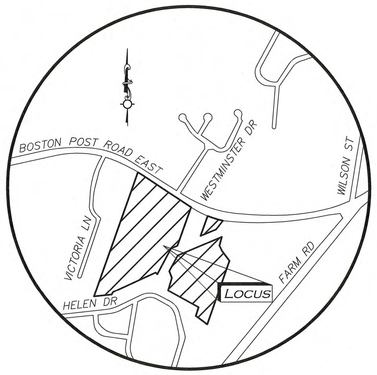
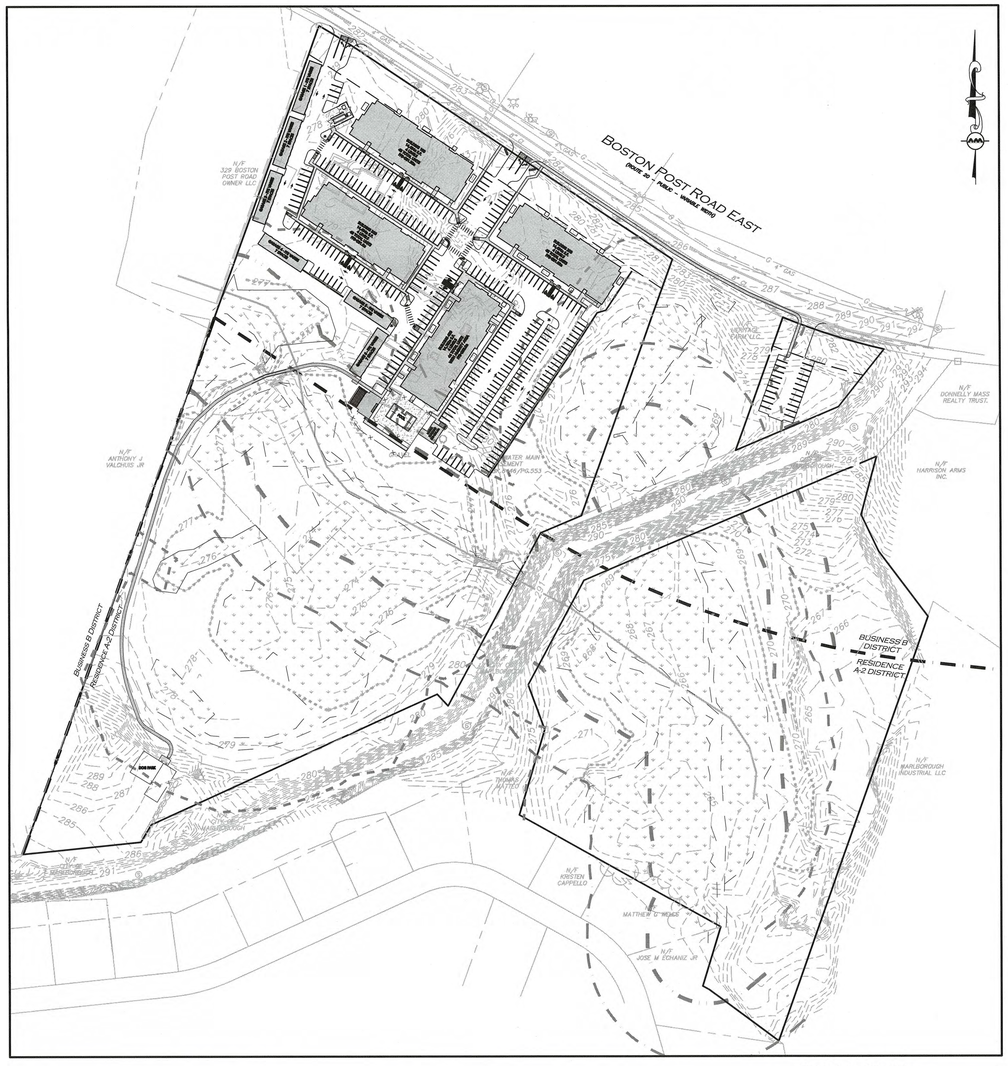
SITE DEVELOPMENT PLANS FOR
VOLARIS MARLBOROUGH
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA



LOCUS MAP
NOT TO SCALE



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
CIVIL DRAWINGS			
EXISTING CONDITIONS PLAN FOR ANRAD	V-100	01-27-2020	———
ABBREVIATIONS AND NOTES	C-001	12-20-2019	05-18-2020
LOCUS PLAN	C-100	12-20-2019	05-18-2020
EROSION CONTROL PLAN	C-102A	12-20-2019	05-18-2020
EROSION CONTROL PLAN	C-102B	12-20-2019	05-18-2020
SITE PREPARATION & DEMOLITION PLAN	C-103A	12-20-2019	05-18-2020
SITE PREPARATION & DEMOLITION PLAN	C-103B	12-20-2019	05-18-2020
LAYOUT & MATERIALS PLAN	C-104A	12-20-2019	05-18-2020
LANDSCAPE COVERAGE PLAN	C-104B	02-06-2020	05-18-2020
LOT COVERAGE PLAN	C-104C	02-06-2020	05-18-2020
GRADING PLAN	C-105A	12-20-2019	05-18-2020
GRADING PLAN	C-105B	12-20-2019	05-18-2020
DRAINAGE PLAN	C-106A	12-20-2019	05-18-2020
DRAINAGE PLAN	C-106B	12-20-2019	05-18-2020
UTILITIES PLAN	C-107	12-20-2019	05-18-2020
FIRE TRUCK TURNING PLAN	C-108	12-20-2019	05-18-2020
CIVIL DETAILS	C-501	12-20-2019	05-18-2020
CIVIL DETAILS	C-502	12-20-2019	05-18-2020
CIVIL DETAILS	C-503	12-20-2019	05-18-2020
CIVIL DETAILS	C-504	12-20-2019	05-18-2020
CIVIL DETAILS	C-505	12-20-2019	05-18-2020
LANDSCAPE & HARDSCAPE DRAWINGS			
LANDSCAPE PLAN	L-101	12-20-2019	05-18-2020
LANDSCAPE PLAN	L-102	12-20-2019	05-18-2020
HARDSCAPE PLAN	L-103	12-20-2019	05-18-2020
HARDSCAPE & FURNISHINGS PLAN	L-104	12-20-2019	05-18-2020
CONCEPTUAL LOCATION PLAN OF REPLICATION AREAS	L-201	02-20-2020	05-18-2020
LANDSCAPE DETAILS	L-501	12-20-2019	05-18-2020
HARDSCAPE DETAILS	L-502	12-20-2019	05-18-2020
HARDSCAPE DETAILS	L-503	12-20-2019	05-18-2020

APPLICANT:

WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902
203.210.2700

LAND SURVEYOR, SITE ENGINEER
LANDSCAPE ARCHITECT:

ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.935.6889

ARCHITECT:

PHILLIPS ARCHITECTURE
5901 PEACHTREE DUNWOODY ROAD, SUITE A450
ATLANTA, GA 30328.
770.394.1616

MECHANICAL, ELECTRICAL AND PLUMBING CONSULTANT:

ENGR3 CONSULTING ENGINEERS
100 NORTH POINT CENTER EAST, SUITE 200
ALPHARETTA, GA 30022

ENVIRONMENTAL CONSULTANT:

GODDARD CONSULTING, LLC
291 MAIN STREET SUITE #8
NORTHBOROUGH, MA 01532
508.393.3784

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1-888-DIG-SAFE
1-888-344-7233

