

LOCUS MAP
NOT TO SCALE

PLANS FOR NON-RESIDENTIAL DEFINITIVE SUBDIVISION OF LAND

PARCEL H WAY

0 BARTLETT STREET

(MAP 51 LOT 3 & MAP 66 LOT 16)

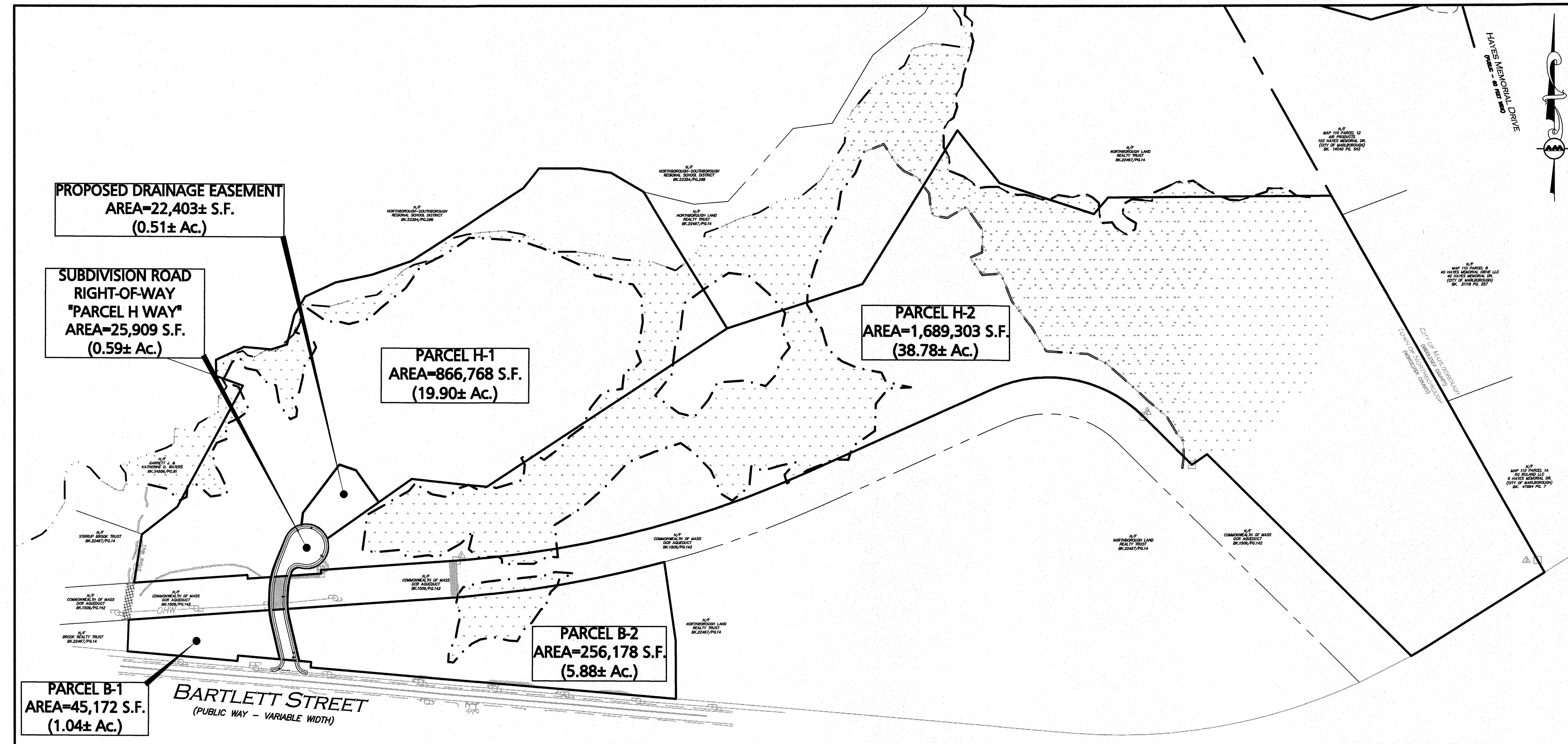
NORTHBOROUGH, MA

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803
(781) 272-7000

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803
(781) 272-7000

SITE ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBBURN, MA 01801
(781) 935-6889

LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
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I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

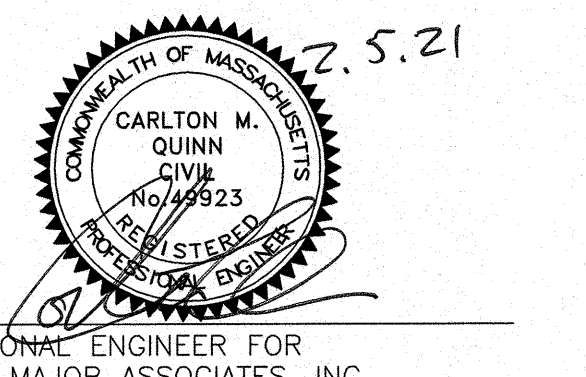
TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATE _____ AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____



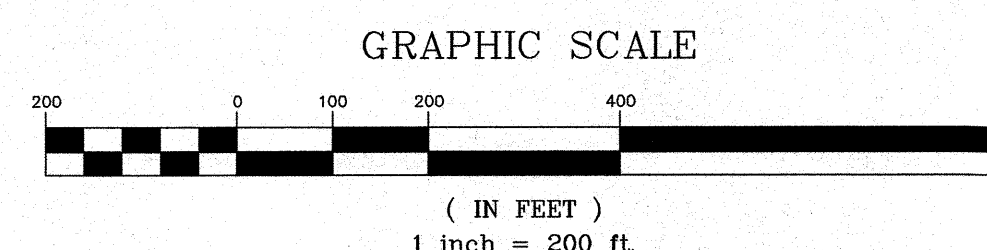
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

LIST OF DRAWINGS

CIVIL & SURVEY

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
ABBREVIATIONS AND NOTES	C-001	2020-12-17	-
ABBREVIATIONS AND NOTES	C-002	2020-12-17	-
EXISTING CONDITIONS	V-101	2020-12-17	-
EXISTING CONDITIONS	V-102	2020-12-17	-
INDEX & ZONING SUMMARY PLAN	C-003	2020-12-17	-
DEFINITIVE SUBDIVISION LOTTING PLAN	L-1	2020-12-17	-
DEFINITIVE SUBDIVISION LOTTING PLAN	L-2	2020-12-17	-
EROSION CONTROL PLAN	C-101	2020-12-17	-
LAYOUT & MATERIALS PLAN	C-102	2020-12-17	2021-02-05
GRADING & DRAINAGE PLAN	C-103	2020-12-17	2021-02-05
UTILITIES PLAN	C-104	2020-12-17	2021-02-05
SUBDIVISION ROADWAY & DRAINAGE PROFILE	C-201	2020-12-17	2021-02-05
SUBDIVISION ROADWAY & UTILITIES PROFILE	C-202	2020-12-17	2021-02-05
DETAILS	C-501 - C-503	2020-12-17	2021-02-05

SITE ZONING DISTRICT: INDUSTRIAL (I)



PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

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ISSUED TO PLANNING BOARD: DECEMBER 17, 2020
REVISED PER TOWN COMMENTS AND REISSUED TO
PLANNING BOARD: FEBRUARY 5, 2021

ABAN	ABANDON
ADA	AMERICANS WITH DISABILITIES ACTS
ADJ	ADJUST
B	BORING
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
BOW	BOTTOM OF WALL
BV&B	BUTTERFLY VALVE & BOX
BWW	BORDERING VEGETATED WETLAND

CATV	CABLE TELEVISION
CBB	CUBIC BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON (PIPE)
CL	CENTERLINE
CLDI	CEMENT LINED DUCTILE IRON (PIPE)
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION

CONT	CONTRACTOR
CRD	COORDINATE
CUL	CULVERT
CY	CUBIC YARD

DB	DISTRIBUTION BOX
DBL	DOUBLE
DEM	DEMOLISH
DET	DETENTION
DIA	DIAMETER
DI	DUCTILE IRON (PIPE)
DIM	DIMENSION
DMH	DRAIN MANHOLE
DW	DOMESTIC WATER (OR DRY WELL)
DWG	DRAWING
DYCL	DOUBLE YELLOW CENTERLINE

EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EOR	EDGE OF ROAD
EOW	EDGE OF WETLANDS
ETC	ELECTRIC, TELEPHONE, CABLE
EXIST	EXISTING
EXT	EXTERIOR
FCC	FLUSH CONCRETE CURB
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FPS	FEET PER SECOND
FS	FIRE SERVICE
FT	FOOT/FEET

GC	GENERAL CONTRACTOR
GEN	GENERAL
GG	GAS GATE
GR	GUIDE RAIL
GRAN	GRANITE
GV	GATE VALVE
GV&B	GATE VALVE & BOX
GW	GROUND WATER

H	HORIZONTAL	PI
HOR	HORIZONTAL	PL
HT	HEIGHT	POC
HW	HEADWALL	POT
HWY	HIGHWAY	PRC
HYD	HYDRANT	PROP, P
		PT

ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE
INST	INSTALLED
INV, I.E.	INVERT ELEVATION

L	LENGTH
LP	LIGHT POLE

MAT	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MW	MONITORING WELL

N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

OC	ON CENTER
OD	OUTSIDE DIAMETER
OHW	OVERHEAD WIRE
OVHD	OVERHEAD
OW	OBSERVATION WELL

SD	SUBDRAIN
SF	SQUARE FEET
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SP	STANDPIPE
SPFC	SPECIFICATION
STA	STATION
STD	STANDARD
SWEL	SOLID WHITE EDGE LINE
SW	SIDEWALK
SWLL	SOLID WHITE LANE LINE
SYCL	SOLID YELLOW CENTERLINE

TB	TEST BORING
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL, T	TELEPHONE
TMH	TELEPHONE MANHOLE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TP	TEST PIT
TYP	TYPICAL

UD	UNDERDRAIN
UP	UTILITY POLE
V	VERTICAL
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB

WG	WATER	GATE
WM	WATER	MAIN
WMH	WATER	MANHOLE
WSO	WATER	SHUTOFF

FOR EXISTING CONDITIONS SURVEY, SEE PLAN ENTITLED "EXISTING CONDITIONS", SHEETS V-101 AND V-102 AS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DATED DECEMBER 17, 2020, ORIGINAL SCALE 1"=80'.

2. ZONING DISTRICT IS INDUSTRIAL (I).
3. OVERALL LOT SIZE: 66.08± ACRES, INCLUDING TOWN OF NORTHBOROUGH ASSESSORS MAP 51, LOT 3 (59.00± ACRES) AND MAP 66 PARCEL 16 (7.08± ACRES).
4. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
5. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
6. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "FORESAFT" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
8. ALL MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.
9. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
10. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
11. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
12. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRECONSTRUCTION MEETING WITH THE APPROPRIATE TOWN DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
14. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
16. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
17. ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
18. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
19. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
21. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
22. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL AND SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
23. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF NORTHBOROUGH'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
25. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
26. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
27. EXISTING AND PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT THE GAS LINE INSTALLATION AND DISCONNECTION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
28. EXISTING AND PROPOSED ELECTRIC AND COMMUNICATIONS (TELEPHONE AND CABLE) SYSTEMS LOCATIONS ARE APPROXIMATE ONLY AND SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
29. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THEM AND THE PROPOSED UTILITIES.
30. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR TOWN COUNCIL, AND AN ORDER OF CONDITIONS FROM THE NORTHBOROUGH CONSERVATION COMMISSION.
31. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF AND ABATE ALL BUILDING MATERIALS OR HAZARDOUS MATERIALS ONSITE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS AT NO ADDITIONAL COST TO THE OWNER.
32. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DOES NOT MEET THE ORDINARY FILL SPECIFICATIONS OR LOAM SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
33. ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE DIRECTOR OF INSPECTORIAL SERVICES AND/OR THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND TOWN COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE TOWN OF NORTHBOROUGH ZONING CODE.

1. EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
2. THE ARCHITECTURAL PLANS SHALL BE REFERRED TO IN ORDER TO DETERMINE THE EXACT LOCATIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, HANDICAPPED RAMPS, TRUCK DOCKS, COMPACTOR PAD, ROOF DRAIN LATERALS AND PRECISE BUILDING DIMENSIONS.
3. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
4. IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
6. TEMPORARY STRAW BALE PROTECTION AND/OR SILT SACK SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
7. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
8. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEM, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED OUT PRIOR TO FINAL APPROVAL TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS.
9. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING FRAME AND COVER AND SHALL BE LABELED "DRAIN".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX INCHES (6") OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE AND CIVIL SPECIFICATIONS & DRAWINGS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
16. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

1. THE LATEST STANDARDS OF THE TOWN OF NORTHBOROUGH STANDARDS AND REQUIREMENTS SHALL BE FOLLOWED AS APPLICABLE WHEN INSTALLING ANY SANITARY SEWER AND STORM DRAIN WORK. BOTH SEWER AND STORM DRAIN WORK WILL BE INSPECTED BY TOWN OF NORTHBOROUGH PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE LATEST STANDARDS OF THE TOWN OF NORTHBOROUGH SHALL BE FOLLOWED WHEN INSTALLING ANY WATER LINE WORK, AS APPLICABLE. WATER LINE WORK WILL BE INSPECTED BY TOWN OF NORTHBOROUGH PERSONNEL AND ALL COSTS SHALL INCLUDE PRESSURE TESTING, DISINFECTING, AND FLUSHING OF LINES. INSPECTION COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND REMOVAL OF ALL NECESSARY DISINFECTING AND FLUSHING TAPS AS DIRECTED BY THE TOWN OF NORTHBOROUGH, AS APPLICABLE.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL & PLUMBING DRAWINGS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND NATURAL GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
4. 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.
5. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ANY EXISTING UTILITIES 4 INCHES OR LARGER ARE TO BE ABANDONED IN PLACE. WHERE FINAL GRADES MAINTAIN AT LEAST 4 FEET OF COVER TO CROWN OF PIPE TO BE ABANDONED. ALL UTILITIES WITH LESS THAN 4 FEET OF COVER TO FINAL GRADE SHALL BE REMOVED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
6. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
7. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - SEWER – PVC (POLYVINYL CHLORIDE), SDR 35, BELL AND SPIGOT FOR FORCE MAIN, NO GLUED JOINTS
 - DRAIN – HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
 - DRAIN – RCP CLASS IV (REINFORCED CONCRETE PIPE, WHERE SPECIFIED ON PLAN)
 - WATER – C.L.D.I. (CEMENT LINED DUCTILE IRON) (CLASS 52)
8. REFER TO DEMOLITION PLAN FOR EXISTING DRAINAGE STRUCTURES TO BE REMOVED AND UTILITY ABANDONMENT.
9. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE TOWN OF NORTHBOROUGH THE APPROPRIATE PERMIT AND INSPECTION FEES.
10. ALL UTILITY CONNECTIONS THROUGH THE BUILDING WALL SHALL BE BY MEANS OF FLEXIBLE JOINTS.
11. ALL WATER GATES TO PROPOSED HYDRANTS ARE 6" DIAMETER UNLESS NOTED.
12. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
13. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
14. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
15. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
16. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
17. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE TO MEET THE REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
18. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
21. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NORTHBOROUGH REQUIREMENTS, AS APPLICABLE.

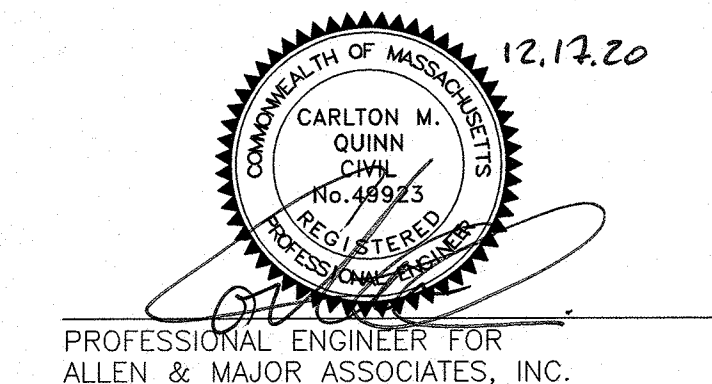
TOWN CLERK DATE

SUBJECT TO A COVENANT DATE _____
AND DULY EXECUTED, RUNNING WITH THE
LAND TO BE RECORDED BY OR FOR THE
OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION
CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____



REV	DATE	DESCRIPTION

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
O BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA

PROJECT NO.	1145-09	DATE:	DEC 17, 20
SCALE:	NTS	DWG. NAME:	C-1145
DESIGNED BY:	DMR/NCD	CHECKED BY:	CR

PREPARED BY:



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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER,

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DRAWING TITLE:	SHEET No.
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ABBREVIATIONS AND NOTES C-00

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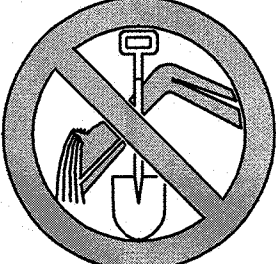
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22. DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX, AND TEE FITTINGS IN ACCORDANCE WITH THE TOWN OF NORTHBOROUGH STANDARDS AND REQUIREMENTS, AS APPLICABLE.
23. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF NORTHBOROUGH REQUIREMENTS, AS APPLICABLE.
24. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL AND MUNICIPAL STANDARDS AND REQUIREMENTS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH THE UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
26. SEWER PIPE BEDDING MATERIAL SHALL BE AS SPECIFIED ON THE DRAWINGS. IF LOCAL OR STATE AUTHORITIES REQUIRE DIFFERENT BEDDING OR BACKFILL MATERIAL, THEN THE MORE STRINGENT SHALL APPLY.
27. DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2008 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE TOWN ENGINEER, AS APPLICABLE.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS THE TOWN HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY DECEMBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDD WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH, APPROVED TACKIFIER AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDD WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL FILTER BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL ONE-HALF INCH (0.5") OR GREATER OR AFTER A RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND OR STRAW BALE BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDD AREAS AS SPECIFIED ON THE DESIGN PLANS.
9. AT A MINIMUM, ALL STRAW BALES, SILT FENCE AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME ESTABLISHED. THE TOWN OF NORTHBOROUGH CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE STRAW BALES AND FILTER FABRIC. ONCE THE STRAWBALES AND SILT FENCE IS REMOVED THE AREAS ARE TO BE LOAM AND SEEDD TO ACHIEVE FULL STABILIZATION.
10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS. REPORTS SHALL BE SUBMITTED TO THE TOWN OF NORTHBOROUGH CONSERVATION DEPARTMENT.
12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
14. CONTRACTOR AND ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH AND FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE, INCLUDING THE ORDER OF CONDITIONS FROM THE NORTHBOROUGH CONSERVATION COMMISSION. ALL CONDITIONS AND RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.
15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE TOWN OF NORTHBOROUGH.
16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE, IF INACTIVE FOR GREATER THAN 7 DAYS.
18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDD FOR TEMPORARY VEGETATIVE COVER. NO AREA, SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN 7 DAYS IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW BALE FILTERS, STONE CHECK DAMS, FILTER FABRIC AND/OR BAGS, CHECK DAMS, SUMPS OR OTHER APPLIED MEANS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. STRAW BALE DIKES OR OTHER INLET PROTECTION SHALL BE CONSTRUCTED AT ALL EXISTING AND PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT OF ONE-HALF INCH (0.5") OR GREATER.
22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH OR TACKIFIER AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

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EROSION & SEDIMENTATION CONTROL NOTES (CONTINUED):

23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW BALES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE TOWN OF NORTHBOROUGH CONSERVATION DEPARTMENT, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WEEKLY WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF NORTHBOROUGH, MASSDEP & EPA CONSTRUCTION GENERAL PERMIT STANDARDS, AS APPLICABLE. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE TOWN OF NORTHBOROUGH AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURES CAPACITY TO SETTLE AND FILTER FLOW OR IS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS AND BUFFERS OR RIVERFRONT AREA. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY CEASES FOR MORE THAN 14 DAYS, OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AT LEAST 100' AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.
34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.
35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL. THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.
36. AS REQUIRED BY THE NORTHBOROUGH CONSERVATION COMMISSION, CONTRACTOR MUST PARK AND STORE ALL CONSTRUCTION EQUIPMENT OUTSIDE THE 100 FOOT WETLANDS BUFFER AT THE END OF EACH DAY. ITEMS TO BE ADDITIONALLY COMPLETED OUTSIDE OF THE 100 FOOT WETLANDS BUFFER INCLUDES FUEL STORAGE, REFUELING OPERATIONS, CLEANING OF EQUIPMENT (INCLUDING THE WASHING / RINSING OF CONCRETE TRANSPORTS)

