SITE PLAN
OF
200–220 BARTLETT STREET
NORTHBOROUGH, MA.

GENERAL NOTES:

1. PROPERTY LINES ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD AND DOES NOT REPRESENT A PROPERTY SURVEY.

2. EXISTING TOPOGRAPHY IS BASED UPON AN ON–GROUND TOPOGRAPHICAL SURVEY BY CONNORSTONE ENGINEERING, INC. IN 2019, 2020, MARCH 2021. TBM=290.59 HYDRANT BOLT "X".

3. THE PARCEL IS LOCATED AT 200–220 BARTLETT STREET, AS SHOWN ON ASSESSORS MAP 66, PARCEL 7.

4. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA F.I.R.M. 25027C0653F DATED JULY 16, 2014.

5. WETLAND DELINEATION BY THREE OAKS CONSULTING DECEMBER 2019, JANUARY 2020.

CONSTRUCTION NOTES:

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1–800–344–7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

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

3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NORTHBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD 'STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES', WHICHEVER IS MORE STRINGENT.

4. THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF NORTHBOROUGH DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS–BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.

6. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

7. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION OR THE LOCAL AUTHORITY.

9. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.

10. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1–47).

11. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.

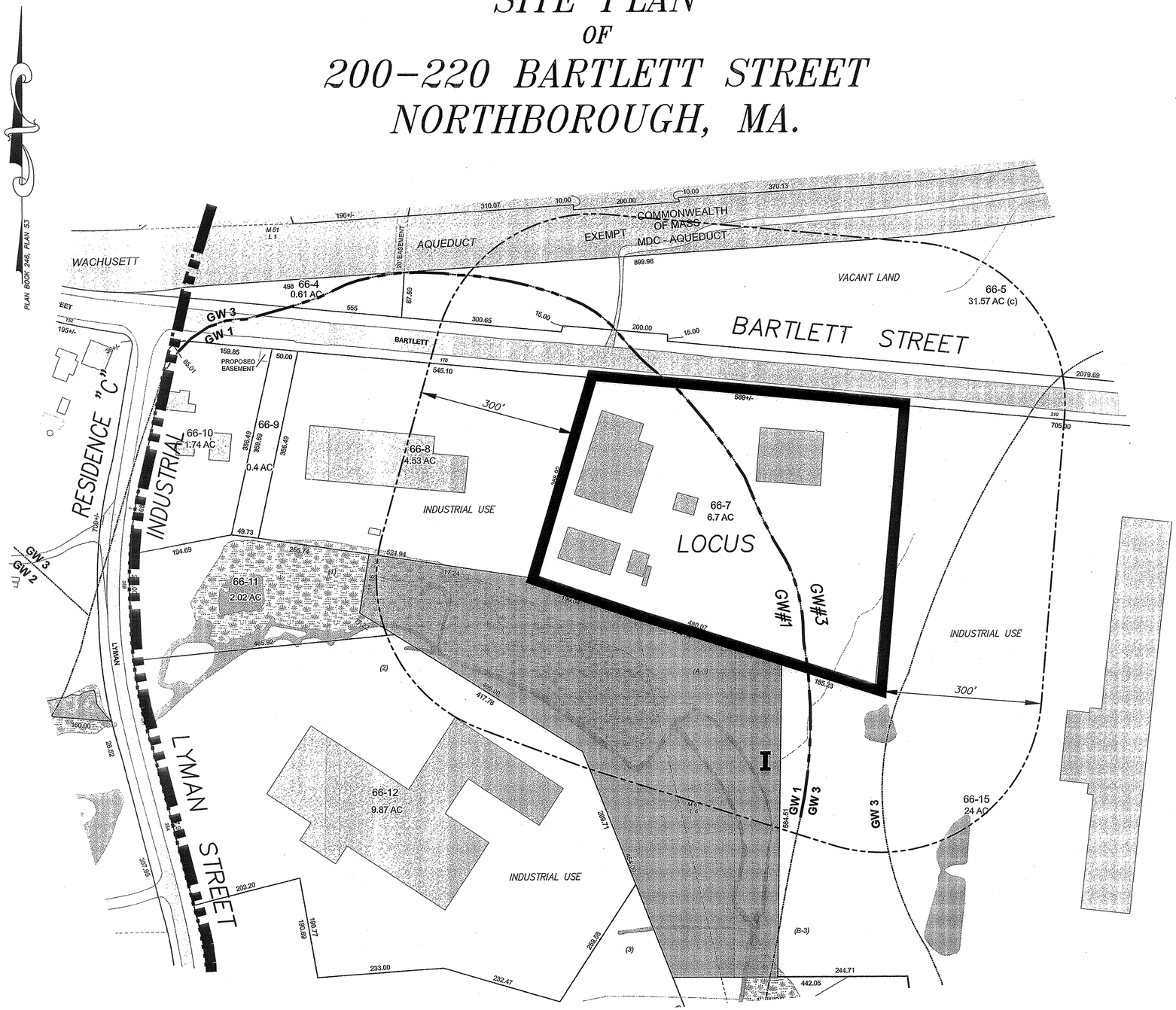
12. JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER. ALL TRENCHES SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTHBOROUGH DPW AND/OR MASS DOT REGULATIONS.