PREPARED BY:
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environmental consulting ◆ landscape architecture
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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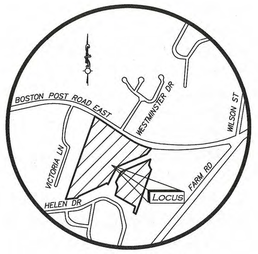
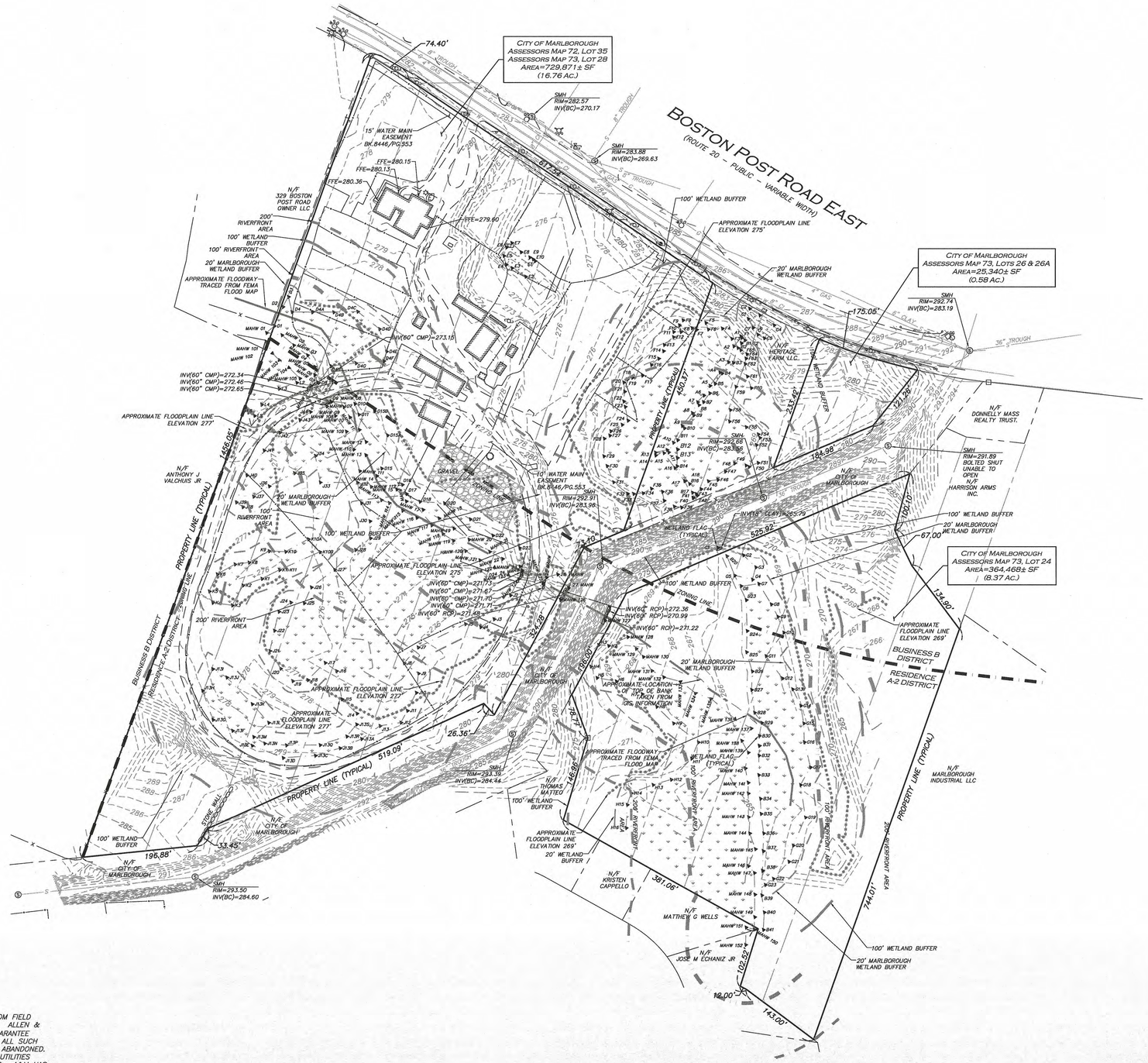
COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49923
REGISTERED PROFESSIONAL ENGINEER
5.18.20
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR LOCAL APPROVAL: DECEMBER 20, 2019
RESUBMISSION FOR LOCAL APPROVAL: JANUARY 31, 2020
VARIOUS REVISIONS: FEBRUARY 3, 2020
VARIOUS REVISIONS: FEBRUARY 20, 2020
REVISED PER CITY COMMENTS: MAY 18, 2020

N:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01_COVER.DWG



LOCUS MAP
(NOT TO SCALE)



LEGEND

STONE BOUND (SB)	⊡
IRON ROD (IR)	○
DRAIN MANHOLE (DMH)	Ⓓ
SEWER MANHOLE (SMH)	Ⓢ
CATCH BASIN (CB)	□
UTILITY POLE	
UTILITY POLE W/RISER	
UTILITY POLE W/LIGHT	
GUY WIRE	
FIRE HYDRANT	
WATER GATE	
GAS GATE	
INVERT (INV)	
LIGHT	☼
SIGN	
WETLAND FLAG	▶A31
ELECTRIC METER	(E)
CONCRETE	
WETLAND AREA	
BUILDING	
WETLAND	
FLOODWAY	
FLOODPLAIN	
20' WETLAND BUFFER	
100' WETLAND BUFFER	
100' RIVERFRONT BUFFER	
200' RIVERFRONT BUFFER	
EASEMENT LINE	
1' CONTOUR	53
5' CONTOUR	55
PROPERTY LINE	
ABUTTERS LINE	
STONE WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CURB	
CHAIN LINK FENCE	x
STOCKADE FENCE	□
VINYL FENCE	○
GUARDRAIL	
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
OVERHEAD WIRES	OHW
FINISHED FLOOR ELEVATION	FFE
BITUMINOUS	BIT.
CONCRETE	CONC.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
CORRUGATED METAL PIPE	CMP
CAST IRON PIPE	CI
DUCTILE IRON PIPE	DI
STONE BOUND W/DRILL HOLE	SB/DH
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

LOCUS REFERENCES

- CITY OF MARLBOROUGH ASSESSORS MAP 72, LOT 35 ASSESSORS MAP 73, LOTS 24, 26, 26A, 27 & 28
- BOOK 41574, PAGE 231
- BOOK 71910, PAGE 242
- PLAN 470 OF 1932
- OWNER OF RECORD: HERITAGE FARM LLC

PLAN REFERENCES

- PLAN 179 OF 1991
- PLAN 1026 OF 1983
- PLAN 438 OF 1960
- LAND COURT CASE 30558B
- PLAN 1408 OF 1969

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. PROPERTY LINE & EXISTING SITE FEATURES SHOWN HEREON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY – TAX LOTS 24, 26, 26A, 28 AND 35, CITY OF MARLBOROUGH, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS" DATED MAY 30, 2019. PREPARED BY MATRIX NEW WORLD.
3. WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
4. VERTICAL DATUM IS NAVD 88.
5. CONTOUR INTERVAL IS ONE FOOT (1').

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

N:\PROJECTS\2658-01\SURVEY\DRAWINGS\S-2658-01-EC.DWG

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 21, 2019 AND JANUARY 15, 2020.