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

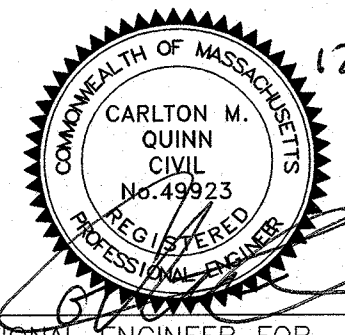
TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATE _____ AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____


PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
**PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA**

PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: NTS DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCD CHECKED BY: CMQ

PREPARED BY:


**ALLEN & MAJOR
ASSOCIATES, INC.**
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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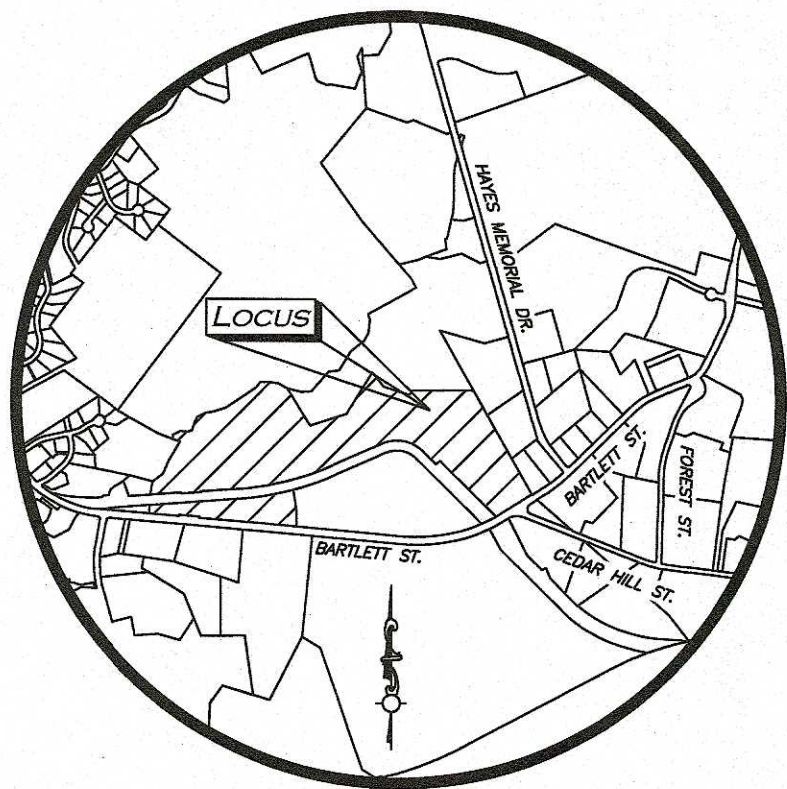
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DRAWING TITLE: _____ SHEET No. _____

ABBREVIATIONS AND NOTES C-002

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LOCUS MAP
(NOT TO SCALE)

LOCUS REFERENCES

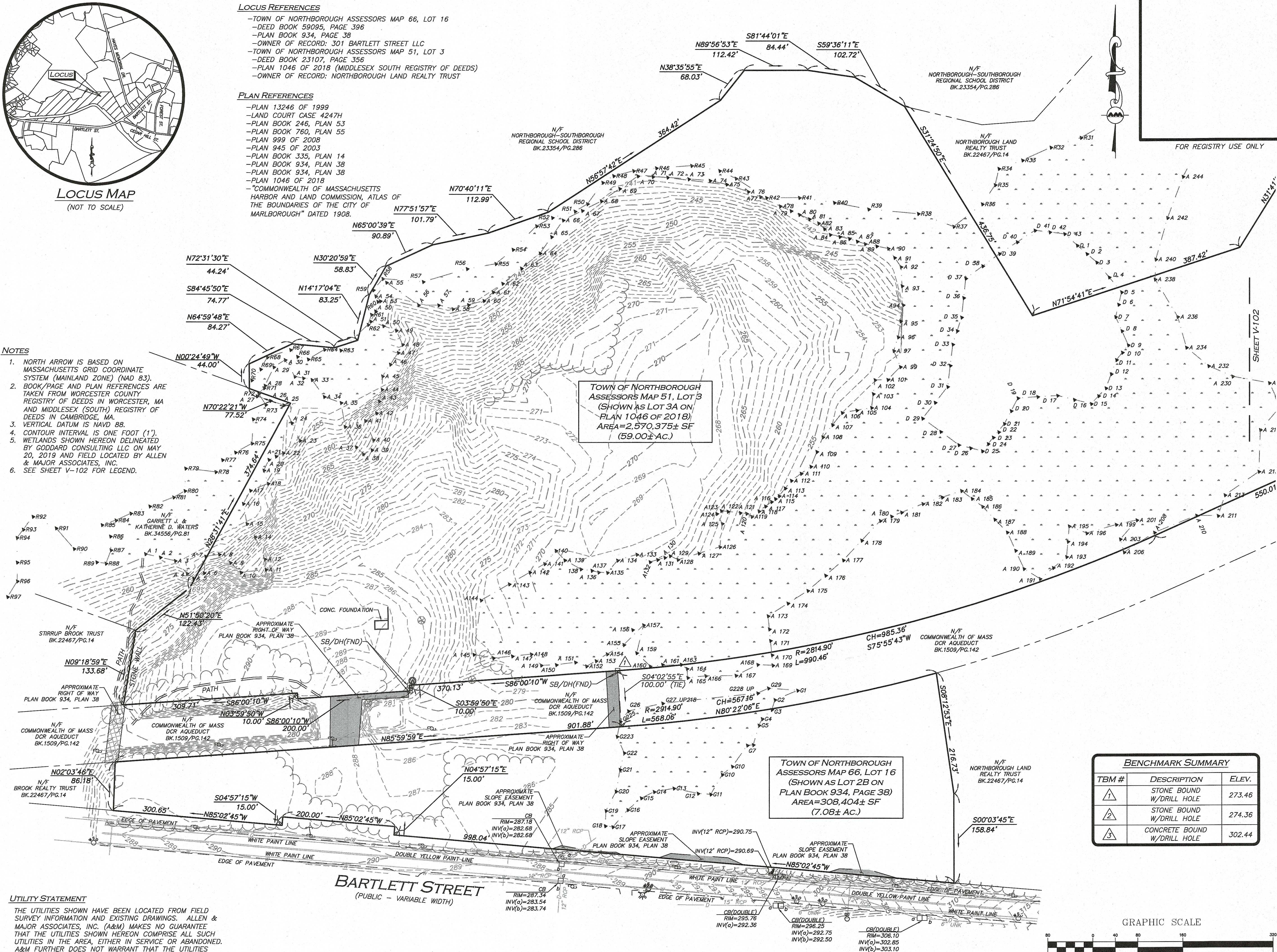
- TOWN OF NORTHBOROUGH ASSESSORS MAP 66, LOT 16
- DEED BOOK 59095, PAGE 396
- PLAN BOOK 934, PAGE 38
- OWNER OF RECORD: 301 BARTLETT STREET LLC
- TOWN OF NORTHBOROUGH ASSESSORS MAP 51, LOT 3
- DEED BOOK 23107, PAGE 356
- PLAN 1046 OF 2018 (MIDDLESEX SOUTH REGISTRY OF DEEDS)
- OWNER OF RECORD: NORTHBOROUGH LAND REALTY TRUST

PLAN REFERENCES

- PLAN 13246 OF 1999
- LAND COURT CASE 4247H
- PLAN BOOK 246, PLAN 53
- PLAN BOOK 760, PLAN 55
- PLAN 999 OF 2008
- PLAN 945 OF 2003
- PLAN BOOK 335, PLAN 14
- PLAN BOOK 934, PLAN 38
- PLAN BOOK 934, PLAN 38
- PLAN 1046 OF 2018
- COMMONWEALTH OF MASSACHUSETTS HARBOR AND LAND COMMISSION, ATLAS OF THE BOUNDARIES OF THE CITY OF MARLBOROUGH DATED 1908.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER COUNTY REGISTRY OF DEEDS IN WORCESTER, MA AND MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. WETLANDS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC ON MAY 20, 2019 AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
6. SEE SHEET V-102 FOR LEGEND.



WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 13, 2019 AND DECEMBER 16, 2019.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NORTHBOROUGH ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV DATE DESCRIPTION

APPLICANT:

THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:

NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:

PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCELS B-1, B-2, H-1, & H-2
0 BARTLETT STREET
MAP 51, LOT 3 & MAP 66, LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: 12/17/20

SCALE: 1" = 80' DWG. NAME: S-1145-09-EC

DRAFTED BY: KAC/COB CHECKED BY: NIL

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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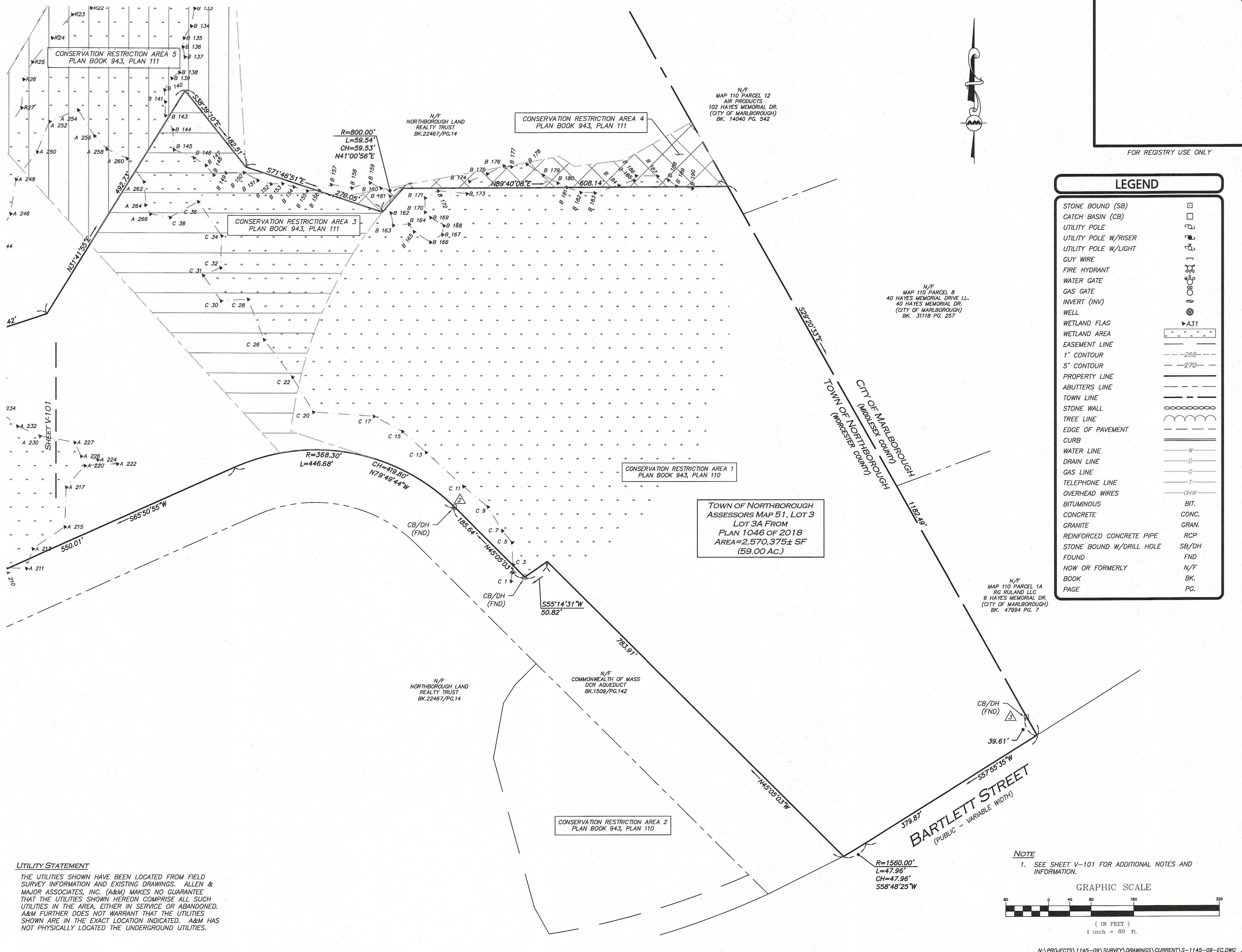
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DRAWING TITLE: EXISTING CONDITIONS

SHEET NO. V-101

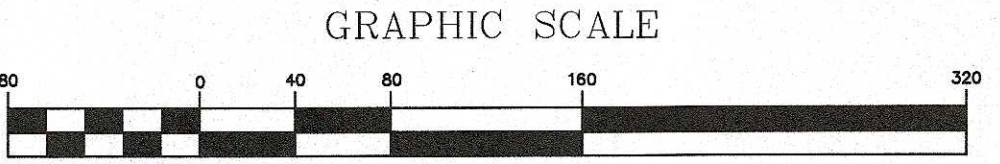
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UTILITY STATEMENT

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

NOTE
1. SEE SHEET V-101 FOR ADDITIONAL NOTES AND INFORMATION.



FOR REGISTRY USE ONLY

LEGEND

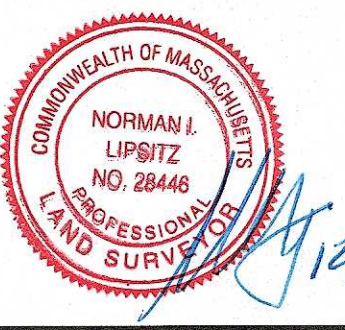
STONE BOUND (SB)	□
CATCH BASIN (CB)	□
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	—
FIRE HYDRANT	⊙
WATER GATE	⊙
GAS GATE	⊙
INVERT (INV)	⊙
WELL	⊙
WETLAND FLAG	⊙
WETLAND AREA	⊙
EASEMENT LINE	—
1' CONTOUR	—
5' CONTOUR	—
PROPERTY LINE	—
ABUTTERS LINE	—
TOWN LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
CURB	—
WATER LINE	—
DRAIN LINE	—
GAS LINE	—
TELEPHONE LINE	—
OVERHEAD WIRES	—
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
REINFORCED CONCRETE PIPE	RCP
STONE BOUND W/ DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY OF THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 13, 2019 AND DECEMBER 16, 2019.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NORTHBOROUGH ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCELS B-1, B-2, H-1, & H-2
0 BARTLETT STREET
MAP 51, LOT 3 & MAP 66, LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: 12/17/20

SCALE: 1" = 80' DWG. NAME: S-1145-09-EC

DRAFTED BY: KAC/COB CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS SHEET No. V-102

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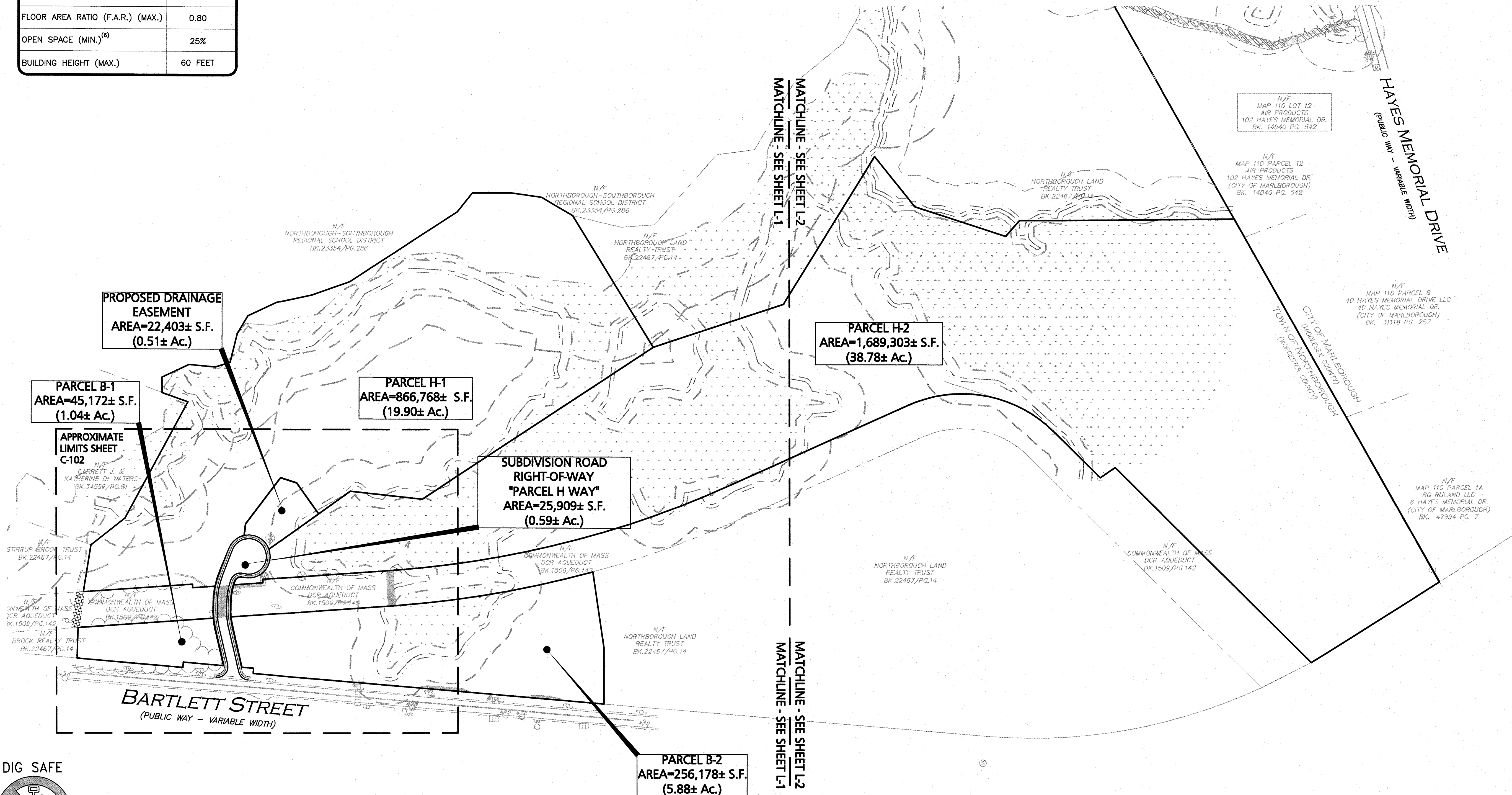
ZONING SUMMARY TABLE ZONING DISTRICT: INDUSTRIAL - (I)

ITEM	REQUIRED
LOT AREA (MIN.) ⁽¹⁾	60,000 S.F.
LOT FRONTAGE (MIN.)	150 FEET
LOT WIDTH (MIN.) ⁽²⁾	NONE
FRONT SETBACK (MAX.) ⁽³⁾	NONE
FRONT YARD SETBACK (MIN.)	40 FEET
SIDE YARD SETBACK (MIN.) ⁽⁴⁾	20 FEET
REAR YARD SETBACK (MIN.)	25 FEET
LOT COVERAGE (MAX.) ⁽⁵⁾	50%
FLOOR AREA RATIO (F.A.R.) (MAX.)	0.80
OPEN SPACE (MIN.) ⁽⁶⁾	25%
BUILDING HEIGHT (MAX.)	60 FEET

- PARCEL B-1 DOES NOT MEET THE MINIMUM REQUIRED LOT AREA AND IS THEREFORE NON-BUILDABLE. PARCEL H-2 MEETS THE MINIMUM REQUIRED LOT AREA BUT DOES NOT HAVE SUFFICIENT BUILDABLE UPLAND DUE TO EXISTING WETLAND RESOURCE AREAS AND EXISTING AND PROPOSED CONSERVATION RESTRICTIONS AND THEREFORE SHOULD BE CONSIDERED NON-BUILDABLE.
- MINIMUM LOT WIDTH IS DEFINED AS: "THE REQUIRED MINIMUM LOT FRONTAGE EXTENDING FROM THE FRONT LOT LINE TO THE REAR BUILDING LINE OF THE MAIN BUILDING ON THE LOT" PER THE MOST CURRENT VERSION OF THE TOWN OF NORTHBOROUGH ZONING BYLAW.
- MAXIMUM FRONT SETBACK APPLIES ONLY TO NEW CONSTRUCTION.
- PER 7-06-030(C)(4)(B) SUPPLEMENTAL REGULATIONS OF THE NORTHBOROUGH ZONING BYLAWS, "IN THE INDUSTRIAL DISTRICT, THE MINIMUM SETBACK ALONG THE LOT LINE ADJACENT TO A RESIDENTIAL OR BUSINESS DISTRICT SHALL BE ONE HUNDRED (100) FEET FROM A RESIDENTIAL DISTRICT AND FIFTY (50) FEET FROM A BUSINESS DISTRICT. WHEN THE RESIDENTIAL ZONING DISTRICT BOUNDARY IS LOCATED IN OR AT A STREET, THE SETBACK MAY BE REDUCED BY THE WIDTH OF THE STREET WHICH IS IN THE RESIDENTIAL ZONE."
- LOT COVERAGE IS DEFINED IN THE TOWN OF NORTHBOROUGH ZONING BYLAW DEFINITIONS AS "THE PROPORTION OF THE AREA OF A LOT WHICH IS COVERED BY PRINCIPAL AND ACCESSORY STRUCTURES."
- PER 7-06-030(E)(1) SUPPLEMENTAL REGULATIONS OF THE NORTHBOROUGH ZONING BYLAWS, "NO MORE THAN FIFTY (50) PERCENT OF THE MINIMUM OPEN SPACE FOR ANY LOT AS REQUIRED IN THE TABLE OF DENSITY AND DIMENSIONAL REGULATIONS SHALL BE FRESHWATER WETLANDS, AS DEFINED IN THE M.G.L. C.131, § 40."