13. FOUNDATION & UNDER SLAB DRAINAGE SYSTEM DESIGNED BY OTHERS AS SHOWN ON THE PROJECT ARCHITECTURAL PLANS.

ZONED: INDUSTRIAL

LOT REQUIREMENTS	REQUIRED	PROPOSED
AREA	60,000 s.f.	292,280 s.f.
FRONTAGE	150 FEET	586.50 FEET
FRONT YARD	40 FEET	58.6 FEET
SIDE YARD	20 FEET	35.4 FEET
REAR YARD	25 FEET	53.8 FEET
MAXIMUM LOT COVERAGE =	50%	12.0%
MINIMUM OPEN SPACE =	25%	52.8%

GROUNDWATER OVERLAY PROTECTION DISTRICT –1 & 3



LOCUS MAP:
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'

0 50 75 100 150 200 300 400 500 FEET
0 10 20 30 40 50 75 100 125 150 METERS

OPEN SPACE / LANDSCAPE TABULATION:

LOT AREA = 292,280 S.F.
REQUIRED OPEN SPACE = 73,070 S.F. (25%)
PROPOSED OPEN SPACE = 154,364 S.F. (52.8%)
EXISTING IMPERVIOUS COVER = 79,795 S.F.
PROPOSED IMPERVIOUS COVER = 137,920 S.F.

PARKING REQUIREMENTS:

INDUSTRIAL USES:
OFFICE: 1 SPACE / 300 S.F. MINIMUM
1 SPACE / 200 S.F. MAXIMUM
WAREHOUSE:
1 SPACE / 1500 S.F. MINIMUM
1 SPACE / 1000 S.F. MAXIMUM
OTHER COMMERCIAL USES: GREATER OF 1 SPACE PER (3) EMPLOYEES OR 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA

SHEET INDEX

1 of 6	COVER / INDEX SHEET
2 of 6	EXISTING CONDITIONS PLAN
3 of 6	SITE PLAN
4 of 6	EROSION CONTROL PLAN
5 of 6	LAYOUT PLAN
6 of 6	CONSTRUCTION DETAILS

VITO COLONNA No. 47635 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
11-23-21

APPLICANT:
R.J. DEVEREAUX CORP.

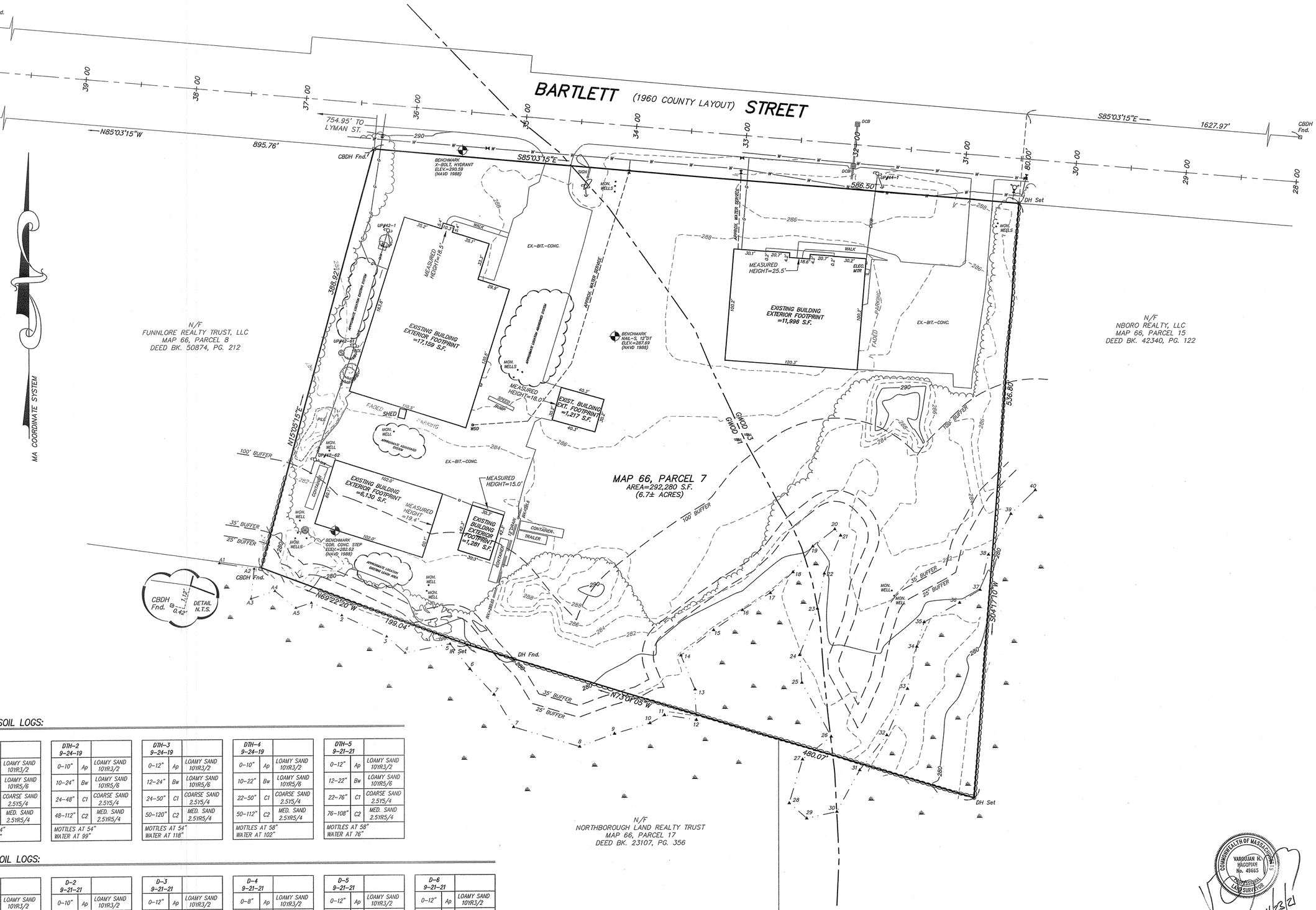
OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EXISTING CONDITIONS PLAN
OF
200–220 BARTLETT STREET
IN
NORTHBOROUGH, MA

REVISED:	DESCRIPTION:

DRAWN BY: REM | CHECK BY: VC
DATE: NOVEMBER 23, 2021
SCALE: 1"=100' | SHEET 1 OF 6.



