

SITE DEVELOPMENT PLANS

FOR:
PROPOSED

CULTIVATION FACILITY

WILLIAM WAY PARTNERS, LLC

&

THEORY FARMS, LLC

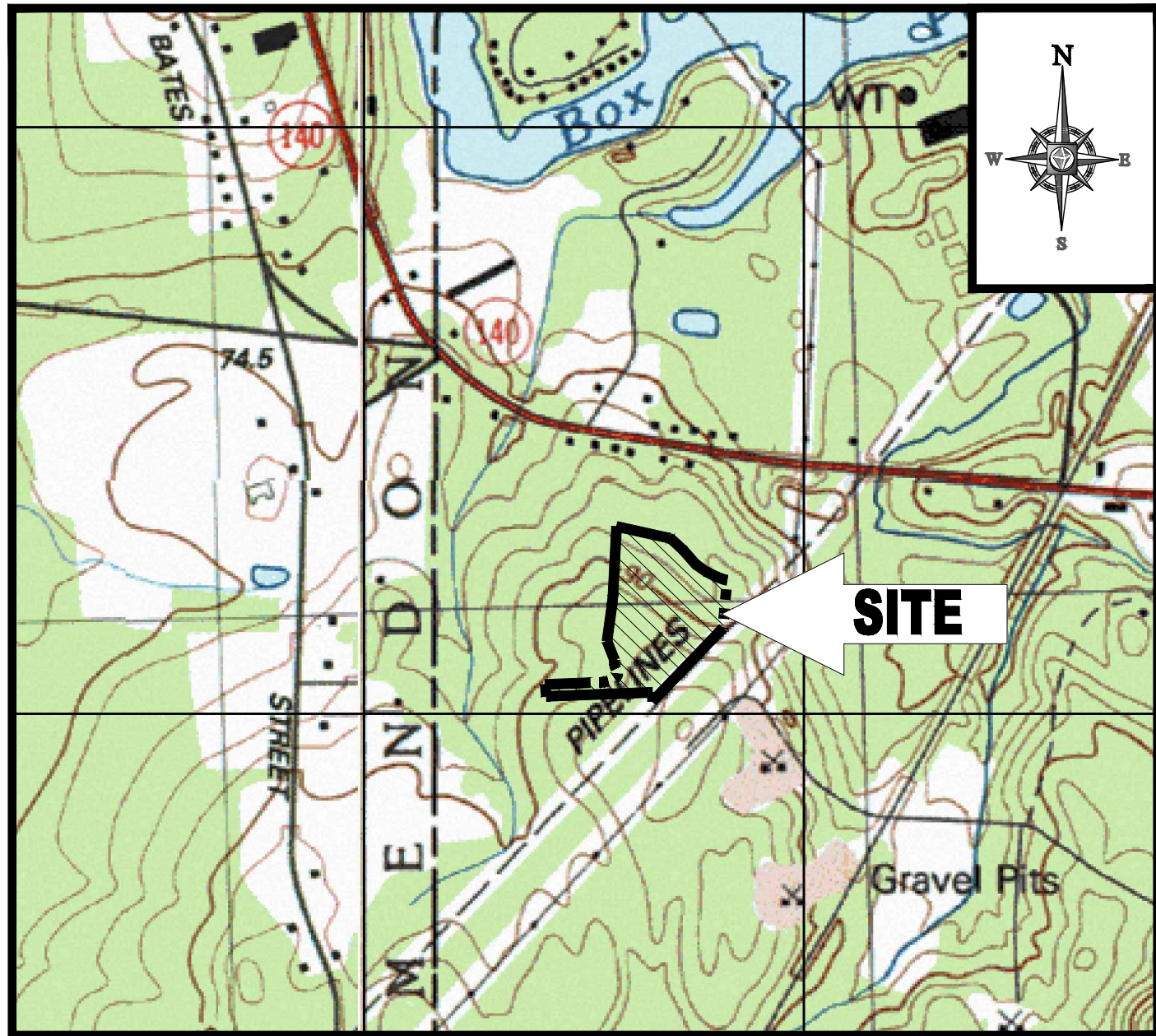
APPROVED

By Bellingham Planning Board at 9:30 am, Nov 15, 2018

LOCATION OF SITE:

PORTION OF 24 WILLIAM WAY, TOWN OF BELLINGHAM
NORFOLK COUNTY, MASSACHUSETTS

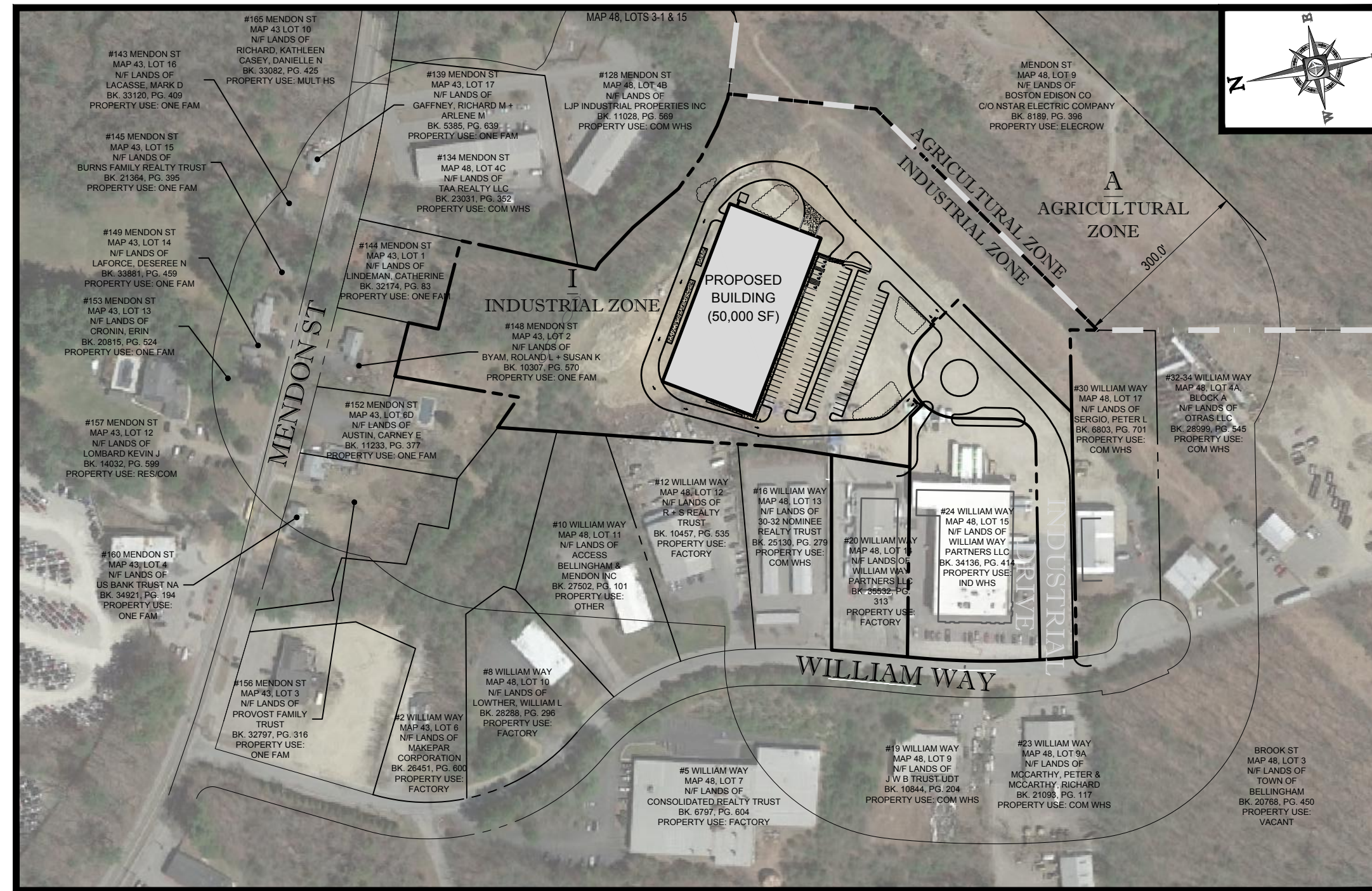
MAP #48, LOTS #3-1



LOCUS MAP

SCALE: 1"=800'

PLAN REFERENCE: FRANKLIN MASSACHUSETTS USGS QUADRANGLE



AREA PLAN

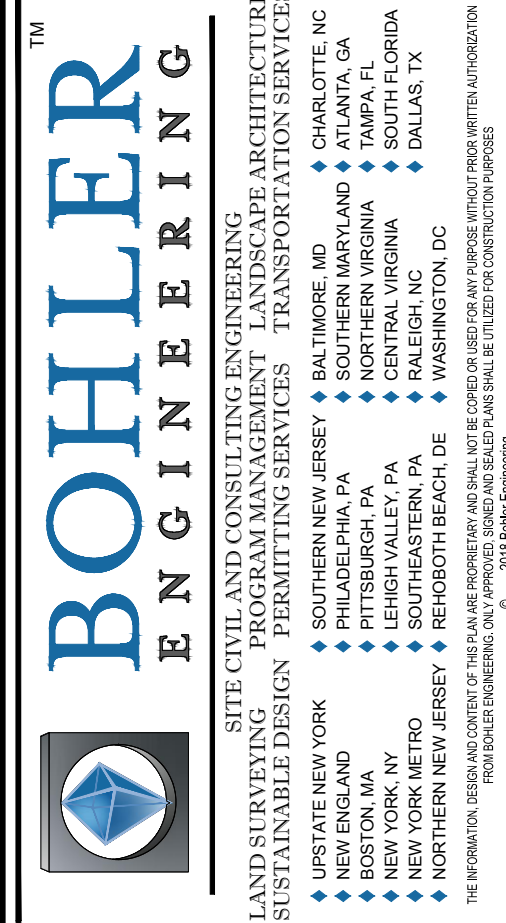
SCALE: 1"=200'

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APPROVAL BLOCK

SIGNATURE	DATE
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REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/NPO
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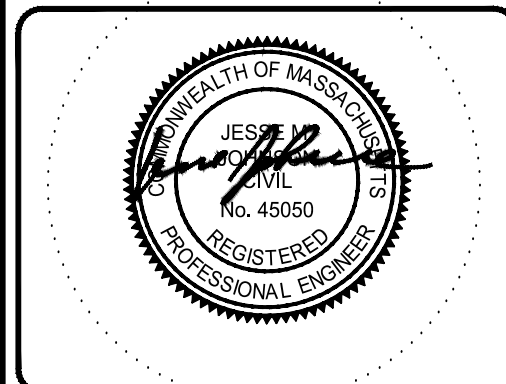
PERMIT SET
PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: S.J.M./M.J.
DATE: 07/31/2018
SCALE: AS NOTED
CAD I.D.: W181116SS1

PROJECT: SITE DEVELOPMENT PLANS FOR WILLIAM WAY PARTNERS, LLC

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
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SHEET TITLE:
COVER SHEET
SHEET NUMBER:
1
OF 15
REV - 09/04/2018

PREPARED BY



BOHLER ENGINEERING

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.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- "BOUNDARY & TOPOGRAPHIC SURVEY, 24-26 WILLIAMS WAY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/24/17, REVISED THRU 07/16/18.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

- ALL ACCESSIBLE (AKIA 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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, STRIPS, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME, BUT NOT BE LIMITED TO: REDESIGN, RESURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTOR 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 CONSTRUCTION AND IN COMPLIANCE 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.

- ALL CONCRETE MUST BE AIR ENTRAINMENT AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

- 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/SCOPES REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

- 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.

- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' 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 ATTORNEY'S 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.

- 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 DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES OR 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. HOWEVER, 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.

- 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 SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS AND 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.

- 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, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

- 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.

- ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

- 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.

- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND DESIGN, AND FURTHER ENGINEER NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SUCH FEATURES AND 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.

- ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

- 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.

- CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURERS' 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.

- 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.

- 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

- 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.

- 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.

- 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 SPACE, 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.

- 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.

- 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.

- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

- 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 DISCONNECTS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE WHERE A CONFLICT 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.

- 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.

- 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.

- 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. THE CONTRACTOR IS RESPONSIBLE FOR 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.

- ALL FILL, COMPACTED 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 COMPACTATION 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 LABOR.

- 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 TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK LABOR.

- 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. STOCKPIILING OF DEBRIS WILL NOT BE PERMITTED.

- 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.

- DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO THE EFFECT THAT THE INSTALLATION OF ALL UTILITIES BE CAREFULLY AND NOTED ANY INSTANT LOCATIONS 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.

- 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.

- 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, TUFFERS, AND CURBS, 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADIENTS), TO PREVENT FLOODING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD EFFECT 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.

- 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.

- REFER TO THIS SHEET FOR ADDITIONAL NOTES.

- 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.

- 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 APPROVAL TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

- 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/TERMINATED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

- 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 ASTM M241 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.

- 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 35 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.

- STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

- 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.

- 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 MATERIALS OF EQUAL OR BETTER QUALITY. 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.

- 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.

- 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.

- LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

- 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

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- "BOUNDARY & TOPOGRAPHIC SURVEY, 24-26 WILLIAMS WAY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/24/17, REVISED THRU 07/16/18.

- 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.

- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

- 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.

- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING 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.

- 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.

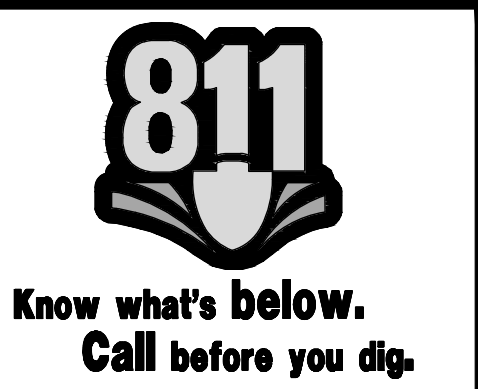
- G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES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

- H. COORDINATING 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.

- 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.

- 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 ONLY NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR MUST NOTIFY THE OWNER IMMEDIATELY OF ANY DAMAGE TO THE RESTORATION OF ANY ITEMS REPAIRED TO



APPROVED
By Bellingham Planning Board at 9:30 am, Nov 15, 2018

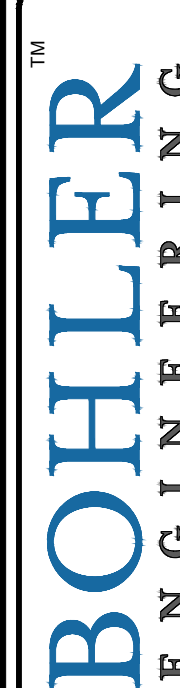
-PROPOSED
SUBDIVISION

—PROPOSED
UTILITY
EASEMENT
FOR LOT 2

WILLIAM WAY
(PUBLIC - 50' WIDE ROW)

PROPOSED LOT 1

INDUSTRIAL DRIVE



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

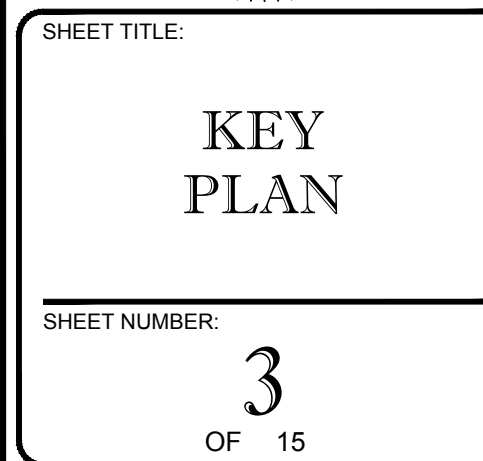
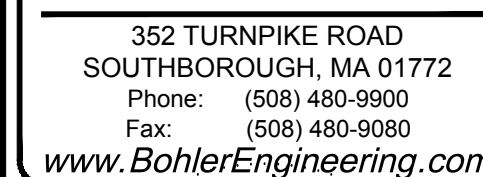
UPSTATE NEW YORK SOUTHERN NEW YORK CHARLOTTE, NC
NEW ENGLAND NEW JERSEY SOUTHERN MARYLAND
NEW YORK CITY NEW YORK PENNSYLVANIA ALABAMA
NEW YORK STATE NEW YORK VIRGINIA SOUTH FLORIDA
NEW YORK METRO NEW YORK TEXAS
NEW YORK NORTH CAROLINA
NEW YORK SOUTHEASTERN BEACH, FL
NEW YORK REHOBOTH BEACH, FL DALLAS, TX
WASHINGTON, DC WASHINGTON, DC

