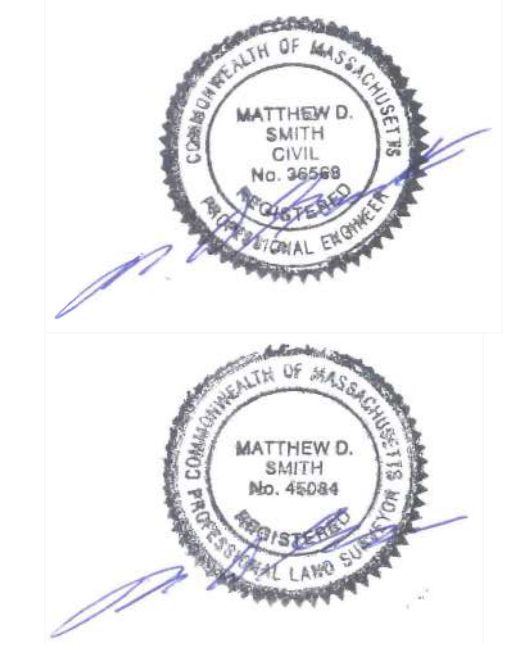


SHEET INDEX

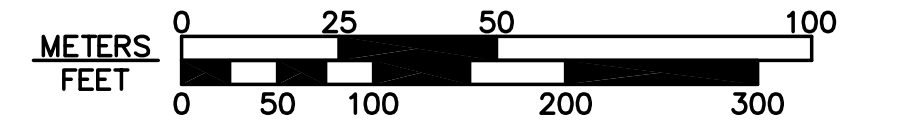
- SHEET 1 Locus & Sheet Index
- SHEET 2 Existing Conditions
- SHEET 3 Site Layout
- SHEET 4 Grading and Drainage
- SHEET 5 Site Utilities
- SHEET 6 Curb Cut Detail Grading
- SHEET 7 Profiles
- SHEET 8 Profiles
- SHEET 9 Erosion Control
- SHEET 10 Details
- SHEET 11 Details
- SHEET 12 Details



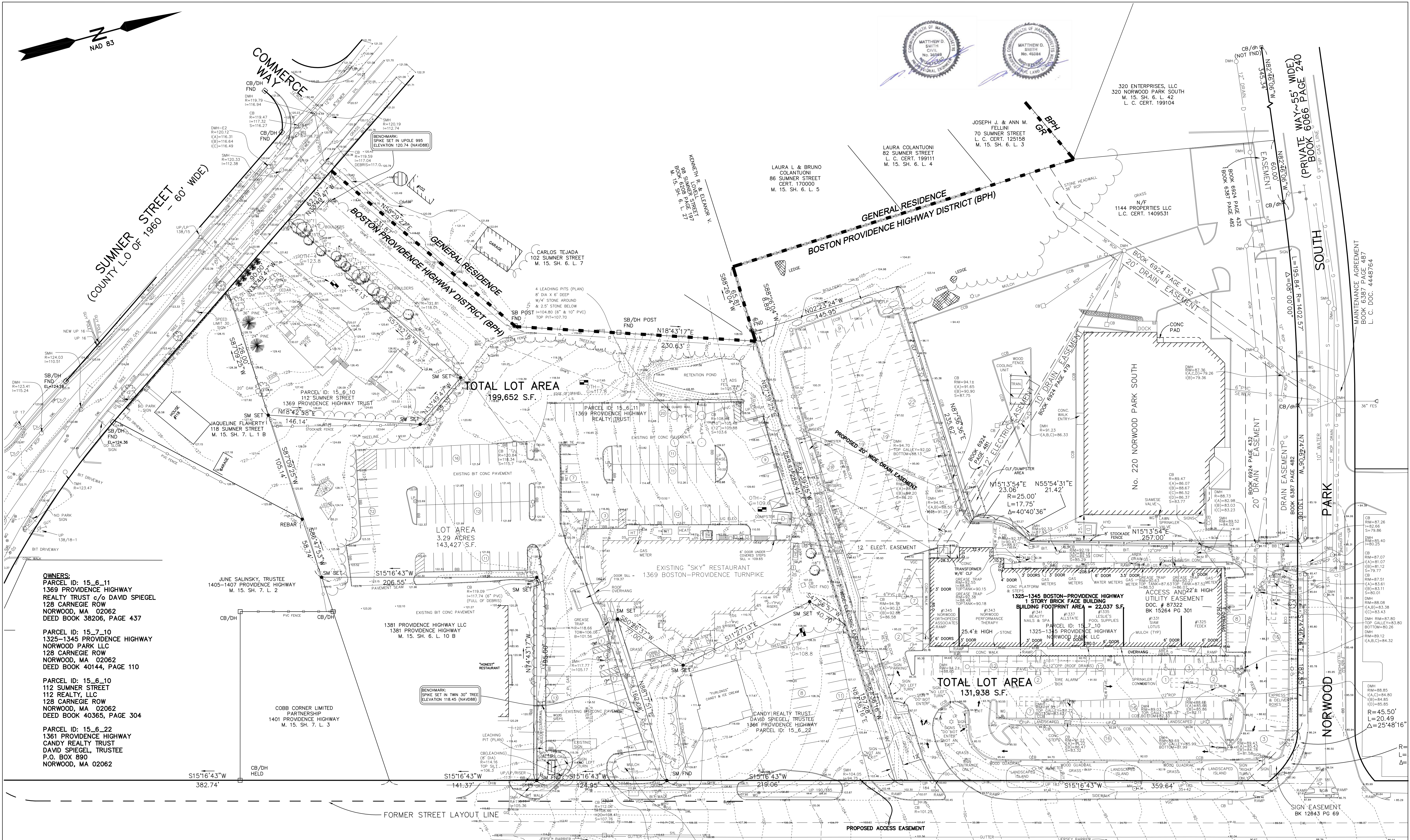
COVER SHEET / LOCUS
1325-1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS
 SCALE: 1" = 100' DECEMBER 3, 2025

Norwood Engineering

Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL. (781)762-0143 FAX (781)762-8595



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES



OWNERS:
 PARCEL ID: 15_6_11
 1369 PROVIDENCE HIGHWAY
 REALTY TRUST c/o DAVID SPIEGEL
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 38206, PAGE 437

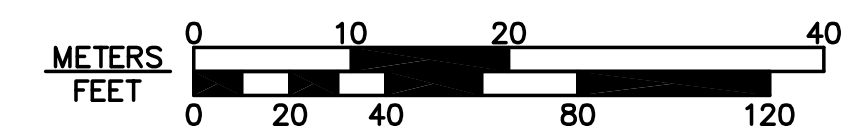
PARCEL ID: 15_7_10
 1325-1345 PROVIDENCE HIGHWAY
 NORWOOD PARK LLC
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 40144, PAGE 110

PARCEL ID: 15_6_10
 112 SUMNER STREET
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 40365, PAGE 304

PARCEL ID: 15_6_22
 1361 PROVIDENCE HIGHWAY
 CANDY REALTY TRUST
 DAVID SPIEGEL, TRUSTEE
 P.O. BOX 890
 NORWOOD, MA 02062

JUNE SALINSKY, TRUSTEE
 1405-1407 PROVIDENCE HIGHWAY
 M. 15. SH. 7. L. 2

COBB CORNER LIMITED PARTNERSHIP
 1401 PROVIDENCE HIGHWAY
 M. 15. SH. 7. L. 3



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

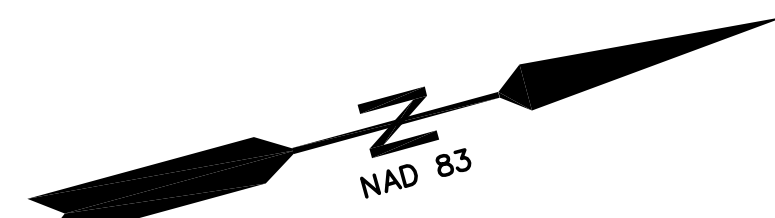
BOSTON PROVIDENCE HIGHWAY (ROUTE 1)
 COMMONWEALTH OF MASSACHUSETTS TAKING - DECEMBER 7, 1983
 (ROUTE ONE - 120' WIDE)

Norwood Engineering
 Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL (781)762-0143 FAX (781)762-8595

EXISTING CONDITION
 1325-1369 BOSTON-PROVIDENCE HIGHWAY
 NORWOOD, MASSACHUSETTS

SCALE: 1" = 40' DECEMBER 3, 2025

SHEET 2 OF 11 4972-47



ZONING SUMMARY – BOSTON PROVIDENCE HIGHWAY DISTRICT (BPHD)

	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 S.F.	199,652 S.F.
MIN. LOT FRONTAGE	100 FT.	344.01' (ALONG RTE 1)
LOT COVERAGE (BLDG)	80% MAX.	12.3%
OPEN SPACE	20% MIN.	25.2%
F.A.R.	NO LIMIT	N/A
REQ. LOT WIDTH THRU BLDG	50 FT.	268.69'
MIN. FRONT SETBACK	20 FT.	76.2'
MIN. SIDEYARD	20 FT.	48.8'
MIN. REAR YARD	30 FT.	139.4'
MAX. BLDG HEIGHT	60 FT.	SEE ARCHITECTURAL PLANS
INTERIOR LANDSCAPING	5%	5.6%

NOTE: THIS PLAN SHOWS ZONE LINES AS APPROVED AT THE JUNE 2021 TOWN MEETING.

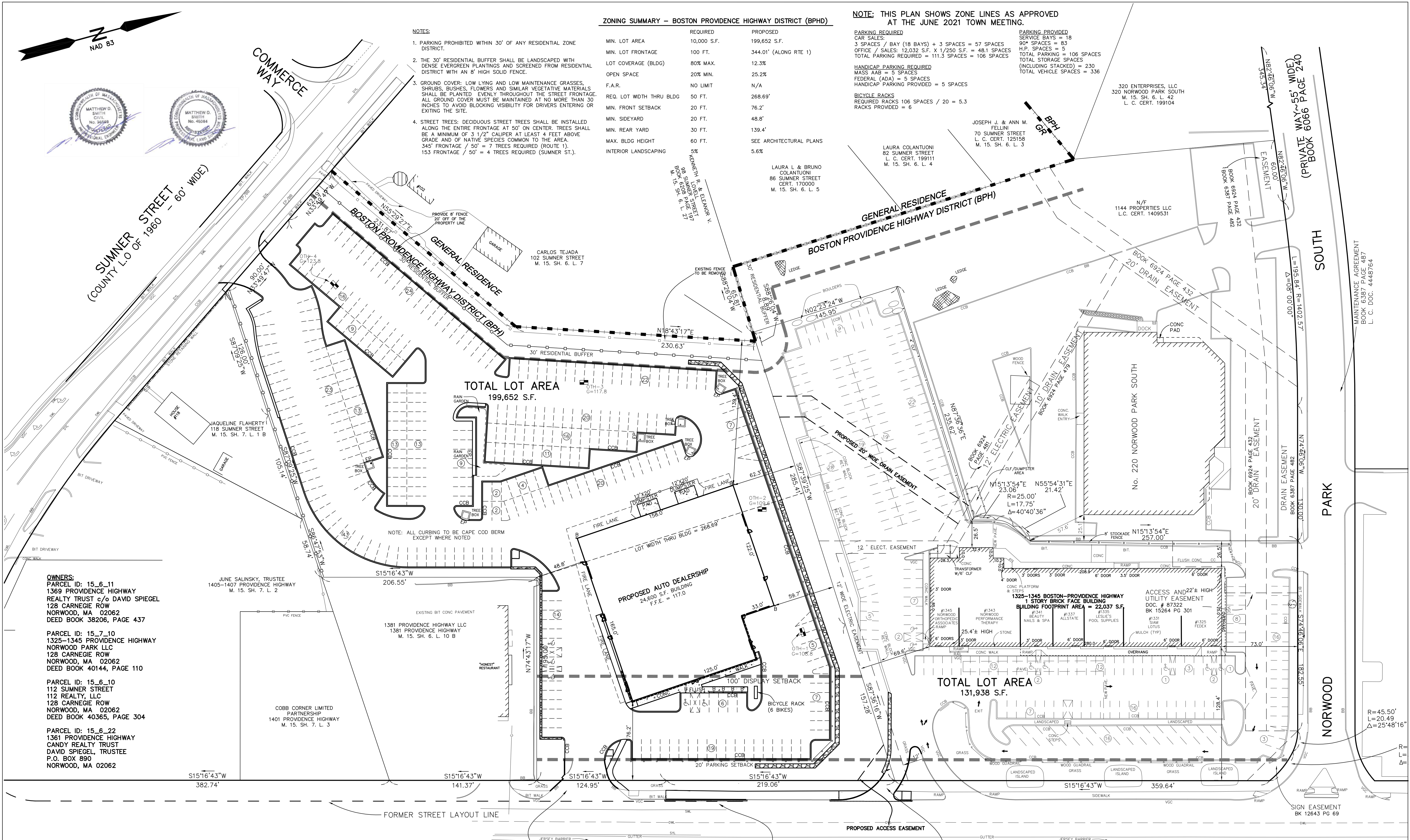
PARKING REQUIRED
 CAR SALES:
 3 SPACES / BAY (18 BAYS) + 3 SPACES = 57 SPACES
 OFFICE / SALES: 12,032 S.F. X 1/250 S.F. = 48.1 SPACES
 TOTAL PARKING REQUIRED = 111.3 SPACES = 106 SPACES

PARKING PROVIDED
 SERVICE BAYS = 18
 H.P. SPACES = 5
 TOTAL PARKING = 106 SPACES
 TOTAL STORAGE SPACES (INCLUDING STACKED) = 230
 TOTAL VEHICLE SPACES = 336

HANDICAP PARKING REQUIRED
 MASS ADA = 5 SPACES
 FEDERAL (ADA) = 5 SPACES
 HANDICAP PARKING PROVIDED = 5 SPACES

BICYCLE RACKS
 REQUIRED RACKS 106 SPACES / 20 = 5.3
 RACKS PROVIDED = 6

- NOTES:**
1. PARKING PROHIBITED WITHIN 30' OF ANY RESIDENTIAL ZONE DISTRICT.
 2. THE 30' RESIDENTIAL BUFFER SHALL BE LANDSCAPED WITH DENSE EVERGREEN PLANTINGS AND SCREENED FROM RESIDENTIAL DISTRICT WITH AN 8' HIGH SOLID FENCE.
 3. GROUND COVER: LOW LYING AND LOW MAINTENANCE GRASSES, SHRUBS, BUSHES, FLOWERS AND SIMILAR VEGETATIVE MATERIALS SHALL BE PLANTED EVENLY THROUGHOUT THE STREET FRONTAGE. ALL GROUND COVER MUST BE MAINTAINED AT NO MORE THAN 30 INCHES TO AVOID BLOCKING VISIBILITY FOR DRIVERS ENTERING OR EXITING THE SITE.
 4. STREET TREES: DECIDUOUS STREET TREES SHALL BE INSTALLED ALONG THE ENTIRE FRONTAGE AT 50' ON CENTER. TREES SHALL BE A MINIMUM OF 3 1/2" CALIPER AT LEAST 4 FEET ABOVE GRADE AND OF NATIVE SPECIES COMMON TO THE AREA. 345' FRONTAGE / 50' = 7 TREES REQUIRED (ROUTE 1). 153' FRONTAGE / 50' = 4 TREES REQUIRED (SUMMER ST.).



OWNERS:
 PARCEL ID: 15_6_11
 1369 PROVIDENCE HIGHWAY
 REALTY TRUST c/o DAVID SPIEGEL
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 38206, PAGE 437

PARCEL ID: 15_7_10
 1325-1345 PROVIDENCE HIGHWAY
 NORWOOD PARK LLC
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 40144, PAGE 110

PARCEL ID: 15_6_10
 112 SUMMER STREET
 112 REALTY, LLC
 128 CARNEGIE ROW
 NORWOOD, MA 02062
 DEED BOOK 40365, PAGE 304

PARCEL ID: 15_6_22
 1361 PROVIDENCE HIGHWAY
 CANDY REALTY TRUST
 DAVID SPIEGEL, TRUSTEE
 P.O. BOX 890
 NORWOOD, MA 02062

JUNE SALINSKY, TRUSTEE
 1405-1407 PROVIDENCE HIGHWAY
 M. 15. SH. 7. L. 2

1381 PROVIDENCE HIGHWAY LLC
 1381 PROVIDENCE HIGHWAY
 M. 15. SH. 6. L. 10 B

COBB CORNER LIMITED PARTNERSHIP
 1401 PROVIDENCE HIGHWAY
 M. 15. SH. 7. L. 3

320 ENTERPRISES, LLC
 320 NORWOOD PARK SOUTH
 M. 15. SH. 6. L. 42
 L. C. CERT. 199104

N/F
 1144 PROPERTIES LLC
 L.C. CERT. 1409531

JOSEPH J. & ANN M. FELLINI
 70 SUMMER STREET
 L. C. CERT. 125158
 M. 15. SH. 6. L. 3

LAURA COLANTUONI
 82 SUMMER STREET
 L. C. CERT. 199111
 M. 15. SH. 6. L. 4

LAURA L. & BRUNO COLANTUONI
 86 SUMMER STREET
 CERT. 170000
 M. 15. SH. 6. L. 5

KENNETH B. & ELEANOR V. COLANTUONI
 88 SUMMER STREET
 CERT. 170000
 M. 15. SH. 6. L. 5

CARLOS TEJADA
 102 SUMMER STREET
 M. 15. SH. 6. L. 7

JAQUELINE FLAHERTY
 118 SUMMER STREET
 M. 15. SH. 7. L. 1 B

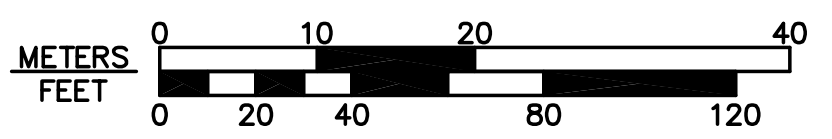
TOTAL LOT AREA
 199,652 S.F.

