

ZONING TABULATION
ZONING DISTRICT: RESIDENTIAL AGRICULTURAL R-40

	REQUIRED	PROVIDED (MIN)
MIN. LOT AREA	40,000 sf	2,799±sf (min)/2,719±sf (avg)
MIN. FRONTAGE	200'	15'
MIN. LOT WIDTH	135'	46'
MIN. FRONT YARD	35'	8'
MIN. SIDE YARD	15'	3'
MIN. REAR YARD	30'	3'
MAX. HEIGHT	35'/2.5 STORIES	30'/2 STORIES
LOT COVERAGE	N/A	34%
BUILDING COVERAGE	N/A	16%
DWELLINGS/ACRE	1.1	6.8

BUILDING SUMMARY

	UNIT	TOTAL
SIZE	1,673 sf (max)	8,366+/- sf
BEDROOMS	3	24
GARAGE	YES - 1 CAR	8
PARKING SPACES	3	24

COMPREHENSIVE PERMIT PLAN OF HIGHLAND RIDGE FOXBOROUGH, MA



ASSESSORS REF: MAP 53, PARCEL 1470

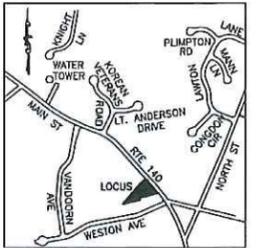
ZONING: RESIDENTIAL AGRICULTURAL R-40

PROJECT:
HIGHLAND RIDGE
144 MAIN STREET
FOXBOROUGH,
MA 02035

OWNER:
144 MAIN
STREET, LLC
7 BRISTOL LANE
FOXBOROUGH,
MA 02035

Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



LOCUS 1"=1000'

STAMP



DRAWING TITLE

Cover Sheet

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	AUG. 7, 2015
SHEET 1	LEGEND & GENERAL NOTES	AUG. 7, 2015
SHEET 2	EXISTING CONDITIONS PLAN	AUG. 7, 2015
SHEET 3	LAYOUT & MATERIALS PLAN	AUG. 7, 2015
SHEET 4	GRADING PLAN	AUG. 7, 2015
SHEET 5	UTILITIES PLAN	AUG. 7, 2015
SHEET A1	ALT A - FIRST/SECOND FLOOR	AUG. 7, 2015
SHEET A2	ALT A - BASEMENT & ROOF	AUG. 7, 2015
SHEET A3	ALT A - ELEVATIONS	AUG. 7, 2015
SHEET A1	ALT B - FIRST/SECOND FLOOR	AUG. 7, 2015
SHEET A2	ALT B - BASEMENT & ROOF	AUG. 7, 2015
SHEET A3	ALT B - ELEVATIONS	AUG. 7, 2015

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: AUG. 7, 2015

AUG. 7, 2015 SHEET NUMBER
12-0201F **CV**

GENERAL NOTES

- TOPOGRAPHICAL NOVEMBER 2012 AND DECEMBER 2013. OFF-SITE TOPOGRAPHY AND DETAIL WAS COMPILED FROM THE TOWN OF FOXBOROUGH GIS, WHICH IS BASED ON AN APRIL, 1997 AERIAL SURVEY OF THE TOWN. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS 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.
- WHERE AN EXISTING UNDERGROUND 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 IMMEDIATELY.
- TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN ACCORDANCE WITH DEP REGULATIONS, ALL MANHOLES WITHIN A 2,640 FOOT RADIUS OF A PUBLIC WELL SHALL HAVE WATERTIGHT FRAMES AND COVERS - THERE ARE NONE ON THIS SITE.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM "PROPOSED" (PROP OR PR-) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).

PAVEMENT MARKINGS

SWL	SWL - SOLID WHITE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL - SOLID YELLOW LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL - DOTTED WHITE LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE - 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE - 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE - 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE - 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWGL	SOLID WHITE GORE LINE - 12"
SYEL	SOLID YELLOW EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE - 12"
DYL	DOUBLE YELLOW LINE - 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE - 2-4" LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
⊕	- STAKE & STONE
⊕	- DRILL HOLE
IP O	- IRON PIPE/PIN
⊕MHB	- MASS HIGHWAY BOUND
Δ s/n	- STAKE & NAIL
(fd)	- FOUND
(set)	- SET IN PLACE
⊕	- UTILITY POLE
UPLP	- UTILITY POLE/LIGHT POLE
UP	- UTILITY POLE
⊕	- WELL
n/f	- NOW OR FORMERLY
⊕	- TREE (SIZE NOTED)
(rec)	- RECORD
⊕	- DRAIN MANHOLE
⊕	- TELEPHONE MANHOLE
⊕	- ELECTRIC MANHOLE
⊕	- SEWER MANHOLE
□	- CATCH BASIN
WG M	- WATER GATE
WS M	- WATER SERVICE
GM M	- GAS GATE
⊕	- EXISTING HYDRANT
SGC	- SLOPED GRANITE CURBING
VGC	- VERTICAL GRANITE CURBING
PVC	- POLYVINYL CHLORIDE PIPE
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
SIGN	- SIGN (SIZE & TYPE NOTED)
⊕	- TEST PIT
D	- DRAIN PIPE (SIZE & TYPE NOTED)
S	- SEWER PIPE (SIZE & TYPE NOTED)
E	- ELECTRIC DUCT (SIZE & TYPE NOTED)
G	- GAS MAIN (SIZE & TYPE NOTED)
W	- WATER MAIN (SIZE & TYPE NOTED)
T	- TELEPHONE DUCT
⊕	- STONE WALL
⊕	- EDGE OF TREELINE
⊕	- GUARD-RAIL (TYPE NOTED)
⊕	- RAILROAD TRACKS
⊕	- RETAINING WALL (SIZE & TYPE NOTED)
⊕	- BARBED WIRE FENCE
⊕	- STOCKADE FENCE
⊕	- CHAIN-LINK FENCE

