAL PLAN SUBMISSION TO MUNICIPALITIES. THE PLAN SHALL INCLUDE TIE DIMENSIONS TO KEY PIPE BENDS AND CONNECTION POINTS.
6. DOMESTIC WATER SERVICE SHALL BE SUPPLIED BY INDIVIDUAL ON–SITE WELLS.
7. THERE ARE NO SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED WELLS.
8. SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LOW PRESSURE eONE PUMP SYSTEMS TO AN EXISTING GRAVITY SYSTEM.
9. SEWER PRESSURE PIPE SHALL CONSIST OF 1 ¼" SDR–21 PVC.
10. FOUNDATION DRAIN SHALL BE A MINIMUM OF 6", CONSISTING OF SDR–35 PVC.
11. DRIVEWAYS SHALL CONSIST OF BITUMINOUS CONCRETE AND BE PAVED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE PLAN PRIOR TO SUBMITTAL OF AS–BUILT PLAN.
12. IF FILL IS NECESSARY, IT SHALL BE GOOD CLEAN FILL, FREE OF ORGANIC MATTER, ROOTS BRANCHES, DEBRIS AND OTHER DELETERIOUS MATERIALS.



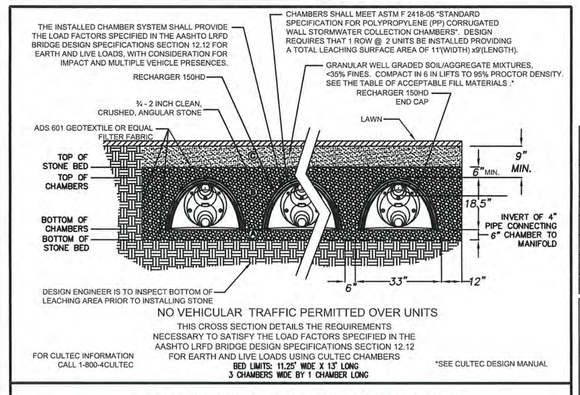
CONSTRUCTION ENTRANCE APRON
NOT TO SCALE

1. THE SITE CONTRACTOR SHALL POST "DEP" SIGN AND REVIEW THE CONDITIONS DESCRIBED IN THE "ORDER OF CONDITIONS" ISSUED FOR THIS PROJECT.
2. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
3. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO TRAVER LANE & EAST MAIN STREET.
4. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
5. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
6. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
7. WITH SLOPES STABILIZED AND FINAL CONSERVATION COMMISSION INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF–SITE.

SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES
ENG & DESIGN



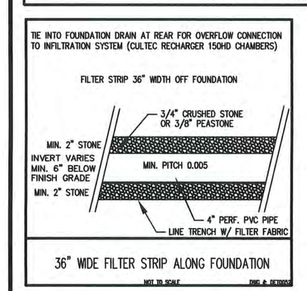
EROSION CONTROL BARRIER
NOT TO SCALE
ENG & DESIGN



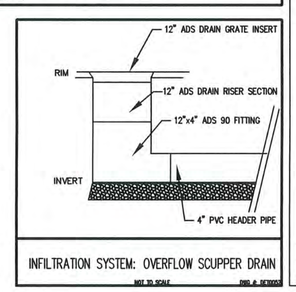
INFILTRATION SYSTEM (CULTEC RECHARGER 150XLHD CHAMBERS)
NOT TO SCALE

CHAMBER ELEVATIONS			
	LOT 1	LOT 2	LOT 3
GROUND ELEVATION	162.00	172.20	161.00
TOP OF STONE	161.20	171.40	160.20
TOP OF CHAMBER	161.00	171.20	160.00
BOTTOM OF CHAMBER	159.50	169.70	158.50
BOTTOM OF STONE	159.00	169.20	158.00

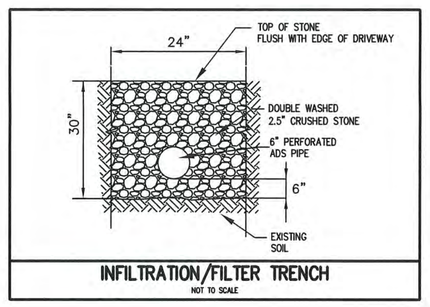
DRY STONE WALL
NOT TO SCALE
ENG & DESIGN