PROPOSED AUTO DEALERSHIP
 24,600 S.F. BUILDING
 F.F.E. = 117.0

TOTAL LOT AREA
 131,938 S.F.

1325-1345 BOSTON-PROVIDENCE HIGHWAY
 1 STORY BRICK FACE BUILDING
 BUILDING FOOTPRINT AREA = 22,037 S.F.

ACCESS AND 22'± HIGH UTILITY EASEMENT
 DOC. # 87322
 BK 15264 PG 301



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

BOSTON PROVIDENCE HIGHWAY (ROUTE 1)

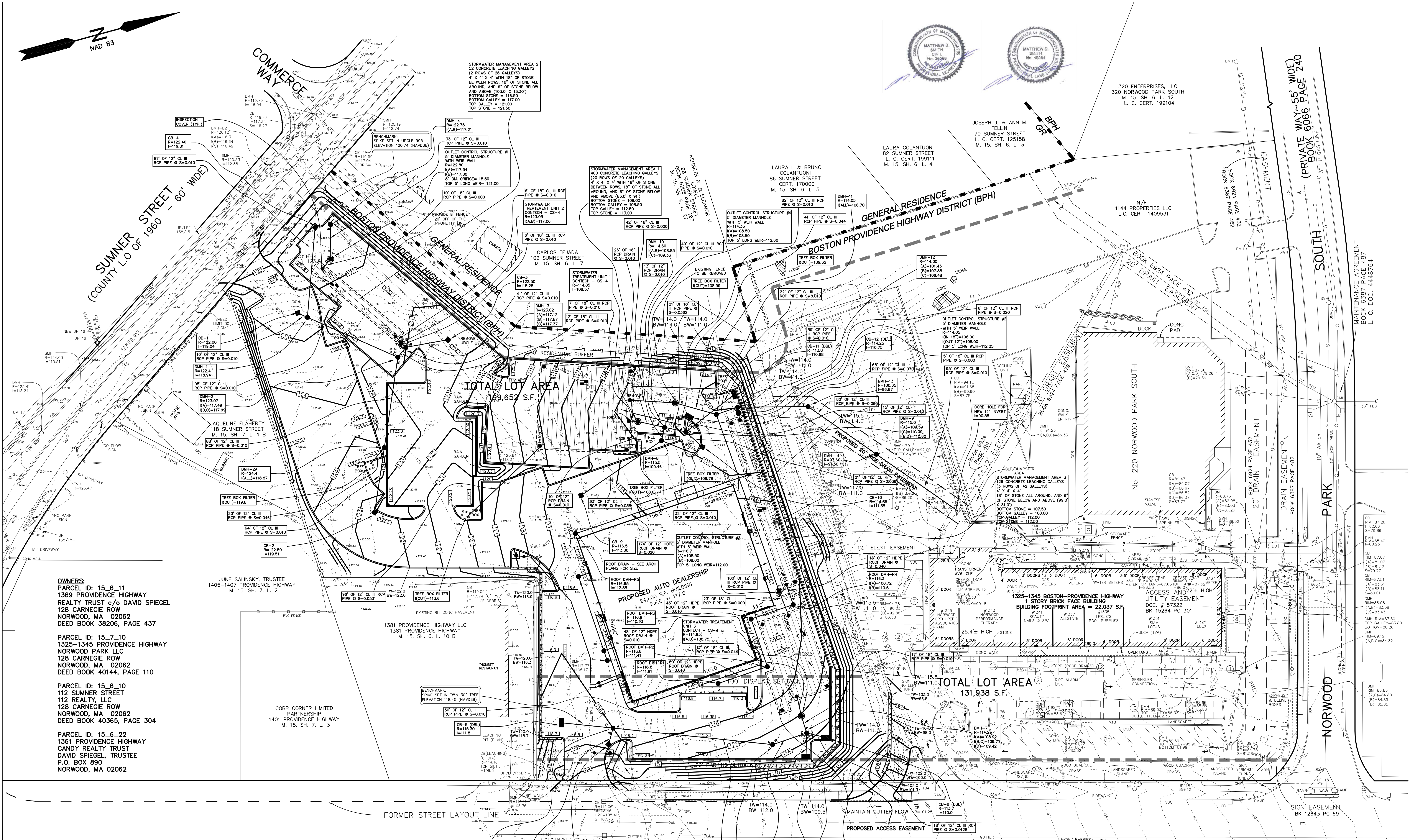
COMMONWEALTH OF MASSACHUSETTS TAKING – DECEMBER 7, 1983 (ROUTE ONE – 120' WIDE)

Norwood Engineering

Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL (781)762-0143 FAX (781)762-8595

SITE LAYOUT
 1325-1369 BOSTON-PROVIDENCE HIGHWAY
 NORWOOD, MASSACHUSETTS

SCALE: 1" = 40' DECEMBER 3, 2025

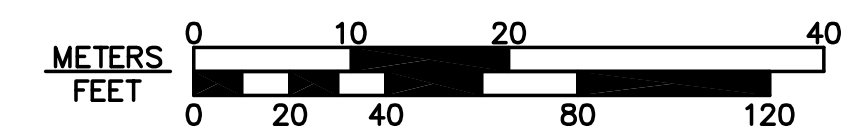


OWNERS:
 PARCEL ID: 15_6_11
 1369 PROVIDENCE HIGHWAY
 REALTY TRUST c/o DAVID SPIEGEL
 128 CARNegie ROW
 NORWOOD, MA 02062
 DEED BOOK 38206, PAGE 437

PARCEL ID: 15_7_10
 1325-1345 PROVIDENCE HIGHWAY
 NORWOOD PARK LLC
 128 CARNegie ROW
 NORWOOD, MA 02062
 DEED BOOK 40144, PAGE 110

PARCEL ID: 15_6_10
 112 SUMNER STREET
 112 REALTY, LLC
 128 CARNegie ROW
 NORWOOD, MA 02062
 DEED BOOK 40365, PAGE 304

PARCEL ID: 15_6_22
 1361 PROVIDENCE HIGHWAY
 CANDY REALTY TRUST
 DAVID SPIEGEL, TRUSTEE
 P.O. BOX 890
 NORWOOD, MA 02062



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

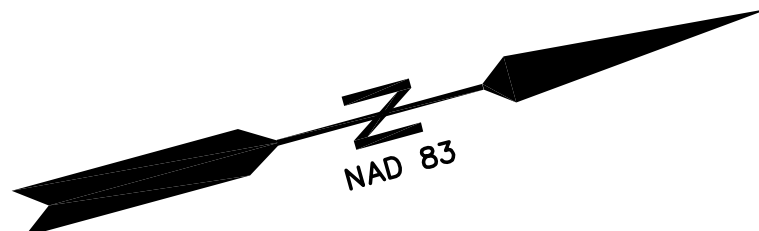
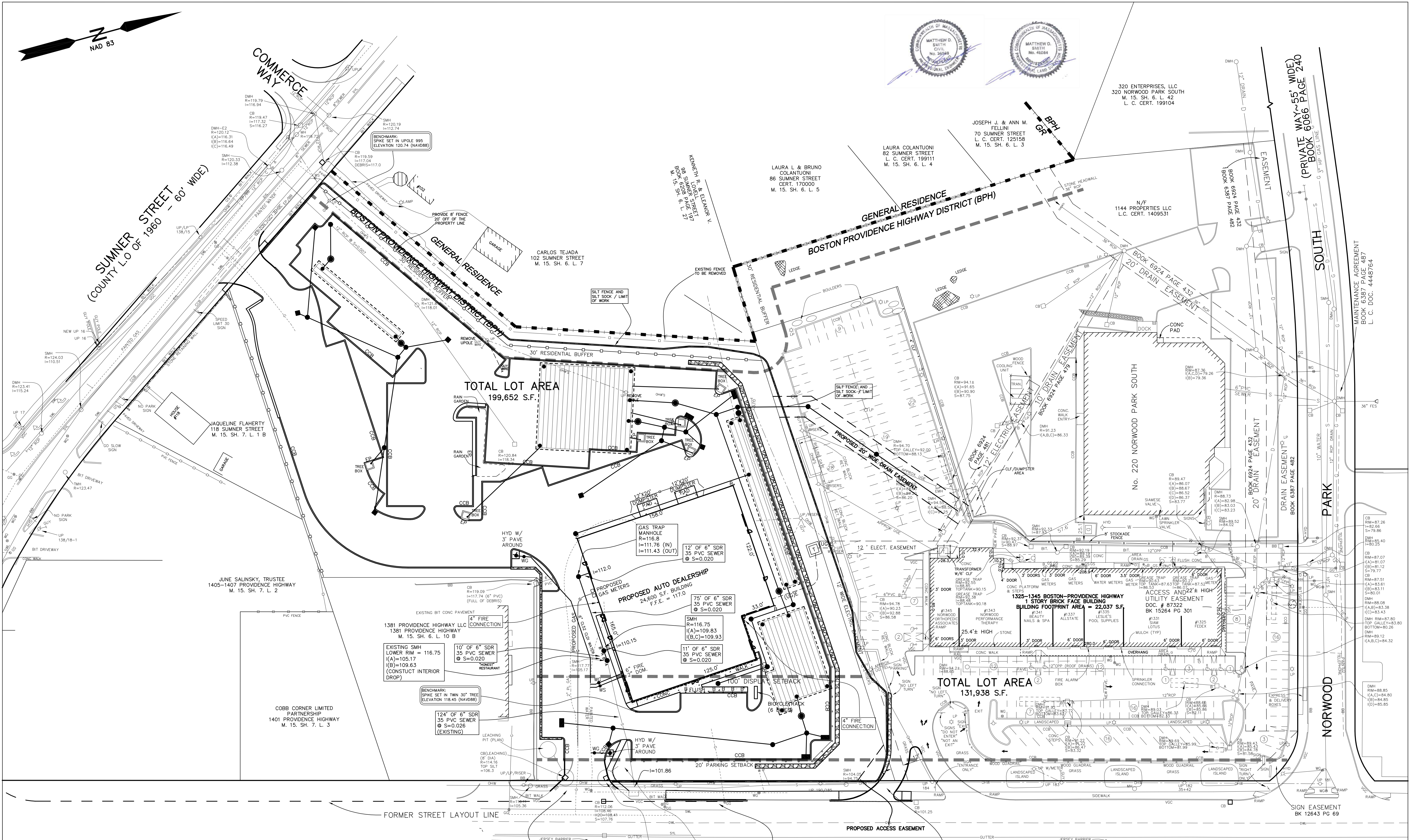
BOSTON PROVIDENCE HIGHWAY (ROUTE 1)
 COMMONWEALTH OF MASSACHUSETTS TAKING - DECEMBER 7, 1983
 (ROUTE ONE - 120' WIDE)

Norwood Engineering

Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
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 TEL (781)762-0143 FAX (781)762-8595

GRADING AND DRAINAGE
 1325-1369 BOSTON-PROVIDENCE HIGHWAY
 NORWOOD, MASSACHUSETTS

SCALE: 1" = 40' DECEMBER 3, 2025

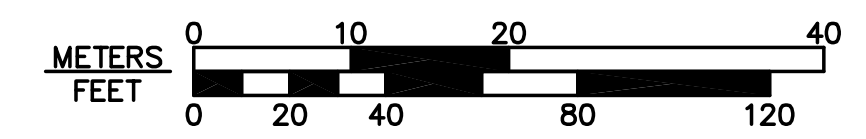


SUMNER STREET
(COUNTY L.O. OF 1960 - 60' WIDE)

COMMERCE WAY

TOTAL LOT AREA
199,652 S.F.

TOTAL LOT AREA
131,938 S.F.



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

BOSTON PROVIDENCE HIGHWAY (ROUTE 1)
COMMONWEALTH OF MASSACHUSETTS TAKING - DECEMBER 7, 1983
(ROUTE ONE - 120' WIDE)

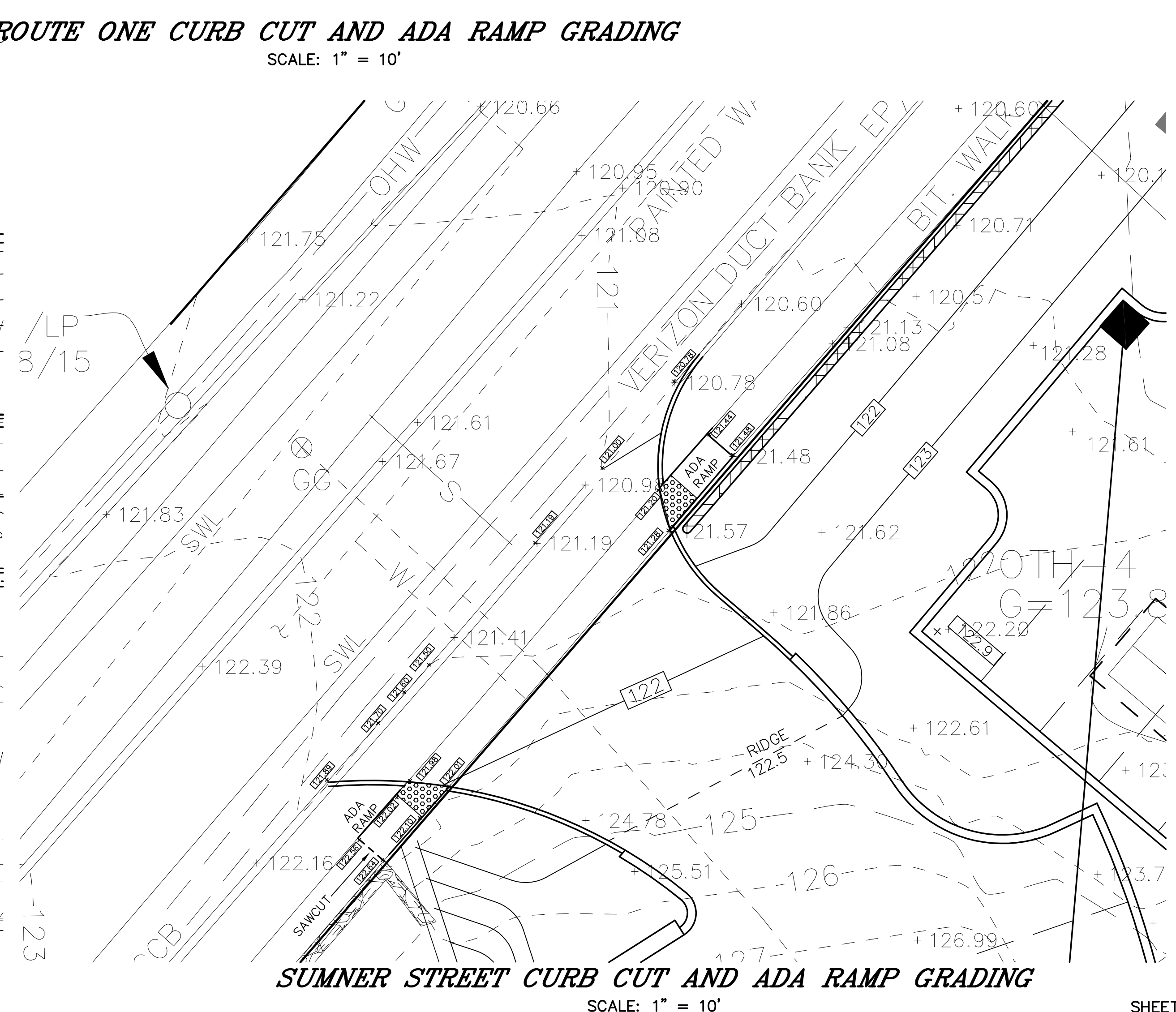
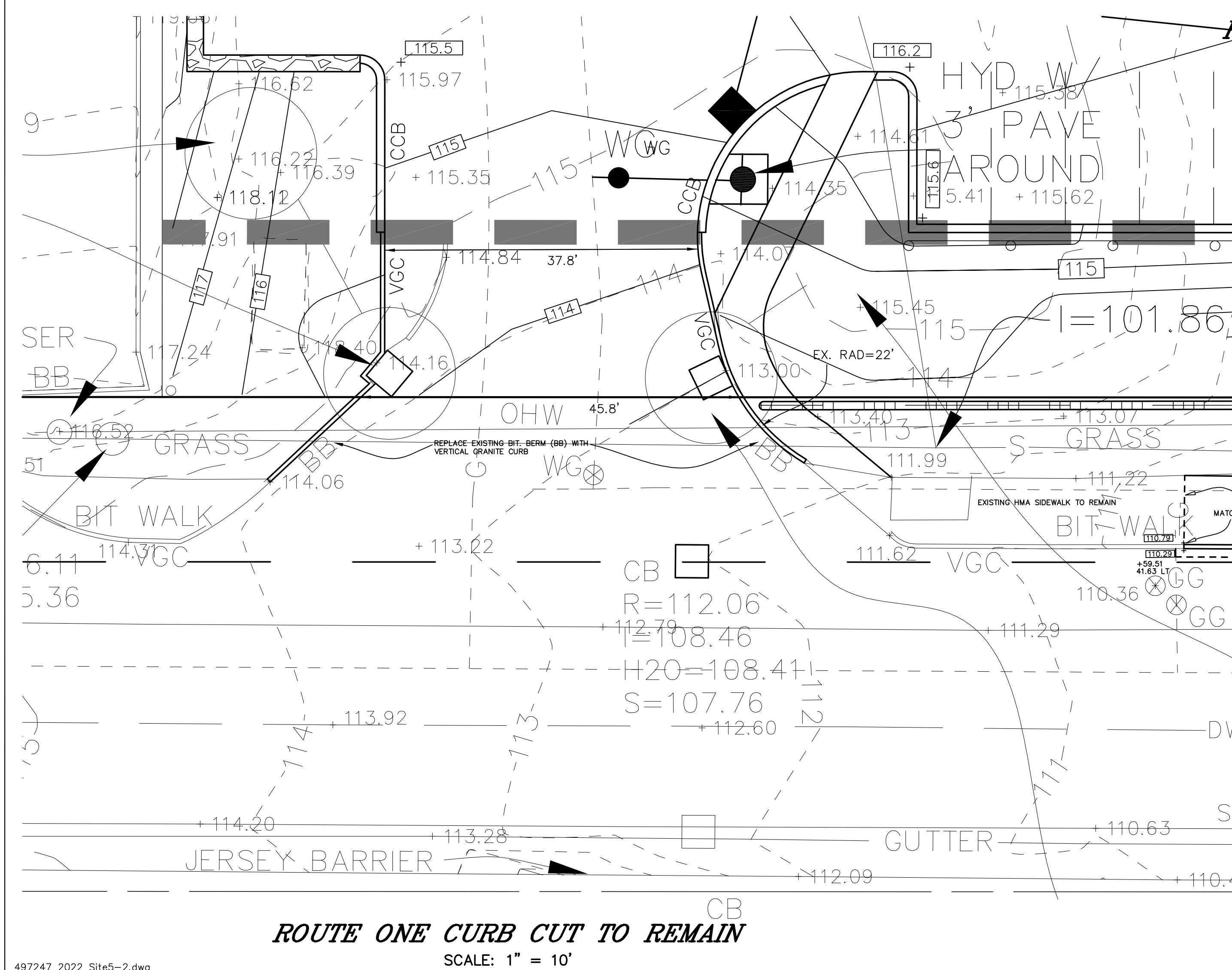
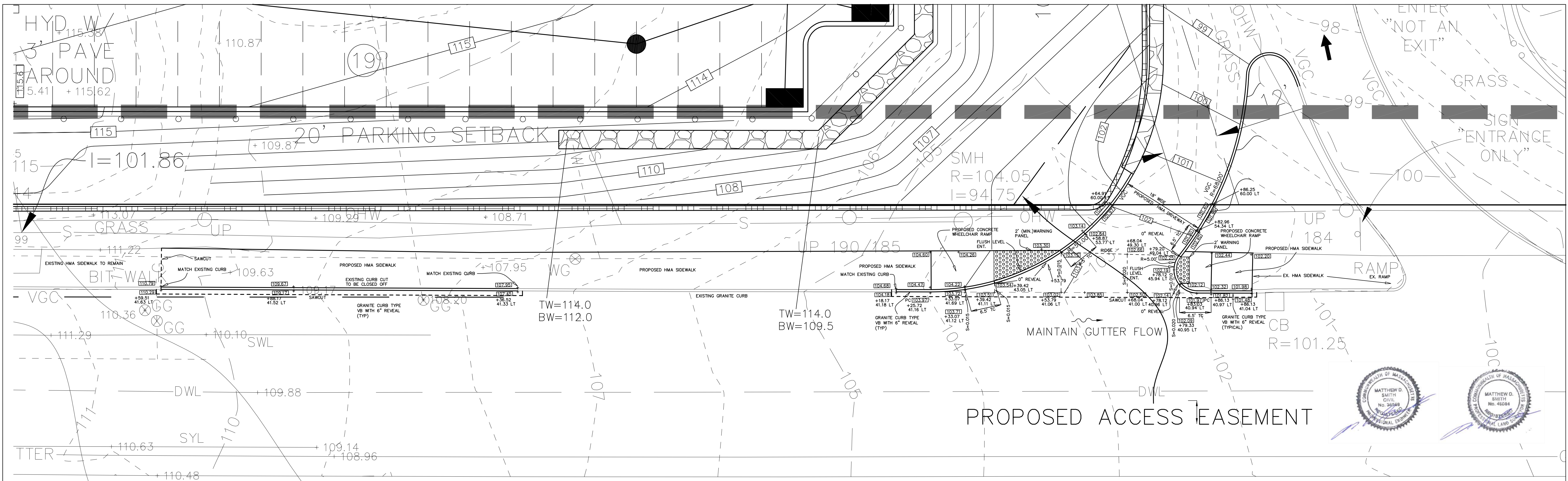
PROPOSED 18' WIDE DRIVEWAY ONTO ROUTE ONE SOUTH

