

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	1	19
PROJECT FILE NO. 607901			

**PRELIMINARY RIGHT OF WAY
TITLE SHEET & INDEX**

PLAN AND PROFILE OF
**ELM STREET AND RUSTCRAFT ROAD
ROADWAY AND SIDEWALK IMPROVEMENTS**

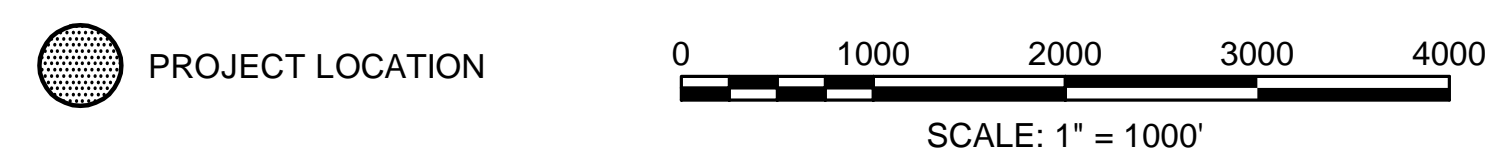
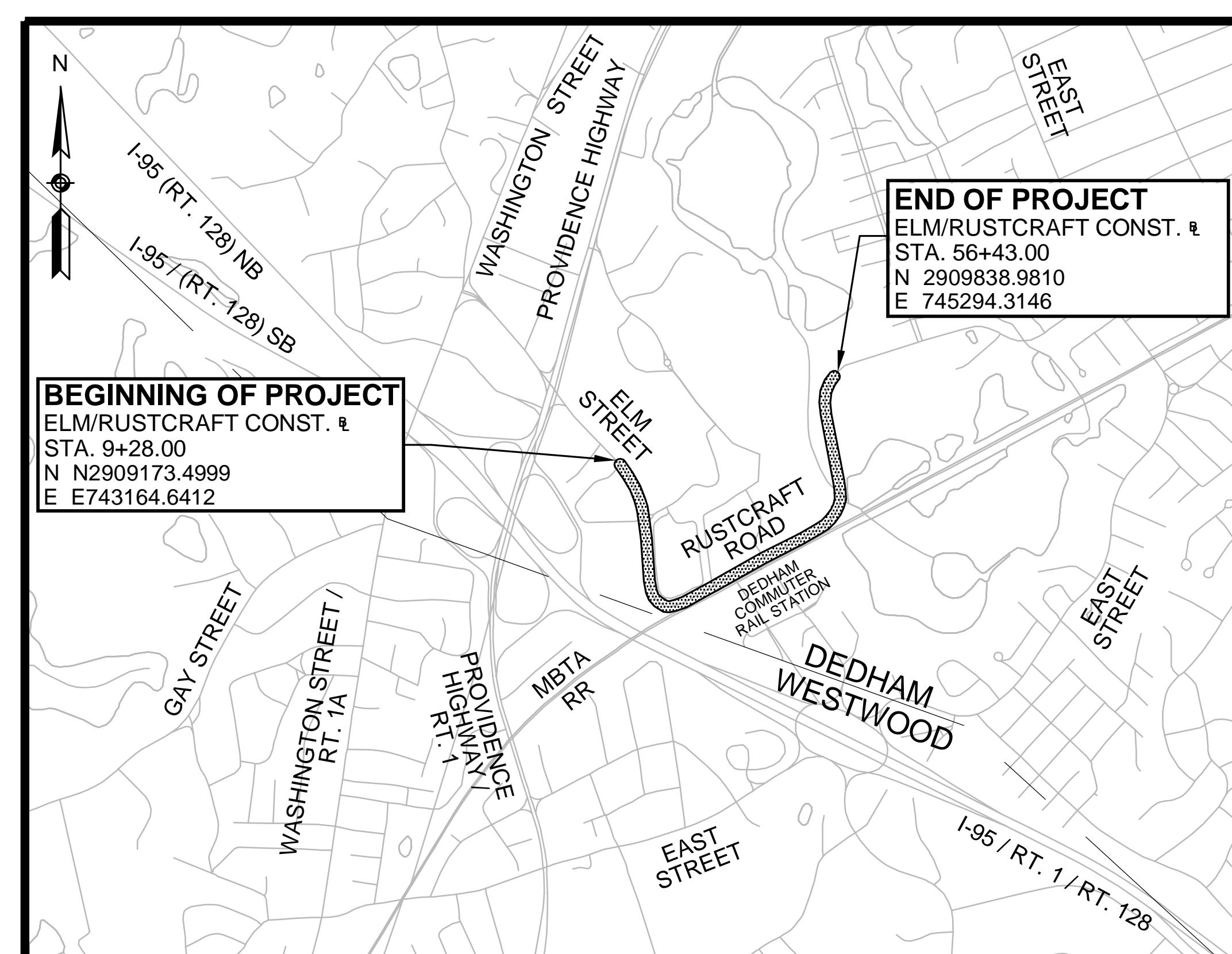
IN THE TOWN OF
DEDHAM
NORFOLK COUNTY
PRELIMINARY RIGHT OF WAY

THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DATED 1988, AS AMENDED, THE SUPPLEMENTAL SPECIFICATIONS DATED JULY 1, 2015, THE 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS WITH MASSACHUSETTS AMENDMENTS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, WILL GOVERN.

FEDERAL AID PROJECT NO. XX-XXXX(XXX)

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2-3	TYPICAL SECTIONS
4-8	CRITICAL PROFILES
9	PARCEL SUMMARY
10	LOCATION PLAN
11-19	PROPERTY PLANS



LENGTH OF PROJECT = 4543.00 FEET = 0.860 MILES

DATE	DESCRIPTION	REV #
05/08/2020	PS&E SUBMISSION	5
05/13/2019	REV. 100% SUBMISSION	4
03/29/2019	100% SUBMISSION	3
09/02/2016	75% SUBMISSION	2
01/07/2016	UPDATED SET W/ UTILITY	1
03/27/2015	25% SUBMISSION	0

PREPARED BY:
BETA
www.BETA-Inc.com

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

DIVISION ADMINISTRATOR DATE



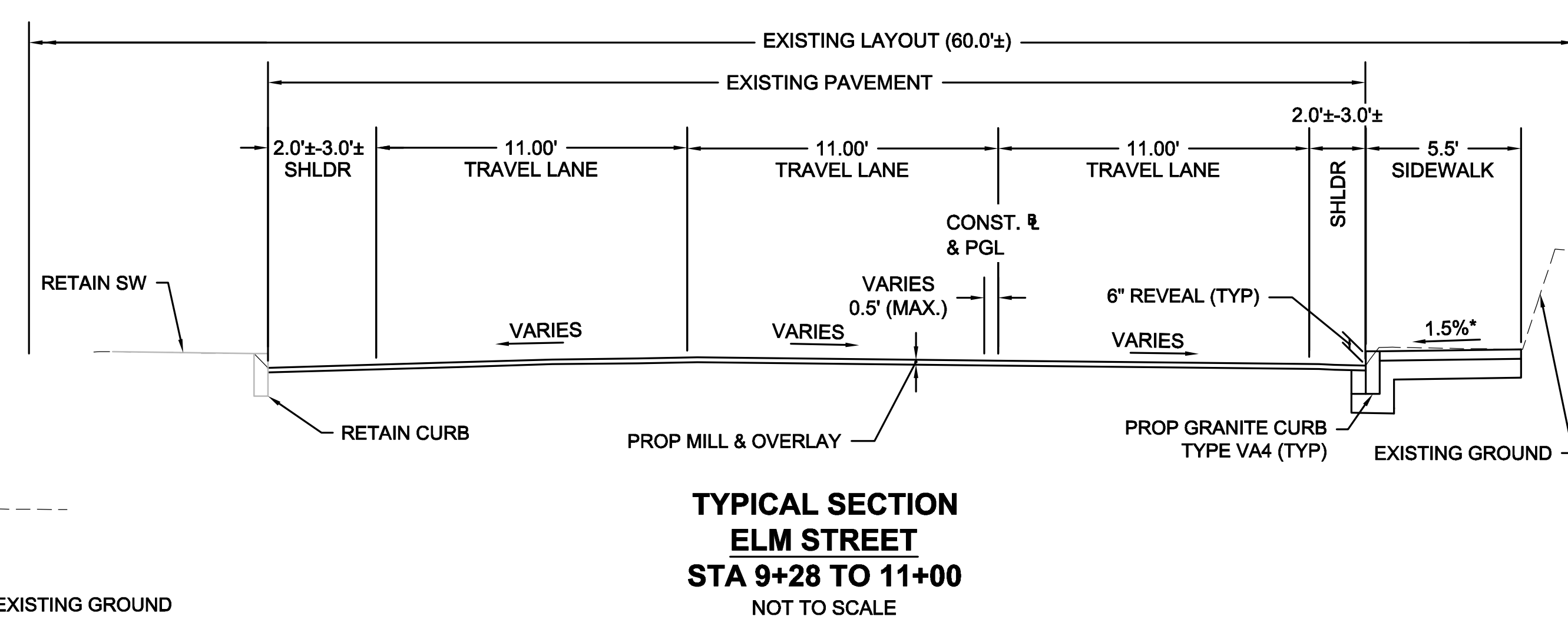
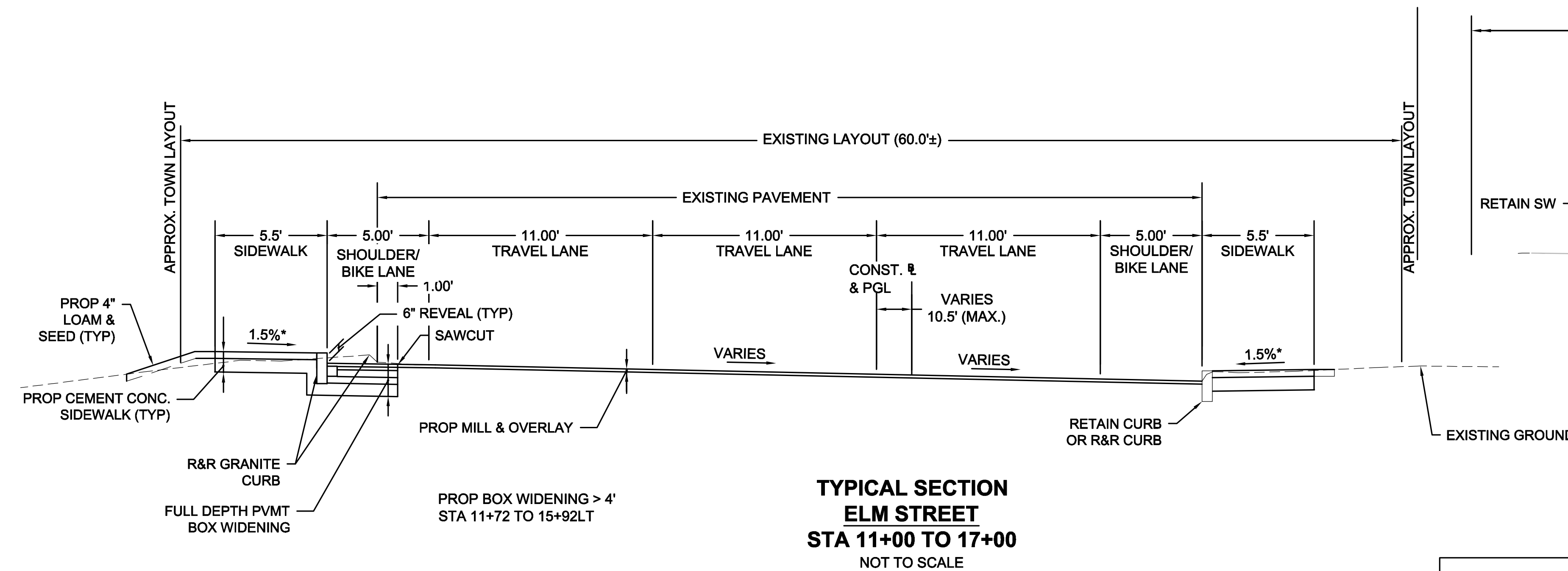
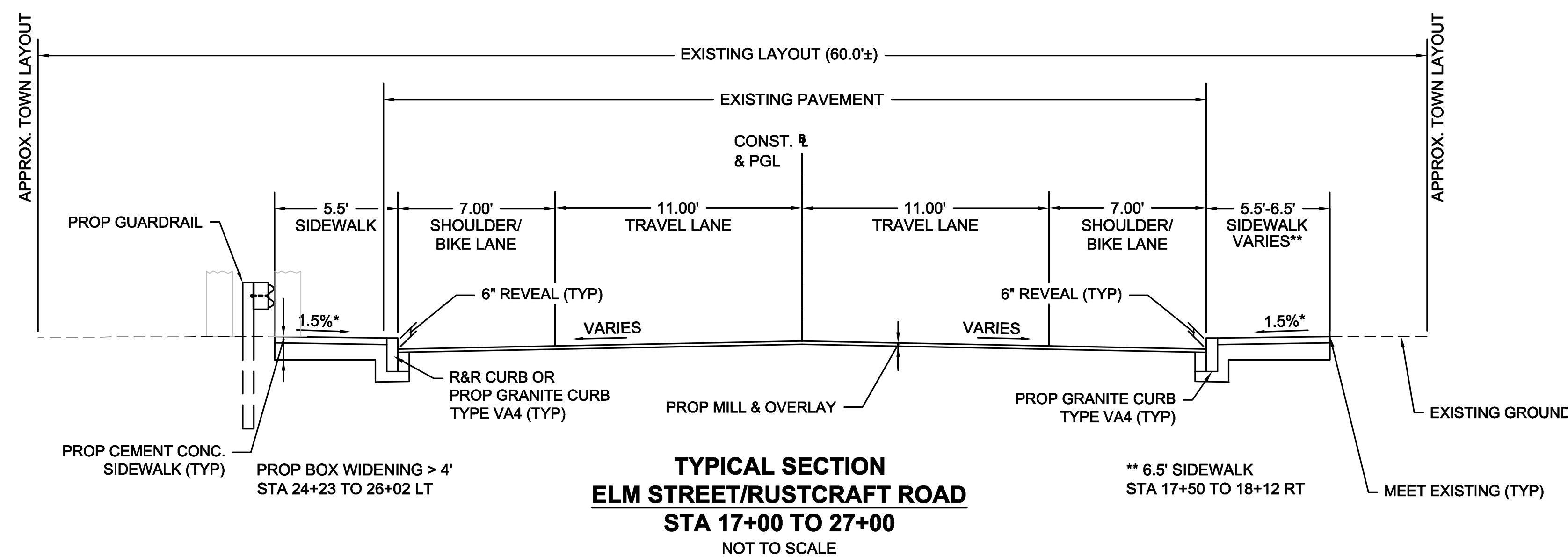
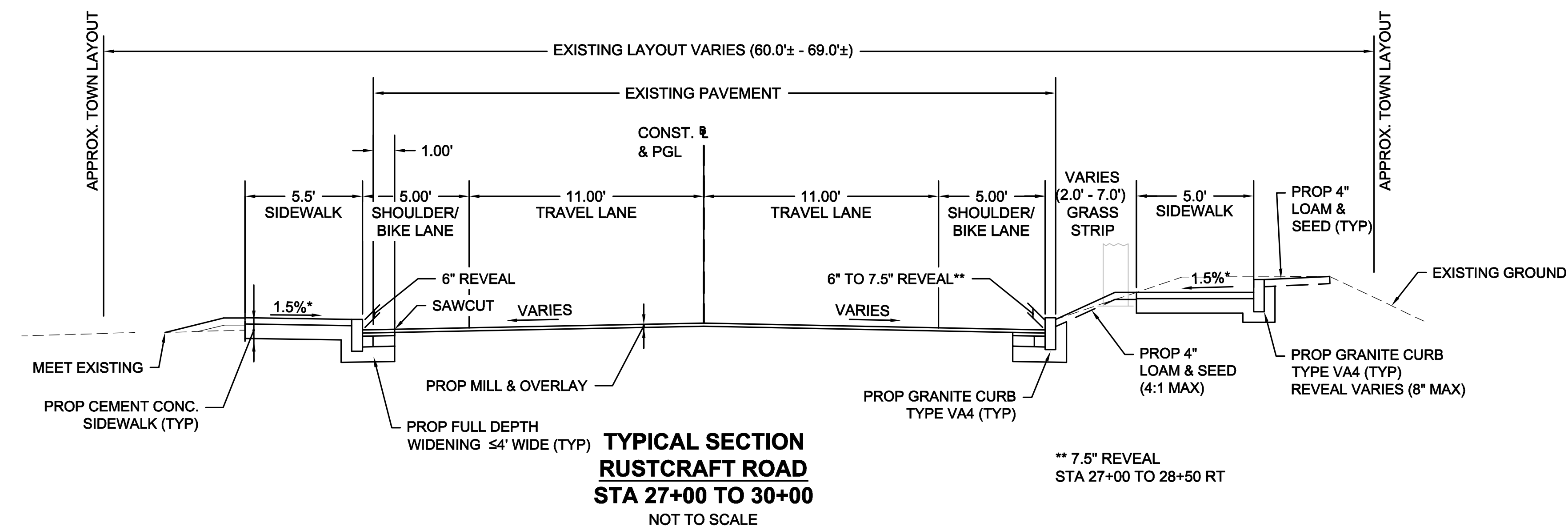
RECOMMENDED FOR APPROVAL

