BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892
PlanningBoard@bellinghamma.org

June 9, 2022

152 DEPOT STREET WAREHOUSE
FLEXIBLE PARKING
SPECIAL PERMIT
DECISION

A. BACKGROUND

Applicant:	2020 Acquisitions 777 New Durham Road, Suite D Edison, NJ 08817
Owner:	Depot Street, LLC P.O. Box 94 Bellingham, MA 02019
Public Hearing:	The Public Hearing opened September 23, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on September 9, 2021 and September 16, 2021. The Public Hearing was continued to October 28, 2021, January 13, 2022, February 10, 2022, March 10, 2022, April 14, 2022, May 12, 2022 and May 26, when the Public Hearing was closed.
Date of Vote:	June 9, 2022
The Premises:	The project, also referred to herein as the "Site", is proposed to be accessed from Depot Street, a public way, to an industrial driveway at 152 Depot Street. The project is located at Assessors Map 38-23, approximately 20.7 acres, in an Industrial Zoning District.
The By-law	§240-60B Flexible Parking Options
The Proposal:	To construct a 211,600 square foot warehouse with associated improvements.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, dated August 27, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, dated August 27, 2021.
3. Major Business Complex Special Permit Application, dated August 27, 2021.
4. Flexible Parking Options Special Permit Application, dated August 27, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated August 2, 2021.
7. Proposed Site Plan for 2020 Acquisitions, by Bohler Engineering, last revised April 29, 2022. (also known as the Approved Plan)
8. Drainage Report, by Bohler Engineering, last revised September 1, 2021.
9. Transportation Impact Assessment, by Vanasse and Associates Inc., dated August 2021.
10. Updated Transportation Impact Assessment, by Vanasse and Associates Inc., dated November 2021.
11. Sound Study, by Tech Environmental, dated November 23, 2021
12. Truck Turning Exhibits, by Bohler Engineering, dated September, 1, 2021.
13. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated November 18, 2021.
14. Response to Peer Review Comments, by Vanasse and Associates, Inc., dated December 22, 2021
15. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated January 13, 2021.
16. Stormwater Peer Review, by BSC Group, dated January 12, 2022.
17. Revised Cover Letter and Narrative, by Bohler Engineering, dated January 31, 2022.
18. Response to Stormwater Peer Review, by Bohler Engineering, dated January 31, 2022.
19. Response to Sound Study Peer Review, by Tech Environmental, dated January 28, 2022.
20. Sound Study Peer Review, by Cavanaugh and Tocci, dated March 9, 2022.
21. Traffic Memorandum, Don DiMartino, DPW Director, dated February 25, 2022.
22. Stormwater Peer Review, by BSC Group, dated February 9, 2022.

23. Stormwater Operation and Maintenance Plan, by Bohler Engineering, dated May 5, 2022.
24. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. That the use proposed is limited to warehouse and distribution.

2. That the Site is partially located within the Water Resource District and that it was determined that the proposed stormwater design and plan, after detailed technical review by a peer review engineer, meets the standards for the Water Resource District and does not require a special permit.

3. Due to the proposed development requiring a certain number of parking spaces, a Special Permit is required.

4. In accordance with the Flexible Parking Special Permit, the Board has granted a reduction in parking from 423 spaces to 210 spaces.

5. That the proposed number of spaces would be adequate for all parking needs due to special circumstances related to the building size, the use of these facilities, and the number of spaces provided at existing facilities. The reduction in the required number of parking spaces will prevent additional, unwarranted impervious area that would be required to provide excessive number of spaces for this use.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of 4 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Flexible Parking Special Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, warehouse and distribution use, and as may be conditioned herein. Any changes to such Plan must be reviewed and approved in accordance with

the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. The Board has granted a reduction in parking from 423 spaces to 210 spaces.

3. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding 2020 Acquisitions provided there is no change in use for the Premises. The Planning Board shall be notified in writing of any changes in affiliates and successors in title and additional users of the Premises.

4. Any change of use shall require a public hearing to either modify the existing permit or to issue a new permit.

5. All determination, Decisions, and conditions set forth within the Development Plan and Stormwater Management Permit, Major Business Complex Special Permit, and Water Resource District Special Permit, dated June 9, 2022, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

6. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

7. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

I vote to **APPROVE** the **152 DEPOT STREET WAREHOUSE FLEXIBLE PARKING SPECIAL PERMIT.**

Bellingham Planning Board **June 9, 2022**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Phillip Devine

Dennis J. Trebino

Robert Lussier

Appeals of this Decision may be made within twenty days, in accordance with the provisions of G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on June 10, 2022.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892
PlanningBoard@bellinghamma.org

June 9, 2022

152 DEPOT STREET WAREHOUSE DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT DECISION

A. BACKGROUND

Applicant:	2020 Acquisitions 777 New Durham Road, Suite D Edison, NJ 08817
Owner:	Depot Street, LLC P.O. Box 94 Bellingham, MA 02019
Public Hearing:	The Public Hearing opened September 23, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on September 9, 2021 and September 16, 2021. The Public Hearing was continued to October 28, 2021, January 13, 2022, February 10, 2022, March 10, 2022, April 14, 2022, May 12, 2022 and May 26, 2022, when the Public Hearing was closed.
Date of Vote:	June 9, 2022
The Premises:	The property, also referred to herein as the "Site", is proposed to be accessed from Depot Street, a public way, to an industrial driveway at 152 Depot Street. The project is located at Assessors Map 38-23, approximately 20.7 acres, in an Industrial Zoning District.
The By-law	§240-16 Development Plan Review, and §240-54 Stormwater Management
The Proposal:	To construct a 211,600 square foot warehouse with associated improvements.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, dated August 27, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, dated August 27, 2021.
3. Major Business Complex Special Permit Application, dated August 27, 2021.
4. Flexible Parking Options Special Permit Application, dated August 27, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated August 2, 2021.
7. Proposed Site Plan for 2020 Acquisitions, by Bohler Engineering, last revised April 29, 2022. (also known as the Approved Plan)
8. Drainage Report, by Bohler Engineering, last revised September 1, 2021.
9. Transportation Impact Assessment, by Vanasse and Associates Inc., dated August 2021.
10. Updated Transportation Impact Assessment, by Vanasse and Associates Inc., dated November 2021.
11. Sound Study, by Tech Environmental, dated November 23, 2021
12. Truck Turning Exhibits, by Bohler Engineering, dated September 1, 2021.
13. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated November 18, 2021.
14. Response to Peer Review Comments, by Vanasse and Associates, Inc., dated December 22, 2021
15. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated January 13, 2021.
16. Stormwater Peer Review, by BSC Group, dated January 12, 2022.
17. Revised Cover Letter and Narrative, by Bohler Engineering, dated January 31, 2022.
18. Response to Stormwater Peer Review, by Bohler Engineering, dated January 31, 2022.
19. Response to Sound Study Peer Review, by Tech Environmental, dated January 28, 2022.
20. Sound Study Peer Review, by Cavanaugh and Tocci, dated March 9, 2022.
21. Traffic Memorandum, Don DiMartino, DPW Director, dated February 25, 2022.

22. Stormwater Peer Review, by BSC Group, dated February 9, 2022.
23. Stormwater Operation and Maintenance Plan, by Bohler Engineering, dated May 5, 2022.
24. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. That The Applicant and Owner originally filed applications for a proposed development on 148 and 152 Depot Street concurrently. Both 148 Depot Street and 152 Depot Street, while two addresses, are together 27.93 +/- acres of land known as Assessors Map 38-23. The Planning Board opened the public hearing for both 148 and 152 Depot Street and moved to hear both hearings together. Following initial public hearings on the matter the Applicant requested and the Board accepted a request to withdraw 148 Depot Street without prejudice.

2. That the use proposed is limited to warehouse and distribution.

3. That the Site is partially located within the Water Resource District and that it was determined that the proposed stormwater design and plan, after detailed technical review by a peer review engineer, meets the standards for the Water Resource District and does not require a special permit.

4. Due to the proposed development requiring a certain number of parking spaces, a Special Permit is required.

5. In accordance with the Flexible Parking Special Permit, the Board has granted a reduction in parking from 423 spaces to 210 spaces.

6. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met or a waiver has been requested and granted.

    a) §240.49 Light and Glare: A photometric plan has been prepared as part of the Approved Plan set. The plan demonstrates that the illumination of the proposed lighting for the development shall not trespass on to abutting properties. Any exterior building and parking lot lighting shall be

consistent with "dark sky" standards, shielded and directed downward to maintain lighting on to the Site and shall comply with the Zoning By-law.

b) § 240.50 Air Quality: There will be no manufacturing within the proposed facility. The proposed uses do not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law. The only point source emissions identified to the air will be from the proposed heating systems and vehicles entering and exiting the Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving impacts to air quality pursuant to § 240.50.B shall first seek relief from the Special Permit Granting Authority.

c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving hazardous materials shall first seek relief from the Special Permit Granting Authority.

d) §240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except sound) at or beyond the boundaries of the premises for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for 30 seconds or more in any one hour between 9:00 p.m. and 7:00 a.m. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving discernable vibrations shall first seek relief from the Special Permit Granting Authority.

e) §240.53 Electrical Disturbance: No electrical disturbance is proposed or will be permitted which adversely effects the operation of any equipment other than that of the creator of such disturbance.

f) §240.54 Stormwater Management: The stormwater management shown on the Plan and drainage analysis has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection and Bellingham Zoning By-laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.

g) §240.58 Noise: The use proposed was determined to not add noise concerns as all activities are conducted indoors and are sited with in an industrial district. The Applicant provided a Sound Study, dated November 23, 2021, by Tech Environmental and further peer reviewed by Cavanaugh and Tocci which confirmed compliance.

7. For the given location and type and extent of land use, the design of building form, building location, egress points, grading, and other elements of the development could not reasonably be altered to:

   a) improve pedestrian or vehicular safety within the site and egressing from it, as circulation has been reviewed by the Planning Board and emergency services and was deemed adequate;

   b) reduce the visual intrusion of parking areas viewed from public ways or abutting premises, by preserving vegetative buffers as well as landscaping added to priority areas;

   c) reduce the volume of cut or fill and the Site has been graded to match the cuts and fills, as much as possible and it is not anticipated that an Earth Removal Special Permit will be required;

   d) reduce the number of removed trees 8" trunk diameter and larger, as priority areas around the perimeter have been preserved as well as a donation of land fronting Depot Street;

   e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.

   f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate;

   g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;

   h) Projected peak hour traffic will increase above levels otherwise anticipated at the time of occupancy as indicated in the updated traffic report produced by Vanasse and Associates, Inc. and reviewed by Town's peer reviewer BSC Group. However, the Planning Board has determined that the traffic mitigation measures and transportation demand management measures proposed by the Applicant and required under this Special Permit, adequately provide for capacity and safety improvements.

8. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction and occupancy of the project.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of 3 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Development Plan Approval and Stormwater Management Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, warehouse and distribution use, and as may be conditioned herein. Any changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. Prior to the issuance of a Building Permit for the proposed use on the Site, as traffic mitigation, the Applicant has agreed to and shall provide $400,000.00 to the Town of Bellingham to fund the design and/or improvements to the Hartford Avenue, Grove Street and Depot Street intersection and/or further improvements to Hartford Avenue.

3. Prior to the issuance of a Building Permit, as mitigation to alleviate concerns regarding increased trash along roadways, the Applicant shall donate $7,500.00 to the Town of Bellingham to support a general roadside clean up fund. In addition, as part of the Site Operation and Maintenance Plan, the Applicant and their successors shall continuously monitor and maintain the Site's frontage on Depot Street for debris and rubbish and remove same.

4. A comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage.

5. Prior to the start of construction, sediment and erosion controls shall be installed and be subject to the inspection and approval by the Town Planner and Conservation Agent.

6. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.

7. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Saturday, Sunday, or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.

8. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife.

9. No stopping or idling on the public way. No idling on Site in accordance with the Anti Idling Law.

10. Trucks owned by Tenant are equipped with back up beepers that broadcast a "white-noise, whooshing sound" instead of a conventional beeper.

11. All landscaping and structures that screen the Site shall be maintained or replaced in perpetuity.

12. Indoor noise shall be limited. If excessive noise is emitted by the user of the Site, the user of the Site shall close the dock bay doors when not in use to limit noise emanating from the facility and any other remedy that will limit noise.

13. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.

14. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes

steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.

15. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.

16. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.

17. The Applicant shall be permanently responsible for the following at the Project: 1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and maintaining all on-site ways, including drainage structures and utilities therein; 4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping.

18. The Stormwater Management Operation and Maintenance Plan (O&M), dated April 29, 2022, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.

19. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M including snow and ice removal off of commercial vehicles prior to leaving the Site.

20. Phosphorous-based fertilizer and "ice melt" shall not be used on the Site.

21. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Town Planner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law. Applicable Data Sheets Manuals shall be maintained on site and provided to the Bellingham Police and Fire Departments.

22. As part of the Project, the Applicant has offered to donate a parcel of land to the Town. Prior to the issuance of an Occupancy Permit, the Applicant shall donate a 2.49 acre triangular parcel of land abutting the Site opposite the railroad identified as Map 38 Lot 23 (lot 3) on the record survey provided to the Town of Bellingham.

23. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.

24. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.

25. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon 2020 Acquisitions provided there is no change in use for the Premises. The Planning Board shall be notified in writing of any changes in affiliates and successors in title and additional users of the Premises.

26. Any change of use shall require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.

27. All determination, Decisions, and conditions set forth within the Flexible Parking Special Permit and Major Business Complex Special Permit, dated June 9, 2022, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

28. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

29. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

I vote to **APPROVE** the **MECHANIC STREET WAREHOUSE DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT**.

Bellingham Planning Board **June 9, 2022**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Phillip Devine

Dennis J. Trebino

Appeals of this Decision may be made within thirty days, in accordance with the provisions of §240-16B.(3) and G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on June 10, 2022.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892
PlanningBoard@bellinghamma.org

June 9, 2022

152 DEPOT STREET WAREHOUSE
MAJOR BUSINESS COMPLEX
SPECIAL PERMIT
DECISION

A. BACKGROUND

Applicant:	2020 Acquisitions 777 New Durham Road, Suite D Edison, NJ 08817
Owner:	Depot Street, LLC P.O. Box 94 Bellingham, MA 02019
Public Hearing:	The Public Hearing opened September 23, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on September 9, 2021 and September 16, 2021. The Public Hearing was continued to October 28, 2021, January 13, 2022, February 10, 2022, March 10, 2022, April 14, 2022, May 12, 2022, and May 26 when the Public Hearing was closed.
Date of Vote:	June 9, 2022
The Premises:	The property, also referred to herein as the "Site", is proposed to be accessed from Depot Street, a public way, to an industrial driveway at 152 Depot Street. The project is located at Assessors Map 38-23, approximately 20.7 acres, in an Industrial Zoning District.
The By-law	Article XVIII, Major Business Complex Special Permit
The Proposal:	To construct a 211,600 square foot warehouse with associated improvements.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, dated August 27, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, dated August 27, 2021.
3. Major Business Complex Special Permit Application, dated August 27, 2021.
4. Flexible Parking Options Special Permit Application, dated August 27, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated August 2, 2021.
7. Proposed Site Plan for 2020 Acquisitions, by Bohler Engineering, last revised April 29, 2022. (also known as the Approved Plan)
8. Drainage Report, by Bohler Engineering, last revised September 1, 2021.
9. Transportation Impact Assessment, by Vanasse and Associates Inc., dated August 2021.
10. Updated Transportation Impact Assessment, by Vanasse and Associates Inc., dated November 2021.
11. Sound Study, by Tech Environmental, dated November 23, 2021
12. Truck Turning Exhibits, by Bohler Engineering, dated September, 1, 2021.
13. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated November 18, 2021.
14. Response to Peer Review Comments, by Vanasse and Associates, Inc., dated December 22, 2021
15. Traffic Peer Review, by MDM Transportation Consultants, Inc., dated January 13, 2021.
16. Stormwater Peer Review, by BSC Group, dated January 12, 2022.
17. Revised Cover Letter and Narrative, by Bohler Engineering, dated January 31, 2022.
18. Response to Stormwater Peer Review, by Bohler Engineering, dated January 31, 2022.
19. Response to Sound Study Peer Review, by Tech Environmental, dated January 28, 2022.
20. Sound Study Peer Review, by Cavanaugh and Tocci, dated March 9, 2022.
21. Traffic Memorandum, Don DiMartino, DPW Director, dated February 25, 2022.
22. Stormwater Peer Review, by BSC Group, dated February 9, 2022.

23. Stormwater Operation and Maintenance Plan, by Bohler Engineering, dated May 5, 2022.
24. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. The Applicant and Owner originally filed applications for a proposed development on 148 and 152 Depot Street concurrently. Both 148 Depot Street and 152 Depot Street, while two addresses, are together 27.93 +/- acres of land known as Assessors Map 38-23. The Planning Board opened the public hearing for both 148 and 152 Depot Street and moved to hear both hearings together. Following initial public hearings on the matter the Applicant requested and the Board accepted a request to withdraw 148 Depot Street without prejudice.

2. That the use proposed is limited to warehouse and distribution.

3. That the Site is partially located within the Water Resource District and that it was determined that the proposed stormwater design and plan, after detailed technical review by a peer review engineer, meets the standards for the Water Resource District and does not require a special permit.

4. Due to the proposed development requiring a certain number of parking spaces, a Special Permit is required.

5. In accordance with the Flexible Parking Special Permit, the Board has granted a reduction in parking from 423 spaces to 210 spaces.

6. Consideration was given to Section 240-25 General Special Permit Criteria:

    a. Social, economic or community needs which are served by the proposal will be provided through the expanded industrial tax base; creation of jobs; and the growth of opportunities for new businesses to be located in the Town of Bellingham with in an industrially zoned district.

    b. Traffic flow and safety has been thoroughly considered. In response to the concerns of the Board, the Applicant has proposed several mitigation strategies (listed in Section C.) to resolve concerns. The Board is chiefly concerned about directing large trailer trucks towards I-495 as directly and

safely as possible. To do this, the Board has determined that the intersection of Hartford Avenue, Depot Street and Grove Street shall require improvements to the signalization and geometry.

c. Adequacy of utilities and other public services have been determined to be sufficient. The Director of Public Works has confirmed that adequate capacity in the municipal water supply system is present to accommodate the Site. All other utilities are to be privately owned and maintained.

d. Neighborhood character and social structures have been considered. The Site is situated on an industrially-zoned parcel consisting of 20 + acres and bounded by Depot Street and industrial uses to the east, west and south, and freight train track and residential to the north. However, all traffic proposed for the Site shall travel by residential homes. The Board determined that speed, congestion, and noise are of concern. The Board determined that mitigation measures such as directional signage and contribution to a traffic mitigation fund for improvements to Hartford Avenue shall assist to mitigate impacts.

e. Qualities of the natural environment were considered and there were extensive discussions and plan revisions to preserve and/or mitigate impacts to the natural environment. The Applicant has agreed to donate the northern most triangle parcel to the Town of Bellingham.

f. The project is expected to have a positive fiscal impact due to an increase to the industrial tax base with limited municipal services required.

7. That the Project complies with the requirements for a Major Business Complex Article XVIII as follows:

a. Section 240-120 Eligible Locations

i. Warehouse and distribution use, i.e., the Proposed Uses, are allowed by-right in the Industrial zoning district.

ii. Traffic: Projected peak hour traffic will increase in the study area by 25% or more above levels otherwise anticipated at the time of occupancy as indicated in the updated traffic report produced by Vanasse and Associates, Inc. and reviewed by Town's peer reviewer BSC Group. However, the Planning Board has determined that the traffic mitigation measures and transportation demand management measures proposed by the Applicant and required under this Special Permit, adequately provide for capacity and safety improvements.

iii. Water Supply: Water will be provided by the Town of Bellingham municipal water system. There is adequate capacity in the municipal water supply system to accommodate the Proposal according to the Bellingham Department of Public Works (DPW). Servicing the projected water demand for the Proposal will not result in substantial limitation on the Town's ability to adequately provide water service to other developed sites in Town.

iv. Sewage Disposal: Municipal sewer service is not available to the Site. Therefore, on-site septic shall be required. Wastewater flows from the proposed project will not result in any limitation on the Town's ability to adequately provide municipal sewage collection and treatment service to other developed sites in Town.

b. Section 240-121 Site Design: The Proposed Use is allowed in the Industrial District. The Site has been designed such that all banks exceeding 15 degrees in slope resulting from site grading shall be maintained with cover reasonably sufficient to prevent erosion. The Site has also been carefully reviewed and the layout revised throughout the hearing to provide noise barriers to residential parcels and to Depot Street and to limit disturbance in environmentally sensitive locations.

c. Section 240-122 Traffic Mitigation: All presently foreseeable traffic impacts stemming from the proposed project have been adequately mitigated as indicated in the updated traffic assessment produced by Vanessa and Associates, Inc., and reviewed by Town's peer reviewer BSC Group. The Planning Board has determined that the traffic mitigation measures, and transportation demand management measures proposed by the Applicant and required under this Special Permit, adequately provide for capacity and safety improvements. Such conditions include agreed upon off-site traffic mitigation, post construction mitigation, and measures to assure safety and adequacy at the points of ingress and egress.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of 4 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Major Business Complex Special Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, warehouse and distribution use, and as may be conditioned herein. Any

changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. Prior to the issuance of a Building Permit for the proposed use on the Site, as traffic mitigation, the Applicant has agreed to and shall provide $400,000.00 to the Town of Bellingham to fund the design and/or improvements to the Hartford Avenue, Grove Street and Depot Street intersection and/or further improvements to Hartford Avenue.

3. Prior to the issuance of a Building Permit, as mitigation to alleviate concerns regarding increased trash along roadways, the Applicant shall donate $7,500.00 to the Town of Bellingham to support a general roadside clean up fund. In addition, as part of the Site Operation and Maintenance Plan, the Applicant and their successors shall continuously monitor and maintain the Site's frontage on Depot Street for debris and rubbish and remove same.

4. A comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage.

5. Prior to the start of construction, sediment and erosion controls shall be installed and be subject to the inspection and approval by the Town Planner and Conservation Agent.

6. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.

7. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.

8. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife.

9. No stopping or idling on the public way. No idling on Site in accordance with the Anti Idling Law.

10. Trucks owned by Tenant are equipped with back up beepers that broadcast a "white-noise, whooshing sound" instead of a conventional beeper.

11. All landscaping and structures that screen the Site shall be maintained or replaced in perpetuity.

12. Indoor noise shall be limited. If excessive noise is emitted by the user of the Site, the user of the Site shall close the dock bay doors when not in use to limit noise emanating from the facility and any other remedy that will limit noise.

13. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.

14. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.

15. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.

16. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.

17. The Applicant shall be permanently responsible for the following at the Project: 1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and

maintaining all on-site ways, including drainage structures and utilities therein; 4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping.

18. The Stormwater Management Operation and Maintenance Plan (O&M), dated April 29, 2022, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.

19. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M including snow and ice removal off of commercial vehicles prior to leaving the Site.

20. Phosphorous-based fertilizer and "ice melt" shall not be used on the Site.

21. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Town Planner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law. Applicable Data Sheets Manuals shall be maintained on site and provided to the Bellingham Police and Fire Departments.

22. As part of the Project, the Applicant has offered to donate a parcel of land to the Town. Prior to the issuance of an Occupancy Permit, the Applicant shall donate a 2.49 acre triangular parcel of land abutting the Site opposite the railroad identified as Map 38 Lot 23 (lot 3) on the record survey provided to the Town of Bellingham.

23. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.

24. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form

approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.

25. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon 2020 Acquisitions provided there is no change in use for the Premises. The Planning Board shall be notified in writing of any changes in affiliates and successors in title and additional users of the Premises.

26. Any change of use shall require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.

27. All determination, Decisions, and conditions set forth within the Flexible Parking Special Permit, Development Plan and Stormwater Management Permit, dated June 9, 2022, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

28. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

29. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

I vote to **APPROVE** the **152 DEPOT STREET WAREHOUSE MAJOR BUSINESS COMPLEX SPECIAL PERMIT**.

Bellingham Planning Board **June 9, 2022**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Phillip Devine

Dennis J. Trabino

Robert Lussier

Appeals of this Decision may be made within twenty days, in accordance with the provisions of G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on June 10, 2022.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

PROPOSED SITE PLAN DOCUMENTS

FOR

PROPOSED

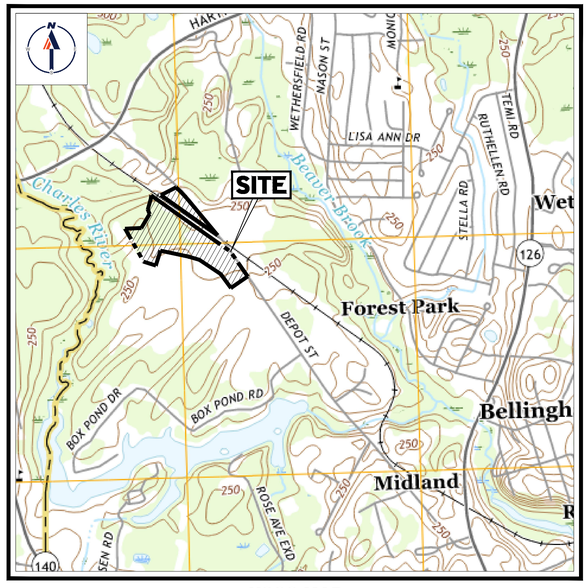
NORTH SIDE DEVELOPMENT

LOCATION OF SITE:

152 DEPOT STREET, TOWN OF BELLINGHAM

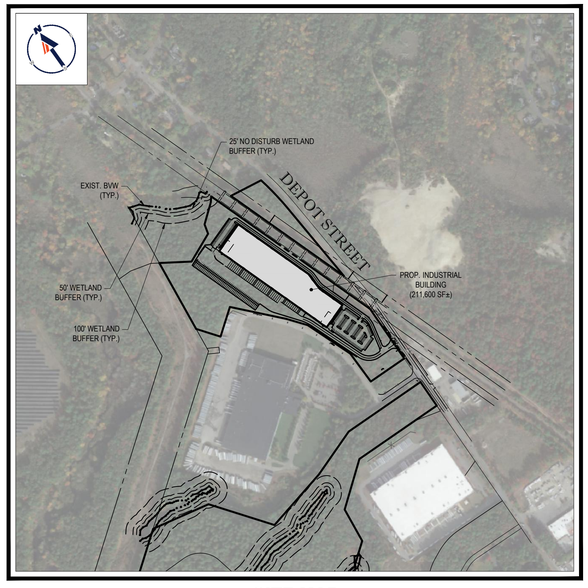
NORFOLK COUNTY, MASSACHUSETTS

MAP #38, BLOCK #1, LOT #23



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS FRANKLIN QUADRANGLE



SITE MAP

SCALE: 1" = 500'
SOURCE: GOOGLE EARTH

DRAWING SHEET INDEX

PREPARED BY

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
No. 41436
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 4616
MAINE LICENSE No. 12553

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\CS2020\NETEMP\ACPUBLISH_2896\W211059-CVL-3---=LAYOUT C-101-COVR

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
   - "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06/07/21, REVISED THRU 08/20/21.
   - "BUILDING OVERALL FLOOR PLAN" PREPARED BY M+H ARCHITECTS, DATED 08/03/21.
   - "PROPOSED BORING LOCATION PLAN" PREPARED BY WHITESTONE ASSOCIATES, INC., DATED 05/19/21.
   - TRAFFIC REPORT - "TRANSPORTATION IMPACT ASSESSMENT", PREPAED BY VANASSE AND ASSOCIATES, INC.

   PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
2. ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN 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 THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF 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 REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL 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.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE 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. 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 INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL 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 REPAIR OF ANY 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 COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS 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/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, 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 CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR 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 CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR 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 HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
25. 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 ENGINEER IS 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 ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF 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.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. 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. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
22. STORM DRAINAGE PIPE:UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
23. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
    - FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
    - FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
    - FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
    - WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   - "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06/07/21, REVISED THRU 08/20/21.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE 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.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
8. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
9. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
10. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
11. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
12. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
14. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
15. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE 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.
19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
℄	CENTERLINE	STM.	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP	HIGH POINT	DEP.	DEPRESSED
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. / #	NUMBER
PT.	POINT OF TANGENCY	W.	WIDE
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W.	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	°	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER

TYPICAL LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	CURB	
D	STORM MANHOLE	D
S	SEWER MANHOLE	S
	CATCH BASIN	
WF#5	WETLAND FLAG	
	WETLAND LINE	
× 54.83	SPOT ELEVATION	53.52
× TC 54.58 G 53.78	TOP & BOTTOM OF CURB	TC=54.32 BC=53.82
53	CONTOUR	
	FLOW ARROW	5%
	PAINTED ARROW	
	RIDGE LINE	
G G	GAS LINE	G G
T T	TELEPHONE LINE	T T
E E	ELECTRIC LINE	E E
W W	WATER LINE	W W
OH OH	OVERHEAD WIRE	OH OH
	STORM PIPE	
	SANITARY LINE	S S
10	PARKING COUNT	4
	SIGN	
	LIGHT POLE	
	GUIDE RAIL	
Ø	UTILITY POLE	Ø

REFER TO OVERALL SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE / ZONING INFORMATION & NOTES

REFER TO EROSION AND SEDIMENT CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

BOHLER //™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP BPB
2	02/18/2022	SEPTIC DESIGN	EGP BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER //
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

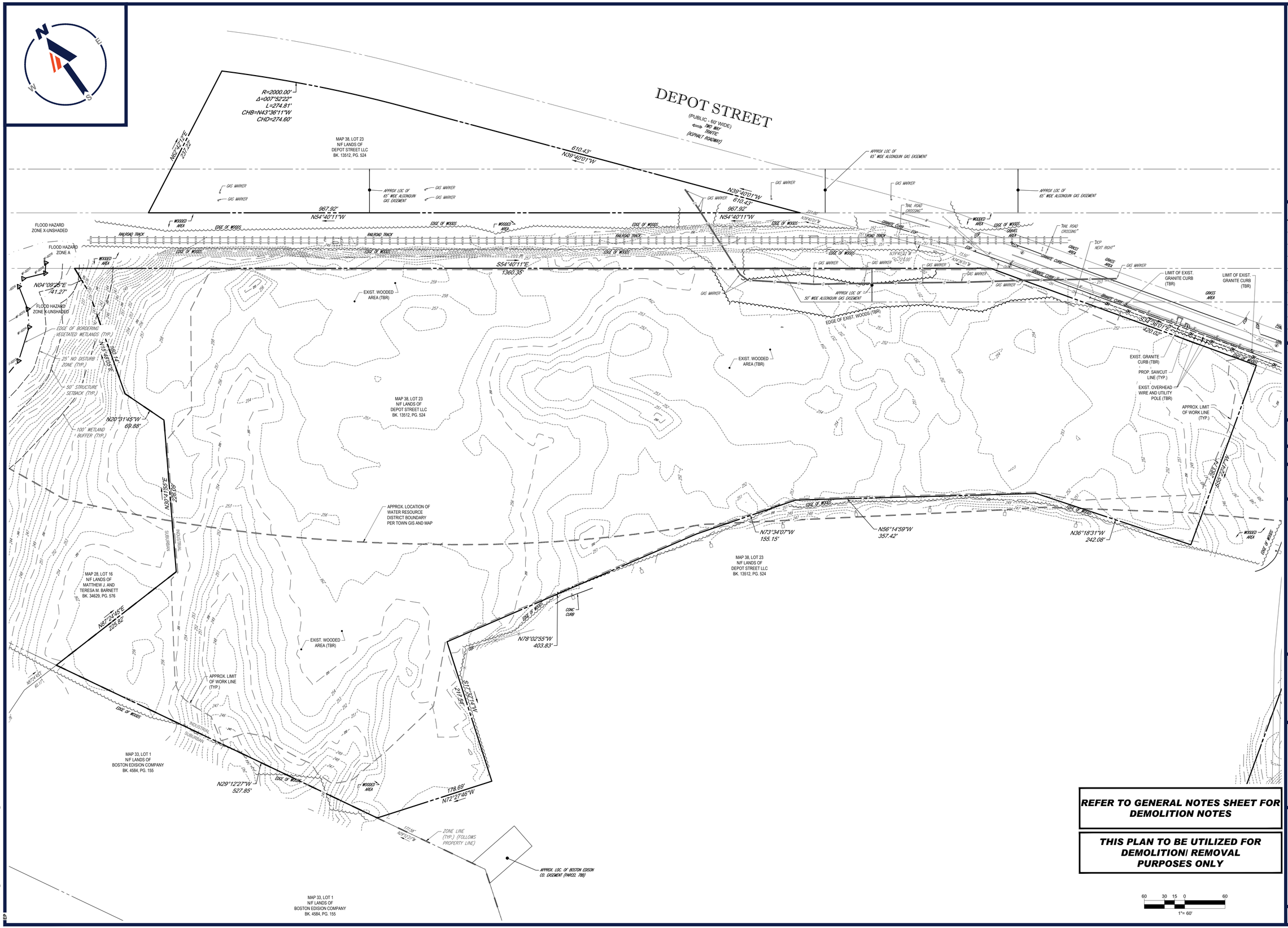
SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

C-102

REVISION 3 - 04/29/2022



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
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCICH
No. 41538
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41538
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\CD3D2020\NETEMP\ACPUBLISH_28944\W211059-CVL-3----LAYOUT: C-201-(DEMO
EP

SITE INFORMATION

1. APPLICANT:
   2020 ACQUISITIONS
   777 NEW DURHAM ROAD, SUITE D
   EDISON, NJ 08817
2. OWNER:
   DEPOT STREET, LLC
   P.O. BOX 94
   BELLINGHAM, MA 02019
3. PARCEL:
   MAP #38, BLOCK #1, LOT #23
   152 DEPOT STREET
   BELLINGHAM, MA 02019

ZONING ANALYSIS TABLE

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXIST. NON-CONFORMANCE

ZONING DISTRICT	INDUSTRIAL DISTRICT (1)
OVERLAY DISTRICT	WATER RESOURCE PROTECTION DISTRICT
REQUIRED PERMIT	SPECIAL PERMIT MAJOR BUSINESS COMPLEX AND DEVELOPMENT PLAN REVIEW

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 SF	901,405 SF	NO CHANGE
MIN. EGRESS SEPARATION	250 FT	N/A	265.7 FT
MIN. LOT FRONTAGE	200 FT	420 FT	NO CHANGE
MIN. FRONT SETBACK	20 FT	N/A	195 FT
MIN. SIDE SETBACK	10 FT	N/A	50 FT
MIN. REAR SETBACK	20 FT /100 FT (2)	N/A	54.9 FT / 122.8 FT
MIN. PARKING SETBACK	20 FT	N/A	74.1 FT
MAX. BUILDING HEIGHT	45 FT	N/A	<45 FT
MAX. IMPER. COVERAGE	N/S	0.0%	64.9%
PARKING SPACES	403 (1)	N/A	189
ACCESS. PARKING SPACES	6	N/A	6

PARKING STALL CRITERIA
STANDARD: 9 FT x 18 FT
COMPACT: 8 FT x 16 FT

USE/CATEGORY: WAREHOUSE
REQUIRED PARKING: 2 SPACES / 1,000 SF GFA
CALCULATION: 201,545 SF * $\frac{2}{1000}$ = 403.09 = 403 REQUIRED

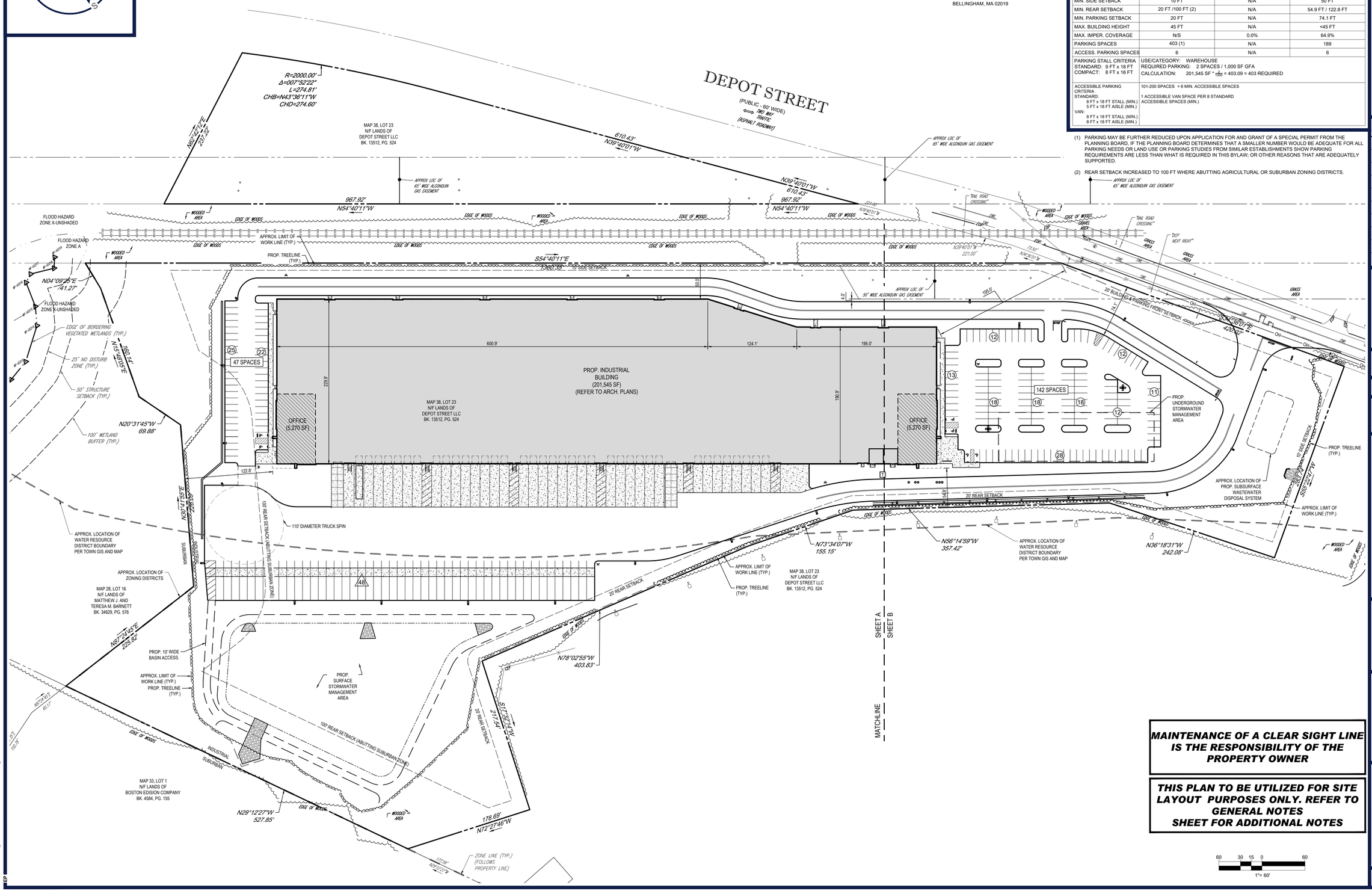
ACCESSIBLE PARKING CRITERIA
STANDARD:
8 FT x 18 FT STALL (MIN.)
5 FT x 18 FT AISLE (MIN.)
VAN:
8 FT x 18 FT STALL (MIN.)
8 FT x 18 FT AISLE (MIN.)

101-200 SPACES = 6 MIN. ACCESSIBLE SPACES

1 ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN.)

(1) PARKING MAY BE FURTHER REDUCED UPON APPLICATION FOR AND GRANT OF A SPECIAL PERMIT FROM THE PLANNING BOARD, IF THE PLANNING BOARD DETERMINES THAT A SMALLER NUMBER WOULD BE ADEQUATE FOR ALL PARKING NEEDS OR LAND USE OR PARKING STUDIES FROM SIMILAR ESTABLISHMENTS SHOW PARKING REQUIREMENTS ARE LESS THAN WHAT IS REQUIRED IN THIS BYLAW; OR OTHER REASONS THAT ARE ADEQUATELY SUPPORTED.

(2) REAR SETBACK INCREASED TO 100 FT WHERE ABUTTING AGRICULTURAL OR SUBURBAN ZONING DISTRICTS.



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

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12533

SHEET TITLE:

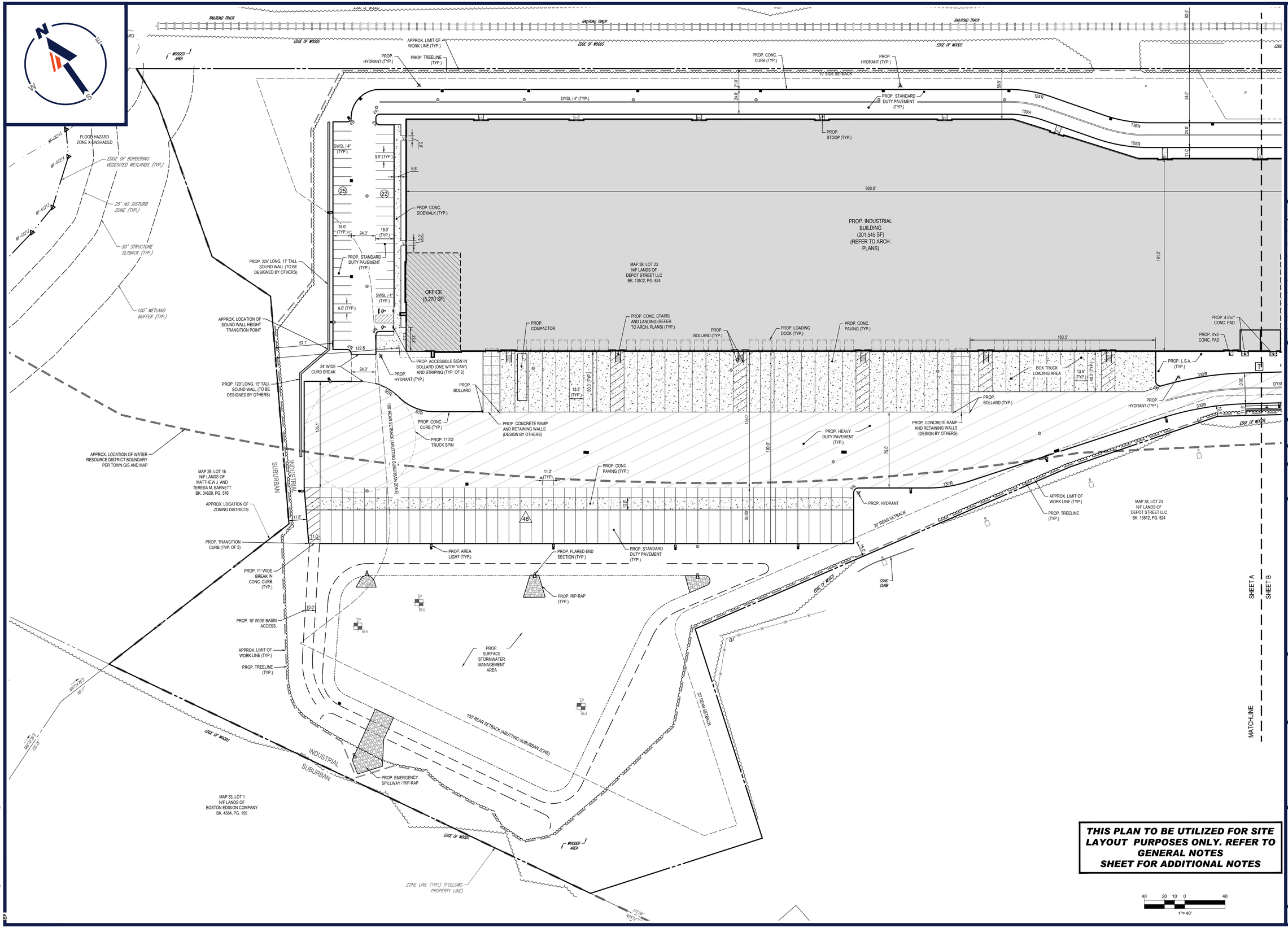
OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_26944\W211059-CVL-3____-LAYOUT: C-301-OVERALL SITE



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

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
CIVIL
No. 44230
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 44230
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 26116
MAINE LICENSE No. 12553

SHEET TITLE:

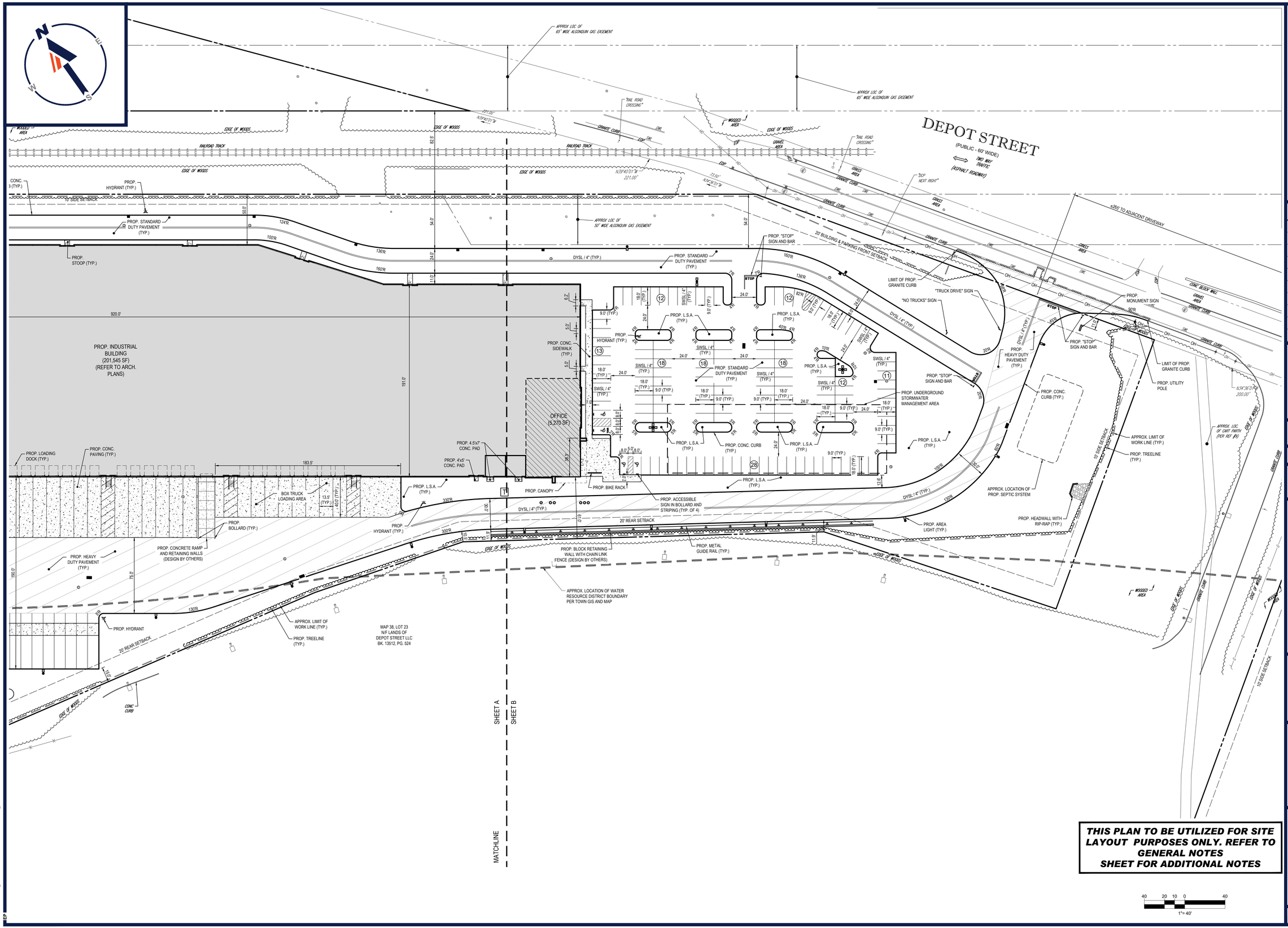
SITE LAYOUT PLAN A

SHEET NUMBER:

C-302

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_20984\W211059-CVL-3---LAYOUT(C-302-SITE A



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

40 20 10 0 40
1"= 40'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
41248
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26127
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

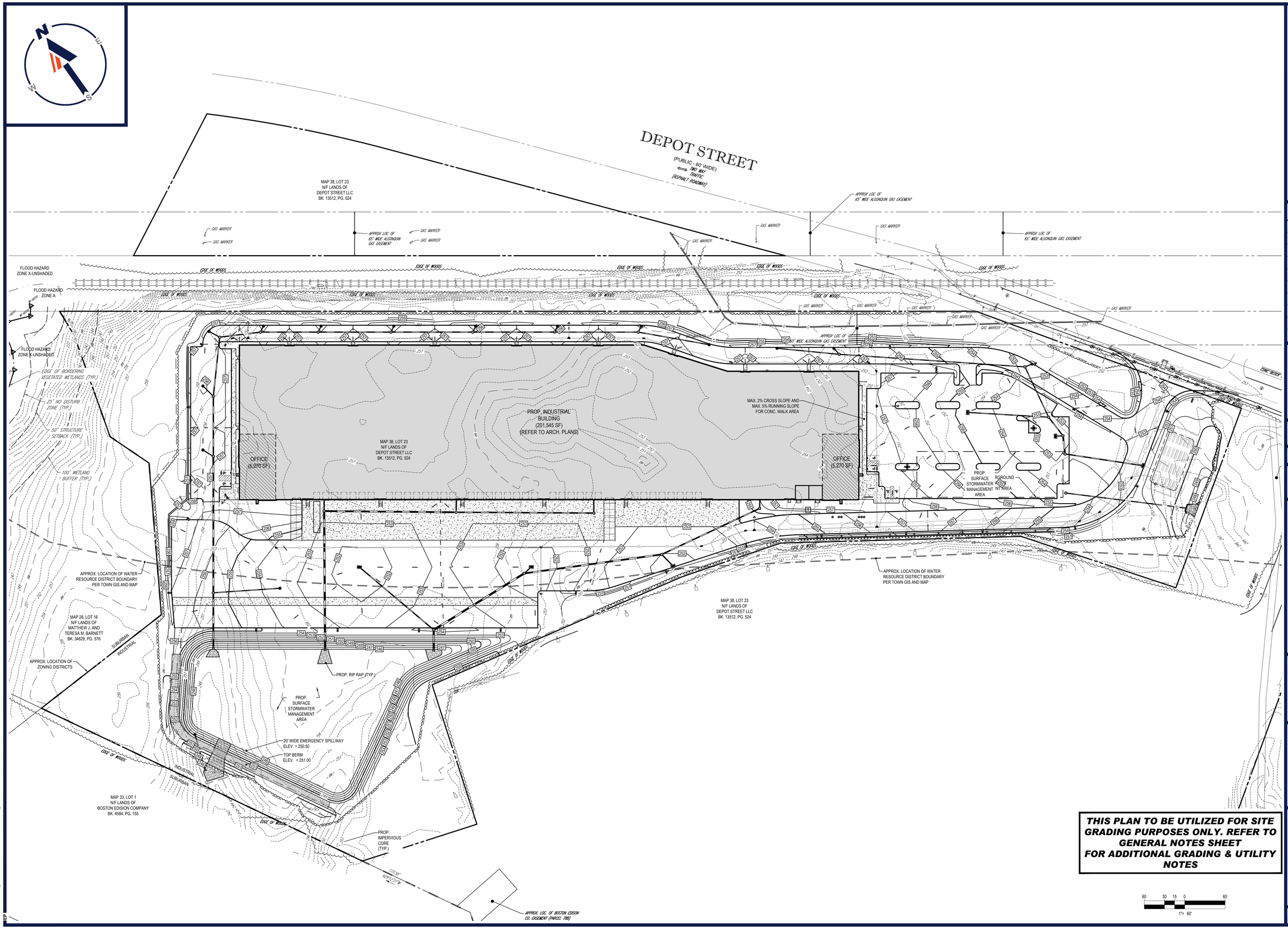
SITE LAYOUT PLAN B

SHEET NUMBER:

C-303

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_28944\W211059-CVL-3----LAYOUT: C-303-SITE B
EP



