

**LEGEND:**

DESCRIPTION	EXISTING
BUILDING	
CAPE COD BERM	
CONIFEROUS TREE	
DRAIN MANHOLE/ DRAIN LINE	
EDGE OF PAVEMENT	
FOUND	
GAS VALVE/GAS LINE	
HYDRANT	
IRON PIPE	
SEWER MANHOLE/ SEWER LINE	
TREELINE	
UTILITY POLE	
WATER SHUT OFF	

**ZONING CLASSIFICATION:**

RESIDENCE C (RC) TWO FAMILY DWELLING	REQUIRED
MINIMUM LOT AREA:	30,000 S.F.
MINIMUM LOT FRONTAGE:	150 FEET
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING STORIES:	N/A
MAXIMUM LOT COVERAGE:	N/A
MINIMUM OPEN SPACE:	N/A

**OWNERS OF RECORD:**  
KCB DEVELOPMENT, LLC &  
GAM REAL ESTATE INVESTMENTS, LLC

**ASSESSORS MAP REFERENCES:**  
MAP 53 PARCEL 7 (87 HUDSON STREET)

**DEED REFERENCES:**  
DEED BOOK 49374 PAGE 182 (87 HUDSON STREET)  
DEED BOOK 49374 PAGE 185 (91 HUDSON STREET)

**PLAN REFERENCES:**  
L.C. PLANS 15852A, B, C, D  
L.C. PLAN 16962A

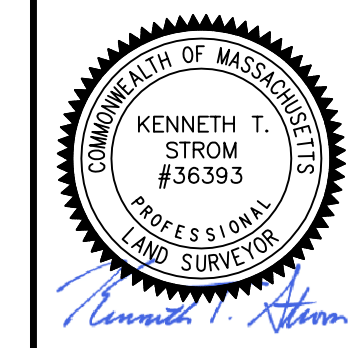
**FEMA/ FIRM REFERENCE:**  
FLOOD INSURANCE RATE MAP  
No. 25027C0634F  
EFFECTIVE: JULY 16, 2014

- NOTES:**
- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN AUGUST & SEPTEMBER 2021. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD 1983). ELEVATION DATUM IS NAVD88.
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
  - PARCEL A AND LOT 1 ARE TO BE COMBINED INTO A SINGLE BUILDING LOT WITH THE FILING OF AN APPROVAL NOT REQUIRED PLAN.
  - ENTIRE LOCUS PROPERTY IS LOCATED WITHIN GROUNDWATER OVERLAY DISTRICT, AREA 3.

LOCUS MAP  
N.T.S.

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REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	



PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552  
WDA-DG.COM

OWNERS:

KCB DEVELOPMENT, LLC  
56 Hudson Street  
Northborough, MA

PREPARED FOR:

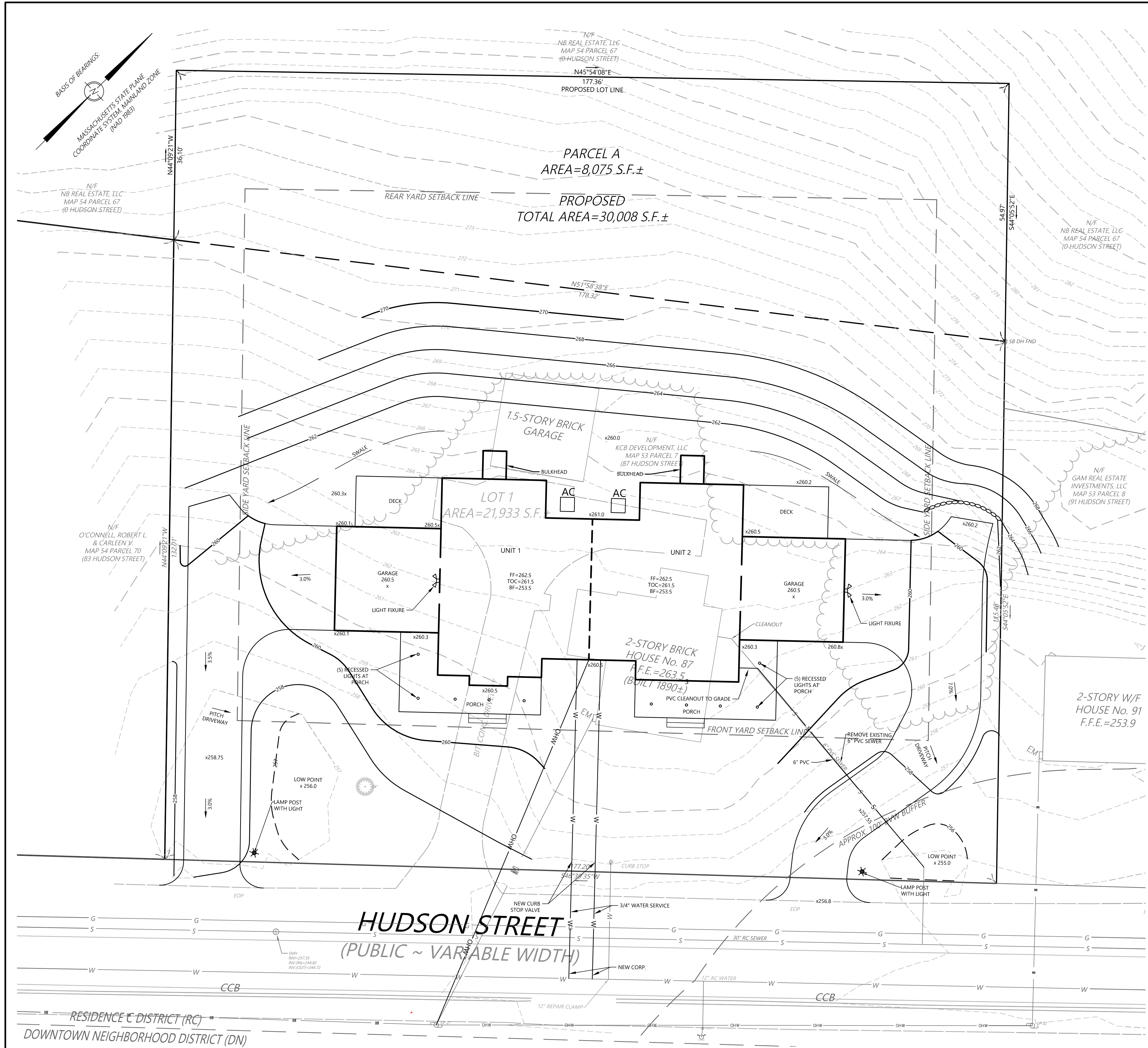
KCB DEVELOPMENT, LLC  
56 Hudson Street  
Northborough, MA

TITLE:  
EXISTING CONDITIONS  
PLAN

87 Hudson Street  
Northborough, MA  
(Worcester County)

SCALE: 1" = 10'

JOB NO.:	012405	DATE:	12/02/21
DWN. BY:	KTS/JLH	SHEET:	
CHK'D. BY:	KTS		EC-87



**LEGEND:**

DESCRIPTION	EXISTING
BUILDING	▬▬▬▬▬▬
CAPE COD BERM	▬▬▬▬▬▬
CONIFEROUS TREE	⊙ T
CONTOUR LINE	150
DRAIN MANHOLE/ DRAIN LINE	⊙ DMH
EDGE OF PAVEMENT	EOP
FOUND	(FND.)
GAS VALVE/GAS LINE	G
HYDRANT	⊙ HV
IRON PIPE	⊙ IP
OVERHEAD WIRE	— OHW —
SEWER MANHOLE/ SEWER LINE	— S —
SPOT ELEVATION	X 150.25
STONE WALL	⊖⊖⊖⊖⊖
TREELINE	⊖⊖⊖⊖⊖
UTILITY POLE	⊙ UP
WATER SHUT OFF	⊙

LOCUS MAP  
N.T.S.