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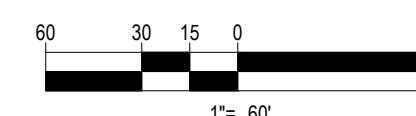
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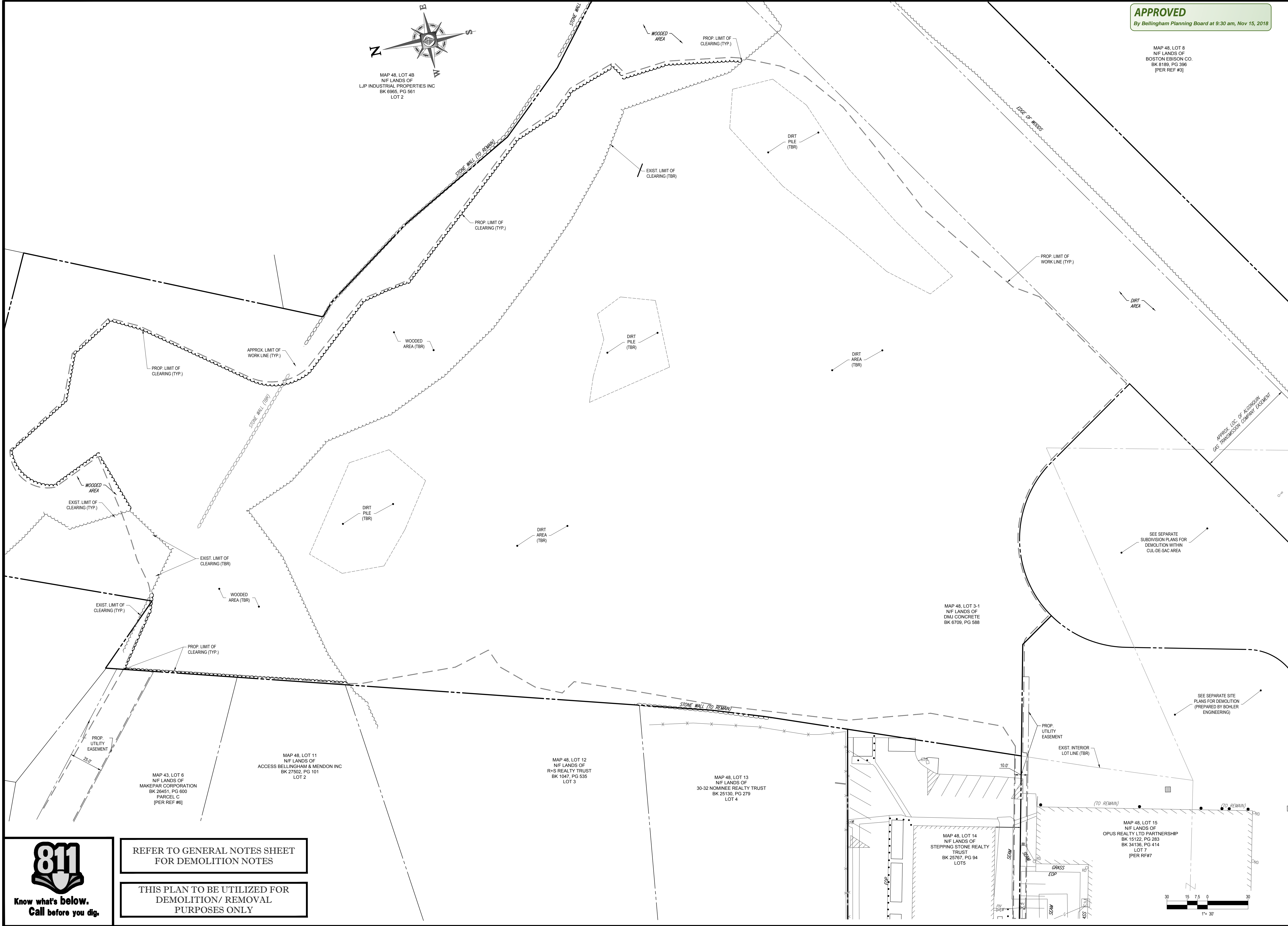
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CHECKED BY:	SJM/JM
DATE:	07/31/201
SCALE:	AS NOTE
CAD I.D.:	W181116SS

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS



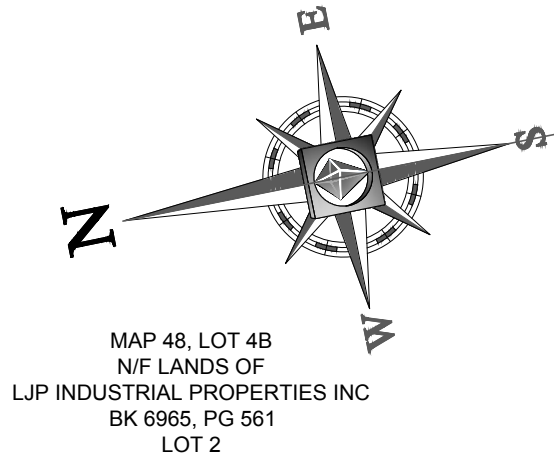
REV 1 - 09/04/2018





APPROVED
By Bellingham Planning Board at 9:30 am, Nov 15, 2018

MAP 48, LOT 8
N/F LANDS OF
BOSTON EDISON CO.
BK 8189, PG 386
[PER REF #3]



MAP 48, LOT 4B
N/F LANDS OF
LJP INDUSTRIAL PROPERTIES INC
BK 6965, PG 561
LOT 2

BOHLER ENGINEERING

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

UPSTATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
PHILADELPHIA, PA • SOUTHERN MARYLAND • ATLANTA, GA
NEW ENGLAND • SOUTHERN NEW JERSEY • CENTRAL VIRGINIA
NEW YORK, NY • LEHIGH VALLEY, PA • SOUTH FLORIDA
NEW YORK, NY • SOUTHEASTERN, PA • DALLAS, TX
NEW YORK, NY • SOUTHEASTERN, PA • DALLAS, TX
NEW YORK, NY • SOUTHEASTERN, PA • DALLAS, TX

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PERMIT SET

PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: SJM/JMJ
DATE: 07/31/2018
SCALE: AS NOTED
CAD I.D.: W181116SS1

SITE DEVELOPMENT PLANS FOR WILLIAM WAY PARTNERS, LLC

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com



SHEET TITLE:
DEMOLITION PLAN

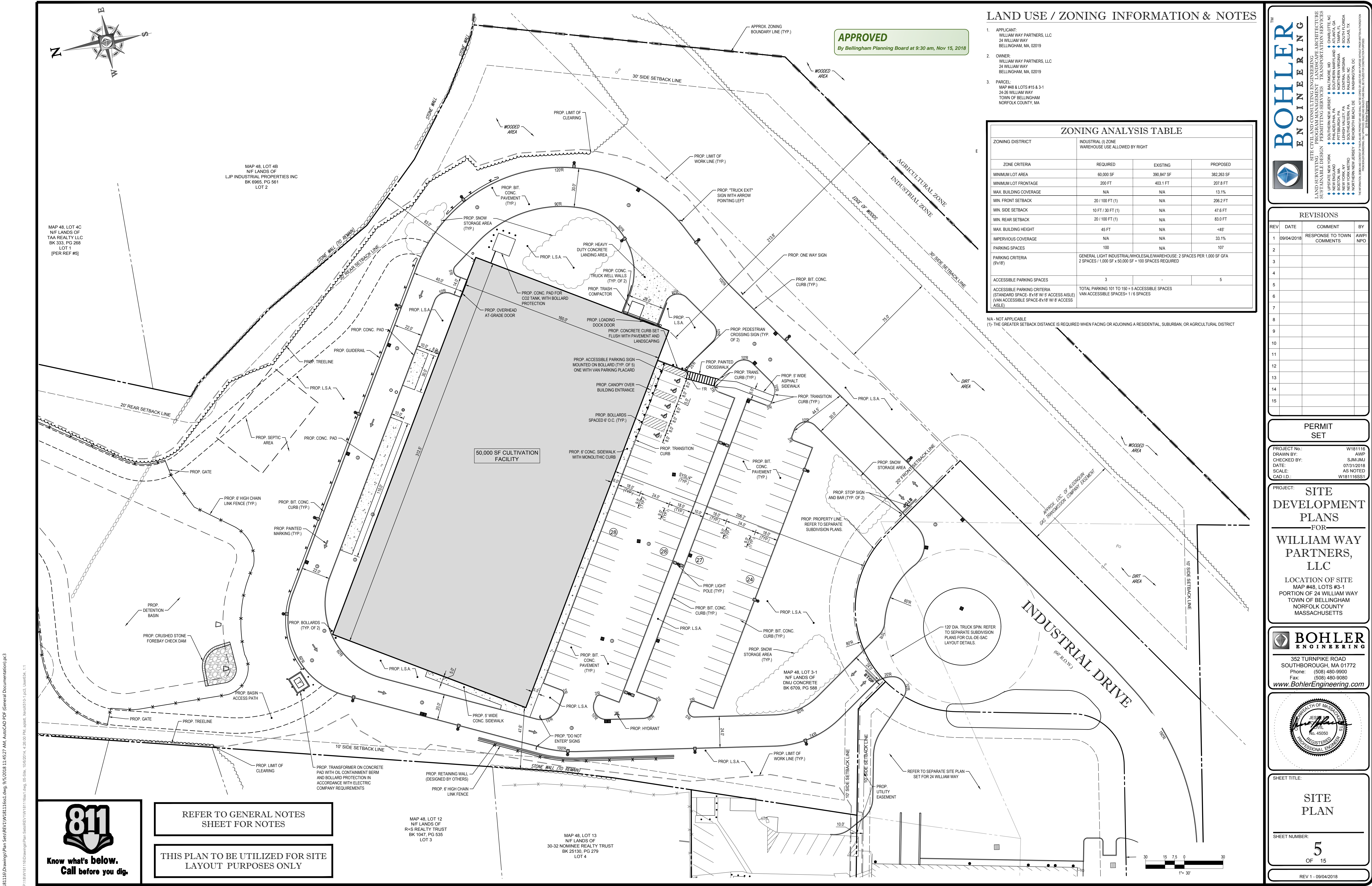
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OF 15

REV 1 - 09/04/2018



REFER TO GENERAL NOTES SHEET
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY



LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
WILLIAM WAY PARTNERS, LLC
24 WILLIAM WAY
BELLINGHAM, MA, 02019
2. OWNER:
WILLIAM WAY PARTNERS, LLC
24 WILLIAM WAY
BELLINGHAM, MA, 02019
3. PARCEL:
MAP #48 & LOTS #15 & 3-1
24-26 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT	INDUSTRIAL (I) ZONE WAREHOUSE USE ALLOWED BY RIGHT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 SF	390,847 SF	382,263 SF
MINIMUM LOT FRONTAGE	200 FT	403.1 FT	207.8 FT
MAX. BUILDING COVERAGE	N/A	N/A	13.1%
MIN. FRONT SETBACK	20 / 100 FT (1)	N/A	206.2 FT
MIN. SIDE SETBACK	10 FT / 30 FT (1)	N/A	47.6 FT
MIN. REAR SETBACK	20 / 100 FT (1)	N/A	83.0 FT
MAX. BUILDING HEIGHT	45 FT	N/A	<45'
IMPERVIOUS COVERAGE	N/A	N/A	33.1%
PARKING SPACES	100	N/A	107
PARKING CRITERIA (9x18')	GENERAL LIGHT INDUSTRIAL/WHOLESALE WAREHOUSE: 2 SPACES PER 1,000 SF GFA 2 SPACES / 1,000 SF + 50,000 SF = 100 SPACES REQUIRED		
ACCESSIBLE PARKING SPACES	3	-	5
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 101 TO 150 = 5 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES = 1 / 6 SPACES		

N/A - NOT APPLICABLE
(1) - THE GREATER SETBACK DISTANCE IS REQUIRED WHEN FACING OR ADJOINING A RESIDENTIAL, SUBURBAN, OR AGRICULTURAL DISTRICT

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
SOUTH FLORIDA
DALLAS, TX
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC
WICHITA, KS
WILSON, NC

REVISIONS			
REV	DATE	COMMENT	BY
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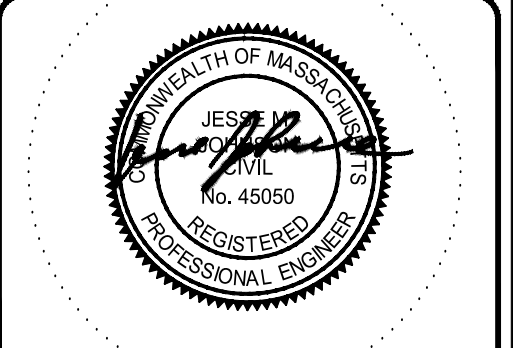
PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: S.J.M./M.J.
DATE: 07/13/2018
SCALE: AS NOTED
CAD I.D.: W181116SS1

SITE DEVELOPMENT PLANS
FOR
WILLIAM WAY PARTNERS, LLC

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

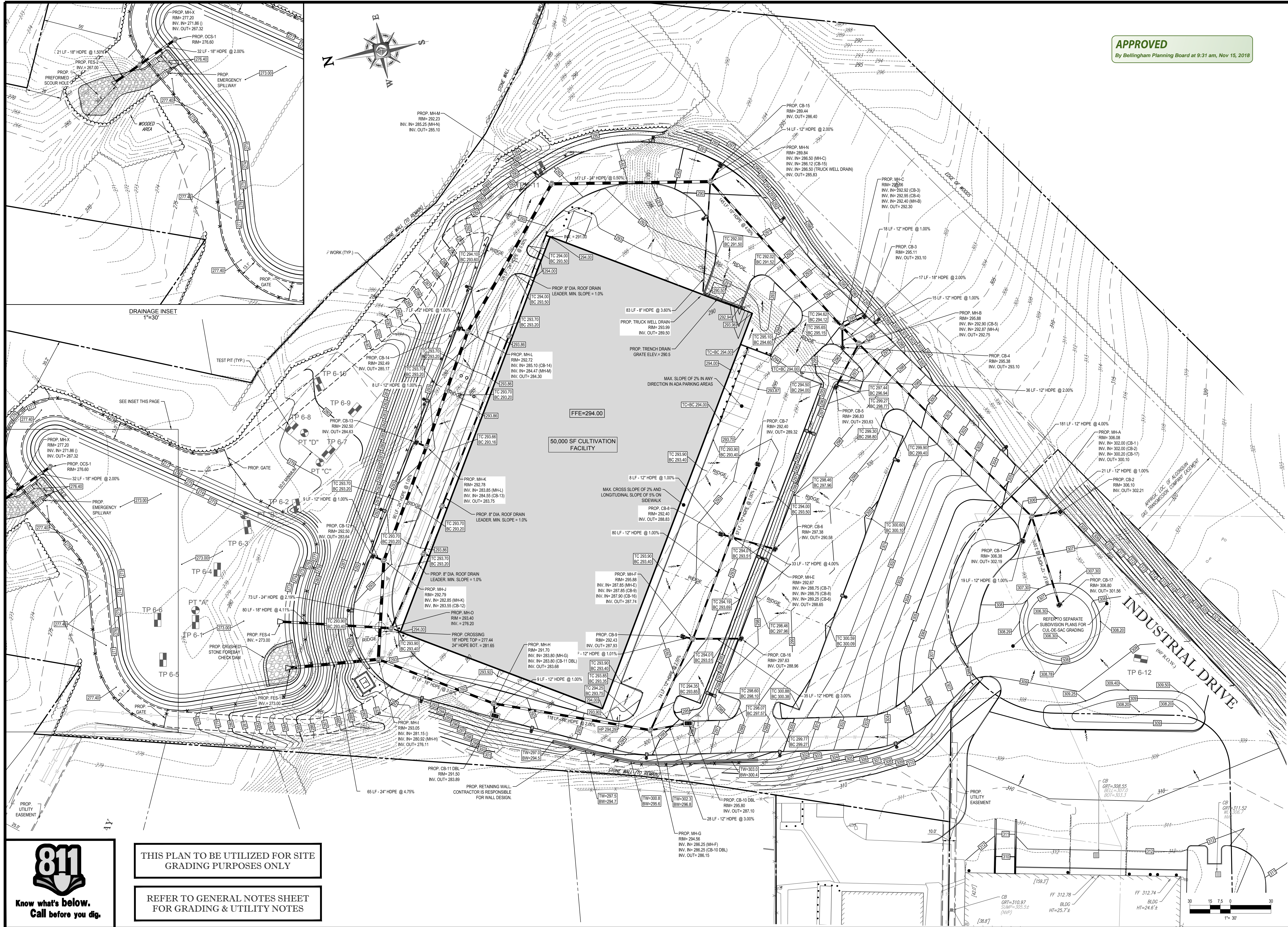
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
5
OF 15

REV 1 - 09/04/2018



APPROVED
By Bellingham Planning Board at 9:31 am, Nov 15, 2018

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
BALTIMORE, MD
SOUTHERN NEW JERSEY
PHILADELPHIA, PA
NEW ENGLAND
NEW YORK, NY
NEW YORK METRO
THE NORTHEASTERN REGION
THE SOUTHEASTERN REGION
THE MIDWESTERN REGION
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REVISIONS			
REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/NPO
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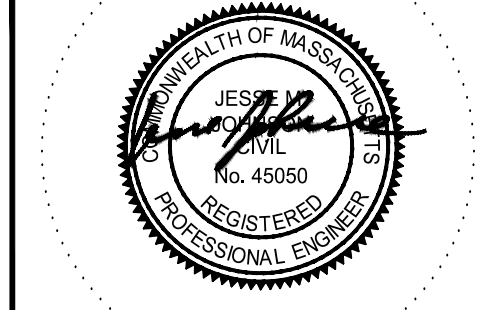
PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: SJM/JMJ
DATE: 07/31/2018
SCALE: AS NOTED
CAD I.D.: W181116S1

