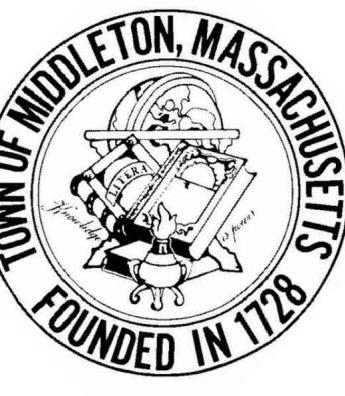


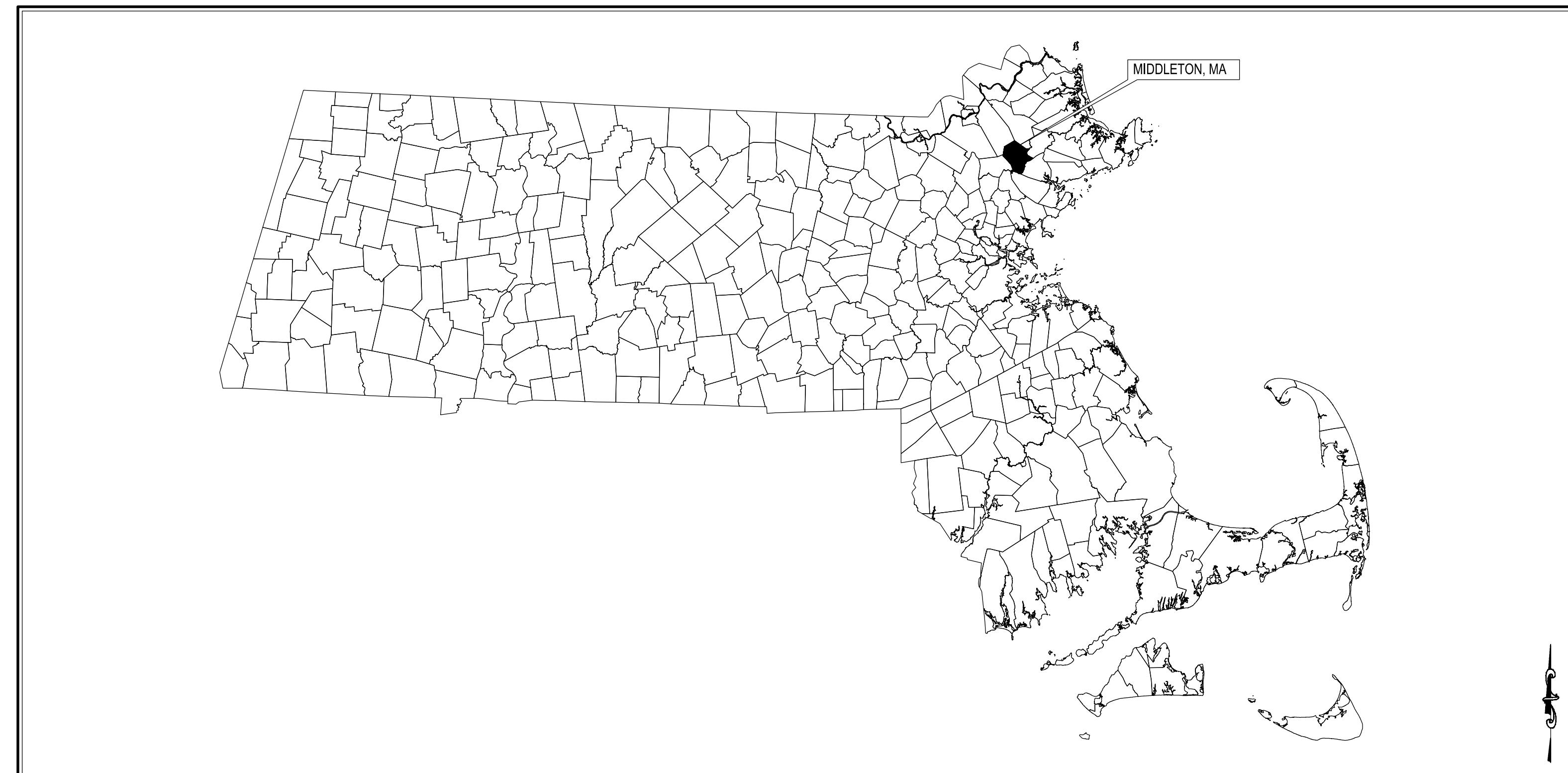
FERNCROFT APARTMENTS RESIDENTIAL COMMUNITY