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

60 30 15 0 60
1"= 60'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3-GRAD

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCICH
No. 41530
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 15476
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 9512
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 7453

SHEET TITLE:

OVERALL GRADING AND DRAINAGE PLAN

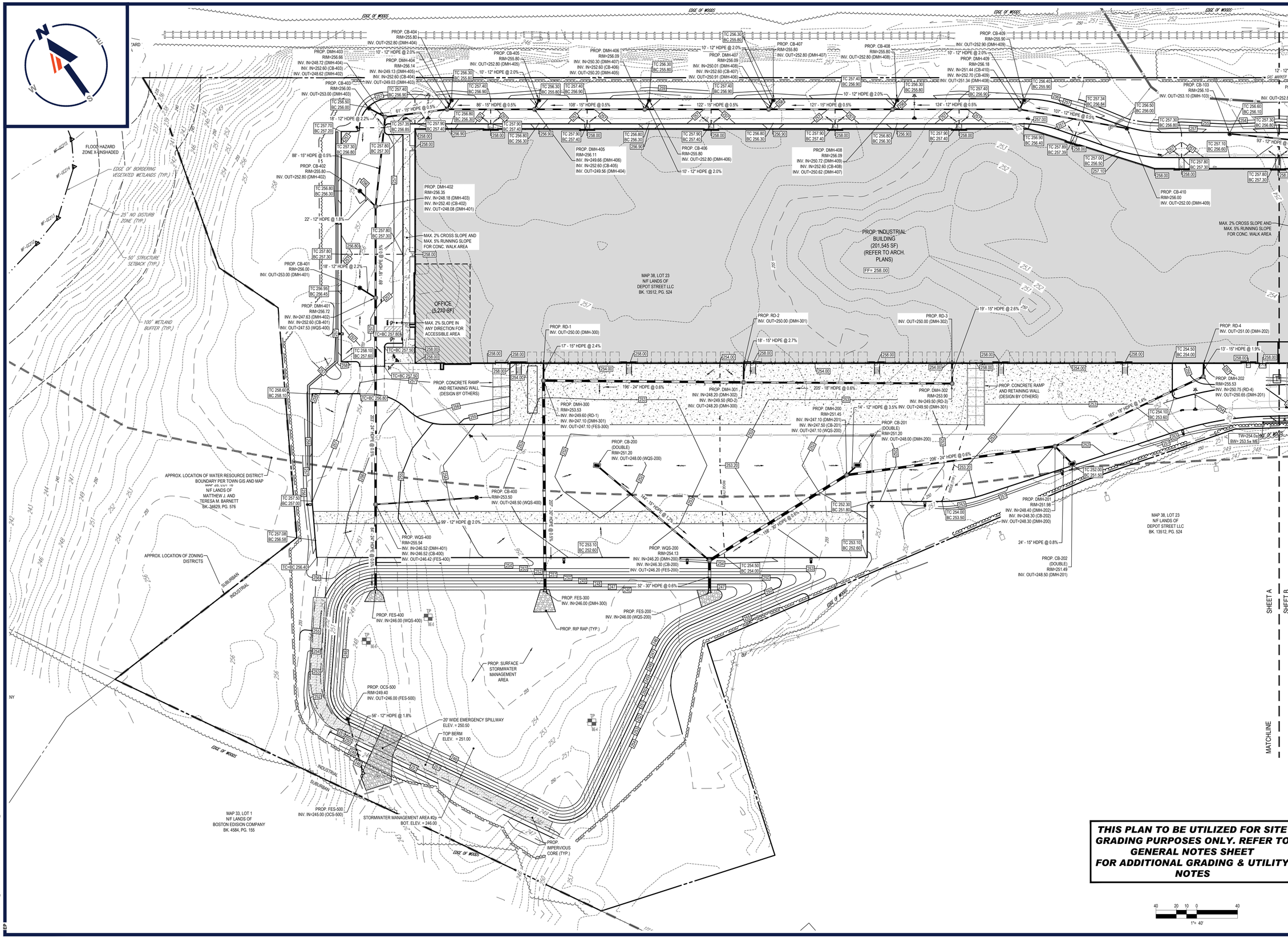
SHEET NUMBER:

C-401

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\CSD2020\NETEMPA\CPUBLISH_28844\W211059-CVL-3-GRAD----LAYOUT C-401-OVERALL GRAD

EP



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

40 20 10 0 40
1"= 40'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3-GRAD

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. KUCICH — COMMONWEALTH OF MASSACHUSETTS — JOHN A. KUCICH — CIVIL — No. 41530 — PROFESSIONAL ENGINEER — REGISTERED PROFESSIONAL ENGINEER — CANADA: NEW BRUNSWICK No. 15420, CONNECTICUT No. 28127, RHODE ISLAND No. 20116, MAINE LICENSE No. 12653

SHEET TITLE:

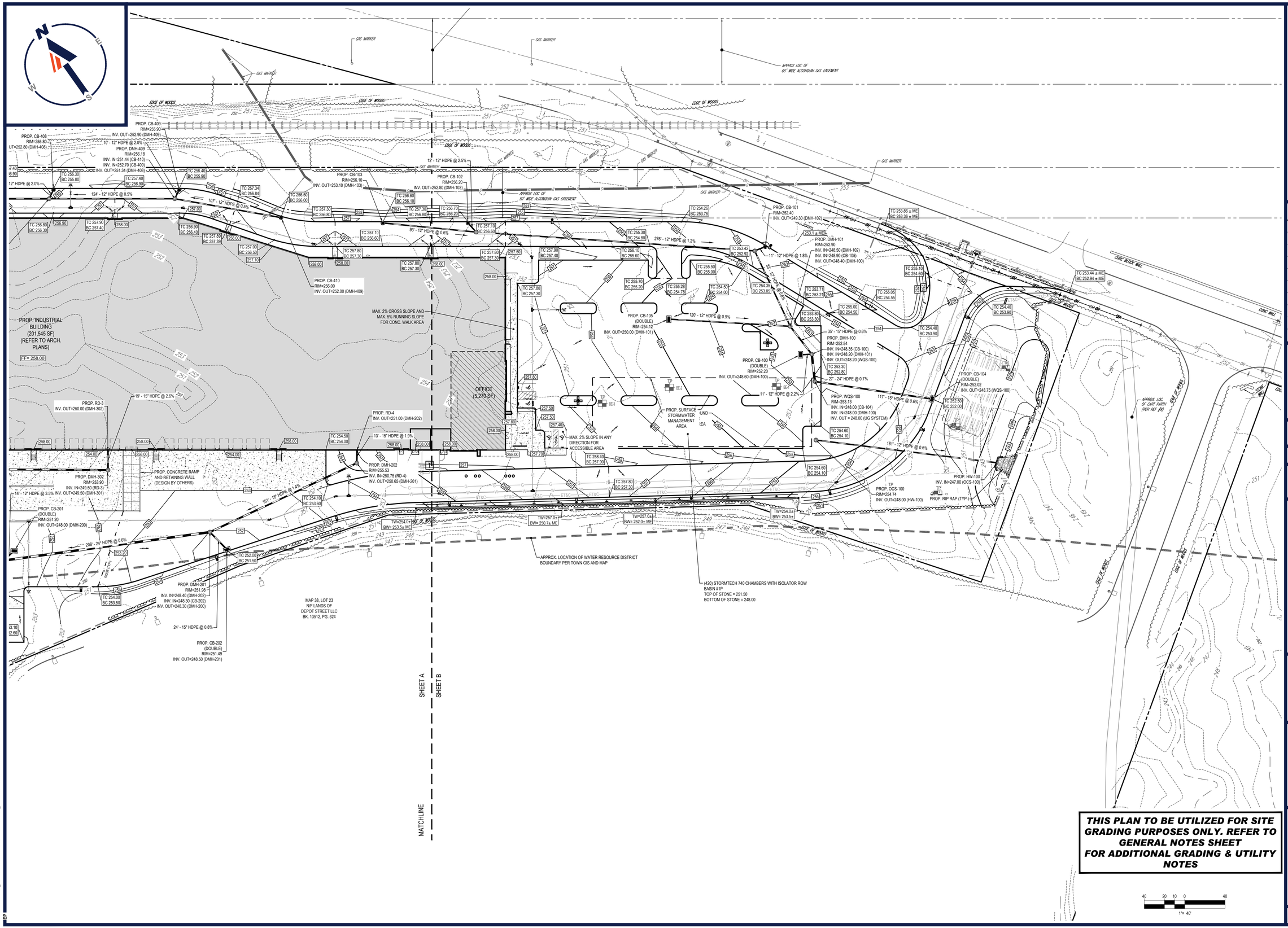
GRADING AND DRAINAGE PLAN A

SHEET NUMBER:

C-402

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_28944\W211059-CVL-3-GRAD----LAYOUT: C-402-GRAD A



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

40 20 10 0 40
1"= 40'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3-GRAD

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
JOHN A. KUCICH
No. 41530
PROFESSIONAL ENGINEER

JOHN A. KUCICH, P.E.
PRINCIPAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 28127
RHODE ISLAND LICENSE No. 9816
MAINE LICENSE No. 14453

SHEET TITLE:

GRADING AND DRAINAGE PLAN B

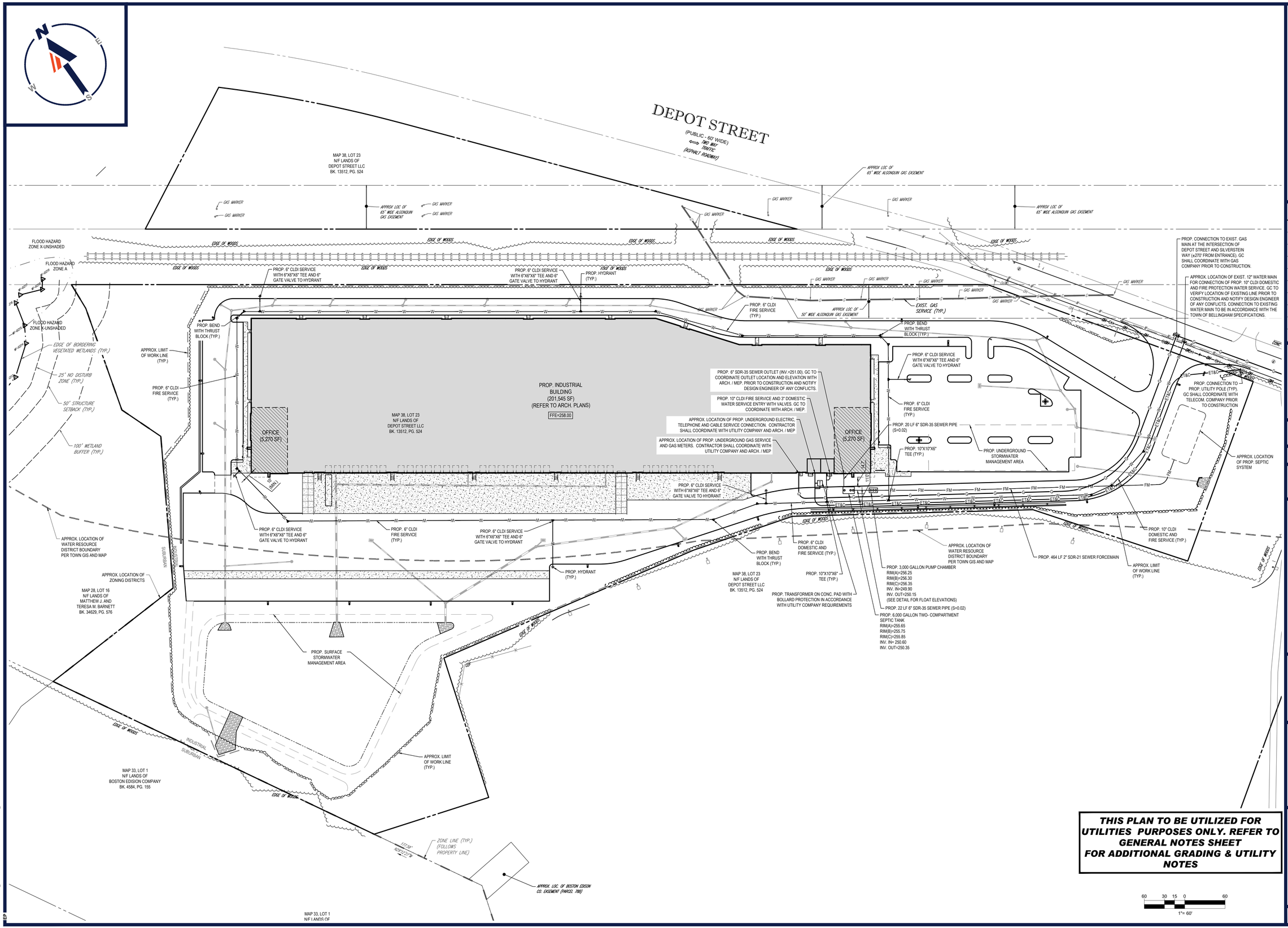
SHEET NUMBER:

C-403

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMPA\CPUBLISH_28944\W211059-CVL-3-GRAD----\LAYOUT C-403-GRAD B

EP



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'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26127
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

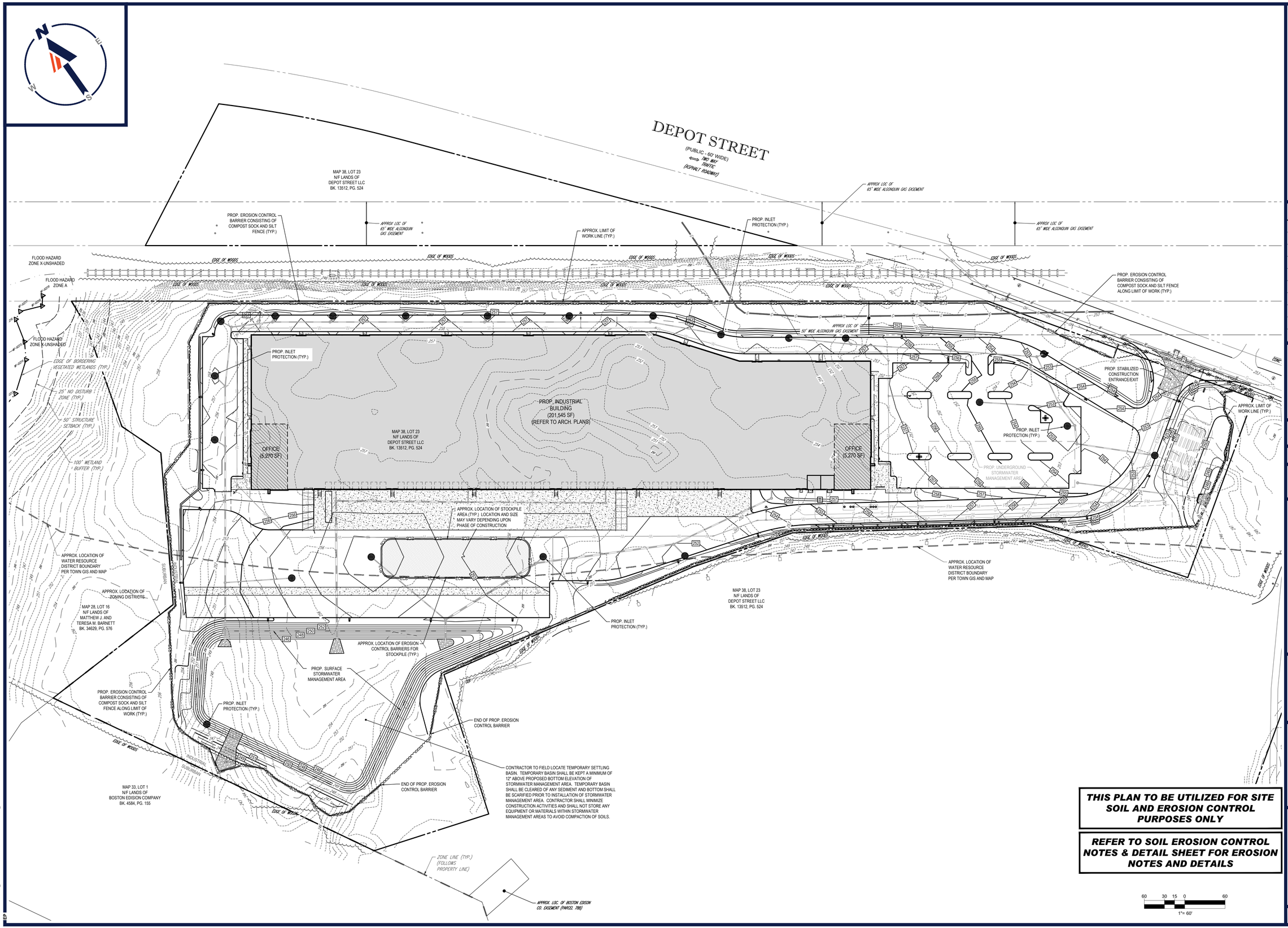
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_23984\W211059-CVL-3----LAYOUT: C-501-UTIL
EP



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

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

60 30 15 0 60
1"= 60'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.: W211059
DRAWN BY: CSE
CHECKED BY: NEM
DATE: 09/01/2021
CAD I.D.: W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12533

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_20944\W211059-CVL-3____-LAYOUT: C-601-EROS

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 WITHIN 15 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 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL 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 STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
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 WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
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 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.

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 BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
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,

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT 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 BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR 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.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

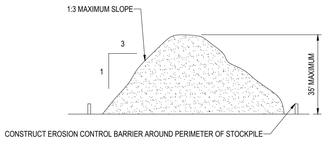
1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION 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.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN 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.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND 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. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION 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 BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:

7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.

7.2. 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%.

7.3. 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%.

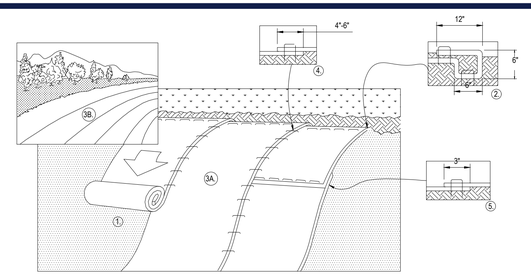
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, 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.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



NOTE:
1. ADD THE FOLLOWING TO THE STOCK PILE DETAIL: PROVIDE SAFETY FENCING AROUND STOCKPILES OVER 10' IN HEIGHT OR OTHERWISE RESTRICT SITE ACCESS.

TEMPORARY STOCKPILE

N.T.S.

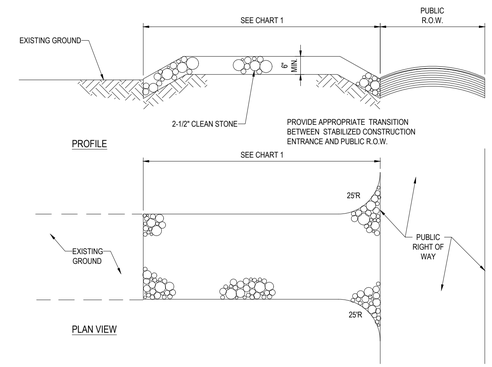


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET 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 APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. 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 MANUFACTURE 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
3. AT A MINIMUM, THE EROSION CONTROL MATTING SHALL BE INSTALLED ON SLOPES GREATER THAN 3:1 WITHIN THE 100-FOOT BUFFER ZONE.

EROSION CONTROL MATTING

N.T.S.



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)	

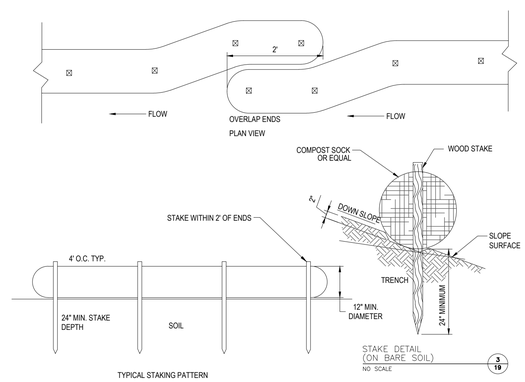
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

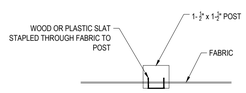
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

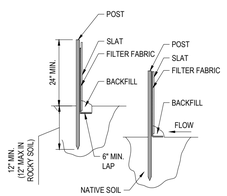
EROSION CONTROL BARRIER SHALL CONSIST OF BOTH COMPOST SOCK AND SILT FENCE UNLESS OTHERWISE NOTED



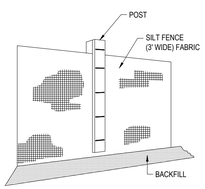
COMPOST SOCK



DETAIL OF POST ATTACHMENT
(PRE-ASSEMBLED PRIOR TO INSTALLATION)



TOE-IN METHODS



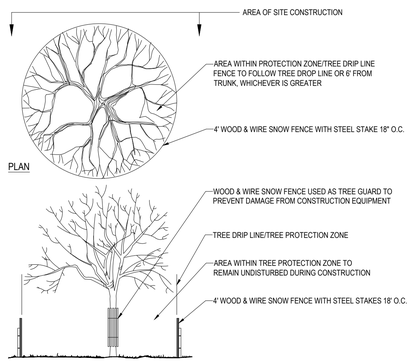
PERSPECTIVE OF FENCE

SILT FENCE

INSTALLATION:
1. EXCAVATE A 6"x 6" 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 THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE.
5. COMBINATION OF COMPOST SOCK AND SILT FENCE SHALL BE USED AS NOTED ON THE PLAN.
6. WIRE BACK SILT FENCE TO BE USED IN AREAS WITHIN 50 FOOT WETLAND BUTTER, SEE DETAIL (THIS SHEET).

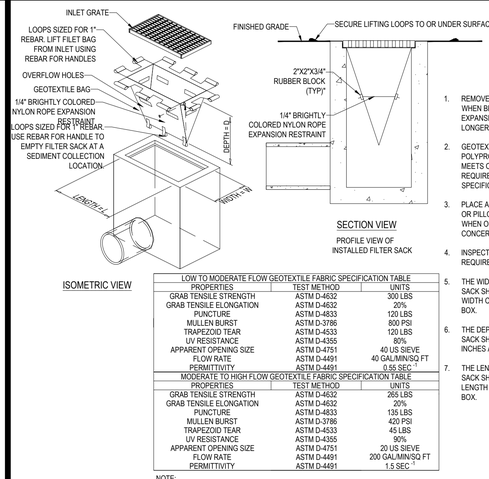
EROSION CONTROL BARRIER (ECB) DETAIL

N.T.S.



TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.



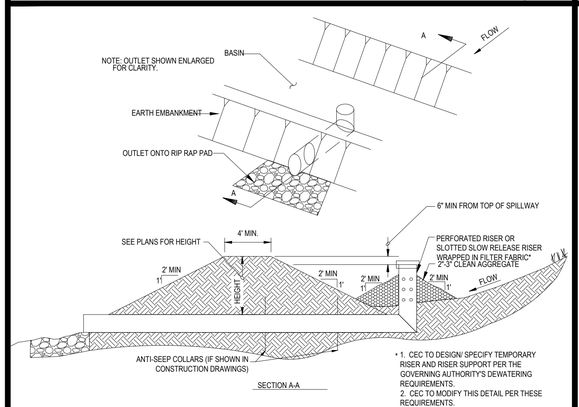
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

NOTE:
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

FILTER SACS (GRATED INLETS)

N.T.S.



* 1. CEC TO DESIGN/ SPECIFY TEMPORARY RISER AND RISER SUPPORT PER THE GOVERNING AUTHORITY'S DEWATERING REQUIREMENTS.
2. CEC TO MODIFY THIS DETAIL PER THESE REQUIREMENTS.

GENERAL NOTES:
1. PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
2. ALL PIPE CONNECTION SHALL BE WATERTIGHT.
3. FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
4. PONDING OF SEDIMENT LADEN RUNOFF IN SEDIMENT BASIN ACCOMPLISHED BY EMBANKMENT OR EXCAVATION DEPENDING ON TERRAIN.
5. SIDE SLOPES SHALL BE 2:1 OR FLATTER.

SEDIMENT BASIN WITH PIPE OUTLET

N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

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

-INSTALLATION OF EROSION CONTROL BARRIER (COMPOST SOCK 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.

