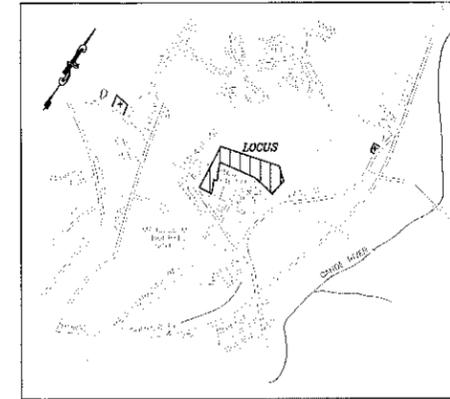


BUILDING SUMMARY

	UNIT	TOTAL
SIZE	1,673 sf	33,460 sf
BEDROOMS	3	60
GARAGE	YES - 1 CAR	20
PARKING SPACES	2	40

ZONING TABULATION

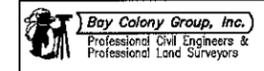
ZONING DISTRICT: RESIDENTIAL AGRICULTURAL R-40		
	REQUIRED	PROVIDED (MIN)
MIN. LOT AREA	40,000 sf	4,800 sf (avg)
MIN. FRONTAGE	200'	53'
MIN. LOT WIDTH	135'	53'
MIN. FRONT YARD	35'	4'
MIN. SIDE YARD	15'	4'
MIN. REAR YARD	30'	4'
MAX. HEIGHT	35'/2.5 STORIES	30'/2 STORIES
LOT COVERAGE	N/A	28%
BUILDING COVERAGE	N/A	11%
DWELLINGS/ACRE	1.1	3.6



LOCUS 1"=1000'

PROJECT:
Wyman Farm
8 Community Way
Foxborough
Massachusetts

PREPARED FOR:
FOX COMM WAY, LLC
JOSEPH D. LYNCH
7 BRISTOL LANE
FOXBOROUGH, MA
02035



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

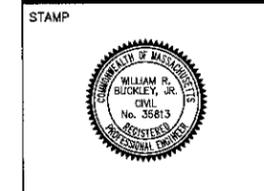
CONCEPTUAL SITE DEVELOPMENT PLAN OF Wyman Village FOXBOROUGH, MA

JULY 17, 2013 SCALE: 1" = 40'

BAY COLONY GROUP, Inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

ASSESSORS REF: MAP 84, PARCEL 2060

ZONING: RESIDENTIAL AGRICULTURAL R-40



DRAWING TITLE
 Cover Sheet

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	7.17.2013
SHEET 1	LEGEND & GENERAL NOTES	7.17.2013
SHEET 2	EXISTING CONDITIONS PLAN	7.17.2013
SHEET 3	LAYOUT & GRADING PLAN	7.17.2013
SHEET 4	UTILITIES PLAN	7.17.2013
SHEET A0	ELEVATIONS	4.23.2013
SHEET A1	FLOOR PLANS	4.23.2013
SHEET A0-1	ELEVATION/FLOOR PLAN	4.23.2013

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 7.17.2013

SCALE: 1" = 20'
 JULY 17, 2013 SHEET NUMBER
 10-0211C **CV**

GENERAL NOTES

- TOPOGRAPHICAL INFORMATION ON THE SITE WAS OBTAINED FROM AN ON-THE-GROUND SURVEY BY THIS OFFICE IN AUGUST 2008. 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. WETLANDS WERE DELINEATED BY ECO-TEC, INC. IN MAY, 2013.
- 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	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	WATER GATE
WS	WATER SERVICE
GG	GAS GATE
⊙	PROPOSED 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
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)
W	WATER MAIN (SIZE & TYPE NOTED)
T	TELEPHONE DUCT
⊞	STONE WALL
⊞	EDGE OF TREELINE
⊞	GUARD-RAIL (TYPE NOTED)
⊞	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
⊙	DRILL HOLE
IP	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
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(rec)	RECORD
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⊙	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
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G	GAS MAIN (SIZE & TYPE NOTED)
W	WATER MAIN (SIZE & TYPE NOTED)
T	TELEPHONE DUCT
⊞	STONE WALL
⊞	EDGE OF TREELINE
⊞	GUARD-RAIL (TYPE NOTED)
⊞	RETAINING WALL (SIZE & TYPE NOTED)
⊞	BARBED WIRE FENCE
⊞	STOCKADE FENCE
⊞	CHAIN-LINK FENCE