PROPOSED

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
⊕	- STAKE & STONE
DH ⊕	- DRILL HOLE
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GM M	- GAS GATE
⊕	- PROPOSED HYDRANT
SGC	- SLOPED GRANITE CURBING
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PVC	- POLYVINYL CHLORIDE PIPE
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
R&R	- REMOVE AND RE-USE
R&S	- REMOVE AND STACK
SIGN	- SIGN (SIZE & TYPE NOTED)
D	- DRAIN PIPE (SIZE & TYPE NOTED)
S	- SEWER PIPE (SIZE & TYPE NOTED)
E	- ELECTRIC DUCT (SIZE & TYPE NOTED)
G	- GAS MAIN (SIZE & TYPE NOTED)
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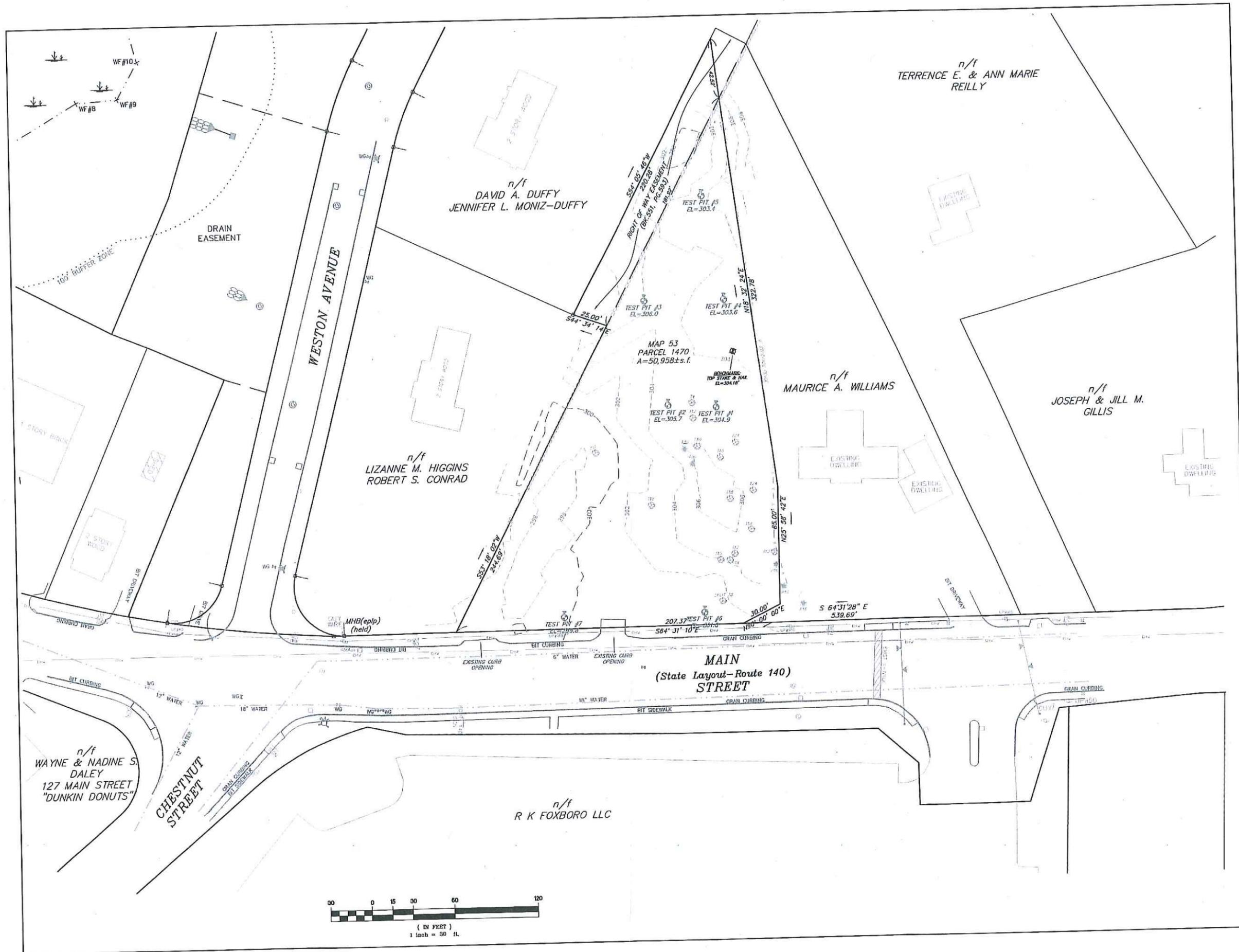
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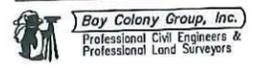
Legend & General
Notes