NOTES:

- ANY ALTERATION, MISUSE, OR RECALCULATION OF THE INFORMATION OR DATA CONTAINED IN THIS PLAN WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS - V-101 AND V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 17, 2020, ORIGINAL SCALE 1"=80', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

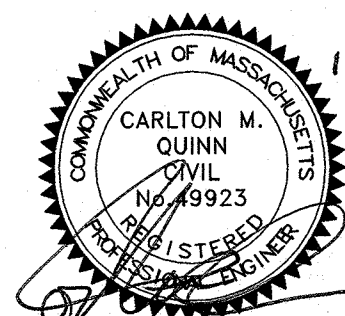
TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATE _____ AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: 1" = 150' DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCD CHECKED BY: CMQ

PREPARED BY:

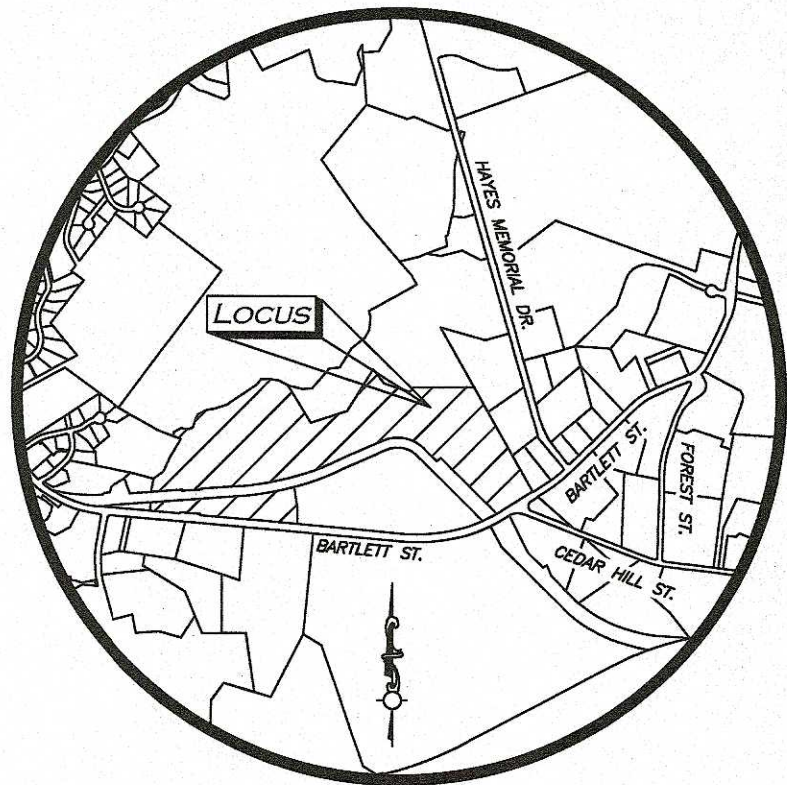
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WOBURN, MA 01801
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FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: INDEX & ZONING SUMMARY PLAN SHEET No. C-003

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LOCUS MAP
(NOT TO SCALE)

LOCUS REFERENCES

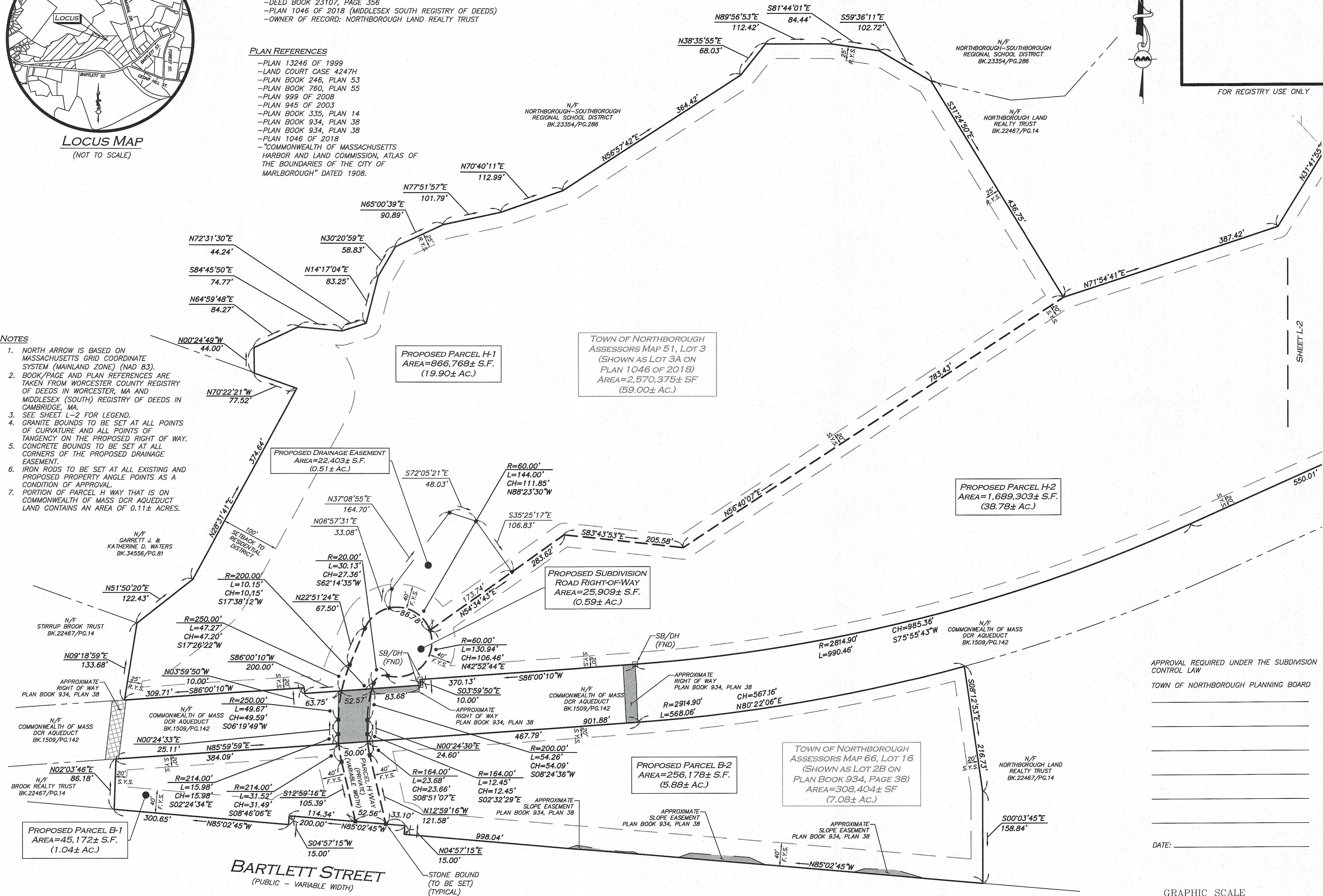
- TOWN OF NORTHBOROUGH ASSESSORS MAP 66, LOT 16
- DEED BOOK 59095, PAGE 396
- PLAN BOOK 934, PAGE 38
- OWNER OF RECORD: 301 BARTLETT STREET LLC
- TOWN OF NORTHBOROUGH ASSESSORS MAP 51, LOT 3
- DEED BOOK 23107, PAGE 356
- PLAN 1046 OF 2018 (MIDDLESEX SOUTH REGISTRY OF DEEDS)
- OWNER OF RECORD: NORTHBOROUGH LAND REALTY TRUST

PLAN REFERENCES

- PLAN 13246 OF 1999
- LAND COURT CASE 4247H
- PLAN BOOK 246, PLAN 53
- PLAN BOOK 760, PLAN 55
- PLAN 999 OF 2008
- PLAN 945 OF 2003
- PLAN BOOK 335, PLAN 14
- PLAN BOOK 934, PLAN 38
- PLAN BOOK 934, PLAN 38
- PLAN 1046 OF 2018
- "COMMONWEALTH OF MASSACHUSETTS HARBOR AND LAND COMMISSION, ATLAS OF THE BOUNDARIES OF THE CITY OF MARLBOROUGH" DATED 1908.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER COUNTY REGISTRY OF DEEDS IN WORCESTER, MA AND MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. SEE SHEET L-2 FOR LEGEND.
4. GRANITE BOUNDS TO BE SET AT ALL POINTS OF CURVATURE AND ALL POINTS OF TANGENCY ON THE PROPOSED RIGHT OF WAY.
5. CONCRETE BOUNDS TO BE SET AT ALL CORNERS OF THE PROPOSED DRAINAGE EASEMENT.
6. IRON RODS TO BE SET AT ALL EXISTING AND PROPOSED PROPERTY ANGLE POINTS AS A CONDITION OF APPROVAL.
7. PORTION OF PARCEL H WAY THAT IS ON COMMONWEALTH OF MASS DCR AQUEDUCT LAND CONTAINS AN AREA OF 0.11± ACRES.

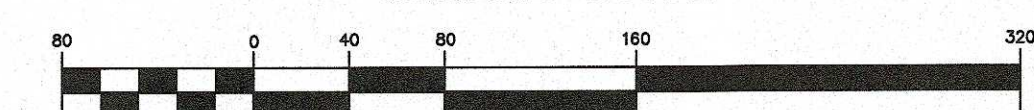


APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE:

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

N:\PROJECTS\1145-09\SURVEY\DRAWINGS\CURRENT\S-1145-09-LOTING.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 13, 2019 AND DECEMBER 16, 2019.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NORTHBOROUGH ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK DATE

SUBJECT TO A COVENANT DATED AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

REV DATE DESCRIPTION

APPLICANT:

THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCELS B-1, B-2, H-1, & H-2
0 BARTLETT STREET
MAP 51, LOT 3 & MAP 66, LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: 12/17/20

SCALE: 1" = 80' DWG. NAME: S1145-09-LOTING

DRAFTED BY: COB/KAC CHECKED BY: NL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOUBURN MA 01801-8501
TEL: (781) 935-6889
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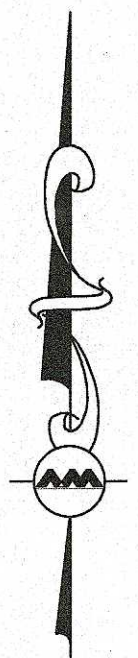
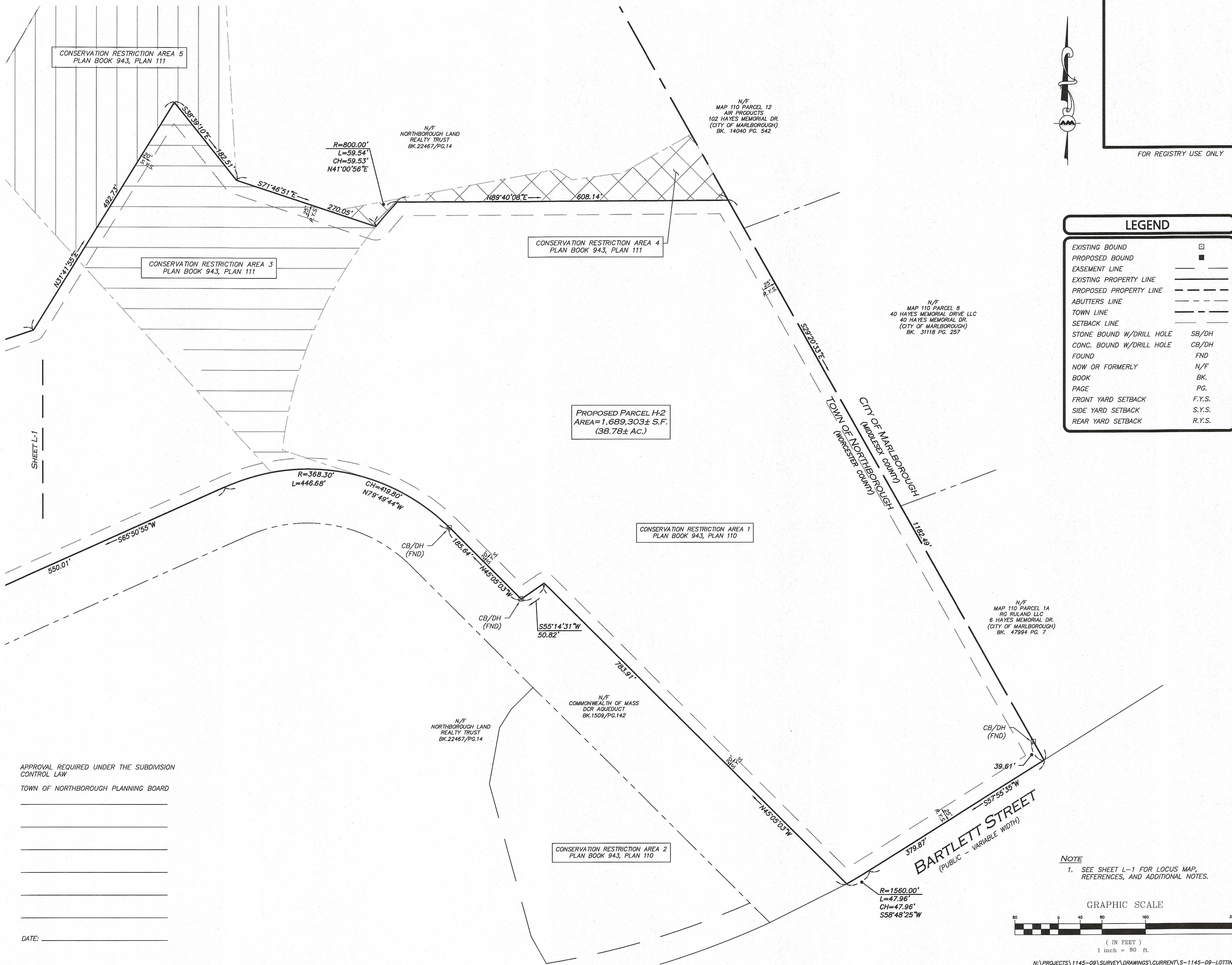
WOUBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET No.

DEFINITIVE SUBDIVISION
LOTING PLAN L-1

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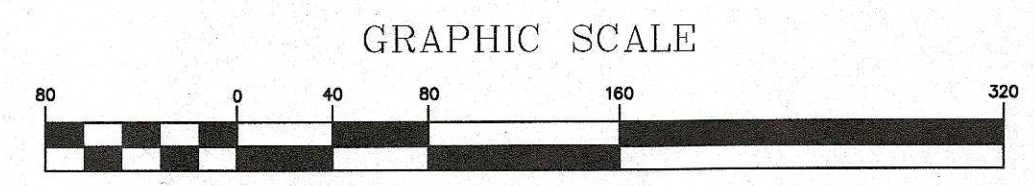
LEGEND

EXISTING BOUND	□
PROPOSED BOUND	■
EASEMENT LINE	---
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
ABUTTERS LINE	---
TOWN LINE	---
SETBACK LINE	---
STONE BOUND W/DRILL HOLE	SB/DH
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
FRONT YARD SETBACK	F.Y.S.
SIDE YARD SETBACK	S.Y.S.
REAR YARD SETBACK	R.Y.S.

APPROVAL REQUIRED UNDER THE SUBDIVISION
CONTROL LAW
TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____

NOTE
1. SEE SHEET L-1 FOR LOCUS MAP,
REFERENCES, AND ADDITIONAL NOTES.



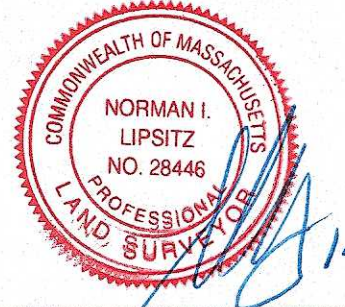
N:\PROJECTS\1145-09\SURVEY\DRAWINGS\CURRENT\S-1145-09-LOTING.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY PERFORMED ON OR
BETWEEN JUNE 13, 2019 AND DECEMBER 16,
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THIS PLAN WAS PREPARED IN ACCORDANCE
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1976 AND REVISED JANUARY 12, 1988.
OWNERS OF ADJOINING PROPERTIES ARE
SHOWN ACCORDING TO CURRENT TOWN OF
NORTHBOROUGH ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF
MY PROFESSIONAL KNOWLEDGE, INFORMATION
AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

[Signature] 02-17-2020
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE THE NOTICE OF APPROVAL
FROM THE TOWN OF NORTHBOROUGH
PLANNING BOARD WAS RECEIVED AND
RECORDED, AND NO NOTICE OF APPEAL HAS
BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATED _____
AND DULY EXECUTED, RUNNING WITH THE
LAND TO BE RECORDED BY OR FOR THE
OWNER OF RECORD.