LEGEND

- DRAINAGE LINE
- DRAINAGE MAN HOLE
- CATCH BASIN
- SEWER LINE
- SEWER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- WATERLINE
- HYDRANT
- WATERGATE
- GAS LINE
- GAS GATE
- UTILITY POLE & GUY WIRE
- GUARD RAIL
- TELEPHONE MAN HOLE
- STONEWALL
- CHAIN LINK FENCE
- WOOD FENCE
- TREE LINE
- ZONE LINE
- RIP RAP
- WELL
- LIGHTPOST
- MAPLE TREE
- CRABAPPLE TREET
- HANDICAP SPACE
- ELECTRIC TRANSFORMER
- SIGN
- BOLLARD

MONUMENTS

• IR Set	IRON ROD FOUND
◉ DH Fnd/Set	DRILL HOLE FOUND/Set
⊡ CBDH Fnd.	CONCRETE BOUND W. DRILL HOLE FOUND
	STONE WALL

TOWN ASSESSOR MAP 66, PARCEL 7

DEED BOOK 13894, PAGE 46

PLAN BOOK 308, PLAN 12
PLAN BOOK 246, PLAN 53
PLAN BOOK 864, PLAN 117
PLAN BOOK 311, PLAN 3

ZONED: INDUSTRIAL
AREA = 60,000 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 20 feet
REAR = 25 feet
MAX. LOT COVERAGE = 50%
MINIMUM OPEN SPACE = 25%

GROUNDWATER OVERLAY PROTECTION DISTRICT #1 & #3

SEPTIC SOIL LOGS:

DTH-1 9-24-19		
0–12"	Ap	LOAMY SAND 10YR3/2
12–24"	Bw	LOAMY SAND 10YR5/6
24–48"	C1	COARSE SAND 2.5Y5/4
48–118"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 64" WATER AT 110"		

DTH-2 9-24-19		
0–10"	Ap	LOAMY SAND 10YR3/2
10–24"	Bw	LOAMY SAND 10YR5/6
24–48"	C1	COARSE SAND 2.5Y5/4
48–112"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 54" WATER AT 99"		

DTH-3 9-24-19		
0–12"	Ap	LOAMY SAND 10YR3/2
12–24"	Bw	LOAMY SAND 10YR5/6
24–50"	C1	COARSE SAND 2.5Y5/4
50–120"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 54" WATER AT 118"		

DTH-4 9-24-19		
0–10"	Ap	LOAMY SAND 10YR3/2
10–22"	Bw	LOAMY SAND 10YR5/6
22–50"	C1	COARSE SAND 2.5Y5/4
50–112"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 58" WATER AT 102"		

DTH-5 9-21-21		
0–12"	Ap	LOAMY SAND 10YR3/2
12–22"	Bw	LOAMY SAND 10YR5/6
22–76"	C1	COARSE SAND 2.5Y5/4
76–108"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 58" WATER AT 76"		

DRAIN SOIL LOGS:

D-1 9-21-21		
0–8"	Ap	LOAMY SAND 10YR3/2
8–10"	Bw	LOAMY SAND 10YR5/6
10–42"	C1	COARSE SAND 2.5Y5/4
42–108"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 52" WATER AT 72"		

D-2 9-21-21		
0–10"	Ap	LOAMY SAND 10YR3/2
10–30"	C1	COARSE SAND 2.5Y5/4
30–102"	C2	MED. SAND 2.5YR5/4
MOTTLES AT 48" WATER AT 68"		

D-3 9-21-21		
0–12"	Ap	LOAMY SAND 10YR3/2
12–24"	Bw	LOAMY SAND 10YR5/6
24–36"	C1	COARSE SAND 2.5Y5/4
36–116"	C2	FINE SAND 2.5YR5/4
MOTTLES AT 48" WATER AT 62"		

D-4 9-21-21		
0–8"	Ap	LOAMY SAND 10YR3/2
8–22"	Bw	LOAMY SAND 10YR5/6
22–110"	C1	FINE SAND 2.5Y5/4
MOTTLES AT 50" WATER AT 84"		

D-5 9-21-21		
0–12"	Ap	LOAMY SAND 10YR3/2
12–20"	Bw	LOAMY SAND 10YR5/6
20–116"	C1	FINE SAND 2.5Y5/4
MOTTLES AT 52" WATER AT 88"		

D-6 9-21-21		
0–12"	Ap	LOAMY SAND 10YR3/2
12–24"	Bw	LOAMY SAND 10YR5/6
24–48"	C1	COARSE SAND 2.5Y5/4
48–84"	C2	FINE SAND 2.5YR5/4
MOTTLES AT 64" NO WATER		

