



## Record No: ZONE-4210

ZBA Application

Status: Active

Submitted On: 1/15/2026

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### Location of Premises

**Street Number\***

1385

**Street Name\***

South Washington

**Assessor's Plat Number\***

27

**Assessor's Lot Number\***

47

### Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

### North Attleboro Zoning Map

**Frontage\***

914.3

**Depth\***

531.8

**Area\***

11.87 acres

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## Premises Information

**Zoning Districts in which premises are located\***

C-60

**Permit Type\***

Commercial

**Number of Units\***

0

**How long have you owned the above premises?\***

Since 1-26-2021

**Is there a building or buildings on the premises at present?\***

Yes

**Size of Existing Building(s)\***

Shopping center as shown on plans.  
159,000 sq. ft. plus 6,000 sq. ft. restaurant

**Proposed Building of Structure\***

Convert TGI Fridays into bank with drive-through

**Proposed Use of Premises\***

Convert TGI Fridays into bank with drive-through

**Number of Families to Use Building\* ?**

0

**Application for In-Law Dwelling\***

No

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## Provision/Regulation Information

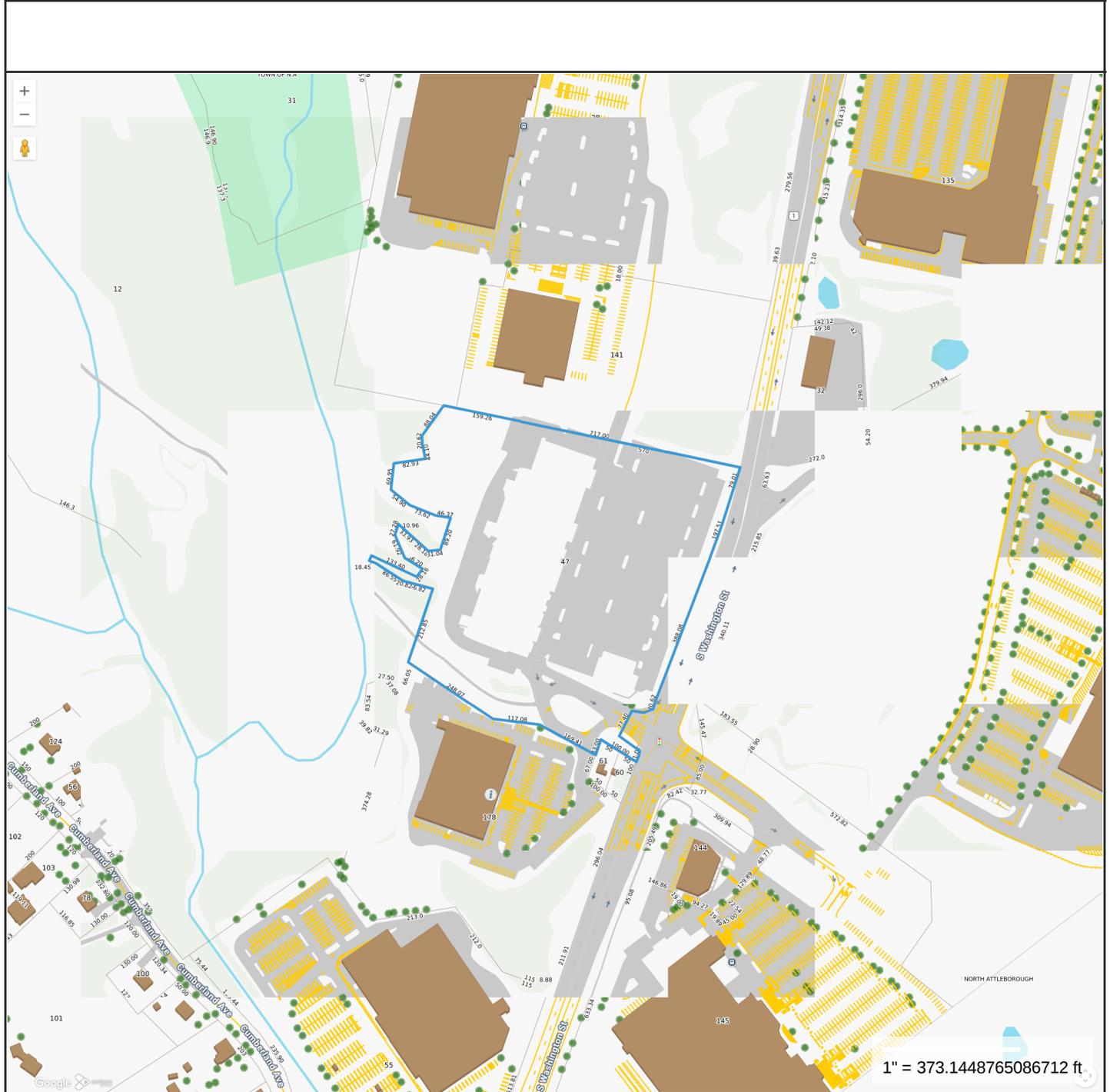
**Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:**

Use Schedule B Retail Service 4  
Drive-through establishment

**State Grounds for Exemption, Special Permit or Variance:**

The proposed use as a bank with a drive-through will be a less intensive use with less traffic than the previously existing restaurant. This change will meet the standards set forth in the by-law for issuance of a special permit.

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**Property Information**

**Property ID** 27-47  
**Location** 1385 S WASHINGTON ST  
**Owner** FERN REALTY CO LLC,IANTOSCA ,ET AL

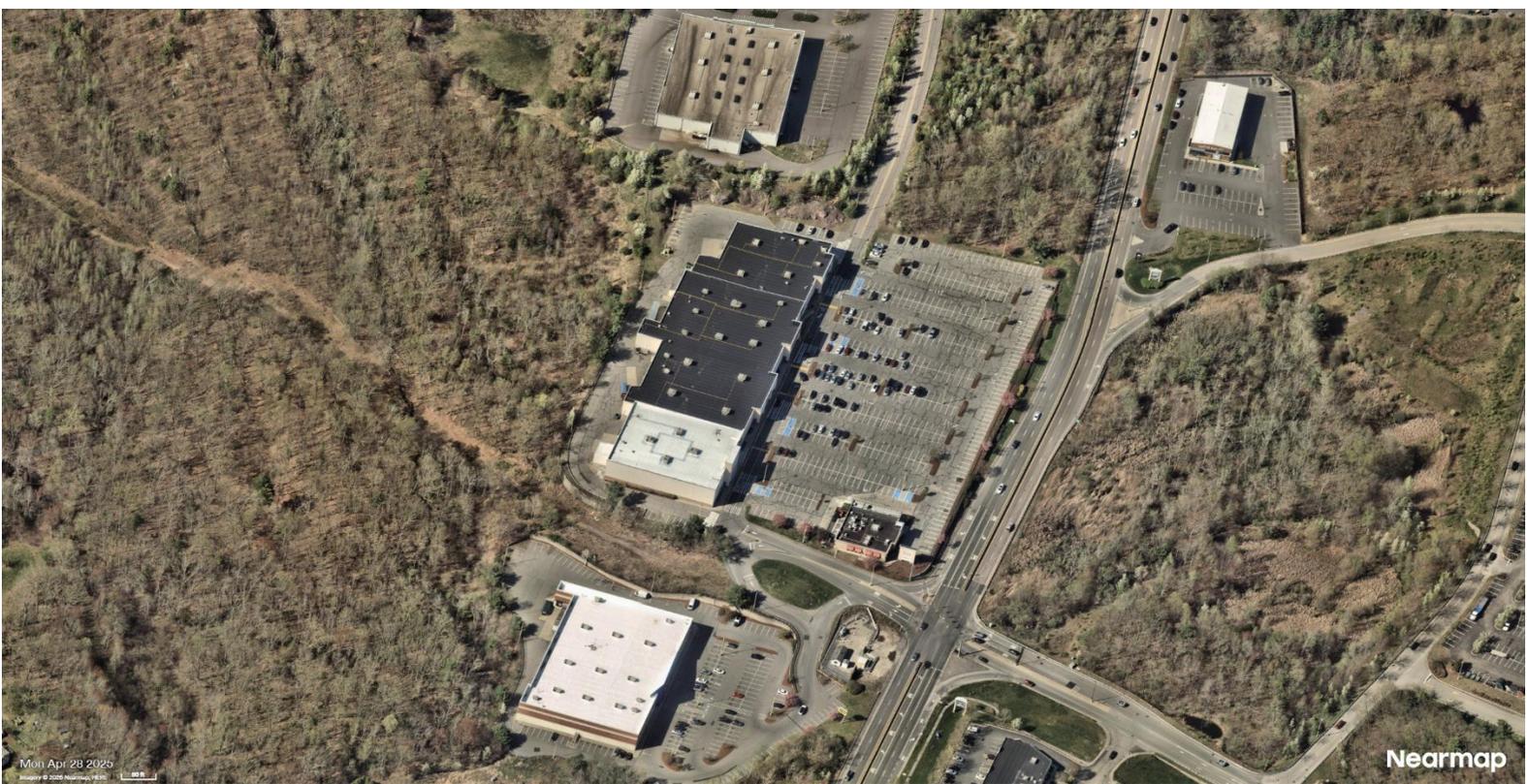


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025  
 Data updated June 2025

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.





Tilton & Associates, Inc.

81 John L. Dietsch Boulevard  
North Attleborough, MA 02763

P. 508-699-4120  
F. 508-699-7810

January 28, 2026

John F.D. Jacobi, III, Esq.  
Coogan Smith, LLP  
144 Bank Street  
P.O. Box 2320  
Attleboro, MA 02703

Re: Proposed Major Modification for Bank of America Branch with Two Drive-Through ATMs (ZBA Special Permit)  
1385 S. Washington Street, North Attleborough, MA 02760  
TAI#3479.10

Via Email: [REDACTED]

Dear Attorney Jacobi:

TAI is currently preparing a Zoning Board of Appeals (ZBA) Major Modification for a Bank with two ATM Drive-through Aisles for the Red Rock Plaza Shopping Center. Our goal is to be able to meet the January 15th submission deadline for the February 12th ZBA hearing. We also plan to submit concurrently to the Planning Board so both reviews can proceed in parallel at Town Hall. We are writing to coordinate our efforts with your office regarding the proposed redevelopment project.

**Enclosed Plan Set**

The enclosed plans included in this package are considered complete, subject to final review by the bank and project team and no major changes are anticipated. The submission includes Existing Conditions Plans, a complete Proposed Site Civil Set (layout, materials, grading, drainage, utilities, erosion control and details), Landscape, Lighting, and Architectural Plans.

**Project Summary:**

This project proposes the redevelopment of the former TGI Friday's building and site for a new Bank of America branch, including two drive-thru facilities. Planned site improvements will address traffic circulation, ADA accessibility, onsite parking, stormwater management, utility infrastructure, and fire emergency vehicle access. All modifications will incorporate architectural and branding elements consistent with Bank of America's current design standards.

**Zoning:**

This project involves a change in use from a restaurant to a financial institution and includes request for a zoning exception to allow drive-thru facilities.

The applicant will seek a Special Use Permit or Exception as authorized by the Zoning Board of Appeals, per Article VIII § 290-48H of the Town of North Attleborough Zoning Bylaw, and in accordance with Article V § 290-18.1, Schedule B under Retail and Service, Principal Use #4 --Drive-through establishments in the C-60 Zoning Business District.

Please note the following explanatory notes associated with the Zoning Table. The items noted below identify existing nonconforming conditions:

**Lot Zoned both Commercial District (C-60) & Residential District (R-20)**

All proposed site improvements are located entirely within the Commercial (C-60) Zoning District, and all zoning requirements referenced reflect this district.

**Land Taking & Zero Damages Agreement resulting in Zoning non-conformity**

The subject area is nonconforming with respect to minimum open space and front yard setback requirements under North Attleborough, MA Zoning Requirements per §290-13.1, Table of Intensity Regulations (Schedule A). This nonconformity is the result of the alteration and layout of South Washington Street (Route 1) as a state highway under Layout No. 7639 by the Commonwealth of Massachusetts, Department of Highways, dated June 5, 2003, and recorded at the Bristol County Registry of Deeds in Book 12252, Pages 169–173, together with the associated Zero Damages Agreement, which resulted in a reduction of the land area.

**Grading, Drainage & Utility Work:**

Regrading of the site is engineered to maintain positive drainage flow, facilitate effective stormwater management, and ensure ADA compliance.

New drainage structures will be installed and integrated with the existing stormwater system serving the surrounding shopping plaza. As part of this work, building roof downspouts will be captured and directed into the stormwater system, reducing surface runoff. The redesigned stormwater flow will tie into existing onsite pretreatment structures, supporting continued compliance with Town of North Attleborough and MA stormwater regulations.

Site utility improvements will include modifications and connections to support the proposed building layout and drive-thru configuration, including adjustments to water, sewer, and electrical services.

Per the request of the North Attleborough Fire Chief, the fire department connection (FDC) will be relocated as part of utility coordination.

**Site Plan Improvements:**

In addition the grading, drainage and utility plans described above there will be additional site improvements as follows.

Existing exterior lighting on the building will be removed, including all decorative fixtures, gooseneck lights, and pilaster-mounted lighting.

A new site lighting design will be provided to ensure proper illumination and enhanced site security needed by the bank. We believe that they will be designed to meet the applicable requirements of the Town of North Attleborough.

Existing asphalt pavement within the designated construction limits will be resurfaced.

Landscaping improvements will enhance the overall site aesthetics and will be designed in compliance with applicable Town of North Attleborough regulations.

New curbing is proposed to support improved traffic circulation and to complement the stormwater management plan.

**Architectural Improvements:**

Architectural improvements will be primarily cosmetic in nature and will not alter the existing building footprint. The exterior finish of the building will be updated.

The existing stone veneer at the entrance tower will be removed and replaced with white metal paneling, consistent with Bank of America's current design prototype. The entrance canopy will be removed and replaced with a new canopy design, per the architectural elevation drawings.

A new architectural canopy will be installed over the ATMs and drive-thru lanes consistent with the bank's design standards.

The exterior walk-in coolers and associated fencing will be removed to prepare the site for the new use.

Existing doors will be replaced in their current locations, door openings and locations will remain unchanged, with the exception of one existing door on the north facade that will be infilled and converted to a window and a relocated rear exit will be installed.

**Signage**

We are not including any sign information other than what is shown on the architectural plans and those are for informational purposes. The bank will apply for a sign permit through the building department when they are ready. Their signs will conform to the sign by-law, or they will apply for a variance under a separate filing.

**Landlord Coordination:**

Paul Bourque of DAI Property Management is coordinating the permitting effort with ownership, and he may be reached at:

Paul J. Bourque [REDACTED]  
Director of Leasing  
**DAI PROPERTY MANAGEMENT CO. INC.**  
325 Wood Road, Suite 202  
Braintree, MA 02184  
[REDACTED]

If you have any questions or recommendations following your review of the North Attleborough Zoning Bylaws, please do not hesitate to contact our office. As you may recall, this site was previously subject to a Special Permit issued by the Planning Board. This permit will require amending, as has been done in past applications for the same site.

We look forward to your input and collaboration on this project.

Thank you,

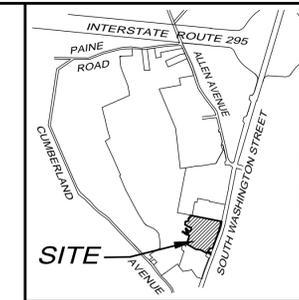
TILTON & ASSOCIATES, INC.

Larry E. Tilton, PLS

President

Cc. File #3479.01 Zoning Narrative

# MAJOR MODIFICATION FOR A BANK WITH ATM DRIVE-THRU FOR RED ROCK PLAZA SHOPPING CENTER JANUARY 15, 2026



LOCUS MAP  
SCALE: 1" = 200'

FOR REGISTRY USE ONLY

## INDEX OF PLANS

TILTON AND ASSOCIATES, INC.

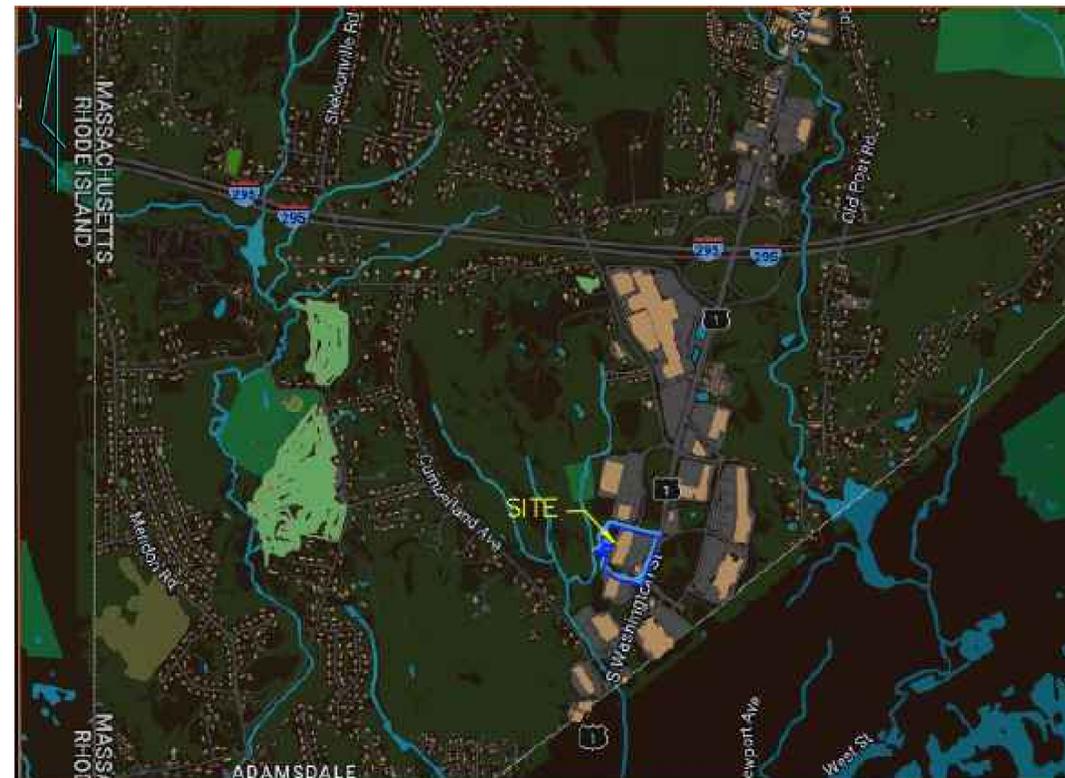
SHEET NO.	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	EXISTING CONDITIONS - DETAIL VIEW
4.	PROPOSED CONDITIONS - LAYOUT & MATERIALS
5.	PROPOSED CONDITIONS - GRADING & UTILITIES
6.	CONSTRUCTION DETAIL
C-101 to C-902	SITE CIVIL PLANS (BY BOHLER)
L-101 & L-102	LANDSCAPE PLANS (BY BOHLER)
LU-4	LIGHTING PLAN (BY GMR)
A2.01, A3.01 & A9.00	ARCHITECTURAL PLANS & ELEVATIONS (BY ADC)

## CIVIL/SITE:

BOHLER ENGINEERING

### GENERAL NOTE:

FINAL CIVIL ENGINEERING CONSTRUCTION DOCUMENTS PREPARED BY BOHLER ENGINEERING WILL BE SUBMITTED TO THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD IN SUPPORT OF THE MINOR MODIFICATION REQUEST, AS REFERENCED IN THE SPECIAL PERMIT ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS AS A CONDITION SET FORTH IN THE FINAL DECISION.



ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT  
R 20 - RESIDENTIAL

ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)  
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)

DEED REFERENCE: DEED BK. 9173 PG. 72  
DEED BK. 19617 PG. 104  
RECORDED IN BRISTOL COUNTY  
NORTHERN DISTRICT REGISTRY OF DEEDS

### PLAN REFERENCE:

- 1) PLAN ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MASSACHUSETTS PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED DECEMBER 10, 1998, DRAWING NO. 5, PREPARED BY TILTON & ASSOCIATES, INC., A COPY OF WHICH PLAN IS RECORDED IN PLAN BOOK 379, PLAN 33.
- 2) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY SOUTH WASHINGTON STREET - REDROCK IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED FEBRUARY 25, 1999, PREPARED BY TILTON & ASSOCIATES, INC.
- 3) PLAN ENTITLED "PROPOSED FUTURE CONNECTOR EASEMENT IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MAY 13, 1999, PREPARED BY TILTON & ASSOCIATES, INC. RECORDED IN DEED BK. 8293 PG. 123
- 4) AN UNRECORDED PLAN ENTITLED "EASEMENT PLAN OF LAND IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MARCH 12, 1999, PREPARED BY TILTON & ASSOCIATES, INC.
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RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL  
325 WOOD RD SUITE 202  
BRAintree, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184

## APPLICANT:



DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184  
TEL: (781) 848-3778

## LAND SURVEYOR / CIVIL ENGINEER:

**TILTON**  
AND ASSOCIATES, INC.  
81 JOHN L. DIETSCH BOULEVARD  
P.O. BOX 467  
NORTH ATTLEBOROUGH, MA 02761  
TEL: (508) 699-4120  
WEB: WWW.TILTON-ASSOC.COM  
E-MAIL: DWGS@TILTON-ASSOC.COM

## SITE CIVIL / LANDSCAPE ARCHITECTURE:



50 WASHINGTON STREET  
SUITE 2000  
WESTBOROUGH, MA 01581  
TEL: 508-480-9900

## ARCHITECT:



200 CONTINENTAL DR.  
NEWARK, DE 19713  
TEL: 302-505-1254

## LIGHTING:



1629 SMIRL DRIVE  
SUITE 200  
HEALTH, TX 75032  
TEL: 972-771-6038

## COVER SHEET FOR

RED ROCK PLAZA  
SHOPPING CENTER  
IN

NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR

DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184

SCALE: NOT TO SCALE  
DATE: JANUARY 15, 2026

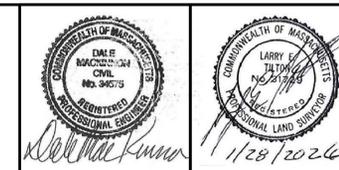
DRAWN BY: RLI, AZA  
CHECKED BY: THL, LET

JOB NO. 3479.01  
DWG. NO. 1

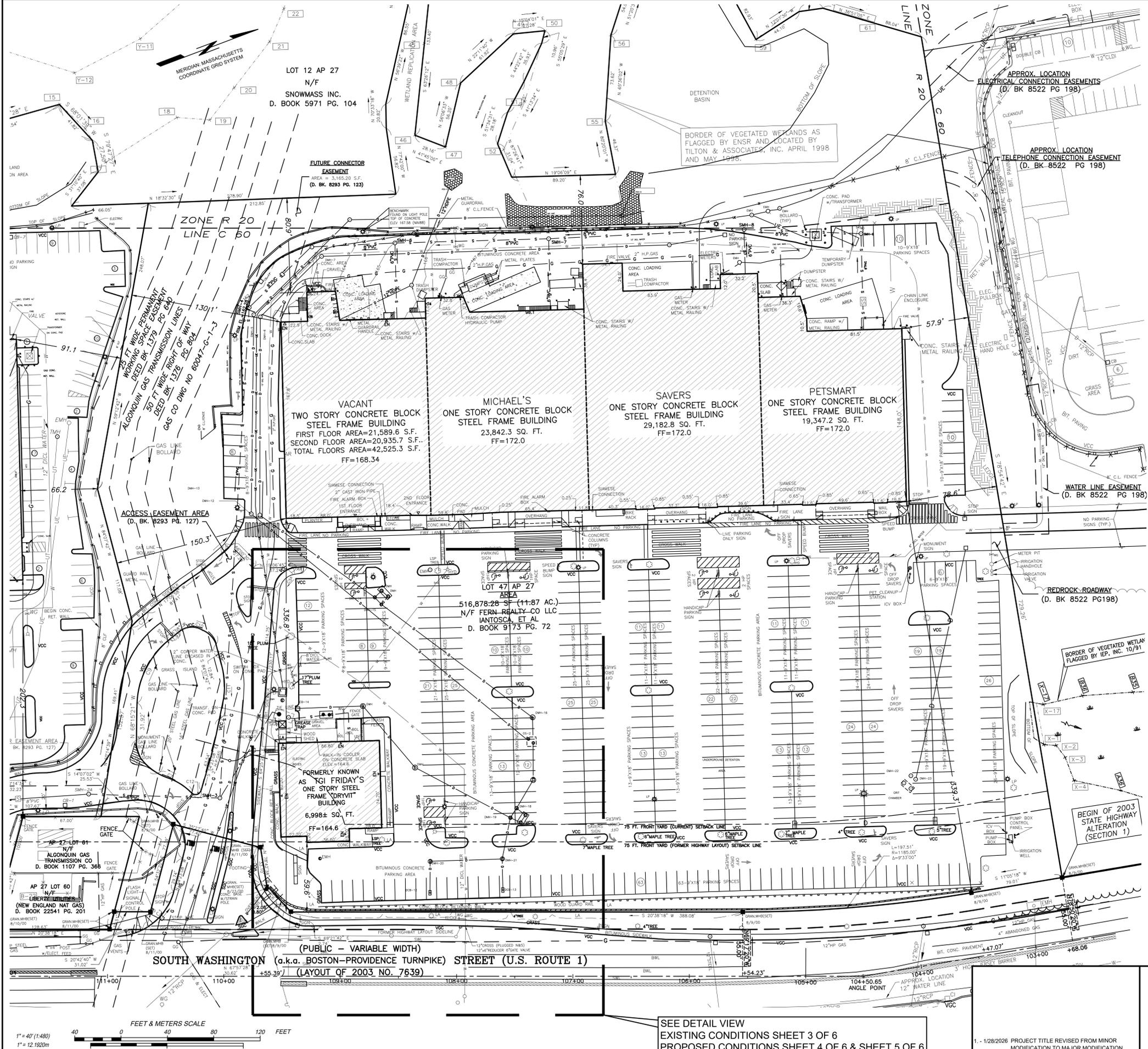
## PREPARED BY

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81 John Dietsch Boulevard  
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Tel: (508)699-4120 Fax: (508)699-7810  
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION  
REVISIONS:

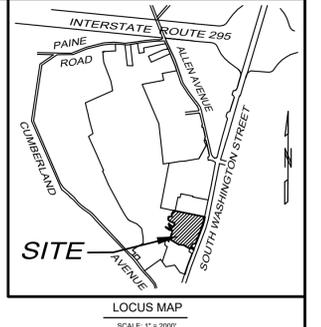


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**LEGEND**

CBW/DH (FND)	CONCRETE BOUND WITH DRILL HOLE FOUND	S	SEWER SERVICE
TMH	TELEPHONE MANHOLE	SS	SEWER SERVICE
SMH	SEWER MANHOLE	D	DRAIN LINE
EMH	ELECTRIC MANHOLE	RET.	RETAINING
UE	UNDERGROUND ELECTRIC	LP	LIGHT POLE
DMH	DRAIN MANHOLE	FFS	FLARED END SECTION
CB	CATCH BASIN	OS	FINISHING FLOOR ELEVATION
DCB	DOUBLE CATCH BASIN	HP	HANDICAPPED PARKING
HYD	HYDRANT	AR	ACCESS RAMP
W	WATER	FM	FORCE MAIN
DICL	DUCTILE IRON CEMENT LINED	UE	UNDERGROUND ELECTRIC
WG	WATER GATE	BIT.	BITUMINOUS
CG	GAS GATE	CLF	CHAIN LINK FENCE
CONC.	CONCRETE	OS	OUTLET STRUCTURE
RCP	REINFORCED CONCRETE PIPE	VCC	VERTICAL CONCRETE CURB
PVC	POLYVINYL CHLORIDE	VGC	VERTICAL GRANITE CURB
CP	CORRUGATED PLASTIC PIPE	VCT	LANDSCAPE TREE
BOL	BOLLARD	LA	LANDSCAPE AREA



ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT  
R 20 - RESIDENTIAL

ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)  
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)

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RECORD OWNER: FERN REALTY CO LLC, ANTOSCA, ET AL  
325 WOOD RD SUITE 202  
BRAintree, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184

**PARKING EXISTING SUMMARY TABLE**

REQUIRED PARKING SPACE FOR THE RETAIL: ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE  
REQUIRED PARKING SPACE FOR THE RESTAURANT: ONE FOR EACH FOUR SEATS OF TOTAL SEATING CAPACITY

RETAIL STORE NAME	TOTAL AREA IN SQ. FT.	REQUIRED PARKING	PARKING PROVIDED
VACANT (TWO STORY) (LOT 47 AP 27)	42,525.3 SQ. FT.	170	170
MICHAEL'S (ONE STORY) (LOT 47 AP 27)	23,842.3 SQ. FT.	95	94
SAVERS (ONE STORY) (LOT 47 AP 27)	29,182.8 SQ. FT.	117	116
PETSMART (ONE STORY) (LOT 47 AP 27)	19,347.2 SQ. FT.	77	76
TGI FRIDAY'S (ONE STORY) (LOT 47 AP 27)	7,264 SQ. FT. (302 SEATS)	76	76
TOTAL RETAIL + RESTAURANT (LOT 47 AP 27)	114,897.6 SQ. FT. +7,264	460+76 =536	532
BEST BUY (ONE STORY) (LOT 178 AP 27)	45,699.6 SQ. FT.	183	226
TOTAL RETAIL STORES & RESTAURANT	160,621.1 SQ. FT. + 7,264 SQ. FT.	719	758

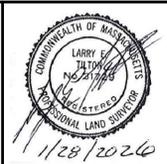
HANDICAP ACCESSIBLE REQUIRED **	HANDICAP ACCESSIBLE PROVIDED
15	20

\*\* NUMBER OF HANDICAPPED SPACES IS BASED ON THE REQUIRED PARKING COUNT  
MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES IS 2 PERCENT OF TOTAL SPACES IF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FROM 501 TO 1000 SPACES

**EXISTING CONDITIONS FOR RED ROCK PLAZA SHOPPING CENTER IN NORTH ATTLEBOROUGH, MASSACHUSETTS**

PREPARED FOR:  
DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184  
DRAWN BY: RLJ JOB NO. 3479.01  
CHECKED BY: THL, LET DWG. NO. 1

SCALE: 1"=40'  
DATE: JANUARY 15, 2026



PREPARED BY:  
**TILTON AND ASSOCIATES, INC.**  
81 John Dietsch Boulevard  
P.O. Box 467  
North Attleborough, MA 02761  
Tel: (508) 699-4120 Fax: (508) 699-7810  
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

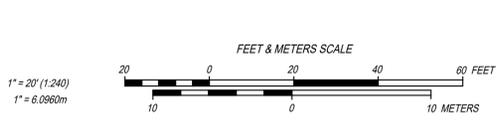
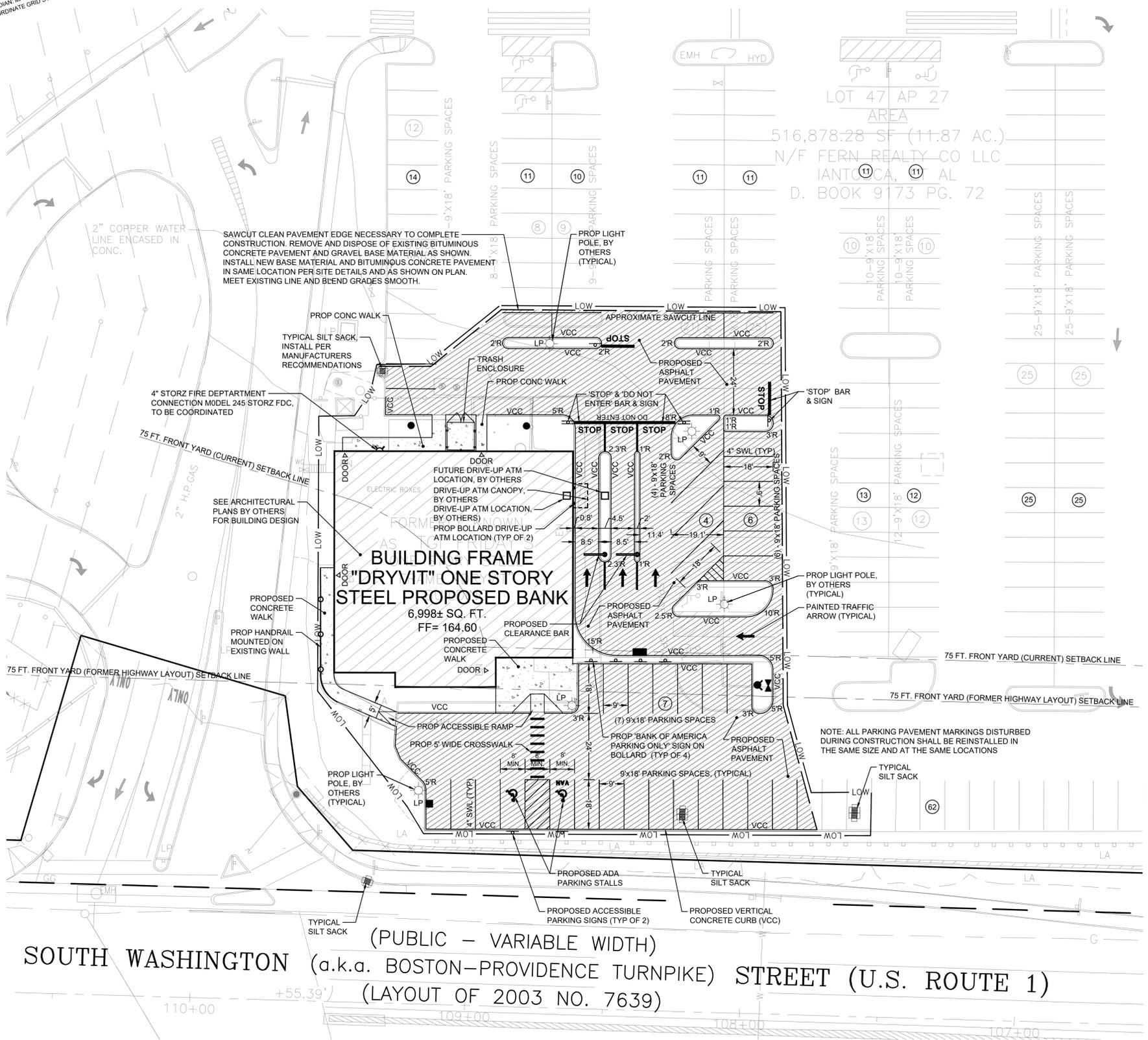
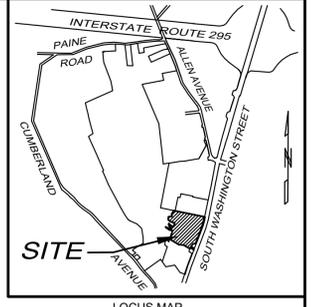
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SEE DETAIL VIEW EXISTING CONDITIONS SHEET 3 OF 6 PROPOSED CONDITIONS SHEET 4 OF 6 & SHEET 5 OF 6

REVISIONS:  
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION







DETAIL VIEW  
SCALE 1"=20'

NOTES:

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE TITLE REPORT USED TO DEFINE EASEMENTS AND OTHER RECORDINGS WAS SUPPLIED TO THIS OFFICE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. H-980278 EFFECTIVE DATE: JANUARY 15, 1999 AT 8:00 A.M.
3. SEE FLOOD INSURANCE RATE MAP TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS, COMMUNITY-PANEL NUMBER 25005C0111G, EFFECTIVE DATE JULY 15, 2015. PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AREA DETERMINED TO BE OF MINIMAL FLOODING.
4. ALL PHYSICAL EVIDENCE OF BOUNDARIES ARE AS INDICATED ON THE PLAN.
5. ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED.
6. SEE RECIPROCAL EASEMENT AGREEMENT BETWEEN REDROCK NA, LLC, DAYTON HUDSON CORPORATION AND CHAPMAN & COLE, RECORDED IN DEED BOOK 8522 PAGE 198.
7. SEE RECIPROCAL EASEMENT AND COVENANT AGREEMENT BETWEEN BEST BUY STORES, L.P. AND REDROCK NA, LLC, RECORDED IN DEED BOOK 8293 PAGE 127.
8. A VARIANCE, DECISION NO. 1672, WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS ON AUGUST 18, 1998 FOR:
A) 9FT. WIDE X 18FT. LONG PARKING SPACE
B) BUILDING HEIGHT TO 35 FEET MAXIMUM
C) MORE THAN ONE BUILDING ON A LOT WITHOUT SIDE YARD SETBACK
D) LANDSCAPE
E) PERMIT A SOLID WALL OR FENCE SUBSTITUTED FOR A LANDSCAPE BOTTOM
RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8163 PAGE 149.
9. A VARIANCE, DECISION NO. 1698, WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS ON OCTOBER 27, 1998 TO ALLOW A PORTION OF A PET SUPPLY STORE TO INCLUDE A VETERINARY HOSPITAL, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8163 PAGE 158.
10. A SPECIAL PERMIT WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS SPECIAL PERMIT NO.124 ON NOVEMBER 5, 1998, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8139 PAGE 15.
11. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS SPECIAL PERMIT NO.136 ON NOVEMBER 7, 2002, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 11329 PAGE 75.
12. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS ADDENDUM A ON AUGUST 20, 2009, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 18386 PAGE 324.
13. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS ADDENDUM A ON MARCH 7, 2024, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 28804 PAGE 201.

ZONING TABLE
ZONE: C 60 - COMMERCIAL DISTRICT
R 20 - RESIDENTIAL DISTRICT
\* USE: BANK W/ DRIVE-THRU
ZONING REQUIREMENTS PER §290-13.1
TABLE OF INTENSITY REGULATIONS SCHEDULE A
ITEM PERMITTED EXISTING PROPOSED
MIN. LOT AREA (ACRES) 60,000 SF (1.38± AC) 11.87± AC. 11.87± AC.
MIN. LOT WIDTH (FEET) 200' 773.2± 773.2±
MIN. LOT DEPTH (FEET) 250' 531.8± 531.8±
MIN. LOT FRONTAGE (FEET) 200' 914.3± 914.3±
MIN. YARD SETBACKS:
FRONT YARD (FEET) 75.0' 59.6± \*\* 59.6± \*\*
SIDE YARD (FEET) 25.0' 57.9± 57.9±
REAR YARD (FEET) 75.0' 76.0± 76.0±
MAX. PERMITTED HEIGHT (FEET) 30.0' 22.0± 22.0±
MAX. NO. OF STORIES 2 1/2 1 1
MAX. BUILDING COVERAGE (PERCENT) 35.0% 23.6%± 23.6%±
MIN. OPEN SPACE (PERCENT) 40.0% 32.2%± \*\* 32.4%± \*\*

\* PROPOSED SITE IMPROVEMENTS TO BE LOCATED ENTIRELY WITHIN COMMERCIAL (C-60) DISTRICT ONLY AND ZONING REQUIREMENTS ARE REFLECTIVE OF SAME.
\*\* THE SUBJECT AREA IS NON-CONFORMING WITH CURRENT FRONT YARD SETBACK AND OPEN SPACE REQUIREMENTS DUE TO THE ALTERATION AND LAYOUT OF SOUTH WASHINGTON STREET (ROUTE 1) AS A STATE HIGHWAY UNDER LAYOUT NO. 7639 BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF HIGHWAYS, DATED JUNE 5, 2008, RECORDED AT BRISTOL COUNTY REGISTRY OF DEEDS, BOOK 12252 PAGES 169-173, TOGETHER WITH ASSOCIATED ZERO DAMAGES AGREEMENT WHICH RESULTED IN A REDUCTION OF LAND AREA.

