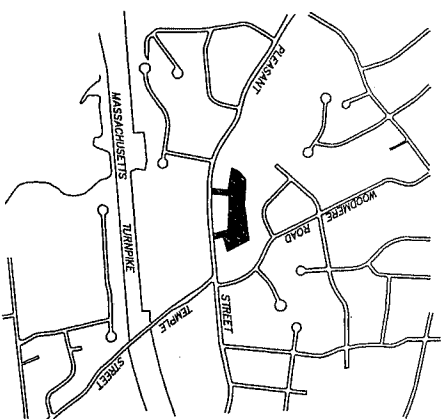
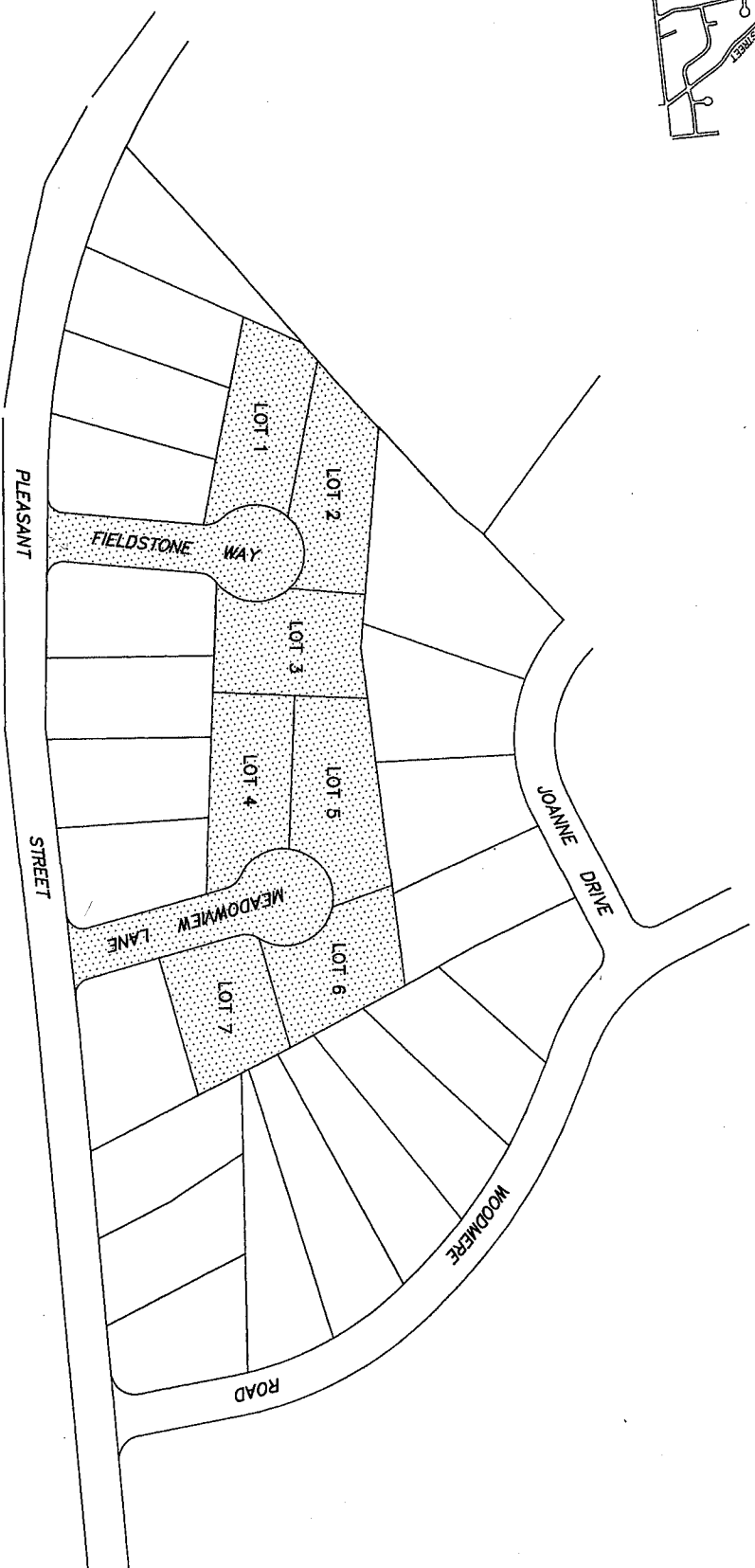


DEFINITIVE SUBDIVISION PLAN COLLIN FARM FRAMINGHAM, MASS.



LOCUS
SCALE 1" = 1000'



- SHEET 1 INDEX SHEET
- SHEET 2 PLAN OF LAND
- SHEET 3 GRADING AND ROAD PLAN
- SHEET 4 UTILITY PLAN
- SHEET 5 DRAINAGE PLAN
- SHEET 6 ROAD AND UTILITY PROFILES
- SHEET 7 CONSTRUCTION DETAILS
- SHEET 8 DRAINAGE INLET/TRACTION DETAILS
- SHEET 9 HOUSE AND DRIVEWAY LOCATIONS
- SHEET 10 TREE PLANTING PLAN
- SHEETS 11-15 LOCUS PLAN

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED BY: _____

DATE: _____

I, CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

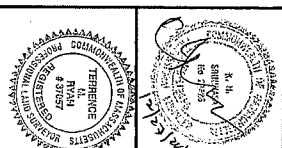
APPROVED ON _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK _____ PAGE _____

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

CLERK _____ DATE _____

TERRENCE M. RYAN 12-27-12 R.L.S. 37057



DEFINITIVE SUBDIVISION PLAN INDEX SHEET COLLIN FARM FRAMINGHAM, MASS.