COMMONWEALTH OF MASSACHUSETTS
VARUJAN H. HAGOPIAN
No. 49665
PROFESSIONAL LAND SURVEYOR
11/23/21

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

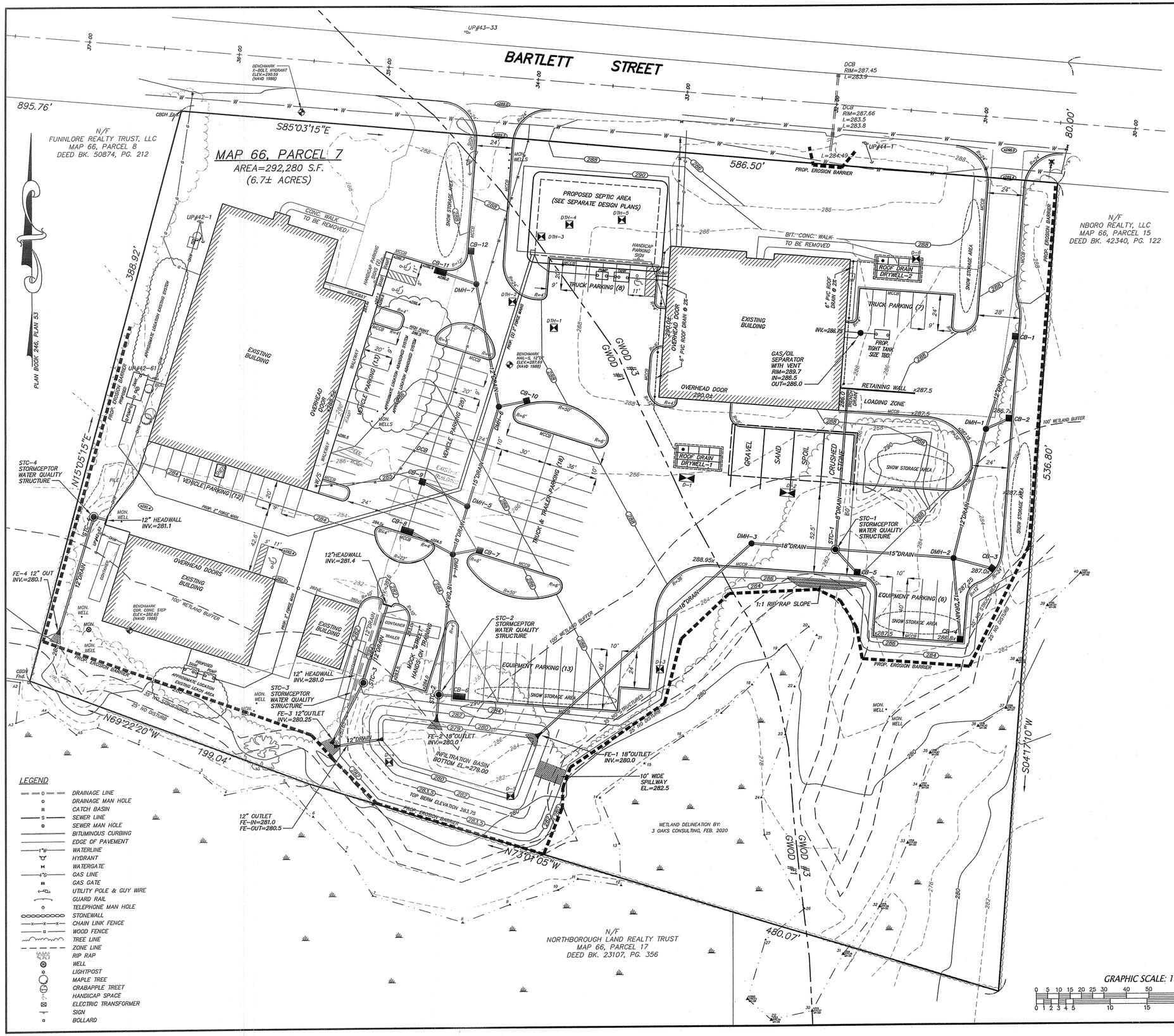
APPLICANT:
R.J. DEVEREAUX CORP.

OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EXISTING CONDITIONS PLAN OF 200-220 BARTLETT STREET IN NORTHBOROUGH, MA

REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: REM
DATE: NOVEMBER 23, 2021	
SCALE: 1"=40'	SHEET 2 OF 6.



