REFERENCES

ALTA/NSPS LAND TITLE SURVEY:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATE: 01/25/2022
REVISED: 06/21/2022

GEOTECHNICAL INVESTIGATION REPORT:
WHITESTONE ASSOCIATES, INC.
352 TURNPIKE ROAD, SUITE 320
SOUTHBOROUGH, MA 01772
DATE: 08/21/2024

ARCHITECTURAL PLAN:
AXIOM ARCHITECTURE
333 WEST TRADE STREET, SUITE 200
CHARLOTTE, NC 28202

TRAFFIC IMPACT AND ACCESS STUDY:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MASSACHUSETTS 01752
DATE: AUGUST, 2024

* 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.

PROPOSED SITE PLAN DOCUMENTS

FOR

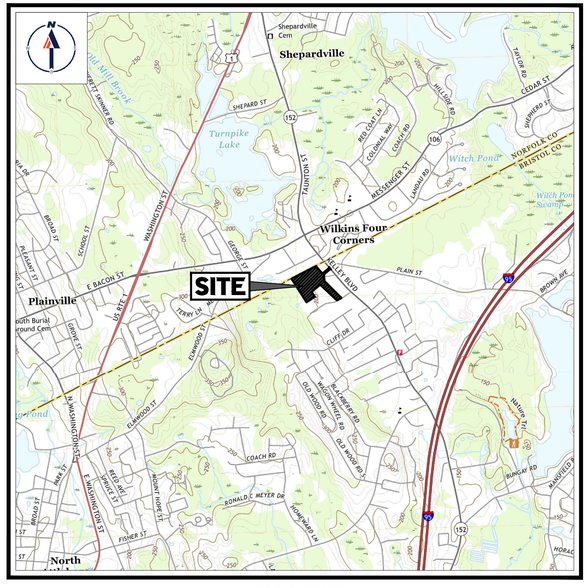
MARCUS PARTNERS

PROPOSED

RESIDENTIAL DEVELOPMENT

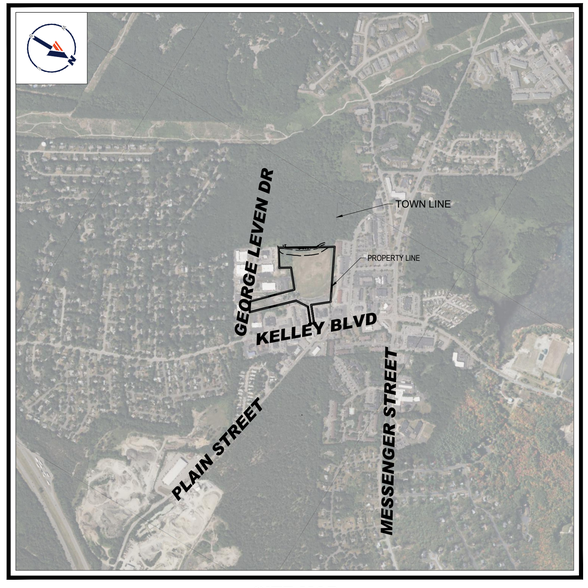
LOCATION OF SITE:

582 KELLEY BOULEVARD, TOWN OF NORTH ATTLEBOROUGH
BRISTOL COUNTY, MASSACHUSETTS
MAP #35, LOT #3



USGS MAP

SCALE: 1" = 2,000'
SOURCE: USGS ATTLEBORO QUADRANGLE & WRENTHAM QUADRANGLE



SITE MAP

SCALE: 1" = 1,000'
SOURCE: MICROSOFT CORPORATION

PREPARED BY

BOHLER

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ALTA/NSPS LAND TITLE SURVEY, PREPARED BY CONTROL POINT ASSOCIATES, INC.	5 SHEETS

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SITE PLAN REVIEW FOR MARCUS PARTERNS

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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 No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD, TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J. A. KUCZARSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCZARSKI — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARES\MA PROJECTS\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SPPD-0C.....\LAYOUT: C-101 COVR

GENERAL NOTES

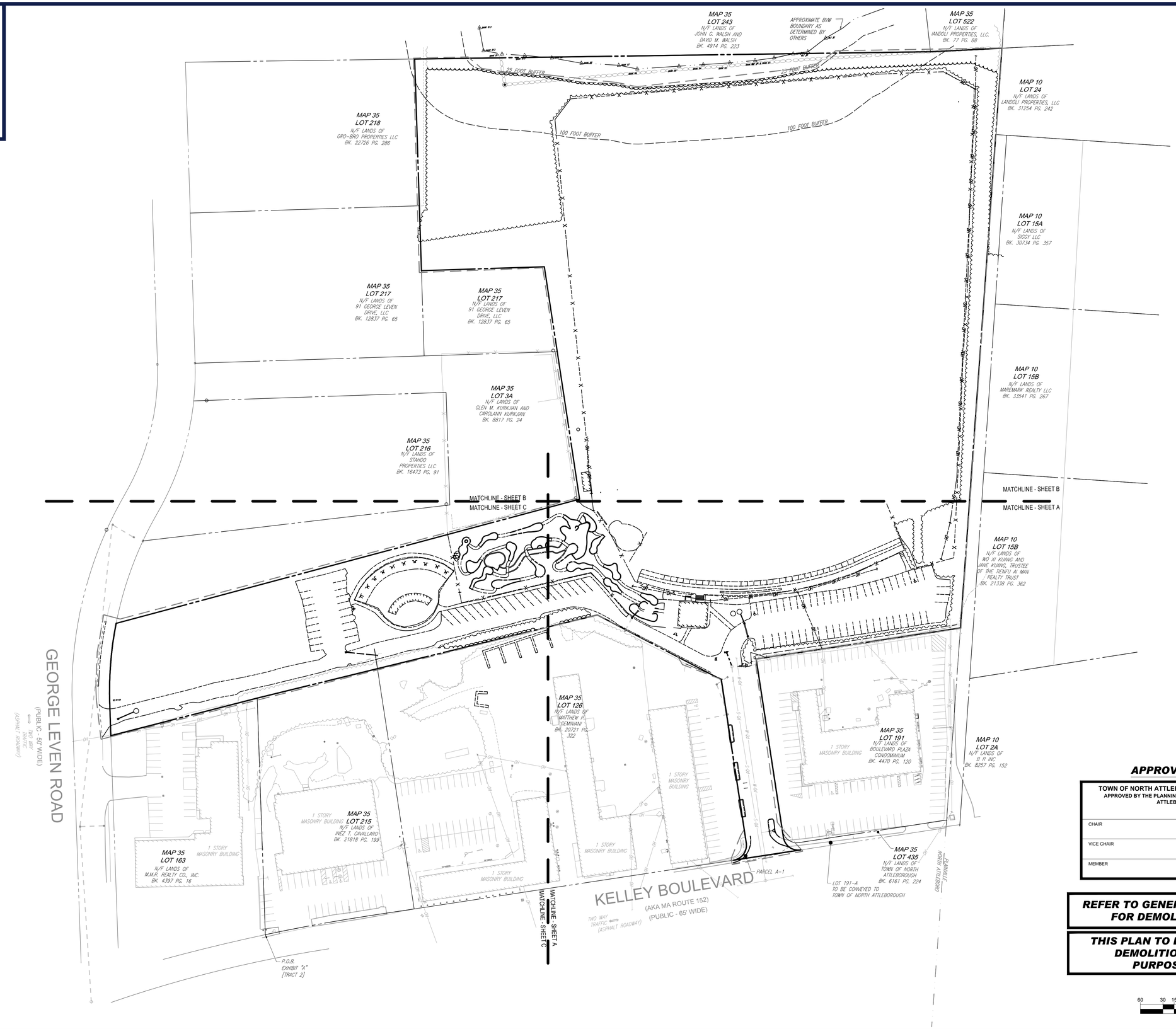
(REV. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING MA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY ADHERE TO ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL AND HAS ENSURED THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED BY THE APPLICABLE AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER AND REGULATING THE CONSTRUCTION OF THE PROJECT. ALL PROVISIONS AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, AND ALL STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION, WHERE APPLICABLE), THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRY/EXIT POINTS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOHLER'S (OR ANY OF THEIR CONSULTANTS) RECEIPT OF WORK, PRIOR TO THE RECEIPT OF WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO THE LAYOUTING OR FABRICATION OF ANY ELEMENTS. ANY DISCREPANCIES FOUND BY THE CONTRACTOR IN THE DIMENSIONING OF PARTS AND MEASUREMENT OF SITE WORK, SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT AND IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCE, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHERE AND WHEN SHORING IS REQUIRED AND FOR INSTALLING SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE ELSE VISITING THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO DAMAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST ENSURE THAT SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY. JOB SITE SUPERINTENDENT, OR ANY OTHER PROFESSIONAL OF RECORD AND BOHLER'S PERSONNEL HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH AND WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WORK WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEYS FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY WORKER'S COMPENSATION INSURANCE FOR THEIR EMPLOYEES IN THE AMOUNT OF THE SPECIFIED WORKERS' COMPENSATION LAWS, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES AND AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, INDEMNIFY, AND HOLD HARMLESS) THE OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES AND AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROFESSIONAL OF RECORD AND BOHLER NOT TIMELY PROVIDING, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR CONSTRUCTION. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION OR ITS PERSONNEL OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AND CONFIRMS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE. MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FROM ANY AND ALL CLAIMS BROUGHT AGAINST THE PROFESSIONAL OF RECORD AND BOHLER AND ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO, JOINTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

GENERAL DEMOLITION NOTES

(REV. 1/2023)

1. 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.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND ALL STATE, FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   4.1. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   4.2. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED BY THE EMPLOYEES PERFORMING THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR NEAR THE DEMOLITION, THE CONTRACTOR, AT THE CONTRACTOR'S OWN COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND DEMOLITION/CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS REQUIRED TO INSTALL ALL SAFETY FEATURES AND DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OF THESE PLANS OR ANY OTHER SPECIFICATIONS OR CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST NOTIFY BOHLER



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J. A. KUCHICH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCHICH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER
9/18/24

SHEET TITLE:

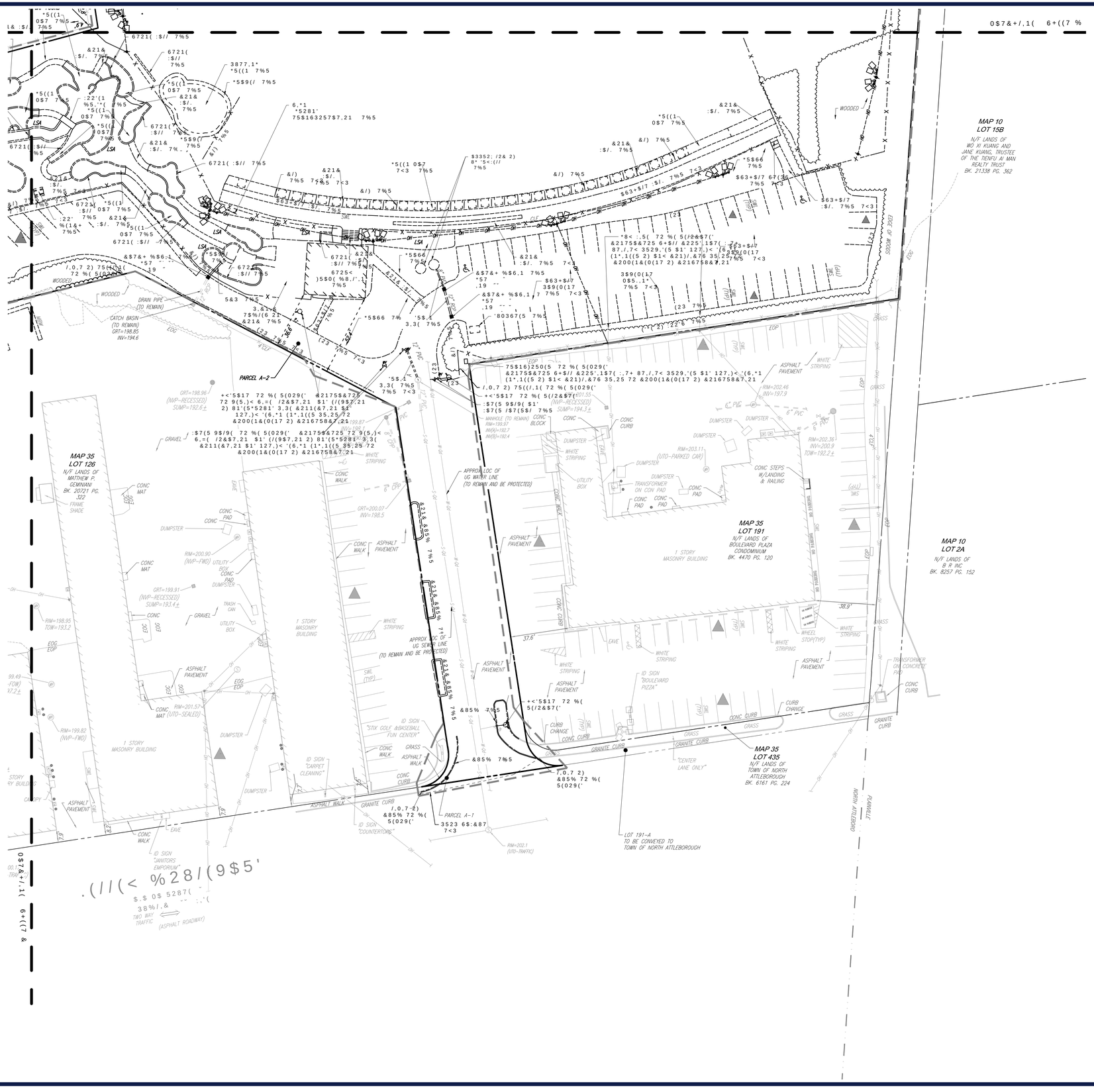
DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 9/18/2024

I:\BOHLER\ENG\NETSHARE\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SET\SC\SIL SITE PLAN\SW211244-SPPD-0C---LAYOUT: C-201 OVERALL DEMO
AO



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PROJECT No.:
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DATE:
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER

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BEDFORD, NH 03110

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COMMONWEALTH OF MASSACHUSETTS
JOHN J. KUCZARSKI
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

DEMOLITION PLAN A

SHEET NUMBER:

C-202

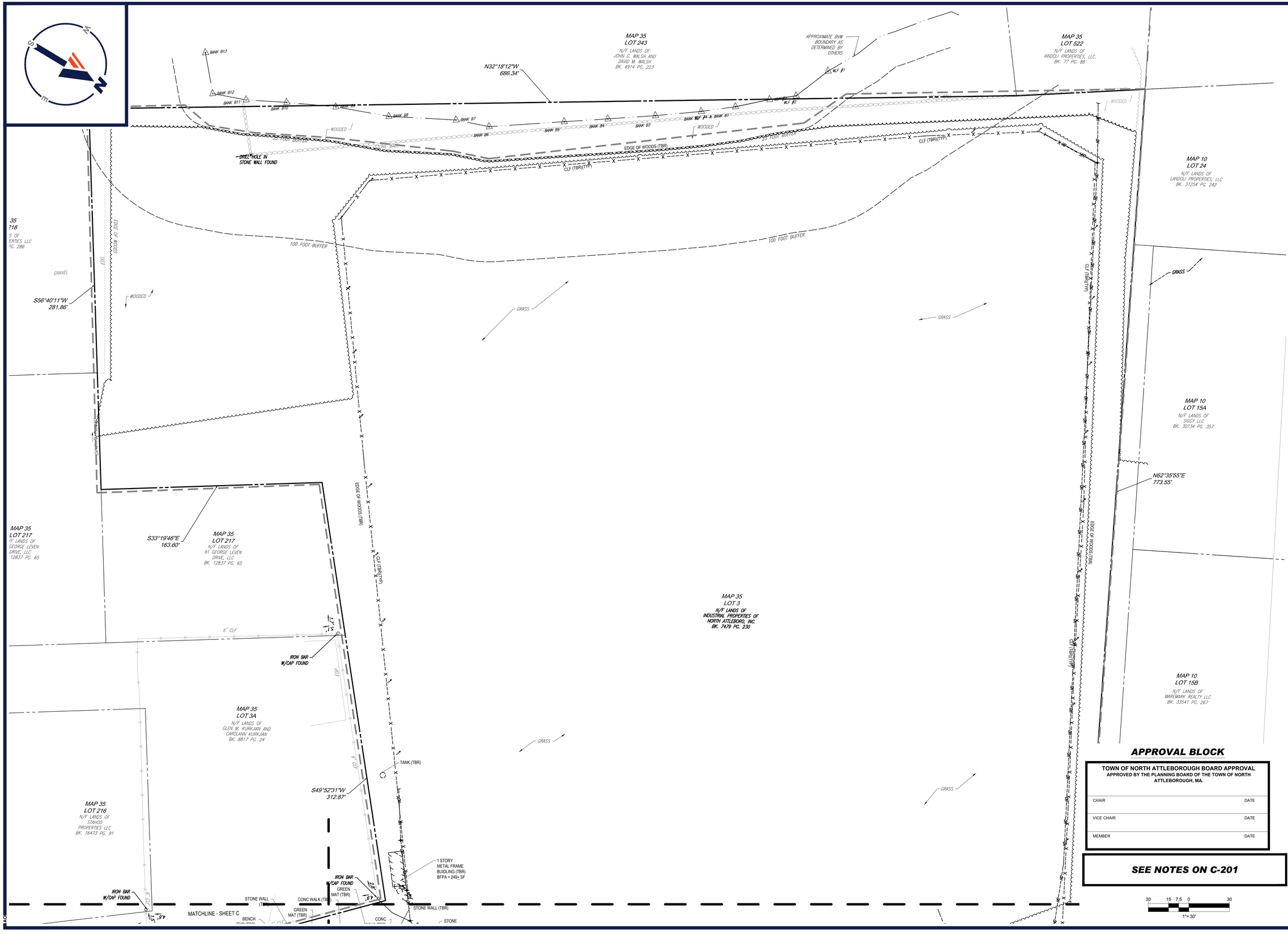
ORG. DATE - 9/18/2024

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

SEE NOTES ON C-201

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W21124\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W21124.SPP0.01C-----LAYOUT(C-202 DEMO A



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-201

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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www.BohlerEngineering.com

J.A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

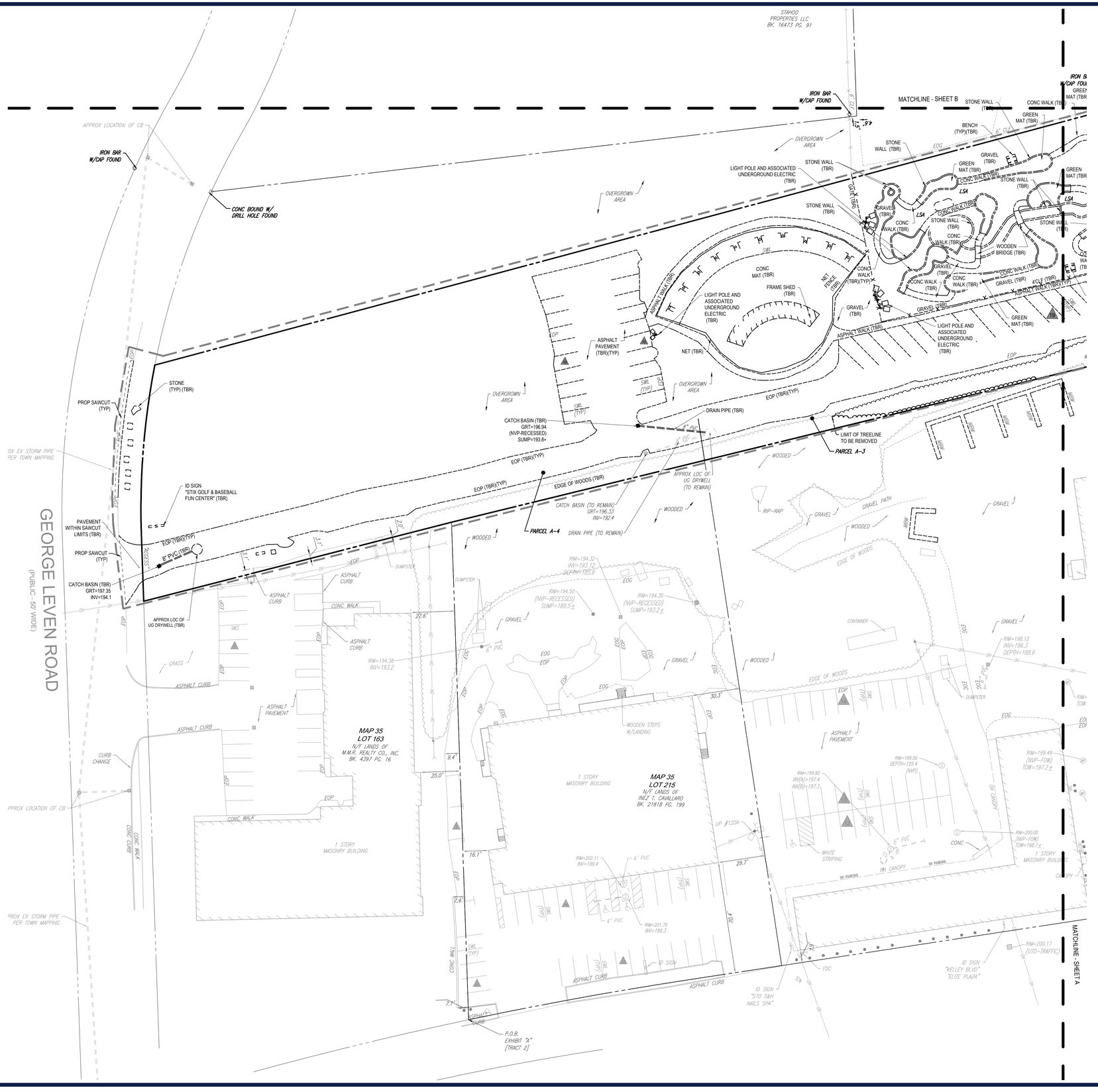
DEMOLITION PLAN B

SHEET NUMBER:

C-203

ORG. DATE - 9/18/2024

I:\BOHLER\ENGV\TSHARE\SMA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W211244-SPPD-0C---LAYOUT: C-203 DEMO B



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-201

30 15 7.5 0 30
1"= 30'

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CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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JOHN V. KUCZARSKI
COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

DEMOLITION PLAN C

SHEET NUMBER:

C-204

ORG. DATE - 9/18/2024

I:\BOHLER\NJ\SHARED\MA-PROJECTS\W211244\C-CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SPPD-0C---LAYOUT C-204 DEMO C

SITE INFORMATION

1. APPLICANT:
   MARCUS PARTNERS
   ONE BOSTON PLACE
   201 WASHINGTON STREET, SUITE 2100
   BOSTON, MA 02108
2. OWNER:
   MATTHEW GEMINIANI TRUSTEE
   43 PLEASANT ST
   MANSFIELD, MA 02048
3. PARCEL:
   MAP 35, LOT 3
   BK 7479 PG. 230
   582 KELLEY BOULEVARD
   NORTH ATTLEBORO, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT	40R		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE
OVERLAY DISTRICT	AQUIFER PROTECTION OVERLAY DISTRICT		
REQUIRED PERMIT	PERMIT FROM PLANNING BOARD		
ZONE CRITERIA	**REQUIRED**	**EXISTING**	**PROPOSED**
MIN. LOT AREA	30,000 SF	595,843 SF (13.679 AC)	NO CHANGE
MIN. LOT WIDTH	150'	517'	NO CHANGE
MAX. BLDG COVERAGE	20%	0.3%	17.0%
MIN. FRONT SETBACK	140' (2)	> 50'	345.0'
MIN. SIDE SETBACK	75' (2)	> 25'	85.0'
MIN. REAR SETBACK	115' (2)	> 25'	118.3'
MAX. BUILDING HEIGHT	60'	< 30'	59.05'
MAX. IMPER. COVERAGE	15% (1)	10% ±	59%
PARKING SPACES	456 (4)	95	489 (3)(4)(5)
ACCESS. PARKING SPACES	9	2	25
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: RESIDENTIAL REQUIRED PARKING: 1.5 SPACES PER UNIT CALCULATION: 48 UNIT * 1.5 = 72 * 4 = 288 56 UNIT * 1.5 = 84 * 2 = 168 288 + 168 = 456 ADA PARKING: 401-500 SPACES= 9 MIN. ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) 9 SPACES REQUIRED = 7 CAR, 2 VAN		

(1) PER AQUIFER OVERLAY DISTRICT
(2) ACCESSORY RESIDENTIAL STRUCTURES:
  (2)1) FRONT YARD REQUIRED SETBACK = 15'
  (2)2) SIDE YARD REQUIRED SETBACK = 3'
  (2)3) REAR YARD REQUIRED SETBACK = 140'
(3) PARKING PROVIDED:
  (3)1) GARAGE PARKING: 45 SPACES
  (3)2) STANDARD PARKING: 444 SPACES
(4) PARKING COUNT DOES NOT INCLUDE THOSE REQUIRED FOR PROPOSED DUPLEXES AND THE PROPOSED MAIL PACKAGE BUILDING
(5) PARKING COUNT INCLUDES EV STALLS

PROPOSED BUILDING UNITS

- 48 UNIT BUILDING x 4 PROPOSED = 192
- 56 UNIT BUILDING x 2 PROPOSED = 112

TOTAL PROPOSED UNITS = 304

EV PARKING

- 14 AT OCCUPANCY (GREEN DASHED LINE [- - -])
- 84 FUTURE (YELLOW DASHED LINE [- - -])

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

60 30 15 0 60
1"= 60'

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DRAWN BY:	VEH/AO/DT
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CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
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BEDFORD, NH 03110
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www.BohlerEngineering.com

J.A. KUCZARSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCZARSKI — CIVIL — NO. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 9/18/2024

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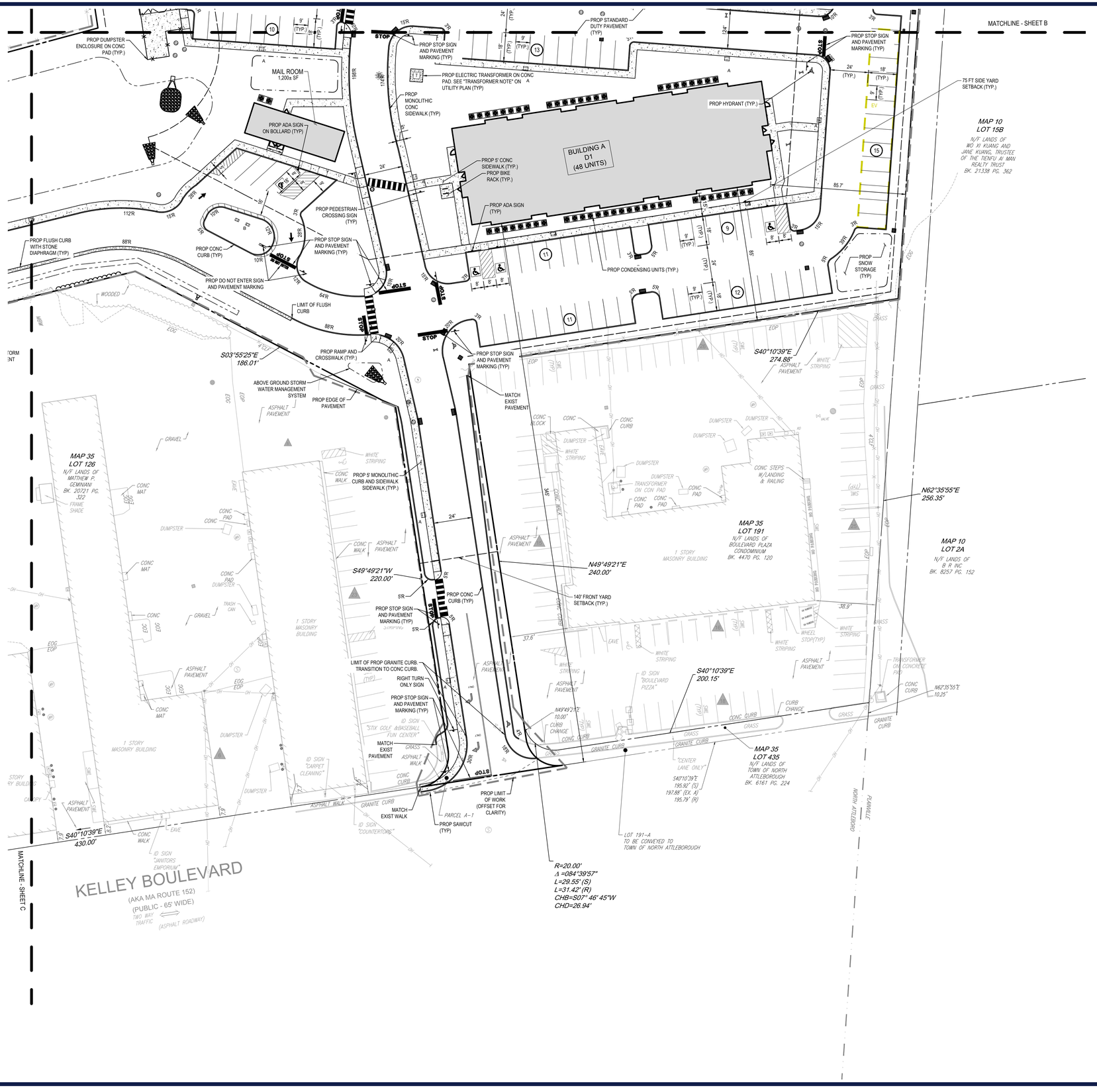
MATCHLINE - SHEET B
MATCHLINE - SHEET C
PROP DUMPSTER ENCLOSURE ON CONC PAD (TYP.)
MAIL ROOM 1,200± SF
PROP ADA SIGN ON BOLLARD (TYP)
PROP STOP SIGN AND PAVEMENT MARKING (TYP)
PROP ELECTRIC TRANSFORMER ON CONC PAD. SEE "TRANSFORMER NOTE" ON UTILITY PLAN (TYP)
PROP MONOLITHIC CONC SIDEWALK (TYP)
PROP STANDARD DUTY PAVEMENT (TYP)
PROP HYDRANT (TYP.)
BUILDING A D1 (48 UNITS)
PROP 5' CONC SIDEWALK (TYP.)
PROP BIKE RACK (TYP.)
PROP ADA SIGN (TYP)
PROP PEDESTRIAN CROSSING SIGN (TYP)
PROP FLUSH CURB WITH STONE DIAPHRAGM (TYP)
PROP CONC CURB (TYP)
PROP DO NOT ENTER SIGN AND PAVEMENT MARKING
LIMIT OF FLUSH CURB
PROP CONDENSING UNITS (TYP.)
PROP SNOW STORAGE (TYP)
75 FT SIDE YARD SETBACK (TYP.)
MAP 10 LOT 15B
N/F LANDS OF WO XI KUANG AND JANE KUANG, TRUSTEE OF THE TENPU AI MAN REALTY TRUST BK. 21338 PG. 362
S03°55'25"E 186.01'
PROP RAMP AND CROSSWALK (TYP.)
ABOVE GROUND STORM WATER MANAGEMENT SYSTEM
PROP EDGE OF PAVEMENT
MATCH EXIST PAVEMENT
PROP STOP SIGN AND PAVEMENT MARKING (TYP)
S40°10'39"E 274.88'
MAP 35 LOT 126
N/F LANDS OF MATTHEW P. GEMINIANI BK. 20721 PG. 322
PROP 5' MONOLITHIC CURB AND SIDEWALK SIDEWALK (TYP.)
N49°49'21"E 240.00'
S49°49'21"W 220.00'
PROP CONC CURB (TYP)
140' FRONT YARD SETBACK (TYP.)
MAP 35 LOT 191
N/F LANDS OF BOULEVARD PLAZA CONDOMINIUM BK. 4470 PG. 120
1 STORY MASONRY BUILDING
N62°35'55"E 256.35'
MAP 10 LOT 2A
N/F LANDS OF B R INC. BK. 8257 PG. 152
PROP STOP SIGN AND PAVEMENT MARKING (TYP)
LIMIT OF PROP GRANITE CURB TRANSITION TO CONC CURB. (TYP)
RIGHT TURN ONLY SIGN
PROP STOP SIGN AND PAVEMENT MARKING (TYP)
MATCH EXIST PAVEMENT
PROP CONC CURB (TYP)
PROP LIMIT OF WORK (OFFSET FOR CLARITY)
PARCEL A-1
PROP SAWCUT (TYP)
S40°10'39"E 200.15'
N49°49'21"E 10.00'
S40°10'39"E 195.92' (S) 197.88' (EX. A) 195.79' (R)
MAP 35 LOT 435
N/F LANDS OF TOWN OF NORTH ATTLEBOROUGH BK. 6161 PG. 224
LOT 191-A TO BE CONVEYED TO TOWN OF NORTH ATTLEBOROUGH
R=20.00'
Δ =084°39'57"
L=29.55' (S)
L=31.42' (R)
CHB=S07° 46' 45"W
CHD=26.94'
S40°10'39"E 430.00'
N62°35'55"E 10.25'
KELLEY BOULEVARD
(AKA MA ROUTE 152)
(PUBLIC - 65' WIDE)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)
NORTH HILLSBORO
PLANMILL
ID SIGN "CARPET CLEANING"
ID SIGN "JANITORS EMPORIUM"
ID SIGN "COUNTERTOPS"
ID SIGN "STIX GOLF &BASEBALL FUN CENTER"
ID SIGN "BOULEVARD PIZZA"
"CENTER LANE ONLY"
WHEEL STOP(TYP)
TRANSFORMER ON CONCRETE PAD
GRANITE CURB
CURB CHANGE
ASPHALT PAVEMENT
ASPHALT WALK
CONC CURB
CONC WALK
CONC PAD
CONC MAT
CONC BLOCK
CONC STEPS W/LANDING & RAILING
WHITE STRIPING
GRASS
GRAVEL
TRASH CAN
DUMPSTER
DUMPSTER TRANSFORMER ON CONC PAD
EAVE
EOP
EOG
SMH
DMH
WMH
GMH
WV
HYD
FENCE
STOP
YIELD
10R
15R
20R
24R
28R
30R
64R
88R
112R
117R
198R
5R
10'
15'
18'
20'
24'
30'
85'
85.7'
38.9'
37.6'
345'
502'
503'
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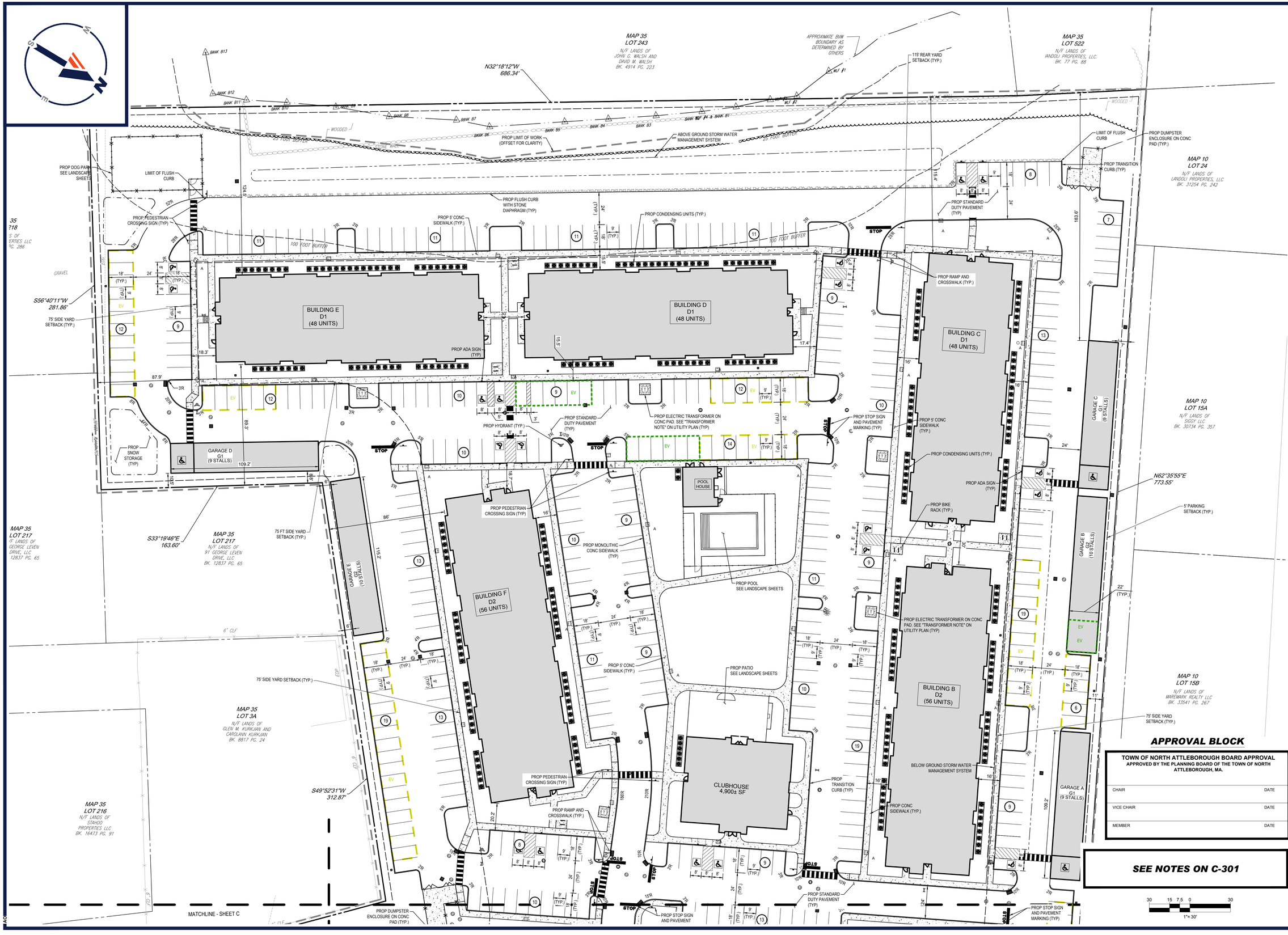
540'
541'