AUG. 7, 2015	SHEET NUMBER
12-0201F	1



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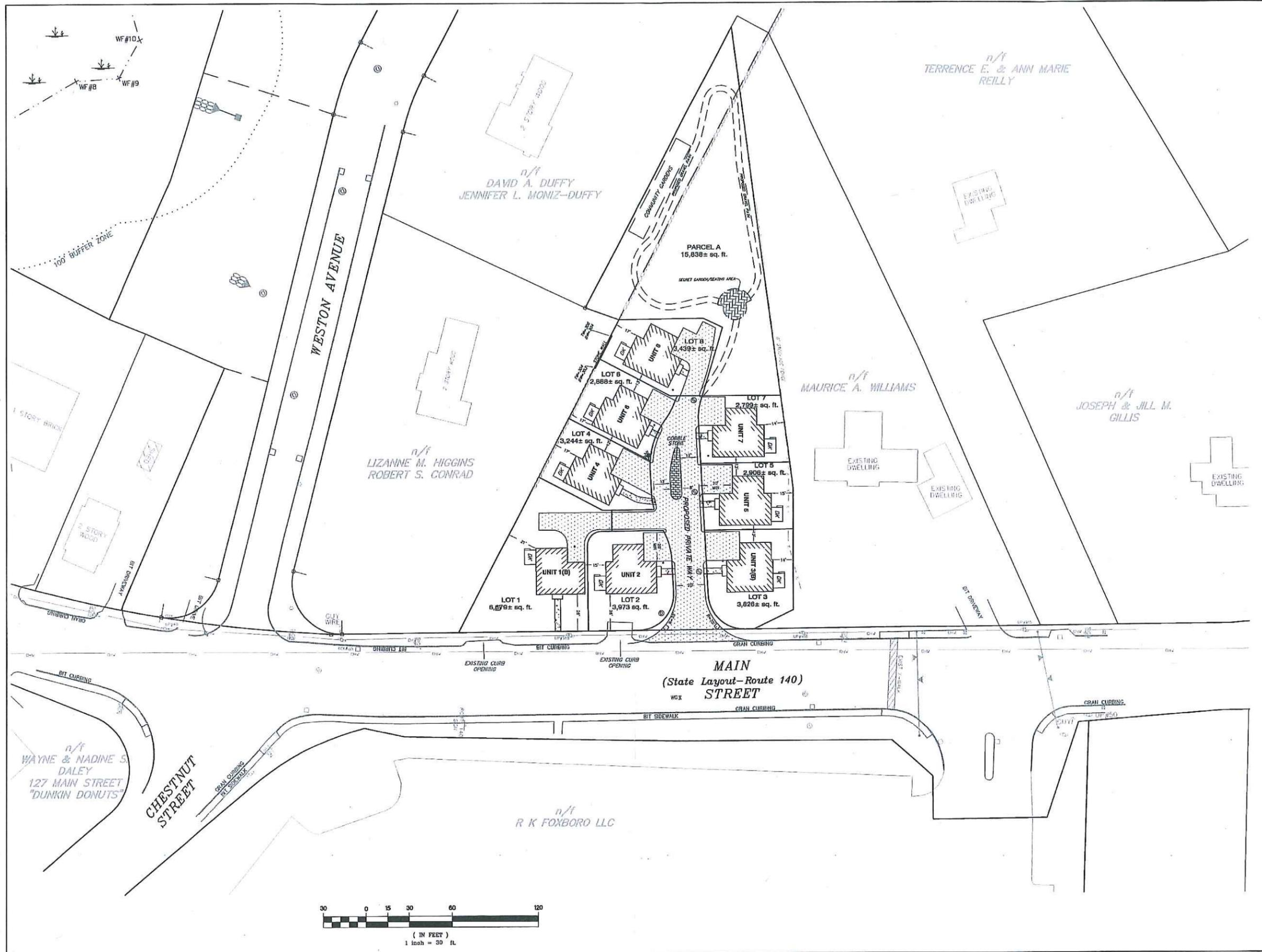
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Existing Conditions