CONSTRUCTION SEQUENCE

N.T.S.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.: W211059
DRAWN BY: CSE
CHECKED BY: NEM
DATE: 09/01/2021
CAD I.D.: W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

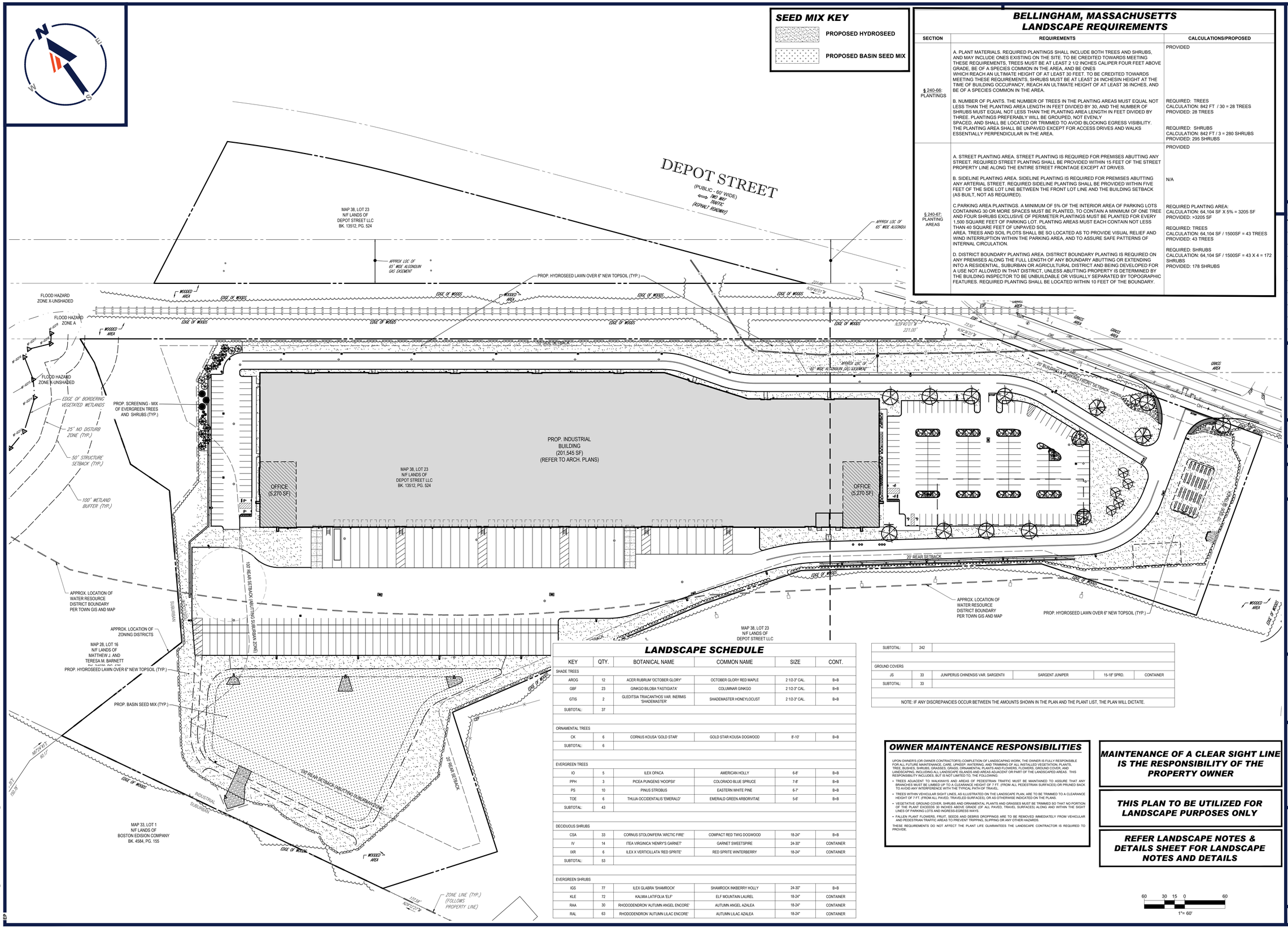
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 3616
MAINE LICENSE No. 12553

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-602

REVISION 3 - 04/29/2022



SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED BASIN SEED MIX

BELLINGHAM, MASSACHUSETTS LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
§ 240-66: PLANTINGS	A. PLANT MATERIALS. REQUIRED PLANTINGS SHALL INCLUDE BOTH TREES AND SHRUBS, AND MAY INCLUDE ONES EXISTING ON THE SITE. TO BE CREDITED TOWARDS MEETING THESE REQUIREMENTS, TREES MUST BE AT LEAST 2 1/2 INCHES CALIPER FOUR FEET ABOVE GRADE. BE OF A SPECIES COMMON IN THE AREA, AND BE ONES WHICH REACH AN ULTIMATE HEIGHT OF AT LEAST 30 FEET. TO BE CREDITED TOWARDS MEETING THESE REQUIREMENTS, SHRUBS MUST BE AT LEAST 24 INCHESIN HEIGHT AT THE TIME OF BUILDING OCCUPANCY, REACH AN ULTIMATE HEIGHT OF AT LEAST 36 INCHES, AND BE OF A SPECIES COMMON IN THE AREA.	PROVIDED
	B. NUMBER OF PLANTS. THE NUMBER OF TREES IN THE PLANTING AREAS MUST EQUAL NOT LESS THAN THE PLANTING AREA LENGTH IN FEET DIVIDED BY 30, AND THE NUMBER OF SHRUBS MUST EQUAL NOT LESS THAN THE PLANTING AREA LENGTH IN FEET DIVIDED BY THREE. PLANTINGS PREFERABLY WILL BE GROUPED, NOT EVENLY SPACED, AND SHALL BE LOCATED OR TRIMMED TO AVOID BLOCKING EGRESS VISIBILITY. THE PLANTING AREA SHALL BE UNPAVED EXCEPT FOR ACCESS DRIVES AND WALKS ESSENTIALLY PERPENDICULAR IN THE AREA.	REQUIRED: TREES CALCULATION: 842 FT / 30 = 28 TREES PROVIDED: 28 TREES REQUIRED: SHRUBS CALCULATION: 842 FT / 3 = 280 SHRUBS PROVIDED: 295 SHRUBS
§ 240-67: PLANTING AREAS	A. STREET PLANTING AREA. STREET PLANTING IS REQUIRED FOR PREMISES ABUTTING ANY STREET. REQUIRED STREET PLANTING SHALL BE PROVIDED WITHIN 15 FEET OF THE STREET PROPERTY LINE ALONG THE ENTIRE STREET FRONTAGE EXCEPT AT DRIVES.	PROVIDED
	B. SIDELINE PLANTING AREA. SIDELINE PLANTING IS REQUIRED FOR PREMISES ABUTTING ANY ARTERIAL STREET. REQUIRED SIDELINE PLANTING SHALL BE PROVIDED WITHIN FIVE FEET OF THE SIDE LOT LINE BETWEEN THE FRONT LOT LINE AND THE BUILDING SETBACK (AS BUILT, NOT AS REQUIRED).	N/A
	C.PARKING AREA PLANTINGS. A MINIMUM OF 5% OF THE INTERIOR AREA OF PARKING LOTS CONTAINING 30 OR MORE SPACES MUST BE PLANTED, TO CONTAIN A MINIMUM OF ONE TREE AND FOUR SHRUBS EXCLUSIVE OF PERIMETER PLANTINGS MUST BE PLANTED FOR EVERY 1,500 SQUARE FEET OF PARKING LOT. PLANTING AREAS MUST EACH CONTAIN NOT LESS THAN 40 SQUARE FEET OF UNPAVED SOIL AREA. TREES AND SOIL PLOTS SHALL BE SO LOCATED AS TO PROVIDE VISUAL RELIEF AND WIND INTERRUPTION WITHIN THE PARKING AREA, AND TO ASSURE SAFE PATTERNS OF INTERNAL CIRCULATION.	REQUIRED PLANTING AREA: CALCULATION: 64,104 SF X 5% = 3205 SF PROVIDED: >3205 SF REQUIRED: TREES CALCULATION: 64,104 SF / 1500SF = 43 TREES PROVIDED: 43 TREES REQUIRED: SHRUBS CALCULATION: 64,104 SF / 1500SF = 43 X 4 = 172 SHRUBS PROVIDED: 178 SHRUBS
	D. DISTRICT BOUNDARY PLANTING AREA. DISTRICT BOUNDARY PLANTING IS REQUIRED ON ANY PREMISES ALONG THE FULL LENGTH OF ANY BOUNDARY ABUTTING OR EXTENDING INTO A RESIDENTIAL, SUBURBAN OR AGRICULTURAL DISTRICT AND BEING DEVELOPED FOR A USE NOT ALLOWED IN THAT DISTRICT, UNLESS ABUTTING PROPERTY IS DETERMINED BY THE BUILDING INSPECTOR TO BE UNBUILDABLE OR VISUALLY SEPARATED BY TOPOGRAPHIC FEATURES. REQUIRED PLANTING SHALL BE LOCATED WITHIN 10 FEET OF THE BOUNDARY.	

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
GBF	23	GINKGO BILOBA 'FASTIGIATA'	COLUMNAR GINKGO	2 1/2-3" CAL.	B+B
GTIS	2	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
SUBTOTAL:	37				
ORNAMENTAL TREES					
CK	6	CORNUS KOUSA 'GOLD STAR'	GOLD STAR KOUSA DOGWOOD	8'-10'	B+B
SUBTOTAL:	6				
EVERGREEN TREES					
IO	5	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
PPH	3	PICEA PUNGENS 'HOOPSII'	COLORADO BLUE SPRUCE	7-8'	B+B
PS	10	PINUS STROBUS	EASTERN WHITE PINE	6-7'	B+B
TOE	6	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
SUBTOTAL:	43				
DECIDUOUS SHRUBS					
CSA	33	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B+B
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	CONTAINER
IXR	6	ILEX X VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
SUBTOTAL:	53				
EVERGREEN SHRUBS					
IGS	77	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	B+B
KLE	72	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18-24"	CONTAINER
RAA	30	RHODODENDRON 'AUTUMN ANGEL ENCORE'	AUTUMN ANGEL AZALEA	18-24"	CONTAINER
RAL	63	RHODODENDRON 'AUTUMN LILAC ENCORE'	AUTUMN LILAC AZALEA	18-24"	CONTAINER
SUBTOTAL:	242				
GROUND COVERS					
JS	33	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	33				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

60 30 15 0 60
1"= 60'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-LND-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
No. 1359
MAINE No.4248
OMID No. 250428

SHEET TITLE:

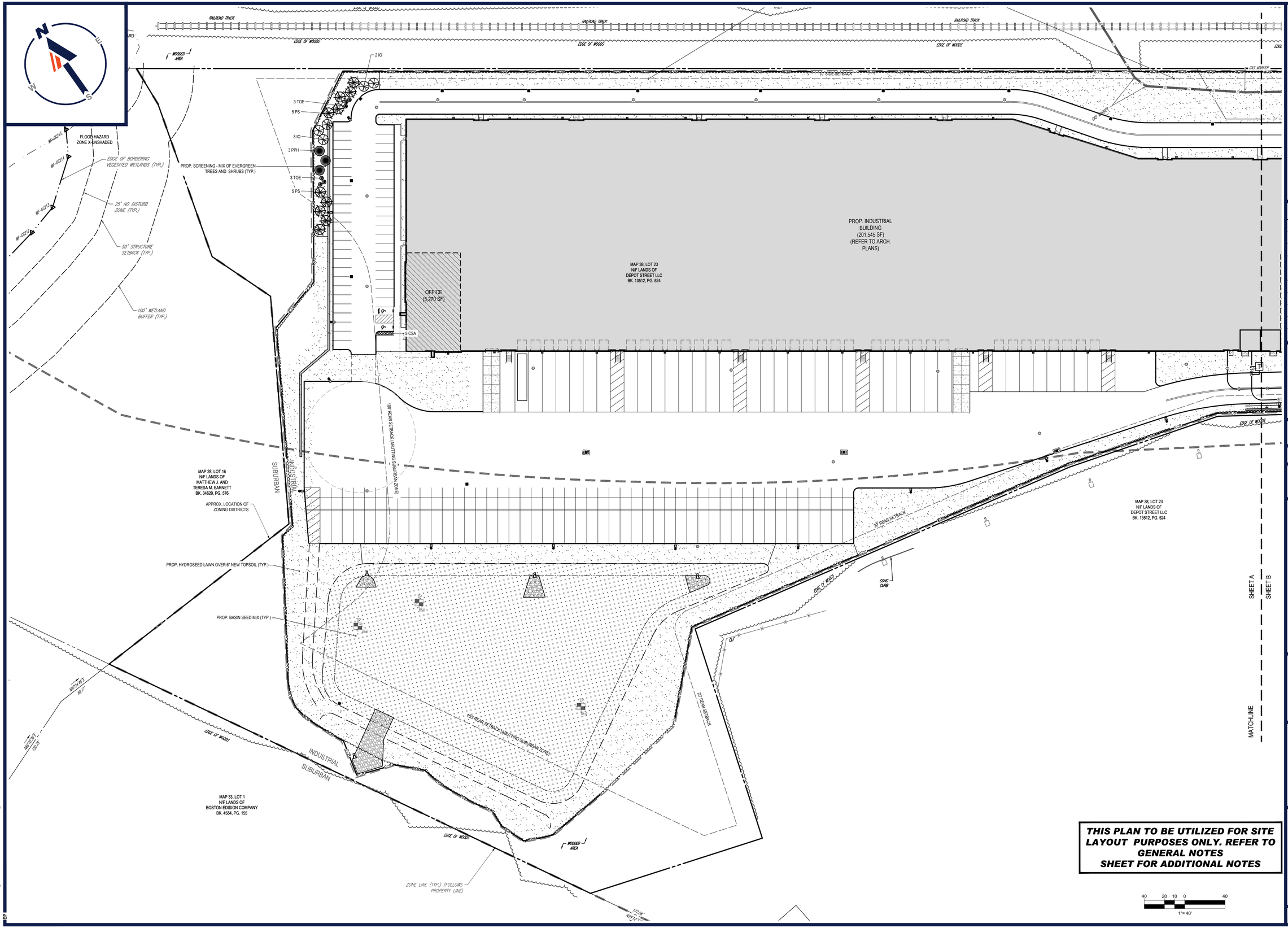
OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 3 - 04/29/2022

C:\PROJDATA\MDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_25964\W211059-LND-3 ----- LAYOUT: C-701 OVERALL LANDSCAPE PLAN



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

40 20 10 0 40
1"= 40'

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-LND-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

M. J. MRVA
REGISTERED LANDSCAPE ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
No. 3359
MAINE No.4248
CNMI No. 202438

SHEET TITLE:

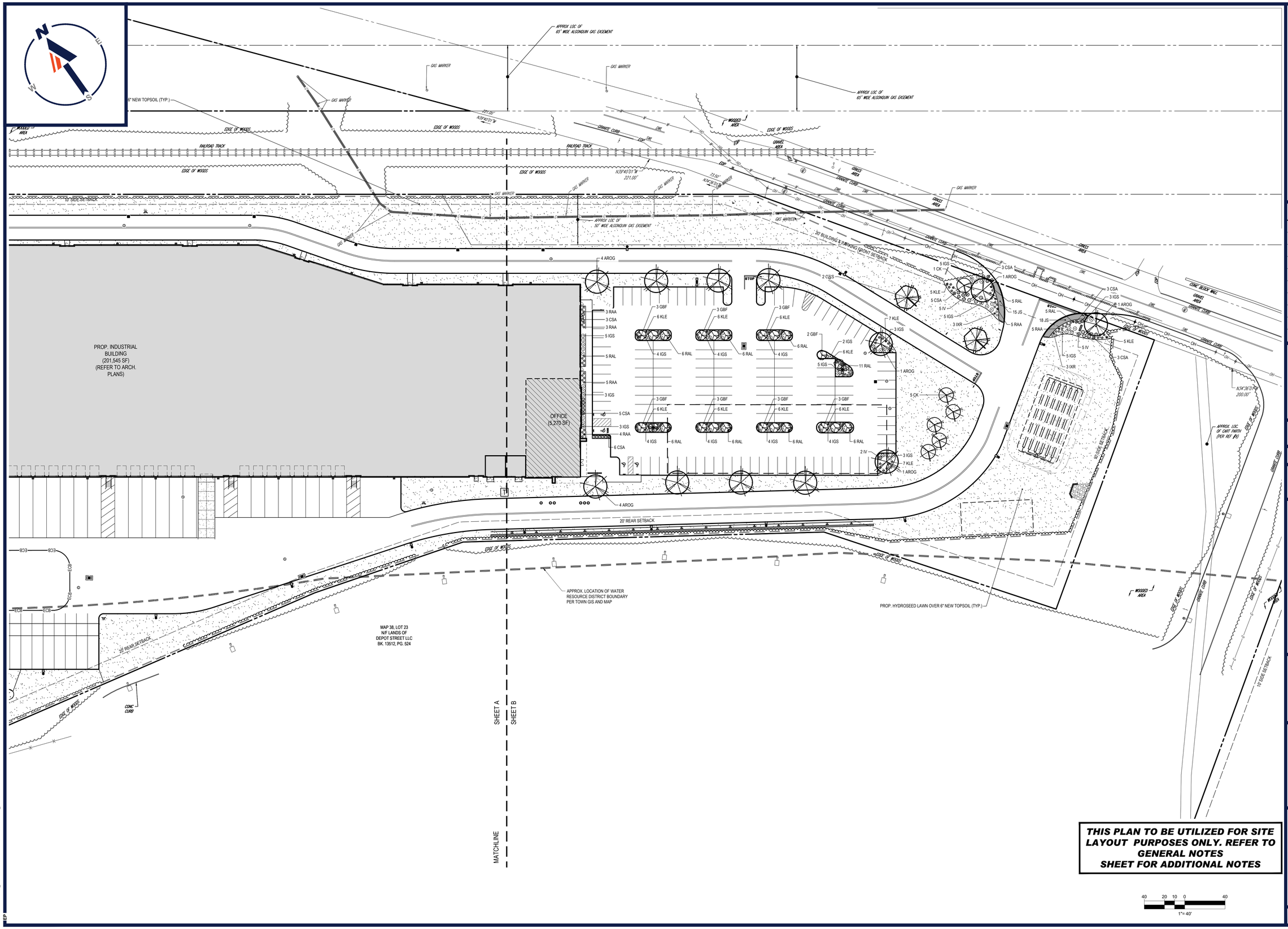
LANDSCAPE PLAN A

SHEET NUMBER:

C-702

REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_32984\W211059-LND-3---LAYOUT: C-702-SITE A



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

C:\PROJDATA\MDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_25944\W211059-LND-3 ----- LAYOUT: C-703-SITE B

EGP

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-LND-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

MASSACHUSETTS N.J. MRVA REGISTERED LANDSCAPE ARCHITECT MASSACHUSETTS No. 2505281 DATE: 04/29/2022 OMRD No. 2505281

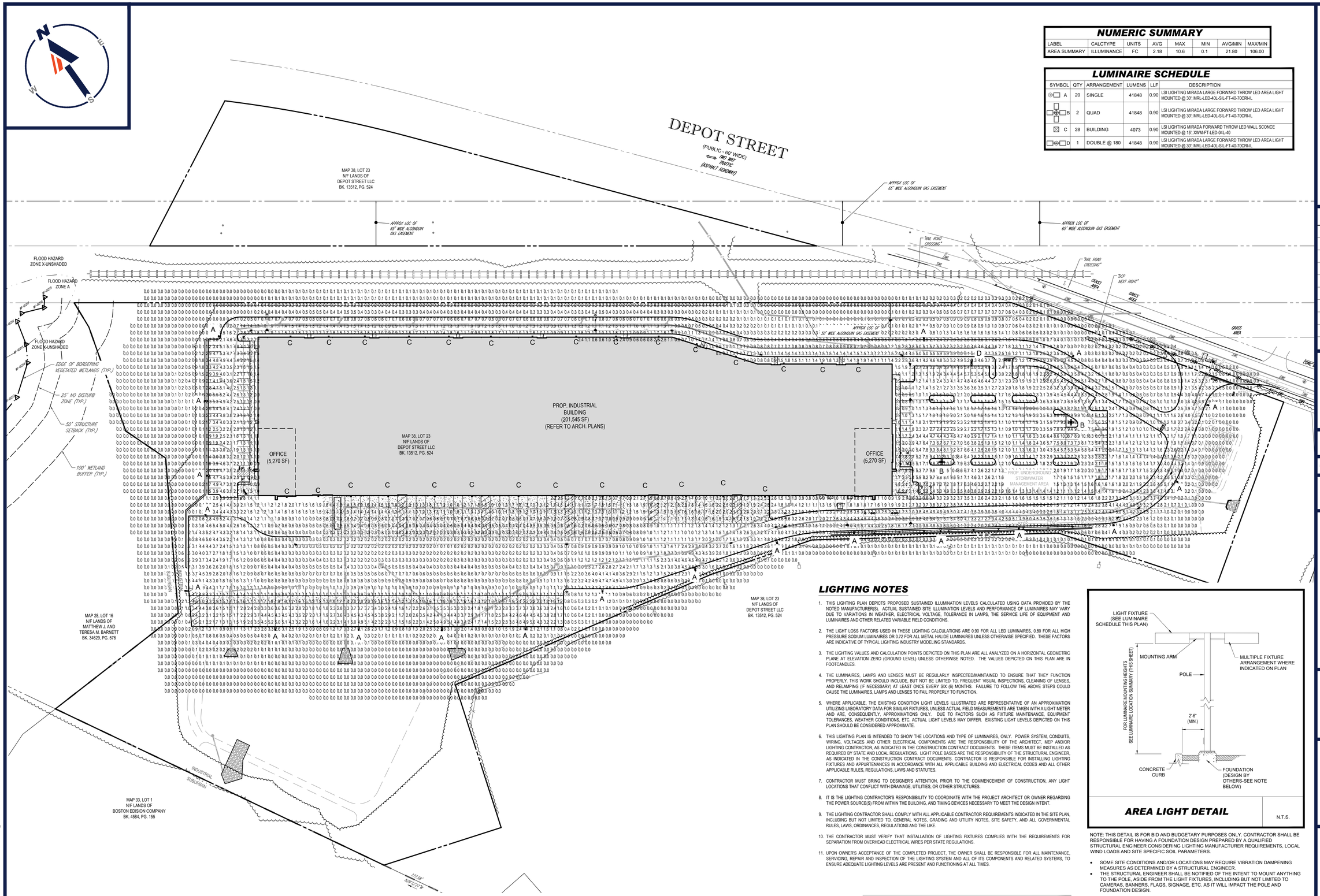
SHEET TITLE:

LANDSCAPE PLAN B

SHEET NUMBER:

C-703

REVISION 3 - 04/29/2022



NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.18	10.6	0.1	21.80	106.00

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	20	SINGLE	41848	0.90	LSI LIGHTING MIRADA LARGE FORWARD THROW LED AREA LIGHT MOUNTED @ 30'; MRL-LED-40L-SIL-FT-40-70CRI-IL
B	2	QUAD	41848	0.90	LSI LIGHTING MIRADA LARGE FORWARD THROW LED AREA LIGHT MOUNTED @ 30'; MRL-LED-40L-SIL-FT-40-70CRI-IL
C	28	BUILDING	4073	0.90	LSI LIGHTING MIRADA FORWARD THROW LED WALL SCONCE MOUNTED @ 15'; XWM-FT-LED-04L-40
D	1	DOUBLE @ 180	41848	0.90	LSI LIGHTING MIRADA LARGE FORWARD THROW LED AREA LIGHT MOUNTED @ 30'; MRL-LED-40L-SIL-FT-40-70CRI-IL

LIGHTING NOTES

1. 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.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. 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.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. 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.
6. 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.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. 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.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. 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.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

AREA LIGHT DETAIL — N.T.S.

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.

60 30 15 0 60
1"= 60'

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.: W211059
DRAWN BY: CSE
CHECKED BY: NEM
DATE: 09/01/2021
CAD I.D.: W211059-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH — PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

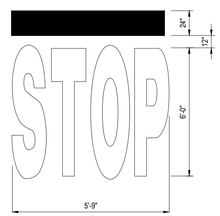
LIGHTING PLAN

SHEET NUMBER:

C-704

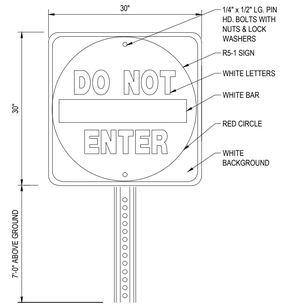
REVISION 3 - 04/29/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETEMP\ACPUBLISH_22984\W211059-CVL-3---LAYOUT: C-704-LGHT



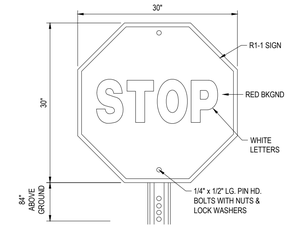
"STOP" BAR DETAIL

N.T.S.



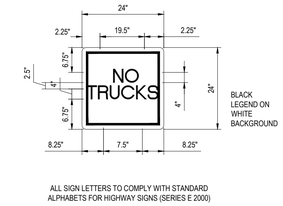
"DO NOT ENTER" SIGN

N.T.S.



STOP SIGN

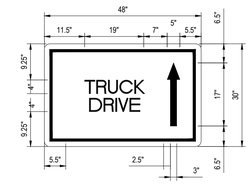
N.T.S.



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES E 2000)

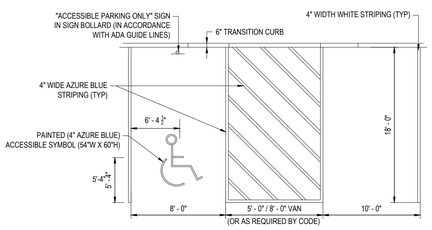
"NO TRUCKS" SIGN

N.T.S.



"TRUCK DRIVE" SIGN

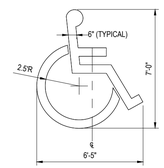
N.T.S.



NOTE: 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

HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

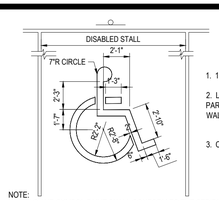
N.T.S.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

N.T.S.

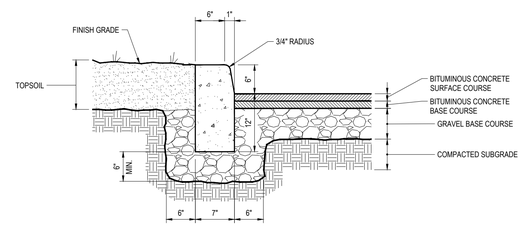


1. 12"x18", 5' TO BOTTOM OF SYMBOL
2. LOCATED SO THAT IT CANNOT BE OBSCURED BY A CAR PARKED IN THE SPACE (2' BEHIND CURB OR 2' BEHIND WALK, AS APPLICABLE)
3. CONFORM TO LOCAL CODES

NOTE:
WHEELCHAIR SYMBOL PAINT SHALL CONFORM TO THE STRIPING PAINT SPECIFIED AND SYMBOL SHALL BE CENTERED IN THE STALL

ACCESSIBLE PARKING SPACE PAINTING DETAIL

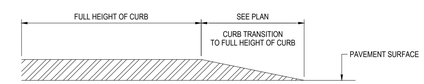
N.T.S.



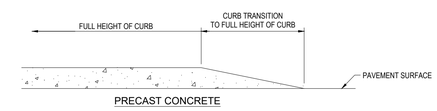
NOTE:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND 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 1/2 INCH.

PRECAST CONCRETE CURB

N.T.S.



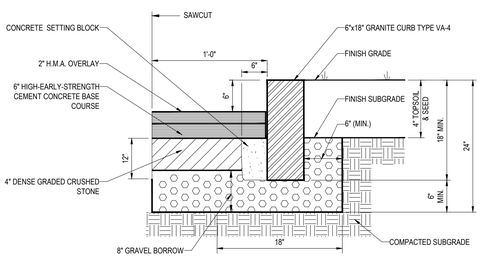
VERTICAL GRANITE



PRECAST CONCRETE

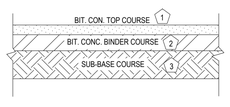
TRANSITION CURB

N.T.S.