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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
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Phone: (603) 441-2900
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J. A. KUCHMA
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCHMA
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-301

30 15 7.5 0 30
1"= 30'

SHEET TITLE:

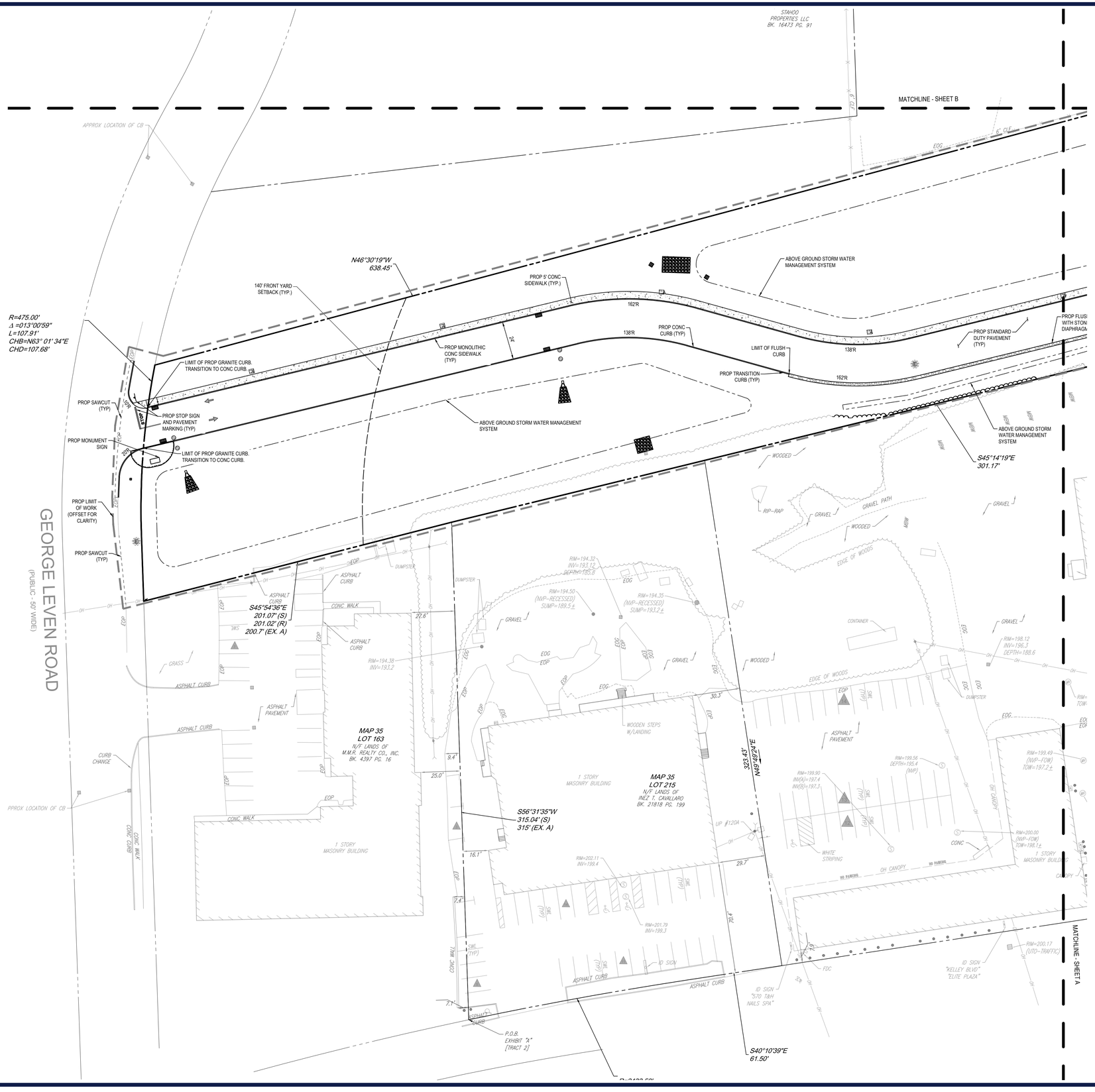
SITE LAYOUT PLAN B

SHEET NUMBER:

C-303

ORG. DATE - 9/18/2024

I:\BOHLER\ENG-NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SPPD-2C---A LAYOUT C-303 SITE B



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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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BEDFORD, NH 03110
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J. A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

SITE LAYOUT PLAN C

SHEET NUMBER:

C-304

ORG. DATE - 9/18/2024

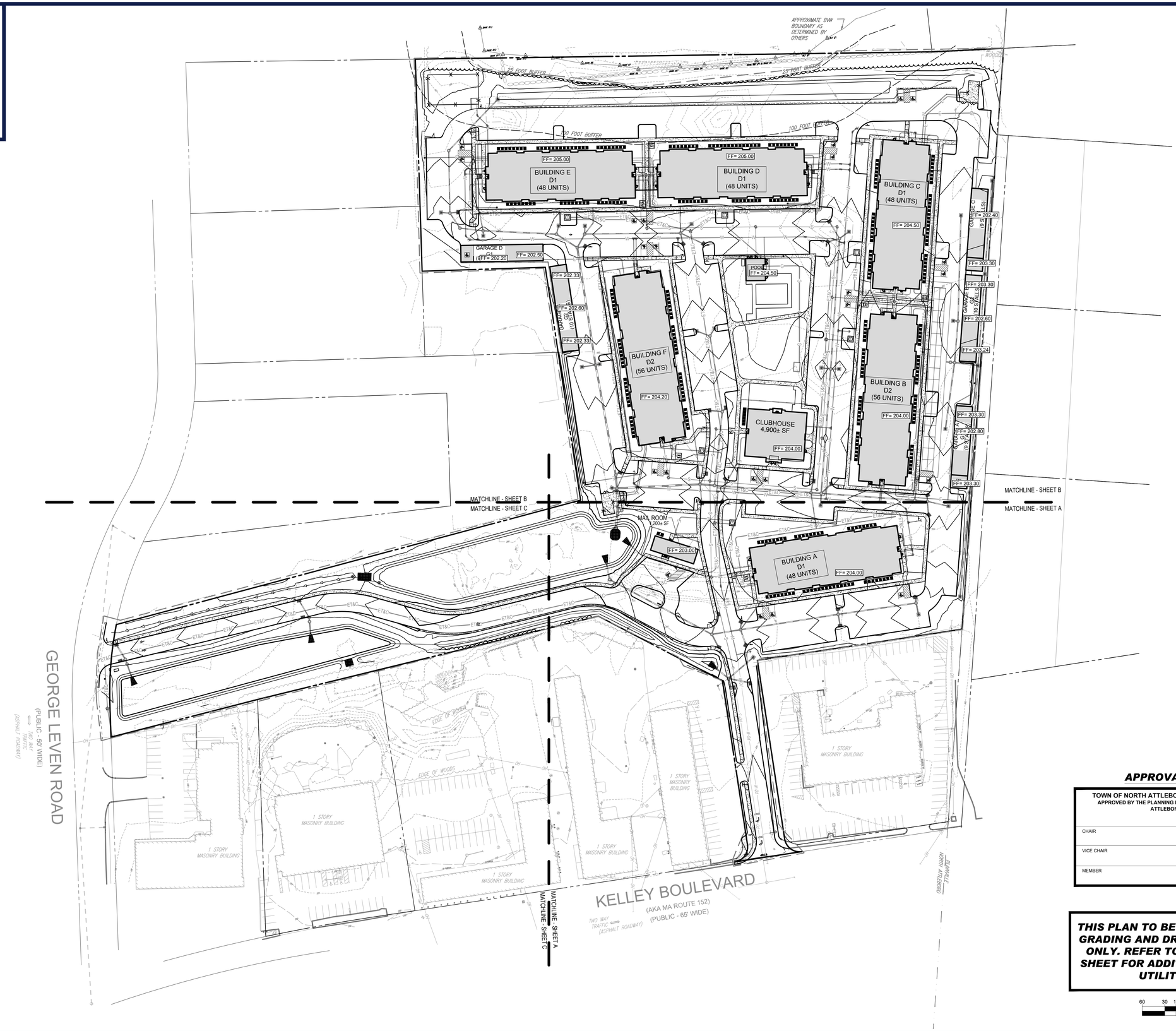
APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-301

I:\BOHLER\NG NET\SHARES\MA-PROJECTS\S1\W211244\C-CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SPPD-0C---LAYOUT C-304 SITE C



60 30 15 0 60

1"= 60'

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-GRAD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCHARSKI
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

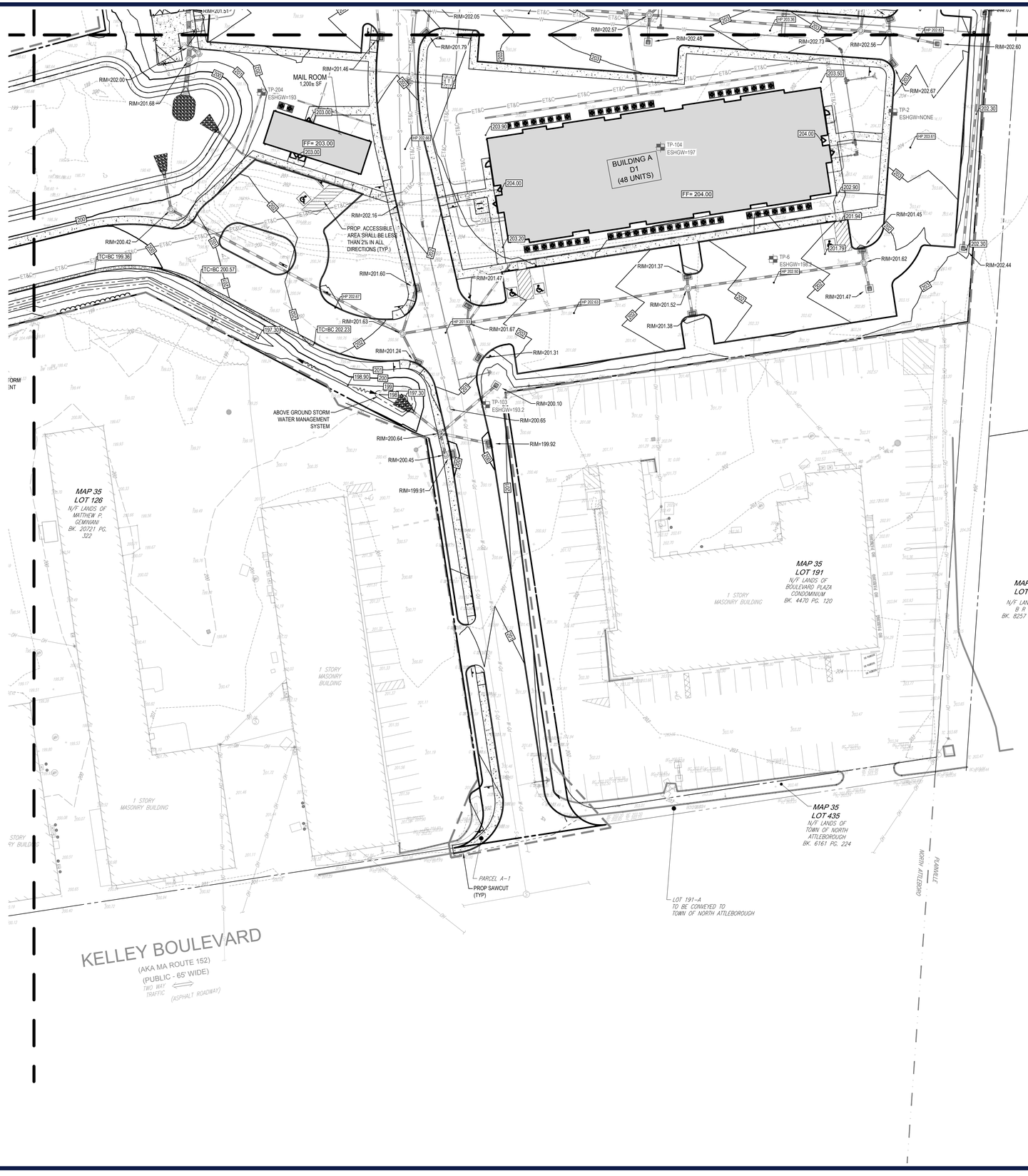
OVERALL GRADING PLAN

SHEET NUMBER:

C-401

ORG. DATE - 9/18/2024

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-GRAD-0C-----LAYOUT: C-401 GRAD OVERALL



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-401

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-GRAD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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J. KUCZARSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN J. KUCZARSKI — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

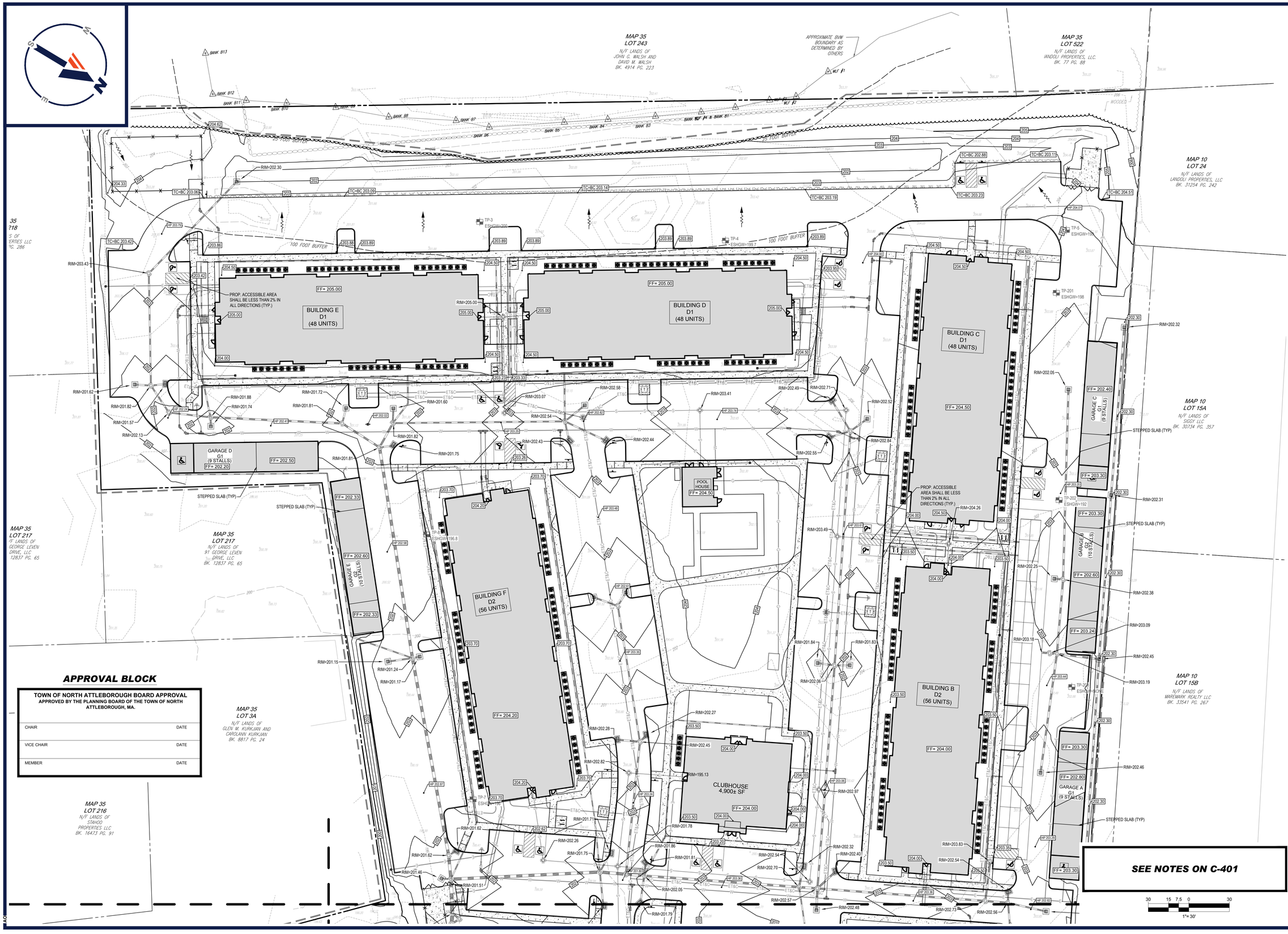
GRADING PLAN A

SHEET NUMBER:

C-402

ORG. DATE - 9/18/2024

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\SHAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-GRAD-0C----LAYOUT: C-402 GRAD A
AO



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-GRAD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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JOHN A. KUCZARSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCZARSKI — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

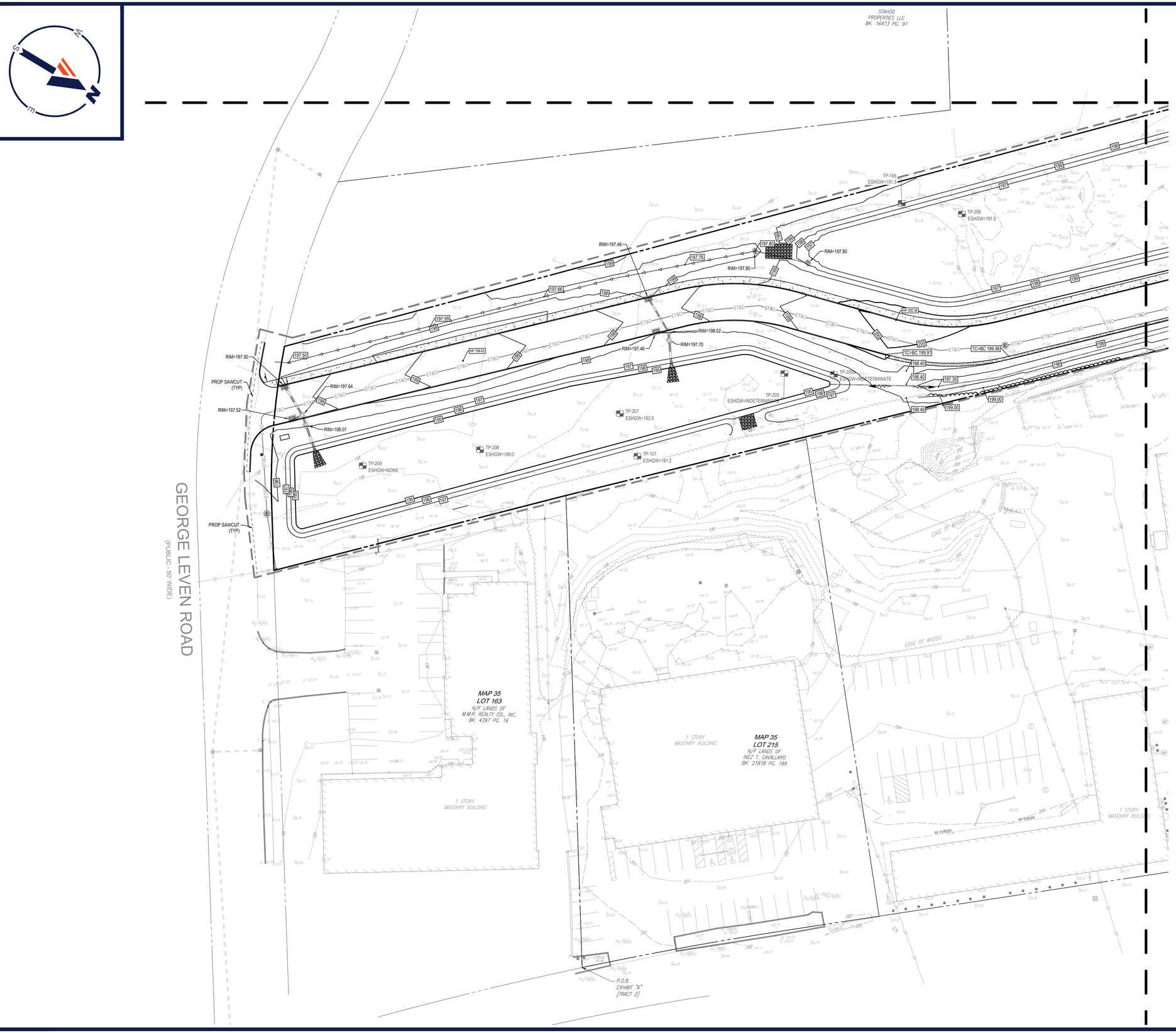
GRADING PLAN B

SHEET NUMBER:

C-403

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARES\MA-PROJECTS\2021\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-GRAD-0C ——— LAYOUT: C-403 GRAD B



APPROVAL BLOCK

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CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-401

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-GRAD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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www.BohlerEngineering.com

J. A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

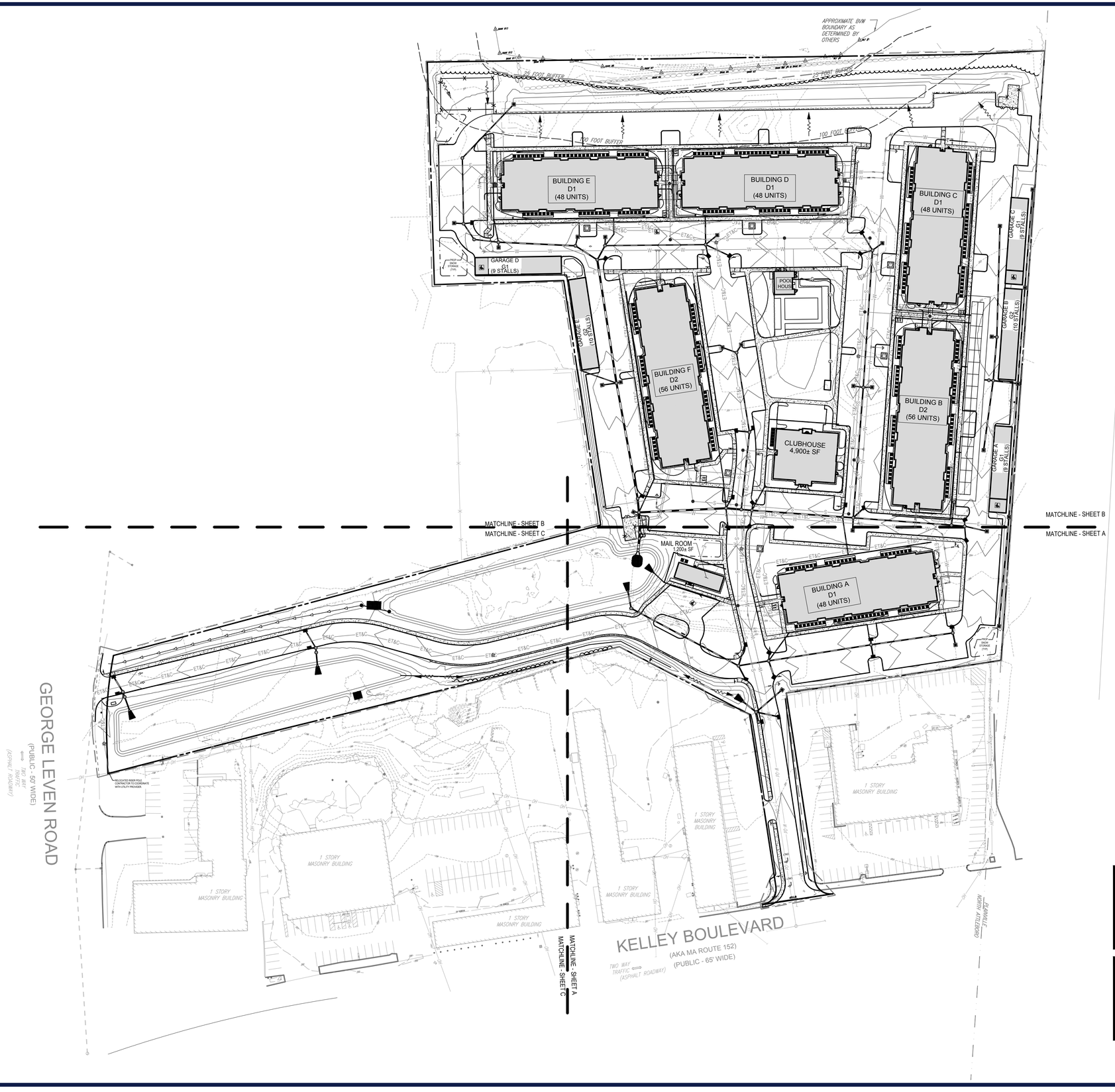
GRADING PLAN C

SHEET NUMBER:

C-404

ORG. DATE - 9/18/2024

I:\BOHLER\NG NETSHARE\MA-PROJECTS\S1\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-GRAD-0C-----1A YOUT C-404 GRAD C



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

INDIVIDUAL DOWNSPOUTS NOT DEPICTED. REFER TO ARCH/MEP PLANS FOR LOCATIONS. DOWNSPOUTS TO CONNECT TO COLLECTOR PIPE WITH SHORTEST CONNECTION

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60 30 15 0 60
1"= 60'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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BEDFORD, NH 03110
Phone: (603) 441-2900
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J. A. KUCHICH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCHICH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

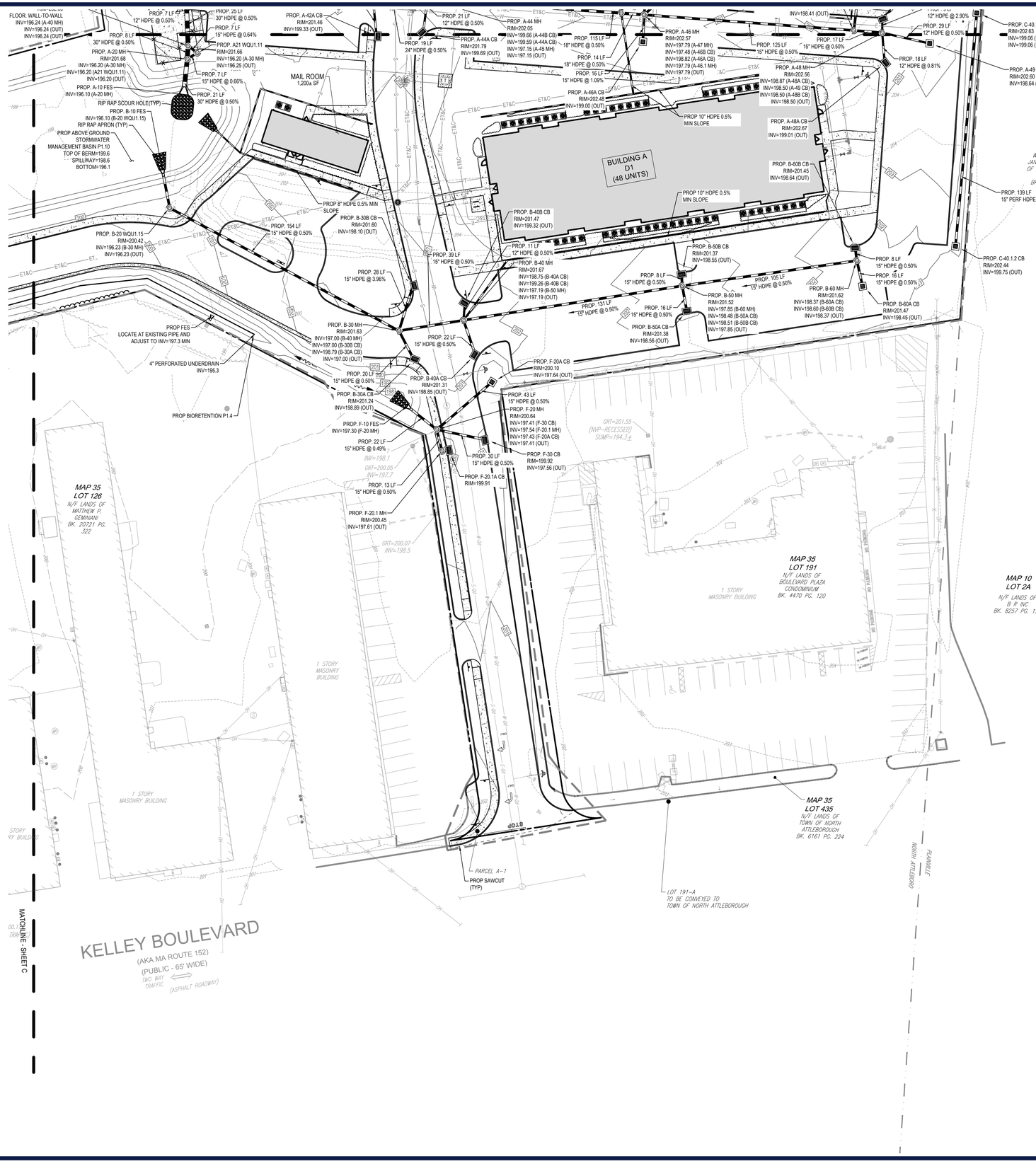
OVERALL DRAINAGE PLAN

SHEET NUMBER:

C-451

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SET\SCIVIL SITE PLAN\SW211244-UTIL-0C-----LAYOUT: C-451 DRAIN OVERALL



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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
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BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-451

30 15 7.5 0 30
1"= 30'

SHEET TITLE:

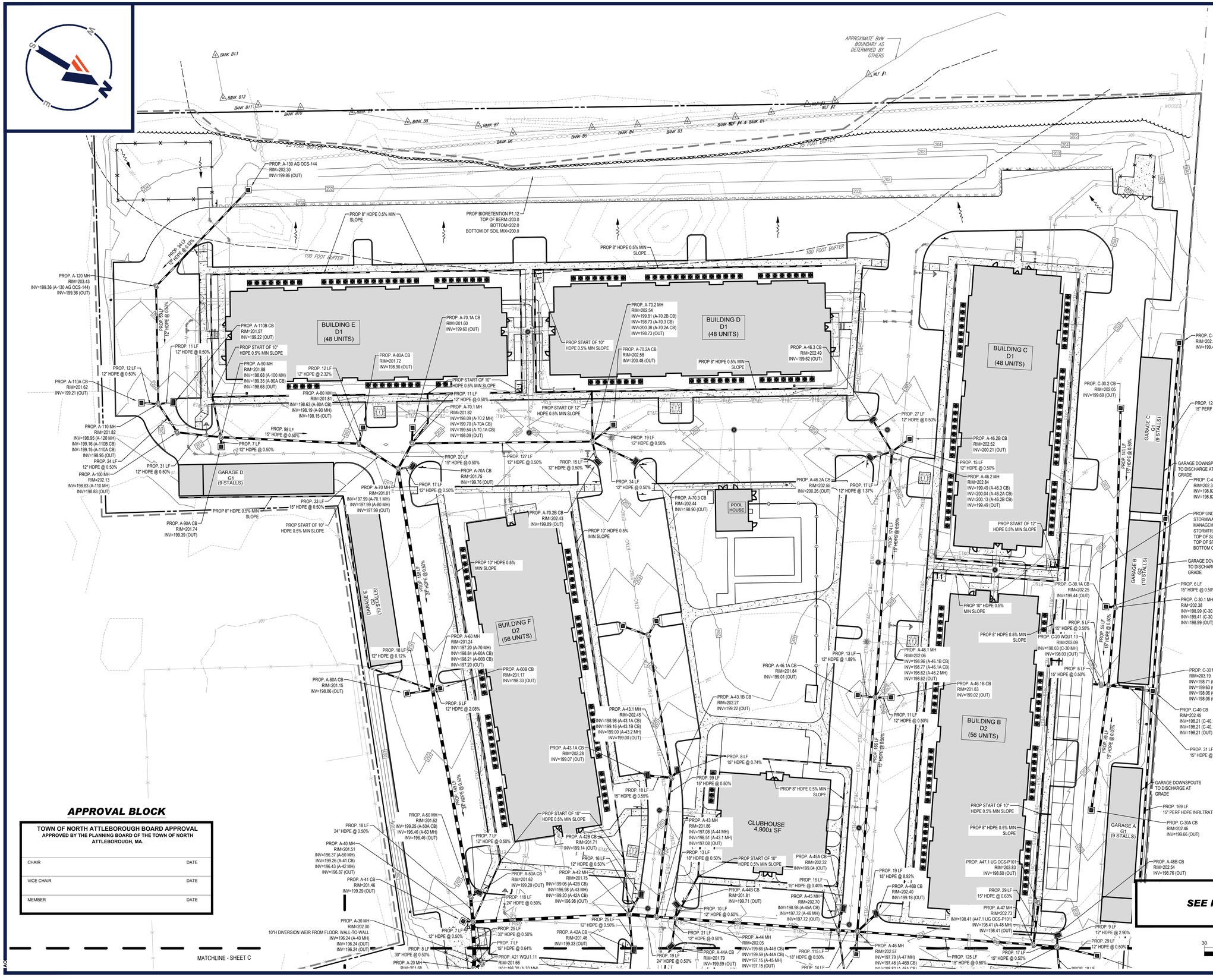
DRAINAGE PLAN A

SHEET NUMBER:

C-452

ORG. DATE - 9/18/2024

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-0C-----LAYOUT: C-452 DRAIN A



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-OC

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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J. A. KUCH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

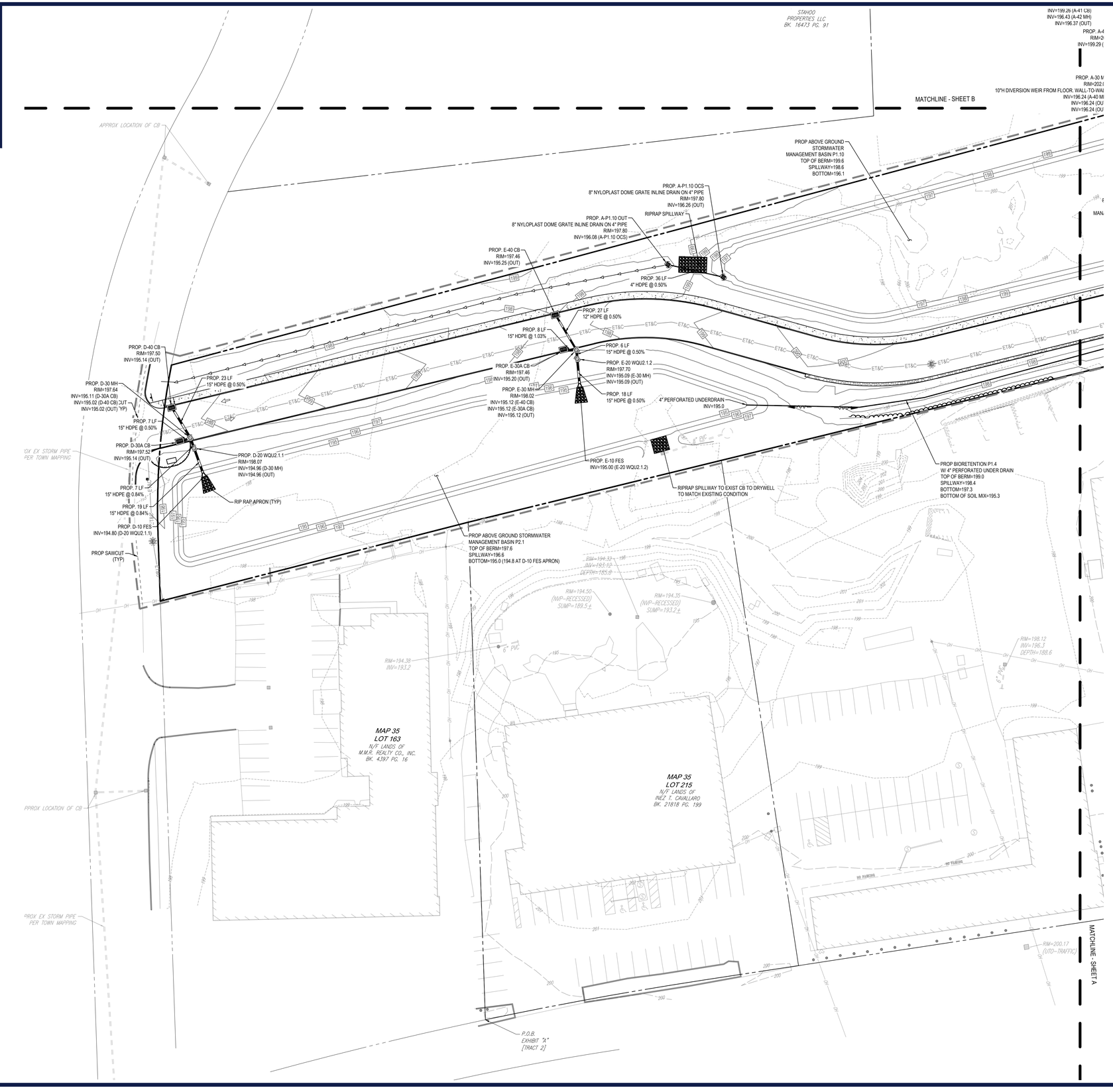
DRAINAGE PLAN B

SHEET NUMBER:

C-453

ORG. DATE - 9/18/2024

I:\BOHLER\ENG\NETSHARE\SMA-PROJECTS\21W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-OC---LAYOUT, C-453 DRAIN B



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-451

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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www.BohlerEngineering.com

J. A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

DRAINAGE PLAN C

SHEET NUMBER:

C-454

ORG. DATE - 9/18/2024

I:\BOHLER\ENG\-NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-0C-----LAYOUT: C-454 DRAIN C

EV PARKING

- 14 AT OCCUPANCY (GREEN DASHED LINE [ ])
- 84 FUTURE (YELLOW DASHED LINE [ ])

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

TRANSFORMER NOTE:

GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

60 30 15 0 60
1"= 60'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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J.A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

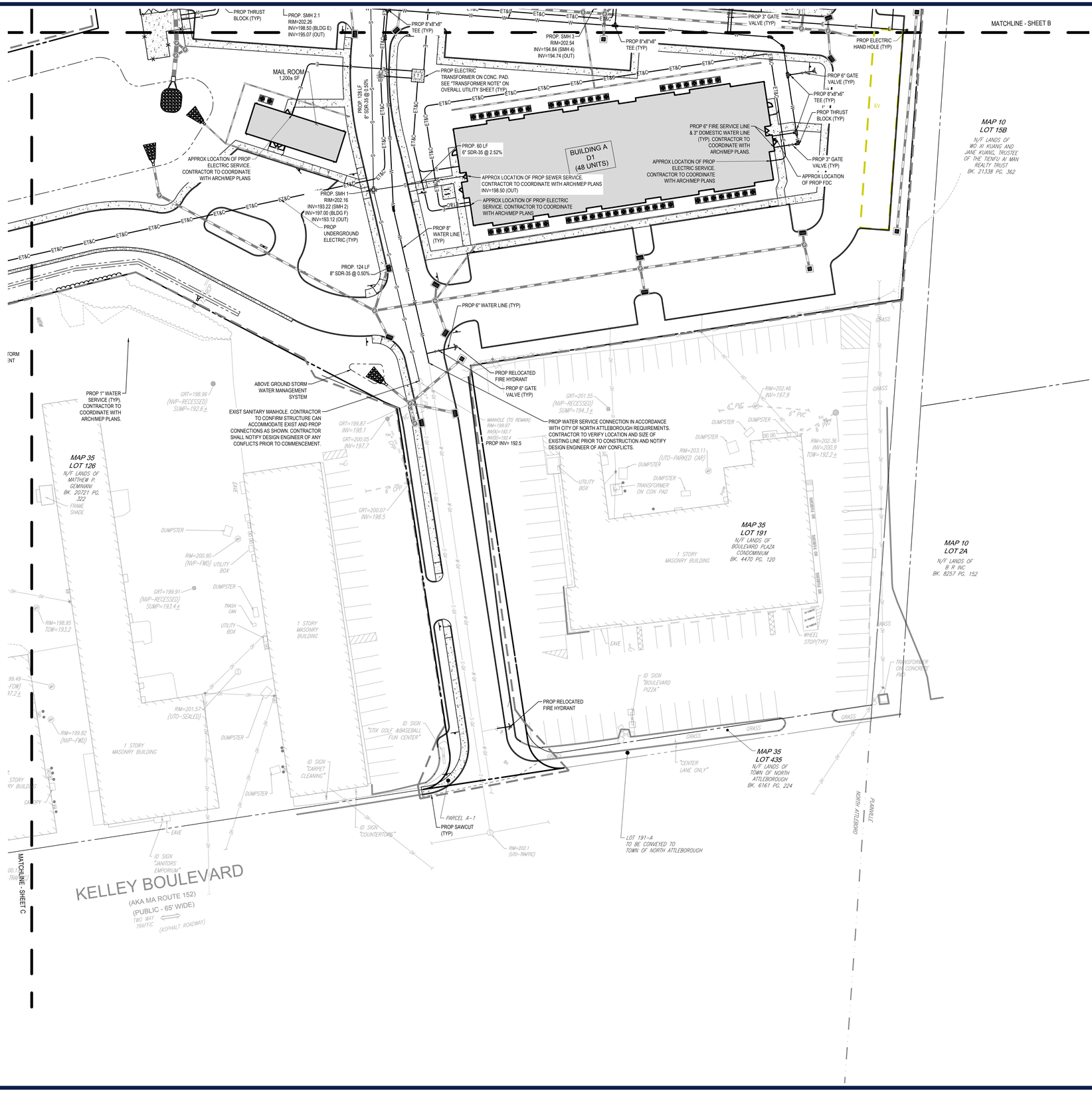
OVERALL UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-0C----LAYOUT: C-501 UTIL OVERALL



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-501

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AOD/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD, TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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www.BohlerEngineering.com

JOHN K. KUCZARSKI
COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

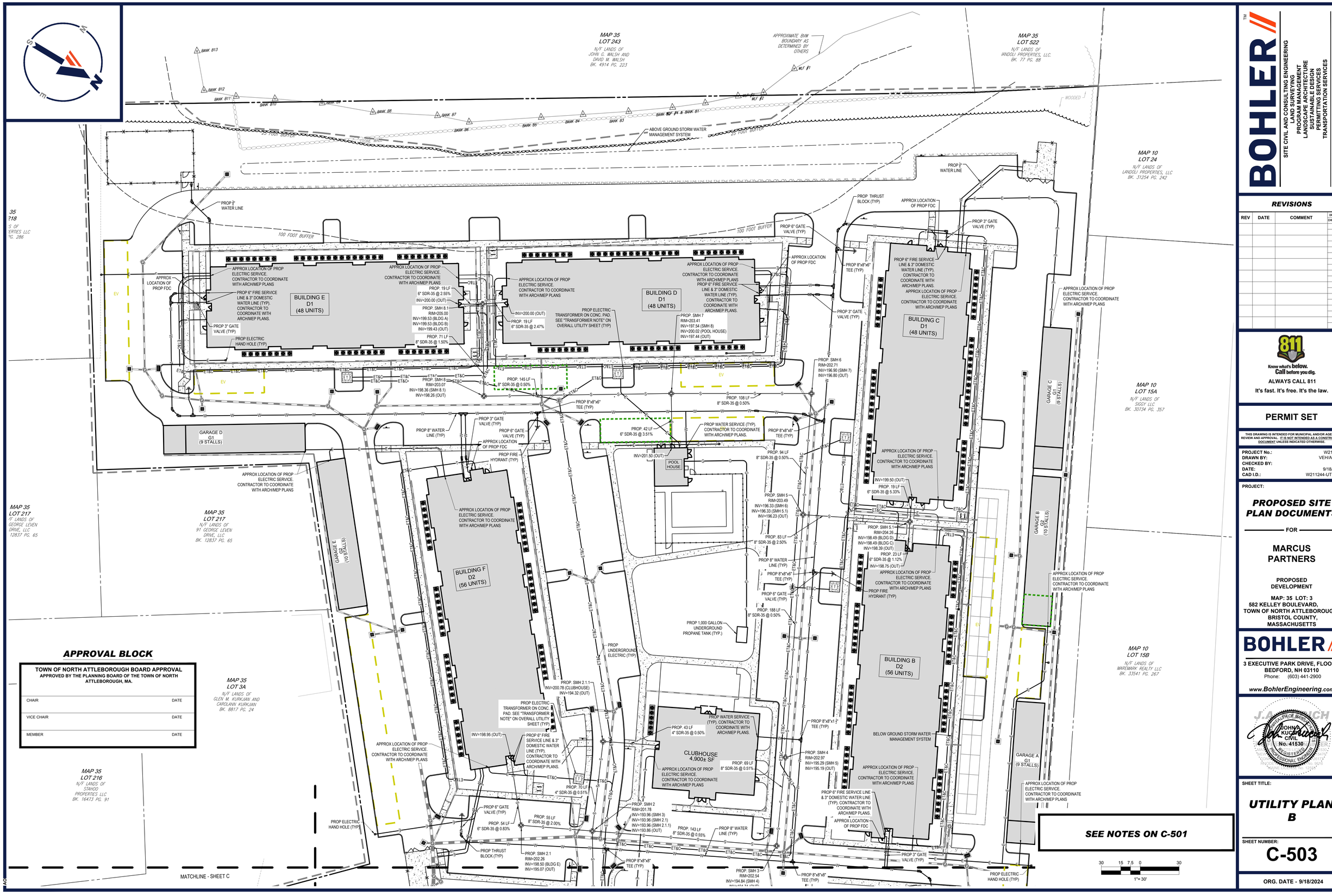
UTILITY PLAN A

SHEET NUMBER:

C-502

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARE\MA-PROJECTS\2021\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-2C-----3-LAYOUT C-502 UTIL A



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
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CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT
MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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JOHN C. KUCZARSKI
COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

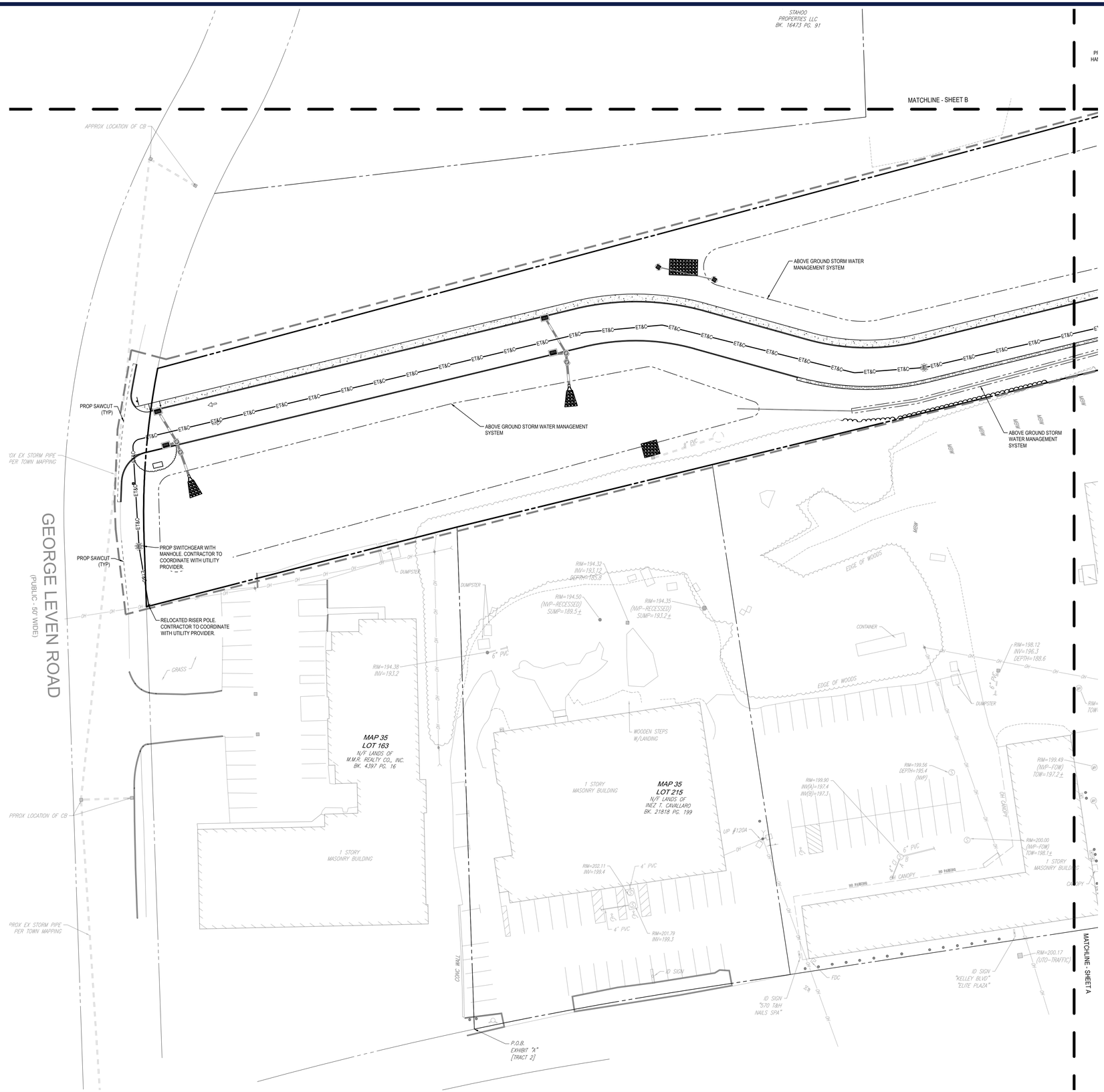
UTILITY PLAN B

SHEET NUMBER:

C-503

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARE\MA-PROJECTS\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-0C-----LAYOUT C-503 UTIL B



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
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CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-501

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-UTIL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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J. A. KUCH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

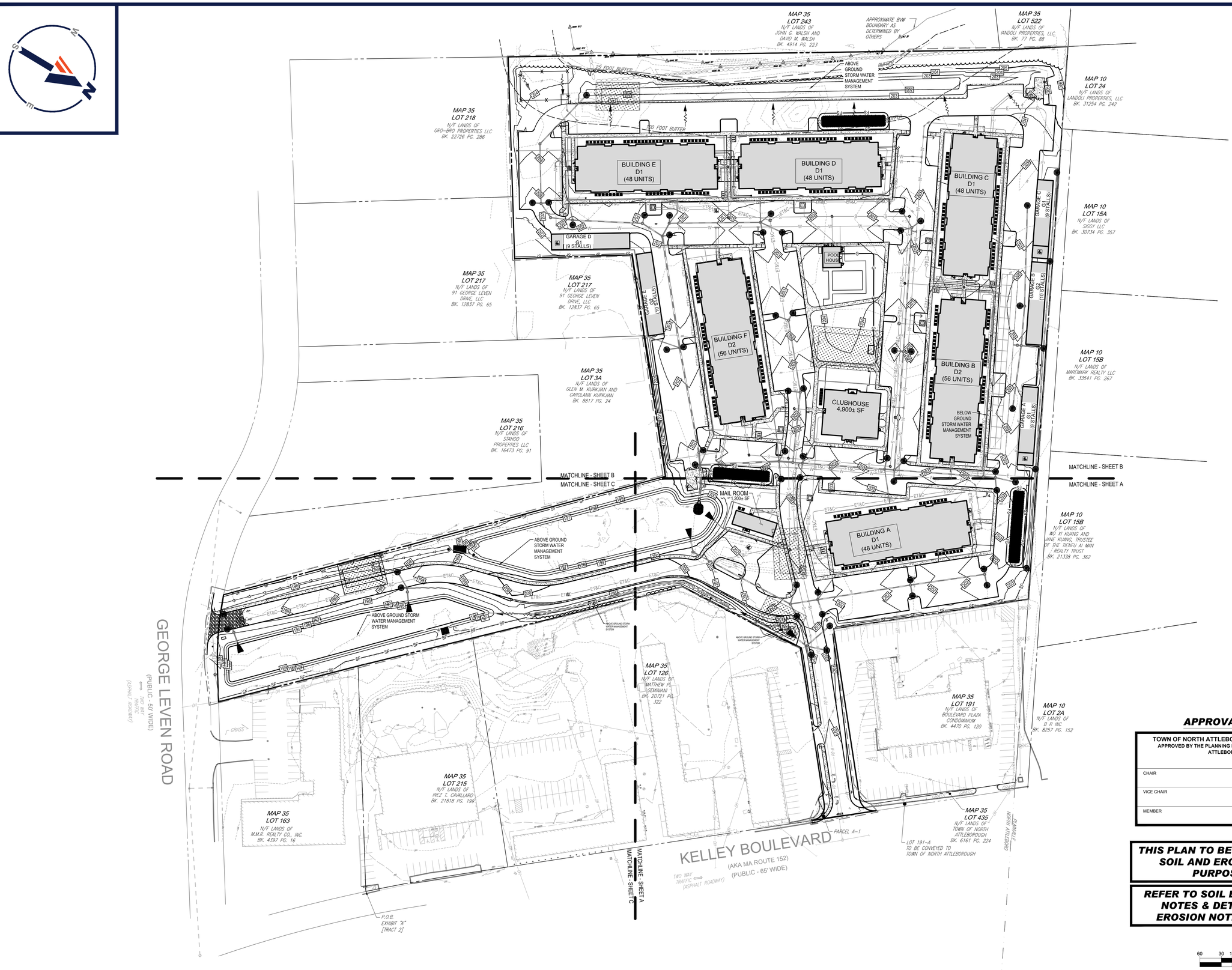
UTILITY PLAN C

SHEET NUMBER:

C-504

ORG. DATE - 9/18/2024

I:\BOHLER\ENG\NETSHARE\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-UTIL-0C-----LAYOUT: C-504 UTIL C
AO



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SESC-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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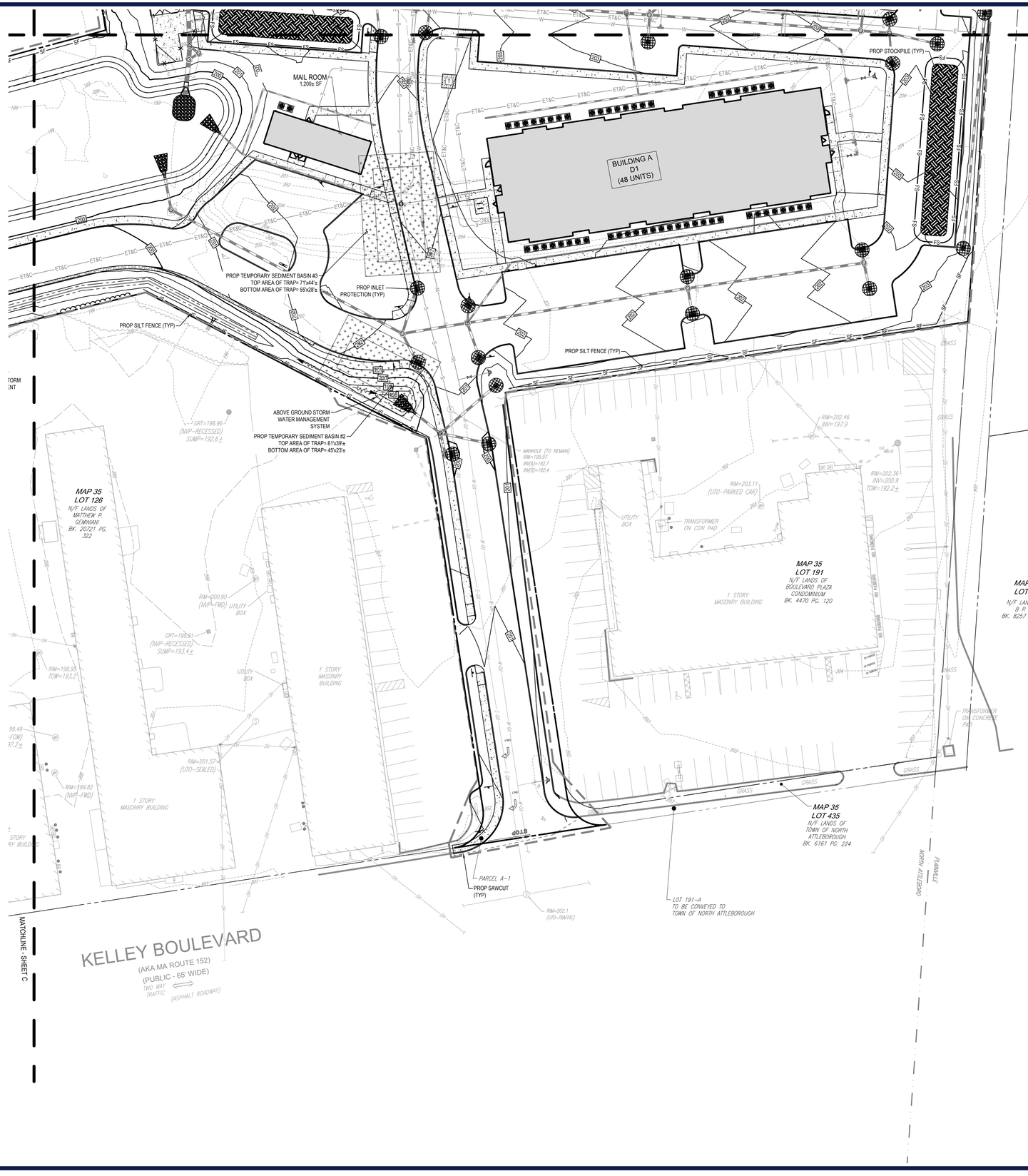
J. A. KUCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCH — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

ORG. DATE - 9/18/2024

I:\BOHLER\ENG-NET\SHARE\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SESC-2C-----LAYOUT C-601 EROS OVERALL



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-601

20 10 5 0 20
1"= 20'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SESC-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
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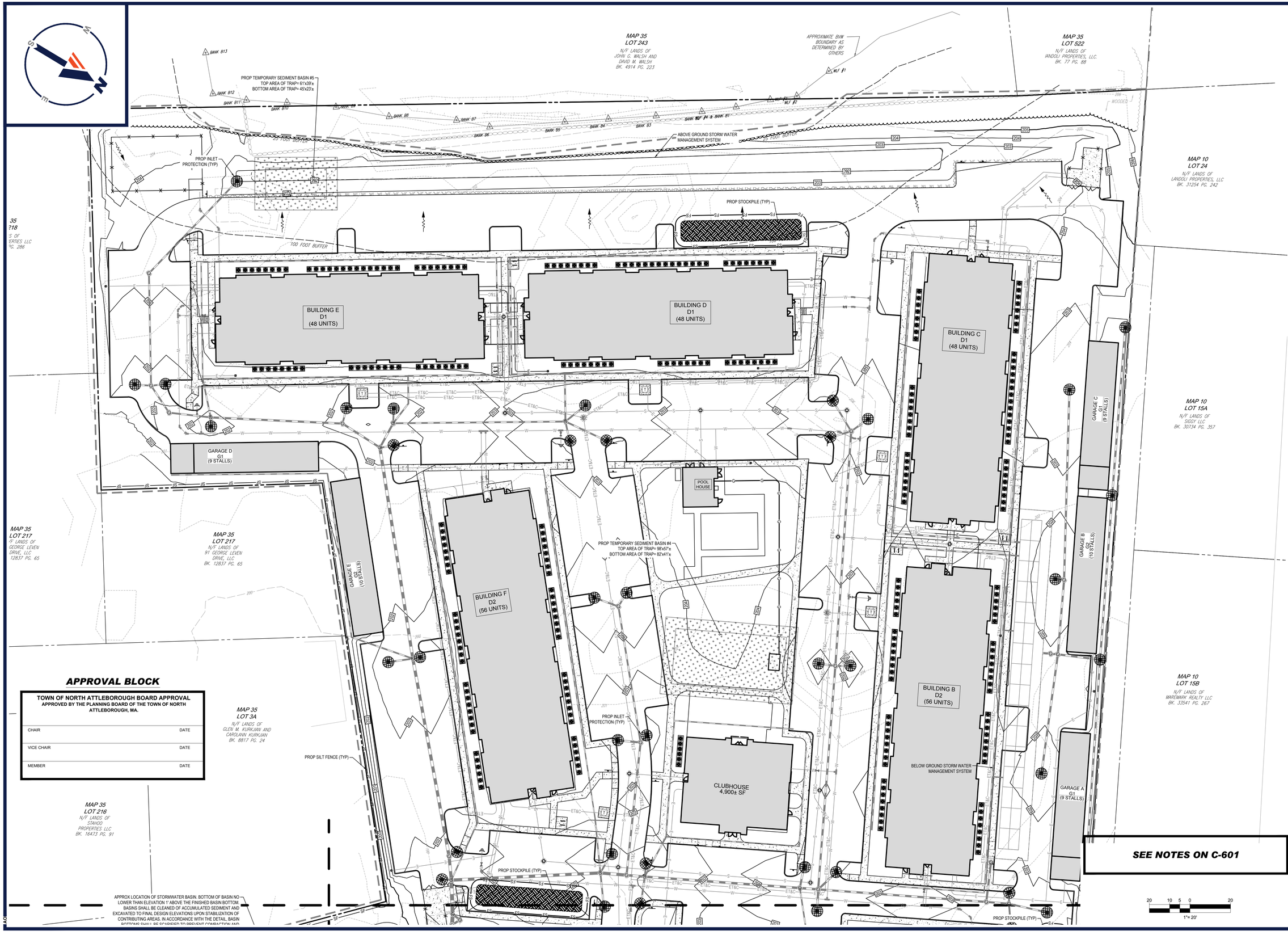
J. A. KUCH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN A

SHEET NUMBER:
C-602

ORG. DATE - 9/18/2024

I:\BOHLERENG.NET\SHARE\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SESC-0C-----LAYOUT: C-602 EROS A



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SESC-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
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www.BohlerEngineering.com

JOHN A. KUCHARSKI
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCHARSKI
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

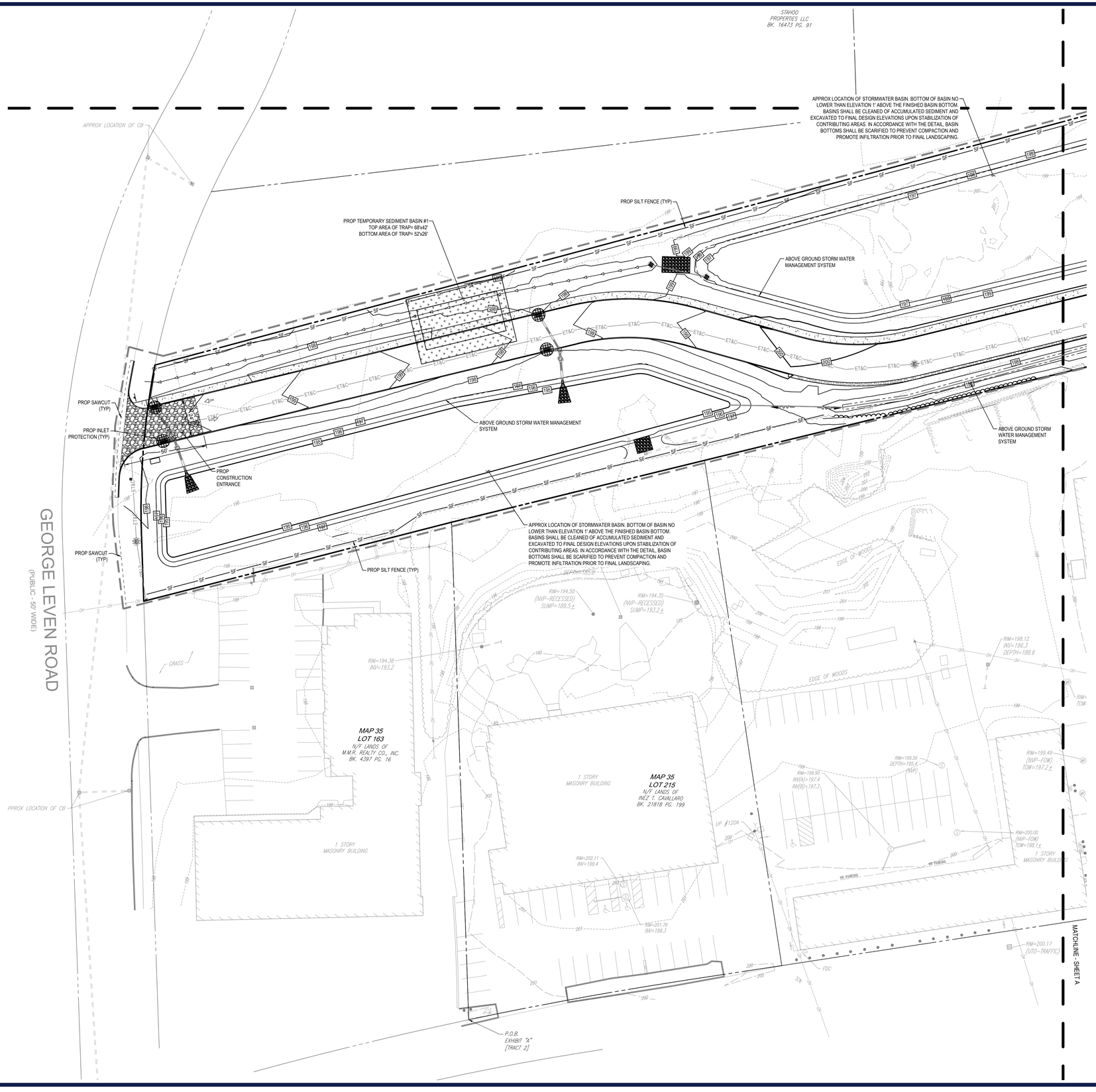
SOIL EROSION & SEDIMENT CONTROL PLAN B

SHEET NUMBER:

C-603

ORG. DATE - 9/18/2024

I:\BOHLER\ENGINEER\SHARED\MA-PROJECTS\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SESC-0C-----LAYOUT C-603 EROSB



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-601

20 10 5 0 20
1"= 20'

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-SESC-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J. A. KUCH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN C

SHEET NUMBER:
C-604

ORG. DATE - 9/18/2024

\\BOHLERENG.NET\SHARE\BMA-PROJECTS\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-SESC-2C-----LAYOUT C-604 EROS C

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. 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).
3. 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%.
4. 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 NOTE #5.
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.
6. 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.
7. 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 DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. 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 RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. 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:
    - 10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY 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 LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF).
    - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
    - 10.4. 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.
11. 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.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. 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 SQ. YD/BLOCK); 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.

15. 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.
    - 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 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.
16. 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.
17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. 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.
19. 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.
20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
22. 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.
23. 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.
24. 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 SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
25. 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 SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED 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.
26. MULCHING REQUIREMENTS:
    - 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
    - 26.2. 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%.
    - 26.3. 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%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE MASSACHUSETTS, NORTH ATTLEBORO, 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.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XXX.XX ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:

A. 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.

B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.

C. 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.

5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. 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.
7. 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.
8. 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.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING 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.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. 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.
13. 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.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. 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.
17. 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.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)

-INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)

-INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)

-DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)

-DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)

-CLEARING AND GRUBBING

-INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS

-EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

-CONSTRUCTION OF UTILITIES

-STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING

-INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)

-CONSTRUCTION OF BUILDINGS

-CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS

-SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

-FINAL GRADING OF ALL SLOPED AREAS

-PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

-PAVE PARKING LOT

-LANDSCAPING PER LANDSCAPING PLAN

-REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

RECOMMENDED CONSTRUCTION SEQUENCE

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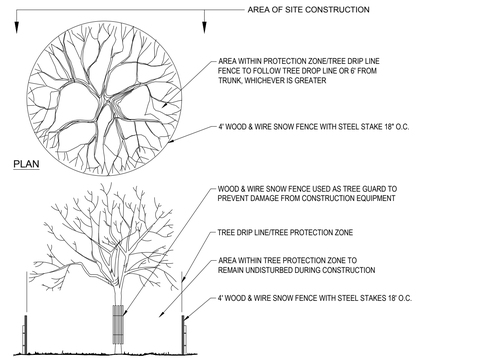

TREE PROTECTION DURING SITE CONSTRUCTION

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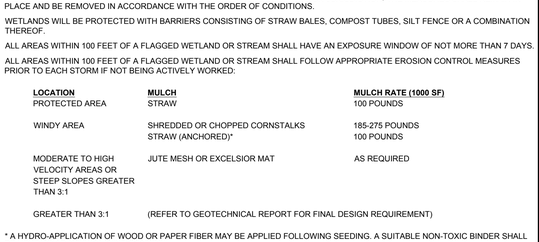

TEMPORARY STOCKPILE

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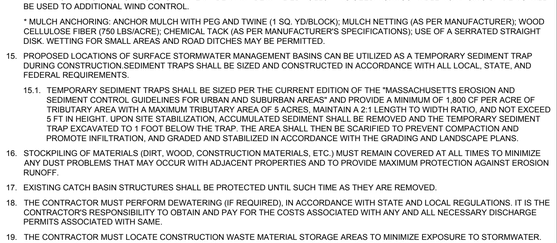

NOTES:
1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

TYP. SILTATION FENCE

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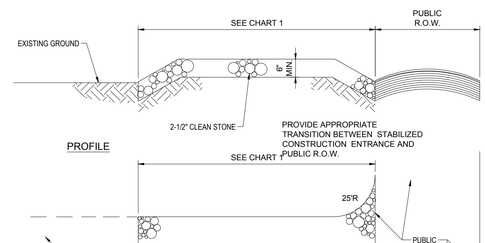

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

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

CHART 1

STABILIZED CONSTRUCTION ENTRANCE

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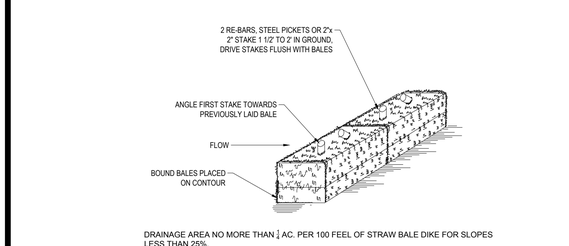

DRAINAGE AREA NO MORE THAN ½ AC. PER 100 FEEL OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

NOTES:

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.

3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE

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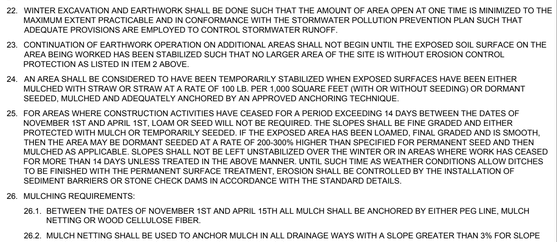
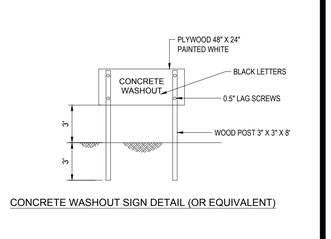


NOTES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS.
2. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFF-SITE. CONTRACTOR TO DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
5. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
6. STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.



