

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

SEPTIC SYSTEM DESIGN CALCULATION:

AUTO REPAIR: 3 BAYS X 150 GPD = 450 GPD
 ADMIN. OFFICE 17,160 S.F./1000 = 17.16 x 75 GPD = 1287 GPD
 MAINT. BUILDING 15 GPD PER EMPLOYEE = 60 EMPLOYEES = 900 GPD

DESIGN FLOW = 2637 GALLONS/DAY (GPD)
 DESIGN PERC. RATE = 2 MPI (0.74 GAL/SF LOADING RATE)
 2637 GPD / 0.74 GAL/SF = 3564 S.F. REQUIRED

EXISTING SEPTIC DESIGN FLOW RATE = 2650 GPD
 LEACH AREA SHOWN = 4,000 S.F.

GROUNDWATER PROTECTION OVERLAY DISTRICT NOTES:

THE PROPOSED SITE DOES NOT INCLUDE A TREATMENT SYSTEM OVER 15,000 GALLONS PER DAY, INDUSTRIAL WASTE TREATMENT, OR UNDERGROUND STORAGE OF TOXIC OR HAZARDOUS MATERIALS.

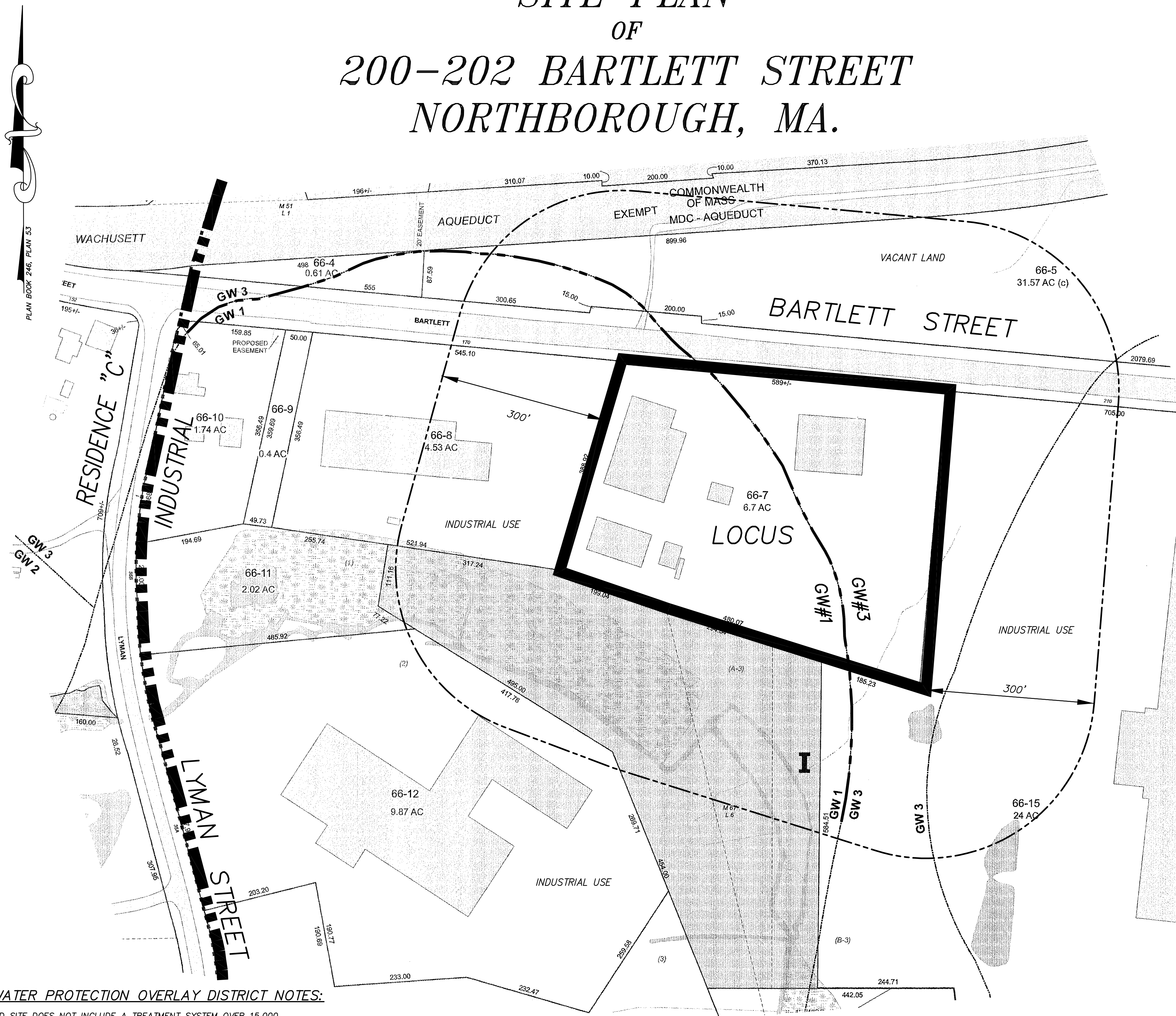
THE SITE HAS BEEN DESIGNED TO NOT DEGRADE THE QUALITY AND SUPPLY OF THE UNDERLYING GROUNDWATER RESOURCES TO THE POINT WHEREBY A HAZARD TO PUBLIC HEALTH OR ECOLOGICAL DAMAGE RESULTS.