VERTICAL GRANITE CURB DETAIL

N.T.S.

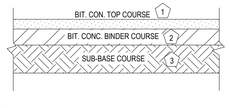


NOTE:
1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION
2. GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

1. BIT. CON. TOP COURSE (HEAVY DUTY=2") (MA DPW M3.11.03)
2. BIT. CONC. BINDER COURSE (HEAVY DUTY=4")(MA DPW M3.11.03)
3. DENSE GRADED CRUSHED STONE SUB-BASE COURSE (HEAVY DUTY=18") (MA DPW M2.01.7)

HEAVY DUTY PAVEMENT SECTION

N.T.S.

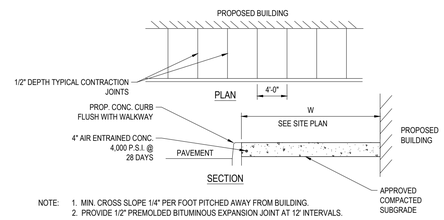


NOTE:
1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION
2. GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

1. BIT. CON. TOP COURSE (LIGHT DUTY=1.5") (MA DPW M3.11.03)
2. BIT. CONC. BINDER COURSE (LIGHT DUTY=1.5")(MA DPW M3.11.03)
3. DENSE GRADED CRUSHED STONE SUB-BASE COURSE (LIGHT DUTY=12") (MA DPW M2.01.7)

STANDARD DUTY PAVEMENT SECTION

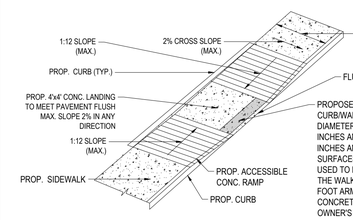
N.T.S.



NOTE:
1. MIN. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS.

SIDEWALK

N.T.S.



PROPOSED DETECTABLE WARNING STRIP 6" BEHIND FACE OF CURB/WALK CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. COLOR TO BE CHARCOAL GRAY. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. GENERAL CONTRACTOR TO PROVIDE 2 FOOT ARMOR-TILE TRUNCATED DOMES EMBEDDED INTO THE CONCRETE OR SIMILAR MATERIAL IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS.

ACCESSIBLE RAMP

N.T.S.

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3-DTL

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41248
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26127
RHODE ISLAND LICENSE No. 2616
MAINE LICENSE No. 12553

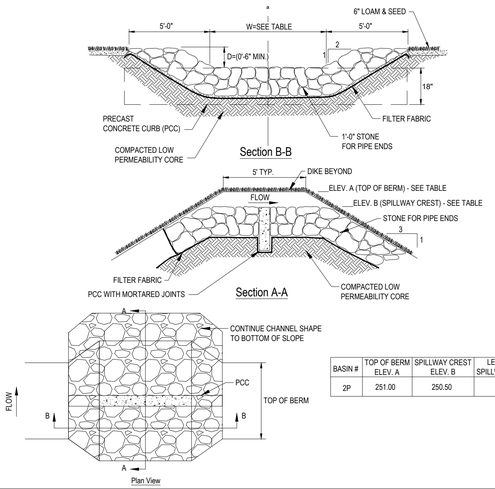
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-901

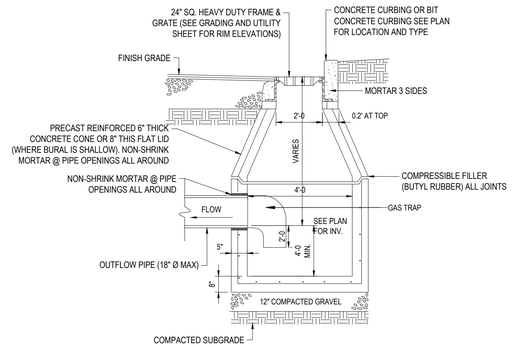
REVISION 3 - 04/29/2022



BASIN #	TOP OF BERM ELEV. A	SPILLWAY CREST ELEV. B	LENGTH OF SPILLWAY (W) (FT)
2P	251.00	250.50	20

DETENTION BASIN EMERGENCY SPILLWAY

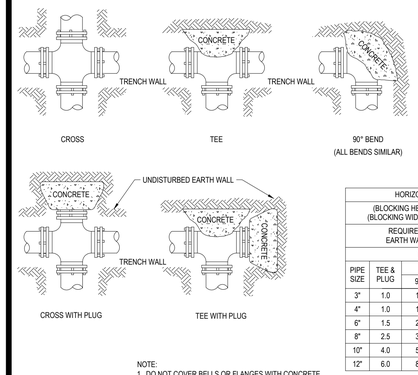
N.T.S.



NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS

PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.

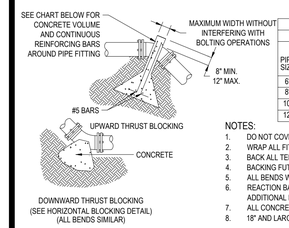


HORIZONTAL THRUST BLOCKING					
(BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)					
REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
TYPE OF FITTINGS					
PIPE SIZE	TEE & PLUG	BENDS			
		90°	45°	22 1/2°	11 1/4°
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0	1.0
8"	2.5	3.5	1.8	1.0	1.0
10"	4.0	5.5	2.8	1.5	1.0
12"	6.0	8.0	4.0	2.0	1.5

NOTE:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 lb./sq.ft. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

HORIZONTAL THRUST BLOCKING

N.T.S.

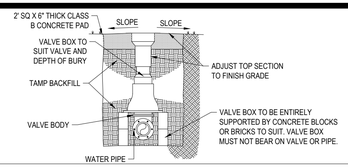


UPWARD THRUST BLOCKING													
(REQUIRED REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE													
	90° BEND			45° BEND			22 1/2° BEND			11 1/4°BEND			
PIPE SIZE	CONC. C.Y.	REINF		CONC. C.Y.	REINF		CONC. C.Y.	REINF		CONC. C.Y.	REINF		
		QTY.	SIZE		QTY.	SIZE		QTY.	SIZE		QTY.	SIZE	
6"	1.5	3	5	1.5	3	5	1.25	2	5	1.25	2	5	
8"	2	3	5	2	3	5	1.5	2	5	1.5	2	5	
10"	2.5	3	5	2.5	3	5	2	3	5	2	3	5	
12"	3	3	5	3	3	5	2.5	3	5	2.5	3	5	

NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

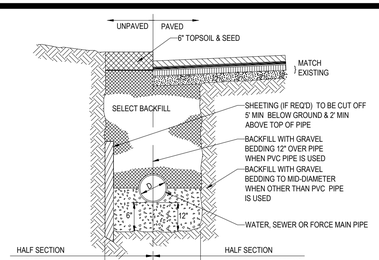
VERTICAL THRUST BLOCKING

N.T.S.



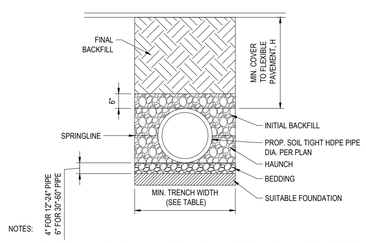
GATE VALVE

N.T.S.



TYPICAL UTILITY TRENCH

N.T.S.



RECOMMENDED MIN. TRENCH WIDTH	
PIPE DIA.	MIN. TRANCH WIDTH
6"	23"
8"	25"
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.

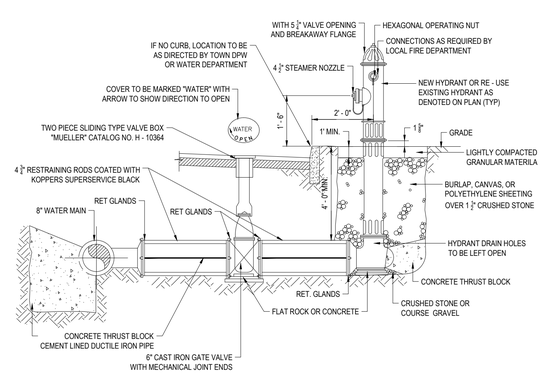
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

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 FLOATION. 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.

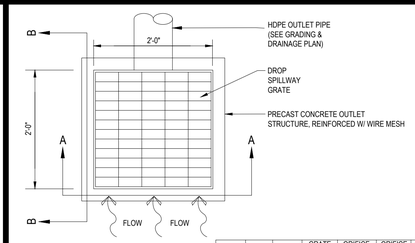
HDPE STORM DRAINAGE TRENCH

N.T.S.



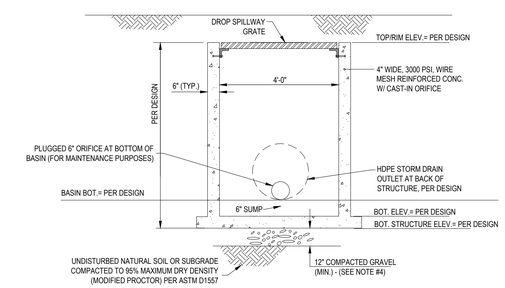
HYDRANT & VALVE INSTALLATION

N.T.S.

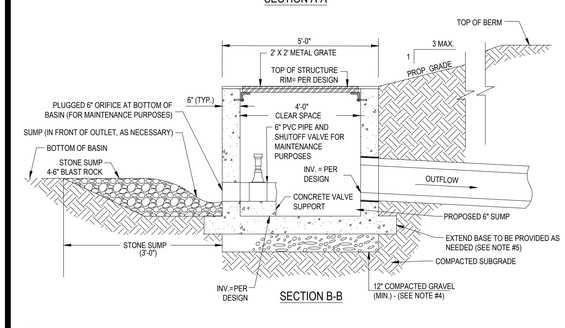


TOP VIEW

BASIN #	OCS #	RIM	GRATE SIZE (IN.)	ORIFICE SIZE (IN.)	ORIFICE INV.	OUTLET PIPE SIZE (IN.) *	OUTLET INV.	BOTTOM BASIN ELEV.
2P	500	249.40	24x24	N/A	N/A	12	246.00	246.00



SECTION A-A

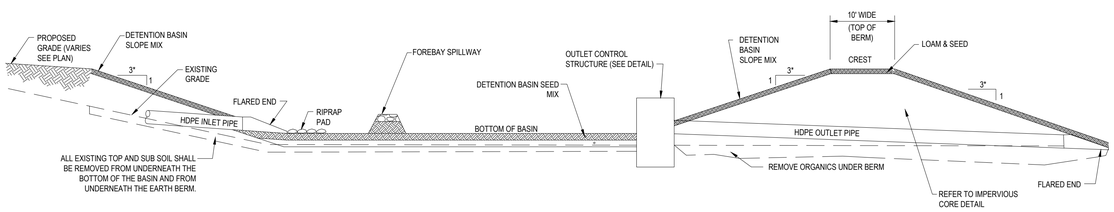


SECTION B-B

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER (BOHLER) FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
3. GENERAL CONTRACTOR TO CONSTRUCT CONCRETE OUTLET CONTROL STRUCTURE TO MINIMIZE VISUAL REVEAL OF CONCRETE.
4. IN LOCATIONS WHERE UTILTY TRENCHING / EXCAVATION ENCOUNTERS SUBGRADE CONDITIONS CONSISTING OF FILL OR UNSUITABLES / ORGANICS, 3'-0" OF MATERIAL SHALL BE OVER-EXCAVATED BELOW THE PIPE / STRUCTURE INVERT. TRENCH SHALL THEN BE BACKFILLED WITH CRUSHED STONE WRAPPED IN FILTER FABRIC.
5. CONTRACTOR SHALL PREPARE AND SUBMIT DETAILS AND CALCULATIONS FOR PROPER BUOYANCY PROVISIONS BASED ON SITE GROUNDWATER CONDITIONS.
6. CONTRACTOR SHALL SIZE STRUCTURE AS NECESSARY TO ACCOMMODATE THE PROPOSED PIPE SIZES AND PENETRATIONS USING GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS AS WELL AS INFORMATION PROVIDED IN THIS DETAIL

TYPICAL SURFACE BASIN OUTLET CONTROL STRUCTURE DETAIL

N.T.S.



DETENTION BASIN SEED MIX

DETENTION BASIN SEED MIX SHALL BE "NEW ENGLAND WETMIX" AS PREPARED BY:
NEW ENGLAND WETLAND PLANTS, INC.
820 WEST STREET
AMHERST, MA 01002
PHONE: (413) 548-8000 FAX: (413)549-4000 EMAIL: INFO@NEWP.COM

APPLICATION RATE: 18 LBS/ACRE (1 LB/2500 SF)
SOIL PREPARATION, SEEDING AND MAINTENANCE PER MANUFACTURER'S RECOMMENDATIONS.

SPECIES: Fox Sedge, (Carex vulpinoidea), Lurid Sedge, (Carex lurida), Blunt Broom Sedge, (Carex scoparia), Sensitive Fern, (Onoclea sensibilis), Blue Vervain, (Verbena hastata), Hop Sedge, (Carex lupulina), Green Bulrush, (Scirpus atrovirens), Nodding Bur Marigold, (Bidens cer-nua), Bristly Sedge, (Carex comosa), Fringed Sedge, (Carex crinita), American Mannagrass, (Glyceria grandis), Wool Grass, (Scirpus cyperinus), Soft Rush, (Juncus effusus), Spotted Joe Pye Weed, (Eupatorium maculatum), Boneset, (Eupatorium perfoliatum), Mud Plantain, (Alisma subcordatum), New England Aster, (Aster novae-angliae), Rattlesnake Grass, (Glyceria canadensis), Purplestem aster (Aster puniceus), Soft Stem Bulrush, (Scirpus validus), Blueflag (Iris versicolor), Swamp Milkweed, (Asclepias incarnata), Monkey Flower, (Mimulus ringens). The functionality of each mix will remain unchanged, although mix composition may vary during the year.

DETENTION BASIN SLOPE MIX

SLOPE MIX SHALL BE "NEW ENGLAND CONSERVATION/WILDLIFE MIX" AS PREPARED BY:
NEW ENGLAND WETLAND PLANTS, INC.
820 WEST STREET
AMHERST, MA 01002
PHONE: (413) 548-8000 FAX: (413)549-4000 EMAIL: INFO@NEWP.COM

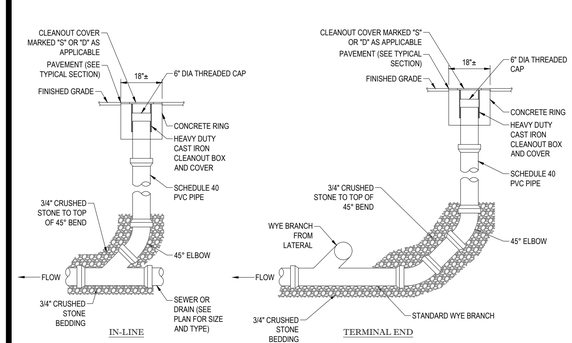
APPLICATION RATE: 25 LBS/ACRE (1 LB/1750 SF)
SOIL PREPARATION, SEEDING AND MAINTENANCE PER MANUFACTURER'S RECOMMENDATIONS.

SPECIES: Virginia Wild Rye, (Elymus virginicus), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardii), Creeping Red Fescue, (Festuca rubra), Switch Grass, (Panicum virgatum), Partridge Pea, (Chamaecrista fasciculata), Deer Tongue, (Panicum clandestinum), Indian Grass, (Sorghastrum nutans), Ox Eye Sunflower, (Heliopsis helianthoides), Common Milkweed, (Asclepias syriaca), Spotted Joe Pye Weed, (Eupatorium maculatum), Grass Leaved Goldenrod, (Euthamia graminifolia), Blue Vervain, (Verbena hastata), New England Aster, (Aster novae-angliae), Early Goldenrod, (Solidago juncea).

BASIN #	BOTTOM OF POND ELEV.	BOTTOM OF FOREBAY ELEV.	FOREBAY SPILLWAY ELEV.
2P	246.00	N/A	N/A

TYPICAL DETENTION POND BASIN

N.T.S.



NOTES:
1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE PLANS.
2. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER/DRAIN LINE UP TO 8".
3. BACKFILL TO TOP OF 45° WITH 3/4" CRUSHED STONE.

SEWER / DRAIN CLEANOUT

N.T.S.

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.: W211059
DRAWN BY: CSE
CHECKED BY: NEM
DATE: 09/01/2021
CAD I.D.: W211059-CVL-3-DTL

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41530
PROFESSIONAL ENGINEER
MASSACHUSETTS CERTIFICATE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

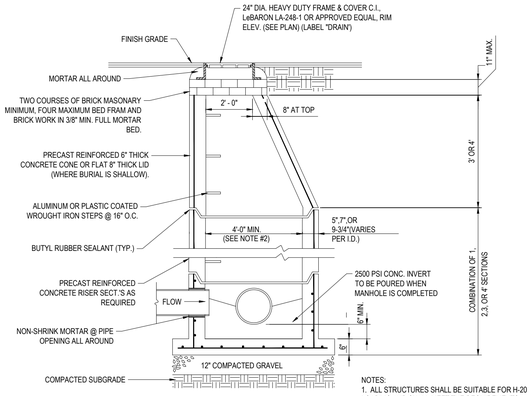
DETAIL SHEET

SHEET NUMBER:

C-902

REVISION 3 - 04/29/2022

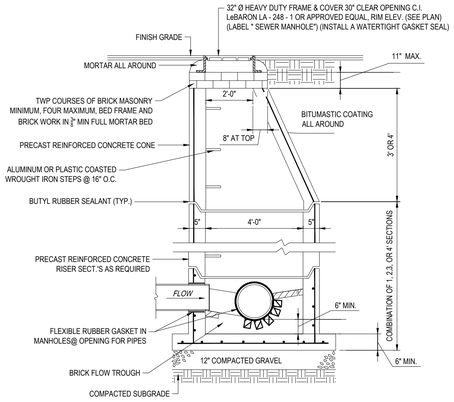
C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_26964\W211059-CVL-3-DTL_----LAYOUT C-902-DETL
EP



NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. GC SHALL SIZE STRUCTURE TO ACCOMMODATE PIPE SIZES AND PENETRATION AS SHOWN ON THE GRADING AND DRAINAGE PLAN

PRECAST CONCRETE STORM DRAIN MANHOLE

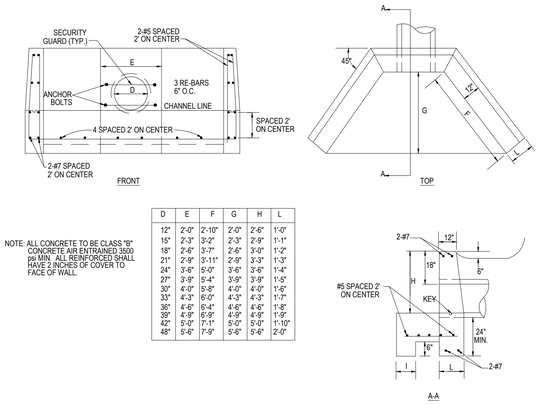
N.T.S.



NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.

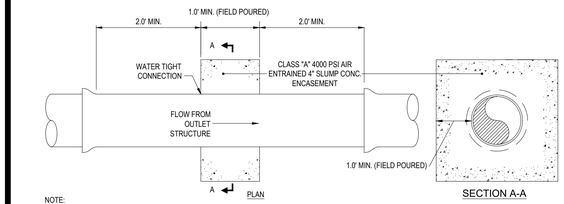


NOTE: ALL CONCRETE TO BE CLASS "B" CONCRETE AIR ENTRAINED 3500 psi MIN. ALL REINFORCED SHALL HAVE 2 INCHES OF COVER TO FACE OF WALL.

D	E	F	G	H	L
12"	2'-0"	2'-10"	2'-0"	2'-6"	1'-0"
15"	2'-3"	3'-2"	2'-3"	2'-9"	1'-1"
18"	2'-6"	3'-7"	2'-6"	3'-0"	1'-2"
21"	2'-9"	3'-11"	2'-9"	3'-3"	1'-3"
24"	3'-6"	5'-0"	3'-6"	3'-6"	1'-4"
27"	3'-9"	5'-4"	3'-9"	3'-9"	1'-5"
30"	4'-0"	5'-8"	4'-0"	4'-0"	1'-6"
33"	4'-3"	6'-0"	4'-3"	4'-3"	1'-7"
36"	4'-6"	6'-4"	4'-6"	4'-6"	1'-8"
39"	4'-9"	6'-9"	4'-9"	4'-9"	1'-9"
42"	5'-0"	7'-1"	5'-0"	5'-0"	1'-10"
48"	5'-6"	7'-9"	5'-6"	5'-6"	2'-0"

HEADWALL DETAIL

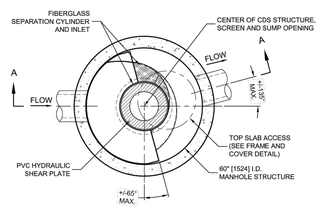
N.T.S.



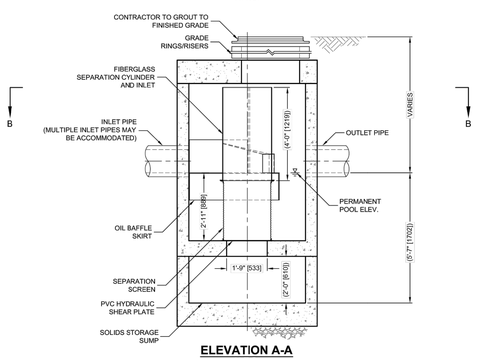
NOTE:
FIELD POURED COLLARS SHALL HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES. COLLARS MAY NOT BE INSTALLED WITHIN TWO (2) FEET OF PIPE JOINTS. PRECAST COLLARS NOT ALLOWED ON CORRUGATED PIPE.

ANTI-SEEP COLLAR DETAIL

N.T.S.



PLAN VIEW B-B
N.T.S.

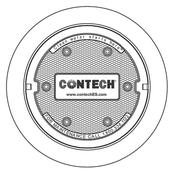


ELEVATION A-A
N.T.S.

CDS2025-5-C DESIGN NOTES

THE STANDARD CDS2025-5-C 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
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



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

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. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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 (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
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.

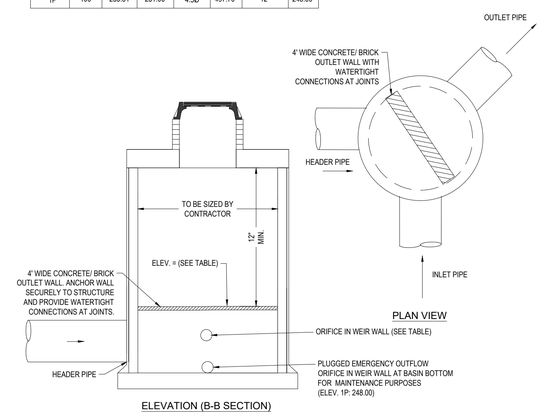
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2025-5-C
INLINE CDS
STANDARD DETAIL

CONTECH CDS 2025-5 STANDARD WATER QUALITY UNIT DETAIL

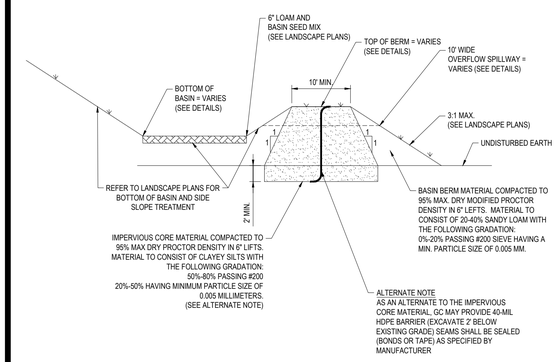
N.T.S.

BASIN #	OCS #	RIM	WEIR ELEV.	ORIFICE SIZE (IN.)	ORIFICE INV.	OUTLET PIPE SIZE (IN.)	OUTLET INV.
1P	100	255.51	251.00	4.5Ø	497.70	12	248.00



SUBSURFACE SYSTEM OUTLET CONTROL STRUCTURE DETAIL

N.T.S.



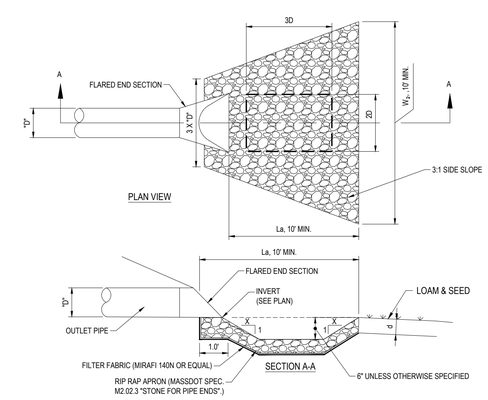
NOTE: FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOP SOIL, ROCKS, STUMPS, OR OTHER DELETERIOUS MATERIAL TO A FIRM SURFACE.

BASIN IMPERVIOUS CORE DETAIL

N.T.S.

RIP-RAP APRON CHART

LOCATION	D (in.)	X	La (ft.)	W_a (ft.)	d (in.)
HW-100	12	3	10	10	6
FES-500	12	3	10	10	6



NOTE: PROTECTIVE BARRIERS SHALL BE PROVIDED AT THE OUTLET END OF ALL OUTFALL DRAINAGE PIPES GREATER THAN 15-INCHES.

FLARED END SECTION WITH RIP RAP APRON / SCOUR HOLE DETAIL

N.T.S.