Jan 16, 2020

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
NORMAN I. LIPSITZ
NO. 28446
REGISTERED PROFESSIONAL LAND SURVEYOR

1/16/20

REV	DATE	DESCRIPTION
3	01/16/20	ANRAD FILING
2	12/20/19	ISSUED FOR LOCAL APPROVAL
1	11/19/19	VARIOUS REVISIONS

APPLICANT\OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	07/22/19
SCALE:	1" = 80'	DWG. NAME:	S-2658-01-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
SUITE 5
WOBURN MA 01801
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
EXISTING CONDITIONS

SHEET No.
V-101

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NOTES

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN IN-THE-FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS, ENTITLED "EXISTING CONDITIONS V-101" DATED DECEMBER 20, 2019, ORIGINAL SCALE 1"=80'.

2. ZONING DISTRICT IS BUSINESS (B) FOR PARCELS LOCATED AT CITY OF MARLBOROUGH ASSESSORS MAP 72 LOT 35 AND MAP 73 LOTS 26, 26A AND 28 AND ZONING DISTRICT IS RESIDENCE A-2 (A-2) FOR CITY OF MARLBOROUGH ASSESSORS MAP 73 LOT 24.

3. OVERALL LOT SIZE: 16.76± ACRES FOR PARCELS LOCATED AT CITY OF MARLBOROUGH ASSESSORS MAP 72 LOT 35 AND MAP 73 LOT 28, 0.58± ACRES FOR ASSESSORS MAP 73 LOTS 26 & 26A AND 8.37± ACRES FOR CITY OF MARLBOROUGH ASSESSORS MAP 73 LOT 24. TOTAL PROJECT AREA IS 25.71± ACRES.

4. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

5. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.

6. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.

8. ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.

9. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.

10. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

11. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

12. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

13. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

14. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

16. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

17. ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.

18. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

19. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.

20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

21. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

22. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

23. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

25. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

26. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

27. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

28. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.

29. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

30. ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

1. EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.

2. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.

3. IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.

4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.

5. TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.

6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.

7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.

8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.

9. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

10. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

13. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.

14. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

1. THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.

3. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.

4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.

5. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
   - DRAIN – HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
   - SEWER – PVC (POLYVINYL CHLORIDE), SDR 35
   - DRAIN – RCP CLASS IV (REINFORCED CONCRETE PIPE, WHERE SPECIFIED ON PLAN)
   - WATER – C.L.D.I. (CEMENT LINED DUCTILE IRON) (CLASS 52)

6. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.

7. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.

8. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

10. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.

12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.

13. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.

15. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

16. DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.

6. ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL, SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.

8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA, SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.

19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.

22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.

24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.

25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.

27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.

28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURES SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.

29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. SECONDARY CONTAINMENT IS THE MINIMUM MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.

31. PRIOR TO COMMENCEMENT OF

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GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

5.18.20

CARLTON M. QUINN
CIVIL
No. 49923
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1"=200'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE: LOCUS PLAN

SHEET No. C-100

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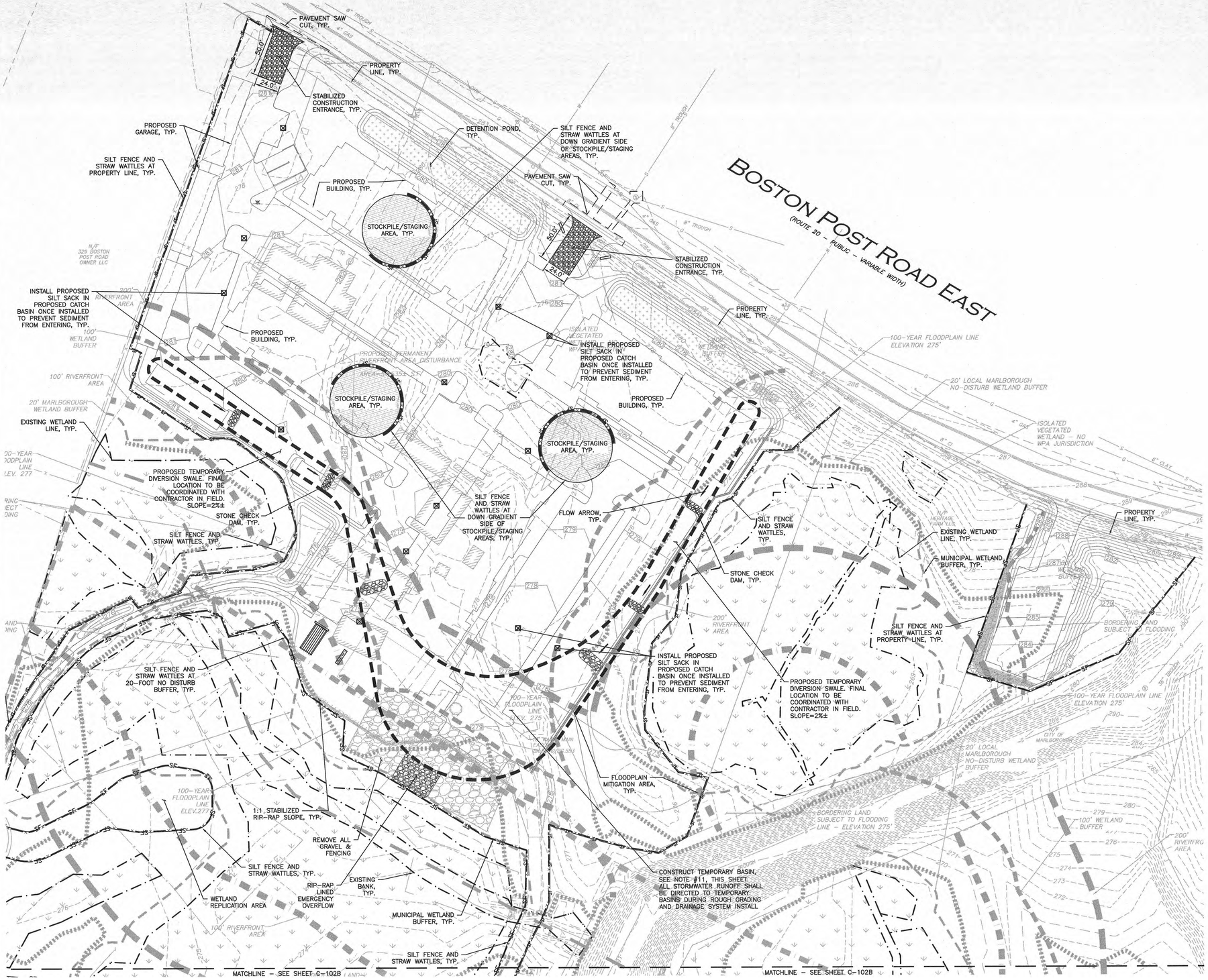

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

SILT FENCE	SF
TUBULAR BARRIER	
EROSION CONTROL FABRIC	
CATCH BASIN FILTER	
STONE CHECK DAM	
STABILIZED ENTRANCE	
TURBIDITY CURTAIN	TC
STOCKPILE/STAGING AREA	

NOTES:

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6. ALL ON-SITE DEMOLITION INCLUDING CUT & CAP OF UTILITIES SHALL BE PERFORMED TO CITY OF MARLBOROUGH AND SERVICE PROVIDER STANDARDS.
7. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
8. ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE EQUIPPED WITH SILT SACKS (OR APPROVED EQUAL).
9. CONTRACTOR SHALL PROVIDE WHEEL WASH STATIONS AS NECESSARY TO MITIGATE SEDIMENT TRACK-OUT TO BARTLETT STREET.
10. TEMPORARY CONSTRUCTION CONTROLS SHALL BE COORDINATED WITH CONSERVATION AGENT AS NEEDED.
11. CONSTRUCTION PHASING NOTES:

    -INSTALL SILT FENCE AT PERIMETER OF SITE AS SHOWN, PRIOR TO ANY WORK OR LAND CLEARING ACTIVITIES.
    -INSTALL CONSTRUCTION ENTRANCE.
    -CLEAR SITE.
    -GRUB LOCATIONS OF TEMPORARY BASIN
    -EXCAVATE TEMPORARY BASIN AREA. TEMPORARY BASIN SHALL BE INSTALLED PER CONTRACTOR MEANS AND METHODS.
    -GRUB REMAINDER OF TEMP. BASIN
    -CUT AND REMOVE TREES REMAINING ON SITE

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
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5.18.20

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DRAWING TITLE: EROSION CONTROL PLAN

SHEET No. C-102A

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LEGEND

SILT FENCE	——SF——
TUBULAR BARRIER	
EROSION CONTROL FABRIC	
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STABILIZED ENTRANCE	
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DRAWING TITLE: EROSION CONTROL PLAN

SHEET No. C-102B

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N:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01_EROSION CONTROL.DWG

LEGEND

- LIMIT OF DISTURBANCE
- LIMIT OF 'CLEAR AND GRUB'
- BUILDING TO BE REMOVED
- PAVEMENT TO BE REMOVED
- UTILITY CUT AND CAP
- TEMPORARY FENCE

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE:
   1-800-344-7233

   CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS:
   1-508-624-6910
4. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
5. EXISTING CONDITIONS BASE PLAN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, SHEET V-101, ORIGINAL SCALE 1"=80' DATED DECEMBER 20, 2019.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
NO. 49923
REGISTERED PROFESSIONAL ENGINEER
6.18.20

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
5	05-18-20	REVISED PER CITY COMMENTS
8	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT\OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
SITE PREPARATION & DEMOLITION PLAN

SHEET No.
C-103A

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LEGEND

- LIMIT OF DISTURBANCE
- LIMIT OF 'CLEAR AND GRUB'
- BUILDING TO BE REMOVED
- PAVEMENT TO BE REMOVED
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- TEMPORARY FENCE

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   CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: 1–508–624–6910
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DIG SAFE

BEFORE YOU DIG
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1–888–344–7233

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49923
REGISTERED PROFESSIONAL ENGINEER
5.18.20

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

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DRAWING TITLE:

SITE PREPARATION & DEMOLITION PLAN

SHEET No.

C-103B

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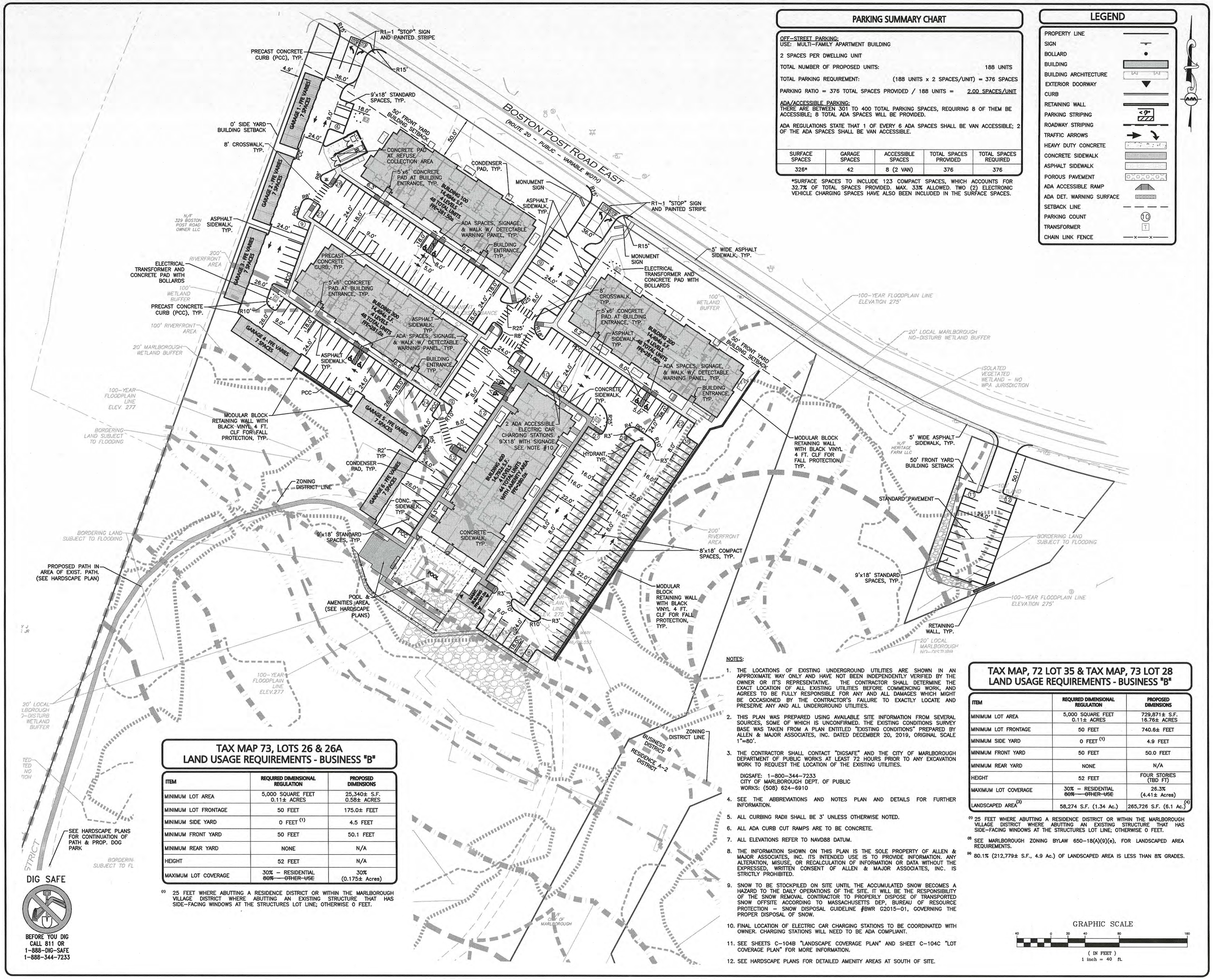

PARKING SUMMARY CHART

OFF–STREET PARKING:
USE: MULTI–FAMILY APARTMENT BUILDING

2 SPACES PER DWELLING UNIT

TOTAL NUMBER OF PROPOSED UNITS: 188 UNITS

TOTAL PARKING REQUIREMENT: (188 UNITS x 2 SPACES/UNIT) = 376 SPACES

PARKING RATIO = 376 TOTAL SPACES PROVIDED / 188 UNITS = 2.00 SPACES/UNIT

ADA/ACCESSIBLE PARKING:
THERE ARE BETWEEN 301 TO 400 TOTAL PARKING SPACES, REQUIRING 8 OF THEM BE ACCESSIBLE; 8 TOTAL ADA SPACES WILL BE PROVIDED.

ADA REGULATIONS STATE THAT 1 OF EVERY 6 ADA SPACES SHALL BE VAN ACCESSIBLE; 2 OF THE ADA SPACES SHALL BE VAN ACCESSIBLE.

SURFACE SPACES	GARAGE SPACES	ACCESSIBLE SPACES	TOTAL SPACES PROVIDED	TOTAL SPACES REQUIRED
326*	42	8 (2 VAN)	376	376

*SURFACE SPACES TO INCLUDE 123 COMPACT SPACES, WHICH ACCOUNTS FOR 32.7% OF TOTAL SPACES PROVIDED. MAX. 33% ALLOWED. TWO (2) ELECTRONIC VEHICLE CHARGING SPACES HAVE ALSO BEEN INCLUDED IN THE SURFACE SPACES.