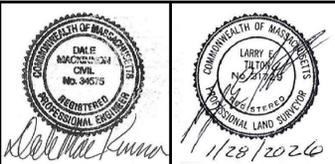
PARKING SUMMARY TABLE
REQUIRED PARKING SPACE FOR THE RETAIL : ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE
REQUIRED PARKING SPACE FOR THE OFFICE : ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE
RETAIL STORE NAME TOTAL AREA IN SQ.FT. REQUIRED PARKING PARKING PROVIDED
VACANT (TWO STORY) (LOT 47 AP 27) 42,525.3 SQ.FT. 170 181
MICHAEL'S (ONE STORY) (LOT 47 AP 27) 23,842.3 SQ.FT. 95 104
SAVERS (ONE STORY) (LOT 47 AP 27) 29,182.8 SQ.FT. 117 126
PETS-MART (ONE STORY) (LOT 47 AP 27) 19,347.2 SQ.FT. 77 86
BEST BUY (ONE STORY) (LOT 178 AP 27) 45,699.6 SQ.FT. 183 226
SUB-TOTAL RETAIL (LOT 47 AP 27) (LOT 178 AP 27) 160,597.2 SQ. FT. 642 723
BANK (OFFICE) (ONE STORY) (LOT 47 AP 27) 6,998 SQ. FT. 28 28
TOTAL RETAIL STORES & BANK (OFFICE) (LOT 47 AP 27) (LOT 178 AP 27) 167,595.2 SQ. FT. 670 751

\*\* NUMBER OF HANDICAPPED SPACES IS BASED ON THE REQUIRED PARKING COUNT
MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES IS 2 PERCENT OF TOTAL SPACES IF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FROM 501 TO 1000 SPACES

LEGEND
CBW/DH (FND) CONCRETE BOUND WITH DRILL HOLE FOUND
TMH TELEPHONE MANHOLE
SMH SEWER MANHOLE
EMH ELECTRIC MANHOLE
UE UNDERGROUND ELECTRIC
DMH DRAIN MANHOLE
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
HYD HYDRANT
W WATER
DCL DUCTILE IRON CEMENT LINED WATER GATE
WG WATER GATE
GG GAS GATE
CNC CONCRETE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
CPP CORRUGATED PLASTIC PIPE
FD FLOOR DRAIN
CO CLEAN OUT
LND LANDSCAPE TREE
LA LANDSCAPING AREA
S SEWER SERVICE
D DRAIN LINE
RET. RETAINING WALL
LP LIGHT POLE
FF FINISHED FLOOR ELEVATION
HP HANDICAPPED PARKING
AR ACCESS RAMP
FM FORCE MAIN
UE UNDERGROUND ELECTRIC
BIT. BITUMINOUS
CLF CHAIN LINK FENCE
OS OUTLET STRUCTURE
VCC VERTICAL CONCRETE CURB
VGC VERTICAL GRANITE CURB
OBOL BOLLARD
PROP PROPOSED
COORD COORDINATION
TYP TYPICAL
HYD HYDRANT
1 NUMBER OF PARKING SPACES
LP PROP LIGHT POLE, BY OTHERS
LOW APPROXIMATE LIMIT OF WORK
APPROXIMATE SAWCUT LINE

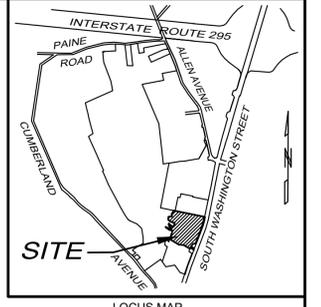
ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT
R 20 - RESIDENTIAL
ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)
DEED REFERENCE: DEED BK 9173 PG. 72
DEED BK. 19617 PG. 104
RECORDED IN BRISTOL COUNTY OF NORTHERN DISTRICT REGISTRY OF DEEDS
RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL
325 WOOD RD SUITE 202
BRANTREE, MA 02184
APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRANTREE, MASSACHUSETTS 02184

PROPOSED CONDITIONS
LAYOUT AND MATERIALS
FOR
RED ROCK PLAZA
SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRANTREE, MASSACHUSETTS 02184
DRAWN BY: AZA JOB NO. 3479.01
CHECKED BY: THL, LET DWG. NO. 1
SCALE: 1"=20'
DATE: JANUARY 15, 2026

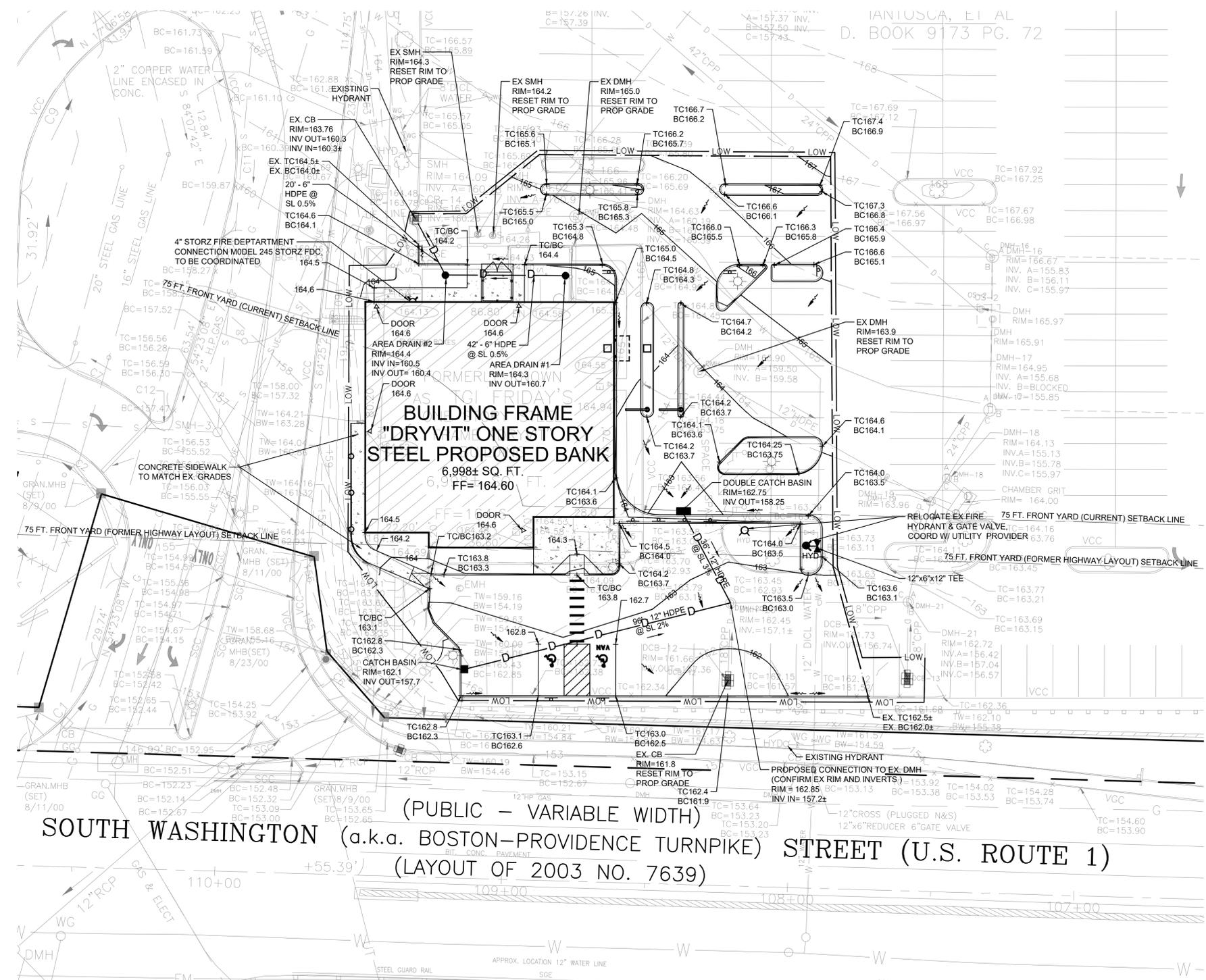


TILTON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS
81 John Dietsch Boulevard
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1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION
REVISIONS:



LOCUS MAP  
SCALE 1"=200'



**LEGEND**

CB/DH (FND)	CONCRETE BOUND WITH DRILL HOLE FOUND	— S —	SEWER SERVICE
TMH	TELEPHONE MANHOLE	— D —	DRAIN LINE
SMH	SEWER MANHOLE	RET.	RETAINING
EMH	ELECTRIC MANHOLE	LP	LIGHT POLE
UE	UNDERGROUND ELECTRIC	HP	HANDICAPPED PARKING
DMH	DRAIN MANHOLE	AR	ACCESS RAMP
CB	CATCH BASIN	FM	FORCE MAIN
DCB	DOUBLE CATCH BASIN	UE	UNDERGROUND ELECTRIC
HYD	HYDRANT	BIT.	BITUMINOUS
W	WATER	CLF	CHAIN LINK FENCE
DICL	DUCTILE IRON CEMENT LINED	OS	OUTLET STRUCTURE
WG	WATER GATE	VCC	VERTICAL CONCRETE CURB
GG	GAS GATE	VCC	VERTICAL GRANITE CURB
CONC.	CONCRETE	BOL	BOLLARD
RCP	REINFORCED CONCRETE PIPE	LA	LANDSCAPE TREE
PVC	POLYVINYL CHLORIDE	LA	LANDSCAPING AREA
CPP	CORRUGATED PLASTIC PIPE	PROPCOORD	PROPOSED COORDINATION
	FLOOR DRAIN	TYP	TYPICAL
CO	CLEAN OUT	HYD	HYDRANT
	DIRECTIONAL FLOW		PROP LIGHT POLE, BY OTHERS
LOW	APPROXIMATE LIMIT OF WORK		PROP LIGHT POLE, BY OTHERS
	APPROXIMATE SAWCUT LINE		

- ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT  
R 20 - RESIDENTIAL
- ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)  
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)
- DEED REFERENCE: DEED BK 9173 PG. 72  
DEED BK 19617 PG. 104  
RECORDED IN BRISTOL COUNTY  
NORTHERN DISTRICT REGISTRY OF DEEDS
- PLAN REFERENCE:
- 1) PLAN ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MASSACHUSETTS PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED DECEMBER 10, 1998, DRAWING NO. 5, PREPARED BY TILTON & ASSOCIATES, INC., A COPY OF WHICH PLAN IS RECORDED IN PLAN BOOK 379, PLAN 33.
  - 2) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY SOUTH WASHINGTON STREET - REDROCK IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED FEBRUARY 25, 1999, PREPARED BY TILTON & ASSOCIATES, INC.
  - 3) PLAN ENTITLED "PROPOSED FUTURE CONNECTOR EASEMENT IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MAY 13, 1999, PREPARED BY TILTON & ASSOCIATES, INC. RECORDED IN DEED BK. 8293 PG. 123
  - 4) AN UNRECORDED PLAN ENTITLED "EASEMENT PLAN OF LAND IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MARCH 12, 1999, PREPARED BY TILTON & ASSOCIATES, INC.
  - 5) PLAN ENTITLED "PLAN OF ROAD IN THE TOWN OF NORTH ATTLEBOROUGH, BRISTOL COUNTY - ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS, SCALE 1"=20', DATED JUNE 5, 2003, PREPARED BY TILTON & ASSOCIATES, INC. PLAN BOOK 416, PAGES 76-77 878 - LAYOUT NO. 1639.
- RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL  
325 WOOD RD SUITE 202  
BRAintree, MA 02184
- APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184

**PROPOSED CONDITIONS  
GRADING AND UTILITIES**  
FOR  
**RED ROCK PLAZA  
SHOPPING CENTER**  
IN  
**NORTH ATTLEBOROUGH, MASSACHUSETTS**

PREPARED FOR  
**DAI PROPERTY MANAGEMENT CO., INC.**  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184

DRAWN BY: AZA JOB NO. 3479.01  
CHECKED BY: THL, LET DWG. NO. 1

SCALE: 1"=20'  
DATE: JANUARY 15, 2026



DETAIL VIEW  
SCALE 1"=20'

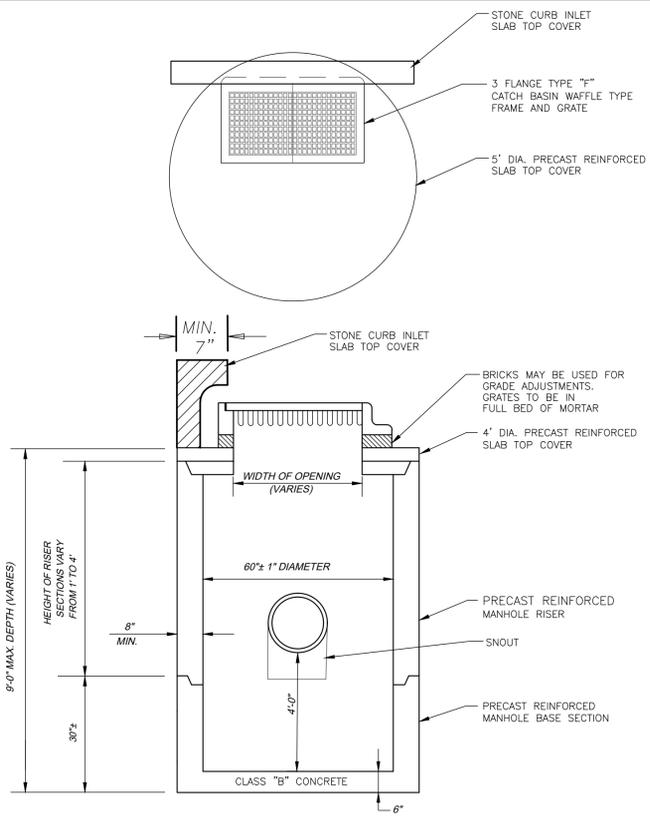
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

REVISIONS:

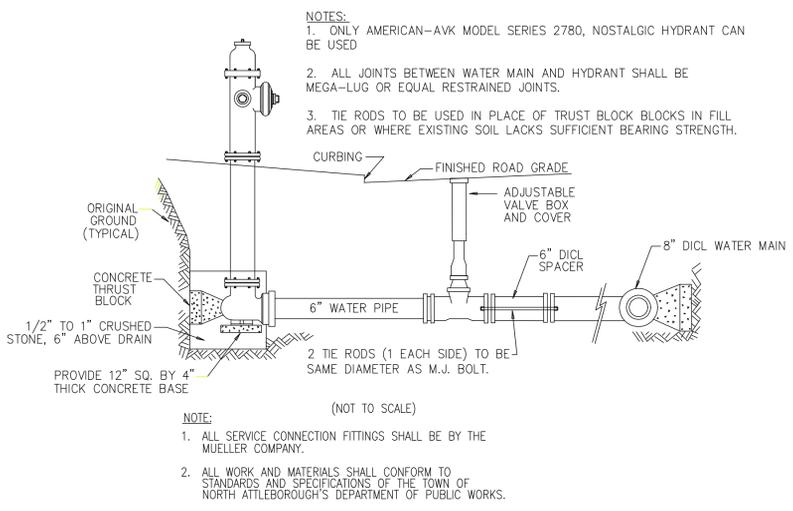
PREPARED BY  
**TILTON AND ASSOCIATES, INC.**  
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North Attleborough, MA 02761  
Tel: (508) 699-4120 Fax: (508) 699-7810  
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SHEET 5 OF 6



**PRECAST CONCRETE CATCH BASIN WITH DOUBLE CATCH BASIN GRATES DETAIL**  
(9 FEET OR LESS IN DEPTH)  
NOT TO SCALE



**TYPICAL HYDRANT AND VALVE DETAIL**  
TOWN OF NORTH ATTLEBOROUGH  
NOT TO SCALE

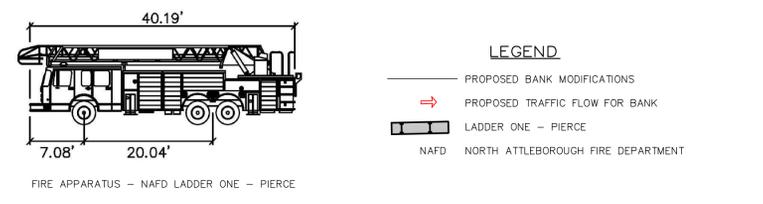
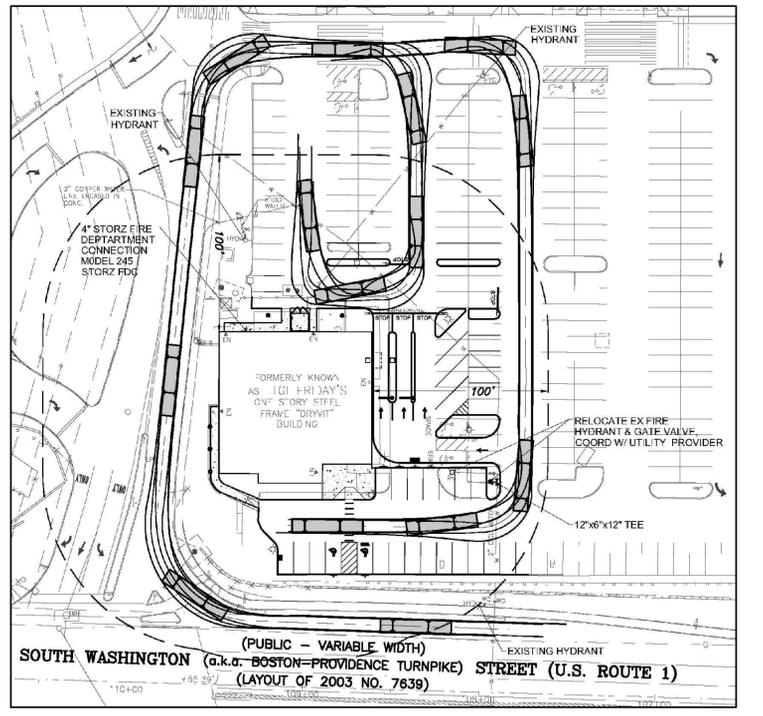
**National Fire Equipment Ltd.**  
**MODEL 245 STORZ FDC**

Notes:  
1. ONLY AMERICAN-AVK MODEL SERIES 2780, NOSTALGIC HYDRANT CAN BE USED  
2. ALL JOINTS BETWEEN WATER MAIN AND HYDRANT SHALL BE MEGA-LUG OR EQUAL RESTRAINED JOINTS.  
3. TIE RODS TO BE USED IN PLACE OF TRUST BLOCK BLOCKS IN FILL AREAS OR WHERE EXISTING SOIL LACKS SUFFICIENT BEARING STRENGTH.

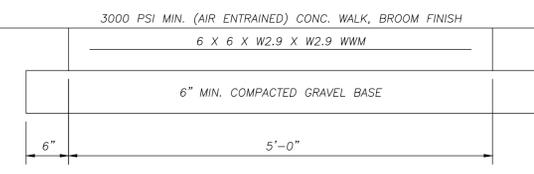
NOTE:  
1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.  
2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF NORTH ATTLEBOROUGH'S DEPARTMENT OF PUBLIC WORKS.

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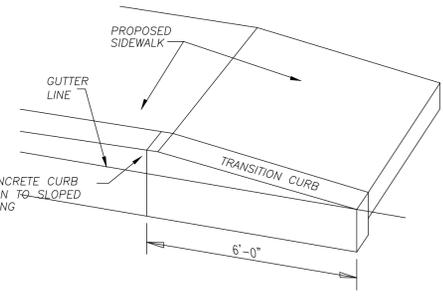
**STORZ FIRE CONNECTION**  
NOT TO SCALE



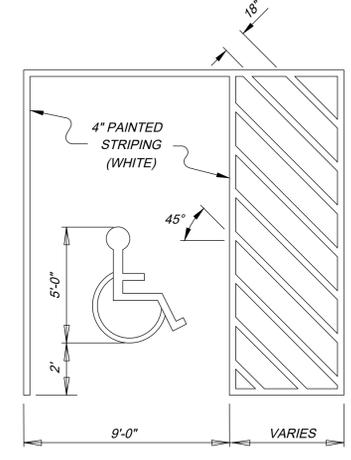
**FIRE TRUCK MOVEMENT ANALYSIS**  
NOT TO SCALE



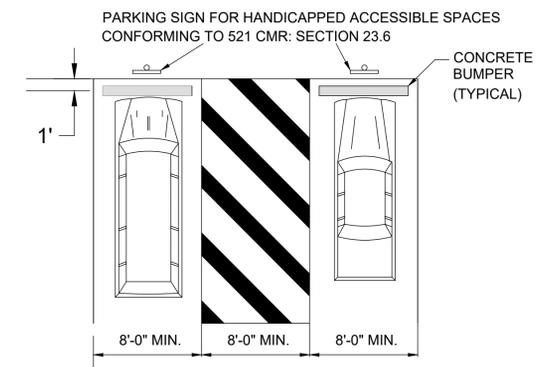
**TYPICAL SECTION CONCRETE WALKWAY DETAIL**  
(NOT TO SCALE)



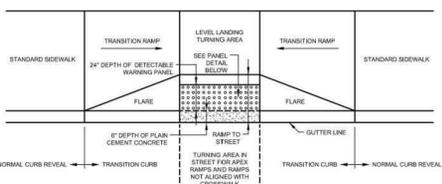
**TRANSITION GRANITE CURB DETAIL**  
(NOT TO SCALE)



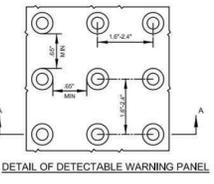
**ACCESSIBLE PARKING DETAIL**  
(NOT TO SCALE)



