BELLINGHAM PLANNING BOARD

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

May 23, 2019

WILLIAM WAY GROUND-MOUNTED SOLAR ARRAY DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT

RECEIVED
TOWN OF BELLINGHAM
2019 MAY 24 AM 8:58
OFFICE OF THE
TOWN CLERK

A. BACKGROUND

Applicant:	Kearsarge William Way LLC 1200 Soldiers Field Road, Suite 202, Boston, MA 02134
Owner:	Town of Bellingham 10 Mechanic Street Bellingham, MA 02019
Public Hearing:	The Public Hearing opened March 28, 2019 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on March 14, 2019 and March 21, 2019. The Public Hearing was continued to April 11, 2019, April 25, 2019 and May 23, 2019, when the Public Hearing was closed.
Date of Vote:	May 23, 2019
The Premises:	The project, also known as the Site, is accessed by an easement through 28 William Way. The project is located at Assessors Map 48-3, in an Agricultural zone.
The By-law	§240-16 Development Plan Review, in accordance with standards set forth in Article XXIV, §240-162
The Proposal:	To construct a 4.8 megawatt ground-mounted solar array with associated improvements accessed by William Way. The Proposal was documented with the following materials: 1. Application for Development Plan Review received March 5, 2019, including a narrative and project description. 2. Stormwater Management Permit Application, Review received March 5, 2019.

3. Certified Abutter's List, Town of Bellingham, March 4, 2019.
4. Certified Abutter's List, Town of Mendon, March 5, 2019.
5. Site Development Plans, by Bohler Engineering, last revised May 20, 2019. (also known as the Approved Plan)
6. Drainage Report, by Bohler Engineering, last revised April 10, 2019.
7. Waiver Request, Bohler Engineering, dated April 11, 2019.
8. Solar Operation and Maintenance Plan Manual, by Industria Engineering, received March 5, 2019.
9. Staff Checklist, James Kupfer, Town Planner, dated March 20, 2019.
10. Peer Review of Stormwater, by BSC Group, dated April 5, 2019.
11. Response to Peer Review, by Bohler Engineering, dated April 11, 2019.
12. Peer Review of Stormwater, by BSC Group, dated April 19, 2019.
13. Response to Peer Review, by Bohler Engineering, dated April 23, 2019.

B. DETERMINATIONS

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

1. The Town of Bellingham Annual Town Meeting authorized the Town to lease a portion of land at Assessor's Map 48-3 to site large ground-mounted solar.

2. That the Site is not located within the Water Resource District.

3. That the Site is within a Priority Habitat and therefore a portion of the Site is controlled by a Conservation and Management Plan.

4. That the Site, as proposed, shall require a grant of easement to access the Site from three entities, Eversource Energy, Enbridge, and William Way Partners, LLC.

5. 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) Waiver Request for Article XI – Landscaping

6. 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, as there are no parking areas and those Site areas visible by abutters shall be screened by a privacy fence;

   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 a Conservation Preservation Management Plan shall be completed preserving several acres of land abutting the Site;

   e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by the Site designed to comply with the DEP Stormwater Handbook and the Bellingham Stormwater Regulations;

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

   g) provide alternate utility service and drainage as demonstrated in the Drainage Report;

   h) provide additional capacity on impacted streets to accommodate the proposed project as access to the Site will be approximately one vehicle every three to four months that is serviced by a private subdivision road leading to a private driveway.

7. No other zoning violations were observed.

8. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction, maintenance and decommissioning 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 5 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, and as may be conditioned herein. Any changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws.

2. Prior to any activity at the Premises, the Applicant shall provide all necessary easements requiring access to the Site from 26 William Way, as proposed. Easements shall be executed and recorded at the Registry of Deeds prior to submission to the Board.

3. Prior to the start of construction, three test pits shall be performed in each of the proposed infiltration basins and witnessed by the Town's soil evaluator. If the soil conditions and ground water separation is substantially different than that what is considered in the Drainage Report, revisions to the plan must be completed and resubmitted to the Board for review and approval.

4. Prior to the start of construction, an Abbreviated Notice of Resource Area Delineation shall be reviewed and approved by the Bellingham Conservation Commission. If the proposed project is not outside the jurisdictional areas as stated in the application, then no construction shall begin until an Order of Conditions from the Bellingham Conservation Commission is granted and a revised plan set is submitted to the Planning Board for review and approval.

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. Prior to the commencement of operations of the solar array, the Applicant shall provide the Fire Department with a detailed shut down procedure as well as any emergency response plans and contact information.

7. Prior to the commencement of operations of the solar array, a Knox-Vault shall be provided for all gate keys and documents regarding the facility.

8. Construction hours will adhere to §240-48 of the Zoning By-law. The Applicant is required to provide seven (7) days' notice to the Town Planner prior to pile driving activities and other activities causing excessive noise.

9. 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

10. As required in §240-170, Decommissioning Plan, adequate security, bound by a suitable agreement is required to cover the cost of decommissioning the facility. The Applicant is to provide the amount in full to the Town prior to operation. The amount of such security must be approved by the Board, which may consult with an engineer or consultant for such purposes. The form of the agreement governing the deposit, payment, and/or release of such security is subject to the review and approval of Town Counsel.

11. The Stormwater Management Operation and Maintenance Plan (O&M), dated April 10, 2019, included as part of the Drainage Report, 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.

12. Snow and ice removal shall be the responsibility of the Applicant or a successor. Snow and ice removal shall be undertaken as soon as is practicable after a snowfall.

13. The Applicant shall provide a copy of the final Conservation and Management Plan to both the Board and Conservation Commission prior to commencement of operation.

14. 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.

15. 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.

16. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Kearsarge William Way LLC 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.

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

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

19. 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 **WILLIAM WAY GROUND-MOUNTED SOLAR ARRAY DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT.**

Bellingham Planning Board **May 23, 2019**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Peter P. Pappas, Secretary

Dennis J. Trebino

Russell E. Lafond

Appeals of this Decision may be made within thirty 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 May 24, 2019.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

TOWN OF BELLINGHAM

OFFICE OF
TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Lawrence J. Sposato, Jr.

Tel: 508-657-2830
Fax: 508-657-2832

DATE: June 21, 2019

TO: Planning Board

RE: Kearsage William Way, LLC

30-day Appeal

This is to inform you that 30 days have elapsed since May 24, 2019,

The date the above was filed with the Town Clerk, and that no notice of appeal has been filed with this office during that period.

A certified copy attesting this is available on file at this office.

Sincerely,

Lawrence J. Sposato, Jr.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

SITE DEVELOPMENT PLANS

FOR

PROPOSED

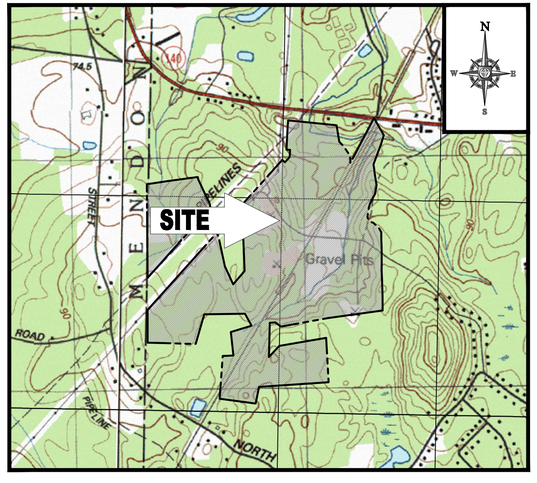
SOLAR FIELD

KEARSARGE WILLIAM WAY, LLC

RECEIVED
By Bellingham Planning Board at 9:44 am, May 21, 2019

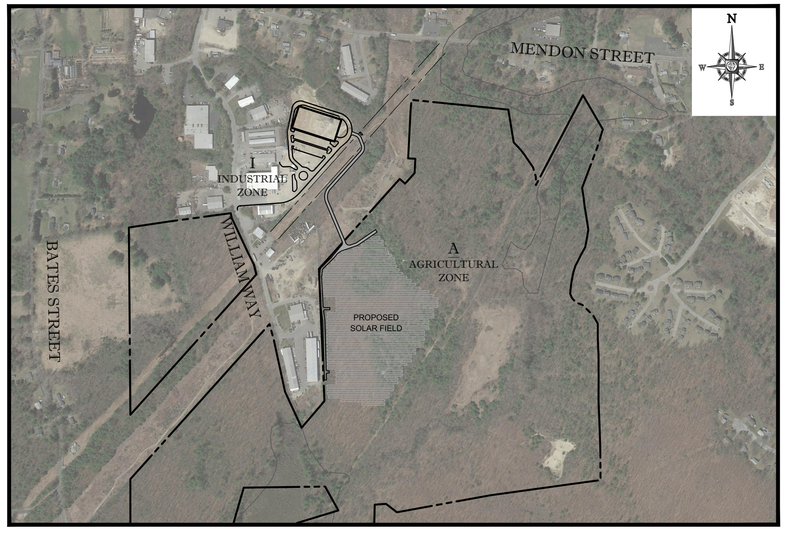
LOCATION OF SITE:

BROOK STREET / WILLIAM WAY,
TOWN OF BELLINGHAM, NORFOLK COUNTY,
MASSACHUSETTS
MAP #48, LOT #3



LOCATION MAP

SCALE: 1"=1,000'
PLAN REFERENCE: FRANKLIN, MA USGS QUADRANGLE



AREA PLAN

SCALE: 1"=500'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
GENERAL NOTES SHEET	C-2
300 FOOT ABUTTERS RADIUS MAP	C-3
ACCESS ROAD PLAN	C-4
SITE & GRADING PLAN	C-5
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C-7
ACCESS ROAD PROFILE	C-8
CONSTRUCTION DETAIL SHEET	C-9
CONSTRUCTION DETAIL SHEET	C-10
EXISTING CONDITIONS PLAN OF LAND (BY OTHERS)	4 SHEETS

SHEET INDEX

OWNER:

TOWN OF BELLINGHAM
10 MECHANIC STREET
BELLINGHAM, MA 02019

APPLICANT:

KEARSARGE WILLIAM WAY, LLC
1200 SOLDIERS FIELD ROAD, SUITE 202
BOSTON, MA 02134

PREPARED BY

BOHLER ENGINEERING

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN, PROJECT MANAGEMENT TRANSPORTATION
FOUR OFFICE LOCATIONS:
UPSTATE NEW YORK
NEW ENGLAND
BOSTON, MA
NEW YORK, NY
NEW YORK METRO
NORTHERN NEW JERSEY
SOUTHERN NEW JERSEY
PHILADELPHIA, PA
PITTSBURGH, PA
HARRISBURG, PA
SOUTHEASTERN, PA
REHOBOTH BEACH, DE
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
RICHMOND, VA
RALEIGH, NC
WASHINGTON, DC
CHARLOTTE, NC
ATLANTA, GA
TAMPA, FL
SOUTH FLORIDA
DALLAS, TX

THE INFORMATION, DESIGN, DATA, AND DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF BOHLER ENGINEERING, LLC. THE INFORMATION, DESIGN, DATA, AND DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	04/10/19	L.O.W. PER NHESP, REVIEW COMMENTS	AWP
2	04/25/19	PEER REVIEW COMMENTS	AWP
3	05/20/19	WETLAND BOUNDARY	AWP
4			
5			
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14			
15			

PERMIT SET

PROJECT No.:	W191013
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/21/2019
SCALE:	AS NOTED
CAD I.D.:	W191013SS3

PROJECT: SITE DEVELOPMENT PLANS FOR KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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J. M. Johnson
JESSE MATTHEW JOHNSON
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER
No. 51731
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1

REV 3 - 05/20/2019

P:\191013\Drawings\Plan Sets\REV2\W191013ss3.dwg, C01-Cover, 10/9/2014, 4:26:00 PM, aplatt, \\MADRAWING3\SrCopy-BK, ---, 1:1

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:
   - "EXISTING CONDITIONS PLAN OF LAND IN BELLINGHAM, MASSACHUSETTS, PREPARED FOR INDUSTRIA ENGINEERING" BY TAUPER LAND SURVEY, INC. DATED DECEMBER 14, 2018.

   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 (AK/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 ENGINEER'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 SPECIFIED 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-INSTALL

BOHLER ENGINEERING

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

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- BOSTON, MA
- LONG ISLAND, NY
- NEW YORK METRO
- NORTHERN NEW JERSEY
- SOUTHERN NEW JERSEY
- PHILADELPHIA, PA
- PITTSBURGH, PA
- CENTRAL PENNSYLVANIA
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- BALTIMORE, MD
- SOUTHERN MARYLAND
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REVISIONS

REV	DATE	COMMENT	BY
1	04/10/19	L.O.W. PER NHESP, REVIEW COMMENTS	AWP
2	04/25/19	PEER REVIEW COMMENTS	AWP
3	05/20/19	WETLAND BOUNDARY	AWP
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PERMIT SET

PROJECT No.:	W191013
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/21/2019
SCALE:	AS NOTED
CAD I.D.:	W191013SS3

PROJECT:

SITE DEVELOPMENT PLANS FOR KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / 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

J. M. Johnson
JESSE M. JOHNSON
CIVIL
PROFESSIONAL ENGINEER
No. 49455
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

SHEET TITLE:

300 FOOT ABUTTERS RADIUS MAP

SHEET NUMBER:

C-3

REV 3 - 05/20/2019

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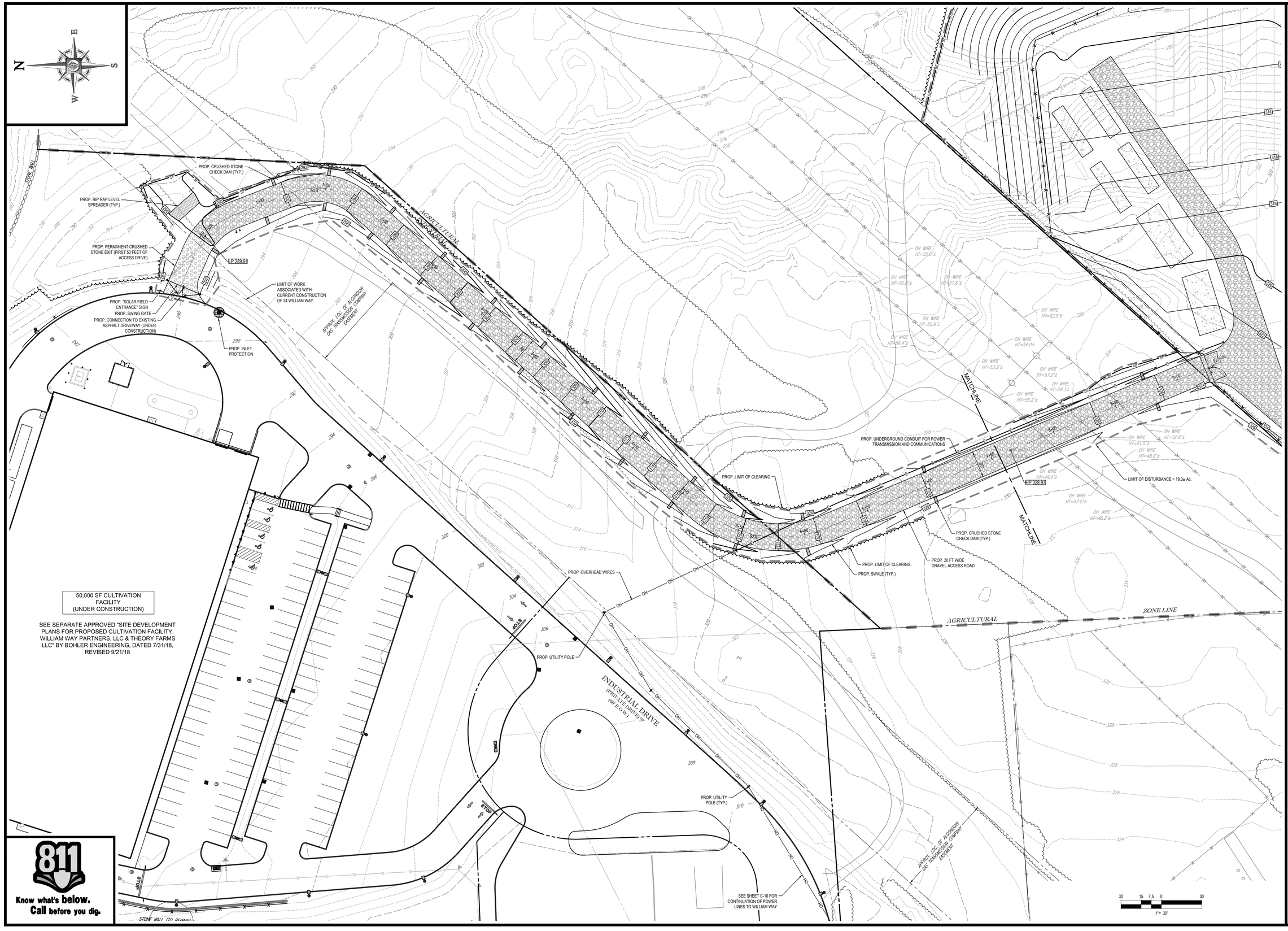

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SUSTAINABLE DESIGN
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ENVIRONMENTAL CONSULTING

OFFICE LOCATIONS:
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- BOSTON, MA
- LONG ISLAND, NY
- NEW YORK METRO
- NORTHERN NEW JERSEY
- SOUTHERN NEW JERSEY
- PHILADELPHIA, PA
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- RICHMOND, VIRGINIA
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- CHARLOTTE, NC
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THE PROFESSIONAL ENGINEERS, OR LICENSED PROFESSIONALS OF BOHLER ENGINEERING, WHO APPROVED, SIGNED AND SEALED THESE PLANS, ARE ELIGIBLE FOR CONSTRUCTION PURPOSES.
PROGRAM EVALUATION ONLY, NOT FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	BY
1	04/10/19	L.O.W. PER NHESP, REVIEW COMMENTS	AWP
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PERMIT SET

PROJECT No.:	W191013
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/21/2019
SCALE:	AS NOTED
CAD I.D.:	W191013SS3

PROJECT:
SITE DEVELOPMENT PLANS
FOR
KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY, MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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J. M. Johnson
JESSE MATTHEW JOHNSON
COMMONWEALTH OF MASSACHUSETTS
No. 47142
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
ACCESS ROAD PLAN

SHEET NUMBER:
C-4

REV 3 - 05/20/2019

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LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   KEARSARGE WILLIAM WAY, LLC
   1200 SOLDIERS FIELD ROAD, SUITE 202
   BOSTON, MA 02134

