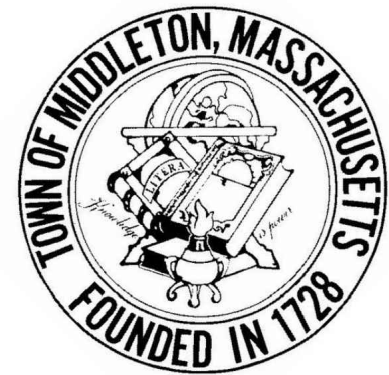


FERNCROFT APARTMENTS RESIDENTIAL COMMUNITY

35 VILLAGE ROAD, MIDDLETON, MA 01949

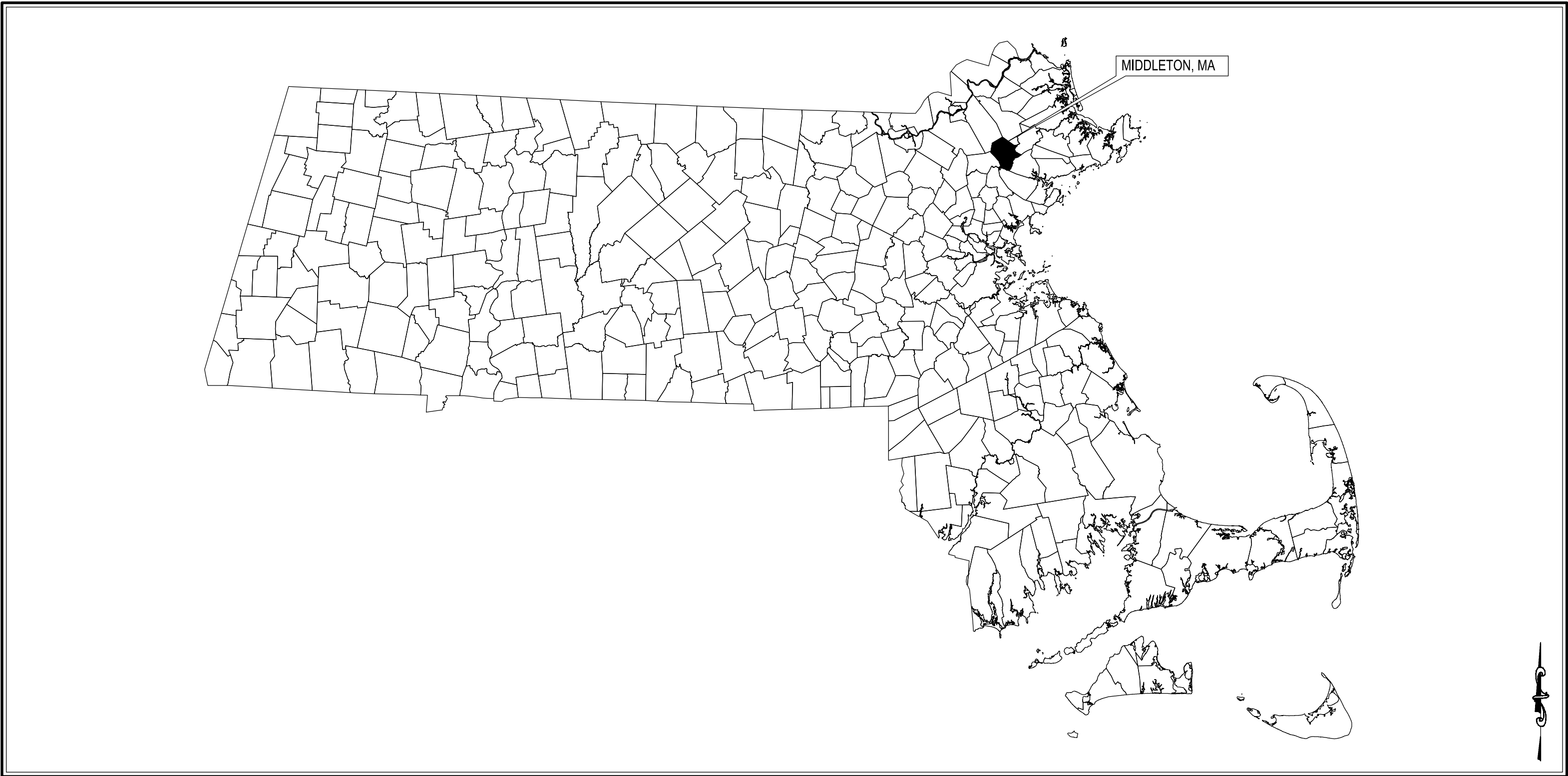


Applicant:
FERNCROFT APARTMENTS, LLC
#747 THIRD AVE, 37TH FLOOR
NEW YORK, 10017

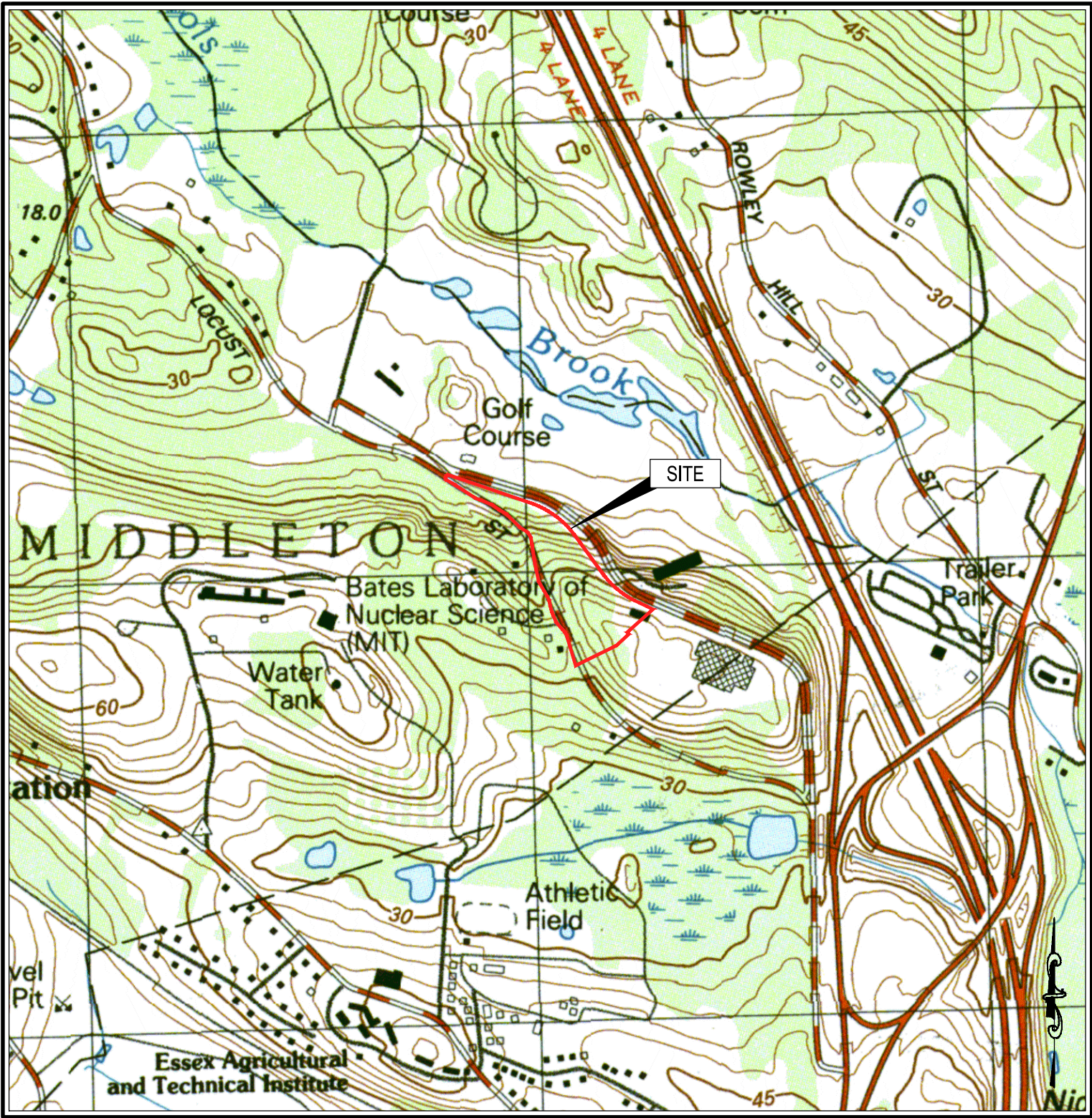
Civil Engineer:
Weston & Sampson
Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
978.532.1900 800.SAMPSON
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DRAWING INDEX	
SHEET	TITLE
GENERAL	
G000	COVER SHEET
CIVIL	
V100	EXISTING CONDITIONS PLAN (NORTH)
V101	EXISTING 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	
SITE ADDRESS:	#35 VILLAGE ROAD
MAP NUMBER	21
LOT	5
LAND OWNER:	FERNCROFT, LLC
OWNER ADDRESS:	#747 THIRD AVE, 37TH FLOOR NEW YORK, 10017
PARCEL AREA:	12.5± ACRES
ZONING:	INTERSTATE HIGHWAY BUSINESS (IH) & RESIDENTIAL DISTRICT (40,000 s.f.) R-1b (R-1b)