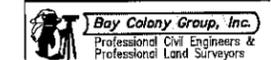
PROJECT:

Wyman Farm
8 Community Way

Foxborough
Massachusetts

PREPARED FOR:

FOX COMM WAY, LLC
JOSEPH D. LYNCH
7 BRISTOL LANE
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
608-543-3839

STAMP



DRAWING TITLE

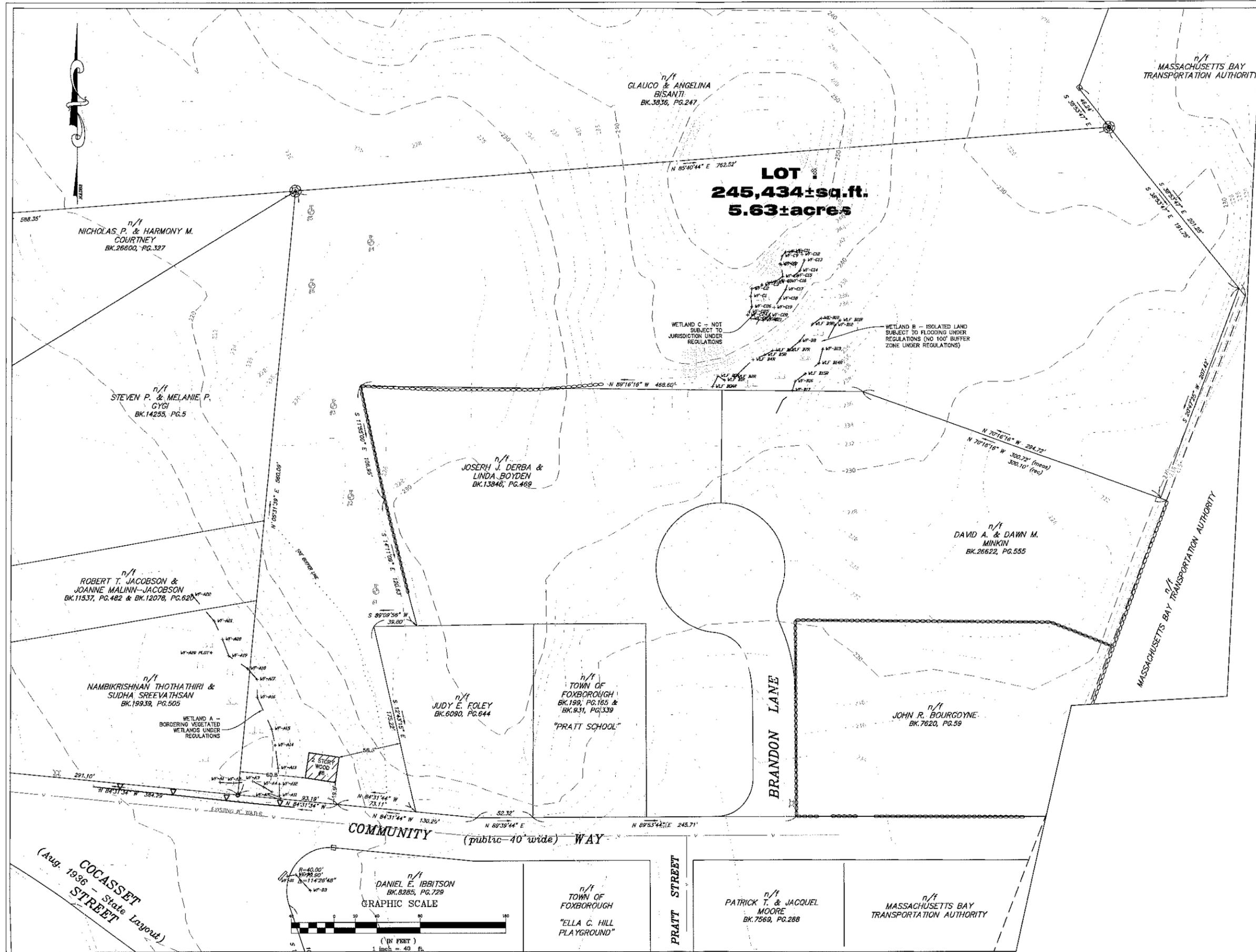
Legend & General
Notes

SCALE: 1" = 20'