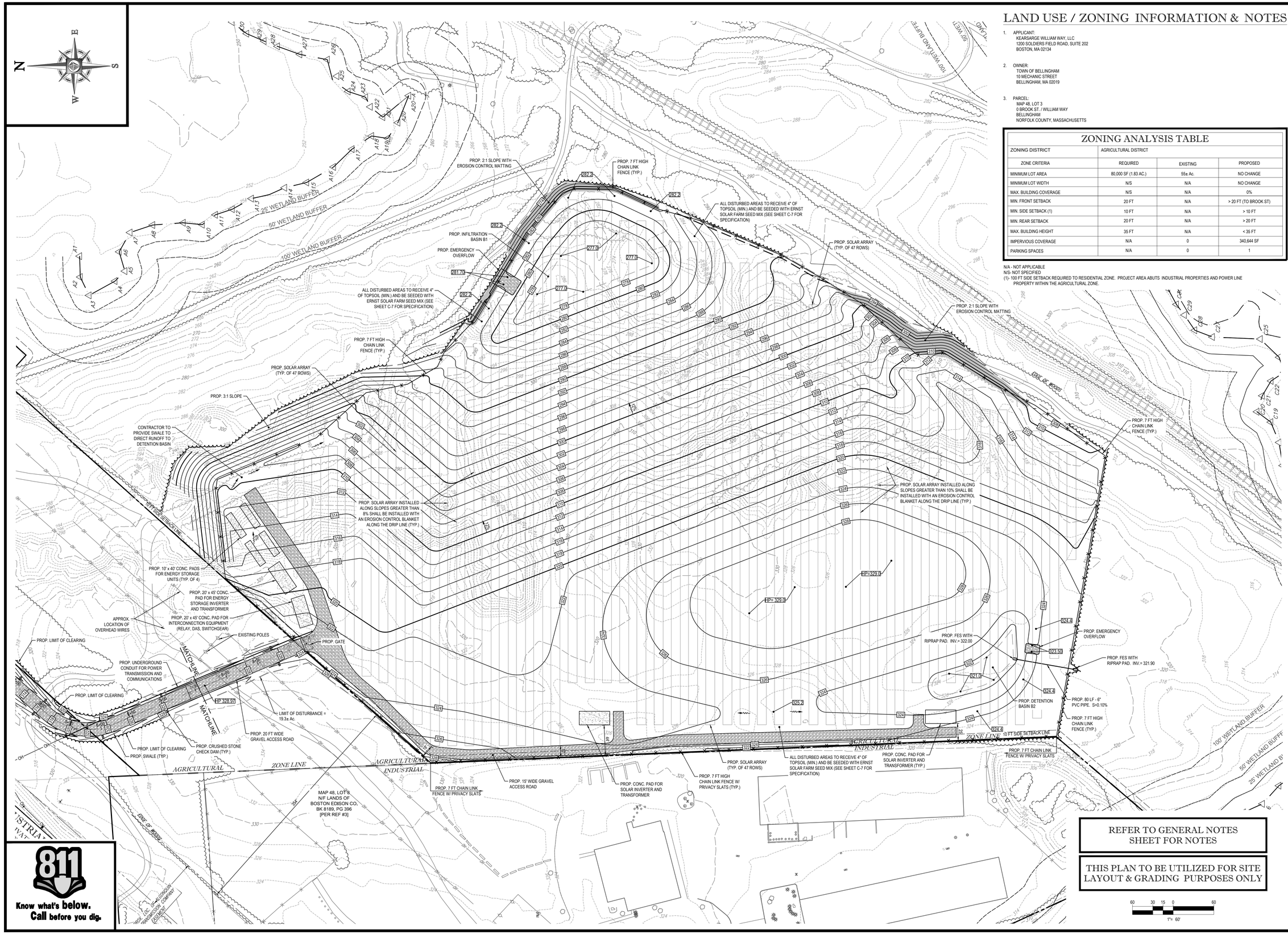
2. OWNER:
   TOWN OF BELLINGHAM
   10 MECHANIC STREET
   BELLINGHAM, MA 02019

3. PARCEL:
   MAP 48, LOT 3
   0 BROOK ST. / WILLIAM WAY
   BELLINGHAM
   NORFOLK COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	AGRICULTURAL DISTRICT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF (1.83 AC.)	55± Ac.	NO CHANGE
MINIMUM LOT WIDTH	N/S	N/A	NO CHANGE
MAX. BUILDING COVERAGE	N/S	N/A	0%
MIN. FRONT SETBACK	20 FT	N/A	> 20 FT (TO BROOK ST)
MIN. SIDE SETBACK (1)	10 FT	N/A	> 10 FT
MIN. REAR SETBACK	20 FT	N/A	> 20 FT
MAX. BUILDING HEIGHT	35 FT	N/A	< 35 FT
IMPERVIOUS COVERAGE	N/A	0	340,644 SF
PARKING SPACES	N/A	0	1

N/A - NOT APPLICABLE
N/S- NOT SPECIFIED
(1)- 100 FT SIDE SETBACK REQUIRED TO RESIDENTIAL ZONE. PROJECT AREA ABUTS INDUSTRIAL PROPERTIES AND POWER LINE PROPERTY WITHIN THE AGRICULTURAL ZONE.



REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT & GRADING PURPOSES ONLY

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- LONG ISLAND, NY
- NEW YORK METRO
- NORTHERN NEW JERSEY
- SOUTHERN NEW JERSEY
- PHILADELPHIA, PA
- PITTSBURGH, PA
- HARRISBURG, PA
- SOUTHEASTERN, PA
- REHOBOTH BEACH, DE
- BALTIMORE, MD
- SOUTHERN MARYLAND
- NORTHERN VIRGINIA
- RICHMOND, VA
- RALEIGH, NC
- WASHINGTON, DC
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY
1	04/10/19	L.O.W. PER NHESP, REVIEW COMMENTS	AWP
2	04/25/19	PEER REVIEW COMMENTS	AWP
3	05/20/19	WETLAND BOUNDARY	AWP
4			
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PERMIT SET

PROJECT No.:	W191013
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/21/2019
SCALE:	AS NOTED
CAD I.D.:	W191013SS3

PROJECT:
SITE DEVELOPMENT PLANS
FOR
KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / 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

J. M. Johnson
COMMONWEALTH OF MASSACHUSETTS
JESSE M. JOHNSON
No. 45455
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SITE & GRADING PLAN

SHEET NUMBER:
C-5

REV 3 - 05/20/2019

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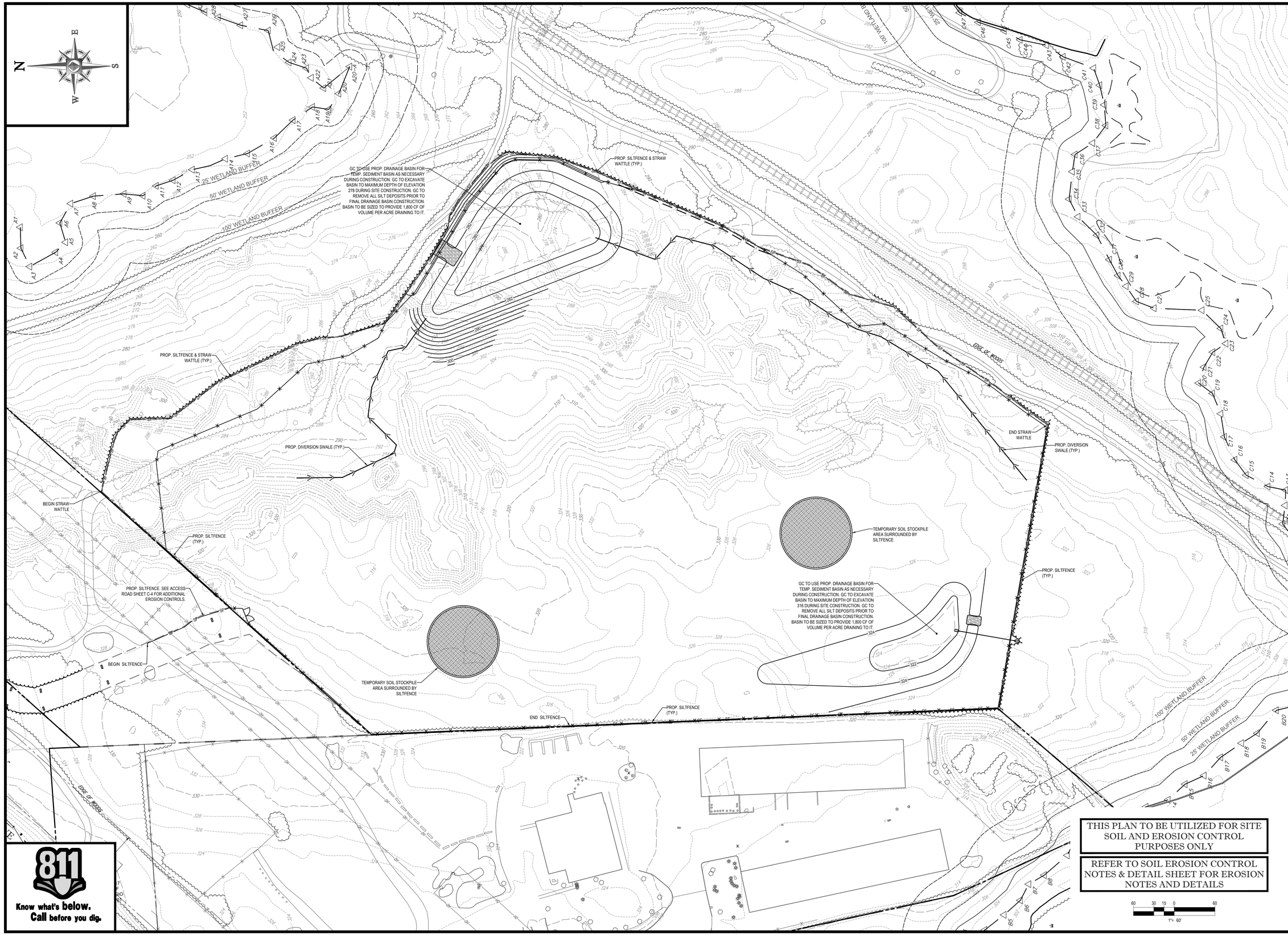

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

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

60 30 15 0 60
1"= 60'

811
Know what's **below.**
Call before you dig.

BOHLER ENGINEERING

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

- UPSTATE NEW YORK
- NEW ENGLAND
- BOSTON, MA
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- NEW YORK METRO
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- PHILADELPHIA, PA
- PITTSBURGH, PA
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- SOUTHEASTERN, PA
- REHOBOTH BEACH, DE
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- SOUTHERN MARYLAND
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SITE DEVELOPMENT PLANS
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LOCATION OF SITE
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JESSE M. THOMPSON
No. 45453
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSED REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-6

REV 3 - 05/20/2019

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CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-INSTALL STABILIZED CONSTRUCTION EXIT

-INSTALL EROSION CONTROL BARRIER

-INSTALLATION OF INLET PROTECTION IN DRIVEWAY

-CLEAR AND GRUB

-INSTALL TEMPORARY SWALES AND SEDIMENT BASINS

-EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

-CONSTRUCT UTILITIES

-INSTALL SOLAR ARRAYS

-SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

-REMOVE TEMPORARY SEDIMENT BASINS

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

EROSION & 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. FOUR 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/strawBALES AND/OR SILT FENCE 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	185-275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

* 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 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%.