CONCRETE WASTE MANAGEMENT AREA

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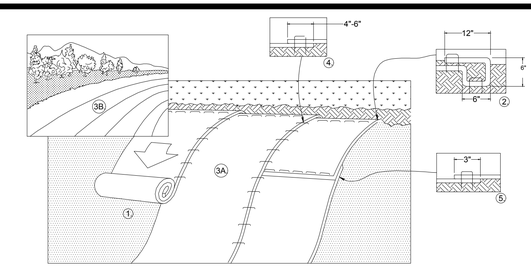
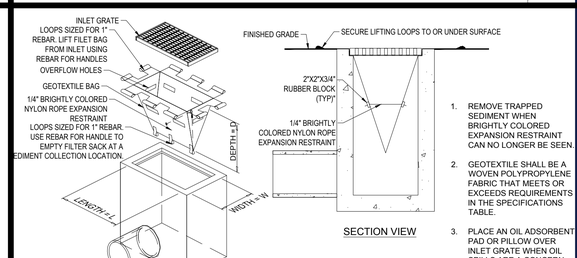


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B)) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

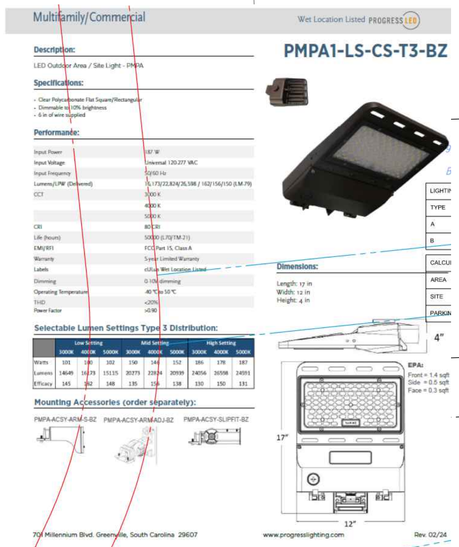
NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

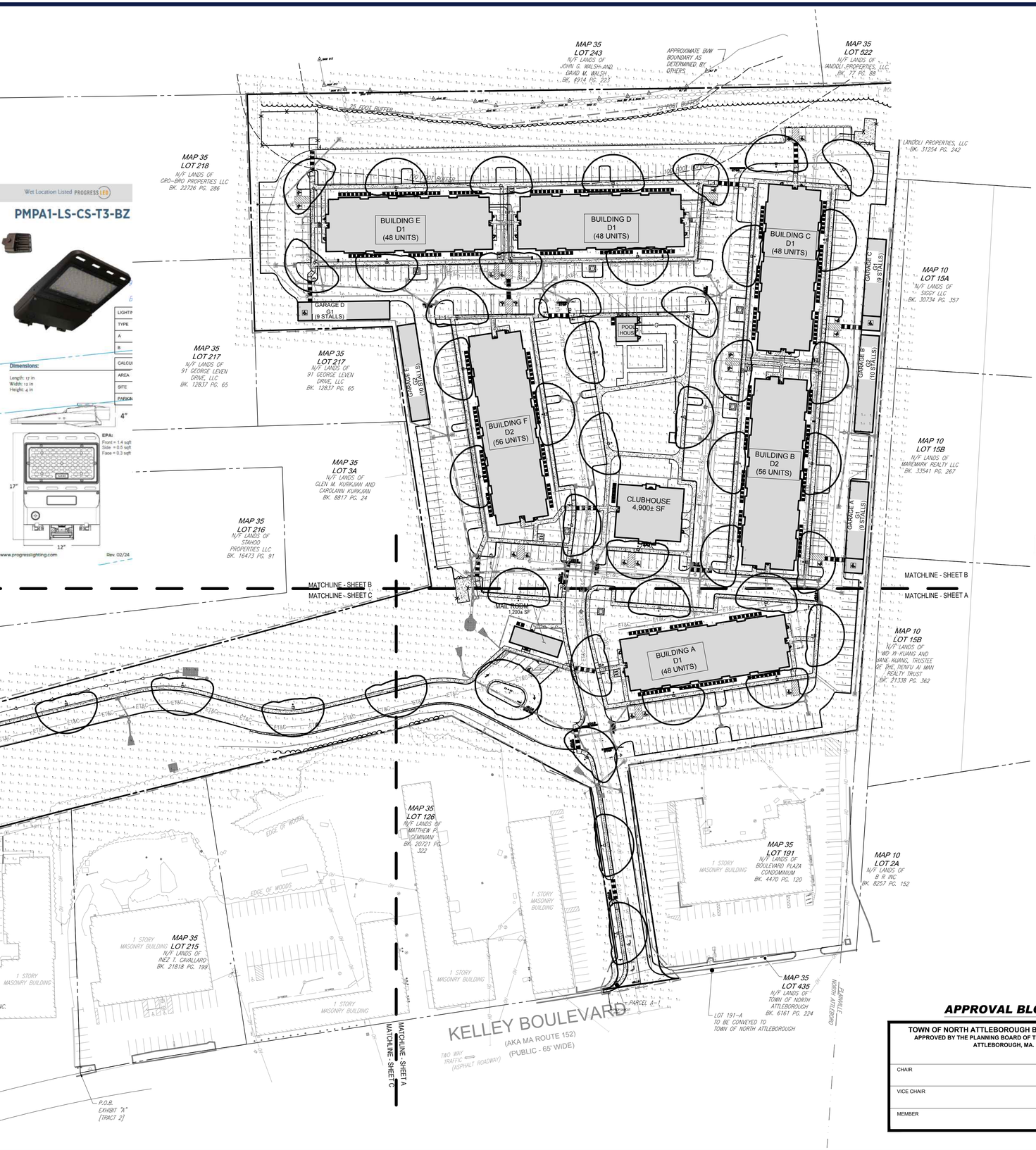
EROSION CONTROL BLANKET 2:1 SLOPES (SLOPE INSTALLATION)

N.T.S.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM





GENERAL LIGHTING NOTES

(REV. 6/2023)

1. 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.
2. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
7. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
8. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
9. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCE(S) , AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
11. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
12. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
13. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
14. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

LIGHTING SCHEDULE						
TYPE	PART NUMBER	QTY	MH	LLF	LUMENS	WATTS
A	PMPA1 TYPE 3 100W 3000K	45	16'	0.95	14649	101.1
B	PMPA1 TYPE 5 100W 3000K - Dual Head	1	16'	0.95	15049	101.2

CALCULATION SUMMARY						
AREA	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	Fc	0.85	21.3	0.0	N.A.	N.A.
PARKING & ROADWAYS	Fc	1.59	21.3	0.0	N.A.	N.A.

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

PROPOSED LIGHTING DESIGN AND PHOTOMETRICS ARE PREPARED BY PROGRESS LIGHTING AND ARE SHOWN FOR REFERENCE ONLY.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

60 30 15 0 60
1"= 60'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: W211244
DRAWN BY: VEH/AO/DT
CHECKED BY: KWC
DATE: 9/18/2024
CAD I.D.: W211244-LGHT-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J. A. KUCH
COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

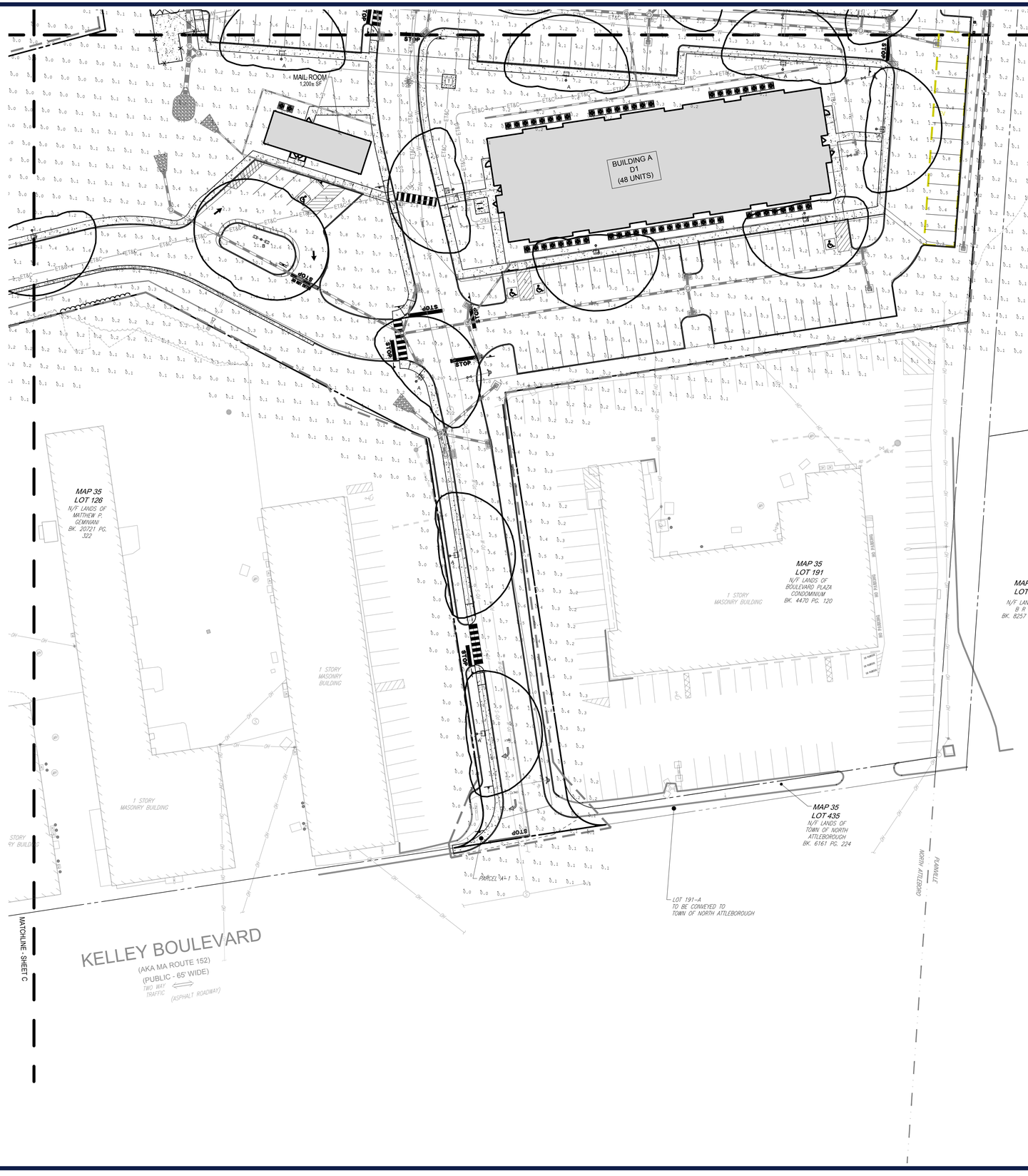
OVERALL LIGHTING PLAN

SHEET NUMBER:

C-705

ORG. DATE - 9/18/2024

I:\BOHLER\ENG\NEW\SHARED\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LGHT-0C---LAYOUT: C-705 OVERALL LGHT



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-701

30 15 7.5 0 30
1"= 30'

BOHLER

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
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CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-LGHT-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
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BRISTOL COUNTY,
MASSACHUSETTS

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COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

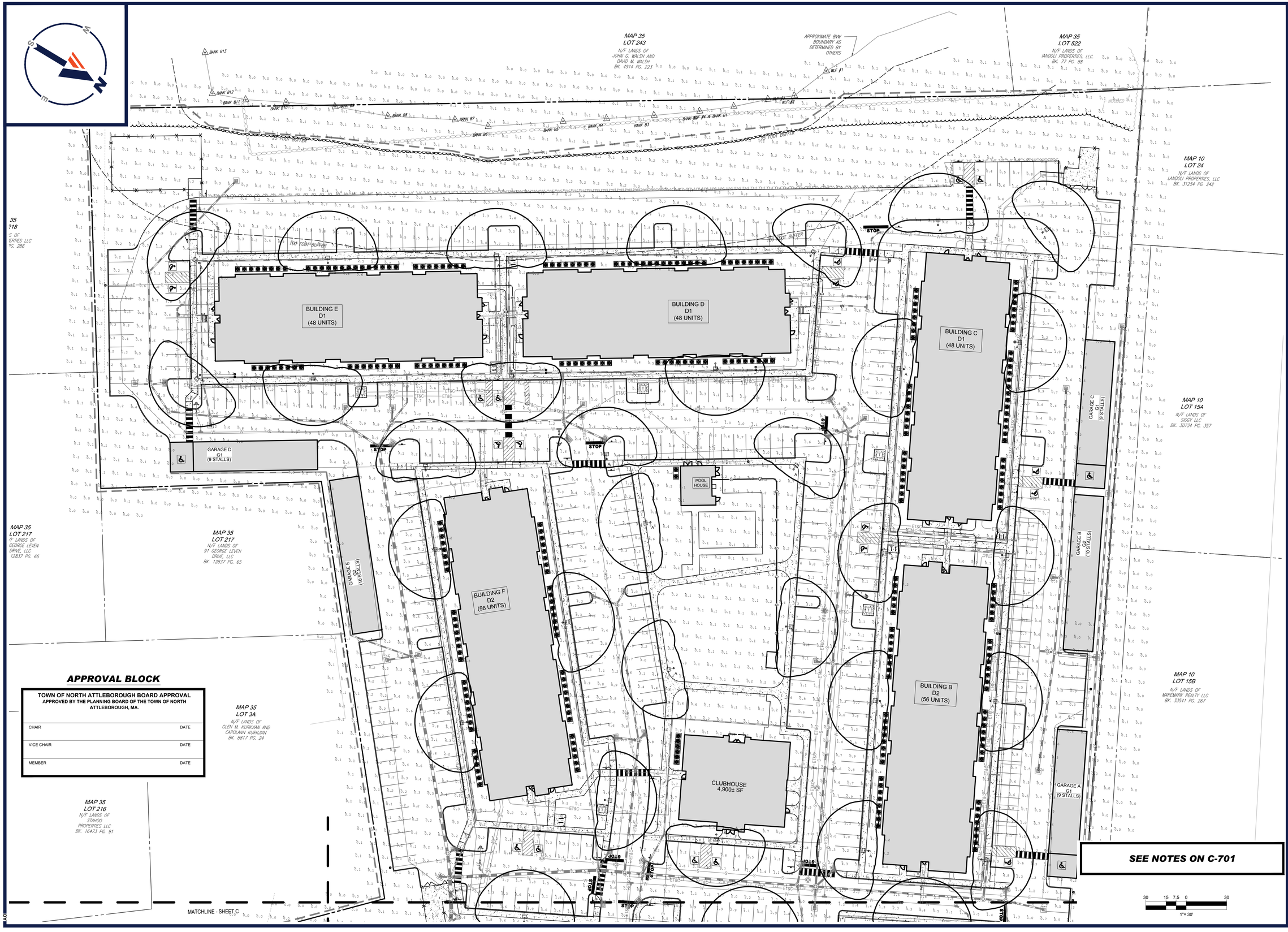
LIGHTING PLAN A

SHEET NUMBER:

C-706

ORG. DATE - 9/18/2024

I:\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LGHT-0C-----LAYOUT: C-706 LGHT A



APPROVAL BLOCK

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APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-LGHT-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

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J.A. KUKUCH
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JOHN A. KUKUCH
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

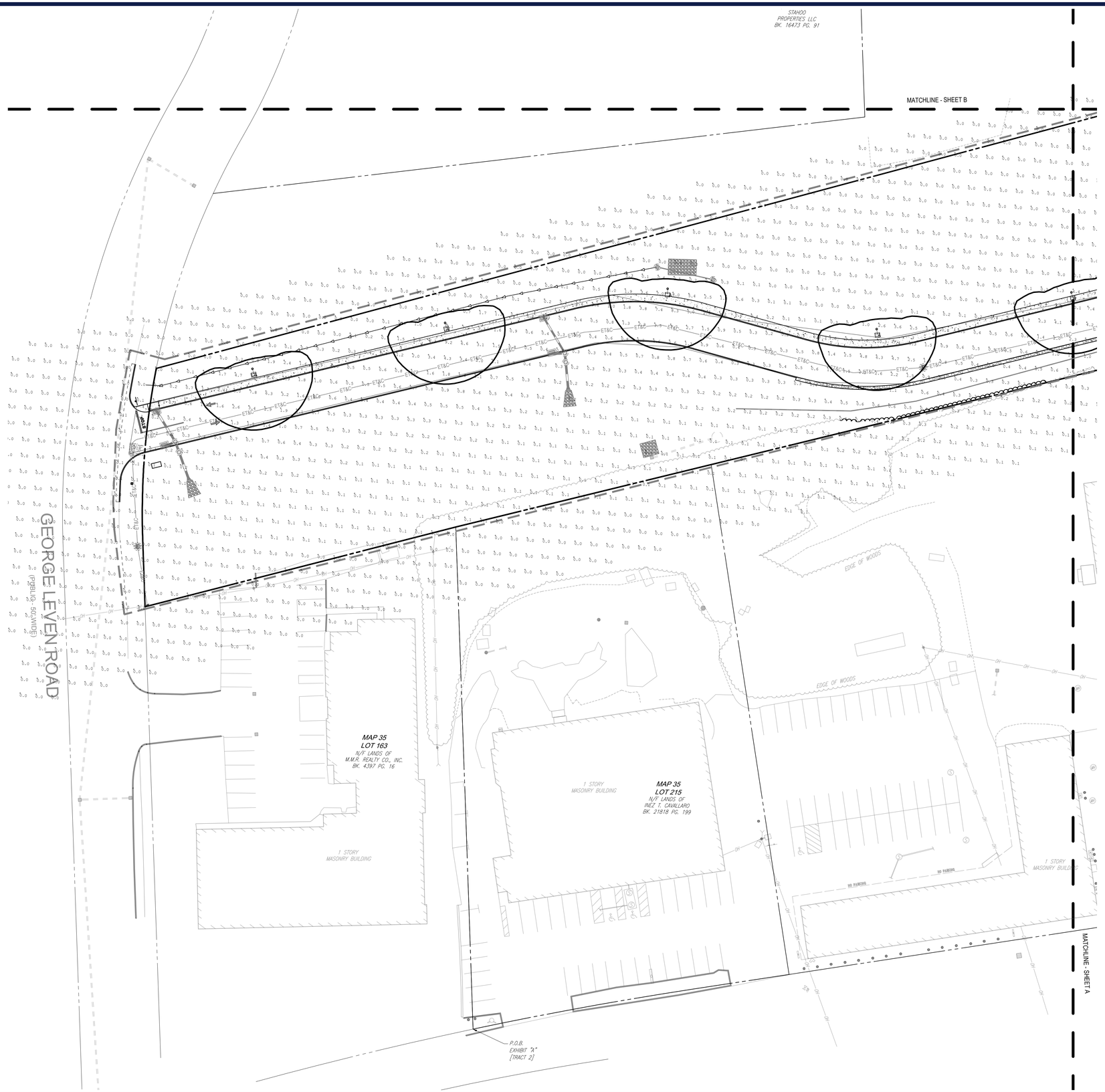
LIGHTING PLAN B

SHEET NUMBER:

C-707

ORG. DATE - 9/18/2024

I:\BOHLER\NG NET\SHARE\SMA-PROJECTS\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LGHT-0C-----LAYOUT: C-707 LIGHT B



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TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

SEE NOTES ON C-701

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-LGHT-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
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J. A. KUCZARSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCZARSKI — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

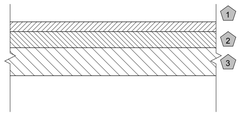
LIGHTING PLAN C

SHEET NUMBER:

C-708

ORG. DATE - 9/18/2024

AO
\\BOHLERENG.NET\SHARES\MA-PROJECTS\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LGHT-0C——LAYOUT: C-708 LGHT C

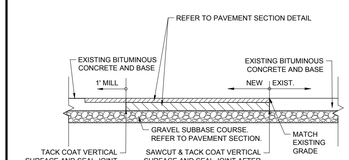


1. BIT. CON. TOP COURSE (STANDARD DUTY=1.5")
2. BIT. CONC. BINDER COURSE (STANDARD DUTY=2.5")
3. GRANULAR SUB-BASE COURSE (STANDARD DUTY=12")

NOTES:
1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION.
2. GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

PAVEMENT SECTION

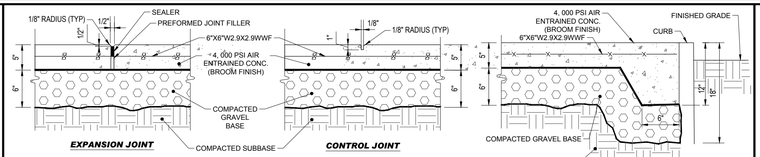
(NE-S010101 - 07/2023) NOT TO SCALE



NOTES:
1. FOR WORK WITHIN THE RIGHT-OF-WAY, PAVEMENT BASE AND SUBBASE COURSE SHALL CONFORM TO ALL STATE DOT HIGHWAY DIVISION SPECIFICATIONS

ROADWAY PATCHING

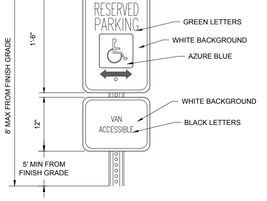
(NE-S040104 - 09/2023) NOT TO SCALE



NOTES:
1. TO BE USED FOR BUILDING SURROUNDING AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN
2. SEE SITE PLAN FOR WIDTH AND GRADES
3. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN 5. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN AT EXPANSION JOINTS, PROVIDE DOWELS @ 24" O.C.

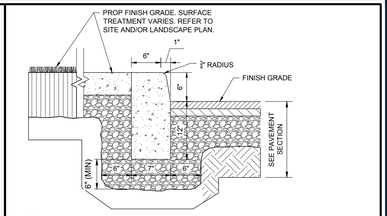
CONCRETE SIDEWALK

(NE-S030201 - 09/2023) NOT TO SCALE



ACCESSIBLE PARKING SIGNS

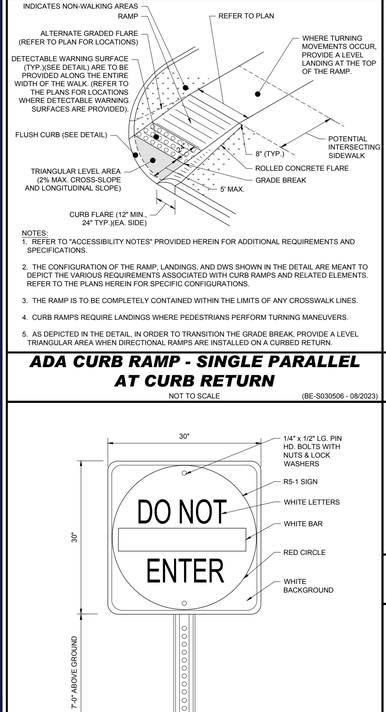
(NE-S060101 - 09/2023) NOT TO SCALE



NOTES:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH, AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF ½ INCH.
6. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL.
7. STRAIGHT CURB SECTIONS CAN BE USED FOR RADII 25' OR LESS. OTHERWISE, CURVED CURB LENGTHS SHALL BE INSTALLED AT THE SPECIFIED RADIUS PER THE SITE PLAN.

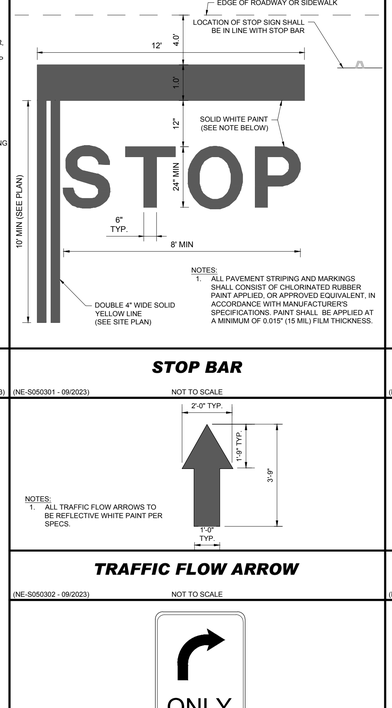
PRECAST CONCRETE CURB

(NE-S020201 - 06/2024) NOT TO SCALE



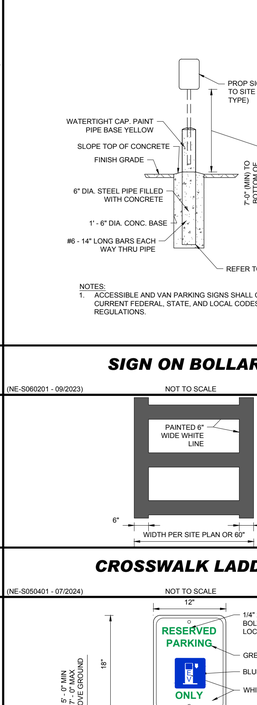
ACCESSIBLE RAMP TYPE A

(NE-S030204 - 09/2023) NOT TO SCALE



ACCESSIBLE RAMP TYPE B

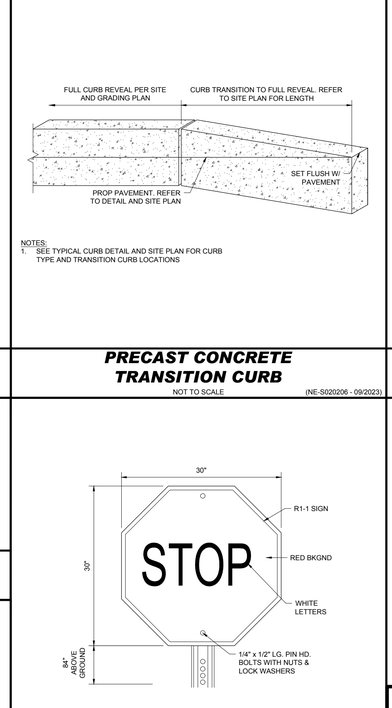
(NE-S030205 - 09/2023) NOT TO SCALE



NOTES:
1. TRUNCATED DOME SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNINGS WHEN SIDEWALK INTERSECTS A HAZARDOUS VEHICULAR AREA.
3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN TO 1.4 IN (36 mm) MAX, AND A TOP DIA. OF 50% TO 65% MAX OF THE BASE DIA.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO
6. CENTER SPACING OF 1.6 IN (41 MM) MIN AND 2.4 (61 mm) MAX AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.

DETECTABLE WARNING STRIP

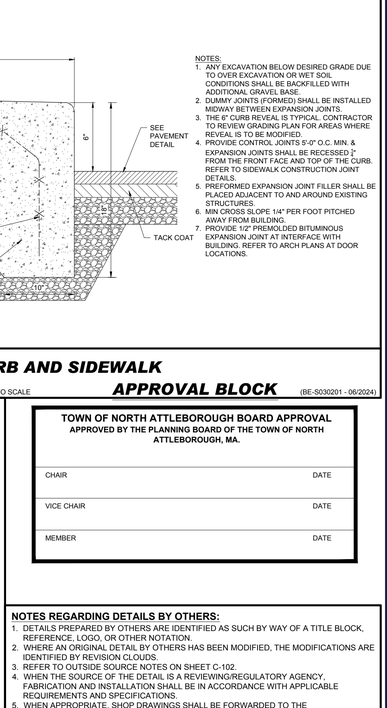
(NE-S030501 - 09/2023) NOT TO SCALE



NOTES:
1. REFER TO ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102 FOR ADDITIONAL INFORMATION.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.
3. ALL MINIMUM DIMENSIONS ARE FROM CENTERLINE OF STRIPE TO CENTERLINE OF STRIPE OR INSIDE FACE OF CURB.
4. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
5. ACCESS AISLES CANNOT OVERLAP VEHICULAR WAYS.
6. AN ACCESS AISLE AT LEAST 5' WIDE (8' WIDE FOR VAN) AND AT LEAST AS LONG AS THE PARKING STALL IS REQUIRED AND MUST BE MARKED TO DISCOURAGE PARKING IN IT. TWO SPACES CAN SHARE ONE AISLE.

MASSACHUSETTS STATE ACCESSIBLE PARKING STALL

(NE-S050105 - 05/2024) NOT TO SCALE



NOTES:
1. INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS

VERTICAL GRANITE CURB

(NE-S020301 - 09/2023) NOT TO SCALE

NOTES:
1. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
2. THE CONFIGURATION OF THE RAMP, LANDINGS, AND DWS SHOWN IN THE DETAIL ARE MEANT TO DEPICT THE VARIOUS REQUIREMENTS ASSOCIATED WITH CURB RAMPS AND RELATED ELEMENTS. REFER TO THE PLANS HEREIN FOR SPECIFIC CONFIGURATIONS.
3. THE RAMP IS TO BE COMPLETELY CONTAINED WITHIN THE LIMITS OF ANY CROSSWALK LINES.
4. CURB RAMPS REQUIRE LANDINGS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.
5. AS DEPICTED IN THE DETAIL, IN ORDER TO TRANSITION THE GRADE BREAK, PROVIDE A LEVEL TRIANGULAR AREA WHEN DIRECTIONAL RAMPS ARE INSTALLED ON A CURBED RETURN.

ADA CURB RAMP - SINGLE PARALLEL AT CURB RETURN

NOT TO SCALE (BE-S030506 - 08/2023)

NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED, OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

STOP BAR

(NE-S050301 - 09/2023) NOT TO SCALE

NOTES:
1. ACCESSIBLE AND VAN PARKING SIGNS SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.

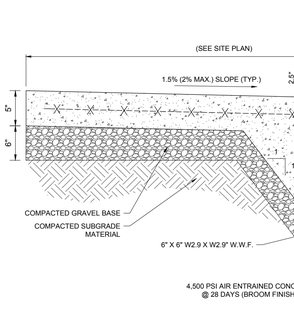
SIGN ON BOLLARD

(NE-S060201 - 09/2023) NOT TO SCALE

NOTES:
1. SEE TYPICAL CURB DETAIL AND SITE PLAN FOR CURB TYPE AND TRANSITION CURB LOCATIONS

PRECAST CONCRETE TRANSITION CURB

NOT TO SCALE (NE-S020206 - 09/2023)



NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED ½" FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
6. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
7. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

MONOLITHIC CURB AND SIDEWALK

NOT TO SCALE

DO NOT ENTER SIGN

(NE-S060203 - 09/2023) NOT TO SCALE

NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

TRAFFIC FLOW ARROW

(NE-S050302 - 09/2023) NOT TO SCALE

CROSSWALK LADDER

(NE-S050401 - 07/2024) NOT TO SCALE

RIGHT ONLY SIGN

(NE-S060208 - 09/2023) NOT TO SCALE

EV PARKING SIGN

(NE-S060217 - 09/2023) NOT TO SCALE

STOP SIGN

(NE-S060202 - 09/2023) NOT TO SCALE

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/2/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

NOTES REGARDING DETAILS BY OTHERS:
1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON SHEET C-102.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS.
5. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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 No.: W211244
DRAWN BY: VEH/AO/DT
CHECKED BY: KWC
DATE: 9/18/2024
CAD I.D.: W211244-DETL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J. ARCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCEWICZ — CIVIL — No. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

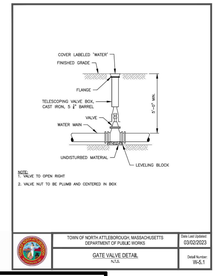
DETAIL SHEET

SHEET NUMBER:

C-901

ORG. DATE - 9/18/2024

I:\BOHLER\ENGINEERING\SHARED\MA-PROJECTS\W211244\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W211244-DETL-0C-----LAYOUT: C-901 DETL

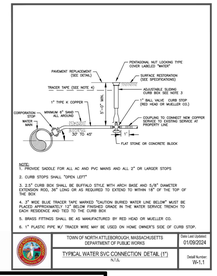


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 03/02/2023
GATE VALVE DETAIL N.T.S.	Detail Number W-6.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/2/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH GATE VALVE DETAIL

NOT TO SCALE

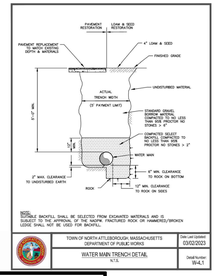


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 01/09/2024
TYPICAL WATER SVC CONNECTION DETAIL (1") N.T.S.	Detail Number W-1.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH, DATED 1/9/2024. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH WATER SVC CONNECTION DETAIL

NOT TO SCALE

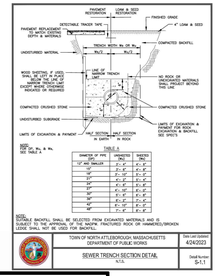


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 03/02/2023
WATER MAIN TRENCH DETAIL N.T.S.	Detail Number W-4.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/2/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH WATER MAIN TRENCH DETAIL

NOT TO SCALE



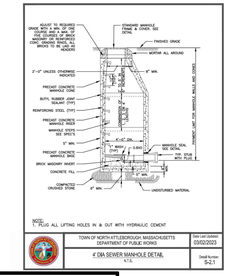
DIAMETER OF PIPE	UNSUITED MATERIAL	WATER MAIN
4" AND SMALLER	2'-0"	4'-0"
6"	2'-0"	4'-0"
8"	2'-0"	4'-0"
10"	2'-0"	4'-0"
12"	2'-0"	4'-0"
14"	2'-0"	4'-0"
16"	2'-0"	4'-0"
18"	2'-0"	4'-0"
20"	2'-0"	4'-0"
24"	2'-0"	4'-0"

TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 4/24/2023
SEWER TRENCH SECTION DETAIL N.T.S.	Detail Number S-7.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 4/24/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH SEWER TRENCH DETAIL

NOT TO SCALE

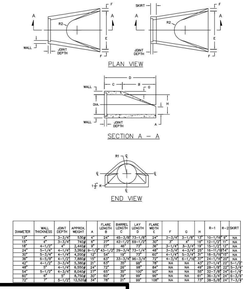


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 3/24/2023
DRAINAGE MANHOLE DETAIL N.T.S.	Detail Number D-2.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/6/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH DRAINAGE MANHOLE DETAIL

NOT TO SCALE

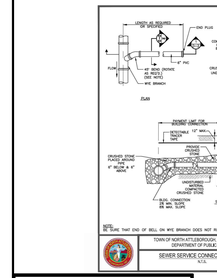


DIAMETER	WALL THICKNESS	CAPS	WIDTH	A	CLASS 150 LB	CLASS 300/600 LB	LAP JOINTS	FLANGE 150 LB	FLANGE 300 LB	T	D	G	H - CLEAR
4"	0.237"	0.24"	8"	8"	4"	4"	4"	4"	4"	4"	8"	6"	4"
6"	0.280"	0.28"	8"	8"	6"	6"	6"	6"	6"	6"	8"	6"	4"
8"	0.322"	0.32"	8"	8"	8"	8"	8"	8"	8"	8"	8"	6"	4"
10"	0.365"	0.36"	8"	8"	10"	10"	10"	10"	10"	10"	8"	6"	4"
12"	0.406"	0.40"	8"	8"	12"	12"	12"	12"	12"	12"	8"	6"	4"
14"	0.438"	0.44"	8"	8"	14"	14"	14"	14"	14"	14"	8"	6"	4"
16"	0.500"	0.50"	8"	8"	16"	16"	16"	16"	16"	16"	8"	6"	4"
18"	0.562"	0.56"	8"	8"	18"	18"	18"	18"	18"	18"	8"	6"	4"
20"	0.593"	0.59"	8"	8"	20"	20"	20"	20"	20"	20"	8"	6"	4"
24"	0.687"	0.68"	8"	8"	24"	24"	24"	24"	24"	24"	8"	6"	4"

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM OLDCASTLE PRECAST. REFER TO NOTES THIS SHEET.

FLARED END SECTION

NOT TO SCALE



TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 03/02/2023
4' DIA SEWER MANHOLE DETAIL N.T.S.	Detail Number S-4.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/2/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH SEWER MANHOLE DETAIL

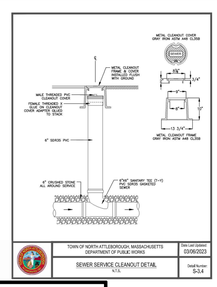
NOT TO SCALE

TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 4/24/2023
SEWER SERVICE CONNECTION DETAIL N.T.S.	Detail Number S-3.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 4/24/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE

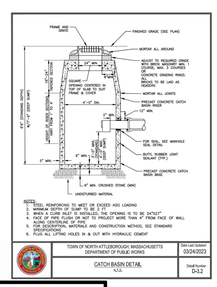


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 03/06/2023
SEWER SERVICE CLEANOUT DETAIL N.T.S.	Detail Number S-3.4

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/6/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH SEWER CLEANOUT DETAIL

NOT TO SCALE



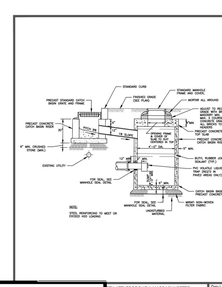
TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 03/24/2023
CATCH BASIN DETAIL N.T.S.	Detail Number D-3.2

USE 4' DEEP SUMPS

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/6/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH CATCH BASIN DETAIL

NOT TO SCALE

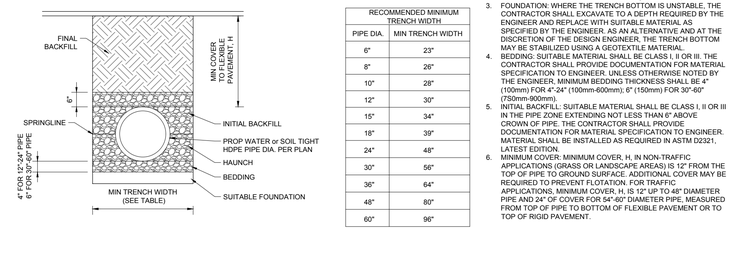


TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated 3/24/2023
T INLET CATCH BASIN DETAIL N.T.S.	Detail Number D-3.1

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS AND IS FROM TOWN OF NORTH ATTLEBOROUGH HERE, DATED 3/6/2023. REFER TO NOTES THIS SHEET.

TOWN OF NORTH ATTLEBOROUGH DIRECT INLET CATCH BASIN DETAIL

NOT TO SCALE

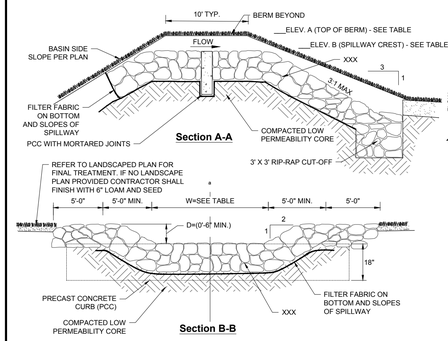


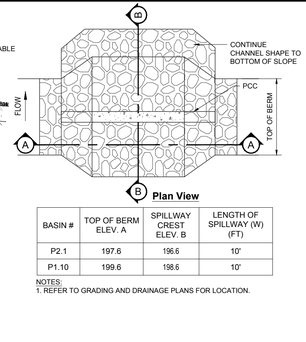
RECOMMENDED MINIMUM TRENCH WIDTH	
PIPE DIA.	MIN TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE STORM PIPE TRENCH

NOT TO SCALE (NE-U019812 - 09/2023)



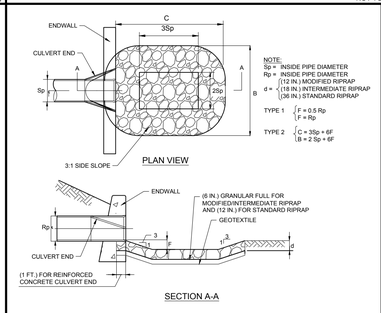


BASIN #	TOP OF BERM ELEV. A	SPILLWAY CREST ELEV. B	LENGTH OF SPILLWAY (W) (FT)
P2.1	197.6	196.6	10'
P1.10	199.6	198.6	10'

NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR LOCATION.