SITE DEVELOPMENT PLANS FOR WILLIAM WAY PARTNERS, LLC

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

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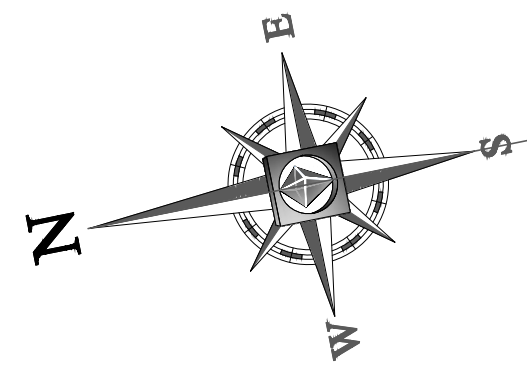
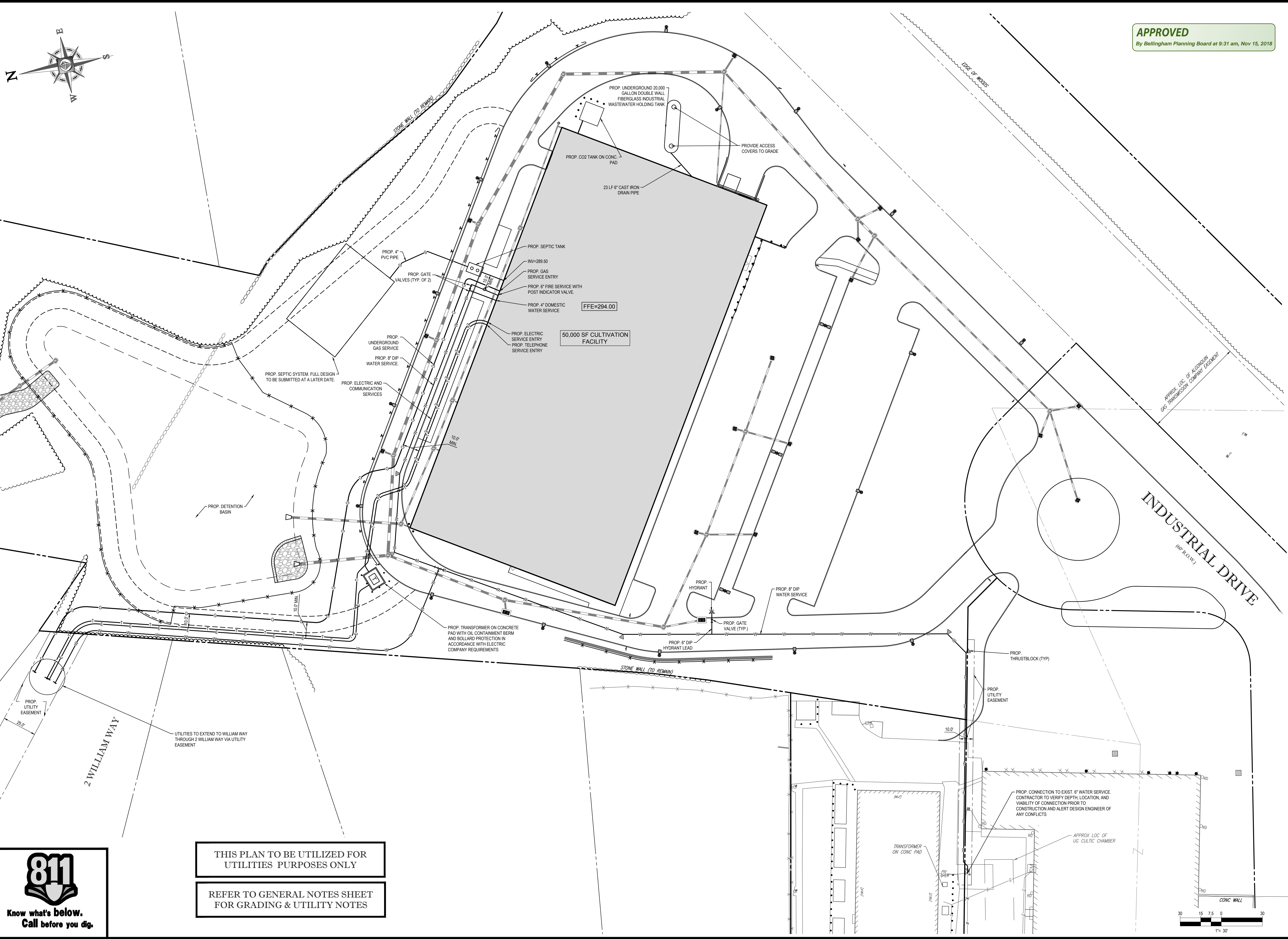


GRADING & DRAINAGE PLAN

SHEET TITLE:
SHEET NUMBER:
6
OF 15

REV 1 - 09/04/2018

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APPROVED
By Bellingham Planning Board at 9:31 am, Nov 15, 2018



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ENGINEERING

Site Civil and Consulting Engineering

Land Surveying Design

Sustainable Design

Urban Planning

Transportation Services

Permitting Services

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South Florida

Dallas, TX

Phoenix, AZ

San Diego, CA

San Francisco, CA

Seattle, WA

St. Louis, MO

Wichita, KS

Wilmington, NC

Winston-Salem, NC

York, PA

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PROJECT No.: W181116

DRAWN BY: AWP


CHECKED BY: S.J.M./M.J.

DATE: 07/31/2018

CAD I.D.: AS NOTED

W181116SS1

SITE DEVELOPMENT PLANS
FOR
WILLIAM WAY PARTNERS, LLC
LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
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MASSACHUSETTS



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UTILITY PLAN

SHEET NUMBER: **7**
OF 15

REV 1 - 09/04/2018



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

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ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.

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 COMPLETION OF CONSTRUCTION. DISTURBED AREAS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STREAM EARTH (THIS WOULD INCLUDE WETLANDS).

SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEIR MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

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 FOR PERM NOTE #5.

ANY 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 RECOMPOSITION. 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 UPOLE ARE STABILIZED BY TURF.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).

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.

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.

DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED UNTO OPEN AREAS.

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:

1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

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 10-20-0 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).

3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED 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 SOY MAY BE SUBSTITUTED FOR SEED.

4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MULCH SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURSOL, OR RHIS PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

6. WETLANDS WILL BE PROTECTED WITH MULCH BARS AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

7. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.

8. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO

LOCATION PROTECT AREA	MULCH STRAW	RATE (1000 SF) 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)	

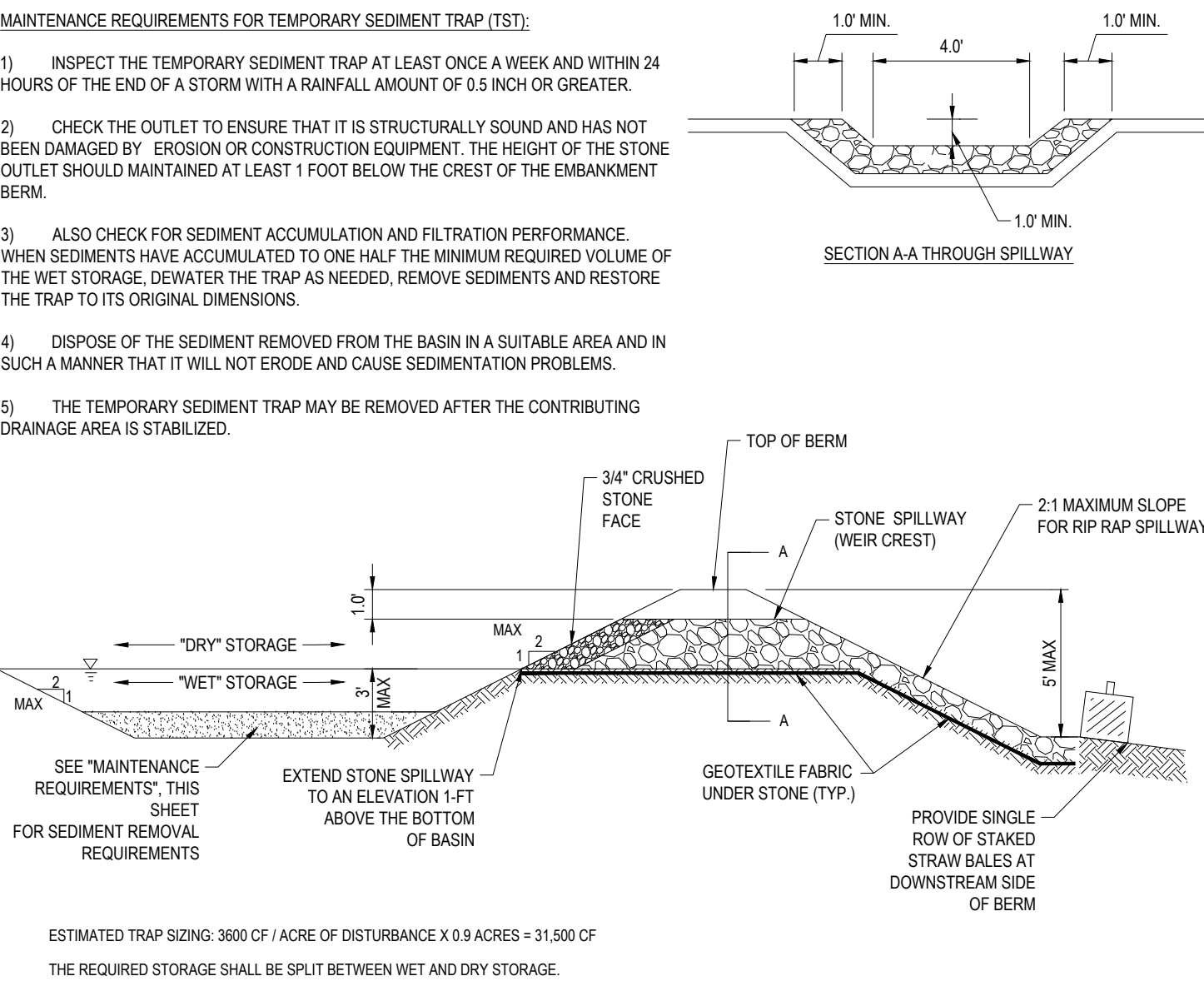
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

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, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED 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 DRAINAGEWAYS 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.



- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE AND STRAW WATTLES, AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE FEATURES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- FULL REMOVAL OF ALL STUMPS FROM GRUBBED AREAS
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASIN
- 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 DRAINAGE STRUCTURES (AS SHOWN)
- CONSTRUCTION OF BUILDING
- 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 INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASIN
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.



The image contains two technical drawings of a stormwater infiltration system, labeled 'PROFILE VIEW' and 'PLAN VIEW'.

PROFILE VIEW: This cross-sectional diagram shows the vertical structure of the system. At the top, a layer of 'CLEAN ANGULAR CRUSHED STONE (MIN. THICKNESS)' is shown. Below this is a layer of 'STING GROUND' (likely a typo for 'STONE' or 'SAND'). The system is bordered by a 'PUBLIC R.O.W.' (Right of Way) on the right. A 'PITCH TO DRAIN AWAY FROM PUBLIC RIGHT-OF-WAY' is indicated. A note specifies 'L" = 50" MIN. (SEE CHART 1)'. On the right side, it says 'PROVIDE GEOTEXTILE FIL FABRIC UNDER STONE (MIRAFIL 140N, OR EQUAL)'. The bottom of the system is labeled 'CONSTRUCTION ACCESS DRIVE'.

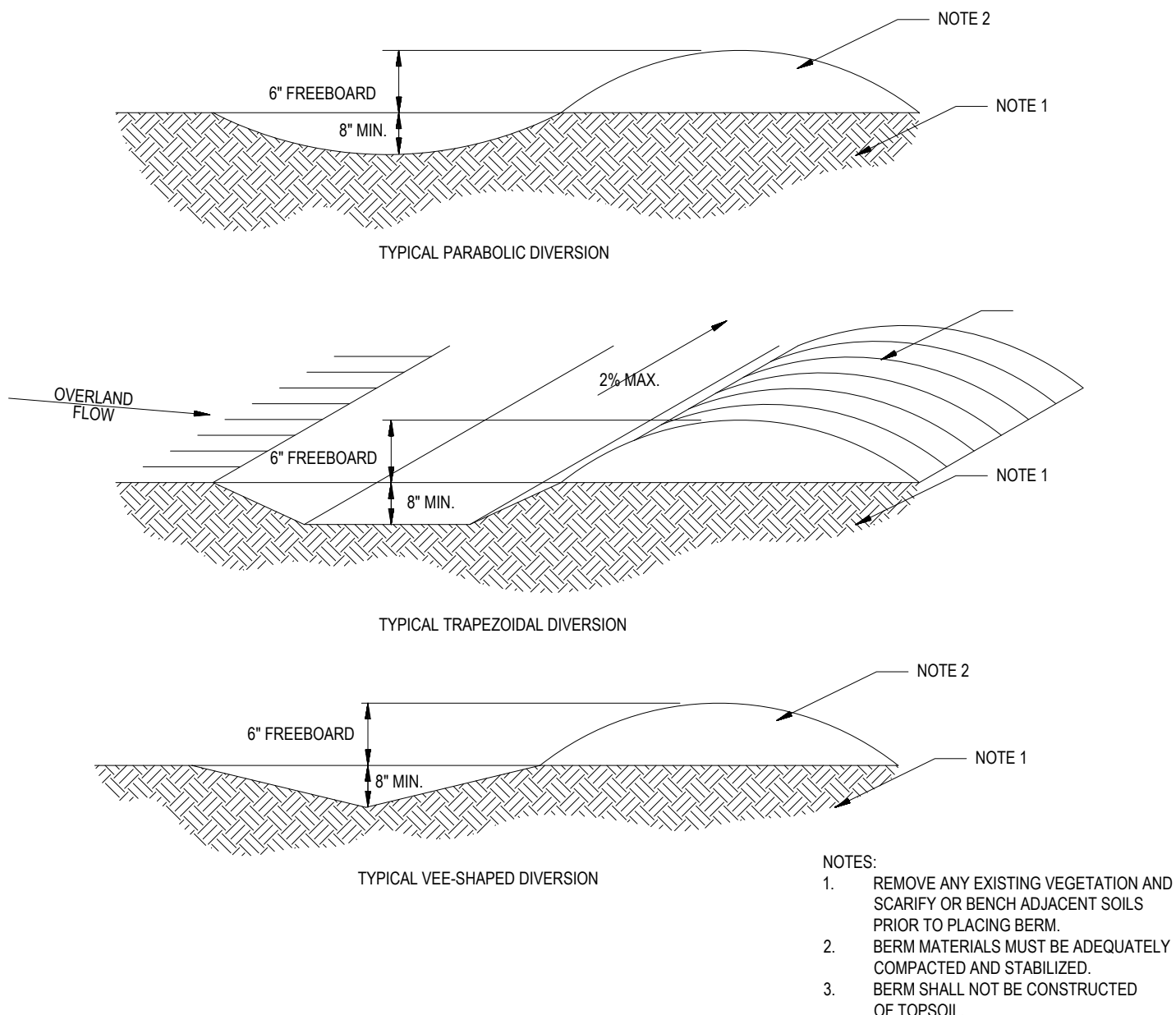
PLAN VIEW: This top-down diagram shows the layout of the system. It includes a 'SIDEWALK (OR SHOULDER)' and a 'TRAVELED WAY'. The 'FULL WIDTH OF ACCESS DRIVE' is indicated. A note specifies 'L" = 50" MIN. (SEE CHART 1)'. Another note says 'PROVIDE CORNER ROUNDINGS (AS APPLICABLE FOR SITE SPECIFIC CONDITIONS)'. The bottom of the system is labeled 'GRADE TO DRAIN AWAY FROM PUBLIC ROADWAY'. A note specifies 'CONSTRUCTION FENCE / GATES (AS APPLICABLE)'. A dimension of '5' MIN' is shown for the width of the access drive. The bottom of the system is labeled 'CONSTRUCTION ACCESS DRIVE'.

PLAN VIEW: This top-down diagram shows the layout of the system. It includes a 'SIDEWALK (OR SHOULDER)' and a 'TRAVELED WAY'. The 'FULL WIDTH OF ACCESS DRIVE' is indicated. A note specifies 'L" = 50" MIN. (SEE CHART 1)'. Another note says 'PROVIDE CORNER ROUNDINGS (AS APPLICABLE FOR SITE SPECIFIC CONDITIONS)'. The bottom of the system is labeled 'GRADE TO DRAIN AWAY FROM PUBLIC ROADWAY'. A note specifies 'CONSTRUCTION FENCE / GATES (AS APPLICABLE)'. A dimension of '5' MIN' is shown for the width of the access drive. The bottom of the system is labeled 'CONSTRUCTION ACCESS DRIVE'.

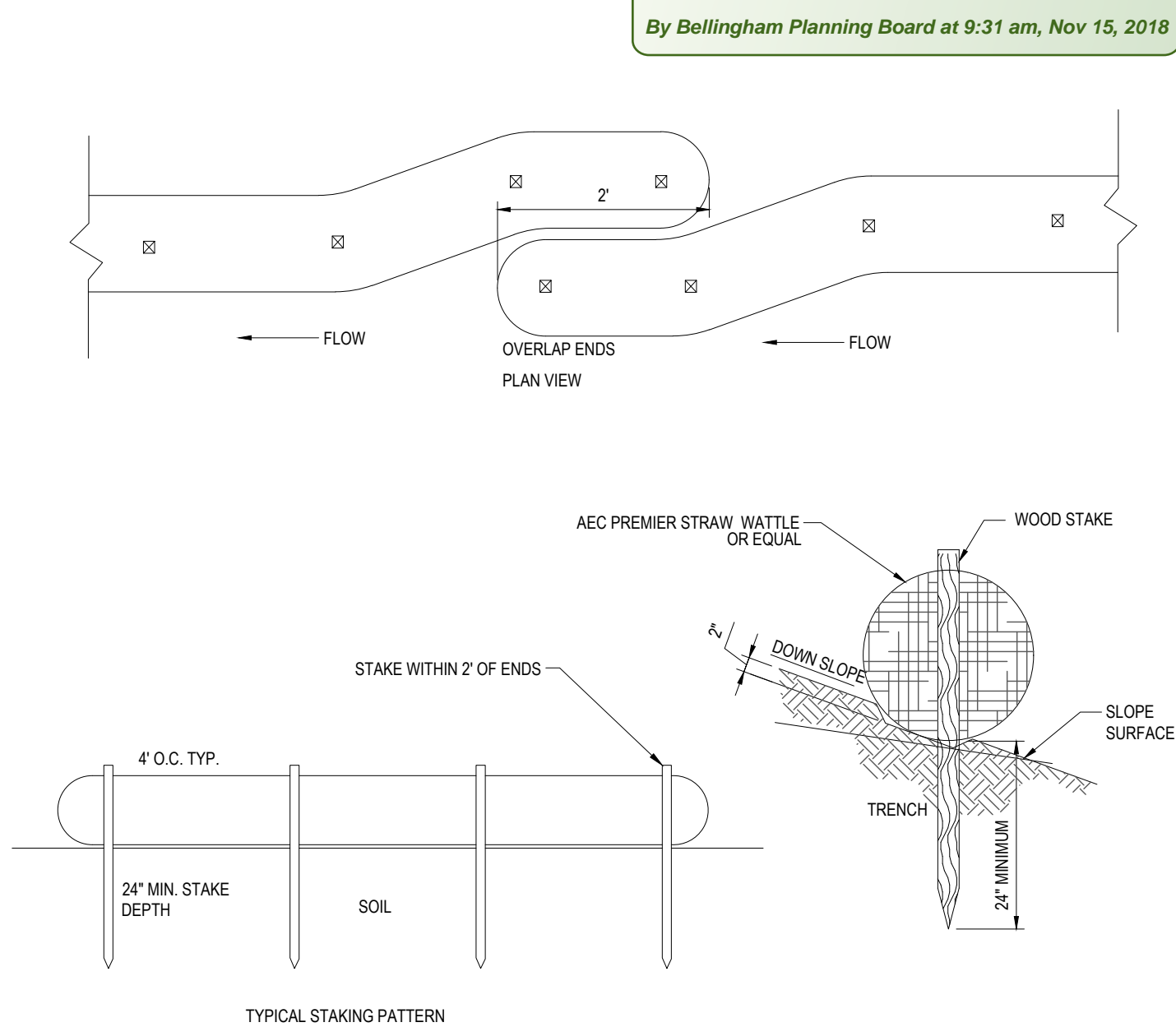
CHART 1		
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

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

N.T.S.