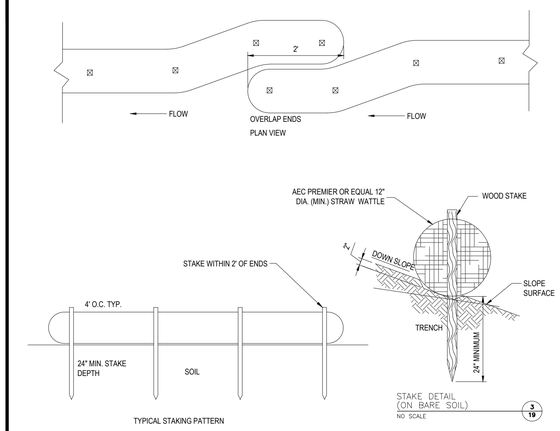
7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

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: STRAW WATTLE TO BE PLACED DIRECTLY AT UPGRADIENT FACE OF SILT FENCE

STRAW WATTLE DETAIL

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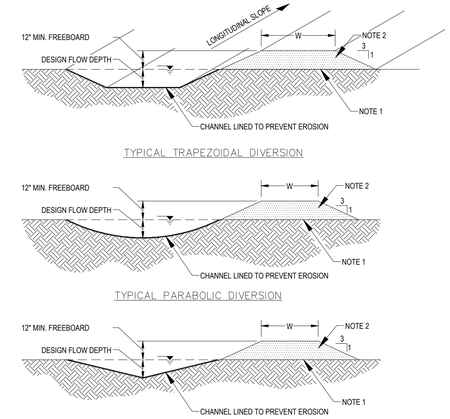
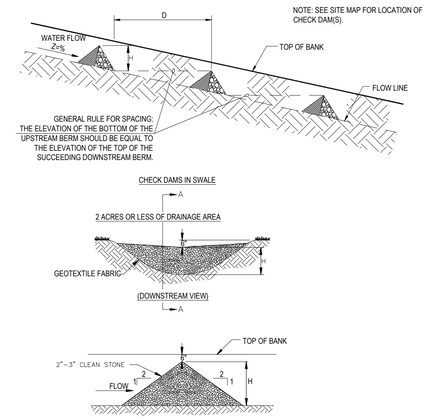


NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND IMMEDIATELY STABILIZED.
3. DIVERSION DITCHES/BERMS MUST BE IMMEDIATELY STABILIZED TO PREVENT EROSION AND TRANSPORT OF SEDIMENT.

DIVERSION SWALES

N.T.S.



STONE CHECK DAMS

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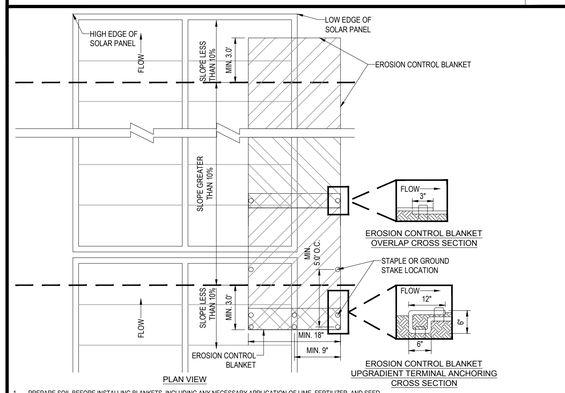

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN. ANCHOR 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 DOWN SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

SOLAR PANEL DRIP LINE EROSION CONTROL BLANKET

N.T.S.

ERNST ITEM #: ERNMX-186

Mix Composition
50.0% *Festuca rubra* (Creeping Red Fescue)
15.0% *Festuca brevipila, 'Beacon'* (Hard Fescue, 'Beacon')
15.0% *Festuca brevipila, 'Harpoon'* (Hard Fescue, 'Harpoon')
10.0% *Festuca rubra ssp. commutata* (Chewings Fescue)
5.0% *Poa pratensis, 'Volt'* (Kentucky Bluegrass, 'Volt')
5.0% *Poa pratensis, 'Shamrock'* (Kentucky Bluegrass, 'Shamrock')

ERNST SOLAR FARM SEED MIX

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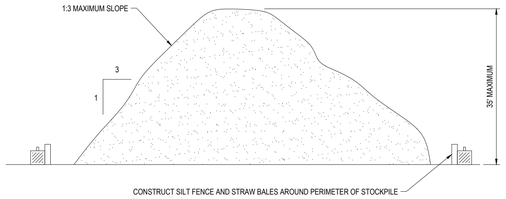
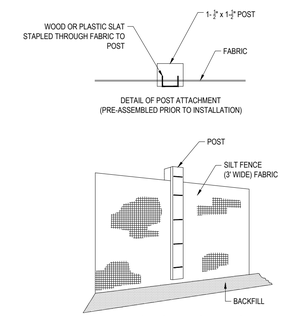


TEMPORARY STOCKPILE DETAIL

N.T.S.

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.



TYP. SILTATION FENCE DETAIL

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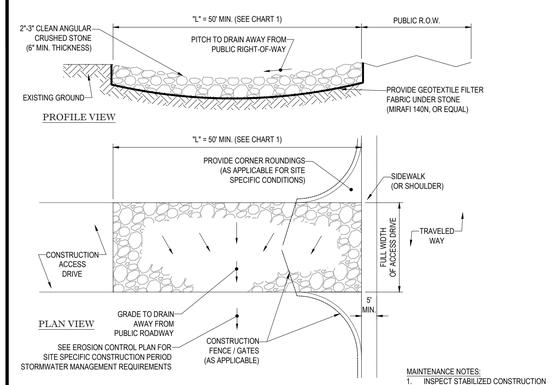

CHART 1

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.

MAINTENANCE NOTES:
1. INSPECT STABILIZED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OR AFTER EVERY MAJOR RAIN STORM EVENT.
2. WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS.
3. EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

STABILIZED CONSTRUCTION EXIT

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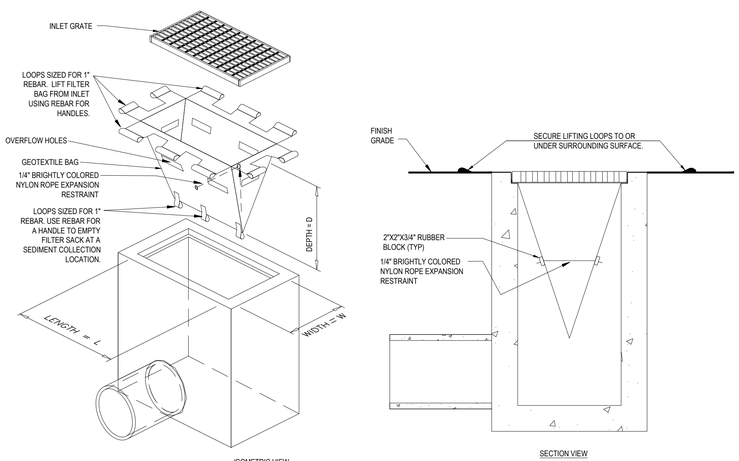

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

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	266 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

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.

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

TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRATED INLETS)

N.T.S.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING · LAND DEVELOPMENT · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
STRATEGIC PLANNING · TRANSPORTATION · ENVIRONMENTAL SERVICES
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REV	DATE	COMMENT	BY
1	04/10/19	L.O.W. PER NHESP, REVIEW COMMENTS	AWP
2	04/25/19	PEER REVIEW COMMENTS	AWP
3	05/20/19	WETLAND BOUNDARY	AWP
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PERMIT SET

PROJECT No.:	W191013
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/21/2019
SCALE:	AS NOTED
CAD I.D.:	W191013SS3

PROJECT: SITE DEVELOPMENT PLANS FOR

KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / 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

J. M. Johnson
JESSE MATTHEW JOHNSON
NO. 49684
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION CONTROL NOTES & DETAILS SHEET