SCALE: 1" = 30'
 AUG. 7, 2015 SHEET NUMB
 12-0201F **2**



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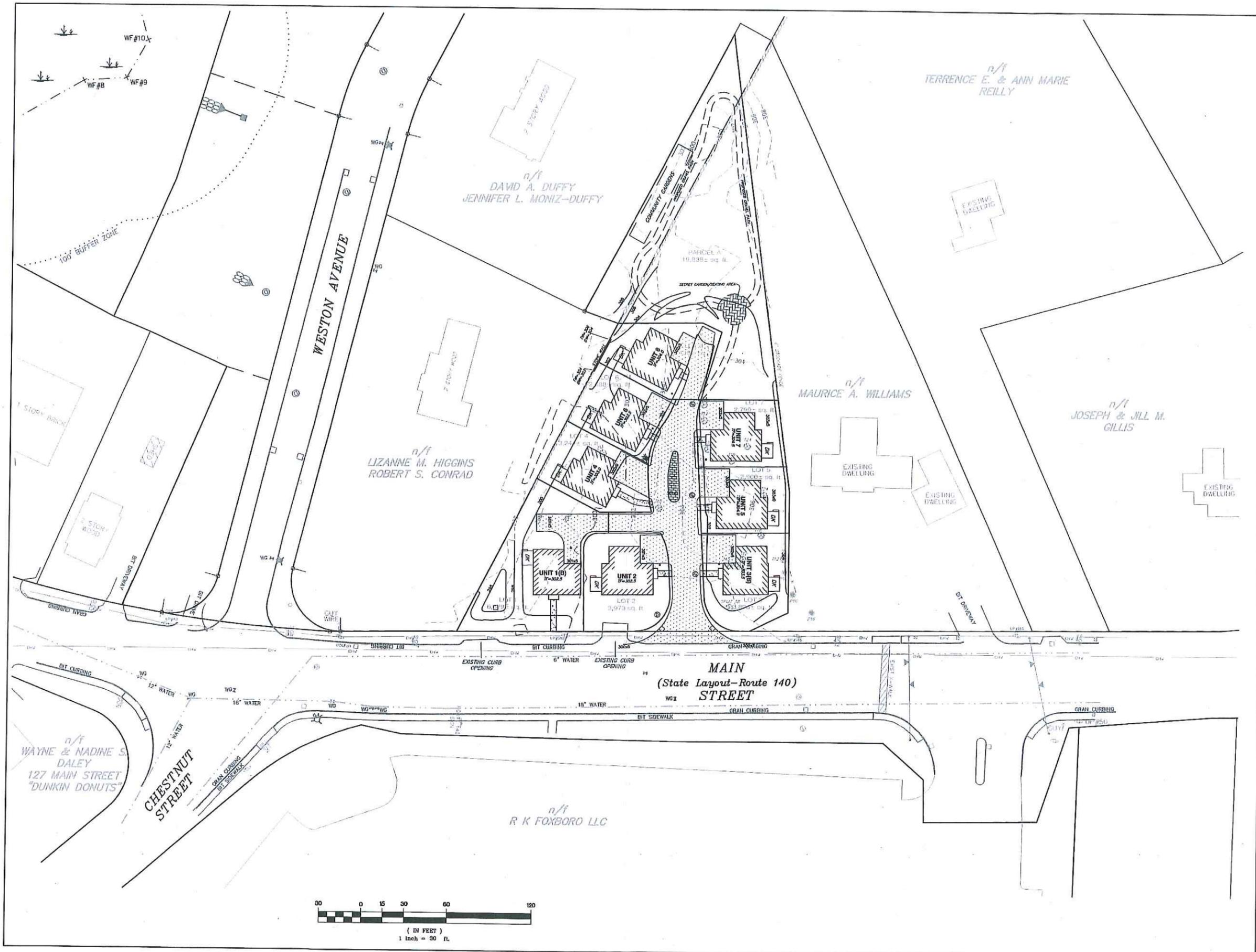
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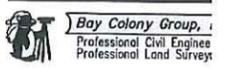
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 Preliminary
 Layout & Materials
 Plan

SCALE: 1" = 30'
 AUG. 7, 2015 SHEET NUMBER
 12-0201F **3**

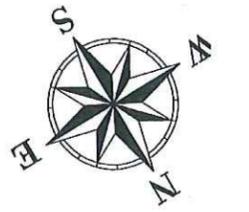


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DRAWING TITLE

Preliminary
 Grading Plan

SCALE: 1" = 30'
 AUG. 7, 2015 SHEET NUMBER
 12-0201F **4**