NO SODIUM BASED DE-ICING AGENTS SHALL BE USED ON-SITE
 NO VEHICLE WASHING OR FUELING SHALL BE ALLOWED ON-SITE

IMPERVIOUS AREA CALCULATION:
 LOT AREA = 292,280 S.F.
 PRE-EXISTING IMPERVIOUS = 79,795 S.F.
 REMAINING LOT AREA = 212,485 S.F.
 ALLOWABLE INCREASE = 84,994 S.F. (40%)

TOTAL PROPOSED IMPERVIOUS = 135,900 S.F.
 PROPOSED INCREASE = 56,105 S.F. (26%)

SITE PLAN OF 200-202 BARTLETT STREET NORTHBOROUGH, MA.



LOCUS MAP:
SCALE: 1"=100'

OPEN SPACE / LANDSCAPE TABULATION:

LOT AREA = 292,280 S.F.
 REQUIRED OPEN SPACE = 73,070 S.F. (25%)
 PROPOSED OPEN SPACE = 156,380 S.F. (53.5%)
 EXISTING IMPERVIOUS COVER = 79,795 S.F.
 PROPOSED IMPERVIOUS COVER = 135,900 S.F.

EXISTING LOT COVERAGE (BUILDINGS) = 37,834 S.F.
 PROPOSED LOT COVERAGE (BUILDINGS) = 36,566 S.F.

SECTION 7-09-030(C)(5) REQUIREMENTS:
 AREA OF PROPOSED PARKING = 90,940 S.F.
 REQUIRED LANDSCAPE AREA = 9,094 S.F. (10%)
 PROPOSED LANDSCAPE AREA = 9,225 S.F.

PARKING REQUIREMENTS:

INDUSTRIAL USES:
 OFFICE: 1 SPACE / 300 S.F. MINIMUM
 1 SPACE / 200 S.F. MAXIMUM
 LIGHT INDUSTRIAL:
 1 SPACE / 500 S.F. MINIMUM
 1 SPACE / 300 S.F. MAXIMUM
 OTHER COMMERCIAL USES: GREATER OF 1 SPACE PER (3)
 EMPLOYEES OR 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA

OTHER COMMERCIAL USES:
 AUTO REPAIR 6,130 S.F./300 = 20.4 MIN. SPACES REQUIRED

OFFICE:
 ADMIN. OFFICE 17,160 S.F./300 = 57.2 MIN. SPACES REQUIRED
 17,160 S.F./200 = 85.8 MAX. SPACES REQUIRED

LIGHT INDUSTRIAL:
 MAINT. BUILDING 11,996 S.F./500 = 24 MIN. SPACES REQUIRED
 11,996 S.F./300 = 40 MAX. SPACES REQUIRED

101.6 MIN. SPACES REQUIRED
 146.2 MAX. SPACES REQUIRED
 104 SPACES PROVIDED

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

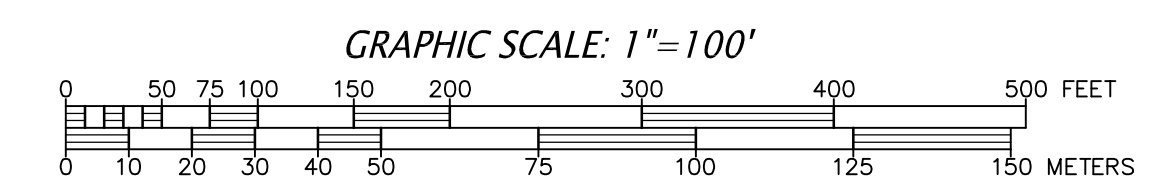
APPLICANT:
R.J. DEVEREAUX CORP.
 OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
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PROPOSED SITE PLAN
OF
200-202 BARTLETT STREET
IN
NORTHBOROUGH, MA

4/25/22	TOWN PLANNER COMMENT
1/27/22	SITE PLAN APPLICATION
12/14/21	CON. COMM. EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: 1"=100' SHEET 1 OF 6.	