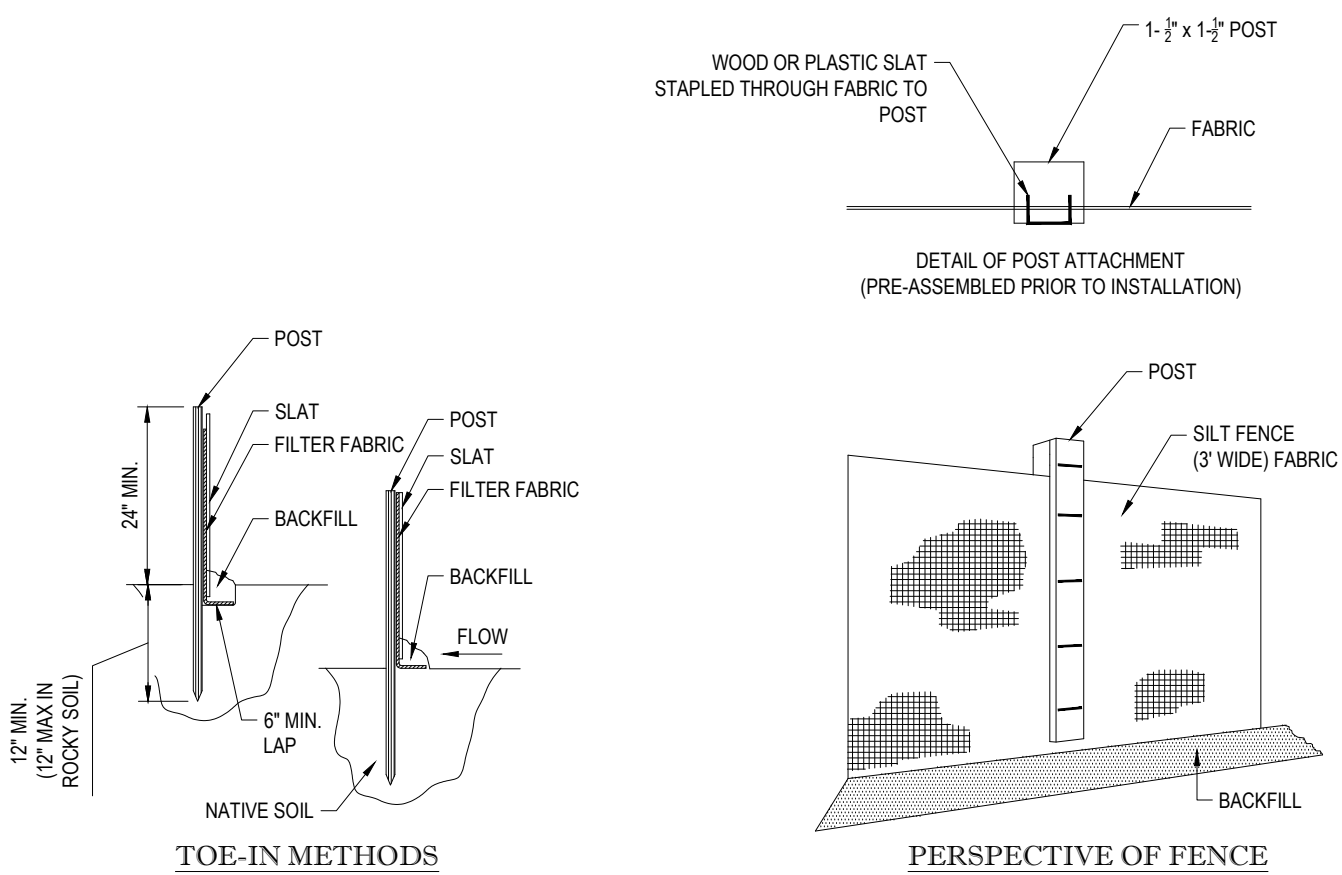


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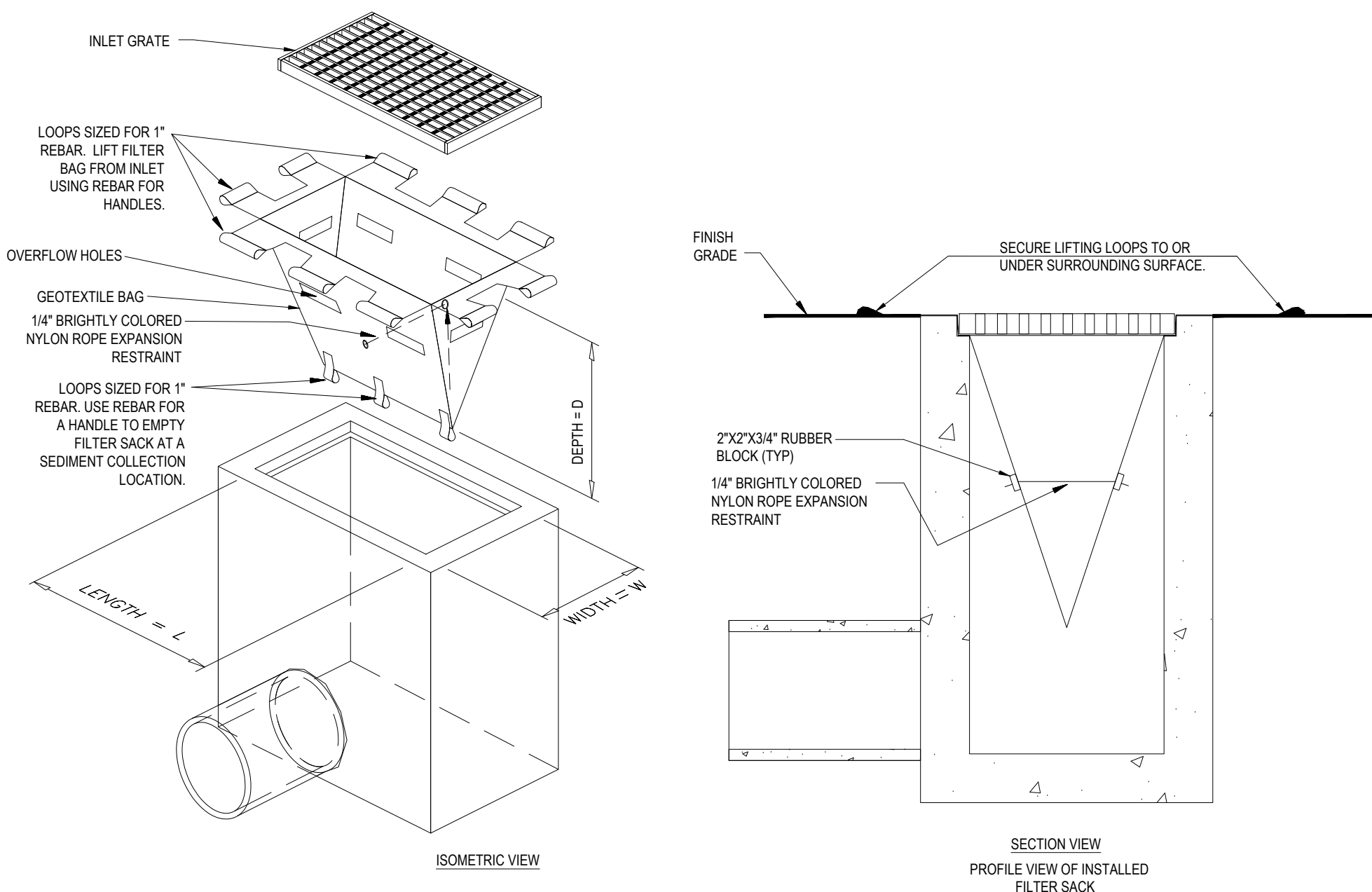
N.T.S

- INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 2. UNROLL SLOTTATION 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 LAY OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY FLAYING FABRIC PLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



N.T.S

N.T.S



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 %
PULLING BURST	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-5533	120 LBS
UV RESISTANCE	ASTM D-5355	40 LBS
APPROX. OPENING SIZE	ASTM D-7571	40 INCH SIEVE
FLOW RATE	ASTM D-4941	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4941	0.5 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 %
PULLING BURST	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-5533	45 LBS
UV RESISTANCE	ASTM D-5355	90 LBS
APPROX. OPENING SIZE	ASTM D-7571	20 INCH SIEVE
FLOW RATE	ASTM D-4941	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4941	1.5 SEC - 1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEET 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.

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


TO BE USED IN EXISTING RIGHT OF WAY

[illegible]

REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/NPO
2			
3			
4			
5			
6			
7			
8			
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10			
11			
12			
13			
14			
15			

PROJECT No.:	W181116
DRAWN BY:	AWP
CHECKED BY:	SJM/JMJ
DATE:	07/31/2018
SCALE:	AS NOTED
CAD I.D.:	W181116SS1

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

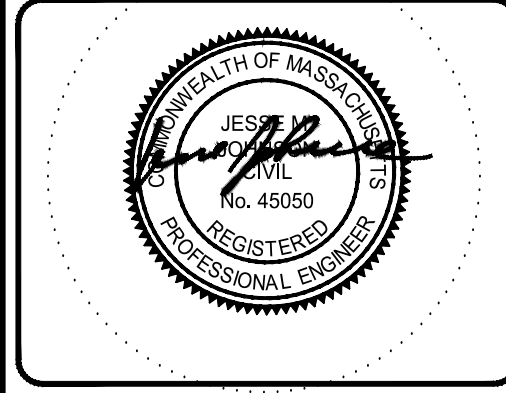


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



SHEET TITLE:
SOIL EROSION
CONTROL
NOTES &
DETAILS SHEET

9
OF 15

REV 1 - 09/04/2018

TOWN OF BELLINGHAM LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
240-66 PLANTINGS	A. REQUIRED PLANTING AREAS SHALL INCLUDE BOTH TREES AND SHRUBS, AND MAY INCLUDE ONES EXISTING ON SITE. TREES MUST BE AT LEAST 2 1/2" CAL. AND REACH 30'. SHRUBS MUST BE AT LEAST 24" HT. AT TIME OF BUILDING OCCUPANCY AND REACH 30'. BOTH TREES AND SHRUBS MUST BE OF SPECIES COMMON TO THE AREA.	PROPOSED
	B. NUMBER OF TREES IN PLANTING AREAS MUST BE EQUAL, NOT LESS THAN THE PLANTING AREA LENGTH (30) AND NUMBER OF SHRUBS MUST BE EQUAL, NOT LESS THAN THE PLANTING AREA (3). PLANTINGS PREFERABLY WILL BE GROUPED, NOT EVENLY SPACED.	PROPOSED
240-67 PLANTING AREAS	A. STREET PLANTING AREA. STREET PLANTING SHALL BE PROVIDED WITHIN 15' OF THE STREET PROPERTY LINE ALONG THE ENTIRE STREET FRONTAGE EXCEPT AT DRIVES.	PLANTING AREA: 105LF TREES REQUIRED: 105LF / 30 = 3.5, OR 4 TREES 4 TREES PROVIDED SHRUBS REQUIRED 105LF / 3 = 35 SHRUBS PROVIDED: 35 SHRUBS
240-67 PLANTING AREAS	C. PARKING AREA PLANTINGS. A MIN. OF 5% OF INTERIOR AREA OF PARKING LOTS MUST BE PLANTED TO CONTAIN A MIN. OF 1 TREE AND 5 SHRUBS FOR EVERY 1,500 SF OF PARKING LOT. ≥2500 SF X 0.05 = +125 SF REQUIRED INTERIOR LANDSCAPE ≥2500 SF / 1,500 SF = 1 TREES ≥2500 SF / 1,500 SF X 4 = 76 SHRUBS	PROVIDED: 17 TREES PROVIDED: 76 SHRUBS
240-67 PLANTING AREAS	D. DISTRICT BOUNDARY AREA. DISTRICT BOUNDARY PLANTING IS REQUIRED ALONG THE FULL LENGTH OF ANY BOUNDARY ABUTTING AGRICULTURAL DISTRICT. REQUIRED PLANTING SHALL BE LOCATED WITHIN 10' OF THE BOUNDARY.	EXISTING VEGETATION TO SATISFY THIS REQUIREMENT

PROPOSED SEED MIXES:

	PROPOSED HYDROSEEDED LAWN
	PROPOSED NEW ENGLAND CONSERVATION WILDLIFE SEED MIX
	PROPOSED NEW ENGLAND EROSION CONTROL/ RESTORATION SEED MIX
	PROPOSED BASIN SEED MIX

REVISIONS			
REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/ NPO
2			
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PERMIT SET	
PROJECT No.:	W1811118
DRAWN BY:	AWP
CHECKED BY:	SJM/JAU
DATE:	07/31/2018
SCALE:	AS NOTED
CAD I.D.:	XREF LAND_W1811118ES1
PROJECT:	
SITE DEVELOPMENT PLANS —FOR— WILLIAM WAY PARTNERS, LLC LOCATION OF SITE MAP #48, LOTS #3-1 PORTION OF 24 WILLIAM WAY TOWN OF BELLINGHAM NOFOLK COUNTY MASSACHUSETTS	

M.I. MRVA

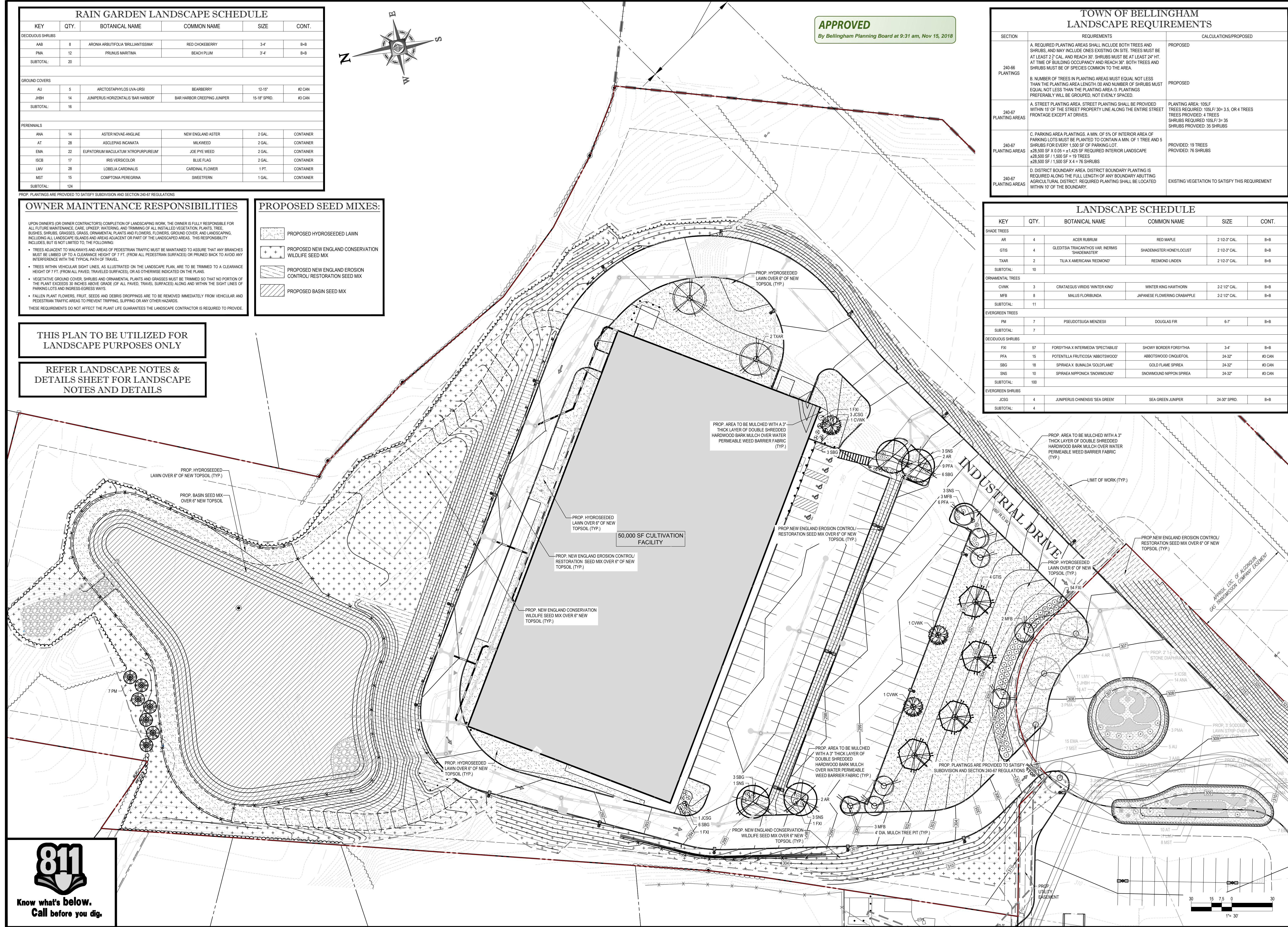
NEW HAMPSHIRE
PUBLIC ENGINEER
MATTHEW J. MURA
002359

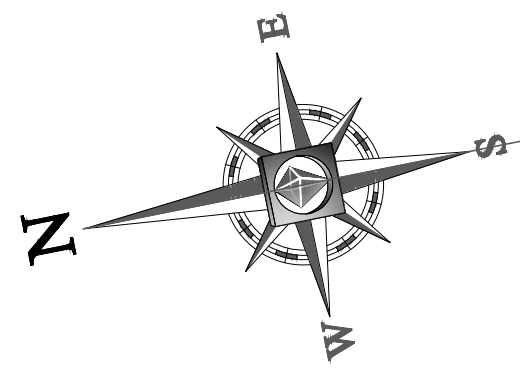
Matthew J. Mura

REGISTERED
LANDSCAPE ARCHITECT

NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359

SHEET TITLE:	
LANDSCAPE PLAN	
SHEET NUMBER:	
10	
OF	15
REV 1 - 09/04/2018	





APPROVED

By Bellingham Planning Board at 9:31 am, Nov 15, 2018

LIGHTING NOTES:

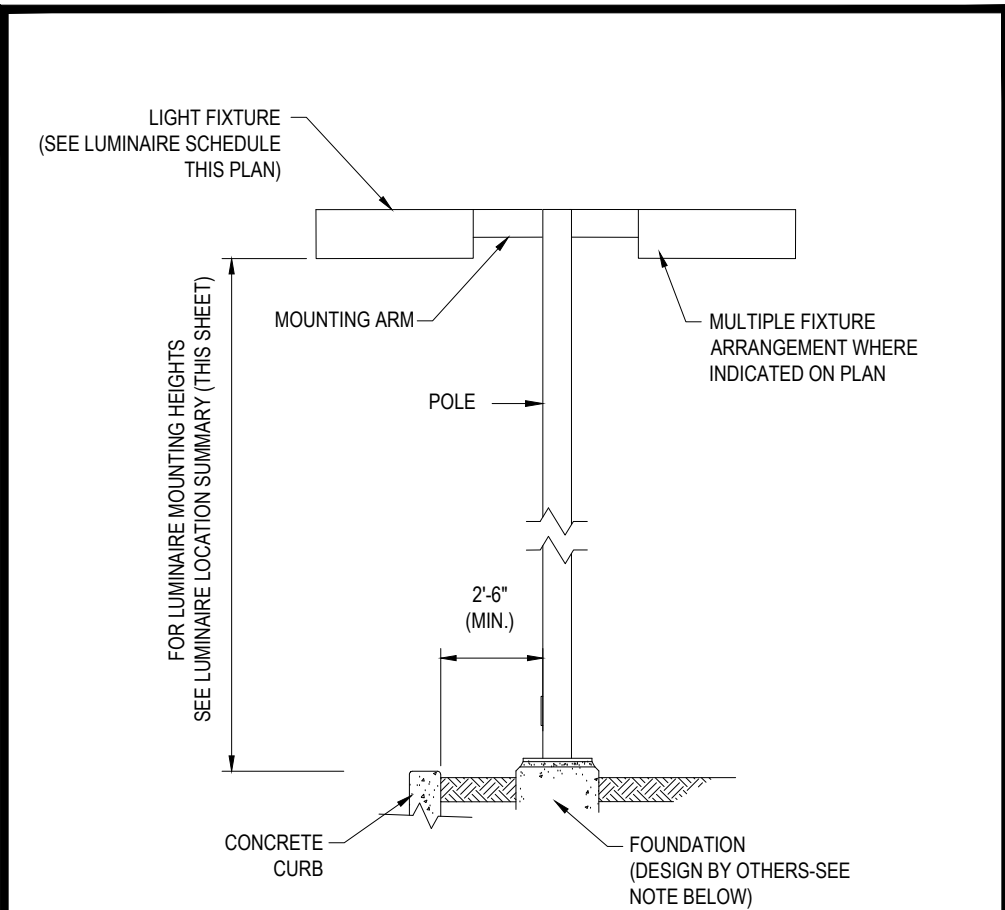
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF 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 REPLACING (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 DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS 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 OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.70	29.3	0.0	N/A	N/A

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	17	SINGLE	16390	0.9	TYPE III LED AREA LIGHT MOUNTED @ 25' XGBM-3-LED-SS-NW
B	3	DOUBLE @ 190	32780	0.9	TYPE III LED AREA LIGHT MOUNTED @ 25' XGBM-3-LED-SS-NW
C	9	SINGLE	5453	0.9	FORWARD THROW LED WALL LIGHT MOUNTED @ 15' XGBWM-3-FT-LED-48-350-NW-UE



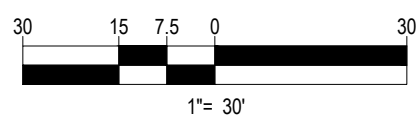
AREA LIGHT DETAIL

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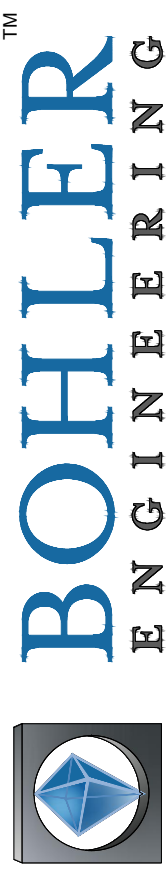
NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- 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.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



Know what's below.
Call before you dig.



SITE CIVIL AND CONSULTING ENGINEERING
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TRANSPORTATION SERVICES
PERMITTING SERVICES
ARCHITECTURE
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BOSTON, MA
CHARLOTTE, NC
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
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MEMPHIS, TN
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SAN ANTONIO, TX
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SPRINGFIELD, IL
TAMPA, FL
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WILSON, NC
WYOMING, WY

REVISIONS

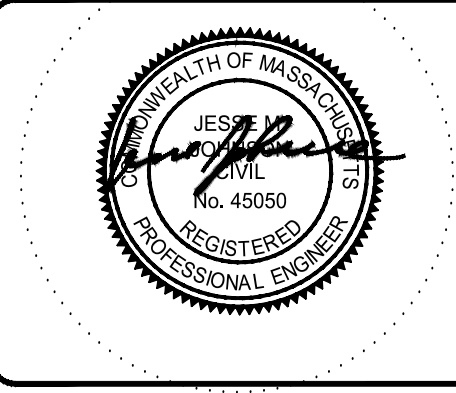
REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/NPO
2			
3			
4			
5			
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7			
8			
9			
10			
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12			
13			
14			
15			

PERMIT SET

PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: SJM/JMJ
DATE: 07/31/2018
SCALE: AS NOTED
CAD I.D.: W181116SS1

SITE DEVELOPMENT PLANS
FOR
WILLIAM WAY PARTNERS, LLC
LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9980
www.BohlerEngineering.com



SHEET TITLE:

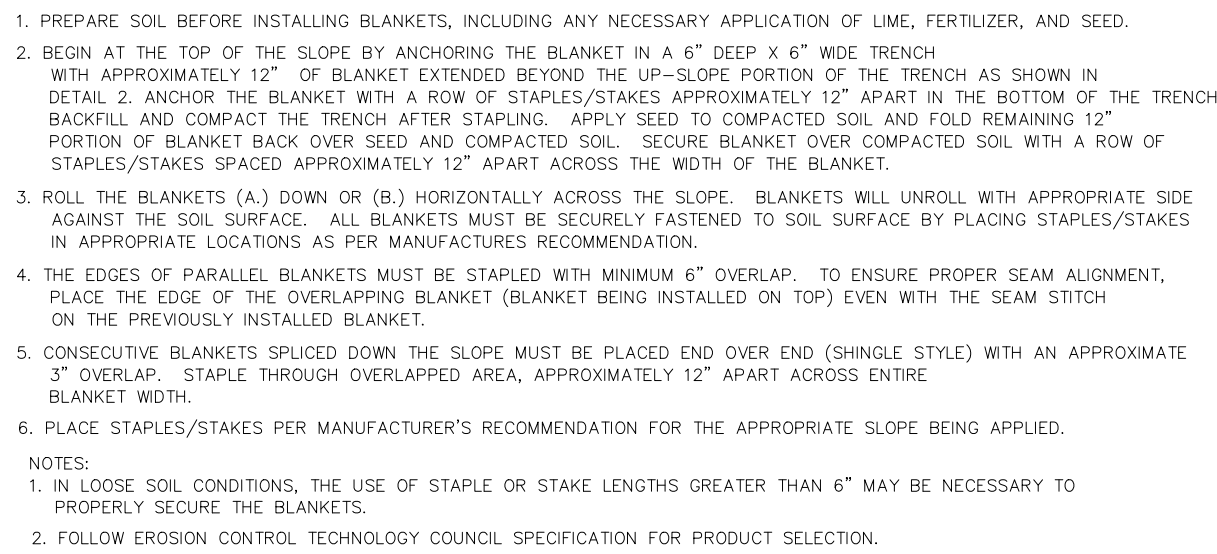
LIGHTING PLAN

SHEET NUMBER:

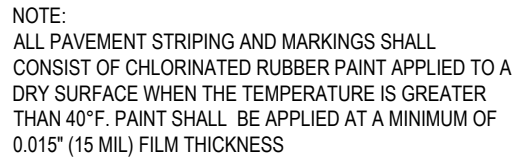
12

OF 15

REV 1 - 09/04/2018



N.T.S



N.T.S.



N.T.S



N.T.S.

PERMIT SET

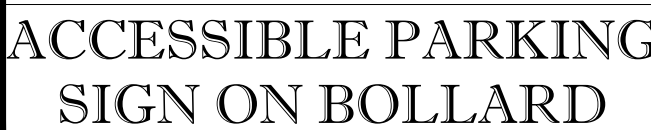
PROJECT: SITE
DEVELOPMENT
PLANS
—FOR—
WILLIAM WAY
PARTNERS,
LLC
LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

REV 1 - 09/04/2018

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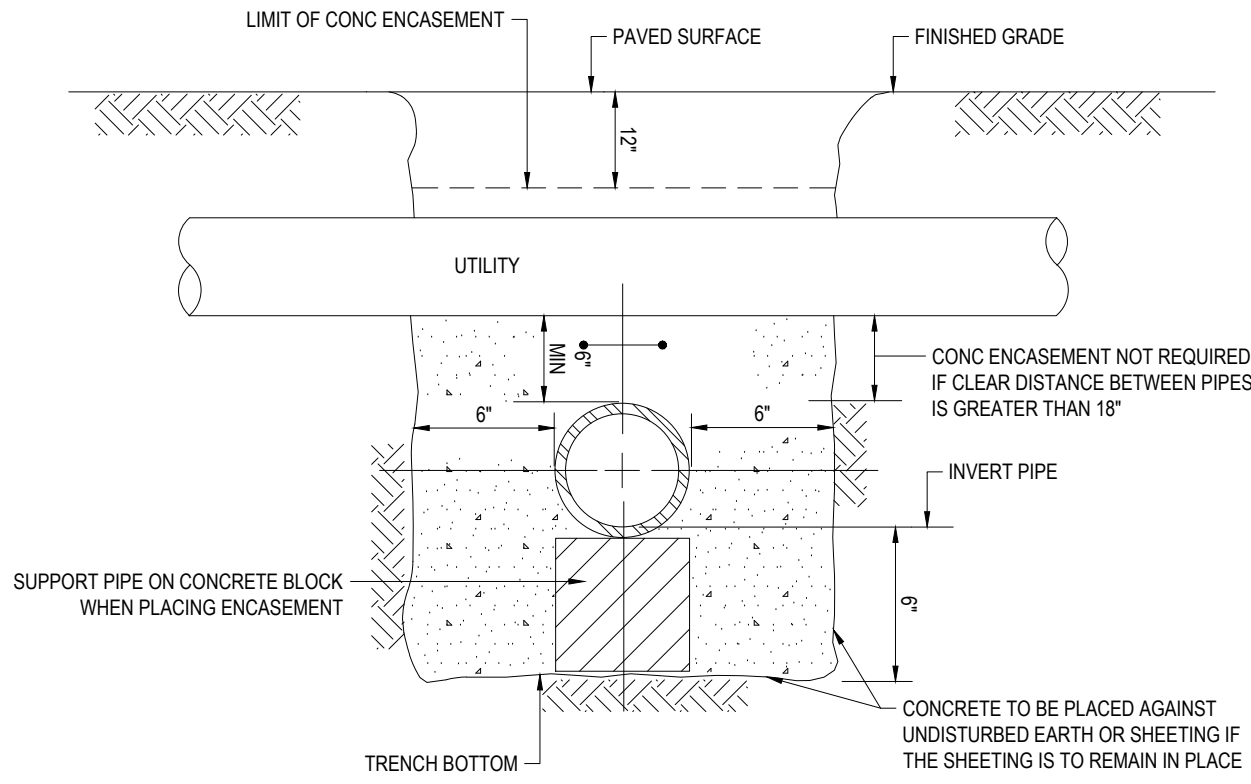


N.T.S



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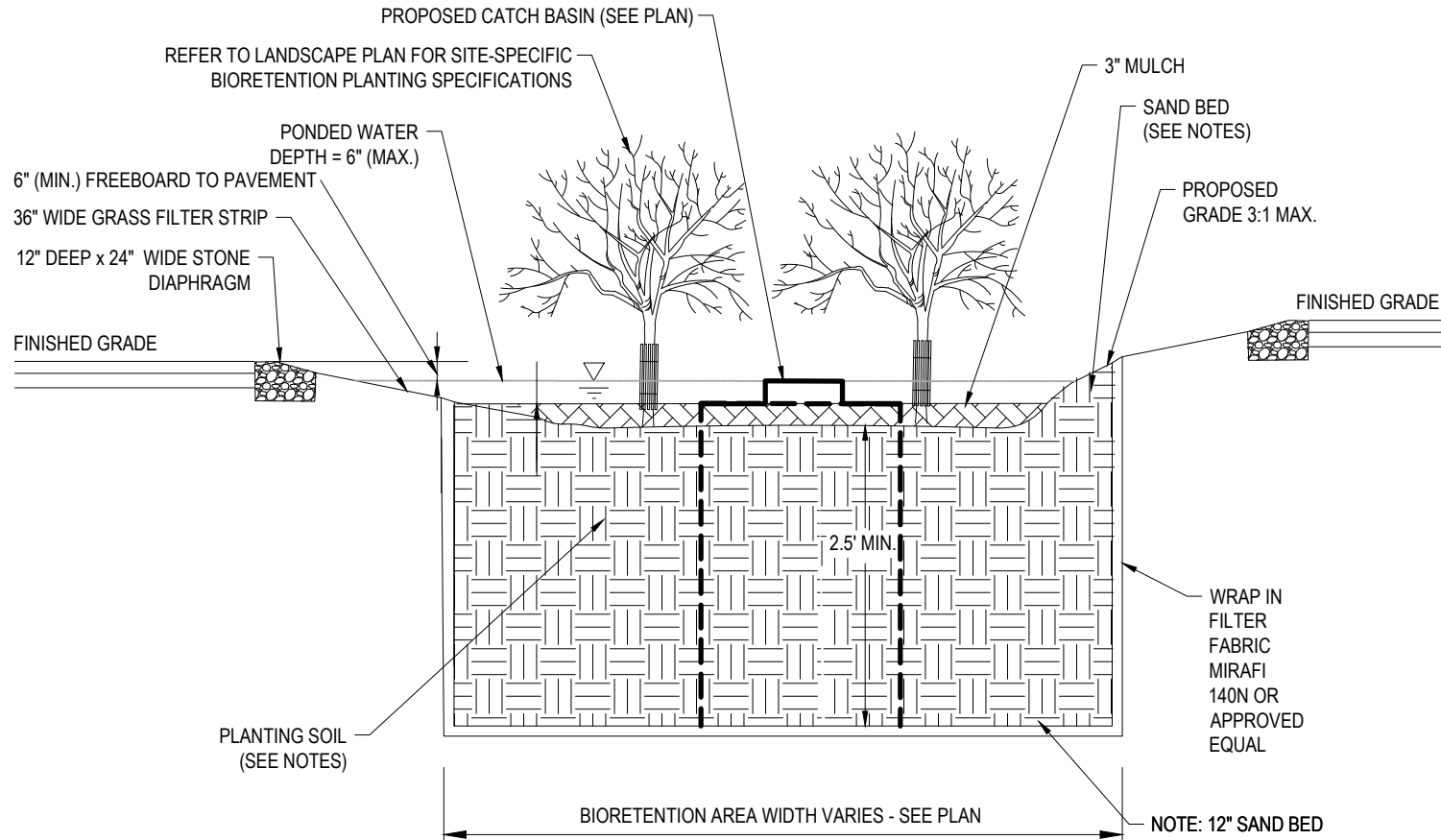
APPROVED
By Bellingham Planning Board at 9:32 am, Nov 15, 2018



- NOTES:
1. PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE
 2. ALL CONCRETE ENCASEMENT SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT
 3. PAVEMENT SECTION TAKEN FROM PLAN ENTITLED "SITE DETAILS" THE BOTTOM OF ASPHALT PAVEMENT