REV	DATE	DESCRIPTION

APPLICANT:
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200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
**PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCELS B-1, B-2, H-1, & H-2
0 BARTLETT STREET
MAP 51, LOT 3 & MAP 66, LOT 16
NORTHBOROUGH, MA**

PROJECT NO. 1145-09 DATE: 12/17/20
SCALE: 1" = 80' DWG. NAME: S-1145-09-LOTING
DRAFTED BY: COB/KAC CHECKED BY: NL

PREPARED BY:

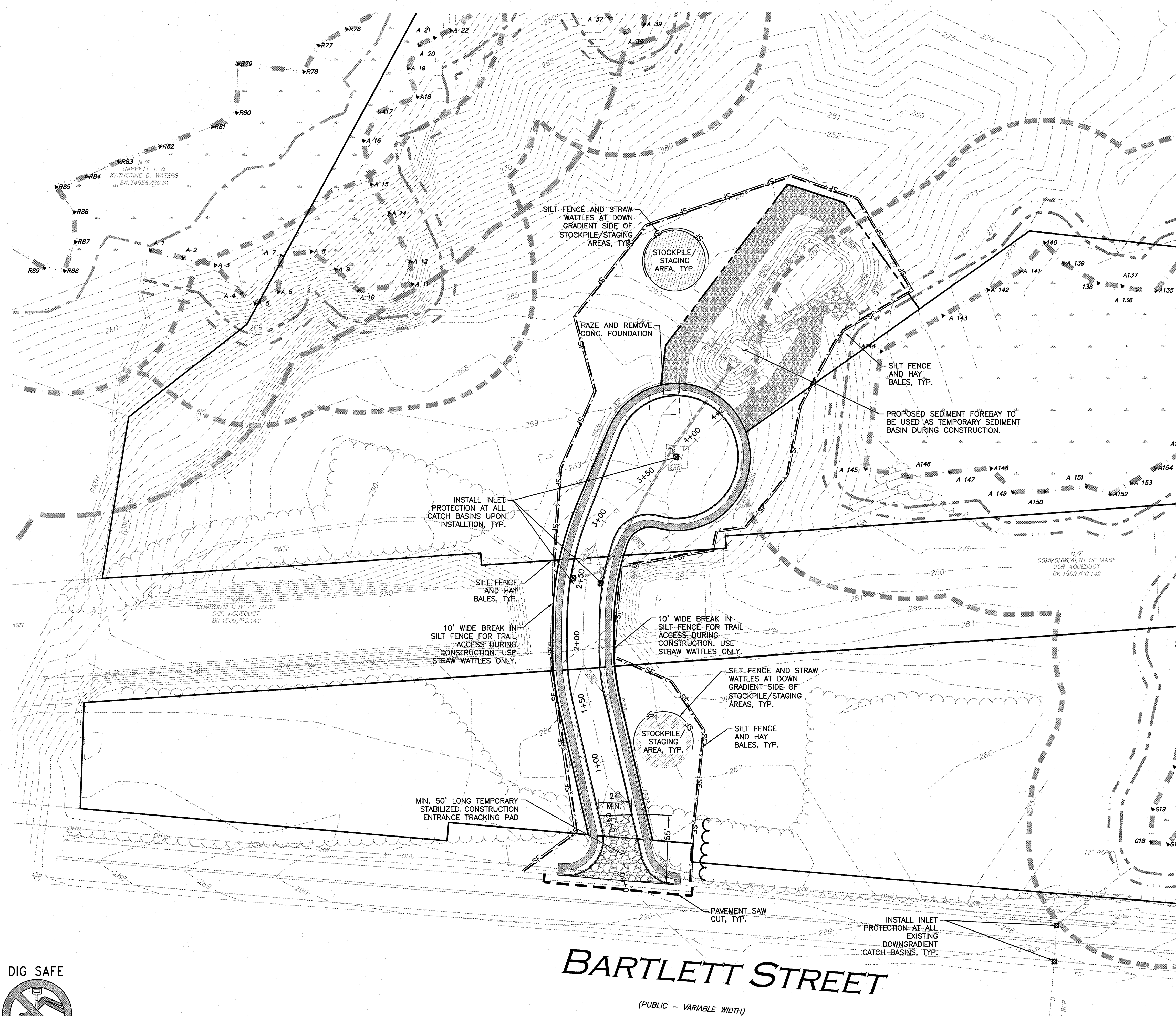
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DRAWING TITLE: **DEFINITIVE SUBDIVISION
LOTING PLAN** SHEET No. **L-2**

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BARTLETT STREET

(PUBLIC - VARIABLE WIDTH)

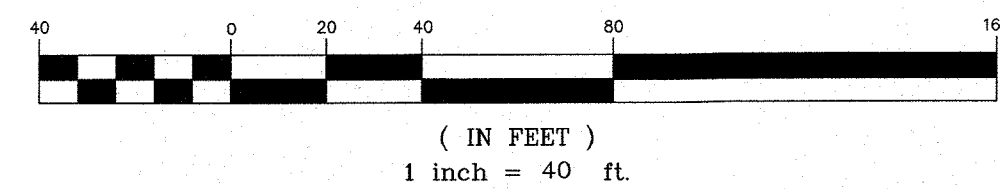
LEGEND

SILT FENCE	—SF—
TUBULAR BARRIER	—x—x—
CATCH BASIN FILTER	☒
STABILIZED ENTRANCE	▨
STOCKPILE/STAGING AREA	▨
SAW CUT	---
DEMOLITION ITEM	---

NOTES:

1. ANY ALTERATION, MISUSE, OR RECALCULATION OF THE INFORMATION OR DATA CONTAINED IN THIS PLAN WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" SHEETS V-101 & V-102, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 17, 2020, ORIGINAL SCALE 1"=80', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF NORTHBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
NORTHBOROUGH DEPT. OF PUBLIC WORKS: (508) 393-5030
5. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
6. ALL ELEVATIONS REFER TO NAVD88 DATUM.
7. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
8. ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE EQUIPPED WITH SILT SACKS (OR APPROVED EQUAL). CONTRACTOR SHALL INSTALL INLET PROTECTION DEVICES AT ALL DOWNGRADE CATCH BASINS ALONG BARTLETT STREET. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
9. ALL ON-SITE DEMOLITION INCLUDING ANY CUT & CAP OF UTILITIES, IF APPLICABLE, SHALL BE PERFORMED TO TOWN OF NORTHBOROUGH AND SERVICE PROVIDER STANDARDS.

GRAPHIC SCALE



I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

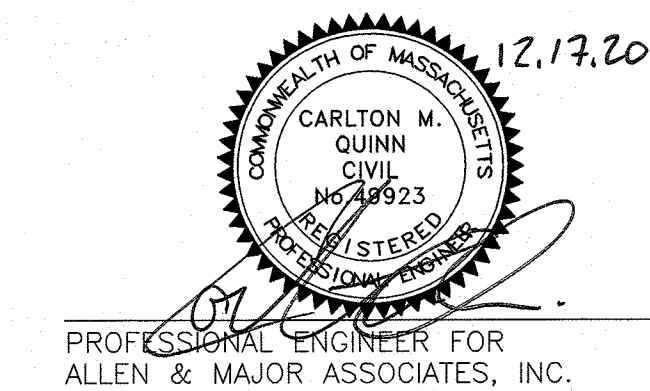
TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATE _____ AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
**PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA**

PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: 1" = 40' DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCD CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801
TEL: (781) 935-5889
FAX: (781) 935-2896

WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

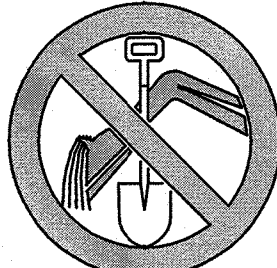
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DRAWING TITLE: SHEET No.

EROSION CONTROL PLAN C-101

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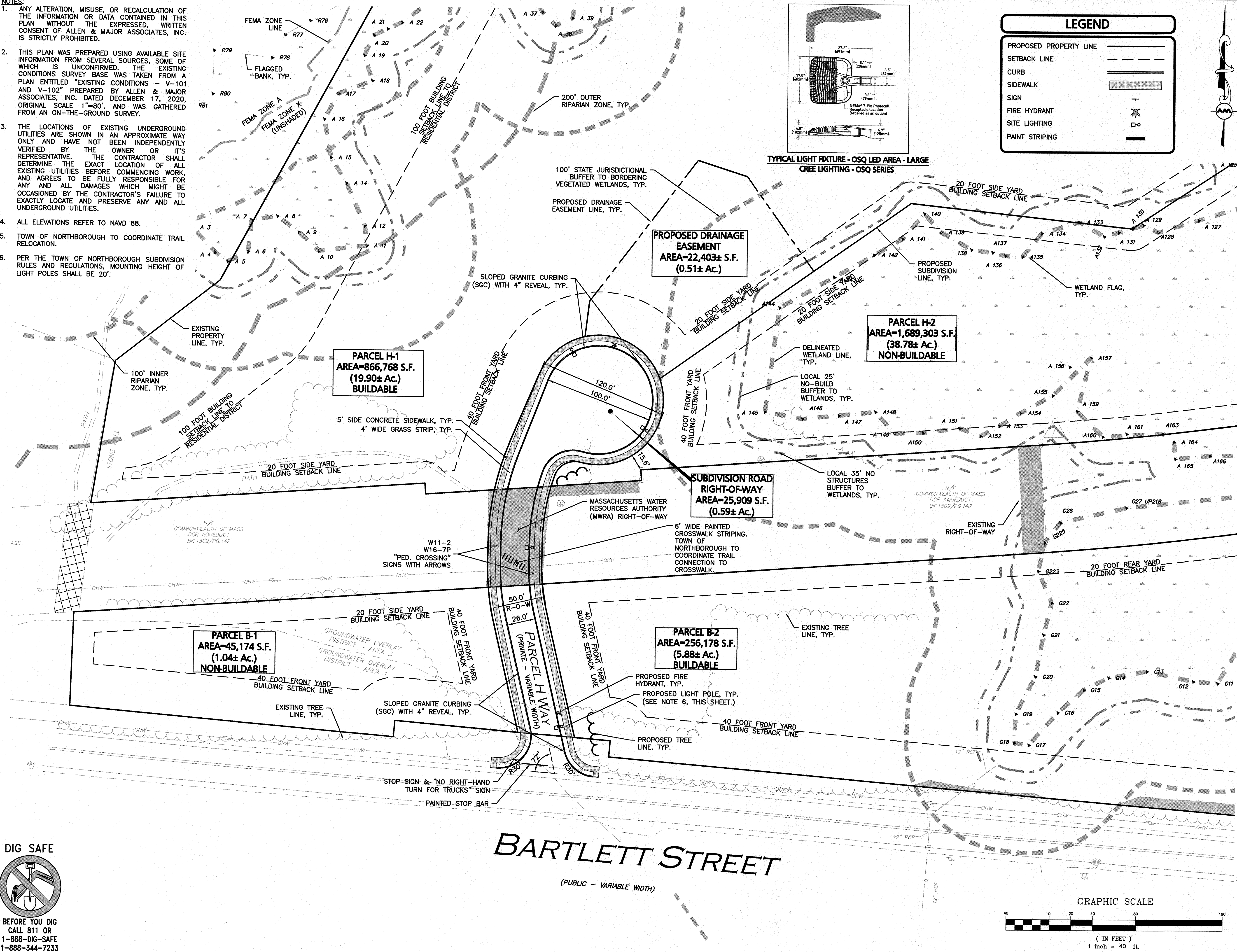
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4. ALL ELEVATIONS REFER TO NAVD 88.
5. TOWN OF NORTHBOROUGH TO COORDINATE TRAIL RELOCATION.
6. PER THE TOWN OF NORTHBOROUGH SUBDIVISION RULES AND REGULATIONS, MOUNTING HEIGHT OF LIGHT POLES SHALL BE 20'.



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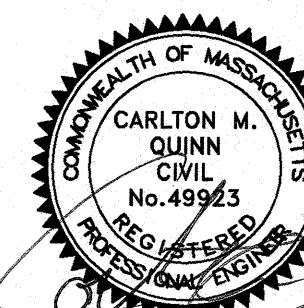
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TOWN OF NORTHBOROUGH PLANNING BOARD

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ALLEN & MAJOR ASSOCIATES, INC.

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PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: 1" = 40' DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCD CHECKED BY: CMQ

PREPARED BY:

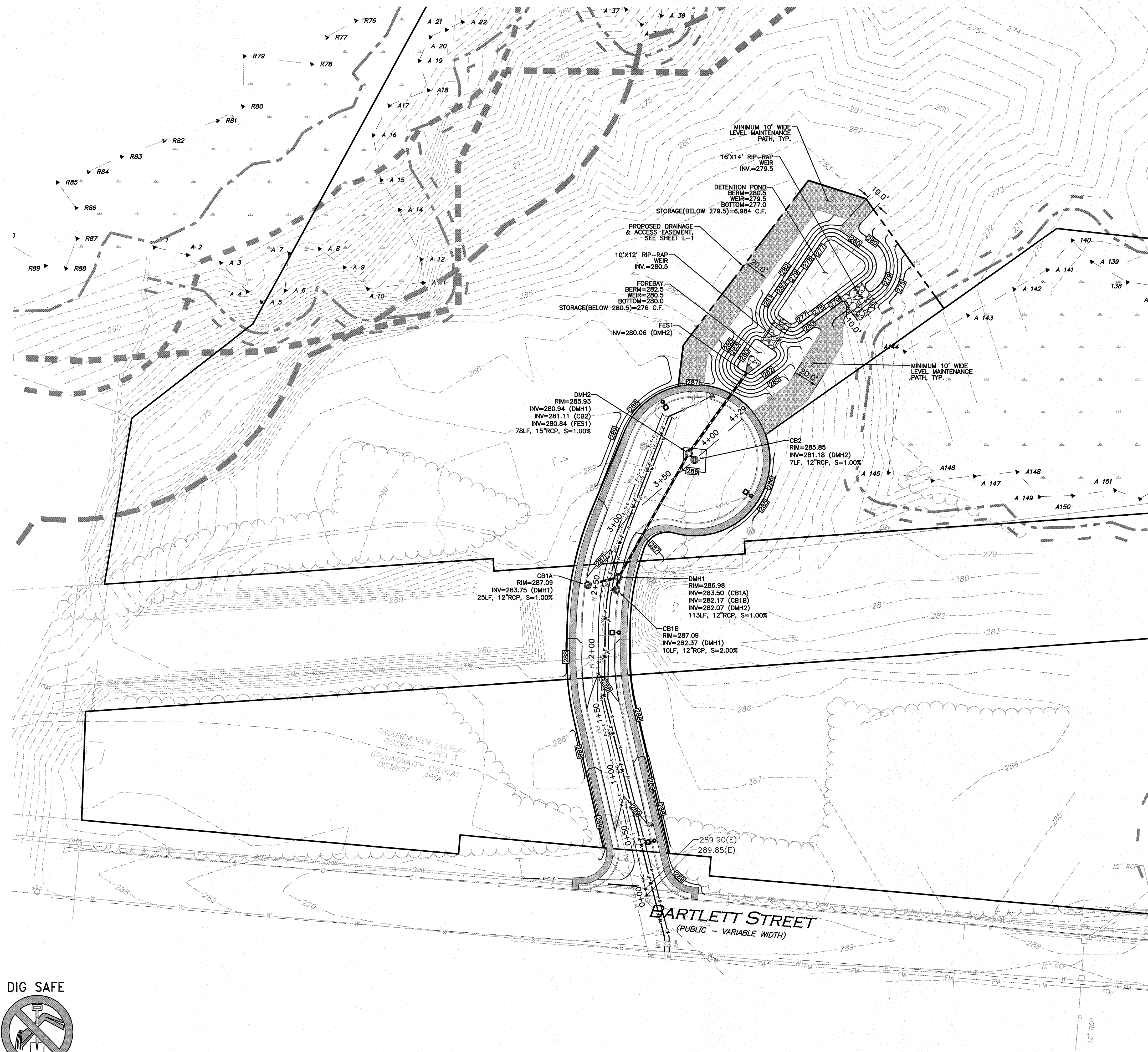
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DRAWING TITLE: **LAYOUT AND MATERIALS PLAN** SHEET NO. **C-102**

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LEGEND

DRAIN MANHOLE	⊙
CATCH BASIN	⊙
FLARED END SECTION	⚡
DRAIN LINE	—
RIPRAP	▨
MAINTENANCE PATH	▨
5' CONTOUR	—280—
1' CONTOUR	—283—
SPOT GRADE	×285.50

STORMWATER SIZING CALCULATIONS

VOLUME PROVIDED IN FOREBAY = 276 CF

VOLUME PROVIDED IN DETENTION POND = 6,984 CF

REQUIRED WATER QUALITY VOLUME (1-INCH)

 $WQV = (1 \text{ IN}) \times (\text{IMPERVIOUS AREA})$
 $WQV = (1 \text{ IN}) / (12 \text{ IN/FT}) \times (21,738 \text{ SF}) = 1,812 \text{ CF} < 6,984 \text{ CF}$

REQUIRED RECHARGE VOLUME (SOIL TYPE A)

 $F = \text{TARGET DEPTH FACTOR} = 0.6 \text{ IN}$
 $R_v = (F) \times (\text{IMPERVIOUS AREA})$
 $R_v = (0.6 \text{ IN}) / (12 \text{ IN/FT}) \times (21,738 \text{ SF}) = 1,087 \text{ CF} < 6,984 \text{ CF}$

REQUIRED FOREBAY VOLUME

 $V = (0.1 \text{ IN}) \times (\text{IMPERVIOUS AREA})$
 $V = (0.1 \text{ IN}) / (12 \text{ IN/FT}) \times (21,738 \text{ SF}) = 182 \text{ CF} < 276 \text{ CF}$

DETENTION POND DRAW DOWN TIME (HSG A)

 $\text{RAWLS RATE} = 2.41 \text{ IN/HR}$
 $T_d = (\text{STORAGE VOLUME}) / (\text{RAWLS RATE}) \times (\text{BOTTOM AREA})$
 $T_d = (6,984 \text{ CF}) / (2.41 \text{ IN/HR}) / (12 \text{ IN/FT}) \times (1998 \text{ SF})$
 $T_d = (6,984 \text{ CF}) / (401 \text{ CF/HR}) = 17.5 \text{ HOURS} < 72 \text{ HOURS}$

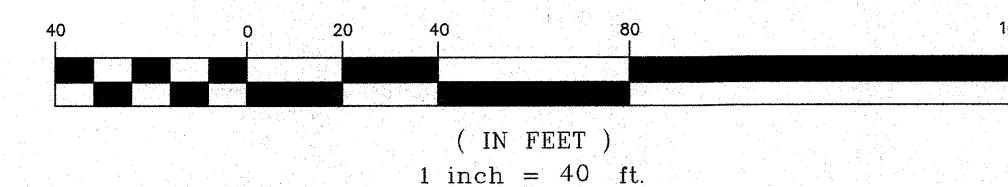
FOREBAY DRAW DOWN TIME (HSG A)

 $\text{RAWLS RATE} = 2.41 \text{ IN/HR}$
 $T_d = (\text{STORAGE VOLUME}) / (\text{RAWLS RATE}) \times (\text{BOTTOM AREA})$
 $T_d = (276 \text{ CF}) / (2.41 \text{ IN/HR}) / (12 \text{ IN/FT}) \times (485 \text{ SF})$
 $T_d = (276 \text{ CF}) / (97 \text{ CF/HR}) = 2.8 \text{ HOURS} < 72 \text{ HOURS}$

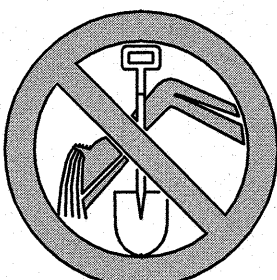
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GRAPHIC SCALE



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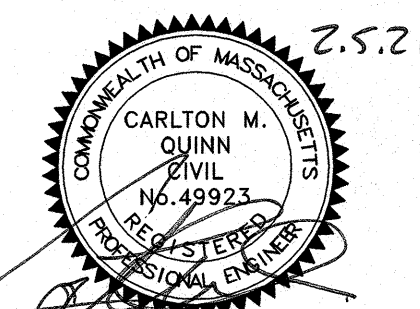
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TOWN OF NORTHBOROUGH PLANNING BOARD

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PROJECT:

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0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: 1" = 40' DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCD CHECKED BY: CMQ

PREPARED BY:



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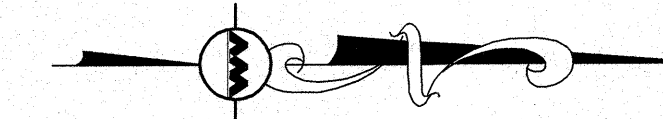
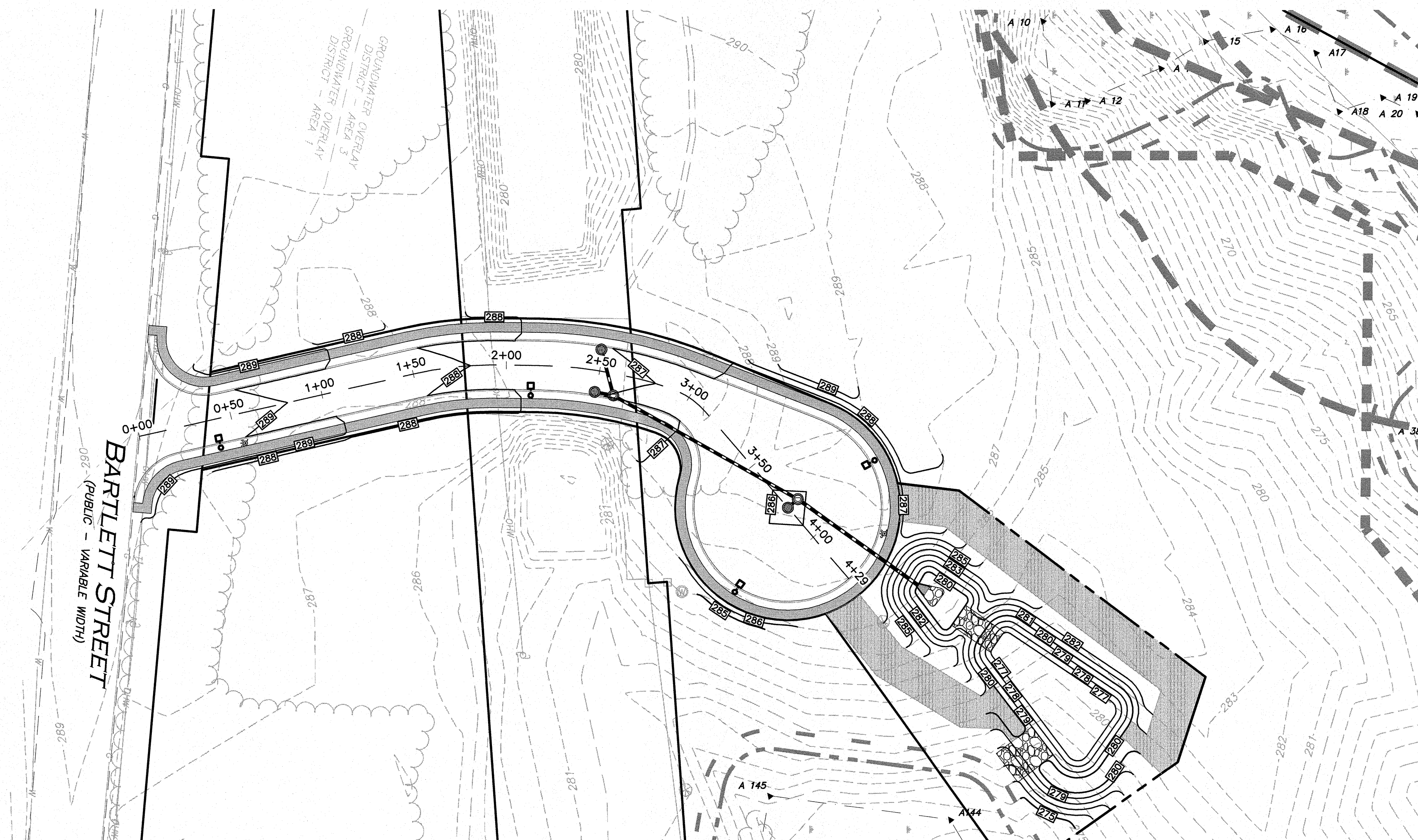
GRADING & DRAINAGE PLAN C-103

SHEET No.