MASSACHUSETTS MUNICIPAL MAP
NOT TO SCALE

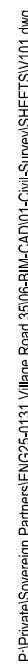


SITE LOCUS MAP
1" = 1,000'



SITE AERIAL MAP
1" = 500'

REV #	DESCRIPTION	DATE	Seal:	<div> Know what's below. Call before you dig.</div>	Issued For:	PEL SUBMISISON DRAFT (NOT FOR CONSTRUCTION)	Drawn By:	REB
					Issued Date:	07/30/2025	Reviewed By:	TMC
					Drawing Title:	COVER SHEET	Approved By:	JMJ
							Job No:	ENG25-0131
							Sheet Number:	G000



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Revisions

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Date: 07/31/2025

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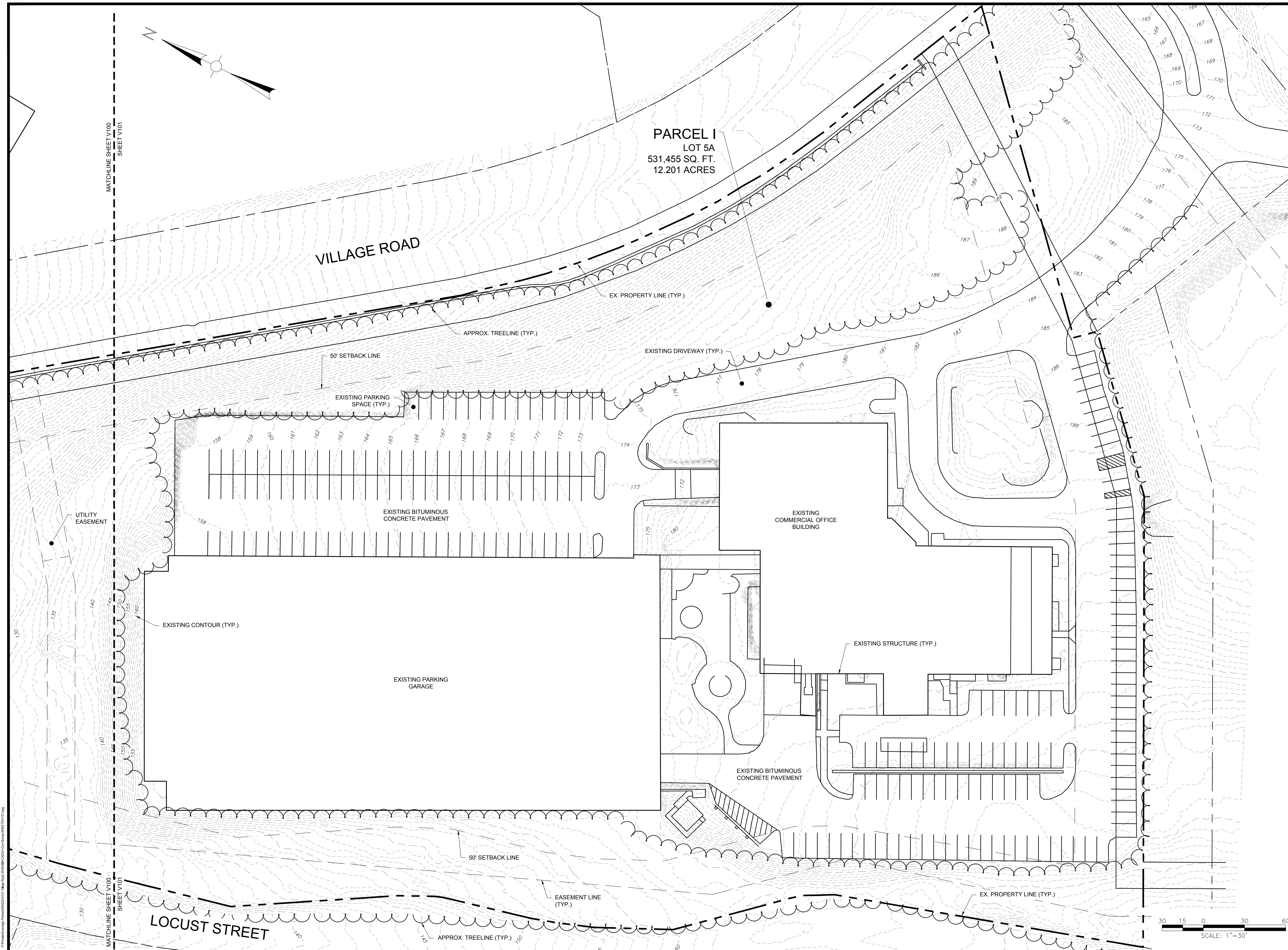
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Sheet Numb