DRAINAGE TABULATION

CB-1
RIM=287.30
12" OUT=284.30

CB-2
RIM=286.70
12" OUT=283.70

DMH-1
RIM=286.95
2-12" IN=283.95
15" OUT=283.80

CB-3
RIM=287.00
12" OUT=284.0

CB-4
RIM=286.85
12" OUT=283.85

DMH-2
RIM=287.55
12" IN=283.50 (CB-3)
12" IN=282.60 (CB-4)
15" IN=282.60 (DMH-1)
15" OUT=282.45

CB-5
RIM=288.00
12" OUT=283.50

STC-1
STORMCEPTOR 450i
RIM=288.25
12" IN=281.70
15" IN=281.70
8" IN=281.70
18" OUT=281.45

DMH-3
RIM=2889.10
18" IN=281.1
18" OUT=281.0

DRYWELL-1
32'x16'x3.2' STONE BED
(12) CULTEC R280HD CHAMBERS
BOTTOM STONE BED=283.0
BOTTOM OF CHAMBERS=283.5
6" IN=285.0

FE-1
18" OUT=280.00
W/ RIPRAP APRON

DRYWELL-2
32'x16'x3.2' STONE BED
(12) CULTEC R280HD CHAMBERS
BOTTOM STONE BED=284.0
BOTTOM OF CHAMBERS=284.5
6" IN=286.0

CB-11 (DOUBLE GRATE)
RIM=286.00
12" OUT=283.00

CB-12
RIM=286.80
12" OUT=283.30

DMH-7
RIM=286.65
2-12" IN=282.75
12" OUT=282.65

CB-10
RIM=287.20
12" OUT=283.60

DMH-6
RIM=287.00
12" IN=283.00 (CB-10)
12" IN=281.85 (DMH-7)
15" OUT=281.75

CB-9
RIM=284.85
12" OUT=281.85

DMH-5
RIM=285.25
12" IN=281.50 (CB-9)
12" IN=281.30 (DMH-6)
18" OUT=281.20

CB-7
RIM=285.00
12" OUT=281.50

CB-8 (DOUBLE GRATE)
RIM=284.25
12" OUT=281.30

DMH-4
RIM=284.65
12" IN=281.20 (CB-7)
12" IN=281.00 (CB-8)
18" IN=281.00 (DMH-5)
18" OUT=280.90

CB-6 (DOUBLE GRATE)
RIM=283.50
12" OUT=280.50

STC-2
STORMCEPTOR 900i
RIM=285.25
18" IN=280.40
12" IN=280.40
18" OUT=280.15

FE-2
18" OUT=280.00
W/ RIPRAP APRON

STC-3
STORMCEPTOR 450i
RIM=284.00
12" IN=281.0
12" OUT=280.75

STC-4
STORMCEPTOR 450i
RIM=284.00
12" IN=280.8
12" OUT=280.55

FE-4
12" OUT=280.25
W/ RIPRAP APRON

* ALL DRAIN LINES 12" OR LARGER SHALL BE HDPE (ADS N-12 OR EQUAL). ALL DRAIN LINES 8" OR LESS SHALL BE PVC DR 18.

APPLICANT:
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OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

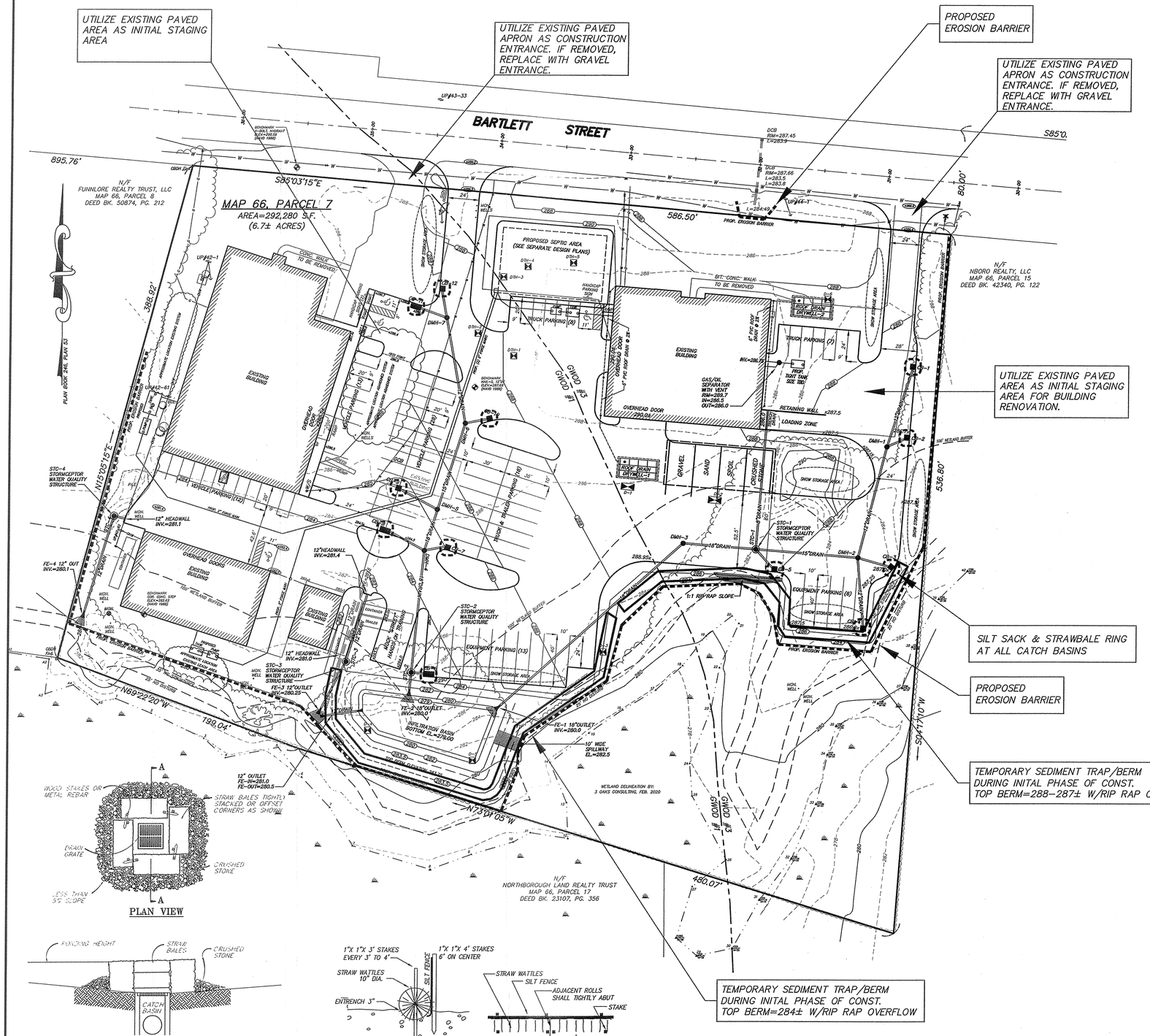
CONNORSTONE ENGINEERING INC.
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10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF 200-220 BARTLETT STREET IN NORTHBOROUGH, MA

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47635
REGISTERED PROFESSIONAL ENGINEER
11-23-21

DIG SAFE 1-888-344-7233

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: 1"=30'	SHEET 3 OF 6.



NOTES:
1. SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)

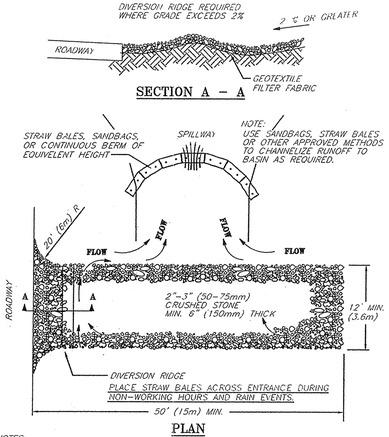
PLACE BALES WITH ENDS TIGHTLY ABUTING. STONE BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.