LEGEND

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING ARCHITECTURE
- EXTERIOR DOORWAY
- CURB
- RETAINING WALL
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- POROUS PAVEMENT
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- SETBACK LINE
- PARKING COUNT (10)
- TRANSFORMER (T)
- CHAIN LINK FENCE

TAX MAP 73, LOTS 26 & 26A
LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
MINIMUM LOT FRONTAGE	50 FEET	175.0± FEET
MINIMUM SIDE YARD	0 FEET (1)	4.5 FEET
MINIMUM FRONT YARD	50 FEET	50.1 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	N/A
MAXIMUM LOT COVERAGE	30% – RESIDENTIAL ~~80% – OTHER USE~~	30% (0.175± Acres)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE–FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

NOTES:

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   DIGSAFE: 1–800–344–7233
   CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624–6910
4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
5. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
6. ALL ADA CURB CUT RAMPS ARE TO BE CONCRETE.
7. ALL ELEVATIONS REFER TO NAVD88 DATUM.
8. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
9. SNOW TO BE STOCKPILED ON SITE UNTIL THE ACCUMULATED SNOW BECOMES A HAZARD TO THE DAILY OPERATIONS OF THE SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW OFFSITE ACCORDING TO MASSACHUSETTS DEP, BUREAU OF RESOURCE PROTECTION – SNOW DISPOSAL GUIDELINE #BWR G2015–01, GOVERNING THE PROPER DISPOSAL OF SNOW.
10. FINAL LOCATION OF ELECTRIC CAR CHARGING STATIONS TO BE COORDINATED WITH OWNER. CHARGING STATIONS WILL NEED TO BE ADA COMPLIANT.
11. SEE SHEETS C–104B "LANDSCAPE COVERAGE PLAN" AND SHEET C–104C "LOT COVERAGE PLAN" FOR MORE INFORMATION.
12. SEE HARDSCAPE PLANS FOR DETAILED AMENITY AREAS AT SOUTH OF SITE.

TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28
LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	729,871± S.F. 16.76± ACRES
MINIMUM LOT FRONTAGE	50 FEET	740.6± FEET
MINIMUM SIDE YARD	0 FEET (1)	4.9 FEET
MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	FOUR STORIES (TBD FT)
MAXIMUM LOT COVERAGE	30% – RESIDENTIAL ~~80% – OTHER USE~~	26.3% (4.41± Acres)
LANDSCAPED AREA (3)	58,274 S.F. (1.34 Ac.)	265,726 S.F. (6.1 Ac.) (4)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE–FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

(3) SEE MARLBOROUGH ZONING BYLAW 650–18(A)(9)(e), FOR LANDSCAPED AREA REQUIREMENTS.

(4) 80.1% (212,779± S.F., 4.9 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DIG SAFE
BEFORE YOU DIG CALL 811 OR 1–888–DIG–SAFE 1–888–344–7233

N:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01_LAYOUT & MATERIALS.DWG

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49925
REGISTERED PROFESSIONAL ENGINEER
6.18.20
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE: LAYOUT & MATERIALS PLAN
SHEET No. C-104A

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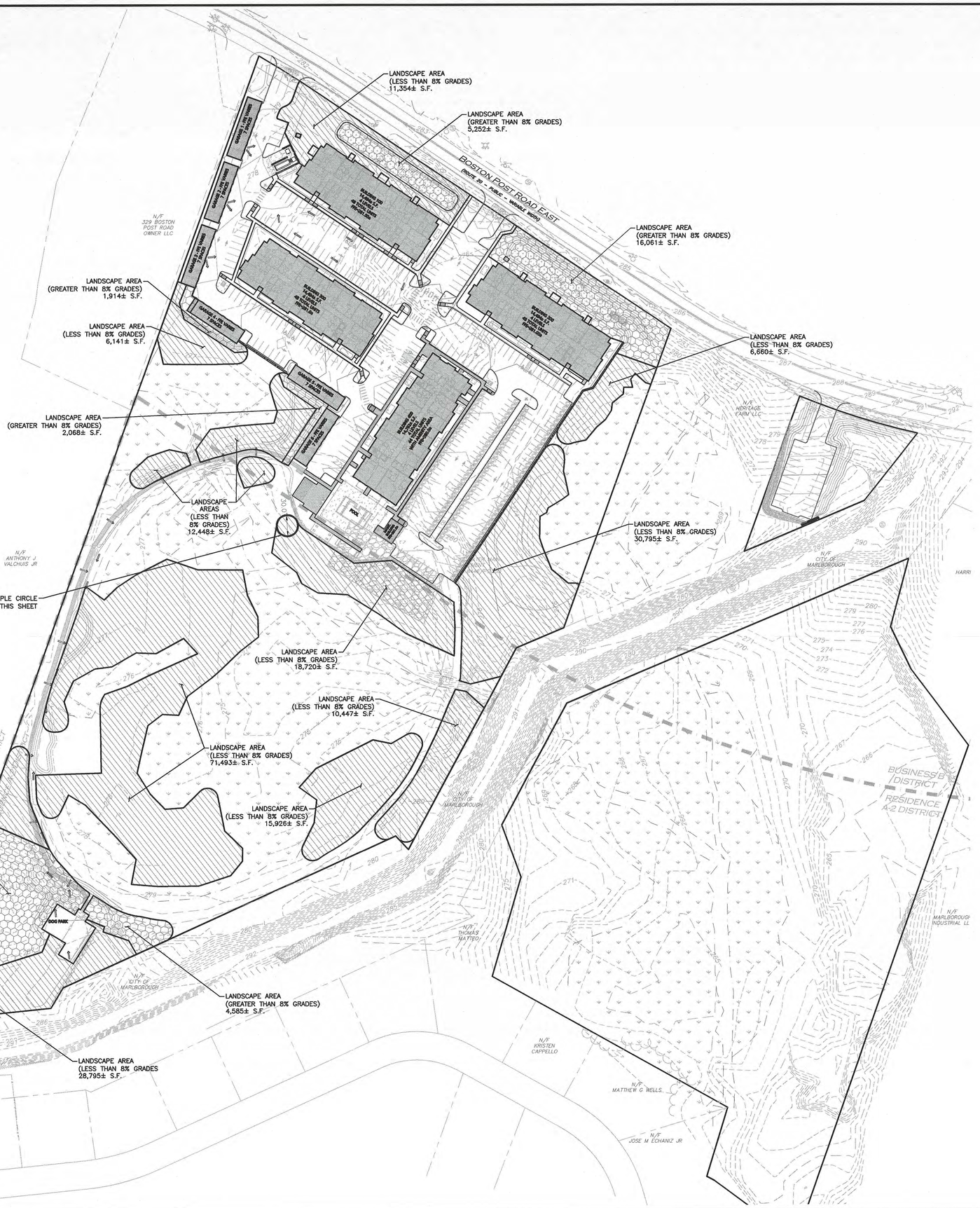

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LEGEND:

LANDSCAPED AREA

LANDSCAPED AREA WITH 8% SLOPES OR GREATER

NOTES:

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3. LANDSCAPE REQUIREMENTS HAVE BEEN CALCULATED PER SECTION 650-18(A)(9)(e) OF THE CITY OF MARLBOROUGH ZONING BYLAWS.
4. ALL LANDSCAPED AREAS SHOWN CAN ACCOMMODATE A 30' DIAMETER CIRCLE AND TOTAL WIDTHS OF AREAS PROVIDED AVERAGE GREATER THAN 40'.

TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28 LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	729,871± S.F. 16.76± ACRES
MINIMUM LOT FRONTAGE	50 FEET	740.6± FEET
MINIMUM SIDE YARD	0 FEET [1]	4.9 FEET
MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
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[4] 80.1% (212,779± S.F., 4.9 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.

TAX MAP 73, LOTS 26 & 26A LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
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MAXIMUM LOT COVERAGE	30% - RESIDENTIAL ~~80% - OTHER USE~~	30% (0.175± Acres)

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49023
REGISTERED PROFESSIONAL ENGINEER
5.18.20

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE:	SHEET No.
LANDSCAPE COVERAGE PLAN	C-104B

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H:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT\SITE PLANS\C-2658-01_LANDSCAPED AREA EXHIBIT.DWG

NOTES:

1. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 20, 2019, ORIGINAL SCALE 1"=80'.
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3. LOT COVERAGE IS DEFINED IN THE CITY OF MARLBOROUGH ZONING BYLAWS AS "THE AREA OF A LOT COVERED BY ALL STRUCTURES, AREAS USED BY VEHICULAR TRAFFIC AND PARKING, INCLUDING DRIVEWAYS, LOADING BAYS AND MANEUVERING AISLES, WHETHER PAVED, UNPAVED OR GRAVELED, AND OF ALL IMPERMEABLE AREAS SUCH AS PAVED WALKWAYS OR OUTDOOR STORAGE AREAS, BUT NOT INCLUDING GRAVEL WALKWAYS OR PEDESTRIAN AREAS NOT ADJACENT TO PARKING LOTS OR BUILDINGS. AREAS NOT INCLUDED IN LOT COVERAGE SHALL BE LANDSCAPED AREAS. FOR PURPOSE OF LOTS EXCLUSIVELY IN RESIDENTIAL USE, LOT COVERAGE SHALL NOT INCLUDE ANY OUTDOOR RECREATIONAL FACILITY FOR THE TENANTS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY."

TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28
LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	729,871± S.F. 16.76± ACRES
MINIMUM LOT FRONTAGE	50 FEET	740.6± FEET
MINIMUM SIDE YARD	0 FEET (1)	4.9 FEET
MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	FOUR STORIES (TBD FT)
MAXIMUM LOT COVERAGE	30% – RESIDENTIAL ~~80%~~ – OTHER USE	26.3% (4.41± Acres)
LANDSCAPED AREA (3)	58,274 S.F. (1.34 Ac.)	265,726 S.F. (6.1 Ac.) (4)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE–FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

(3) SEE MARLBOROUGH ZONING BYLAW 650–18(A)(9)(e), FOR LANDSCAPED AREA REQUIREMENTS.

(4) 80.1% (212,779± S.F., 4.9 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.

TAX MAP 73, LOTS 26 & 26A
LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
MINIMUM LOT FRONTAGE	50 FEET	175.0± FEET
MINIMUM SIDE YARD	0 FEET (1)	4.5 FEET
MINIMUM FRONT YARD	50 FEET	50.1 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	N/A
MAXIMUM LOT COVERAGE	30% – RESIDENTIAL ~~80%~~ – OTHER USE	30% (0.175± Acres)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE–FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 48923
REGISTERED PROFESSIONAL ENGINEER
5.18.20

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE: LOT COVERAGE PLAN

SHEET No. C-104C

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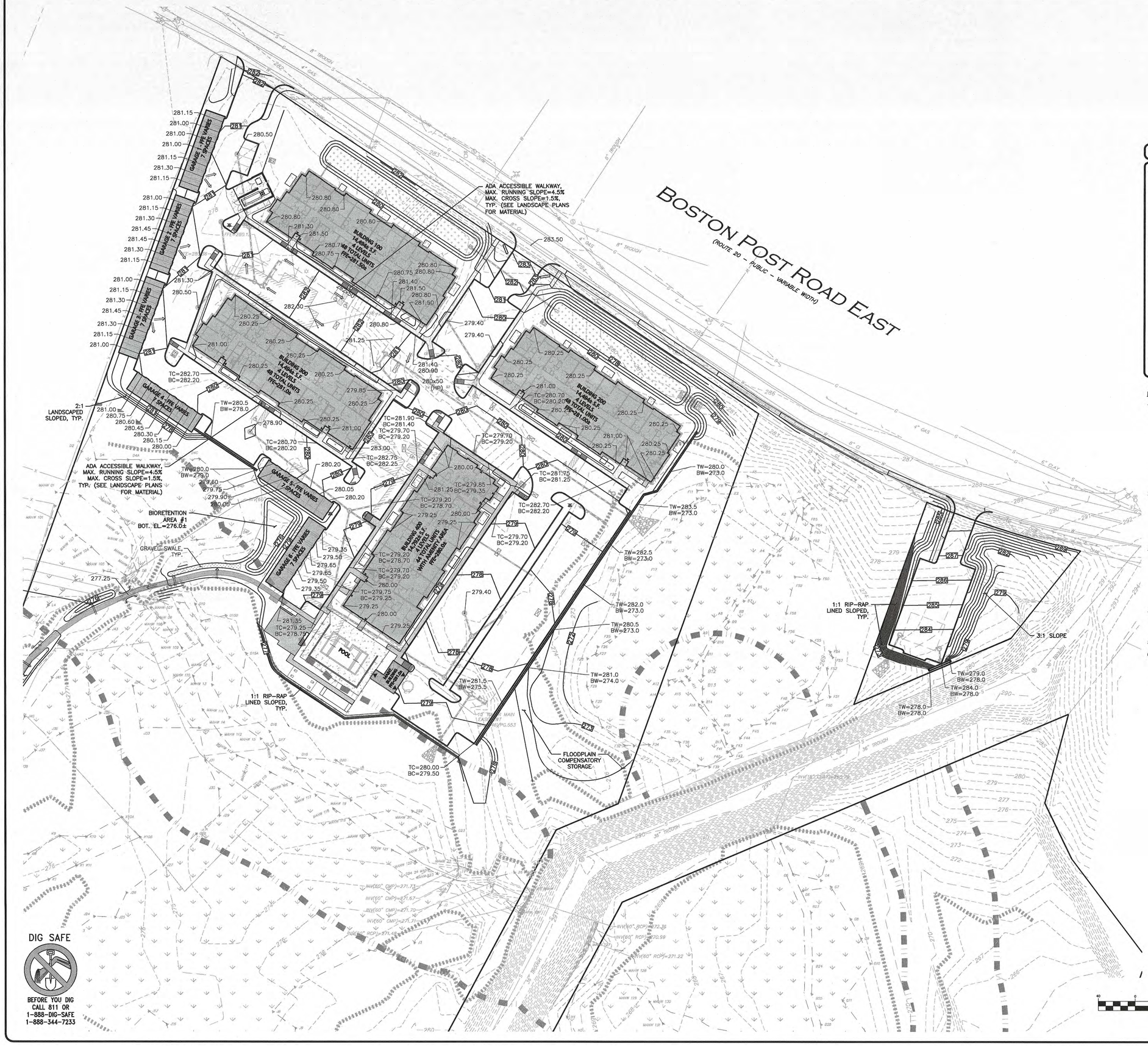

DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

N:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01_GRADING PLAN.DWG

LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN – DOUBLE GRATE
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR 5000
- 2' CONTOUR 5120
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN UD
- FLOW DIRECTION

NOTES:

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   MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
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COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49825
REGISTERED PROFESSIONAL ENGINEER
5.18.20

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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PROJECT:

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MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