Norwood Engineering

Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL (781)762-0143 FAX (781)762-8595

UTILITIES
1325-1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS

SCALE: 1" = 40' DECEMBER 3, 2025

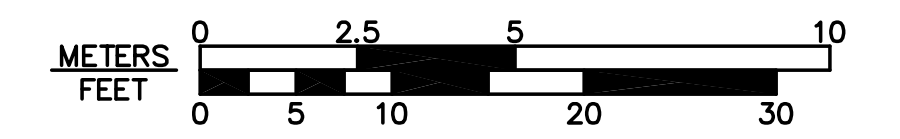


- OWNERS:**
- PARCEL ID: 15_6_11
1369 PROVIDENCE HIGHWAY
REALTY TRUST c/o DAVID SPIEGEL
128 CARNEGIE ROW
NORWOOD, MA 02062
DEED BOOK 38206, PAGE 437
 - PARCEL ID: 15_7_10
1325-1345 PROVIDENCE HIGHWAY
NORWOOD PARK LLC
128 CARNEGIE ROW
NORWOOD, MA 02062
DEED BOOK 40144, PAGE 110
 - PARCEL ID: 15_6_10
112 SUMNER STREET
112 REALTY, LLC
128 CARNEGIE ROW
NORWOOD, MA 02062
DEED BOOK 40365, PAGE 304
 - PARCEL ID: 15_6_22
1361 PROVIDENCE HIGHWAY
CANDY REALTY TRUST
DAVID SPIEGEL, TRUSTEE
P.O. BOX 890
NORWOOD, MA 02062

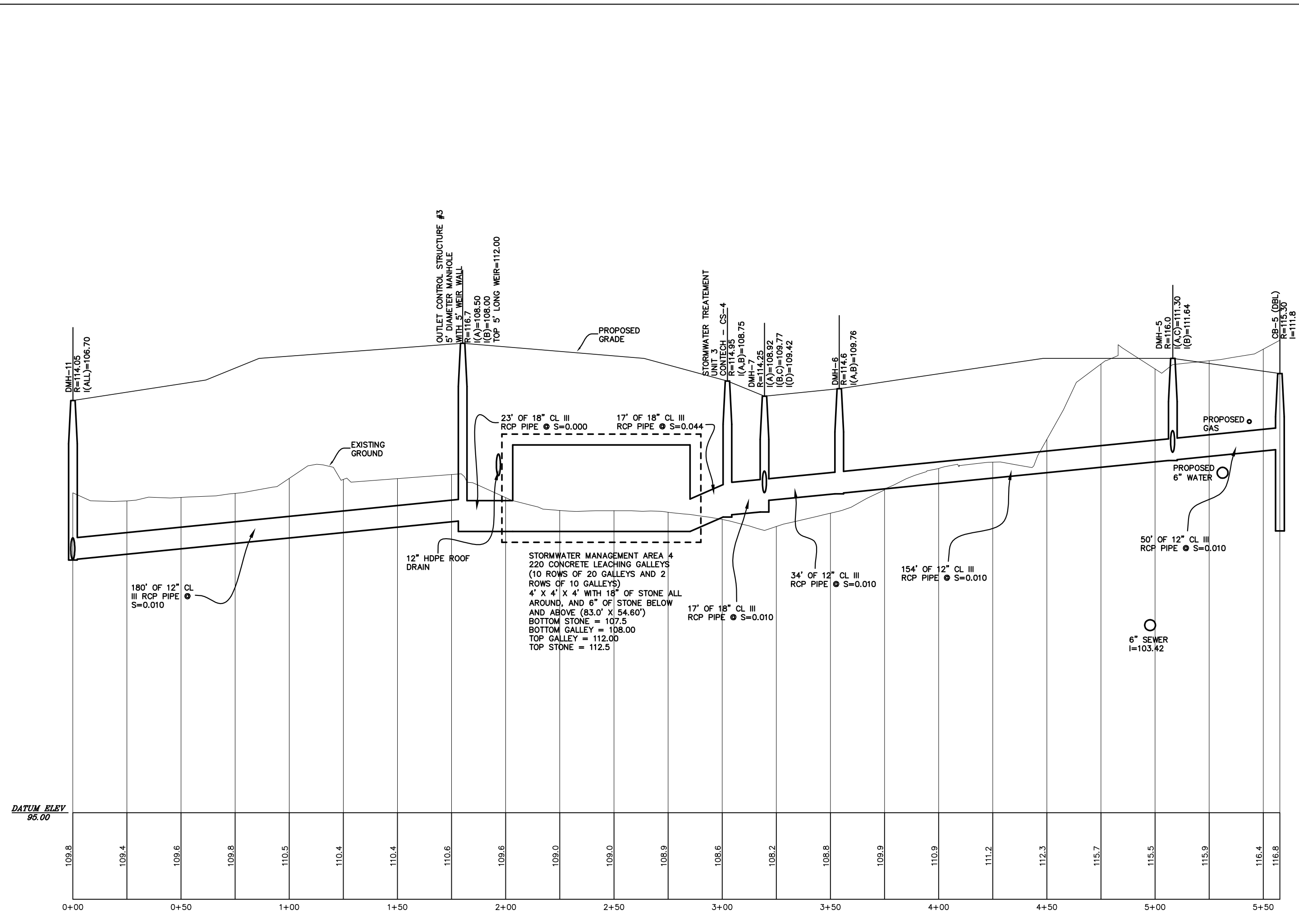
CURB CUT DETAILED GRADING
1325-1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS
 SCALE: 1" = 10' DECEMBER 3, 2025

Norwood Engineering

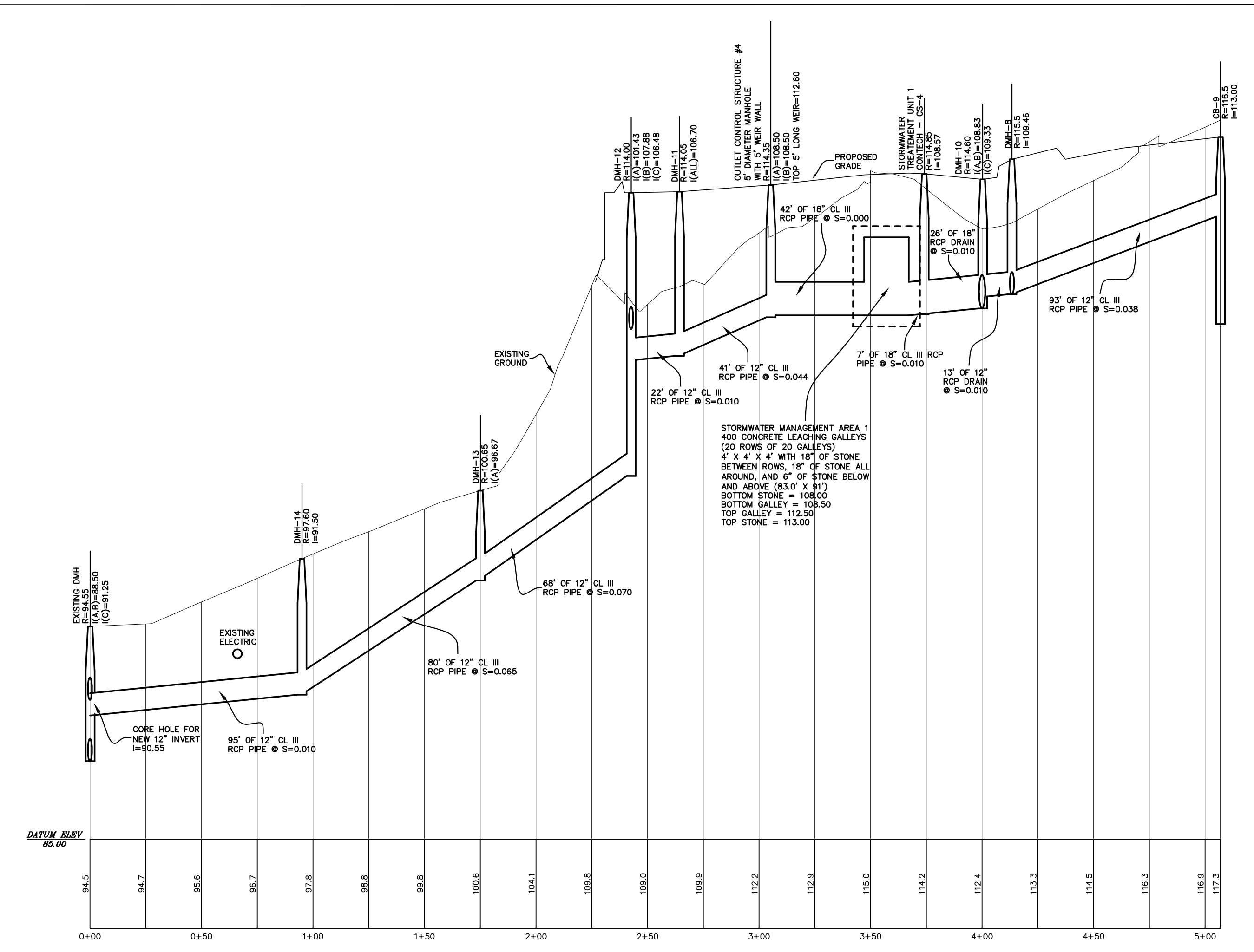
Norwood Engineering Company, Inc.
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 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL. (781)762-0143 FAX (781)762-8595



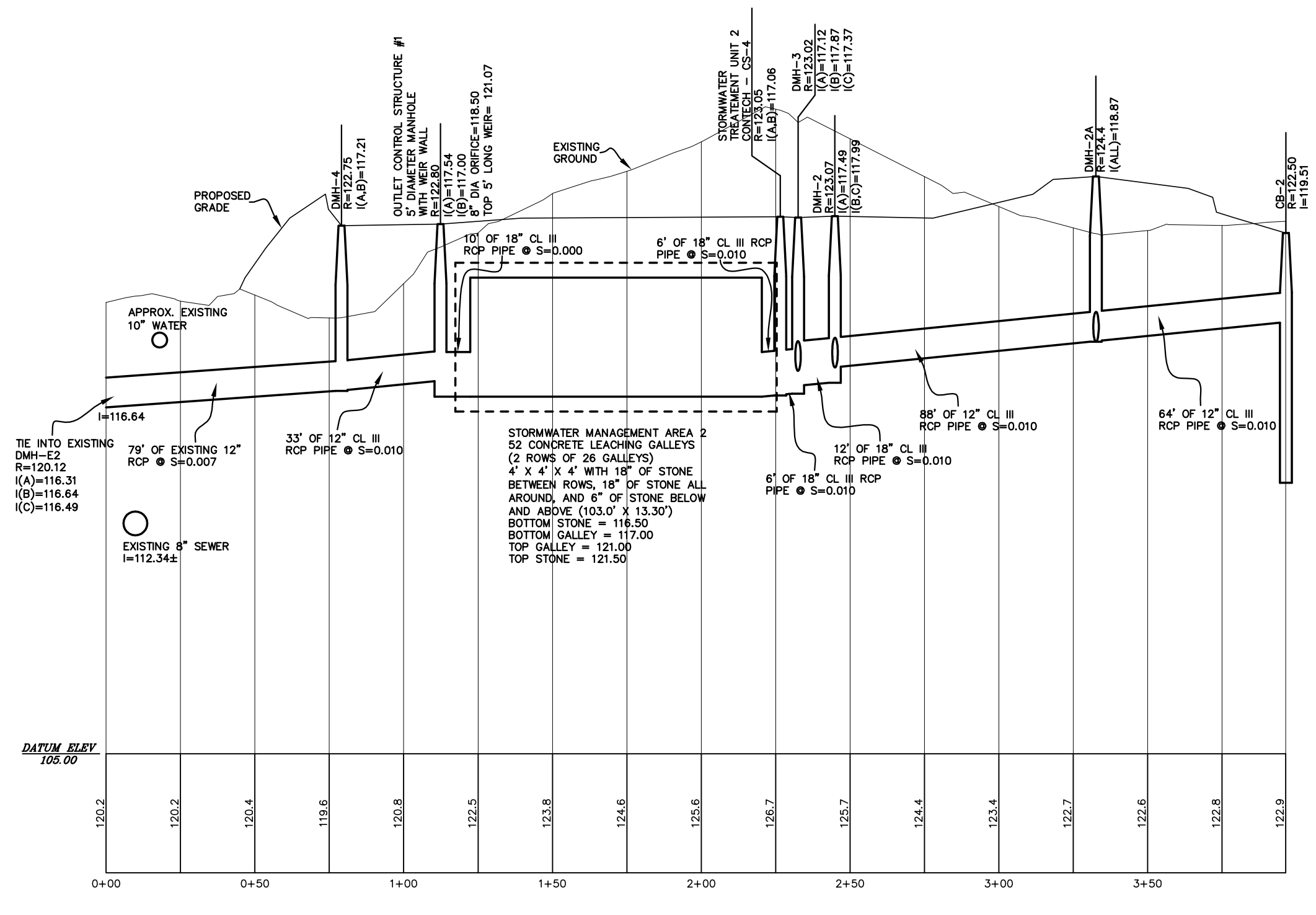
DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES



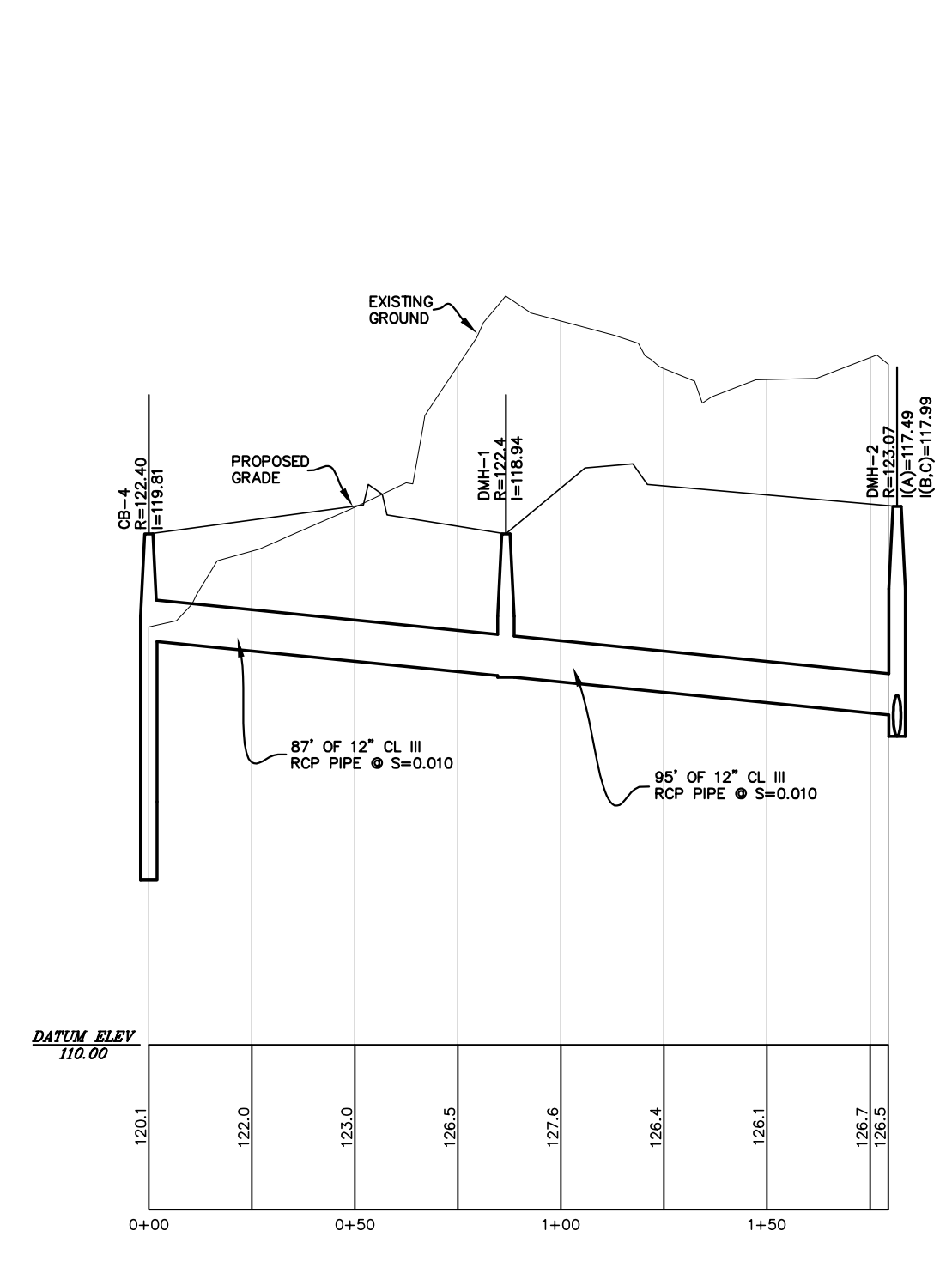
STORMWATER MANAGENT AREA 4
SCALE: 1"=40' HORIZ
1"=4' VERT



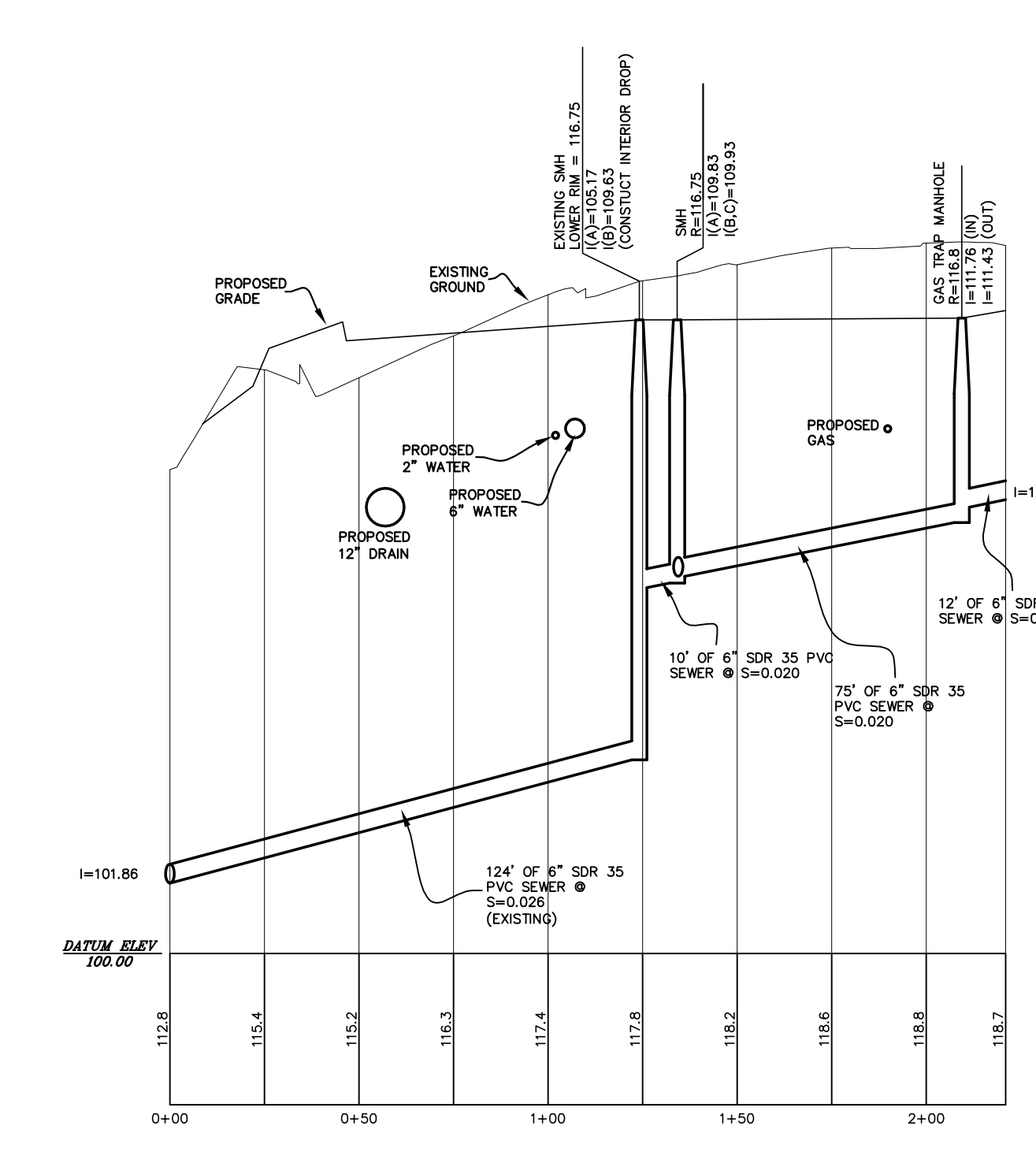
STORMWATER MANAGENT AREA 1
SCALE: 1"=40' HORIZ
1"=4' VERT



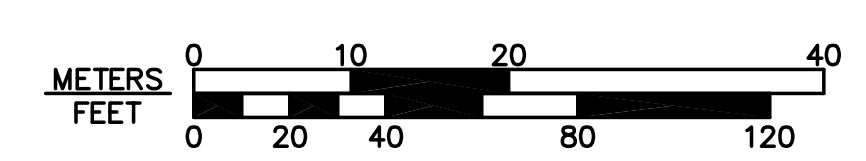
STORMWATER MANAGENT AREA 2
SCALE: 1"=40' HORIZ
1"=4' VERT



TO STORMWATER MANAGENT AREA 2
SCALE: 1"=40' HORIZ
1"=4' VERT



SEWER
SCALE: 1"=40' HORIZ
1"=4' VERT



DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

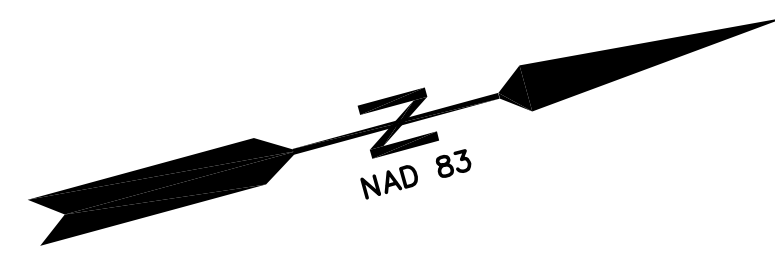


Norwood Engineering

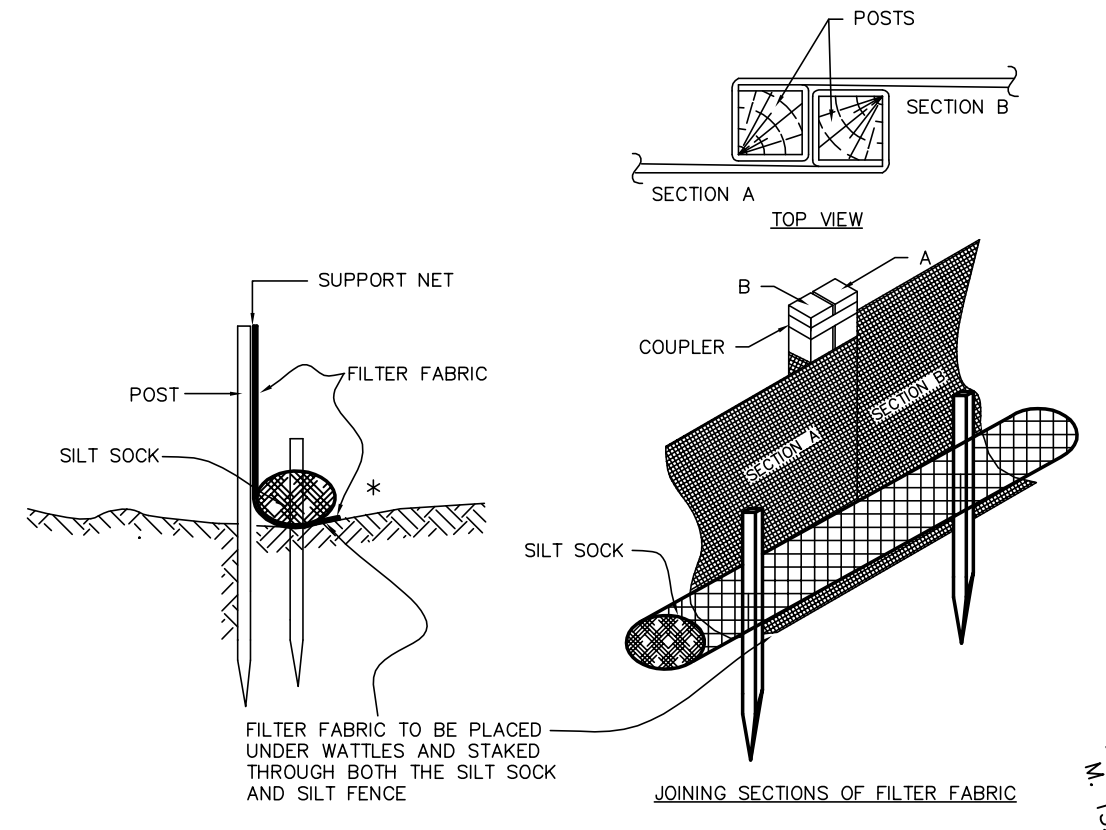
Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
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TEL (781)762-0143 FAX (781)762-8595

PROFILES
1325-1369 BOSTON-
PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 3, 2025

SHEET 7 OF 11 4972-47



PROVIDE CRUSHED STONE APRON SEE DETAIL



SILT FENCE & SILT SOCK
NOT TO SCALE

SUMNER STREET
(COUNTY L.O. OF 1960 - 60' WIDE)

COMMERCE WAY

GENERAL RESIDENCE
102 SUMNER STREET
M. 15. SH. 6. L. 7

LAURA & BRUNO COLANTUONI
86 SUMNER STREET
CERT. 170000
M. 15. SH. 6. L. 5

GENERAL RESIDENCE
BOSTON PROVIDENCE HIGHWAY DISTRICT (BPH)

320 ENTERPRISES, LLC
320 NORWOOD PARK SOUTH
M. 15. SH. 6. L. 42
L. C. CERT. 199104

JOSEPH J. & ANN M. FELLINI
70 SUMNER STREET
L. C. CERT. 125158
M. 15. SH. 6. L. 3

N/F 1144 PROPERTIES LLC
L.C. CERT. 1409531

SOUTH
(PRIVATE BOOK 6066 PAGE 240)

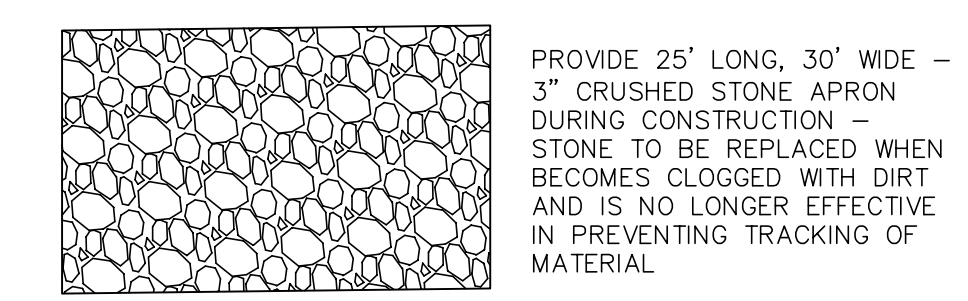
TOTAL LOT AREA
189,652 S.F.

TOTAL LOT AREA
131,938 S.F.

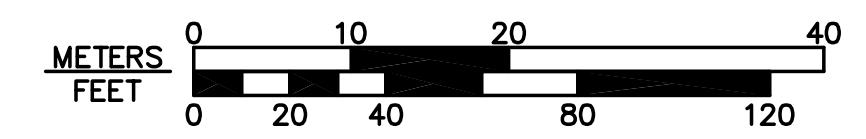
PROPOSED AUTO DEALERSHIP
24,600 S.F. BUILDING
F.F.E. = 117.0

1325-1345 BOSTON-PROVIDENCE HIGHWAY
1 STORY BRICK FACE BUILDING
BUILDING FOOTPRINT AREA = 22,037 S.F.