**DOUBLE STALL ACCESSIBLE PARKING**  
(NOT TO SCALE)



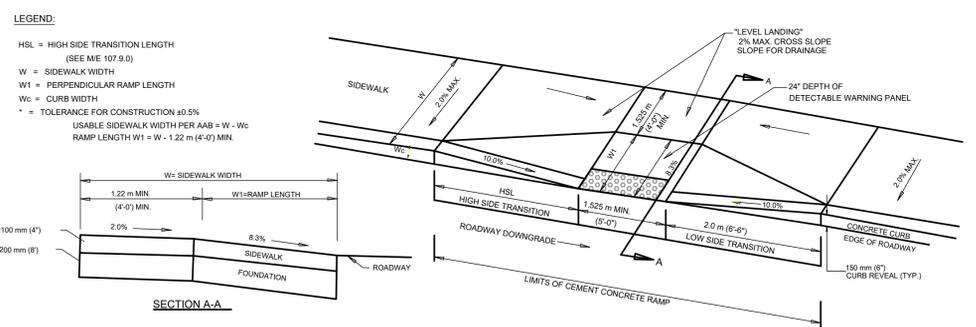
**TYPICAL INSTALLATION**



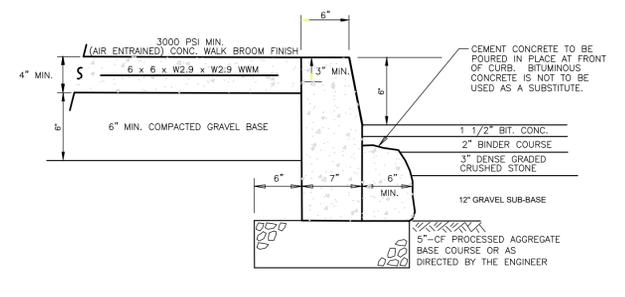
**DETAIL OF DETECTABLE WARNING PANEL**

**NOTE:**  
PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

**DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS AND STANDARD RAMP TERMINOLOGY DETAIL**  
(NOT TO SCALE)



**MASS HIGHWAY 107.2.0 HANDICAPPED ACCESS PERPENDICULAR CURB CUT**  
(NOT TO SCALE)



**VERTICAL CONCRETE CURB, SIDEWALK & PAVEMENT DETAIL**  
NOT TO SCALE

**CONSTRUCTION DETAILS FOR RED ROCK PLAZA SHOPPING CENTER IN NORTH ATTLEBOROUGH, MASSACHUSETTS**

PREPARED FOR:  
**DAI PROPERTY MANAGEMENT CO., INC.**  
325 WOOD ROAD, SUITE 202  
BRAintree, MASSACHUSETTS 02184  
DRAWN BY: RLI, AZA  
CHECKED BY: THL, LET

SCALE: NOT TO SCALE  
DATE: JANUARY 15, 2026  
JOB NO. 3479.01  
DWG. NO. 1

1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION  
REVISIONS:



PREPARED BY:  
**TILTON AND ASSOCIATES, INC.**  
81 John Dietsch Boulevard  
P.O. Box 467  
North Attleborough, MA 02761  
Tel: (508)699-4120 Fax: (508)699-7810

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**SHEET 6 OF 6**



200 CONTINENTAL DR  
 NEWARK • DE 19713  
 PHONE 302.505.1254  
 WWW.ADCINTERNATIONAL.NET

**SHEET NOTES**

- B01 PROVIDE 3/4" F.T. PLYWOOD BLOCKING.
- B02 PROVIDE 3/4" FIRE RATED PLYWOOD AT ALL SIDES INDICATED. INSTALLED ABOVE FINISHED FLOOR TO 8'-0" HIGH. ALL WALL POWER/DATA OUTLETS SHALL BE RECESSED AND FLUSH WITH THE PLYWOOD PANELS.
- B03 PROVIDE 4" HIGH PRECAST CONCRETE PAD FOR THE CENTRAL INVERTER. COORDINATE LOCATION WITH THE ELECTRICAL DRAWINGS.
- B04 PROVIDE COMPLETE SEALANT AT ALL TOP OF PARTITIONS AT THE METAL DECK ELEVATION.
- B05 BANK STANDARD WELLNESS ROOM SIGNAGE PROVIDED BY B+N AND INSTALLED BY GC.
- B06 G.C. TO COORDINATE HOLD DIMENSION WITH CSR LINE SHOP DRAWINGS.
- B07 NEW DOOR, FRAME & HARDWARE. REFER TO HARDWARE SCHEDULE FOR MORE INFORMATION.
- B08 INSTALL NEW AUTOMATIC DOOR OPERATOR(S) AND ACTUATORS AT VESTIBULE ENTRANCE DOORS. RE: HARDWARE SCHEDULE.
- B09 INSTALL NEW PUSH PLATES. COORDINATE LOCATION OF PUSH PLATES WITH SECURITAS.
- B10 PROVIDE NEW STOREFRONT GLAZING TO MATCH EXISTING SIZE & STYLE.
- B11 PROVIDE AND INSTALL NEW MILLWORK. REFER TO FINISH PLAN & INTERIOR ELEVATIONS FOR MORE INFORMATION.
- B12 DASHED LINE INDICATES KEVLAR INSTALLATION EXTENT.

**GENERAL NOTES**

- A FOR ADDITIONAL GENERAL NOTES, LEGENDS AND SCHEDULES, REFER TO SHEETS A00.00, A00.10, A00.40, AND A00.50
- B UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 4" FROM ADJACENT PERPENDICULAR PARTITION.
- C VERIFY ALL EQUIPMENT WITH VENDOR.
- D PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
- E PROVIDE WATER RESISTANT GYPSUM BOARD AT WET AREA.
- F PROVIDE EMBLEM SIGN IF REQUIRED.

ISSUE DATE AND DESCRIPTION			
No.	DATE	ISSUE DESCRIPTION	BY
01	07/28/2025	SCHEMATIC DESIGN 90%	BM/NA
02	08/19/2025	DESIGN DEVELOPMENT 80%	BM

REVISIONS			
No.	DATE	DESCRIPTION	BY

**LEGEND**

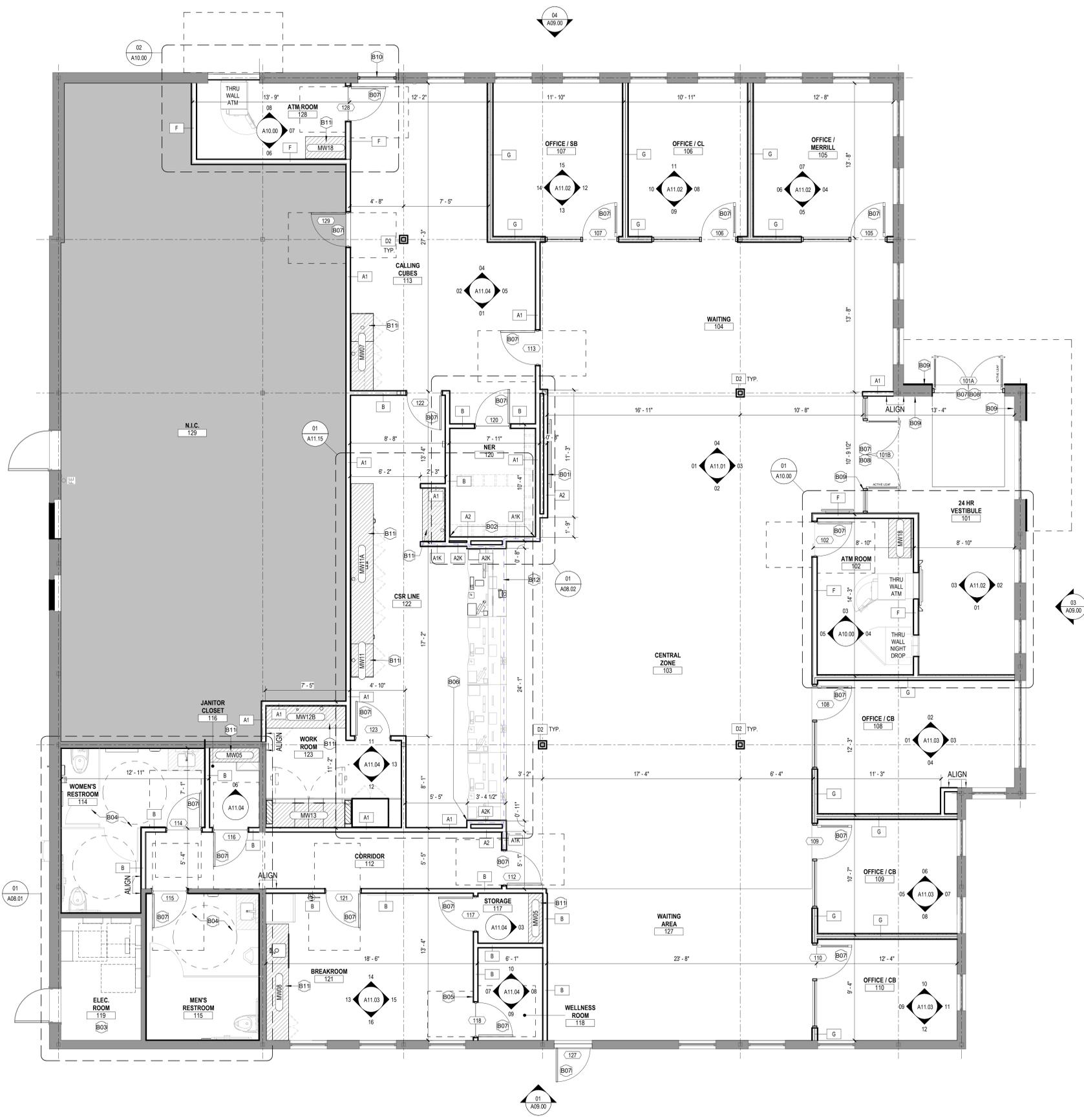
- SHEET NOTES
- AREA OUT OF THE SCOPE OF PROJECT
- NEW PARTITION  
REFERENCE TO PARTITION TYPE
- NEW DOOR
- COLUMN GRID
- OFFICE → ROOM NAME
- ### → ROOM NUMBER
- ### → DOOR NUMBER
- ### | ### → DOOR NUMBER HARDWARE
- ### → DOOR TYPE
- REVISION REFERENCE
- DIRECTION OF ELEVATION
- ELEVATION NUMBER ON SHEET
- SHEET WHERE SHOWN
- DETAIL NUMBER
- SHEET WHERE SHOWN
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- MILLWORK
- (M###) → MILLWORK SCHEDULE TAG
- ALIGN → ALIGN
- FIRE EXTINGUISHER CABINET (F.E.C.)
- BLOCKING REQUIRED FOR MILLWORK

**QUALIFIER LICENSE NUMBER** AR0010536  
 Raymond Fells, RA 21A02048200  
 Seal / Signature

**Project Name**  
 NORTH ATTLEBORO  
**Project Number**  
 25072  
**Description**  
 CONSTRUCTION PLAN

**Scale**  
 1/4" = 1'-0"

**A02.01**



**SHEET NOTES**

- PC01 FLUSH MOUNTED FLOOR ELECTRICAL POWER BOX. COORDINATE WITH ELECTRICAL DRAWINGS AND REFER TO DETAIL 03 FOR INSTALLATION GUIDELINES
- PC02 PROVIDE JUNCTION BOX FOR ALL MOUNTED SECURITY CAMERA AS REQUIRED FOR LATEST BAC STANDARDS. CONFIRM WITH BANKS SECURITY VENDOR
- PC03 PROVIDE JUNCTION BOX FOR SURROUND CENTERED BEHIND SURROUND ON ATM ROOM SIDE AT 84" AFF.
- PC04 PROVIDE CONTAINER FOR E-WASTE/BATTERY RECYCLING. COORDINATE WITH BANK LEED MANAGER.
- PC05 COORDINATE TV P/C WITH ELEVATION AND VENDOR CUTSHEET. PROVIDE CHIEF LSTU \*FIXED THINSTALL UNIVERSAL\* TV MOUNT OVER 18" HIGH 3/4" FIRE TREATED PLYWOOD BLOCKING FASTENED TO MINIMUM OF (2) METAL STUDS.
- PC06 PROVIDE (2) 1" CONDUIT FOR POWER AND DATA CONNECTED TO (2) J-BOXES BEHIND MONITOR. COORDINATE WITH EQUIPMENT CUTSHEET.
- PC07 PROVIDE CHIEF PAC527L IN-WALL BOX RECESSED BEHIND MONITOR WALL TO HOUSE VENDOR PROVIDED ONE-CONNECT BOX. REFER TO VENDOR CUTSHEET FOR FURTHER INFO.
- PC08 PROVIDE DEDICATED DUPLEX OUTLET AND DUAL DATA DROP 4" BELOW CEILING FOR \*NEVER DOWN WIFI\* EQUIPMENT.
- PC09 PROVIDE NEW LEGRAND EVOLUTION EFSB4 RECESSED BOX FOR POWER/COMM AT LOCATION SHOWN. CONCEAL ALL FEEDS INTO BOX. SEE SHEET A10.04 FOR MORE INFORMATION.
- PC10 PROVIDE ARLINGTON INDUSTRIES TVB613 IN-WALL EQUIPMENT BOX CONTAINING DUPLEX NEMA 5-20R POWER RECEPTACLE AND (2) SHIELDED CAT6 R45 RECEPTACLES INSTALLED IN EQUIPMENT BOX (FURNISHED & INSTALLED BY GC).

**GENERAL NOTES**

- A REFER TO INTERIOR ELEVATIONS FOR ORIENTATION OF MOUNTED OUTLETS. OTHERWISE, OUTLETS SHOULD BE MOUNTED VERTICALLY. OUTLETS SHOWN WITH ONLY "A" SIGN SHALL BE LOCATED 1" CLEAR ABOVE THE SCHEDULED MILLWORK COUNTER. OUTLETS TO BE COORDINATED WITH COUNTER HEIGHT.
- B REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- C FURNITURE SHOWN FOR REFERENCE ONLY.
- D REFER TO SERIES A00 FOR ABBREVIATIONS AND GENERAL NOTES.
- E LOCATION OF CORES TO BE CONFIRMED WITH ARCHITECT
- F USE LUTRON ARCHITECTURAL SERIES FOR ALL WALL ACCESSORIES. FOR WALLS WITH DARK PAINT USE COLOR BLACK. FOR WHITE AND LIGHT WALLS USE COLOR: WHITE.
- G WIRELESS HOLD UP DOUBLE BUTTON WILL BE INSTALLED AT TELLER POSITIONS, PLATFORM DESKS, FOR PERSONNEL ENTRY AND EXIT. AND ANYWHERE A HOLD UP IS CONSIDERED NECESSARY IN A BANKING CENTER. THE NEW WIRELESS INTERFACE MODULE WILL BE LOCATED IN THE NEW ROOM BY THE ALARM PANEL.
- H WALL-MOUNTED OUTLETS AND J-BOXES TO BE AT 15" A.F.F. TO CENTER OF OUTLET BOX, UNLESS NOTED OTHERWISE.
- I UNLESS NOTED OTHERWISE, PROVIDE JUNCTION BOXES FOR ALL WALL MOUNTED FIRE PROTECTION EQUIPMENT SUCH AS FIRE STROBES, FIRE PULL AND ALL SECURITY EQUIPMENT.
- J FIRE DEVICE COVERS SHALL BE WHITE UNLESS THIS CONFLICTS WITH LOCAL JURISDICTIONAL REQUIREMENTS.
- K COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
- L VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- M VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
- N GANG ADJACENT LIGHT SWITCHES AND COVER WITH SINGLE PLATE.
- O INDICATED DIMENSIONS ARE TO THE CENTERLINE OF OUTLET, SWITCH OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS NOTED OTHERWISE.
- P INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK TO BACK.
- Q PROVIDE ONE-PIECE TYPE GANG COVER PLATES, UNLESS NOTED OTHERWISE.
- R IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
- S INSTALL DOOR BELL PUSH BUTTON COVER PLATE WHEN PUSH BUTTON IS LOCATED ON PARTITION WALL. REFER TO A/E NOTES FOR ADDITIONAL INFORMATION.
- T ALL DOOR CHIMES TO BE SET AT TWO TONES, UNLESS NOTED OTHERWISE. REFER TO A/E NOTES FOR ADDITIONAL INFORMATION.
- U PROVIDE JUNCTION BOX FOR ALL MOUNTED SECURITY CAMERAS AS REQUIRED FOR LATEST BAC STANDARDS. CONFIRM WITH BANKS SECURITY VENDOR.
- V SEE REFLECTED CEILING PLAN FOR MEDIA WALL SPEAKER LOCATIONS.
- W ALL DEVICES IN TYPE G PARTITION TO HAVE ACOUSTICAL PUTTY PADS AROUND THE BOXES.



200 CONTINENTAL DR  
 NEWARK • DE 19713  
 PHONE 302.505.1254  
 WWW.ADCINTERNATIONAL.NET

ISSUE DATE AND DESCRIPTION			
No.	DATE	ISSUE DESCRIPTION	BY
01	07/28/2025	SCHEMATIC DESIGN 90%	BM/NA
02	08/19/2025	DESIGN DEVELOPMENT 80%	BM

REVISIONS			
No.	DATE	DESCRIPTION	BY

**QUALIFIER LICENSE NUMBER** AR0010536  
 Raymond Fells, RA 21A02049200

Seal / Signature

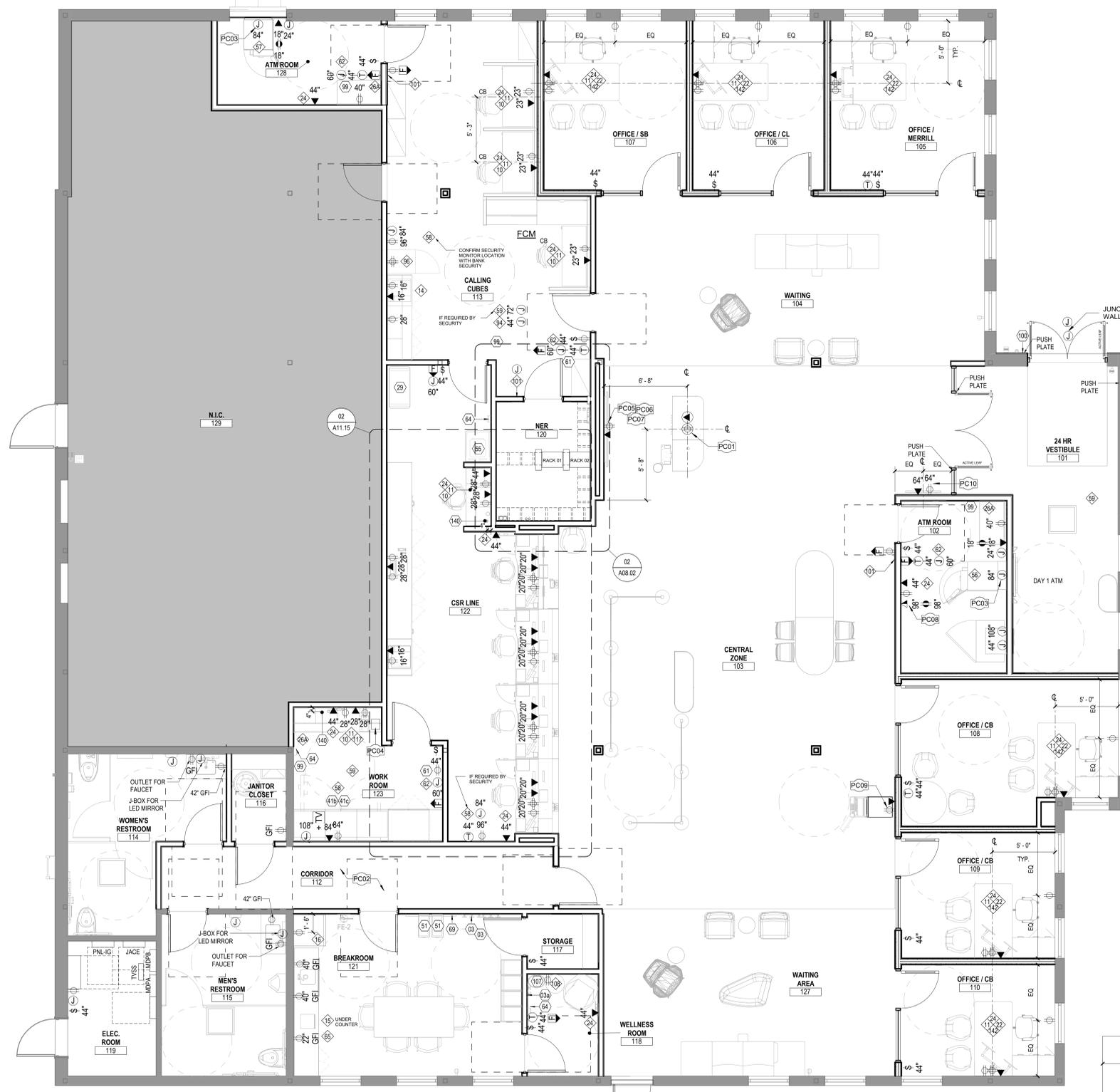
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 NORTH ATTLEBORO

**Project Number**  
 25072

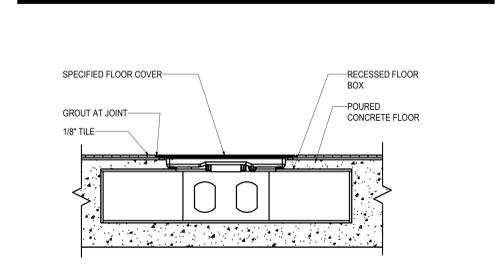
**Description**  
 POWER AND COMMUNICATION PLAN