CHIEF ENGINEER DATE
APPROVED

HIGHWAY ADMINISTRATOR DATE

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MA	XX-XXXX(XXX)	2	19

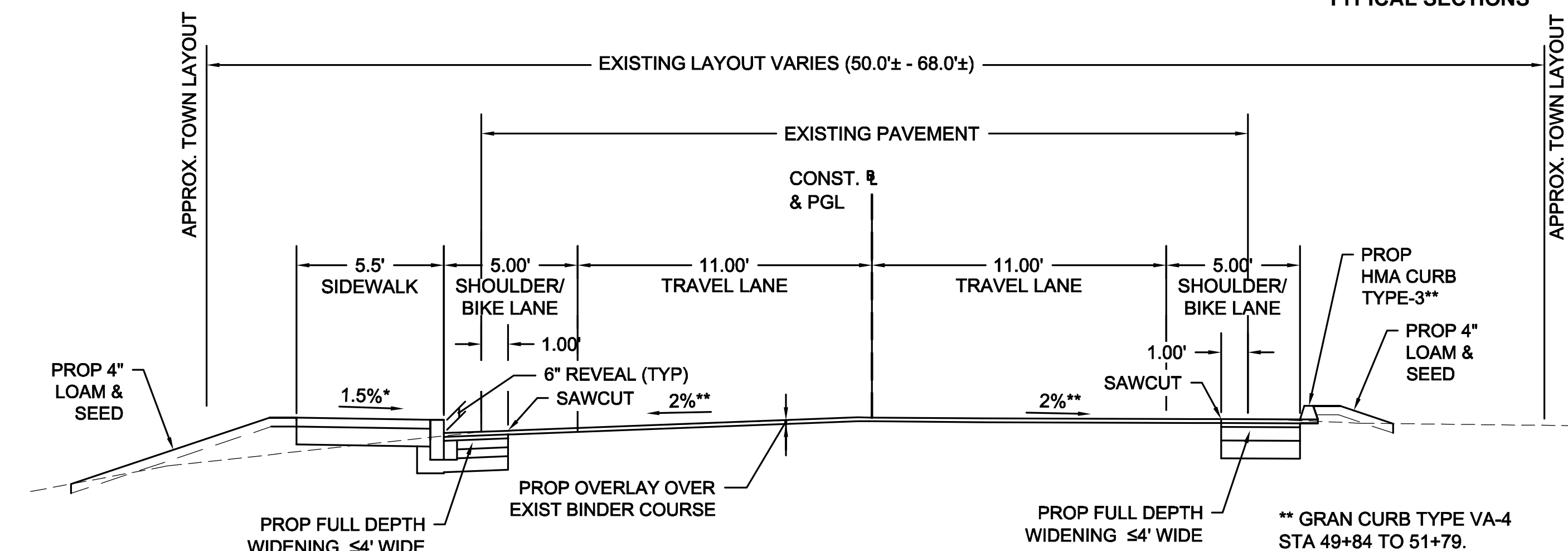
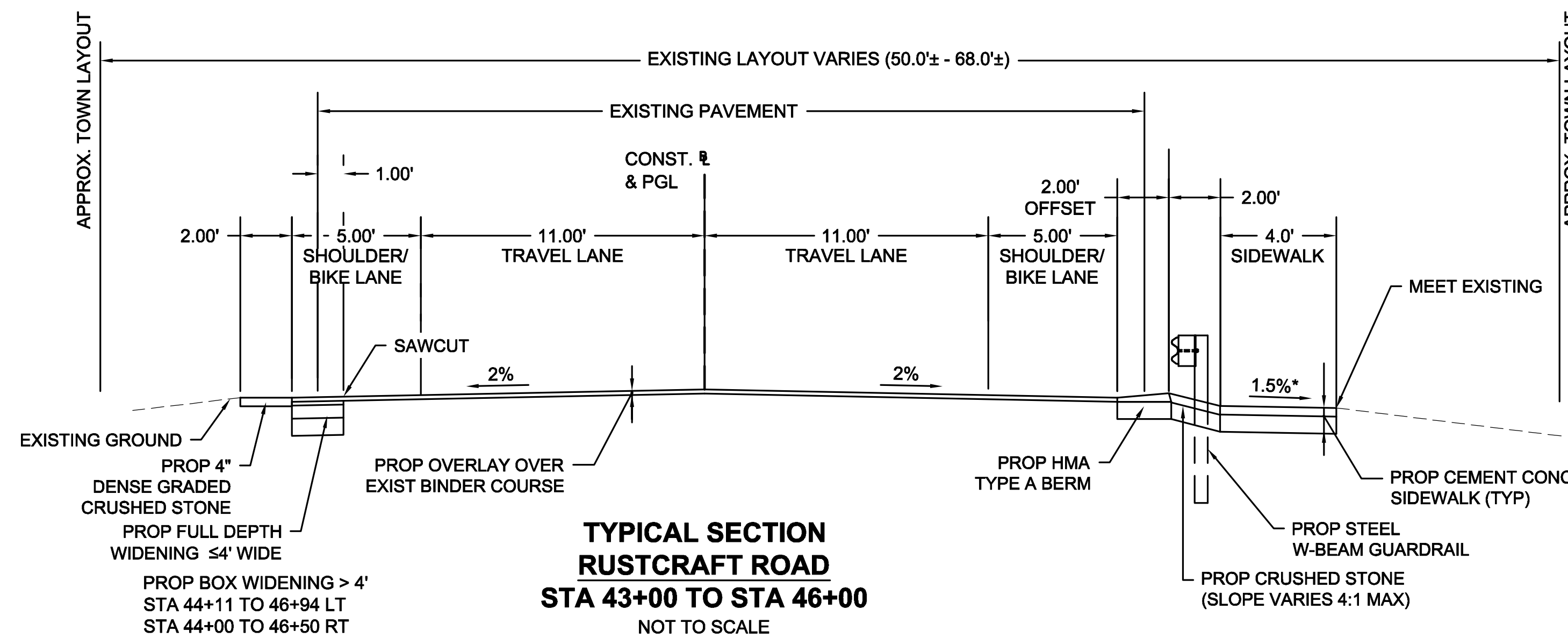
PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS



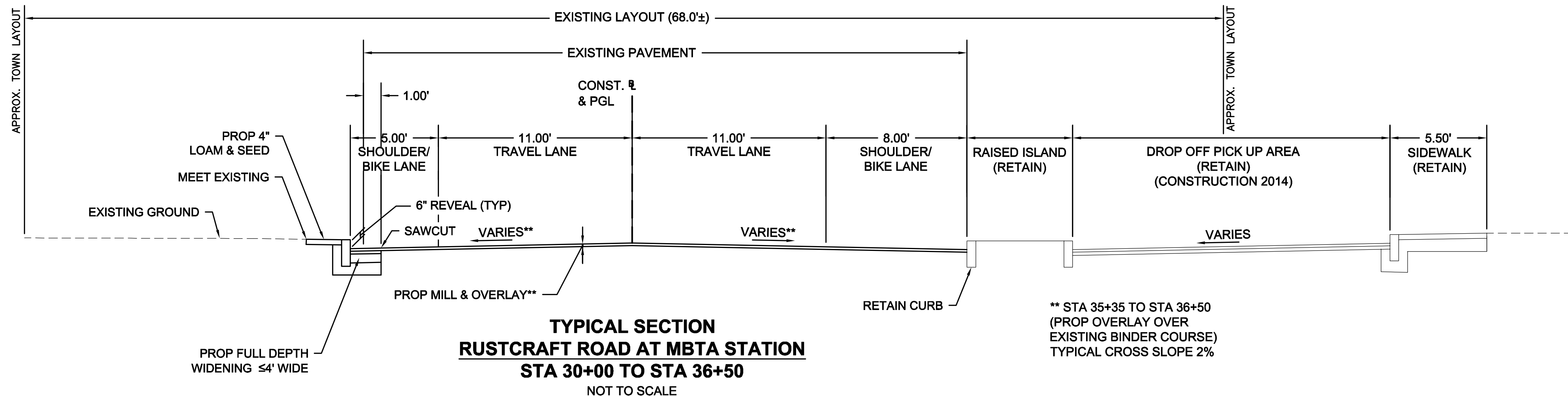
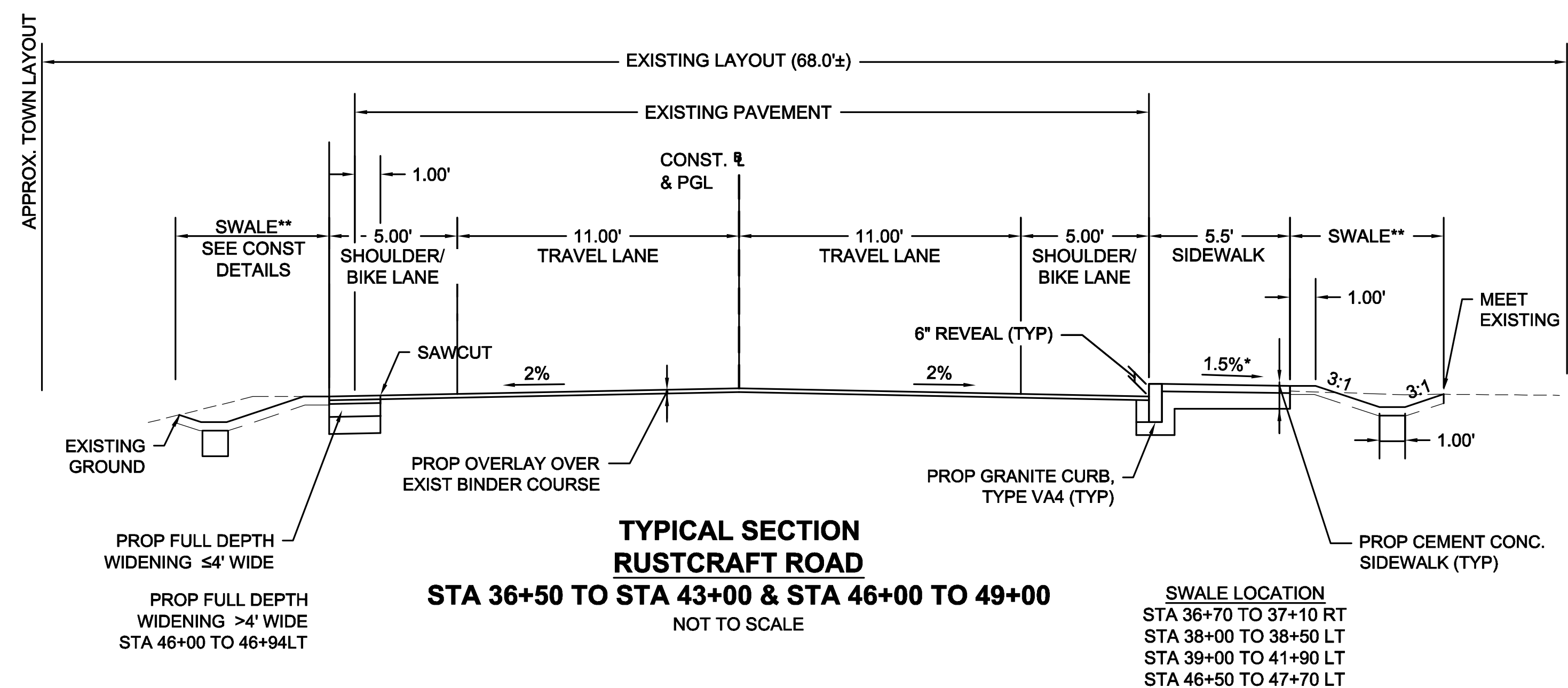
* SIDEWALK CROSS-SLOPE SHALL BE 1.5% WITH
A CONSTRUCTION TOLERANCE OF 0.5%±

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	3	19
PROJECT FILE NO.		607901	

PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS



PAVEMENT NOTES
SEE SHEET 4

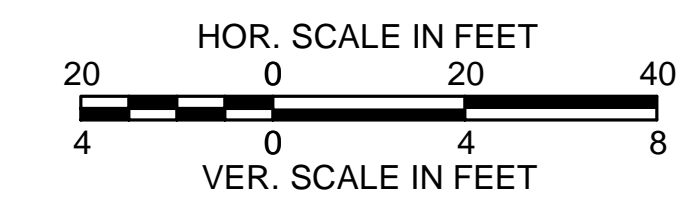
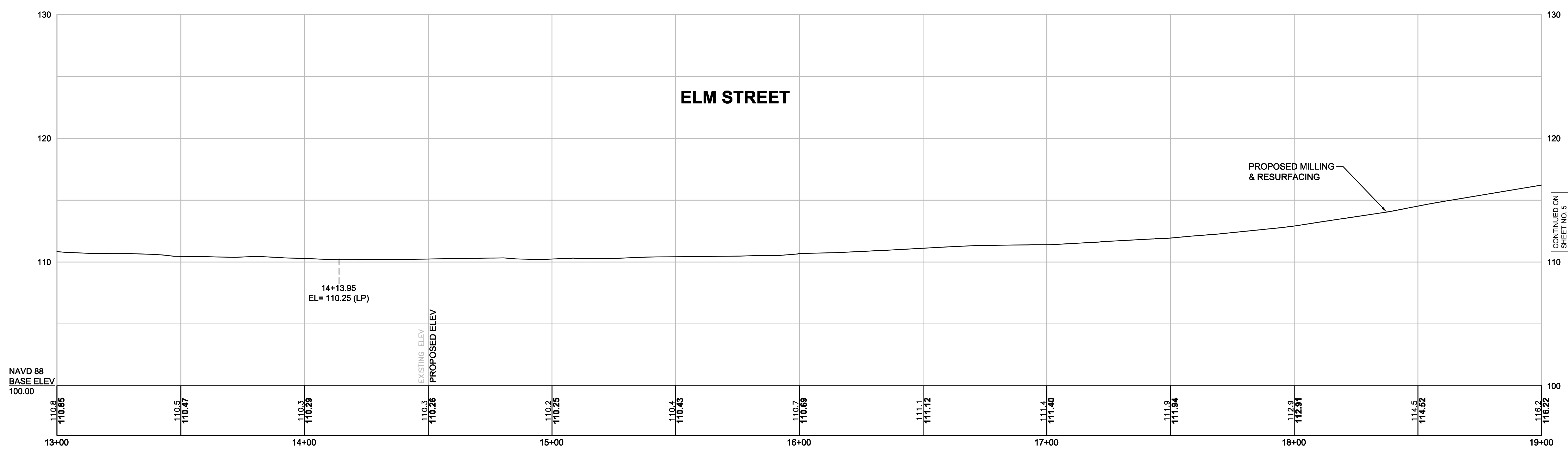
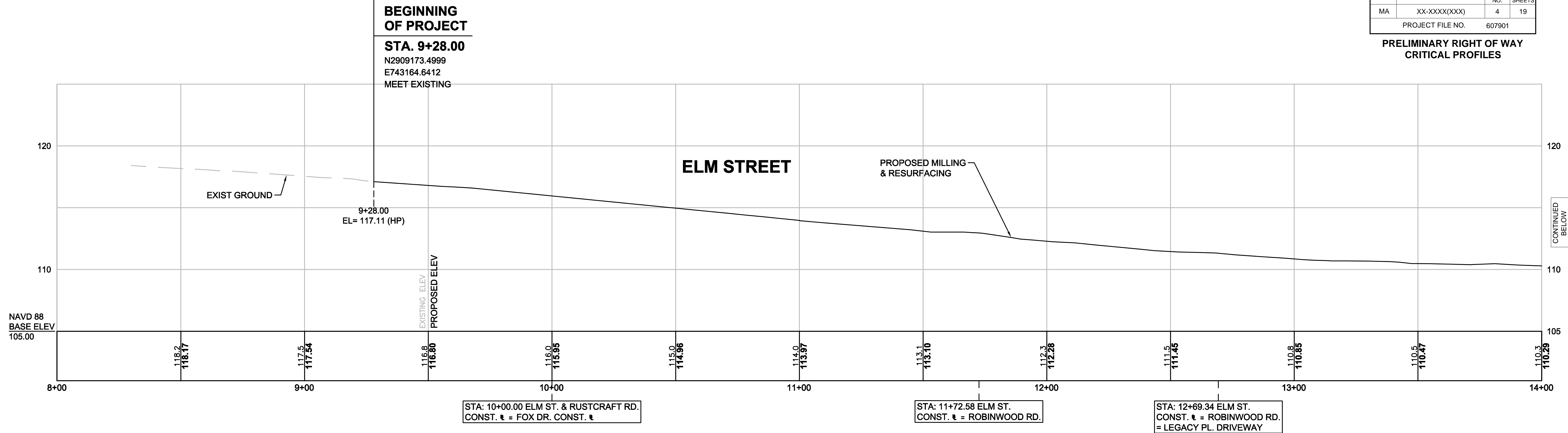