ACCESS AND 22'± HIGH UTILITY EASEMENT
DOC. # 87322
BK 15264 PG 301



CRUSHED STONE APRON SCHEMATIC
NOT TO SCALE

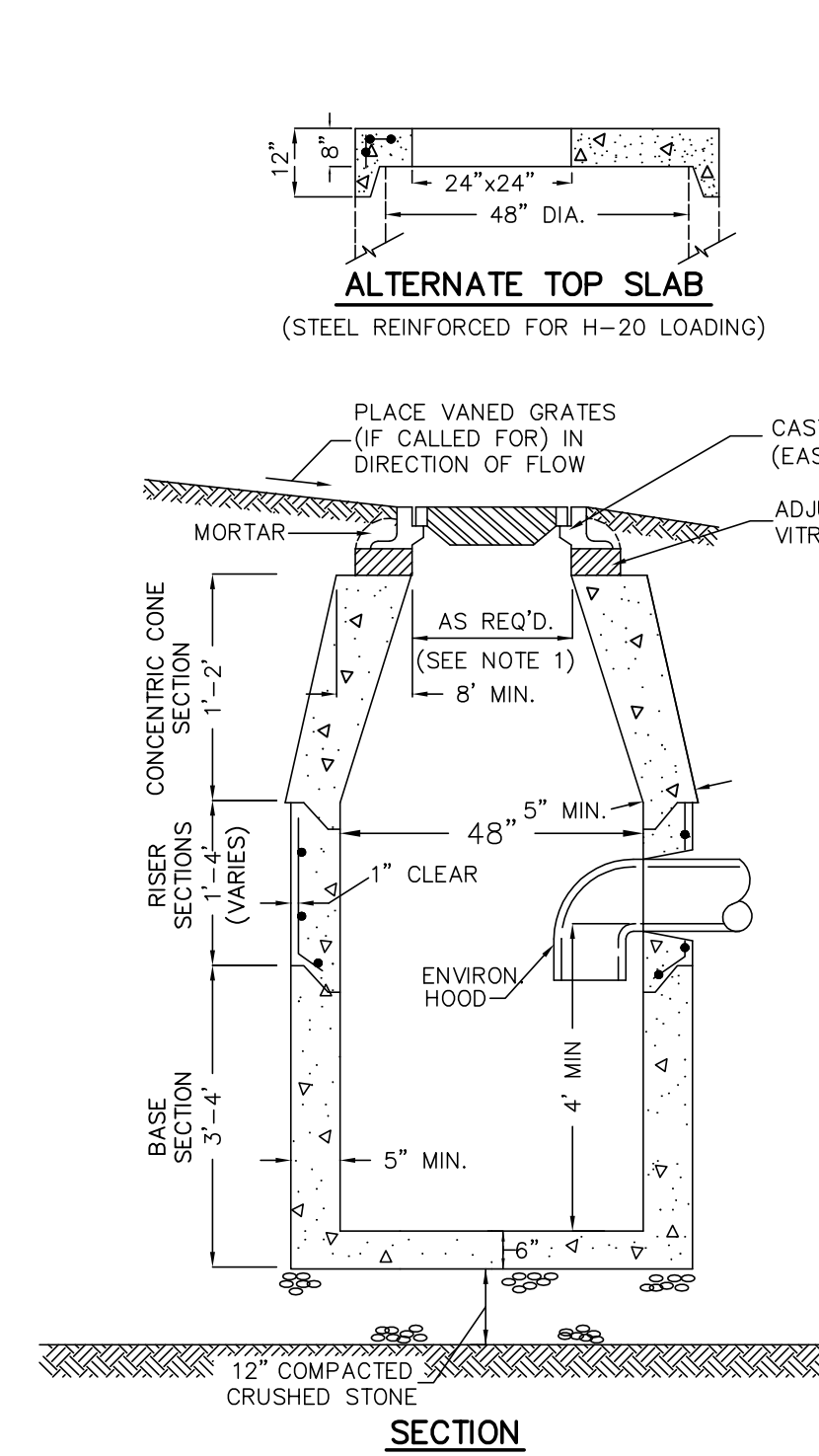
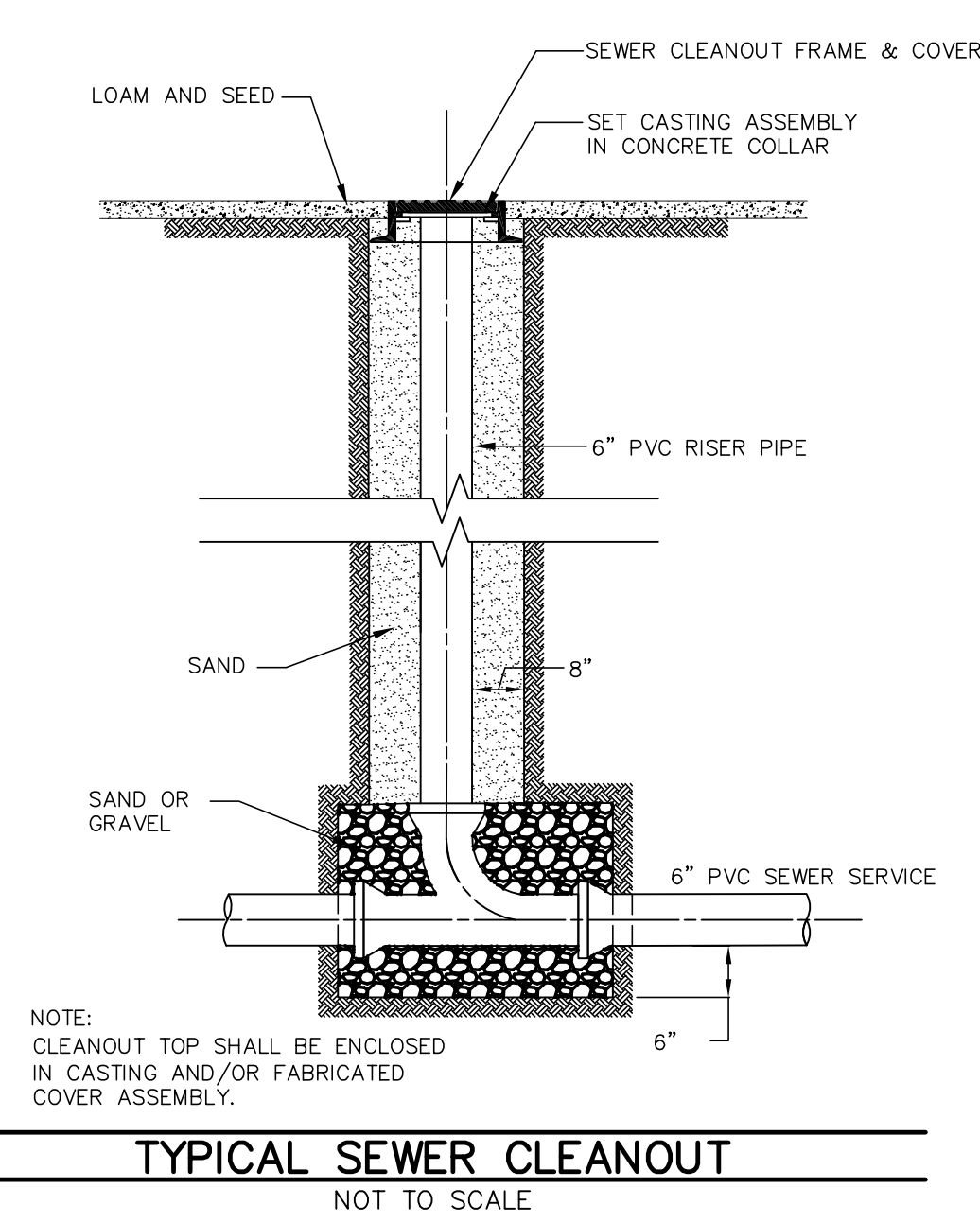


DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES

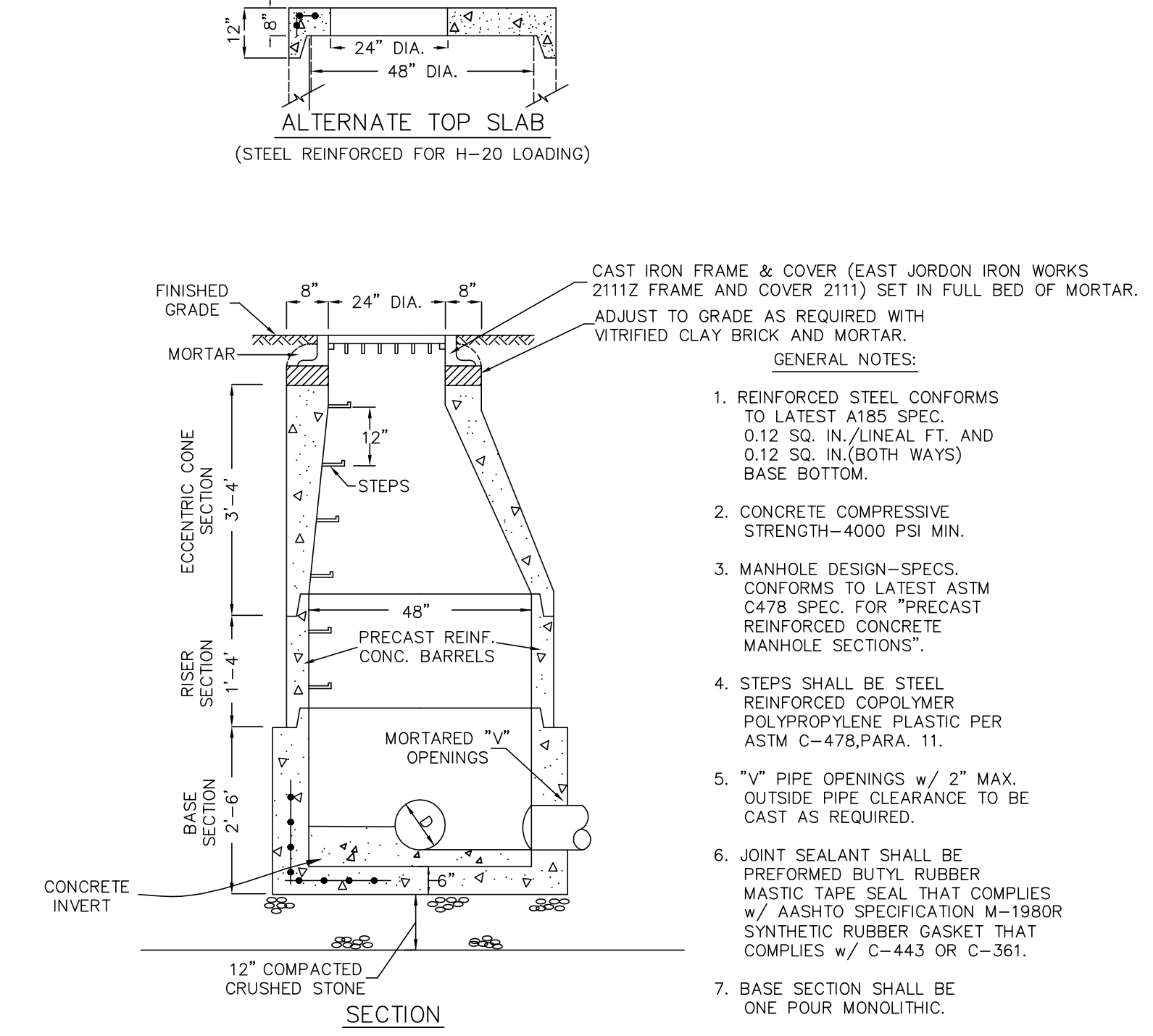
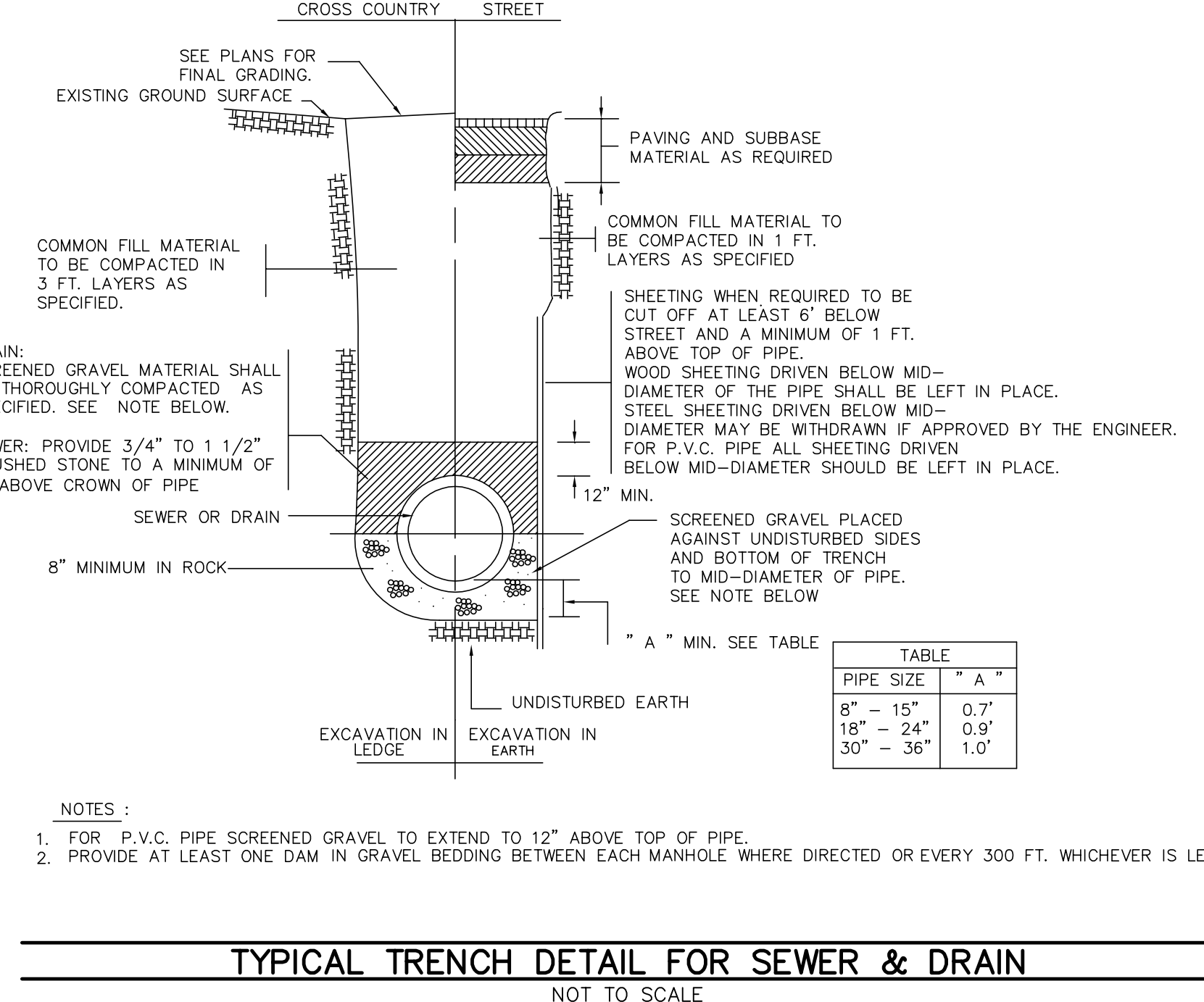
BOSTON PROVIDENCE HIGHWAY (ROUTE 1)
COMMONWEALTH OF MASSACHUSETTS TAKING - DECEMBER 7, 1983
(ROUTE ONE - 120' WIDE)

Norwood Engineering
Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL (781)762-0143 FAX (781)762-8595

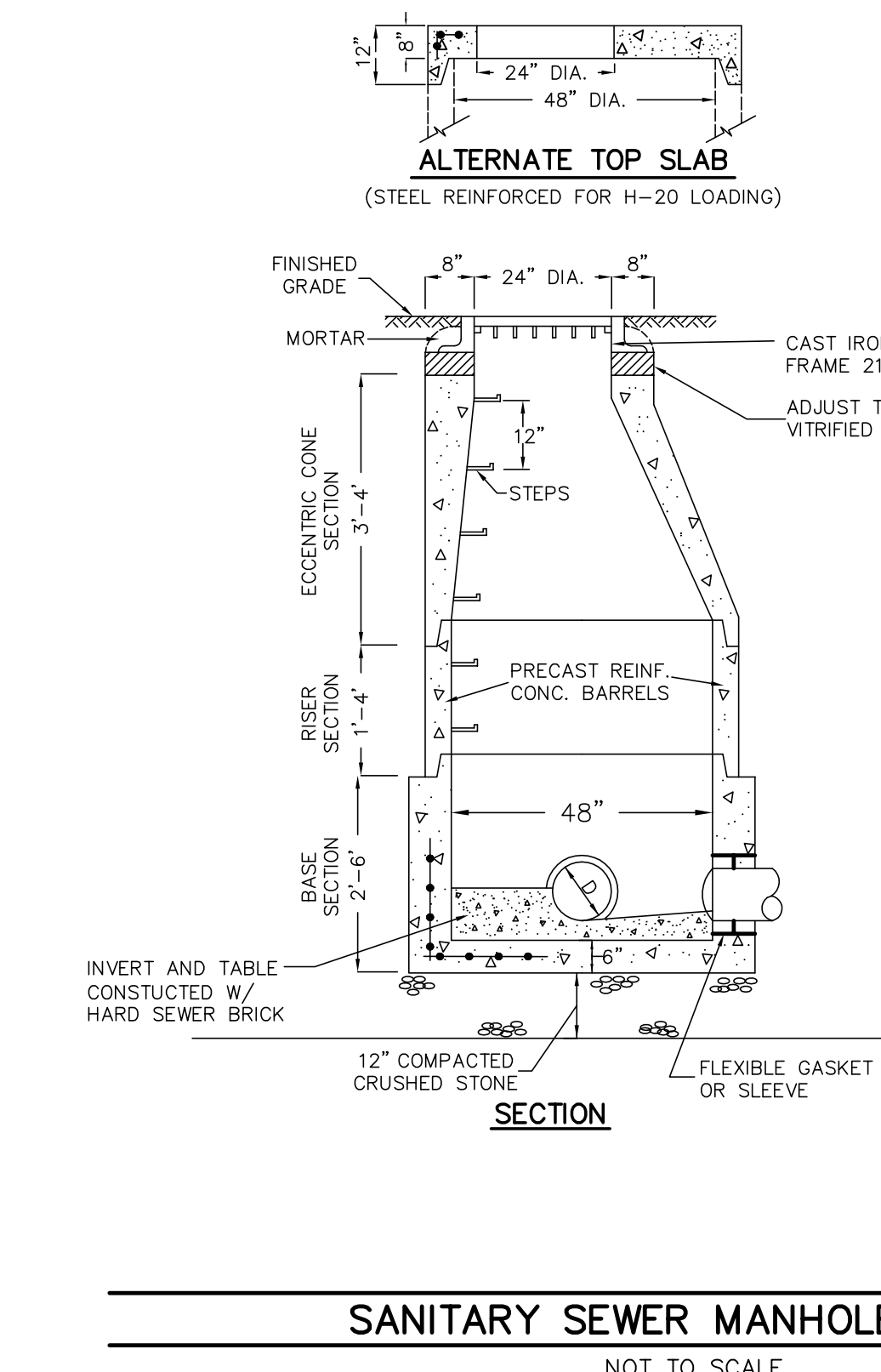
EROSION CONTROL
1325-1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS
SCALE: 1" = 40'
DECEMBER 3, 2025