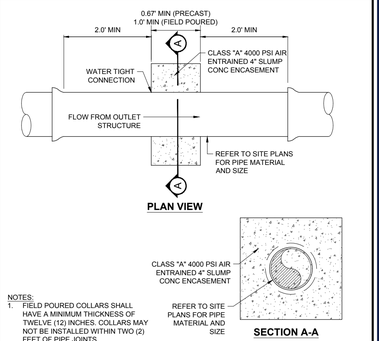
STORMWATER BASIN EMERGENCY SPILLWAY

NOT TO SCALE (BE-G010101 08/2023)



BASIN BERM AND IMPERVIOUS CORE

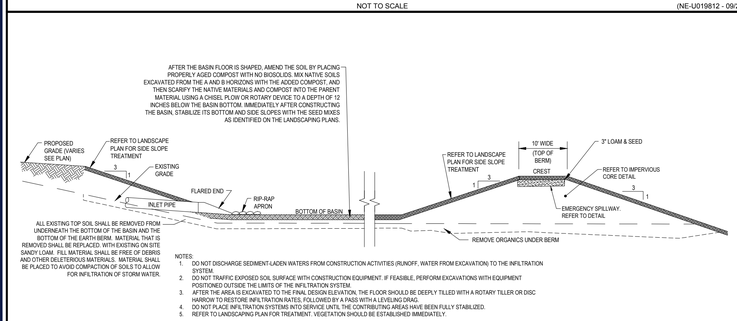
NOT TO SCALE (NE-G019001 07/2024)



NOTES:
1. FIELD POURED COLLARS SHALL HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES. COLLARS MAY NOT BE INSTALLED WITHIN TWO (2) FEET OF PIPE JOINTS.

ANTI-SEEP COLLAR

NOT TO SCALE (NE-U019813 - 09/2023)



NOTES:
1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATION) TO THE INFILTRATION SYSTEM.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
3. AFTER THE AREA EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. REFER TO LANDSCAPING PLAN FOR TREATMENT. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.

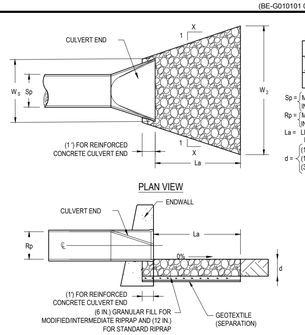
TYPICAL INFILTRATION BASIN

NOT TO SCALE

Location	Pipe Size/Span (in)	Pipe Size/Span (ft)	Scour Hole Type	D50 (ft)	F	C	B	Rip Rap Type
From WQU1.11	30.00	2.50	Type 1	0.17	1.25	15.00	12.50	Modified

RIP RAP SCOUR HOLE

NOT TO SCALE



	X	W1	W2
TYPE A RIPRAP APRON	3	3Sp	3Sp + 0.7 La
TYPE B RIPRAP APRON	5	3Sp	3Sp + 0.4 La

Sp = MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
Rp = MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
La = LENGTH OF RIPRAP APRON MEASURED FROM THE END CULVERT END SECTION OR FACE OF ENDWALL
d = (12 IN.) MODIFIED RIPRAP, (18 IN.) INTERMEDIATE RIPRAP, (36 IN.) STANDARD RIPRAP

Location	Pipe Size(in.)	Pipe Size(ft.)	W1 (ft.)	La(ft.)	W2(ft.)	Apron Type	Rip Rap Type
From WQU1.15	15.00	1.25	3.75	10.00	7.75	B	Modified
From WQU2.1.1	15.00	1.25	3.75	10.00	7.75	B	Modified
From WQU2.1.2	15.00	1.25	3.75	10.00	7.75	B	Modified

RIP RAP APRON

NOT TO SCALE

DETAILS BY OTHERS DISCLAIMER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: W211244
DRAWN BY: VEH/AO/DT
CHECKED BY: KWC
DATE: 9/18/2024
CAD I.D.: W211244-DETL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

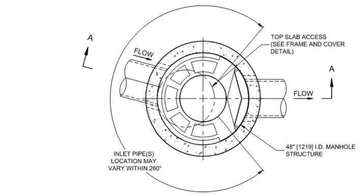
MARCUS PARTNERS

PROPOSED DEVELOPMENT

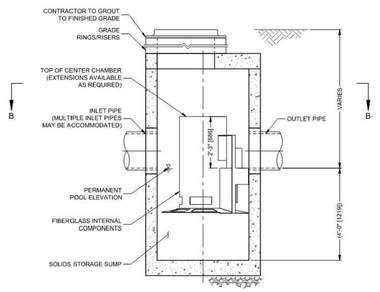
MAP: 35 LOT: 3
582 KELLEY BOULEVARD, TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J.A. OCH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCEWICZ — CIVIL — NO. 41530 — REGISTERED PROF



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

CS-4 RATED TREATMENT CAPACITY IS 2.0 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

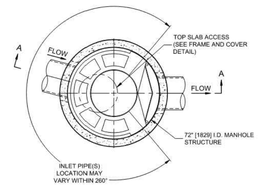
CS-4
CASCADE SEPARATOR
STANDARD DETAIL

DETAIL REFERENCE:
DETAIL PROVIDED BY CONTECH

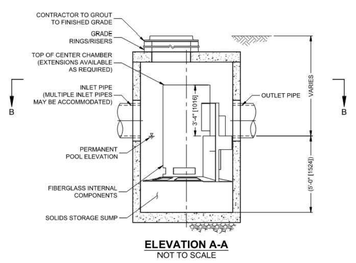
NOTE -
1. FOR USE AT WQU1.11
2. OR ENGINEER APPROVED EQUIVALENT. GC SHALL PROVIDE WQU SIZING CALCULATIONS AND SHOP DRAWINGS TO DESIGN ENGINEER PRIOR TO CONSTRUCTION

WATER QUALITY UNIT - CASCADE SEPARATOR - CS-4

NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

CS-6 RATED TREATMENT CAPACITY IS 5.6 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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800-338-1122 513-645-7000 513-645-7993 FAX

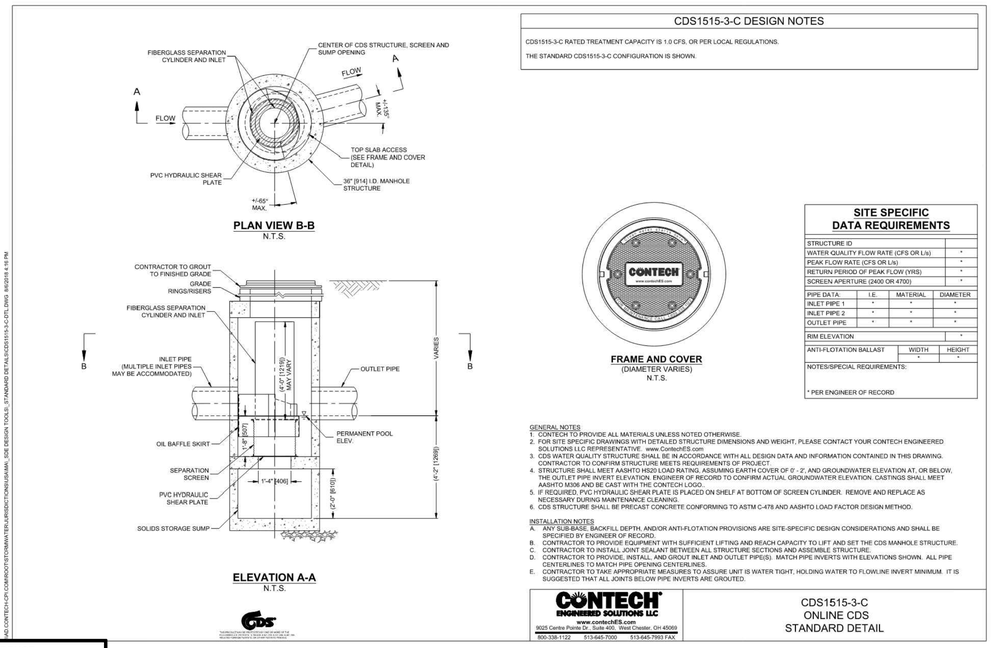
CS-6
CASCADE SEPARATOR
STANDARD DETAIL

DETAIL REFERENCE:
DETAIL PROVIDED BY CONTECH

NOTE -
1. FOR USE AT WQU1.13
2. OR ENGINEER APPROVED EQUIVALENT. GC SHALL PROVIDE WQU SIZING CALCULATIONS AND SHOP DRAWINGS TO DESIGN ENGINEER PRIOR TO CONSTRUCTION

WATER QUALITY UNIT - CASCADE SEPARATOR - CS-6

NOT TO SCALE



PLAN VIEW B-B
N.T.S.

ELEVATION A-A
N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
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800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

DETAIL REFERENCE:
DETAIL PROVIDED BY CONTECH

NOTE -
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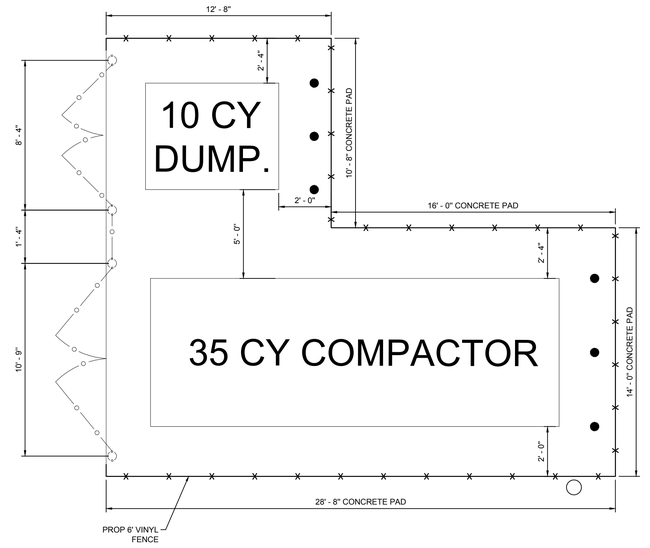
2. OR ENGINEER APPROVED EQUIVALENT. GC SHALL PROVIDE WQU SIZING CALCULATIONS AND SHOP DRAWINGS TO DESIGN ENGINEER PRIOR TO CONSTRUCTION

WATER QUALITY UNIT - CDS

NOT TO SCALE



DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS

TRASH ENCLOSURE

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APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	VEH/AO/DT
CHECKED BY:	KWC
DATE:	9/18/2024
CAD I.D.:	W211244-DETL-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
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3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

J.A. KUCZEWSKI — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCZEWSKI — CIVIL — NO. 41530 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

ORG. DATE - 9/18/2024

AutoCAD SHX Text (Do Not Copy)
\\BOHLERENG\NETSHARES\MA-PROJECTS\2\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-DETL-0C---LAYOUT C-903 DETL
C:\USERS\KCONTECH\DOCUMENTS\DRAWATER\JURISDICTIONS\BUILDING_SDE DESIGN TOOLS_STANDARD DETAILS\CASCADE\CS-4 DTL.DWG 4/16/2020 10:06
C:\USERS\KCONTECH\DOCUMENTS\DRAWATER\JURISDICTIONS\MA_SDE DESIGN TOOLS_STANDARD DETAILS\CASCADE\CS-6 DTL.DWG 4/16/2020 12:51
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StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
4.5	SINGLETRAP BASEFILL SPECIFICATION
5.0	PIPE/ACCESS OPENING SPECIFICATION
6.0	SPLASH PAD & GEOWEB DETAILS
7.0	SINGLETRAP MODEL TYPES

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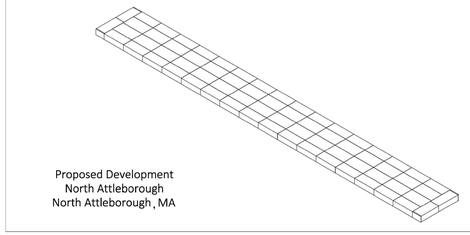


Proposed Development
North Attleborough
North Attleborough , MA

STORMTRAP CONTACT INFORMATION	
STORMTRAP SUPPLIER:	StormTrap
CONTACT NAME:	Josh Crane
PHONE:	(860) 970-3481
SALES EMAIL:	jcrane@stormtrap.com

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:
STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO: BUILDINGS, RETAINING WALLS, SOUND WALLS, LIGHT POLES, SIGNS, TREES, ETC. IF ANY OF THESE STRUCTURES ARE PRESENT ON THE PROJECT SITE, ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP. PLEASE CONTACT STORMTRAP IMMEDIATELY FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM. STORMTRAP WILL PROVIDE A 2'-0" LATERAL DISTANCE CLARITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT IMPLOTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.
2. TREE LOADING DISCLAIMER:
THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 18,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE CSR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT BOOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHALLS BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.
3. PRE-TREATMENT/STORMTECH/FILTER CHAMBER DISCLAIMER:
FOR SYSTEMS CONTAINING PRE-TREATMENT, SEDIMENTATION AND/OR FILTER CHAMBERS(IF REQUIRED TO BE SCALED TO PREVENT SAND AND/OR PRE-TREATED WATER FROM MIGRATING INTO ADJOINING MODULES, IT IS THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THOSE MODULES ARE SEALED.
4. OUTLET CONTROL STRUCTURE DISCLAIMER (IF SHOWN ON THESE PLANS):
IF A WATERTIGHT SOLUTION IS REQUIRED FOR AN OUTLET CONTROL STRUCTURE, ALL EXTERIOR COLD JOINTS, INCLUDING JOINT BETWEEN TOP AND BASE MODULES, BETWEEN TOP AND BASE OF ADJOINING SYMONS WALLS, AND JOINTS BETWEEN MODULE AND ADJACENT END PANELS WILL BE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE WATERTIGHT APPLICATION PER THE EOR'S SPECIFICATION.

ENGINEER INFORMATION:
Bohler Engineering
65 LoSalle Road
West Hartford, CT
860-333-8900

PROJECT INFORMATION:
Proposed Development
North Attleborough
North Attleborough, MA.

CURRENT ISSUE DATE:
09/09/2024

ISSUED FOR:
PRELIMINARY

REV	DATE:	ISSUED FOR:	BY:

⚠ 09/09/2024 PRELIMINARY LR

SCALE:
NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

SHEET TITLE:
GENERAL NOTES

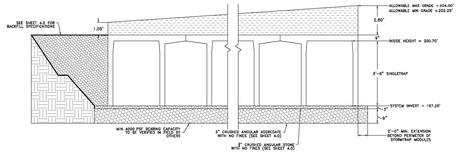
SHEET NUMBER:
1.0

STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING: AASHTO HS-20(ES-44) SIDEWALK LOADING	
GROUND WATER TABLE: BELOW INVERT OF SYSTEM	
SOIL BEARING PRESSURE: 4000PSF	
SOIL DENSITY: 120 PCF	
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 30 PSF / FT.	
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 60 PSF/FT. (IF WATER TABLE PRESENT)	
APPLICABLE CODES: ACI-318, CBC, IBC	
NOTES:	
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS	

STORMTRAP SYSTEM INFORMATION	
UNIT VELOCITY:	7'-4" SINGLETRAP
TOTAL STORAGE FROM:	24,305.15 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

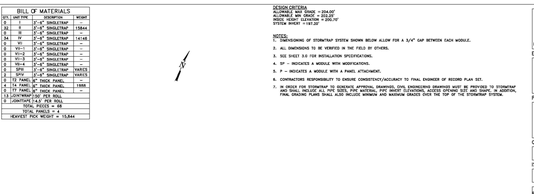
1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF RWP OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.25' MAX. 2.50' (CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS).
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS, THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.



3'-6" SINGLETRAP

BILL OF MATERIALS

QTY	UNIT TYPE		WEIGHT
A1	A	3'-6" SINGLETRAP	-
A2	A	3'-6" SINGLETRAP	13844
A3	A	3'-6" SINGLETRAP	14148
A4	M	3'-6" SINGLETRAP	14148
A5	M-CAP	3'-6" SINGLETRAP	-
A6	W-1/2	3'-6" SINGLETRAP	-
A7	W-1/2	3'-6" SINGLETRAP	-
A8	W-1/2	3'-6" SINGLETRAP	-
A9	W-1/2	3'-6" SINGLETRAP	-
A10	SPG	3'-6" SINGLETRAP	10453
A11	SPG	3'-6" SINGLETRAP	10453
A12	1/2 PANEL	36" END PANEL	-
A13	1/4 PANEL	36" END PANEL	1868
A14	1/4 PANEL	36" END PANEL	-
13	LOW PROFILE	24" PCS ROLL	-
4	JOINT	36" JOINT PROTECTION	-
		TOTAL PIECES = 68	
		TOTAL PANELS = 4	
		HEAVIEST PIECE WEIGHT = 13,844	

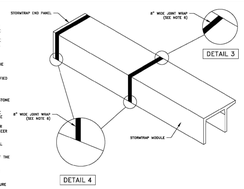


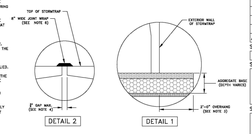
DESIGN CRITERIA
ALLOWABLE MAX GRADE = 204.00'
ALLOWABLE MIN GRADE = 202.20'
INSIDE HEIGHT ELEVATION = 200.70'
SYSTEM INVERT = 197.20'

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL ENGRAVING TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP = INDICATES A MODULE WITH MODIFICATIONS.
5. P = INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONNECTIVITY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, FINAL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INDICATE ALL PIPE SIZES, PIPE MATERIAL, PIPE GROUT SLEEVINGS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GROUND PLANE SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES) AND THE FOLLOWING SPECIFICATIONS. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH OSHA SOIL AND ROCK CLASSIFICATIONS. IN ADDITION TO FOLLOWING ASTM C891 AS THE SUITABLE MINIMUM STANDARD, WHERE APPROPRIATE MEASURES, THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE SITE AND MUST TAKE THROUGH FINAL CONSTRUCTION. FINAL CONSTRUCTION IS ADJUDGED WHEN ALL MODULES ARE SET, ALL INLET AND OUTLET PIPES ARE CONNECTED, AND ALL CONSTRUCTION IS COMPLETED. IT IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO PROVE UPLIFT/WATERPROOF BEFORE FINAL CONNECTION/OPEN TO ADJOINING.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE FOUNDATION/FOUNDATION SOIL BEDS DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING CAPACITY OF THE SOIL SHALL BE EQUAL TO OR GREATER THAN THE DESIGN BEARING CAPACITY. IF SOIL IS NOT WEET OR EXCEED ALLOWABLE CAPACITY, IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PREVIOUSLY COMPACTED SOILS (SEE SHEET 4.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY (IN SOILS CONSIST OF A 9" THICK BED OF 2" DIAMETER ANGULAR STONE, SUCH AS #3 STONE OR #4 STONE, AS DEFINED BY ASTM D448. THE STONE SHALL BE PLACED AND COMPACTED IN 6" LIFTS (SEE STONE DESCRIPTION/SPECIFICATIONS). PLEASE NOTE THAT SIZE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   3.3. THE CONTRACTOR SHALL ENSURE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   3.5. THE 9" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   3.6. DOM, DRY AND COMPACT THE TOP 9" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND +/-3% OPTIMUM MOISTURE CONTENT.
   3.7. AGGREGATE SHALL BE GRADED WITHIN +/- 2" OF THE GRADE SHOWN ON THE PLANS.
   3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.1 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE SURROUNDING SOILS MUST BE CONSIDERED WHEN DESIGNING A WATERTIGHT SOLUTION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERPROOF SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 6" WIDE PRO-STORM3, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM D751 AND SHALL BE INTERLOCKED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 3, & 4). THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SEAL BETWEEN MODULES IS WATERTIGHT AND FOR SEALING ANY OTHER JOINTS IN THE SYSTEM. THE ADDITIONAL EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE CADHESIVE SIDE DOWN) AROUND THE BOTTOM OF ONE MODULE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
   6.3. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE, IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
   6.4. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.

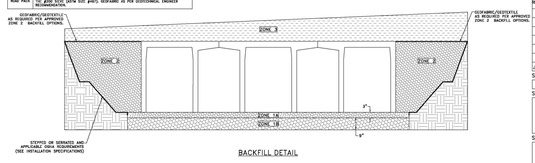




ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1A	FOUNDATION AGGREGATE	#3 (2") STONE ANGULAR AGGREGATE (ASTM D448)
ZONE 1B	FOUNDATION AGGREGATE (HAUNCHING NOT ALLOWED)	2" RECYCLED CRUSHED CONCRETE (NO STEEL) 6 IN 9 IN (DISTRIBUTION)
	FOUNDATION AGGREGATE (DETENTION FACILITIES)	2" STONE AGGREGATE (SEE NOTE 5)
ZONE 2	BACKFILL	SEE APPROVED ZONE 2 BACKFILL OPTIONS BELOW - SEE NOTE 3
ZONE 3	FINAL COVER OVERTOP	MATERIALS MAY TO EXCEED 12IN PCF

APPROVED ZONE 2 BACKFILL OPTIONS

OPTION	DESCRIPTION
2" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THE MATERIAL SHALL HAVE FROM THEORIES THE 1" STEVE WITH NO MORE THAN 10% PASSING #200 SIEVE. THE MATERIAL MUST BE SEPARATED FROM NATIVE SOILS BY A NON-WOVEN GEOTEXTILE. AASHTO M288-06 CLASS 3 OR APPROVED EQUIVALENT.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND SHALL BE WELL GRADED WITH NO MORE THAN 10% PASSING #200 SIEVE AND LESS THAN 5% PASSING #100 SIEVE. THE MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE EXCAVATION.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE CRITERIA, SHALL NOT BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THE MATERIAL SHALL HAVE SOME PASSING #200 SIEVE AND LESS THAN 5% PASSING #100 SIEVE. THE MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE EXCAVATION.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM D22 @#57). GEOFABRIC AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.



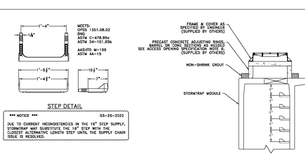
BACKFILL DETAIL

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION, AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL STAYED BE COMPACTED AND/OR VIBRATED TO ENSURE THAT ANGULAR AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY MISSIONG ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STABLE TO PREVENT SOIL FROM SLIDING INTO THE EXCAVATION. SEE SHEET 4.0 FOR BACKFILL MATERIAL AND SEE SHEET 4.5 FOR WRAP FROM THE USED DURING THE BACKFILL PROCESS. BACKFILL MUST BE PEC-DRAWING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATING INTO THE STONE AGGREGATE FOUNDATION, A NON-WOVEN GEOTEXTILE MUST BE PLACED BETWEEN THE TWO MATERIALS. THE MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED, SEE NOTE 3 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD (SEE LOADS ON SHEET 1.2) TRAVEL OVERTOP THE SYSTEM. A TRAVEL OVER THE SYSTEM WITH VEHICLES OR EQUIPMENT GREATER THAN THE DESIGN LIVE LOAD MAY BE PERMITTED WITH THE ULTIMATE LOAD/PASSES OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE STORMTRAP ROWS. TURNING OF VEHICLES OVERTOP THE SYSTEM IS PROHIBITED.
3. THE OPERATOR FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAVY COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. FREE DRAINING ANGULAR AGGREGATE = NON AGGREGATE RETAINED ON 2" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN 2" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 2" ANGULAR AGGREGATE = MAJORITY OF STONE SIZE IN BETWEEN ¾" AND 2" = VERY SIMILAR TO AASHTO #3, #4, #57, & #ONE AGGREGATE STANDARDS.
6. CRUSHED CONCRETE AGGREGATE IS KNOWN TO REACT WITH WATER AND CAN INCREASE THE PH VALUE OF THE GROUND WATER. PRIOR TO USING CRUSHED CONCRETE AGGREGATE IN ZONE 1B IT IS IMPERATIVE THAT THE USE OF SUCH MATERIAL SHALL BE VERIFIED BY THE EOR AND/OR THE PROJECT GEOTECHNICAL ENGINEER.

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE REVIEWED BY STORMTRAP ENGINEERING PRIOR TO INSTALLATION. A MINIMUM 6" CLEARANCE FROM THE END OF THE STORMTRAP MODULE TO ANY ACCESS OPENING OR OTHER OPENING. ALL ACCESS OPENINGS TO BE LOCATED ON WIDER LES UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEEL STEPS PROVIDED BY M.A. INDUSTRIES, INC. OR APPROVED EQUIVALENT SHALL BE INSTALLED IN ALL ACCESS OPENINGS PROVIDED ABOVE ANY MODULE WHERE DEMAND INTERMITTENT. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-6" FROM THE INSIDE EDGE OF THE ACCESS OPENING. THE REMAINING STEPS SHALL BE SPACED AT 12" O.C. MAX. (BETWEEN 12" MIN AND 14" MAX BETWEEN TREAD). STEPS MAY BE OFFSET OR ALIGNED TO AVOID OPENINGS OR OTHER OBSTACLES/METALS IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS ON THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS IN FIELD AS LONG AS SETBACKS TO OPENINGS ARE MAINTAINED.
5. ACCESS OPENINGS SHALL BE LOCATED OUTSIDE OF TRAFFIC LOADED AREAS. TO MEET MINIMUM REQUIREMENTS, STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 3' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)



RISER/STAIR DETAIL

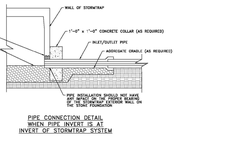
PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, RISER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO REVIEW BY THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.

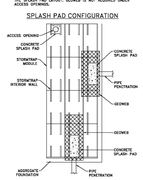


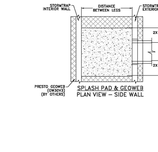
PIPE CONNECTION DETAIL
WHEN PIPE INVERT IS AT
INVERT OF STORMTRAP SYSTEM

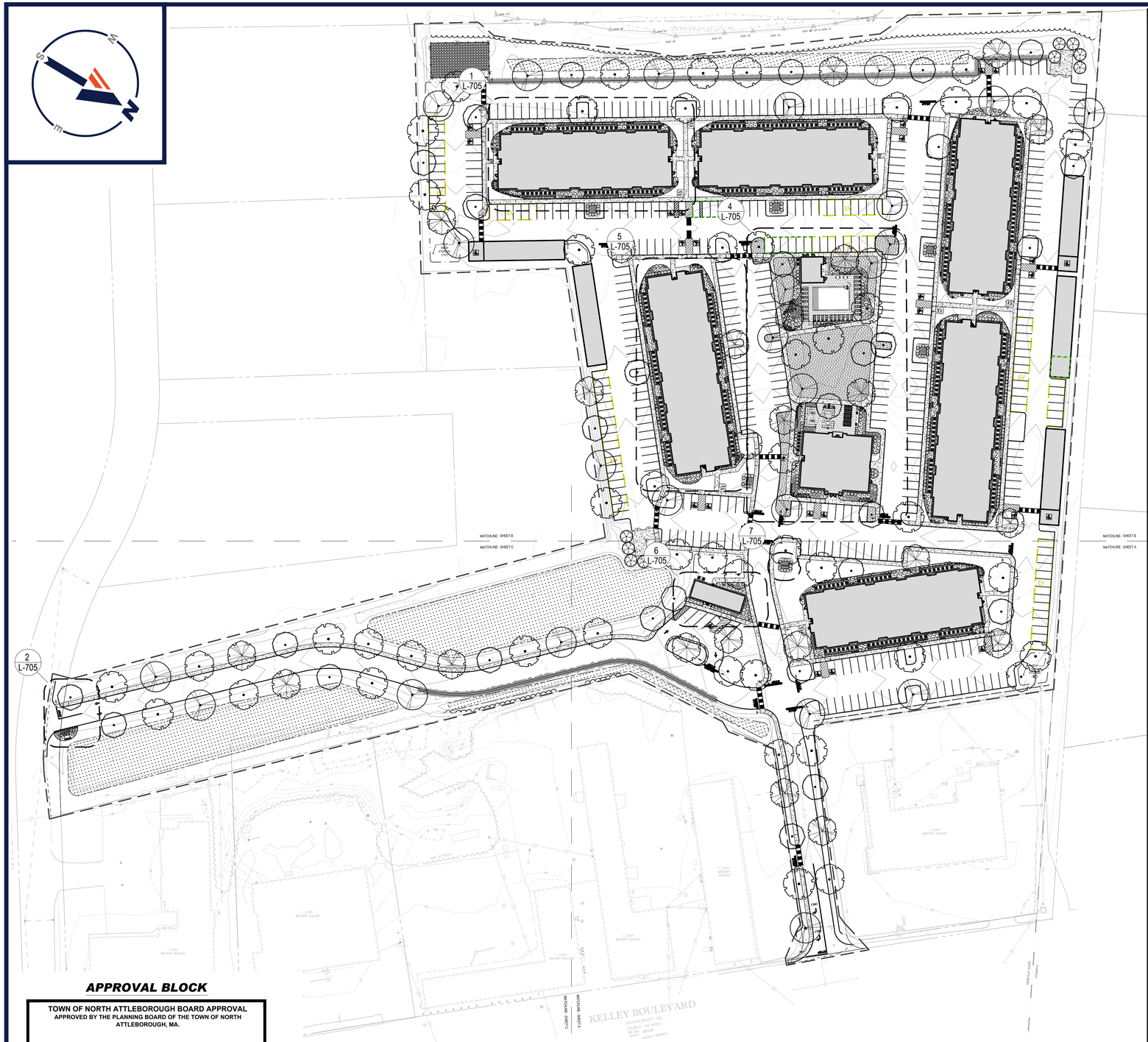
GEOWEB AND SPLASH PAD INSTALLATION SPECIFICATION

1. THE APPROVED GEOWEB SHALL BE TEXTURED DOUBLE SIDED PERFORATED HDPE GEOWEB MATERIAL MEETING ASTM D 7959-14.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1-2"± BEYOND THE EDGE OF THE CONCRETE SPLASH PAD AS SHOWN.
6. THE GEOWEB LOAD/LOCKING DIAPHRAGM (GEOLOC) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP ROWS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR PRECISE CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THAN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING WITH A PIPE ENTRY. THE CONCRETE SPLASH PAD/ CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 4" BEYOND THE CENTERLINE OF THE OUTER MOST PIPE ENTRY. SEE SPLASH PAD CONFIGURATION FOR DETAILS ON ACCESS OPENING LAYOUT. GEOWEB IS NOT REQUIRED ON ACCESS OPENING.

SPLASH PAD CONFIGURATION




STORMTRAP INTERIOR WALL
DISTANCE BETWEEN ODDS
STORMTRA



APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

60 30 15 0 60
1"= 60'

NORTH ATTLEBOROUGH KBSGOD ZONING BYLAWS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
§ II.F.13.5.7	LANDSCAPING AND TREE PLANTING IS REQUIRED AT SURFACE PARKING LOCATIONS AND ALONG AT LEAST ONE RIGHT-OF-WAY TO PROVIDE SOME SCREENING AND RELIEF FROM THE CONTINUITY OF PARKING SPACES. A MIX OF TREES AND BUSHES THAT ARE OF NATIVE ORIGIN AND THAT REQUIRE MINIMAL MAINTENANCE SHALL BE SELECTED. TREES AND BUSHES SHOULD BE PRUNED TO PROVIDE PROPER HEADWAY AND VISIBILITY FOR VEHICLE OPERATORS AND PEDESTRIANS.	TREES LOCATED IN PARKING ISLANDS WHERE NO CONFLICT WITH UNDERGROUND UTILITIES. WHERE CONFLICTS EXIST, SHRUB PLANTING HAS BEEN PROPOSED.
§ II.F.13.5.8	ALL TRASH AND RECYCLING CONTAINERS AND ANY OTHER OUTSIDE STORAGE SHALL BE SCREENED AND ENCLOSED.	EVERGREEN TREE PLANTING LOCATED AT TRASH ENCLOSURES.