* SIDEWALK CROSS-SLOPE SHALL BE 1.5% WITH
A CONSTRUCTION TOLERANCE OF 0.5%±

DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	4	19

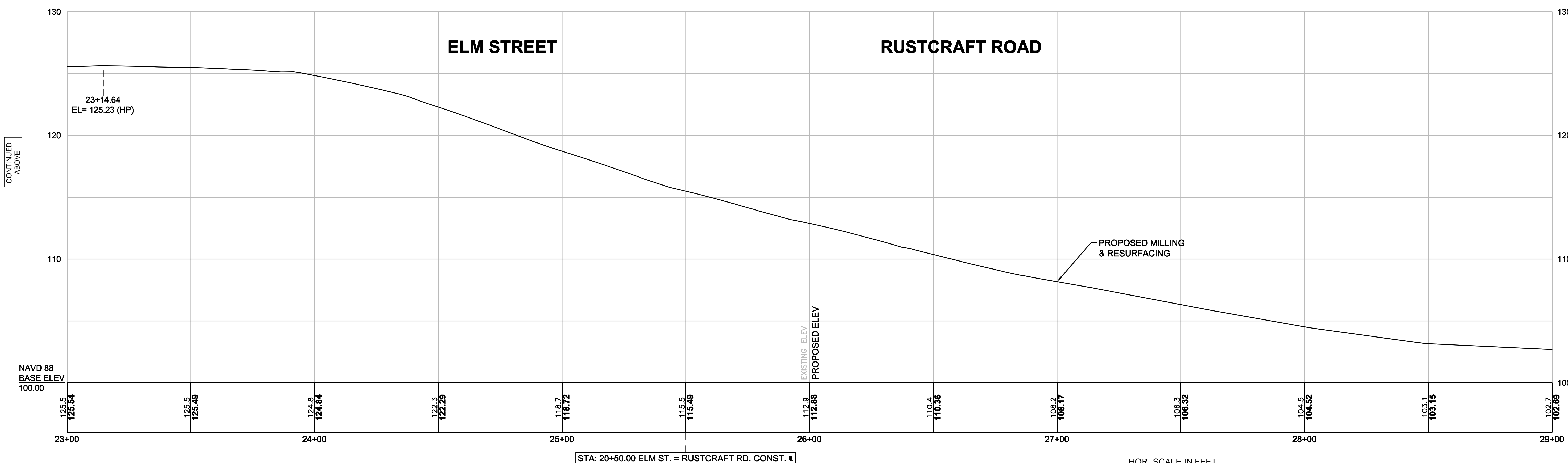
PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILES**



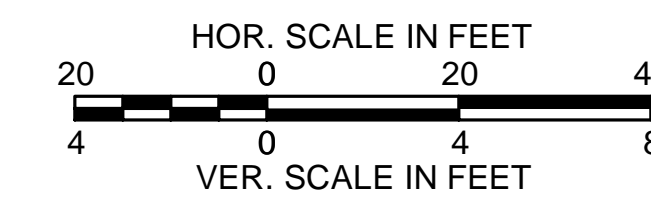
DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	5	19

PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILES**



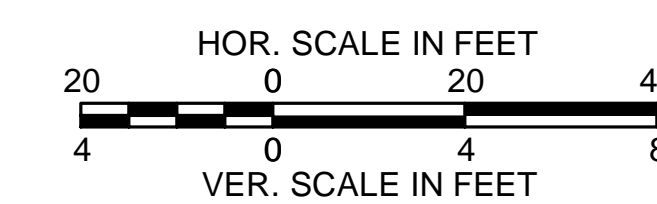
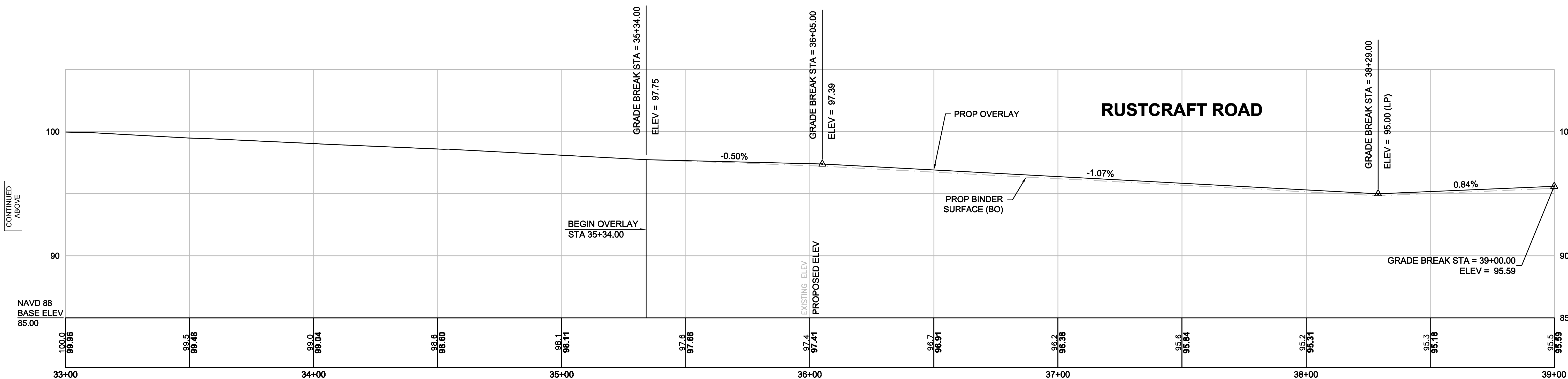
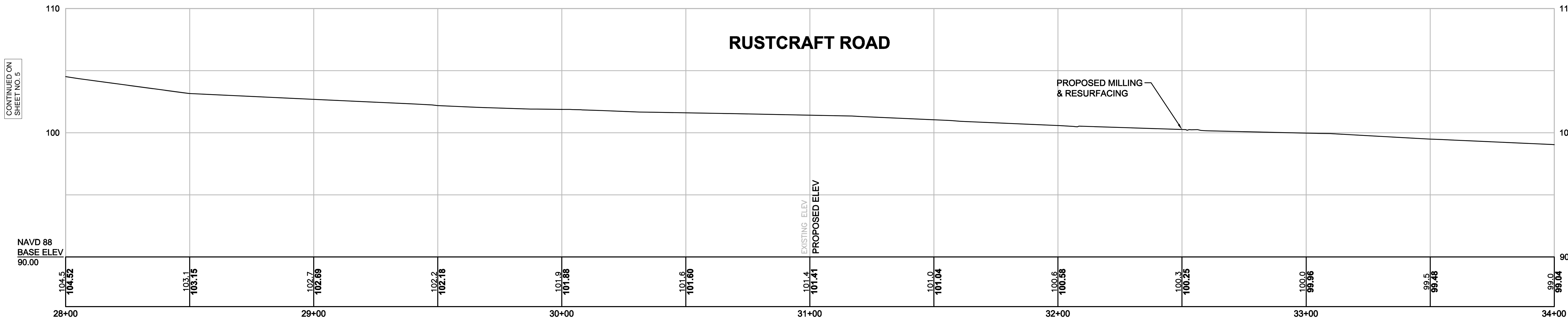
STA: 20+50.00 ELM ST. = RUSTCRAFT RD. CONST. ♣



DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	6	19

PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILES**



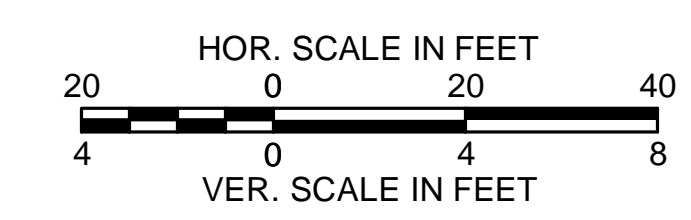
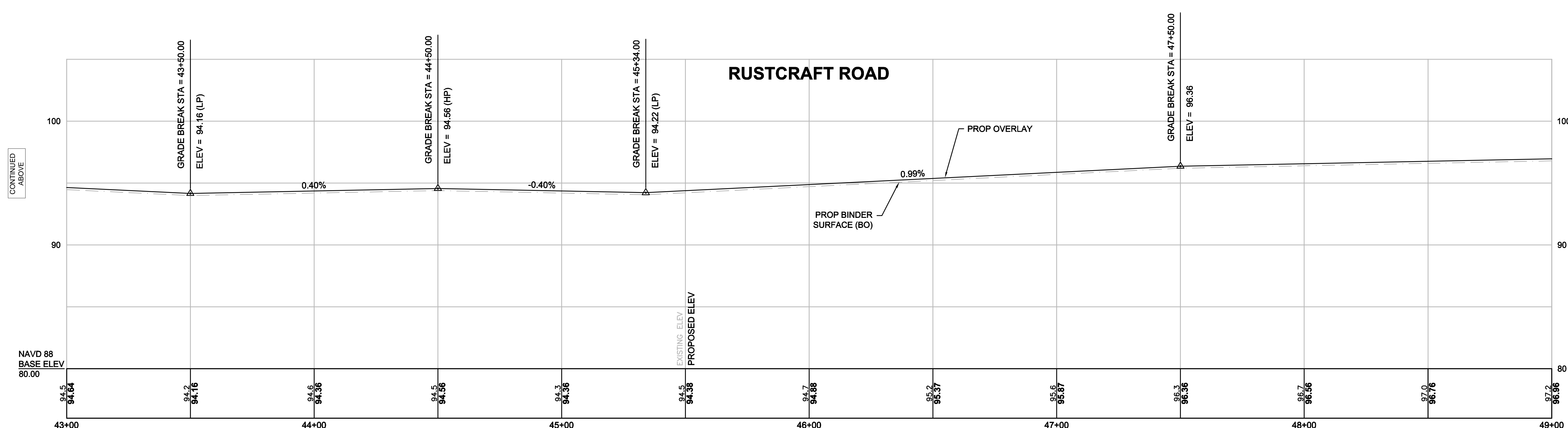
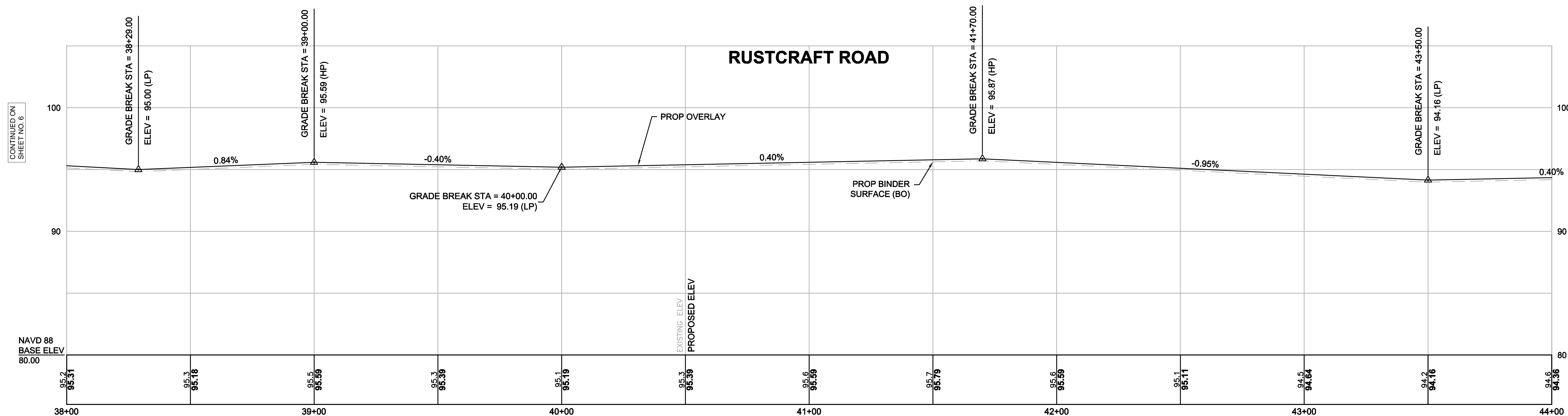
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DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	7	19

PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILES**



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SHEET NO. 6

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BELOW

CONTINUED
ABOVE

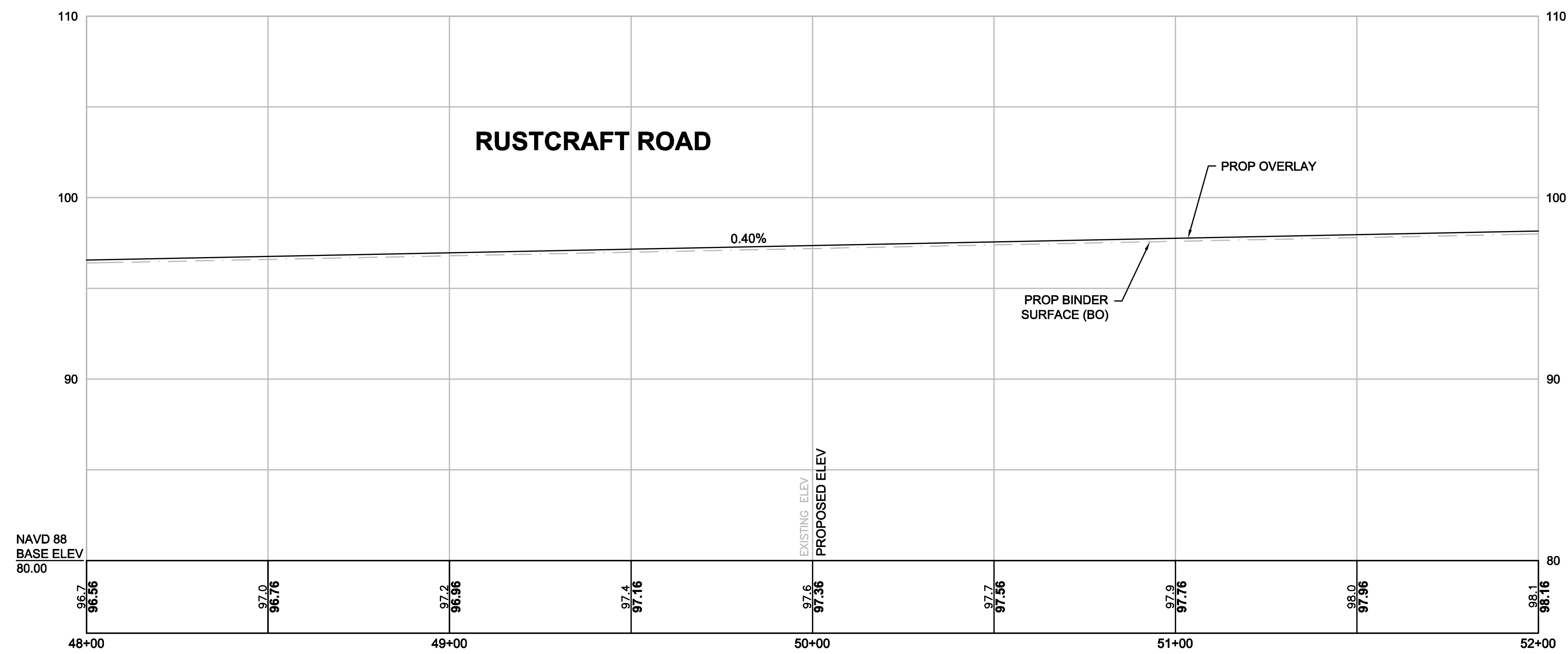
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DEDHAM
ELM STREET AND RUSTCRAFT ROAD

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MA	XX-XXXX(XXX)	8	19

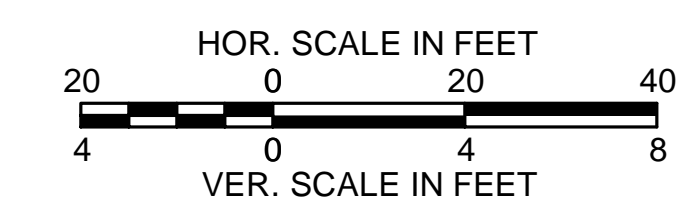
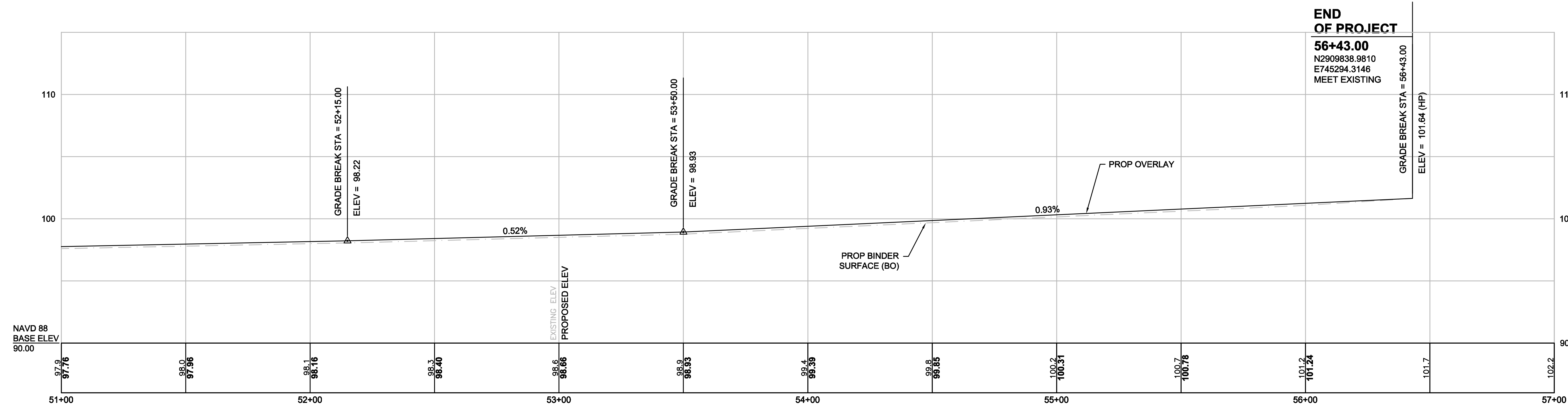
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**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILES**

CONTINUED ON
SHEET NO. 7



CONTINUED
BELOW

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ABOVE



STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXX(XXX)	9	19
PROJECT FILE NO.		607901	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY

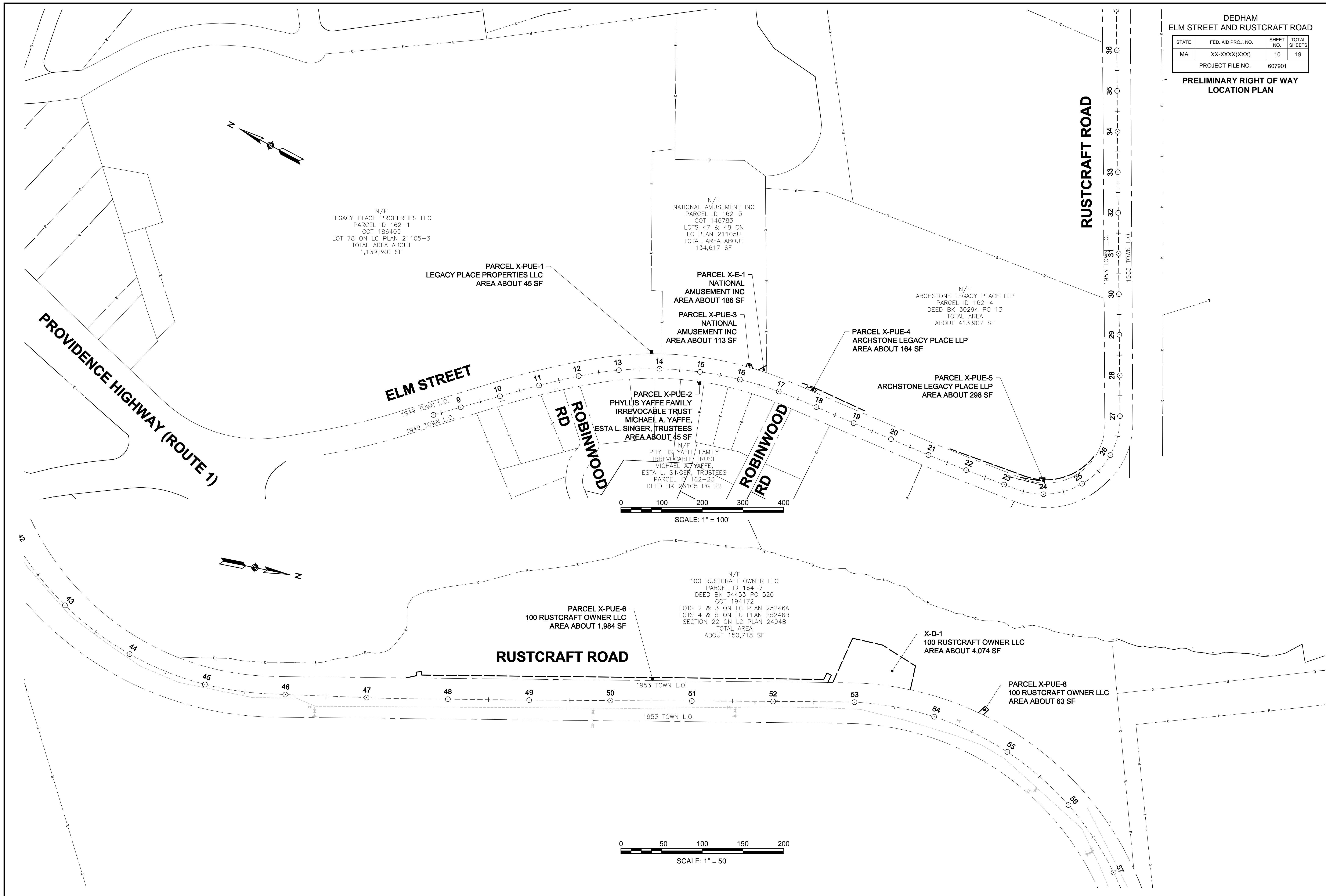
PARCEL SUMMARY SHEET

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (SF +/-)				TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	L.C. CERT. NO.	CERT. NO.	TAKEN		EASEMENT			
							TOWN	STATE	TYPE	AREA		
X-PUE-1	11-12	LEGACY PLACE PROPERTIES LLC	COT 186405 LC PLAN 21105-3						PERM	45	1,138,223	GUY WIRE
X-TE-1	11	LEGACY PLACE PROPERTIES LLC	COT 186405 LC PLAN 21105-4						TEMP	1,943		SIDEWALK GRADING
X-TE-2	11	CHAOUKI F. FREIHA AND ZEINA N. FREIHA	24205	300					TEMP	315		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-3	11-12	NIKOLAOS CHRISTOULIS AND EFSTATHIA CHRISTOULIS	08105	0328					TEMP	180		SIDEWALK GRADING
X-TE-4	11-12	MILENA PIRINT AND ARTHUR PIRINT	30988	525					TEMP	198		SIDEWALK GRADING
X-PUE-2	12	PHYLLIS YAFFE FAMILY IRREVOCABLE TRUST, MICHAEL A. YAFFE, ESTA L. SINGER, TRUSTEES	26105	22					PERM	45	10,929	GUY WIRE
X-TE-5	12	PHYLLIS YAFFE FAMILY IRREVOCABLE TRUST, MICHAEL A. YAFFE, ESTA L. SINGER, TRUSTEES	26105	22					TEMP	214		SIDEWALK GRADING
X-TE-6	12	PAUL H. WEIR AND MICHAEL E. WEIR	08092	0003					TEMP	357		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-7	12	SON VAN NGUYEN AND APARECIDA NGUYEN	9478	341					TEMP	378		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-8	12	ROBERT L. MAZZA	32731	238					TEMP	678		HMA DRIVEWAY AND SIDEWALK GRADING
X-E-1	12	NATIONAL AMUSEMENTS INC.	COT 146783 LC PLAN 21105U						PERM	186	134,600	WCR AND SIDEWALK
X-PUE-3	12	NATIONAL AMUSEMENTS INC.	COT 146783 LC PLAN 21105U						PERM	113	134,600	GUY WIRES
X-TE-9	11-12	NATIONAL AMUSEMENTS INC.	COT 146783 LC PLAN 21105U						TEMP	1,098		SIDEWALK GRADING
X-TE-10	12	CHRISTOPHER RANDO	25771	417					TEMP	420		HMA DRIVEWAY AND SIDEWALK GRADING
X-PUE-4	12	ARCHSTONE LEGACY PLACE LLP	30294	13					PERM	164	413,384	GUY WIRES
X-PUE-5	13	ARCHSTONE LEGACY PLACE LLP	30294	13					PERM	298	413,384	GUY WIRE
X-TE-11	12-14	ARCHSTONE LEGACY PLACE LLP	30294	13					TEMP	5,475		GUARDRAIL AND SIDEWALK GRADING
X-TE-12	12	GIRI HOTELS, LLC	34136	515					TEMP	561		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-13	13	CHATHAM DEDHAM RI LLC	33365	580					TEMP	337		HMA DRIVEWAY AND SIDEWALK GRADING
X-TWLR-1	16	300 LEGACY BOULEVARD LLC	COT 199549 LC PLAN 21105V						TEMP	576		WETLAND REPLICATION
X-TWLR-2	17	300 LEGACY BOULEVARD LLC	COT 199549 LC PLAN 21105V						TEMP	1,153		RIVERFRONT REPLICATION AND SLOPE GRADING
X-D-1	18	100 RUSTCRAFT OWNER LLC	34453	520					PERM	4,074	150,718	PROPOSED DRAINAGE EASEMENT
X-PUE-6	17-18	100 RUSTCRAFT OWNER LLC	34453	520					PERM	1,984	150,718	GUY WIRE
X-PUE-7		DELETED										
X-PUE-8	19	100 RUSTCRAFT OWNER LLC	34453	520					PERM	63	150,718	GUY WIRE
X-TE-16	17-18	100 RUSTCRAFT OWNER LLC	34453	520					TEMP	412		SIDEWALK GRADING
X-TE-17	17-19	100 RUSTCRAFT OWNER LLC	34453	520					TEMP	9,592		GRAVEL DRIVEWAY AND SIDEWALK GRADING
X-TE-18		DELETED										
X-TWLR-3	17	100 RUSTCRAFT OWNER LLC	34453	520					TEMP	1,554		WETLAND REPLICATION AND SLOPE GRADING
X-TWLR-4	17	100 RUSTCRAFT OWNER LLC	34453	520					TEMP	220		RIVERFRONT REPLICATION AND SLOPE GRADING
X-TE-19	13	NORFOLK PLACE EQUITY PARTNERS LLC	33757	19					TEMP	190		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-20	11	JAMES L. PARK	32341	335					TEMP	229		
X-TE-21	11	DMITRI MAMOKHIN AND GLORIA MAMOKHIN	31847	92					TEMP	2,418		HMA DRIVEWAY AND SIDEWALK GRADING
X-TE-22	14	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	153	160					TEMP	1,591		SIDEWALK GRADING