35 VILLAGE ROAD, MIDDLETON, MA 01949



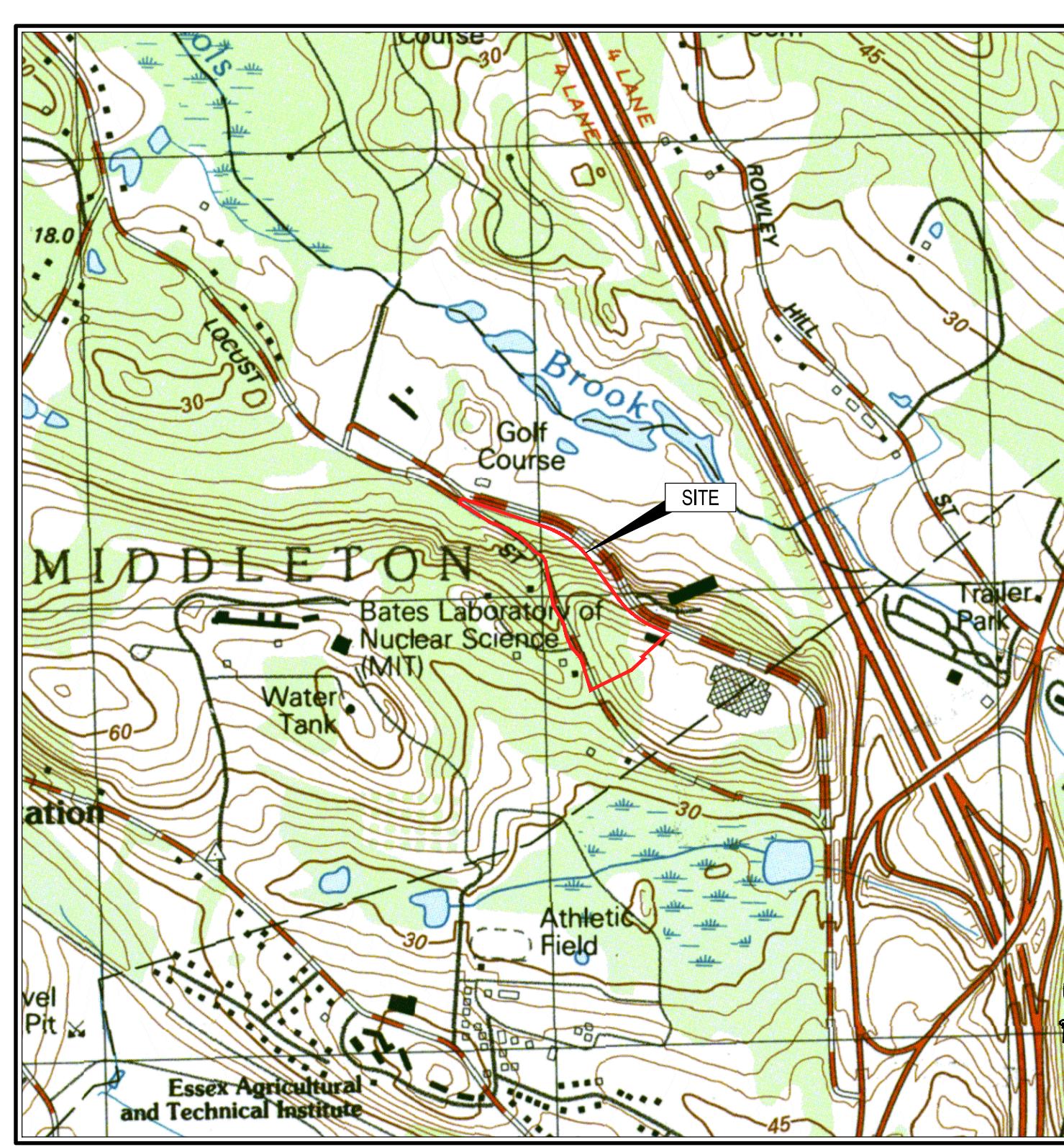
| DRAWING INDEX | |
|---------------|---------------------------------------|
| SHEET | TITLE |
| GENERAL | |
| G000 | COVER SHEET |
| CIVIL | |
| V100 | EXISTING CONDITIONS PLAN (NORTH) |
| V101 | EXISTING CONDITIONS PLAN (SOUTH) |
| V102 | CONSOLIDATED EXISTING CONDITIONS PLAN |
| V103 | AREA 1 AND AREA 2 PLAN |
| C001 | ABBREVIATIONS, NOTES, AND LEGEND |
| C100 | OVERALL SITE PLAN |
| C101 | SITE PLAN (NORTH) |
| C102 | SITE PLAN (SOUTH) |
| C103 | GRADING PLAN (NORTH) |
| C104 | GRADING PLAN (SOUTH) |