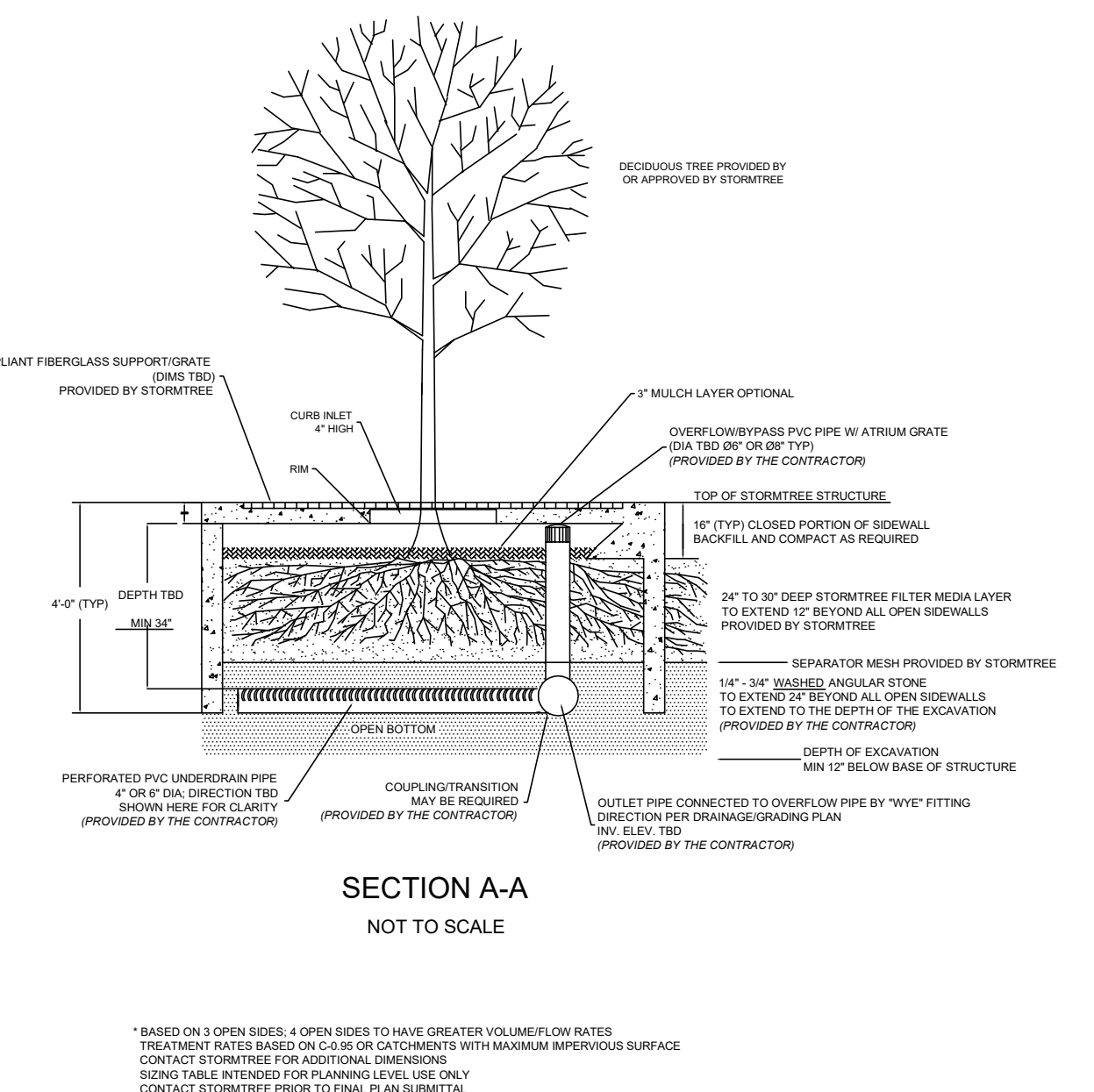
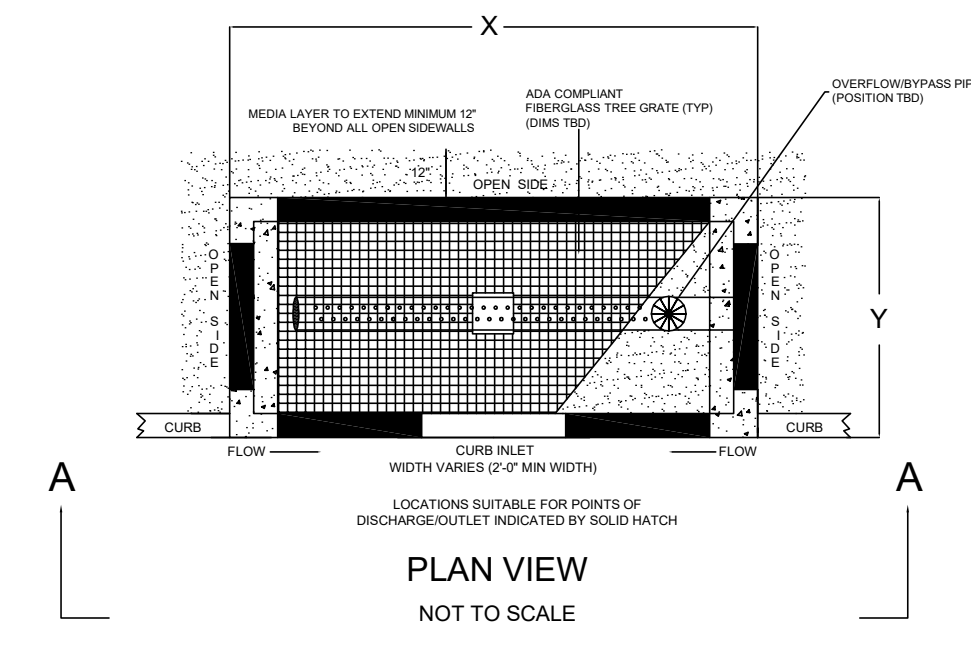
- GENERAL NOTES:**
- PROVIDE 24"x24" OPENING AND EAST JORDAN IRON WORKS 5548Z FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB). PROVIDE 24"x36" OPENING AND (2) 3-FLANGE FRAME AND GRATES FOR DOUBLE GRATE CATCH BASIN (CB-DBL).
 - CATCH BASIN HOOD WILL BE INSTALLED.
 - SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENTS.
 - MORTAR ALL JOINTS.
 - PROVIDE "V" KNOCKOUTS FOR PIPES w/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
 - MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".



- CONSTRUCTION NOTE**
- DRAIN MANHOLES AND CATCH BASINS MAY REQUIRE TOP SLABS IN LIEU OF CONE SECTIONS AS WELL AS 4 INCH CASTINGS IN LIEU OF 8 INCH CASTINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE PROPER PRECAST SECTIONS AND CASTINGS TO MAKE UP THE MANHOLES TO MEET THE GRADES SHOWN ON THE PLAN.



- GENERAL NOTES:**
- REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
 - MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 - ALL EXTERIOR SURFACES TO BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
 - STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARA. 11.
 - SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C443 AND FEDERAL SPEC. SS-5210A.
 - BASE SECTION SHALL BE ONE POUR MONOLITHIC.

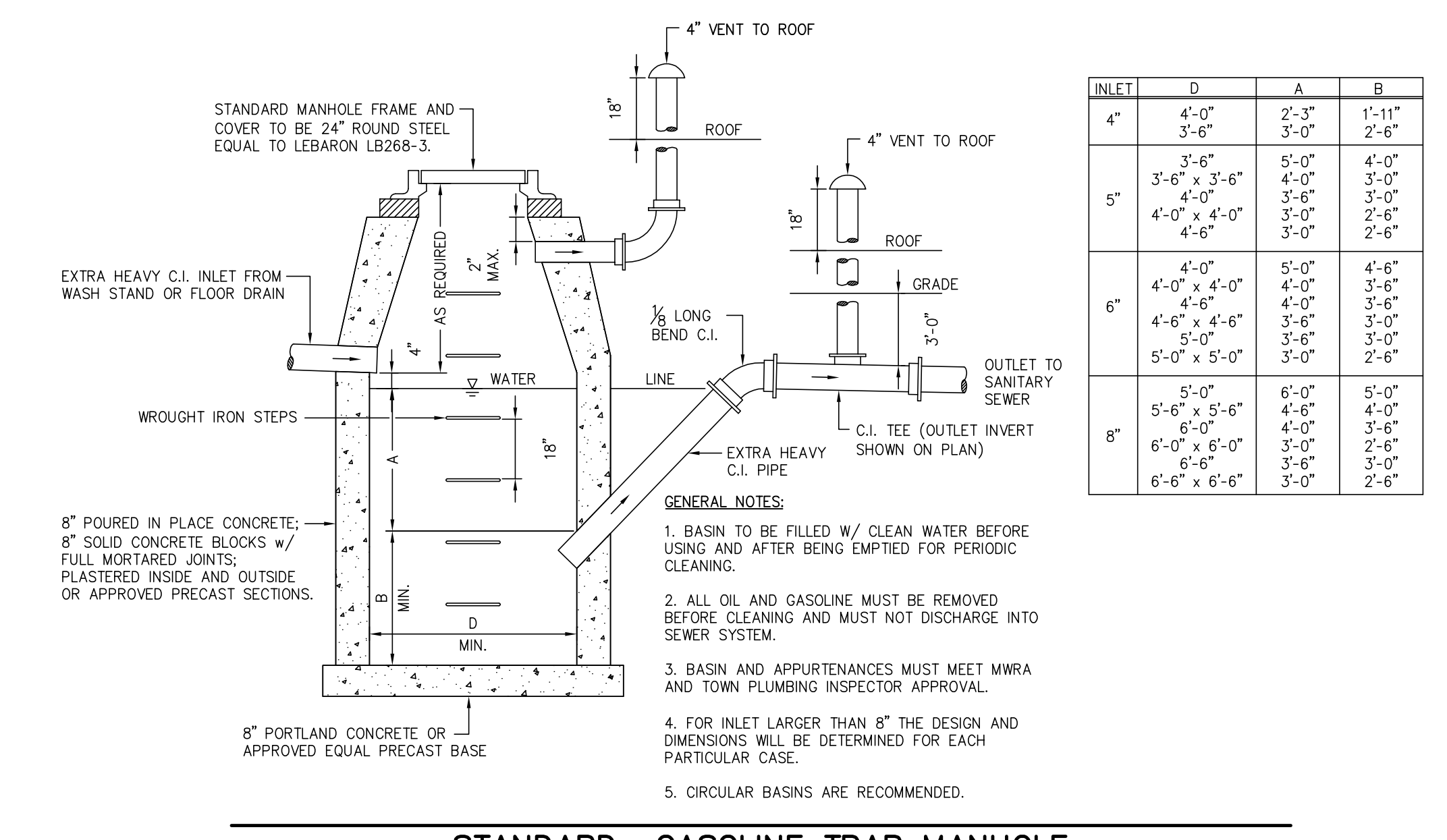


STORMTREE BASE SERIES W/ INTERNAL BYPASS

Thinking Outside the Concrete Box.

24 Corlies Street, Suite 9092, Providence, RI 02940 (401) 626-8999 www.stormtree.com

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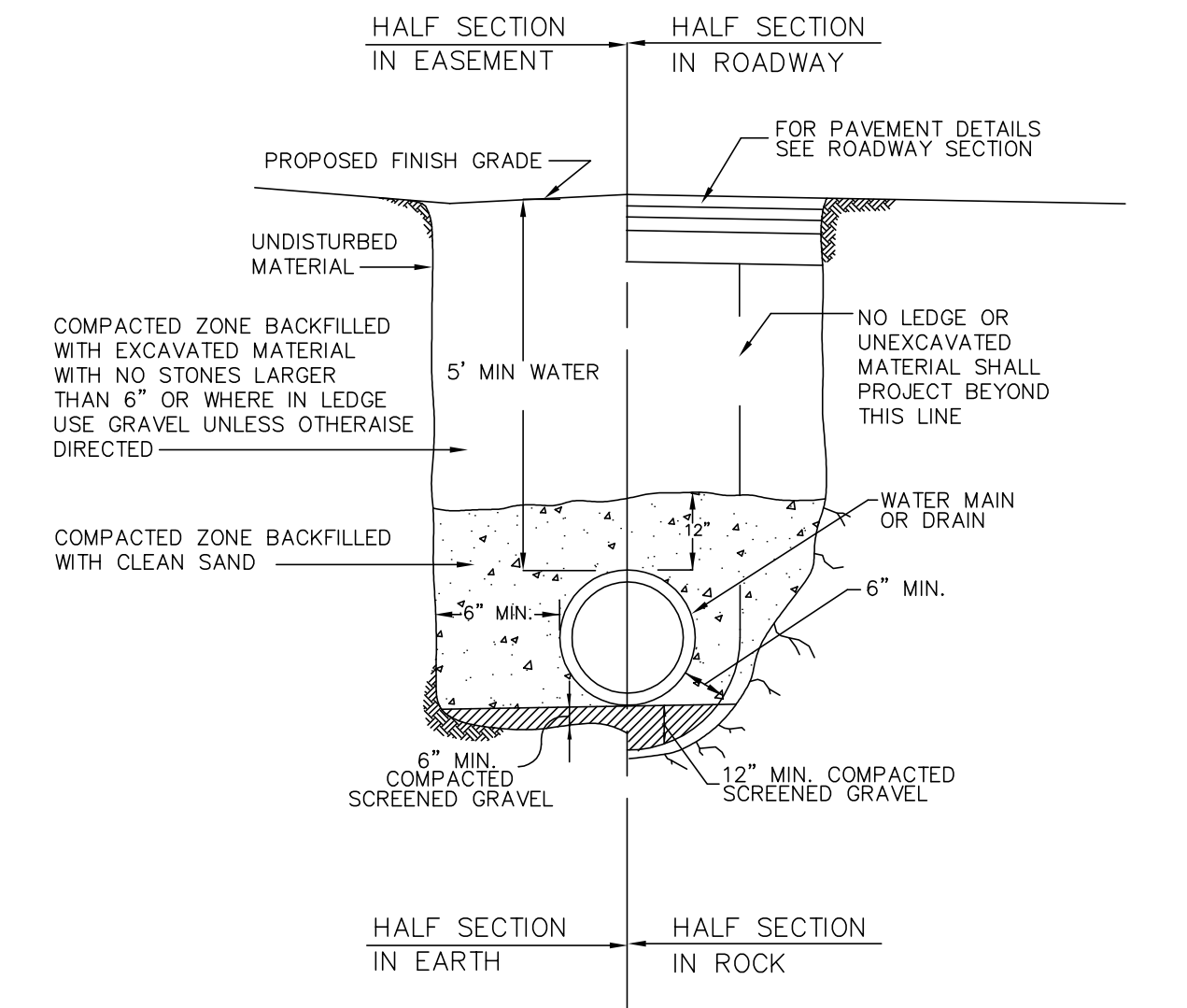
- GENERAL NOTES:**
- BASIN TO BE FILLED W/ CLEAN WATER BEFORE USING AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
 - ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING AND MUST NOT DISCHARGE INTO SEWER SYSTEM.
 - BASIN AND APPURTENANCES MUST MEET MWRA AND TOWN PLUMBING INSPECTOR APPROVAL.
 - FOR INLET LARGER THAN 8" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
 - CIRCULAR BASINS ARE RECOMMENDED.

DETAILS
1325-1369 BOSTON-PROVIDENCE HIGHWAY
NORWOOD, MASSACHUSETTS
SCALE: AS NOTED DECEMBER 3, 2025

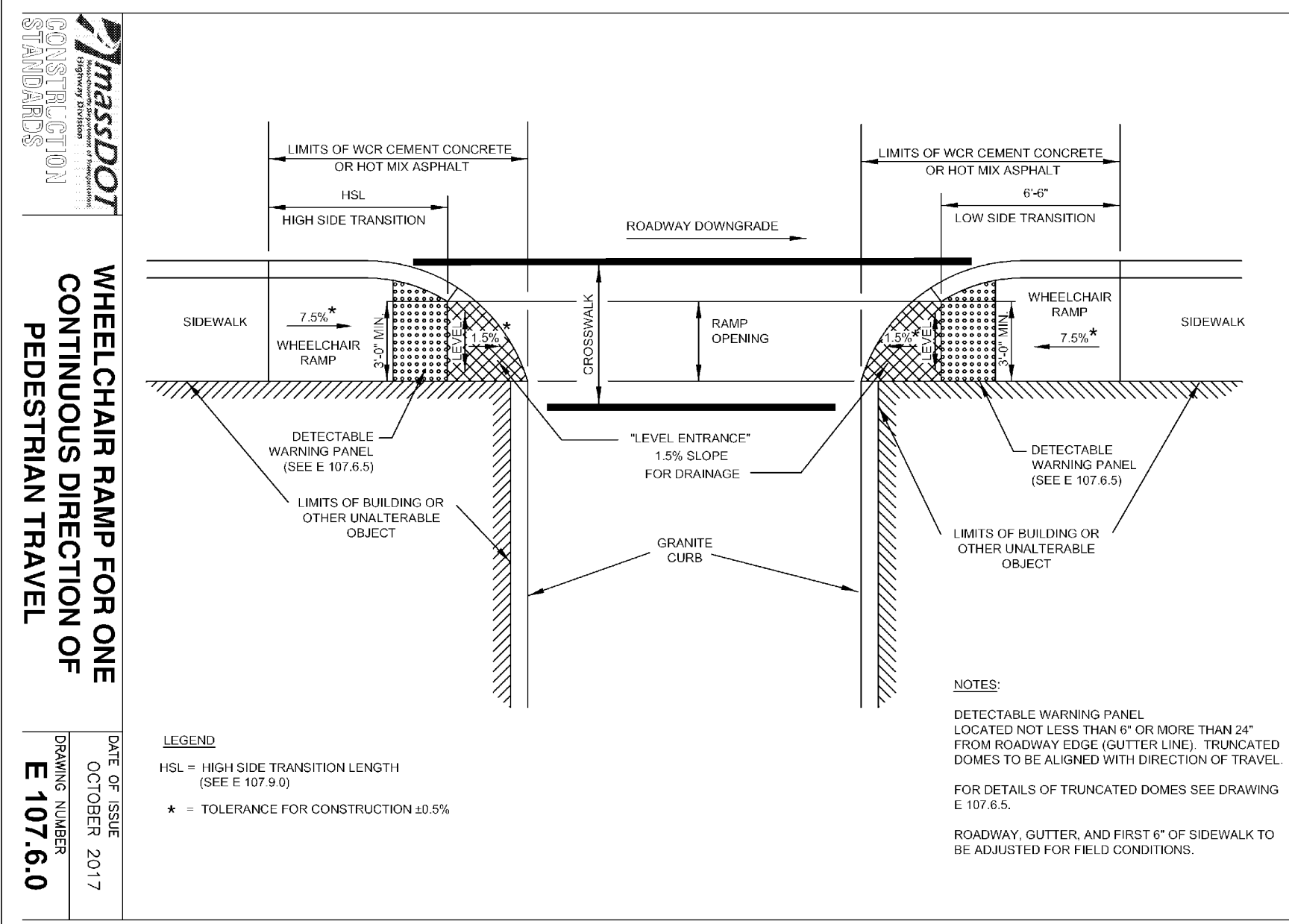
Norwood Engineering
Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL. (781)762-0143 FAX (781)762-8595