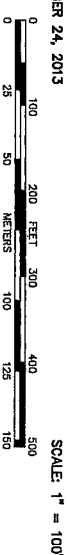
PREPARED FOR:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

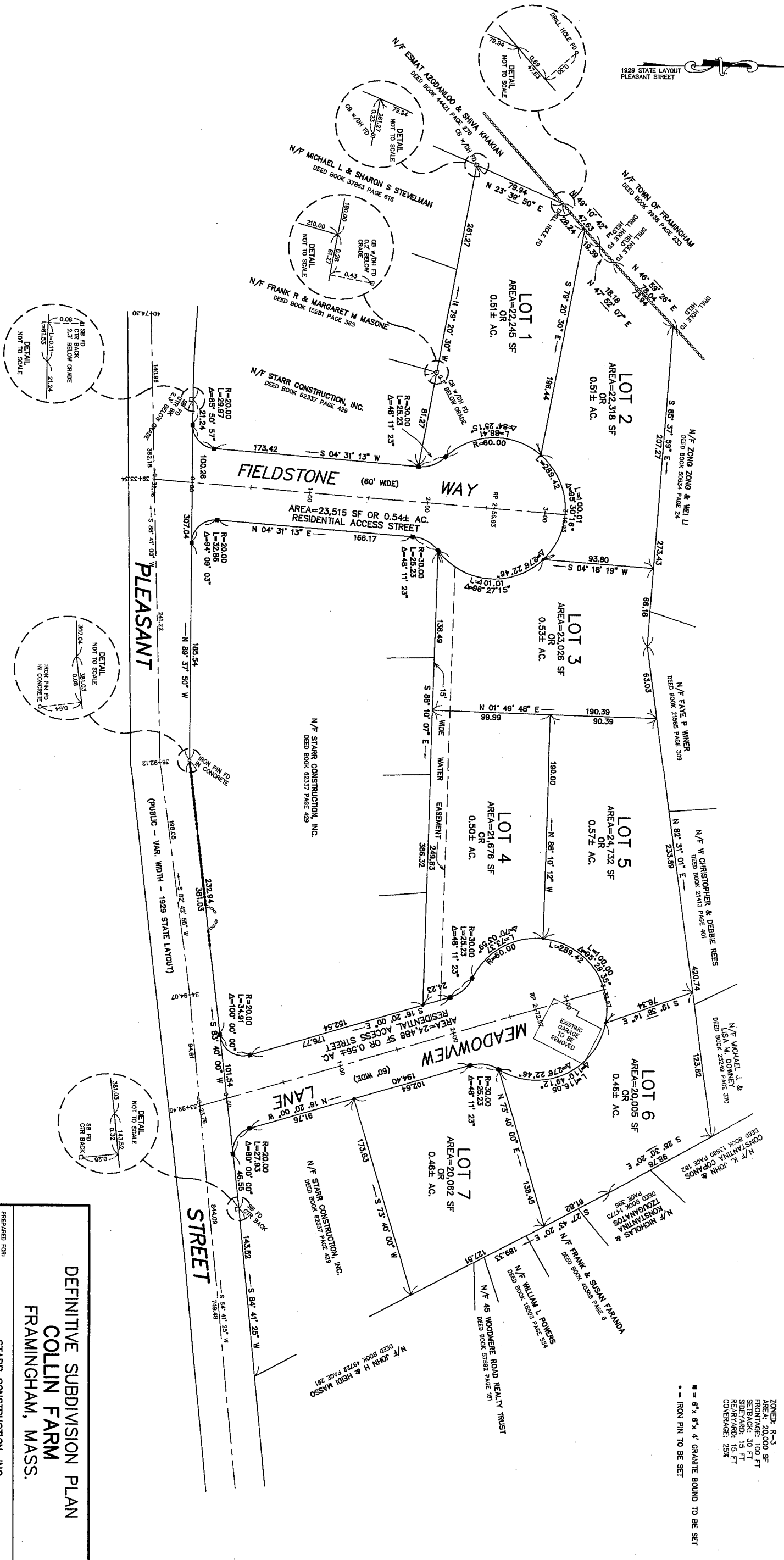
PROPERTY OF:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

ENGINEERS & SURVEYORS:
KALKUNTE ENGINEERING CORP.
1749 CENTRAL STREET
STOUGHTON, MASS. 02072
CHERU SRINIVASA P.E. 28426
781-344-8585

APPLEWOOD SURVEY LLC
21 GREEN STREET
HOLLISTON, MASS. 01748
TERRENCE M. RYAN R.L.S. 37057
508-429-7233

DATE: DECEMBER 24, 2013





ASSESSORS MAP 998 BLOCK 1 LOT 3
DEED BOOK 62337 PAGE 429
PLAN OF LAND BY APPLEWOOD SURVEY
LIC DATED AUGUST 19, 2013

ZONED: R-3
AREA: 20,000 SF
FRONT YARD SETBACK: 10 FT
SIDE YARD: 15 FT
REAR YARD: 15 FT
COVERAGE: 25%

■ = 6" x 6" x 4' GRANITE BOUND TO BE SET
● = IRON PIN TO BE SET

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

DATE: _____

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

DATE: _____

APPROVED ON _____
SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____
DATED _____
AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK _____ PAGE _____

