

SITE DEVELOPMENT PLANS

FOR

135-139 NEWBURY STREET
FRAMMINGHAM, MASSACHUSETTS

DECEMBER 20, 2013

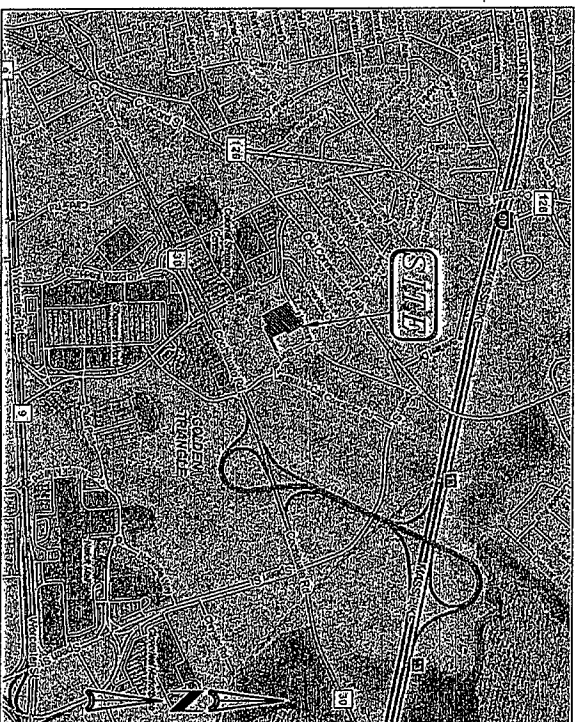
LANDSCAPE ARCHITECT:

HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

TRAFFIC CONSULTANT:

MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARIBOROUGH, MA 01752

SHEET No.	DESCRIPTION	SHEET INDEX	DATE	REVISIONS
1	COVER SHEET			
2	VICINITY PLAN			
3	EXISTING CONDITIONS PLAN			
4	LAYOUT PLAN			
5	SITE PLAN			
6	DETAIL SHEET			



LOCATION MAP

OWNER/APPLICANT:

GRUE PRESERVATION DEVELOPMENT LLC
440 HUMPHREY STREET
SWAMPSCOTT, MA 01907

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAintree, MA 02184

ARCHITECT:

A13 ARCHITECTS
526 BOSTON POST ROAD
WAYLAND, MA 01778

FRAMMINGHAM PLANNING BOARD PLAN ENDORSEMENT

DATE OF ENDORSEMENT: _____



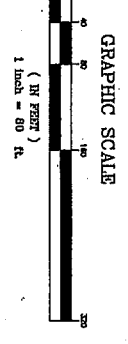
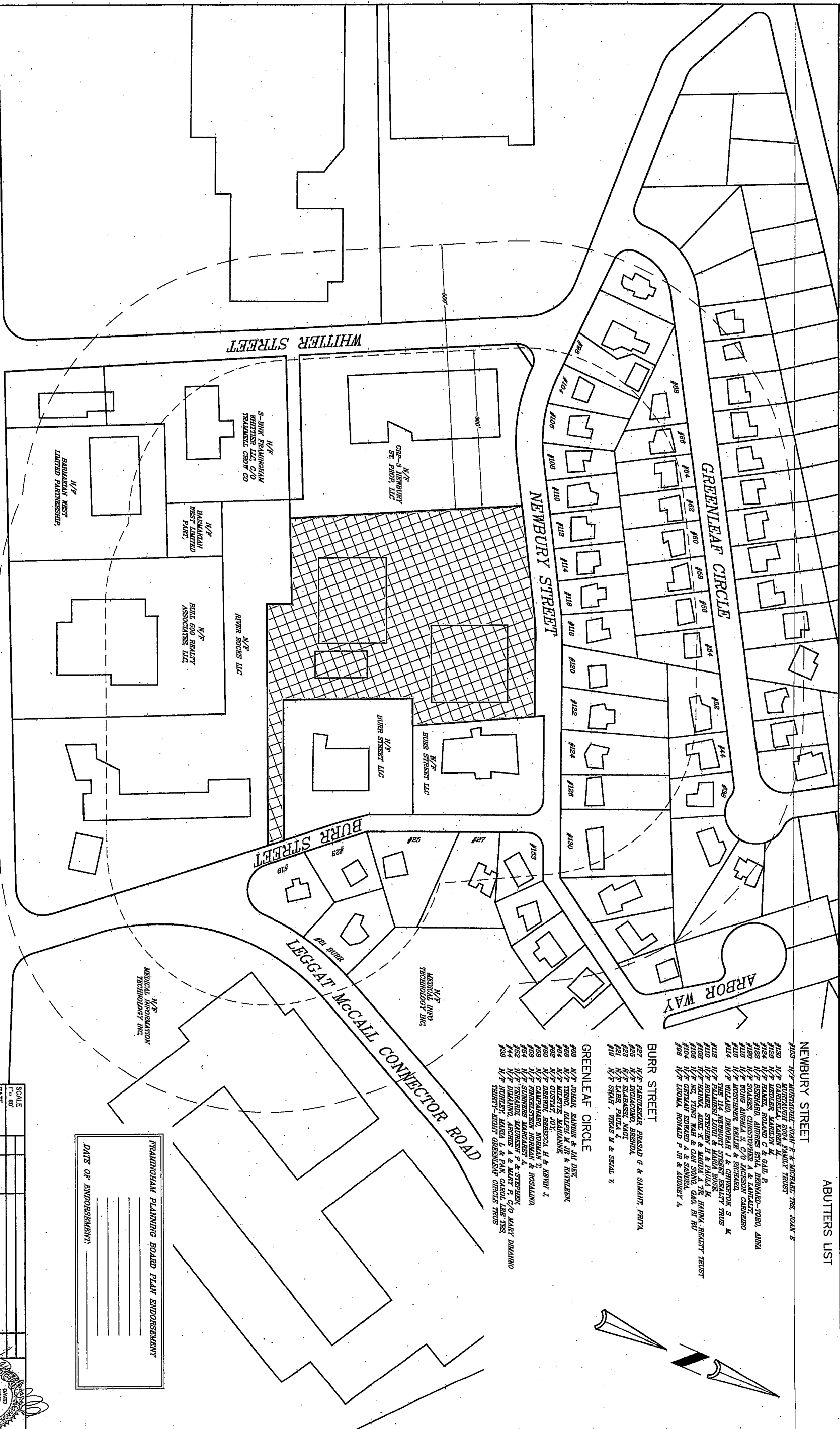
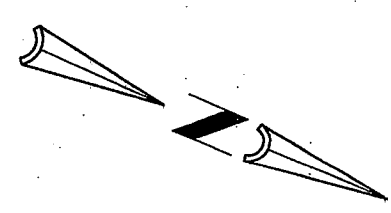
SCALE	DISK REF. NO.	CHRISTA McAULIFFE REGIONAL CHARTER SCHOOL
DATE	DRAWN BY	FRAMMINGHAM, MASSACHUSETTS
SHEET	CHKD BY	KELLY ENGINEERING GROUP, INC.
PLAN NO.	APRD BY	CIVIL ENGINEERING CONSULTANTS
2013-055-1500		0 CAMPANELLI DRIVE - BRAintree, MA - 02184
		PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO.

1

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- #103 N/P ADRIAN/JOHN E & MICHAEL TRS JOAN B
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FRAMINGHAM PLANNING BOARD PLAN ENDORSEMENT

