

# PROPOSED MIXED USE BUILDING RESIDENTIAL APARTMENTS / RETAIL BUSINESS

**#847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760  
ASSESSOR'S MAP 6, LOT 159**

<b>OWNER</b>
847 EAST WASHINGTON LLC 134 WALCOTT ROAD NORTH ATTLEBORO, MA 02760
<b>PREPARED FOR</b>
847 EAST WASHINGTON LLC 134 WALCOTT ROAD NORTH ATTLEBORO, MA 02760 ATTN: MICHAEL CELESTE

**CIVIL ENGINEER:**

CMG ENVIRONMENTAL, INC.  
67 HALL ROAD  
STURBRIDGE, MA 01566  
CONTACT: DAVID FAIST, P.E.  
(774) 241 - 0901

**SURVEYOR:**

O'DRISCOLL LAND SURVEYING INC.  
43 COTTAGE STREET  
MEDWAY, MA 02053  
(508) 533 - 3314

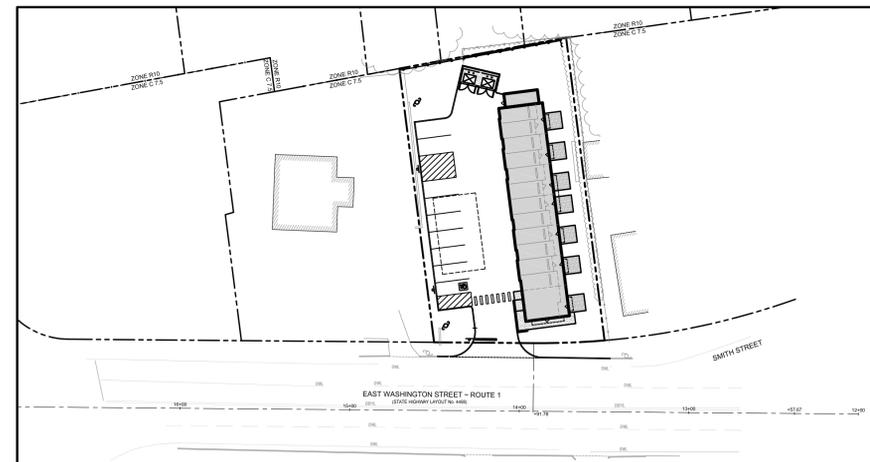
**ARCHITECT:**

ANNINO INCORPORATED  
125 NORTH WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760  
(508) 643 - 4551



**LOCUS MAP**

APPROXIMATE SCALE: 1" = 100'



**LOCATION PLAN**

APPROXIMATE SCALE: 1" = 50'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
N-1.0	GENERAL NOTES SHEET
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)
D-1.0	DEMOLITION PLAN
C-1.0	SITE LAYOUT PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	EROSION & SEDIMENT CONTROL PLAN
C-5.0	CONSTRUCTION DETAILS
C-5.1	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION DETAILS
1 OF 1	CULTEC STORMWATER CHAMBER DETAILS
C-6.0	TRUCK TURN PLAN
A1.0	ARCHITECT FLOOR PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY / CKD
1.	1/23/2026	PEER REVIEW COMMENTS 12/17/25	MM / DF



PROFESSIONAL SEAL

**PROPOSED MIXED USE REDEVELOPMENT**

847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

847 EAST WASHINGTON LLC  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760

PROJECT:

PREPARED FOR:

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 10/22/2025  
DRAWN BY: MM CHECKED BY: DF  
SCALE: AS NOTED  
PROJECT NO.: 2023-315

TITLE SHEET

T-1.0

**GENERAL NOTES:**

- CONTRACTOR SHALL ADHERE TO AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL DETAILS, NOTES, PLANS AND SPECIFICATIONS CONTAINED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK PERFORMED BY THEIR SUBCONTRACTORS IS IN FULL COMPLIANCE WITH THESE REQUIREMENTS. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO PERFORMING ANY WORK ON-SITE OR OFF-SITE. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND UNDERSTAND ALL PERMITS AND PERMIT CONDITIONS, AND NOTIFY THE ENGINEER OF ANY CONFLICT WITH THE DESIGN PLAN PRIOR TO FABRICATION OF ANY MATERIALS OR PRODUCTS TO BE USED AS PART OF THE PROJECT.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THESE PLANS, THE PROJECT'S SPECIFICATIONS, CONDITIONS OF APPROVALS AND PERMITS, AND ALL APPLICABLE RULES, REGULATIONS, CODES, LAWS AND STANDARDS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS NOTED HEREIN ARE A PART OF THE CONSTRUCTION PLANS AND DOCUMENTS. IF DISCREPANCY OR AMBIGUITY EXISTS, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT GOVERN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING SHOULD ANY CONFLICTS BE IDENTIFIED PRIOR TO COMMENCING ANY ADDITIONAL WORK. IN THE ABSENCE OF A GEOTECHNICAL REPORT THE STANDARD DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST ADDITION) SHALL GOVERN.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED LAYOUT DIMENSIONS AND MUST NOTIFY CMG ENVIRONMENTAL, INC. IN WRITING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER OR ARE IN CONFLICT WITH THE PROPOSED WORK. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ADDITIONAL WORK THAT HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS UNLESS THE CONTRACTOR RECEIVES WRITTEN PERMISSION FROM CMG.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/ BUILDING PLANS FOR ALL BUILDING AND ADJACENT APPURTENANCES FOR EXACT LOCATIONS AND DIMENSIONS SUCH AS ENTRY/ EXIT DOOR LOCATIONS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT UTILITY CONNECTION LOCATIONS.
- PRIOR TO PERFORMING ANY WORK ONSITE, THE CONTRACTOR SHALL REVIEW ALL CONSULTANTS PLANS AND SPECIFICATIONS INCLUDING THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY ARCHITECT AND SITE ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST.
- DEBRIS MUST NOT BE BURNED OR BURIED ON SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND PLANS, AND ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND THE DESIGN AND INSTALLATION OF ANY SHORING THAT MAY BE REQUIRED. ALL OF WHICH SHALL BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR IMPLEMENTING ANY ADDITIONAL PRECAUTIONS TO PROTECT AND ASSURE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- THE CONTRACTOR SHALL PROTECT AND ASSURE STABILITY OF STRUCTURES (SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE) ADJACENT TO THE WORK AREA THAT ARE TO REMAIN, AND IMPLEMENT ANY APPROPRIATE MEASURES REQUIRED TO ENSURE STRUCTURAL STABILITY OF THE SAME. CONTRACTOR SHALL ASSURE A SAFE WORK AREA FOR WORKERS, PEDESTRIANS, ANY THIRD PARTY, AND ABUTTING PROPERTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING OR PROPOSED STRUCTURES (INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC.) AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN AND SHALL BEAR ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE SAME. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITIONS, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- ALL CONCRETE MUST BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THE PLANS, DETAILS, AND/OR GEOTECHNICAL REPORT, OR IN ITS ABSENCE, THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST ADDITION) SHALL GOVERN.
- CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT/ SUPERVISION, OR ANYTHING RELATED TO THE SAME, LEGALLY NOR CONTRACTUALLY AT ANY TIME. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SAFETY ISSUES.
- CMG ENVIRONMENTAL, INC. WILL REVIEW CONTRACTOR SUBMITTALS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE SOLE PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INTENT OF THE DESIGN AND CONTRACT DOCUMENTS. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS UNLESS CONTRACTOR RECEIVED EXPLICIT DIRECTION TO DO SO, IN WRITING, FROM CMG ENVIRONMENTAL, INC.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC PROTECTION PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER ON AND/OR OFF-SITE. THE COST ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF SAID PLAN SHALL BE INCLUDED IN THE BASE BID/ CONTRACT COST.
- ALL ONSITE AND OFF-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL APPROVAL REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL AND/OR CONSTRUCT ALL ASPECTS OF THE PROJECT IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS, RECOMMENDATIONS AND SPECIFICATIONS, AND IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN.

**GENERAL DEMOLITION NOTES:**

- THE DEMOLITION PLAN IS INTENDED TO PROVIDE ONLY GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED.
- THIS PLAN REFERENCES MATERIALS AND DOCUMENTS NOTED HEREIN, IN PARTICULAR BUT NOT LIMITED TO THOSE LISTED IN THE GENERAL NOTES SECTION.
- CONTRACTOR MUST NOTIFY, IN WRITING, CMG ENVIRONMENTAL, INC., IF THEY HAVE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS, RELATED SPECIFICATIONS, ANY APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. IF SUCH NOTIFICATION IS GIVEN, NO DEMOLITION OR SITE ACTIVITY MAY BEGIN UNTIL SUCH TIME THAT CMG ENVIRONMENTAL, INC. PROVIDES A WRITTEN RESPONSE TO SAME. ALL DEMOLITION WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL PERFORM ALL WORK IN A SYSTEMATIC AND SAFE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AMENDMENTS TO AND/OR REVISIONS TO SAME.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (LOCAL, STATE, AND/OR FEDERAL) AND MAINTAIN SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER REGULATORY AGENCIES THROUGHOUT THE DURATION OF THE PROJECT.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL NOTIFY, AT A MINIMUM, THE BUILDING OFFICIAL, CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS, PLANNING AND/OR ZONING COMMISSIONS/BOARDS, THE DESIGN ENGINEER, AND LOCAL WETLAND COMMISSION, 72 HOURS PRIOR TO THE START OF WORK.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL IMPLEMENT THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NOTED ON THE PLANS AND PRIOR TO ANY SITE DISTURBANCE.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG" AND/OR THE APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING ON-SITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE WORK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION AND SERVICE OF ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. SHOULD A TEMPORARY INTERRUPTION OF UTILITY SERVICES BE REQUIRED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND THE AFFECTED END USER TO MINIMIZE IMPACT AND SERVICE INTERRUPTION.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR THE TEMPORARY AND PERMANENT TERMINATION OF ANY AND ALL SERVICES THAT ARE REQUIRED FOR THE PROPERTY WHETHER SHOWN ON THE SITE PLANS OR NOT. TERMINATION OF UTILITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- SHOULD HAZARDOUS MATERIAL BE DISCOVERED/ ENCOUNTERED, WHICH WAS NOT ANTICIPATED AND/OR ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, CEASE ALL WORK IMMEDIATELY AND NOTIFY OWNER AND ENGINEER OF RECORD REGARDING THE DISCOVERY OF SAME.
- CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT AND SUPERVISION, OR ANYTHING RELATED TO SAME, LEGALLY NOR CONTRACTUALLY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITION, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR COSTS.
- ALL BACKFILLING REQUIRED AS A RESULT OF DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE OF THE OF THE GEOTECHNICAL REPORT, OR IN ITS ABSENCE, THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- THE USE OF EXPLOSIVES FOR THE PURPOSE OF DEMOLITION OR ROCK REMOVAL MUST BE IN COMPLIANCE OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE FEDERAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTIONS, MONITORING, OR TESTING AS MAY BE REQUIRED BY ANY AND ALL PERMITS AND REGULATIONS.
- CONTRACTOR SHALL CONTROL TRAFFIC ON AND OFFSITE IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS FOR ALL ASPECTS OF DEMOLITION AND SITE WORK.
- CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR THE MEANS, METHOD, AND/OR PROCEDURES TO BE IMPLEMENTED FOR THE PROJECT. ALL WORK MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS.
- DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLITION MATERIALS TO BE DISPOSED OF SHALL BE DONE SO IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS OF ALL DISPOSAL AND TRANSPORT ACTIVITIES INCLUDING DEBRIS AND SOIL REMOVAL.
- CONTRACTOR MUST PREPARE RECORD DRAWINGS OF ALL SUBTERRANEAN UTILITIES PRIOR TO BURIAL DEPICTING THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED AS WELL AS NEW UTILITY SERVICES AND PROVIDE TO THE PROPERTY OWNER AND THE ENGINEER OF RECORD.