NORTH ATTLEBOROUGH KBSGOD REGULATIONS & DESIGN STANDARDS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
§ 7.2.6.A	PARKING LOT ENTRANCES AND EXITS SHALL BE LANDSCAPED WITH A COMBINATION OF TREES AND SHRUBS. NO TREES OR SHRUBS SHALL BE PLANTED IN A WAY TO OBSTRUCT SIGHT LINES OF MOTORISTS. THESE AREAS MAY ALSO BE USED FOR SIGNAGE.	PARKING LOT ENTRANCES AND EXITS HAVE BEEN LANDSCAPED WITH A COMBINATION OF TREES AND SHRUBS.
§ 7.2.6.B	DEVELOPMENTS WITH PROPOSED PARKING AREAS OF 10 SPACES OR MORE SHALL PROVIDE A MINIMUM OF 10% OF THE TOTAL PARKING AREA AS LANDSCAPED OPEN SPACE; SUCH LANDSCAPED OPEN SPACE SHALL INCLUDE LANDSCAPED ISLANDS AND LANDSCAPED AREAS WITHIN TEN FEET OF ANY PARKING SPACE OR DRIVE AISLE ADJACENT TO A PARKING SPACE.	10% OF PARKING AREAS HAVE BEEN DEDICATED TO LANDSCAPED OPEN SPACE.
§ 7.2.6.C	PARKING AREAS SHALL BE BROKEN INTO SECTIONS NOT TO EXCEED 140 CARS PER SECTION. SECTIONS SHALL BE SEPARATED BY LANDSCAPED BUFFERS TO PROVIDE VISUAL RELIEF. AT A MINIMUM, THE BUFFERS SHALL CONSIST OF ISLANDS WHICH SHALL BE A COMBINATION OF "DIVIDER ISLANDS" AND "TERMINAL ISLANDS."	PARKING AREAS DO NOT EXCEED 140 CARS PER SECTION.
§ 7.2.6.D	STANDARDS FOR LANDSCAPED ISLANDS ARE AS FOLLOWS: 1. EACH LANDSCAPED ISLAND SHALL HAVE A MINIMUM AREA OF 100 SQUARE FEET AND SHALL CONSIST OF PERVIOUS LANDSCAPING. CURBING, AT LEAST SIX INCHES IN HEIGHT, SHALL SURROUND EACH LANDSCAPED ISLAND AS PROTECTION FROM VEHICLES UNLESS NOT REQUIRED BY THE PLANNING BOARD DUE TO LOW-IMPACT DEVELOPMENT PRINCIPLES. NO TREE SHALL BE PLANTED LESS THAN FOUR FEET FROM THE CURBING. 2. THE FOLLOWING ADDITIONAL DESIGN STANDARDS SHALL APPLY TO DIVIDER ISLANDS: • AT LEAST ONE LANDSCAPED DIVIDER ISLAND SHALL BE PROVIDED FOR EVERY FOUR PARALLEL ROWS OF PARKING. • TREES SHALL BE SPACED NOT MORE THAN 30 FEET ON CENTER. • AT LEAST ONE SHRUB SHALL BE PROVIDED FOR EVERY FIVE LINEAR FEET, OR ONE SHRUB PER 35 SQUARE FEET OF GROUND AREA, WHICHEVER RESULTS IN A GREATER NUMBER OF SHRUBS. 3. THE FOLLOWING ADDITIONAL DESIGN STANDARDS APPLY TO TERMINAL ISLANDS: • TERMINAL ISLANDS SHALL BE USED EITHER TO SEPARATE PARKING SPACES FROM DRIVEWAYS AND OTHER VEHICULAR TRAVEL LANES; OR TO BREAK UP LARGE NUMBERS OF PARKING SPACES IN A SINGLE ROW OF SPACES. • LANDSCAPED TERMINAL ISLANDS SHALL BE PROVIDED AT THE ENDS OF ROWS OF PARKING WHERE SUCH ROWS ARE ADJACENT TO DRIVEWAYS OR VEHICULAR TRAVEL LANES. IN ADDITION, TERMINAL ISLANDS SHALL SEPARATE GROUPS OF PARKING SPACES IN A ROW, SUCH THAT NO CONTINUOUS LINE OF ADJOINING SPACES CONTAINS MORE THAN 35 PARKING SPACES. • TERMINAL ISLANDS SHALL CONTAIN AT LEAST TWO TREES WHEN ABUTTING A DOUBLE ROW OF PARKING SPACES. • LANDSCAPED TERMINAL ISLANDS SHALL CONTAIN EVERGREEN SHRUBS PLANTED THREE FEET OR LESS ON CENTER, IN ORDER TO PREVENT DAMAGE DUE TO PEDESTRIAN TRAFFIC.	NOT APPLICABLE.
§ 7.2.6.E	STRUCTURAL SOIL, A SPECIALIZED SOIL MIX THAT SUPPORTS PAVEMENT AND EXTENSIVE TREE ROOT GROWTH, SHALL BE USED UNDER ALL PAVED PARKING AREAS. FOR LANDSCAPE AREAS THAT DO NOT REQUIRE COMPACTION, WELL-DRAINING SOIL SHALL BE USED. GRASS OR GROUND COVER MAY BE SUBSTITUTED FOR SHRUBS IN DIVIDER ISLANDS AND TERMINAL ISLANDS, WITH THE APPROVAL OF THE PLANNING BOARD.	AS ADVISED BY GEOTECHNICAL ENGINEER, NO STRUCTURAL SOIL PROPOSED DUE TO AVAILABILITY OF NEARBY SOFTSCAPE AREAS AND QUALITY OF SITE SOILS.
§ 7.2.6.F	A LANDSCAPED ISLAND MAY BE UP TO 33% IMPERVIOUS SURFACE, PROVIDED THAT ALL SUCH AREA IS USED FOR PEDESTRIAN WALKWAYS AND THAT SUCH WALKWAYS ARE ADEQUATELY BUFFERED FROM THE PARKING AREAS.	NOT APPLICABLE.
§ 7.2.6.G	PARKING BARRIERS OF A SUBSTANTIAL BUMPER OF GRANITE, CONCRETE, STEEL OR HEAVY TIMBER, OR A CONCRETE CURB OR BERM WHICH IS BACKED, OR A NATURAL BERM, SHALL BE SO LOCATED AT THE EDGE OF SURFACED AREAS, EXCEPT DRIVEWAYS, SO AS TO PROTECT ABUTTING STRUCTURES, PROPERTIES, SIDEWALKS AND LANDSCAPING.	CONCRETE CURBS ARE PROPOSED SITE WIDE.
§ 7.2.6.H	ALL NEW PARKING LOTS CONTAINING 10 OR MORE PARKING SPACES SHALL INCLUDE PARKING LOT SHADING CONSISTING OF TREE PLANTINGS DESIGNED TO RESULT IN 30 PERCENT SHADING OF PARKING LOT SURFACE AREAS WITHIN 15 YEARS. THE SHADING REQUIREMENT CALCULATIONS APPLY TO ALL NEW IMPERVIOUS SURFACING ON WHICH A VEHICLE CAN DRIVE, INCLUDING PARKING STALLS; ALL DRIVES WITHIN THE PROPERTY LINE (REGARDLESS OF LENGTH); AND ALL MANEUVERING AREAS (REGARDLESS OF DEPTH). (1) EXCEPTIONS TO THE SHADING CALCULATION INCLUDE: • TRUCK LOADING AREAS IN FRONT OF OVERHEAD DOORS. • TRUCK MANEUVERING AND PARKING AREAS UNCONNECTED TO AND EXCLUSIVE OF ANY VEHICLE PARKING. • SURFACED AREAS NOT TO BE USED FOR VEHICLE PARKING, DRIVING OR MANEUVERING, PROVIDED THEY ARE MADE INACCESSIBLE TO VEHICLES BY A BARRIER SUCH AS BOLLARDS, CURB, OR FENCING. • PARKING AREAS UNDER COVERED STALLS AND IN GARAGES. (2) SHADING CALCULATIONS ARE AS FOLLOWS: • IF A SITE HAS TWO OR MORE UNCONNECTED PARKING AREAS, SHADE IS CALCULATED SEPARATELY FOR EACH AREA. • OVERLAPPING SHADE DOES NOT COUNT TWICE. • IF THEY ARE CONNECTED BY A JOINING DRIVE, THEY ARE CALCULATED AS ONE LOT. THE AMOUNT OF SHADE PROVIDED BY A GIVEN TREE IS DETERMINED BY USING THE APPROPRIATE PERCENTAGE AND SQUARE FOOTAGE OF THE TREE CROWN AS INDICATED ON THE APPROVED SHADE TREE LIST BELOW (APPENDIX 1). SHADING CREDIT IS GIVEN IN 25% INCREMENTS BASED ON THE AMOUNT OF THE TREE CROWN THAT SHADES THE PARKING AREA (SEE FIGURE 1).	30% SHADING COVERAGE HAS BEEN PROVIDED.
§ 7.2.6.I	TREE PLANTINGS MUST FOLLOW APPENDIX 1: APPROVED SHADE TREE LIST. NO TREE, SHRUB OR PLANT SHALL BE PROPOSED FOR USE WITHIN A PARKING AREA THAT HAS BEEN IDENTIFIED AS AN INVASIVE SPECIES BY THE MASSACHUSETTS INVASIVE PLANT ADVISORY GROUP IN THE LATEST VERSION OF THE EVALUATION OF NON-NATIVE PLANT SPECIES FOR INVASIVENESS IN MASSACHUSETTS (WITH ANNOTATED LIST), HAS BEEN IDENTIFIED AS INVASIVE OR BANNED ON THE MASSACHUSETTS PROHIBITED PLANT LIST AS PERIODICALLY UPDATED BY THE MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES, OR IN ANY OTHER REPUTABLE SCIENTIFIC PUBLICATION THAT MAY BE ACCEPTABLE TO THE BOARD. ADDITIONALLY, ALL TREES, SHRUBS AND HEDGES MUST BE SPECIES THAT ARE HARDY IN PLANT HARDINESS ZONE 5, AS DEFINED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND SHALL BE RESISTANT TO SALT SPRAY AND SUITABLE FOR URBAN CONDITIONS WHERE APPROPRIATE. PLANTS SHALL ALSO BE SELECTED AND DESIGNED SO AS NOT TO REQUIRE HIGH WATER USAGE OR MAINTENANCE. ALL SIZE AND LOCATION DESIGN ELEMENTS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: (1) SHADE OR CANOPY SHALL BE 2.5" DIAMETER BREAST HEIGHT (DBH), AT TIME OF PLANTING AND MUST BE EXPECTED TO REACH TREES A HEIGHT OF AT LEAST 20 FEET WITHIN 10 YEARS, WHEN CONSIDERING THE EXPECTED NORMAL GROWTH PATTERNS OF THE SPECIES. (2) SMALL OR MINOR SHADE TREES SHALL BE 2.5" DBH, AT TIME OF PLANTING, GRADE. (3) ORNAMENTAL OR FLOWERING FRUIT TREES SHALL BE 2.0" DBH, AT TIME OF PLANTING. (4) EVERGREEN TREES USED FOR SCREENING SHALL BE NOT LESS THAN SIX FEET IN HEIGHT (ABOVE GRADE) AT THE TIME OF PLANTING. FENCING MAY BE USED IN CONJUNCTION WITH VEGETATED SCREENING. (5) SHRUBS AND HEDGES MUST BE AT LEAST 3 1/2 FEET IN HEIGHT OR HAVE SPREAD OF AT LEAST 24 INCHES AT TIME OF PLANTING. (6) TURF MAY BE USED.	NO TREES, SHRUB OR PLANT ARE ON THE MA INVASIVE PLANT LIST. (1) SHADE OR CANOPY ARE 2.5" DIAMETER BREAST HEIGHT (DBH). (2) NOT APPLICABLE. (3) NOT APPLICABLE. (4) EVERGREEN TREES ARE AT LEAST SIX FEET IN HEIGHT (ABOVE GRADE). (5) SHRUBS AND HEDGES HAVE A MIN. SPREAD OF 24". (6) NOTED.
§ 7.4.1	LANDSCAPED BUFFER STRIP AT LEAST TWENTY (20) FEET WIDE, CONTINUOUS EXCEPT FOR APPROVED DRIVEWAYS, SHALL BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD TO VISUALLY SEPARATE PARKING AND OTHER USES FROM THE ROAD. THE BUFFER STRIP SHALL BE PLANTED WITH GRASS, MEDIUM HEIGHT SHRUBS, AND SHADE TREES HAVING A MINIMUM 3" CALIPER, PLANTED AT LEAST EVERY 50 FEET ALONG THE ROAD FRONTAGE. AT ALL STREET OR DRIVEWAY INTERSECTIONS, TREES OR SHRUBS SHALL BE SET BACK A SUFFICIENT DISTANCE FROM SUCH INTERSECTIONS SO THAT THEY DO NOT PRESENT AN OBSTRUCTION TO SIGHT LINES.	NOT APPLICABLE.
§ 7.4.2	RETAINING WALLS SHALL BE CONSTRUCTED TO A MAXIMUM HEIGHT OF SIX (6) FEET. IF SITE CONDITIONS REQUIRE ELEVATION CHANGES OF GREATER THAN SIX (6) FEET, RETAINING WALLS SHALL BE TERRACED AND LANDSCAPED. RETAINING WALLS FACING RESIDENTIAL DISTRICTS SHALL BE A NATURAL STONE FINISH AND VERTICAL CAST IN PLACE CONCRETE SHALL NOT BE PERMITTED. THE HEIGHT OF A RETAINING WALL IS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE ALONG THE BASE OF THE WALL TO THE HIGHEST POINT OF THE RETAINING ELEMENTS. NON-RETAINING STRUCTURE(S) MAY BE BUILT ATOP THE RETAINING WALL AND SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.	NOT APPLICABLE.
§ 7.4.3	FENCES, LOW DECORATIVE WALLS AND HEDGES DEFINE WALKWAYS, GIVE PEDESTRIAN SCALE TO THE STREET AND MAINTAIN THE HISTORIC CHARACTER OF THE TOWN. THE MATERIALS AND DESIGN SHALL REFLECT THE PERIOD AND THE ORNATENESS OF THE BUILDING THEY DELINEATE. THE USE OF LOW DECORATIVE FENCES TO DELINEATE SPACES IS STRONGLY ENCOURAGED AND THE USE OF ANY TYPE OF CHAIN LINK OR STOCKADE FENCE IS PROHIBITED EXCEPT FOR THE ENCLOSURES OF OUTDOOR AMENITIES INCLUDING, BUT NOT LIMITED TO, DOG/PET RUNS AND TOT LOTS.	NOTED.
§ 7.4.4	TO THE GREATEST EXTENT PRACTICAL, EXISTING NATURAL VEGETATION SHALL BE PRESERVED. UNLESS DESIGNATED AS PROTECTED OPEN SPACE BY THE BOARD, ALL OPEN AND DISTURBED AREAS WITHIN A PROJECT SHOULD BE LANDSCAPED IN AN APPROPRIATE MANNER, UTILIZING BOTH NATURAL AND MAN- MADE MATERIALS SUCH AS GRASS, TREES, SHRUBS, ATTRACTIVE PAVING MATERIALS AND OUTDOOR FURNITURE.	NOTED.
§ 7.4.5	PEDESTRIAN/ORIENTED FEATURES SUCH AS COVERED WALKWAYS, PERGOLAS, OUTDOOR SITTING PLAZAS, LANDSCAPED OPEN SPACE, DROP-OFF AREAS AND RECREATIONAL FACILITIES SHALL BE INCLUDED WITHIN THE LANDSCAPE PLAN.	NOTED.
§ 7.4.6	EXPOSED STORAGE AREAS, MACHINERY, SERVICE AREAS, TRUCK LOADING AREAS, UTILITY BUILDINGS AND STRUCTURES AND OTHER UNSIGHTLY USES SHALL BE SCREENED FROM VIEW FROM NEIGHBORING PROPERTIES AND STREETS USING DENSE, HARDY EVERGREEN PLANTINGS, OR EARTHEN BERMS, OR WALL OR TIGHT FENCE.	TRASH AREAS HAVE BEEN ENCLOSED AND PLANTED WITH EVERGREEN TREES. EXPOSED UTILITIES HAVE BEEN HIDDEN WITH EVERGREEN SHRUBS.
§ 7.4.7	HIGH-QUALITY, DROUGHT-RESISTANT, NATIVE LANDSCAPING SHALL BE PROVIDED WITHIN THE PROJECT, AND.	ALL PLANTING IS NATIVE.
§ 7.4.8	ALL LANDSCAPED AREAS SHALL BE PROPERLY MAINTAINED. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON.	NOTED.

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PROJECT NO.:	W211244
DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
MATTHEW D. MOLEY
REGISTERED LANDSCAPE ARCHITECT
NO. 1214

SHEET TITLE:

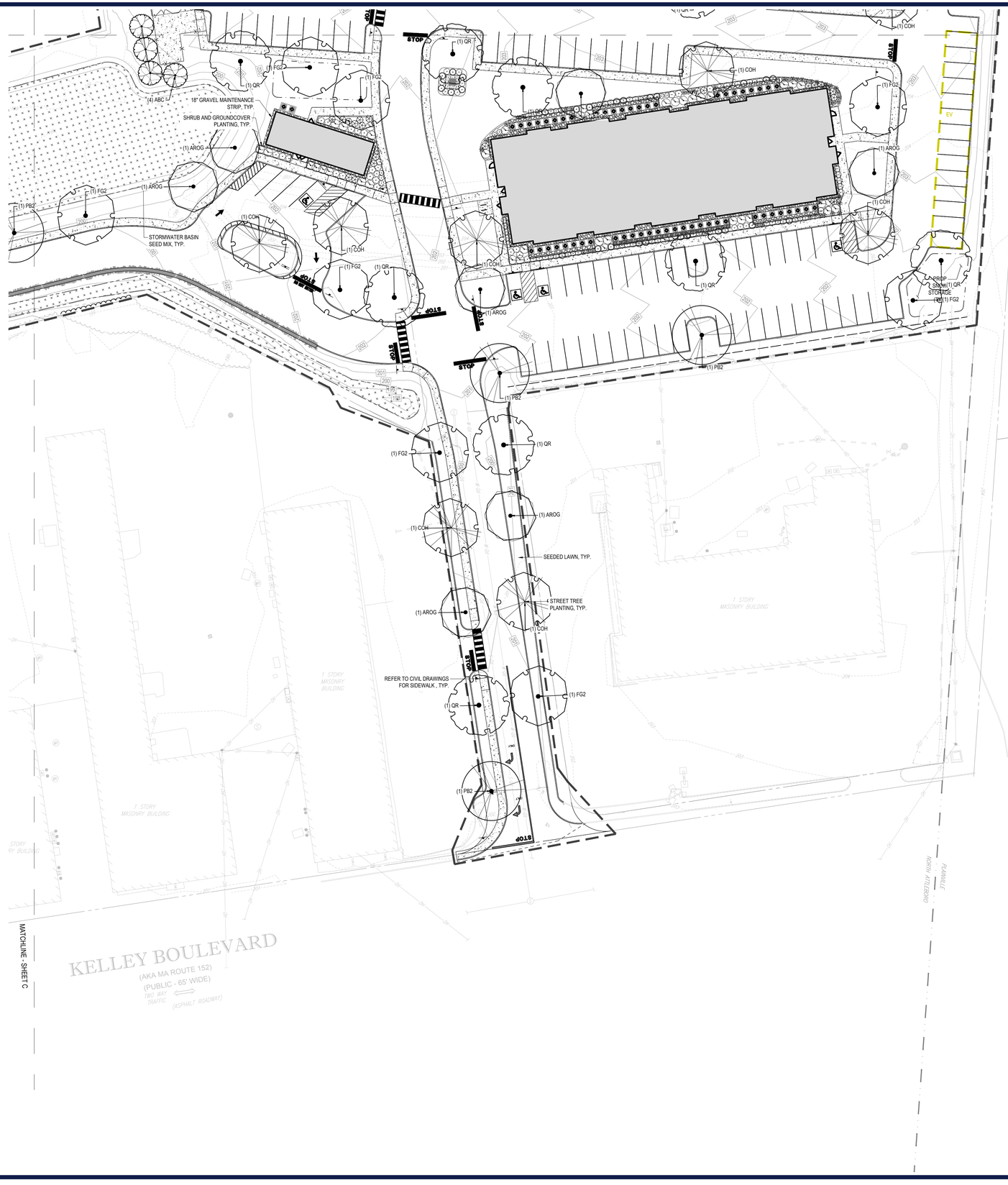
OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L-701

ORG. DATE - 9/18/2024

P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C----->LAYOUT: L-701 LAND OVERALL
DT



LANDSCAPE LEGEND

KEY	SYMBOL	DESCRIPTION
SITE PAVING		
SEE CIVIL DWGS		CONCRETE PAVING
2 / L-707		STAMPED CONCRETE
4 / L-707		SYNTHETIC TURF
X / L-XXX		PEA STONE GRAVEL
9 / L-710		CRUSHED STONE MAINTENANCE STRIP
SITE ELEMENTS		
6 / L-709		BLACK CHAINLINK FENCE WITH GATE
7 / L-707		BLACK ALUM. PICKET FENCE WITH GATE
3 / L-708		PROPANE FIREPIT
5 / L-707		BIKE RACK
SEE CIVIL DWGS		TRASH ENCLOSURE
2 / L-708		GRILL STATION
1 / L-708		SHADE STRUCTURE
4 / L-708		LIGHT BOLLARD
7 / L-709		STRING LIGHT POLE
6 / L-707		PROPANE SHUT OFF BOLLARD
2 / L-709		DOG DRINKING FOUNTAIN
X / L-XXX		POOL ADA LIFT
FF&E		SECTIONAL SEATING
FF&E		SUN LOUNGERS
FF&E		DINING TABLE
PLANTING		
2 / L-710		TREE PLANTING
4 / L-710		SHRUB PLANTING
6 / L-710		GROUNDCOVER PLANTING
11 / L-710		HYDROSEEDED LAWN
10 / L-710		BASIN SEED MIX

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

30 15 7.5 0 30
1"= 30'

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PROJECT No.: W211244
DRAWN BY: DT
CHECKED BY: MM
DATE: 9/18/2024
CAD I.D.: W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
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SHEET TITLE:

LANDSCAPE PLAN A

SHEET NUMBER:

L-702

ORG. DATE - 9/18/2024

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DT

LANDSCAPE LEGEND

SITE PAVING

KEY	SYMBOL	DESCRIPTION
SEE CIVIL DWGS		CONCRETE PAVING
2 L-707		STAMPED CONCRETE
4 L-707		SYNTHETIC TURF
X L-XXX		PEA STONE GRAVEL
9 L-710		CRUSHED STONE MAINTENANCE STRIP

SITE ELEMENTS

6 L-709		BLACK CHAINLINK FENCE WITH GATE
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FF&E		SECTIONAL SEATING
FF&E		SUN LOUNGERS
FF&E		DINING TABLE

PLANTING

2 L-710		TREE PLANTING
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6 L-710		GROUNDCOVER PLANTING
11 L-710		HYDROSEEDED LAWN
10 L-710		BASIN SEED MIX

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

30 15 7.5 0 30
1"= 30'

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DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

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COMMONWEALTH OF MASSACHUSETTS — MATTHEW J. MOLEY — No. 12,747 — REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN B

SHEET NUMBER:

L-703

ORG. DATE - 9/18/2024

P:\211\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C----\LAYOUT: L-703 LAND B
DT 9/18/2024 11:46 AM

LANDSCAPE LEGEND

KEY	SYMBOL	DESCRIPTION
SITE PAVING		
SEE CIVIL DWGS		CONCRETE PAVING
2 L-707		STAMPED CONCRETE
4 L-707		SYNTHETIC TURF
X L-XXX		PEA STONE GRAVEL
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FF&E		SECTIONAL SEATING
FF&E		SUN LOUNGERS
FF&E		DINING TABLE
PLANTING		
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4 L-710		SHRUB PLANTING
6 L-710		GROUNDCOVER PLANTING
11 L-710		HYDROSEEDED LAWN
10 L-710		BASIN SEED MIX

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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30 15 7.5 0 30
1"= 30'

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PROJECT No.:	W211244
DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
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COMMONWEALTH OF MASSACHUSETTS — MATTHEW J. MANNING — No. 61,417 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

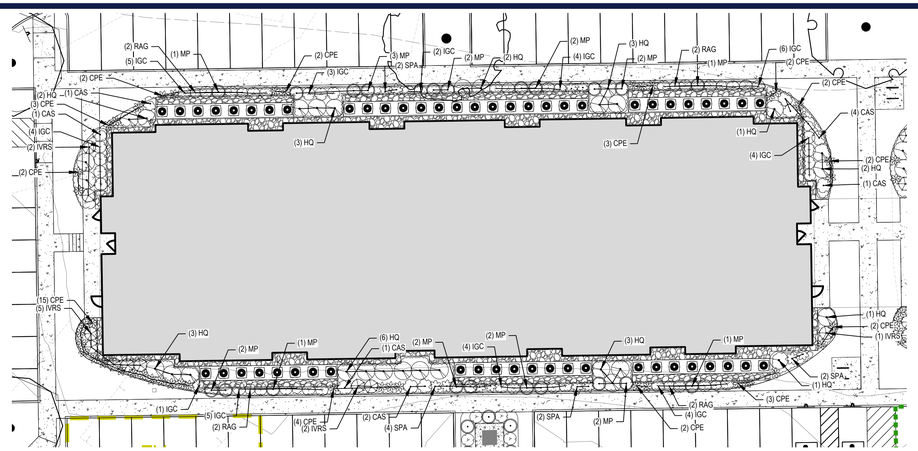
LANDSCAPE PLAN C

SHEET NUMBER:

L-704

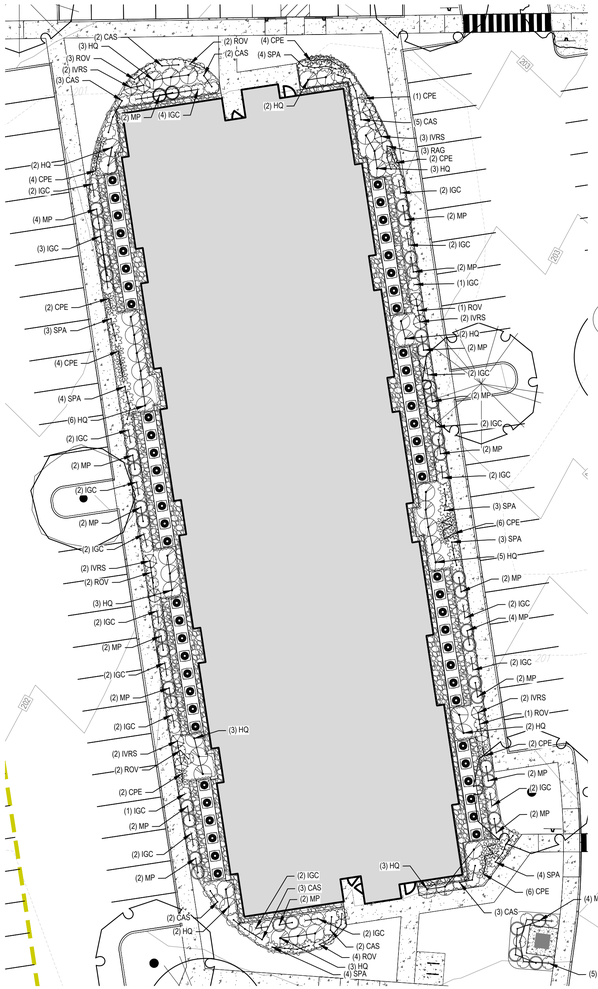
ORG. DATE - 9/18/2024

P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C----->LAYOUT: L-704 LAND C
BOT



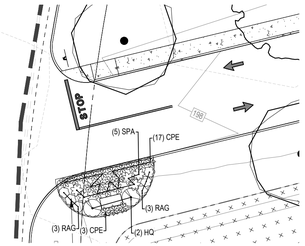
1 48 UNIT BUILDING PLANTING - TYPICAL

SCALE: 1"=20'



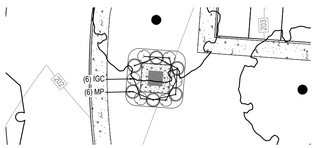
5 56 UNIT BUILDING PLANTING - TYPICAL

SCALE: 1"=20'



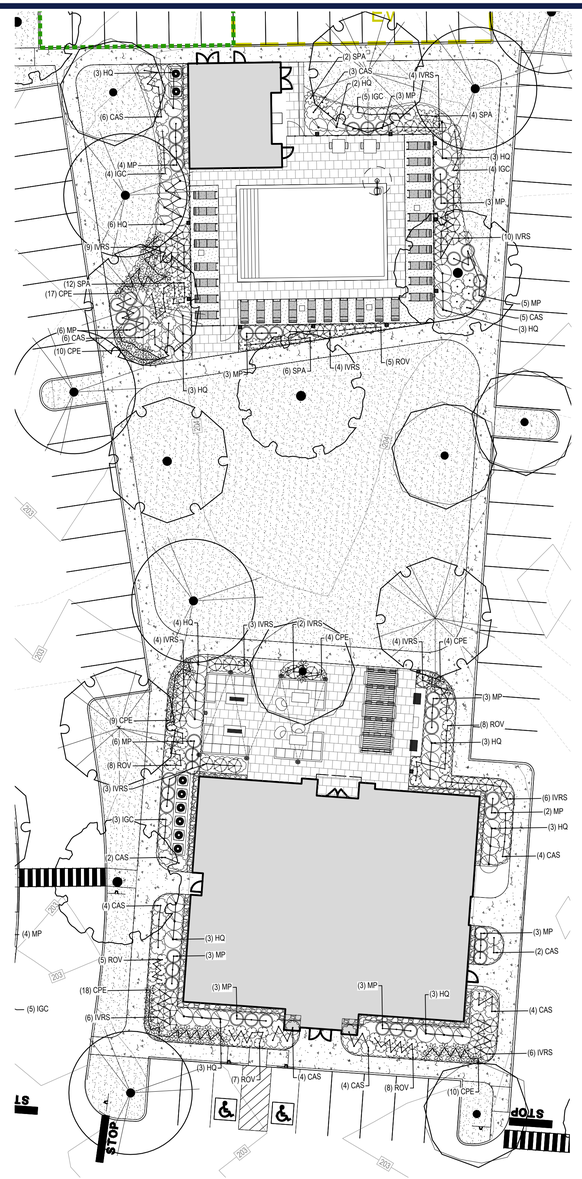
2 GEORGE LEVEN RD SIGN PLANTING

SCALE: 1"=20'



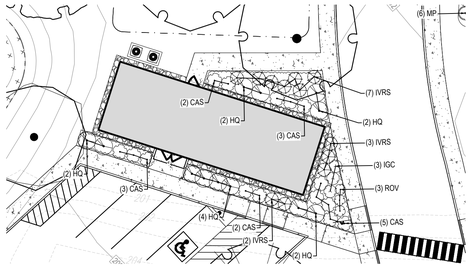
7 TRANSFORMER PLANTING - TYPICAL

SCALE: 1"=20'



4 CLUB HOUSE PLANTING

SCALE: 1"=20'



6 MAILROOM PLANTING

SCALE: 1"=20'

LANDSCAPE LEGEND

KEY	SYMBOL	DESCRIPTION
SITE PAVING		
SEE CIVIL DWGS		CONCRETE PAVING
2 L-710		STAMPED CONCRETE
4 L-707		SYNTHETIC TURF
X L-XXX		PEA STONE GRAVEL
9 L-710		CRUSHED STONE MAINTENANCE STRIP
SITE ELEMENTS		
6 L-709		BLACK CHAINLINK FENCE WITH GATE
7 L-707		BLACK ALUM. PICKET FENCE WITH GATE
3 L-708		PROPANE FIREPIT
5 L-707		BIKE RACK
SEE CIVIL DWGS		TRASH ENCLOSURE
2 L-708		GRILL STATION
1 L-708		SHADE STRUCTURE
4 L-708		LIGHT BOLLARD
7 L-709		STRING LIGHT POLE
6 L-707		PROPANE SHUT OFF BOLLARD
2 L-709		DOG DRINKING FOUNTAIN
X L-XXX		POOL ADA LIFT
FF&E		SECTIONAL SEATING
FF&E		SUN LOUNGERS
FF&E		DINING TABLE
PLANTING		
2 L-710		TREE PLANTING
4 L-710		SHRUB PLANTING
6 L-710		GROUNDCOVER PLANTING
11 L-710		HYDROSEEDED LAWN
10 L-710		BASIN SEED MIX

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AROG	29	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
COH	22	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B
FG2	22	FRAXINUS PENNSYLVANICA	GREEN ASH	2.5" CAL.	B&B
PB2	24	PLATANUS X ACERIFOLIA `BLOODGOOD`	BLOODGOOD LONDON PLANE TREE	2.5" CAL.	B&B
QR	27	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B
EVERGREEN TREES					
ABC	9	ABIES CONCOLOR	WHITE FIR	6-8'	B&B
SHRUBS					
CAS	159	CLETHRA ALNIFOLIA `SIXTEEN CANDLES`	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HQ	284	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER
IGC	357	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24-30"	CONTAINER
IVRS	143	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	24-30"	CONTAINER
MP	293	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36-42"	CONTAINER
RAG	53	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	24-30"	CONTAINER
ROV	80	ROSA VIRGINIANA	VIRGINIA ROSE	24-30"	CONTAINER
SPA	151	SPIRAEA ALBA	MEADOWSWEET	24-30"	CONTAINER
GRASSES					
CPE	347	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER

APPROVAL BLOCK

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CHAIR	DATE
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MEMBER	DATE

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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

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TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT MATTHEW J. MANSFIELD No. 1217 COMMONWEALTH OF MASSACHUSETTS

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

L-705

ORG. DATE - 9/18/2024

P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C-----LAYOUT: L-705 PLANTING
DT

MASSACHUSETTS LANDSCAPE SPECIFICATION

1. SCOPE OF WORK:
   a) THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
   a) GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   b) TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   c) LAWN:
      c)a) ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
      c)b) LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
      c)c) SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
      c)d) MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
   d) FERTILIZER:
      d)a) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      d)b) FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   e) PLANT MATERIAL:
      e)a) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      e)b) IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
      e)c) PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      e)d) TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      e)e) ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      e)f) CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
      e)g) SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      e)h) TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
   a) CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   b) WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
   a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
   b) ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   c) CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
   a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
   b) A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
   c) WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
   d) AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
   a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   b) LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   c) THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
   d) TO INCREASE A SANDY SOILS ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
      d)a) TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      d)b) MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
   a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
   b) LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   c) ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   d) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
   a) CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   b) ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   c) CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   d) ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
      d)a) 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
      d)b) 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
   e) THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
   a) INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
   b) PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   c) ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
   d) ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
   e) POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   f) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
      f)a) PLANTS: MARCH 15 TO DECEMBER 15
      f)b) LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
      f)c) PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
   g) FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

   h) PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      h)a) 1 PART PEAT MOSS
      h)b) 1 PART COMPOSTED COW MANURE BY VOLUME
      h)c) 3 PARTS TOPSOIL BY VOLUME
      h)d) 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         h)d)a) 2 TABLETS PER 1 GALLON PLANT
         h)d)b) 3 TABLETS PER 5 GALLON PLANT
         h)d)c) 4 TABLETS PER 15 GALLON PLANT
         h)d)d) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
   i) FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   j) ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   k) ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
   l) GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
   m) NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
   n) ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
   o) ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
   a) ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
   b) IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
   c) PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
   d) UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
   e) TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   f) F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
   a) NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
   b) SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   c) IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
   a) THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   b) ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   c) TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   d) LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
   a) UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   b) THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14. MAINTENANCE (ALTERNATIVE BID):
   a) A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C----\LAYOUT L-706 NOTES
EDT

BOHLER

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

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PROJECT No.:	W211244
DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

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3 EXECUTIVE PARK DRIVE, FLOOR 2
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COMMONWEALTH OF MASSACHUSETTS — MATTHEW J. TAINE — No. 52,411 — REGISTERED LANDSCAPE ARCHITECT

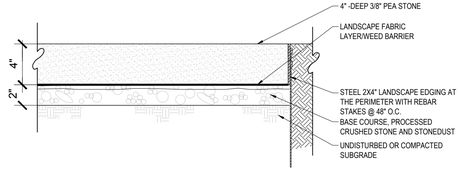
SHEET TITLE:

LANDSCAPE NOTES

SHEET NUMBER:

L-706

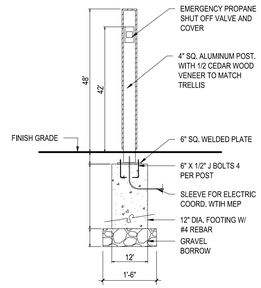
ORG. DATE - 9/18/2024



4 DOG PARK PEA STONE SURFACING

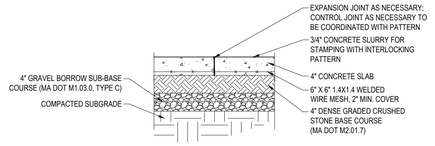
NOT TO SCALE

NOTE:
1. CONCRETE FOOTINGS SHALL NOT BE EXPOSED AT FINISH GRADE
2. SHOP DRAWINGS REQUIRED



3 PROPANE SHUT OFF BOLLARD

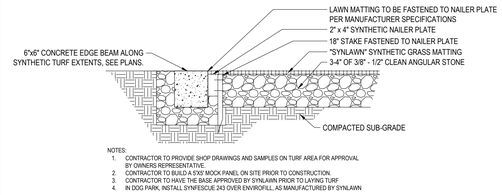
NOT TO SCALE



NOTE:
STAMP PATTERN TO BE 3'X3' SLATE,
BASE COLOR P24 FRENCH CREAM,
RELEASE COLOR R14 WALNUT

2 STAMPED CONCRETE

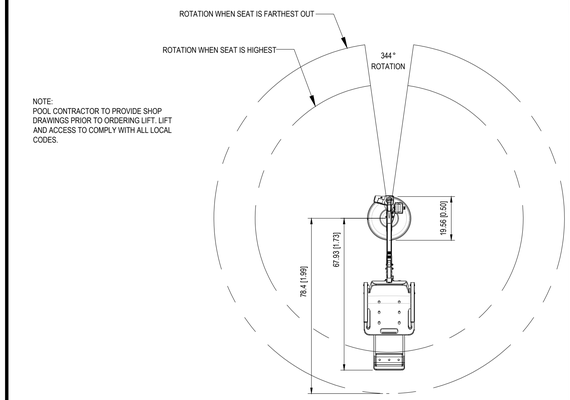
NOT TO SCALE



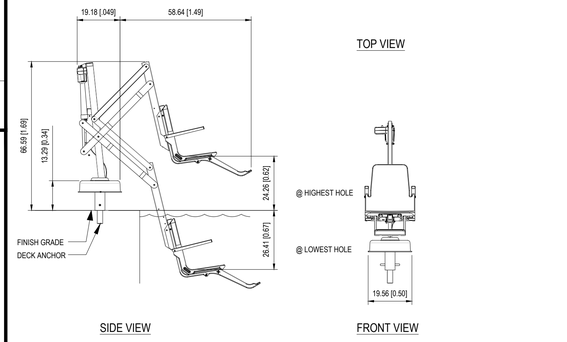
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES ON TURF AREA FOR APPROVAL BY OWNERS REPRESENTATIVE.
2. CONTRACTOR TO BUILD A 5'X5' MOCK PANEL ON SITE PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO HAVE THE BASE APPROVED BY SYNLAWN PRIOR TO LAYING TURF
4. IN DOG PARK, INSTALL SYNFESCUE 243 OVER ENVIROFILL AS MANUFACTURED BY SYNLAWN

5 SYNTHETIC TURF

NOT TO SCALE



NOTE:
POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO ORDERING LIFT. LIFT AND ACCESS TO COMPLY WITH ALL LOCAL CODES.



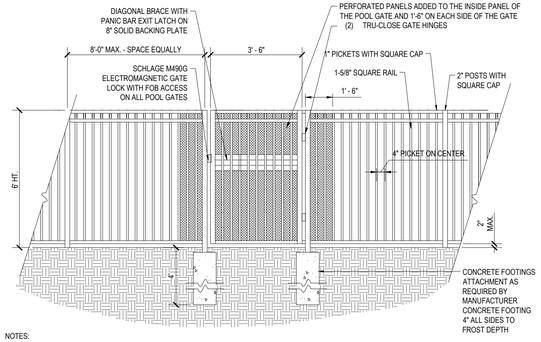
TOP VIEW

SIDE VIEW

FRONT VIEW

1 POOL ACCESSIBILITY LIFT

NOT TO SCALE

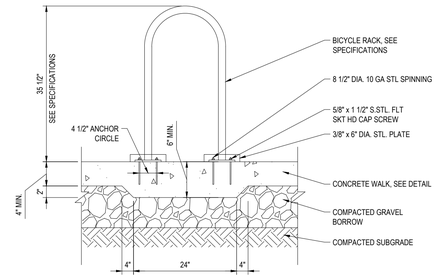


NOTES:
1. ALUMINIUM FENCE, GATE, AND ALL HARDWARE SHALL BE BLACK IN COLOR
2. CONTRACTOR SHALL VERIFY THAT ALL POOL FENCING MEETS APPLICABLE STATE, LOCAL, AND FEDERAL CODES

6' HT. DECORATIVE ALUMINUM FENCE AND GATE WITH 2-1/2" SQ. FIXED ALUMINUM POSTS. LATCH SYSTEM WITH LOCK AND SELF CLOSING MECHANISM FOR EACH GATE

7 ALUMINIUM PICKET POOL FENCE & GATE

NOT TO SCALE



NOTE:
PROVIDE "HOOP" BICYCLE RACKS MANUFACTURED BY DERO BIKE RACK CO., 5522 LAKELAND AVENUE N., MINNEAPOLIS, MN. 55429, 1-888-337-6729. FAX: 612-331-2731 WEBSITE: WWW.DERO.COMA.
1.5" SCHEDULE 40 POWDERCOATED BLACK PIPE (1.90" OD); IN-GROUND MOUNT IS EMBEDDED INTO CONCRETE BASE.