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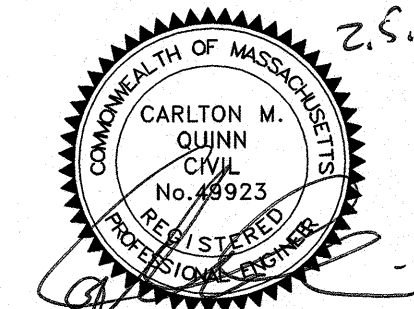
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BURLINGTON, MA 01803

OWNER

NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA

PROJECT NO.	1145-09	DATE:	DEC 17, 2020
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SCALE:	1" = 40'	DWG. NAME:	C-1145-09
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DESIGNED BY:	DMR/NCD	CHECKED BY:	CMQ
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PREPARED BY:



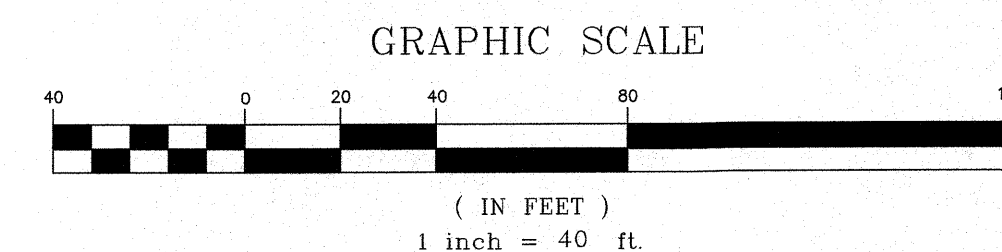
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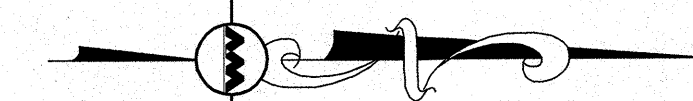
DRAWING TITLE:	SHEET No.
SUBDIVISION ROADWAY & DRAINAGE PROFILE	C-201

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I:\PROJECTS\1145-09\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1145-09_GRADING & DRAINAGE.DWG



SEWER MANHOLE

SEWER FORCEMAIN

WATER VALVE

HYDRANT

GAS LINE

GAS VALVE

LIGHT FIXTURE

ELEC/TELE/CA

1. A

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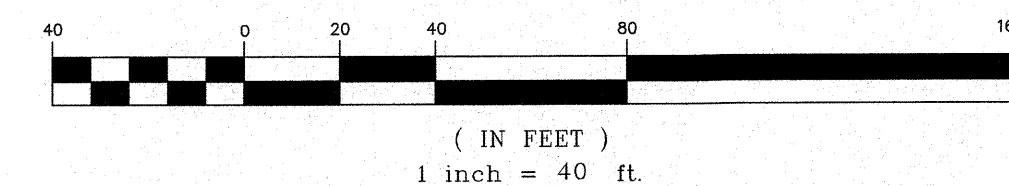
4 ALL ELEVATIONS REFER TO NAVD 88.

5. ALL UTILITIES SHALL BE CONSTRUCTED TO TOWN OF NORTHBOROUGH STANDARDS AND SHALL MEET THE STANDARDS OF THE TOWN OF NORTHBOROUGH SUBDIVISION RULES AND REGULATIONS.

6. MINIMUM HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES SHALL BE 10 FEET

7. SEWER FORCE MAIN SHALL BE PRESSURE TESTED AND INSPECTED PER TOWN OF NORTHBOROUGH REQUIREMENTS PRIOR TO BEING PLACED ON-LINE.

8. PROVIDE MAGNETIC TAPE ABOVE ENTIRE LENGTH OF SEWER FORCE MAIN RUN. INDICATOR RODS WITH SWING TIES MAY BE REQUIRED AS NECESSARY.



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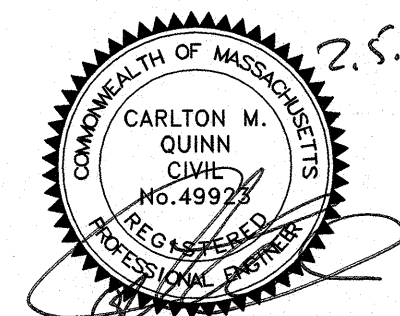
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SCALE:	1" = 40'	DWG. NAME:	C114E.00
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PREPARED BY: _____



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

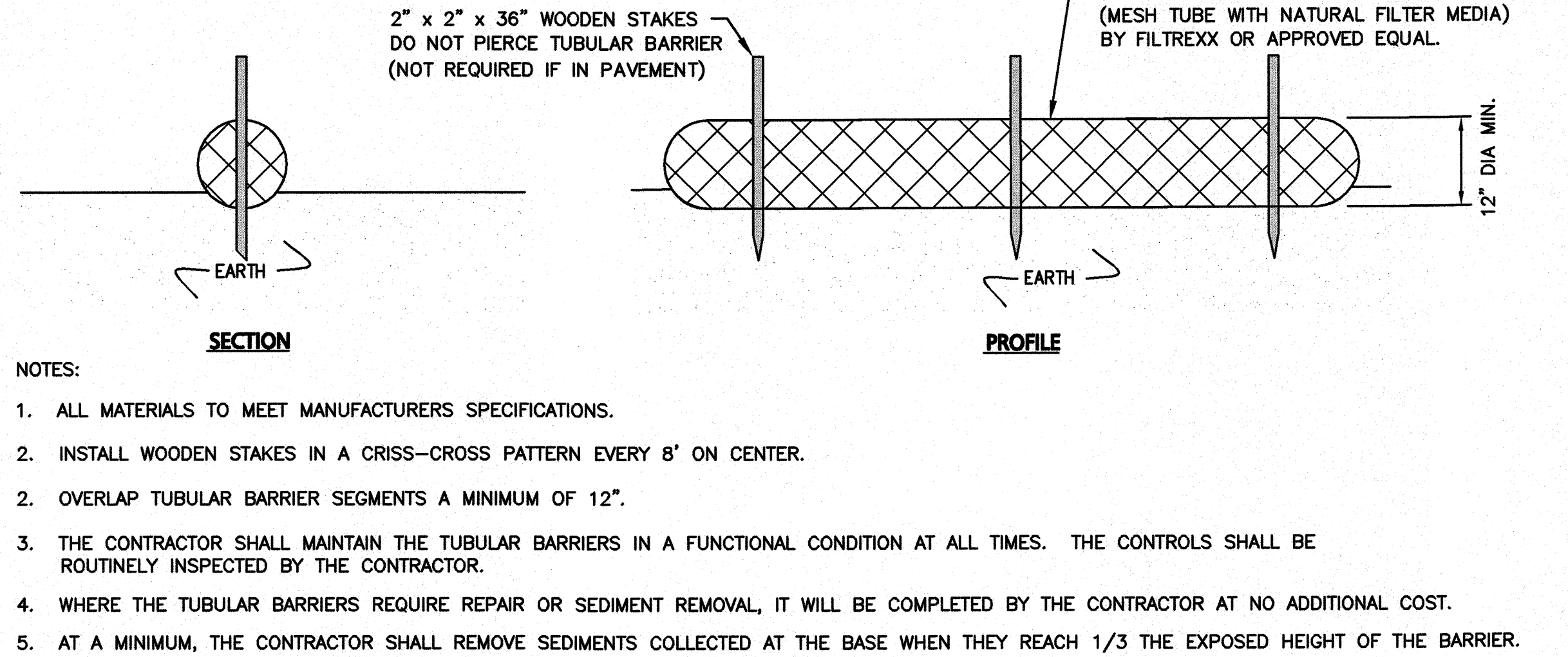
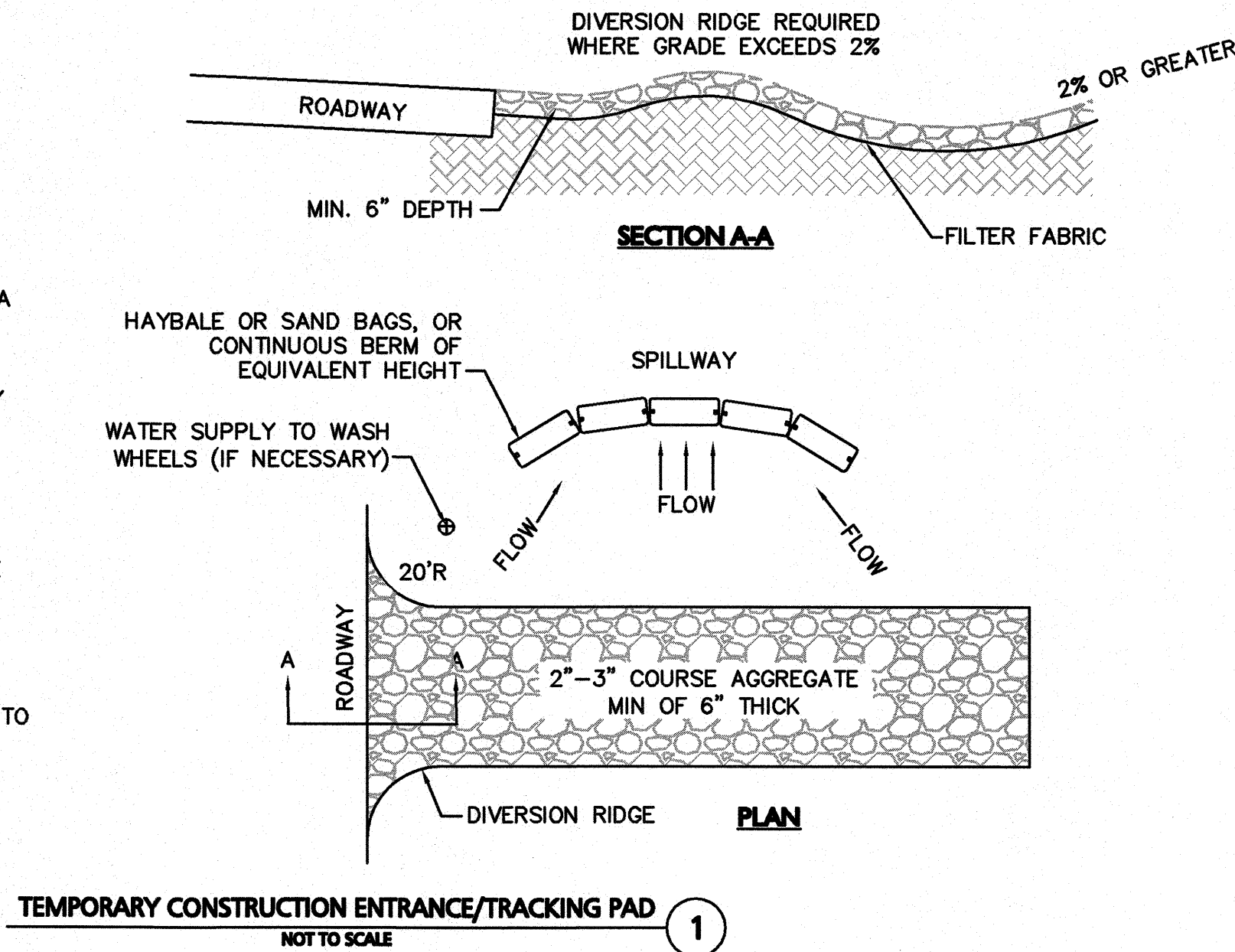
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DRAWING TITLE:	SHEET No.
SUBDIVISION ROADWAY & UTILITIES PROFILE	C-202

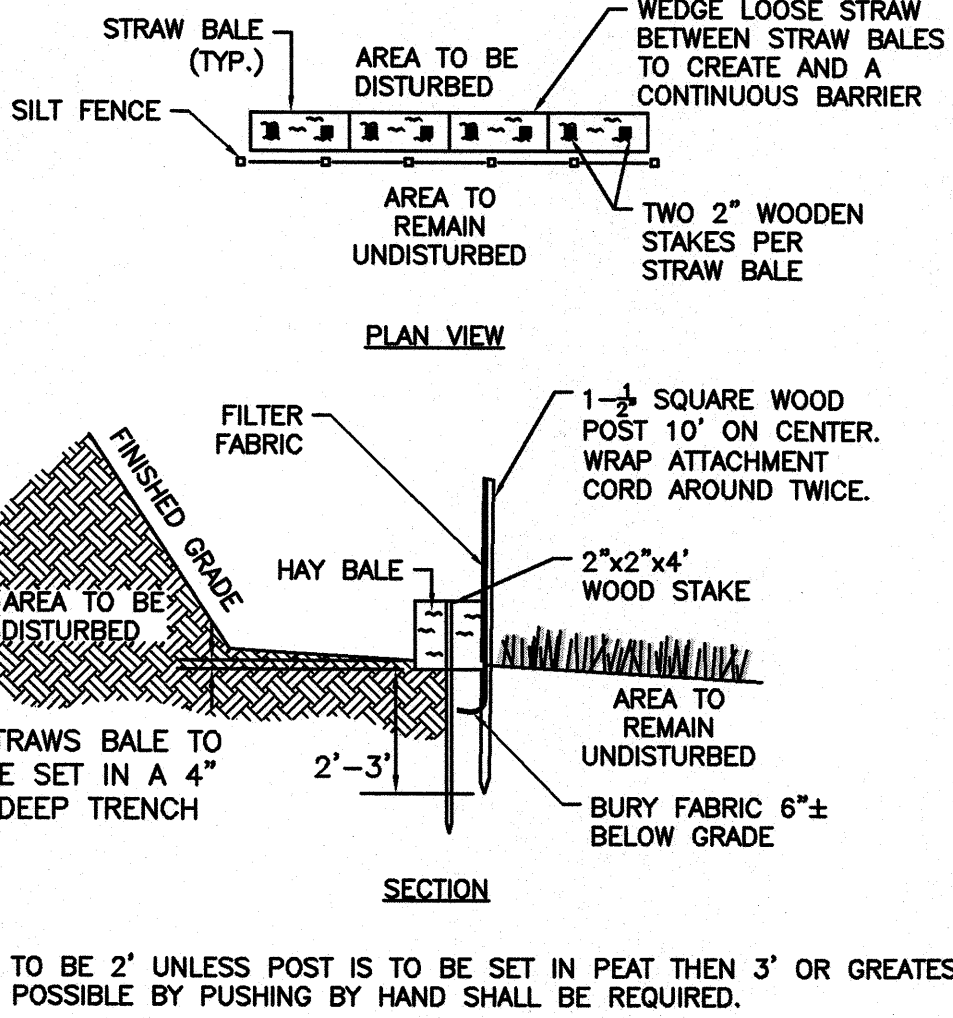
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N:\PROJECTS\1145-09\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\1145-09-09-DETAILS.DWG

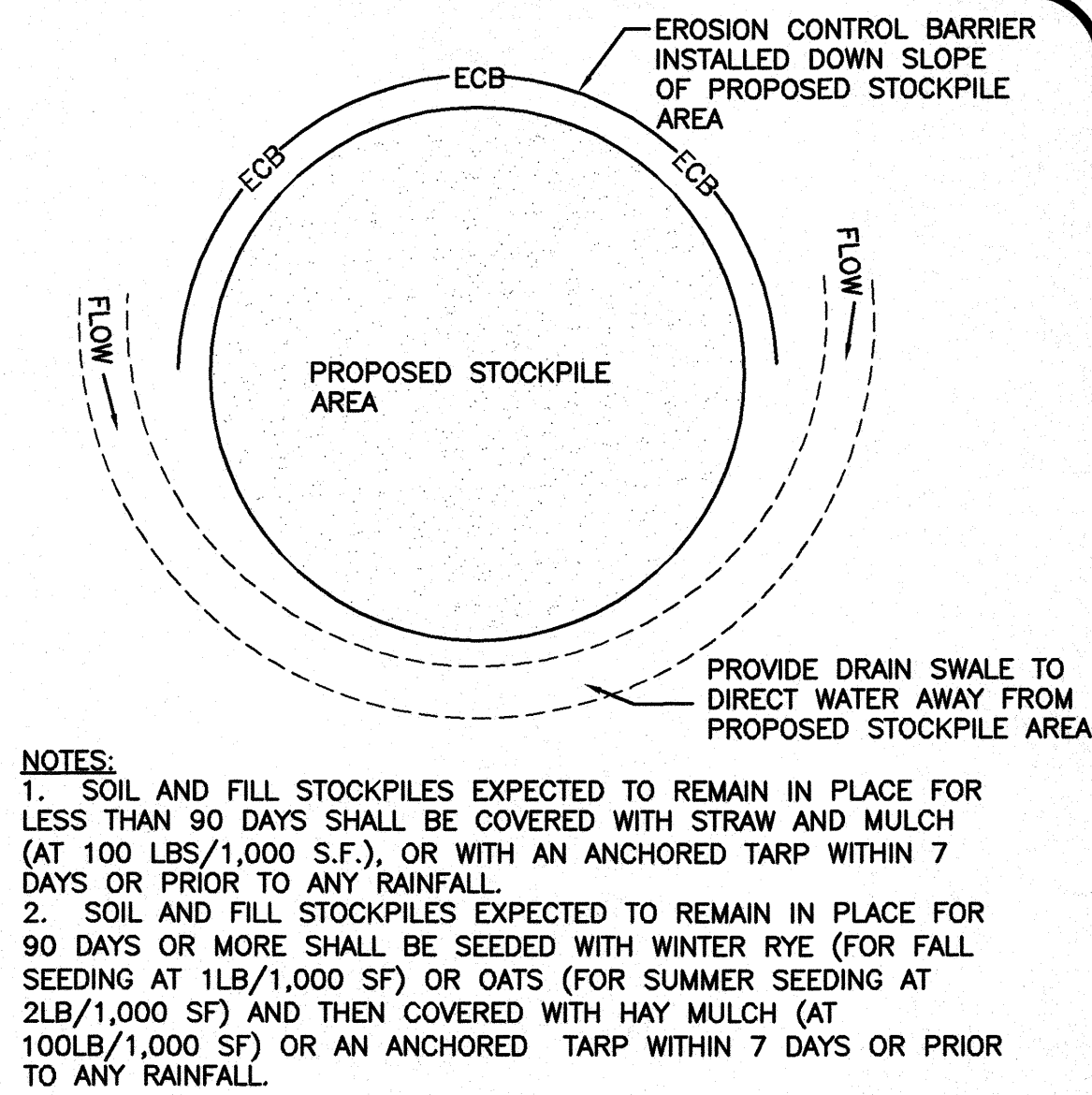
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC 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. USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.