DATE OF ENDORSEMENT: _____

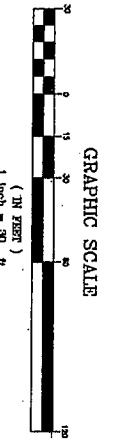
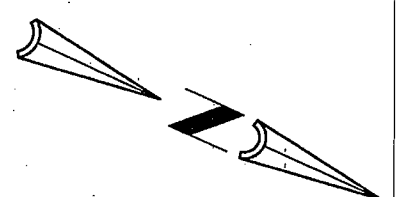
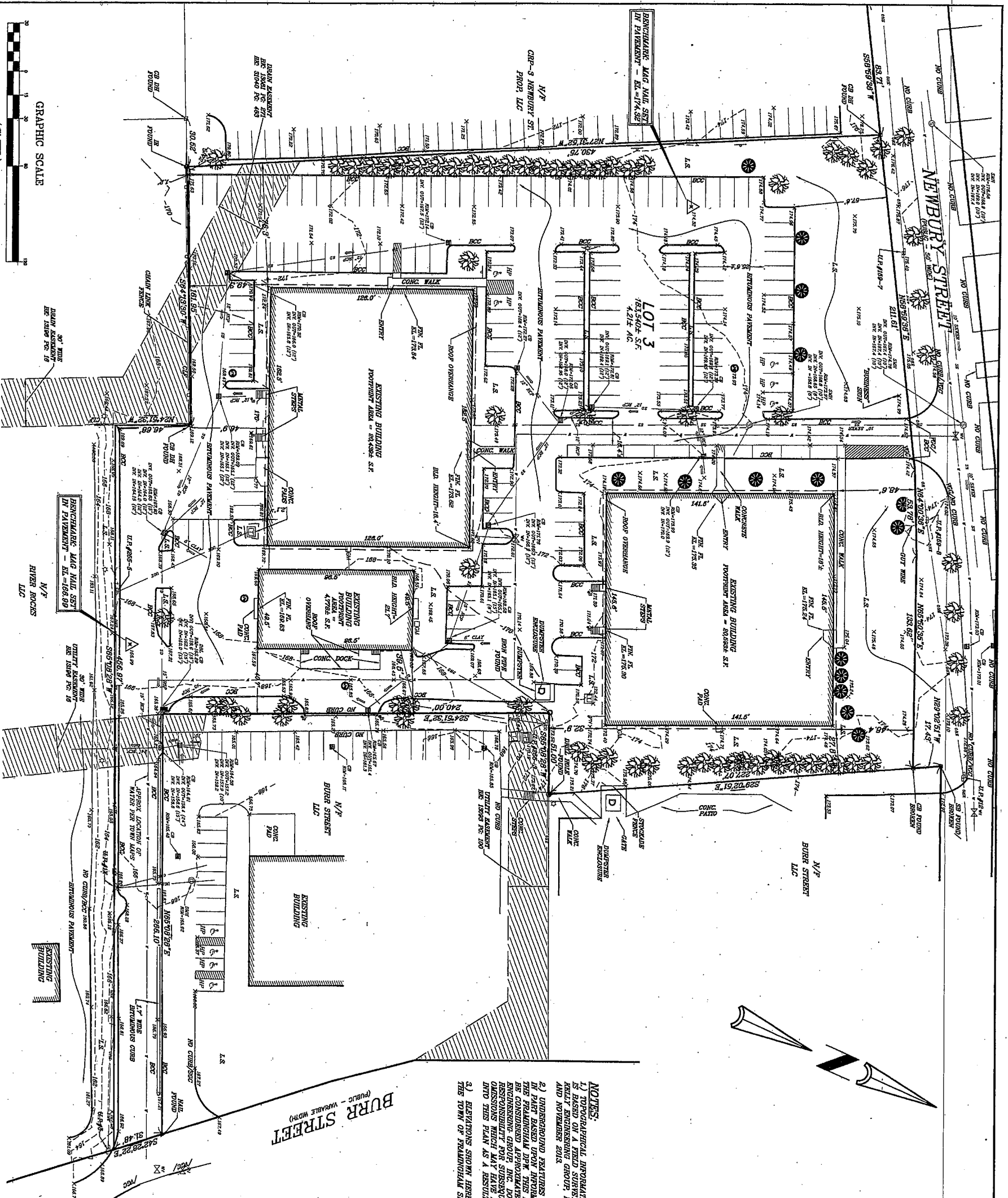
SCALE	1" = 80'
DATE	12/20/13
REVISION	
SHEET	2 OF 6
PLAN NO.	NPC-0400
DISK REF NO.	F:\V\031-083
DRAWN BY	
CHECK BY	
APPRO BY	

CHRISTA MCQUILTE REGIONAL CHARTER SCHOOL
135-139 NEWBURY STREET
FRAMINGHAM, MASSACHUSETTS

VICINITY PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
0 CAMPWELL DRIVE • BRANTREE, MA • 02184
PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO. **2**



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

ALL DIMENSIONS SHOWN ARE AS INDICATED UNLESS OTHERWISE NOTED.
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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NOTES:

- 1) TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC. IN JULY 2018 AND NOVEMBER 2018.
- 2) UNDERGROUND UTILITIES HAVE BEEN COMPARED IN PART BASED UPON INFORMATION PROVIDED BY THE FRAMINGHAM DEP. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE OR ASSUME ANY LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE DISCOVERED OR IDENTIFIED INTO THIS PLAN AS A RESULT.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON THE TOWN OF FRAMINGHAM SEWER DATUM.