V100





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



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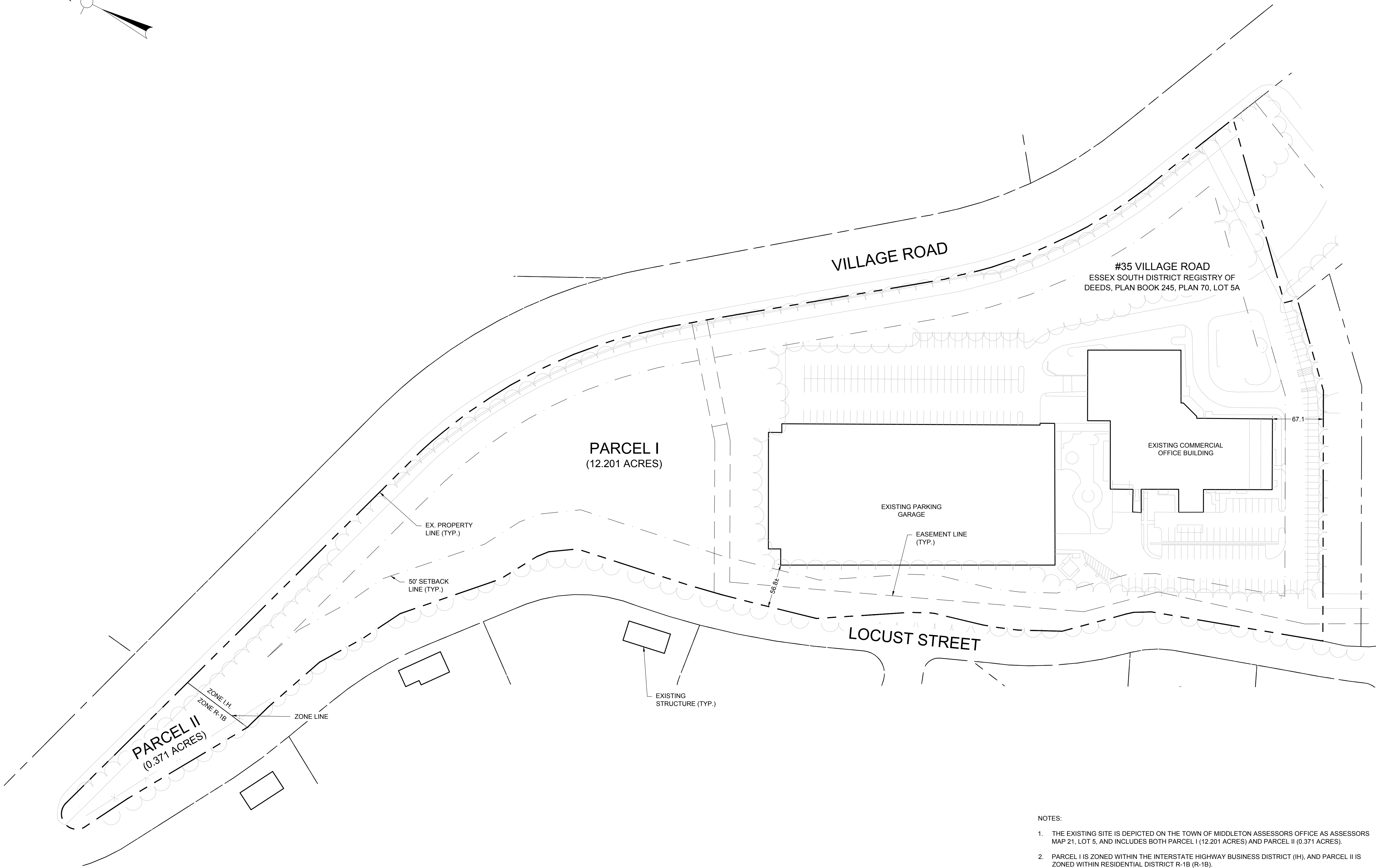
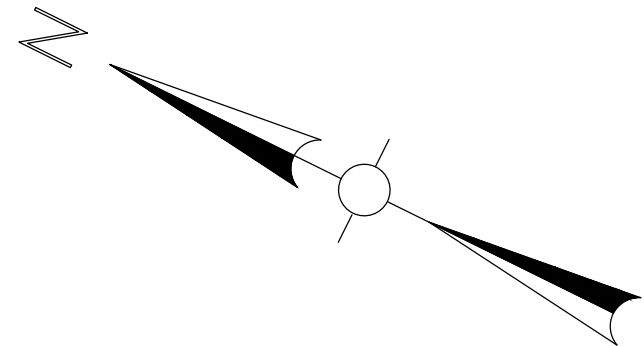
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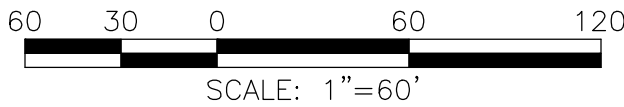
EXISTING
CONDITIONS
PLAN (SOUTH)

Sheet Number:

V101



- 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 234,656 S.F., A TOTAL OF 823 PARKING SPACES ARE REQUIRED. A TOTAL OF 1,029 EXISTING PARKING SPACES ARE LOCATED ON THE SITE.



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

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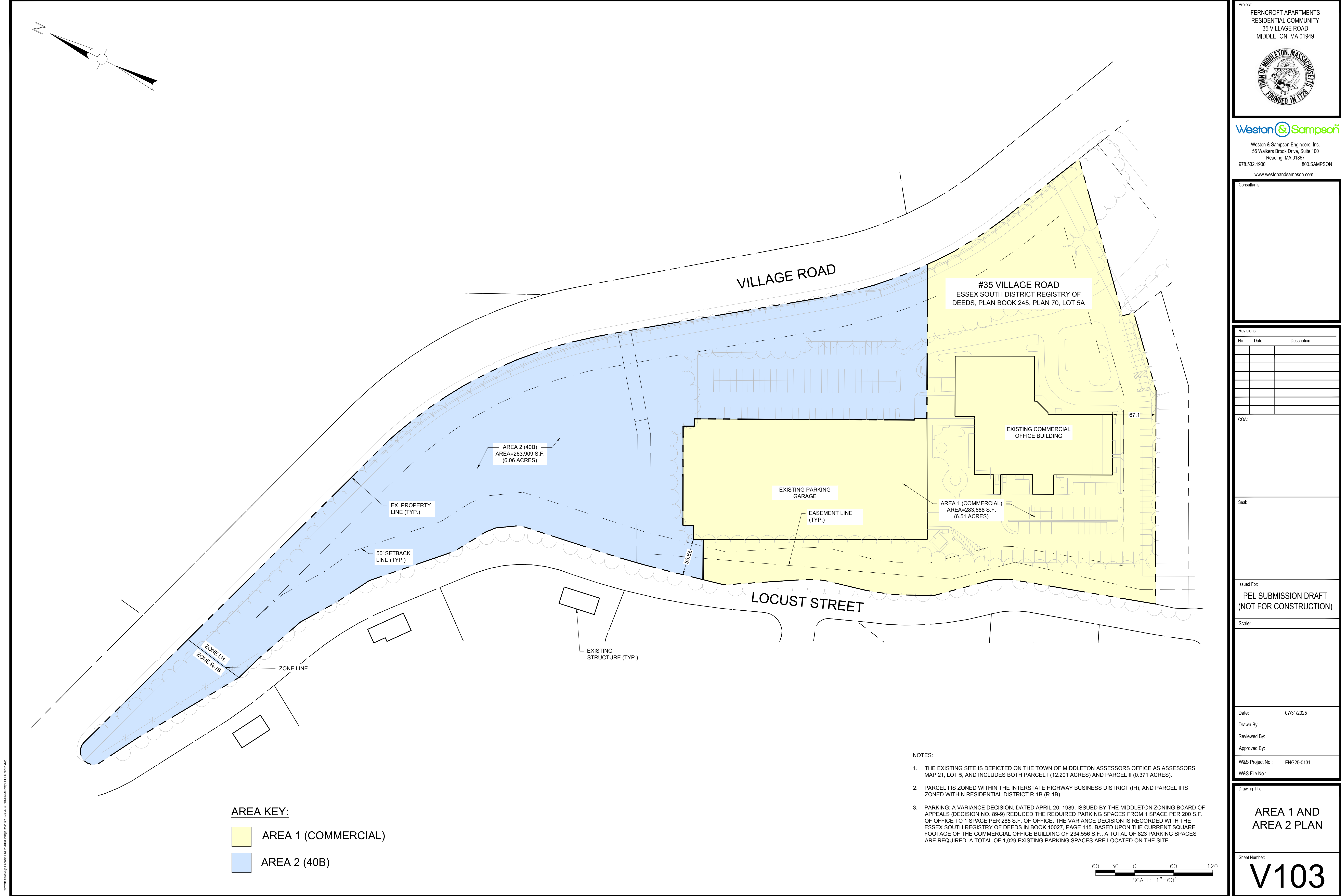
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Drawing Title:
**CONSOLIDATED
EXISTING
CONDITIONS PLAN**