6 BIKE RACK

NOT TO SCALE

APPROVAL BLOCK

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APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

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PROJECT No.:	W211244
DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
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Phone: (603) 441-2900
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COMMONWEALTH OF MASSACHUSETTS · MATTHEW J. MANSFIELD · NO. 52157 · REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

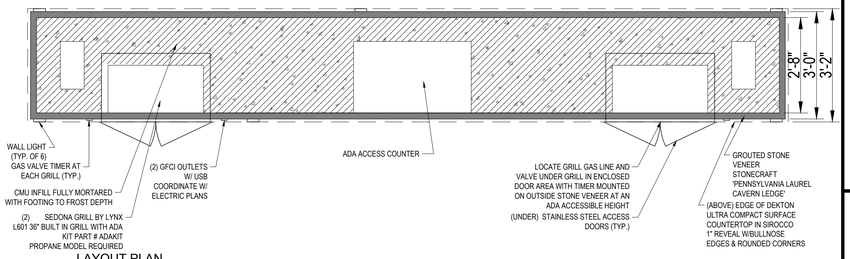
LANDSCAPE DETAILS

SHEET NUMBER:

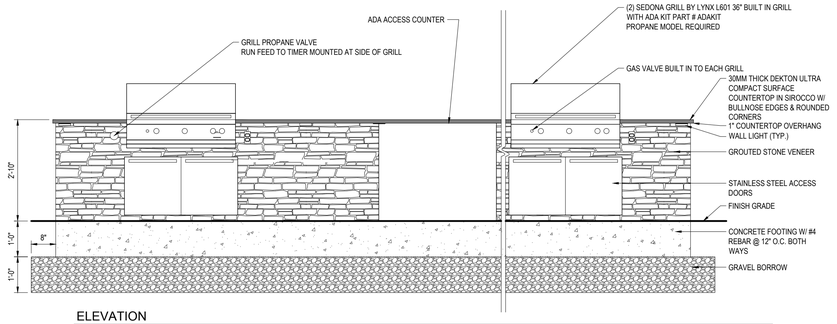
L-707

ORG. DATE - 9/18/2024

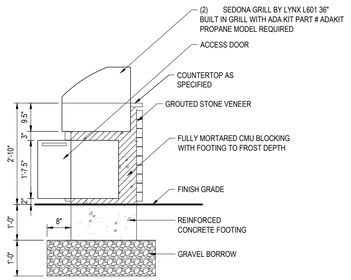
P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C ----\LAYOUT\ L-707 DETAILS
DT



LAYOUT PLAN



ELEVATION



SECTION

NOTES:

1. REFER TO MANUFACTURER'S INFORMATION FOR ADDITIONAL REQUIREMENTS AND MEASUREMENTS.
2. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT & OWNER FOR APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES IN DIMENSIONS & LAYOUT.
4. CONTRACTOR RESPONSIBLE FOR PROPANE FEED LINE INSTALLATION BY LICENSED MASSACHUSETTS PLUMBER.
5. CONTRACTOR RESPONSIBLE FOR ANY ELECTRICAL FEED LINES & ASSOCIATED WORK REQUIRED.
6. COORDINATE WITH PLUMBING & ELECTRIC DRAWINGS FOR SERVICE LINES.
7. CONTACT LORI HEMIGHAUS WITH AEI CORPORATION FOR ADDITIONAL INFORMATION

ADDRESS: 2641 DU BRIDGE AVE
IRVINE, CA 92606
OFFICE: 949-474-3070
CELL: 949-491-1763
EMAIL: LHEMIGHAUS@AEICORPORATION.COM
WEBSITE: WWW.AEICORPORATION.COM

2 **OUTDOOR KITCHEN AND GRILL**
NOT TO SCALE

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

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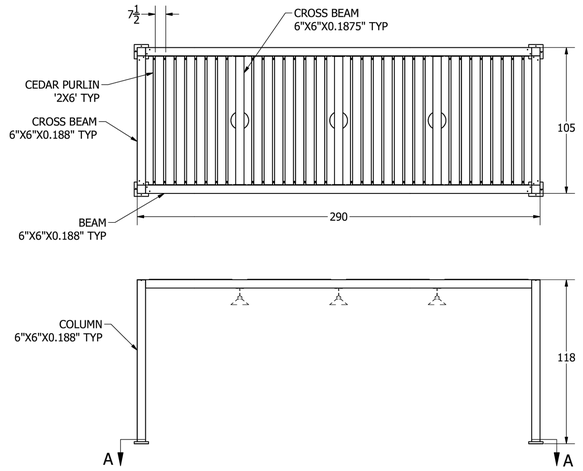
VICE CHAIR	DATE
MEMBER	DATE



NOTES:

1. SITE SPECIFIC ENGINEERING BEYOND THE ANCHOR FASTENERS IS BY OTHERS.
2. UNLESS OTHERWISE SPECIFIED, MATERIAL OF STRUCTURAL COMPONENTS IS ALUMINUM ALLOY 6061-T6.

DESIGNED:	D. BUDNITSKY, P. ENG	TOLERANCE: FRACTIONS ± 1/8" ANGLES ± 0.5°	sturdesign www.sturdesign.com
APPROVED:	MIKE SANKEY	UNITS: INCHES	
DATE:	2024-09-16	(UNLESS OTHERWISE SPECIFIED)	
Layout		MATERIAL: Aluminum 6061	
		WEIGHT ESTIMATE: 1273.0 lbmass	
SIZE: B	SHEET: 1 OF 2	SCALE: 1 / 48	PROJECT: (1706) 582 Kelley
REV: 1	PRODUCT CODE: VB-105X290-3IR66-IVW36-CV		PRODUCT: Custom Viso Bold Pergola

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1 **SHADE STRUCTURE**
NOT TO SCALE

NOTES:
1. SUBMIT FOUNDATION SHOP DRAWINGS TO ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

NOTE:
CONCRETE FOOTING SHALL BE BURIED A MINIMUM OF 4" BELOW GRADE. FOOTING SHALL NOT BE VISIBLE ABOVE GRADE.

5 **LIGHTPOLE FOOTING**
NOT TO SCALE

4 **LIGHT BOLLARD**
NOT TO SCALE

NOTES:
1. REFER TO MANUFACTURER'S INFORMATION FOR ADDITIONAL REQUIREMENTS AND MEASUREMENTS.
2. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT & OWNER FOR APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR RESPONSIBLE FOR GAS FEED LINE INSTALLATION BY LICENSED New York PLUMBER
4. CONTRACTOR RESPONSIBLE FOR ANY ELECTRICAL FEED LINES & ASSOCIATED WORK REQUIRED.
5. COORDINATE WITH PLUMBING & ELECTRIC DRAWINGS FOR SERVICE LINES.
6. CONTRACTOR TO SUPPLY SHOP DRAWINGS AND DETAILED LAYOUT OF ALL FIRE ELEMENT COMPONENTS FOR LANDSCAPE ARCHITECT/OWNERS APPROVAL.
7. THE TIMER SHALL BE OPERATED WITH ONE HAND
8. THE TIMER SHALL NOT REQUIRE PINCHING, TWISTING, OR GRASPING TO OPERATE
9. THE TIMER SHALL NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO OPERATE
10. CONTROLS TO BE MOUNTED BETWEEN 9"-54" AFF

Technical Data

	Natural Gas	Propane
Burner Model:	LIN-E-72	LIN-E-72P
Heat Output:	110,000 BTU/h 40 kW	107,000 BTU/h 31 kW
Clearances to Combustibles:	Above: 72" Below: 0" Sides: 12" Ends: 10"	
Available Finishes:	Powder-coated Steel: Black, White, Graphite or Corten Steel	
Available Accessories:	Tempered Glass Screen	
Burner Certifications & Standards:	US & Canada - ETL ANSI Z21.97 CSA 2.4.1 UK & EU - CE GAR (EU) 2016/426; Switzerland - SVGW	
Installed Weight (Steel; Corten):	up to 350 lbs | 160 kg; up to 475 lbs | 215 kg	
Crated Weight (Steel; Corten):	up to 500 lbs / 225 kg; up to 625 lbs / 285 kg	
Crate Size:	90"x22"x33"h / 230x56x84 cm	
Vessel Material & Weight:	3/16" Corten Steel 340 lbs/155 kg 11 ga Powder-coated Steel 210 lbs/95 kg	

For more information, visit **paloform.com/fire-pits/komodo**

sales@paloform.com | paloform.com

PALOFORM

Komodo 84 - Electronic

SCALE 3/4" = 1' 2019-01-17

3 **FIREPIT**
NOT TO SCALE

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MARCUS PARTNERS

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COMMONWEALTH OF MASSACHUSETTS — MATTHEW O. MUNN — No. 52171 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-708

ORG. DATE - 9/18/2024

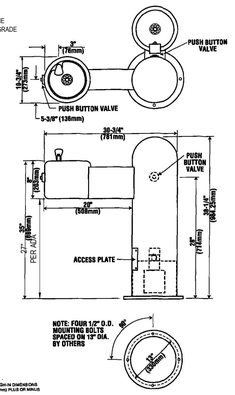
P:\211\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C-----1-LAYOUT L-708 DETAILS

STERN WILLIAMS DIMENSIONAL INFORMATION

MODEL 5400-90

MODEL 5400-90
All-Purpose Drinking Fountain with attached Pet Fountain
Mounting: Surface

NOTE:
INSTALL AT A HEIGHT SO THAT THE BOTTOM OF THE HIGHER FOUNTAIN IS EXACTLY 27" ABOVE FINISH GRADE FOR ADA ACCESSIBILITY

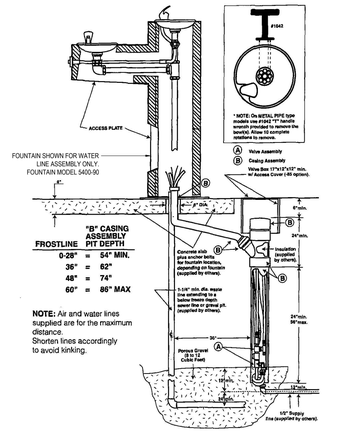


Note: All dimensions subject to manufacturing variance of plus or minus 1/4" (6 MM).

STERN WILLIAMS

STERN-WILLIAMS CO., INC.
P.O. Box 8004, Shawnee Mission, KS 66208 USA • 913-362-5535 • FAX 913-362-8689

MODEL 5400-90

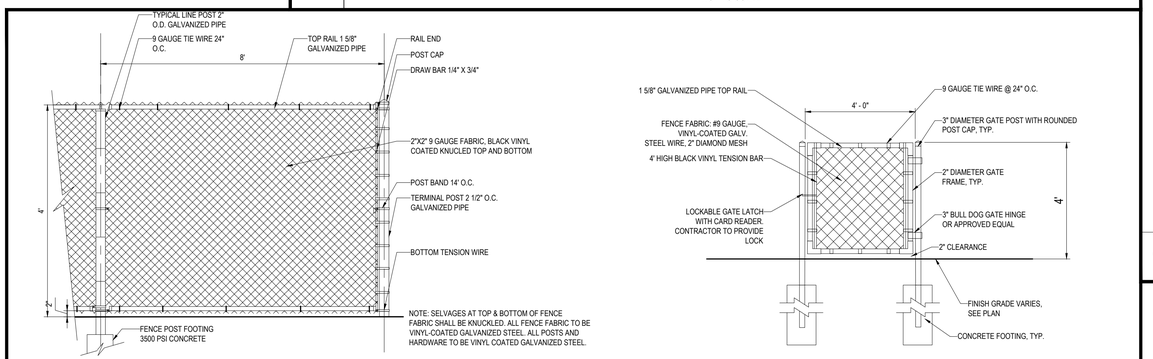


FROSTLINE		PIT DEPTH
0-29"	=	54" MIN.
36"	=	62"
48"	=	74"
60"	=	86" MAX

"B" CASING ASSEMBLY

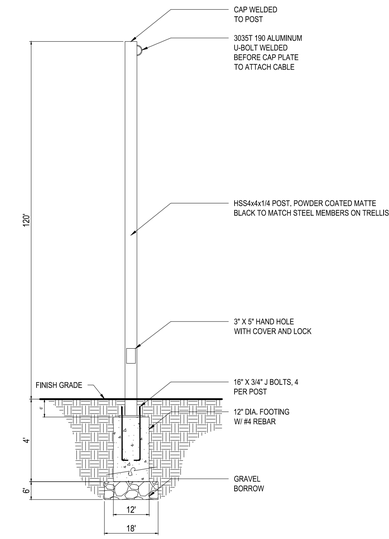
NOTE: Air and water lines supplied are for the maximum distance. Shorten lines accordingly to avoid kinking.

2 **DOG PARK WATER FOUNTAIN**
NOT TO SCALE



NOTE:
SELVAGES AT TOP & BOTTOM OF FENCE FABRIC SHALL BE KNUCKLED.
ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE VINYL-COATED GALVANIZED STEEL AS PER SPEC.
ALL POSTS AND HARDWARE TO BE VINYL-COATED GALVANIZED STEEL AS PER SPEC.
FABRIC SHALL BE INSTALLED ON THE OUTSIDE OF POST.
WIRE FABRIC TO BE BALCK VINYL-COATED FUSION BONDED.
CONTRACTOR TO SUPPLY SHOP DRAWINGS AND SAMPLES OF ALL FENCE COMPONENTS TO BE APPROVED BY OWNER

3 **DOGPARK FENCE**
NOT TO SCALE



NOTES:
GC TO CONFIRM STRAND LIGHT LENGTHS IN FIELD PRIOR TO ORDERING. LIGHT STRANDS ARE TO BE CONTIGUOUS BETWEEN LIGHT POSTS.

COORDINATE WITH ELECTRIC PLANS TO PROVIDE POWER TO STRAND LIGHTS.

1 **STRING LIGHTS ON POLE**
NOT TO SCALE

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	W211244
DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH ,
BRISTOL COUNTY,
MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
MATTHEW O. MUSEUS
NO. 52181
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

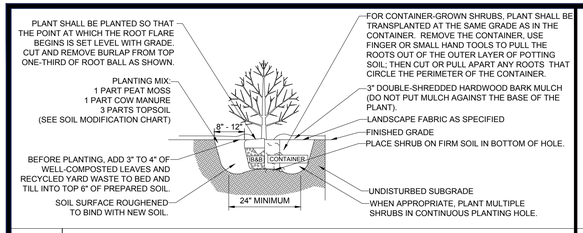
LANDSCAPE DETAILS

SHEET NUMBER:

L-709

ORG. DATE - 9/18/2024

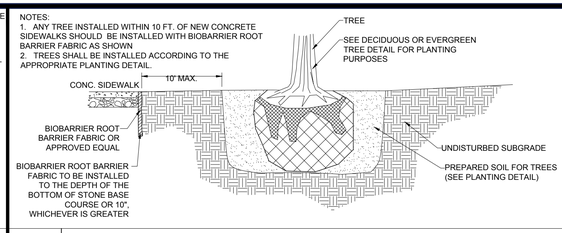
P:\21W\211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C.----=LAYOUT L-709 DETAILS
DT



4 ***SHRUB PLANTING***

NOT TO SCALE

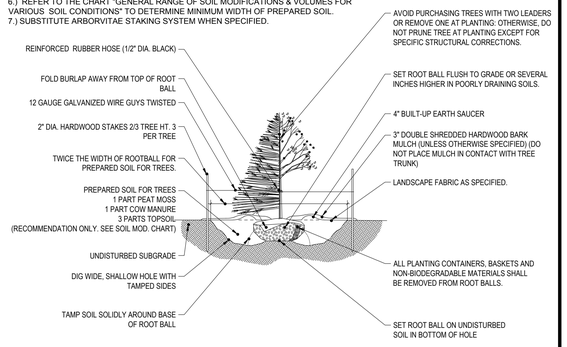
NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.



3 ***BIOBARRIER ROOT BARRIER DETAIL***

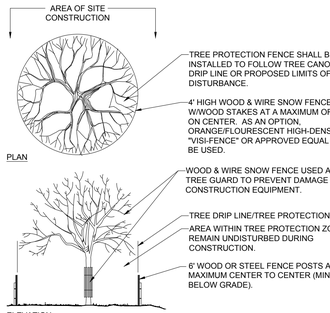
NOT TO SCALE

NOTES:
1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.
7.) SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.



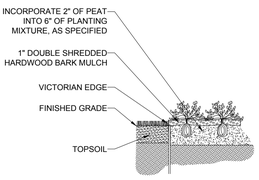
2 ***TREE PLANTING***

NOT TO SCALE



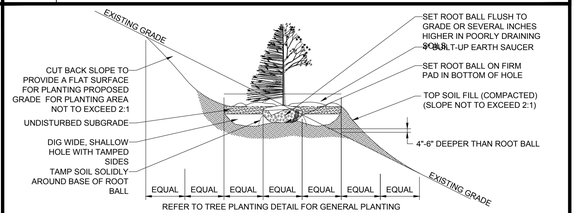
1 ***TREE PROTECTION DURING SITE CONSTRUCTION***

NOT TO SCALE



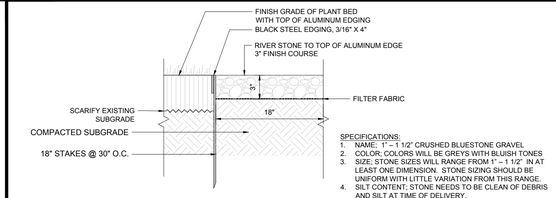
6 ***GROUNDCOVER PLANTING***

NOT TO SCALE



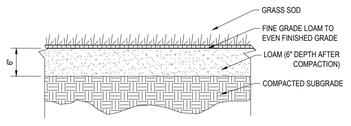
5 ***TREE PLANTING ON SLOPE***

NOT TO SCALE



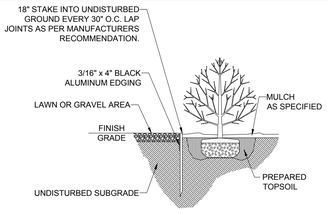
9 ***RIVER STONE STRIP WITH METAL EDGING***

NOT TO SCALE



8 ***SODDED LAWN***

NOT TO SCALE



7 ***BLACK ALUMINUM EDGING***

NOT TO SCALE

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

• PERENNIAL RYEGRASS	1/2 LB/1000 SQ FT
• KENTUCKY BLUEGRASS	1 LB/1000 SQ FT
• RED FESCUE	1/2 LB/1000 SQ FT
• SPREADING FESCUE	1/2 LB/1000 SQ FT
• FERTILIZER (16.32.16)	2 LB/1000 SQ FT
• LIQUID LIME	1 GAL/800 GAL.
• TANK TACKIFIER	35 LB/800 GAL.
• TANK FIBER MULCH	30 LB/1000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS APPROVED BY OWNER.

11 ***HYDROSEED SPECIFICATIONS***

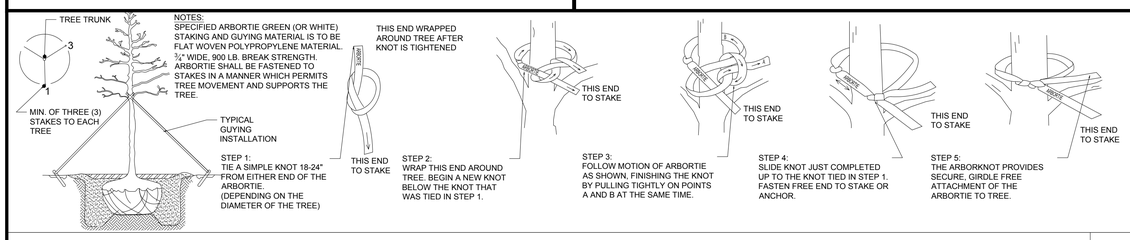
"NATIVE DETENTION AREA MIX" AS PREPARED BY:

ERNST CONSERVATION SEEDS, INC.
8884 MERCER PIKE, MEADVILLE, PA 16335
PHONE: 800-873-3321 / 814-336-2404
EMAIL: SALES@ERNSTSEED.COM
WEBSITE: WWW.ERNSTSEED.COM

APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)

MIX COMPOSITION:
25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
24.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')
22.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
1.0% JUNCUS EFFUSUS (SOFT RUSH)
1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

10 ***BASIN SEED MIX SPECIFICATIONS***



ARBORTIE STAKING DETAIL N.T.S.

APPROVAL BLOCK

TOWN OF NORTH ATTLEBOROUGH BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF NORTH ATTLEBOROUGH, MA.

CHAIR	DATE
VICE CHAIR	DATE
MEMBER	DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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DRAWN BY:	DT
CHECKED BY:	MM
DATE:	9/18/2024
CAD I.D.:	W211244-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

MARCUS PARTNERS

PROPOSED DEVELOPMENT

MAP: 35 LOT: 3
582 KELLEY BOULEVARD,
TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY, MASSACHUSETTS

BOHLER
3 EXECUTIVE PARK DRIVE, FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
MATTHEW J. MANSFIELD
No. 12171
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-710

ORG. DATE - 9/18/2024

P:\21\W211244\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W211244-LSCP-0C-----LAYOUT: L-710 DETAILS
DT

EXHIBIT "A"

TRACT 1: (560 KELLEY BLVD):

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHWESTERLY SIDE OF KELLEY BOULEVARD IN NORTH ATTLEBORO, BRISTOL COUNTY, MASSACHUSETTS, AND BEING SHOWN AS THE LOT MARKED "62,900 SQ. FEET" ON A PLAN ENTITLED "PLAN OF LOT DRAWN FOR INDUSTRIAL PROPERTIES OF NORTH ATTLEBOROUGH" THE W. T. WHALEN ENG. CO., DATED JULY 1968 WHICH PLAN IS FILED WITH SAID BRISTOL NORTHERN DEEDS IN PLAN BOOK 113, PAGE 46, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

NOTE: PLEASE NOTE TRACT 1 DOES NOT HAVE THE BENEFIT OF ANY RIGHT OF WAY OVER THOSE PORTIONS OF THE PROPERTY AT 582 KELLEY BOULEVARD THAT EXTEND TO EITHER KELLEY BOULEVARD OR GEORGE LEVEN DRIVE.

TRACT 2: (582 KELLEY BLVD):

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE SOUTHWESTERLY SIDE OF FRANCIS J. KELLEY BOULEVARD IN THE TOWN OF NORTH ATTLEBOROUGH, COUNTY OF BRISTOL, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID BOULEVARD AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF ATTNA REALTY TRUST; THENCE RUNNING

SOUTHWESTERLY 315 FEET AND SOUTHEASTERLY 200.7 FEET BY LAND NOW OR FORMERLY BY SAID ATTNA REALTY TRUST TO GEORGE LEVEN DRIVE, THENCE RUNNING IN A GENERAL SOUTHWESTERLY DIRECTION BY SAID DRIVE 265.64 FEET TO LAND NOW OR FORMERLY OF TAILORED TOOLS, INC., THENCE RUNNING
NORTHWESTERLY 411.25 FEET; AND
SOUTHWESTERLY 150 FEET BY SAID TAILORED TOOLS, INC., LAND TO A CEMENT BOUND; THENCE RUNNING
SOUTHWESTERLY 319.25 FEET BY SAID LAST MENTIONED LAND TO A CEMENT BOUND; THENCE RUNNING
EASTERLY BY A CURVE WITH A RADIUS OF 20 FEET, STILL BY LAST MENTIONED LAND, 27.85 FEET TO SAID DRIVE; THENCE RUNNING
SOUTHWESTERLY BY SAID DRIVE, 90 FEET MORE OR LESS TO LAND NOW OR FORMERLY OF CAVALLARO; THENCE RUNNING
NORTHERLY BY A CURVE WITH A RADIUS OF 20 FEET, 31.42 FEET AND CONTINUING
NORTHWESTERLY 285 FEET BY SAID CAVALLARO LAND, A CORNER; THENCE RUNNING
SOUTHWESTERLY 395.15 FEET BY SAID CAVALLARO LAND AND LAND NOW OR FORMERLY OF COMPTON TO LAND NOW OR FORMERLY OF WALSH; THENCE RUNNING
NORTHWESTERLY BY SAID WALSH LAND AND LAND NOW OR FORMERLY OF RILEY, 800.46 FEET TO THE PLAINVILLE-NORTH ATTLEBOROUGH LINE; THENCE RUNNING
EASTERLY BY SAID TOWN LINE, 1026.6 FEET TO SAID BOULEVARD; THENCE
SOUTHERLY BY SAID BOULEVARD 267.88 FEET TO LAND NOW OR FORMERLY OF MARIO GEMINIANI; THENCE RUNNING
WESTERLY BY SAID GEMINIANI LAND 350 FEET, SOUTHEASTERLY BY SAID GEMINIANI LAND 450 FEET, AND
EASTERLY BY SAID GEMINIANI LAND, 350 FEET TO THE SOUTHWESTERLY SIDE OF SAID BOULEVARD; THENCE RUNNING
SOUTHEASTERLY BY SAID BOULEVARD, 200.0 FEET TO THE POINT OF BEGINNING.

BE ALL SAID MEASUREMENTS MORE OR LESS OR HOWEVER OTHERWISE THE SAME MAY BE BOUNDED AND DESCRIBED.

EXCEPTING AND EXCLUDING THE FOLLOWING PARCELS OF LAND:

PARCEL A: THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHWESTERLY SIDE OF KELLEY BOULEVARD IN NORTH ATTLEBOROUGH, BRISTOL COUNTY, MASSACHUSETTS, AND BEING SHOWN AT THE LOT MARKED "62,900 SQ. FEET," ON A PLAN ENTITLED "PLAN OF LOT DRAWN FOR INDUSTRIAL PROPERTIES OF NORTH ATTLEBOROUGH" THE W. T. WHALEN ENG. CO., DATED JULY 1968 WHICH PLAN IS FILED WITH BRISTOL NORTHERN DEEDS IN PLAN BOOK 113, PAGE 46 TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. (560 KELLEY BOULEVARD)

PARCEL B: A CERTAIN PARCEL OF LAND IN NORTH ATTLEBOROUGH, BRISTOL COUNTY, MASSACHUSETTS, SITUATED ON THE SOUTHWESTERLY SIDE OF KELLEY BOULEVARD, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE SOUTHWESTERLY LINE OF KELLEY BOULEVARD IN NORTH ATTLEBOROUGH- PLAINVILLE TOWN LINE; THENCE

SOUTHEASTERLY BY KELLEY BOULEVARD 197.88 FEET TO A POINT; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY BY A CURVED LINE HAVING A RADIUS OF 20 FEET, 31.42 FEET TO A POINT, THENCE
SOUTHWESTERLY IN A LINE AT AN ANGLE OF 90° TO THE SOUTHWESTERLY LINE OF KELLEY BOULEVARD, 240 FEET TO A POINT; THENCE NORTHWESTERLY AT AN ANGLE OF 90° TO THE LAST DESCRIBED COURSE 274.42 FEET TO THE PLAINVILLE TOWN LINE; THENCE
EASTERLY BY THE PLAINVILLE TOWN LINE 266.40 FEET TO THE POINT OF BEGINNING.

BE ALL SAID MEASUREMENTS MORE OR LESS OR HOWEVER OTHERWISE THE SAME MAY BE BOUNDED AND DESCRIBED. (BOULEVARD PLAZA CONDOMINIUM/586-588 KELLEY BOULEVARD)

PARCEL C: THAT CERTAIN PARCEL OF LAND IN NORTH ATTLEBOROUGH, BRISTOL COUNTY, MASSACHUSETTS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHWESTERLY SIDE OF GEORGE LEVEN DRIVE AND BEING SHOWN AS LOT 3A ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN NORTH ATTLEBORO, MASS. DRAWN FOR "INEL TRUST #2" AUG. 1979 THE W. T. WHALEN ENG. CO. SCALE 1" = 80", WHICH PLAN IS RECORDED IN P. BK. 186, P. 46 AND TO WHICH REFERENCE MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION OF THE GRANTED PREMISES.

CONTAINING 82,000 SQUARE FEET MORE OR LESS ACCORDING TO SAID PLAN.

PARCEL D: THAT CERTAIN PARCEL OF LAND IN NORTH ATTLEBOROUGH, BRISTOL COUNTY, MASSACHUSETTS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED OFF THE NORTHWESTERLY SIDE OF GEORGE LEVEN DRIVE AND BEING SHOWN AS LOT LABELED "INDUSTRIAL PROPERTIES TO FRANKMAR REALTY" ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN NORTH ATTLEBORO, MASS., DRAWN FOR "INEL TRUST #2" DEC. 1979 THE W. T. WHALEN ENG. CO. SCALE 1" = 80" RECORDED IN PLAN BK. 186 PG. 47 AND TO WHICH REFERENCE MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION OF THE GRANTED PREMISES.

CONTAINING 19,337 SQUARE FEET ACCORDING TO SAID PLAN.

SURVEYOR'S
METES AND BOUNDS DESCRIPTION
MAP 35, LOTS 3, 126, 191, & 215
TOWN OF NORTH ATTLEBOROUGH
BRISTOL COUNTY, MASSACHUSETTS

BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF GEORGE LEVEN DRIVE (PUBLIC - 50' WIDE), SAID POINT BEING A CORNER IN COMMON WITH MAP 35, LOT 163 (N/F M.M.R. REALTY CO., INC.) THENCE RUNNING ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES;

1. SOUTH 56 DEGREES - 31 MINUTES - 04 SECONDS WEST, A DISTANCE OF 42.13 FEET, THENCE;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 13 DEGREES - 00 MINUTES - 59 SECONDS, AN ARC LENGTH OF 107.91 FEET, A CHORD BEARING OF SOUTH 63 DEGREES - 01 MINUTES - 34 SECONDS WEST, AND A CHORD LENGTH OF 107.68 FEET TO A CORNER IN COMMON WITH MAP 35, LOT 3A (N/F GLEN M. & CAROLANN KURKJIAN), THENCE ALONG THE DIVIDING LINE WITH SAID LOT 3A THE FOLLOWING TWO (2) COURSES;
3. NORTH 46 DEGREES - 30 MINUTES - 19 SECONDS WEST, A DISTANCE OF 638.45 FEET, THENCE;
4. SOUTH 49 DEGREES - 52 MINUTES - 31 SECONDS WEST, A DISTANCE OF 312.87 FEET TO A CORNER IN COMMON WITH MAP 35, LOT 218 (N/F 91 GEORGE LEVEN DRIVE, LLC) THE FOLLOWING TWO (2) COURSES;
5. SOUTH 33 DEGREES - 19 MINUTES - 46 SECONDS EAST, A DISTANCE OF 163.60 FEET, THENCE;
6. SOUTH 56 DEGREES - 40 MINUTES - 11 SECONDS WEST, A DISTANCE OF 281.86 FEET, THENCE;
7. ALONG THE DIVIDING LINE WITH MAP 35, LOT 243 (N/F JOHN G. & DAVID M. WALSH), NORTH 32 DEGREES - 18 MINUTES - 12 SECONDS WEST, A DISTANCE OF 686.34 FEET, THENCE;
8. ALONG THE DIVIDING LINE WITH MAP 35, LOT 522 (N/F IANDOLI PROPERTIES, LLC), NORTH 34 DEGREES - 21 MINUTES - 24 SECONDS WEST, A DISTANCE OF 95.25 FEET, THENCE;
9. ALONG THE PLAINVILLE-NORTH ATTLEBOROUGH TOWN LINE, NORTH 62 DEGREES - 35 MINUTES - 55 SECONDS EAST, A DISTANCE OF 773.55 FEET TO A CORNER IN COMMON WITH MAP 35, LOT 191 (N/F BOULEVARD PLAZA CONDOMINIUM), THENCE;
10. CONTINUING ALONG SAID TOWN LINE, NORTH 62 DEGREES - 35 MINUTES - 55 SECONDS EAST, A DISTANCE OF 256.35 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 35, LOT 435 (N/F LANDS OF TOWN OF NORTH ATTLEBOROUGH), THE FOLLOWING FOUR (4) COURSES;
11. SOUTH 40 DEGREES - 10 MINUTES - 39 SECONDS EAST, A DISTANCE OF 200.15 FEET, THENCE;
12. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84 DEGREES - 39 MINUTES - 57 SECONDS, AN ARC LENGTH OF 29.55 FEET, A CHORD BEARING OF SOUTH 07 DEGREES - 46 MINUTES - 45 SECONDS WEST, A CHORD LENGTH OF 26.94 FEET, THENCE;
13. NORTH 49 DEGREES - 49 MINUTES - 21 SECONDS EAST, A DISTANCE OF 10.00 FEET, THENCE;
14. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 00 MINUTES - 42 SECONDS, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF NORTH 04 DEGREES - 49 MINUTES - 00 SECONDS EAST, AND A CHORD LENGTH OF 28.29 FEET TO THE WESTERLY LINE OF KELLEY BOULEVARD (AKA MA ROUTE 152; PUBLIC - 65' WIDE), THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES;
15. SOUTH 40 DEGREES - 10 MINUTES - 39 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A CORNER IN COMMON WITH MAP 35, LOT 126 (N/F MATTHEW P. GEMINIANI) THENCE;
16. SOUTH 40 DEGREES - 10 MINUTES - 39 SECONDS EAST, A DISTANCE OF 430.00 FEET TO A CORNER IN COMMON WITH MAP 35, LOT 215 9N/F LANDS OF INEZ T. CAVALLARO), THENCE;
17. SOUTH 40 DEGREES - 10 MINUTES - 39 SECONDS EAST, A DISTANCE OF 61.50 FEET, THENCE;
18. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,432.50 FEET, A CENTRAL ANGLE OF 03 DEGREES - 17 MINUTES - 10 SECONDS, AN ARC LENGTH OF 139.51 FEET, A CHORD BEARING OF SOUTH 41 DEGREES - 49 MINUTES - 07 SECONDS EAST, A CHORD LENGTH OF 139.49 FEET TO A POINT IN COMMON WITH MAP 35, LOT 163 (N/F LANDS OF M.M.R. REALTY CO., INC.), THENCE DEPARTING SAID WESTERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 163 THE FOLLOWING (2) COURSES;
19. SOUTH 56 DEGREES - 31 MINUTES - 35 SECONDS WEST, A DISTANCE OF 315.04 FEET, THENCE;
20. SOUTH 45 DEGREES - 54 MINUTES - 36 SECONDS EAST, A DISTANCE OF 201.07 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 860,264 SQUARE FEET OR 19.749 ACRES.