BURR STREET
 (PUBLIC - VARIABLE WIDTH)

LEGEND

Ⓟ	CHANCE BASIN
Ⓛ	DRAIN MANHOLE
Ⓛ	DEAD END
Ⓛ	SAWTOOTH SIGN
Ⓛ	STREET MANHOLE
Ⓛ	WATER VALVE
Ⓛ	WATER LINE
Ⓛ	PROTECTOR
Ⓛ	POST INDICATOR VALVE
Ⓛ	UNDERGROUND TELEPHONE LINE
Ⓛ	TELEPHONE MANHOLE
Ⓛ	GAS VALVE
Ⓛ	GAS MAIN
Ⓛ	CABLELINE TANK
Ⓛ	SEWER MANHOLE
Ⓛ	UTILITY POLE
Ⓛ	LIGHT POLE
Ⓛ	TRANSFORMER
Ⓛ	AIR CONDITIONING UNIT
Ⓛ	HEATING MANHOLE
Ⓛ	OVERHEAD ELECTRICAL
Ⓛ	UNDERGROUND ELECTRIC
Ⓛ	SEWER
Ⓛ	ROAD
Ⓛ	ROADLAND
Ⓛ	HANDICAP PARKING
Ⓛ	LANE
Ⓛ	EDGE OF PAVEMENT/NO CURB
Ⓛ	ENTRANCE CONC. CURB
Ⓛ	PERMANENT CURBLINE CURB
Ⓛ	CONCRETE BOUND DEAD ENDS
Ⓛ	DEAD END
Ⓛ	TRUSS
Ⓛ	BRICK
Ⓛ	LABOR CONTAINER
Ⓛ	LABOR CONTAINER
Ⓛ	SEW ELEVATION
Ⓛ	DIURISTON
Ⓛ	FLOW DIRECTION
Ⓛ	SOUND GRANITE CURB

FRAMINGHAM PLANNING BOARD PLAN ENDORSEMENT

DATE OF ENDORSEMENT: _____

SCALE	1" = 30'
DATE	12/29/13
SHEET	3 OF 6
PLAN NO.	ZEP-300
DISK REF. NO.	R:\PROJECTS-085
DRAWN BY	SMH
CHKD BY	SMH
APPD BY	SMH