CONCRETE ENCASEMENT AT DRAINAGE/SEWER CROSSINGS

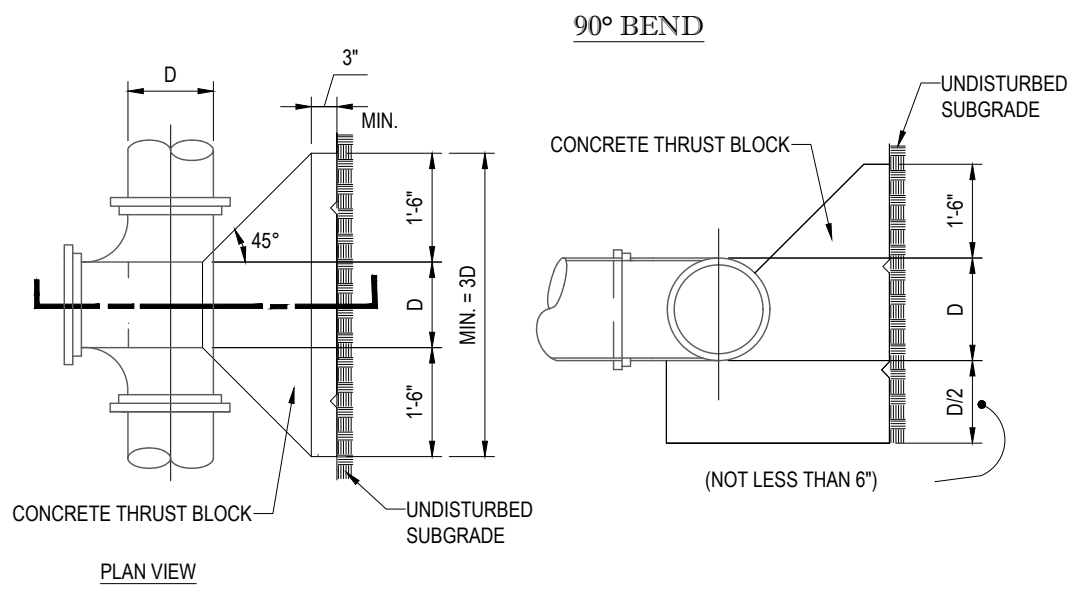
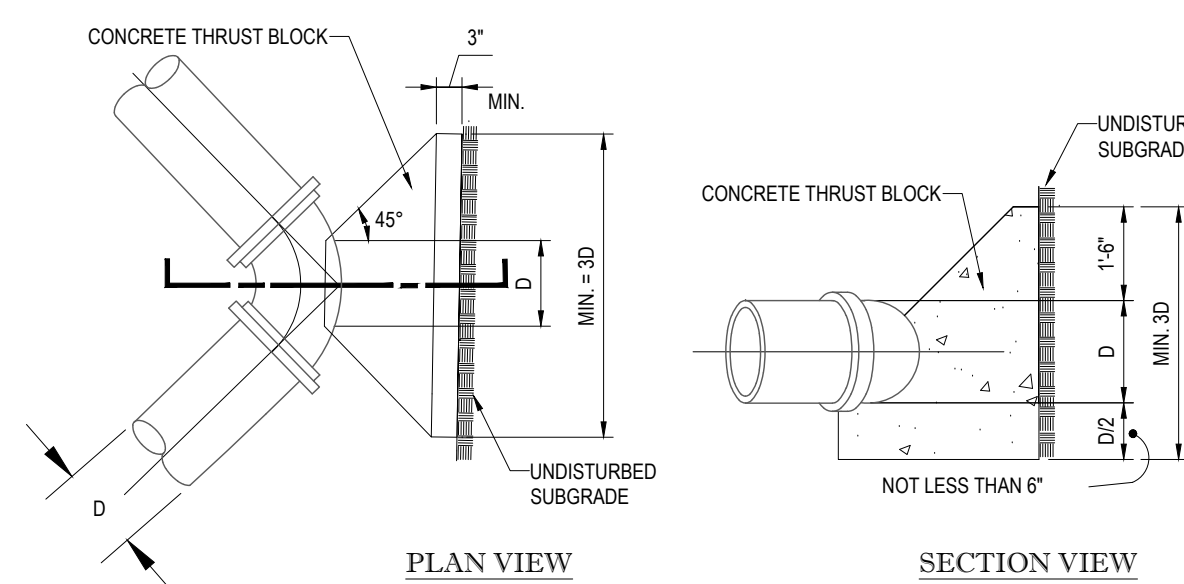
N.T.S.



1. PLANTING SOIL MIX SHALL CONSIST OF A MIXTURE OF SAND, COMPOST AND TOPSOIL.
40% SAND, 30-40% COMPOST AND 20-30% TOPSOIL.
2. PLANTING SOIL MIX SHALL BE UNIFORM AND FREE FROM STONES, ROOTS, STUMPS OR ANY FOREIGN OBJECTS LARGER THAN 2" MAX. SIZE.
3. CLAY CONTENT SHALL NOT EXCEED 5%.
4. SOIL pH SHALL RANGE BETWEEN 5.5 - 6.5.
5. SOILS SHALL CONSIST OF 1.5% - 3% ORGANIC CONTENT AND A MAXIMUM OF 500 ppm SOLUBLE SALTS.
6. SAND SHALL BE GRAVELLY SAND THAT MEETS ASTM NO.422.
7. TOPSOIL SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
8. COMPOST SHALL BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH GUIDELINES ISSUED FROM MADEP AND SHALL NOT CONTAIN BIOSOLIDS.
- | SIZE | PERCENT PASSING |
|--------------|-----------------|
| 2" NCH | 100 |
| 3/4" | 70-100 |
| 1/4" | 50-80 |
| U.S. NO. 40 | 15-40 |
| U.S. NO. 200 | 0-3 |

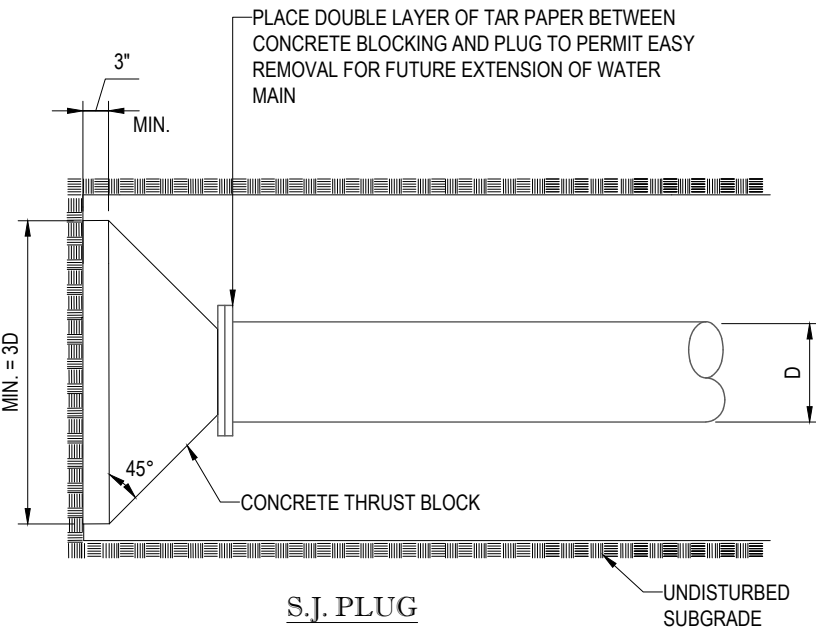
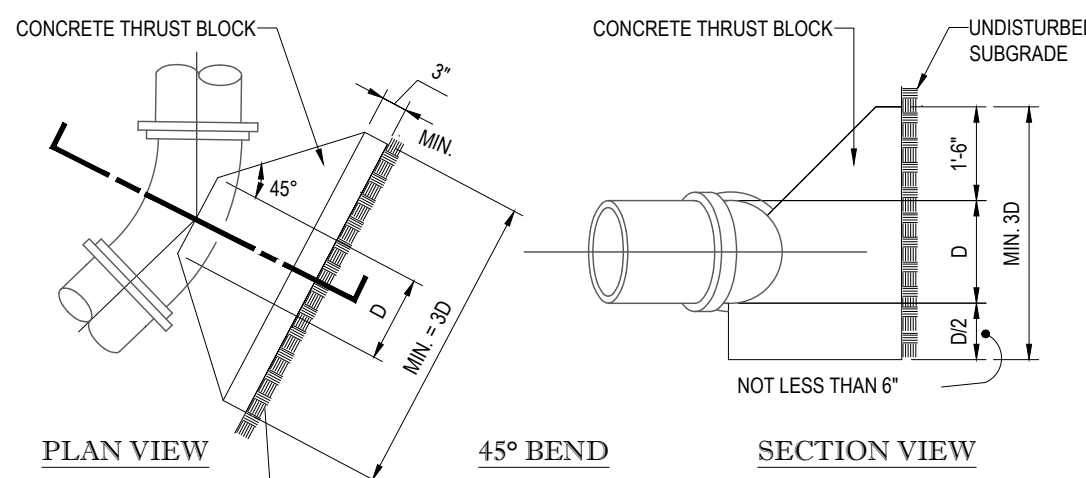
RAIN GARDEN

N.T.S.

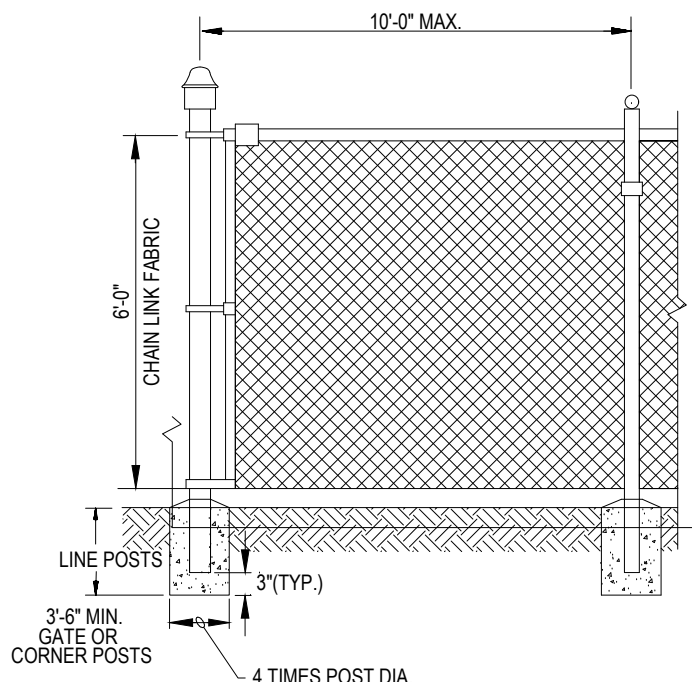


THRUST BLOCK DETAIL

(TO BE USED AT ALL WATER MAIN BENDS)

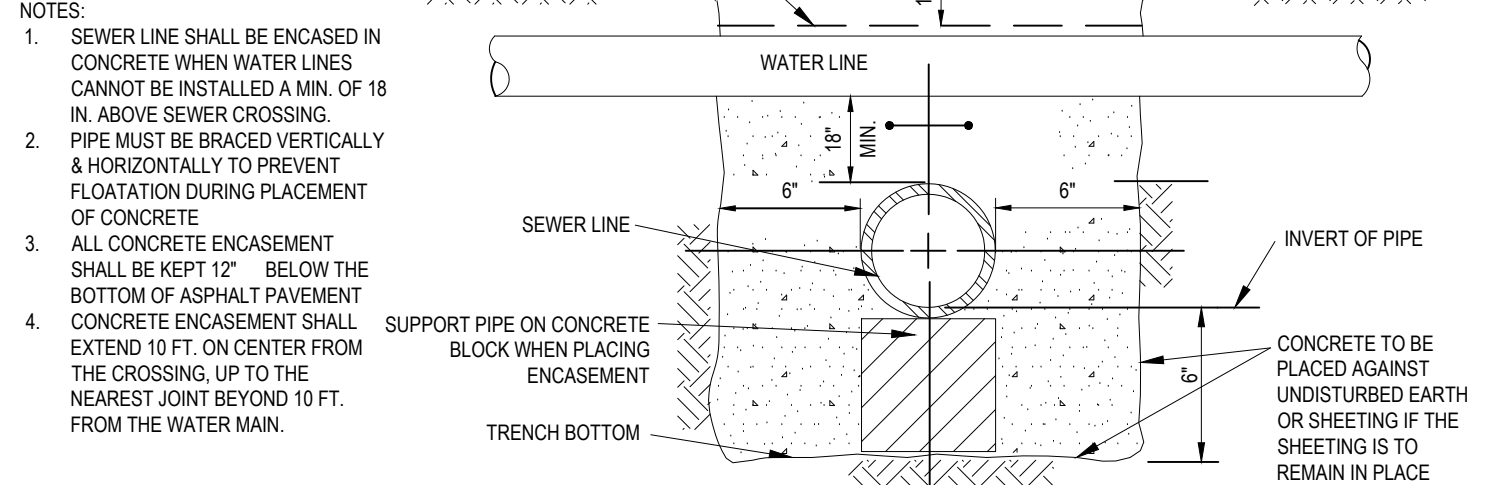


N.T.S.



CHAIN LINK FENCE

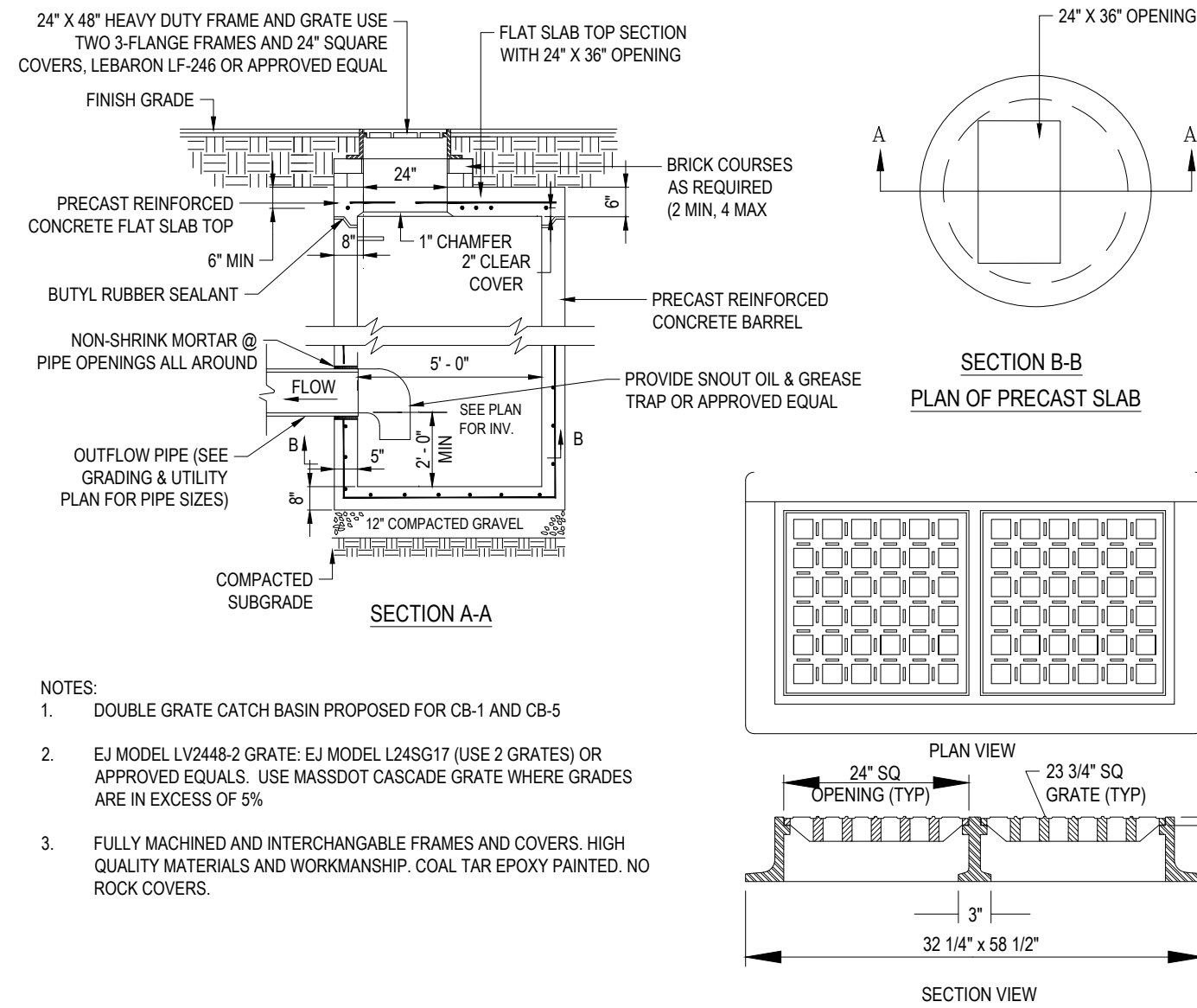
N.T.S.



- NOTES:
1. SEWER LINE SHALL BE ENCASED IN CONCRETE WHEN WATER LINES CANNOT BE INSTALLED A MIN. OF 18 IN. ABOVE SEWER CROSSING. PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE.
 2. ALL CONCRETE ENCASEMENT SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT. CONCRETE ENCASEMENT SHALL EXTEND 10 FT. ON CENTER FROM THE CROSSING UP TO THE NEAREST JOINT BEYOND 10 FT. FROM THE WATER MAIN.