STRAW BALE/GRAVEL SEDIMENT BARRIER
AT CATCH BASINS
NOT TO SCALE

NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFATURERS RECOMMENDATIONS.

EROSION BARRIER
NOT TO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

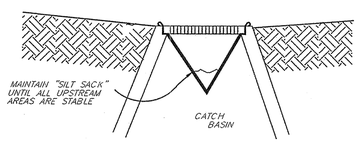
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT

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NOTES:
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.

2. IF SILT SACKS ARE MORE THAN 1/3RD FULL THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURES SILT SHALL BE RETAINED ON SITE AND REUSED.

SILT SACK OR EQUAL
SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS AND PERMIT CONDITIONS.

2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.

3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTOLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.

5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.

6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.

7. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.

8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAYBALE CORRAL AND HAYBALE CHECK DAMS SPACED 10' APART.

9. STAKED WATTLES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WATTLES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS.

10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.

11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH SILT SACKS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.

12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.

13. ALL VEHICLES SHALL ENTER AND EXIT THE SIT VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF CRUSHED STONE TO A DEPTH OF 6" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

APPLICANT:
R.J. DEVEREAUX CORP.

OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EROSION CONTROL PLAN OF 200-220 BARTLETT STREET IN NORTHBOROUGH, MA

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47635
REGISTERED PROFESSIONAL ENGINEER
11-23-21

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: 1"=40'	SHEET 4 OF 6.

DIG SAFE 1-888-344-7233

BARTLETT STREET

BENCHMARK
X-BOLT, HYDRANT
ELEV.=310.59
(NAVD 1988)

DCB
RIM=287.45
I.=283.9

DCB
RIM=287.66
I.=283.5
I.=283.8

I.=284.49

PROP. EROSION BARRIER

895.76'

S85°03'15"E

586.50'

80.00'

N/F
FUNNLORE REALTY TRUST, LLC
MAP 66, PARCEL 8
DEED BK. 50874, PG. 212

MAP 66, PARCEL 7
AREA=292,280 S.F.
(6.7± ACRES)

N/F
NBORO REALTY, LLC
MAP 66, PARCEL 15
DEED BK. 42340, PG. 122

PLAN BOOK 246, PLAN 53

PROP. EROSION BARRIER

388.92'

N15°05'15"E

CONC. WALK TO BE REMOVED

SNOW STORAGE AREA

MCCB

HANDICAP PARKING SIGN

RAMP

TRUCK PARKING (8)

TRUCK PARKING (7)

EXISTING BUILDING

OVERHEAD DOOR
290.04

GWOD #3
GWOD #1

RETAINING WALL

LOADING ZONE

GRAVEL
SAND
SPOIL
CRUSHED STONE

100' WETLAND BUFFER

536.80'

WALKWAY

VEHICLE PARKING (13)

VEHICLE PARKING (28)

VEHICLE PARKING (12)

TRUCK & TRAILER PARKING (18)

BENCHMARK
NAIL=S. 12°01'
ELEV.=287.69
(NAVD 1988)

OVERHEAD DOORS
EXISTING BUILDING

BENCHMARK
CCR, CONC. STEP
ELEV.=282.62
(NAVD 1988)

EXISTING BUILDING

MOCK "STREET" HANDS ON TRAINING

EQUIPMENT PARKING (13)

EQUIPMENT PARKING (6)

150' WETLAND BUFFER

35' NO STRUCTURES

25' NO DISTURB

N69°22'20"W

199.04'

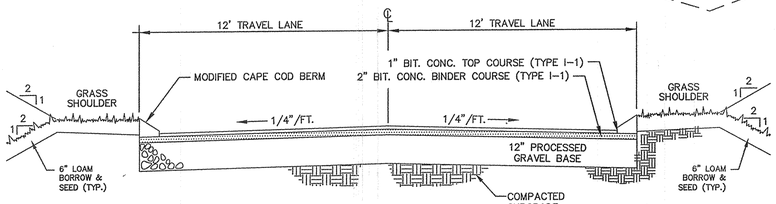
TOP BERM ELEVATION 283.75

N73°01'05"W

480.07'

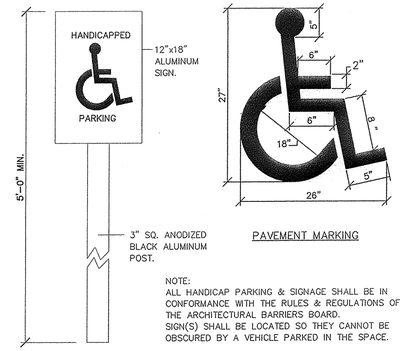
S04°17'10"W

WETLAND DELINEATION BY:
3 OAKS CONSULTING, FEB. 2020



TYPICAL DRIVEWAY SECTION

NOT TO SCALE



PAVEMENT MARKING

NOTE:
ALL HANDICAP PARKING & SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD.
SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN & PAVEMENT MARKING DETAIL

NOT TO SCALE

GRAPHIC SCALE: 1"=30'

0 5 10 15 20 25 30 40 50 75 100 FEET
0 1 2 3 4 5 10 15 20 25 30 METERS

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47635
REGISTERED PROFESSIONAL ENGINEER
11-30-21

APPLICANT:
R.J. DEVEREAUX CORP.