**GENERAL GRADING & UTILITY NOTES:**

- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG", "DIG SAFE" AND/OR APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING ON-SITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE PROJECT ACTIVITIES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES AND THE CONTRACTOR. WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- CONSTRUCTION SHALL BEGIN AT THE LOWEST ELEVATION AND/OR INVERT (POINT OF CONNECTION) AND PROGRESS UPGRADIENT. WHERE UTILITIES ARE PROPOSED TO CROSS/ TRAVERSE EXISTING UNDERGROUND UTILITIES, THE ELEVATIONS OF THE EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION BY EXCAVATING A TEST PIT AT THE PROPOSED UTILITY CROSSING POINT TO VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, AND/OR INVERTS. SHOULD THE FIELD VERIFIED EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED SITE DESIGNS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND SHALL NOT PROCEED WITH SAID UTILITY CONSTRUCTION UNTIL FURTHER DIRECTION IS GIVEN FROM THE DESIGN ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION AND CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE PERMITS AND CONDITIONS, DRAWINGS, REPORTS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO MOBILIZATION FOR AND COMMENCEMENT OF CONSTRUCTION. SHOULD THERE BE ANY CONFLICT AND/OR DISCREPANCY BETWEEN ANY OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER IN WRITING OUTLINING SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR MUST INSTALL ALL UTILITIES THAT FUNCTION BY GRAVITY, INCLUDING STORM SEWER AND SANITARY SEWER COMPONENTS, PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS AND SERVICE SIZES, GREASE TRAP REQUIREMENTS/ DETAILS, DOOR ACCESS, AND EXTERIOR GRADING AND REPORT CONFLICT WITH THE SITE PLAN TO THE ENGINEER.
- THE CONTRACTOR MUST COORDINATE INSTALLATION OF ALL UTILITY SERVICES WITH THE INDIVIDUAL SERVICE PROVIDER TO ASSURE INDIVIDUAL INSTALLATION REQUIREMENTS ARE MET. THE CONTRACTOR SHALL ENSURE THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS SET FORTH BY THE JURISDICTION HAVING AUTHORITY AND CONTROL OF SAID UTILITY.
- WATER SERVICE AND WATER MAIN INSTALLATIONS SHALL BE PER THE SPECIFICATIONS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION OF THE UTILITY INCLUDING, BUT NOT LIMITED TO PRODUCT MATERIALS AND BURIAL DEPTHS. CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY COMPANY AND THE ARCHITECT TO ASSURE PROPER WATER METER SIZING PRIOR TO CONSTRUCTION.
- SERVICES FOR ELECTRICAL, CABLE TV, FIBER OPTIC, TELEPHONE, ETC. SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER'S SPECIFICATIONS AND STANDARDS.
- SITE GRADING, EXCAVATION, FILL, COMPACTION AND MATERIALS USED FOR EARTH WORK AND UTILITY INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS SET FORTH IN GEOTECHNICAL REPORT REFERENCED FOR THIS PROJECT OR THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS, WHEN GEOTECHNICAL REPORT OR RECOMMENDATIONS HAVE NOT BEEN DEVELOPED. ALL SOILS/ MATERIALS, FILLS, AND COMPACTION SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. CMG ENVIRONMENTAL, INC. SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION, AND BACKFILL.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARD AND REGULATIONS, AS WELL AS ANY LOCAL AUTHORITY THAT MAY HAVE JURISDICTION OVER TRENCHING PROCEDURES. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OR PERFORMANCE CRITERIA ASSOCIATED WITH EXCAVATION TRENCHING AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR APPROPRIATE PROCEDURES ARE ADHERED TO.
- CONTRACTOR SHALL ADJUST FRAMES, COVERS, AND GRATES OF ALL EXISTING MANHOLES, INLET STRUCTURES, WATER GATE BOXES, AND SANITARY CLEANOUT RISERS AS NECESSARY, TO MATCH PROPOSED GRADES.
- SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. IF HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. ROOF DRAINS MUST BE PVC SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY SEWER LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- PIPE LENGTHS INDICATED FOR SANITARY AND STORM SEWERS ARE MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ROOF DRAIN LOCATIONS ARE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATING THE ROOF CONNECTIONS WITH FINAL ARCHITECTURAL PLAN LOCATIONS.
- WATER MAIN AND WATER SERVICE PIPING SHALL BE INSTALLED PER THE LOCAL WATER COMPANY'S OR THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS. IN THE ABSENCE OF SUCH SPECIFICATIONS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL WORK LOCATED IN THE EXISTING PAVED ROADWAYS AND/OR STREETS BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PERMITTING, INSPECTION, AND APPROVAL OF COMPLETED WORK WITH THE AGENCY HAVING JURISDICTION OVER THE PROPOSED WORK.
- THE RELOCATION OF EXISTING AND/OR THE INSTALLATION OF NEW UTILITY POLES AND TRANSFORMERS ARE AT THE SOLE DISCRETION OF UTILITY COMPANIES TO FINALIZE ALL UTILITY SERVICES AND/OR RELOCATIONS TO ASSURE NO CONFLICT WITH THE DESIGN PLANS. SHOULD A CONFLICT ARISE DUE TO THE FINAL DESIGNS OF THE UTILITY COMPANY, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND AWAIT A WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH FURTHER UTILITY INSTALLATIONS.

**ADA INSTRUCTIONS TO CONTRACTOR:**

- THE CONTRACTOR SHALL REVIEW THE PROPOSED CONSTRUCTION WITH THE LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTORS SHALL BE PRECISE IN THE CONSTRUCTION OF AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PARKINGS, COMPONENTS, AND ACCESS ROUTES FOR THE PROJECT. THESE COMPONENTS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA REGULATIONS AND CONSTRUCTION STANDARDS. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PARKING SPACES AND PARKING AISLES SHALL NOT EXCEED A 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) SLOPE IN ANY DIRECTION
  - CURB RAMPS SHALL NOT EXCEED A 1:12 (8.3%) SLOPE FOR A MAXIMUM LENGTH OF SIX (6) FEET
  - RAMPS SHALL BE EQUIPPED WITH LANDINGS AT EACH END. SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION, AND HAVE POSITIVE DRAINAGE AWAY FROM THE LANDING.
  - ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36" WIDE (UNOBSTRUCTED). HANDRAILS AND CAR OVERHANGS MAY NOT OBSTRUCT THESE AREAS. LONGITUDINAL SLOPES (DIRECTION OF TRAVEL) SHALL NOT EXCEED 1:20 (5.0%) AND SHALL HAVE A CROSS SLOPE NO GREATER THAN 1:50 (2.0%)
  - ACCESSIBLE ROUTES EXCEEDING 1:20 (5.0%) SHALL BE CONSIDERED A "RAMP". MAXIMUM SLOPES OF A RAMP SHALL BE 1:12 (8.3%) IN THE DIRECTION OF TRAVEL, AND A CROSS SLOPE OF 1:50 (2.0%). RAMPS SHALL HAVE MAXIMUM RISE OF 2.5 FEET, SHALL BE EQUIPPED WITH HAND RAILS AND LANDINGS AT THE TOPS AND BOTTOM OF THE RAMP. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING.
  - A LANDING SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING. THE LANDING SHALL BE NO LESS THAN 60 INCHES LONG UNLESS PERMITTED OTHERWISE PER THE ADA REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN IN AREAS OF EXISTING DOORWAYS, ACCESSIBLE ROUTES OR OTHER AREAS WHERE RE-CONSTRUCTION IS PROPOSED. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY FIELD CONDITIONS THAT DIFFER IN ANY MANNER FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK

LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	ABUTTING PROPERTY LINE	---
○	IRON PIPE	○
□	MONUMENT	□
○	UTILITY POLE	○
W.G.	FIRE HYDRANT	W.G.
W	WATER GATE	W
W	WATER LINE	W
G.G.	GAS VALVE	G.G.
G	GAS LINE	G
⊞	CATCH BASIN	⊞
⊙	DRAINAGE MAINHOLE	⊙
---	DRAINAGE LINE	---
⊙	SEWER MANHOLE	⊙
S	SEWER LINE	S
OHW	OVERHEAD ELECTRIC	OHW
UGE	UNDERGROUND ELECTRIC	UGE
---	CONTOUR LINE	---
⊕	SOIL TEST PIT	⊕
⊕	PERCOLATION TEST	⊕
---	FENCE	---
---	TREELINE	---
○	BOLLARD	○
---	EDGE OF WETLANDS	---
⊕	WETLAND SYMBOL	⊕
---	WETLAND BUFFER	---
---	EROSION CONTROL BARRIER	---
⊙	CATCH BASIN PROTECTION	⊙
---	CONSTRUCTION LINE LIMIT	---

TYPICAL ABBREVIATIONS					
PROP.	PROPOSED	E.O.P.	EDGE OF PAVEMENT	VAC.	VACUUM
EX.	EXISTING	V.G.C.	VERTICAL GRANITE CURB	TRANS.	TRANSFORMER
NF	NOW OR FORMERLY	S.G.C.	SLOPED GRANITE CURB	GEN.	GENERATOR
ND	NOT DETERMINED	C.C.B.	CAPE COD BERM	APPROX. LOC.	APPROXIMATE LOCATION
TBR	TO BE REMOVED	B.C.C.	BITUMINOUS CONCRETE CURB	INV.	INVERT
CONC.	CONCRETE	C.C.	CONCRETE CURB	TBD	TO BE DETERMINED
BIT.	BITUMINOUS	W.G.	WATER GATE	FF	FINISH FLOOR ELEVATION
UP	UTILITY POLE	G.G.	GAS GATE	TF	TOP OF FOUNDATION ELEVATION
L.S.A.	LANDSCAPE AREA	M.E.	MATCH EXISTING	OHD	OVERHEAD DOOR

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	CHKD
1.	1/23/2026	PEER REVIEW COMMENTS 12/17/25	MM	DF



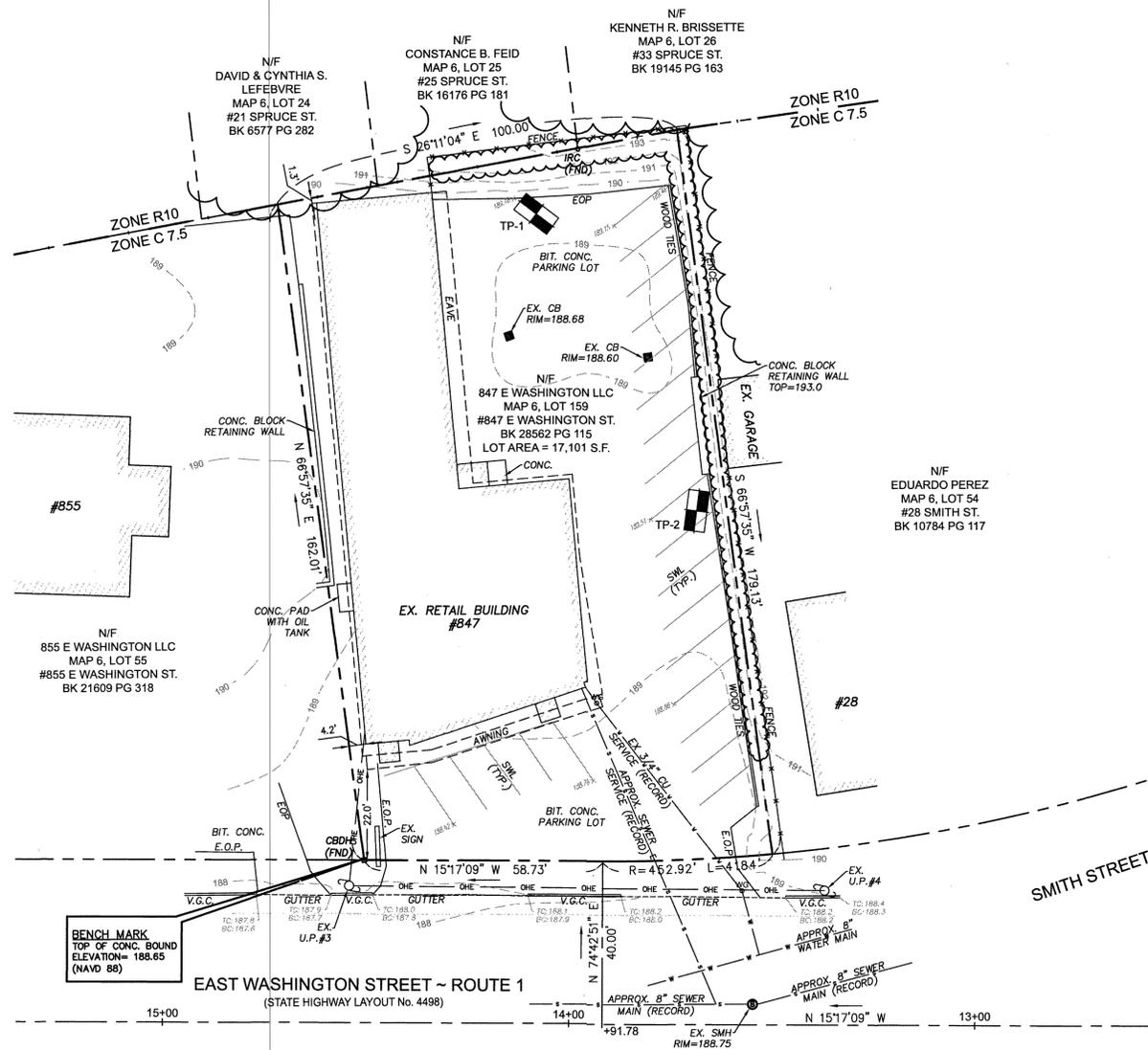
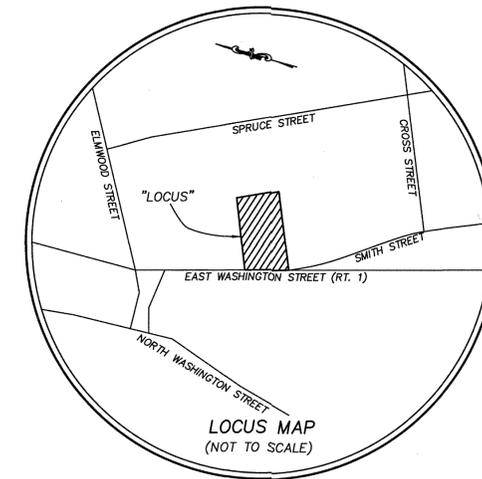
**PROPOSED MIXED USE REDEVELOPMENT**  
**847 EAST WASHINGTON STREET**  
**NORTH ATTLEBORO, MA 02760**  
  