I CERTIFY THAT THE ACTUAL SURVEY OF THIS TRACT OF LAND WAS MADE ON THE GROUND IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OR BETWEEN MAY 1, 2013 AND DECEMBER 15, 2013.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

TERRANCE M. RYAN
R.L.S. 37057



**DEFINITIVE SUBDIVISION PLAN
COLLIN FARM
FRAMINGHAM, MASS.**

PREPARED FOR:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PROPERTY OF:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PREPARED BY:
APPLEWOOD SURVEY LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRANCE M. RYAN R.L.S. 37057

DATE: DECEMBER 24, 2013

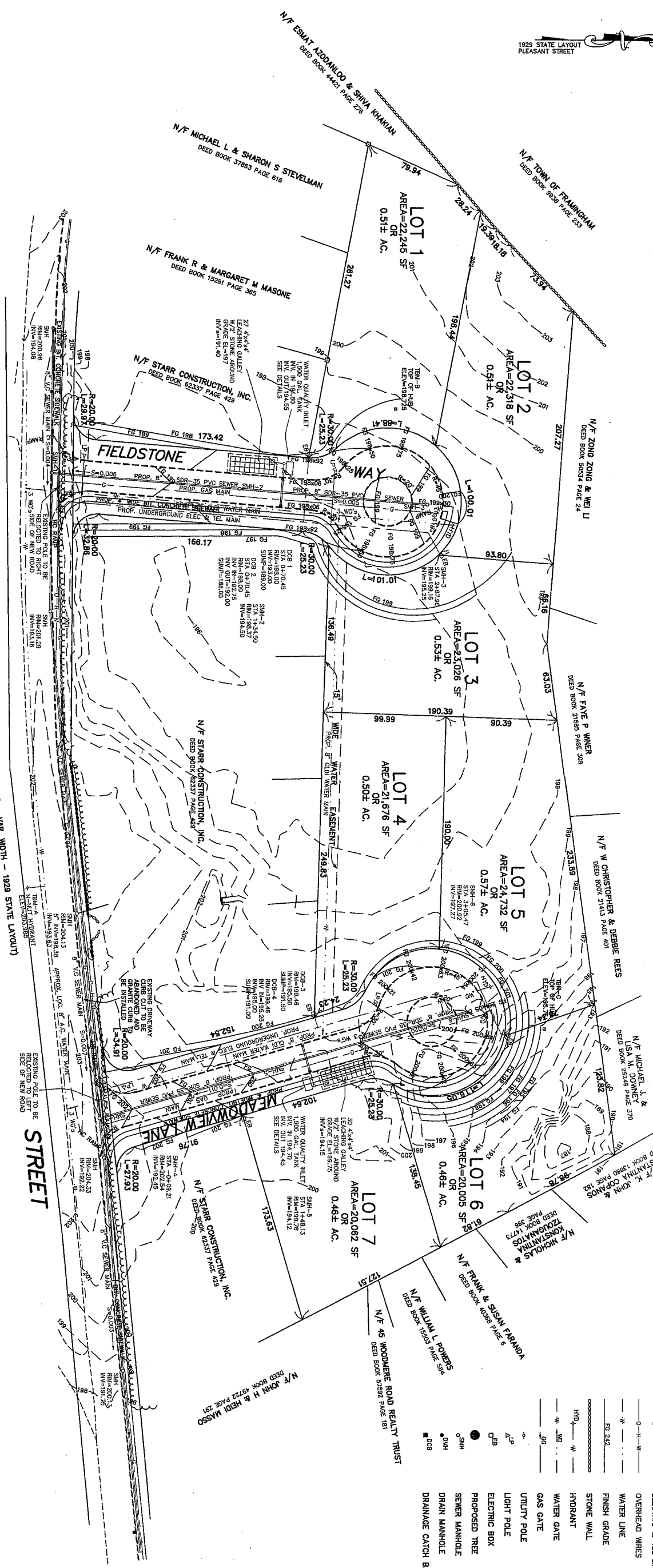
SCALE: 1" = 40'





NOTE: THE TOWN OF FRAMINGHAM PUBLIC WORKS DEPARTMENT, ENGINEERING DEPARTMENT, AND PLANNING BOARD SHALL BE NOTIFIED 30 HOURS IN ADVANCE OF ANY ROADWAY OR MUNICIPAL SERVICE CONSTRUCTION. NO BACKROLLING SHALL BE BACKROLLED UNTIL THE APPROVAL FOR SUCH BACKROLLING IS OBTAINED FROM THE TOWN OF FRAMINGHAM. ENGINEERING DEPARTMENT, SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF SUCH UTILITIES BY THE TOWN OF FRAMINGHAM. NOTE: THE DESIGN ENGINEER SHALL BE NOTIFIED PRIOR TO BACKROLLING ANY UTILITY MAINS AND SERVICE STUBS IN ORDER TO CONDUCT AN AS-BUILT SURVEY.

NOTE: ALL ELEVATIONS REFER TO 1929 NGVD. USGS BRASS DISK M9A AT OLD FRAMINGHAM CENTER LIBRARY; ELEVATION = 184.70.