COVER / INDEX PLAN

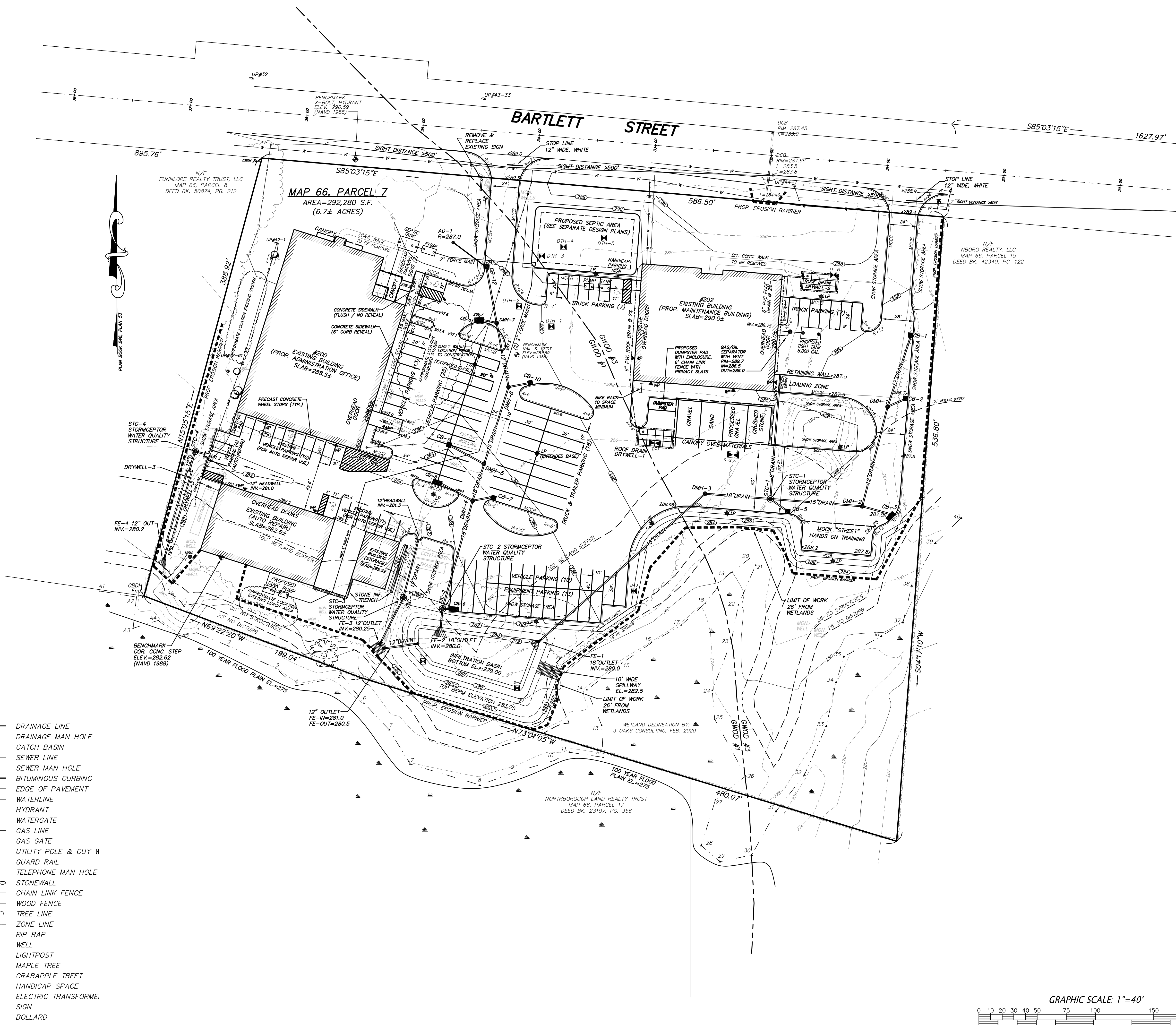




* ALL LIGHT POLES WITHIN PARKING AREAS THAT ARE NOT PROTECTED BY BERMS OR CURBS SHALL BE PROVIDED WITH AN EXTENDED CONCRETE BASE. MINIMUM 3 FEET ABOVE PROPOSED GRADE.

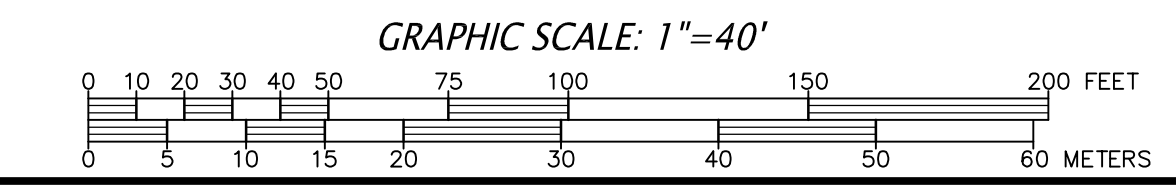
DRAINAGE TABULATION

CB-1 RIM=287.30 12" OUT=284.30	DMH-1 RIM=286.95 2-12" IN=283.95 15" OUT=283.80	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	DMH-3 RIM=289.10 18" IN=281.1 18" OUT=281.0	DMH-4 RIM=285.00 12" OUT=281.50	DMH-5 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-6 RIM=287.00 12" IN=283.00 (CB-10) 12" IN=281.85 (DMH-7) 15" OUT=281.75	DMH-7 RIM=286.65 2-12" IN=283.0 12" IN=282.9	DMH-8 RIM=285.1 12" OUT=281.85	DMH-9 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-10 RIM=285.00 12" OUT=281.50	DMH-11 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-12 RIM=285.00 12" OUT=281.50	DMH-13 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-14 RIM=285.00 12" OUT=281.50	DMH-15 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-16 RIM=285.00 12" OUT=281.50	DMH-17 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-18 RIM=285.00 12" OUT=281.50	DMH-19 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-20 RIM=285.00 12" OUT=281.50	DMH-21 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-22 RIM=285.00 12" OUT=281.50	DMH-23 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-24 RIM=285.00 12" OUT=281.50	DMH-25 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-26 RIM=285.00 12" OUT=281.50	DMH-27 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-28 RIM=285.00 12" OUT=281.50	DMH-29 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-30 RIM=285.00 12" OUT=281.50	DMH-31 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-32 RIM=285.00 12" OUT=281.50	DMH-33 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-34 RIM=285.00 12" OUT=281.50	DMH-35 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-36 RIM=285.00 12" OUT=281.50	DMH-37 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-38 RIM=285.00 12" OUT=281.50	DMH-39 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-40 RIM=285.00 12" OUT=281.50	DMH-41 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-42 RIM=285.00 12" OUT=281.50	DMH-43 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-44 RIM=285.00 12" OUT=281.50	DMH-45 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-46 RIM=285.00 12" OUT=281.50	DMH-47 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-48 RIM=285.00 12" OUT=281.50	DMH-49 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-50 RIM=285.00 12" OUT=281.50	DMH-51 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-52 RIM=285.00 12" OUT=281.50	DMH-53 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-54 RIM=285.00 12" OUT=281.50	DMH-55 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-56 RIM=285.00 12" OUT=281.50	DMH-57 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-58 RIM=285.00 12" OUT=281.50	DMH-59 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-60 RIM=285.00 12" OUT=281.50	DMH-61 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-62 RIM=285.00 12" OUT=281.50	DMH-63 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-64 RIM=285.00 12" OUT=281.50	DMH-65 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-66 RIM=285.00 12" OUT=281.50	DMH-67 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-68 RIM=285.00 12" OUT=281.50	DMH-69 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-70 RIM=285.00 12" OUT=281.50	DMH-71 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-72 RIM=285.00 12" OUT=281.50	DMH-73 RIM=285.25 12" 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12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-92 RIM=285.00 12" OUT=281.50	DMH-93 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-94 RIM=285.00 12" OUT=281.50	DMH-95 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-96 RIM=285.00 12" OUT=281.50	DMH-97 RIM=285.25 12" IN=281.50 (CB-9) 12" IN=281.30 (DMH-6) 18" OUT=281.20	DMH-98 RIM=285.00 12" OUT=281.50	DMH-99 RIM=284.65 12" IN=281.20 (CB-7) 12" IN=281.00 (DMH-5) 18" OUT=280.90	DMH-100 RIM=285.00 12" OUT=281.50
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LEGEND