SHEET NUMBER:
C-7

REV 3 - 05/20/2019

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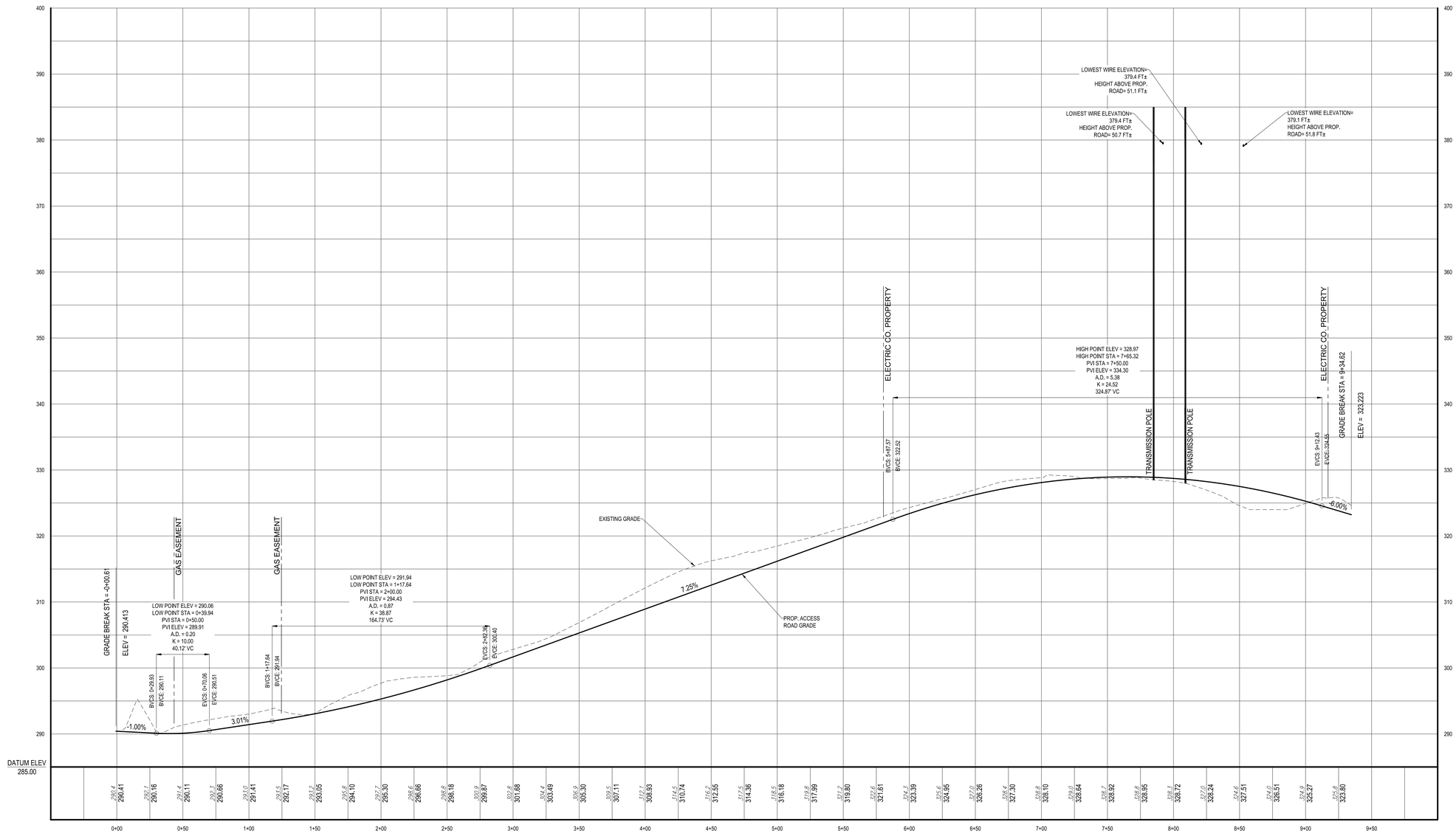

Access Road

SCALE: 1"= 40 ' HORIZONTAL
1"= 8 ' VERTICAL

811
Know what's below.
Call before you dig.

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LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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◆ NEW YORK, NY ◆ HARRISBURG, PA ◆ CENTRAL VIRGINIA ◆ SOUTH FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
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SITE DEVELOPMENT PLANS
FOR
KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
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TOWN OF BELLINGHAM
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MASSACHUSETTS

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www.BohlerEngineering.com

J. Michael Johnson
COMMONWEALTH OF MASSACHUSETTS
JESSE MICHAEL JOHNSON
No. 47041
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
ACCESS ROAD PROFILE

SHEET NUMBER:
C-8

REV 3 - 05/20/2019

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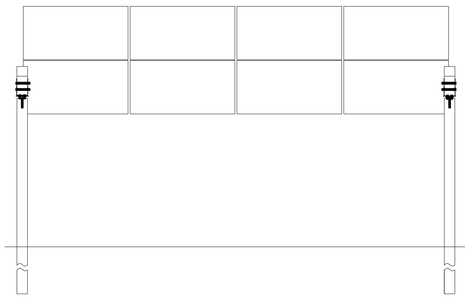
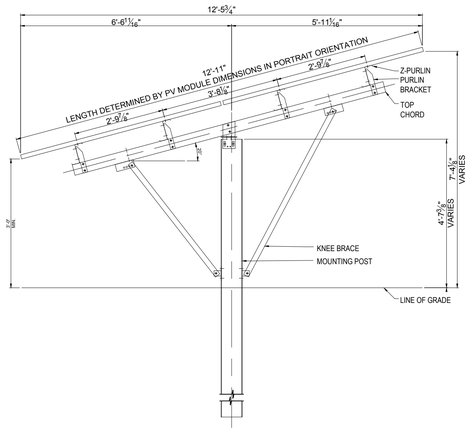


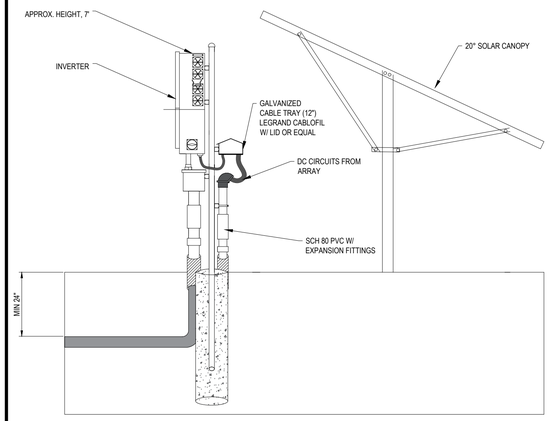
SOLAR MODULE RACK DETAIL - FRONT VIEW

N.T.S.



SOLAR MODULE RACK DETAIL - SIDE VIEW

N.T.S.



INVERTER RACK DETAIL - SIDE VIEW

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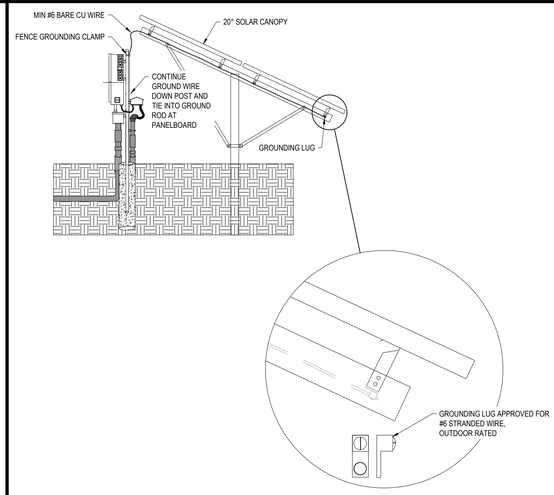
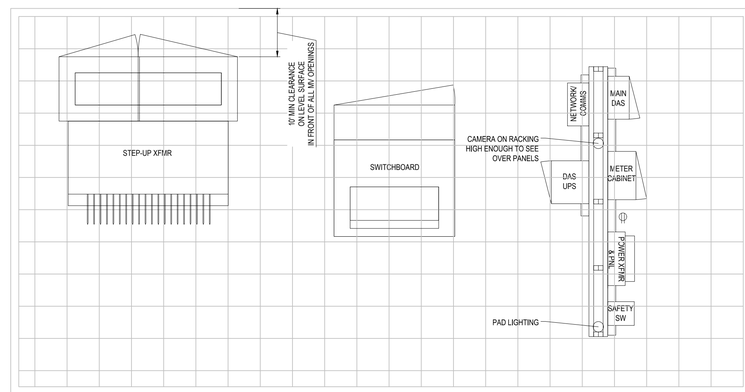


RACKING GROUND



TYPICAL EQUIPMENT PAD LAYOUT - TOP VIEW

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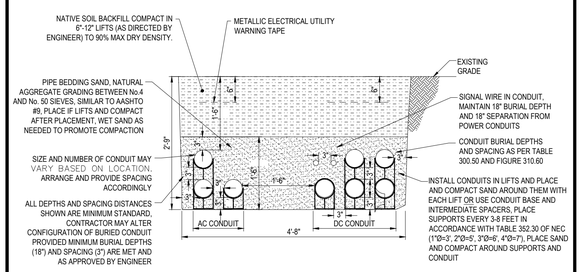

DC, 1000V CLASS, AND COMMUNICATION CONDUIT TRENCH

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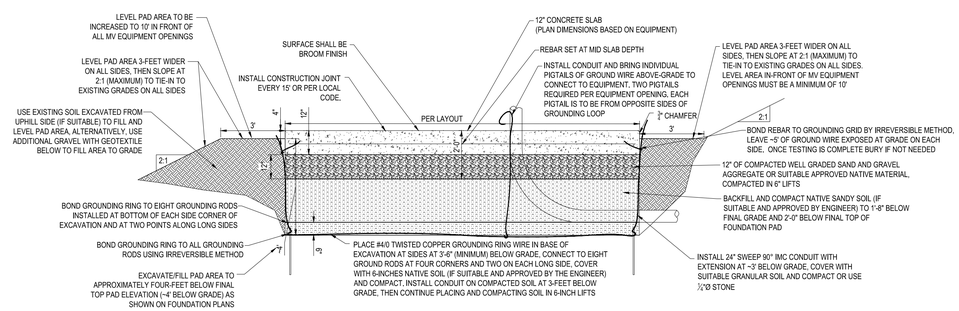

TYPICAL EQUIPMENT PAD CONSTRUCTION - CROSS-SECTIONAL VIEW

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CAD I.D.:	W191013SS3

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SITE DEVELOPMENT PLANS
FOR
KEARSARGE WILLIAM WAY, LLC

LOCATION OF SITE
BROOK ST. / WILLIAM WAY
TOWN OF BELLINGHAM
NORFOLK COUNTY,
MASSACHUSETTS

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J. M. Johnson
COMMONWEALTH OF MASSACHUSETTS
JESSE M. JOHNSON
No. 45453
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

CONSTRUCTION DETAIL SHEET

SHEET NUMBER:

C-9

REV 3 - 05/20/2019

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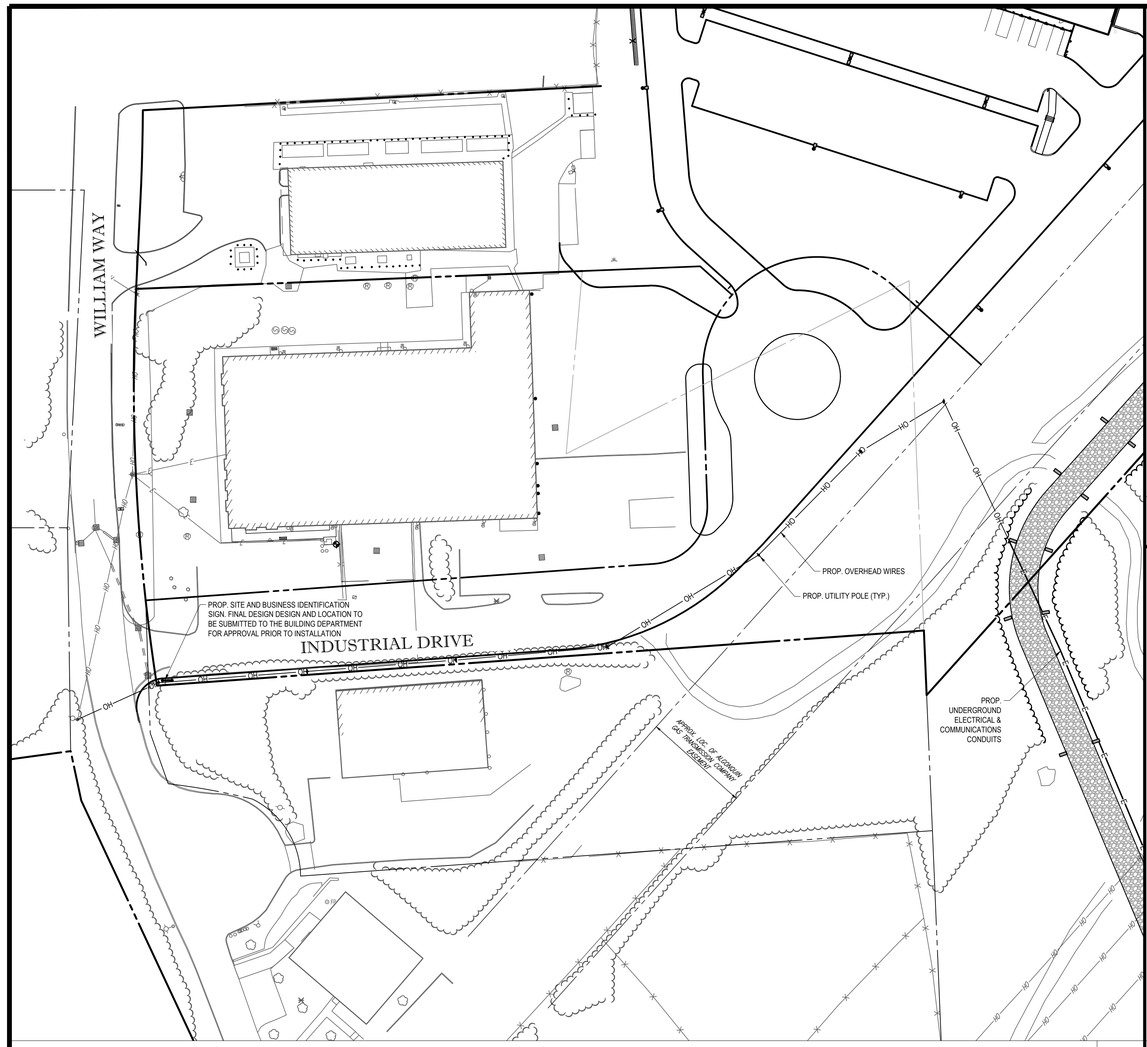
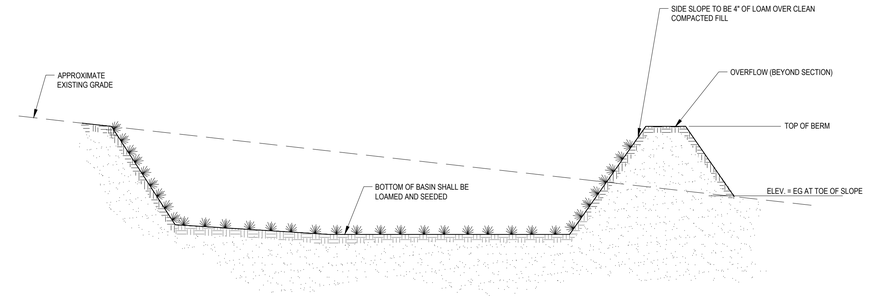


POWER TRANSMISSION LINE CONNECTION TO WILLIAM WAY

1" = 50'



TYPICAL SECTION THROUGH DETENTION / INFILTRATION BASIN

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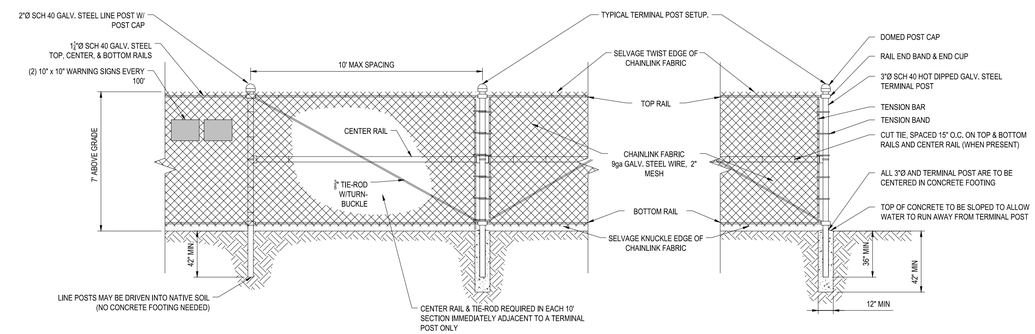

CHAINLINK FENCING NOTES:

1) ALL CHAINLINK FENCING COMPONENTS SHALL HAVE A HOT DIPPED GALVANIZED FINISH. ANY CHIPS IN THE GALVANIZED FINISH DUE TO SITE INSTALLATION SHOULD BE MINIMIZED AND REPAIRED WITH INDUSTRIAL GRADE PAINT ON GALVANIZED PAINT. ALL CUT ENDS ARE TO BE FINISHED WITH INDUSTRIAL GRADE PAINT ON GALVANIZED FINISH.

2) CHAINLINK FABRIC SHALL BE MADE OF 9 GAUGE STEEL WIRE, 2" MESH SIZE, AND HOT DIPPED GALVANIZED PRIOR TO WEAVING. ONE EDGE OF THE FABRIC SHALL BE FINISHED WITH A SELVAGE TWIST AND THE OTHER WITH A SELVAGE KNUCKLE.

3) ALL POSTS ARE TO BE PLUMB IN ALL DIRECTIONS.

4) LINE POSTS MAY BE HAMMER DRIVEN. IF HAMMER DRIVEN, POST END MUST BE CUT TO FINAL HEIGHT AFTER DRIVING IS COMPLETE. CUT END IS TO BE CUT SQUARE AND FREE OF BENDS, MUSHROOMING, AND BURRS. CUT END TO BE TREATED AS PER NOTE #1.

5) MAXIMUM POST SPACING BASED ON MAXIMUM WIND SPEED OF 90MPH WITH CLASS B EXPOSURE, MODERATE ICE LOADING, AND COMPONENT SIZES SHOWN. MAXIMUM POST SPACING SHALL NOT BE EXCEEDED.

6) FENCE TO BE PLACED A MINIMUM OF SIX (6) FEET INWARD FROM THE LIMIT OF WORK.

GALVANIZED CHAIN LINK FENCE

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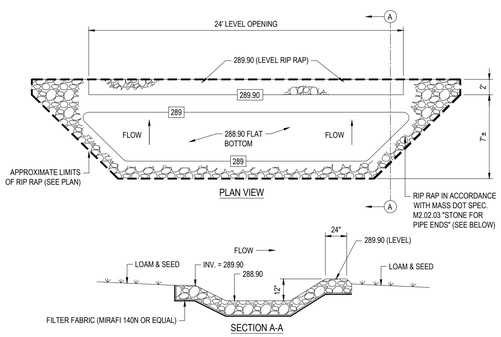

M2.02.3 STONE FOR PIPE ENDS.
STONE FOR PIPE ENDS SHALL BE SOUND, DURABLE ROCK WHICH IS ANGULAR IN SHAPE. ROUNDED STONES, BOULDERS, SANDSTONE OR SIMILAR STONE OR RELATIVELY THIN SLABS WILL NOT BE ACCEPTABLE. EACH STONE SHALL WEIGH NOT LESS THAN 50 POUNDS NOT MORE THAN 125 POUNDS AND AT LEAST 75 % OF THE VOLUME SHALL CONSIST OF STONES WEIGHING NOT LESS THAN 75 POUNDS EACH. THE REMAINDER OF THE STONES SHALL BE SO GRADED THAT WHEN PLACED WITH THE LARGER STONES THE ENTIRE MASS WILL BE COMPACT.

LEVEL SPREADER DETAIL

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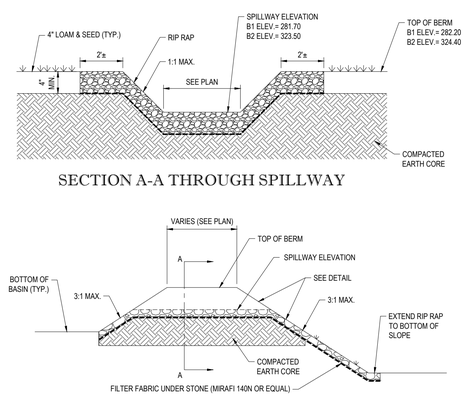
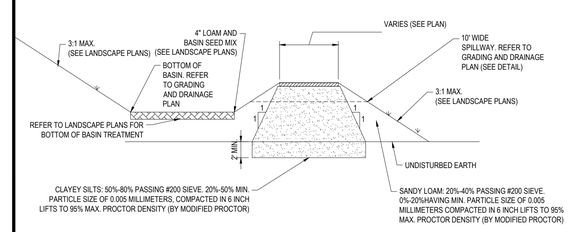


SPILLWAY DETAIL

N.T.S.