DEDHAM
ELM STREET AND RUSTCRAFT ROAD

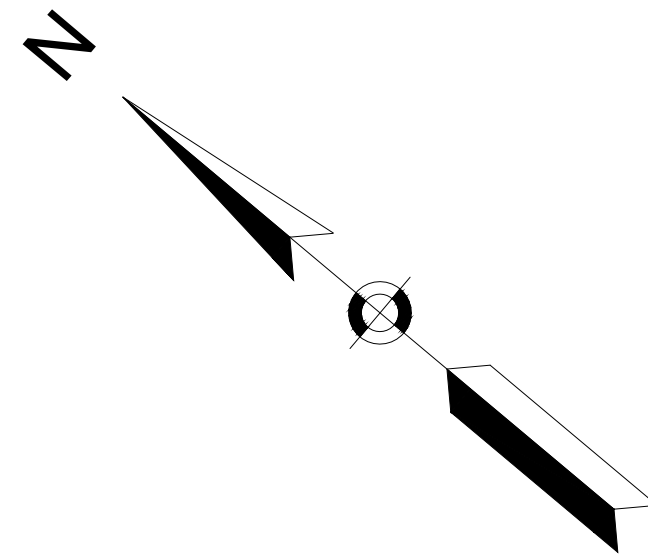
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	10	19

PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
LOCATION PLAN**



STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	11	19

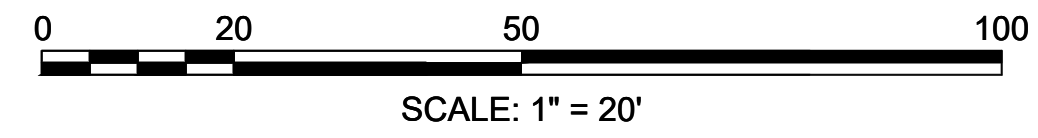
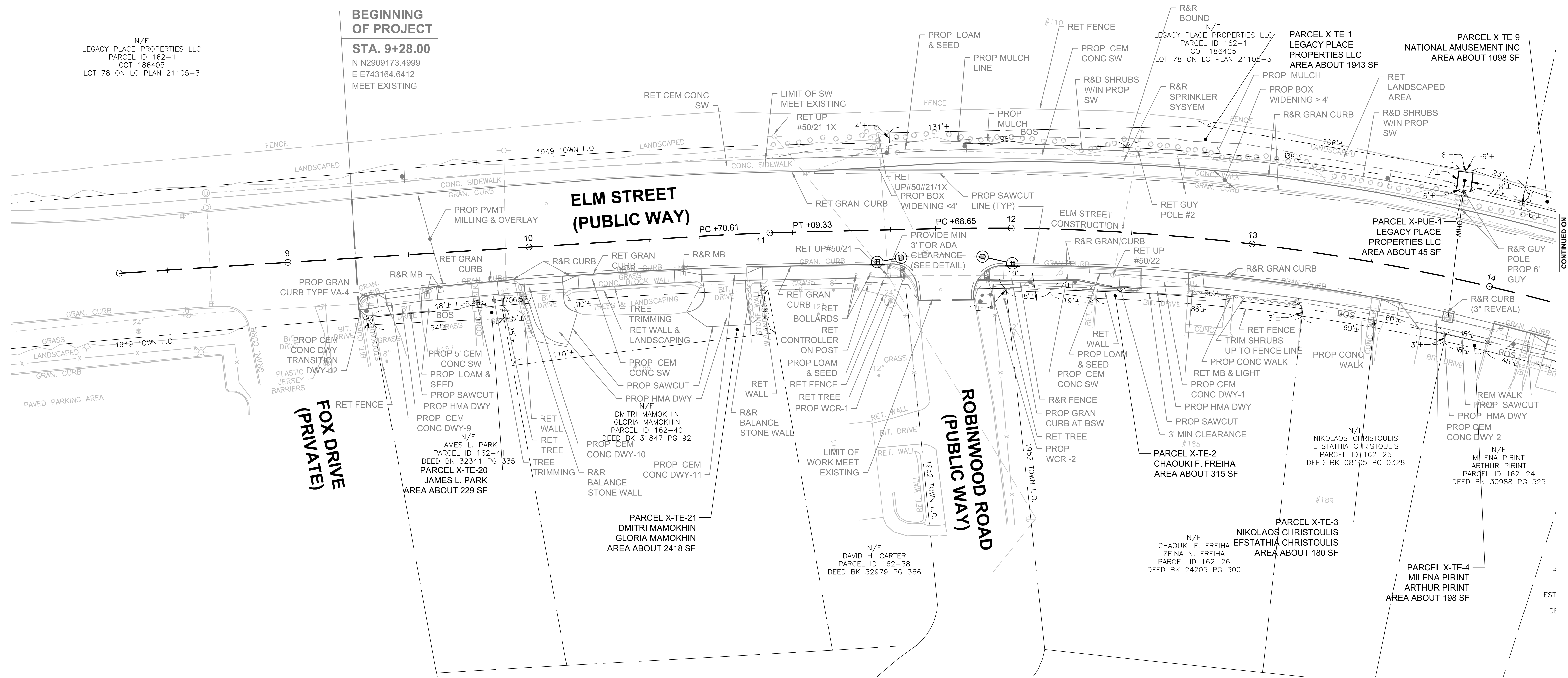
PROJECT FILE NO. 607901
**PRELIMINARY RIGHT OF WAY
PROPERTY PLAN**



N/F
LEGACY PLACE PROPERTIES LLC
PARCEL ID 162-1
COT 186405
LOT 78 ON LC PLAN 21105-3

**BEGINNING
OF PROJECT**

STA. 9+28.00
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E E743164.6412
MEET EXISTING

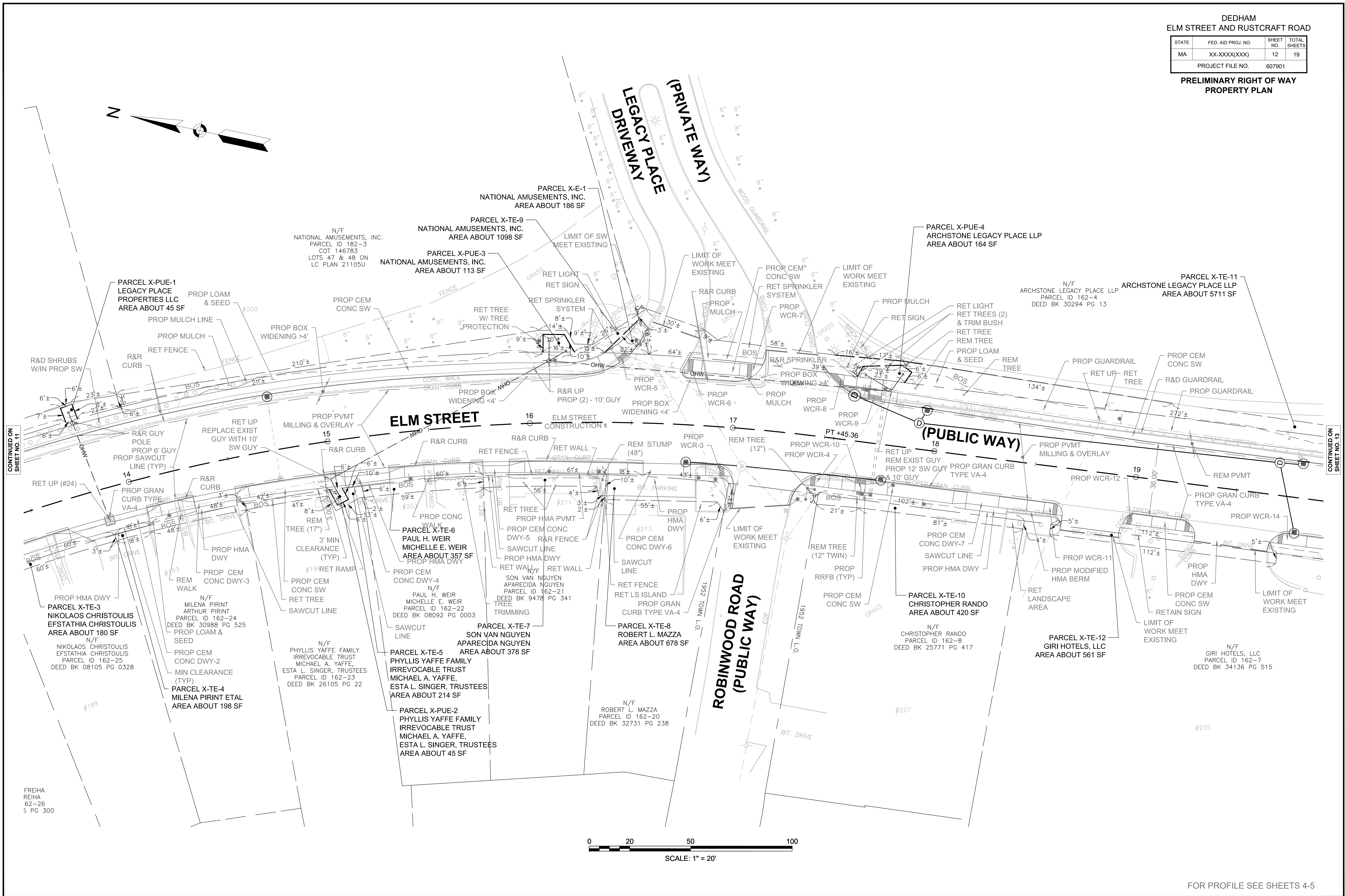


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SHEET NO. 12

FOR PROFILE SEE SHEET 4

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MA	XX-XXXX(XXX)	12	19
PROJECT FILE NO.		607901	