— D —	DRAINAGE LINE
○	DRAINAGE MAN HOLE
□	CATCH BASIN
— S —	SEWER LINE
○	SEWER MAN HOLE
—	BITUMINOUS CURBING
— W —	EDGE OF PAVEMENT
—	WATERLINE
— H —	HYDRANT
— G —	WATERGATE
— 4" —	GAS LINE
—	GAS GATE
— U —	UTILITY POLE & GUY W
—	GUARD RAIL
—	TELEPHONE MAN HOLE
—	STONE WALL
— X —	CHAIN LINK FENCE
—	WOOD FENCE
—	TREE LINE
—	ZONE LINE
—	RIP RAP
—	WELL
—	LIGHTPOST
—	MAPLE TREE
—	CRABAPPLE TREE
—	HANDICAP SPACE
—	ELECTRIC TRANSFORMER
—	SIGN
—	BOLLARD



APPLICANT: R.J. DEVEREAUX CORP.

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

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10 SOUTHWEST CUTOFF, SUITE 7
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PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF 200-202 BARTLETT STREET IN NORTHBOROUGH, MA

4/25/22	TOWN PLANNER COMMENT
1/27/22	SITE PLAN APPLICATION
12/14/21	CON. COMM. EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: 1"=40'	SHEET 3 OF 6.

PROPOSED SITE PLAN

UTILIZE EXISTING PAVED AREA AS INITIAL STAGING AREA

UTILIZE EXISTING PAVED APRON AS CONSTRUCTION ENTRANCE. IF REMOVED, REPLACE WITH GRAVEL ENTRANCE.

PROPOSED EROSION BARRIER

UTILIZE EXISTING PAVED APRON AS CONSTRUCTION ENTRANCE. IF REMOVED, REPLACE WITH GRAVEL ENTRANCE.

UTILIZE EXISTING PAVED AREA AS INITIAL STAGING AREA FOR BUILDING RENOVATION.

SILT SACK & STRAWBALE RING AT ALL CATCH BASINS

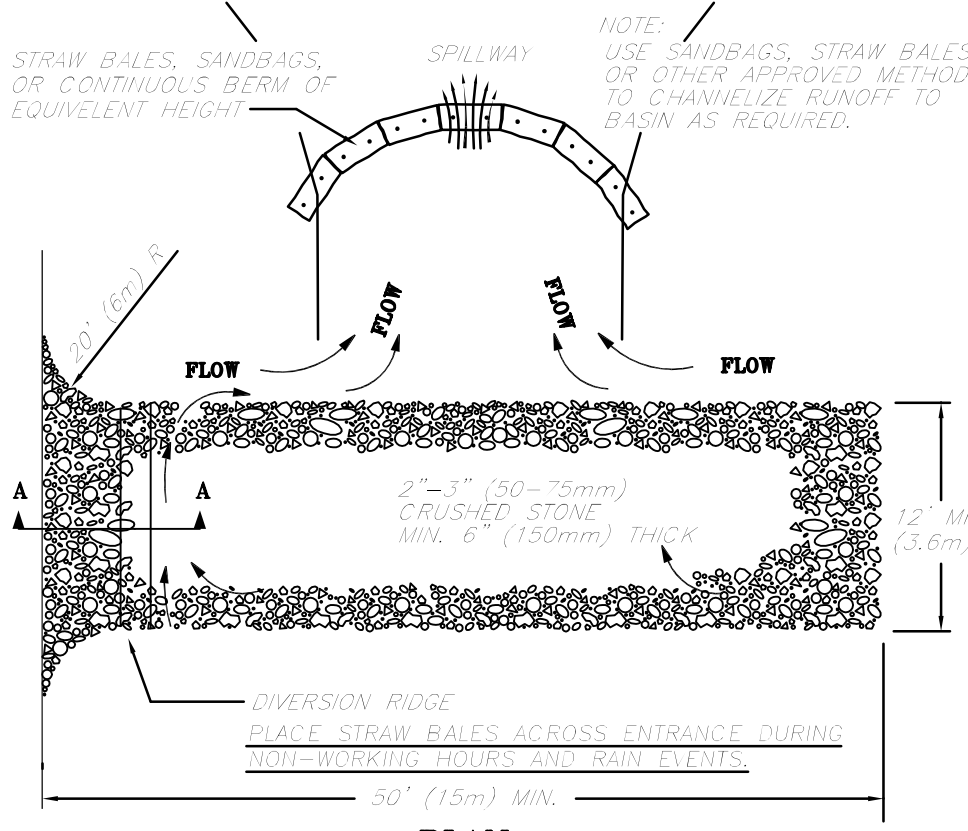
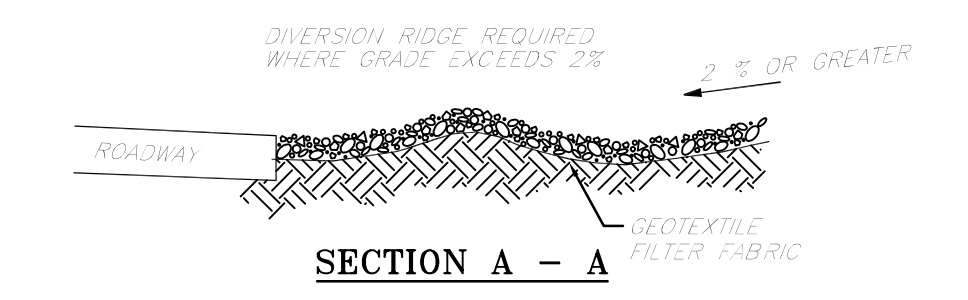
PROPOSED EROSION BARRIER

