

LOCUS PLAN
SCALE: 1"=500'

SITE PLAN

FOR

CVS/pharmacy

AT

STORE # 1034

480-498 CONCORD STREET (RT-126)

FRAMMINGHAM, MA 01702

PREPARED FOR:

498 CONCORD STREET REALTY, LLC.
ELIE YOUSSEF
506 CONCORD STREET
FRAMMINGHAM, MA 01702

PREPARED BY:

CIVIL DESIGN

GROUP, LLC

21 HIGH STREET SUITE 300A
NORTH ANDOVER, MA 01845
www.cdengineering.com
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F: 978-914-6161
CONTACT: PHILIP HENRY, P.E.

OWNER OF RECORD:

- 480 CONCORD STREET
OWNER: FOUR EIGHTY CONCORD STREET REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: BOOK 48984, PAGE 38
- 486 CONCORD STREET
OWNER: FOUR EIGHTY CONCORD STREET REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: CERTIFICATE NO. 238762 RECORDED IN REGISTRATION BOOK 1333, PAGE 61
- 486RR CONCORD STREET
OWNER: FOUR NINETY TWO CONCORD STREET REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: BOOK 48984, PAGE 332
- 492 CONCORD STREET
OWNER: FOUR NINETY TWO CONCORD STREET REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: BOOK 48984, PAGE 335
- 498 CONCORD STREET
OWNER: BNY REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: BOOK 41875, PAGE 88
- 7 LINDBERGH STREET
OWNER: 7 LINDBERGH ROAD REALTY TRUST, ELIE B. YOUSSEF, TRUSTEE
- DEED REFERENCE: BOOK 51602, PAGE 261
- MAP 51, LOTS 8, 9, 10, 10A, 11 & 12

DATE	DATE REVISED	SHEET NUMBER	SHEET DESCRIPTION
08-07-2013	-	1	COVER SHEET
08-07-2013	-	2	NOTES, LEGEND & ABBREVIATIONS
06-18-2013	-	3	EXISTING CONDITIONS PLAN
08-07-2013	-	4	SITE DEMOLITION & EROSION CONTROL PLAN
08-07-2013	-	5	SITE PLAN
08-07-2013	-	6	SITE GRADING & DRAINAGE PLAN
08-07-2013	-	7	SITE UTILITY PLAN
08-07-2013	-	8	SITE LANDSCAPE PLAN
08-07-2013	-	9	SITE CONSTRUCTION DETAILS
08-07-2013	-	10	SITE CONSTRUCTION DETAILS
08-07-2013	-	11	SITE CONSTRUCTION DETAILS
08-07-2013	-	12	SITE CONSTRUCTION DETAILS
08-07-2013	-	13	PHOTOMETRICS PLAN
08-07-2013	-	A-4.1	EXTERIOR ELEVATIONS
08-07-2013	-	O-1	OUTLINE PLAN