SYMBOLS

- EDGE OF TRAVEL WAY
- BIT CONCRETE BERM
- GRANITE CURB
- GAS LINE
- ELECTRIC & TEL LINE
- OVERHEAD WIRES
- WATER LINE
- FINISH GRADE
- STONE WALL
- HYDRANT
- WATER GATE
- GAS GATE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX
- PROPOSED TREE
- SEWER MANHOLE
- DRAIN MANHOLE
- DRAINAGE CATCH BASIN

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

DATE: _____

APPROVED ON _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A GOVERNANT EXECUTED BY _____ DATED _____ AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK _____ PAGE _____

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

CLERK DATE

TERENCE M. RYAN 12/21/13 R.L.S. 37057

**DEFINITIVE SUBDIVISION PLAN
GRADING AND ROAD PLAN
COLLIN FARM
FRAMINGHAM, MASS.**

PREPARED FOR:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PROPERTY OF:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

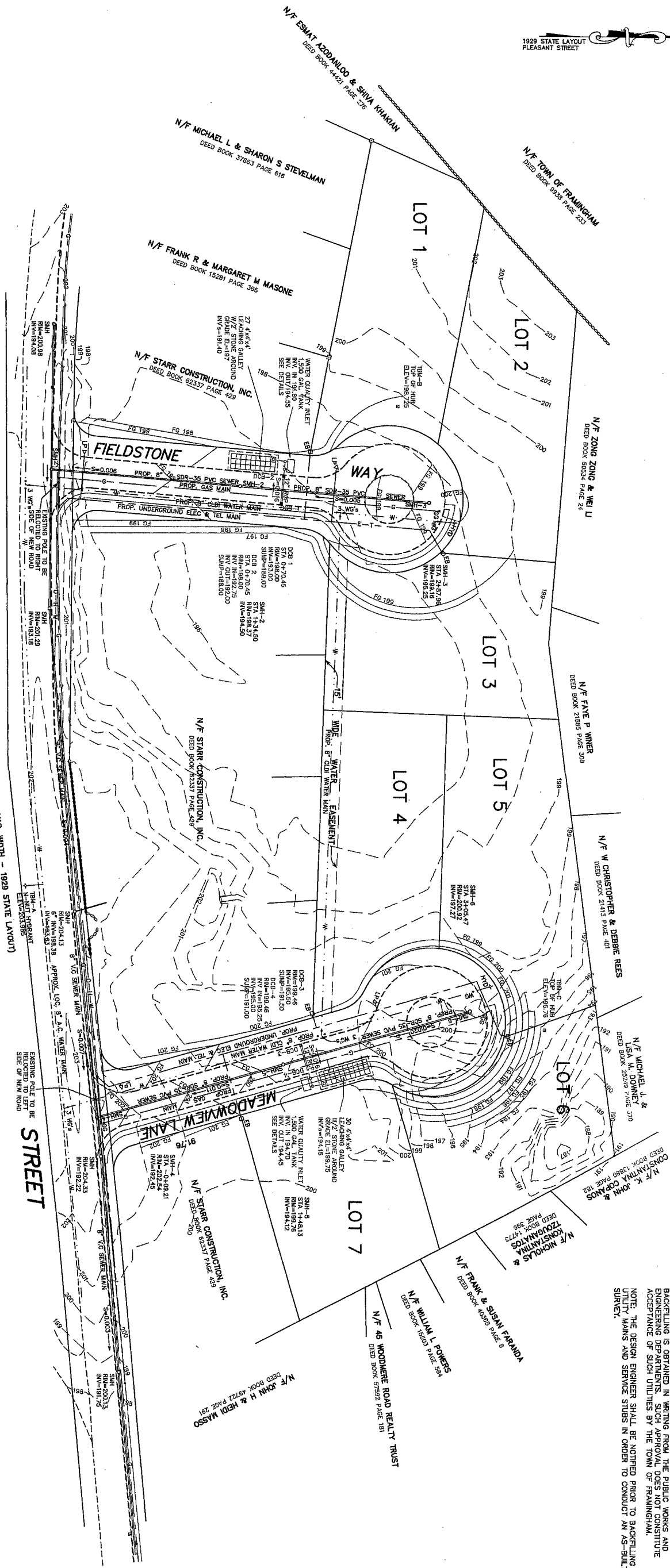
PREPARED BY:
KALKUNTE ENGINEERING CORPORATION
1749 CENTRAL STREET
STOUGHTON, MASS. 02072
CHEENU SRINIVASA, P.E. 29426
(781) 344-8885



DATE: DECEMBER 24, 2013

SCALE: 1" = 40'





NOTE: THE TOWN OF FRAMINGHAM PUBLIC WORKS DEPARTMENT, ENGINEERING DEPARTMENT, AND PLANNING BOARD SHALL BE NOTIFIED 36 HOURS IN ADVANCE OF ANY CONSTRUCTION WORKS TO BE CONDUCTED. NO PORTION OF ANY UTILITIES SHALL BE BACKFILLED UNTIL SUCH BACKFILLING IS OBTAINED IN WRITING FROM THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF SUCH UTILITIES BY THE TOWN OF FRAMINGHAM. NOTE: THE DESIGN ENGINEER SHALL BE NOTIFIED PRIOR TO BACKFILLING ANY UTILITY TRENCHES AND SERVICE TRENCHES IN ORDER TO CONDUCT AN AS-BUILT SURVEY.

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE	CLERK

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

APPROVED ON BEHALF OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS, BY THE PLANNING BOARD, THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

TERRANCE M. RYAN
12/27/13
R.L.S. 37057

DEFINITIVE SUBDIVISION PLAN

UTILITY PLAN COLLIN FARM FRAMINGHAM, MASS.