METERS 0 10 20 40 80 120
FEET 0 20 40 80 120

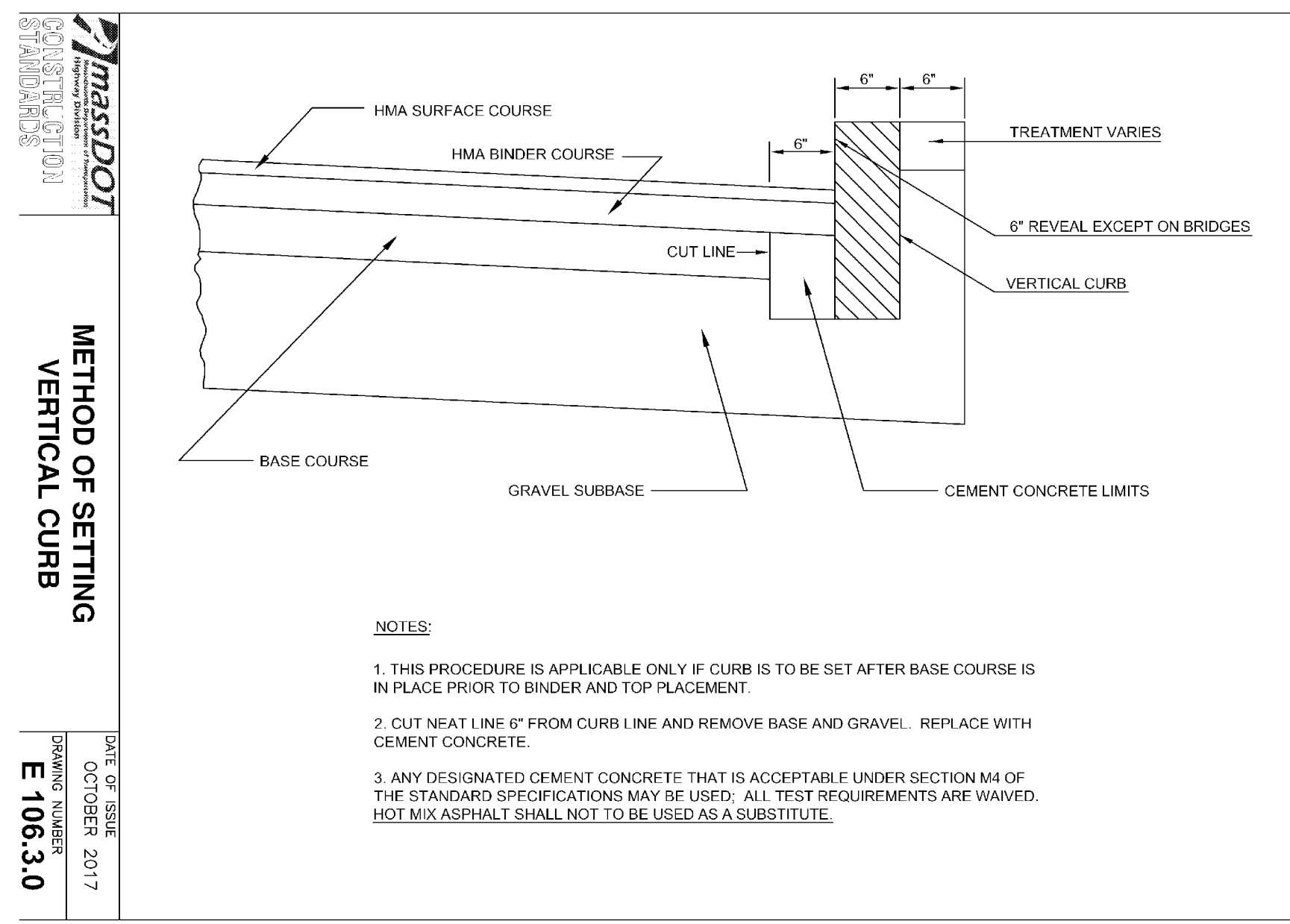
DATE	REVISIONS
01/28/26	TOWN COMMENTS / PROFILES



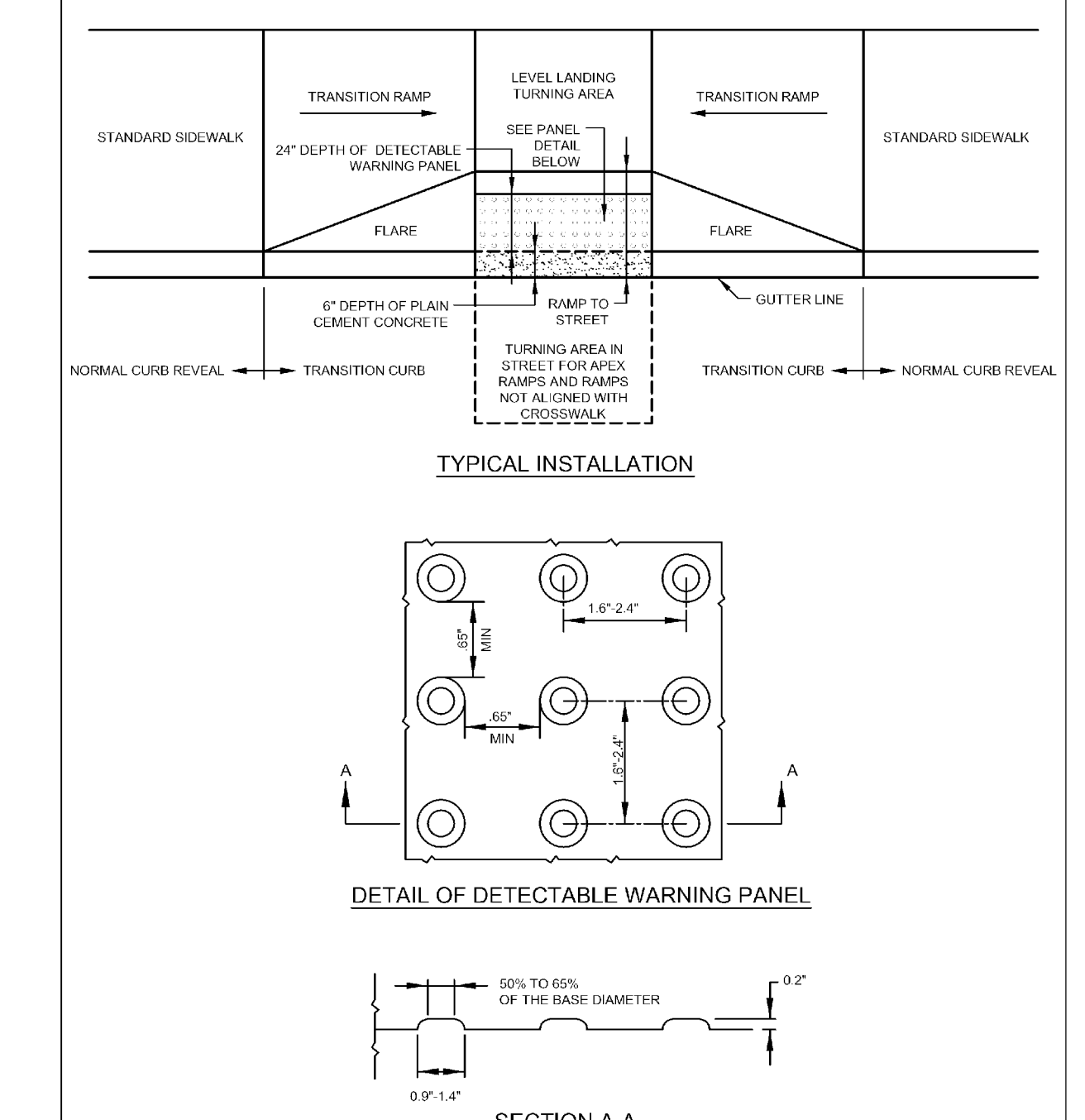
WATER MAIN TRENCH DETAILS
NOT TO SCALE



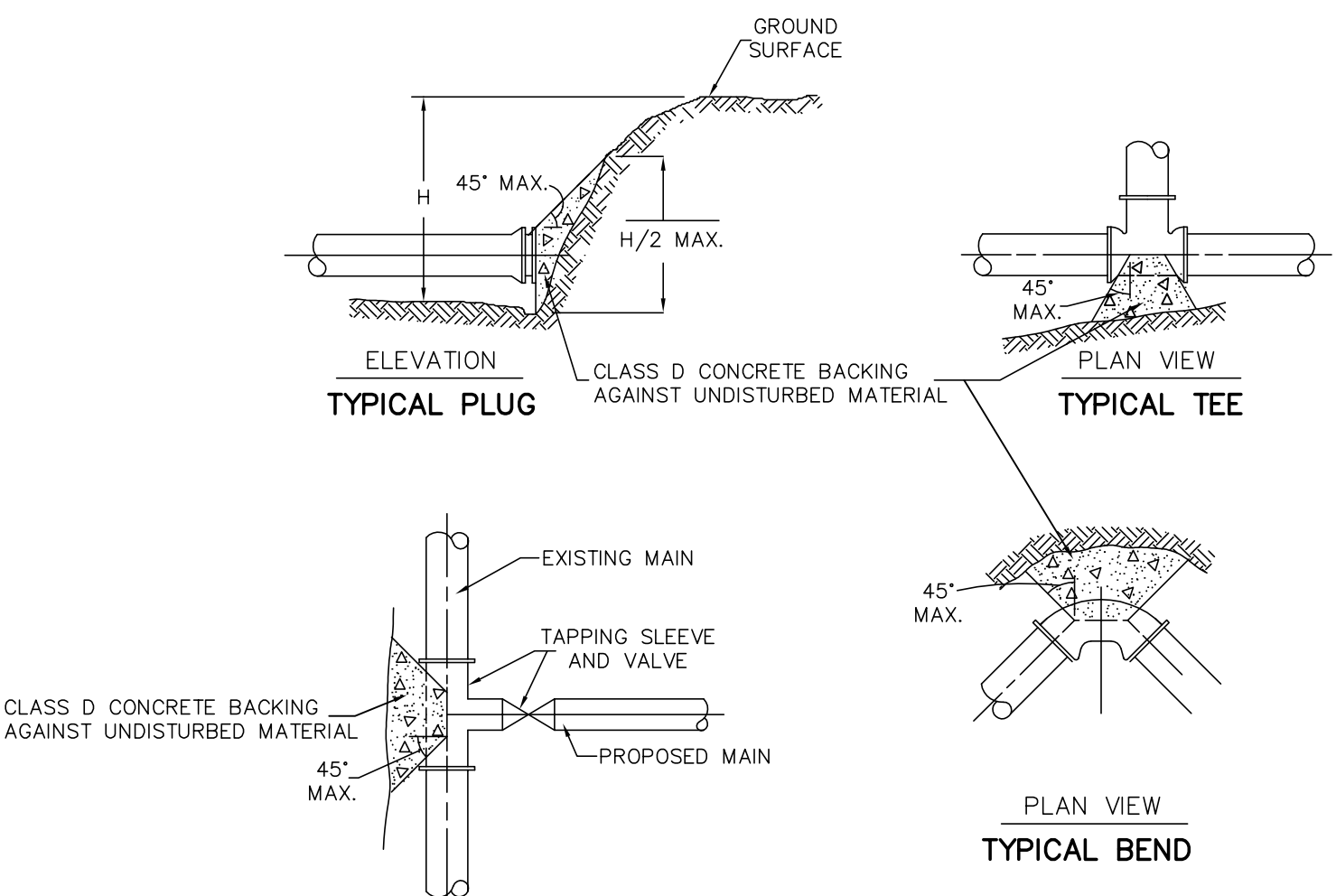
WHEELCHAIR RAMP FOR ONE PEDESTRIAN TRAVEL
DRAWING NUMBER: E 107.6.0
DATE OF ISSUE: OCTOBER 2017



METHOD OF SETTING VERTICAL CURB
DRAWING NUMBER: E 106.3.0
DATE OF ISSUE: OCTOBER 2017

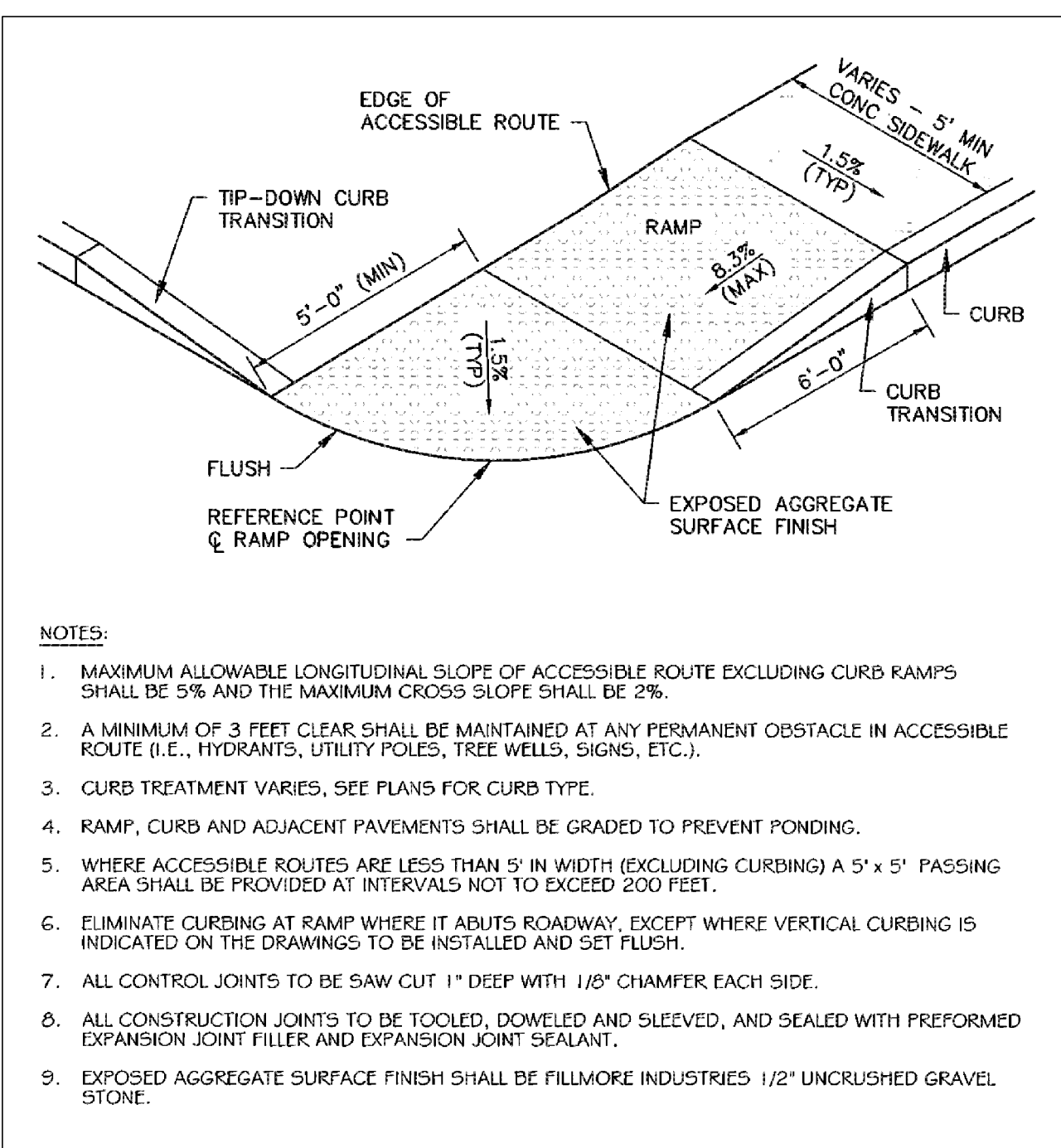


DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS AND STANDARD RAMP TERMINOLOGY
DRAWING NUMBER: E 107.6.5
DATE OF ISSUE: OCTOBER 2017