**847 EAST WASHINGTON LLC**  
**134 WALCOTT RD**  
**NORTH ATTLEBORO, MA 02760**

**ENGINEERING SERVICES ENVIRONMENTAL SERVICES**  
 67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906



ISSUE DATE: 10/22/2025  
 DRAWN BY: MM CHECKED BY: DF  
 SCALE: NONE  
 PROJECT NO.: 2023-315

GENERAL NOTES SHEET



PREPARED FOR: 847 EAST WASHINGTON LLC  
 RECORD OWNER: 847 EAST WASHINGTON LLC  
 DEED REFERENCE: BRISTOL COUNTY REGISTRY OF DEEDS  
 BOOK 28562 PAGE 115

PLAN REFERENCE: PLAN BOOK 421 PAGE 36  
 STATE HIGHWAY LAYOUT No. 4498  
 ASSESSORS REFERENCE: MAP 6 LOT 159

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
 HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83).

BOTH SYSTEMS WERE DERIVED FROM GPS OBSERVATIONS TAKEN IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTIGUOUSLY OPERATING REFERENCE STATION (MACORS) BY EXISTING GRADE, INC., 62 RIEDELL ROAD, DOUGLAS, MA, 01516.

I CERTIFY THAT THE CONDITIONS ON THE LOT AS SHOWN ON THIS PLAN ARE FROM AN ON THE GROUND SURVEY PERFORMED ON APRIL 24, 2025.

I FURTHER CERTIFY THAT THE LOT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.



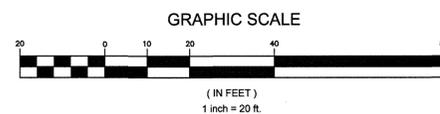
*Daniel A. O'Driscoll* Oct. 16, 2025  
 PROFESSIONAL LAND SURVEYOR DATE

*Done 10/16/2025*

DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT: C7.5 (RETAIL DISTRICTS 7,500 S.F. AREA)	
USE: CLOSED MILITARY SURPLUS STORE	
	REQUIRED
MIN. LOT SIZE	7,500 S.F.
MIN. FRONTAGE	60'
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	100'
MIN. FRONT SETBACK	10'
MIN. SIDE SETBACK	0'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	4 STY/40'
MIN. OPEN SPACE	25%
MAX. BUILDING COVERAGE	50%

BENCH MARK  
 TOP OF CONC. BOUND  
 ELEVATION= 188.65  
 (NAVD 88)

EAST WASHINGTON STREET ~ ROUTE 1  
 (STATE HIGHWAY LAYOUT No. 4498)



**LEGEND**

- |        |                       |       |                     |   |                              |
|--------|-----------------------|-------|---------------------|---|------------------------------|
| N/F    | NOW OR FORMERLY       | SWL   | SOLID WHITE LINE    | ⊗ | SEWER MANHOLE                |
| EX.    | EXISTING              | TC    | TOP OF CURB         | ⊗ | WATER GATE                   |
| FND.   | FOUND                 | BC    | BOTTOM OF CURB      | ⊗ | CATCH BASIN                  |
| INV.   | INVERT                | ---   | EXISTING CONTOUR    | ⊗ | IRON ROD W/ CAP              |
| BIT.   | BITUMINOUS            | ---   | EXISTING SPOT GRADE | ⊗ | CONCRETE BOUND W/ DRILL HOLE |
| CONC.  | CONCRETE              | ---   | OVERHEAD ELECTRIC   | ⊗ | SOIL TEST PIT                |
| V.G.C. | VERTICAL GRANITE CURB | U.P.™ | UTILITY POLE        |   |                              |
| E.O.P. | EDGE OF PAVEMENT      | ---   | FENCE               |   |                              |

DIG SAFE NOTE (1-888-344-7233):  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD

PROPERTY BOUNDARY & EXISTING CONDITIONS PLAN  
 847 EAST WASHINGTON STREET  
 NORTH ATTLEBORO, MA 02760

847 EAST WASHINGTON LLC  
 134 WALCOTT RD  
 NORTH ATTLEBORO, MA 02760

ENGINEERING SERVICES ENVIRONMENTAL SERVICES  
 67 Hail Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 Fax: 774-241-0906

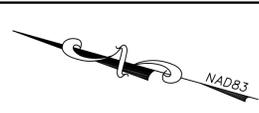


DATE: 10/16/2025  
 DRAWN BY: MM [CHECKED BY: DAO]  
 SCALE: 1" = 20'

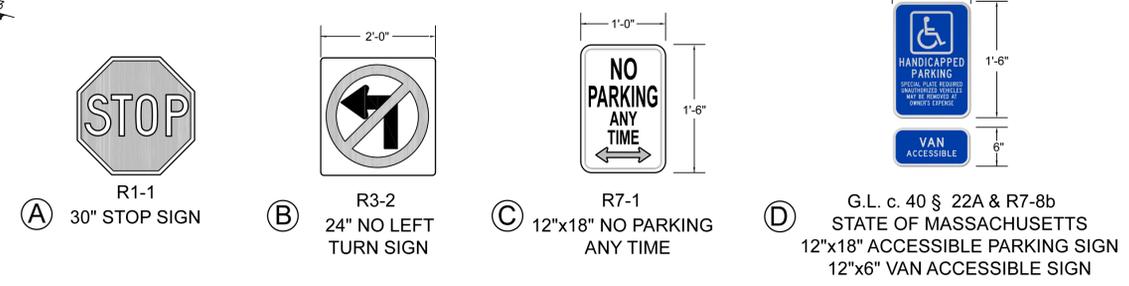
PROJECT NO.: 2023-315  
 PROPERTY BOUNDARY & EXISTING CONDITIONS

EX-1.0

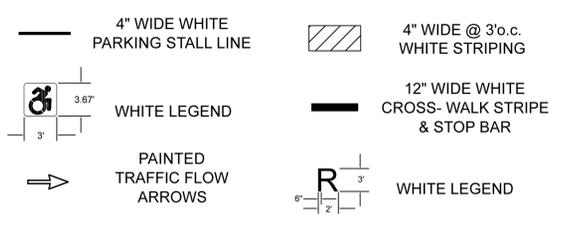




**SIGN LEGEND:**



**PAVEMENT STRIPING LEGEND:**



**ZONING INFORMATION TABLE - NORTH ATTLEBORO, MA  
#847 E WASHINGTON STREET, NORTH ATTLEBORO**

PREPARED FOR: 847 EAST WASHINGTON LLC  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760  
CURRENT OWNERS: 847 EAST WASHINGTON LLC  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760  
ASSESSOR'S MAP ID: MAP 6, LOT 159  
DEED: BK 28562 PG 115 (#847)  
EXISTING ZONE: C7.5 (RETAIL DISTRICTS (7,500 SQ.FT. AREA))  
NEAREST RESIDENTIAL ZONE: R10 (INTENSIVE RESIDENTIAL (10,000 SQ.FT.AREA)) SHALL APPLY TO MULTIFAMILY USE ON PROPERTY  
EXISTING USE: CLOSED MILITARY SURPLUS STORE  
PROPOSED USE: REDEVELOPMENT AS MIXED RESIDENTIAL/BUSINESS USE WHERE ALL DWELLING UNITS ARE ABOVE FIRST FLOOR LEVEL(SPECIAL USE PERMIT)  
ZONING BY-LAWS SECTION III - APPLICATION OF DISTRICT REGULATIONS:  
C. MIXED USES\*\*  
\*\*IN CASES OF MIXED OCCUPANCY, THE REGULATION FOR EACH USE SHALL APPLY TO THE PORTION OF THE BUILDING OR LAND SO USED.  
NOTE: C-7.5 ZONING APPLIES TO PROPOSED UNIT #1 W/ FIRST FLOOR RETAIL.  
R-10 ZONING APPLIES TO PROPOSED UNITS #2 - 7.