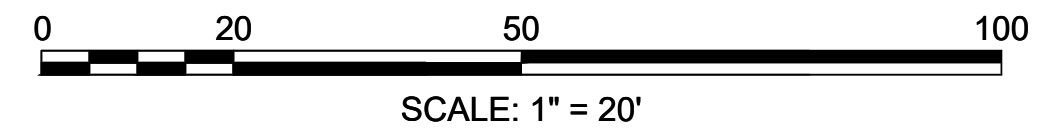
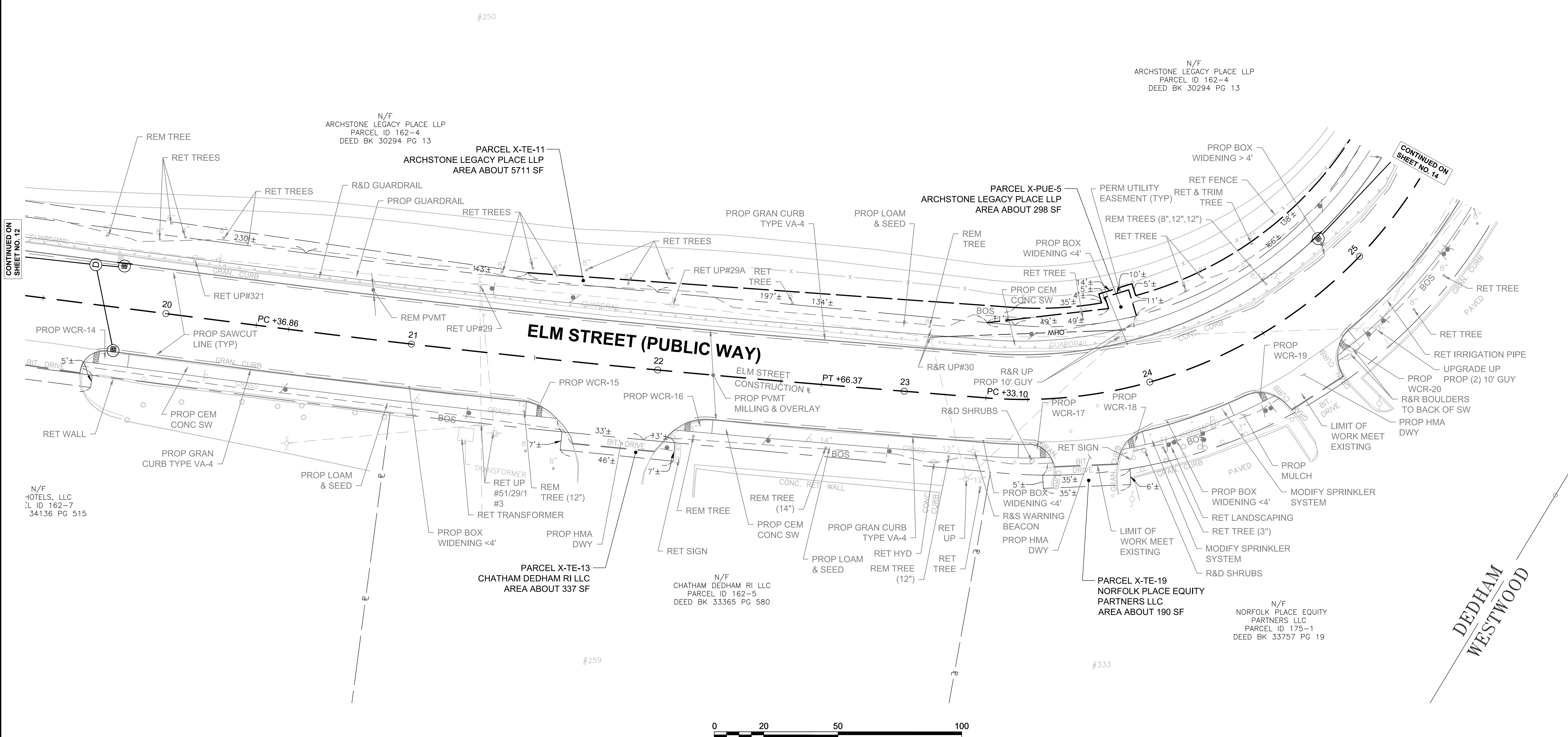
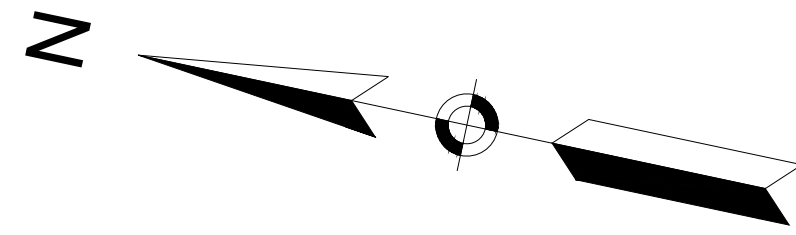
PRELIMINARY RIGHT OF WAY
PROPERTY PLAN



DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	13	19
PROJECT FILE NO.		607901	

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN



FOR PROFILE SEE SHEETS 4-5

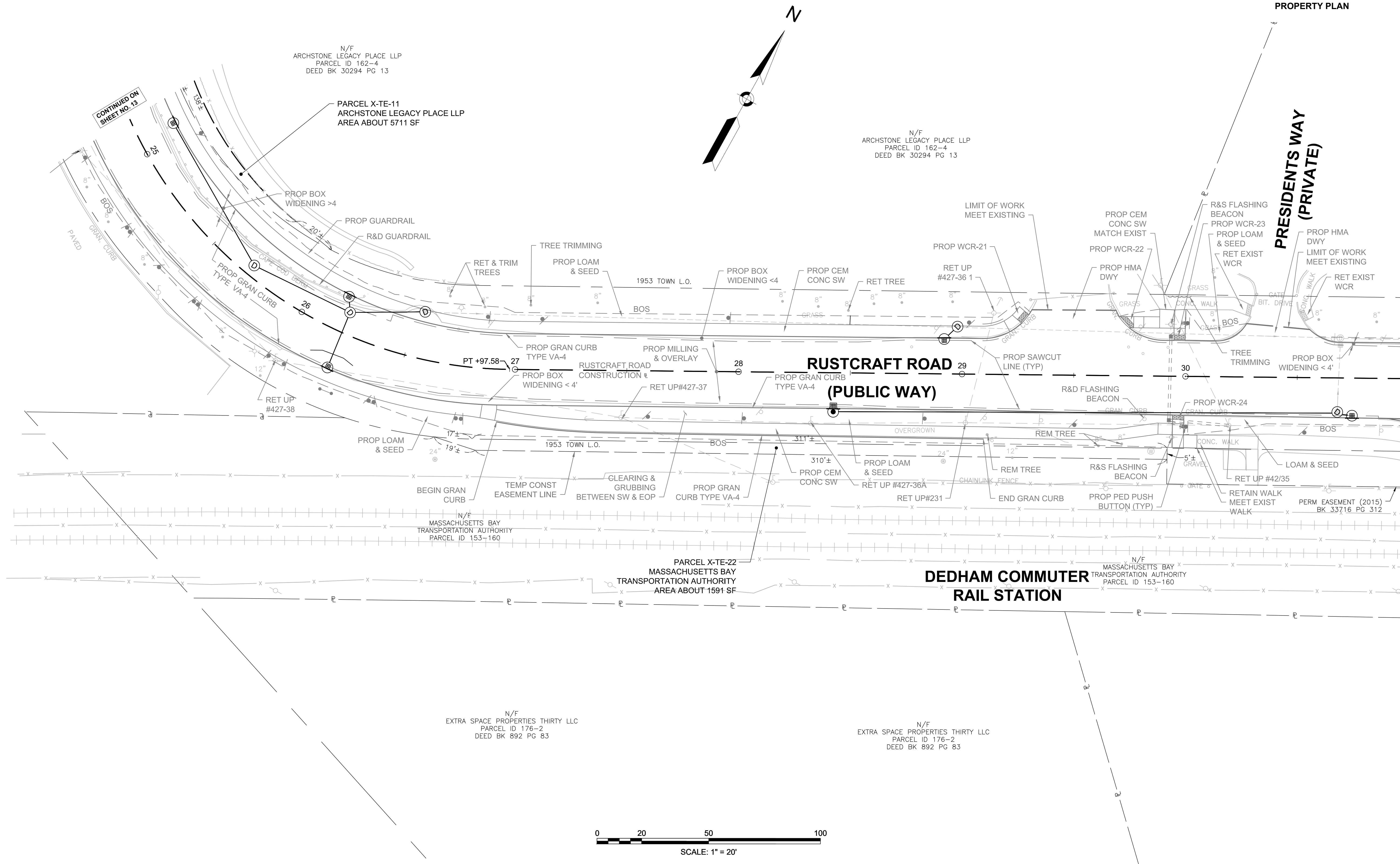
CONTINUED ON
SHEET NO. 12

CONTINUED ON
SHEET NO. 14

607901_RW(PROP_PLANS).DWG Plotted on 11-May-2020 3:51 PM

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	14	19
PROJECT FILE NO. 607901			

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN



CONTINUED ON
SHEET NO. 13

N/F
ARCHSTONE LEGACY PLACE LLP
PARCEL ID 162-4
DEED BK 30294 PG 13

PARCEL X-TE-11
ARCHSTONE LEGACY PLACE LLP
AREA ABOUT 5711 SF

N/F
ARCHSTONE LEGACY PLACE LLP
PARCEL ID 162-4
DEED BK 30294 PG 13

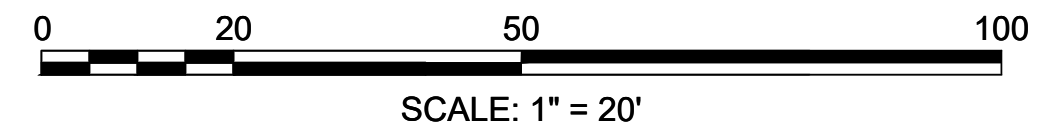
PRESIDENTS WAY
(PRIVATE)

RUSTCRAFT ROAD
(PUBLIC WAY)

DEDHAM COMMUTER
RAIL STATION

N/F
EXTRA SPACE PROPERTIES THIRTY LLC
PARCEL ID 176-2
DEED BK 892 PG 83

N/F
EXTRA SPACE PROPERTIES THIRTY LLC
PARCEL ID 176-2
DEED BK 892 PG 83



FOR PROFILE SEE SHEET 5

CONTINUED ON
SHEET NO. 15

607901_RW(PROP_PLANS).DWG Plotted on 11-May-2020 3:52 PM

DEDHAM
ELM STREET AND RUSTCRAFT ROAD

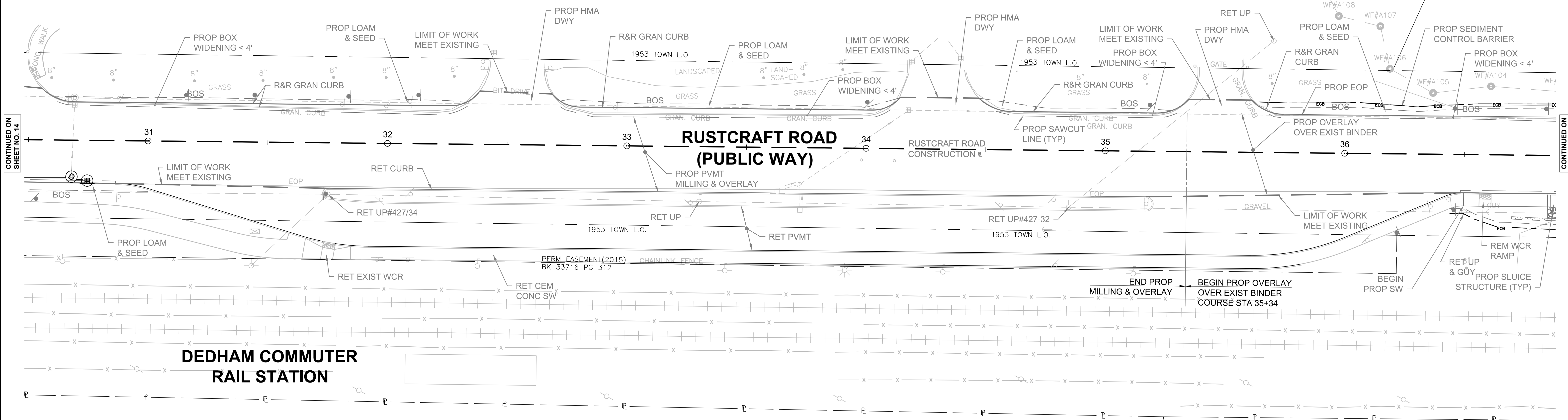
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	15	19