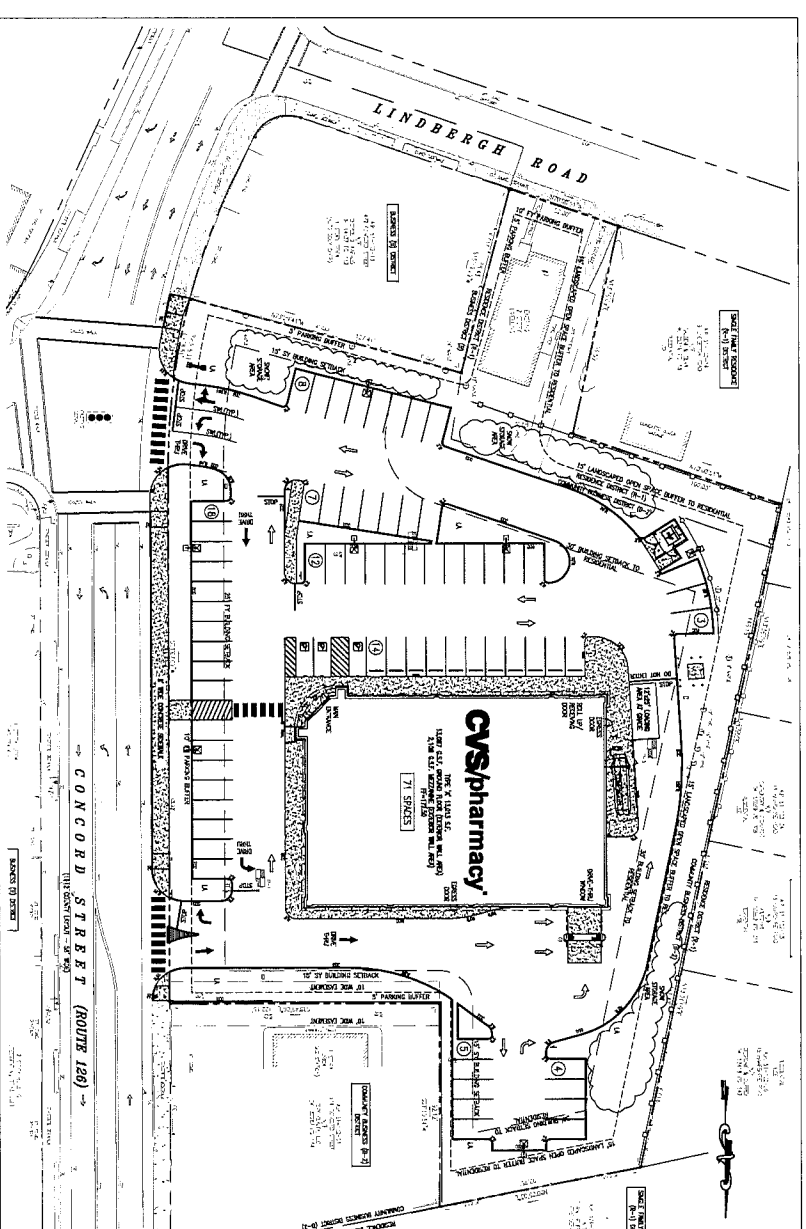
CONSULTANTS:

SURVEY:
ODONE SURVEY & MAPPING, P.C.
291 MAIN STREET, SUITE 5
NORTHBOROUGH, MA 01532
508-351-6022
CONTACT: GLENN ODONE, P.L.S.

LANDSCAPE ARCHITECT:
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TRAFFIC:
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CONTACT: JEFFREY DIRK, P.E.

ARCHITECT:
BKA ARCHITECTS, INC.
142 CRESCENT STREET
BROCKTON, MA 02302
508-583-5603
CONTACT: KEVIN PATON



OVERALL LAYOUT PLAN
SCALE: 1"=40'

ZONING INFORMATION			
ZONING DISTRICT: COMMUNITY BUSINESS (C-3)			
TOTAL AREA: 1.94 ACRES			
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	8,000 S.F.	84,310 S.F.	NO CHANGE
MIN. LOT FRONTAGE	65 L.F.	372.7 L.F.	NO CHANGE
MIN. FT. SETBACK	25'	<1'	56.8'
MIN. ST. SETBACK	15'	14.1'	42.3'
MIN. OPEN SPACE	20%	36.6%	31.5%
MAX. BUILDING HEIGHT	40' OR 3 ST.	VARIES	+30'
MAX. FLOOR AREA RATIO	0.32	0.15	0.18

APPROVED BY THE
TOWN OF FRAMMINGHAM
PLANNING BOARD

DATE SITE PLAN ENDORSED: _____



PHILIP R. HENRY, P.E.