CONCRETE ENCASEMENT DETAIL

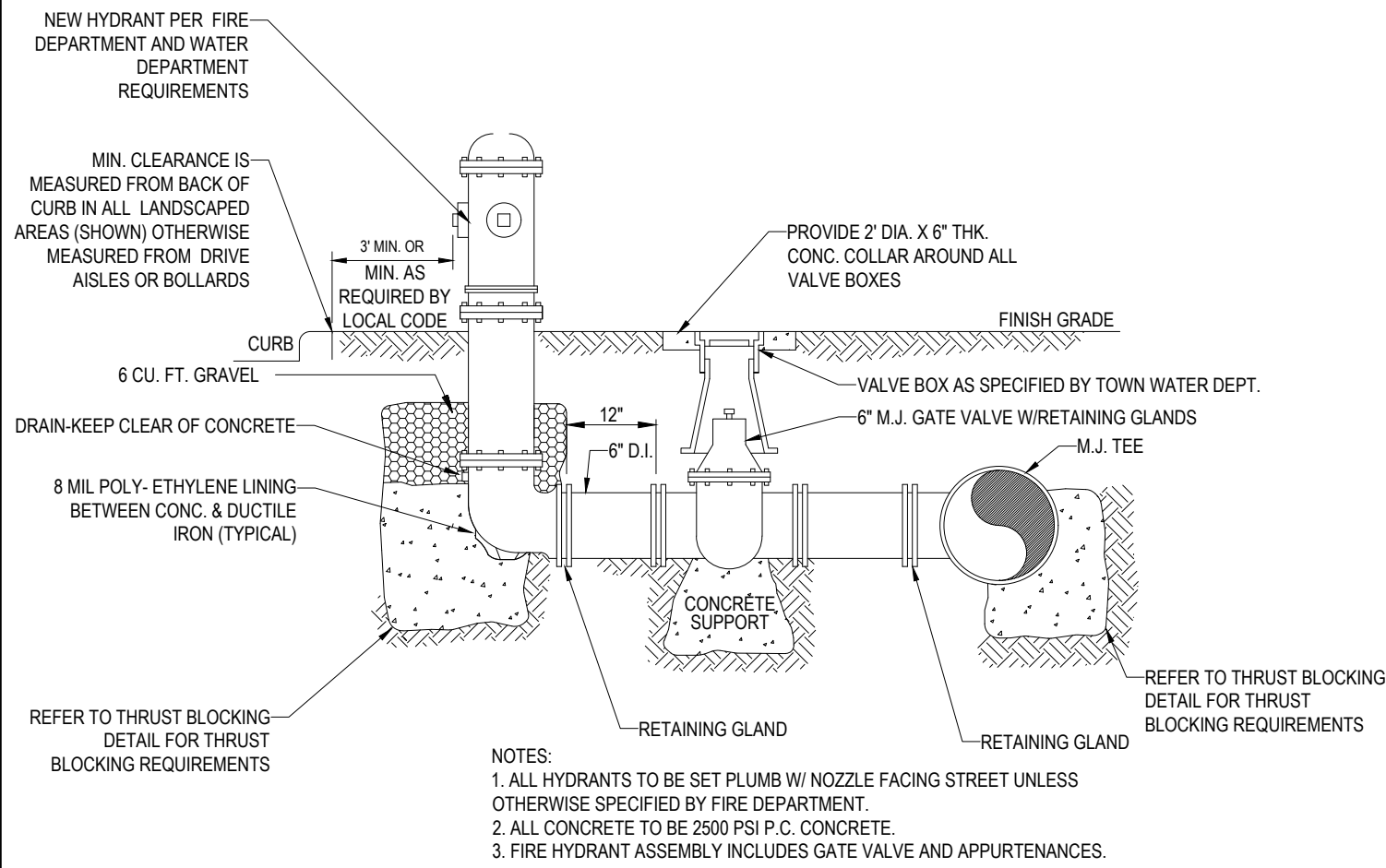
N.T.S.



- NOTES:
1. DOUBLE GRATE CATCH BASIN PROPOSED FOR CB-1 AND CB-5
 2. E.J. MODEL LV2448-2 GRATE: E.J. MODEL L245G17 (USE 2 GRATES) OR APPROVED EQUALS. USE MASSDOT CASCADE GRATE WHERE GRADES ARE IN EXCESS OF 5%.
 3. FULLY MACHINED AND INTERCHANGEABLE FRAMES AND COVERS. HIGH QUALITY MATERIALS AND WORKMANSHIP. COAL TAR EPOXY PAINTED. NO ROCK COVERS.

CATCH BASIN WITH DOUBLE GRATE

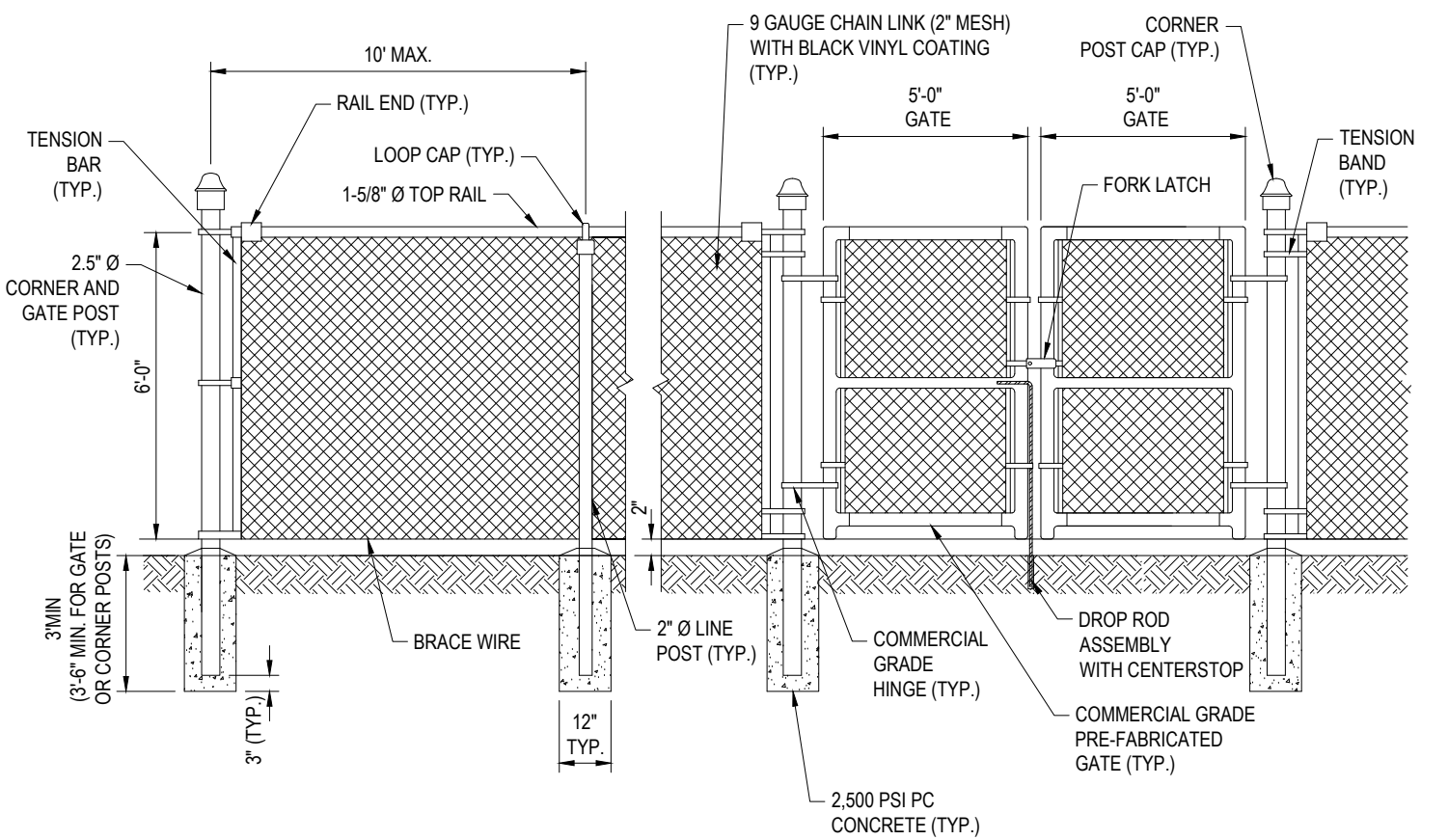
N.T.S.



- NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/ NOZZLE FACING STREET UNLESS OTHERWISE SPECIFIED BY FIRE DEPARTMENT.
 2. ALL CONCRETE TO BE 2500 PSI P.C. CONCRETE.
 3. FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE AND APPURTENANCES.

HYDRANT & VALVE INSTALLATION

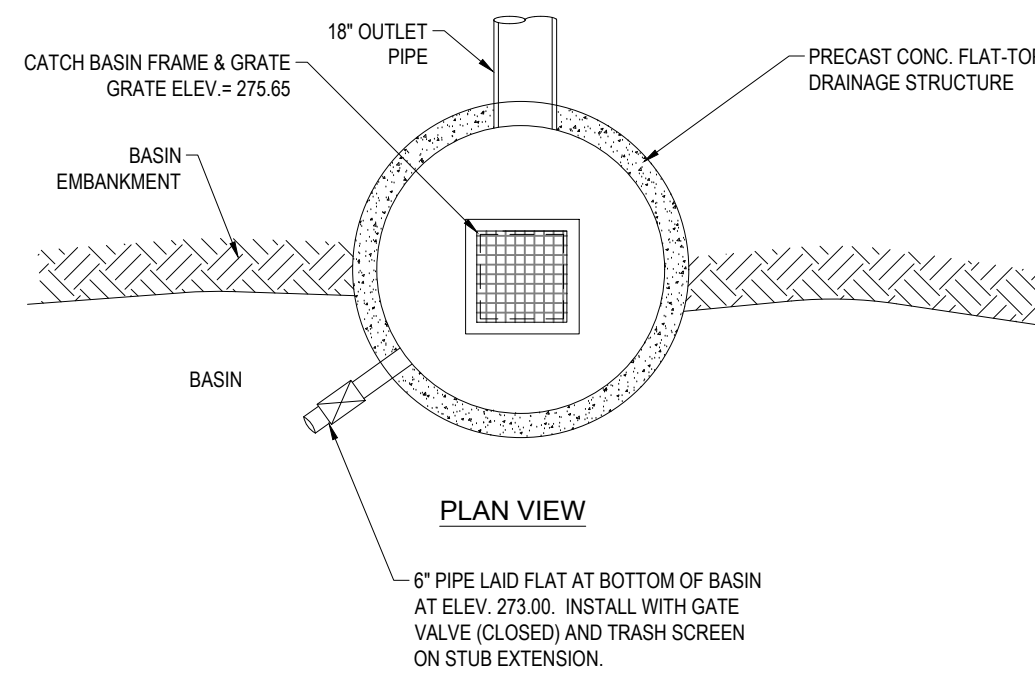
N.T.S.



NOTE:
ALL POSTS AND HARDWARE TO BE BLACK.

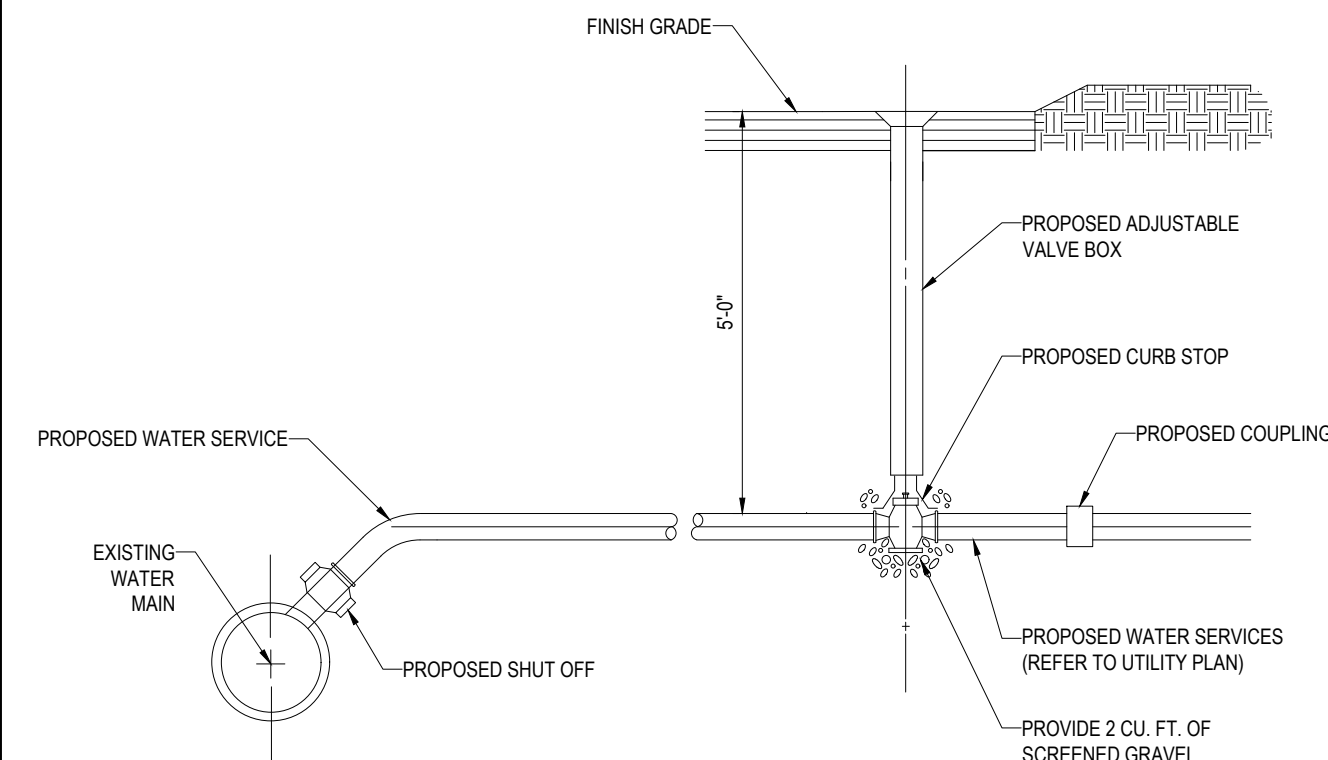
6' BLACK VINYL CHAIN LINK FENCE WITH DOUBLE GATE

N.T.S.



OUTLET CONTROL STRUCTURE #1 (OCS-1)

N.T.S.



SERVICE CONNECTION DETAIL

N.T.S.

BOHLER ENGINEERING

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

CHARLOTTE, NC
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
JACKSONVILLE, FL
KANSAS CITY, MO
LOS ANGELES, CA
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
1	09/04/2018	RESPONSE TO TOWN COMMENTS	AWP/NPO
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PERMIT SET

PROJECT No.: W181116
DRAWN BY: AWP
CHECKED BY: S.J.M./M.J.
DATE: 07/31/2018
SCALE: AS NOTED
CAD I.D.: W181116SS1

SITE DEVELOPMENT PLANS
FOR
WILLIAM WAY PARTNERS, LLC

LOCATION OF SITE
MAP #48, LOTS #3-1
PORTION OF 24 WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

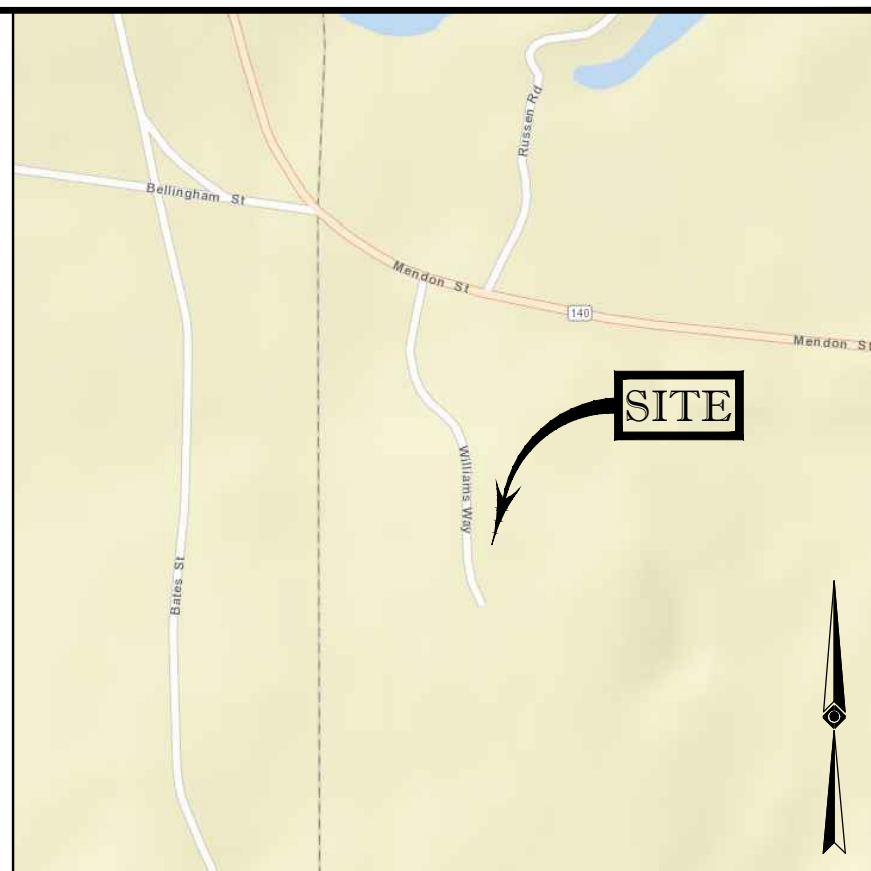
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com



SHEET TITLE:
CONSTRUCTION DETAIL SHEET

SHEET NUMBER:
15
OF 15

REV 1 - 09/04/2018



NOTES:

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
OF BELLINGHAM, NORFOLK COUNTY,
COMMONWEALTH OF MASSACHUSETTS; ASSESSORS MAP NO. 48.

1. PROPERTY KNOWN AS LOT 15 & 8-3 AS SHOWN ON THE TOWN OF BELLINGHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; ASSESSORS MAP NO. 48.