SITE INFORMATION



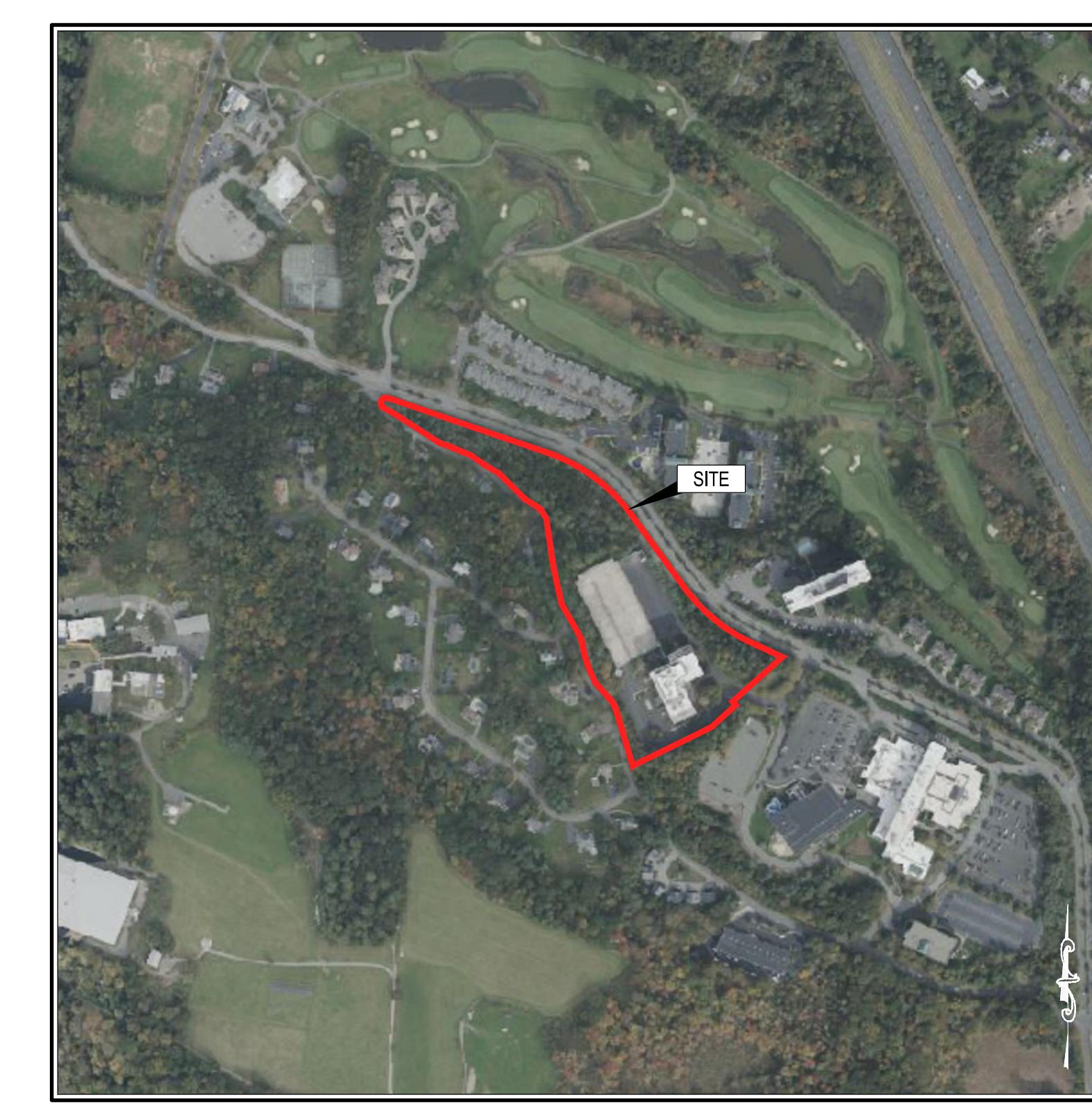
MASSACHUSETTS MUNICIPAL MAP

NOT TO SCALE



SITE LOCUS MAP

1" = 1,000' ±



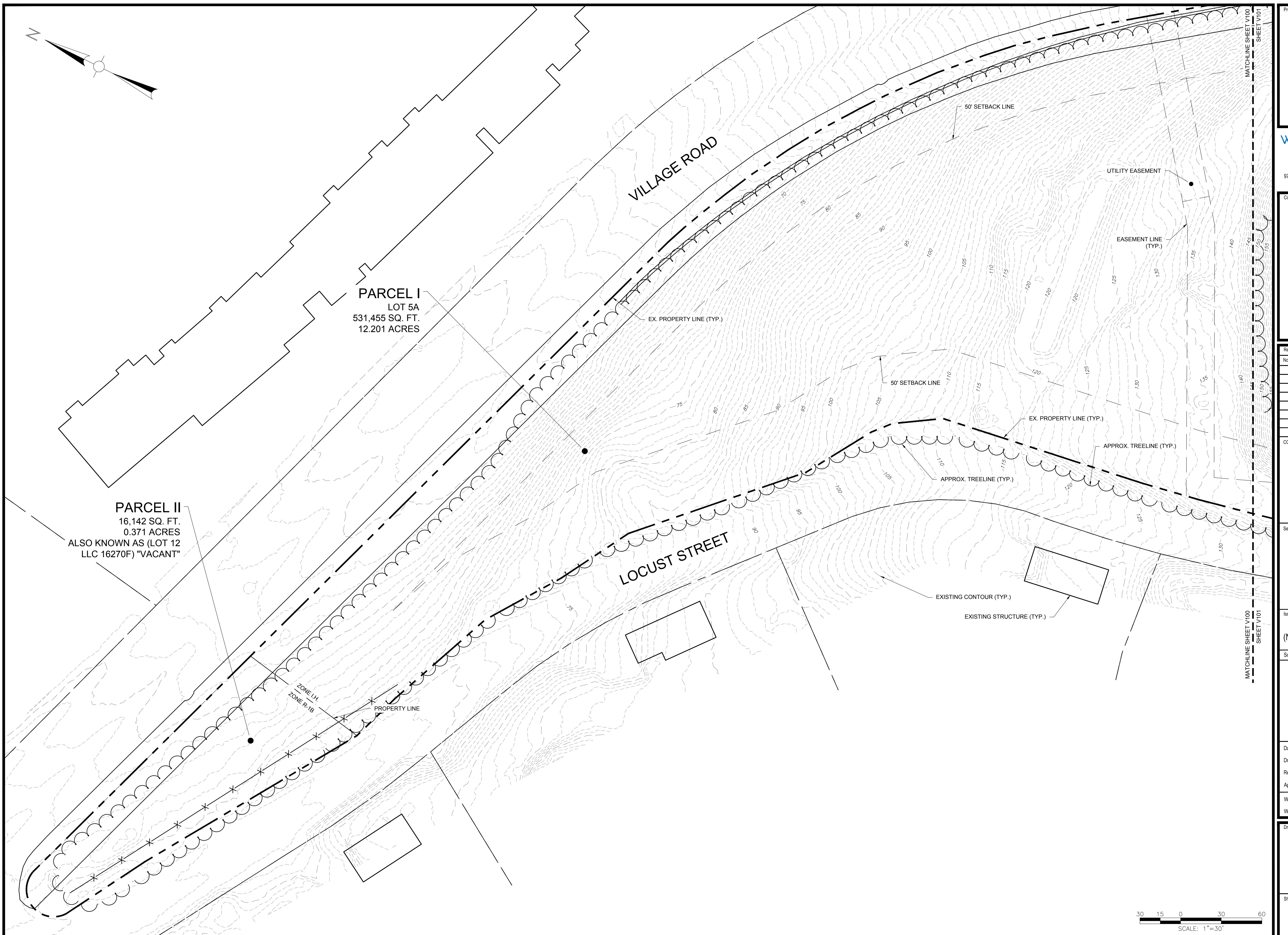
SITE AERIAL MAP

1" = 500



Know what's below.
Call before you dig.

| | | | |
|---------------|---|--------------|------------|
| ued For: | PEL SUBMISION DRAFT (NOT FOR CONSTRUCTION) | Drawn By: | REB |
| ued Date: | 07/30/2025 | Reviewed By: | TMC |
| awing Title: | | Approved By: | JMJ |
| | | Job No: | ENG25-0131 |
| Sheet Number: | | | G000 |



object:
FERN CROFT APARTMENTS
RESIDENTIAL COMMUNITY
35 VILLAGE ROAD
MIDDLETON, MA 01949



Weston & Sampson

Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
78.532.1900 800.SAMPSON
www.westonandsampson.com

consultants:

Revisions:

24

1

Issued For:

PEL SUBMISSION DRAFT

ICT FOR CONSTRUCTION

401

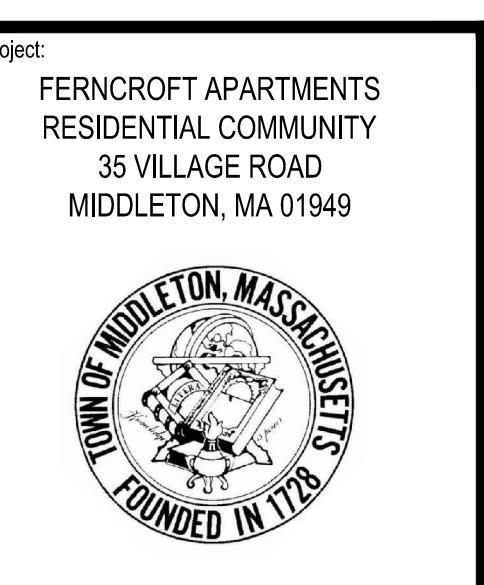
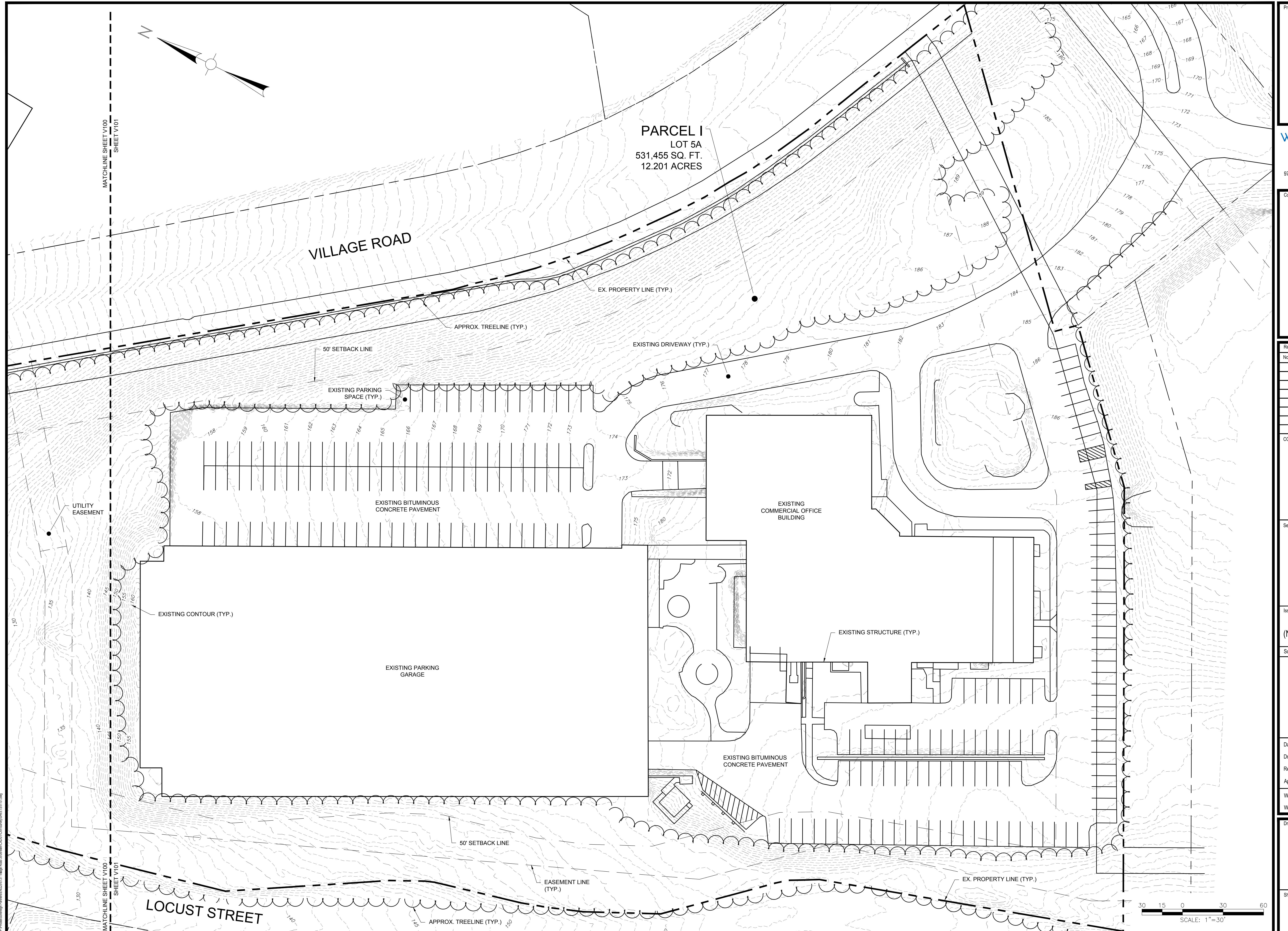
ate: 07/31/2025
rawn By:
eviewed By:
pproved By:
S Project No.: ENG25-0131