SHEET
COVER SHEET

1

ISSUED TO THE
TOWN OF FRAMMINGHAM
PLANNING BOARD

DATE: 08/07/2013

CDG PROJECT# 13046

NOT FOR CONSTRUCTION

SITE & DEMOLITION NOTES

- 1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE BASED ON MEASUREMENTS TAKEN IN THE FIELD AND DISCOVERED RECORDS FROM VARIOUS UTILITY COMPANIES AND/OR FROM THE MUNICIPALITY. THIS INFORMATION SHALL NOT BE CONSIDERED EXACT AND THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL NOTIFY THE SHOWN UTILITIES AT LEAST 72 HOURS PRIOR TO DEMOLITION OF EXISTING STRUCTURES AND RECORD THE EXISTING UTILITY LOCATIONS WITH THE PROPOSED DEVELOPMENT PROGRAM SO THAT A REMEDIAL ACTION CAN TAKE PLACE PRIOR TO ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES AS A RESULT OF THE PROPOSED DEVELOPMENT.
2. THIS PROJECT INCLUDES THE DEMOLITION OF A RESTAURANT OFFICE BUILDING, SINGLE FAMILY HOME AND ASSOCIATED PARKING LOTS, UTILITY CONNECTIONS AND APPURTENANCES.
3. EXISTING BASE INFORMATION INCLUDING STRUCTURES, UTILITIES AND TOPOGRAPHY ARE TAKEN FROM PLAN SHEET 06/19/2013.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPROVING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS.
5. THE LIMIT OF WORK FOR THIS PROJECT SHALL BE SHOWN ON THE PLANS AS SCAWOT LINES, WHITE LINES AND/OR CONSTRUCTION FENCE LINES. EXISTING FEATURES OUTSIDE LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE MUNICIPAL DEPARTMENTS INCLUDING THE BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF WORK.
7. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
8. ALL DISTURBED OFF-SITE AREAS SHALL BE RESTORED TO PRE CONSTRUCTION CONDITION.
9. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER THE DETAIL HEREBY. CONSTRUCTION ACCESS EXISTING, PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
10. PEDESTRIAN AND VEHICULAR ACCESS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND UTILITY CONNECTIONS/CONNECTION FEES RELATED TO THE PROJECT. CONTRACTOR SHALL NOTIFY AND COMPENSATE ALL UTILITY WORK WITH THE APPLICABLE UTILITY COMPANIES AND/OR LOCAL DEPARTMENTS. ALL PERMITS SHALL BE KEPT WITH THE TRAILER AND CLEARLY VISIBLE.
12. EXISTING WATER SERVICE TO BE ABANDONED AT THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED BY THE TOWN.
13. THE OFFSITE DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
14. EXISTING ONSITE BRUSHWOODS/PARKING SHALL BE SHIPPED, PULVERIZED AND STOCKPILED ONSITE TO BE USED AS RECLAIMED ASPHALT PAVEMENT BARRIER/CONCRETE FILL MATERIAL. IF DETAILED SURFACE BY THE GEOLOGICAL RECOMMENDATIONS. IF EXISTING PARKING IS NOT SUITABLE FOR REUSE, IT SHALL BE REMOVED OFFSITE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
15. CONSTRUCTION DUMPSTERS SHALL BE LOCATED ON A STABLE SURFACE AND SHALL BE PROPERLY MAINTAINED AND OPERED ON A REGULAR BASIS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL UPKEEP OF THE SITE DURING THE CONSTRUCTION PROCESS.
17. CONTRACTOR SHALL COORDINATE DECOMMISSIONING/RELOCATION OF MONITORING WELLS WITH OWNERS ENVIRONMENTAL CONSULTANT PRIOR TO REMOVAL.

GENERAL NOTES

- 1. ZONING DISTRICT AND SITE INFORMATION OBTAINED FROM THE TOWN OF FRAMMINGHAM ZONING MAP, DATED FEBRUARY 1, 2007, AND THE TOWN OF FRAMMINGHAM ZONING BYLAW, DATED JANUARY 2013.
2. THE PROJECT INCLUDES LOTS 8, 9, 10, 10A, 11 & 12 ON MAP 51 AS SHOWN ON THE TOWN OF FRAMMINGHAM ASSESSORS MAP AND TOTALS 1.94 ACRES.
3. THE PROJECT LIES WITHIN THE COMMUNITY BUSINESS DISTRICT (B-2) AND THE RESIDENCE DISTRICT (R-1) AND IS NOT WITHIN AN OVERLAY DISTRICT OR GROUNDWATER PROTECTION DISTRICT.
4. APPROPRIATIONS TO THE PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
5. THIS SITE LIES WITHIN ZONE X, WHICH IS DENIED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD RATE INSURANCE MAP (FRIM), COMMUNITY PANEL #201730519E, WITH AN EFFECTIVE DATE OF JUNE 24, 2010.
6. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.