2. AREA
MAP 48, LOT 15 = 129,793 SQUARE FEET OR 2.983 ACRES
MAP 48, LOT 3-1 = 391,880 SQUARE FEET OR 8.970 ACRES
TOTAL = 521,673 SQUARE FEET OR 11,950 ACRES

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE 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 WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X. UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER REF. #2

7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET:

TBM-A: BOX CUT ON SOUTH EAST CORNER OF CONCRETE PAD APPROXIMATELY 136' EAST OF THE EASTERLY LINE OF WILLIAMS AS SHOWN. ELEVATION = 311.59 (ON SHEET 2 OF 3)

TBM-B: MAG NAIL SET IN PAVEMENT APPROXIMATELY 11' SOUTH OF THE NORTHERLY LINE OF LOT 6 AS SHOWN. ELEVATION = 311.92 (ON SHEET 2 OF 3)

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. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY

11. NO SANITARY SEWER WAS OBSERVED AT THE TIME OF SURVEY.

REFERENCES:

THE TAX ASSESSOR'S MAP OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS, SHEET #48.

MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BELLINGHAM, NORFOLK COUNTY, PANEL 303 OF 430; COMMUNITY-PANEL NUMBER 29521C03036, EFFECTIVE DATE: JULY 17, 2012.

MAP ENTITLED "PLAN OF LAND IN BELLINGHAM MASS, PROPERTY OF E. FRANCIS THAYER, TO BE CONVEYED TO BOSTON EDISON COMPANY;" PREPARED BY SCHOFIELD BROTHERS, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 8, 1968, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 4650, PAGE 351.

MAP ENTITLED "PLAN OF LAND OWNED BY: WILLIAM H. HOOD, IN BELLINGHAM, MASS;" PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED JULY 30, 1985, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 6870, PAGE 704.

MAP ENTITLED "PLAN OF LAND SURVEYED FOR MENDON REALTY TRUST, BELLINGHAM, MASS." PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED JANUARY 22, 1986, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 533, PAGE 268.

MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MASS, SURVEYED FOR MENDON REALTY TRUST, ET AL," PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED SEPTEMBER 29, 1989, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 390, PAGE 203.

MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MASS, OWNED BY LESTER E. MICHALIK ET UX," PREPARED BY EASTMAN & CORBETT INC., DATED NOVEMBER 1960, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, DEED BOOK 3864, PAGE 148.

MAP ENTITLED "BELLINGHAM - 1928 ALTERATION;" LAYOUT NO. 2497, SHEETS 9, 10, & 11 OF 11.

MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," DATED MAY 5, 1951, LAYOUT NO 2770, SHEETS 1 & 2.

MAP ENTITLED "PLAN OF LAND ON WILLIAM WAY, IN BELLINGHAM, MA, OWNED BY JOSEPH KRAUKER, TRUSTEE OF THE STATE OF MASSACHUSETTS, 1000 CONCRETE CORP.," ANDREWS SURVEY & ENGINEERING, INC., DATED MARCH 5, 2012 - UNRECORDED PLAN

MAP ENTITLED "DEFINITIVE PLAN OF LAND, PROPOSED INDUSTRIAL PARK, CALLED PARK - 140, OWNED BY WILLIAM H. HOOD," DATED JULY 1984, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN 1250, BOOK 316.

WATER MAPPING PROVIDED BY THE TOWN OF BELLINGHAM.

GAS MAPPING PROVIDED BY COLUMBIA GAS OF MASSACHUSETTS.

MAP ENTITLED "SITE DEVELOPMENT PLAN LOCATED AT 24 WILLIAM WAY, BELLINGHAM, MA PREPARED FOR WILLIAM WAY PROPERTIES, LLC" PREPARED BY LAND PLANNING, INC, DATED AUGUST 2016.

MAP ENTITLED "SITE DEVELOPMENT PLAN FOR A S.D. LOTS 6 & 7" PREPARED BY ANDREWS SURVEY, PROVIDED BY BOHLER ENGINEERING.

4	REVISED PER ENGINEERS COMMENTS	-	E.J.L.	G.L.H.	8-31-18
3	SITE UPDATE	T.M.	E.J.L.	G.L.H.	07-16-18
2	UPDATED TOPOGRAPHY	T.M.	J.M.B.	G.L.H.	06-26-17
1	CATCHBASIN AND INVERTS ADDED	B.S.B.	E.J.L.	G.L.H.	01-31-17
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
GREEN SITE SERVICES GROUP
24-26 WILLIAMS WAY
LOT 15 & 3-1, MAP 48
TOWN OF BELLINGHAM, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS



REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.D.N.	G.L.H.	01-24-17	1"=80'	03-160289	1 OF 3

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #4

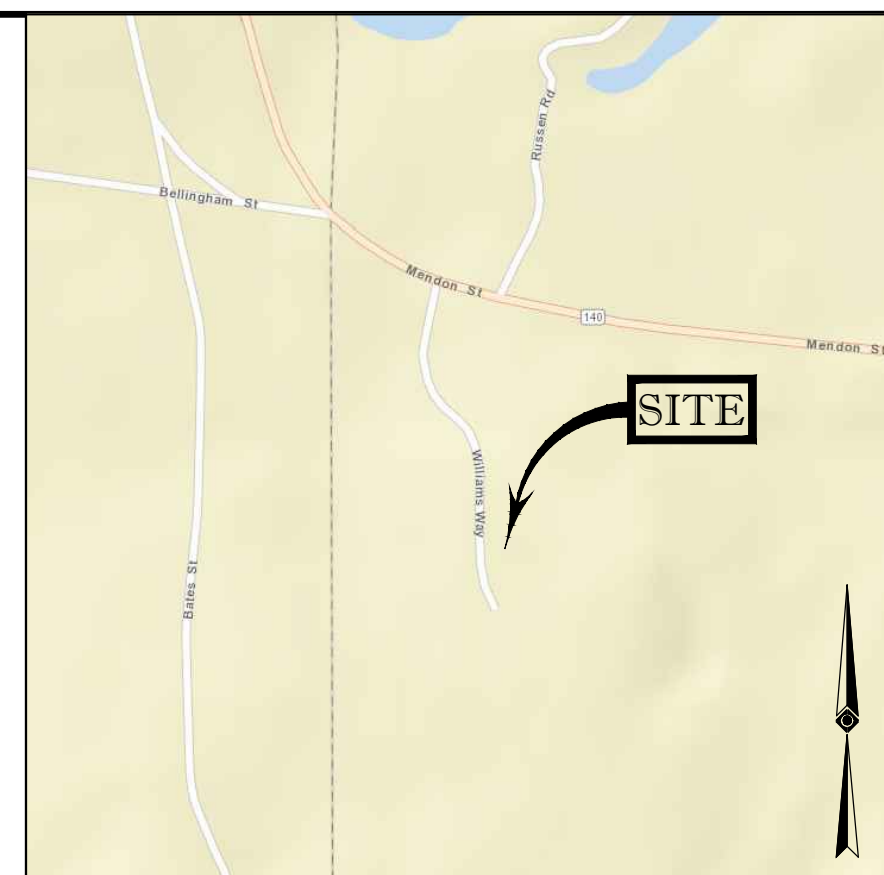
DATE _____

SEE SHEET 2 & 3 FOR TOPOGRAPHIC DETAIL

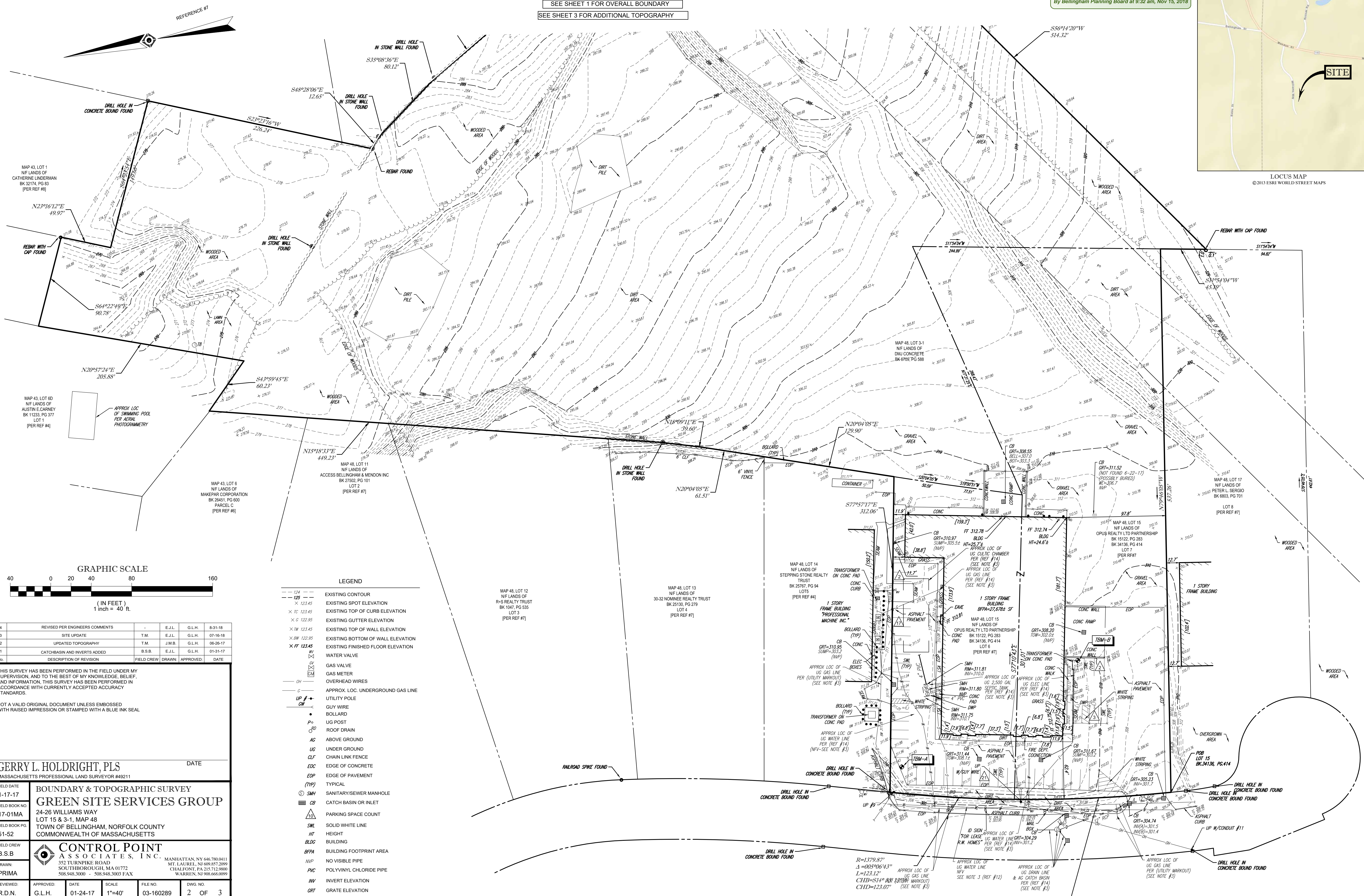
By Bellingham Planning Board at 9:32 am, Nov 15, 2018

SEE SHEET 1 FOR OVERALL BOUNDARY

SEE SHEET 3 FOR ADDITIONAL TOPOGRAPHY



LOCUS MAP
©2013 ESRI WORLD STREET MAPS



REFERENCES:

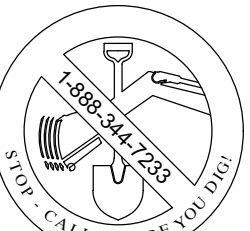
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2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BELLINGHAM, NORFOLK COUNTY, PANEL 303 OF 430, COMMUNITY-PANEL NUMBER 25021C0303E, EFFECTIVE DATE, JULY 17, 2012.
3. MAP ENTITLED "PLAN OF LAND IN BELLINGHAM MASS, PROPERTY OF ESTATE OF L. FRANCIS THAYER, TO BE CONVEYED TO BOSTON EDISON COMPANY," PREPARED BY SCHOFIELD BROTHERS, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 8, 1968, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 4650, PAGE 351.
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6. MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MASS., SURVEYED FOR MENDON REALTY TRUST, ET AL," PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED SEPTEMBER 29, 1989, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 390, PAGE 203.
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9. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," DATED MAY 5, 1951, LAYOUT NO 2770, SHEETS 1 & 2.
10. MAP ENTITLED "PLAN OF LAND ON WILLIAM WAY, IN BELLINGHAM, MA, OWNED BY JOSEPH KRAUKER, TRUSTEE OF STEPPING STONE, REALTY TRUST & DMJ CONCRETE CORP., ANDREWS SURVEY & ENGINEERING, INC., DATED MARCH 5, 2012, - UNRECORDED PLAN
11. MAP ENTITLED "DEFINITIVE PLAN OF LAND, PROPOSED INDUSTRIAL PARK, CALLED PARK - 140, OWNED BY WILLIAM H. HOOD," DATED JULY 1984, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN 1250, BOOK 316.
12. WATER MAPPING PROVIDED BY THE TOWN OF BELLINGHAM.
13. GAS MAPPING PROVIDED BY COLUMBIA GAS OF MASSACHUSETTS.
14. MAP ENTITLED "SITE DEVELOPMENT PLAN LOCATED AT 24 WILLIAM WAY, BELLINGHAM, MA PREPARED FOR WILIAM WAY PROPERTIES, LLC" PREPARED BY LAND PLANNING, INC, DATED AUGUST 2016.
15. MAP ENTITLED "SITE DEVELOPMENT PLAN FOR A.S.DI, LOTS 6 & 7" PREPARED BY ANDREWS SURVEY, PROVIDED BY BOHLER ENGINEERING.

LEGEND

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 EXISTING TOP OF CURB ELEVATION
- X G 123.95 EXISTING GUTTER ELEVATION
- X TW 123.45 EXISTING TOP OF WALL ELEVATION
- X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
- X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- OH OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE
- UP UTILITY POLE
- GW GUY WIRE
- BOLLARD
- PO UG POST
- AG ABOVE GROUND
- UC UNDER GROUND
- CLF CHAIN LINK FENCE
- EOC EDGE OF CONCRETE
- EOP EDGE OF PAVEMENT
- (TYP) TYPICAL
- SMH SANITARY/SEWER MANHOLE
- CB CATCH BASIN OR INLET
- PARKING SPACE COUNT
- SWL SOLID WHITE LINE
- HT HEIGHT
- BLDG BUILDING
- BFFA BUILDING FOOTPRINT AREA
- NVP NO VISIBLE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- INV INVERT ELEVATION
- GRT GRATE ELEVATION

MAP 48, LOT 48
W.F. LANDS OF
LJP INDUSTRIAL PROPERTIES INC
BK 6965, PG 561
LOT 2
(PER REF #5)

MAP 48, LOT 6
W.F. LANDS OF
BOSTON EDISON CO.
BK 8189, PG 396
(PER REF #3)



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

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20170104249

UTILITY COMPANY	PHONE NUMBER
COLUMBIA GAS OF MASSACHUSETTS	800-688-6100
VERIZON	800-922-0204
COMCAST - PEMBROKE	978-848-5183
NATIONAL GRID ELECTRIC - MASS ELEC	800-322-3223
ALGONQUIN GAS / SPECTRA ENERGY	401-568-1698
ON TARGET LOCATING	800-922-0204

APPROVED

By Bellingham Planning Board at 9:32 am, Nov 15, 2018



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

NOTES:

1. PROPERTY KNOWN AS LOT 15 & 3-1 AS SHOWN ON THE TOWN OF BELLINGHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, ASSESSORS MAP NO. 48.
2. AREA
MAP 48, LOT 15 = 129,793 SQUARE FEET OR 2.980 ACRES
MAP 48, LOT 3-1 = 350,883 SQUARE FEET OR 8.973 ACRES
TOTAL = 520,676 SQUARE FEET OR 11.950 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 WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
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).

TEMPORARY BENCH MARKS SET:

TBM-A: BOX CUT ON SOUTH EAST CORNER OF CONCRETE PAD APPROXIMATELY 136' EAST OF THE EASTERLY LINE OF WILLIAMS AS SHOWN. ELEVATION = 311.59 (ON SHEET 2 OF 3)

TBM-B: MAG NAIL SET IN PAVEMENT APPROXIMATELY 11' SOUTH OF THE NORTHERLY LINE OF LOT 6 AS SHOWN. ELEVATION = 311.92 (ON SHEET 2 OF 3)

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. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
11. NO SANITARY SEWER WAS OBSERVED AT THE TIME OF SURVEY.

4	REVISED PER ENGINEERS COMMENTS	-	E.J.L.	G.L.H.	8-31-18
3	SITE UPDATE	T.M.	E.J.L.	G.L.H.	07-16-18
2	UPDATED TOPOGRAPHY	T.M.	J.M.B.	G.L.H.	06-26-17
1	CATCHBASIN AND INVERTS ADDED	B.S.B.	E.J.L.	G.L.H.	01-31-17
		FIELD CREW	DRAWN	APPROVED	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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

GERRY L. HOLDRIGHT, PLS

DATE

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE 1-17-17	BOUNDARY & TOPOGRAPHIC SURVEY GREEN SITE SERVICES GROUP 24-26 WILLIAMS WAY LOT 15 & 3-1, MAP 48 TOWN OF BELLINGHAM, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 17-01MA	
FIELD BOOK PGS. 51-52	
FIELD CREW B.S.B.	
DRAWN: PRIMA	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 CHALFONT, PA 215.712.8600 WARREN, NJ 908.650.0902
REVIEWED: R.D.N.	
APPROVED: G.L.H.	
DATE 01-24-17	
SCALE 1"=40'	FILE NO. 03-160289
DWG. NO. 3 OF 3	

GRAPHIC SCALE