Sheet Number:
V102

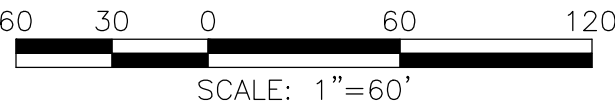


AREA KEY:

AREA 1 (COMMERCIAL)

AREA 2 (40B)

- NOTES:
- 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).
 - PARCEL I IS ZONED WITHIN THE INTERSTATE HIGHWAY BUSINESS DISTRICT (IH), AND PARCEL II IS ZONED WITHIN RESIDENTIAL DISTRICT R-1B (R-1B).
 - 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.



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

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Approved By:

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

Drawing Title:
**AREA 1 AND
AREA 2 PLAN**

Sheet Number:
V103

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1. EXISTING CONDITIONS INFORMATION IS COMPILED FROM VARIOUS SOURCES AND IS APPROXIMATE ONLY.
2. PRIOR 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.
3. 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 COSTS OF COMMUNAL UTILITIES 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.
7. ANY DISCREPANCIES 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.
8. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
9. 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.
10. ALL WORK SHOWN ON THE PLANS AS BOLD USING REPRESENTED PROPOSED WORK (THE TERM "PROPOSED (PROP)" INDICATES WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USE USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET (R&R)", OR REMOVE, RELOCATE, RESET, (R, R&R).
11. 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.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD AND TO PROVIDE FOR SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALLS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
13. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.
14. FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF THE OWNER.
15. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRIP LINE OF TREES TO REMAIN. NO GUYS 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.
16. TREES AND SHRUBS WITHIN THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON THE APPROVAL OF THE ENGINEER OR AS NOTED ON THE PLANS.
17. THE CONTRACTOR SHALL CALL DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
18. NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER REPRESENTATIVE.
19. THE CONTRACTOR SHALL REMOVE ALL SURFACE VEGETATION PRIOR TO GRADING THE SITE. STUMPS SHALL BE STOCKPILED ON SITE FOR DISPOSAL BY THE GC. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS (INCLUDING SILT FENCE, STRAW WATTLIES, 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.
20. 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, REMOVE ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE OWNER. ALL EXCAVATION AS PART OF THE PROJECT MUST MEET ONE OR MORE OF THE MATERIAL REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT ON SITE FILL MATERIALS, WHICH DO NOT CONFORM TO THE GEOTECHNICAL REPORT, SHALL NOT BE USED BELOW ANY STRUCTURES. IF THE CONTRACTOR PROPOSES TO USE THE EXISTING FILL ON SITE BELOW PAVEMENT 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.
21. CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD. NO CONSTRUCTION WILL BE PERFORMED WITHOUT THE PROPOSED BASELINE AND LAYOUTS APPROVED BY THE ENGINEER.
22. NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.
23. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND PERIMETER OF WORK AREA (LIMIT OF WORK). FENCE SHALL NOT IMPEDE TRAVEL WAYS.
24. 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.
25. 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 STRUCTURES, ALL EXCAVATED FILL MATERIAL 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.
26. 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.
27. THE CONTRACTOR SHALL KEEP ALL STREETS, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROWN CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
28. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
29. CONTRACTOR SHALL DEDUATE AS NECESSARY TO PERFORM THE PROPOSED WORK. CONTRACTOR SHALL BE AWARE OF PERCHED GROUNDWATER. (SEE GEOTECHNICAL REPORT).
30. THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION.
31. DEEP SUMP CATCH BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND SHALL FOLLOW THE OPERATION AND MAINTENANCE PLAN THEREAFTER.
32. 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.
33. ANY BOLDERS 3 CY OR SMALLER SHALL BE CONSIDERED UNDOCUMENTED FILL AND SHALL BE DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. 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.
4. 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.
5. ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH FILTER FABRIC DURING THE ENTIRE DURATION OF CONSTRUCTION.
6. EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE SITE PREPARATION PLAN, NOTES, DETAILS AND SPECIFICATIONS.
7. ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/Private ROADS.

1. 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 TEST 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.
2. 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.
3. 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 MATERIALS, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. 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.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT 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 COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. 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.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. '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.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. 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.
11. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
12. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
13. 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.

1. REFER TO EXISTING CONDITIONS PLAN FOR APPROXIMATE SURVEY INFORMATION (SHEET V100 IN THIS PLAN SET). CONTRACTOR TO FURNISH A GROUND SURVEY WITHIN THE LIMITS OF THE WORK PRIOR TO CONSTRUCTION.
2. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.
3. ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE "PERFORMED "BY OTHERS".
4. TO FACILITATE LAYOUT OF PROPOSED SITE FEATURES AND FACILITIES, LAYOUT INFORMATION FOR CERTAIN FUTURE WORK, WHICH IS NOT INCLUDED WITHIN THE SCOPE OF THIS CONTRACT HAS BEEN PROVIDED ON THE LAYOUT AND MATERIALS PLAN FOR INFORMATION ONLY. THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SOME ITEMS ARE "NOT IN CONTRACT" (NIC) AND SHOWN FOR REFERENCE ONLY.
5. THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. THE LAYOUT OF ALL NEW PATHWAYS / WALKWAYS AND THE GRADING OF ALL SLOPES AND CROSS SLOPES SHALL CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS RULES AND REGULATIONS FOR HANDICAP ACCESS CMR 821, THE AMERICANS WITH DISABILITIES ACT (ADA), AND TITLE 3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE REQUIRED.
7. ALL LAYOUT LINES, OFFSETS, OR REFERENCES TO LOCATING OBJECTS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE DESIGNATED WITH ANGLE OFFSETS NOTED.
8. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
9. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT OF ALL PROPOSED FENCES AND GATES.
12. THE DEPTH OF LOAM BORROW FOR ALL PROPOSED LAWN AREAS SHALL BE 6" MINIMUM. ALL DISTURBED AREAS SHALL BE RESTORED WITH LOAM AND SEED UNLESS OTHERWISE NOTED.
13. ALL REFERENCES TO LOAM AND SEED (L&S) REFER TO HYDROMULCH SEEDED LAWN.
14. REFER TO DETAIL DRAWINGS FOR CONSTRUCTION DETAILS.