REVISION

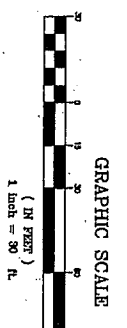
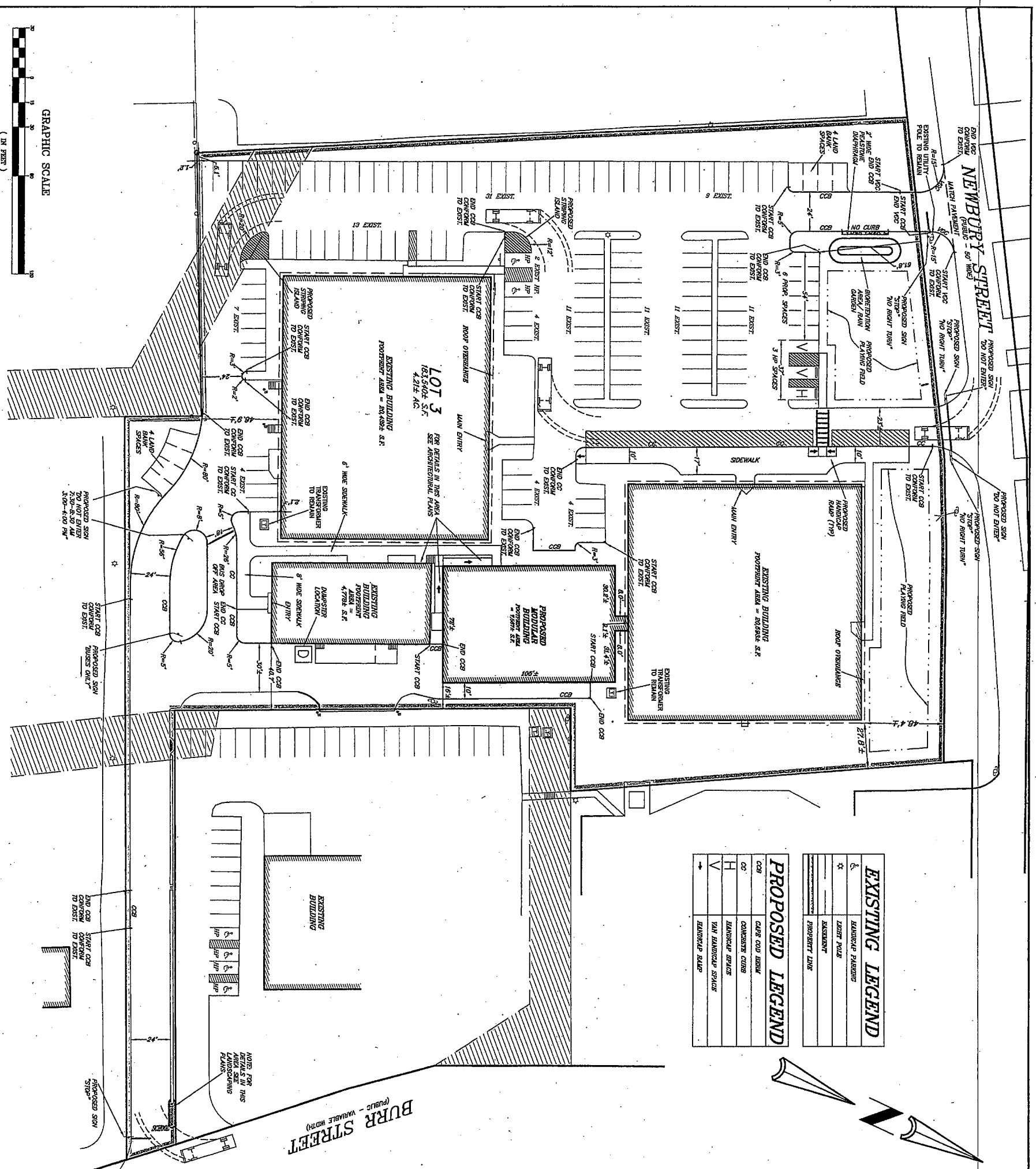
REV	DATE	BY

CHRISTA MCQUIFFE REGIONAL CHARTER SCHOOL
 1-35-139 NEWBURY STREET
 FRAMINGHAM, MASSACHUSETTS

EXISTING CONDITIONS PLAN

KELLY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING CONSULTANTS
 0 CAMPBELL DRIVE - BRAINTREE, MA. 02184
 PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO. **3**



GRAPHIC SCALE
1 inch = 30 ft.
(IN FEET)

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EXISTING LEGEND	
☐	EXISTING BUILDING
○	EXISTING DRIVE
○	EXISTING DRIVE
○	EXISTING DRIVE
○	EXISTING DRIVE

PROPOSED LEGEND	
☐	PROPOSED BUILDING
○	PROPOSED DRIVE
○	PROPOSED DRIVE
○	PROPOSED DRIVE
○	PROPOSED DRIVE

ZONING LEGEND				
ZONING DISTRICT: LIGHT MANUFACTURING (M-1)				
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	6,000 S.F.	183,540± S.F.	183,540± S.F.	YES
MIN. FRONTAGE	50'	399'±	399'±	YES
MIN. YARD - FRONT	50'	48.4'±	48.4'±	EXISTING NON-COMPLYING
-SIDE	15'	27.8'±	16'±	YES
-REAR	15'	48.9'±	48.9'±	YES
MAX. STORIES	6	1	1	YES
MAX. HEIGHT	40' (NOTE 1)	<40'	<40'	YES
BUILDING COVERAGE	35%	25%	29%	YES
FAR COVERAGE	0.32	0.25±	0.29±	YES
LANDSCAPE SURFACE RATIO	20%	29%	28%	YES
PARKING TOTAL	139 (NOTE 2)	180	139 (NOTE 3)	YES
-SIZE	9' x 18'	VARIES	VARIES (EXIST.)	YES
-HANDICAP	5	5	5	YES
-LOADING	2 (12' x 25')	5	3	YES
PARKING SETBACK				
-FRONT	15' (NOTE 4)	57.6'	61.8'	YES
-SIDE	5'	5.1'	5.1'	YES
-REAR	5'	1.2'	1.2'	EXISTING NON-COMPLYING
-BUILDING	5'	2.1'	2.1'	YES
MIN. DRIVEWAY WIDTH	20' (2 WAY)	24'±	24'±	YES
MAX. DRIVEWAY WIDTH	30'	25.8'±	30'	YES
INTERIOR LANDSCP.	1,390 S.F. (NOTE 5)	>1,390 S.F.	>1,390 S.F.	NONE