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DRAWING TITLE: GRADING PLAN

SHEET No. C-105A

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LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN – DOUBLE GRATE
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR
- 2' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN (UD)
- FLOW DIRECTION

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CARLTON M. QUINN
CIVIL
No. 49925
REGISTERED PROFESSIONAL ENGINEER
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DRAWING TITLE: GRADING PLAN

SHEET No. C-105B

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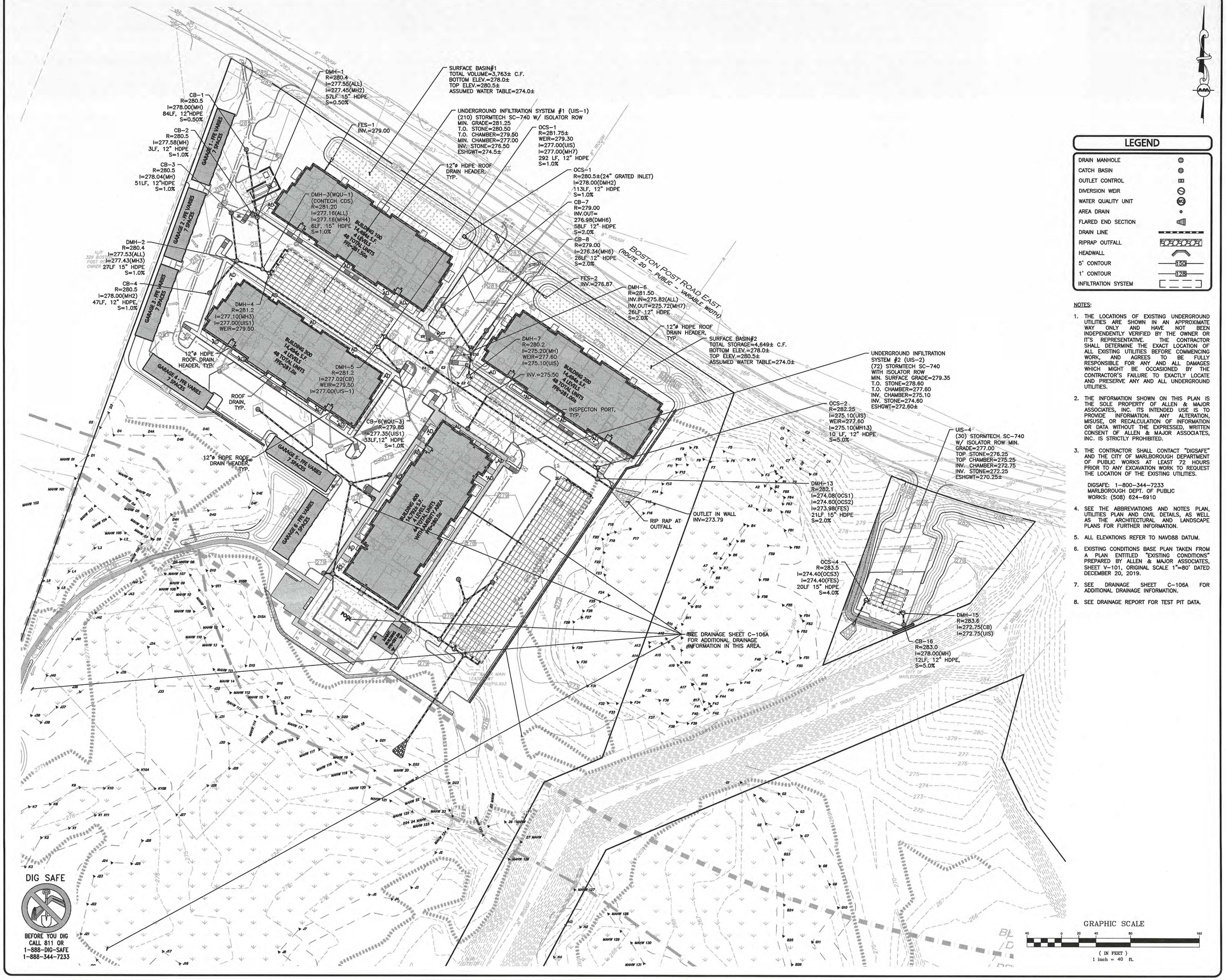

LEGEND

DRAIN MANHOLE	
CATCH BASIN	
OUTLET CONTROL	
DIVERSION WEIR	
WATER QUALITY UNIT	WQU
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
5' CONTOUR	150
1' CONTOUR	128
INFILTRATION SYSTEM	

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7. SEE DRAINAGE SHEET C-106A FOR ADDITIONAL DRAINAGE INFORMATION.
8. SEE DRAINAGE REPORT FOR TEST PIT DATA.

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. GUINN
CIVIL
No. 49923
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5.18.20
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DRAWING TITLE: DRAINAGE PLAN
SHEET No. C-106A

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LEGEND

DRAIN MANHOLE	
CATCH BASIN	
OUTLET CONTROL	
DIVERSION WEIR	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
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1' CONTOUR	128
INFILTRATION SYSTEM	

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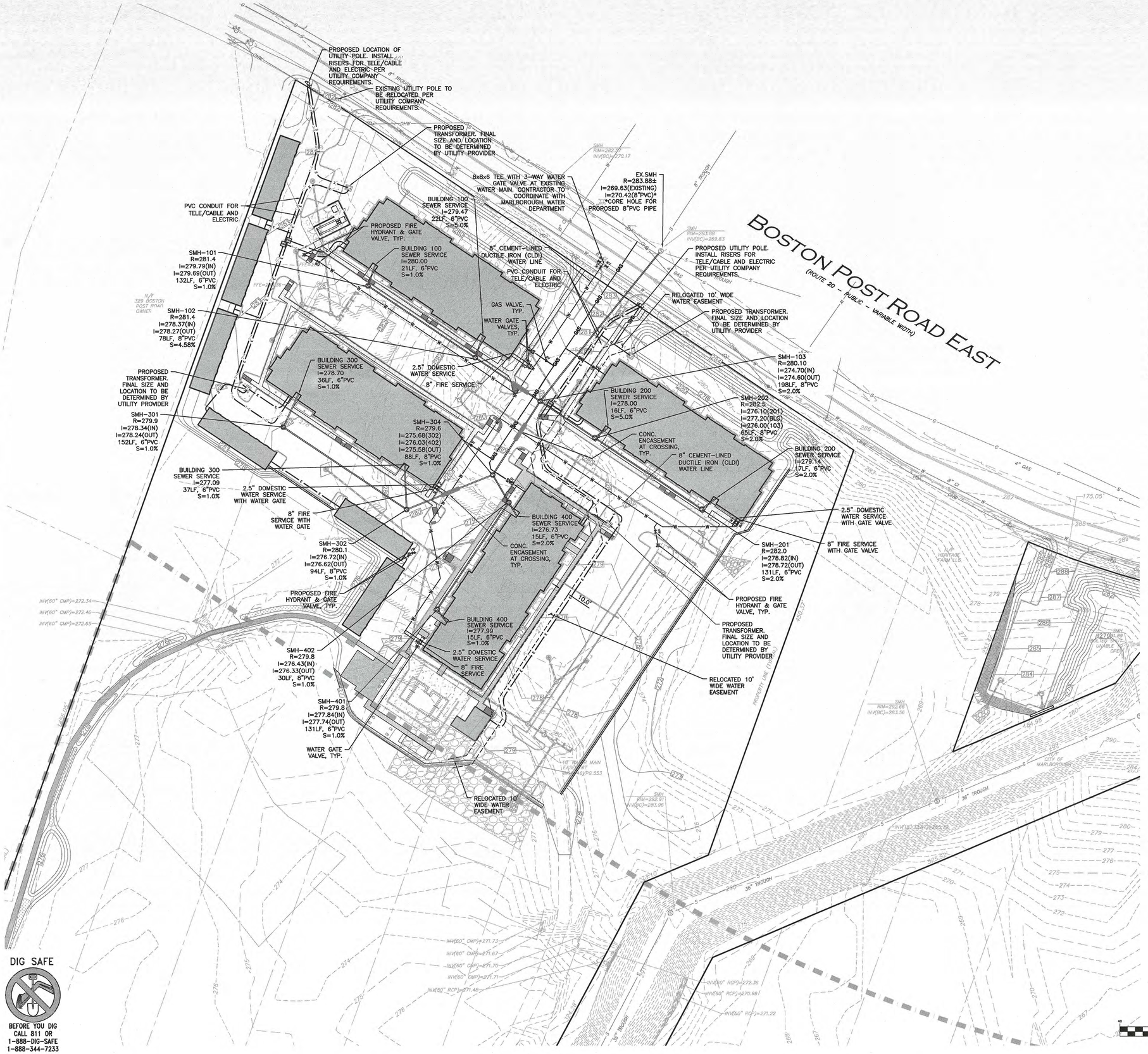