**Scale**  
 As indicated

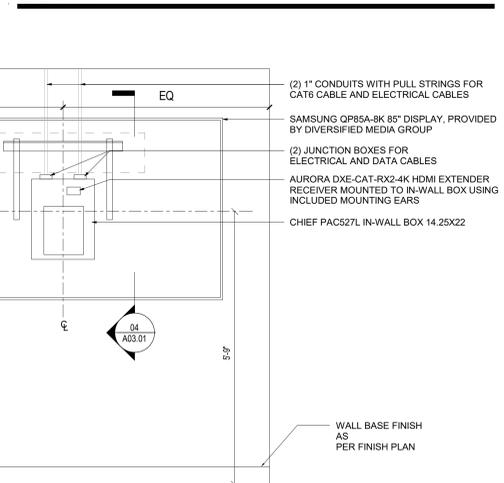
**A03.01**



**85" MEDIA WALL ELEVATION**  
 SCALE: 1/12" = 1'-0"



**FLOOR BOX INSTALLATION**  
 SCALE: 3" = 1'-0"



- LEGEND**
- [Symbol] SHEET NOTES
  - [Symbol] NOT IN CONTRACT
  - [Symbol] WALL MOUNTED DUPLEX
  - [Symbol] WALL MOUNTED QUADRUPLX
  - [Symbol] WALL MOUNTED DUPLEX-DEDICATED
  - [Symbol] WALL MOUNTED 1 TELE / 2 DATA RECEPTACLE. DUAL DROP
  - [Symbol] WALL MOUNTED TELE/ATA RECEPTACLE. SINGLE DROP
  - [Symbol] WALL MOUNTED TELE/ATA RECEPTACLE. SINGLE DROP
  - [Symbol] FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION
  - [Symbol] WALL MOUNTED RECEPTACLE FOR TV, CAMERA OR MONITOR. 3" SQUARE
  - [Symbol] FLUSH FLOOR MOUNTED DUPLEX
  - [Symbol] FLUSH FLOOR MOUNTED 1 TELE / 2 DATA RECEPTACLE
  - [Symbol] FLUSH FLOOR MOUNTED TELE/ATA. SINGLE DROP
  - [Symbol] EQUIPMENT WITHOUT POWER SUPPLY
  - [Symbol] EQUIPMENT WITH POWER SUPPLY
  - [Symbol] FIRE ALARM PULL BOX
  - [Symbol] FIRE ALARM HORN/STROBE
  - [Symbol] DIGITAL TEMPERATURE SENSOR



# PROPOSED MAJOR MODIFICATION PLANS

FOR



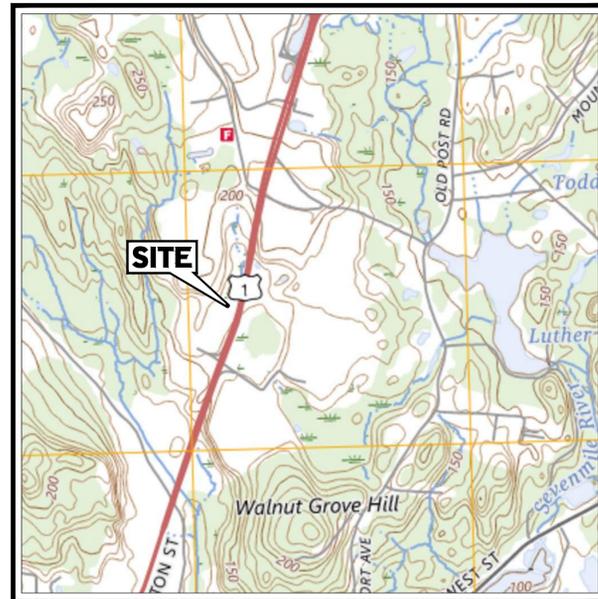
## PROPOSED BANK OF AMERICA

1385 SOUTH WASHINGTON STREET  
TOWN OF NORTH ATTLEBOROUGH  
BRISTOL COUNTY, MASSACHUSETTS  
MAP 27, LOTS 47 & 178

### REFERENCES AND CONTACTS

**REFERENCES**  
 \*EXISTING CONDITIONS SURVEY:  
 TELTON AND ASSOCIATES, INC.  
 81 JOHN L. DIETSCH BOULEVARD  
 NORTH ATTLEBOROUGH, MA 02763  
 DATED: JANUARY 15, 2025

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



**USGS MAP**  
SCALE: 1" = 1,000'  
SOURCE: USGS



**AERIAL MAP**  
SCALE: 1" = 250'  
SOURCE: NEARMAP AERIAL IMAGERY

**OWNER**  
 FERN REALTY CO LLC  
 325 WOOD ROAD, SUITE 202  
 BRAintree, MA 02184

**DEVELOPER**  
 DAI PROPERTY MANAGEMENT CO., INC.  
 325 WOOD ROAD, SUITE 202  
 BRAintree, MA 02184

PREPARED BY



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
JURISDICTIONAL NOTES	C-103
DEMOLITION PLAN	C-201
OVERALL SITE PLAN	C-301
SITE PLAN	C-302
GRADING, DRAINAGE, AND UTILITY PLAN	C-401
EROSION AND SEDIMENT CONTROL PLAN	C-801
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-802
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
LIGHTING PLAN (BY OTHERS)	1-10 OF 10
EXISTING CONDITIONS (BY OTHERS)	SHEET NO. 2
EXISTING CONDITIONS DETAIL VIEW (BY OTHERS)	SHEET NO. 3



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	1/28/2026	PER PLANNING COMMENTS	MKB	JAK



**PERMIT SET**  
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
 PROJECT No.: MAA240461.00-0A  
 DRAWN BY: AWL  
 CHECKED BY: MKB  
 DATE: 01/15/2026  
 CAD I.D.: P-CIVIL-CNDS

**PROPOSED MAJOR MODIFICATION PLANS**  
 FOR  
**BANK OF AMERICA**  
 PROPOSED DEVELOPMENT  
 1385 SOUTH WASHINGTON STREET  
 BRISTOL COUNTY  
 NORTH ATTLEBOROUGH,  
 MASSACHUSETTS  
 MAP 27, LOTS 47 & 178

**BOHLER**  
 50 WASHINGTON ST., SUITE 2000  
 WESTBOROUGH, MA 01581  
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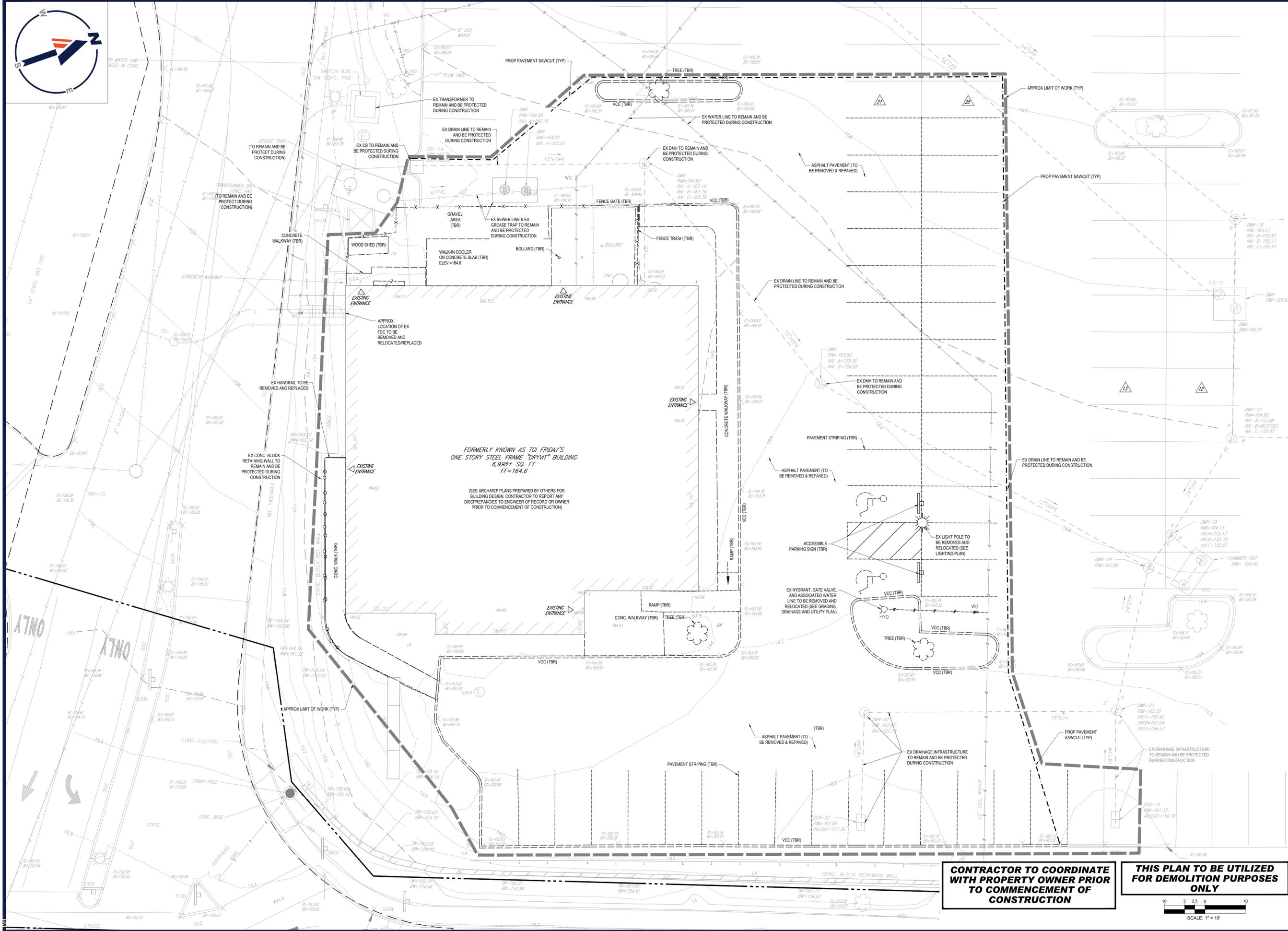
SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-101**  
 REVISION 1 - 01/28/2026

JUN 28, 2025 P:\2024\MAA240461\DRAWINGS\PLAN SET\CIVIL\CNDS\MAA240461.DWG...LAYOUT: C-101 COVER

**GENERAL NOTE:**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.





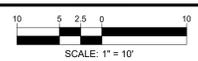


FORMERLY KNOWN AS TGI FRIDAY'S  
ONE STORY STEEL FRAME "DRYIT" BUILDING  
6,928 SQ. FT  
FF=164.6

(SEE ARCHITECT PLANS PREPARED BY OTHERS FOR  
BUILDING DESIGN. CONTRACTOR TO REPORT ANY  
DISCREPANCIES TO ENGINEER OF RECORD OR OWNER  
PRIOR TO COMMENCEMENT OF CONSTRUCTION)

**CONTRACTOR TO COORDINATE  
WITH PROPERTY OWNER PRIOR  
TO COMMENCEMENT OF  
CONSTRUCTION**

**THIS PLAN TO BE UTILIZED  
FOR DEMOLITION PURPOSES  
ONLY**



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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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PROJECT No.: MAA240461.00-0A  
DRAWN BY: AWL  
CHECKED BY: MKB  
DATE: 01/15/2026  
CAD ID: P-CIVL-SITE

**PROPOSED MAJOR  
MODIFICATION  
PLANS**

FOR  
**BANK OF AMERICA**  
PROPOSED DEVELOPMENT  
1385 SOUTH WASHINGTON STREET  
BRISTOL COUNTY  
NORTH ATTLEBOROUGH,  
MASSACHUSETTS  
MAP 27, LOTS 47 & 178

**BOHLER**  
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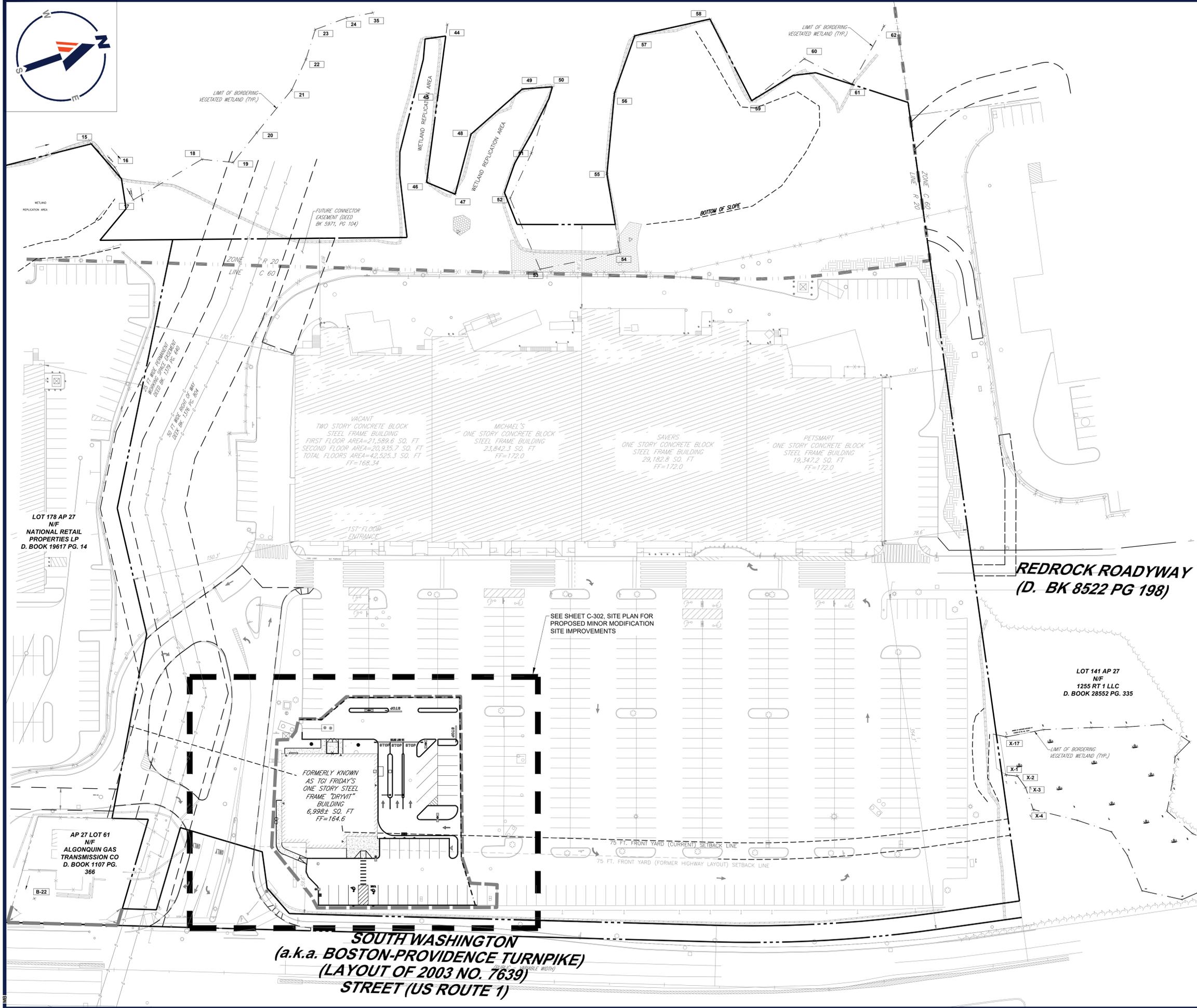
**J.A. KUCICH**  
JOHN A. KUCICH  
CIVIL  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 1530  
NEW YORK LICENSE NO. 15476  
CONTRACTOR LICENSE NO. 9817  
RHODE ISLAND LICENSE NO. 9616  
MAINE LICENSE NO. 12953

**DEMOLITION  
PLAN**

SHEET TITLE:  
**DEMOLITION  
PLAN**  
SHEET NUMBER:  
**C-201**

REVISION 1 - 01/28/2026

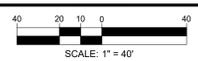
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**SOUTH WASHINGTON**  
 (a.k.a. BOSTON-PROVIDENCE TURNPIKE)  
 (LAYOUT OF 2003 NO. 7639)  
 STREET (US ROUTE 1)

**RED ROCK ROADWAY**  
 (D. BK 8522 PG 198)

**THIS PLAN TO BE UTILIZED  
 FOR SITE LAYOUT PURPOSES  
 ONLY**



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 CHECKED BY: MKB  
 DATE: 01/15/2026  
 CAD ID: P-CIVIL-SITE

**PROPOSED MAJOR MODIFICATION PLANS**  
 FOR

**BANK OF AMERICA**

PROPOSED DEVELOPMENT  
 1385 SOUTH WASHINGTON STREET  
 BRISTOL COUNTY  
 NORTH ATTLEBOROUGH,  
 MASSACHUSETTS  
 MAP 27, LOTS 47 & 178

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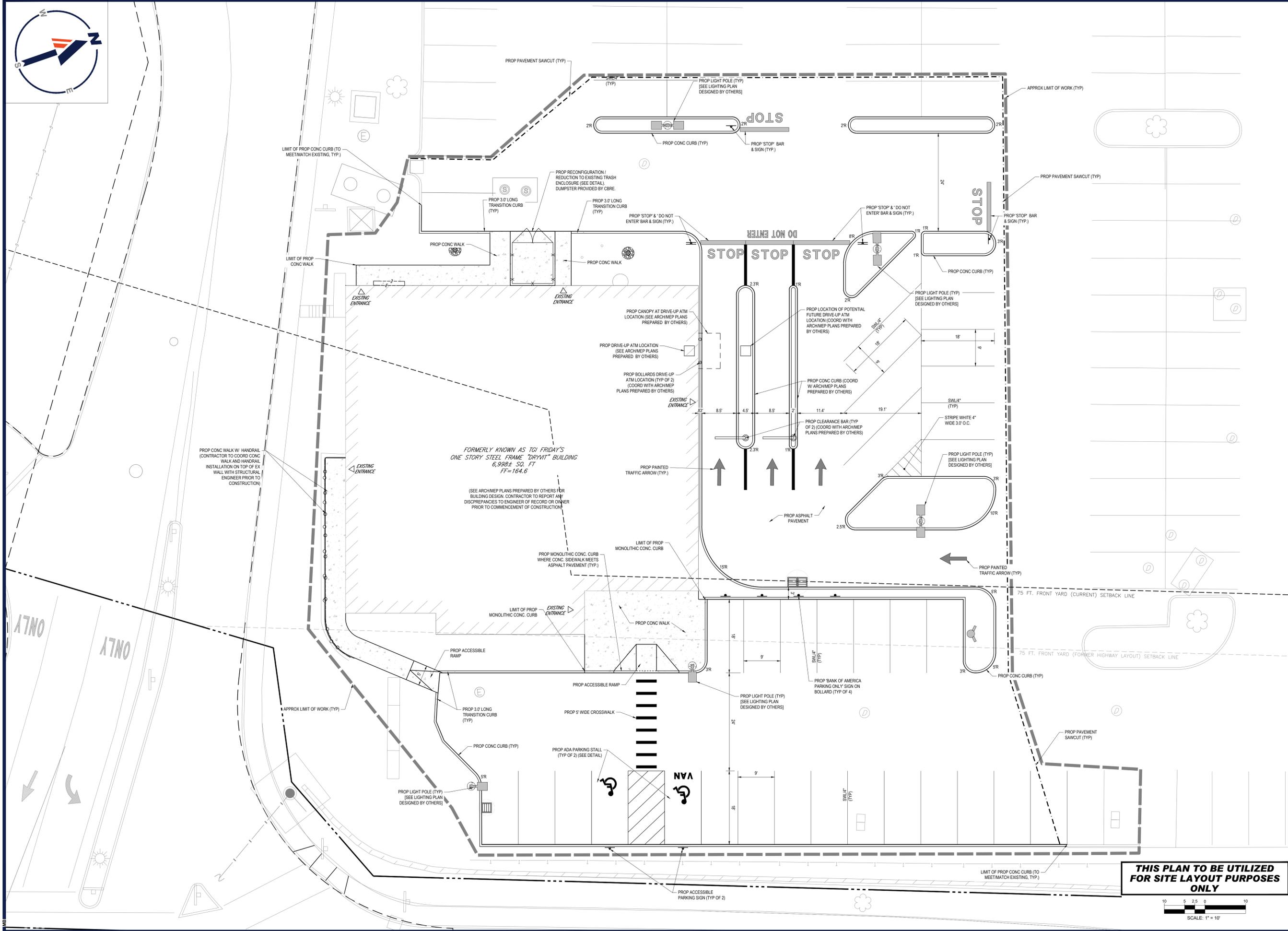
**J.A. KUCICH**  
 JOHN A. KUCICH  
 CIVIL  
 PROFESSIONAL ENGINEER  
 MA LICENSE NO. 15476  
 NEW YORK LICENSE NO. 15476  
 CONN. LICENSE NO. 15476  
 RHODE ISLAND LICENSE NO. 9616  
 MAINE LICENSE NO. 12553