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF MIDDLETON.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED GRAVEL SURFACE MEETS EXISTING SURFACE. BLEND THE TWO PAVEMENTS AND ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET LINE AND GRADE OF EXISTING CONDITIONS WITH NEW IMPROVEMENTS.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
5. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.
6. ALL NEW WALKWAYS / ACCESS PATHS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS: WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF PERCENT (1.5%) AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) BETWEEN 1% MIN. AND 5% MAX.
7. MINIMUM SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
8. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
9. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS & CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/Private STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.
10. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
11. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
12. WHERE A SPECIFIC RITE OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONDITIONS.
13. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED (L&S) UNLESS OTHERWISE NOTED.
14. SEE GEOTECHNICAL REPORT FOR SPECIFIC EXCAVATION AND FILLING PROCEDURES.
15. FOR STRUCTURE REMODELING (REMOD), CONSTRUCTION METHODS SHALL FOLLOW MASSACHUSETTS DOT STANDARD SPEC. LATEST EDITION (SECTION 220)

PROP.	PROPOSED
ADJ	ADJUST
BUILD	BUILDING
BIT. CONC.	BITUMINOUS CONCRETE
CEM. CONC.	CEMENT CONCRETE
B	BASILINE
N.T.S.	NOT TO SCALE
B.M.	BENCHMARK
ABAND	ABANDON
MB	MAIL BOX
GRAB. CURB	GRANITE CURB
EXIST	EXISTING
(OR EX.)	FOUNDATION
FDN	
F.L.	
(OR F)	FLOW LINE
P	PROPERTY LINE
P.V.M.T	PAVEMENT
P.W.W.	PAVED WATERWAY
M.B.	REINFORCED CONCRETE
RE	MASSACHUSETTS HIGHWAY BOUNDARY
REM	REMOVE
REMOD	REMODEL
RELOC	RELOCATE
R.O.W.	RIGHT-OF-WAY
R&R	REMOVE AND RESET
R&RE	REMOVE, RELOCATED AND RESET
RS	REMOVE AND STACK
R&D	REMOVE AND DISPOSE
SB	STONE BOUND
NC	NOT IN CONTRACT
H.C.	HANDICAP
WCR	WHEELCHAIR RAMP
FIN	FINISHED FLOOR
H.M.X	HOT MIX ASPHALT
G.C.	GENERAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
SWEL	SOLID WHITE EDGE LINE
SWEL	BROWN WHITE LANE LINE
SY	SOLID YELLOW EDGE LINE
SBHD	STONE BOUND DRILL CHOLE
CLF	CHAIN LINK FENCE
TEMP	TEMPORARY
TYP.	TYPICAL
EQ	EQUIPMENT
H.C.	HANDICAP
EDP	EDGE OF PAVEMENT
PROT	PROTECT
CTE	CONNECT TO EXISTING
RF	ROOF LEADER
L.O.W.	LINE OF WORK
VL	VERIFY IN FIELD
APPROX.	APPROXIMATE
B.M.	TEMPORARY BENCHMARK
ALT.	ALTERNATE

GICI	GUTTER INLET W/ CURB INLET
OCBI	CATCH BASIN W/ CURB INLET
CB	CATCH BASIN
C.I.T.	CHANGE IN TYPE
CTE	CONNECT TO EXISTING
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
CI	CURB INLET
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
DI	DUCTILE IRON PIPE
GI	GUTTER INLET
ACOM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
HYD	HYDRANT
INV. ELEV.	INVERT ELEVATION
U	UTILITY POLE
SMH	SEWER MANHOLE
WG	WATER GATE
DS	DOWN SPOUT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PCV	POLYVINYL CHLORIDE
RMP	REINFORCED CONCRETE PIPE
DCB	DRAIN MANHOLE
LB	LEACHING BASIN
LG	LEACHING GALLERY
CI	CAST IRON
OCS	OUTLET CONTROL STRUCTURE
OCB	OIL AND GRIT TRAP
LP	VITRIFIED CLAY PIPE
U	LIGHT POLE
OHW	OVERHEAD WIRE
UPLP	UTILITY POLE WITH LIGHT
SWTU	STORM WATER TREATMENT UNIT
HH	HANDHOLE
GO	GARAGE WASTE
CO	CLEANOUT
LC	LEACHING CHAMBER
GV	GATE VALVE
G&V	GALVANIZED
F&I	FURNISH & INSTALL
BLS	BETTER GRADE SURFACE

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
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVC	POINT OF VERTICAL CURVATURE
PT	POINT OF VERTICAL TANGENCY
ELEV	ELEVATION
	CENTER OF CURVE
H.P.	HIGH POINT
L.P.	LOW POINT
R	RADIUS OF CURVATURE
STA	STATION
S.S.D.	STOPPING SIGHT DISTANCE
TC	TOP OF CURB
TW	TOP OF WALL

☐ HH
☒ EMH
☒ TMH
☒ SMH
☒ DMH
☒ GG
☒ WG
☒ LP

_____ D _____
 _____ S _____
 _____ E _____
 _____ C _____
 _____ G _____
 _____ W _____
 _____ OHW _____ OHW _____

TP-2
OR
TP1

_____P_____

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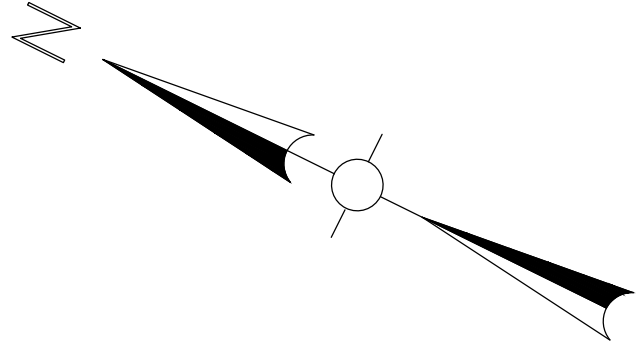
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ZONING TABLE						
REGULATION	ZONING DISTRICTS: INTERSTATE HIGHWAY BUSINESS ZONE (IH)			RESIDENTIAL DISTRICT 1-B (R1-B)		
	IH - REQUIRED	EXISTING (PARCEL I)*	PROPOSED (PARCEL I)**	R1B- REQUIRED	EXISTING (PARCEL II)*	PROPOSED (PARCEL II)
MINIMUM LOT 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	33.6± 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	55.6± 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