JULY 17, 2013 SHEET NUMBER

10-0211C

1



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 Massachusetts**

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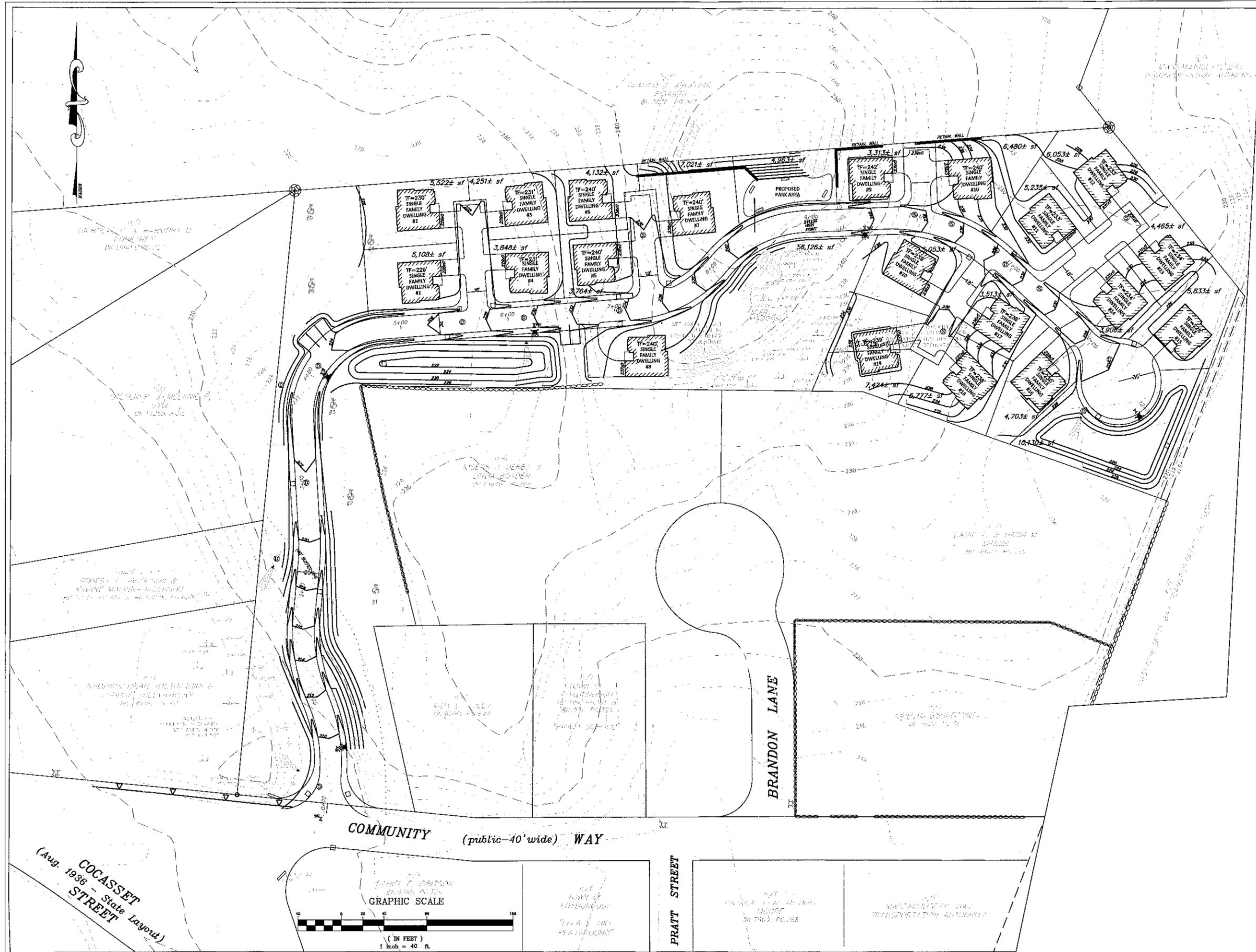
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