TEMPORARY SEDIMENT TRAP/BERM DURING INITIAL PHASE OF CONST. TOP BERM=288-287± W/RIP RAP OVERFLOW

TEMPORARY SEDIMENT TRAP/BERM DURING INITIAL PHASE OF CONST. TOP BERM=284± W/RIP RAP OVERFLOW

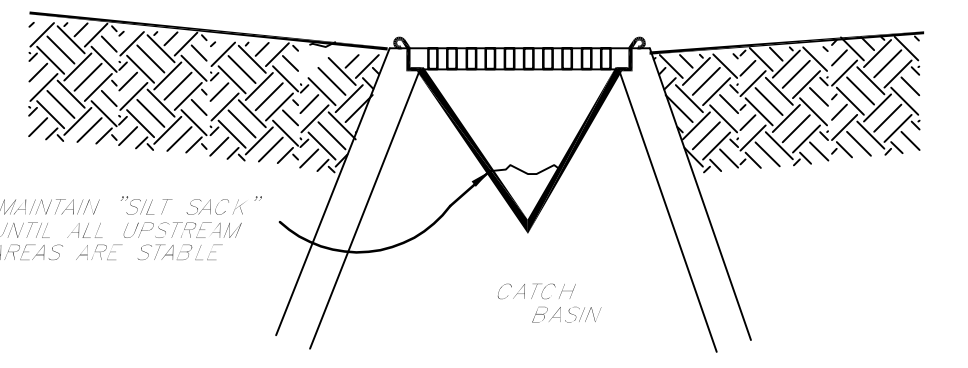
EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS AND PERMIT CONDITIONS.
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. 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.
- 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.
- 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.
- SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
- 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.
- 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.
- STAKED WATTLERS AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL WATTLERS AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS.
- 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 SWEEPED AT THE END OF EACH WORKING DAY.
- 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.
- 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.
- ALL VEHICLES SHALL ENTER AND EXIT THE SITE 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.



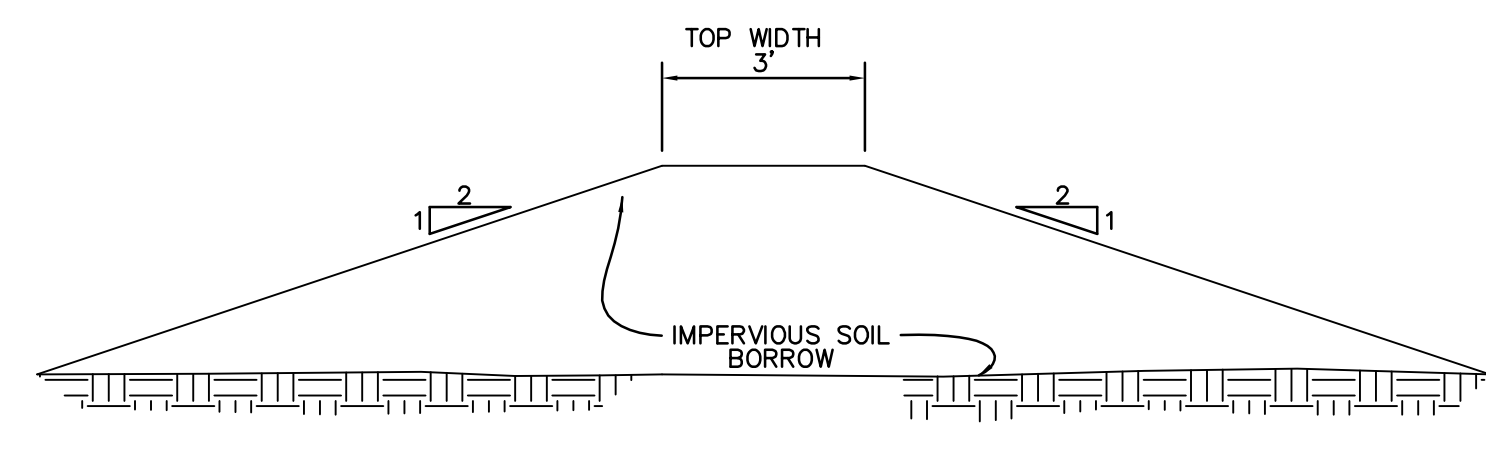
- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRENDS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