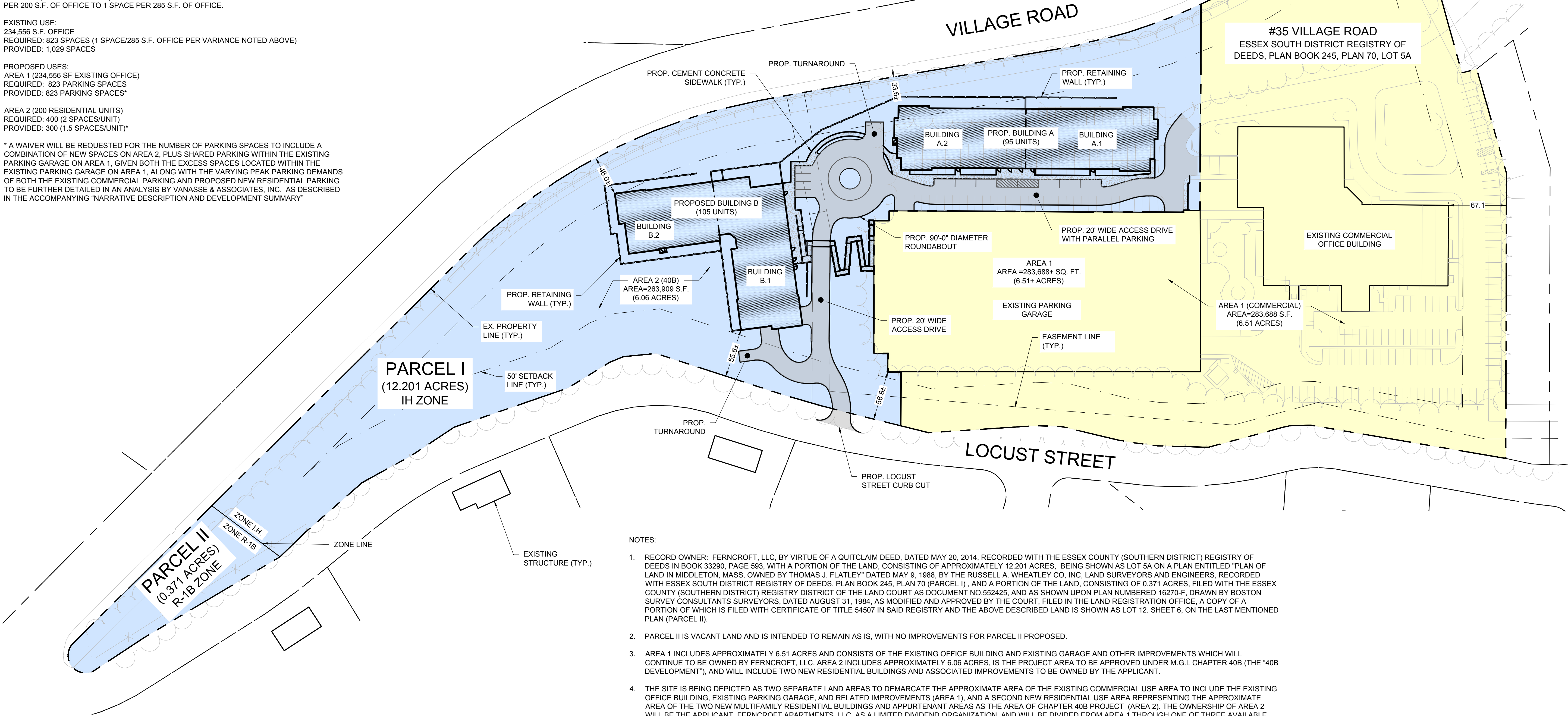
A VARIANCE DECISION, DATED APRIL 20, 1989, ISSUED BY THE MIDDLETON ZONING BOARD OF APPEALS (DECISION NO. 89-9) REDUCED THE REQUIRED PARKING SPACES FROM 1 SPACE PER 200 S.F. OF OFFICE TO 1 SPACE PER 285 S.F. OF OFFICE.

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"

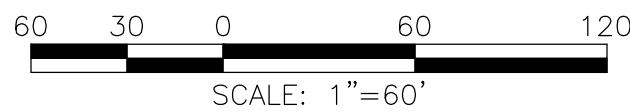


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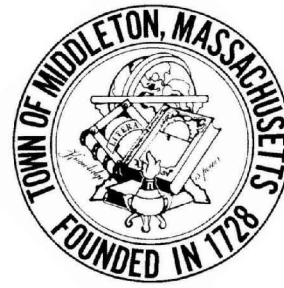
- RECORD OWNER: FERNCROFT, LLC, BY VIRTUE OF A QUITCLAIM DEED, DATED MAY 20, 2014, RECORDED WITH THE ESSEX COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS IN BOOK 33290, PAGE 593, WITH A PORTION OF THE LAND, CONSISTING OF APPROXIMATELY 12.201 ACRES, BEING SHOWN AS LOT 5A ON A PLAN ENTITLED "PLAN OF LAND IN MIDDLETON, MASS, OWNED BY THOMAS J. FLATLEY" DATED MAY 9, 1988, BY THE RUSSELL A. WHEATLEY CO, INC, LAND SURVEYORS AND ENGINEERS, RECORDED WITH ESSEX SOUTH DISTRICT REGISTRY OF DEEDS, PLAN BOOK 245, PLAN 70 (PARCEL I) , AND A PORTION OF THE LAND, CONSISTING OF 0.371 ACRES, FILED WITH THE ESSEX COUNTY (SOUTHERN DISTRICT) REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO.552425, AND AS SHOWN UPON PLAN NUMBERED 16270-F, DRAWN BY BOSTON SURVEY CONSULTANTS SURVEYORS, DATED AUGUST 31, 1984, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE 54507 IN SAID REGISTRY AND THE ABOVE DESCRIBED LAND IS SHOWN AS LOT 12. SHEET 6, ON THE LAST MENTIONED PLAN (PARCEL II).
- PARCEL II IS VACANT LAND AND IS INTENDED TO REMAIN AS IS, WITH NO IMPROVEMENTS FOR PARCEL II PROPOSED.
- AREA 1 INCLUDES APPROXIMATELY 6.51 ACRES AND CONSISTS OF THE EXISTING OFFICE BUILDING AND EXISTING GARAGE AND OTHER IMPROVEMENTS WHICH WILL CONTINUE TO BE OWNED BY FERNCROFT, LLC. AREA 2 INCLUDES APPROXIMATELY 6.06 ACRES, IS THE PROJECT AREA TO BE APPROVED UNDER M.G.L CHAPTER 40B (THE "40B DEVELOPMENT"), AND WILL INCLUDE TWO NEW RESIDENTIAL BUILDINGS AND ASSOCIATED IMPROVEMENTS TO BE OWNED BY THE APPLICANT.
- THE SITE IS BEING DEPICTED AS TWO SEPARATE LAND AREAS TO DEMARCATHE THE APPROXIMATE AREA OF THE EXISTING COMMERCIAL USE AREA TO INCLUDE THE EXISTING OFFICE BUILDING, EXISTING PARKING GARAGE, AND RELATED IMPROVEMENTS (AREA 1), AND A SECOND NEW RESIDENTIAL USE AREA REPRESENTING THE APPROXIMATE AREA OF THE TWO NEW MULTIFAMILY RESIDENTIAL BUILDINGS AND APPURTENANT AREAS AS THE AREA OF CHAPTER 40B PROJECT (AREA 2). THE OWNERSHIP OF AREA 2 WILL BE THE APPLICANT, FERNCROFT APARTMENTS, LLC, AS A LIMITED DIVIDEND ORGANIZATION, AND WILL BE DIVIDED FROM AREA 1 THROUGH ONE OF THREE AVAILABLE MEANS: ANR SUBDIVISION, CONDOMINIUM, AND/OR GROUND LEASE, TO BE FINALLY DETERMINED THROUGH THE ZONING BOARD OF APPEALS HEARING PROCESS.

