



352 TURNPIKE ROAD
SUITE 105
SOUTHBOROUGH, MA 01772
508.485.0755
whitestoneassoc.com

September 18, 2024

via email

MCP 582 KELLEY, LLC
3401 Columbia Pike
Suite 410
Arlington, Virginia 22204

Attention: Ms. Caitlin Walker
Senior Development Manager

**Regarding: STRUCTURAL SOIL DESIGN REGULATIONS
PROPOSED RESIDENTIAL DEVELOPMENT
582 KELLEY BOULEVARD
NORTH ATTLEBOROUGH, BRISTOL COUNTY, MASSACHUSETTS
WHITESTONE PROJECT NO.: GM2118635.002**

Dear Ms. Walker:

Whitestone Associates, Inc. (Whitestone) is pleased to present this letter discussing interpretation of existing design regulation language prepared by the Town of North Attleborough. Whitestone has previously completed a comprehensive stormwater management area evaluation and geotechnical investigation in support of development at the above-referenced site.

The approximately 18-acre subject property is located at 582 Kelley Boulevard in North Attleborough, Bristol County, Massachusetts. The site is proposed for redevelopment that will include construction of approximately 300 residential units, including three multi-story apartment buildings with footprints ranging from approximately 24,210 square feet to 31,025 square feet, a pool, associated paved parking and landscaped areas.

Whitestone understands that language in the town's design regulations define structural soil as the following:

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.

Whitestone considers that this language is an unintentional blend of the definitions for pavement base/subbase and landscape fill. Pavement base and subbase would be defined as a specialized soil mix that supports asphaltic pavement and should be used under paved parking areas. This is different from a landscape fill that could be defined as soil that supports the growth of tree roots and other vegetation.

Whitestone appreciates the opportunity to be of continuing service to MCP 582 Kelley, LLC. Please contact us with any questions regarding this letter.

Sincerely,

WHITESTONE ASSOCIATES, INC.


Jason R. Landry
Senior Project Manager


Ryan R. Roy, P.E.
Vice President

JRL/lc N:\Job Folders\2021\2118635GM\Reports and Submittals\Marcus Residential N Attleboro MA GM 2118635.002 Pavement Soil Letter 09-18-24.docx

Office Locations:

NEW JERSEY

PENNSYLVANIA

MASSACHUSETTS

CONNECTICUT

FLORIDA

NEW HAMPSHIRE

NEW YORK