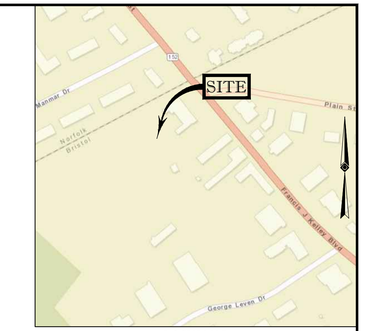
NOTES (CONT'D):

9. THE DELINEATION LINE WAS PLACED IN THE FIELD BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON JANUARY 4, 2022, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JANUARY 12, 2022.
10. PROPERTY HAS DIRECT ACCESS TO KELLEY BOULEVARD & GEORGE LEVEN DRIVE.
11. PARKING COUNT: REGULAR = 258 SPACES
RESERVED = 7 SPACES
TOTAL = 265 SPACES
12. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

TABLE OF SIGNIFICANT OBSERVATIONS

A CONC PAD OVER PROP LINE 2.0'
B ASPHALT CURBING & EDGE OF PAVEMENT OVER PROP LINE 3.1'
C CONC WALL AND PARKING SPACES OVER PROP LINE 7.1' - 7.4'
D PARKING SPACES & EDGE OF PAVEMENT OVER PROP LINE 9.4'

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



LOCUS MAP
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 3, 126, 191 & 215 AS SHOWN ON THE TOWN OF NORTH ATTLEBOROUGH, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 35.
2. AREA: LOT 3 = 595,842 SQUARE FEET OR 13.679 ACRES
LOT 126 = 145,179 SQUARE FEET OR 3.333 ACRES
LOT 191 = 61,551 SQUARE FEET OR 1.413 ACRES
LOT 215 = 57,692 SQUARE FEET OR 1.324 ACRES
TOTAL = 860,264 SQUARE FEET OR 19.749 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURFACE.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. BLC-28586, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

   GENERAL EXCEPTIONS 1 THROUGH 5 & 7 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

   (6) TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF THE ADJACENT STREETS AND WAYS - **PUBLIC WAYS SHOWN HEREON.**

   (8) RIGHTS OF WAY OF RECORD IN THE DEED BY GEORGE C. WILKINS TO MARIO P. GEMINIANI AND HAROLD H. RILEY JR. DATED JULY 31, 1963 AND RECORDED AT BOOK 1427, PAGE 157; AS AFFECTED BY AFFIDAVIT DATED AUGUST 23, 1965 AND RECORDED AT BOOK 1468, PAGE 643 BY FRANK K. WILKINS, THE SON OF GEORGE C. WILKINS, IN WHICH SAID AFFIANT ATTESTS THAT NO RIGHT OF WAY AS REFERRED TO IN THE DEED AT BOOK 1427, PAGE 157 EXISTS - **NO RIGHTS OF WAY EXIST TO PLOT.**

   EXCEPTIONS 9 THROUGH 15 AFFECT TRACT 2 ONLY:

   (9) TERMS AND PROVISIONS OF LEASE BY AND BETWEEN INEZ T. CAVALLARO ET AL, IN THEIR CAPACITY AS TRUSTEES OF THE LIVING TRUST AGREEMENT OF B. ALBERT CAVALLARO DATED DECEMBER 8, 1990, THE LESSOR, AND IBH GOLF, INC., THE LESSEE. A MEMO OF WHICH IS DATED NOVEMBER 21, 1994 AND RECORDED AT BOOK 6957, PAGE 188; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE DATED AUGUST 12, 1999 BY AND AMONG IBH GOLF, INC., JOSEPH IACIOFANO, AND INEZ T. CAVALLARO ET AL, TRUSTEES OF THE LIVING TRUST AGREEMENT OF B. ALBERT CAVALLARO, AND SAID ASSIGNMENT BEING RECORDED AT BOOK 8464, PAGE 228. (LEASE CONTAINS OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL) - **BLANKET IN NATURE; TRACT 2 SHOWN HEREON.**

   (10) TERMS AND PROVISIONS OF LEASE BY AND BETWEEN INEZ T. CAVALLARO, INDIVIDUALLY, MARIO P. GEMINIANI, AND INEZ T. CAVALLARO ET AL, TRUSTEES OF THE LIVING TRUST AGREEMENT OF B. ALBERT CAVALLARO DATED DECEMBER 8, 1990, THE LESSOR, AND JOSEPH P. IACIOFANO, THE LESSEE, A MEMORANDUM OF WHICH IS DATED AUGUST 12, 1999 AND RECORDED AT BOOK 8464, PAGE 231 - **BLANKET IN NATURE; TRACT 2 SHOWN HEREON.**

   (11) TERMS AND PROVISIONS OF LEASE BY AND BETWEEN INEZ T. CAVALLARO, MARIO P. GEMINIANI, AND INEZ T. CAVALLARO ET AL, TRUSTEES OF THE LIVING TRUST OF B. ALBERT CAVALLARO DATED DECEMBER 8, 1990, THE LESSOR, AND ROBERT J. FELDMAN, JR., THE LESSEE, A MEMORANDUM OF WHICH IS DATED FEBRUARY 28, 2002 AND RECORDED AT BOOK 10520, PAGE 89 - **BLANKET IN NATURE; TRACT 2 SHOWN HEREON.**

   (12) ZONING DECISION, ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEAL DATED NOVEMBER 9, 1979, NOTICE OF WHICH IS RECORDED IN BOOK 2050, PAGE 338 - **NON LOCUS; APPROVAL FOR ZONING VARIANCE; NOT PLOTTABLE.**

   (13) ZONING DECISION, ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEAL DATED APRIL 18, 1995, NOTICE OF WHICH IS RECORDED IN BOOK 6360, PAGE 34 - **USE REGULATION VARIANCE APPROVAL; NOT PLOTTABLE.**

   (14) ZONING DECISION, ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEAL DATED OCTOBER 17, 1995, NOTICE OF WHICH IS RECORDED IN BOOK 6548, PAGE 158 - **USE REGULATION VARIANCE APPROVAL TO CONSTRUCT MINIATURE GOLF COURSE & BATTING CAGES; SHOWN HEREON.**

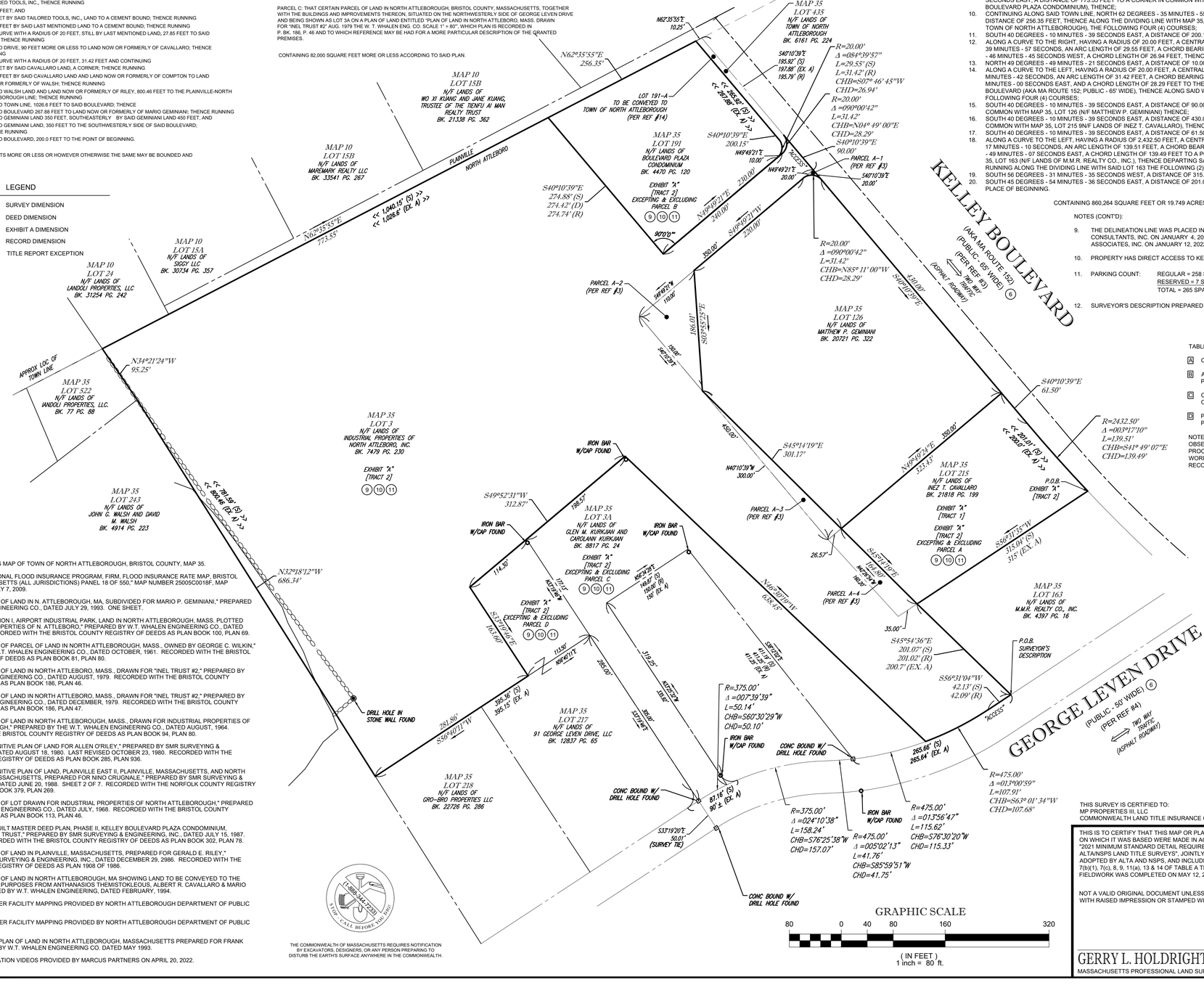
   (15) ZONING DECISION, SPECIAL PERMIT, ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD DATED FEBRUARY 15, 1996, NOTICE OF WHICH IS RECORDED IN BOOK 6678, PAGE 87 - **USE REGULATION VARIANCE APPROVAL TO CONSTRUCT MINIATURE GOLF COURSE & BATTING CAGES; SHOWN HEREON.**
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

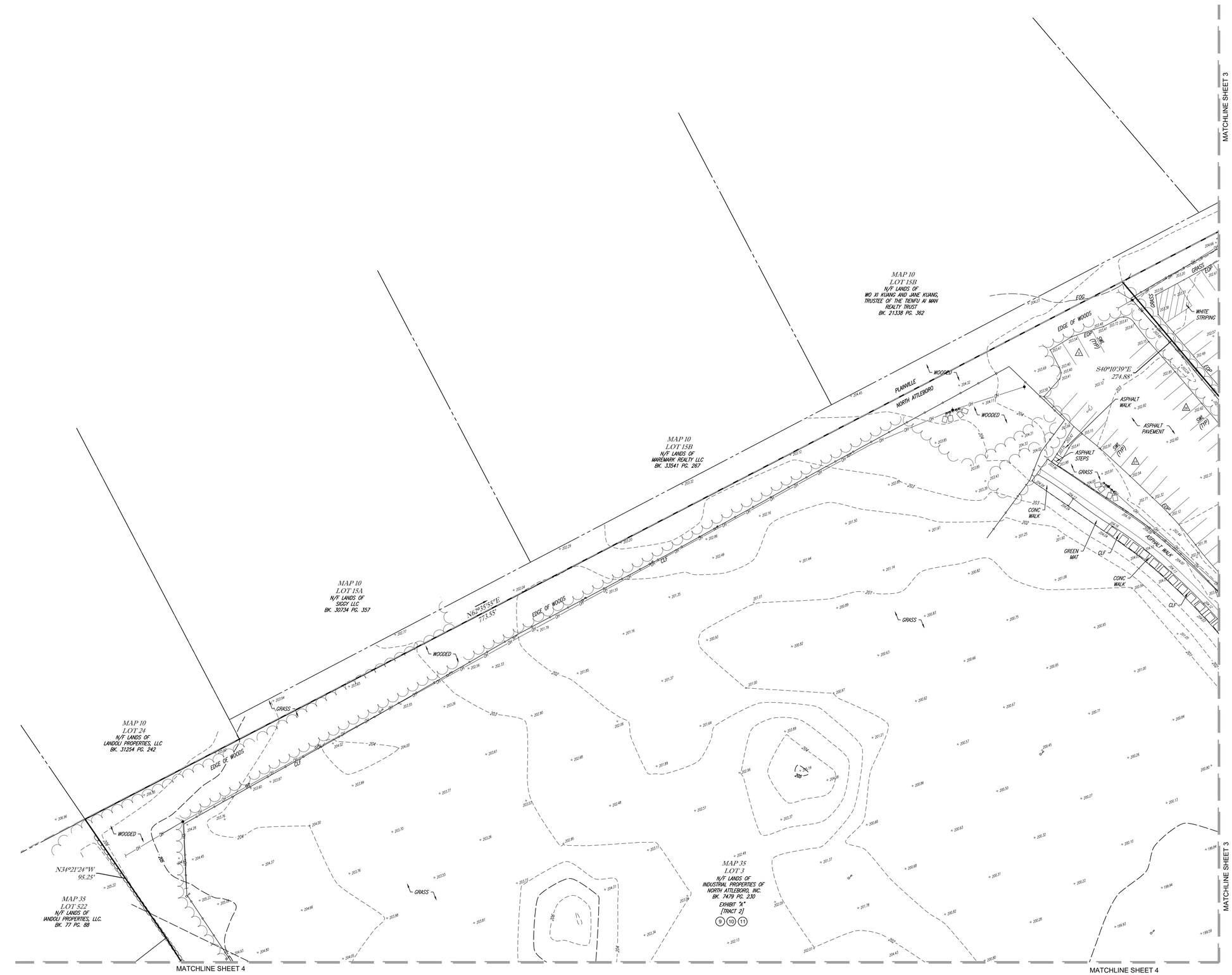
REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF NORTH ATTLEBOROUGH, BRISTOL COUNTY, MAP 35.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 18 OF 550," MAP NUMBER 25005C0018F, MAP EFFECTIVE DATE: JULY 7, 2009.
3. MAP ENTITLED "PLAN OF LAND IN N. ATTLEBOROUGH, MA, SUBDIVIDED FOR MARIO P. GEMINIANI," PREPARED BY W.T. WHALEN ENGINEERING CO., DATED JULY 29, 1993. ONE SHEET.
4. MAP ENTITLED "SECTION I, AIRPORT INDUSTRIAL PARK, LAND IN NORTH ATTLEBOROUGH, MASS. PLOTTED FOR INDUSTRIAL PROPERTIES OF N. ATTLEBORO, PREPARED BY W.T. WHALEN ENGINEERING CO., DATED OCTOBER, 1964. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 100, PLAN 69.
5. MAP ENTITLED "PLAN OF PARCEL OF LAND IN NORTH ATTLEBOROUGH, MASS., OWNED BY GEORGE C. WILKIN," PREPARED BY THE W.T. WHALEN ENGINEERING CO., DATED OCTOBER, 1961. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 81, PLAN 80.
6. MAP ENTITLED "PLAN OF LAND IN NORTH ATTLEBORO, MASS., DRAWN FOR "INEL TRUST #2," PREPARED BY THE W.T. WHALEN ENGINEERING CO., DATED AUGUST, 1979. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 186, PLAN 46.
7. MAP ENTITLED "PLAN OF LAND IN NORTH ATTLEBORO, MASS., DRAWN FOR "INEL TRUST #2," PREPARED BY THE W.T. WHALEN ENGINEERING CO., DATED DECEMBER, 1979. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 186, PLAN 47.
8. MAP ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MASS., DRAWN FOR INDUSTRIAL PROPERTIES OF NORTH ATTLEBOROUGH," PREPARED BY THE W.T. WHALEN ENGINEERING CO., DATED AUGUST, 1964. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 94, PLAN 80.
9. MAP ENTITLED "DEFINITIVE PLAN OF LAND FOR ALLEN O'RILEY," PREPARED BY SMR SURVEYING & ENGINEERING CO., DATED AUGUST 18, 1980. LAST REVISED OCTOBER 23, 1980. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 285, PLAN 936.
10. MAP ENTITLED "DEFINITIVE PLAN OF LAND, PLAINVILLE EAST II, PLAINVILLE, MASSACHUSETTS, AND NORTH ATTLEBOROUGH, MASSACHUSETTS, PREPARED FOR NINO CRUGNALE," PREPARED BY SMR SURVEYING & ENGINEERING, INC., DATED JUNE 20, 1988. SHEET 2 OF 7. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 379, PLAN 269.
11. MAP ENTITLED "PLAN OF LOT DRAWN FOR INDUSTRIAL PROPERTIES OF NORTH ATTLEBOROUGH," PREPARED BY THE W.T. WHALEN ENGINEERING CO., DATED JULY, 1968. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 113, PLAN 46.
12. MAP ENTITLED "AS-BUILT MASTER DEED PLAN, PHASE II, KELLEY BOULEVARD PLAZA CONDOMINIUM, PREPARED FOR: INEL TRUST," PREPARED BY SMR SURVEYING & ENGINEERING, INC., DATED JULY 15, 1987. SHEET 1 OF 2. RECORDED WITH THE BRISTOL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 302, PLAN 78.
13. MAP ENTITLED "PLAN OF LAND IN PLAINVILLE, MASSACHUSETTS, PREPARED FOR GERALD E. RILEY," PREPARED BY SMR SURVEYING & ENGINEERING, INC., DATED DECEMBER 29, 2986. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 1908 OF 1986.
14. MAP ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MA SHOWING LAND TO BE CONVEYED TO THE TOWN FOR HIGHWAY PURPOSES FROM ANTHANASIOS THEMISTOKLEOUS, ALBERT R. CAVALLARO & MARIO GEMINIANI," PREPARED BY W.T. WHALEN ENGINEERING, DATED FEBRUARY, 1994.
15. UNDERGROUND WATER FACILITY MAPPING PROVIDED BY NORTH ATTLEBOROUGH DEPARTMENT OF PUBLIC WORKS.
16. UNDERGROUND SEWER FACILITY MAPPING PROVIDED BY NORTH ATTLEBOROUGH DEPARTMENT OF PUBLIC WORKS.
17. MAP ENTITLED "SITE PLAN OF LAND IN NORTH ATTLEBOROUGH, MASSACHUSETTS PREPARED FOR FRANK STASIO," PREPARED BY W.T. WHALEN ENGINEERING CO. DATED MAY 1993.
18. DRAINAGE INVESTIGATION VIDEOS PROVIDED BY MARCUS PARTNERS ON APRIL 20, 2022.

LEGEND

(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
(EX. A)	EXHIBIT A DIMENSION
(R)	RECORD DIMENSION
(10)	TITLE REPORT EXCEPTION


MAP 10 LOT 15B N/F LANDS OF WO XI KUANG AND JANE KUANG, TRUSTEE OF THE TIENFU AI MAN REALTY TRUST BK. 21338 PG. 362
MAP 10 LOT 15B N/F LANDS OF MAREMARK REALTY LLC BK. 33541 PG. 267
MAP 10 LOT 15A N/F LANDS OF SIGGY LLC BK. 30734 PG. 357
MAP 10 LOT 24 N/F LANDS OF IANDOLI PROPERTIES, LLC BK. 31254 PG. 242
MAP 35 LOT 522 N/F LANDS OF IANDOLI PROPERTIES, LLC. BK. 77 PG. 88
MAP 35 LOT 243 N/F LANDS OF JOHN G. WALSH AND DAVID M. WALSH BK. 4914 PG. 223
MAP 35 LOT 3 N/F LANDS OF INDUSTRIAL PROPERTIES OF NORTH ATTLEBORO, INC. BK. 7479 PG. 230
MAP 35 LOT 3A N/F LANDS OF GLEN M. KURKJIAN AND CAROLANN KURKJIAN BK. 8817 PG. 24
MAP 35 LOT 217 N/F LANDS OF 91 GEORGE LEVEN DRIVE, LLC BK. 12837 PG. 65
MAP 35 LOT 218 N/F LANDS OF GRO-BRO PROPERTIES LLC BK. 22726 PG. 286
MAP 35 LOT 435 N/F LANDS OF TOWN OF NORTH ATTLEBOROUGH BK. 6161 PG. 224
MAP 35 LOT 191 N/F LANDS OF BOULEVARD PLAZA CONDOMINIUM BK. 4470 PG. 120
MAP 35 LOT 126 N/F LANDS OF MATTHEW P. GEMINIANI BK. 20721 PG. 322
MAP 35 LOT 215 N/F LANDS OF INEZ T. CAVALLARO BK. 21818 PG. 199
MAP 35 LOT 163 N/F LANDS OF M.M.R. REALTY CO., INC. BK. 4397 PG. 16
LOT 191-A TO BE CONVEYED TO TOWN OF NORTH ATTLEBOROUGH (PER REF #14)
EXHIBIT "A" [TRACT 2] EXCEPTING & EXCLUDING PARCEL B
EXHIBIT "A" [TRACT 2] EXCEPTING & EXCLUDING PARCEL C
EXHIBIT "A" [TRACT 2] EXCEPTING & EXCLUDING PARCEL D
EXHIBIT "A" [TRACT 1]
EXHIBIT "A" [TRACT 2] EXCEPTING & EXCLUDING PARCEL A
PARCEL A-1 (PER REF #3)
PARCEL A-2 (PER REF #3)
PARCEL A-3 (PER REF #3)
PARCEL A-4 (PER REF #3)
P.O.B. EXHIBIT "A" [TRACT 2]
P.O.B. SURVEYOR'S DESCRIPTION
KELLEY BOULEVARD (AKA MA ROUTE 152) (PUBLIC - 65' WIDE) (6)
(PER REF #3)
TWO WAY TRAFFIC (ASPHALT ROADWAY)
GEORGE LEVEN DRIVE (PUBLIC - 50' WIDE) (6)
(PER REF #4)
TWO WAY TRAFFIC (ASPHALT ROADWAY)
"ACCESS"
PLAINVILLE
NORTH ATTLEBORO
DRILL HOLE IN STONE WALL FOUND
IRON BAR W/CAP FOUND
CONC BOUND W/ DRILL HOLE FOUND
N62°35'55"E 256.35'
N62°35'55"E 773.55'
N32°18'12"W 686.34'
N34°21'24"W 95.25'
S49°52'31"W 312.87'
S40°10'39"E 274.88' (S) 274.42' (D) 274.74' (R)
S40°10'39"E 200.15'
S40°10'39"E 90.00'
S40°10'39"E 61.50'
S40°10'39"E 430.00'
S40°10'39"E 220.00'
S40°10'39"E 150.00'
S40°10'39"E 185.01'
S40°10'39"E 180.91'
S40°10'39"E 50.01' (SURVEY TIE)
S45°14'19"E 301.17'
S45°54'36"E 201.07' (S) 201.02' (R) 200.7' (EX. A)
N49°49'21"E 10.00'
N49°49'21"E 20.00'
N49°49'21"E 240.00'
N49°49'21"E 123.43'
N40°10'39"W 300.00'
N40°10'39"W 185.01'
N40°10'39"W 180.91'
N40°10'39"W 50.01'
N62°35'55"E 10.25'
N62°35'55"E 1026.6' (S) << 1,040.15' (S) >> << 1,026.6' (EX. A) >>
N62°35'55"E 266.40' (S) << 266.40' (EX. A) >>
N62°35'55"E 265.64' (S) << 265.64' (EX. A) >>
N62°35'55"E 411.25' (S) 411.



LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× G 122.95	EXISTING GUTTER ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
	HYDRANT
WV	WATER VALVE
OH	OVERHEAD WIRES
S	APPROX. LOC. UNDERGROUND SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
Qd	QUALITY LEVEL D
UP	UTILITY POLE
GW	GUY WIRE
	AREA LIGHT
	SIGN
P○	POST
CLF	CHAIN LINK FENCE
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
S SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
10	PARKING SPACE COUNT
SWL	SOLID WHITE LINE
NVP	NO VISIBLE PIPE
PVC	POLYVINYL CHLORIDE PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
FWD	FILLED WITH DEBRIS
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
(EX. A)	EXHIBIT A DIMENSION
(R)	RECORD DIMENSION
(10)	TITLE REPORT EXCEPTION
1	DELINEATION FLAG

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - NAD83

SEE SHEET 1 OF 5 FOR OVERALL BOUNDARY, NOTES, REFERENCES & TITLE MATERIALS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THIS SURVEY IS CERTIFIED TO:
MP PROPERTIES III, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 12, 2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-21-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	1-12-2022 5-12-2022
FIELD BOOK NO.	21-13 MA 22-04 MA
FIELD BOOK PG.	21 45
FIELD CREW	J.D.O. J.D.O.
DRAWN:	M.R.D.

ALTA/NSPS LAND TITLE SURVEY
MP PROPERTIES III, LLC
582-856 KELLEY BOULEVARD
MAP 35, LOTS 3, 126, 191 & 215
TOWN OF NORTH ATTLEBOROUGH, BRISTOL COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	1-25-2022	1"=30'	03-210546-00	2 OF 5

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	LOTS 126, 191 & 215 ADDED TO SURVEY	J.D.O.	R.J.K.	G.L.H.	6-21-2022

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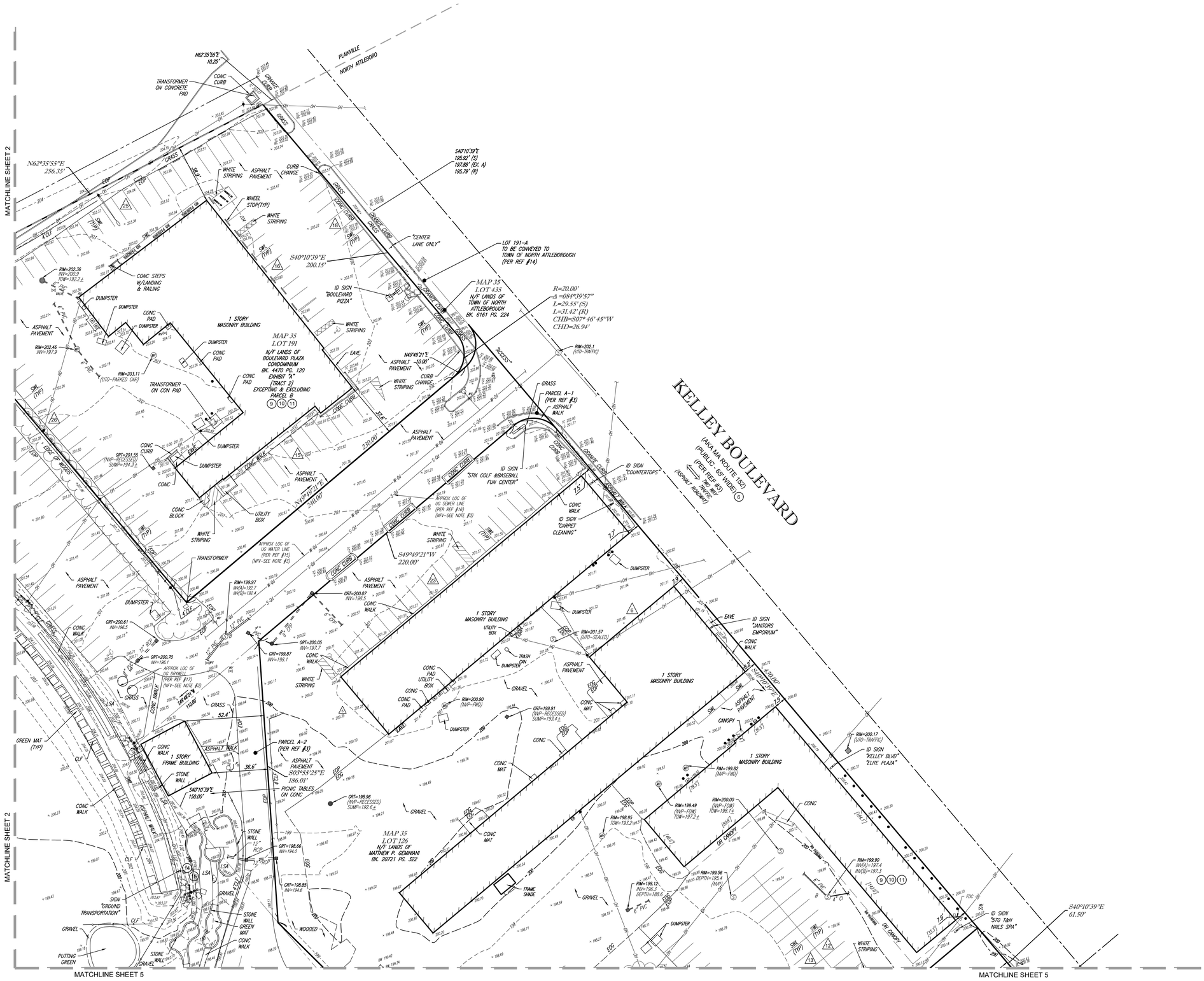
KELLEY BOULEVARD
(AKA MA ROUTE 152)
(PUBLIC - 66' WIDE) (6)
(PER REF #2)
TWO WAY
(ASPHALT ROADWAY)
PLAINVILLE
NORTH ATTLEBORO
MATCHLINE SHEET 2
MATCHLINE SHEET 5
MATCHLINE SHEET 5
N62°35'55"E 256.35'
N62°35'55"E 10.25'
S40°10'39"E 200.15'
S40°10'39"E 195.92' (S) 197.88' (EX. A) 195.79' (R)
S40°10'39"E 150.00'
S40°10'39"E 180.00'
S40°10'39"E 220.00'
S40°10'39"E 61.50'
N49°49'21"E 340.00'
N49°49'21"E 10.00'
S49°49'21"W 340.00'
S49°49'21"W 220.00'
S03°55'25"E 186.01'
S40°10'39"E 230.00'
R=20.00'
Δ=084°39'57"
L=29.55' (S)
L=31.42' (R)
CHB=S07° 46' 45"W
CHD=26.94'
LOT 191-A TO BE CONVEYED TO TOWN OF NORTH ATTLEBOROUGH (PER REF #14)
"CENTER LANE ONLY"
MAP 35 LOT 435 N/F LANDS OF TOWN OF NORTH ATTLEBOROUGH BK. 6161 PG. 224
MAP 35 LOT 191 N/F LANDS OF BOULEVARD PLAZA CONDOMINIUM BK. 4470 PG. 120 EXHIBIT "A" [TRACT 2] EXCEPTING & EXCLUDING PARCEL B
MAP 35 LOT 126 N/F LANDS OF MATTHEW P. GEMINANI BK. 20721 PG. 322
PARCEL A-1 (PER REF #3)
PARCEL A-2 (PER REF #3)
1 STORY MASONRY BUILDING
1 STORY FRAME BUILDING
"STIX GOLF &BASEBALL FUN CENTER"
"CARPET CLEANING"
"JANITORS EMPORIUM"
"KELLEY BLVD" "ELITE PLAZA"
"570 TAH NAILS SPA"
"COUNTERTOPS"
"BOULEVARD PIZZA"
"GROUND TRANSPORTATION"
PUTTING GREEN
GREEN MAT (TYP)
PICNIC TABLES ON CONC
CANOPY
OH CANOPY
FRAME SHADE
APPROX LOC OF UG SEWER LINE (PER REF #16) (NFV-SEE NOTE #3)
APPROX LOC OF UG WATER LINE (PER REF #15) (NFV-SEE NOTE #3)
APPROX LOC OF UG DRYWELL (PER REF #17) (NFV-SEE NOTE #3)
RIM=202.36 INV=200.9 TOW=192.2±
RIM=202.46 INV=197.9
RIM=203.11 (UTO-PARKED CAR)
RIM=202.1 (UTO-706913C)
RIM=200.17 (UTO-706913C)
RIM=201.57 (UTO-SEALED)
GRT=201.55 (NVF-RECESSED) SUMP=194.7±
GRT=200.61 INV=196.5
GRT=200.70 INV=196.1
GRT=200.07 INV=198.5
GRT=200.05 INV=197.7
GRT=199.87 INV=198.1
GRT=199.91 (NVF-RECESSED) SUMP=193.4±
GRT=198.96 (NVF-RECESSED) SUMP=192.6±
GRT=198.66 INV=194.0
GRT=198.85 INV=194.6
RIM=199.97 INV(A)=192.7 INV(B)=192.4
RIM=200.90 (NVF-TWO)
RIM=199.83 (NVF-TWO)
RIM=199.49 (NVF-TOW) TOW=197.2±
RIM=200.00 (NVF-TOW) TOW=198.1±
RIM=198.95 TOW=193.2±
RIM=198.12 INV=196.7 DEPTH=188.6
RIM=199.56 INV=195.4 (NVF)
RIM=199.90 INV(A)=197.4 INV(B)=197.3
CONC CURB
GRANITE CURB
CONC WALK
ASPHALT WALK
ASPHALT PAVEMENT
CURB CHANGE
WHITE STRIPING
WHEEL STOP(TYP)
SOLID WHITE LINE
CONC STEPS W/LANDING & RAILING
DUMPSTER
CONC PAD
TRANSFORMER ON CONCRETE PAD
TRANSFORMER ON CON PAD
TRANSFORMER
CONC BLOCK
UTILITY BOX
STONE WALL
STONE WALL (GRAVEL)
CONC MAT
CONC PAD UTILITY BOX
TRASH CAN
GRAVEL
GRASS
WOODED
LSA
EOP
EOC
EAVE
OH
SWL (TYP)
(TYP)
12" RCP
6" PVC
4" D
(10.7')
(16.5')
(16.6')
(10.4')
(10.0')
(8.5')
(11.5')
(10.2')
(16.4')
(16.7')
(18.0')
(18.1')
(18.2')
(18.3')
(18.4')
(18.5')
(18.6')
(18.7')
(18.8')
(18.9')
(19.0')
(19.1')
(19.2')
(19.3')
(19.4')
(19.5')
(19.6')
(19.7')
(19.8')
(19.9')
(20.0')
(20.1')
(20.2')
(20.3')
(20.4')
(20.5')
(20.6')
(20.7')
(20.8')
(20.9')
(21.0')
(21.1')
(21.2')
(21.3')
(21.4')
(21.5')
(21.6')
(21.7')
(21.8')
(21.9')

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× G 122.95	EXISTING GUTTER ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
HY	HYDRANT
WV	WATER VALVE
OH	OVERHEAD WIRES
S	APPROX. LOC. UNDERGROUND SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
Qd	QUALITY LEVEL D
UP	UTILITY POLE
GW	GUY WIRE
	AREA LIGHT
	SIGN
P○	POST
CLF	CHAIN LINK FENCE
EDC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
S SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
10	PARKING SPACE COUNT
SWL	SOLID WHITE LINE
NVP	NO VISIBLE PIPE
PVC	POLYVINYL CHLORIDE PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
FWD	FILLED WITH DEBRIS
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
(EX. A)	EXHIBIT A DIMENSION
(R)	RECORD DIMENSION
(10)	TITLE REPORT EXCEPTION
△	DELINEATION FLAG

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - NAD83

SEE SHEET 1 OF 5 FOR OVERALL BOUNDARY, NOTES, REFERENCES & TITLE MATERIALS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THIS SURVEY IS CERTIFIED TO:
MP PROPERTIES III, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 12, 2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-21-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE:	1-12-2022 5-12-2022
FIELD BOOK NO.	21-13 MA 22-04 MA
FIELD BOOK PG.	21 45
FIELD CREW	J.D.O. J.D.O.
DRAWN:	M.R.D.

ALTA/NSPS LAND TITLE SURVEY

MP PROPERTIES III, LLC

582-856 KELLEY BOULEVARD
MAP 35, LOTS 3, 126, 191 & 215
TOWN OF NORTH ATTLEBOROUGH, BRISTOL COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE
1	LOTS 126, 191 & 215 ADDED TO SURVEY	J.D.O.	R.J.K.	G.L.H.	6-21-2022

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	1-25-2022	1"=30'	03-210546-00	4 OF 5

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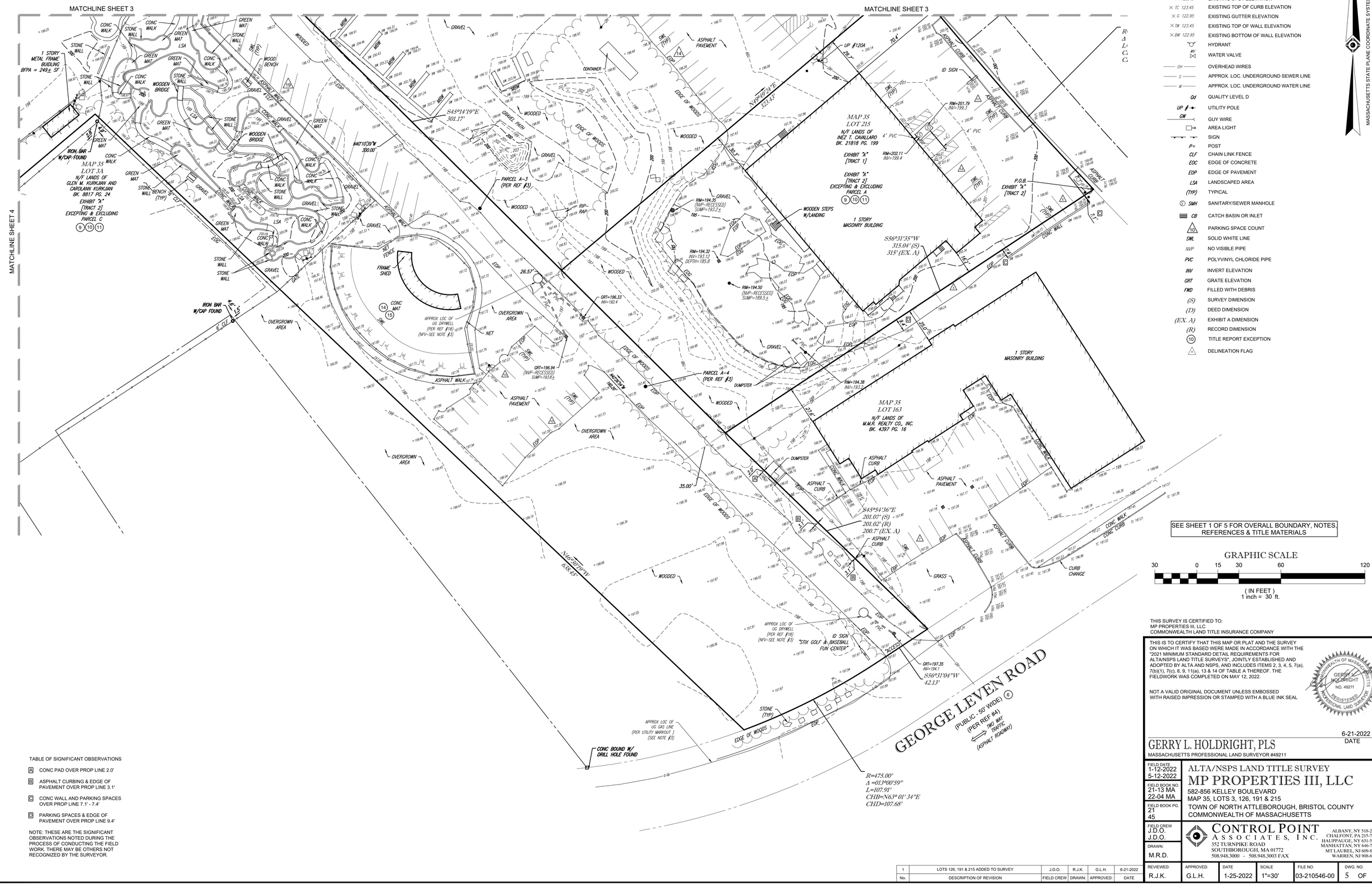

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(EX. A)	EXHIBIT A DIMENSION
(R)	RECORD DIMENSION
10	TITLE REPORT EXCEPTION
A	DELINEATION FLAG

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - NAD83

TABLE OF SIGNIFICANT OBSERVATIONS

- [A] CONC PAD OVER PROP LINE 2.0'
- [B] ASPHALT CURBING & EDGE OF PAVEMENT OVER PROP LINE 3.1'
- [C] CONC WALL AND PARKING SPACES OVER PROP LINE 7.1' - 7.4'
- [D] PARKING SPACES & EDGE OF PAVEMENT OVER PROP LINE 9.4'

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

SEE SHEET 1 OF 5 FOR OVERALL BOUNDARY, NOTES, REFERENCES & TITLE MATERIALS

GRAPHIC SCALE

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NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-21-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE
1-12-2022
5-12-2022

FIELD BOOK NO.
21-13 MA
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FIELD BOOK PG.
21
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FIELD CREW
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REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	1-25-2022	1"=30'	03-210546-00	5 OF 5

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