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN

N/F
RAR2 JEFFERSON AT DEDHAM STATION MN INC
PARCEL ID 163-2
DEED BK 870 PG 75

N/F
RAR2 JEFFERSON AT DEDHAM STATION MN INC
PARCEL ID 163-2
DEED BK 870 PG 75

N/F
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
PARCEL ID 176-5



FOR PROFILE SEE SHEET 6

CONTINUED ON
SHEET NO. 14

CONTINUED ON
SHEET NO. 16

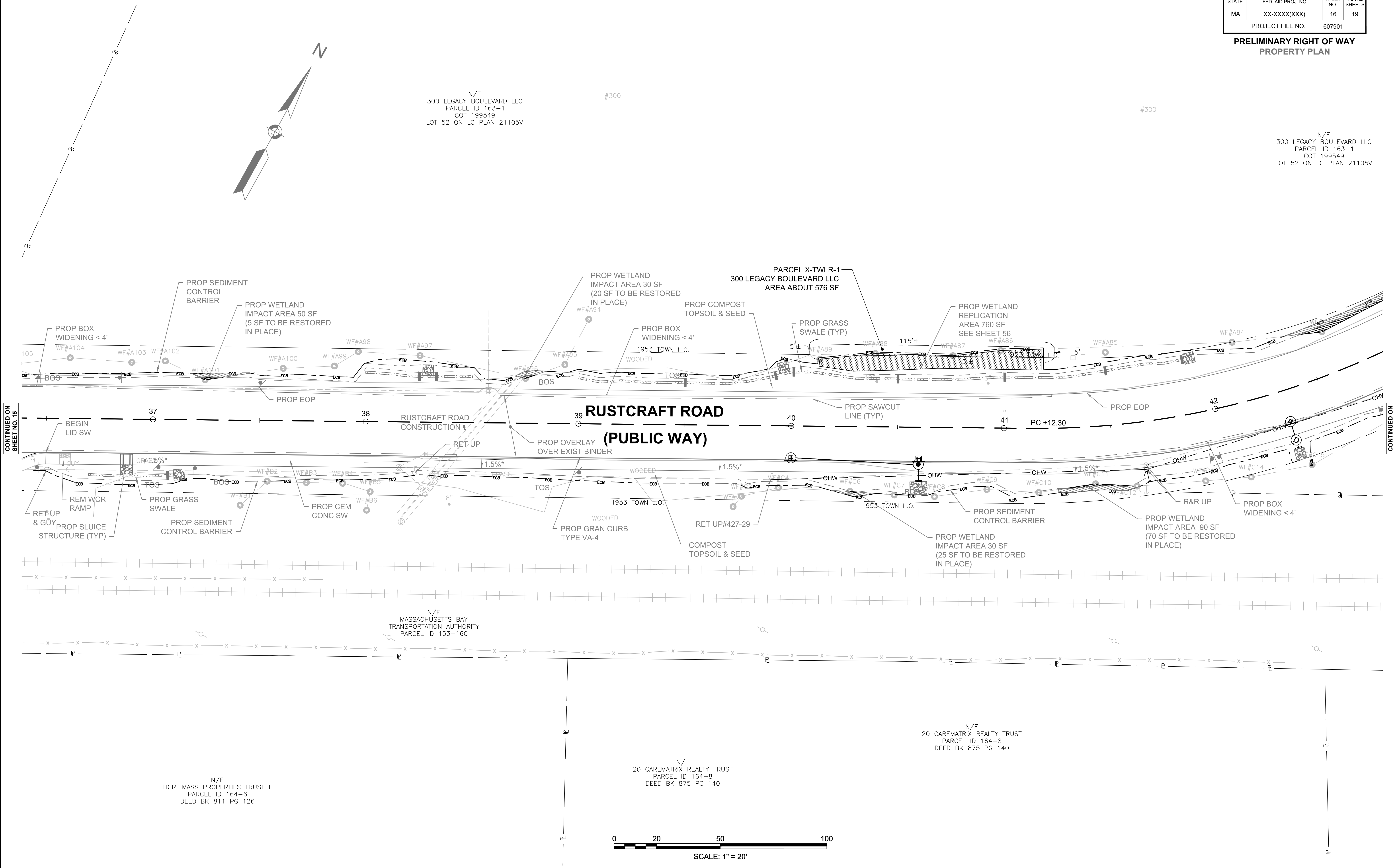
DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	16	19
PROJECT FILE NO.		607901	

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN

N/F
300 LEGACY BOULEVARD LLC
PARCEL ID 163-1
COT 199549
LOT 52 ON LC PLAN 21105V

N/F
300 LEGACY BOULEVARD LLC
PARCEL ID 163-1
COT 199549
LOT 52 ON LC PLAN 21105V



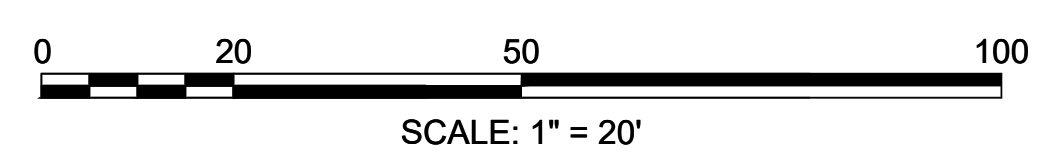
CONTINUED ON
SHEET NO. 15

CONTINUED ON
SHEET NO. 17

N/F
HCRI MASS PROPERTIES TRUST II
PARCEL ID 164-6
DEED BK 811 PG 126

N/F
20 CAREMATRIX REALTY TRUST
PARCEL ID 164-8
DEED BK 875 PG 140

N/F
20 CAREMATRIX REALTY TRUST
PARCEL ID 164-8
DEED BK 875 PG 140



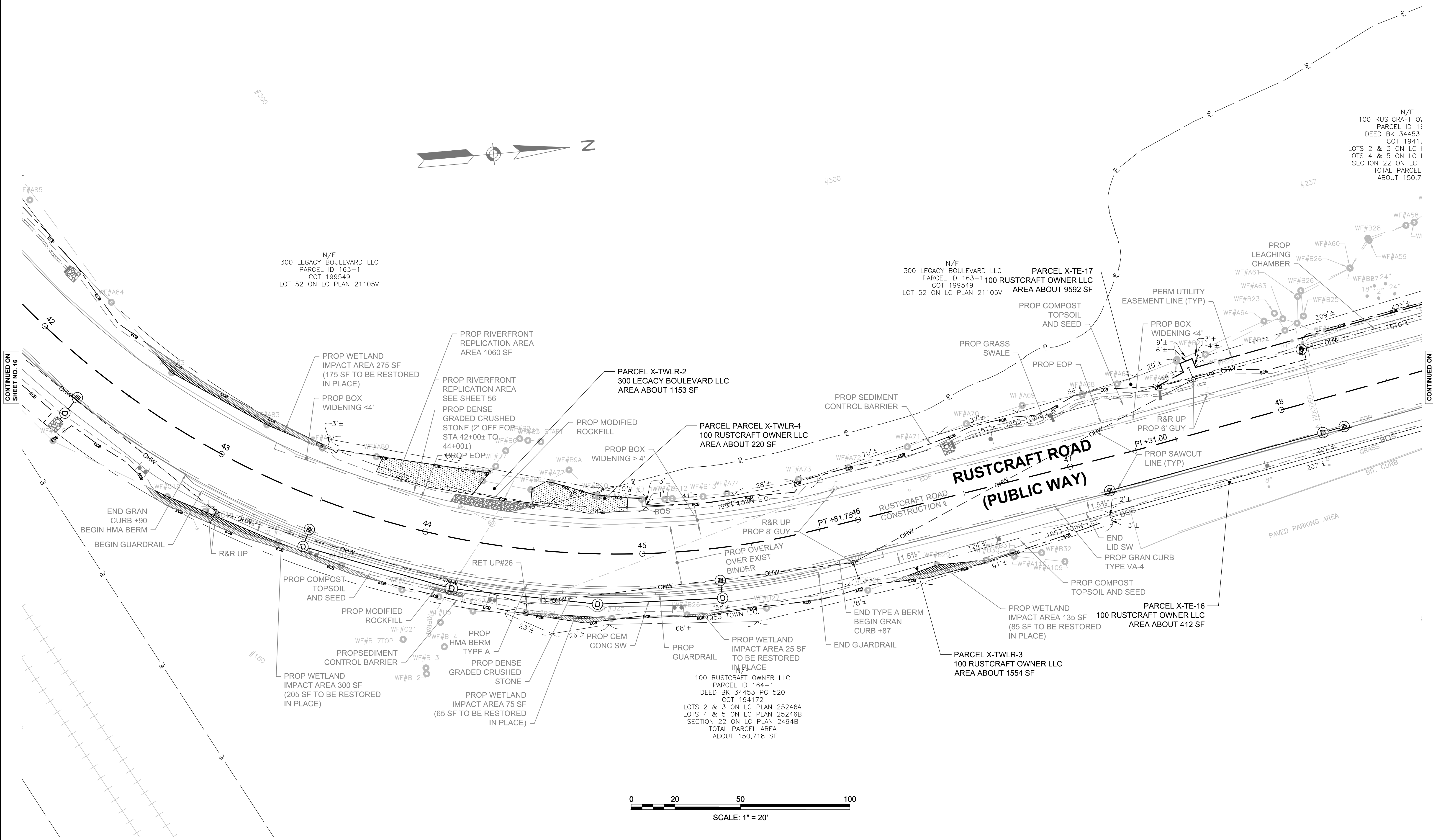
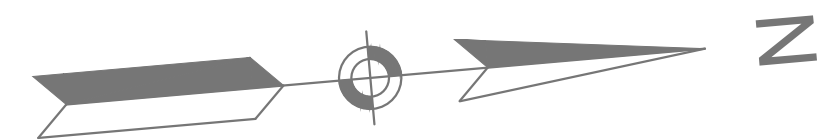
FOR PROFILE SEE SHEET 6-7

DEDHAM
ELM STREET AND RUSTCRAFT ROAD

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	XX-XXXX(XXX)	17	19
PROJECT FILE NO.		607901	

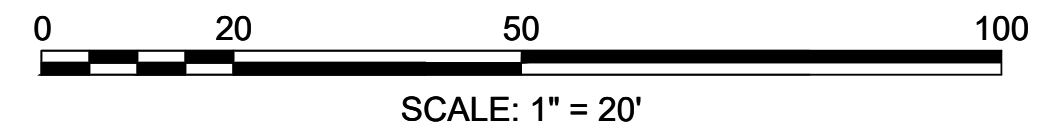
PRELIMINARY RIGHT OF WAY
PROPERTY PLAN

N/F
100 RUSTCRAFT OWNER LLC
PARCEL ID 14
DEED BK 34453
COT 19417
LOTS 2 & 3 ON LC 1
LOTS 4 & 5 ON LC 1
SECTION 22 ON LC
TOTAL PARCEL
ABOUT 150,7



CONTINUED ON
SHEET NO. 16

CONTINUED ON
SHEET NO. 18



FOR PROFILE SEE SHEET 7

607901_RW(PROP_PLANS).DWG Plotted on 11-May-2020 3:54 PM