Drawing Title:

EXISTING CONDITIONS

PLAN (MOREL)

Sheet Number:
V100



Weston & Sampson

Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

COA:

Seal:

Issued For:
PEL SUBMISSION DRAFT
(NOT FOR CONSTRUCTION)

Scale:

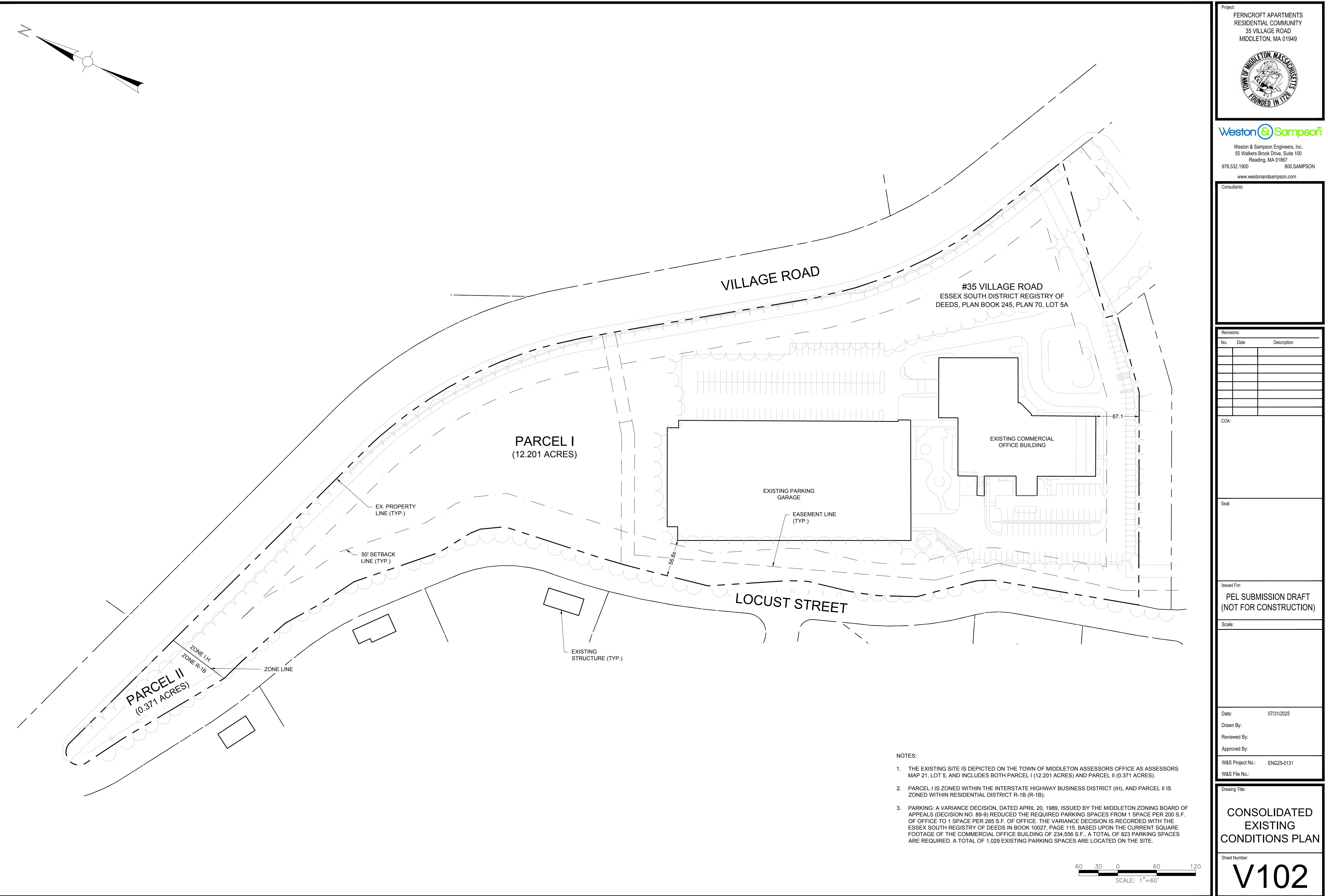
Date: 07/31/2025
Drawn By:
Reviewed By:
Approved By:
W&S Project No.: ENG25-0131
W&S File No.:
Drawing Title:

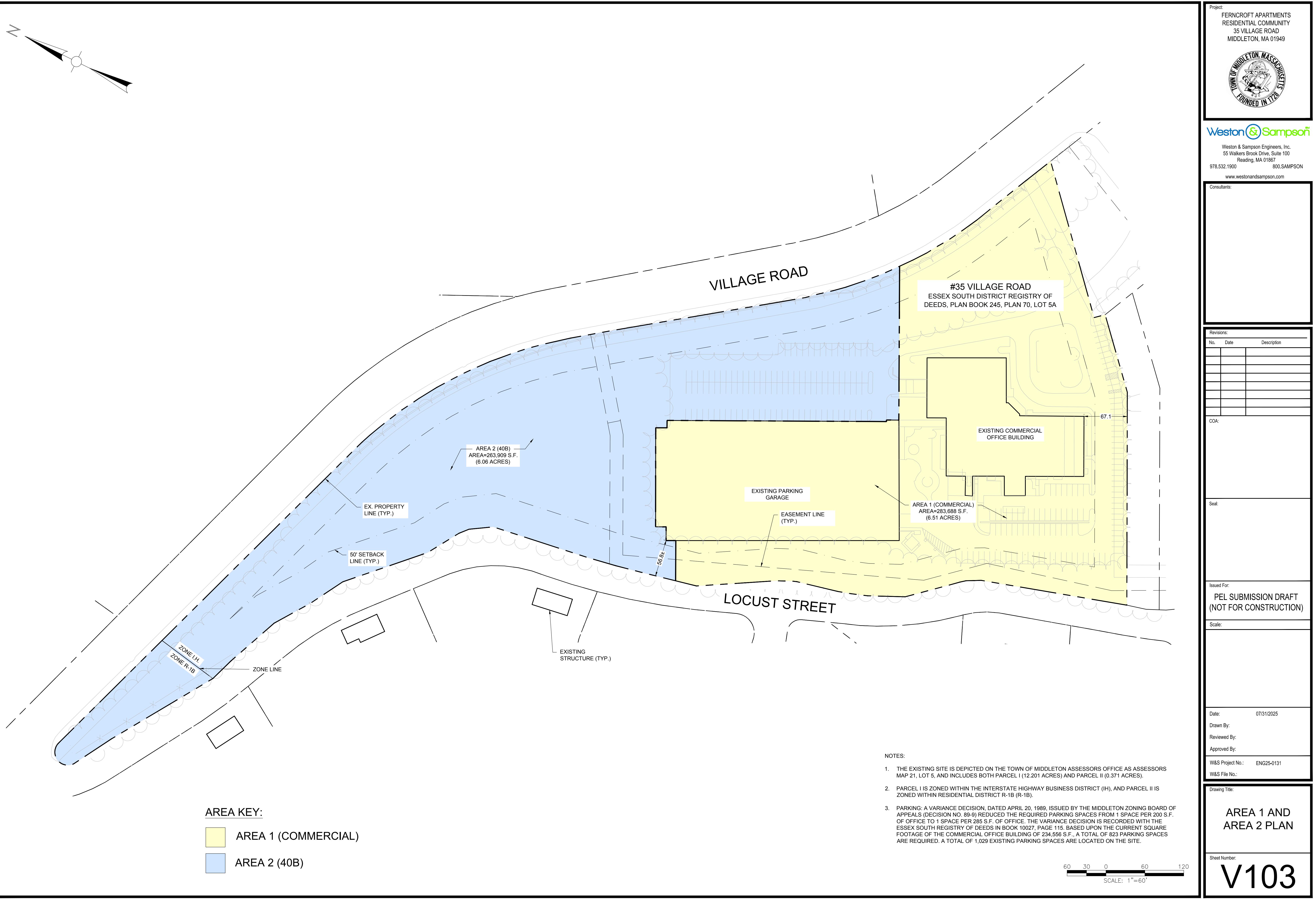
EXISTING CONDITIONS PLAN (SOUTH)

Sheet Number:

V101

COPYRIGHT © 2025 WESTON & SAMPSON, INC.





ect:
FERN CROFT APARTMENTS
RESIDENTIAL COMMUNITY
35 VILLAGE ROAD
MIDDLETON, MA 01949



Weston & Sampson

Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
532.1900 800.SAMPSON
www.westonandsampson.com

consultants:

ed For:

**PEL SUBMISSION DRAFT
NOT FOR CONSTRUCTION**

07/31/2025

Using Title:

AREA KEY:

-  AREA 1 (COMMERCIAL)
-  AREA 2 (40B)

NOTES:

1. THE EXISTING SITE IS DEPICTED ON THE TOWN OF MIDDLETON ASSESSORS OFFICE AS ASSESSORS MAP 21, LOT 5, AND INCLUDES BOTH PARCEL I (12.201 ACRES) AND PARCEL II (0.371 ACRES).
2. PARCEL I IS ZONED WITHIN THE INTERSTATE HIGHWAY BUSINESS DISTRICT (IH), AND PARCEL II IS ZONED WITHIN RESIDENTIAL DISTRICT R-1B (R-1B).
3. PARKING: A VARIANCE DECISION, DATED APRIL 20, 1989, ISSUED BY THE MIDDLETON ZONING BOARD OF APPEALS (DECISION NO. 89-9) REDUCED THE REQUIRED PARKING SPACES FROM 1 SPACE PER 200 S.F. OF OFFICE TO 1 SPACE PER 285 S.F. OF OFFICE. THE VARIANCE DECISION IS RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 10027, PAGE 115. BASED UPON THE CURRENT SQUARE FOOTAGE OF THE COMMERCIAL OFFICE BUILDING OF 234,556 S.F., A TOTAL OF 823 PARKING SPACES ARE REQUIRED. A TOTAL OF 1,029 EXISTING PARKING SPACES ARE LOCATED ON THE SITE.

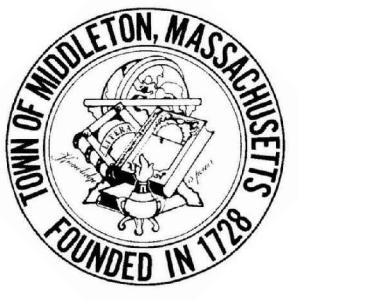
60 30 0 60 120

SCALE: 1"=60'

AREA 1 AND AREA 2 PLAN

Set Number:

1000 1000 1000



GENERAL NOTES

- EXISTING CONDITIONS INFORMATION IS COMPILED FROM VARIOUS SOURCES AND IS APPROXIMATE ONLY.
- REFER TO EXISTING CONDITIONS FOR SURVEY LEGEND. ALL BIDDERS ARE REQUIRED TO INSPECT THE PROJECT SITE IN ITS ENTIRETY PRIOR TO SUBMITTING THEIR BID, AND BECOME FAMILIAR WITH ALL CONDITIONS AS THEY MAY AFFECT THEIR BID. CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE CONSTRUCTION.
- LOCATIONS OF ANY UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L. CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO EXCAVATION.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.
- ANY DISPARITIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, EXISTING CONDITIONS TO REMAIN, TEMPORARY CONSTRUCTION, PERMANENT CONSTRUCTION AND WORK OF ADJACENT CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING. ITEMS ENCOUNTERED IN AREAS OF EXCAVATION THAT ARE NOT INDICATED ON THE DRAWINGS, BUT ARE VISIBLE ON SURFACE, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
- ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
- ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS OUTSIDE THE PROJECT LIMITS, SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
- ALL WORK SHOWN ON THE PLANS AS BOLD SHALL REPRESENT PROPOSED WORK. THE TERM "PROPOSED" (PROP) INDICATES WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPROPRIATE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET (R&R)", OR REMOVE, RELOCATE, RESET, (R,R&R).
- ALL KNOWN EXISTING STATE, COUNTY AND TOWN LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND ARE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALKS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.
- FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF THE OWNER.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRY LINE OF TREES TO REMAIN. NO GUAR SHALL BE ATTACHED TO ANY TREE TO REMAIN. WHEN NECESSARY OR AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.
- TREES AND SHRUBS WITHIN THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON THE APPROVAL OF THE ENGINEER OR AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL CALL DISSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DISSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
- TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS (INCLUDING SILT FENCE, STRAW WATTLES, OR SILT SOCKS) SHALL BE INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE PROJECT WHICH COST SHALL BE INCIDENTAL TO THE PROJECT.
- ALL UNSUITABLE UNCONTAMINATED EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND DISPOSED OF AS DIRECTED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER. REMOVAL ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE OWNER. SUITABLE SOIL EXCAVATION AS PART OF THE PROJECT MUST MEET ONE OR MORE OF THE MATERIAL REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT. ON-SITE TESTS FOR SOIL SITES SHALL BE CONDUCTED BY THE CONTRACTOR AND REPORTED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPSSES TO USE THE EXISTING FILL ON SITE BELOW PERTINENT AREAS. HE MUST DEMONSTRATE THAT THE FILL MEETS THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ALL EXCAVATED FILL MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD. NO CONSTRUCTION WILL BE PERFORMED WITHOUT THE PROPOSED BASELINES AND LAYOUTS APPROVED BY THE ENGINEER.
- NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND PERIMETER OF WORK AREA (LIMIT OF WORK). FENCE SHALL NOT IMPEDE TRAVEL WAYS.
- ANY QUANTITIES SHOWN ON PLANS ARE FOR COMPARATIVE BIDDING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO SUBMITTING BID.
- ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS, SOIL, SEDIMENT, AND FOREIGN MATERIAL AND OPERATIONAL THROUGHOUT THE LIFE OF THE CONTRACT. REMOVE ALL SOIL, SEDIMENT, DEBRIS AND FOREIGN MATERIAL FROM ALL DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE INLETS, MANHOLES AND CATCH BASINS WITHIN THE LIMIT OF WORK AND DRAINAGE STRUCTURES OUTSIDE THE LIMIT OF WORK THAT ARE IMPACTED BY THE WORK FOR THE ENTIRE DURATION OF CONSTRUCTION.
- CONTRACTOR'S STAGING AREA MUST BE WITHIN THE CONTRACT LIMIT LINE AND IN AREAS APPROVED BY OWNER. ANY OTHER AREAS THAT THE CONTRACTOR MAY WISH TO USE FOR STAGING MUST BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL KEEP ALL STREETS, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOM CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
- CONTRACTOR SHALL Dewater AS NECESSARY TO PERFORM THE PROPOSED WORK. CONTRACTOR SHALL BE AWARE OF PERCHED GROUNDWATER. (SEE GEOTECHNICAL REPORT).
- THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION.
- DEEP SUMP CATCH BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND SHALL FOLLOW THE OPERATION AND MAINTENANCE PLAN THEREAFTER.
- HAULING OF EARTH MATERIALS TO AND FROM THE SITE SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 9:00 PM MONDAY THROUGH SATURDAY.
- ANY BOULDERS 3 CY OR SMALLER SHALL BE CONSIDERED UNDOCUMENTED FILL AND SHALL BE DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO PLAN FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL MEET ALL OF THE STATE OF MASSACHUSETTS D.E.P. AND THE TOWN OF MIDDLETON WETLAND ORDINANCE REGULATIONS FOR SEDIMENT AND EROSION CONTROL.
- EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH FILTER FABRIC DURING THE ENTIRE DURATION OF CONSTRUCTION.
- EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE SITE PREPARATION PLAN, NOTES, DETAILS AND SPECIFICATIONS.
- ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/PRIVATE ROADS.

DEMOLITION & SITE PREPARATION NOTES

- THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
- THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL ALLOW ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
- UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
- ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- URING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING MATERIALS TO REMAIN OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPAKED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
- IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
- ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- CLEAR AND GRUB VEGETATION SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
- TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
- LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

ABBREVIATIONS

GENERAL

| | |
|------------|------------------------------|
| PROP | PROPOSED |
| ADJ | ADJUST |
| BLDG | BUILDING |
| BIT. CONC. | BUTIMENTOUS CONCRETE |
| CEM. CONC. | CEMENT CONCRETE |
| B | BASELINE |
| N.T.S. | NOT TO SCALE |
| B.M. | BENCH MARK |
| ABAN | ABANDON |
| MAIL | MAIL BOX |
| GRAN. CURB | GRANITE CURB |
| EXIST. | EXISTING |
| (OREX.) | FOUNDATION |
| FUDN | PROPERTY LINE |
| (ORF) | PAVED WATERWAY |
| P | REINFORCED CONCRETE |
| PWT | MASSACHUSETTS HIGHWAY BOUND |
| P.W.W. | REMOVE |
| RC | REMOVED |
| M.H.B. | REMOVED |
| REM | RETAIN |
| REMOD | RIGHT-OF-WAY |
| RET | REMOVE AND RESET |
| R.O.W. | REMOVE AND RESET |
| R&R | REMOVED, RELOCATED AND RESET |
| R&R&R | REMOVE AND STACK |
| R&D | REMOVE AND DISPOSE |
| SB | STONE BOUND |
| NIC | NOT IN CONTRACT |
| H.C. | HANDICAP |
| WCR | WHEELCHAIR RAMP |
| FF | FINISHED FLOOR |
| H.F.A. | HOT FAIR ASHL |
| G.C. | GENERAL CONTRACTOR |
| E.C. | ELECTRICAL CONTRACTOR |
| P.C. | PLUMBING CONTRACTOR |
| SWELL | SOLID WHITE LINE |
| BWELL | BROAD WHITE LINE |
| SYELL | SOLID YELLOW EDGE LINE |
| SB/DH | STONE BOUND DRILL HOLE |
| CLF | CHAIN LINE FENCE |
| TEMP. | TEMPORARY |
| TY: | TYPICAL |
| EQ. | EQUIPMENT |
| H.C. | HANDICAP |
| EOP | EDGE OF PAVEMENT |
| PROT | PROTECT |
| CTE | CONNECT TO EXISTING |
| RL | ROOF LEADER |
| L.C.W. | LIMIT OF WORK |
| W.P. | VERTICAL FIELD |
| APPROX. | APPROXIMATE |
| TBM | TEMPORARY BENCHMARK |
| ALT. | ALTERNATE |