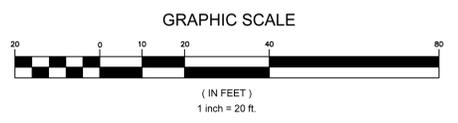
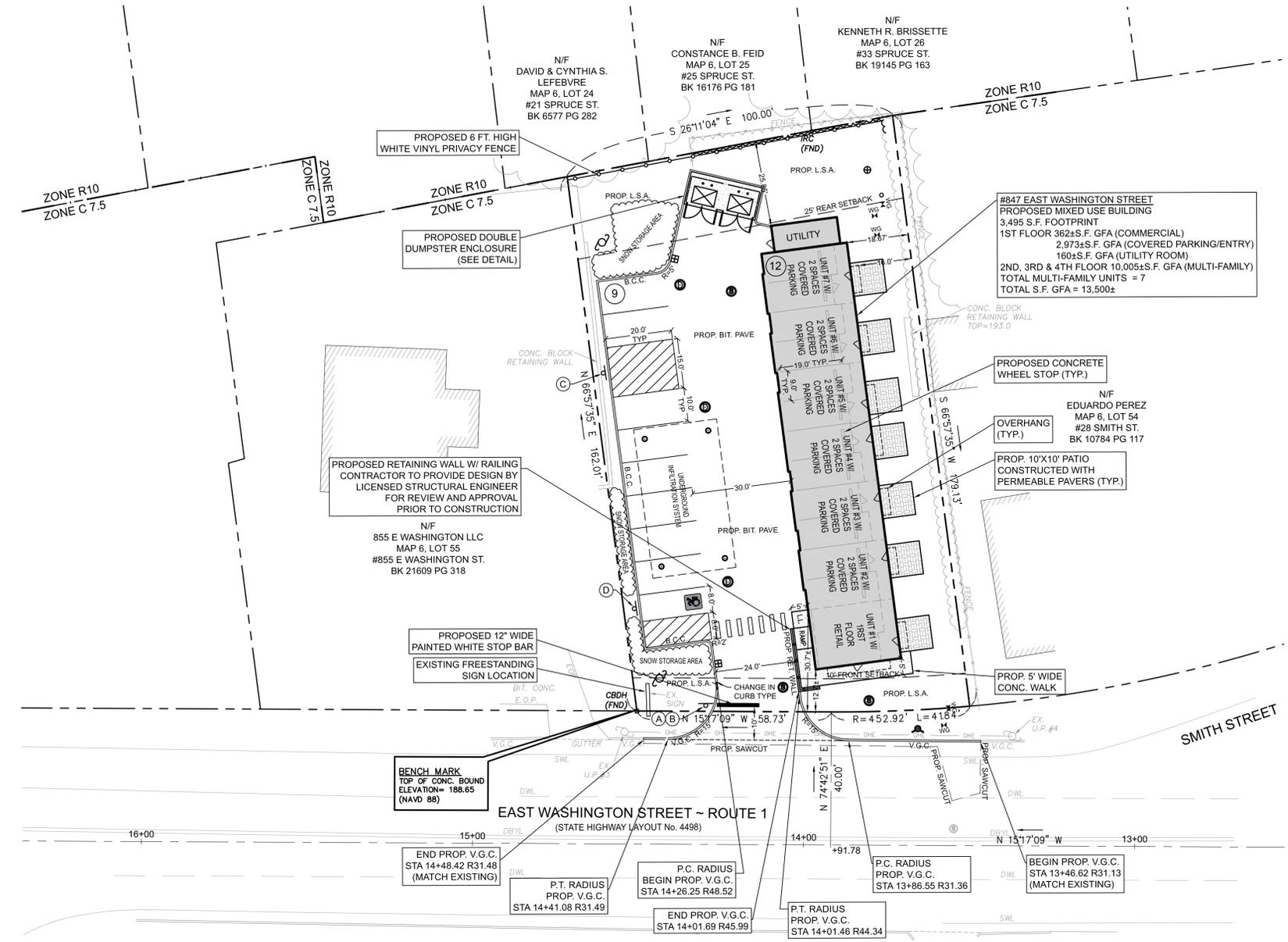
EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	7,500 S.F. (C-7.5) 27,500 S.F. (R-10)**	17,100 S.F.± (0.39 Acres)	17,100 S.F.± (0.39 Acres) 17,100 S.F.± (0.39 Acres)**
FRONTAGE (MIN.)	60 FT. (C-7.5) 100 FT. (R-10)	100.57 FT.	100.57 FT. 100.57 FT.
LOT WIDTH (MIN.)	60 FT. (C-7.5) 100 FT. (R-10)	100 FT.±	100 FT.± 100 FT.±
LOT DEPTH (MIN.)	100 FT. (C-7.5) 150 FT. (R-10)	162.6 FT.	162.6 FT. 162.6 FT.
FRONT SETBACK (MIN.)	10 FT. (C-7.5) 30 FT. (R-10)	22.0 FT.±	12.7 FT.± 30.7 FT.±
SIDE SETBACK (MIN.)	0 FT. (C-7.5) 15 FT. (R-10)	4.2 FT.±	16 FT.± 16 FT.±
REAR SETBACK (MIN.)	25 FT. (C-7.5) 30 FT. (R-10)	1.3 FT.±*	25.8 FT.± 141.3 FT.±
BLDG. HEIGHT (MAX.)	4 STY/40 FT. (C-7.5) 2 1/2 STY/30 FT. (R-10)**	<40 FT.	4 STY (<40 FT.) 4 STY (<40 FT.)**
OPEN SPACE (MIN.)	25% (C-7.5) 50% (R-10)**	1,900 S.F. (11.1%)*	7,015 S.F. (41.0%) 7,015 S.F. (41.0%)**
LOT BLDG. COVERAGE (MAX.)	50% (C-7.5) 35% (R-10)	5,350 S.F. (31.3%)	3,495 S.F. (20.4%) 3,495 S.F. (20.4%)

- \*EXISTING NON-CONFORMING  
\*\*ZONING BOARD OF APPEALS SPECIAL PERMITS AND VARIANCES
- SPECIAL PERMIT FOR MIXED USES, PERMITTING RESIDENTIAL UNITS TO BE LOCATED ABOVE THE FIRST FLOOR IN A C-7.5 COMMERCIAL ZONE.
  - VARIANCE FOR MINIMUM LOT AREA FOR THE RESIDENTIAL UNITS, ALLOWING A LOT AREA OF 17,100 SQUARE FEET, WHEREAS THE REQUIRED MINIMUM IS 27,500 SQUARE FEET.
  - VARIANCE FOR MAXIMUM BUILDING HEIGHT ALLOWING A FOUR-STORY BUILDING, ALIGNING WITH THE C-7.5 DISTRICT'S LIMIT OF 40 FEET AND FOUR STORIES.
  - VARIANCE FOR OPEN SPACE REQUIREMENT TO PERMIT 40.69% OPEN SPACE, BELOW THE STANDARD REQUIREMENT.
  - SPECIAL PERMIT FOR SCREENING TO ALLOW A SOLID FENCE WITH SUITABLE PLANTINGS ALONG THE REAR PROPERTY LINE, IN LIEU OF THE REQUIRED 35-FOOT BUFFER STRIP.
  - THE INSTALLATION OF A "NO LEFT-HAND TURN" SIGN TO BE PLACED ON THE PROPERTY TO ENSURE TRAFFIC SAFETY ON ROUTE ONE.

**PROPOSED PARKING CALCULATION:**

	REQUIRED	PROPOSED
Retail, Service, Finance, Insurance or Real Estate Establishment (1 Space / 250 s.f. GFA)		
350 S.F. x (1/250 s.f. GFA) = 2 Spaces	2 Spaces	3 Spaces
Dwelling, Multi-family (2 Spaces / Unit)		
7 Units x (2 Spaces) = 14 Spaces	14 Spaces	18 Spaces
<b>Total Spaces</b>	<b>16 Spaces</b>	<b>21 Spaces*</b>

\*INCLUDES HC SPACE  
Marked Handicap Accessible Spaces (1-25 Spaces) 1 Van Accessible



**DIG SAFE NOTE (1-888-344-7233):**  
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REFER TO GENERAL NOTE SHEET FOR SITE NOTES

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1.	11/23/2026	PEER REVIEW COMMENTS 12/17/25	MM	DF

**PROPOSED MIXED USE REDEVELOPMENT**  
847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

847 EAST WASHINGTON LLC  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

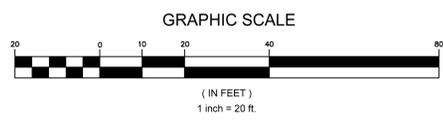
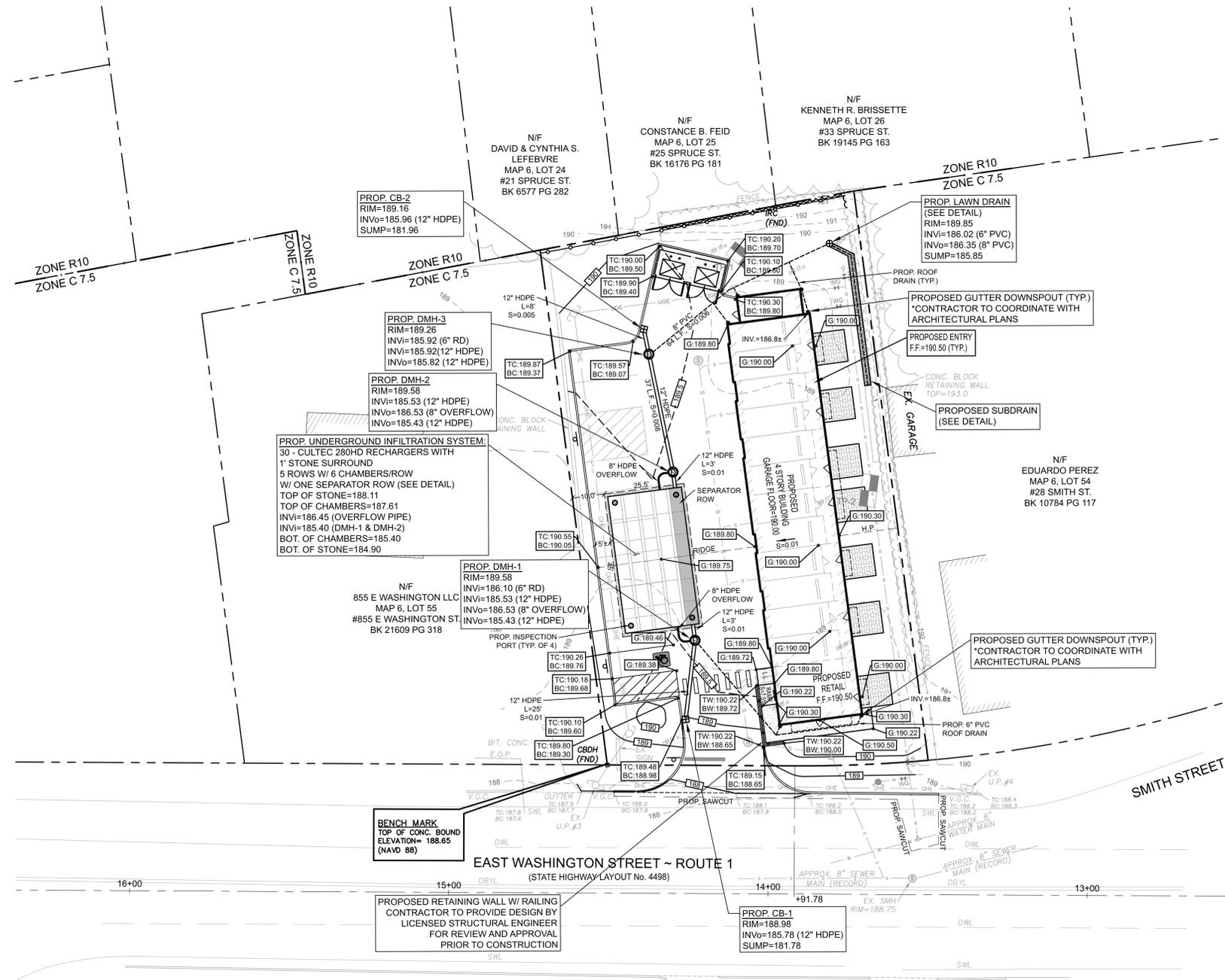
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 10/22/2025  
DRAWN BY: MM CHECKED BY: DF  
SCALE: 1" = 20'  
PROJECT NO.: 2023-315

SITE LAYOUT PLAN

C-1.0



**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY DIG SAFE\* 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REFER TO GENERAL NOTE SHEET  
 FOR GRADING & DRAINAGE  
 NOTES