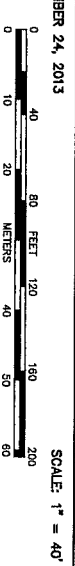
PREPARED FOR:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

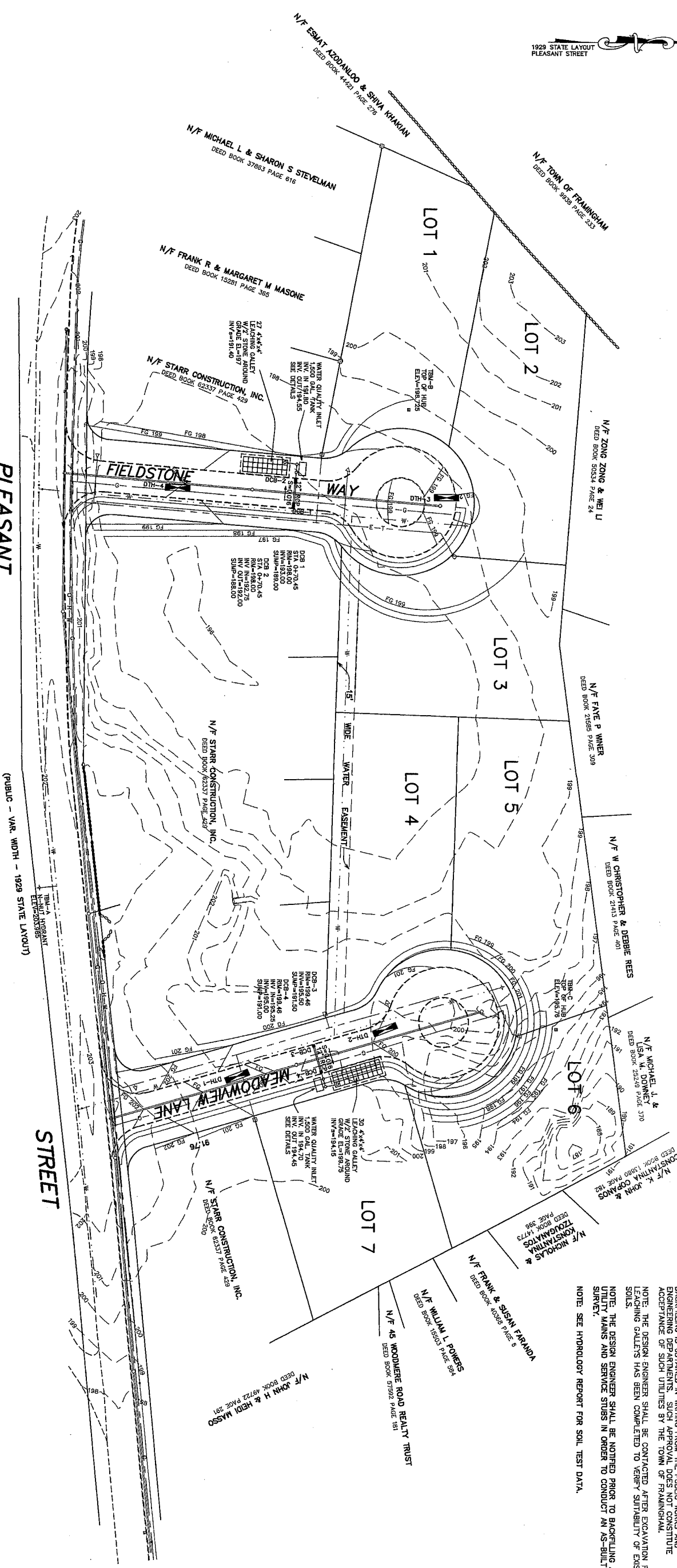
PROPERTY OF:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PREPARED BY:

KALKUNTE ENGINEERING CORPORATION
1749 CENTRAL STREET
STOUGHTON, MASS. 02072
CHEERU SRINIVASA, P.E. 29426
(781) 344-8965

DATE: DECEMBER 24, 2013





NOTE: THE TOWN OF FRAMINGHAM PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THIS PLAN AND HAS ADVISED THAT THE LOCATION AND DEPTH OF ANY ROADWAY OR MUNICIPAL SERVICE STRUCTURES AND PORTION OF ANY UTILITIES SHALL BE BACKFILLED UNTIL APPROVAL FOR SUCH BACKFILLING IS OBTAINED FROM THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF SUCH UTILITIES BY THE TOWN OF FRAMINGHAM.

NOTE: THE DESIGN ENGINEER SHALL BE CONTACTED AFTER EXCAVATION FOR LEACHING GALLEYS HAS BEEN COMPLETED TO VERIFY SUITABILITY OF EXISTING SOILS.

NOTE: THE DESIGN ENGINEER SHALL BE NOTIFIED PRIOR TO BACKFILLING ANY UTILITY MAINS AND SERVICE STUBS IN ORDER TO CONDUCT AN AS-BUILT SURVEY.

NOTE: SEE HYDROLOGY REPORT FOR SOIL TEST DATA.

PLEASANT STREET

(PUBLIC - VAR. WIDTH - 1929 STATE LAYOUT)

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

 DATE: _____

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

APPROVED ON _____ COVENANT CONDITIONS SET FORTH IN A GOVERNANT EXECUTED BY _____ DATED _____ AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK _____ PAGE _____

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

TERRENCE M. RYAN
 12/27/13
 R.L.S. 37057

DEFINITIVE SUBDIVISION PLAN
 DRAINAGE PLAN
 COLLIN FARM
 FRAMINGHAM, MASS.