INFILTRATION BASIN BERM DETAIL

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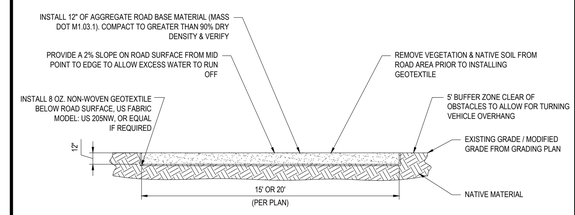

ROADWAY NOTES:

1) DESIGN BASED ON AASHTO - GEOMETRIC DESIGN OF HIGHWAYS AND STREETS STANDARDS.

2) ACCESS ROAD BASE CONSTRUCTION DETAILS BASED ON AASHTO STANDARDS FOR INDUSTRIAL GRAVEL ROADS.

3) ROAD SURFACE IS TO SUPPORT A MINIMUM GROSS VEHICLE WEIGHT OF 60,000 LBS GVWR WITHOUT DISPLACING ANY AGGREGATE ROAD BASE.

4) ROAD SURFACE IS TO BE GRADED SUCH THAT NO PONDING OF WATER OCCURS WITHIN THE LIMITS OF THE ROAD SURFACE.

GRAVEL ACCESS DRIVEWAY

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J. M. Johnson
JESSE M. JOHNSON
MASSACHUSETTS
PROFESSIONAL ENGINEER
No. 45615
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

CONSTRUCTION DETAIL SHEET

SHEET NUMBER:

C-10

REV 3 - 05/20/2019

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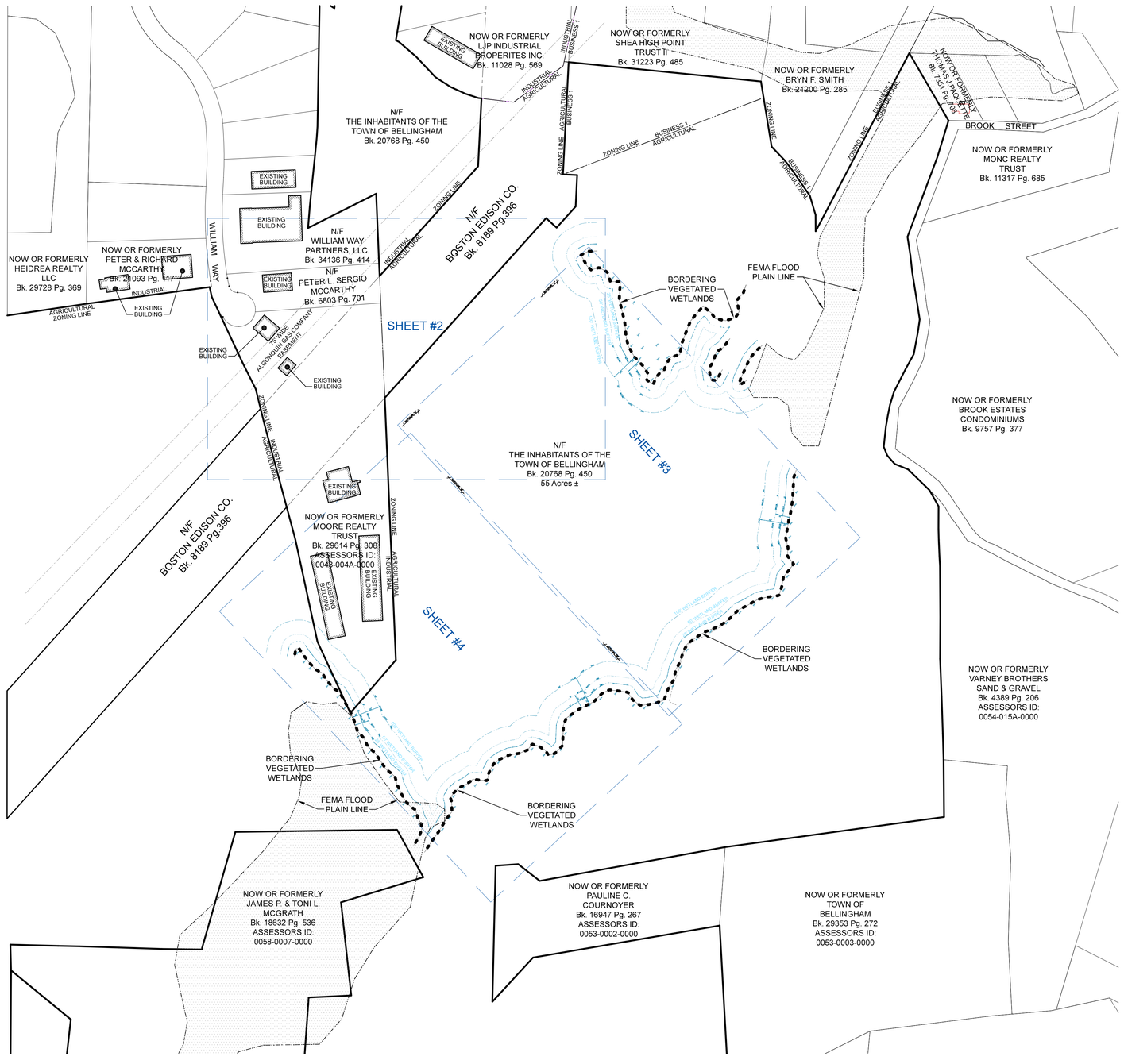
ZONING DISTRICT:	AGRICULTURAL /	INDUSTRIAL /	BUSINESS–1
	"A"	"I"	"B–1"
MINIMUM AREA: TWO–FAMILY	160,000 SF		80,000 SF
OTHER USES	40,000 SF	60,000 SF	40,000 SF
MINIMUM FRONTAGE:	200'	200'	150'
MINIMUM SET BACK			
FRONT:	30'	20'	20'
SIDE:	15'	10'	10'
REAR:	20'	20'	20'
MAXIMUM HEIGHT:	35'	45'	35'



LEGEND

- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE OR CONCRETE MONUMENTS
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- UNDETERMINED MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITORING WELL
- ANCHOR
- UTILITY POLE
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- BENCHMARK
- GAS VALVE
- SIGN
- LIGHT POLE / LAMP POST
- SPOT LIGHT
- FLAG POLE
- MAILBOX (MBX)
- BOLLARD
- STUMP
- SHRUBS, BUSHES, ETC.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WF–26 WETLAND FLAG
- BOULDER
- ELECTRIC LINE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- STONEWALL
- EDGE OF PAVEMENT
- FENCING (AS NOTED)
- GUARD RAILING (AS NOTED)
- TREE LINE
- EDGE OF LANDSCAPING
- BORDERING VEGETATED WETLANDS
- 100' WETLAND BUFFER ZONE
- 50' WETLAND BUFFER ZONE
- 25' WETLAND BUFFER ZONE
- STREAM
- DITCH LINE
- EDGE OF PARKING AEAS

PLAN NOTES:

1.) THE ABOVE GROUND UTILITIES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF OCTOBER, NOVEMBER & SEPTEMBER OF 2018.

2.) THIS PLAN DEPICTS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED. SOME EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A PLAN PROVIDED TO US.

3.) PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT DIG–SAFE AT 1–888–344–7233 AND OBTAIN A DIG–SAFE NUMBER AT LEAST 72 HOURS PRIOR TO INITIATING WORK.

4.) HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE NAD83.

5.) VERTICAL DATUM IS BASED ON NAVD88.

6.) THE LOCUS PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOODING. SEE FLOOD FIRM MAP 25021 C 0303 E, PANEL 303 OF 430, DATED JULY 17, 2012.

OWNER:

THE INHABITANTS OF
THE TOWN OF BELLINGHAM
#10 MECHANIC STREET
BELLINGHAM, MA
DEED BOOK 20,768 PG. 450
ASSESSORS PARCEL ID: 0048–0003

COMMONWEALTH OF MASSACHUSETTS
JAMES PATRICK SMITH NO. 46510 REGISTERED PROFESSIONAL LAND SURVEYOR

12–14–2018
JAMES P. SMITH P.L.S. #46510 DATE

SCALE: 1 INCH = 200 FEET
FEET 0 100 200 400 600
METERS 0 50 100 150 200
GRAPHIC SCALE

EXISTING CONDITIONS PLAN OF LAND IN
BELLINGHAM, MASSACHUSETTS
PREPARED FOR
Industria Engineering
#1 Ash Street
Hopkinton, MA
SCALE: 1" = 200' DATE: DECEMBER 14, 2018
PREPARED BY

TAUPER LAND SURVEY INC.
25 SUTTON AVENUE, OXFORD, MA 01540
TEL. 508–987–2266
FAX 508–987–2267

DWG: 18–214_WILLIAM–WAY_BELLINGHAM.dwg
JOB NO. 18–214 COVER SHEET 1 OF 4

WILLIAM WAY

EXISTING BUILDING

N/F
WILLIAM WAY PARTNERS LLC
Bk. 34136 Pg. 414

N/F
PETER L. SERGIO
McCARTHY
Bk. 6803 Pg. 701

N/F
BOSTON EDISON CO.
Bk. 8189 Pg.396

N/F
THE INHABITANTS OF
THE TOWN OF BELLINGHAM
Bk. 20768 Pg. 450
55 Acres ±

300' WIDE
BOSTON EDISON COMPANY

75' WIDE
ALGONQUIN GAS COMPANY EASEMENT

ZONING LINE INDUSTRIAL AGRICULTURAL

MATCHLINE "A"