UTILITIES

| | |
|--------------------------|--------------------------------------|
| GCI | GUTTER INLET W/ CURB INLET |
| CDCI | CATCH BASIN W/ CURB INLET |
| CR | CATCH BASIN |
| C.I.T. | CHANGE IN TYPE |
| CTE | CONNECT TO EXISTING |
| F&G | FRAMING & GRATE |
| F&C | FRAME AND COVER |
| CI | CURE INLET |
| CIP | CAST IRON PIPE |
| CMP | CAST METAL PIPE |
| DI | CAST IRON PIPE |
| GI | CORRUGATED METAL PIPE |
| ACCM PIPE | GUTTER INLET |
| HYD | ASPHALT COATED CORRUGATED METAL PIPE |
| INFL. ELEV. | HYDRANT |
| UP | INVERT ELEVATION |
| SMH | UTILITY POLE |
| WG | SEWER MANHOLE |
| DO | WATER GATE |
| HDPE | DOWN SPOUT |
| PVC | HIGH DENSITY POLYETHYLENE PIPE |
| REINFORCED CONCRETE PIPE | POLYVINYL CHLORIDE |
| RCP | DRIVE MANHOLE |
| DW | LEACH BASKIN |
| LB | LEACHING GALLEY |
| LG | CAST IRON |
| CI | OUTLET CONTROL STRUCTURE |
| OCS | OM AND GRIT TRAP |
| OCT | VITRIFIED CLAY PIPE |
| VC | LIGHT POLE |
| LP | OVERHEAD WIRE |
| OHW | UTILITY LINE WITH LIGHT |
| UPL | STORM WATER TREATMENT UNIT |
| SWTU | HANDLE |
| HH | GARAGE WASTE |
| GW | CLEAN OUT |
| DO | LEACHING CHAMBER |
| LC | GATE VALVE |
| GV | GALVANIZED |
| GALV. | FURNISH & INSTALL |
| F&S | BOTTOM OF WALL |
| BGS | BOTTOM OF CURB |

ALIGNMENT/GRADING

| | |
|--------|--------------------------------|
| BW | BOTTOM OF WALL |
| BC | BOTTOM OF CURB |
| PI | POINT OF INTERSECTION |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| PRC | POINT OF REVERSE CURVATURE |
| PC/C | POINT OF CURVE AND CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL CURVATURE |
| ELEV. | POINT OF VERTICAL TANGENCY |
| H.P. | ELEVATION |
| L.P. | CENTER OF CURVE |
| R. | HIGH POINT |
| S.T.A. | LOW POINT |
| S.S.D. | RADIAL CURVATURE |
| TC | STOPPING SIGHT DISTANCE |
| TW | TOP OF CURB |
| | TOP OF WALL |

CBF

CBF

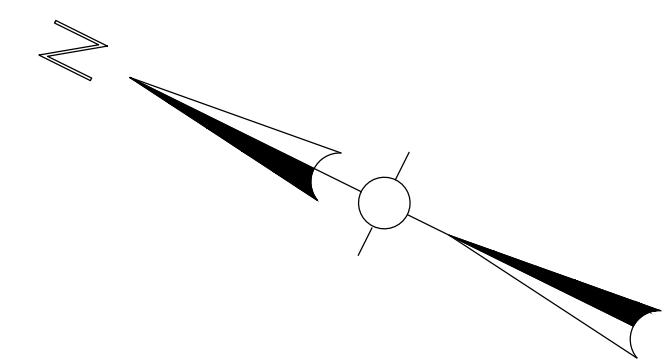
GENERAL SYMBOLS

EXISTING

| | |
|------|------------------------|
| CB | CATCH BASIN |
| CBCI | CATCH BASIN CURB INLET |

PROPOSED

| | |
|----------------------------|------------------------|
| CB | CATCH BASIN |
| CBCI | CATCH BASIN CURB INLET |
| LEACHING GALLEY | |
| CURB (OR BERM)-TYPE NOTED | |
| EDGE OF ROAD | |
| HANDHOLE (NUMBER AS NOTED) | |
| ELECTRIC MANHOLE | |
| TELEPHONE MANHOLE | |
| SEWER MANHOLE</td | |



| ZONING TABLE | | | | | | |
|-----------------------------------|---|----------------------------|---------------------------------|---------------|---------------------------|---------------------------|
| REGULATION | ZONING DISTRICTS: INTERSTATE HIGHWAY BUSINESS ZONE (IH) | | RESIDENTIAL DISTRICT 1-B (R1-B) | | | |
| | IH - REQUIRED | EXISTING (PARCEL I)* | PROPOSED (PARCEL I)** | R1B- REQUIRED | EXISTING (PARCEL II)* | PROPOSED (PARCEL II) |
| MINIMUM LOT SIZE | 160,000 S.F. | 531,455 S.F. (12.20 ACRES) | 531,455 S.F. (12.20 ACRES) | 20,000 S.F. | 16,142 S.F. (0.371 ACRES) | 16,142 S.F. (0.371 ACRES) |
| MINIMUM LOT FRONTAGE | 400 FEET | 1,476 FEET | 1,476 FEET | 100 FEET | 223.29 FEET | 223.29 FEET |
| MINIMUM LOT WIDTH | 400 FEET | >400 FEET | >400 FEET | 125 FEET | N/A (NO BUILDING) | N/A (NO BUILDING) |
| MINIMUM FRONT YARD SETBACK | 50 FEET | 146.1 FEET | 33.62 FEET | 25 FEET | N/A (NO BUILDING) | N/A (NO BUILDING) |
| MINIMUM SIDE YARD SETBACK | 50 FEET | 67.1 FEET | 67.1 FEET | 15 FEET | N/A (NO BUILDING) | N/A (NO BUILDING) |
| MINIMUM REAR YARD SETBACK | 50 FEET | 56.6 FEET | 55.62 FEET | 15 FEET | N/A (NO BUILDING) | N/A (NO BUILDING) |
| MAXIMUM LOT COVERAGE BY BUILDINGS | 25% | 19% | 26.7% [±] | 25% | 0% | 0% |
| MINIMUM OPEN SPACE | N/A | N/A | N/A | N/A | N/A | N/A |
| MAXIMUM BUILDING HEIGHT (FEET) | 125 FEET | 107 FEET | 70 FEET | 35 FEET | N/A (NO BUILDING) | N/A (NO BUILDING) |
| MAXIMUM BUILDING HEIGHT (STORIES) | N/A | N/A | 6 | 3 | N/A (NO BUILDING) | N/A (NO BUILDING) |