LEGEND

SEWER MANHOLE	S
SEWER CLEANOUT	C
SEWER LINE	
CONCRETE PIPE ENCASEMENT	
WATER LINE	W
WATER (FIRE SERVICE)	W-F
WATER (DOMESTIC SERVICE)	W-D
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
LIGHT FIXTURE	
OVER HEAD WIRE	OHW
UTILITY POLE	
HAND HOLE	HH
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	TC

NOTES:

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2. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 20, 2019, ORIGINAL SCALE 1"=80'.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233

   CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: 1-508-624-6910
5. ALL ELEVATIONS REFER TO NAVD 88.
6. SEE FIRE PROTECTION PLANS FOR ADDITIONAL INFORMATION. FDC LOCATION TO BE CONFIRMED WITH FIRE PROTECTION ENGINEER.
7. POLE LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. POLE LOCATIONS AND STYLES TO BE PROVIDED BY LIGHTING CONSULTANT. SEE PHOTOMETRICS PLAN FOR MORE INFORMATION.
8. ALL UTILITIES SHOWN ON THIS PLAN ARE FOR COORDINATION PURPOSES ONLY. INDIVIDUAL UTILITY PROVIDERS AND MEP ENGINEER SHALL DETERMINE THE FINAL LOCATION, SIZE AND MATERIAL OF EACH UTILITY.
9. MINIMUM 10' SEPARATION BETWEEN SEWER LINES AND WATER LINES SHALL BE MAINTAINED, AS SHOWN ON THE PLANS. WHERE LESS THAN 10' SEPARATION IS POSSIBLE, BOTH LINES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 10' IN EACH DIRECTION, OR AS PRACTICABLE.
10. NATURAL GAS SERVICE LOCATION SHOWN FOR COORDINATION PURPOSES ONLY. FINAL LOCATION OF GAS LINE TO BE DETERMINED BY THE UTILITY PROVIDER.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
CIVIL
No. 49923
REGISTERED PROFESSIONAL ENGINEER
5.18.20

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: UTILITIES PLAN

SHEET No. C-107

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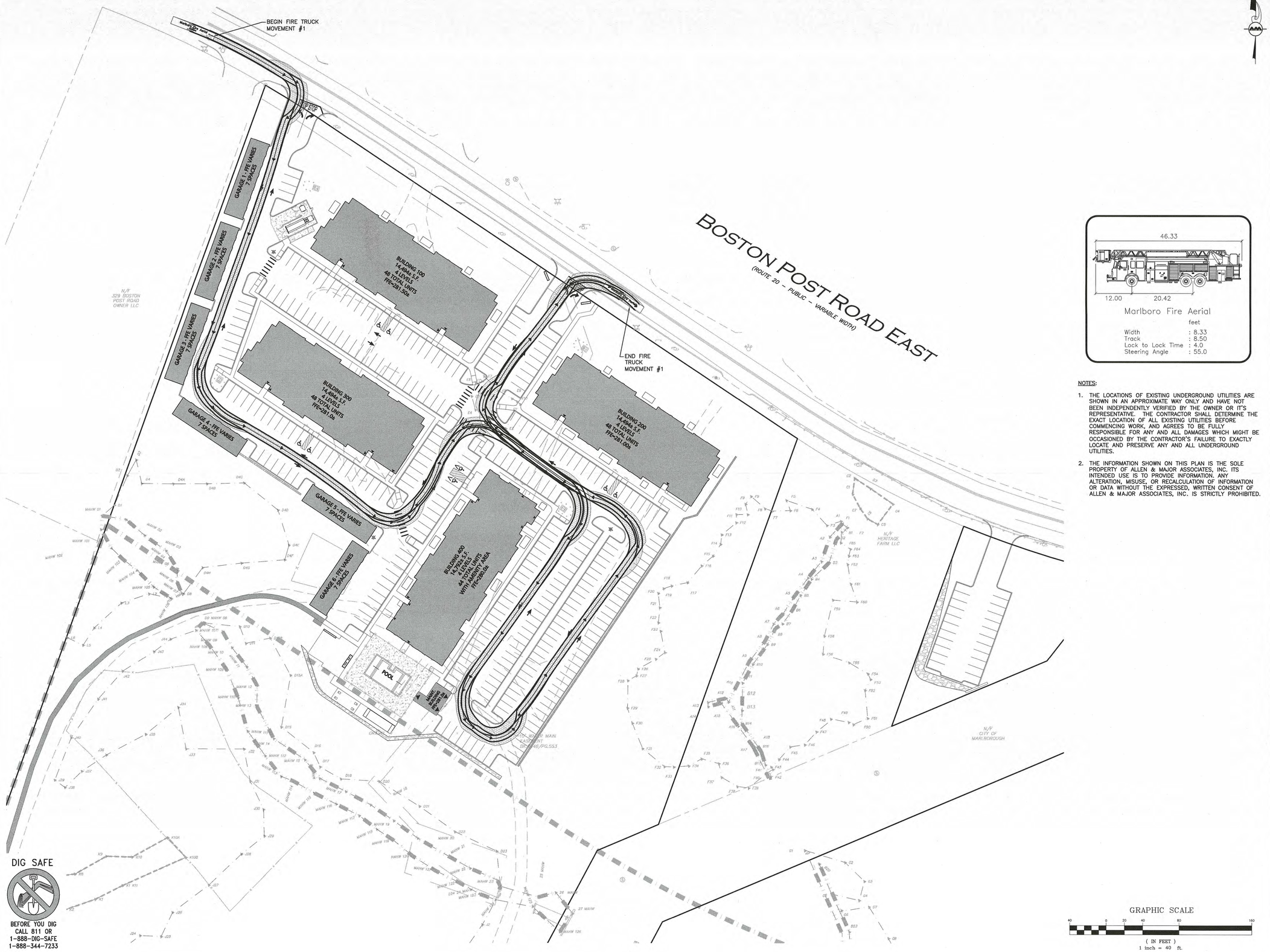

Marlboro Fire Aerial

feet

Width	: 8.33
Track	: 8.50
Lock to Lock Time	: 4.0
Steering Angle	: 55.0

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DIG SAFE

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PREPARED BY:

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DRAWING TITLE:

FIRE TRUCK TURNING PLAN

SHEET No.

C-108

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