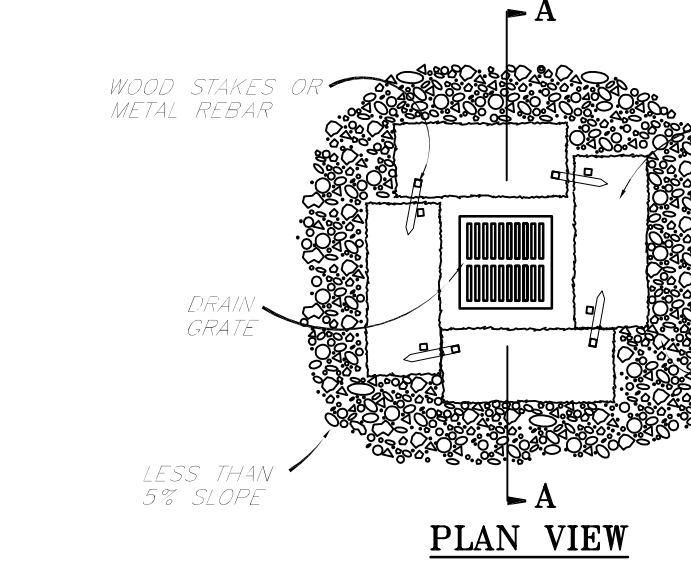
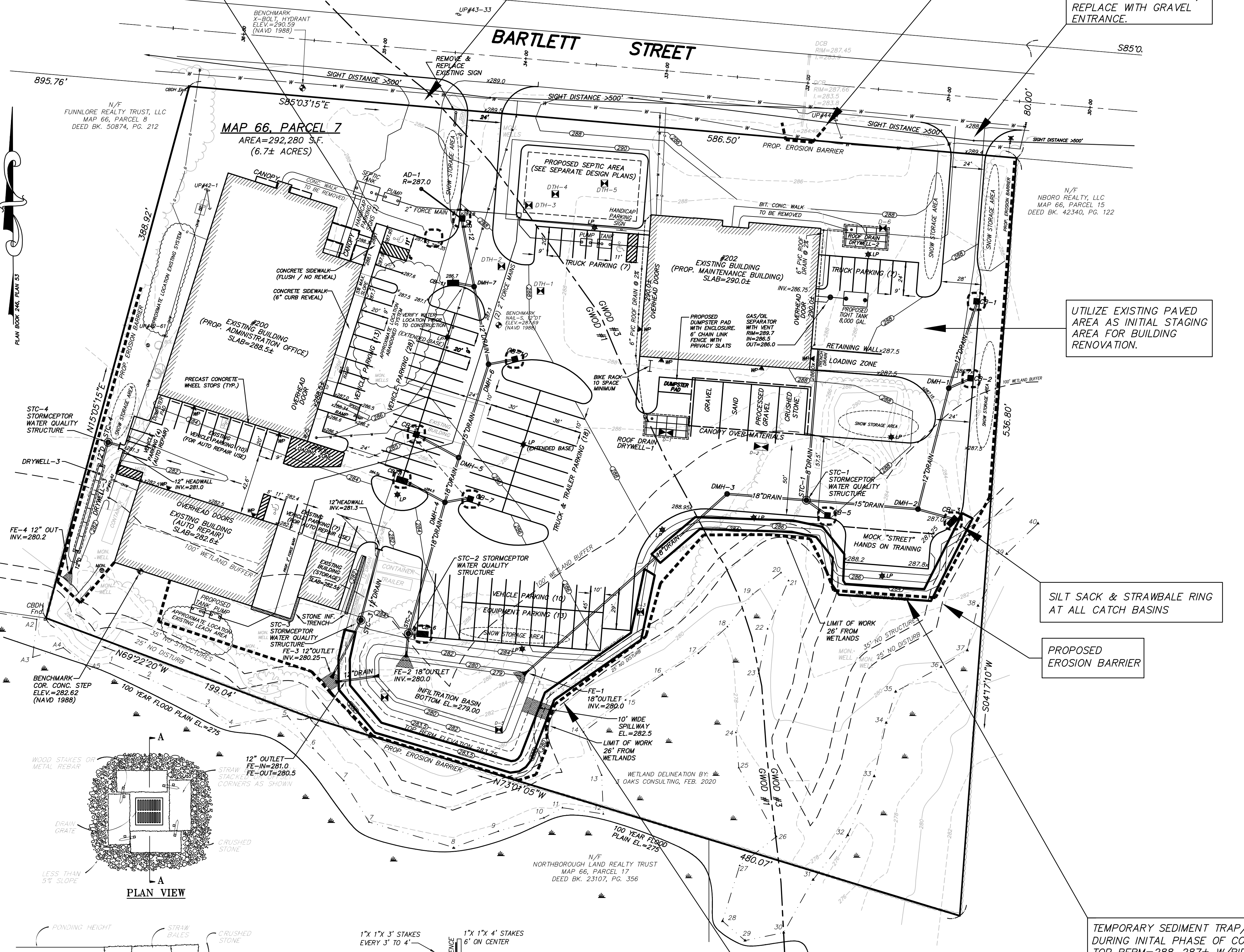


- NOTES:
- SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
 - IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

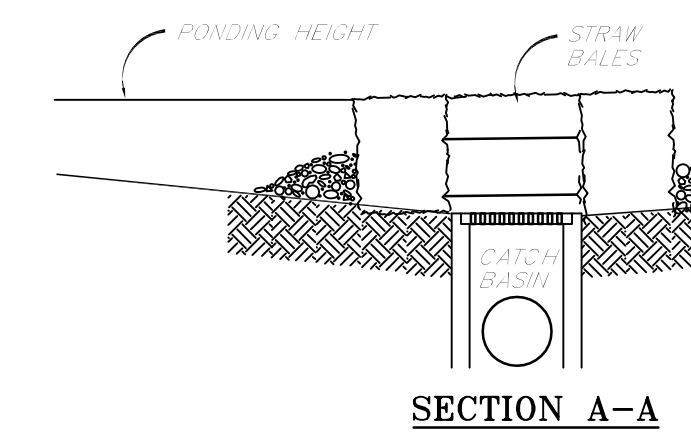
SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM NOT TO SCALE