AREA KEY:

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



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



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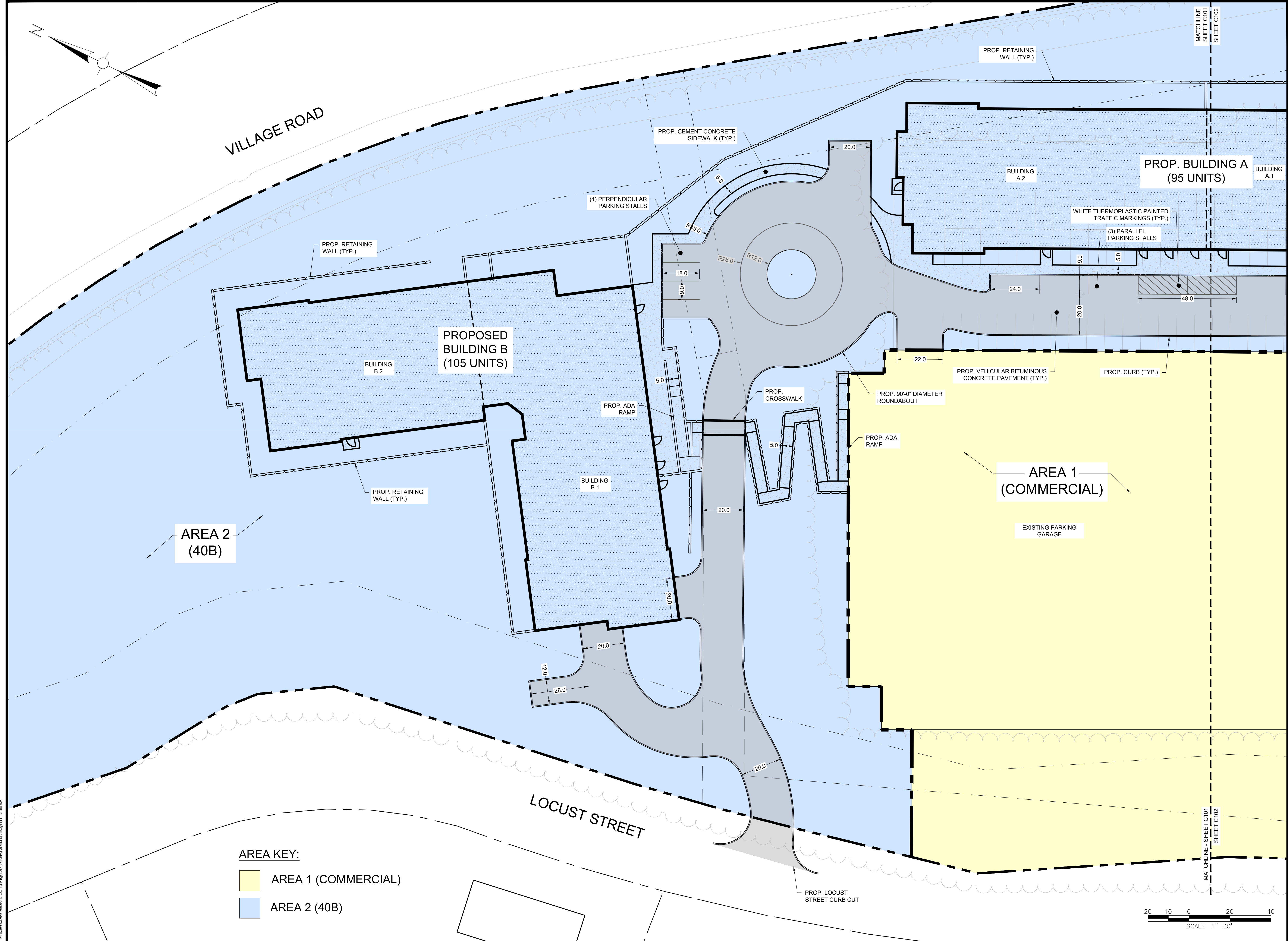
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OVERALL SITE
PLAN

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AREA KEY:

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

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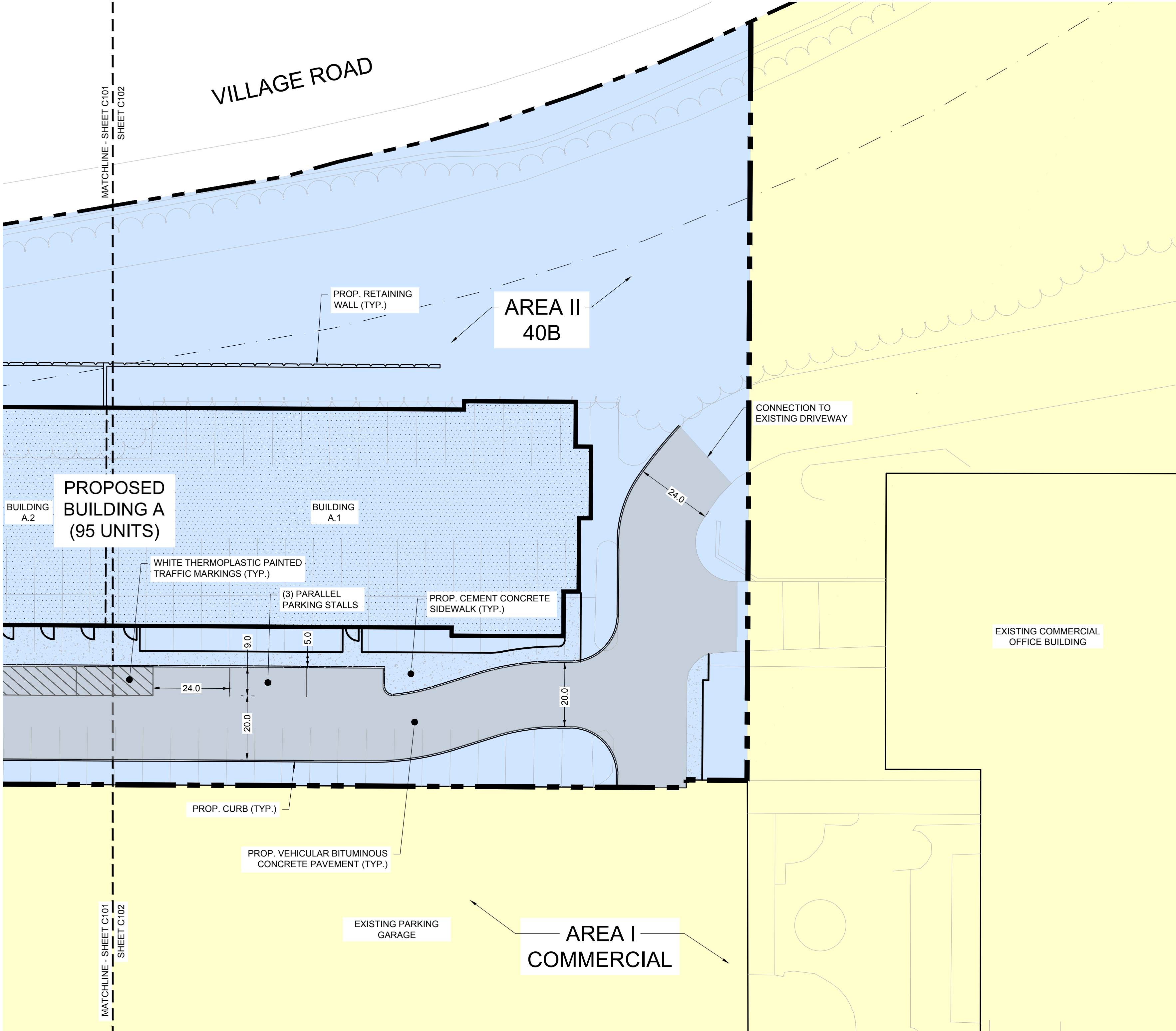
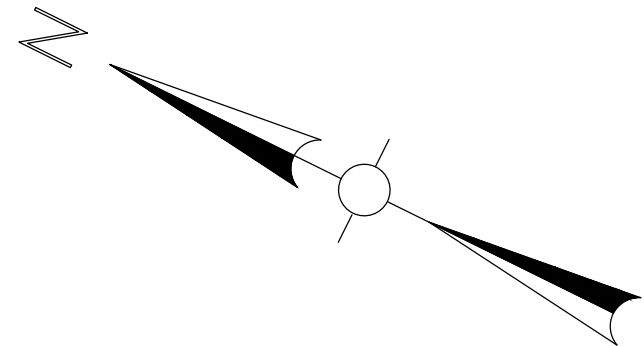
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**SITE PLAN
(NORTH)**