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.: W211059
DRAWN BY: CSE
CHECKED BY: NEM
DATE: 09/01/2021
CAD I.D.: W211059-CVL-3-DTL

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
No. 41248
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

DETAIL SHEET

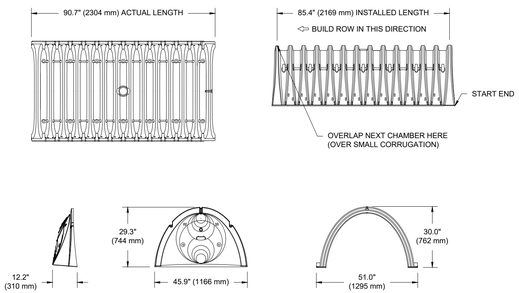
SHEET NUMBER:

C-903

REVISION 3 - 04/29/2022

SC-740 TECHNICAL SPECIFICATION

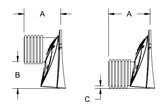
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m^3)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m^3)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

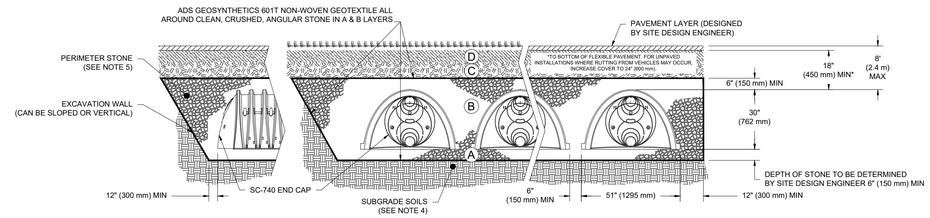
STORMTECH SC-740 TECHNICAL SPECIFICATION

N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH SC-740 STANDARD CROSS SECTION

N.T.S.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

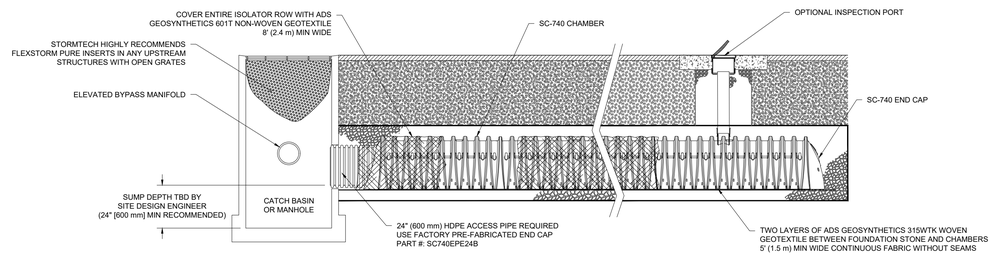
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

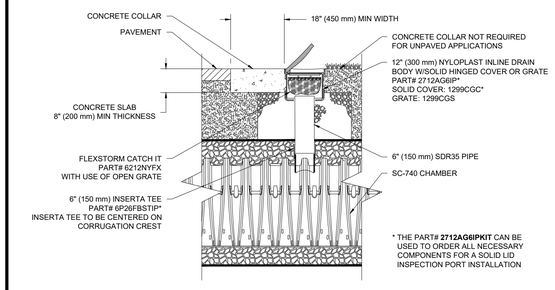
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



STORMTECH SC-740 ISOLATOR ROW DETAIL

N.T.S.



STORMTECH SC--740
6" INSPECTION PORT DETAIL

N.T.S.

BOHLER™

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/31/2022	REV. PER BUILDING AND PEER REVIEW	EGP / BPB
2	02/18/2022	SEPTIC DESIGN	EGP / BPB
3	04/29/2022	REVISED PER SOUND STUDY REVIEW	CFD / BPB

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.:	W211059
DRAWN BY:	CSE
CHECKED BY:	NEM
DATE:	09/01/2021
CAD I.D.:	W211059-CVL-3-DTL

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

2020 ACQUISITIONS

PROPOSED
NORTH SIDE DEVELOPMENT

MAP #38, BLOCK #1, LOT #23
152 DEPOT STREET SOUTH
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. A. KUCICH
JOHN A. KUCICH
CIVIL
No. 41248
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26127
RHODE ISLAND LICENSE No. 6616
MAINE LICENSE No. 12553

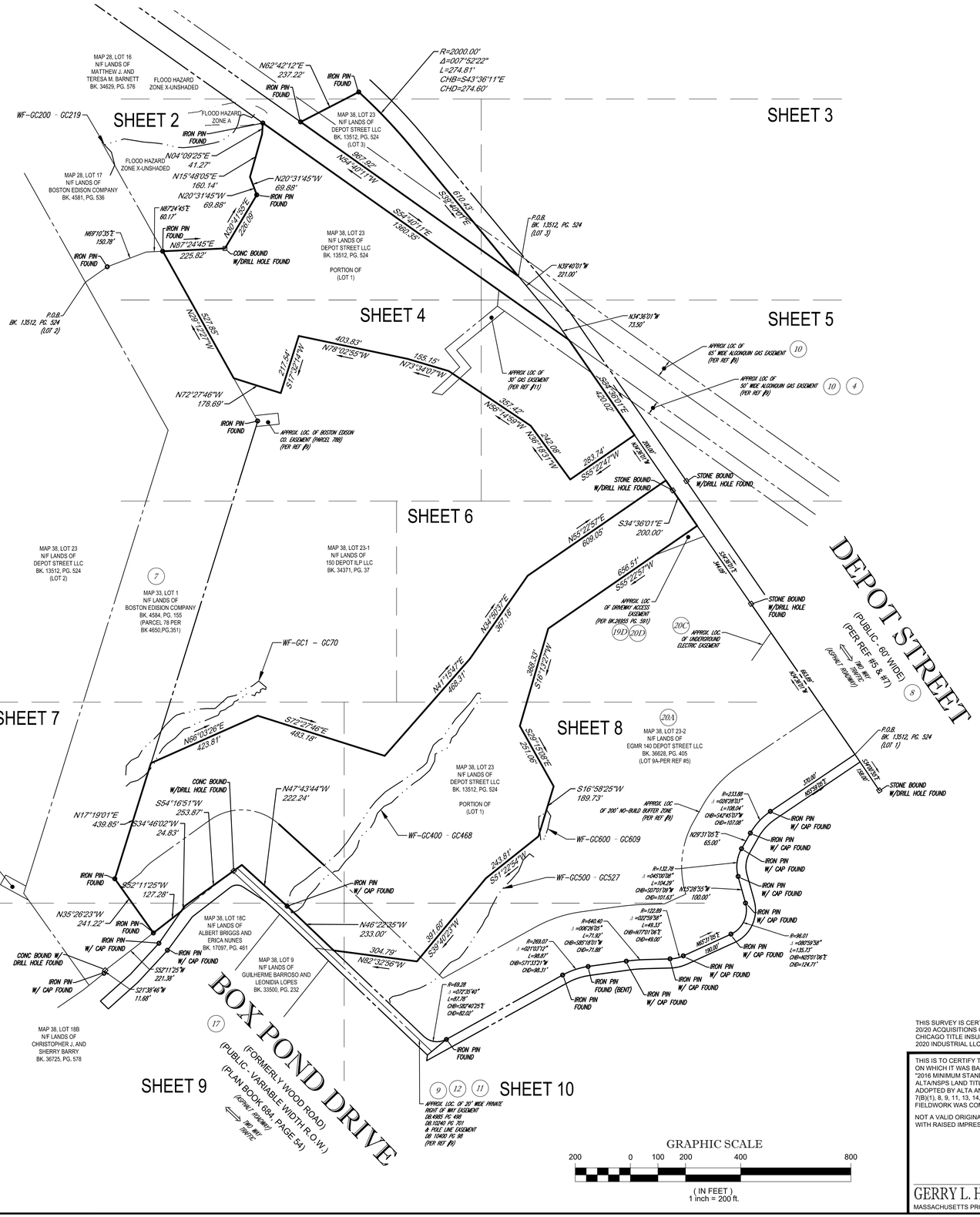
SHEET TITLE:

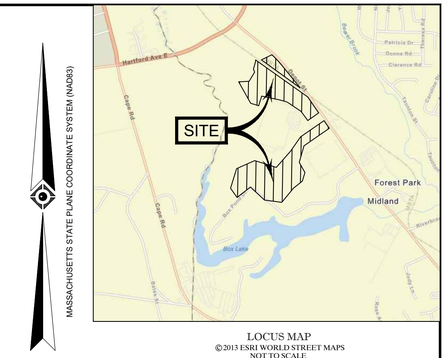
DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 3 - 04/29/2022





MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT 23 AS SHOWN ON THE TOWN OF BELLINGHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 38.
2. AREA = 2,099,891 SQUARE FEET OR 48.207 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 AS-BUILT 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.
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 CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. RAMA-43007, WITH AN EFFECTIVE DATE OF APRIL 5, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

   GENERAL EXCEPTIONS 1 THRU - ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
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.

   TEMPORARY BENCH MARKS SET:
   TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT ON NORTHEASTERLY SIDE OF DEPOT STREET. ELEVATION = 253.20'

   TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT ON NORTHEASTERLY SIDE OF DEPOT STREET. ELEVATION = 255.47'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. NO PARKING SPACES WERE OBSERVED ON PROPERTY.
10. NO BUILDINGS OR STRUCTURES OBSERVED IN TOPOGRAPHIC AREA AT THE TIME OF SURVEY.
11. THE CURRENT ZONING CLASSIFICATION, ITEM 6(A), WAS NOT PROVIDED BY THE INSURER AS REQUIRED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS.
12. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF BELLINGHAM, NORFOLK COUNTY, MAP 38.
2. MAPS ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANELS 301 AND 303 OF 430," COMMUNITY-PANEL NUMBER 250232 0301 AND 0303 E, EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "BOX POND ROAD LAYOUT PLAN", PREPARED BY NORFOLK COUNTY ENGINEERING DEPARTMENT, DATED APRIL 12, 2019 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 684, PAGE 54.
4. MAP ENTITLED "PLAN AND PROFILE SHOWING RELOCATION OF DEPOT STREET, BELLINGHAM", PREPARED BY CHARLES C. CAIN, COUNTY ENGINEER, DATED JULY 20, 1917 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 229, PAGE 625.
5. MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MA", PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 5, 2008 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 587, PAGE 29.
6. MAP ENTITLED "PLAN OF LAND CLAIMED BY VARNEY BROTHERS SAND & GRAVEL CO., INC", GUERRIERE & HALNON, INC., DATED JULY 16, 1998 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 458, PAGE 524.
7. MAP ENTITLED "PLAN OF LAND IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 4, 2004. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 59 OF 2004.
8. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
9. MAP ENTITLED "PLAN OF LAND IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 4, 2004. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 526, PAGE 59.
10. MAP ENTITLED "DEFINITIVE PLAN OF LAND DEPOT INDUSTRIAL PARK IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS," PLAN PREPARED BY GUERRIERE & HALNON, INC. DATED FEBRUARY 22,1999, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 471, PAGE 869.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN.	APPROVED	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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(7(B)(1), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

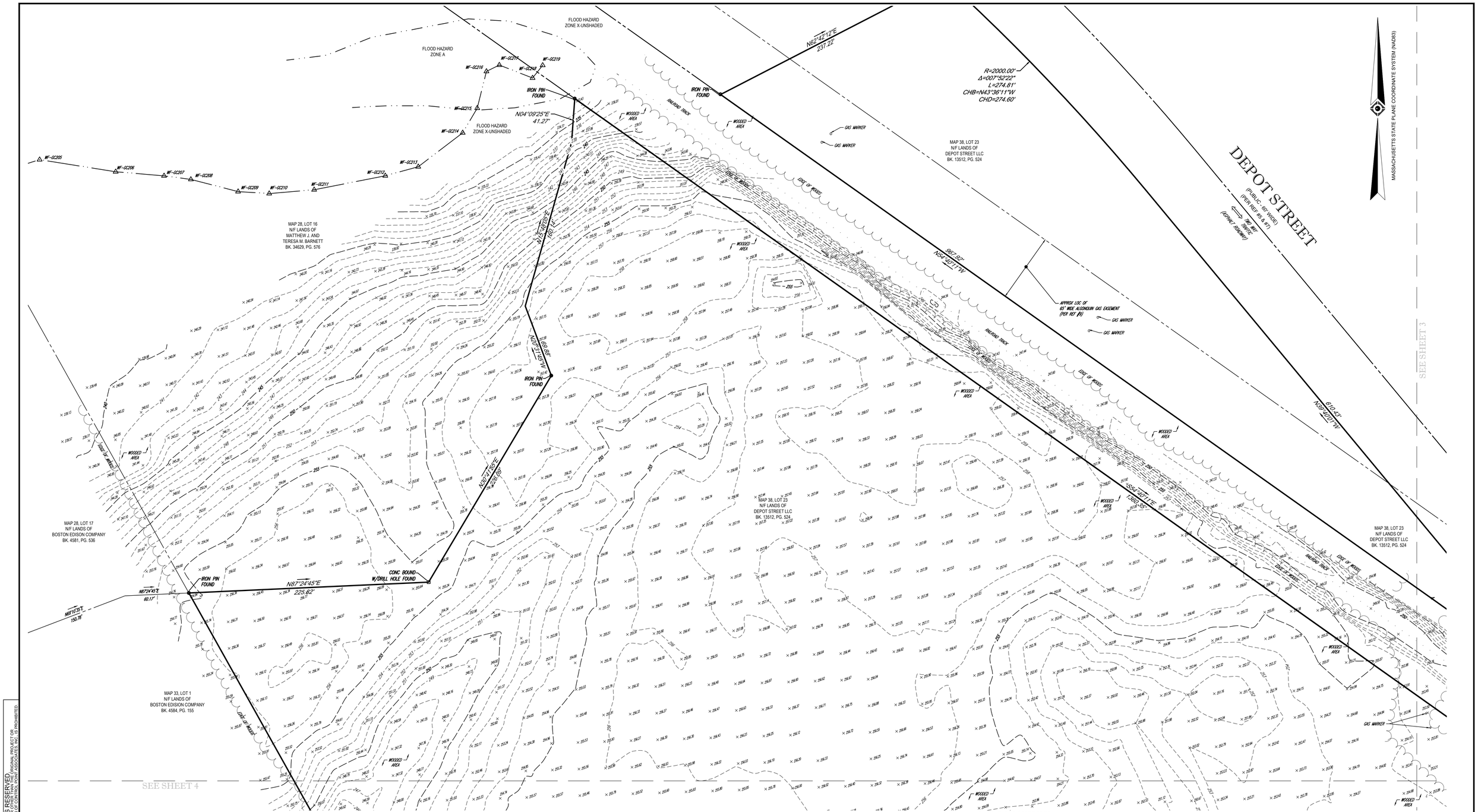
8-20-2021
DATE

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

FIELD DATE	ALTA/NSPS LAND TITLE SURVEY
5-2-2021 5-17-2021	20/20 ACQUISITIONS CORP
FIELD BOOK NO. 21-4 MA 21-3 MA	0 DEPOT STREET LOT 23, BLOCK 1, MAP 38 TOWN BELLINGHAM, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK PG. 21 47-57, 77	
FIELD CREW J.S.A. J.D.O.	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
DRAWN: B.A.L.	

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	6-7-2021	1"=200'	03-210031	1 OF 11

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

LEGEND

124	EXISTING CONTOUR	UP	UTILITY POLE
125		UPLP	UTILITY POLE/LIGHT POLE
× 123.45	EXISTING SPOT ELEVATION	GW	GUY WIRE
× TC 123.45	EXISTING TOP OF CURB ELEVATION		STREET LIGHT
× G 122.95	EXISTING GUTTER ELEVATION	MW	MONITORING WELL
	HYDRANT		AREA LIGHT
WV	WATER VALVE		SIGN
VALVE	UNKNOWN VALVE		METAL GUIDE RAIL
GV	GAS VALVE	P	POST
OH	OVERHEAD WIRES	CLF	CHAIN LINK FENCE
G	APPROX. LOC. UNDERGROUND GAS LINE	EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT		
LSA	LANDSCAPED AREA		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

REVIEWED:
G.L.H.

ALTA/NSPS LAND TITLE SURVEY
20/20 ACQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

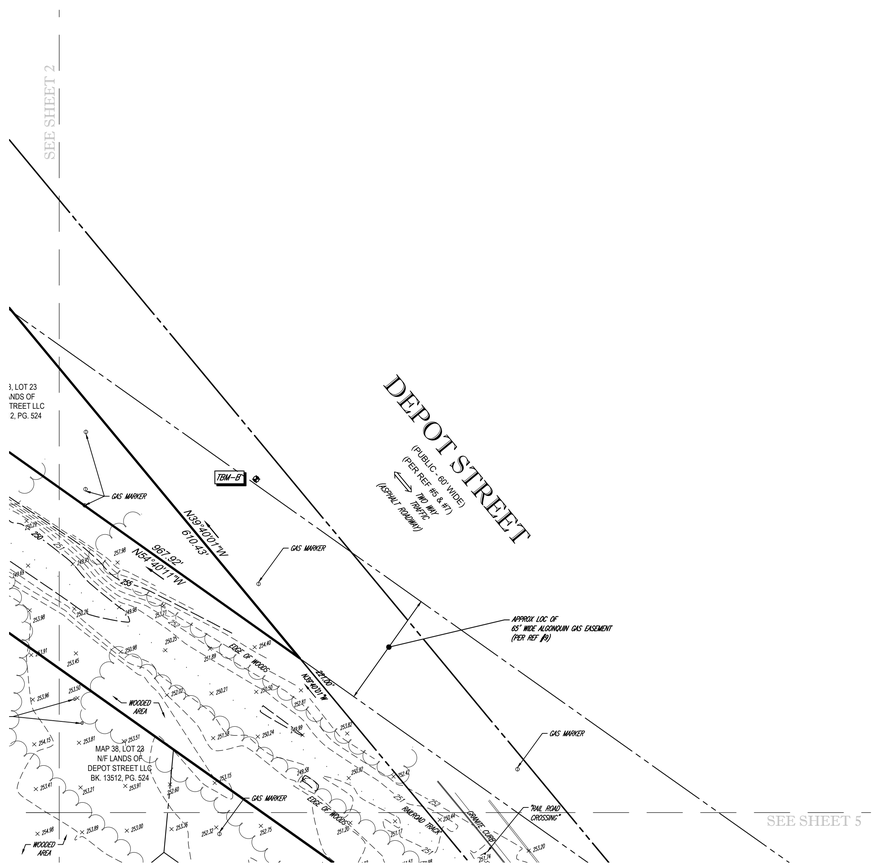
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

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

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	6-7-2021	1" = 40'	03-210031	2 OF 11

1-800-344-7233
STOP, CALL BEFORE YOU DIG!

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LEGEND

124	EXISTING CONTOUR	UP	UTILITY POLE
125		UPLP	UTILITY POLE/LIGHT POLE
× 123.45	EXISTING SPOT ELEVATION	GW	GUY WIRE
× TC 123.45	EXISTING TOP OF CURB ELEVATION		STREET LIGHT
× G 122.95	EXISTING GUTTER ELEVATION	MW	MONITORING WELL
	HYDRANT		AREA LIGHT
WV	WATER VALVE		SIGN
VALVE	UNKNOWN VALVE		METAL GUIDE RAIL
GV	GAS VALVE	P	POST
OH	OVERHEAD WIRES	CLF	CHAIN LINK FENCE
G	APPROX. LOC. UNDERGROUND GAS LINE	EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT		
LSA	LANDSCAPED AREA		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

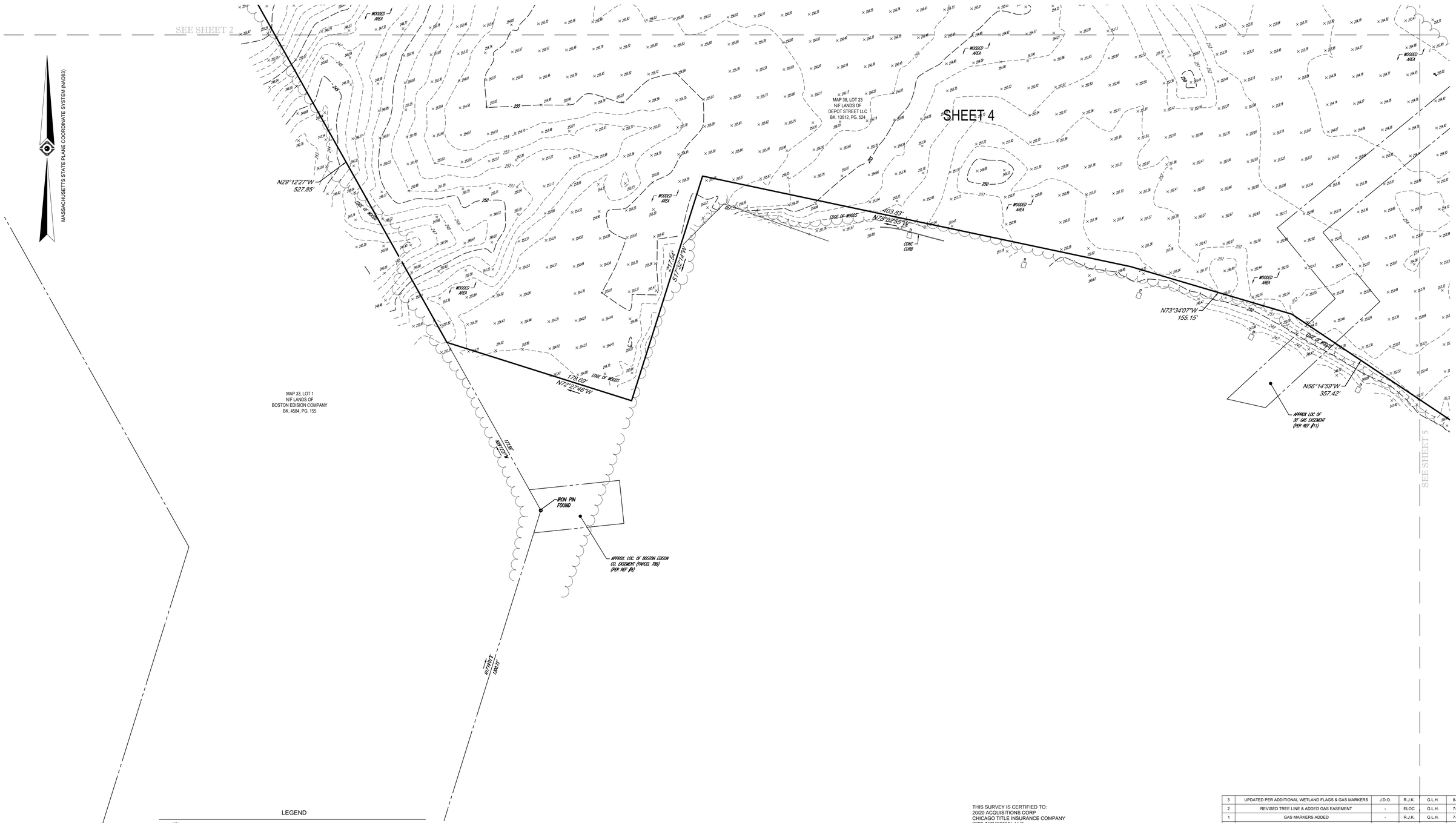
0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	3 OF 11

1-888-344-7233
STOP. CALL BEFORE YOU DIG!