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C-301**

REVISION 1 - 01/28/2026

JAK  
 01/28/2026  
 P:\2024\MAA240461.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\SP-CIVIL-SITE-MAA240461.00.dwg - LAYOUT: C-301 OVERALL SITE



JUN 29, 2026  
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 CAD ID: P-CIVL-SITE

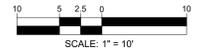
**PROPOSED MAJOR MODIFICATION PLANS**  
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 1385 SOUTH WASHINGTON STREET  
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 JOHN A. KUCICH  
 CIVIL  
 PROFESSIONAL ENGINEER  
 MAJOR LICENSE NO. 15430  
 NEW HAMPSHIRE LICENSE NO. 15476  
 CONN. LICENSE NO. 19177  
 RHODE ISLAND LICENSE NO. 9616  
 MAINE LICENSE NO. 12953

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-302**  
 REVISION 1 - 01/28/2026

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**





PROP. WATERTIGHT CONNECTION TO EXIST. CB  
INV. =160.26 (CONTRACTOR SHALL CONFIRM EX RIM  
AND INVERTS PRIOR TO CONSTRUCTION AND  
NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS)

EX SMH  
RIM=164.30  
(CONTRACTOR TO RESET RIM  
ELEVATION TO MATCH PROP  
GRADES SHOWN HEREON)

EX DMH  
RIM=164.97  
(CONTRACTOR TO RESET RIM  
ELEVATION TO MATCH PROP  
GRADES SHOWN HEREON)

EX SMH  
RIM=164.18  
(CONTRACTOR TO RESET RIM  
ELEVATION TO MATCH PROP  
GRADES SHOWN HEREON)

EX DMH  
RIM=163.95  
(CONTRACTOR TO RESET RIM  
ELEVATION TO MATCH PROP  
GRADES SHOWN HEREON)

FORMERLY KNOWN AS TGI FRIDAY'S  
ONE STORY STEEL FRAME "DRYWIT" BUILDING  
6,988± SQ. FT  
FF=164.6

(SEE ARCHITECT PLANS PREPARED BY OTHERS FOR  
BUILDING DESIGN. CONTRACTOR TO REPORT ANY  
DISCREPANCIES TO ENGINEER OF RECORD OR OWNER  
PRIOR TO COMMENCEMENT OF CONSTRUCTION)

PROP CONC SIDEWALK TO MATCH EX  
TOP OF WALL GRADES. CONTRACTOR TO  
COORD. W/ STRUCTURAL ENGINEER  
PRIOR TO COMMENCEMENT OF  
CONSTRUCTION)

PROP RELOCATED OF EX FIRE  
HYDRANT & GATE VALVE  
(COORD W/ UTILITY PROVIDER  
PRIOR TO CONSTRUCTION)

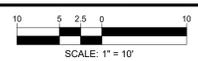
A-20  
PROP CB  
GR1 162.10  
INV OUT 157.89 (12") EXDMH

PROP CONNECTION TO EX DMH (CONTRACTOR  
SHALL CONFIRM EX RIM AND INVERTS PRIOR TO  
CONSTRUCTION AND NOTIFY ENGINEER OF  
RECORD OF ANY CONFLICTS)  
RIM=162.85  
INV IN 157.20±

**CONTRACTOR TO CONFIRM  
WITH UTILITY PROVIDERS  
THAT EXISTING SERVICES TO  
REMAIN ARE SUITABLE AND NO  
OTHER IMPROVEMENTS ARE  
NEEDED**

**CONTRACTOR TO CONFIRM  
LOCATION OF EXISTING  
UTILITIES INTENDED TO  
REMAIN AND NOTIFY OWNER &  
ENGINEER OF ANY  
DISCREPANCIES PRIOR TO  
CONSTRUCTION**

**THIS PLAN TO BE UTILIZED  
FOR GRADING, DRAINAGE AND  
UTILITIES PURPOSES ONLY**



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SITE CIVIL AND CONSULTING ENGINEERING  
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PROJECT No.: MAA240461.00-0A  
DRAWN BY: AWL  
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DATE: 01/15/2026  
CAD ID: P-CIVL-SITE

**PROPOSED MAJOR MODIFICATION PLANS**  
FOR

**BANK OF AMERICA**

PROPOSED DEVELOPMENT  
1385 SOUTH WASHINGTON STREET  
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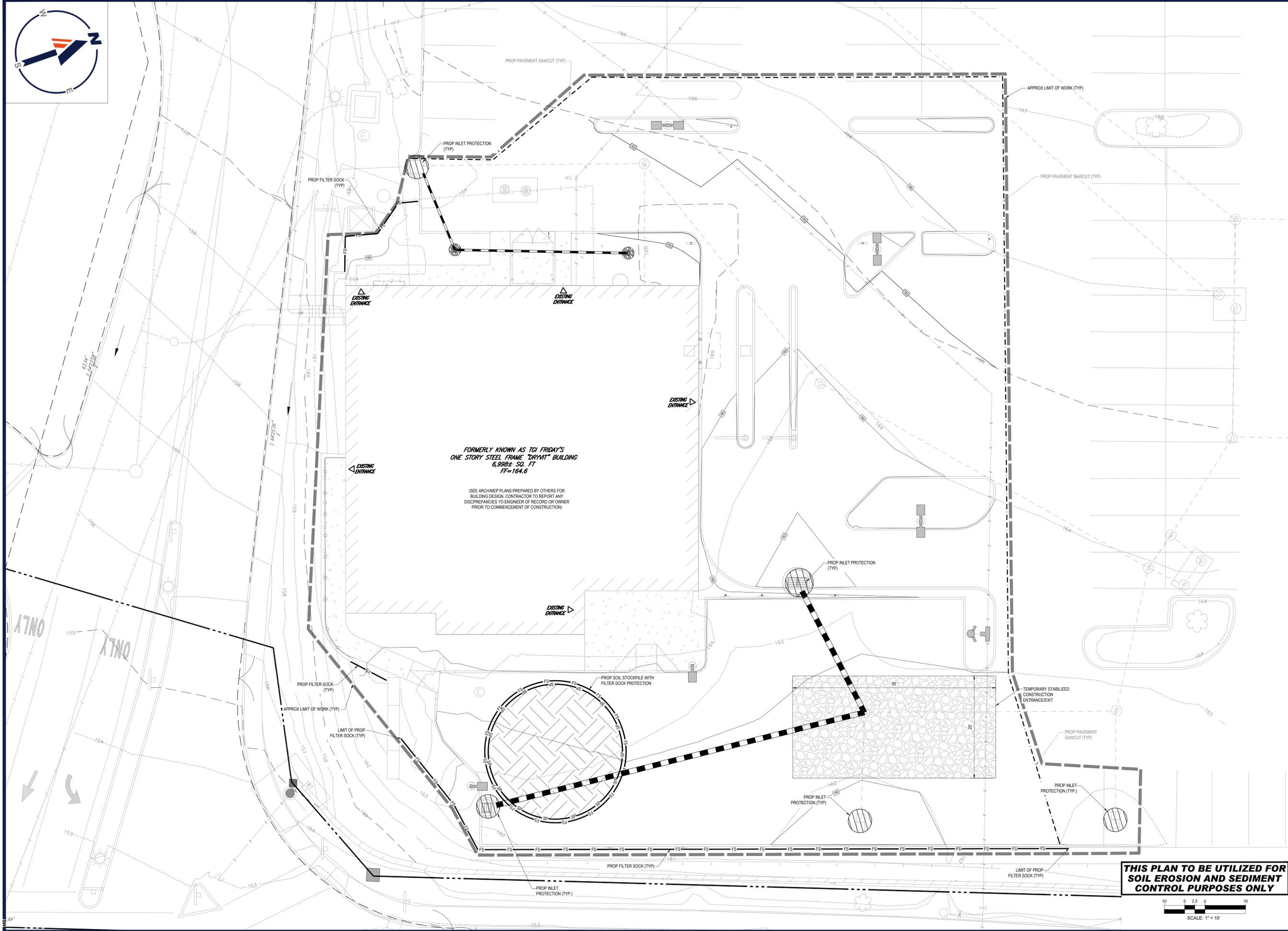
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PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE #1530  
NEW YORK LICENSE #15476  
CONNECTICUT LICENSE #9117  
RHODE ISLAND LICENSE # 9616  
MAINE LICENSE # 12553

SHEET TITLE:  
**GRADING, DRAINAGE, AND UTILITY PLAN**

SHEET NUMBER:  
**C-401**

REVISION 1 - 01/28/2026

Jan 28, 2026 P:\2024\MAA240461.00\CADD\DRAWINGS\PLAN SET\CIVIL-SITE-MAA240461.00-0A-LAYOUT-C-401.DWG



FORMERLY KNOWN AS TGI FRIDAY'S  
ONE STORY STEEL FRAME "DRYMIT" BUILDING  
6,998± SQ. FT  
FF=164.6

(SEE ARCHITECT PLANS PREPARED BY OTHERS FOR  
BUILDING DESIGN. CONTRACTOR TO REPORT ANY  
DISCREPANCIES TO ENGINEER OF RECORD OR OWNER  
PRIOR TO COMMENCEMENT OF CONSTRUCTION)

**THIS PLAN TO BE UTILIZED FOR  
SOIL EROSION AND SEDIMENT  
CONTROL PURPOSES ONLY**

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
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CAD ID: P-CIVL-SITE

PROJECT:  
**PROPOSED MAJOR MODIFICATION PLANS**  
FOR

**BANK OF AMERICA**

PROPOSED DEVELOPMENT  
1385 SOUTH WASHINGTON STREET  
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MASSACHUSETTS LICENSE #1530  
NEW HAMPSHIRE LICENSE #15476  
CONNECTICUT LICENSE #9177  
RHODE ISLAND LICENSE #0616  
MAINE LICENSE #012953

SHEET TITLE:  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C-801**

REVISION 1 - 01/28/2026

Jan 28, 2026  
P:\2024\MAA240461\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-SITE-MAA240461.DWG-LAYOUT\_C-801.EROS

## MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

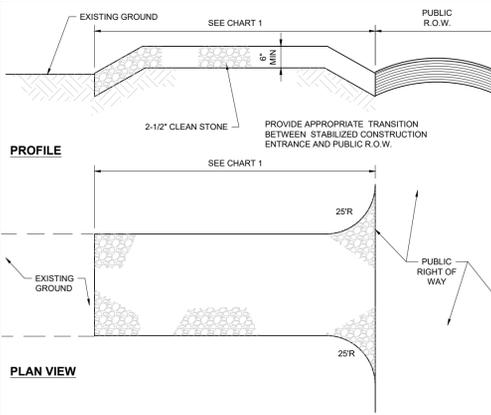
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER ITEM #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND LAID SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING EROSION.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIME/STON TO FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER WILL BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIME/STON (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	MULCH RATE (1000 SF)
PROTECTED AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

- \* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
- \* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SO, YDIBLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.
- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL MANUAL. GUARDRAILS AND SURFACE AREAS AND PROVIDE A MINIMUM OF 1,000 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
  - WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
  - WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
  - CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
  - AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
  - FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

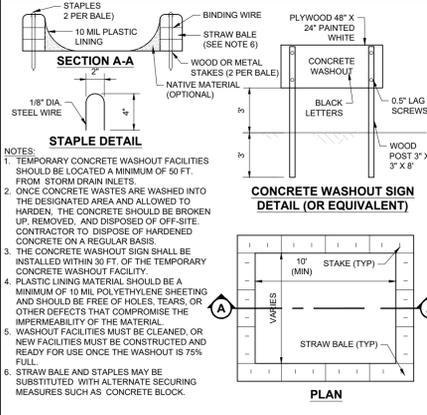
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XXX.XX ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
  - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND SOIL STOCKPILES.
  - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
  - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
  - THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
  - THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS, WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
  - THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
  - THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURFLANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
  - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
  - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
  - THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
  - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
  - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
  - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTION AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
  - SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
  - THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.



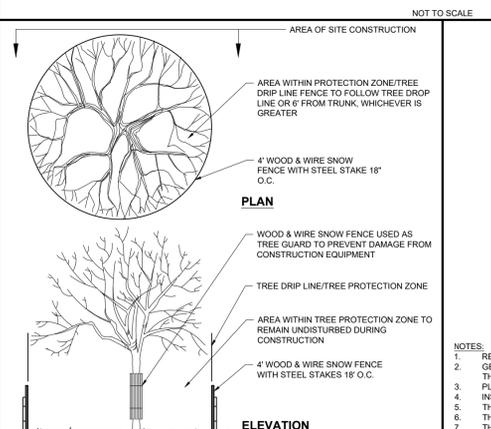
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRAINED SOILS 50 FT
2% TO 5%	FINE GRAINED SOILS 100 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

**CHART 1**



## STABILIZED CONSTRUCTION ENTRANCE



## TREE PROTECTION DURING SITE CONSTRUCTION

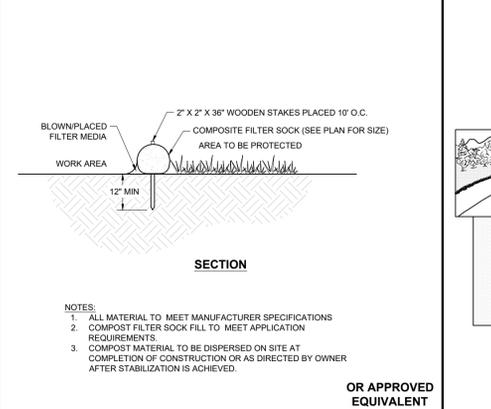
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## CONCRETE WASTE MANAGEMENT AREA



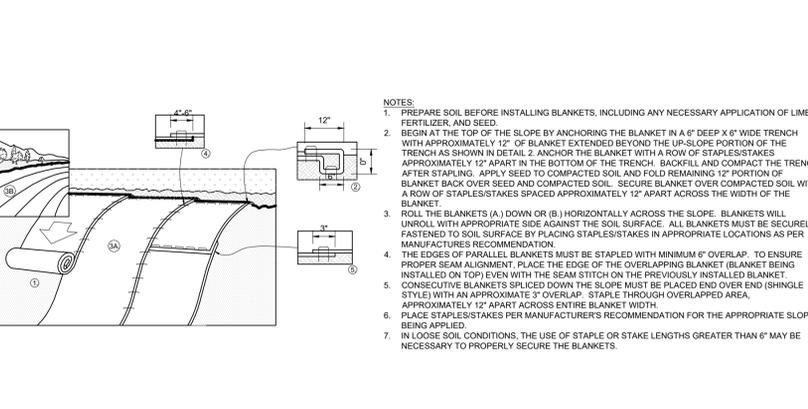
## INLET PROTECTION WITH MANUFACTURED INSERT

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## COMPOST FILTER SOCK

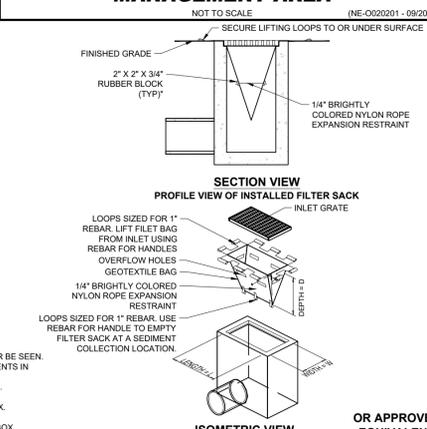
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## EROSION CONTROL BLANKET STEP SLOPE PROTECTION

NOT TO SCALE (NE-004901 - 09/2023)

## TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK



## TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

NOT TO SCALE (NE-009102 - 09/2023)

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

## REVISIONS

REV	DATE	COMMENT	PER PLANNING COMMENTS	CHKD BY	DRWN BY
1	1/28/2026			MBK	JAK

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## PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MBK
DATE:	01/11/2026
CAD LID:	P-CIVIL-CND5