36" WIDE FILTER STRIP ALONG FOUNDATION
NOT TO SCALE
ENG & DESIGN



INFILTRATION SYSTEM: OVERFLOW SCUPPER DRAIN
NOT TO SCALE
ENG & DESIGN



INFILTRATION/FILTER TRENCH
NOT TO SCALE

WALL CONSTRUCTION NOTES:
1. PROPOSED MASONRY STONE WALLS SHALL BE CONSTRUCTED ALONG THE LIMITS AS INDICATED ON THE SITE DEVELOPMENT PLAN. ENSURE EROSION CONTROL BARRIER IS SECURE THEN EXCAVATE AND PREPARE & COMPACT BASE WITH CRUSHED STONE FOOTING FOR LIMITS OF THE LOWER WALL FIRST.
2. PLACE BASE STONES ALONG WALL FOOTING LIMITS THEN ERECT DRY MASONRY WALL TO NO GREATER HEIGHT THAN 48" HEIGHT. BACKFILL WALL WITH FREE DRAINING GRAVEL FILL MATERIALS TO WITHIN 8" OF FINISH GRADE THEN PLACE 8" OF LOAM WITH SEED TO TOP OF THE WALL TO ENSURE A STABILIZED FINISH SURFACE.
3. INSTALL FENCE ALONG THE LIMITS OF THE MASONRY WALL. THE FENCE SHALL SATISFY THE MINIMUM REQUIREMENTS AS ESTABLISHED BY THE SOUTHBOROUGH BUILDING DEPARTMENT TO ENSURE THAT ACCESS TO THE TOP OF THE WALL IS PROHIBITED FROM THE USABLE YARD LIMITS OF THE LOT.
4. AT COMPLETION OF THE WALL CONSTRUCTION ALL EXCESS MATERIALS AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE.
7. UNTIL 100% STABILIZATION CONTRACTOR SHALL PERIODICALLY INSPECT ALL WALL LIMITS TO ENSURE THAT NO ERODABLE SURFACES HAVE FORMED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL BARRIERS ONCE FINAL SIGNOFF IS PROVIDED FOR THE PROJECT.

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LEGEND

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OHW	OVERHEAD WIRE
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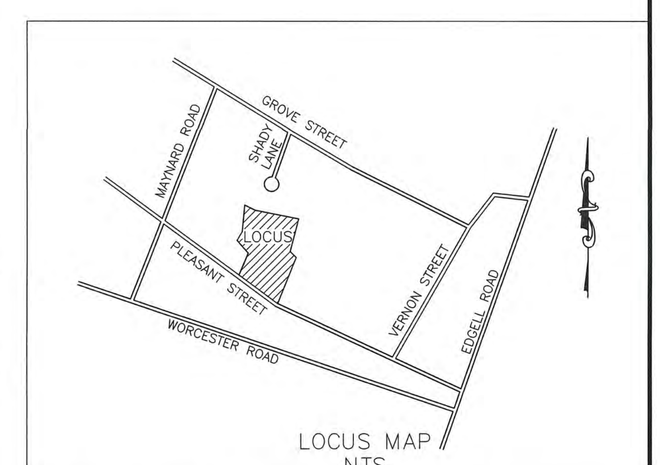
MH	MANHOLE
CB	CATCHBASIN
ETC	ELEC., TELE, CABLE
PVC	POLY-VINYL-CHLORIDE
INV	INVERT
RD	ROOF DRAIN
CONC	CONCRETE
S	SEWER LINE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
S	SIGN
EMH	ELECTRIC MANHOLE
VCC	VERTICAL GRANITE CURB
GG	GAS GATE
WG	WATER GATE
W	WATER LINE
HYD	HYDRANT
HH	HANDHOLE
WF #GC1	WETLAND FLAG
WELL	WELL
SB(fnd)	STONE MONUMENT FOUND
FM	SEWER FORCE MAIN



LOCUS MAP
NTS

RECORD OWNER: GEORGE M. & SARAH VARGHESE
29 PLEASANT STREET
FRAMINGHAM, MA 01701
ASSESSORS MAP 355.0, BLOCK 0086, LOT 0004.D
DEED REFERENCE: BOOK 49998 PAGE 593

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COMMONWEALTH OF MASSACHUSETTS WALTER J. SIMONSKI JR. CIVIL No. 32387 REGISTERED PROFESSIONAL ENGINEER
5-15-14

DRAWING TITLE: SITE DEVELOPMENT PLAN (ALTERNATIVE)
LOTS 1, 2, & 3 AT
17, 21, 25, & 29 PLEASANT STREET

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
#17 (LOT #1), #21 (LOT #2) & #25 (LOT #3)
FRAMINGHAM, MASSACHUSETTS

SHEET NO.: 2

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

PREPARED BY: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
(508) 480–0225

SCALE:	DATE:	SHEET:	PLAN NO.:
1" = 20'	JAN. 9, 2014	2 OF 2	3401EARTH ALT(4-28-14).dwg SITE DEV PLAN