REVISIONS	
NO.	DESCRIPTION
1.	PEER REVIEW COMMENTS 12/17/25



**PROPOSED MIXED USE REDEVELOPMENT**  
 847 EAST WASHINGTON STREET  
 NORTH ATTLEBORO, MA 02760

PREPARED FOR:  
**847 EAST WASHINGTON LLC**  
 134 WALCOTT RD  
 NORTH ATTLEBORO, MA 02760

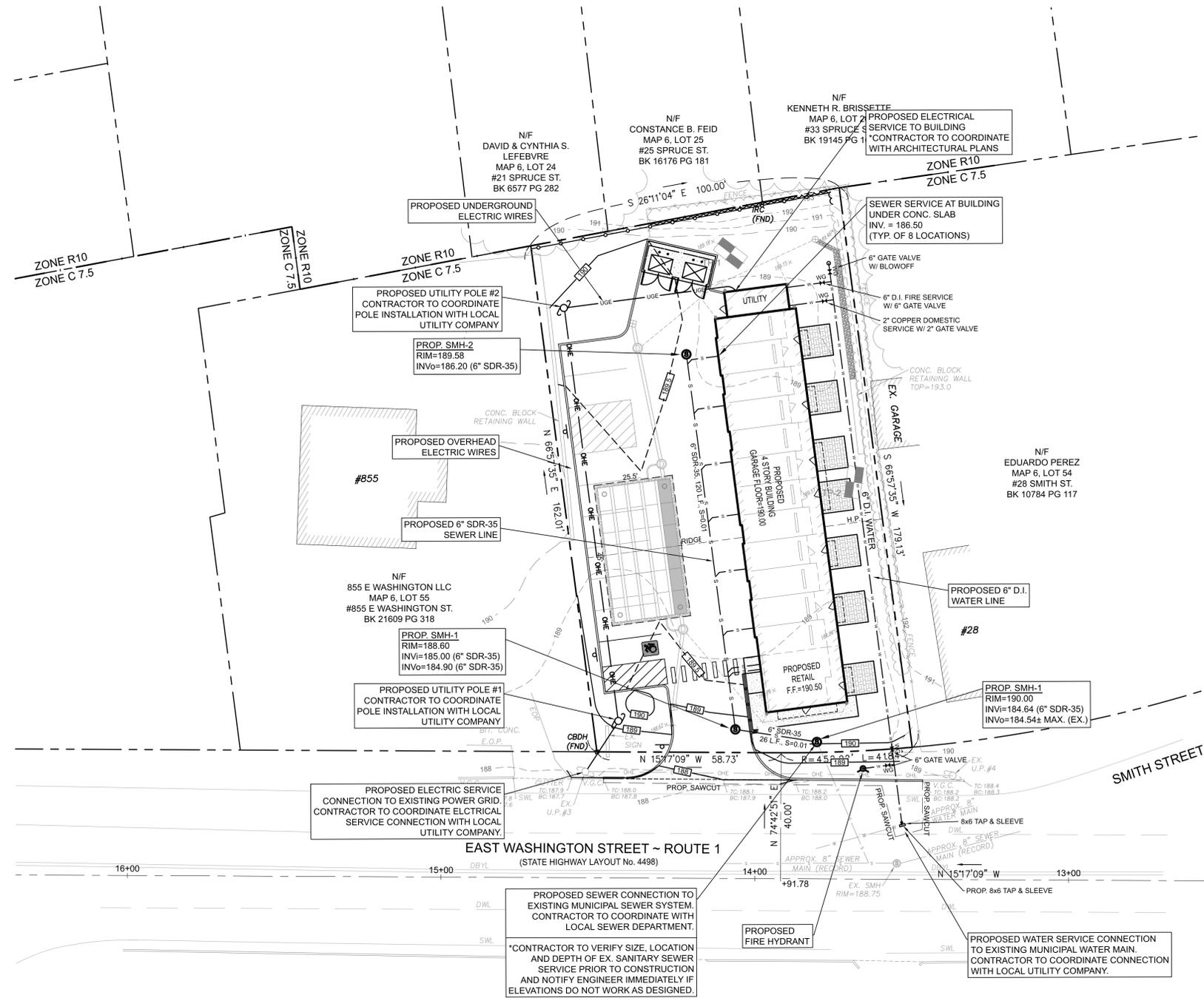
**ENGINEERING SERVICES ENVIRONMENTAL SERVICES**  
 67 Hall Road  
 Sturbridge, MA 01566  
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 fax: 774-241-0906



ISSUE DATE: 10/22/2025  
 DRAWN BY: MM CHECKED BY: DF  
 SCALE: 1" = 20'  
 PROJECT NO.: 2023-315

GRADING & DRAINAGE  
 PLAN

C-2.0



**CONTACTS:**

NORTH ATTLEBORO PUBLIC WORKS DEPARTMENT  
PUBLIC WORKS ADMINISTRATION  
MARK L. HOLLOWELL - DPW DIRECTOR  
49 WHITING STREET  
NORTH ATTLEBORO, MA 02760  
PHONE: (508) 695-9621  
FAX: (508) 643-0568

NORTH ATTLEBORO PUBLIC WORKS DEPARTMENT  
WATER AND SEWER DIVISION  
MARK L. HOLLOWELL - DPW DIRECTOR  
49 WHITING STREET  
NORTH ATTLEBORO, MA 02760  
PHONE: (508) 695-7790

NORTH ATTLEBORO FIRE DEPARTMENT  
CHRISTOPHER COLEMAN - FIRE CHIEF/  
EMERGENCY MANAGEMENT DIRECTOR  
50 ELM STREET  
NORTH ATTLEBORO, MA 02760  
PHONE: (508) 699-0140  
FAX: (508) 643-0296

NORTH ATTLEBORO POLICE DEPARTMENT  
RICHARD MCQUADE - CHIEF OF POLICE  
102 SOUTH WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760  
PHONE: (508) 695-1212  
FAX: (508) 699-6303

NO.	DATE	DESCRIPTION	BY / CKD	
			MM	DF
1.	1/23/2026	PEER REVIEW COMMENTS 12/17/25		



**PROJECT:** PROPOSED MIXED USE REDEVELOPMENT  
847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

**PREPARED FOR:** 847 EAST WASHINGTON LLC  
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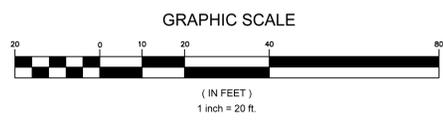
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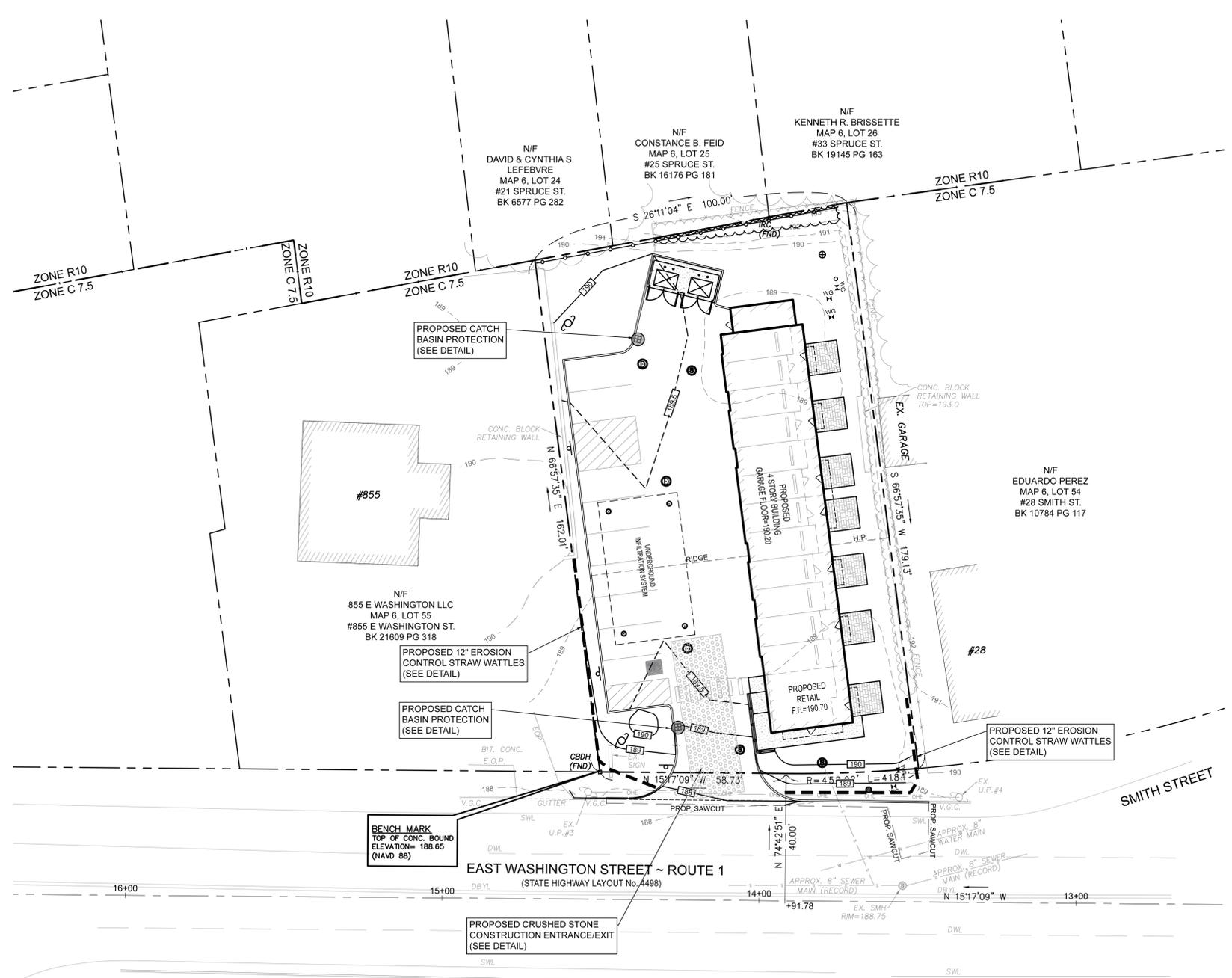
UTILITY PLAN

C-3.0



REFER TO GENERAL NOTE SHEET FOR UTILITY NOTES

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**RESPONSIBILITIES OF OWNER/PERMITEE**

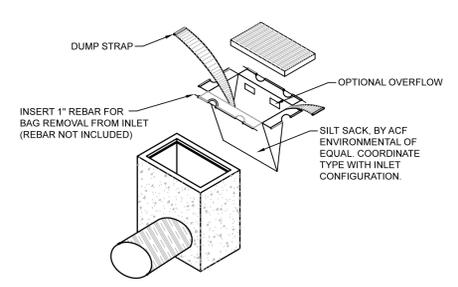
THE OWNER/PERMITEE SHALL:

- PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
- INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

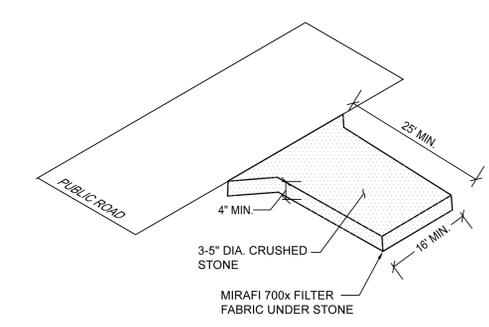
**RESPONSIBILITIES OF CONTRACTOR**

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.

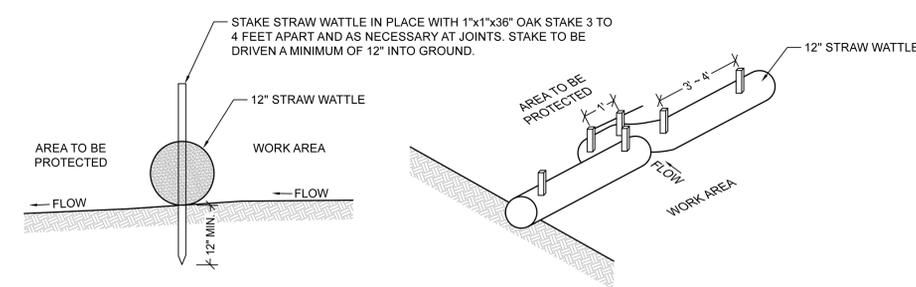
- INSTALL, MONITOR, AND MAINTAIN OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
- COMPLY WITH ALL PERMIT REQUIREMENTS.



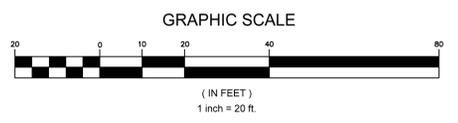
**SILT SACK DETAIL**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE/EXIT DETAIL**  
NOT TO SCALE



**STRAW WATTLE DETAIL**  
NOT TO SCALE



**DIG SAFE NOTE (1-888-344-7233):**  
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- GENERAL CONDITIONS:**
- IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
  - IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE CITY MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO: ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
  - NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER. AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
  - ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AERIAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
  - DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
  - EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES NOT REQUIRED.
  - INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A STORM EVENT WITH 0.25" PRECIPITATION ACCUMULATION. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.