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LEGEND

124	EXISTING CONTOUR	UP	UTILITY POLE
125		UPLP	UTILITY POLE/LIGHT POLE
× 123.45	EXISTING SPOT ELEVATION	GW	GUY WIRE
× TC 123.45	EXISTING TOP OF CURB ELEVATION		STREET LIGHT
× G 122.95	EXISTING GUTTER ELEVATION	MW	MONITORING WELL
	HYDRANT		AREA LIGHT
WV	WATER VALVE		SIGN
VALVE	UNKNOWN VALVE		METAL GUIDE RAIL
GV	GAS VALVE	P	POST
OH	OVERHEAD WIRES	CLF	CHAIN LINK FENCE
G	APPROX. LOC. UNDERGROUND GAS LINE	EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT		
LSA	LANDSCAPED AREA		

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

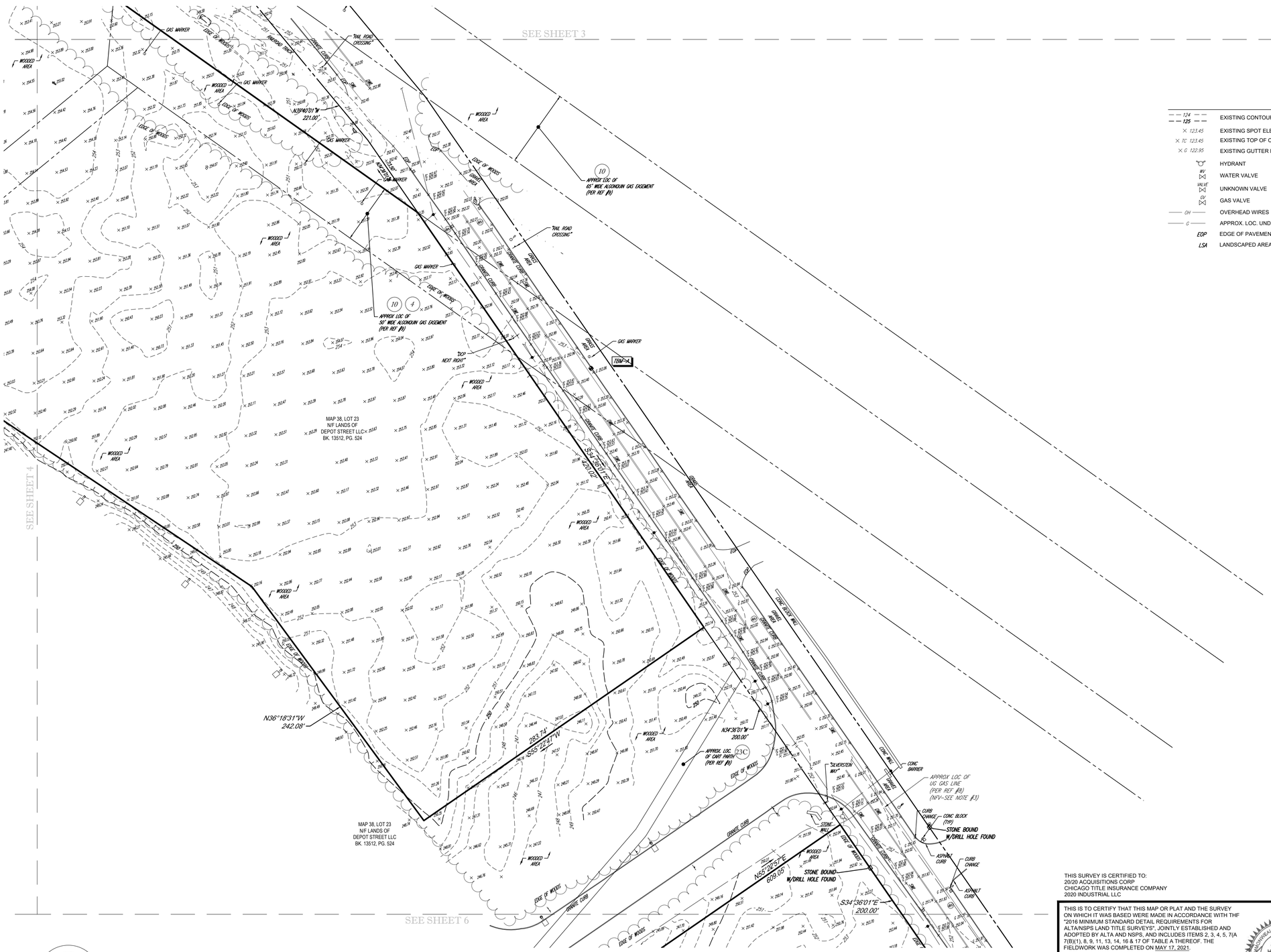
DRAWN:
B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	4 OF 11



LEGEND

124 / 125	EXISTING CONTOUR	UP	UTILITY POLE
× 123.45	EXISTING SPOT ELEVATION	UPLP	UTILITY POLE/LIGHT POLE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	GW	GUY WIRE
× G 122.95	EXISTING GUTTER ELEVATION		STREET LIGHT
	HYDRANT	MW	MONITORING WELL
WV	WATER VALVE		AREA LIGHT
VALVE	UNKNOWN VALVE		SIGN
GV	GAS VALVE		METAL GUIDE RAIL
OH	OVERHEAD WIRES	P	POST
G	APPROX. LOC. UNDERGROUND GAS LINE	CLF	CHAIN LINK FENCE
EOP	EDGE OF PAVEMENT	EOC	EDGE OF CONCRETE
LSA	LANDSCAPED AREA		

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THF "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

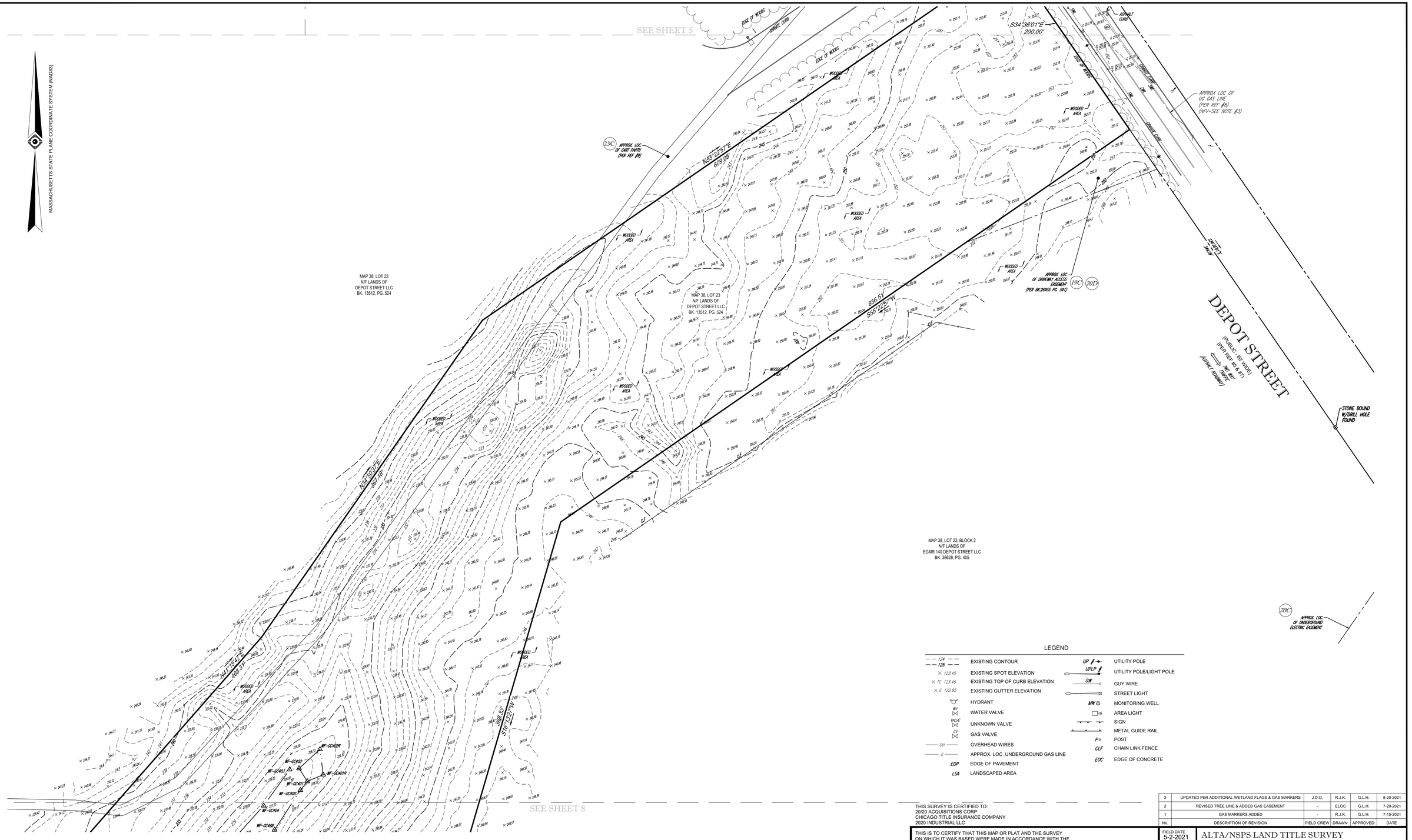
FIELD DATE: 5-2-2021, 5-17-2021
FIELD BOOK NO.: 21-4 MA, 21-3 MA
FIELD BOOK PG.: 21, 47-57, 77
FIELD CREW: J.S.A., J.D.O.
DRAWN: B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	5 OF 11



LEGEND

124 / 125	EXISTING CONTOUR	UP	UTILITY POLE
× 123.45	EXISTING SPOT ELEVATION	UPLP	UTILITY POLE/LIGHT POLE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	GW	GUY WIRE
× G 122.95	EXISTING GUTTER ELEVATION		STREET LIGHT
	HYDRANT	MW	MONITORING WELL
WV	WATER VALVE		AREA LIGHT
VALVE	UNKNOWN VALVE		SIGN
GV	GAS VALVE		METAL GUIDE RAIL
OH	OVERHEAD WIRES	P	POST
G	APPROX. LOC. UNDERGROUND GAS LINE	CLF	CHAIN LINK FENCE
EOP	EDGE OF PAVEMENT	EOC	EDGE OF CONCRETE
LSA	LANDSCAPED AREA		

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW:	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE: 5-2-2021, 5-17-2021
FIELD BOOK NO.: 21-4 MA, 21-3 MA
FIELD BOOK PG.: 21, 47-57, 77
FIELD CREW: J.S.A., J.D.O.
DRAWN: B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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

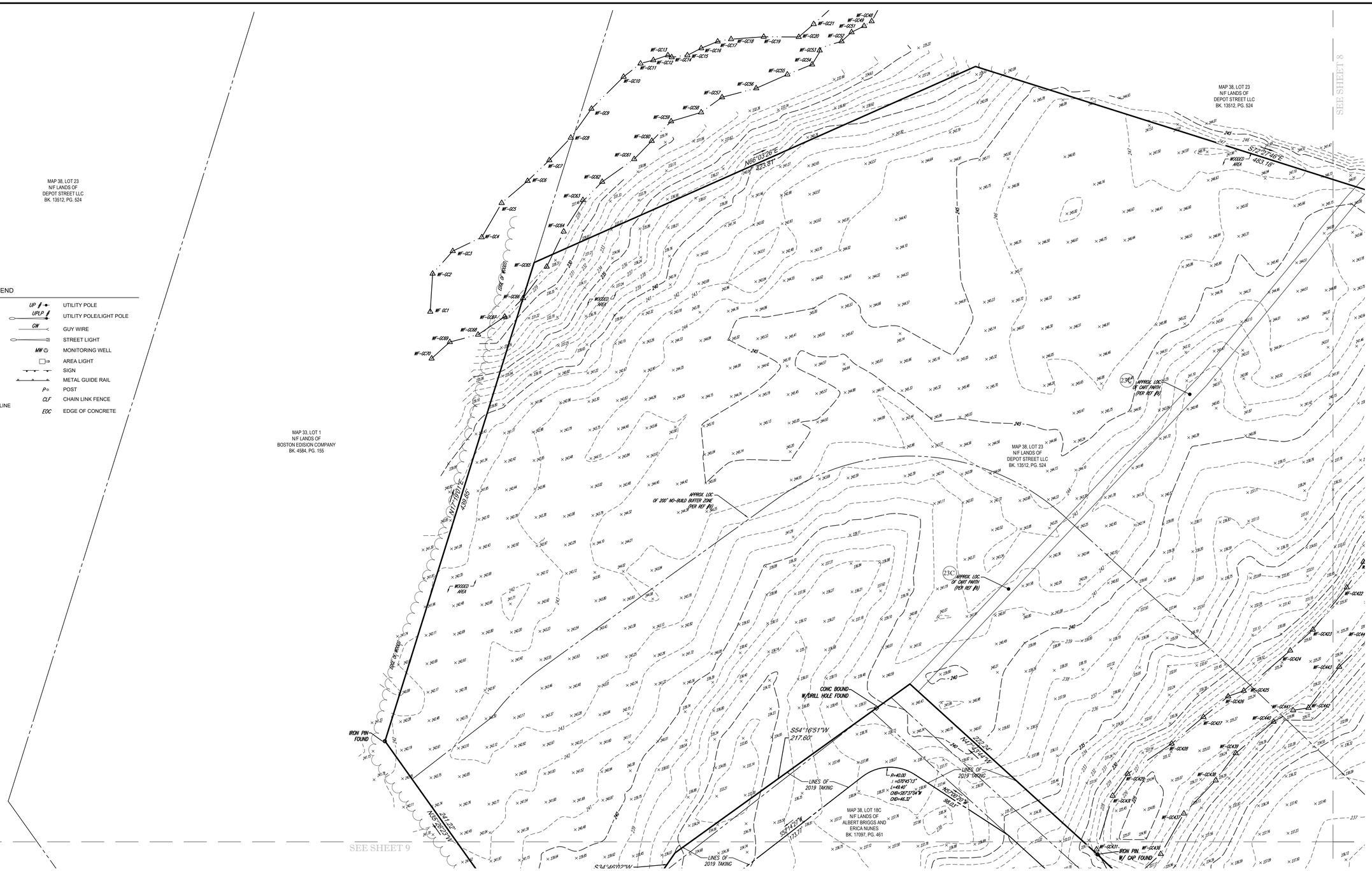
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	6 OF 11

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

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

1-888-344-7233
STOP CALL BEFORE YOU DIG!

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)



LEGEND

124	EXISTING CONTOUR	UP	UTILITY POLE
125		UPLP	UTILITY POLE/LIGHT POLE
× 123.45	EXISTING SPOT ELEVATION	GW	GUY WIRE
× TC 123.45	EXISTING TOP OF CURB ELEVATION		STREET LIGHT
× G 122.95	EXISTING GUTTER ELEVATION	MW	MONITORING WELL
	HYDRANT		AREA LIGHT
WV	WATER VALVE		SIGN
VALVE	UNKNOWN VALVE		METAL GUIDE RAIL
GV	GAS VALVE	P	POST
OH	OVERHEAD WIRES	CLF	CHAIN LINK FENCE
G	APPROX. LOC. UNDERGROUND GAS LINE	EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT		
LSA	LANDSCAPED AREA		

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN.	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

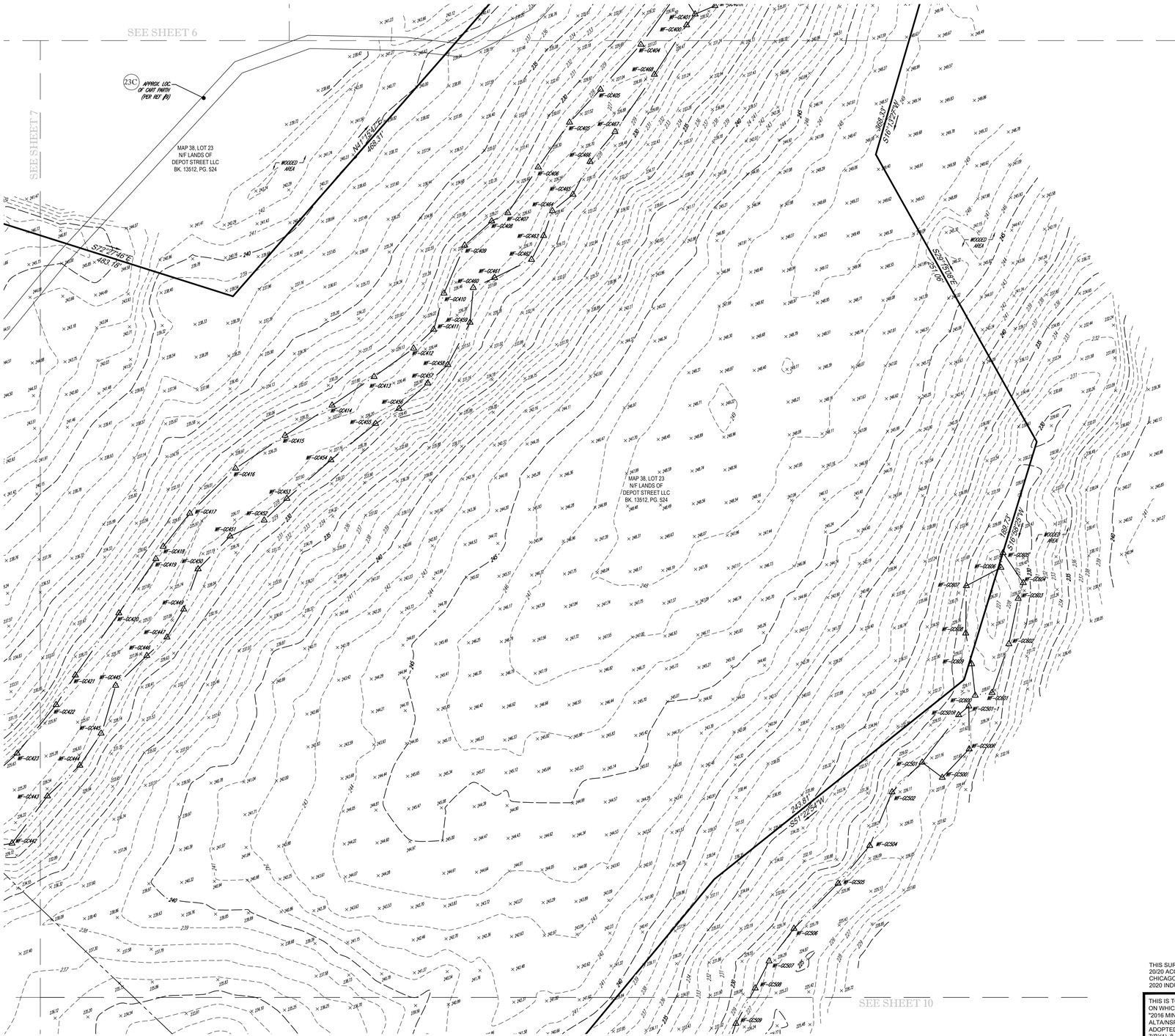
REVIEWED:
G.L.H.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	6-7-2021	1" = 40'	03-210031	7 OF 11



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LEGEND

124 / 125	EXISTING CONTOUR	UP	UTILITY POLE
× 123.45	EXISTING SPOT ELEVATION	UPLP	UTILITY POLE/LIGHT POLE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	GW	GUY WIRE
× G 122.95	EXISTING GUTTER ELEVATION		STREET LIGHT
	HYDRANT	MW	MONITORING WELL
WV	WATER VALVE		AREA LIGHT
VALVE	UNKNOWN VALVE		SIGN
GV	GAS VALVE		METAL GUIDE RAIL
OH	OVERHEAD WIRES	P	POST
G	APPROX. LOC. UNDERGROUND GAS LINE	CLF	CHAIN LINK FENCE
EOP	EDGE OF PAVEMENT	EOC	EDGE OF CONCRETE
LSA	LANDSCAPED AREA		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN.	APPROVED.	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

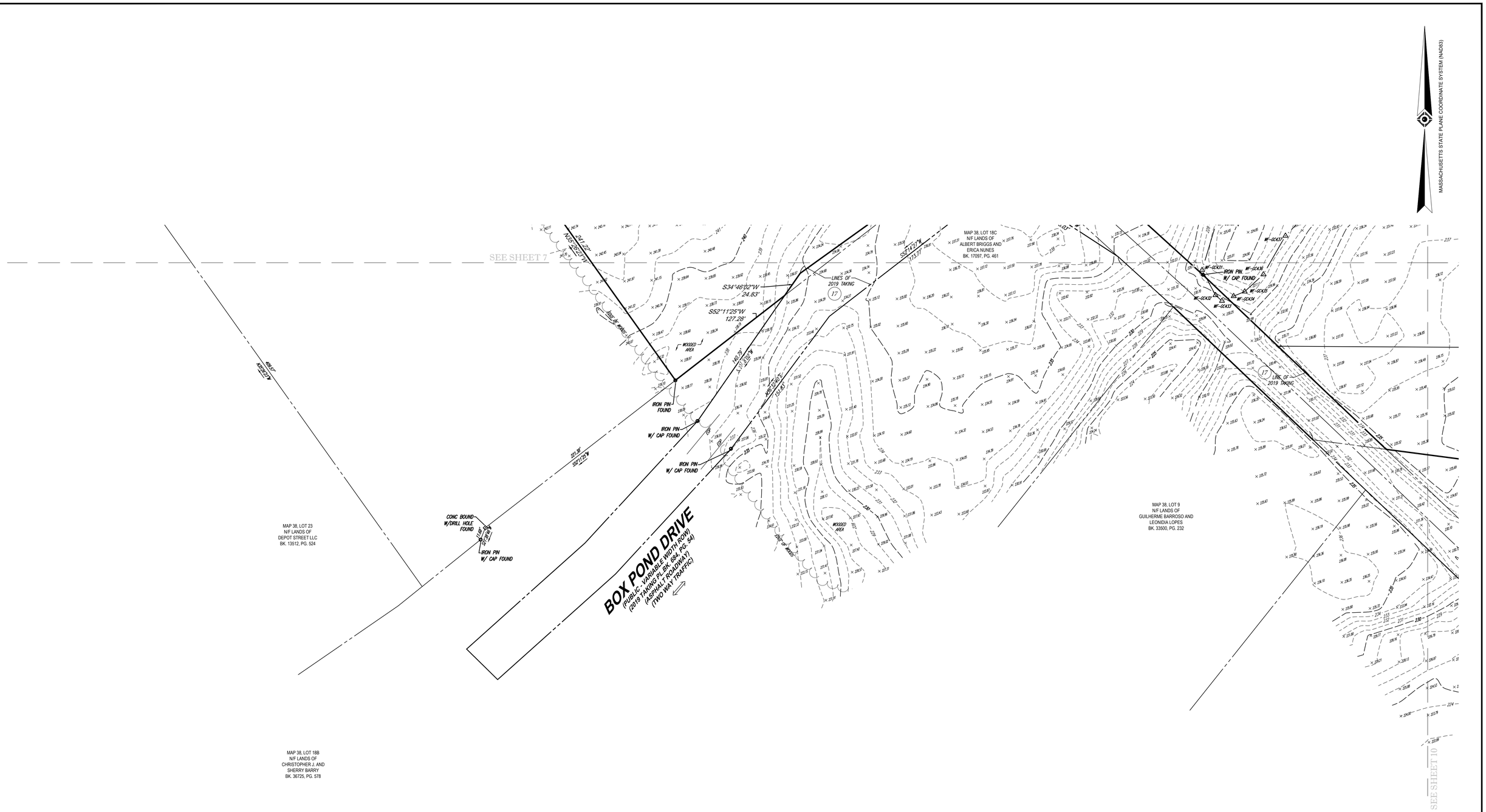
DRAWN:
B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	8 OF 11



LEGEND

124	EXISTING CONTOUR	UP	UTILITY POLE
125		UPLP	UTILITY POLE/LIGHT POLE
× 123.45	EXISTING SPOT ELEVATION	GW	GUY WIRE
× TC 123.45	EXISTING TOP OF CURB ELEVATION		STREET LIGHT
× G 122.95	EXISTING GUTTER ELEVATION	MW	MONITORING WELL
	HYDRANT		AREA LIGHT
WV	WATER VALVE		SIGN
VALVE	UNKNOWN VALVE		METAL GUIDE RAIL
GV	GAS VALVE	P	POST
OH	OVERHEAD WIRES	CLF	CHAIN LINK FENCE
G	APPROX. LOC. UNDERGROUND GAS LINE	EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT		
LSA	LANDSCAPED AREA		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

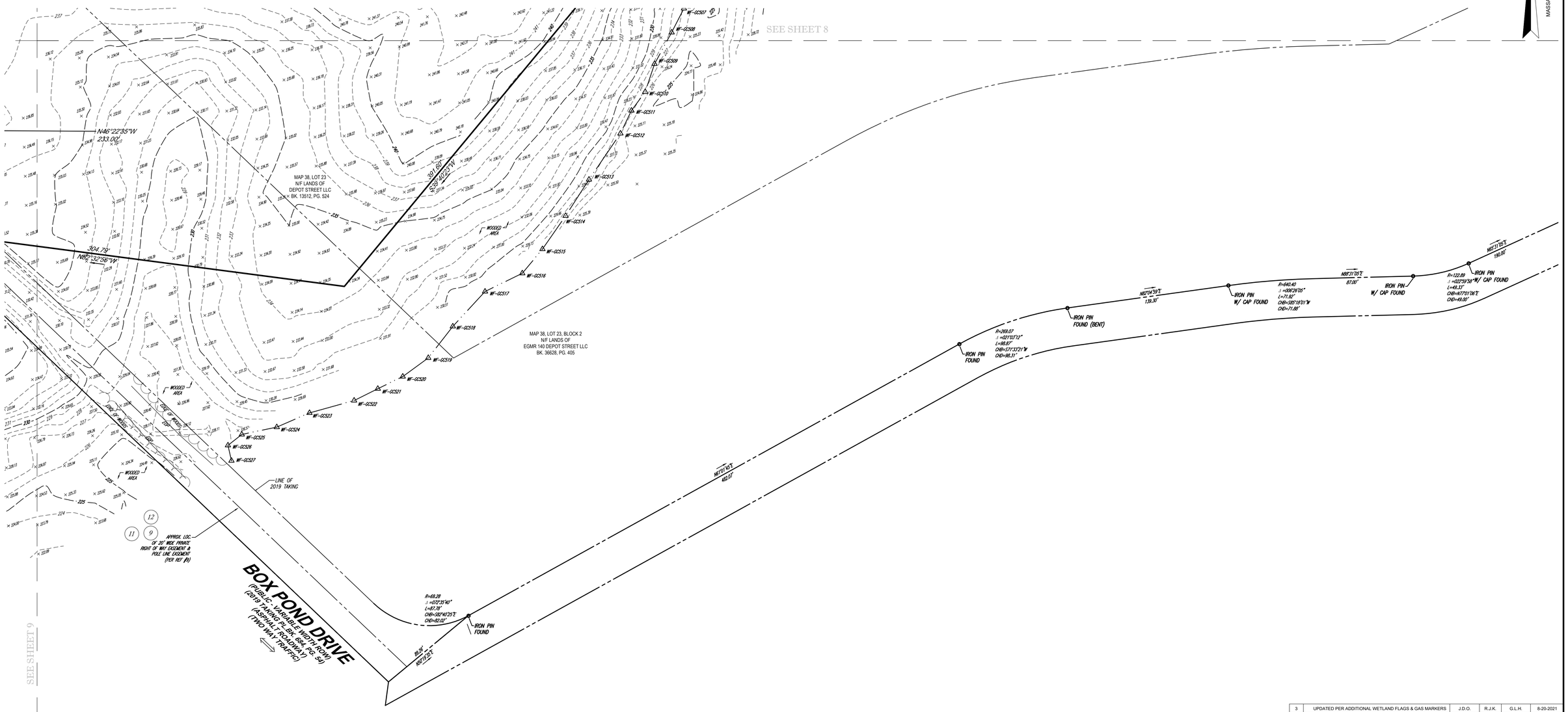
ALTA/NSPS LAND TITLE SURVEY

20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	9 OF 11



LEGEND

124 / 125	EXISTING CONTOUR	UP	UTILITY POLE
× 123.45	EXISTING SPOT ELEVATION	UPLP	UTILITY POLE/LIGHT POLE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	GW	GUY WIRE
× G 122.95	EXISTING GUTTER ELEVATION		STREET LIGHT
	HYDRANT	MW	MONITORING WELL
WV	WATER VALVE		AREA LIGHT
VALVE	UNKNOWN VALVE		SIGN
GV	GAS VALVE		METAL GUIDE RAIL
OH	OVERHEAD WIRES	P	POST
G	APPROX. LOC. UNDERGROUND GAS LINE	CLF	CHAIN LINK FENCE
EOP	EDGE OF PAVEMENT	EOC	EDGE OF CONCRETE
LSA	LANDSCAPED AREA		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	10 OF 11

EXHIBIT "A"

THE LAND IS DESCRIBED AS FOLLOWS:

THE LAND ON AND OFF DEPOT STREET, BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS, DESCRIBED AS FOLLOWS:

LOT 2 SHOWN ON A "PLAN OF LAND CLAIMED BY VARNEY BROTHERS SAND & GRAVEL CO., INC. IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS" DATED JUNE 30, 1998 BY GUERRIERE & HALNON, INC., RECORDED WITH NORFOLK DEEDS IN PLAN BOOK 458, PLAN 523.

LOT 3 SHOWN ON A "PLAN OF LAND CLAIMED BY VARNEY BROTHERS SAND & GRAVEL CO., INC. IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS" DATED JULY 16, 1998 BY GUERRIERE & HALNON, INC., RECORDED WITH SAID DEEDS, PLAN BOOK 458, PLAN 524.

LOT 7 SHOWN ON A "PLAN OF LAND IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS" DATED JUNE 4, 2004 BY GUERRIERE & HALNON, INC., RECORDED WITH SAID DEEDS, PLAN BOOK 526, PLAN 59.