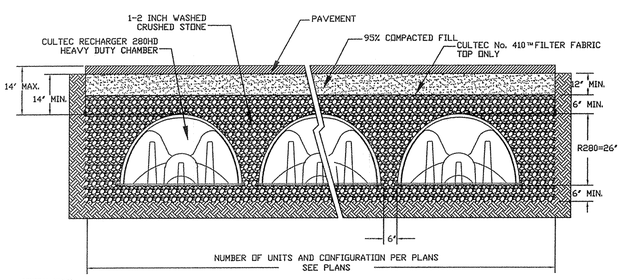
OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED LAYOUT PLAN OF 200-220 BARTLETT STREET IN NORTHBOROUGH, MA

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: 1"=30'	SHEET 5 OF 6.

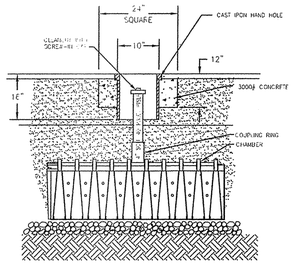
DIG SAFE 1-888-344-7233



GENERAL NOTES
CULTEC, INC. OF BROOKFIELD, CT.
ALL CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

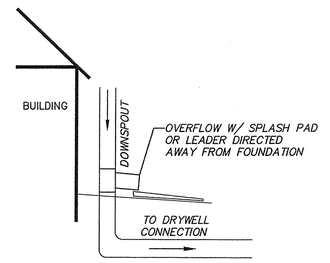
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
ALL RECHARGER 180HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

CULTEC, Inc.	PH: (203) 775-4416	CULTEC Contactor® and Recharger®	
P.O. Box 280	PH: (800) 4-CULTEC	Plastic Septic and Stormwater Chambers	
878 Federal Road	FX: (203) 775-1462	DATE	SCALE: N/S
Brookfield, CT 06804 USA	www.cultec.com		FILENAME: LUIS

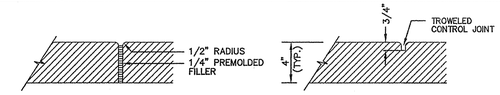


INSPECTION PORT DETAIL
NOT TO SCALE

CULTEC RECHARGER INSPECTION PORT PAVED TRAFFIC APPLICATION TYPICAL CROSS SECTION DETAIL



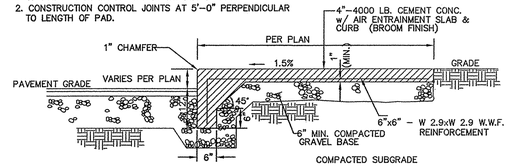
ROOF GUTTER CONNECTION SCHEMATIC
NOT TO SCALE



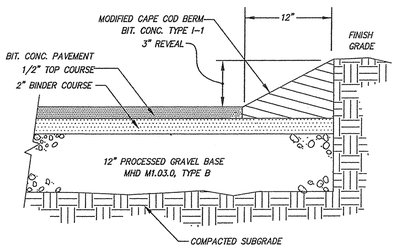
EXPANSION JOINT DETAIL

CONTROL JOINT DETAIL

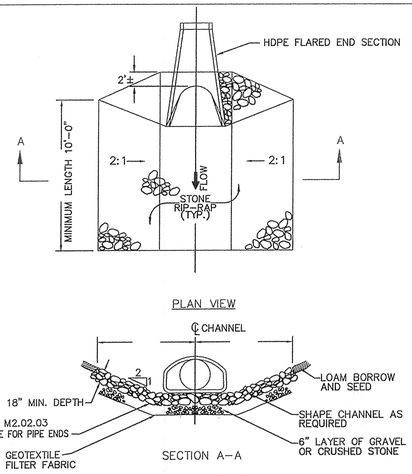
NOTES:
1. EXPANSION JOINTS AT 20'-0" OR EVERY 400 SQ. FT. OF PAD – PERPENDICULAR TO LENGTH OF PAD
2. CONSTRUCTION CONTROL JOINTS AT 5'-0" PERPENDICULAR TO LENGTH OF PAD.



CONCRETE PAD / CURB DETAIL
NOT TO SCALE

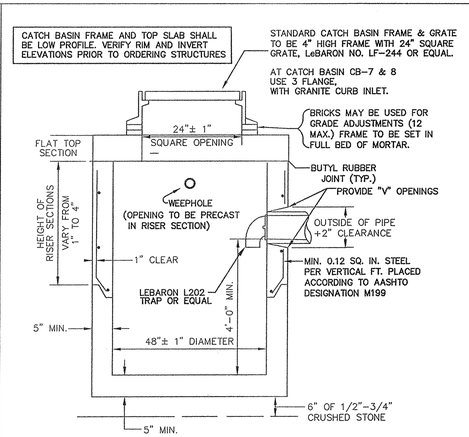


MODIFIED CAPE COD BERM & TYPICAL PAVEMENT SECTION
NOT TO SCALE



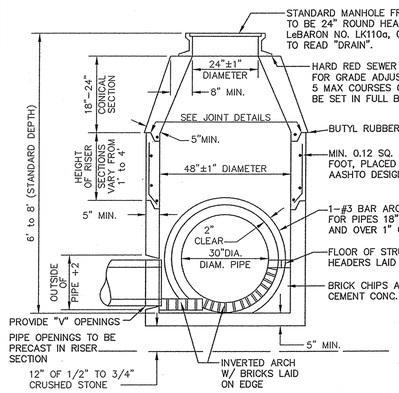
RIP-RAP APRON
NOT TO SCALE

CATCH BASIN FRAME AND TOP SLAB SHALL BE LOW PROFILE. VERIFY RIM AND INVERT ELEVATIONS PRIOR TO ORDERING STRUCTURES

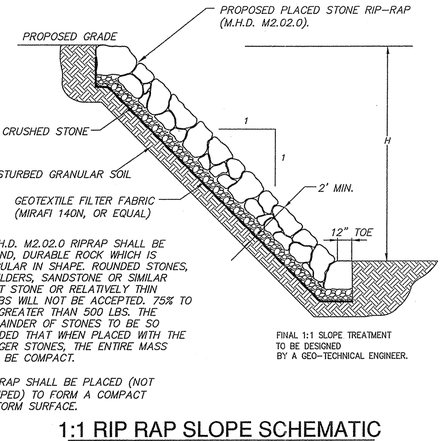


NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE DRAIN CATCH BASIN DETAIL
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE DETAIL
NOT TO SCALE