SITE LAYOUT NOTES

- 1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PLASTERS, RAWS, ETC.
2. ALL LIMITS OF PARAPET SHALL BE CURBED, UNLESS OTHERWISE NOTED.
3. CURB WITHIN THE SITE LIMITS SHALL BE EXTRUDED CONCRETE CURB OR MONOLITHIC CONCRETE CURB UNLESS OTHERWISE NOTED.
4. CURB WITHIN THE RIGHT OF WAY SHALL BE 6" VERTICAL GRANITE, UNLESS OTHERWISE NOTED.
5. PARKING SPACE DIMENSIONS SHALL BE 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.
6. ACCESS AISLES SHALL BE A MINIMUM OF 24' WIDE.
7. PARAPET MARKINGS AND SPEERING SHALL PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION T-P-115 (TYPE 1); ACRYL.
8. PARAPET LETTERS SHALL BE 2" WIDE x 8" LONG.
9. STOP BARS SHALL BE 8" WIDE AND SOLID WHITE LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH).
10. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARCHITECTURAL ACCESS BOARD (AAB) AS SHOWN ON THE SITE LAYOUT PLAN.
11. DIRECTIONAL AND ACCESSIBLE SIGNAGE SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
12. ALL PLANT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
13. SNOW PILES SHALL NOT EXCEED 6 FEET IN HEIGHT WITHIN THE DESIGNED SNOW STORAGE AREAS. SNOW MUST BE REMOVED OFFSITE IN ACCORDANCE WITH TOWN REGULATIONS.
14. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHT POLE BASE DETAILS AND SPECIFICATIONS.
15. REPLACEMENT PARAPET AS A RESULT OF UTILITY AND DRAINAGE TRENCHING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING PARAPET THICKNESS.