NOTES:
1. IN NON-RESIDENTIAL ZONING DISTRICT FOR BUILDINGS LESS THAN 200' FROM A SINGLE RESIDENCE ZONING DISTRICT.
2. REQUIRED PARKING:
NON-MEDICAL OFFICE - GREATER OF:
- 1 SPACE / 250 S.F. X *18,399 S.F. (GROSS FLOOR AREA) = 74 SPACES
OR - 1 SPACE / 2 EMPLOYEES = 502/22 = 23 SPACES
TOTAL OFFICE SPACES = 74 (S.A. DICTATES)
SCHOOL - 1 SPACE / 4 OCCUPANTS - (1/4 x 400) = 100 SPACES
BY LAW SECTION 50Z PER FOOTNOTE 3 IWB = 30 SPACES
TOTAL SCHOOL SPACES = 65
*ASSUMES 10% REDUCTION DUE TO MECHANICAL ETC.
TOTAL OFFICE & SCHOOL REQUIRED SPACES = 139

- 3, 8 SPACES ARE IN RESERVE DENOTED AS "LAND BANK" SPACES ON THE PLAN
4. IN ANY DISTRICT WHERE A NON-RESIDENTIAL USE ABUTS A RESIDENTIAL ZONING DISTRICT, A LANDSCAPED OPEN SPACE BUFFER AT A MINIMUM DEPTH OF 15' SHALL BE PROVIDED.
5. REQUIRED INTERIOR LANDSCAPING: 10 S.F. PER PARKING SPACE
WAIVER UNDER SECTION 18B.4.c. OF THE ZONING BYLAW WITH RESPECT TO EXISTING PARKING LOTS & LANDSCAPED ISLANDS.

FRAMMINGHAM PLANNING BOARD ENDORSEMENT

DATE OF ENDORSEMENT: _____

ASSESSORS MAP 350 BLOCK 117 LOT 2

SCALE 1" = 30'