STAMP

DRAWING TITLE

Existing
 Conditions
 Plan

SCALE: 1" = 40'
 JULY 17, 2013 SHEET NUMBER
 10-0211C **2**



PROJECT:
**Wyman Farm
 8 Community Way**

**Foxborough
 Massachusetts**

PREPARED FOR:
**FOX COMM WAY, LLC
 JOSEPH D. LYNCH
 7 BRISTOL LANE
 FOXBOROUGH, MA
 02035**

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

FOUR SCHOOL STREET
 P.O. BOX 8135
 FOXBOROUGH, MA 02035
 508-543-3939

STAMP

DRAWING TITLE

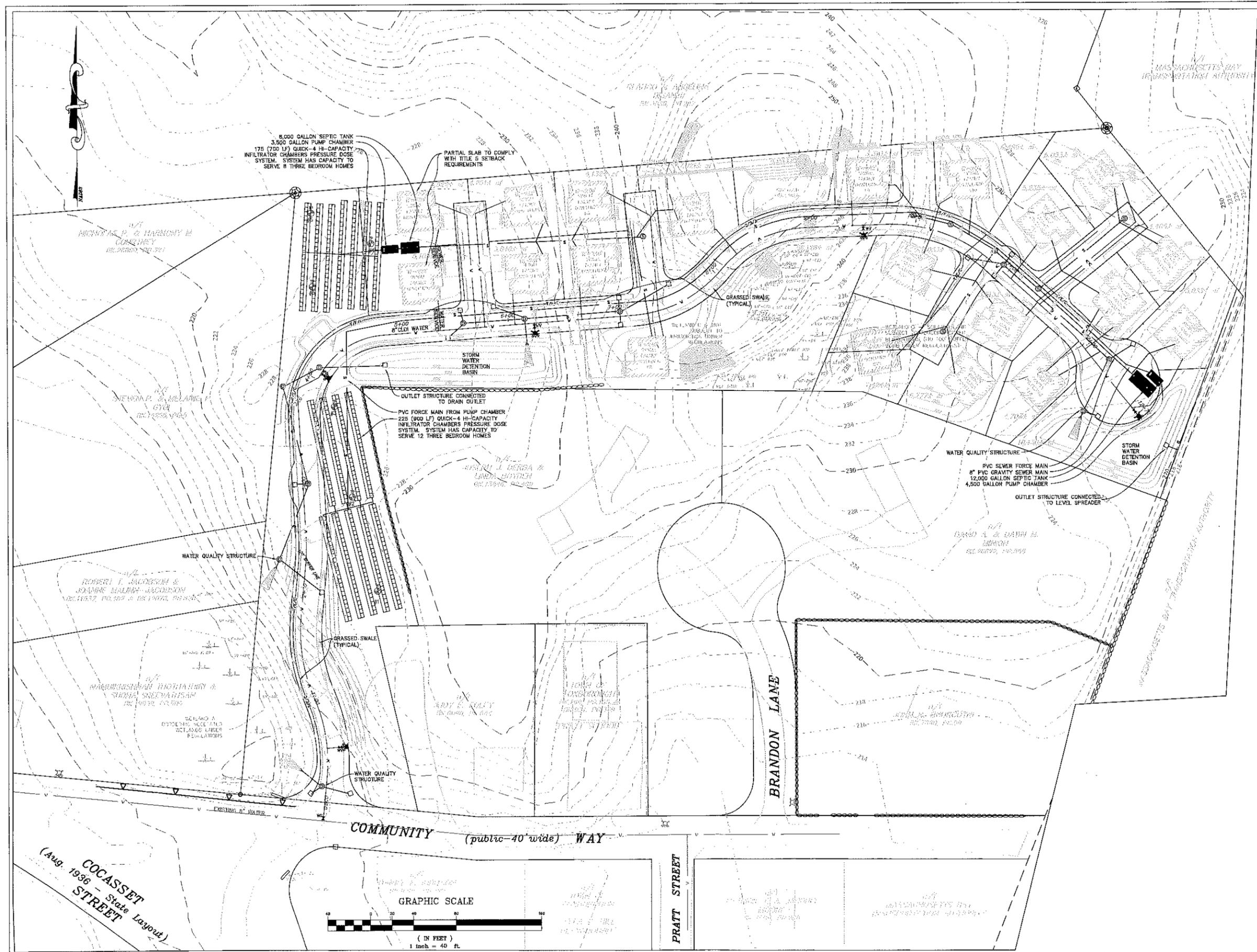
Conceptual
 Layout &
 Grading
 Plan

SCALE: 1" = 40'

JULY 17, 2013 SHEET NUMBER

10-0211C

3



PROJECT:
**Wyman Farm
8 Community Way
Foxborough
Massachusetts**

PREPARED FOR:
**FOX COMM WAY, LLC
JOSEPH D. LYNCH
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

STAMP

DRAWING TITLE

Conceptual
Utility Plan

SCALE: 1" = 40'
JULY 17, 2013 SHEET NUMBER
10-0211C **4**