NO.	DATE	DESCRIPTION	BY	
			CHKD	MM DF
1.	11/23/2026	PEER REVIEW COMMENTS 12/17/25		



**PROJECT:** PROPOSED MIXED USE REDEVELOPMENT  
847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

**PREPARED FOR:** 847 EAST WASHINGTON LLC  
134 WALCOTT RD  
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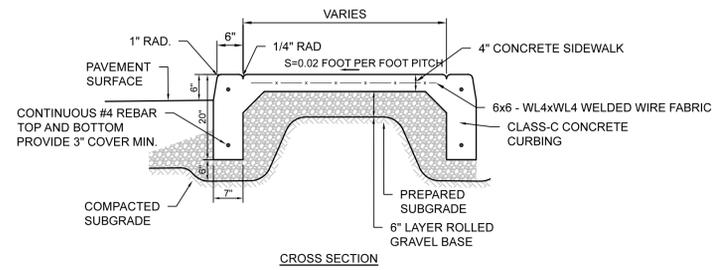
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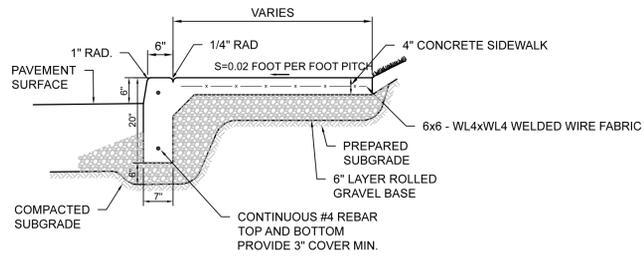
ISSUE DATE: 10/22/2025  
DRAWN BY: MM CHECKED BY: DF  
SCALE: 1" = 20'  
PROJECT NO.: 2023-315

**EROSION & SEDIMENT CONTROL PLAN**

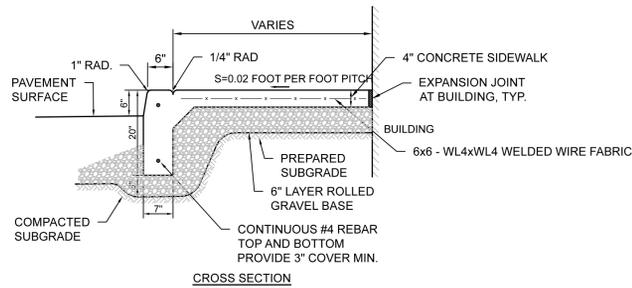
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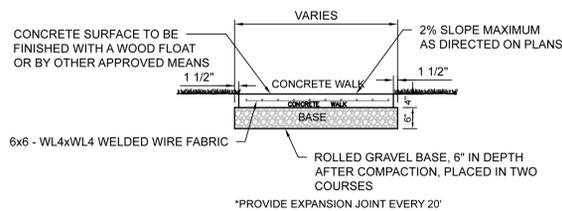
CROSS SECTION



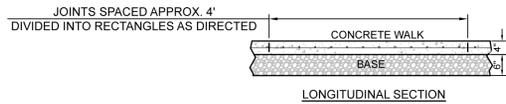
CROSS SECTION



CROSS SECTION



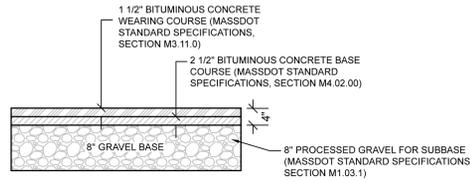
CROSS SECTION



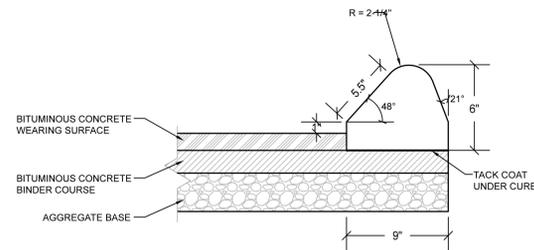
LONGITUDINAL SECTION

- NOTES:**
1. PROVIDE EXPANSION JOINTS EVERY 20 FT. ALONG SIDEWALK AND CURBING. EXPANSION JOINTS IN CURBING AND SIDEWALK SHALL BE COINCIDENT.
  2. PROVIDE CONSTRUCTION JOINTS EVERY 4 FT. ALONG SIDEWALK.
  3. PROVIDE CONTINUOUS CONSTRUCTION JOINT ALONG BACK OF CURBING.

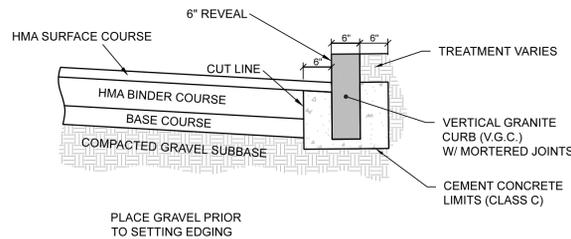
**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



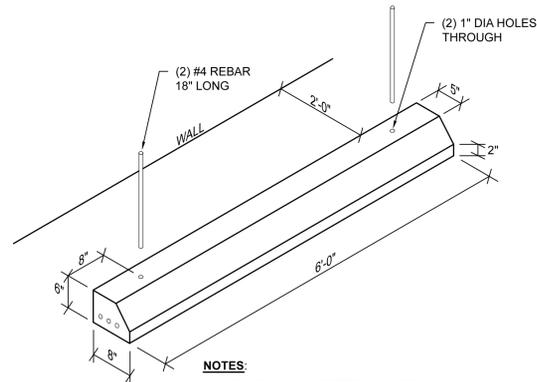
**ON-SITE ASPHALT PAVEMENT DETAIL**  
NOT TO SCALE



**BITUMINOUS CURB DETAIL**  
NOT TO SCALE

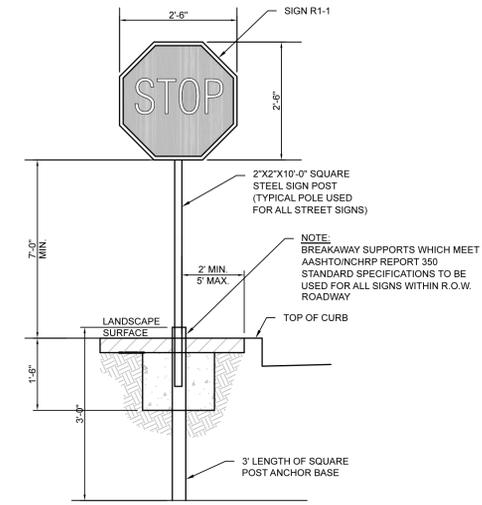


**VERTICAL GRANITE CURB DETAIL**  
NOT TO SCALE

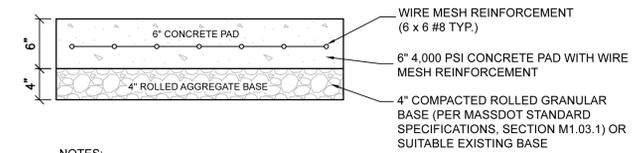


- NOTES:**
1. CLASS "A" CONCRETE (4,000 PSI).
  2. REINFORCED WITH (3) #3 RODS.
  3. WHEEL STOPS TO BE SET 2 FEET OFF OF WALL AND SECURED WITH (2) #4 REBAR 18" LONG.

**CONCRETE WHEEL STOP DETAIL**  
NOT TO SCALE

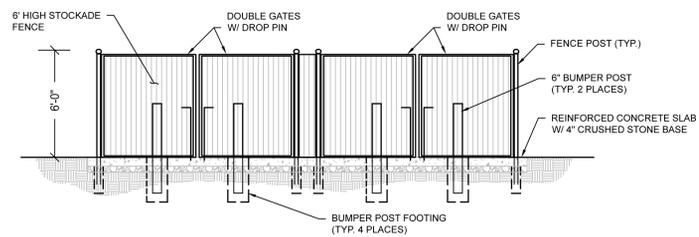
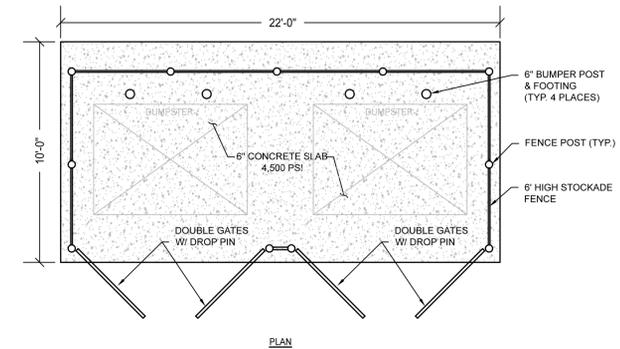


**TYPICAL TRAFFIC SIGN DETAIL**  
NOT TO SCALE



- NOTES:**
1. CONCRETE SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI.
  2. WELDED WIRE FABRIC MATS WITH REINFORCEMENT AT CLOSER SPACING MAY BE USE

**CONCRETE SLAB DETAIL FOR DUMPSTER**  
NOT TO SCALE



**DOUBLE DUMPSTER ENCLOSURE**  
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	CHKD
1.	11/23/2026	PEER REVIEW COMMENTS 12/17/25	MM	DF



PROFESSIONAL SEAL

**PROPOSED MIXED USE REDEVELOPMENT**  
847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

PREPARED FOR:  
**847 EAST WASHINGTON LLC**  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