DATE 12/29/13

SHEET 2 OF 3

PLAN NO. 2013-055-L00-017

DISK REF. NO. F:\A\2013-065

DRAWN BY

CHECKED BY

APPD BY

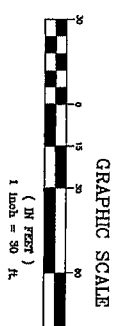
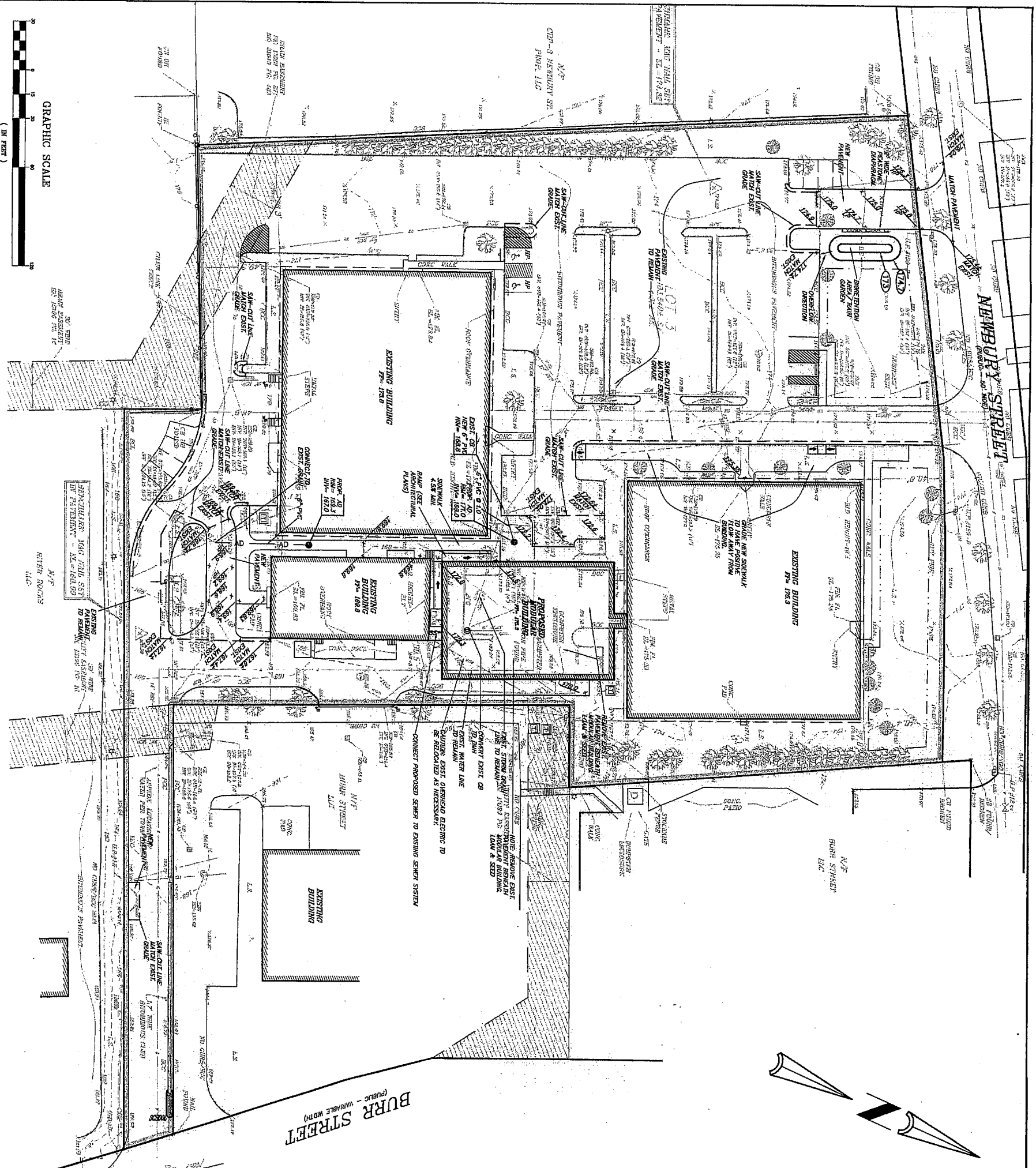
FRAMMINGHAM PLANNING BOARD ENDORSEMENT

CHRISTA MCAULIFFE REGIONAL CHARTER SCHOOL
135-139 NEWBURY STREET
FRAMMINGHAM, MASSACHUSETTS

LAYOUT PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
0 CAMPANELLI DRIVE - BRAINTREE, MA 02184
PHONE: 781 843 4333 FAX: 781 843 0026

SHEET NO. 4



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF PUBLIC WORKS, CITY OF BOSTON, MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

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PROPOSED LEGEND

●	AREA DRAIN
—	AREA DRAIN LINE
—	CONTOUR LINE
—	SPOT GRADE
—	SEWER LINE

EXISTING LEGEND

①	CATCH BASIN
②	RAILROAD
③	RAIL LINE
④	SANITARY SEWER
⑤	SEWER MANHOLE
⑥	WATER VALVE
⑦	WATER LINE
⑧	WATER VALVE
⑨	WATER LINE
⑩	WATER VALVE
⑪	WATER LINE
⑫	WATER VALVE
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㊽	WATER VALVE
㊾	WATER LINE
㊿	WATER VALVE

SCALE	1" = 30'
DATE	12/20/13
SHEET	5 of 6
PLAN NO.	2013-085-0900-41
DISK REF. NO.	F:\V\2013-085
DRAWN BY	CL
CHECKED BY	SMH
APPROVED BY	SMH

REVISION

REV	DATE	BY

PROJECT INFORMATION

CHRISTA MCALIFFE REGIONAL CHARTER SCHOOL
135-139 NEWBURY STREET
FRAMINGHAM, MASSACHUSETTS

SITE PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
0 CAMPANELLI DRIVE • READING, MA • 02144
PHONE: 781 843 4333 FAX: 781 843 0023

SHEET NO. 5