CARTROAD

GRAVEL

OBSCURED

PILE

STOCK PILE

STORAGE

CONCRETE BOUND FOUND

DRILL HOLE FOUND

N

MASS MAINLAND NAD83

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

GRAPHIC SCALE

COMMONWEALTH OF MASSACHUSETTS
JAMES PATRICK SMITH
NO. 46510
REGISTERED PROFESSIONAL LAND SURVEYOR

12-14-2018

JAMES P. SMITH P.L.S. #46510 DATE

EXISTING CONDITIONS PLAN OF LAND IN

BELLINGHAM, MASSACHUSETTS

PREPARED FOR

Industria Engineering
#1 Ash Street
Hopkinton, MA

SCALE: 1" = 40' DATE: DECEMBER 14, 2018

PREPARED BY

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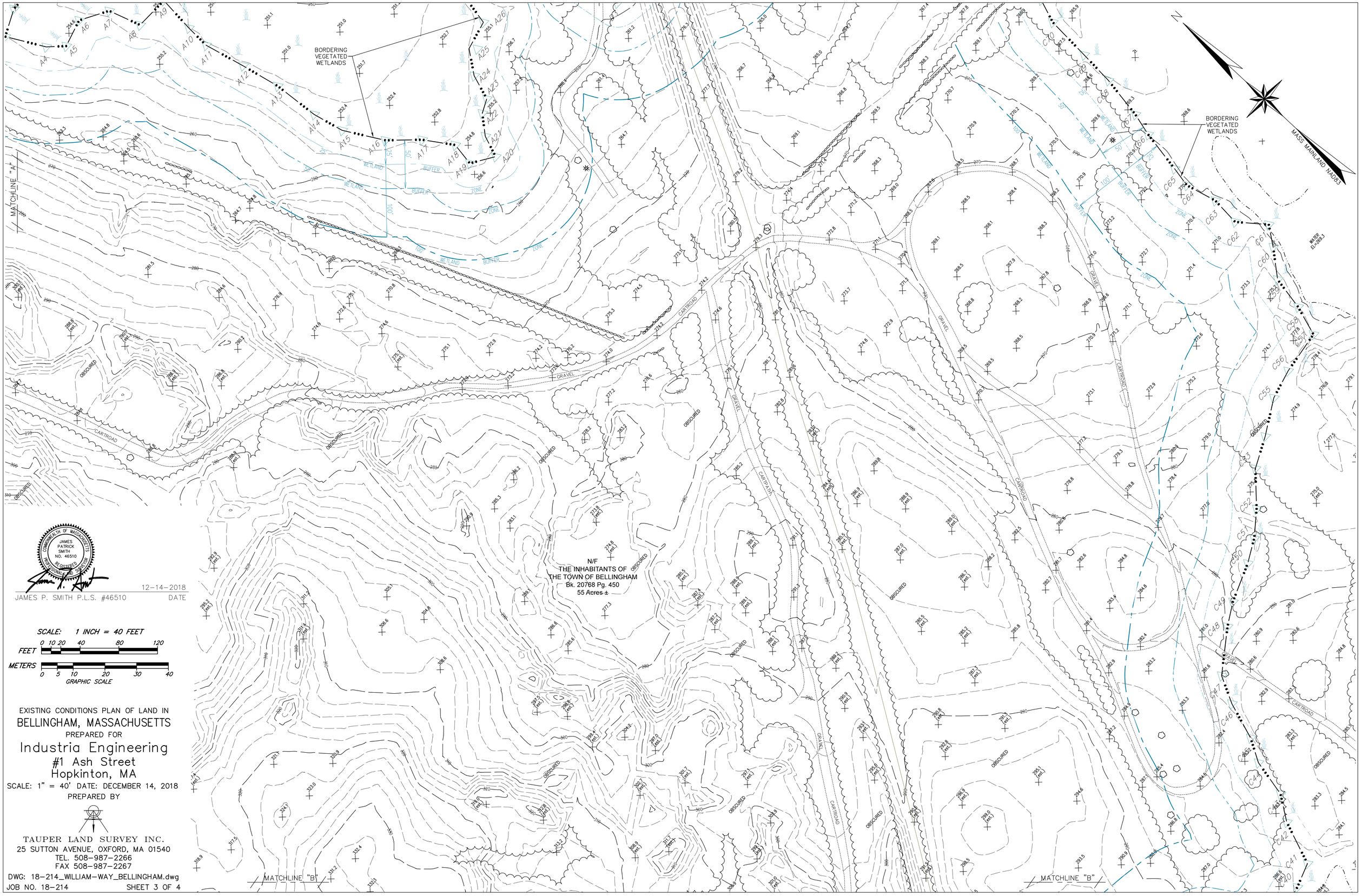
FAX 508-987-2267

DWG: 18-214_WILLIAM-WAY_BELLINGHAM.dwg

JOB NO. 18-214 SHEET 2 OF 4



COMMONWEALTH OF MASSACHUSETTS
JAMES PATRICK SMITH
NO. 46510
PROFESSIONAL LAND SURVEYOR

12-14-2018

JAMES P. SMITH P.L.S. #46510 DATE

SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

GRAPHIC SCALE

EXISTING CONDITIONS PLAN OF LAND IN

BELLINGHAM, MASSACHUSETTS

PREPARED FOR

Industria Engineering

#1 Ash Street

Hopkinton, MA

SCALE: 1" = 40' DATE: DECEMBER 14, 2018

PREPARED BY

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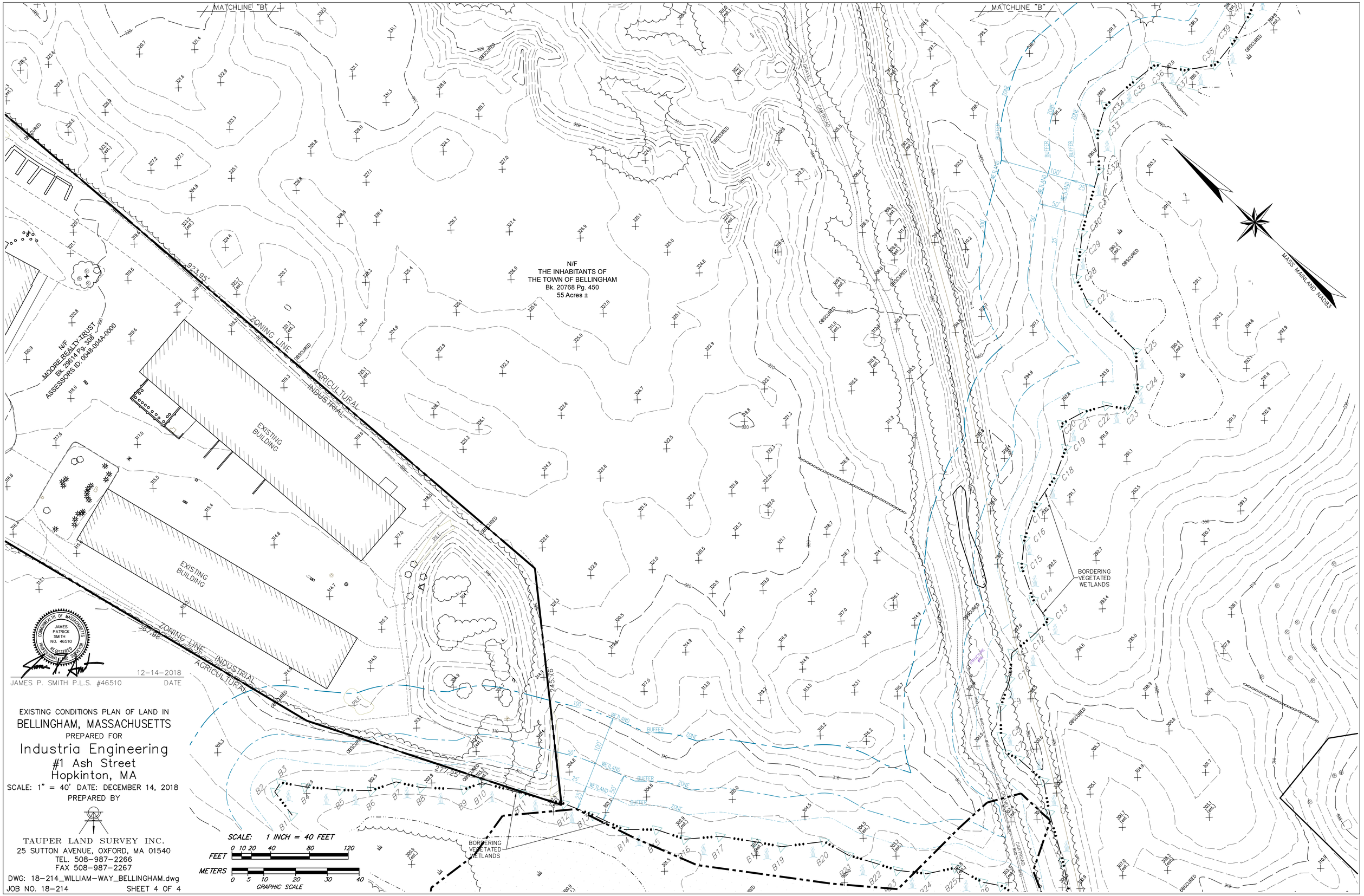
DWG: 18-214_WILLIAM-WAY_BELLINGHAM.dwg

JOB NO. 18-214 SHEET 3 OF 4


MATCHLINE "B"
MATCHLINE "B"
N/F
THE INHABITANTS OF
THE TOWN OF BELLINGHAM
Bk. 20768 Pg. 450
55 Acres ±
N/F
MOORE REALTY TRUST
Bk. 23614 Pg. 308
ASSESSORS ID: 0048-004A-0000
EXISTING BUILDING
EXISTING BUILDING
ZONING LINE
AGRICULTURAL
INDUSTRIAL
923.95'
567.98'
277.25'
245.76'
GRAVEL CARTROAD
BORDERING VEGETATED WETLANDS
BORDERING VEGETATED WETLANDS
WETLAND BUFFER ZONE
MASS MAINLAND NAD83
OBSCURED
PILE
COMMONWEALTH OF MASSACHUSETTS
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JOB NO. 18-214
SHEET 4 OF 4
SCALE: 1 INCH = 40 FEET
FEET 0 10 20 40 80 120
METERS 0 5 10 20 30 40
GRAPHIC SCALE