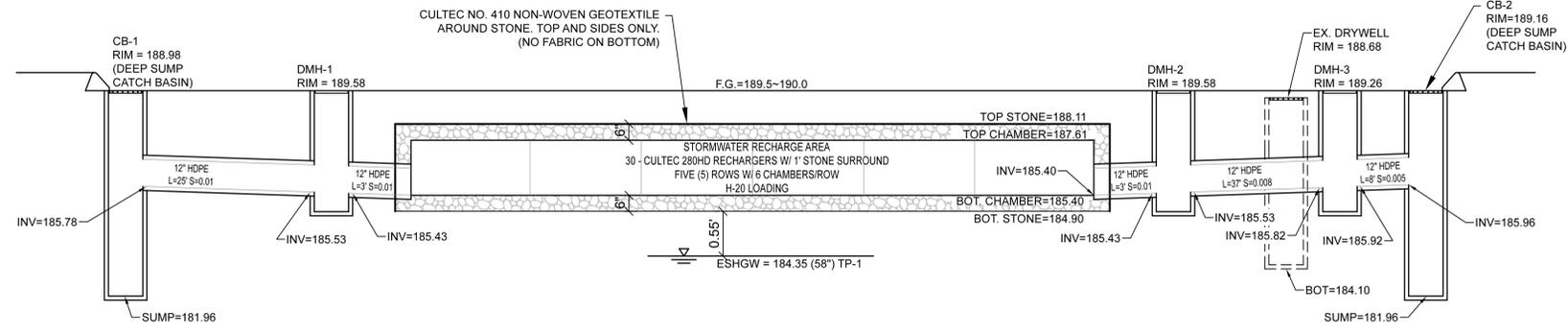


ISSUE DATE: 10/22/2025  
DRAWN BY: MM CHECKED BY: DF  
SCALE: N.T.S.  
PROJECT NO.: 2023-315

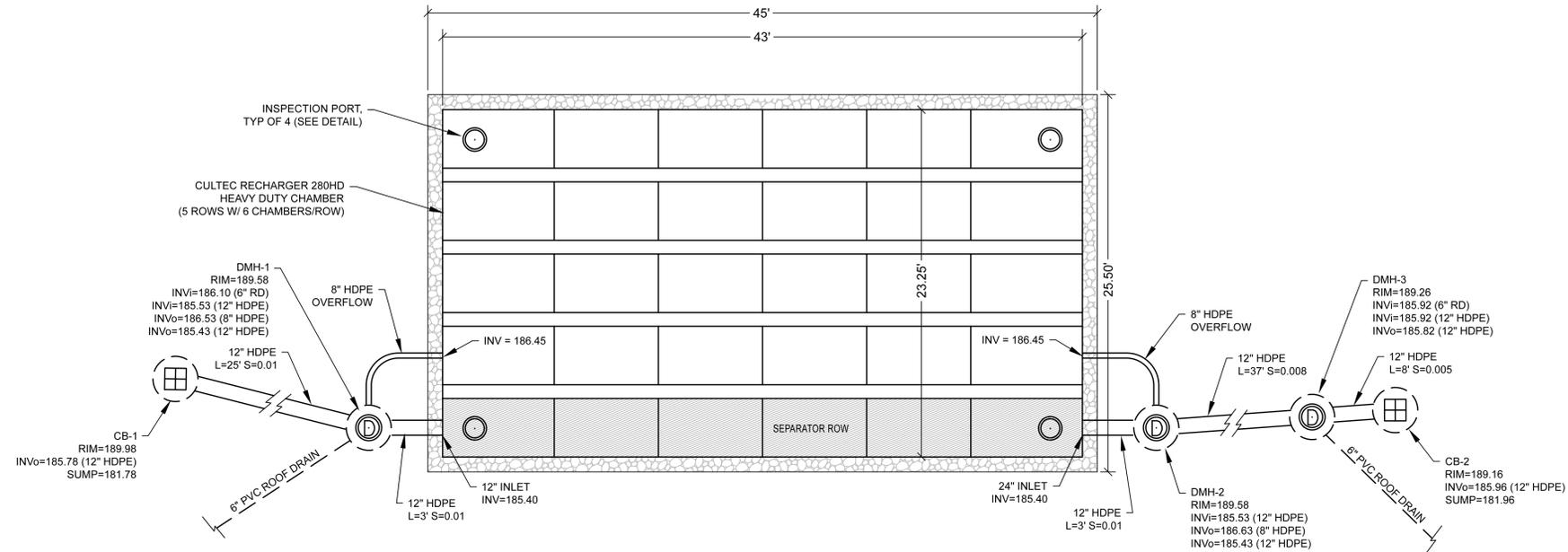
**CONSTRUCTION DETAILS**

C-5.0

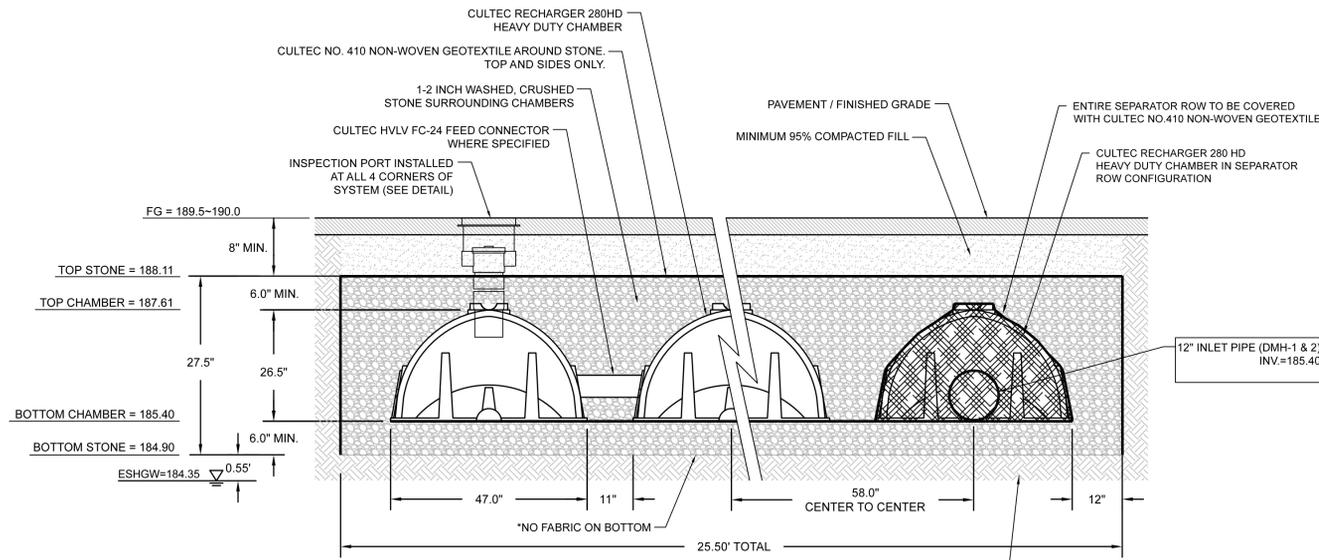




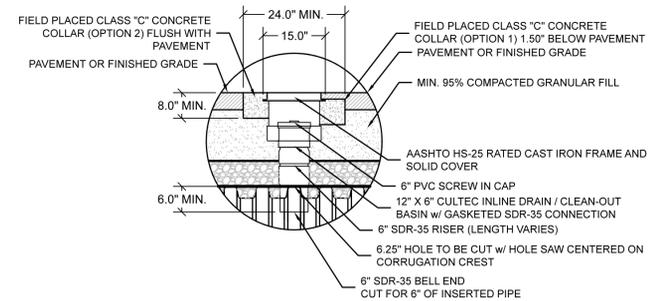
**CROSS-SECTION DETAIL OF STORMWATER RECHARGE SYSTEM**  
NOT TO SCALE



**PARKING LOT - TREATMENT & RECHARGE SYSTEM**  
NOT TO SCALE



**UNDERGROUND INFILTRATION CHAMBER DETAIL**  
NOT TO SCALE



**TYPICAL INSPECTION PORT DETAIL**  
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	CHKD
1.	1/23/2026	PEER REVIEW COMMENTS 12/17/25	MM	DF



**PROPOSED MIXED USE REDEVELOPMENT**  
847 EAST WASHINGTON STREET  
NORTH ATTLEBORO, MA 02760

PREPARED FOR:  
**847 EAST WASHINGTON LLC**  
134 WALCOTT RD  
NORTH ATTLEBORO, MA 02760

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 10/22/2025  
DRAWN BY: MM CHECKED BY: DF  
SCALE: N.T.S.  
PROJECT NO.: 2023-315

**CONSTRUCTION DETAILS**

### CULTEC RECHARGER 280HD SPECIFICATIONS

**GENERAL**  
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**

- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 18 INCHES (450 mm) HDPE.
- THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.5" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12 INCHES (311 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT<sup>3</sup> / FT (0.565 m<sup>3</sup> / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT<sup>3</sup> / UNIT (1.205 m<sup>3</sup> / UNIT) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / m) - WITHOUT STONE.
- THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY.
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

### CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

**GENERAL**  
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

**CHAMBER PARAMETERS**

- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / m) - WITHOUT STONE.
- THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

**CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**  
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

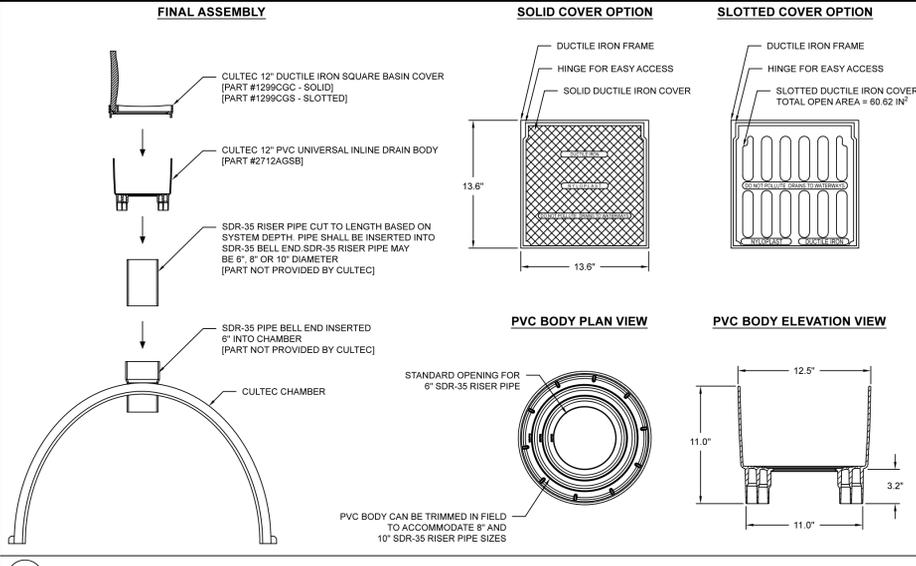
**GEOTEXTILE PARAMETERS**

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK AND WHITE IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M<sup>2</sup>).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SQ) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

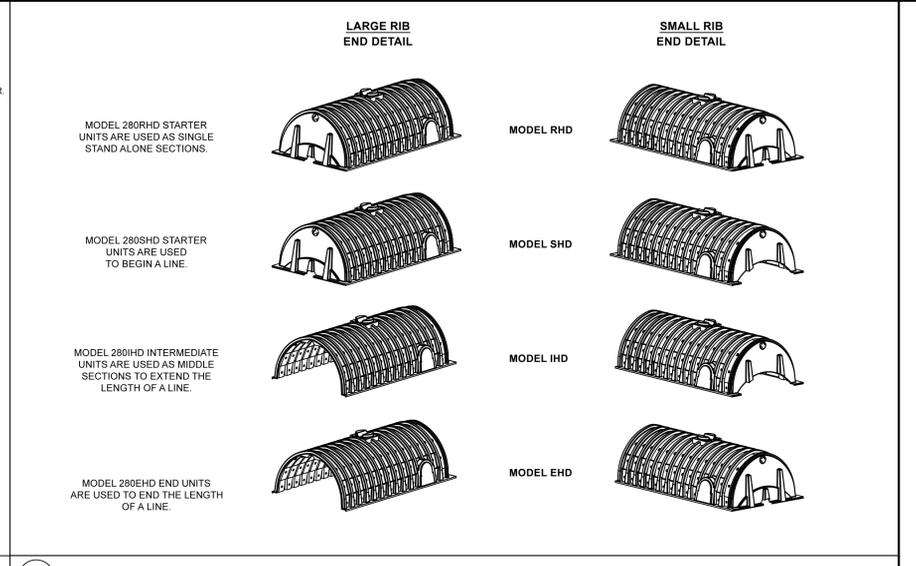
**CULTEC AFAB-HPF™ WOVEN GEOTEXTILE**  
CULTEC AFAB-HPF WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

**GEOTEXTILE PARAMETERS**

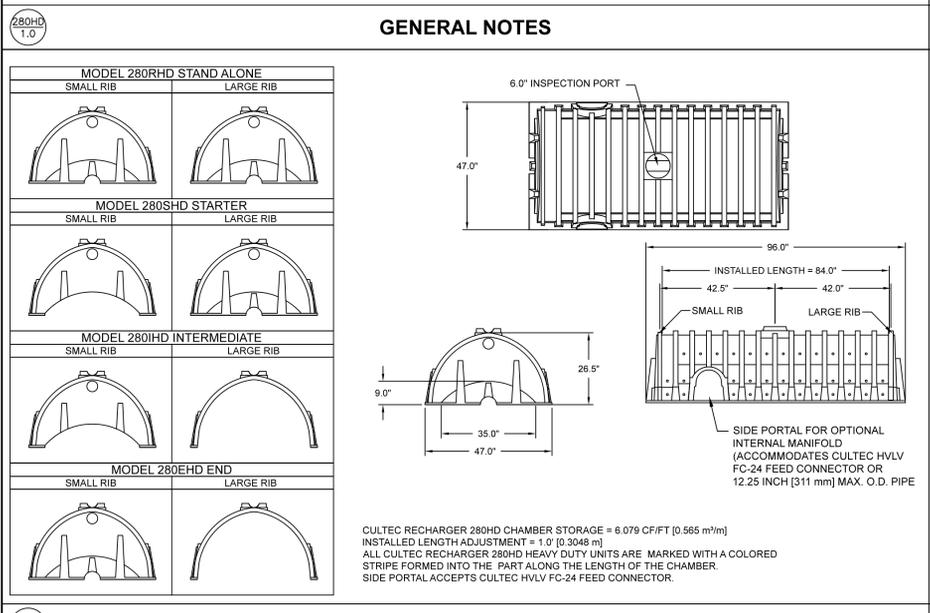
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 320 X 320 LBS (1,420 X 1,420 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 15 X 15% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 3,563 X 3,563 LBS/FT (52 X 52 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,670 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 US STD. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.2 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 22 GPM/FT<sup>2</sup> (900 LPM/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



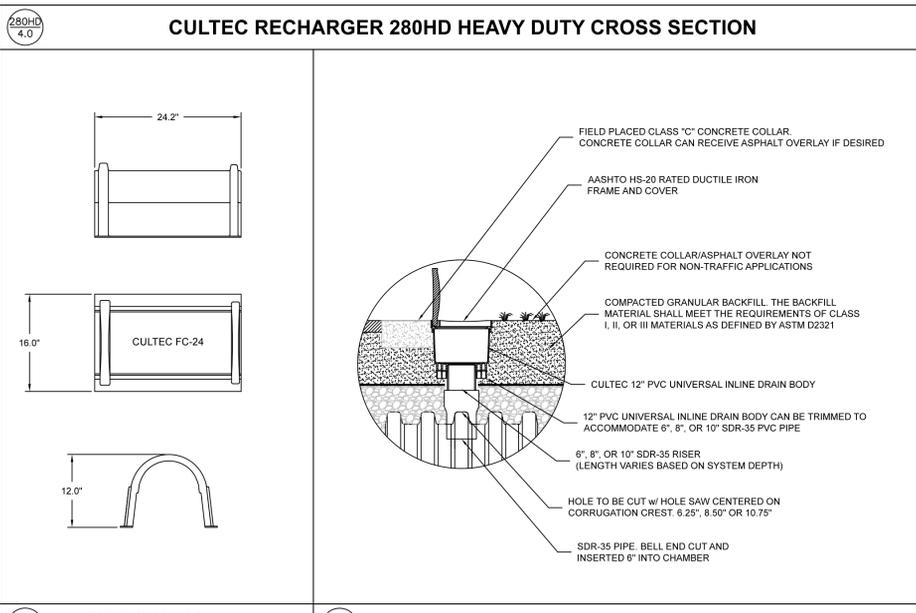
**CULTEC UNIVERSAL INSPECTION PORT KIT ACCESS**



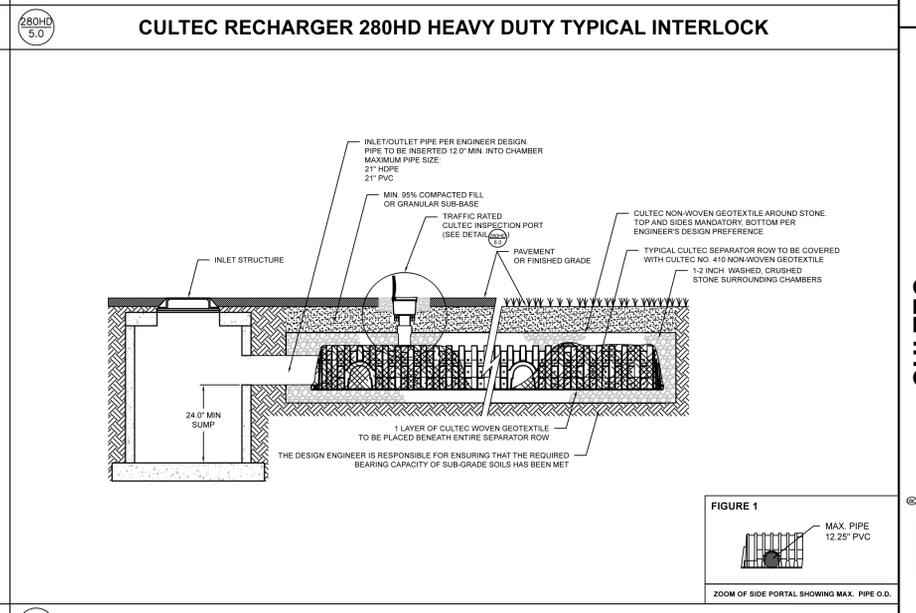
**CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**



**CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**



**CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



**CULTEC INSPECTION PORT - ZOOM DETAIL**



**CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**

**CULTEC STORMWATER CHAMBER**

PROJECT NO: - DATE: 2024

DESIGNED BY: CULTEC CHECKED BY: TECH

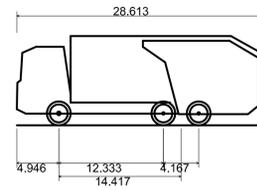
SCALE: N.T.S. SHEET NO: 1 OF 1

PROJECT TITLE: ADDRESS: CITY, STATE: SYSTEM DETAIL SHEET

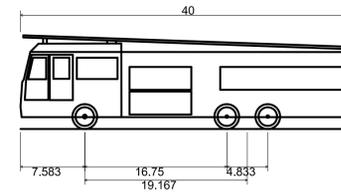
**CULTEC**  
Subsurface Stormwater Management Systems  
P.O. Box 280  
878 Federal Road  
Brookfield, CT 06804  
www.cultec.com

PH: 1(203) 775-4416  
PH: 1(800) 4-CULTEC  
CT-tech@cultec.com

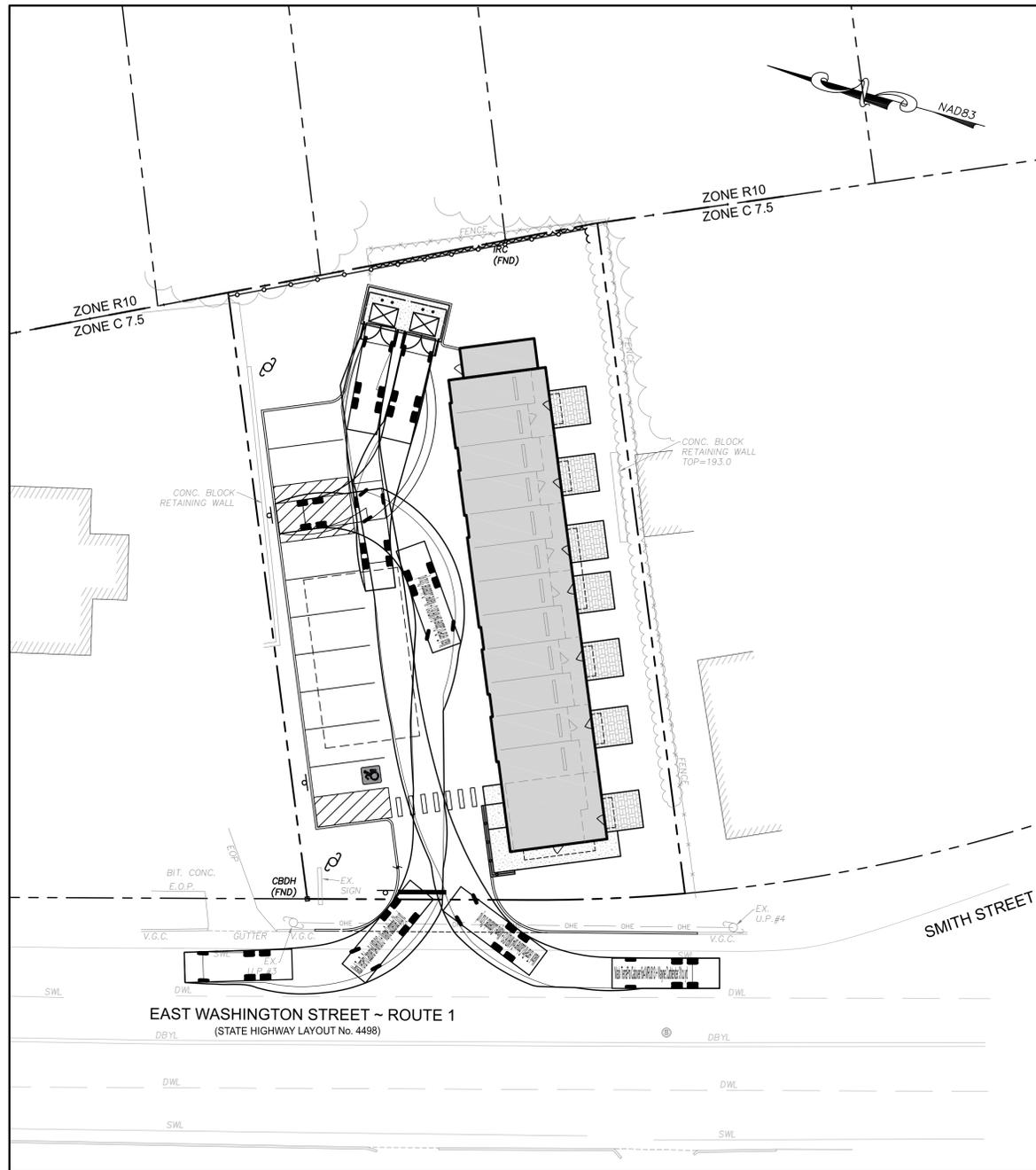
THIS DRAWING HAS BEEN PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO CULTEC UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD. CULTEC SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS AND MANUFACTURER REQUIREMENTS.



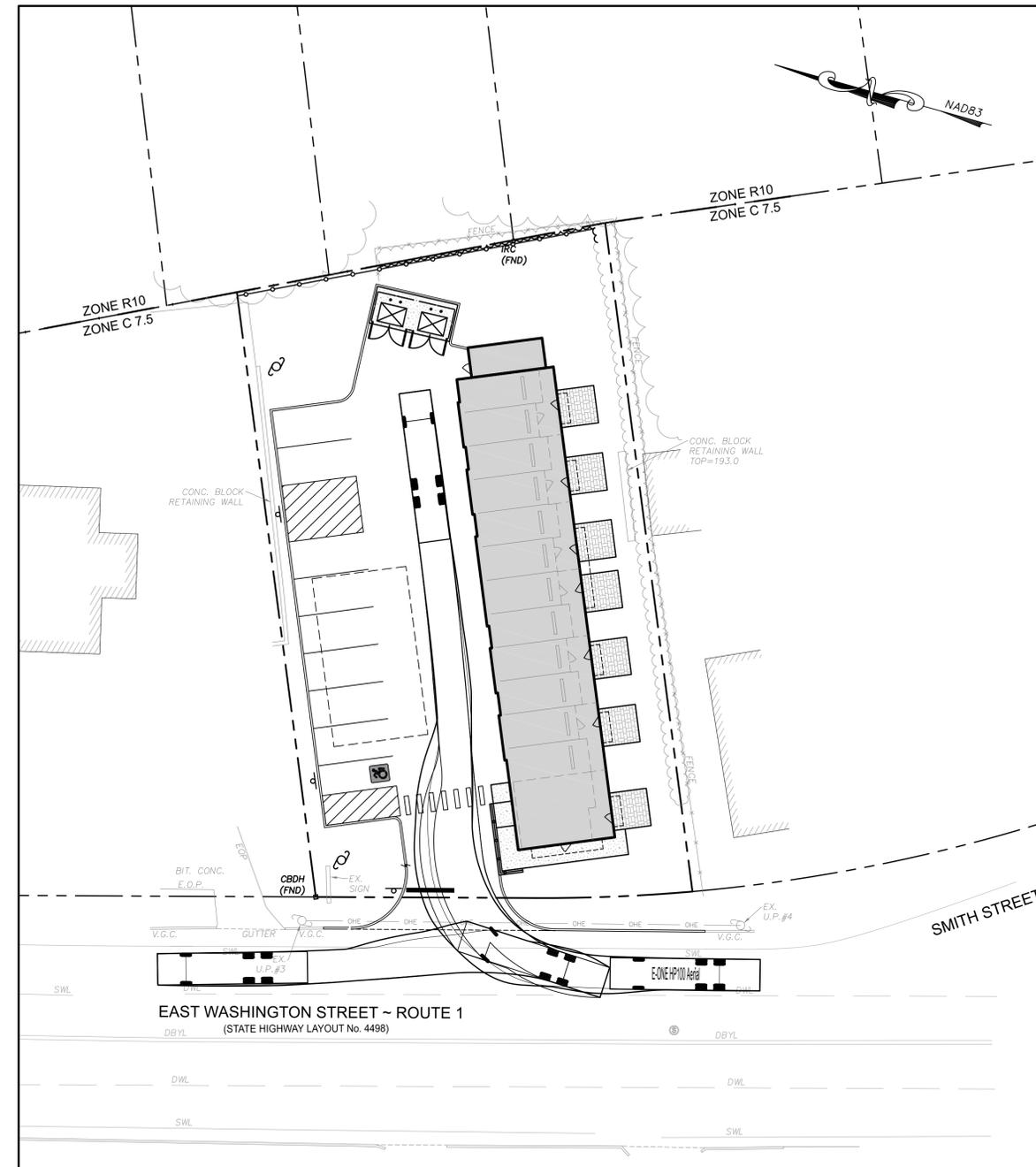
Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd  
 Overall Length 28.613ft  
 Overall Width 8.000ft  
 Overall Body Height 10.481ft  
 Min Body Ground Clearance 1.311ft  
 Track Width 8.000ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 33.500ft



E-ONE HP100 Aerial  
 Overall Length 40.000ft  
 Overall Width 8.333ft  
 Overall Body Height 11.000ft  
 Min Body Ground Clearance 1.393ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°

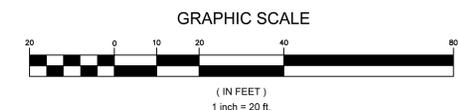


DUMPSTER TRUCK PATH ENTERING FROM NORTHBOUND OFF ROUTE 1



FIRE TRUCK PATH ENTERING FROM NORTHBOUND OFF ROUTE 1

DIG SAFE NOTE (1-888-344-7233):  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



NO.	DATE	DESCRIPTION	BY / CKD
1.	1/23/2026	PEER REVIEW COMMENTS 12/17/25	MM / DF



**PROPOSED MIXED USE REDEVELOPMENT**  
 847 EAST WASHINGTON STREET  
 NORTH ATTLEBORO, MA 02760  
 847 EAST WASHINGTON LLC  
 134 WALCOTT RD  
 NORTH ATTLEBORO, MA 02760

ENGINEERING SERVICES  
 ENVIRONMENTAL SERVICES  
 67 Hall Road  
 Sturbridge, MA 01566  
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 fax: 774-241-0906



ISSUE DATE: 10/22/2025  
 DRAWN BY: MM / CHECKED BY: DF  
 SCALE: 1" = 20'  
 PROJECT NO.: 2023-315

TRUCK TURN PLAN  
 OPTION B

C-6.0