LOT 9B SHOWN ON A "PLAN OF LAND IN BELLINGHAM, MA OWNER: DEPOT STREET, LLC" DATED JUNE 5, 2008 BY GUERRIERE & HALNON, INC., RECORDED WITH SAID DEEDS, PLAN BOOK 587, PLAN 29.

TOGETHER WITH RESERVED AND APPURTENANT RIGHTS LISTED IN ITEM 18 OF THE TITLE REPORT.

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. RAMA-43007, WITH AN EFFECTIVE DATE OF APRIL 5, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1,22, 26 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

(2) RIGHT OF WAY AGREEMENT FROM L. FRANCIS THAYER TO NORTHEASTERN GAS TRANSMISSION COMPANY DATED SEPTEMBER 12, 1953, RECORDED WITH SAID DEEDS, BOOK 3214, PAGE 372, AS AFFECTED BY RATIFICATION AGREEMENT BY VARNEY BROS. SAND & GRAVEL, INC. DATED OCTOBER 6, 1953, RECORDED WITH SAID DEEDS, BOOK 3236, PAGE 540, AND AMENDING RIGHT OF WAY AGREEMENT BY VINCENT R. AND ISABELLE C. THAYER DATED JUNE 26, 1981, RECORDED WITH SAID DEEDS, BOOK 5916, PAGE 382. **THE EASEMENTS LOCATION IS PREDICATED ON THE PHYSICAL LOCATION OF THE PIPELINE. DOCUMENTS PROVIDED AND LACK OF UTILITY RECORDS MAKES MAKE THIS EXCEPTION NOT PLOTTABLE. WE HAVE NOT OBSERVED ANY GAS LINES ON LOCUS OTHER THAN SERVICE LINES.**

THE RATIFICATION ALSO REFERENCES AN EASEMENT IN WORCESTER COUNTY AT BOOK 3537, PAGE 423 THAT WAS NOT COPIED FOR THIS REPORT AS IT CURRENTLY APPEARS ALL OF LOCUS IS IN BELLINGHAM, NORFOLK COUNTY.

IT IS UNKNOWN THE REASON THE THAYER FAMILY AMENDED THE RIGHT OF WAY IN 1981 IF VARNEY WAS THEN THE PROPERTY OWNER. IT IS NOTED EARL AND RUEL THAYER CONVEYED A PARCEL TO VARNEY BY DEED DATED MAY 27, 1958, RECORDED WITH SAID DEEDS, BOOK 3642, PAGE 451 (SEE PARAGRAPH 21) ALTHOUGH UNKNOWN OF RECORD IF THAT CONNECTS TO THE RIGHT OF WAY DOCUMENTS.

(3) TAKING, D.P.U. 13245, BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC UTILITIES, RECORDED WITH SAID DEEDS, BOOK 3916, PAGE 220, AS AFFECTED BY DEED FROM VARNEY BROS. SAND & GRAVEL, INC. TO NEW ENGLAND POWER COMPANY DATED SEPTEMBER 18, 1964, RECORDED WITH SAID DEEDS, BOOK 4203, PAGE 570. **PLAN L-7180,L7181,L-7182,L-7183 SHOW VARIOUS TAKING AREAS, UNABLE TO PLACE ON SURVEY, DUE TO NOT HAVING ENOUGH INFORMATION ON SAID PLANS .**

PLEASE REFER TO A SURVEYOR FOR PLACEMENT. IT IS NOTED THE TAKING IS NOT INDEXED TO VARNEY ALTHOUGH VARNEY LAND WAS TAKEN. IT APPEARS THE COUNTY MIS-INDEXED THE DOCUMENT ONLY TO THE NAMES OF THE UTILITY COMPANIES. THE TAKING WAS LOCATED WHILE TRYING TO FIND THE EASEMENT REFERENCED IN ITEM 17.

(4) GRANT OF EASEMENT FROM VARNEY BROS. SAND & GRAVEL, INC. TO ALGONQUIN GAS TRANSMISSION COMPANY DATED JULY 22, 1966, RECORDED WITH SAID DEEDS, BOOK 4371, PAGE 514. - **50' GAS EASEMENT SHOWN**

(5) GRANT OF EASEMENT FROM VARNEY BROS. SAND & GRAVEL, INC. TO ALGONQUIN GAS TRANSMISSION COMPANY DATED SEPTEMBER 23, 1966, RECORDED WITH SAID DEEDS, BOOK 4385, PAGE 127. **EASEMENT NOT PLOTTABLE FROM DOCUMENTS SUPPLIED. ALGONQUIN GAS TRANSMISSION COMPANY PIPELINE RIGHT OF WAY OBSERVED OFF SITE SOUTH EASTERLY OF THE LOCUS.**

(6) GRANT OF EASEMENT FROM CLARENCE E. VARNEY ET AL TO ALGONQUIN GAS TRANSMISSION COMPANY DATED MARCH 18, 1967, RECORDED WITH SAID DEEDS, BOOK 4418, PAGE 448. **EASEMENT NOT PLOTTABLE FROM DOCUMENTS SUPPLIED. ALGONQUIN GAS TRANSMISSION COMPANY PIPELINE RIGHT OF WAY OBSERVED OFF SITE SOUTH EASTERLY OF THE LOCUS.**

(7) DEED FROM VARNEY BROS. SAND & GRAVEL, INC. TO BOSTON EDISON COMPANY DATED APRIL 7, 1969, RECORDED WITH SAID DEEDS, BOOK 4584, PAGE 155 AND ORDER OF TAKING BY BOSTON EDISON COMPANY DATED FEBRUARY 23, 1970, RECORDED WITH SAID DEEDS, BOOK 4650, PAGE 351. - **ORDER OF TAKING BY EMINENT DOMAIN FOR ELECTRIC TRANSMISSION, PARCEL 78 PER BK.4650,PG.351 SHOWN**

PRIOR TO THE DEED AND TAKING, VARNEY GRANTED BOSTON EDISON COMPANY AN OPTION DATED FEBRUARY 7, 1969, RECORDED WITH SAID DEEDS, BOOK 4575, PAGE 301 THAT IS AFFECTED BY AN AFFIDAVIT DATED FEBRUARY 23, 1998, RECORDED WITH SAID DEEDS, BOOK 12287, PAGE 285.

(8) ORDER OF TAKING BY THE INHABITANTS OF THE TOWN OF BELLINGHAM OF THE WAY KNOWN AS DEPOT STREET DATED JULY 20, 1971, RECORDED WITH SAID DEEDS, BOOK 4758, PAGE 588. **- CURRENT RIGHT OF WAY LINES OF DEPOT STREET SHOWN**

(9) RIGHT OF WAY GRANTED FROM VARNEY BROTHERS SAND AND GRAVEL, INC. TO RAYMOND DUPUIS AND ALICE DUPUIS, ET AL DATED AUGUST 30, 1973, RECORDED WITH SAID DEEDS, BOOK 4985, PAGE 498. **- 20 FT. WIDE PRIVE RIGHT-OF WAY EASEMENT SHOWN**
SEE ALSO ITEM 18B.

(10) GRANT OF EASEMENT FROM VARNEY BROS. SAND & GRAVEL, INC. TO ALGONQUIN GAS TRANSMISSION COMPANY DATED JUNE 17, 1992, RECORDED WITH SAID DEEDS, BOOK 9385, PAGE 597. **- GAS EASEMENT SHOWN**

(11) EASEMENT FROM VARNEY BROTHERS SAND AND GRAVEL, INC. TO ROBERT NASUTI AND RITA NASUTI, TRUSTEES OF NASUTI FAMILY TRUST DATED NOVEMBER 24, 1993, RECORDED WITH SAID DEEDS, BOOK 10240, PAGE 701. **20' RIGHT OF WAY EASEMENT SHOWN**

(12) GRANT OF EASEMENT FROM VARNEY BROTHERS SAND AND GRAVEL, INC. TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND MASSACHUSETTS ELECTRIC COMPANY DATED FEBRUARY 18, 1994, RECORDED WITH SAID DEEDS, BOOK 10400, PAGE 98. **- POLE LINE EASEMENT SHOWN**

(13) THE CURRENT DEED AT BOOK 13512, PAGE 524 REFERENCES AND RESERVES RIGHTS SET FORTH IN A MEMORANDUM AND NOTICE OF OPTION AGREEMENT DATED MARCH 24, 1997 TO INFRASTRUCTURE DEVELOPMENT CORPORATION, AND SUCH A DOCUMENT DATED MARCH 24, 1997 IS RECORDED THEREWITH AT BOOK 13512, PAGE 532 ALTHOUGH IT RUNS TO IDC BELLINGHAM LLC. **- NOT PLOTTABLE**

THE OPTION STATES IT IS ONLY THROUGH NOVEMBER 14, 2001, PLUS 30 DAYS. BOTH IDC BELLINGHAM LLC AND INFRASTRUCTURE DEVELOPMENT CORPORATION WERE RESEARCHED COMMENCING MARCH 24, 1997 TO DATE AND THERE ARE NO OTHER RECORDED DOCUMENTS, SUGGESTING THE OPTION WAS NOT EXERCISED.

(14) COVENANT BY DEPOT STREET, LLC DATED JUNE 25, 2001, RECORDED WITH SAID DEEDS, BOOK 15241, PAGE 579.

THE COVENANT REFERENCES THE SUBDIVISION PLAN DATED FEBRUARY 22, 1999, WHICH CORRESPONDS TO PLAN BOOK 471, PLAN 869 THAT SUBDIVIDED LOT 1 ON PLAN BOOK 458, PLAN 523 INTO LOTS 4, 5 AND 6 ON PLAN BOOK 471, PLAN 869. THERE ARE NO CONVEYANCES OR OTHER RECORDED DOCUMENTS WITH REFERENCE TO LOTS 4, 5 AND 6 ON PLAN BOOK 471, PLAN 869, WHICH WAS RE-SUBDIVIDED INTO LOTS 7 AND 8 ON PLAN BOOK 526, PLAN 59 AND LOTS 9A AND 9B ON PLAN BOOK 587, PLAN 29. THE COVENANT STATES THAT LOTS MAY BE RELEASED BY A CERTIFICATE OF RELEASE EXECUTED BY A MAJORITY OF THE TOWN'S PLANNING BOARD. THERE ARE NO RELEASES OF RECORD. THERE ALSO IS NOT A REPLACEMENT COVENANT THAT REFERENCES THE RE-SUBDIVISION PLANS. THE COVENANT REMAINS AN OUTSTANDING DOCUMENT NOTWITHSTANDING THE FEBRUARY 22, 1999 PLAN IN PLAN BOOK 471, PLAN 869 WAS SUPERSEDED. - **NOT PLOTTABLE**

(15) AGREEMENTS MADE WITHIN THE QUITCLAIM DEED TO DUNKIN' DONUTS NORTHEAST DISTRIBUTION CENTER, INC. DATED AUGUST 17, 2004, RECORDED WITH SAID DEEDS, BOOK 21442, PAGE 482. **- NOT PLOTTABLE**

RECORD TITLE ALSO INCLUDES THE FOLLOWING LAND USE DOCUMENTS RECORDED PRIOR TO THE DEED AT BOOK 21442, PAGE 482:

A. SPECIAL PERMIT DECISION DATED APRIL 29, 2004, RECORDED WITH SAID DEEDS, BOOK 21442, PAGE 467. **- NOT PLOTTABLE**

B. DEVELOPMENT PLAN APPROVAL DATED APRIL 29, 2004, RECORDED WITH SAID DEEDS, BOOK 21442, PAGE 474. **- NOT PLOTTABLE**

BOTH DOCUMENTS ARE IN THE NAME OF DEPOT STREET LLC AND ARE RECORDED SIMULTANEOUSLY BUT PRIOR TO THE DEED TO DUNKIN' DONUTS NORTHEAST. BOTH DOCUMENTS REFERENCE THEY AFFECT APPROXIMATELY 3.5 ACRES OF A LARGER 114 + ACRE PARCEL. IT IS NOTED DUNKIN' DONUTS NORTHEAST PURCHASED LOT 8 ON PLAN BOOK 526, PLAN 59 WHICH IS 35 ACRES.

(16) DECLARATION OF RESTRICTIVE COVENANTS BY DEPOT STREET LLC UNDATED, NOTARIZED AUGUST 19, 2004, RECORDED WITH SAID DEEDS, BOOK 21442, PAGE 485, AS AFFECTED BY AFFIDAVIT UNDER G.L. C. 183, § 5B DATED SEPTEMBER 9, 2004, RECORDED WITH SAID DEEDS, BOOK 21526, PAGE 221. THE COVENANTS ARE TO REMAIN IN EFFECT UNTIL DECEMBER 31, 2033 AND MAY BE EXTENDED. THE COVENANTS AFFECT LOTS 7, 8 AND 9 ON PLAN BOOK 526, PLAN 59 WHICH TOGETHER ARE 114.963 ACRES+ (LOT 9 RE-SUBDIVIDED INTO LOTS 9A AND 9B ON PLAN BOOK 587, PLAN 29). VARNEY REMAINS THE OWNER OF LOT 7 (18.201+ ACRES) AND LOT 9A (33.819+ ACRES) FOR A TOTAL OF 52.02+ ACRES WHICH IS LESS THAN 50% THEREBY MAKING THE OWNERS OF LOTS 8 AND 9B TOGETHER THE ENFORCING ENTITIES OF THE COVENANTS. THE COVENANTS DO NOT REQUIRE CERTIFICATES OF APPROVAL, ALTHOUGH APPROVAL DOCUMENTS MAY BE REQUESTED FROM THE ENFORCING ENTITIES. THE COVENANTS ALSO PROVIDE THAT UPON (A) COMPLETED CONSTRUCTION; (B) ISSUANCE OF A CERTIFICATE OF OCCUPANCY; AND (C) PASSING OF 180 DAYS SHALL BE CONCLUSIVE EVIDENCE OF APPROVAL UNLESS NOTICE OF AN ENFORCEMENT ACTION IS RECORDED. **- NOT PLOTTABLE**

(17) ORDER OF TAKING BY TOWN OF BELLINGHAM OF BOX POND DRIVE DATED AUGUST 15, 2019, RECORDED WITH SAID DEEDS, BOOK 37088, PAGE 105. - **BOX POND TAKING SHOWN**

(18) PLAN BOOK 526, PLAN 59 SHOWS AND LABELS MANY EASEMENTS AND OTHER FEATURES. THERE IS A SMALL RECTANGLE IN LOT 2 AS IT ABUTS A TURN OF THE BOSTON EDISON TAKING AND MARKED AS "BOSTON EDISON CO. EASEMENT (PARCEL 73A)". SEE ITEM 6. NEITHER THE TAKING AT BOOK 4650, PAGE 351 NOR DEED AT BOOK 4585, PAGE 155 HAVE A PARCEL 73A, ALTHOUGH IT IS NOTED THAT THE TAKING AT BOOK 4650, PAGE 351 HAS A PARCEL 73. IT IS RECOMMENDED THE ISSUE IS REFERRED TO A SURVEYOR**.- APPROXIMATE LOCAITON OF (PARCEL 78A)SHOWN**

(19) THE TITLE RESEARCH RETURN THE FOLLOWING RESERVED OR APPURTENANT RIGHTS: A. RIGHTS RESERVED IN THE DEED FROM VARNEY BROS. SAND & GRAVEL, INC. TO BOSTON EDISON COMPANY DATED APRIL 7, 1969, RECORDED WITH SAID DEEDS, BOOK 4584, PAGE 155.

A. RESERVATION OF RIGHTS IN THE RIGHT OF WAY GRANTED FROM VARNEY BROTHERS SAND AND GRAVEL, INC. TO RAYMOND DUPUIS AND ALICE DUPUIS, ET AL DATED AUGUST 30, 1973, RECORDED WITH SAID DEEDS, BOOK 4953, PAGE 498. **- NOT LOCUS**

B. RESERVATION OF RIGHTS IN A RIGHT OF WAY RESERVED IN AN EASEMENT FROM VARNEY BROTHERS SAND AND GRAVEL, INC. TO ROBERT NASUTI AND RITA NASUTI, TRUSTEES OF NASUTI FAMILY TRUST DATED NOVEMBER 24, 1993, RECORDED WITH SAID DEEDS, BOOK 10240, PAGE 701 **- BOOK AND PAGE IS A PROBATE DOCUMENT. NOT SURVEY RELATED**

C. DRIVEWAY ACCESS EASEMENT AGREEMENT FROM ND BELLINGHAM II LLC TO DEPOT STREET LLC DATED AS OF JULY 31, 2009, RECORDED WITH SAID DEEDS, BOOK 26955, PAGE 591. **- DRIVEWAY ACCESS EASEMENT SHOWN**

(20) THE EASEMENT AT BOOK 26955, PAGE 591 (ITEM 18D) IS A GRANT RATHER THAN A RESERVATION. VARNEY CONVEYED LOT 9A ON PLAN BOOK 587, PLAN 29 TO ND BELLINGHAM II LLC BY DEED DATED OCTOBER 6, 2008, RECORDED WITH SAID DEEDS, BOOK 26084, PAGE 385. ND BELLINGHAM'S TITLE BETWEEN THE OCTOBER 6, 2008 DEED AND THE JULY 31, 2009 EASEMENT WAS RESEARCHED, AND THE APPURTENANT EASEMENT IS SUBJECT TO THE FOLLOWING:

A. MEMORANDUM OF LEASE AGREEMENT TO BEST BUY STORES, L.P. DATED AS OF DECEMBER 1, 2008, RECORDED WITH SAID DEEDS, BOOK 26191, PAGE 369. **- LEASE AREA SHOWN, ALSO KNOWN AS LOT 9A (PER REF #5)**

B. ORDER OF RESOURCE AREA DELINEATION BY BELLINGHAM CONSERVATION COMMISSION, DEP FILE NO. 105-637, RECORDED WITH SAID DEEDS, BOOK 26255, PAGE 97. **- NOT PLOTTABLE**

C. GRANT OF EASEMENT FROM ND BELLINGHAM II LLC TO MASSACHUSETTS ELECTRIC COMPANY DATED JANUARY 22, 2009, RECORDED WITH SAID DEEDS, BOOK 26334, PAGE 322. **- UNDERGROUND ELECTRIC EASEMENT SHOWN**

D. ALL COVENANTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS SET FORTH IN THE DRIVEWAY ACCESS EASEMENT AGREEMENT AT BOOK 26955, PAGE 591. **- DRIVEWAY ACCESS EASEMENT SHOWN**

(21) SEE ITEMS 3, 4 AND 5, WHICH ARE EASEMENTS TO ALGONQUIN GAS TRANSMISSION COMPANY. IT'S EASEMENT RIGHTS ARE SUBJECT TO AN ORDER OF CONDITIONS BY BELLINGHAM CONSERVATION COMMISSION, DEP FILE NO. N105-149, RECORDED WITH SAID DEEDS, BOOK 9068, PAGE 8, WHICH DOES NOT HAVE A CERTIFICATE OF COMPLIANCE. THERE WAS ANOTHER EASEMENT TO ALGONQUIN GAS TRANSMISSION COMPANY LISTED IN ITEM 9 THAT WAS RECORDED AFTER THE ORDER OF CONDITIONS. ORDERS OF CONDITIONS ARE SPECIFICALLY EXCLUDED BY THE JACKET OF A TITLE INSURANCE POLICY AS LAND USE MATTERS, HOWEVER MASSACHUSETTS UNDERWRITERS WILL ANSWER QUESTIONS ABOUT THEM. IT IS ANTICIPATED AN UNDERWRITER WOULD ADVISE THE ORDER OF CONDITIONS ONLY AFFECTS ALGONQUIN'S EASEMENT AND NOT ALSO THE FEE SIMPLE OWNERSHIP, ALTHOUGH NO UNDERWRITING WAS DONE FOR THIS REPORT. **-ORDER OF CONDITIONS NOT PLOTTABLE**

(23) INADDITION TO THE REFERENCED DEEDS TITLE ALSO INCLUDES THE FOLLOWING DEEDS TO VARNEY:

A. DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO CLARENCE E. VARNEY AND DONALD A. VARNEY DATED MARCH 8, 1949, RECORDED WITH SAID DEEDS, BOOK 2826, PAGE 172. **- NOT PLOTTABLE,RAILROAD PLAN NOT PROVIDED.**

B. DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO VARNEY BROS. SAND & GRAVEL, INC. DATED FEBRUARY 2, 1953, RECORDED WITH SAID DEEDS, BOOK 3157, PAGE 385. BOTH DEEDS CONVEY BY REFERENCE TO RAILROAD STATION NUMBERS BUT WITHOUT REFERENCE TO RECORDED PLANS. PLEASE REFER TO A SURVEYOR FOR PLACEMENT. THE REGISTRY OF DEEDS DOES NOT MAINTAIN PLAN INDEXES BASED ON RAILROAD STATION NUMBERS. **UNABLE TO PLOT, RAILROAD PLAN NOT PROVIDED**

TO THE EXTENT ANY OF THE CURRENT LOCUS IS FORMER RAILROAD LAND, IT IS SUBJECT TO THE PROVISIONS OF M.G.L. C. 40, 54A AND REQUIRES APPROVAL FROM THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OVER A FORMER RAILROAD RIGHT OF WAY OR LAND APPURTENANT THERETO. NOT ALL FORMERLY OWNED RAILROAD LAND IS A FORMER RAILROAD RIGHT OF WAY OR LAND APPURTENANT THERETO, AND THE DEPARTMENT OF TRANSPORTATION WILL ADVISE WHETHER IT DEEMS IT HAS JURISDICTION OVER ANY FORMER RAILROAD LAND. THE STATUTE DOES NOT REQUIRE RECORDING THE DEPARTMENT OF TRANSPORTATION RESPONSE OR APPROVAL, ALTHOUGH RECORDING IS THE BETTER PRACTICE TO DOCUMENT THE PUBLIC RECORD AND INFORM FUTURE CONVEYANCERS.

C. ALL RIGHT TITLE AND INTEREST FROM LIONEL S. CADORET TO VARNEY BROTHERS SAND & GRAVEL, INC. DATED DECEMBER 4, 1972, RECORDED WITH SAID DEEDS, BOOK 4985, PAGE 500. **VAGUE DESCRIPTION APPROXIMATE LOCAITON OF CART PATH SHOWN PER REFERENCE #9**

THE RELEASE IS OF A CART ROAD FROM PROPERTY OF NASUTI TO DEPOT STREET. THE RELEASE DOES NOT PROVIDE THE GRANTOR'S ORIGIN OF TITLE. IT IS NOTED THE RELEASE IS 48 ½ YEARS OLD AND THAT MASSACHUSETTS HAS A 50 YEAR TITLE RESEARCH STANDARD. PLEASE CONTACT UNDERWRITING FOR APPROVAL TO ACCEPT THE RELEASE WITHOUT EXAMINING TITLE BEHIND IT AS UNDERWRITING CONSULTATION WAS NOT PERFORMED FOR THIS REPORT. IT IS ALSO NOTED A REPLACEMENT RIGHT OF WAY WAS GRANTED BACK TO MOST OF THE SAME PEOPLE AT BOOK 4953, PAGE 498, ABOVE LISTED IN ITEM 8. THE GRANTOR NAMES IN THE RELEASE AT PAGE 500 AND THE GRANTEE NAMES IN THE GRANT AT PAGE 498 ARE SUBSTANTIALLY SIMILAR BUT NOT IDENTICAL AS EACH HAS A FEW NAMES THAT ARE NOT IN THE OTHER DOCUMENT.

PLEASE REFER THESE DEEDS TO A SURVEYOR TO CERTIFY THAT ALL OF THE CURRENT LOCUS COMES OUT OF THESE DEEDS AS LAND PLACEMENT AND FULL REVIEW OF THE PROPERTY DESCRIPTIONS WERE NOT DONE FOR THIS REPORT.

(24) IT IS ASSUMED FOR RESEARCH THAT TITLE DOCUMENTS IN FACT DERIVE FROM THE ABOVE DEEDS. THE GRANTOR INDEX RESEARCH FOR VARNEY BROS./BROTHERS COMMENCED WITH THE DECEMBER 31, 1951 DEED AT BOOK 3056, PAGE 112 BEING THE EARLIEST DEED. ADDITIONALLY, CLARENCE AND DONALD VARNEY WERE RESEARCHED IN THE GRANTOR INDEX COMMENCING WITH THE MARCH 8, 1949 DEED AT BOOK 2826, PAGE 172 THROUGH THEIR ESTATES EXECUTING DEEDS ON JUNE 1, 1989 AT BOOK 8349, PAGES 538 AND 539. THE VARNEY'S PROBATE CASES HAVE NOT YET BEEN REVIEWED FOR THIS REPORT AND AN APPOINTMENT HAS BEEN MADE AT THE PROBATE COURT TO REVIEW THE CASES. SUPPLEMENTAL REPORT SHALL ISSUE WHETHER TITLE IS CLEAR OR WHETHER THERE ARE ANY TITLE ISSUES IN THE PROBATE CASES. **- NOT PLOTTABLE**

(25) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF INTEREST THAT ARE NOT LISTED. **- NOT PLOTTABLE**

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

1-888-344-7233
STOP - CALL BEFORE YOU DIG!

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

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

THIS SURVEY IS CERTIFIED TO:
20/20 ACQUISITIONS CORP
CHICAGO TITLE INSURANCE COMPANY
2020 INDUSTRIAL LLC

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
3	UPDATED PER ADDITIONAL WETLAND FLAGS & GAS MARKERS	J.D.O.	R.J.K.	G.L.H.	8-20-2021
2	REVISED TREE LINE & ADDED GAS EASEMENT	-	ELOC	G.L.H.	7-29-2021
1	GAS MARKERS ADDED	-	R.J.K.	G.L.H.	7-15-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

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

8-20-2021
DATE

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

FIELD DATE
5-2-2021
5-17-2021

FIELD BOOK NO.
21-4 MA
21-3 MA

FIELD BOOK PG.
21
47-57, 77

FIELD CREW
J.S.A.
J.D.O.

DRAWN:
B.A.L.

ALTA/NSPS LAND TITLE SURVEY
20/20 AQUISITIONS CORP

0 DEPOT STREET
LOT 23, BLOCK 1, MAP 38
TOWN BELLINGHAM, NORFOLK 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.
G.L.H.	G.L.H.	6-7-2021	1" = 40'	03-210031	11 OF 11