* EXISTING DIMENSIONAL AND BULK INFORMATION IS FROM A PLAN ENTITLED "ALTA/ASCM LAND TITLE SURVEY 35 VILLAGE ROAD MIDDLETON, MASS." DATED JUNE 1, 2001 (REVISED THROUGH MAY 13, 2014) BY FELDMAN LAND SURVEYORS

** A WAIVER IS REQUESTED FOR THE NEW RESIDENTIAL STRUCTURES AND NEW RESIDENTIAL USE

PARKING SUMMARY

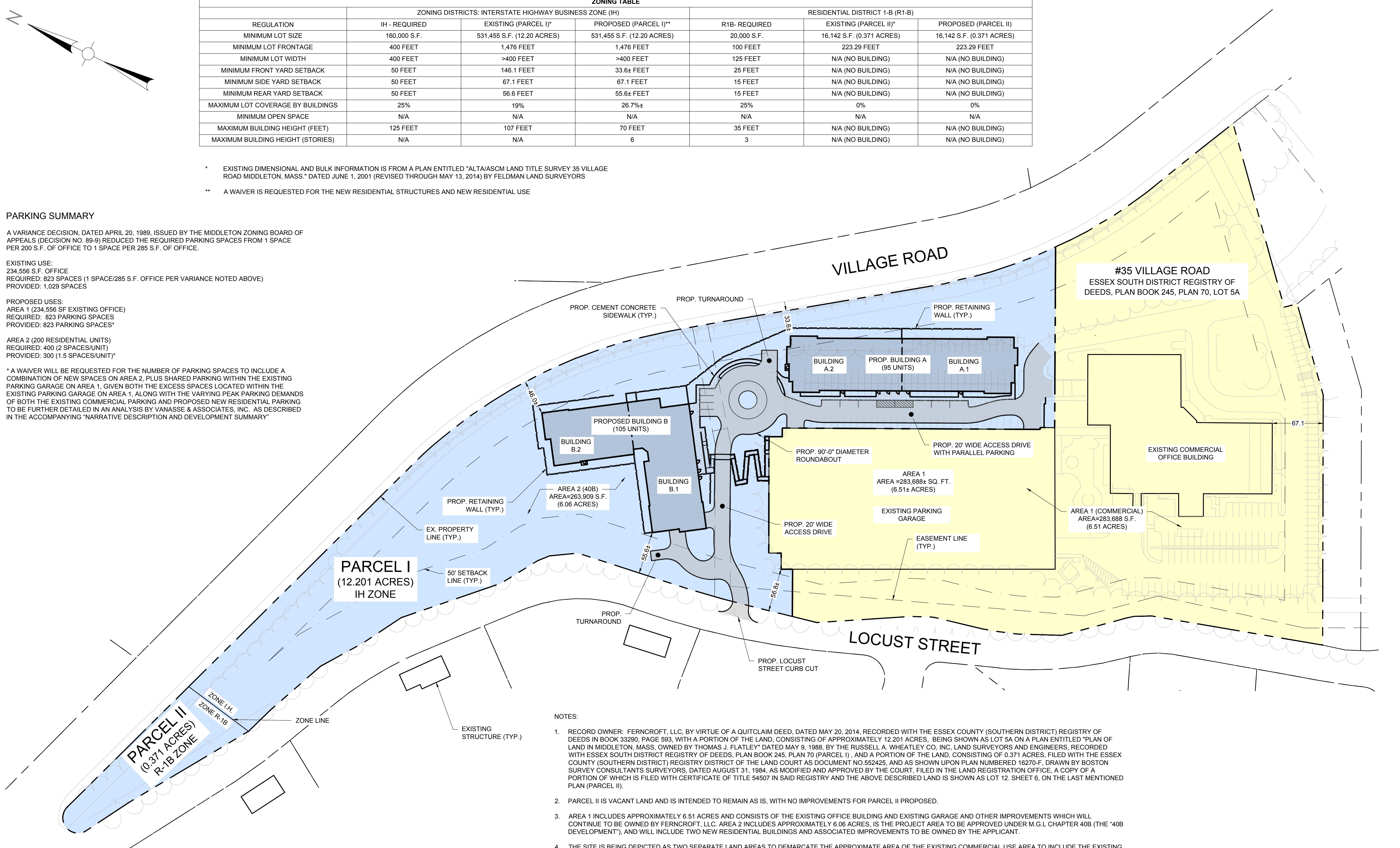
A VARIANCE DECISION, DATED APRIL 20, 1989, ISSUED BY THE MIDDLETON ZONING BOARD OF APPEALS (DECISION NO. 89-9) REDUCED THE REQUIRED PARKING SPACES FROM 1 SPACE PER 200 S.F. OF OFFICE TO 1 SPACE PER 285 S.F. OF OFFICE.

EXISTING USE:
234,556 S.F. OFFICE
REQUIRED: 823 SPACES (1 SPACE/285 S.F. OFFICE PER VARIANCE NOTED ABOVE)
PROVIDED: 1,029 SPACES

PROPOSED USES:
AREA 1 (234,556 SF EXISTING OFFICE)
REQUIRED: 823 PARKING SPACES
PROVIDED: 823 PARKING SPACES*

AREA 2 (200 RESIDENTIAL UNITS)
REQUIRED: 400 (2 SPACES/UNIT)
PROVIDED: 300 (1.5 SPACES/UNIT)*

* A WAIVER WILL BE REQUESTED FOR THE NUMBER OF PARKING SPACES TO INCLUDE A COMBINATION OF NEW SPACES ON AREA 2, PLUS SHARED PARKING WITHIN THE EXISTING PARKING GARAGE ON AREA 1, GIVEN BOTH THE EXCESS SPACES LOCATED WITHIN THE EXISTING PARKING GARAGE ON AREA 1, ALONG WITH THE VARYING PEAK PARKING DEMANDS OF BOTH THE EXISTING COMMERCIAL PARKING AND PROPOSED NEW RESIDENTIAL PARKING TO BE FURTHER DETAILED IN AN ANALYSIS BY VANASSE & ASSOCIATES, INC. AS DESCRIBED IN THE ACCOMPANYING "NARRATIVE DESCRIPTION AND DEVELOPMENT SUMMARY"



AREA KEY:

- AREA 1 (COMMERCIAL)
- AREA 2 (40B)

60 30 0 60 120
SCALE: 1"=60'

Project:
FERNCROFT APARTMENTS
RESIDENTIAL COMMUNITY
35 VILLAGE ROAD
MIDDLETON, MA 01949



Weston & Sampson

Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:
No. Date Description

COA:

Seal:

Issued For:
PEL SUBMISSION DRAFT
(NOT FOR CONSTRUCTION)

Scale:

Date: 07/31/2025
Drawn By:
Reviewed By:
Approved By:

W&S Project No.: ENG25-0131
W&S File No.:

Drawing Title:

OVERALL SITE PLAN

Sheet Number:

C100
COPYRIGHT © 2025 WESTON & SAMPSON, INC.