GRADING & DRAINAGE NOTES

- 1. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM REFERENCE ON THE EXISTING CONDITIONS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND ELEVATION BENCHMARKS THROUGHOUT CONSTRUCTION.
3. EXTERIOR ELEVATIONS ALONG EACH BUILDING SIDE MAY VARY IN ORDER TO ACHIEVE GRADE IN CERTAIN AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING.
4. NEW SPURKES SHALL HAVE A MINIMUM GROSS SLOPE OF 1:5% THE MINIMUM RUNNING SLOPE SHALL BE 4:5% UNLESS A MORE SLOPE IS PROVIDED. SPURKES SHALL NOT EXCEED AN 8% RUNNING SLOPE AND SHALL NOT EXCEED A 6' RISE UNLESS A HANDRAIL IS PROVIDED. FURTHERMORE, ACCESSIBLE PARKING SPACES AND PROXIMATE ACCESS AISLES SHALL BE SLOPED AT A MINIMUM OF 2.0% IN ALL DIRECTIONS. SHOULD ANY DISCREPANCIES WITH THESE REQUIREMENTS ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
5. CONTRACTOR SHALL NOTIFY ENGINEER IF THE ILLUSTRATED GRASSES CANNOT BE PLANTED WITHIN ACCESSIBLE AREAS, INCLUDING PARKING SPACES, ROUTES AND WALKS.
6. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
7. PROPOSED BOTTOM OF CURB ELEVATIONS ALONG EXISTING STREETS ARE BASED ON EXISTING CONDITIONS INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING EDGE OF PARAPET GRADE.
8. EXISTING DRIVEWAY AND UTILITY RAIL ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
9. ALL PLANT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
10. EXISTING TREES OUTSIDE OF THE LIMIT OF WORK SHALL BE PROTECTED DURING CONSTRUCTION.
11. ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED IN KIND.
12. NEW CATCH BASINS SHALL INCLUDE ELIMINATOR HOODS AS SPECIFIED IN THE DETAILS.
13. NEW DRAINAGE PIPES SHALL BE DUAL WALL CORRUGATED HDPE (405 N-12 OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED.
14. ROOF DRAIN LEADERS SHALL BE 6" HDPE PIPE, UNLESS OTHERWISE SPECIFIED.
15. GVS ROOF LEADERS SHALL BE INSTALLED WITH A MINIMUM COVER OF 2" AND SHALL MAINTAIN POSITIVE PITCH TOWARDS THEIR RESPECTIVE CONNECTION POINTS.
16. ELEVATION OF LANDSCAPED AREAS ARE GIVEN AT PLANTED/SOD GRADE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING AND MAINTAINING ALL CONSTRUCTION RELATED CONDITIONS OUTLINED IN THE APPROVALS IN ADDITION TO THE ITEMS OUTLINED IN THESE CONSTRUCTION DOCUMENTS.
2. EXISTING BASE INFORMATION INCLUDING STRUCTURES, UTILITIES AND TOPOGRAPHY ARE TAKEN FROM PLAN SHEET 06/19/2013.
3. IN ACCORDANCE WITH THE PA WORKS CONSTRUCTION GENERAL PERMIT RULES AND REGULATIONS, THE CONTRACTOR SHALL ADHERE TO PROCEDURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY THE ENGINEER AND IS RESPONSIBLE FOR MAINTAINING A WEEKLY REPORT OF THE STATUS OF EROSION AND SEDIMENT CONTROL MEASURES INCLUDING ANY CORRECTIVE ACTIONS PERFORMED. THESE REPORTS INCLUDING THE SWPPP SHALL BE KEPT ONSITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE AND/OR FEDERAL OFFICIALS UPON REQUEST. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT OF 0.25 INCHES OR GREATER FOR FUNCTIONALITY.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MASS DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND AGRICULTURE (DEPA) EROSION CONTROL AND SEDIMENTATION AND SHALL REMAIN IN PLACE UNTIL UPTERRAIN SITE WORK IS COMPLETE AND THE GROUND COVER IS STABILIZED.
5. THE CONTRACTOR SHALL PERFORM ALL WORK, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL IMPLEMENT TEMPORARY AND PERMANENT STABILIZATION METHODS IN ACCORDANCE WITH SECTION 2.2 STABILIZATION REQUIREMENTS IN THE 2012 NHPDES GENERAL PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES.
7. THE SITE SHALL BE GRADED AND MAINTAINED SUCH THAT STORMWATER RUNOFF IS DIVERTED TO TEMPORARY SEDIMENTATION BASINS TO THE MAXIMUM EXTENT PRACTICABLE. TEMPORARY SEDIMENTATION BASINS SHALL BE DASHED WHITE LINE.
8. THE PROPOSED ONSITE DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS PRACTICABLE. ALL EXISTING AND PROPOSED CATCH BASIN METERS SHALL BE PROTECTED WITH A SLOD SOCK (SEE DETAIL).
9. ALL DEMARRING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT BASIN TO ALLOW FOR SUFFICIENT SETTLING PRIOR TO DISCHARGE.
10. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO LOCAL, STATE AND FEDERAL STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
11. ADJACENT PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS FROM THIS PROJECT AT ALL TIMES WITH AVOIDING PROPERTY SHALL REQUIRE WRITTEN ADMINISTRATION FROM THE OWNER PRIOR TO ANY LAND DISTURBANCE.
12. THE LIMIT OF WORK FOR THIS PROJECT SHALL BE SHOWN ON THE PLANS AS SCAWOT LINES, WHITE LINES, AND/OR CONSTRUCTION FENCE LINES. EXISTING FEATURES OUTSIDE LIMIT OF WORK ARE TO REMAIN UNLESS OTHERWISE SPECIFIED AND THE EXISTING FEATURES WITHIN LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
13. THE EROSION CONTROL MEASURES ILLUSTRATED IN THIS PLAN SET SHALL BE THE MINIMUM REQUIRED. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A MORE ROBUST SOLUTION IS REQUIRED AS SUCH AS UNFORESEEN CONDITIONS OCCUR.
14. STOCKPILES SHALL BE LOCATED OUTSIDE OF ALL RESOURCE AREA BUFFER ZONES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE FOOT OF THE STOCKPILE AND AND SHALL BE COVERED TO PREVENT WASHOUT.
15. ALL PROPOSED SLOPES 3:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL MATING AND SHALL BE INDENTIFIED.