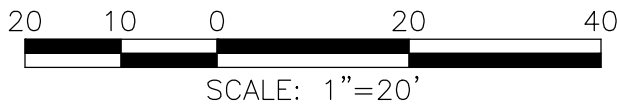
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AREA KEY:

- AREA I (COMMERCIAL)
- AREA II (40B)



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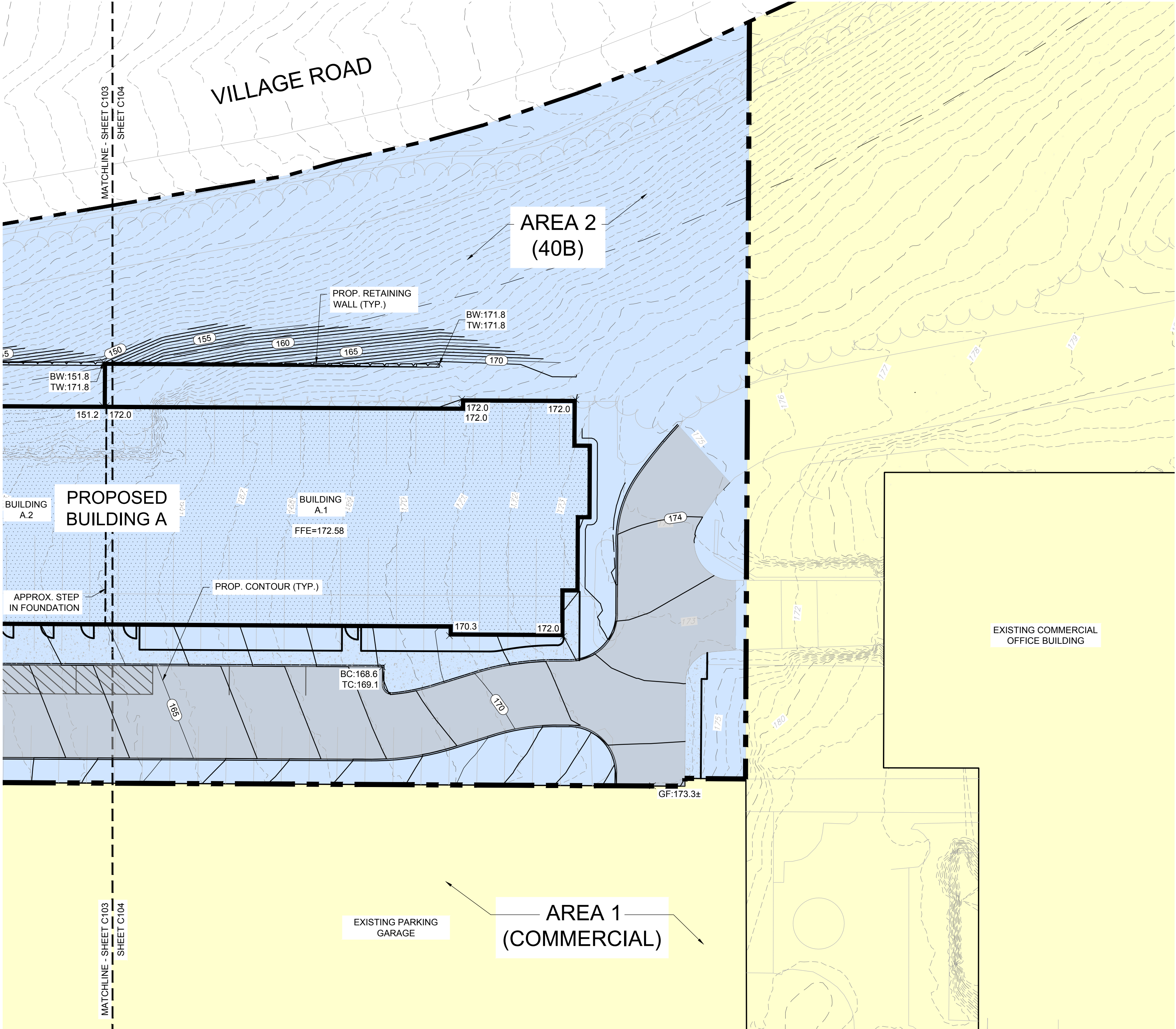
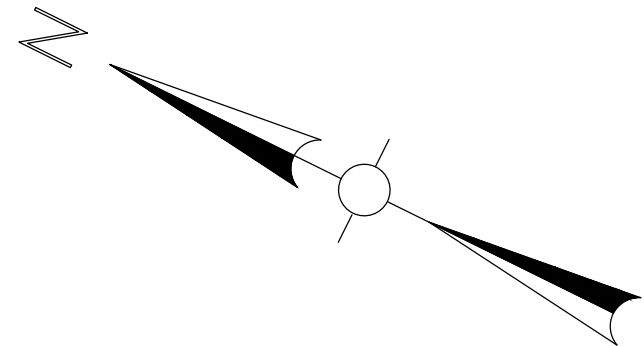
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SITE PLAN
(SOUTH)

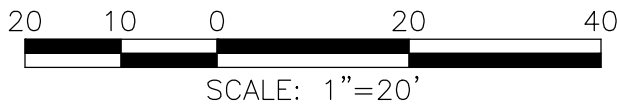
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AREA KEY:

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



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**GRADING AND
DRAINAGE PLAN
(SOUTH)**

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C104