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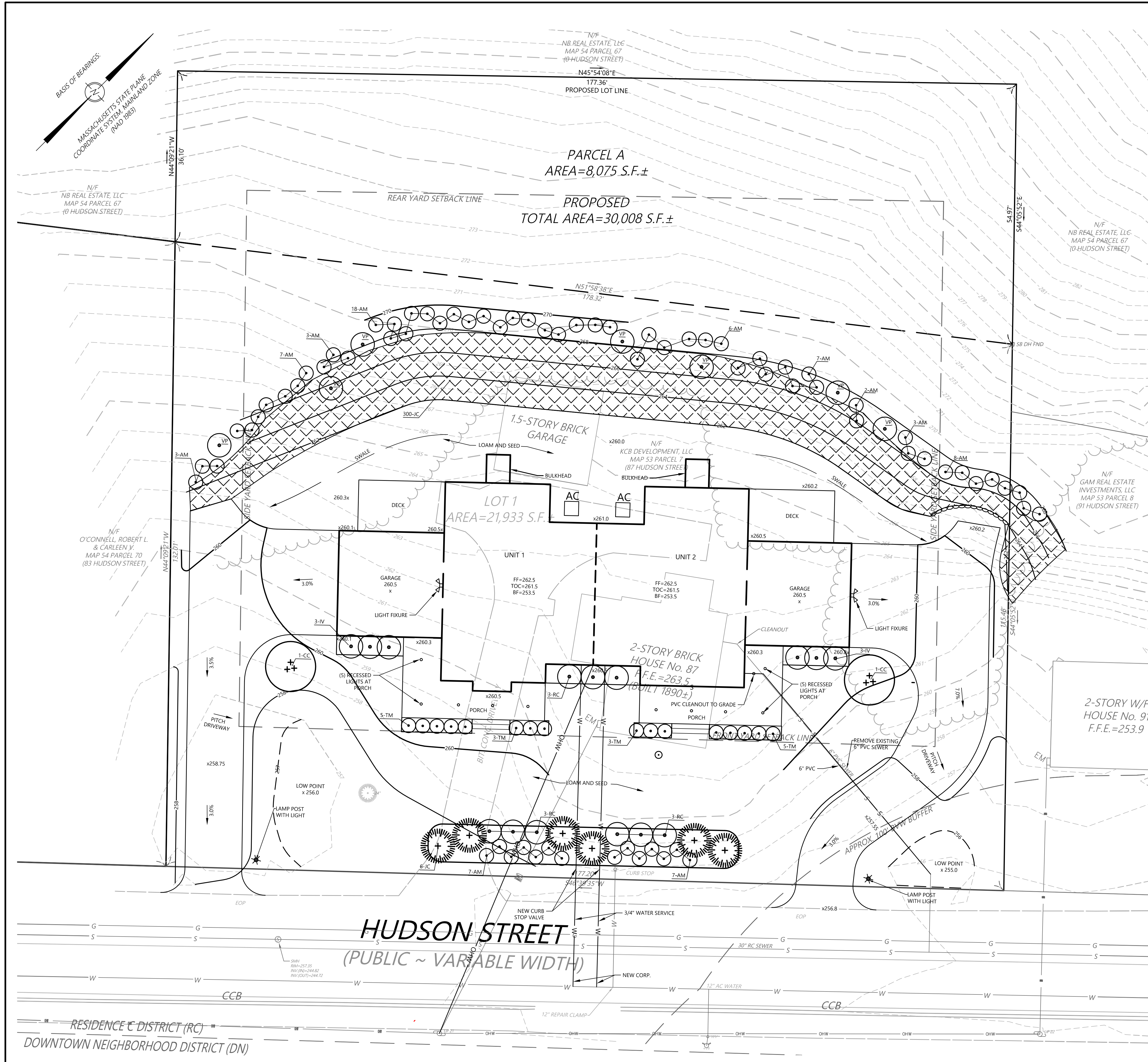
TITLE:  
**GRADING AND UTILITIES PLAN**

87 Hudson Street  
Northborough, MA  
(Worcester County)

SCALE: 1" = 10'

JOB NO.:	0124.05	DATE:	12/09/21
DWN. BY:	JLH	SHEET:	
CHK'D. BY:	JRW		SITE

- NOTES:**
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS/ COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
  - EXISTING HOUSE AND GARAGE TO BE DEMOLISHED AND PROPERLY DISPOSED OF OFF SITE.