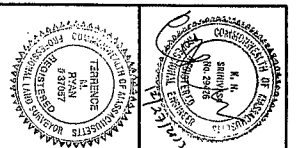
PREPARED FOR:
 STARR CONSTRUCTION, INC.
 550 EDGELL ROAD
 FRAMINGHAM, MASS. 01701

PROPERTY OF:
 STARR CONSTRUCTION, INC.
 550 EDGELL ROAD
 FRAMINGHAM, MASS. 01701

PREPARED BY:
 KALKUNITE ENGINEERING CORPORATION
 1749 CENTRAL STREET
 STOUGHTON, MASS. 02072
 CHEENU SRINIVASA, P.E. 29426
 (781) 344-8885

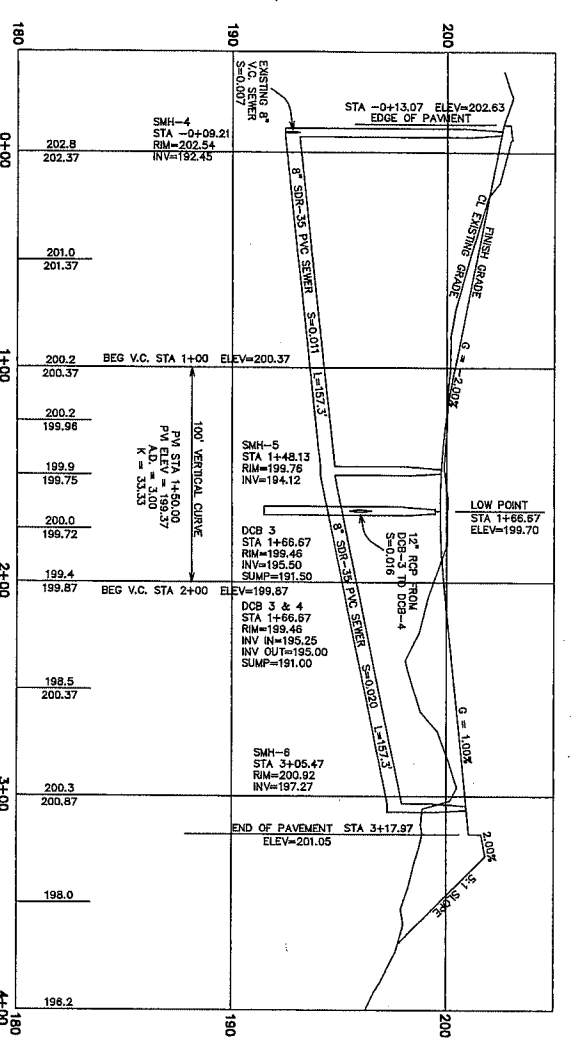
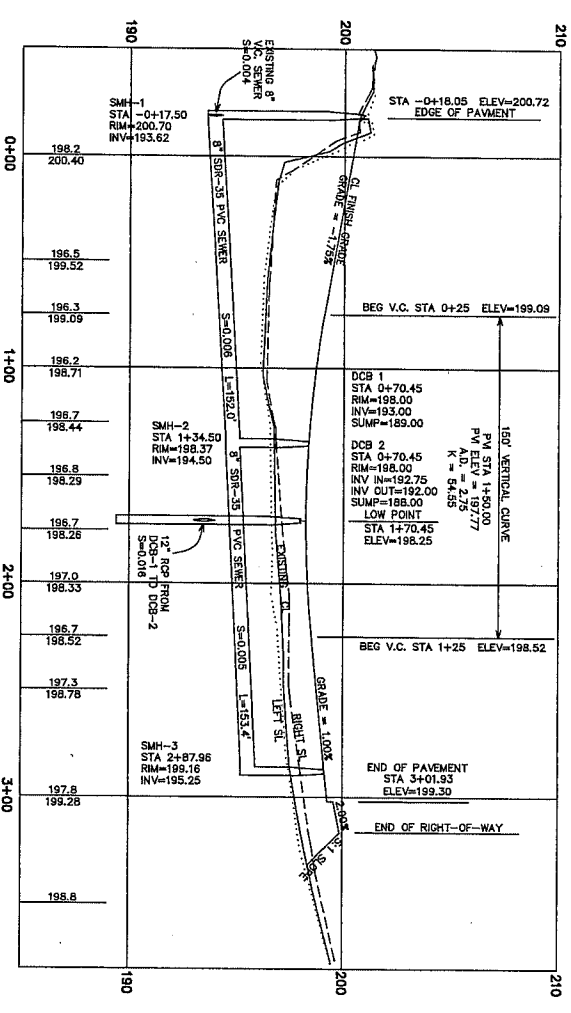
DATE: DECEMBER 24, 2013

SCALE: 1" = 40'



NOTE: THE 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 PORTION OF ANY UTILITIES SHALL BE BACKFILLED UNTIL APPROVAL FOR SUCH BACKFILLING IS OBTAINED FROM THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF SUCH UTILITIES BY THE TOWN OF FRAMINGHAM.

NOTE: THE DESIGN ENGINEER SHALL BE NOTIFIED PRIOR TO BACKFILLING ANY UTILITY MAINS AND SERVICE STUBS IN ORDER TO CONDUCT AN AS-BUILT SURVEY.



FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE

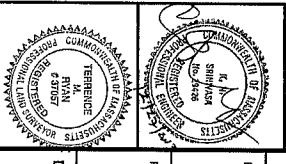
I, CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

APPROVED ON BEHALF OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS
 SUBMITTED TO GOVERNMENT CONDITIONS SET FORTH IN A GOVERNMENT RESOLUTION BY _____
 DATED _____ PAGE _____

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

TERENCE M. RYAN R.L.S. 37057



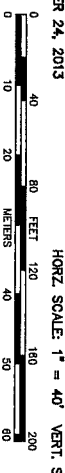
DEFINITIVE SUBDIVISION PLAN ROAD AND UTILITY PROFILES COLLIN FARM FRAMINGHAM, MASS.

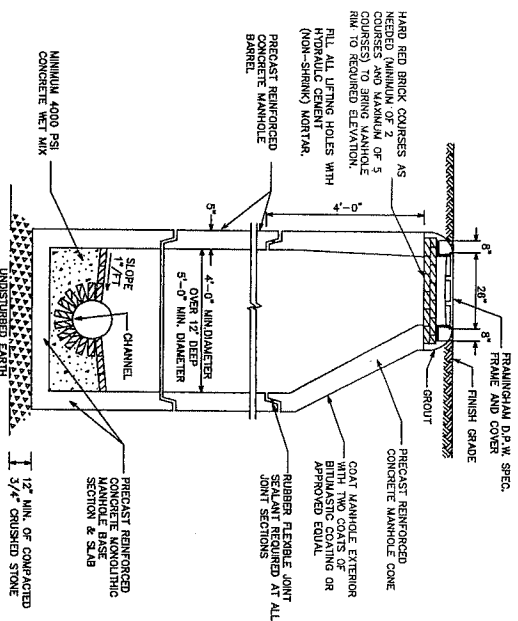
PREPARED FOR:
 STARR CONSTRUCTION, INC.
 550 EDGELL ROAD
 FRAMINGHAM, MASS. 01701

PROPERTY OF:
 STARR CONSTRUCTION, INC.
 550 EDGELL ROAD
 FRAMINGHAM, MASS. 01701

PREPARED BY:
 KALKUNTE ENGINEERING CORPORATION
 1749 CENTRAL STREET
 STOUGHTON, MASS. 02072
 CHEENU SRINIVASA, P.E. 29426
 (781) 344-8965

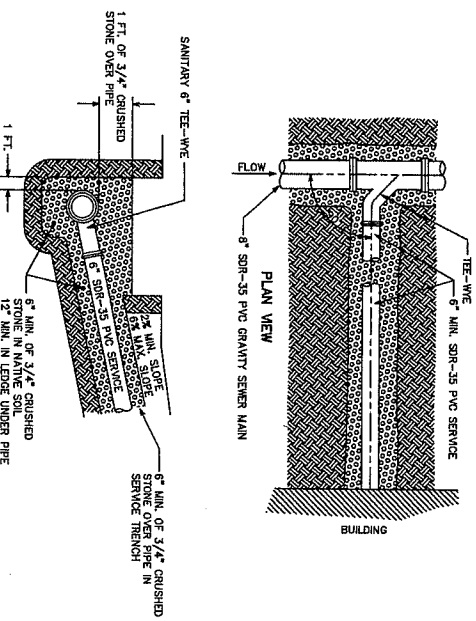
DATE: DECEMBER 24, 2013
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 2'



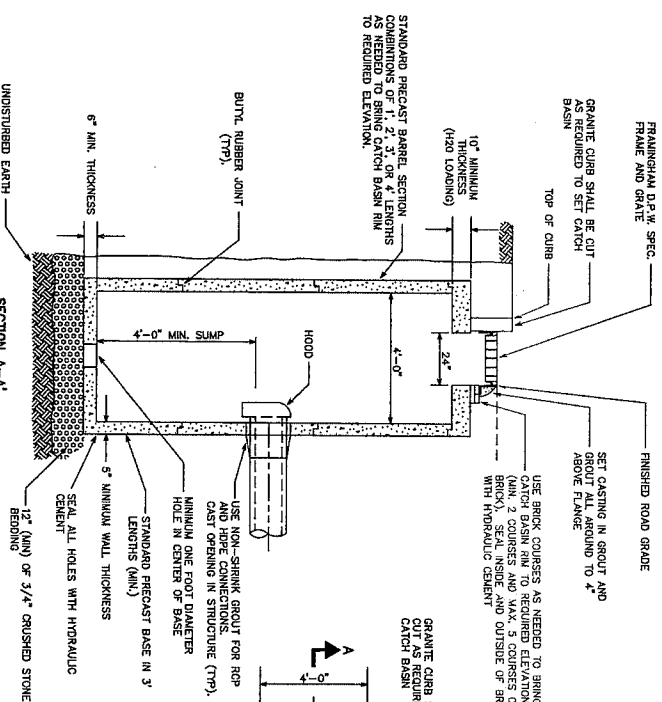


1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
2. MINIMUM DEPTH FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET SHALL BE 12 FEET.
3. MINOR EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
4. DESIGN LOAD = HS20.
5. BRICK CONSTRUCTION SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED BRICK CONSTRUCTION.
6. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