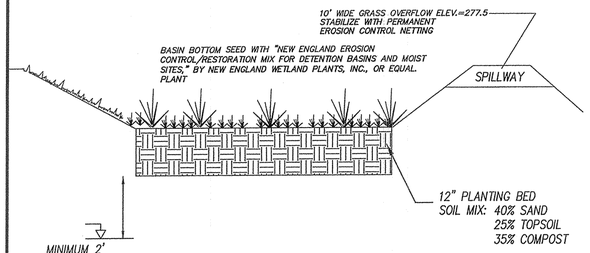


1. M.H.D. M2.02.0 RIPRAP SHALL BE SOUND, DURABLE ROCK WHICH IS ANGULAR IN SHAPE. ROUNDED STONES, BOULDERS, SANDSTONE OR SIMILAR SOFT STONE OR RELATIVELY THIN SLABS WILL NOT BE ACCEPTED. 75% TO BE GREATER THAN 500 LBS. THE REMAINDER OF STONES TO BE SO GRADED THAT WHEN PLACED WITH THE LARGER STONES, THE ENTIRE MASS WILL BE COMPACT.
2. RIPRAP SHALL BE PLACED (NOT DUMPED) TO FORM A COMPACT UNIFORM SURFACE.

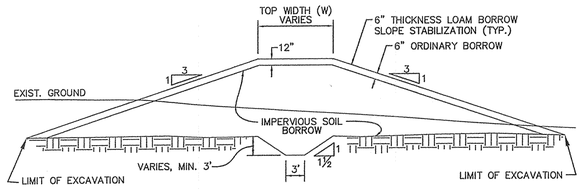
FINAL 1:1 SLOPE TREATMENT TO BE DESIGNED BY A GEO-TECHNICAL ENGINEER.

1:1 RIP RAP SLOPE SCHEMATIC
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47635
REGISTERED PROFESSIONAL ENGINEER
11-23-21



INFILTRATION BASIN DETAIL
NOT TO SCALE

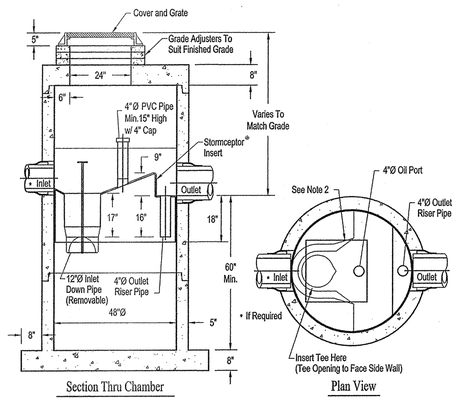


TYPICAL DIKE SECTION
NOT TO SCALE

Rinker MATERIALS

Concrete Pipe Division

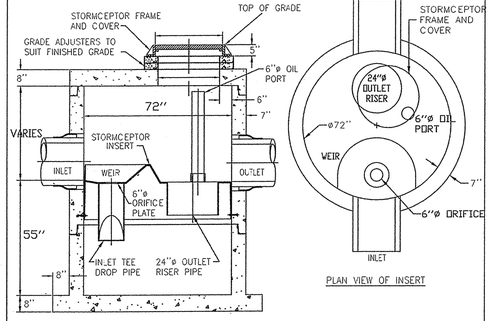
STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

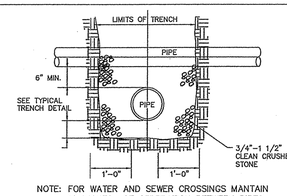
Rinker 027

Hydro Conduit	DR. BY: N. BALDWIN
STC 900 Precast Concrete Stormceptor (900 US Gallon Capacity)	CK. BY:
PROJECT LOCATION	DATE: FEB. 13, 2001
	SCALE: N.T.S.
	DWG.#



NOTE :
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24"ø OUTLET RISER PIPE AND THE 6"ø OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

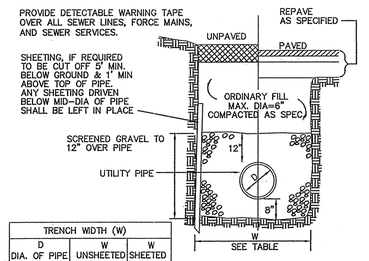
REV.	DESCRIPTION	BY:	DATE



NOTE: FOR WATER AND SEWER CROSSINGS MANTAIN 18 INCHES OF SEPERATION BETWEEN PIPES. LAY PIPES SUCH THAT CONNECTION JOINTS ARE 10 FEET EITHER SIDE OF THE CROSSING. ALL WATER PIPES LAID OVER SEWER PIPES.

SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE.

UTILITY CROSSING DETAIL
NOT TO SCALE



TRENCH WIDTH (W)		
D DIA. OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'

TYPICAL TRENCH DETAIL
NOT TO SCALE

APPLICANT:
R.J. DEVEREAUX CORP.

OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

CONSTRUCTION DETAILS OF 200-220 BARTLETT STREET IN NORTHBOROUGH, MA

REVISED:	DESCRIPTION:

DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: NONE	SHEET 6 OF 6