UTILITY NOTES

- 1. ALL WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM 5" AND A MINIMUM OF 6" OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GRANULAR DEPTH IS AS FURNISHED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
2. ALL WATER SERVICE INSTALLATION METHODS AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
3. WATER AND GAS MAINS DETECTED IN THE RIGHT OF WAY ARE BASED ON RECORD DRAWINGS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONNECTION.
4. PROPOSED GAS SERVICE LOCATION IS APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFER WITH THE GAS COMPANY THAT GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND COMPACTATION FOR THE GAS LINE.
5. DUE TO THE SCALE OF THE NETWORK DRAWINGS, THE EXACT LOCATION OF UTILITY SERVICES TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING DRAWINGS.
6. ALL UTILITIES, PIPE MATERIALS, STRUCTURES, AND INSTALLATION METHODS SHALL CONFORM TO MUNICIPALITY STANDARDS AND REQUIREMENTS.
7. SURFACE TEMPORARY PILES SHALL BE INSTALLED IN THE OPEN ENDS OF UTILITY SERVICES TO THE BUILDING PRIOR TO BACKFILLING. SURFACE LOCATIONS SHALL BE MARKED IN THE FIELD SO THAT THEY MAY BE EASILY LOCATED.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LIGHT POLE BASE DETAILS AND SPECIFICATIONS.
9. WATER SERVICE CONNECTION SHALL BE INSPECTED BY THE MUNICIPAL WATER DEPARTMENT.
10. EXISTING DRAINAGE AND UTILITY RAIL ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
11. GUY WIRES SHALL BE INSTALLED AS REQUIRED/DISIGNED BY THE UTILITY COMPANY.

MUNICIPALITY CONTACTS

Table with 4 columns: DEPARTMENT, CONTACT, PHONE NUMBER, ADDRESS. Lists various departments like TOWN MANAGER, BUILDING DEPARTMENT, PUBLIC WORKS, etc., along with their respective contacts and addresses.

GENERAL ABBREVIATIONS table listing symbols for ASSASSORS PARCEL, BIT CONCRETE, etc., and their corresponding descriptions like A.P., BIT, CONC.

LEGEND

Legend table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists various symbols and lines for PROPERTY LINE, CATCH BASIN, DRAIN MANHOLE, SEWER MANHOLE, etc.