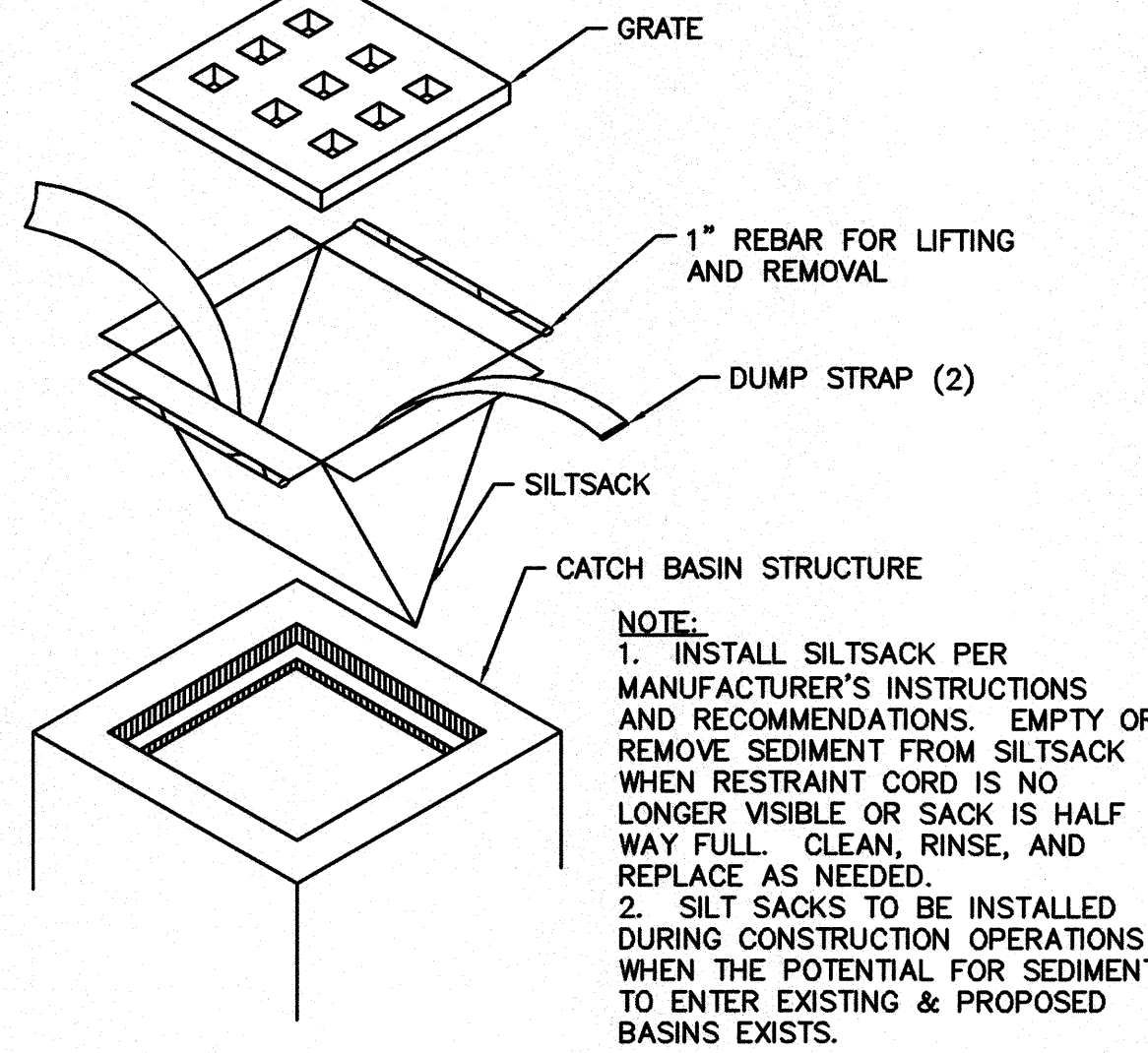
- NOTES:
1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
 2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
 3. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12\"/>



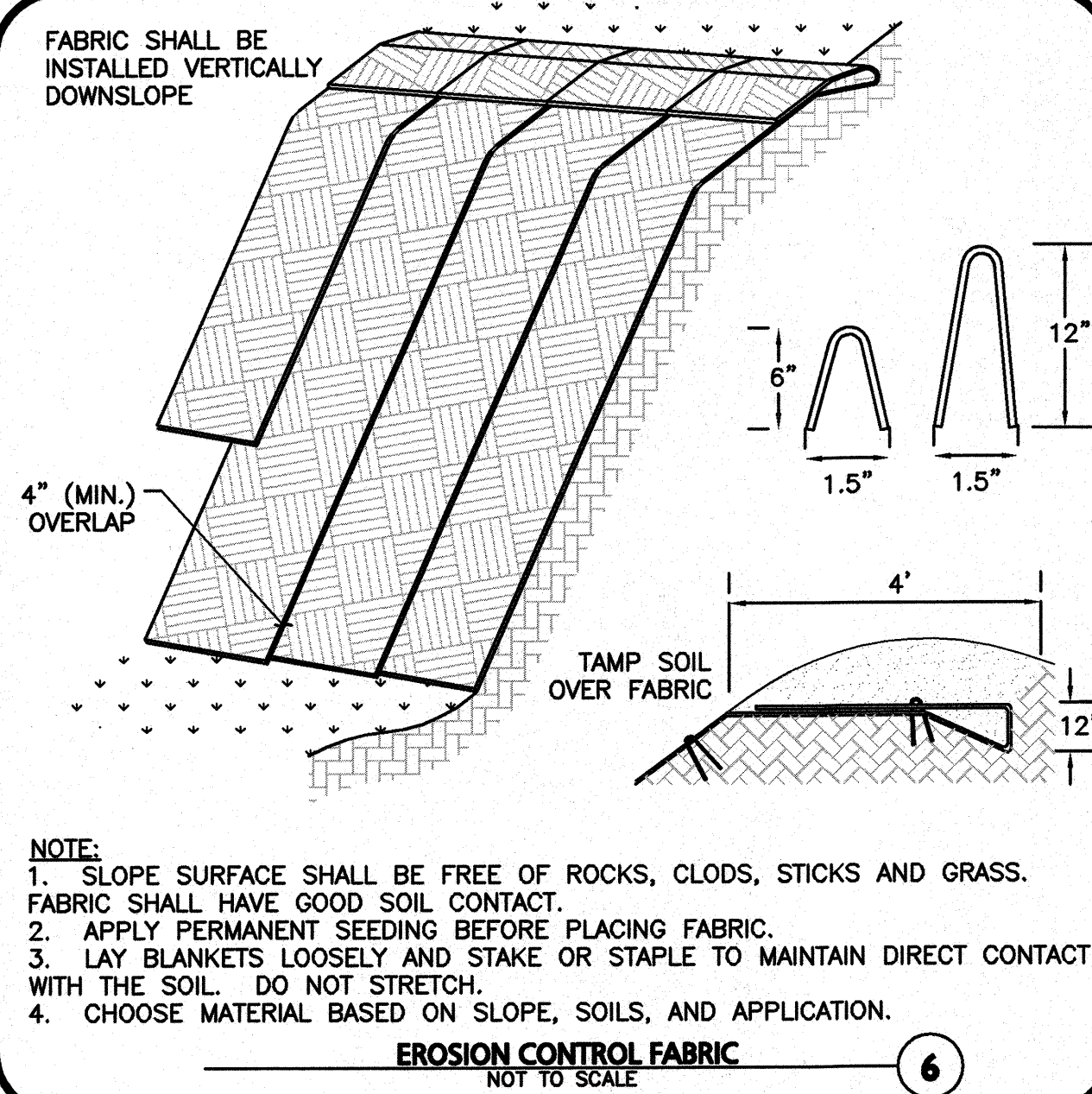
NOTE:
DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR GREATEST DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.



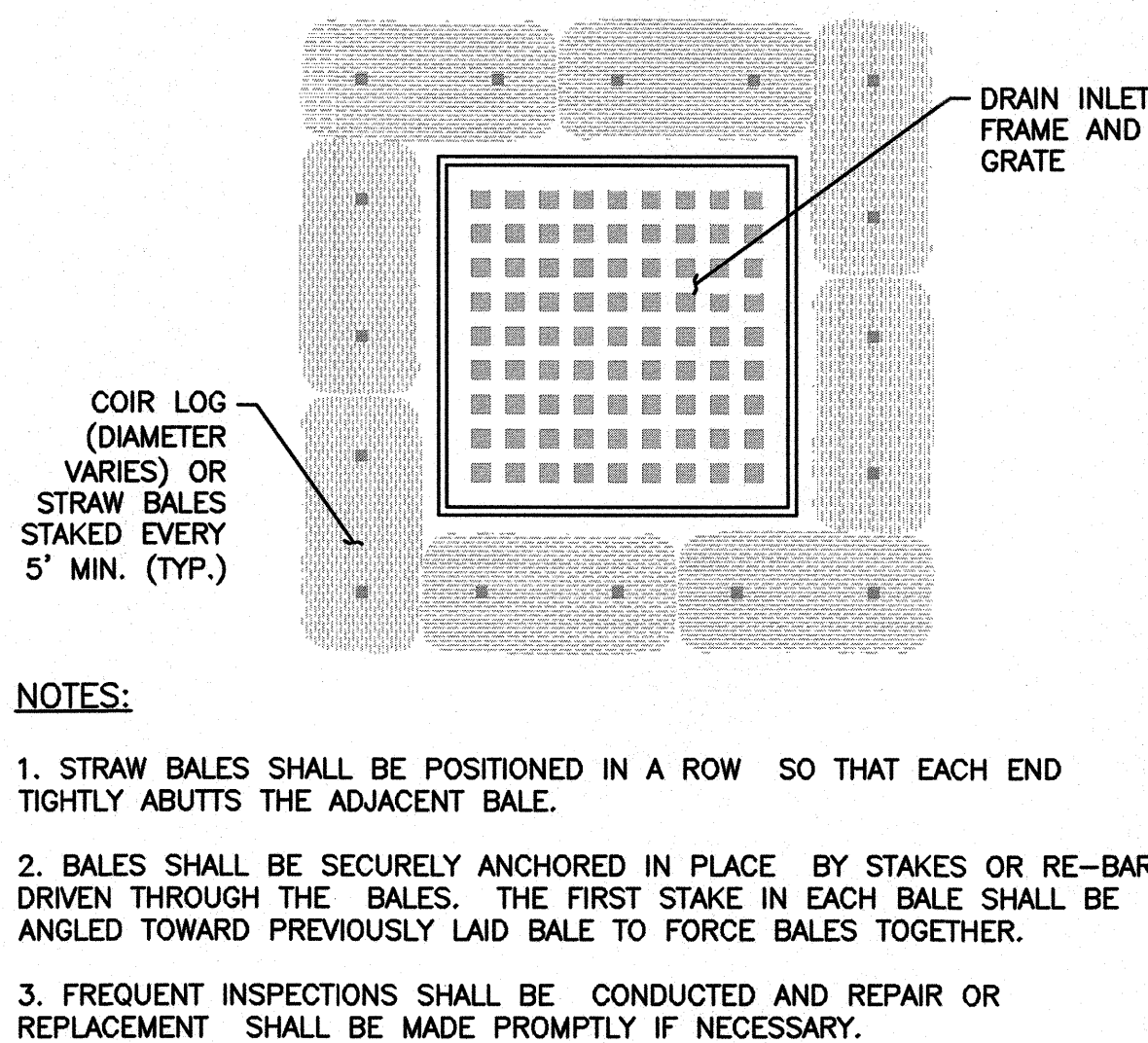
- NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100 LBS/1,000 S.F.), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.



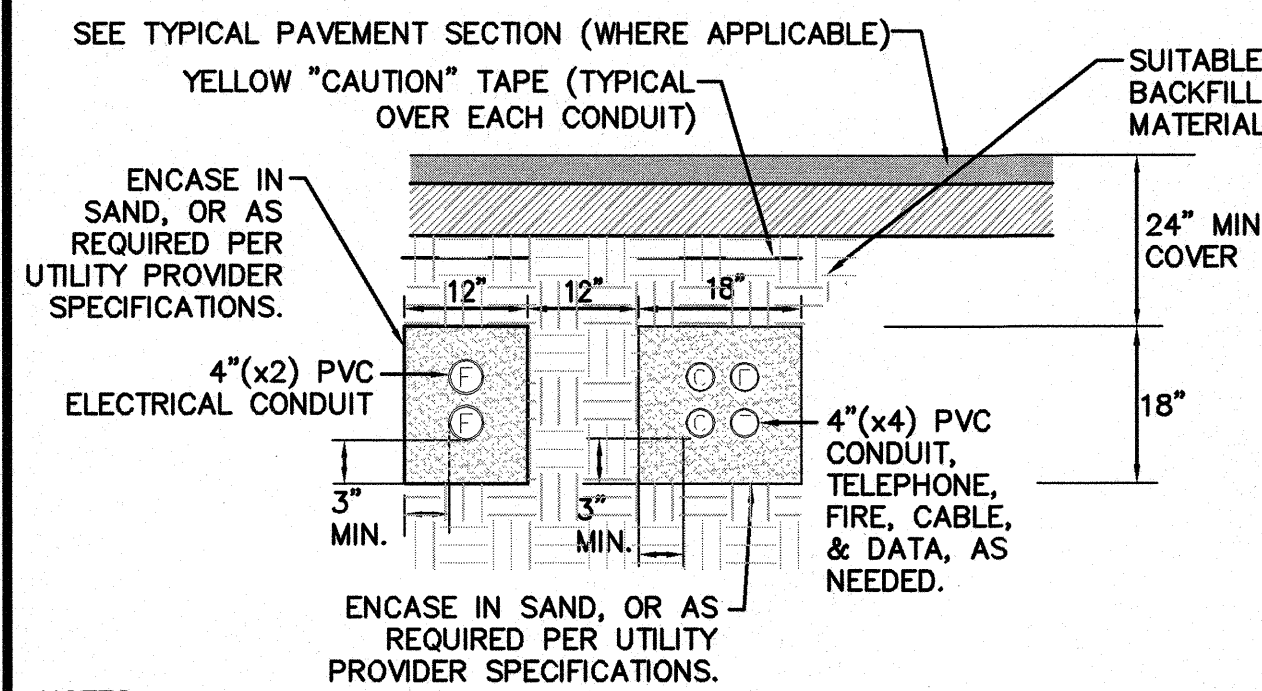
- NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE OR SACK IS HALF WAY FULL. CLEAN, RINSE, AND REPLACE AS NEEDED.
 2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.



- NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. FABRIC SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 4. CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.



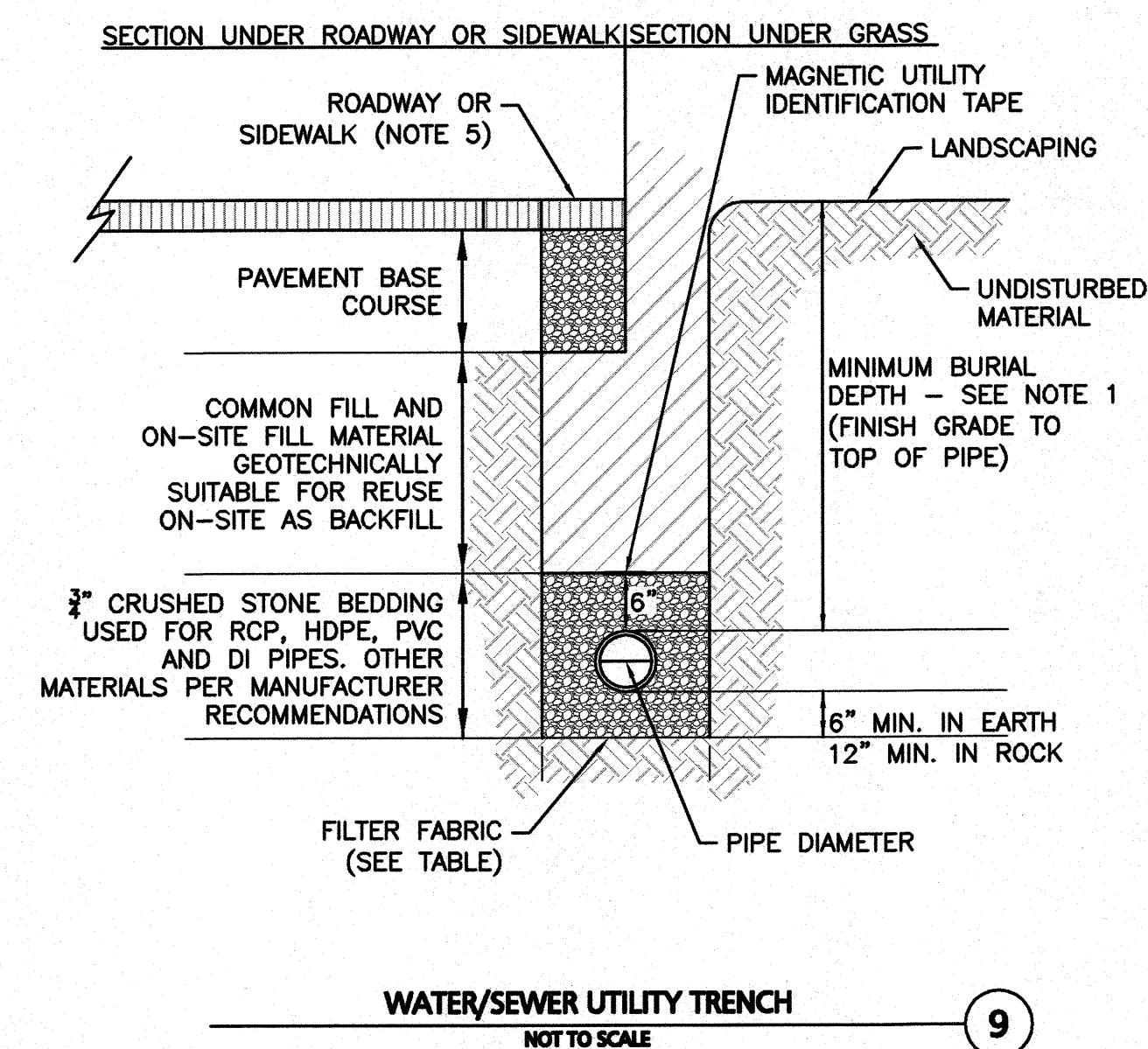
- NOTES:
1. STRAW BALES SHALL BE POSITIONED IN A ROW SO THAT EACH END TIGHTLY ABUTS THE ADJACENT BALE.
 2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 3. FREQUENT INSPECTIONS SHALL BE CONDUCTED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY IF NECESSARY.



- NOTES:
1. CONDUITS SHALL BE SCHEDULE 80 PVC UNDER ROAD AND DRIVEWAY SURFACES.
 2. ALL UTILITY INSTALLATION REQUIREMENTS, SEPARATIONS, AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.

- NOTES:
1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE) GRAVITY PIPE (SEWER & DRAIN) - SEE PLAN OR PROFILE
PRESSURE PIPE UNDER PAVING - 4'
PRESSURE PIPE BENEATH UNPAVED - 3'
WATER PIPE - 5'
 2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
 3. TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
 4. WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER-EXCAVATED, THE SUBGRADE SHOULD BE RE-COMPACTED, AND BACKFILL CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER-EXCAVATION).
 5. REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.