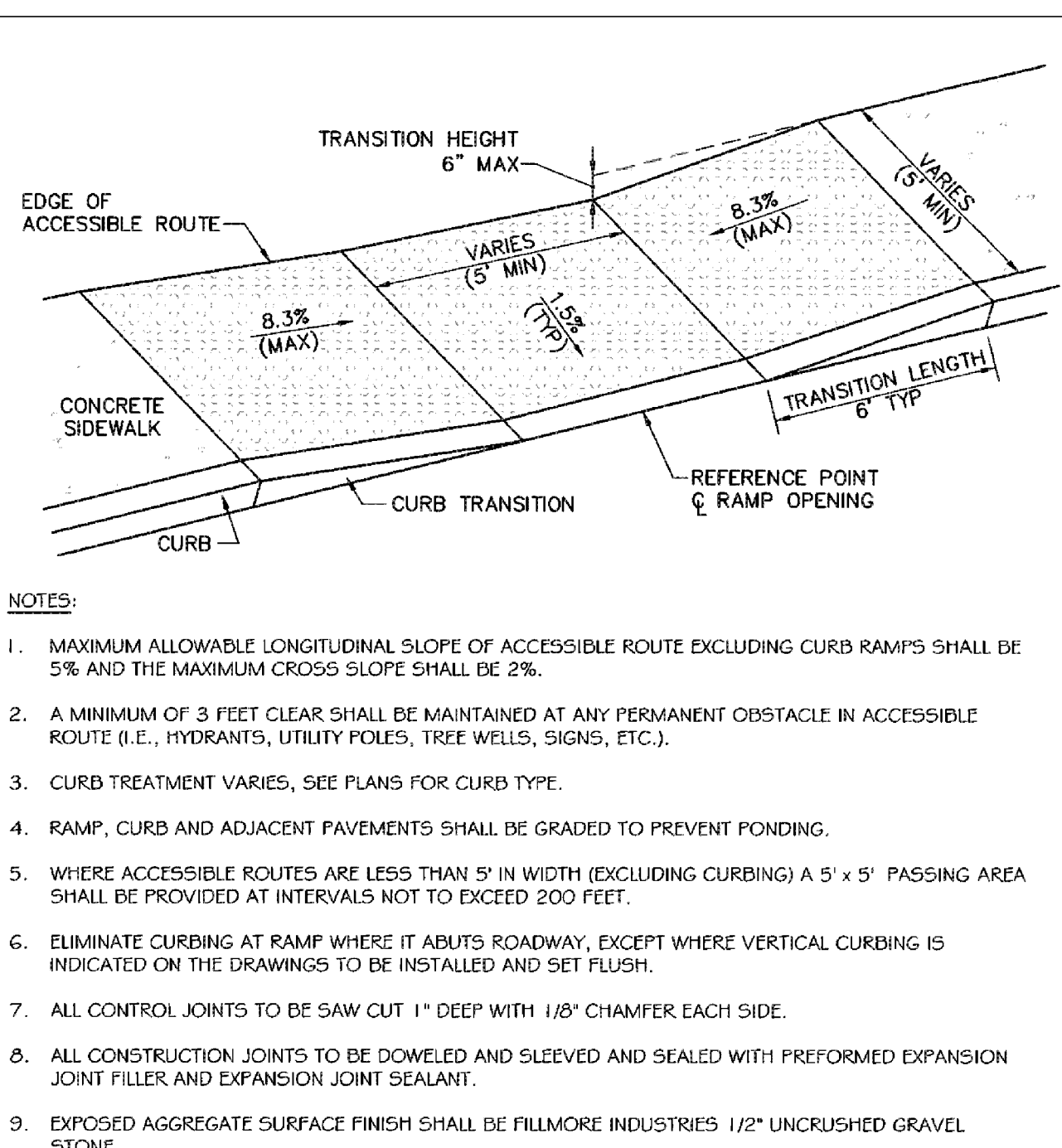


TYPICAL PLUG
TYPICAL TEE
TYPICAL BEND
TYPICAL TAPPED CONNECTION

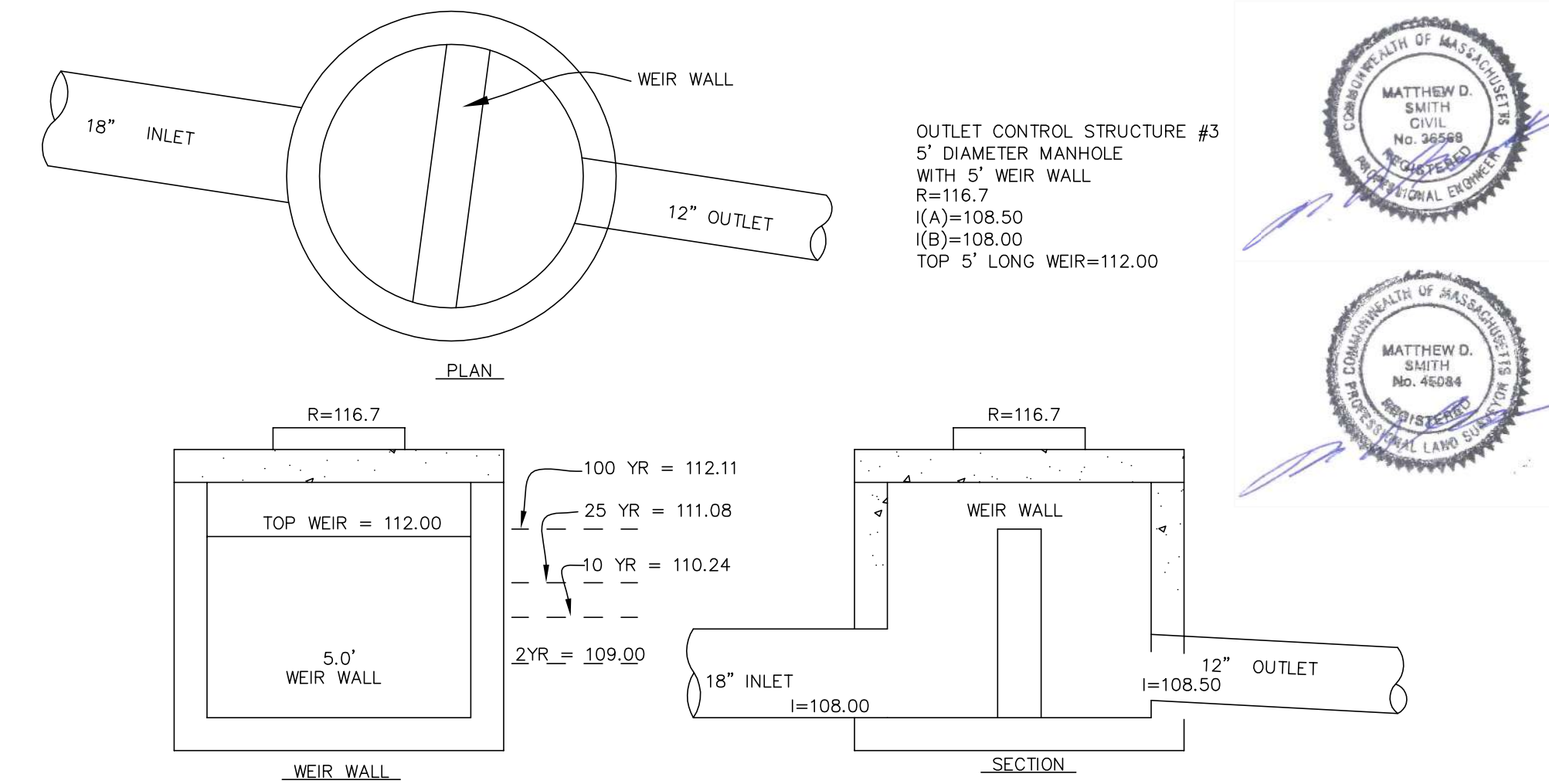
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND	PLUG TEES
6 AND 8	8	8	-	8
10 AND 12	22	13	8	16



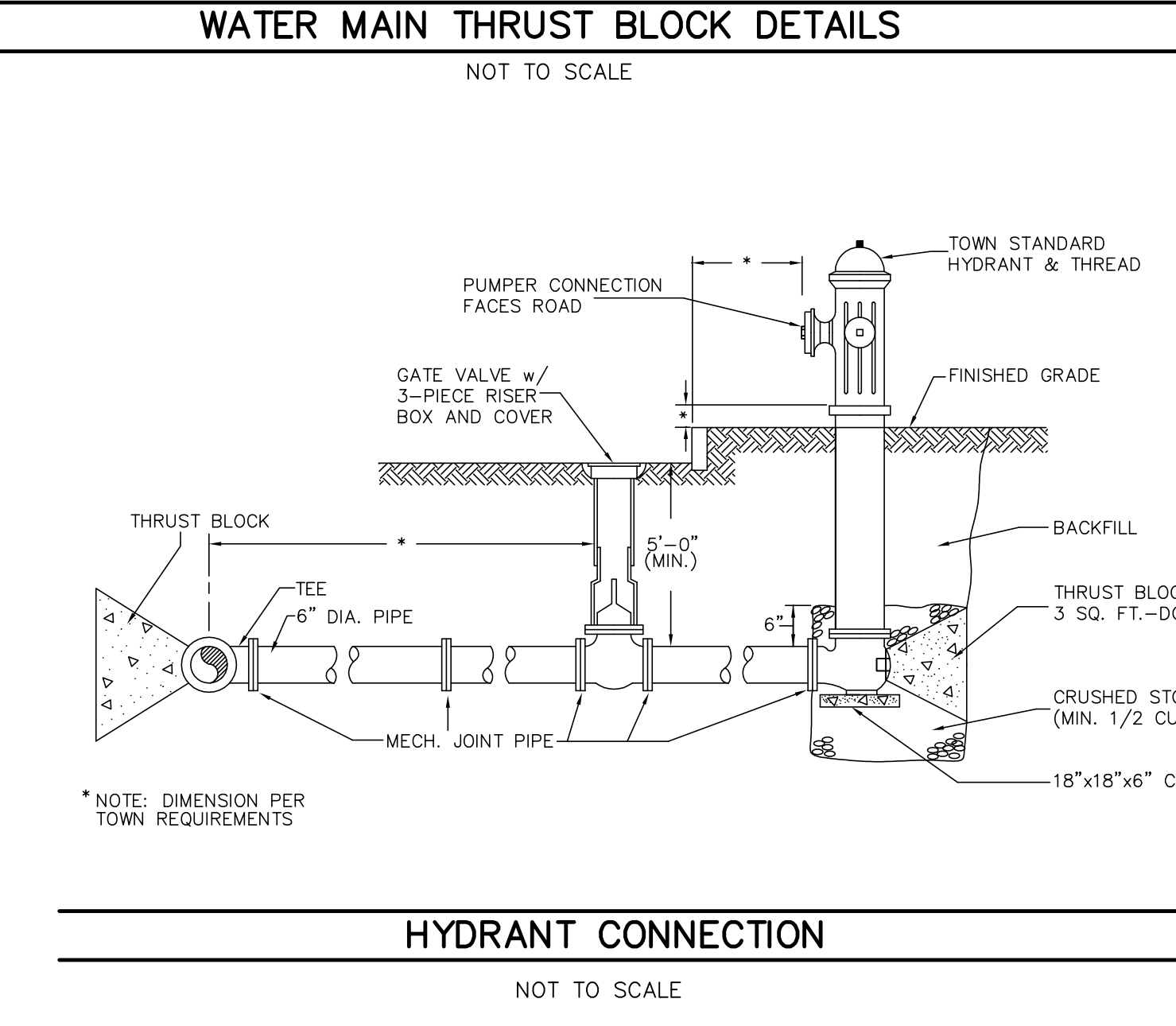
WHEELCHAIR RAMP TYPE C (PRIVATE SITE)
N.T.S.



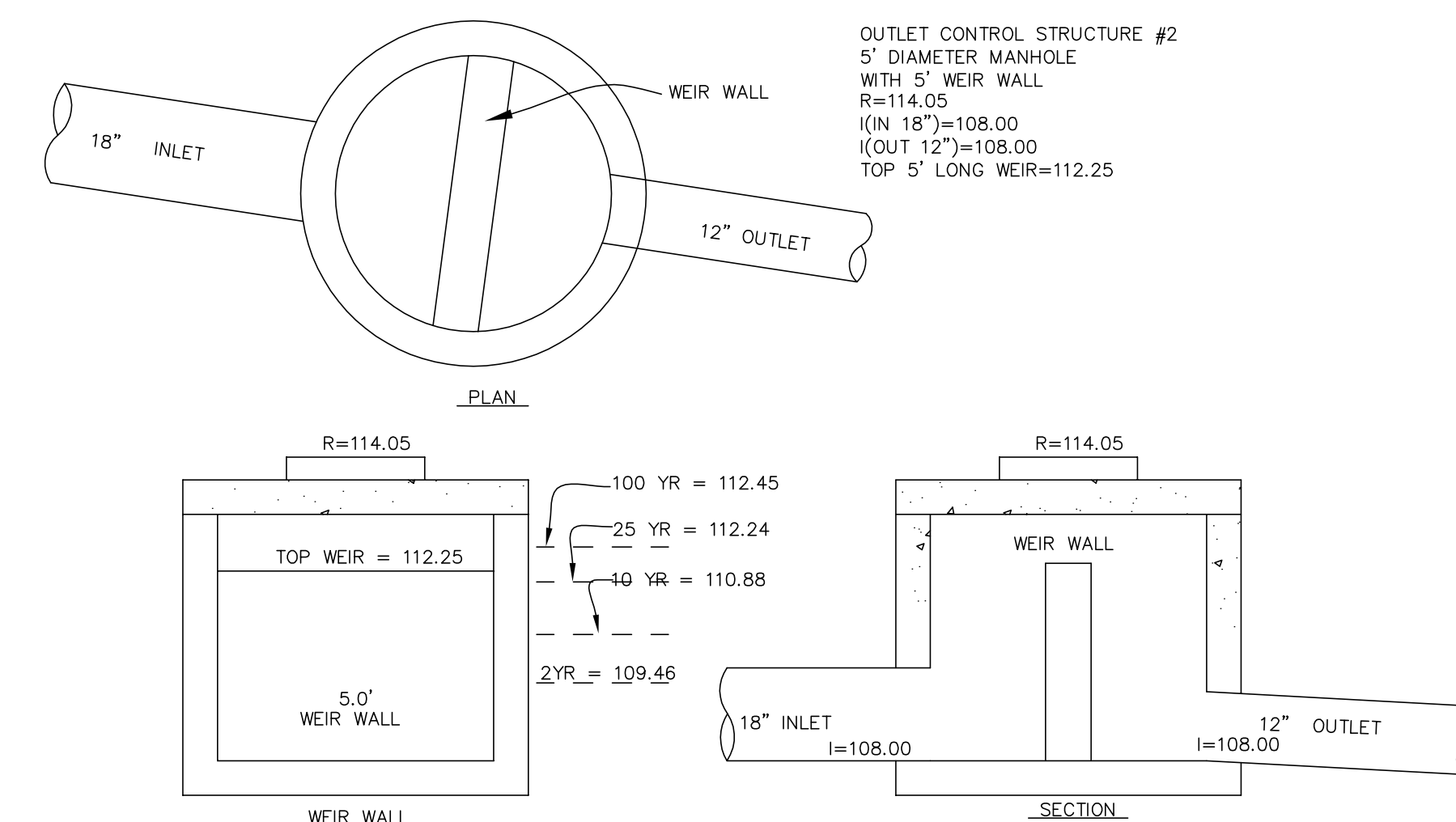
WHEELCHAIR RAMP TYPE A (PRIVATE SITE)
N.T.S.



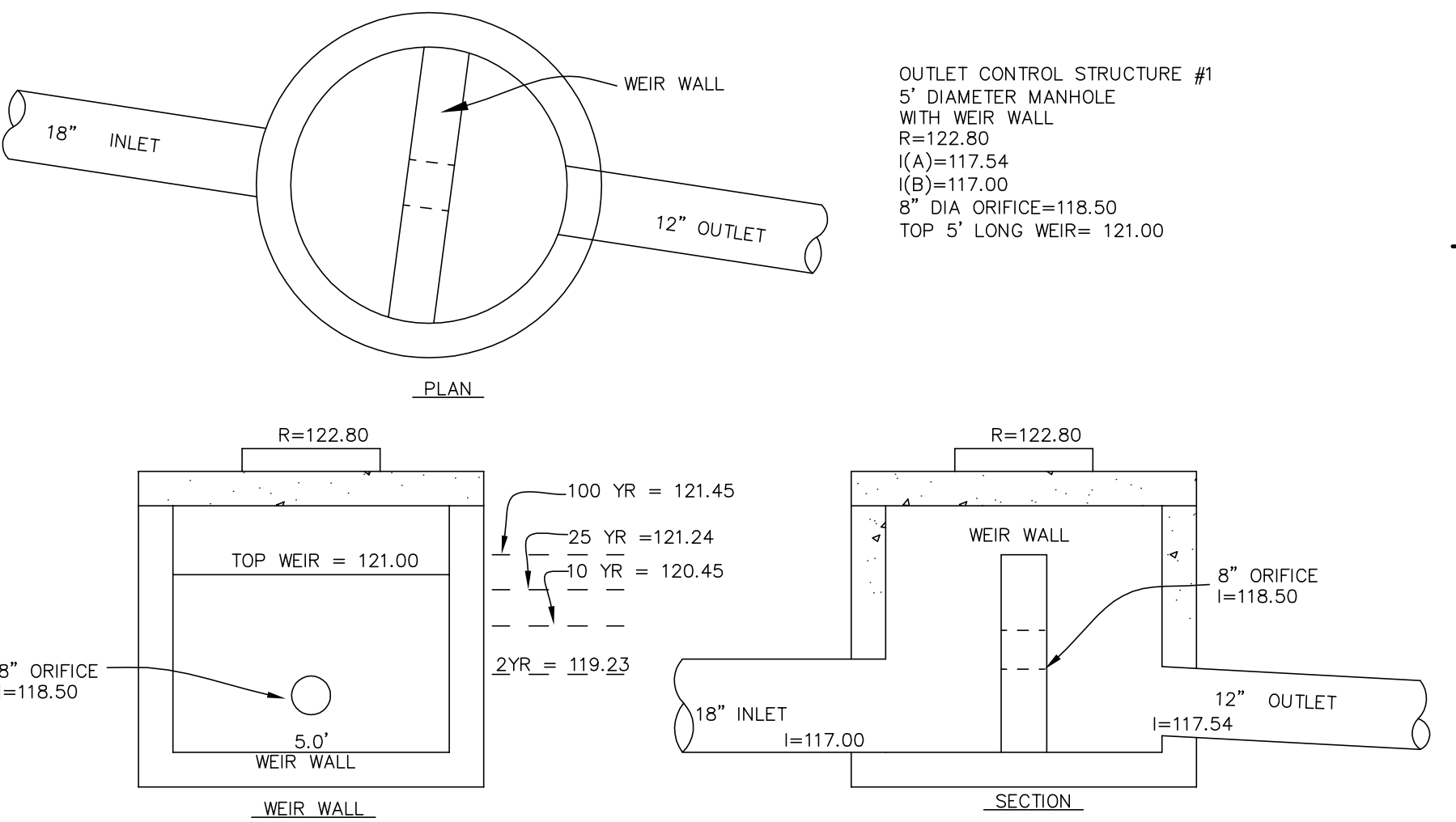
OUTLET CONTROL STRUCTURE #3
NOT TO SCALE



HYDRANT CONNECTION
NOT TO SCALE



OUTLET CONTROL STRUCTURE #2
NOT TO SCALE



OUTLET CONTROL STRUCTURE #1
NOT TO SCALE

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