## PROPOSED MAJOR MODIFICATION PLANS

FOR

**BANK OF AMERICA**

## PROPOSED DEVELOPMENT

1385 SOUTH WASHINGTON STREET  
BRISTOL COUNTY  
NORTH ATTLEBOROUGH,  
MASSACHUSETTS  
MAP 27, LOTS 47 & 178

## BOHLER

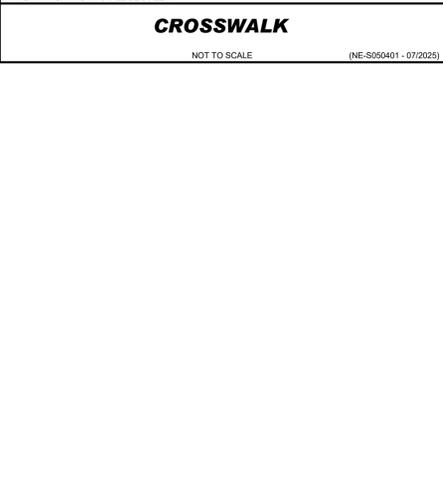
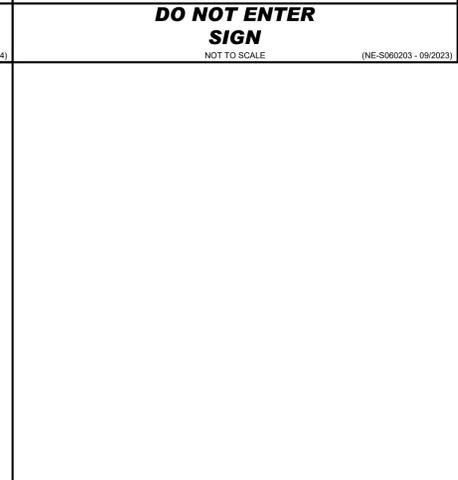
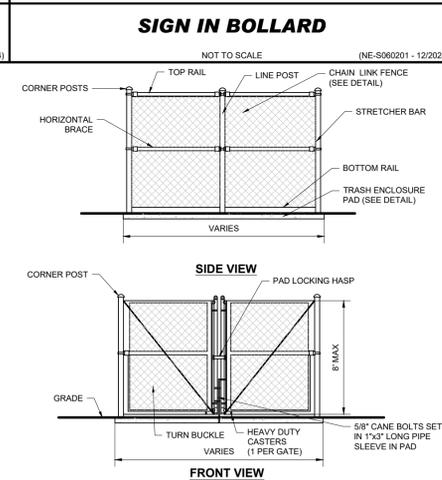
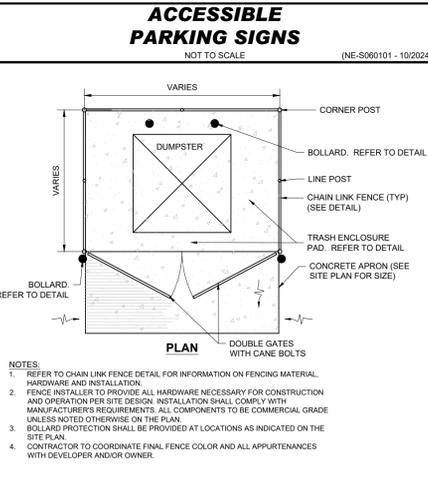
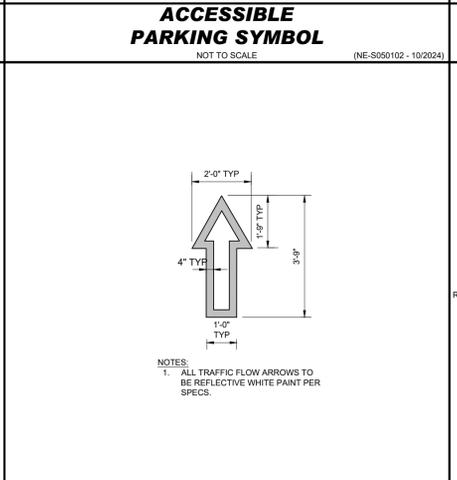
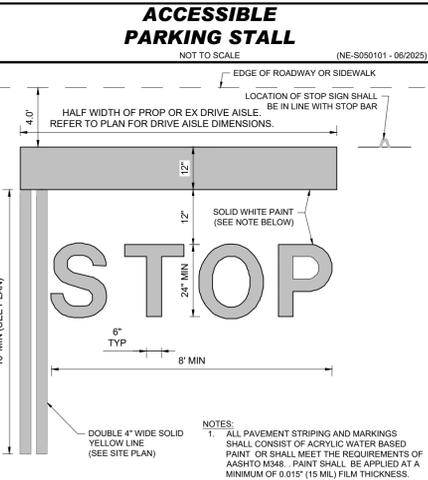
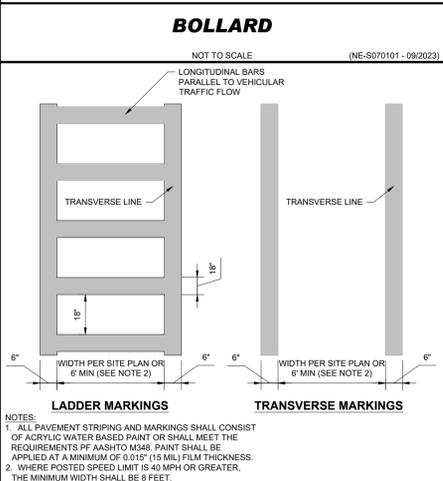
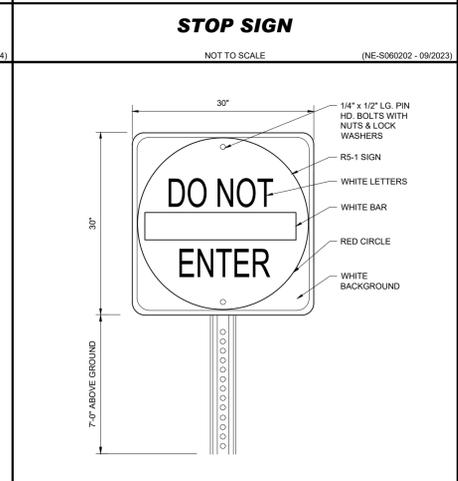
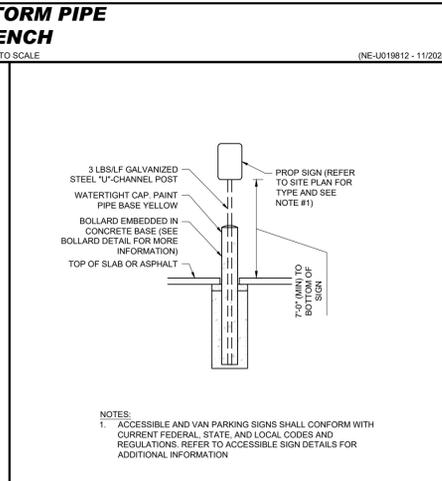
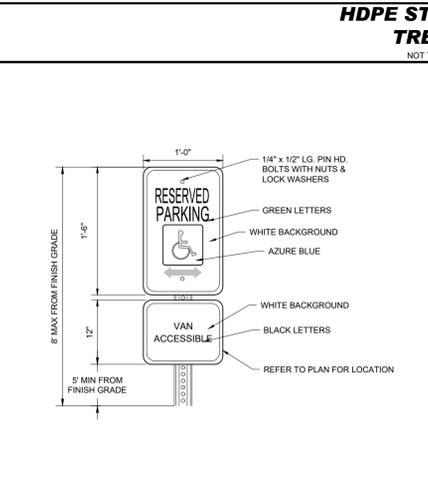
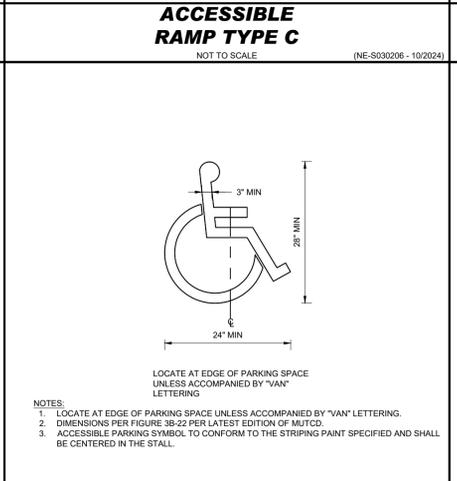
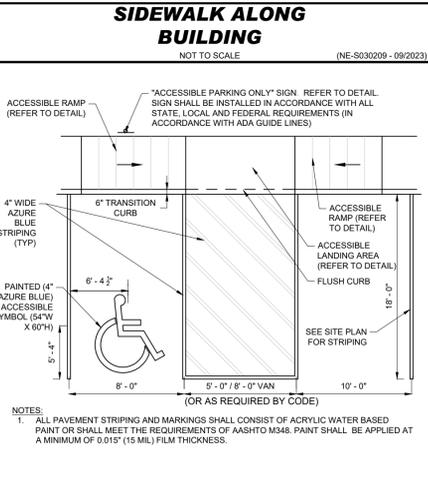
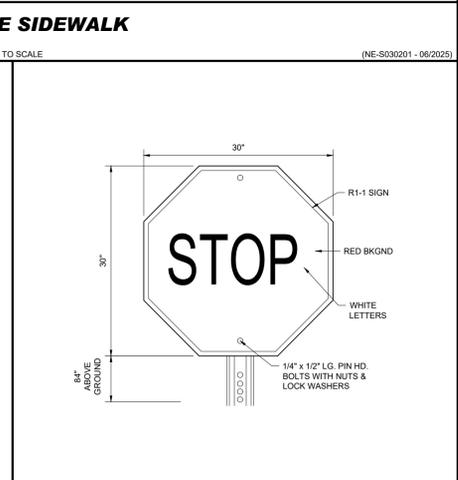
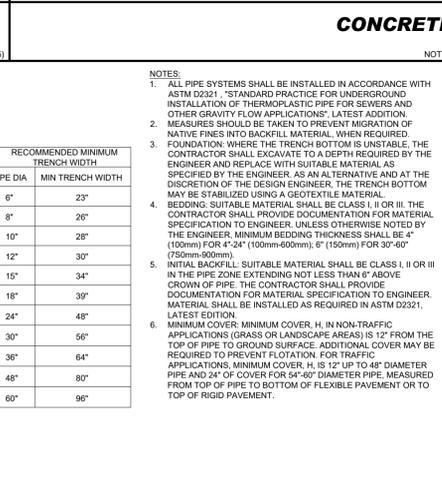
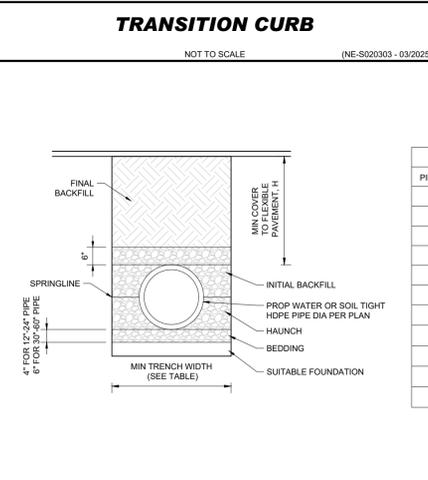
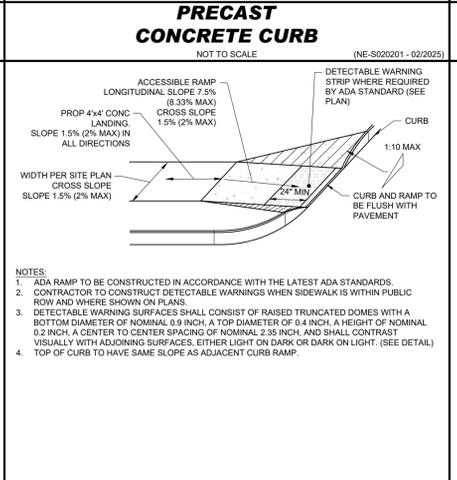
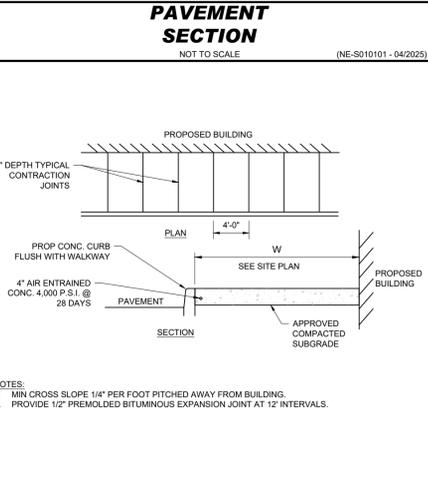
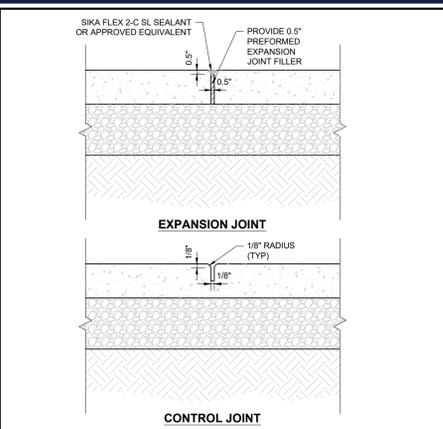
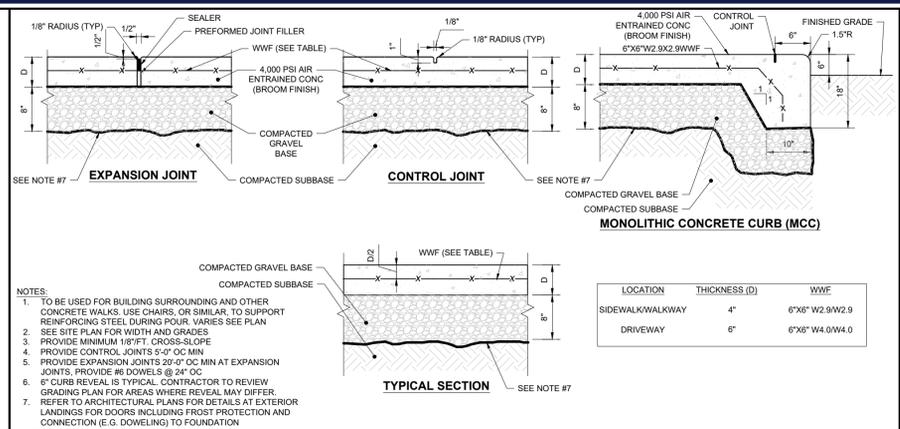
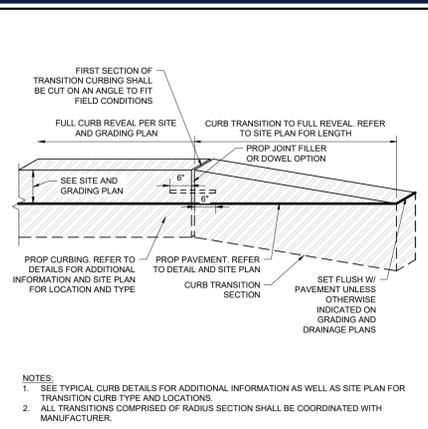
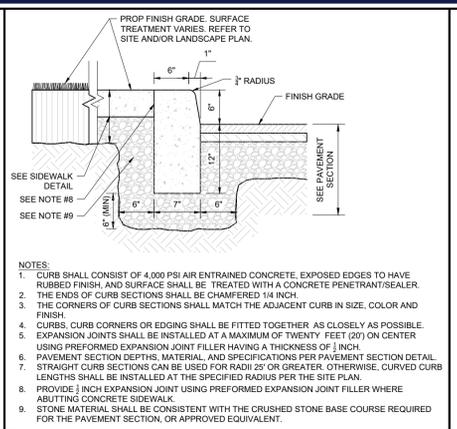
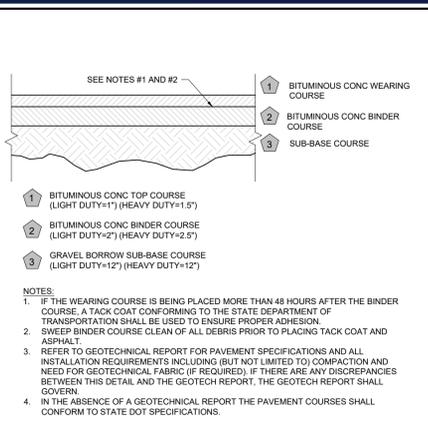
50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
www.BohlerEngineering.com

**J.A. KUCICH**  
JOHN A. KUCICH  
CIVIL  
PROFESSIONAL ENGINEER  
MAINE LICENSE NO. 11330  
NEW HAMPSHIRE LICENSE NO. 15476  
CON. REG. NO. 1177  
RHODE ISLAND LICENSE NO. 9616  
MAINE LICENSE NO. 12553

## EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:  
**C-802**

REVISION 1 - 01/28/2026



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB	JAK

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT: MA240461-00-0A  
DRAWN BY: AWL  
CHECKED BY: MKB  
DATE: 01/15/2026  
CAD ID: P-CIVL-CND5

**PROPOSED MAJOR MODIFICATION PLANS**

BANK OF AMERICA  
PROPOSED DEVELOPMENT  
1385 SOUTH WASHINGTON STREET  
BRISTOL COUNTY  
NORTH ATTLEBOROUGH,  
MASSACHUSETTS  
MAP 27, LOTS 47 & 178

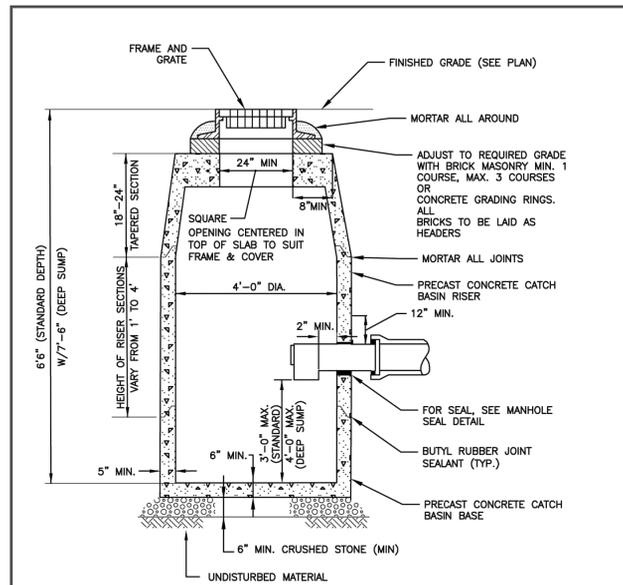
**BOHLER**  
50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
www.BohlerEngineering.com

**J.A. KUCICH**  
JOHN A. KUCICH  
CIVIL  
PROFESSIONAL ENGINEER  
MAINE LICENSE NO. 11530  
NEW YORK LICENSE NO. 15476  
CONTRACTOR LICENSE NO. 0177  
RHODE ISLAND LICENSE NO. 0616  
MAINE LICENSE NO. 12553

**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**C-901**

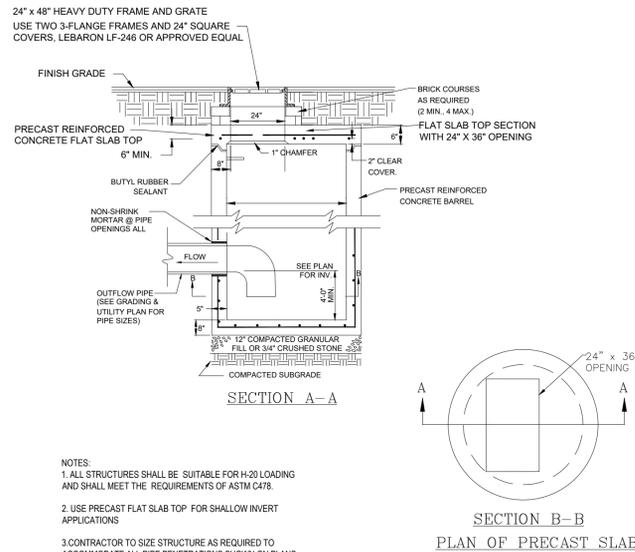
REVISION 1 - 01/28/2026



- NOTES:
1. STEEL REINFORCING TO MEET OR EXCEED H20 LOADING
  2. MINIMUM DEPTH OF SUMP TO BE 2 FT
  3. WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24"x27"
  4. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE
  5. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE STANDARD SPECIFICATIONS
  6. PLUG ALL LIFTING HOLES IN & OUT WITH HYDRAULIC CEMENT

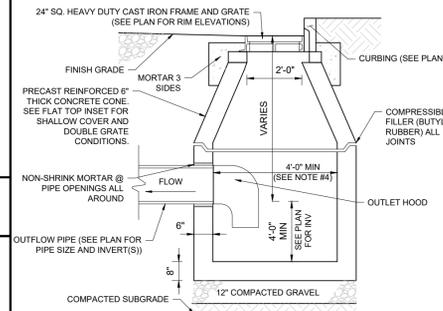
	TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated: 03/24/2023
	CATCH BASIN DETAIL N.T.S.	Detail Number: D-3.2

**TOWN OF NORTH ATTLEBOROUGH  
CATCH BASIN DETAIL**  
NOT TO SCALE



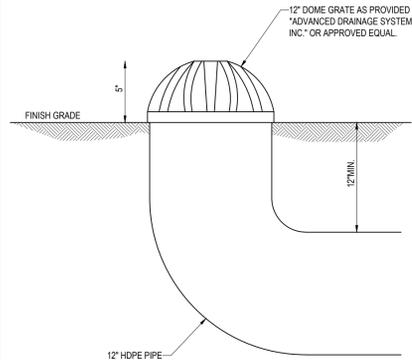
- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
  2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS
  3. CONTRACTOR TO SIZE STRUCTURE AS REQUIRED TO ACCOMMODATE ALL PIPE PENETRATIONS SHOWN ON PLANS.

**PRECAST CONCRETE CATCH BASIN  
WITH DOUBLE GRATE**  
NOT TO SCALE

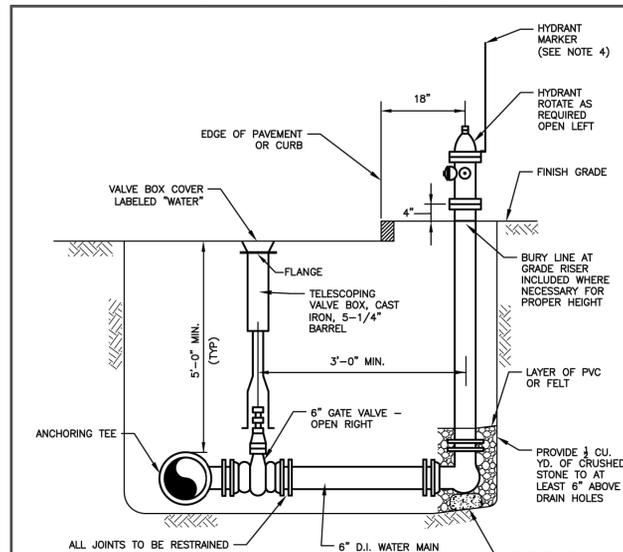


- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
  2. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
  3. BUTYL RUBBER JOINT CONFORM TO ASTM C990.
  4. CONTRACTOR SHALL SIZE STRUCTURE AS NEEDED TO ACCOMMODATE PIPE SIZES AND PENETRATIONS AS SHOWN ON GRADING AND DRAINAGE PLANS.

**PRECAST CONCRETE DEEP  
SUMP CATCH BASIN**  
NOT TO SCALE (NE-U010201 - 02/2025)



**AREA DRAIN**  
NOT TO SCALE



- NOTES:
1. HYDRANT MUST BE BURIED TO PROPER DEPTH (BURY LINE) TO ALLOW SUFFICIENT CLEARANCE TO BOLT/UNBOLT THE UPPER BARREL AND SAFETY FLANGES, IF NEEDED, INSTALL EXTENSION
  2. USE BOTH MEGA-LUG RESTRAINT GLANDS AND THRUST BLOCKS. THRUST BLOCKING SHALL HAVE A MINIMUM OF 3 SQUARE FEET AGAINST UNDISTURBED EARTH
  3. FIRE HYDRANT PER NORTH ATTLEBOROUGH DPW STANDARDS. REFER TO THE LATEST EDITION OF THE TOWN OF NORTH ATTLEBOROUGH DPW CONSTRUCTION SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.
  4. ALL FIRE HYDRANTS SHALL HAVE INSTALLED A 60° HYDRANT MARKER WITH SPRING MOUNTED FIBERGLASS SHAFT AND RED STRIPES OR EQUAL.

	TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated: 03/02/2023
	HYDRANT ASSEMBLY DETAIL N.T.S.	Detail Number: W-6.1

**TOWN OF NORTH ATTLEBOROUGH  
HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

NOTE: SHOWN FOR GRAPHICAL PURPOSES ONLY. COORDINATE WITH MEP PLANS PREPARED BY OTHERS.

**STORZ FIRE CONNECTION**  
NOT TO SCALE

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB	JAK

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD ID:	P-CIVIL-CNDS

**PROPOSED MAJOR  
MODIFICATION  
PLANS**  
FOR



PROPOSED DEVELOPMENT  
1385 SOUTH WASHINGTON STREET  
BRISTOL COUNTY  
NORTH ATTLEBOROUGH,  
MASSACHUSETTS  
MAP 27, LOTS 47 & 178

SHEET TITLE:

**CONSTRUCTION  
DETAILS**

SHEET NUMBER:  
**C-902**

REVISION 1 - 01/28/2026





Project Name: Bank of America

Date: January 28, 2026

**FORM P**

**\$825 Application Fee (Plus sliding scale for new building footprint square commercial footage, per current fee schedule)**

**APPLICATION FOR  
A PLANNED BUSINESS DEVELOPMENT**

**TO THE PLANNING BOARD:**

The undersigned herewith submits the accompanying application for the property located in the Town of North Attleborough for review of a Planned Business Development under the requirements of the Zoning Act and the North Attleborough Zoning By-Laws, and the Planning Board's Rules and Regulations Governing Special Permits for Planned Business Developments in the Town of North Attleborough.