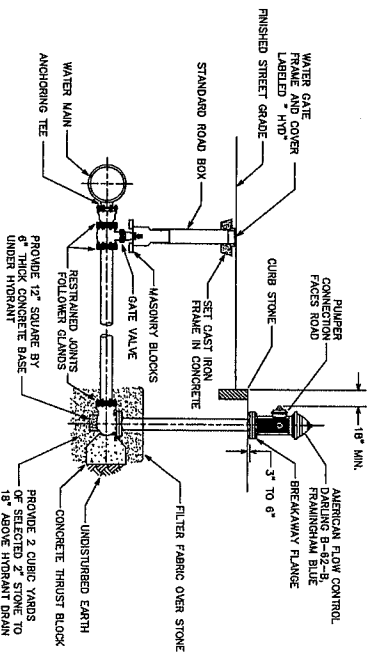
TYPICAL SEWER MANHOLE
NOT TO SCALE



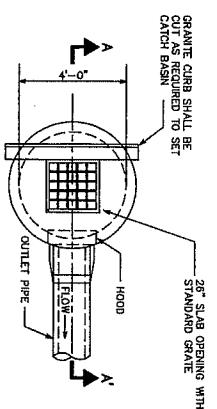
SEWER CONNECTION DETAIL
NOT TO SCALE



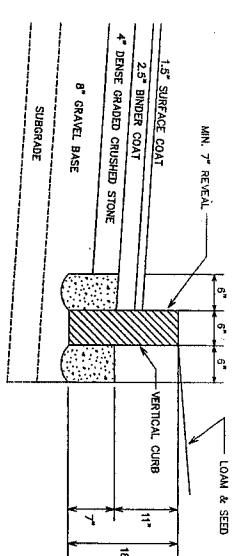
DRAINAGE CATCH BASIN
NOT TO SCALE



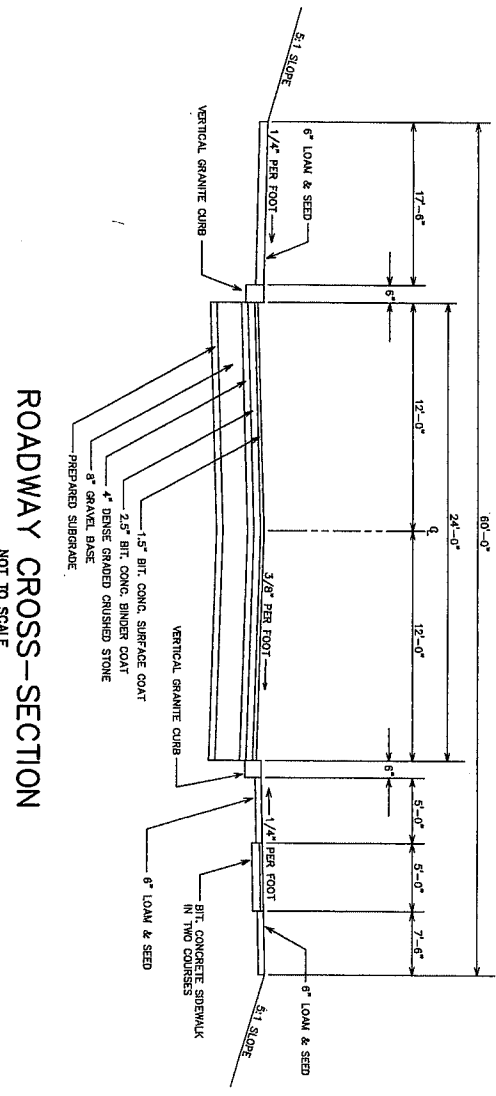
HYDRANT DETAIL
NOT TO SCALE



GRANITE CURB DETAIL
NOT TO SCALE



- NOTES**
1. CUT NEXT LINE OF ROAD CURB AND REMOVE BASE AND SURGRADE TO REQUIRED DEPTH AND REINFORCE WITH REINFORCING BARS. COVER WITH BINDER AND TOP COURSE TO CURB.
 2. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION 14 OF THE STANDARD AND SPECIFICATIONS MAY BE USED. ALL TEST REQUIREMENTS ARE WAIVED. BITUMINOUS CONCRETE SHALL NOT BE USED AS SUBSTITUTION.



ROADWAY CROSS-SECTION
NOT TO SCALE

FRAMINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

APPROVED ON _____ DATE _____

APPROVED ON _____ DATE _____

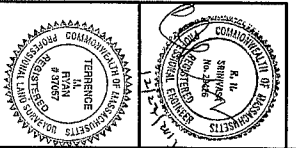
CLERK OF THE TOWN OF FRAMINGHAM, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY APPEAL PERIOD AFTER SUCH RECORDING OF SAID NOTICE.

APPROVED ON _____ DATE _____

APPROVED ON _____ DATE _____

1. I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

TERENCE M. RYAN 12/27/13 R.L.S. 37057



DEFINITIVE SUBDIVISION PLAN CONSTRUCTION DETAILS
COLLIN FARM
FRAMINGHAM, MASS.

PREPARED FOR:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PROPERTY OF:
STARR CONSTRUCTION, INC.
550 EDGELL ROAD
FRAMINGHAM, MASS. 01701

PREPARED BY:
KALKUNTE ENGINEERING CORPORATION
1749 CENTRAL STREET
STOUGHTON, MASS. 02072
CHEBNU SRINIVASA, P.E. 29-426
(781) 344-8565

DATE: DECEMBER 24, 2013

SCALE: AS SHOWN