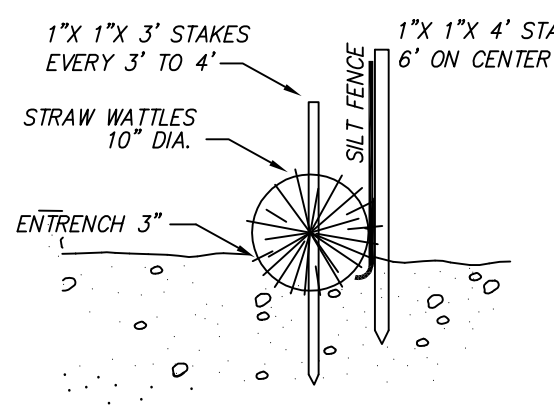
TEMPORARY BERM SECTION NOT TO SCALE



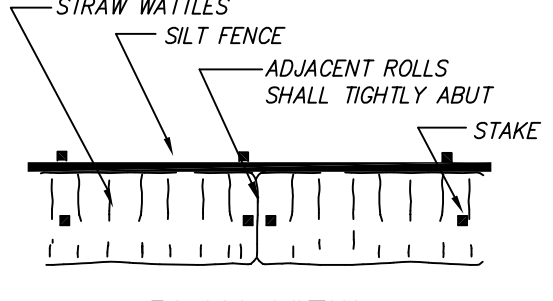
PLAN VIEW



SECTION A-A



CROSS SECTION

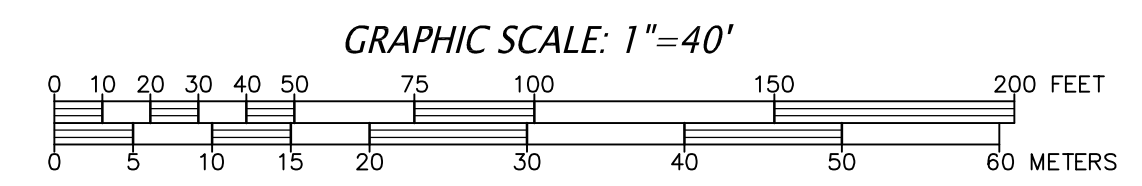


PLAN VIEW

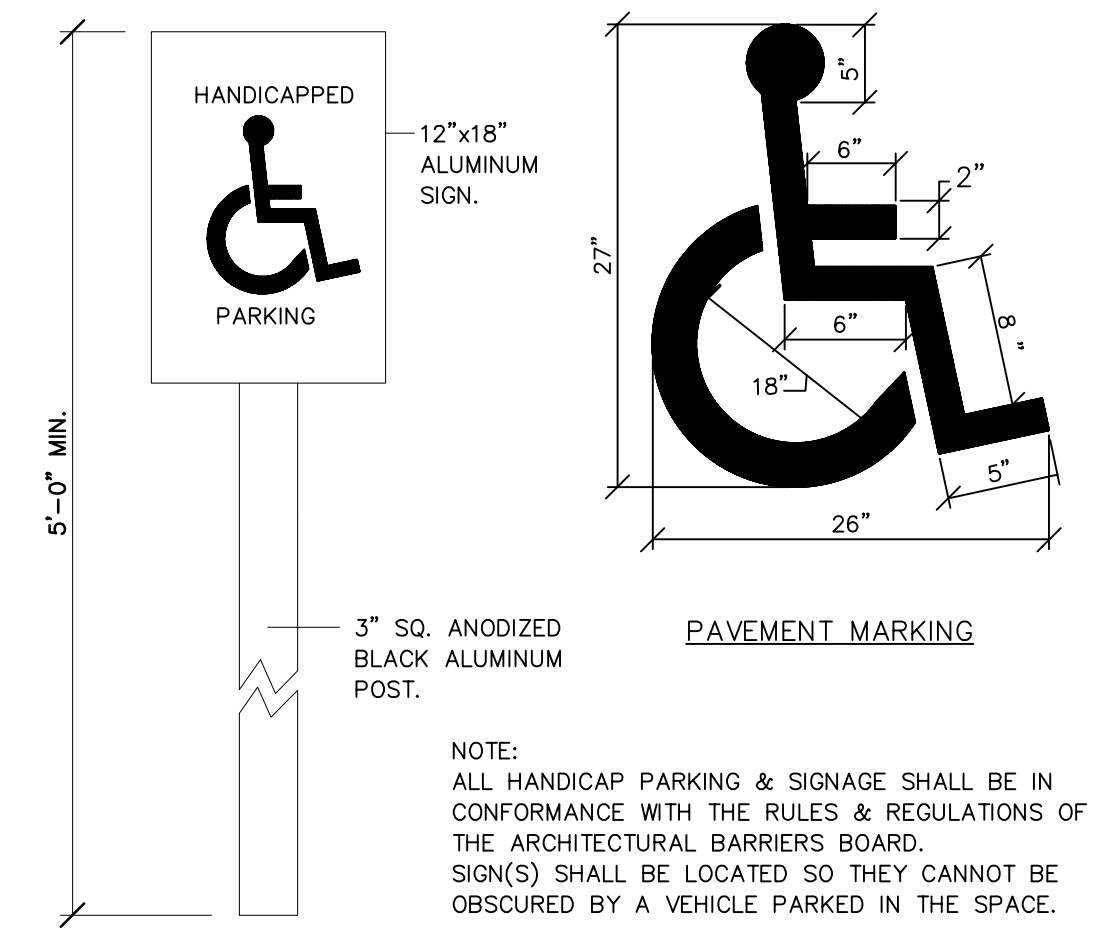
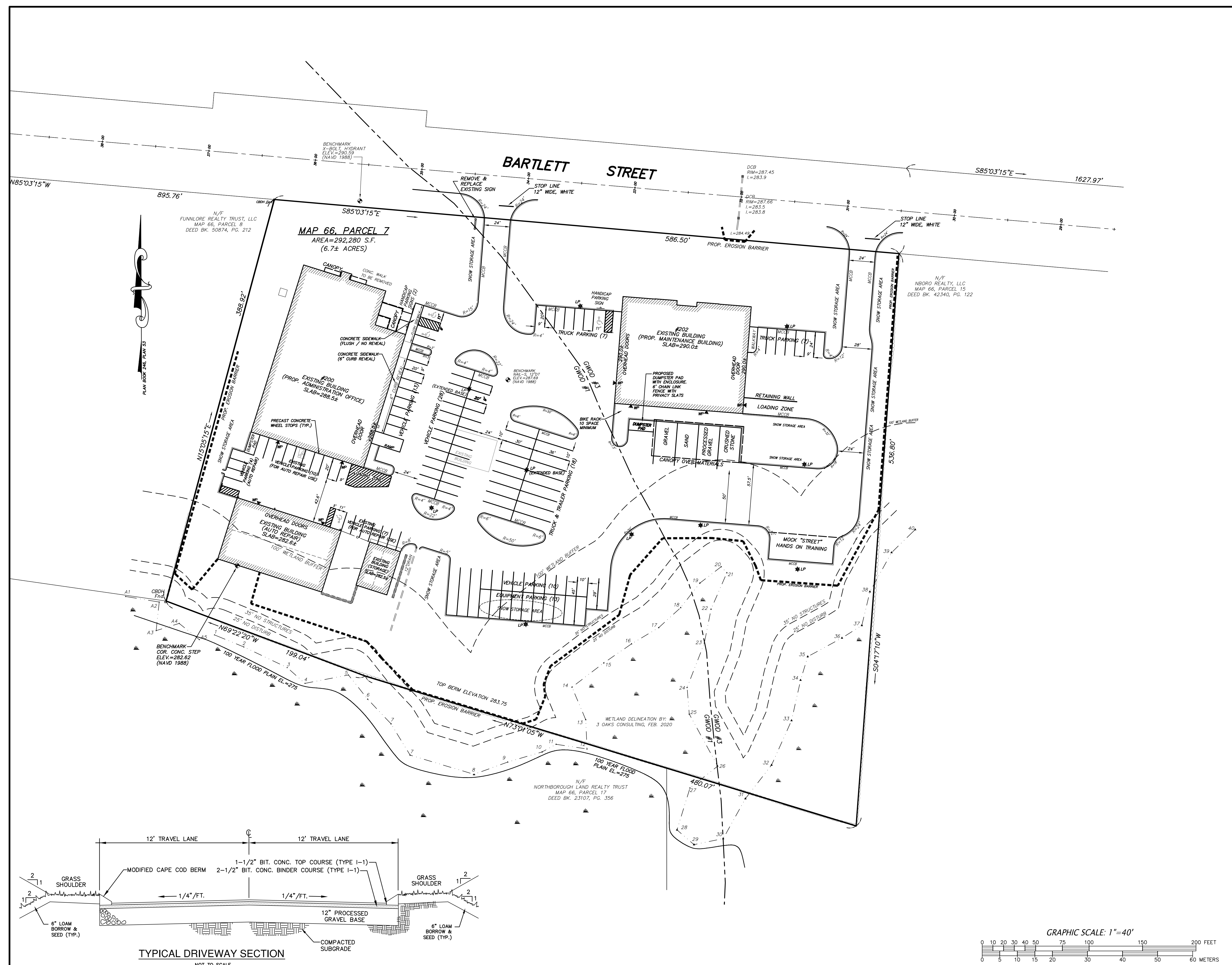
- NOTES:
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

EROSION BARRIER NOT TO SCALE

STRAW BALE/GRAVEL SEDIMENT BARRIER AT CATCH BASINS 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			