1. Name of Applicant..... Fern Realty Company, LLC

Address..... 325 Wood Road, Suite 202, Braintree, MA 02184

2. Name of Engineer or Surveyor..... Tilton & Associates, Inc.

Address..... 81 John L. Dietsch Blvd., North Attleborough, MA 02763

3. Deed of Property Recorded in..... Northern Bristol County Registry of Deeds

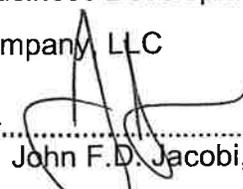
Registry Book..... 9173.....Page..... 072

4. Assessor's Plat Number..... 27.....Lot Number..... 47

5. Zoning District..... C-60

6. Location and Description of Building Proposal: Major modification to special permit #124  
Planned Business Development

Fern Realty Company, LLC  
By Its Attorney,

Signature of Owner..... 

John F. D. Jacobi, III

Address..... 325 Wood Road, Suite 202, Braintree, MA 02184

\*Through this application, the applicant gives the Planning Board and its agents the right to access the property above referenced for review of this application.

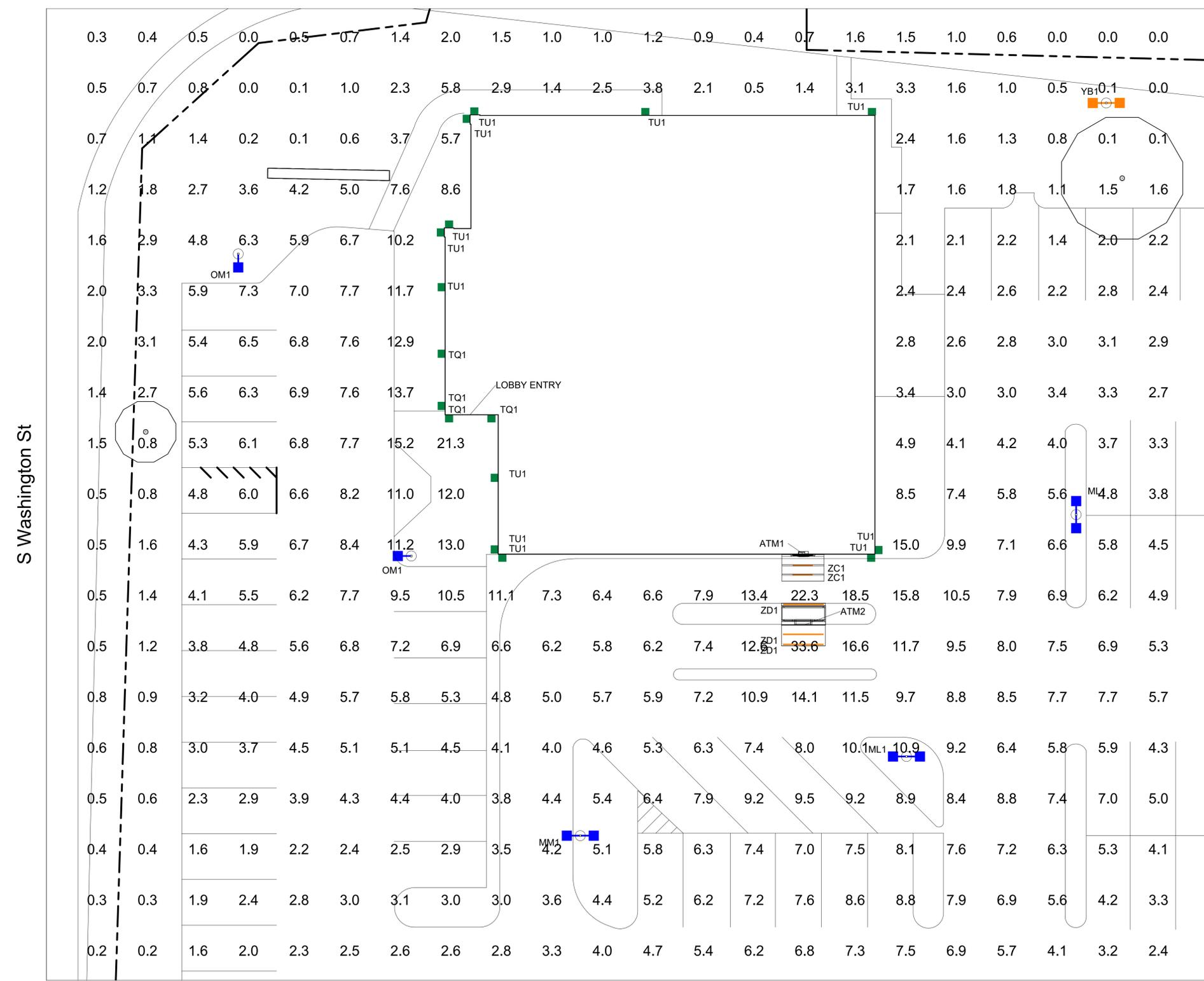


- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- = INDICATES NEW SECURITY FENCE
- = BURIED ELECTRICAL CIRCUIT



NOTES:  
 1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.  
 2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.  
 3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.  
 4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
■	4	ML1	2	CREE	OSQ	OSQL-C-30L-40K7-5L-UL-NM-BZ	ADD NEW POLE AND FIXTURE	35' - 0" AFG	OSQ-ML-C-DA-BZ	B5-U0-G4	POLE MOUNT	0.175	700 W
■	2	MM1	1	CREE	OSQ	OSQL-C-40L-40K7-5L-UL-NM-BZ	ADD NEW POLE AND FIXTURE	38' - 0" AFG	OSQ-ML-C-DA-BZ	B5-U0-G4	POLE MOUNT	0.236	472 W
■	2	OM1	2	CREE	OSQ	OSQL-C-40L-40K7-4M-UL-NM-BZ	ADD NEW POLE AND FIXTURE	35' - 0" AFG	OSQ-ML-C-DA-BZ	B4-U0-G4	POLE MOUNT	0.236	472 W
■	4	TQ1	-	CREE	OSQW	OSQW-C-2L-40K7-3M-UL-WM-BZ	REPLACE EXISTING FIXTURE	MATCH EXISTING	-	B1-U0-G1	WALL MOUNT	0.016	64 W
■	12	TU1	-	CREE	OSQW	OSQW-C-2L-40K7-4M-UL-WM-BZ	REPLACE EXISTING FIXTURE	MATCH EXISTING	-	B1-U0-G1	WALL MOUNT	0.016	192 W
■	36	WB1	-	-	-	-	REMOVE AND PATCH	-	-	-	FLOOD	0	0 W
■	2	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W
■	2	ZC1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.032	64 W
■	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W
GRAND TOTAL WATTAGE												2156 W	



SCALE: 3/32" = 1'-0"  
 V2 251024

REVISION NO.	DESCRIPTION	REVISED BY



Red Rock Plaza  
 MA6-369  
 1385 S Washington St,  
 North Attleboro, MA 02760

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-4		

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	4.9 fc	33.6 fc	0.0 fc	0.0 fc	0.0 fc
PARKING LOT @ GRADE	4.8 fc	12.0 fc	1.3 fc	3.7 fc	9.2 fc

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

February 9, 2026

Larry Tilton, PLS  
President  
Tilton & Associates, Inc.  
81 John L. Dietsch Boulevard  
North Attleborough, MA 02763

RE: Trip Generation Comparison  
Red Rock Plaza  
1385 South Washington Street  
North Attleborough, MA

Dear Mr. Tilton:

This trip generation summary letter has been prepared to compare the traffic generation from the former TGI Friday's to a proposed bank with two ATM drive-through lanes at the existing Red Rock Plaza in North Attleborough, MA. Based on the trip generation analysis performed, the bank is expected to generate fewer trips during both the weekday morning and evening peak hours.

## Project Description

The site is located at 1385 South Washington Street, on the west side, between Cumberland Avenue and Allen Avenue. The existing property includes a mixed-use commercial building comprising approximately 114,900 square feet (sf) of retail space and the existing TGI Friday's restaurant building (approximately 7,000 sf with 302 seats). Access is provided by way of a full movement signalized driveway to South Washington Street and an internal access driveway to the Target store to the north of the site. Additional signalized access to South Washington Street is provided through the Target property at Allen Avenue.

The proposed Project consists of renovating the existing TGI Friday's building and replacing it with a commercial bank with two (2) drive-through ATM lanes. Seven (7) employees are anticipated for the bank. Access will continue to be provided by way of the full movement driveway to South Washington Street and the internal driveway to the Target store to the north of the site.

## Site Traffic Generation

Site generated traffic for this comparison was based on trip-generation empirical data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation, 12<sup>th</sup> Edition*<sup>1</sup>. This publication is an industry-accepted resource for determining trip generation. The data used by ITE considers all vehicular traffic related to a specific land use; this includes, but is not limited to, residents, employees, visitors, delivery drivers, or other service personnel.

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<sup>1</sup>*Trip Generation*, Twelfth Edition; Institute of Transportation Engineers; Washington, DC; 2025.

Larry Tilton, PLS  
 February 9, 2026  
 Page 2

Trips were estimated based on Land Use Code (LUC) 912 – Drive-In Bank and LUC 932 High Turnover Sit-Down Restaurant. A summary of this exercise is provided in Table 1. Trip generation estimation worksheets are attached.

**Table 1  
 Trip-Generation Summary**

	<b>Former TGI Friday's Trips<sup>a</sup></b>	<b>Proposed Drive-In Bank Trips<sup>b</sup></b>	<b>Change in Trips</b>
Average Weekday Daily Traffic	726	246	(480)
Weekday Morning Peak Hour:			
Entering	35	10	(25)
Exiting	28	7	(21)
Total	63	17	(46)
Weekday Evening Peak Hour:			
Entering	39	26	(13)
Exiting	25	28	3
Total	64	54	(10)

a - Based on ITE LUC 932 – High Turnover Sit-Down Restaurant; 6.998 ksf.  
 b - Based on ITE LUC 912 – Drive In Bank; 2 Drive-through lanes.

**Conclusion**

As can be seen in Table 1, on a typical weekday, the proposed bank project is expected to generate 480 fewer daily vehicle trips than the previous restaurant. During the weekday morning peak hour, the bank is expected to generate 46 fewer trips (25 vehicles entering and 21 vehicles exiting). During the weekday evening peak hour, the bank is expected to generate 10 fewer vehicle trips (13 fewer vehicles entering and 3 additional vehicles exiting). The slight increase in exiting trips is most likely attributable to the bank closing and the employees leaving the bank. Overall, compared to the previous restaurant use, the proposed bank will have less of a traffic impact than the former restaurant.

If you have any questions, feel free to give me a call.

Sincerely,

Kenneth Cram, P.E.  
 Director of Traffic Engineering

Larry Tilton, PLS  
February 9, 2026  
Page 3

## **Appendix**

---

Trip Generation Worksheets

**Project: 1385 South Washington Street, N. Attleborough, MA**

	ITE LUC 912 Lanes	ITE LUC 932 SF	
<u>Project Component</u>	<u>Drive-in</u>	<u>High Turnover</u>	
	<u>Bank</u>	<u>Sit-Down</u>	
		<u>Restaurant</u>	
<b>Project Size (KSF):</b>		6.998	KSF
<b>Project Size (Lanes):</b>	2.000		Lanes
<b>Weekday Daily:</b>	246	726	
<b>Weekday Morning Peak Hour of Adjacent Street Traffic</b>			
<b>In</b>	10	35	
<b>Out</b>	<u>7</u>	<u>28</u>	
<b>Total</b>	17	63	
<b>Weekday Evening Peak Hour of Adjacent Street Traffic</b>			
<b>In</b>	26	39	
<b>Out</b>	<u>28</u>	<u>25</u>	
<b>Total</b>	54	64	

Source: ITE Trip Generation Manual, 12th Edition

ND = No Data

# 1385 South Washington Street, N. Attleborough, MA

## Land Use Code (LUC) 932 - High-Turnover (Sit-Down) Restaurant

Source: Institute of Transportation Engineers (ITE) - 12th Edition

Average Vehicle Trips Ends vs: ksf  
Independent Variable (X): 6.998

### AVERAGE WEEKDAY DAILY

$T = 103.75 * (X)$  50 Studies, Avg size = 5.00 ksf  
 $T = 103.75 * ( 7.00 )$   $R^2 = \text{NG}; AR = 103.75$   
 $T = 726.04$   
 $T = 726$  vehicle trips 103.74  
with 50% ( 363 vpd) entering and 50% ( 363 vpd) exiting.

### WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 8.97 * (X)$  32 Studies, Avg size = 5.00 ksf  
 $T = 8.97 * ( 7.00 )$   $R^2 = \text{NG}; AR = 8.97$   
 $T = 62.77$   
 $T = 63$  vehicle trips  
with 55% ( 35 vph) entering and 45% ( 28 vph) exiting.

### WEEKDAY MORNING PEAK HOUR OF GENERATOR

$T = 12.17 * (X)$  49 Studies, Avg size = 5.00 ksf  
 $T = 12.17 * ( 7.00 )$   $R^2 = \text{NG}; AR = 12.17$   
 $T = 85.17$   
 $T = 85$  vehicle trips  
with 59% ( 50 vph) entering and 41% ( 35 vph) exiting.

### WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 9.18 * (X)$  100 Studies, Avg size = 5.00 ksf  
 $T = 9.18 * ( 7.00 )$   $R^2 = \text{NG}; AR = 9.18$   
 $T = 64.24$   
 $T = 64$  vehicle trips  
with 61% ( 39 vph) entering and 39% ( 25 vph) exiting.

### WEEKDAY EVENING PEAK HOUR OF GENERATOR

$T = 15.44 * (X)$  53 Studies, Avg size = 5.00 ksf  
 $T = 15.44 * ( 7.00 )$   $R^2 = \text{NG}; AR = 15.44$   
 $T = 108.05$   
 $T = 108$  vehicle trips  
with 51% ( 55 vph) entering and 49% ( 53 vph) exiting.

# 1385 South Washington Street, N. Attleborough, MA

## Land Use Code (LUC) 912 - Drive-In Bank

Source : Institute of Transportation Engineers (ITE) Trip Generation, 12th Edition

Average Vehicle Trips Ends vs.: No. of Drive-through lanes  
Independent Variable (X): 2.000 ksf

### AVERAGE WEEKDAY DAILY

$$T = 121.05 * (X) + 9.22 \quad 21 \text{ Studies, Avg size} = 5 \text{ lanes}$$

$$T = 121.05 * ( 2.000 ) + 9.22 \quad R^2 = 0.56; \text{ AR} = 123.01$$

$$T = 251.32$$

$$T = 252 \quad \text{vehicle trips}$$

with 50% ( 126 vpd) entering and 50% ( 126 vpd) exiting.

$R^2 < 0.75$ , use AR 123 vpd) entering and 50% ( 123 vpd) exiting.

### WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 8.20 * (X) + 1.92 \quad 38 \text{ Studies, Avg size} = 4 \text{ lanes}$$

$$T = 8.20 * ( 2.000 ) + 1.92 \quad R^2 = 0.55; \text{ AR} = 8.65$$

$$T = 18.32$$

$$T = 18 \quad \text{vehicle trips}$$

with 60% ( 11 vph) entering and 40% ( 7 vph) exiting.

$R^2 < 0.75$ , use AR 10 vph) entering and 40% ( 7 vph) exiting.

### WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

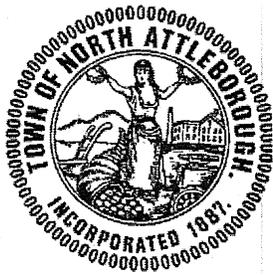
$$T = 26.98 * (X) \quad 111 \text{ Studies, Avg size} = 3 \text{ lanes}$$

$$T = 26.98 * ( 2.000 ) \quad R^2 = \text{NG}; \text{ AR} = 26.98$$

$$T = 53.96$$

$$T = 54 \quad \text{vehicle trips}$$

with 49% ( 26 vph) entering and 51% ( 28 vph) exiting.



**TOWN OF NORTH ATTLEBOROUGH  
BOARD OF ASSESSORS**  
43 South Washington Street  
North Attleborough, Ma 02760  
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*  
Paul B. Pinsonnault  
Gene Morris

Cheryl Smith  
*Assistant Assessor*

**CERTIFIED ABUTTERS LIST**

**Date:** 1/20/2026

**Location:** 1385 S WASHINGTON ST

**Map/Lot:** 27/47/

**Current Owner of Record (as of Jan. 1, 2025)** FERN REALTY CO LLC, IANTOSCA  
, ET AL

**Mailing Address:** 325 WOOD RD SUITE 202  
BRAintree, MA 02184

**Board Prepared For:** ZONING

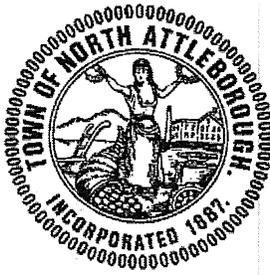
**Applicant:** TILTION & ASSOCIATES

**Phone:** [REDACTED]

**E-Mail:** ASSOC.COM

*In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.*

**NORTH ATTLEBOROUGH BOARD OF ASSESSORS**



**TOWN OF NORTH ATTLEBOROUGH  
BOARD OF ASSESSORS**  
43 South Washington Street  
North Attleborough, Ma 02760  
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING  
ZONING  
1/20/2026

**SUBJECT PARCEL:** 27/47/

**SUBJECT LOCATION:** 1385 S WASHINGTON ST

FERN REALTY CO LLC, IANTOSCA, ET AL  
325 WOOD RD SUITE 202  
BRAintree, MA 02184

<b>Parcel(s)</b>	<b>Owner &amp; Mailing Address</b>	<b>Property Location</b>
26/28/	DAYTON HUDSON CORPORATION C/O TARGET CORP TAX DEPT T-1190 PO BOX 9456 MINNEAPOLIS, MN 55440	1205 S WASHINGTON ST
27/10/	NORTH ATTLEBORO MKPLACE II LLC 1414 ATWOOD AVE JOHNSTON, RI 02919	1360 S WASHINGTON ST
27/12/	SNOWMASS INC PO BOX 55287 HOUSTON, TX 77255	S WASHINGTON ST
27/60/	LIBERTY UTILITIES (NEW ENGLAND NAT GAS) ATTN: ACCOUNTS PAYABLE 15 BUTTRICK RD LONDONDERRY, NH 03053	1423 S WASHINGTON ST
27/61/	ALGONQUIN GAS TRANSMISSION CO TRANSMISSION COMPANY PO BOX 2629 ADDISON, TX 75001	S WASHINGTON ST
27/141/ LOT 1	1255 RT 1 LLC PO BOX 127 SHERBORN, MA 01770	1255 S WASHINGTON ST
27/144/	NORTH ATTLEBORO MKPLACE III LLC C/O N ATTLEBORO MKETPLACE III LLC 1414 ATWOOD AVE JOHNSTON, RI 02919	1400 S WASHINGTON ST
27/145/	NORTH ATTLEBORO MARKETPLACE LLC C/O WAL-MART INC #2366 ATTN: PROPERTY TAX DEPT BENTONVILLE, AR 72716-0555	1470 S WASHINGTON ST
27/178/	NATIONAL RETAIL PROPERTIES LP C/O NNN REIT LP ORLANDO, FL 32801	1461 S WASHINGTON ST



FERN REALTY CO LLC, IANTOSCA, ET AL  
325 WOOD RD SUITE 202  
BRAintree, MA 02184

DAYTON HUDSON CORPORATION  
C/O TARGET CORP TAX DEPT T-1190  
PO BOX 9456  
MINNEAPOLIS, MN 55440

NORTH ATTLEBORO MKPLACE II LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

SNOWMASS INC  
PO BOX 55287  
HOUSTON, TX 77255

LIBERTY UTILITIES (NEW ENGLAND NAT GAS)  
ATTN: ACCOUNTS PAYABLE  
15 BUTTRICK RD  
LONDONDERRY, NH 03053

ALGONQUIN GAS TRANSMISSION CO  
TRANSMISSION COMPANY  
PO BOX 2629  
ADDISON, TX 75001

1255 RT 1 LLC  
PO BOX 127  
SHERBORN, MA 01770

NORTH ATTLEBORO MKPLACE III LLC  
C/O N ATTLEBORO MKETPLACE III LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

NORTH ATTLEBORO MARKETPLACE LLC  
C/O WAL-MART INC #2366  
ATTN: PROPERTY TAX DEPT  
BENTONVILLE, AR 72716-0555

NATIONAL RETAIL PROPERTIES LP  
C/O NNN REIT LP  
ORLANDO, FL 32801