	FILTER FABRIC USE	
	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED



I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

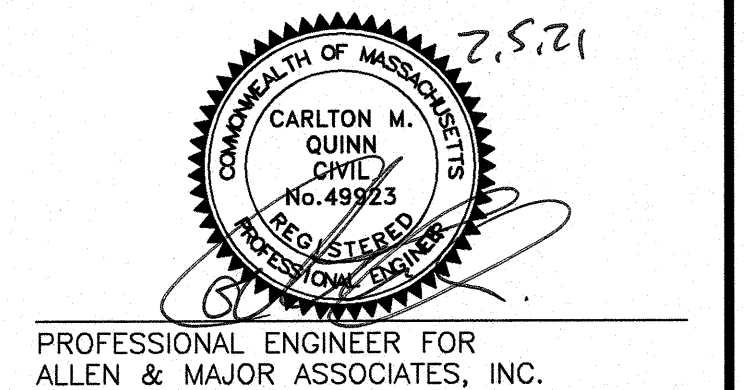
TOWN CLERK _____ DATE _____

SUBJECT TO A COVENANT DATE _____ AND DULY EXECUTED, RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD

DATE: _____



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

1 2021-02-05 REVISED PER TOWN COMMENTS

APPLICANT:

THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

PROJECT:
PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
0 BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: DEC 17, 2020

SCALE: AS SHOWN DWG. NAME: C-1145-09

DESIGNED BY: DMR/NCB CHECKED BY: CMQ

PREPARED BY:

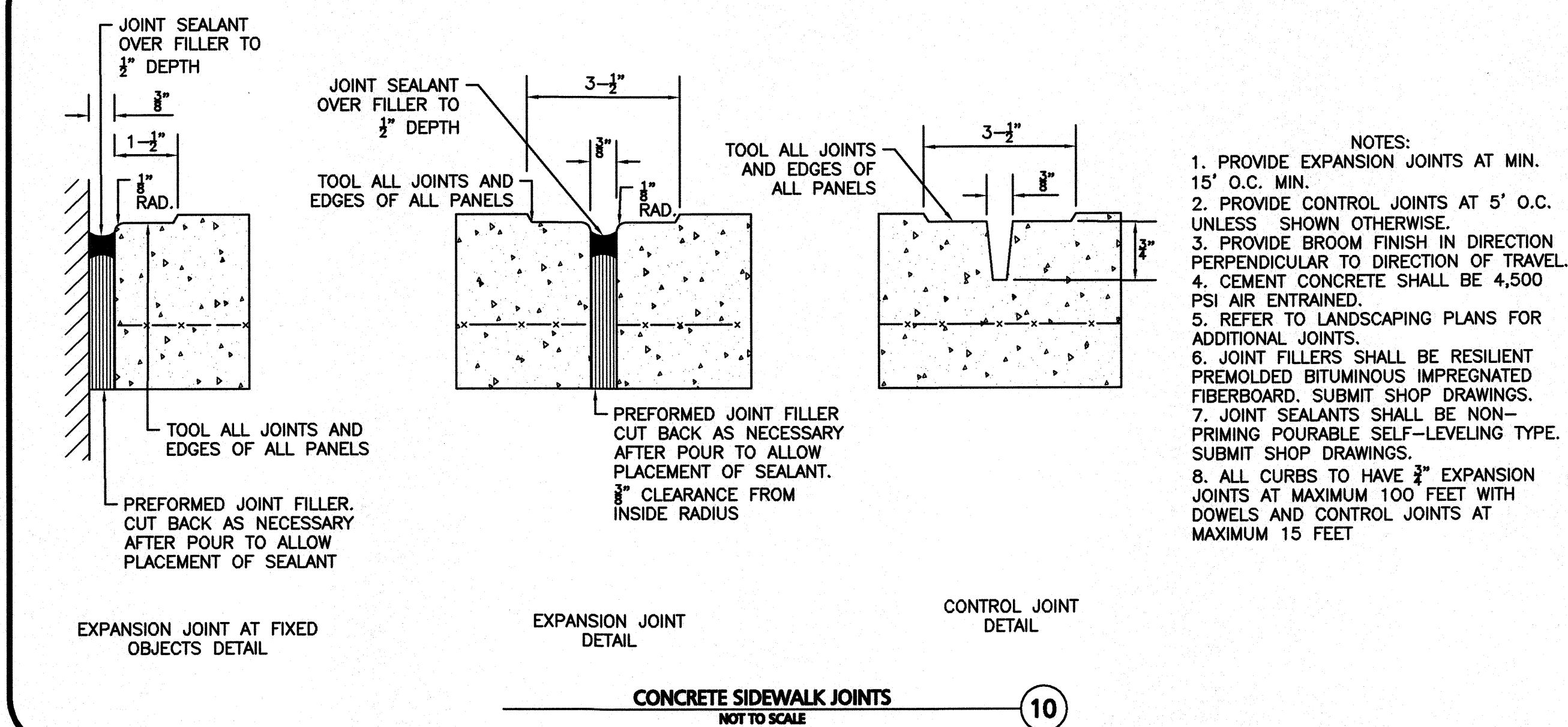
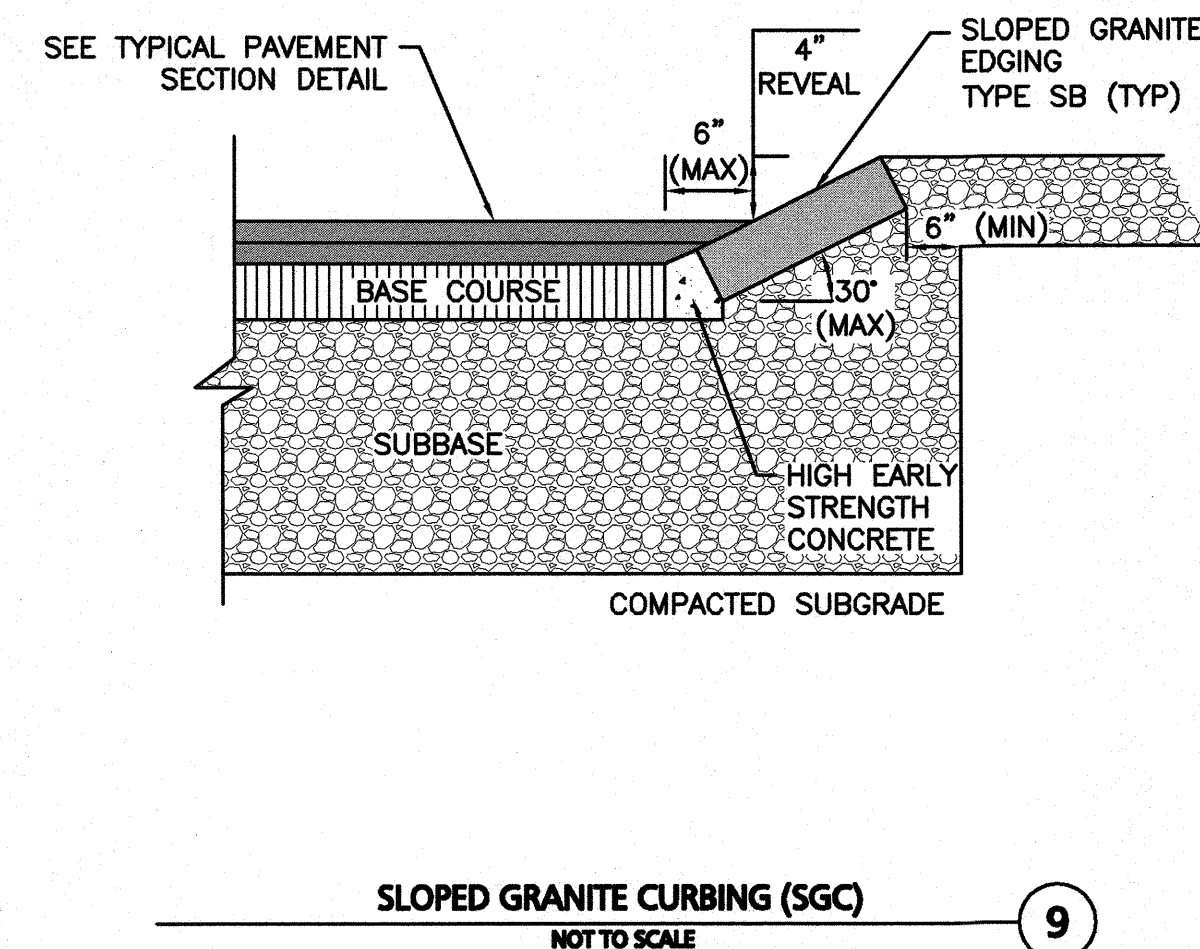
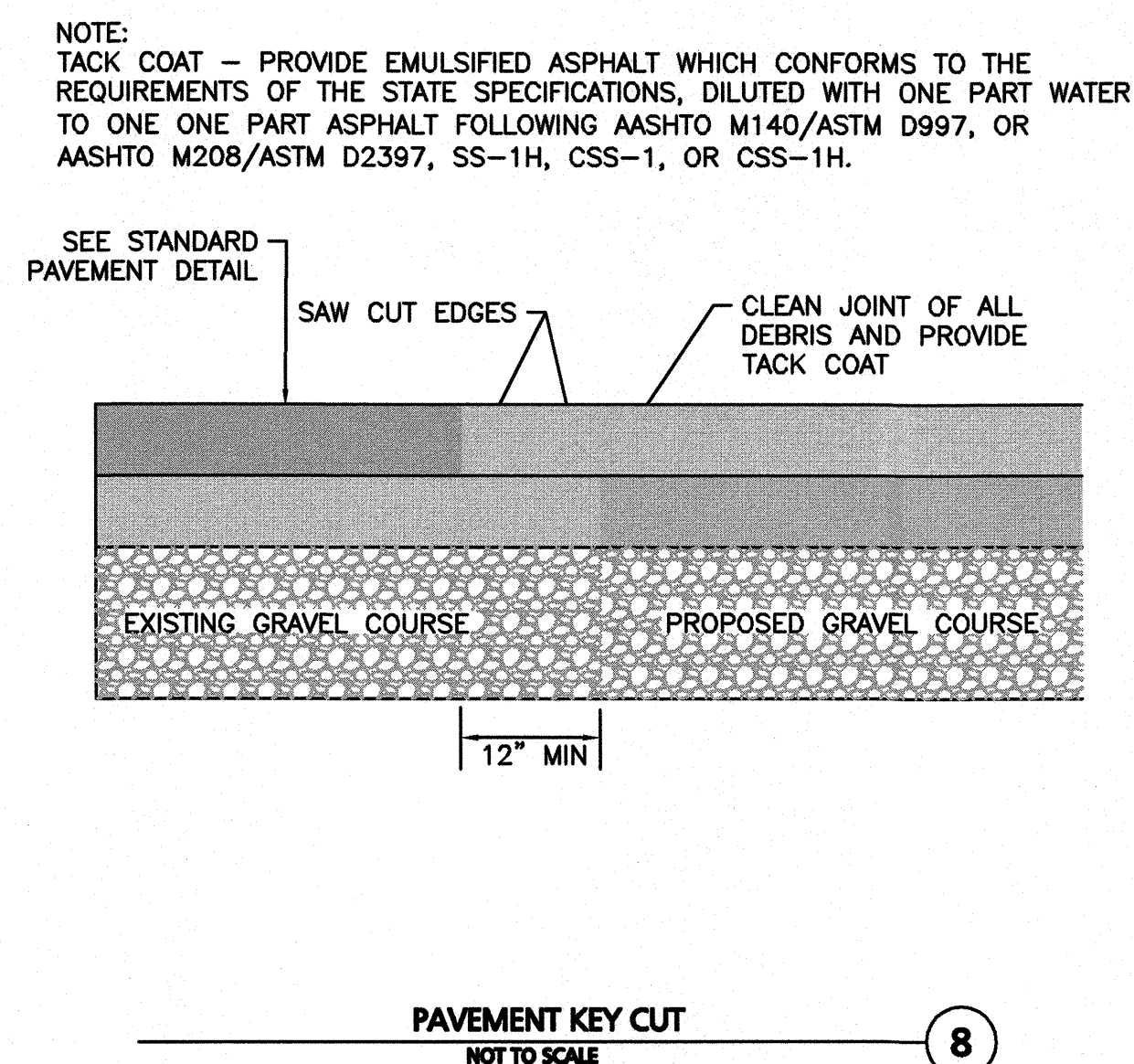
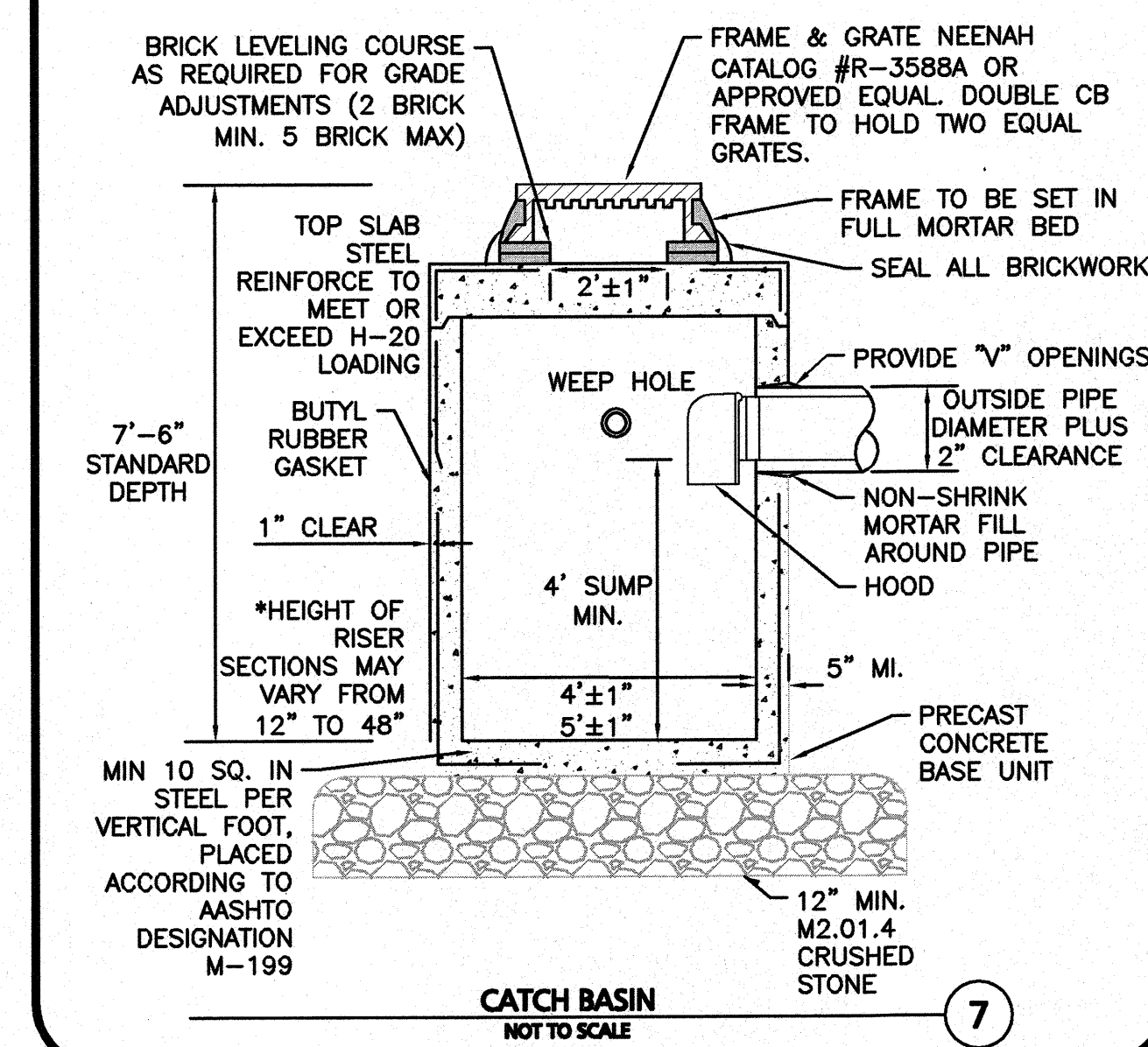
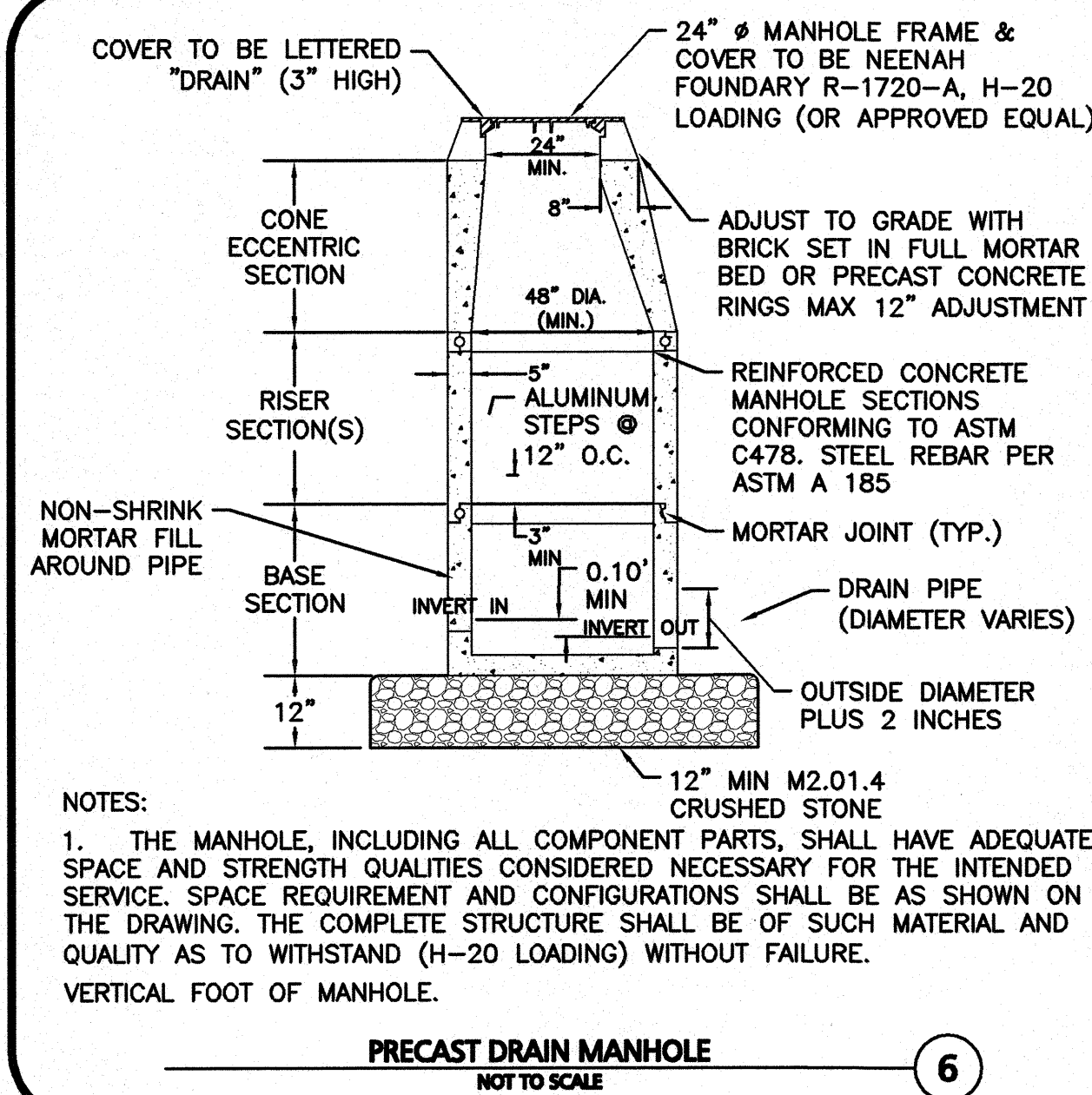
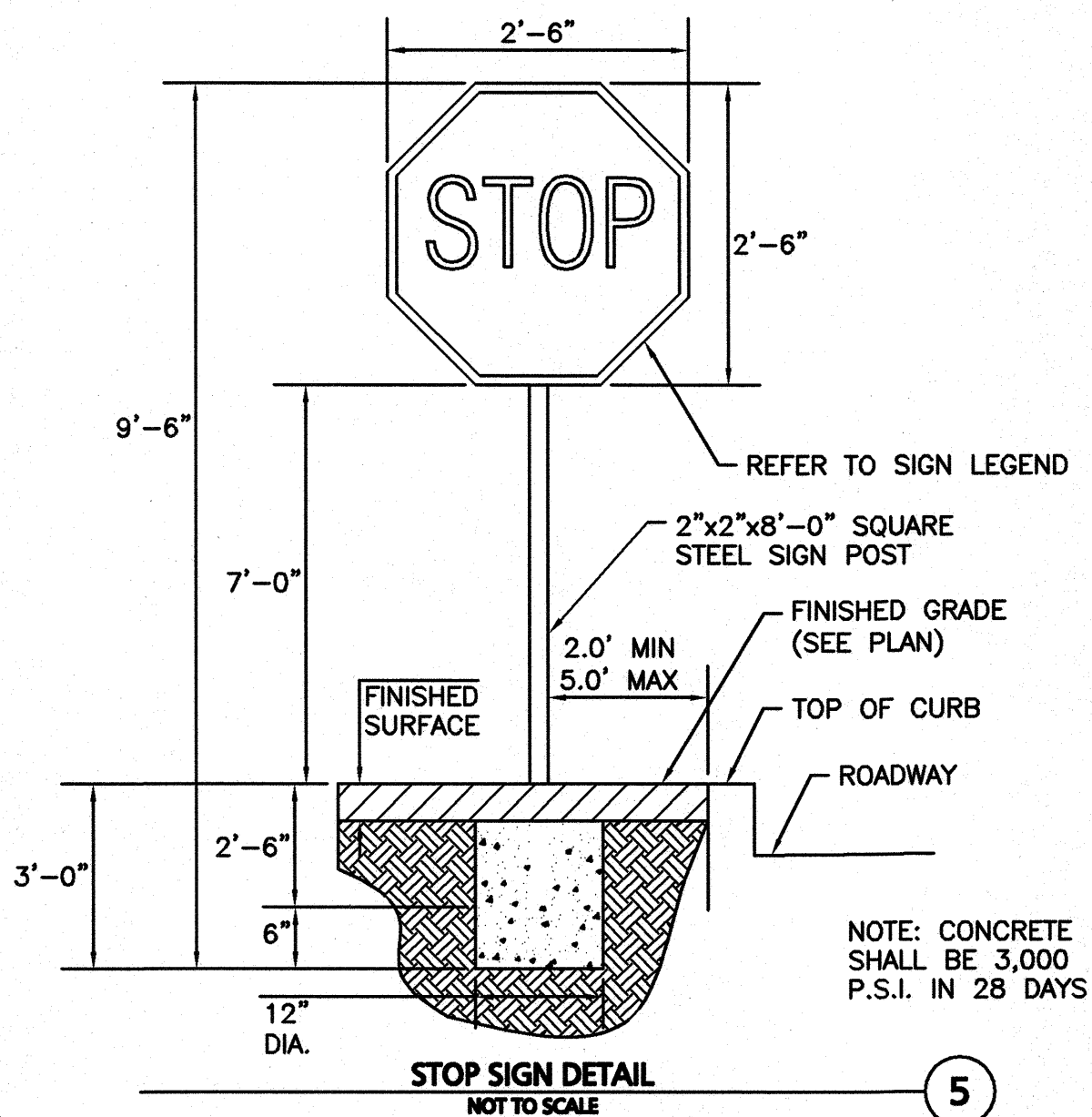
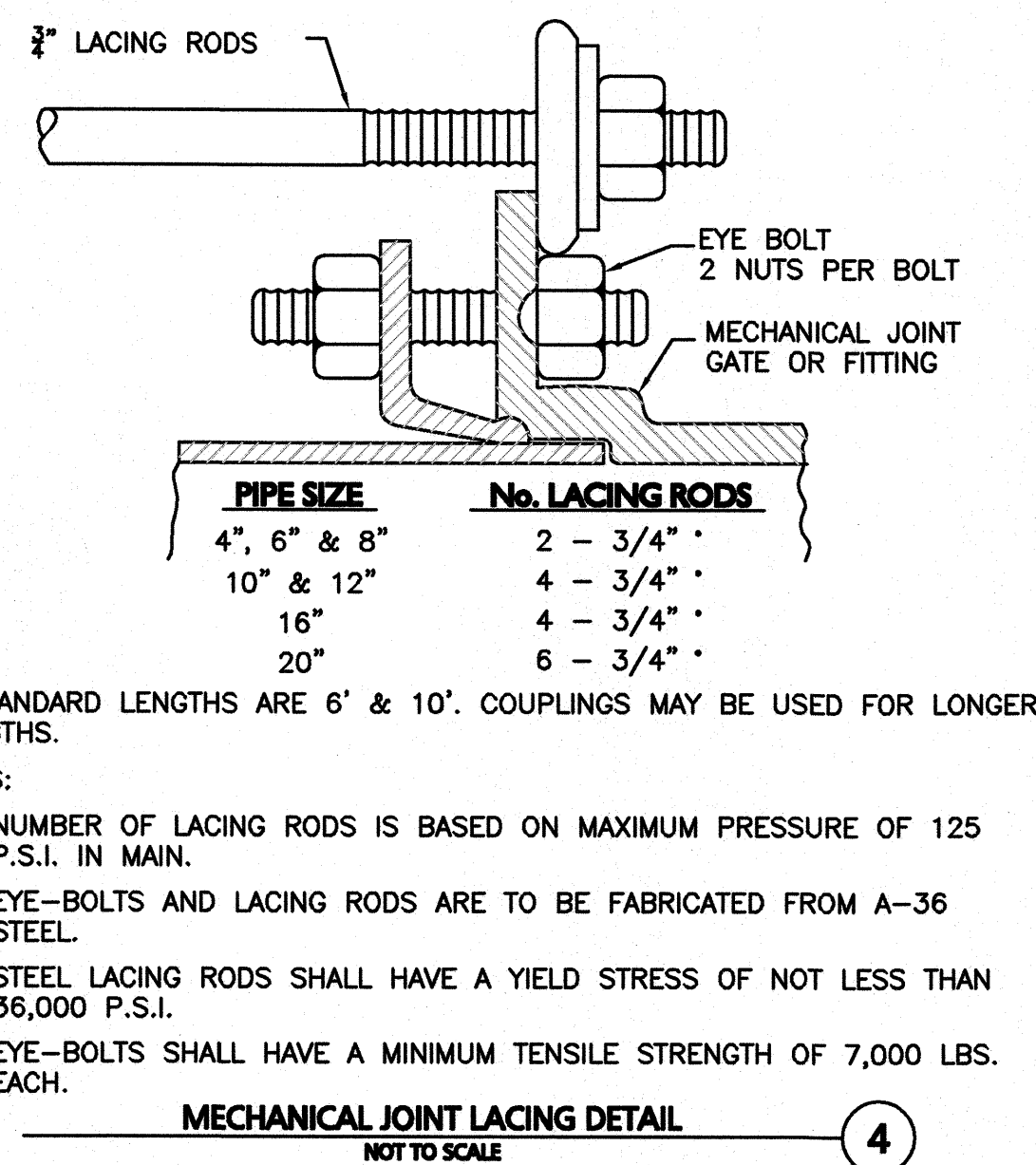
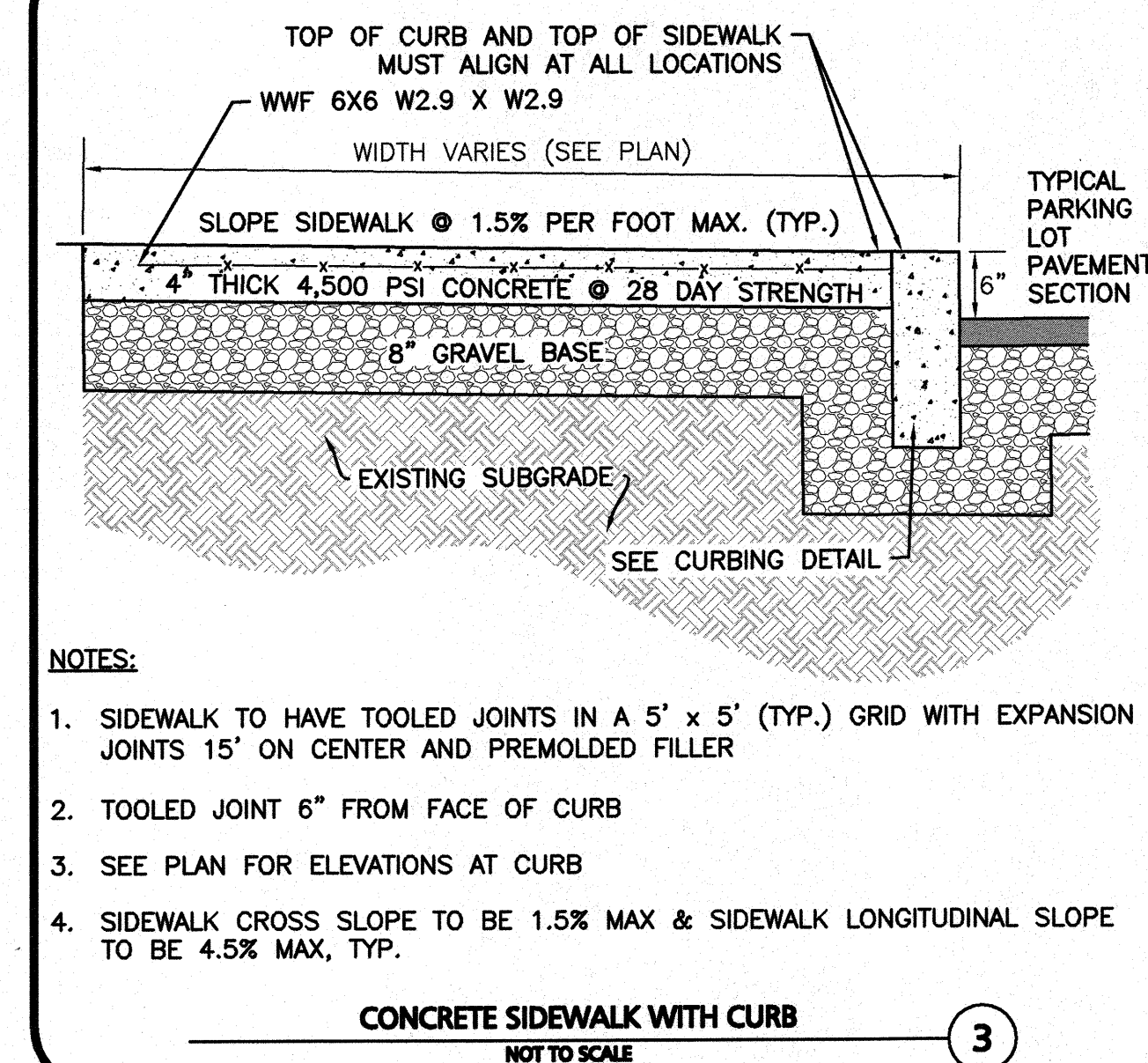
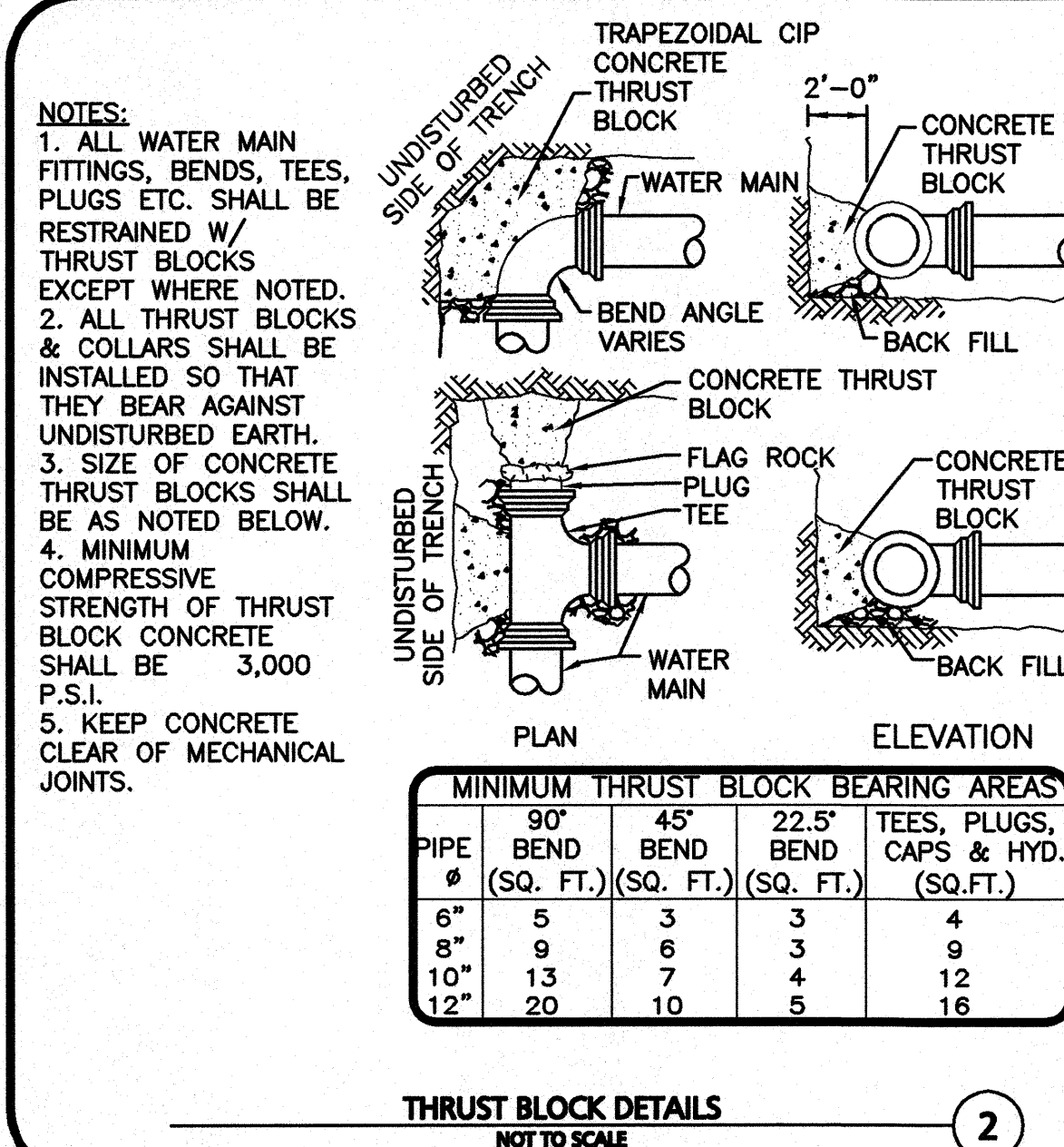
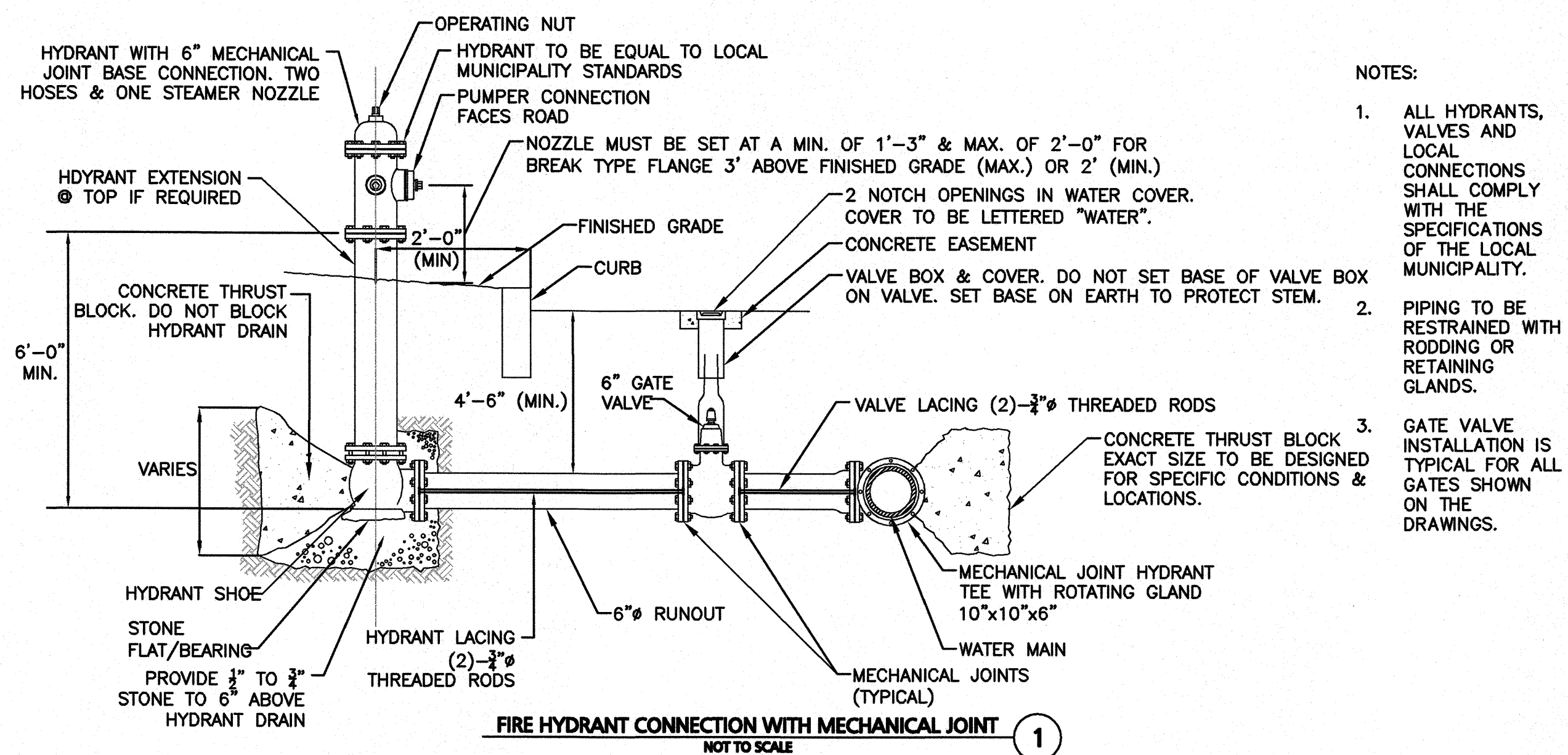