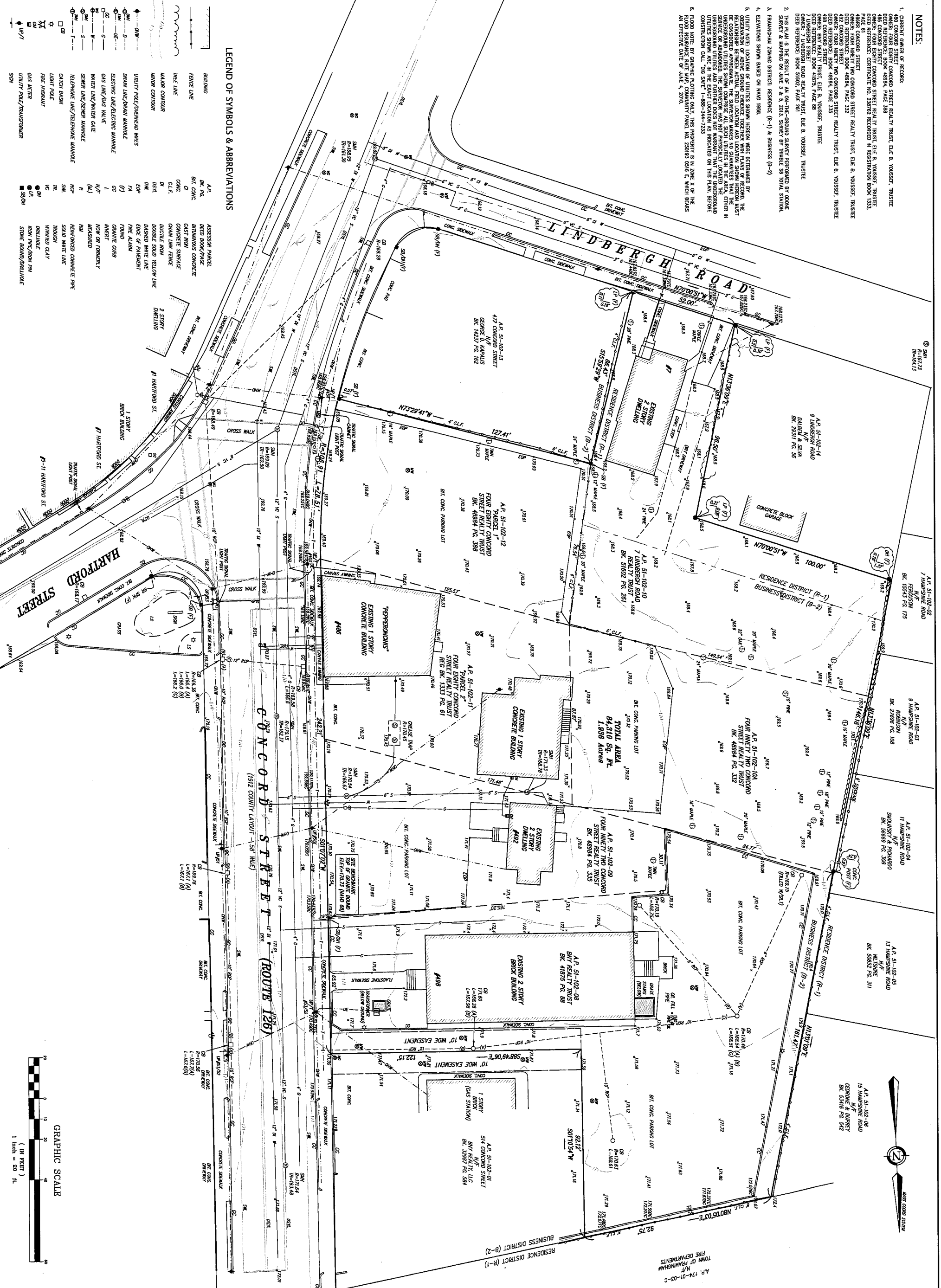
Approval and revision section including 'APPROVED BY THE TOWN OF FRAMMINGHAM PLANNING BOARD', revision table with columns REV, DATE, COMMENT, and SCALE.

Project information section including 'DESIGNED BY: BAW', 'CHECK BY: PHH', 'PREPARED FOR: PHILIP R. HENNY, P.E.', 'PREPARED BY: ELIE YOUSSEF', 'ADDRESS: 498 CONCORD STREET REALTY, LLC, 506 CONCORD STREET, FRAMMINGHAM, MA 01702', and 'PRODUCED BY: CVS pharmacy'.

Client and project details section including 'PREPARED BY: CYMIL DESIGN GROUP, LLC', 'ADDRESS: 21 HIGH STREET, SUITE 300A, NORTH ANDOVER, MA 01845', 'PHONE: p. 978-794-5400', 'SHEET: 2', and 'DATE: 08/07/2013'.

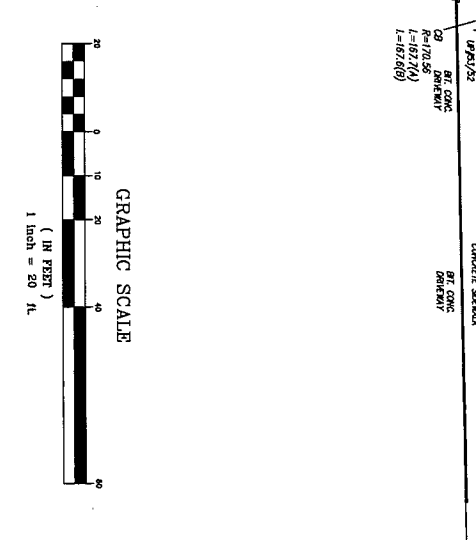
NOTES:

1. CURRENT OWNER OF RECORD:
490 CONCORD STREET REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
OWNER: FOUR EIGHTY CONCORD STREET REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
490 CONCORD STREET
488 CONCORD STREET
OWNER: FOUR EIGHTY CONCORD STREET REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
DEED REFERENCE: CERTIFICATE NO. 239/872 RECORDED IN REGISTRATION BOOK 133,
4888 CONCORD STREET
OWNER: FOUR NINETY TWO CONCORD STREET REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
492 CONCORD STREET
4894 CONCORD STREET
DEED REFERENCE: BOOK 4884, PAGE 332
OWNER: FOUR NINETY TWO CONCORD STREET REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
DEED REFERENCE: BOOK 4884, PAGE 333
OWNER: BNY REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
DEED REFERENCE: BOOK 4875, PAGE 88
OWNER: 7 UNDERBUSH ROAD REALTY TRUST, ELLIE B. VOUSSEF, TRUSTEE
DEED REFERENCE: BOOK 5182, PAGE 281
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY COONE SURVEY & MAPPING ON JUNE 3 & 4, 2013. SURVEY BY TRIANGLE SH TOTAL STATION.
3. FRAMINGHAM ZONING DISTRICT: RESIDENCE (R-1) & BUSINESS (B-2)
4. ELEVATIONS SHOWN BASED ON NAVD 1988.
5. UTILITY NOTE: LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE TOGETHER WITH PLANS OF RECORD, THE RECORDS OF THE CITY OF FRAMINGHAM, AND LOCATION SHOWN HEREON MUST BE CORRELATED WITH THE RECORDS OF THE CITY OF FRAMINGHAM. THE LOCATION OF UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OTHER THAN SERVICE OF ADJACENT. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED ON THIS PLAN. BEFORE CONSTRUCTION CALL THE SAFE-T 1-888-244-7233
6. FLOOD HAZARD INFORMATION: THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25083 0315 E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010.



LEGEND OF SYMBOLS & ABBREVIATIONS

	BUILDING	A.P.	ASSASSIN PARCEL
	FENCE LINE	BR. CONC.	BROOK/BRIDGE
	TREE LINE	CL.	CAST IRON
	MAJOR CONTOUR	CONC.	CONCRETE SURFACE
	MINOR CONTOUR	CONC. L.	CONCRETE CURB
	UTILITY POLE/OVERHEAD WIRES	DR. M.	DOCKED ROW
	DRAIN LINE/RAIN MANHOLE	DP.	DOUBLE SOLID YELLOW LINE
	ELECTRIC LINE/ELECTRIC MANHOLE	EP.	DASHED WHITE LINE
	GAS LINE/GAS VALVE	FA	EDGE OF PAVEMENT
	WATER LINE/WATER GATE	FR.	FR. ALLOY
	SEWER LINE/SEWER MANHOLE	GA.	GRANITE CURB
	TELEPHONE LINE/TELEPHONE MANHOLE	HA.	HOW OF ROOFLINE
	CATCH BASIN	IR.	IRREGULAR
	LIGHT POLE	NS.	REINFORCED CONCRETE PIPE
	FIRE HYDRANT	PT.	ROUGH WHITE LINE
	GAS METER	SM.	SOLID WHITE LINE
	UTILITY POLE/TRANSFORMER	ST.	STONE
	STONE FOUNDATION	SR.	STONE FOUNDATION



NOT FOR CONSTRUCTION	
REVISIONS:	
1	DATE
2	COMMENT
3	
4	
5	
6	

OSM
ODONE SURVEY & MAPPING
SURVEYING - PLANNING & CONSULTING

271 Main Street, Suite 5
Northborough, MA 01532
Tel: 508-351-6022 Fax: 508-351-6633

PREPARED FOR:
ELLIE VOUSSEF
490 CONCORD STREET
FRAMINGHAM, MA 01702

CVS
pharmacy
490-498 CONCORD STREET (RT-126)
FRAMINGHAM, MA 01702

TYPE: A.13.013 SF
RIGHT SIDE SINGLE DRIVE THRU
LEFT ENTRANCE

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 303S
NORTH ANDOVER, MA 01845
www.civildesigngroup.com
p: 978-794-5400 f: 978-914-6161

SHEET:
EXISTING
CONDITIONS PLAN
3

DATE: JUNE 18, 2013