**NOTES:**

- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- EXISTING HOUSE AND GARAGE TO BE DEMOLISHED AND PROPERLY DISPOSED OF OFF SITE.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES AS OUTLINED BY THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. IT SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
- THE QUALITY OF ALL TREES AND SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY EIGHT (48) HOURS PRIOR TO THE PLANT MATERIAL BEING DELIVERED TO THE PROJECT SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE PLACEMENT OF PLANT MATERIAL.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH IN-KIND MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL HEIGHT, LEAF FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
- INCLUDE IN BID A TWELVE (12) MONTH WARRANTY TO REPLACE DEAD OR DYING PLANTS. THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION FOR THE PLANTING INSTALLATION. DURING THE WARRANTY PERIOD, ANY REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE TOP OF THE ROOTBALL.
- ALL CONIFERS MATERIAL SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- ALL NEW TREES PROPOSED ADJACENT TO SIDEWALKS SHALL ACHIEVE A 6'-8" MIN. BRANCHING STANDARD AT TIME OF PLANTING.
- ALL TREE PLANTINGS TO MAINTAIN A TEN (10) FOOT HORIZONTAL SEPARATION FROM EXISTING AND PROPOSED DRAINAGE / UTILITY LINES AND STRUCTURES UNLESS OTHERWISE NOTED. PRIOR TO PLANTING, THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY AND DRAINAGE PLANS.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE BEST FACE SHOWING.
- ALL TREES TO BE PLANTED WITH ROOT FLARE EXPOSED AT FINISH GRADE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT PLANT BEDS ARE GRADED IN SUCH A MANNER AS TO MAINTAIN PROPER DRAINAGE PATTERNS.
- LAWN AND DISTURBED AREAS ARE TO BE LOAMED (MINIMUM DEPTH OF SIX (6) INCHES) AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS UNLESS OTHERWISE NOTED.
- LAWN AND DISTURBED AREAS ARE TO BE SEEDED UNLESS OTHERWISE NOTED. APPLICATION RATES AND PLANTING PREFERENCES PER MANUFACTURER. SEED MIXES SHALL BE AS FOLLOWS:
  - LAWN AREAS SEED MIX: LAWN SEED MIXTURE SHALL BE STANDARD GRADE SEED OF THE MOST RECENT SEASON'S CROP. SEED SHALL BE DRY AND FREE OF MOLD. SEED SHALL BE INOCULATED WITH ENDOPHYTES.
- IF APPLICABLE, HYDROSEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500 TO 3,000 POUNDS PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDROSEED SLURRY IF RAIN IS EXPECTED WITHIN TWELVE (12) HOURS OR WHEN TEMPERATURES ARE BELOW 50 DEGREES ABOVE 85 DEGREES.
- SEEDED LAWN AREAS SHALL NOT BE DEEMED TO BE ACCEPTABLE UNTIL A MINIMUM OF 90% OF EACH INDEPENDENT AREA IS GERMINATED, GROWING AND DISPLAYING HEALTHY AND UNIFORM GROWTH, AND HAS BEEN MOWED TWICE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR APPLYING A MINIMUM OF 1 INCH OF WATER A WEEK TO THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (INCLUDING CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- THE ROOTS OF NEWLY PLANTED TREES, SHRUBS AND PERENNIALS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL COMPLETE AN ON-SITE EVALUATION OF SITE CONDITIONS, INCLUDING SOIL COMPACTION AND DRAINAGE CHARACTERISTICS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MITIGATE SITE CONDITIONS AS NECESSARY TO ENSURE THE VIGOROUS GROWTH AND GENERAL HEALTH OF ALL PLANT MATERIAL.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE ORGANICS, SALTS, AND NITRATES SOIL TEST. THE SOIL SAMPLE SHALL BE SENT TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT STREET, THE UNIVERSITY OF RHODE ISLAND. THE TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND THE LANDSCAPE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED IN THE TEST REPORT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.

**LEGEND:**

DESCRIPTION	EXISTING
BUILDING	
CAPE COD BERM	CCB
CONIFEROUS TREE	
CONTOUR LINE	150
DRAIN MANHOLE/ DRAIN LINE	
EDGE OF PAVEMENT	EOP
FOUND	(FND.)
GAS VALVE/GAS LINE	
HYDRANT	
IRON PIPE	
OVERHEAD WIRE	
SEWER MANHOLE/ SEWER LINE	
SPOT ELEVATION	X 150.25
STONE WALL	
TREELINE	
UTILITY POLE	
WATER SHUT OFF	
PROPOSED MULTISTEM TREE	
PROPOSED SHRUB	
PROPOSED GROUNDCOVER	

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL	COMMON	SIZE	CONDITIONS
<b>TREES</b>					
2	CC	Cercis canadensis	Redbud	6-8' clump	B&B
<b>SHRUBS</b>					
71	AM	Aronia melanocarpa	Black Chokeberry	#1	CONT.
6	JC	Juniperus chinensis 'Hetzl'	Hetzl Juniper	3-4'	B&B
300	JCS	Juniperus conferta	Shore Juniper	#1	CONT.
6	IV	Ilex verticillata 'Red Sprite'	Red Sprite Holly	2-3'	B&B
9	RC	Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	#7	CONT.
16	TM	Taxus x media 'Densiformis'	Densiformis Yew	2-2.5'	B&B
6	VP	Viburnum prunifolium	Blackhaw Viburnum	2-3'	B&B

**LOCUS MAP**  
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PREPARED BY:

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OWNERS:

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56 Hudson Street  
Northborough, MA

PREPARED FOR:

**KCB DEVELOPMENT, LLC**  
56 Hudson Street  
Northborough, MA

TITLE:

**LANDSCAPE PLAN**

87 Hudson Street  
Northborough, MA  
(Worcester County)

SCALE: 1" = 10'

0 10 20 30

JOB NO.: 012405      DATE: 12/09/21  
DWN. BY: JLW      SHEET:  
CHK'D. BY: JRH      C4.00