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DRAWING TITLE: DETAILS SHEET No. C-501

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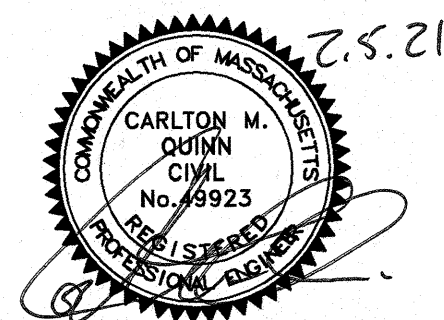


I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE TOWN OF NORTHBOROUGH PLANNING BOARD WAS RECEIVED AND RECORDED, AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

SUBJECT TO A COVENANT DATE _____
AND DULY EXECUTED, RUNNING WITH THE
LAND TO BE RECORDED BY OR FOR THE
OWNER OF RECORD.

APPROVAL REQUIRED UNDER THE SUBDIVISION
CONTROL LAW.

TOWN OF NORTHBOROUGH PLANNING BOARD



1	2021-02-05	REVISED PER TOWN COMMENTS
REV	DATE	DESCRIPTION

APPLICANT:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

OWNER:
NORTHBOROUGH LAND REALTY TRUST
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

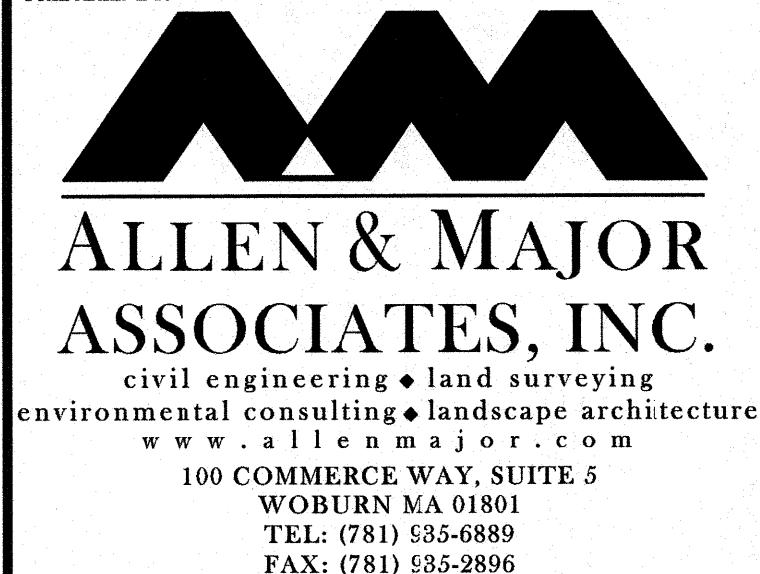
PROJECT:
**PROPOSED NON-RESIDENTIAL
DEFINITIVE SUBDIVISION
PARCEL H WAY
O BARTLETT STREET
MAP 51 LOT 3 & MAP 66 LOT 16
NORTHBOROUGH, MA**

PROJECT NO.	1145-09	DATE:	DEC 17, 2020
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SCALE:	AS SHOWN	DWG. NAME:	C-1145-09
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DESIGNED BY:	DMR/NCD	CHECKED BY:	CMQ
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PREPARED BY:	
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DRAWING TITLE:	SHEET No.
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