PROPOSED SITE PLAN			
OF			
200-202 BARTLETT STREET			
IN			
NORTHBOROUGH, MA			
4/25/22	TOWN PLANNER COMMENT		
1/27/22	SITE PLAN APPLICATION		
12/14/21	CON. COMM. EDITS		
REVISED:	DESCRIPTION:		
DRAWN BY: REM	CHECK BY: VC		
DATE: NOVEMBER 23, 2021			
SCALE: 1"=40'	SHEET 4 OF 6.		
EROSION CONTROL PLAN			



HANDICAP SIGN & PAVEMENT MARKING DETAIL
NOT TO SCALE



APPLICANT:
R.J. DEVEREAUX CORP.

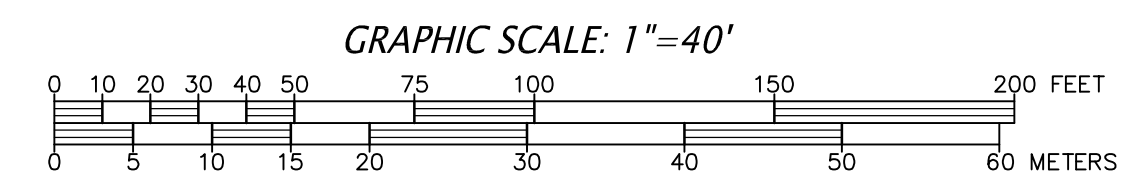
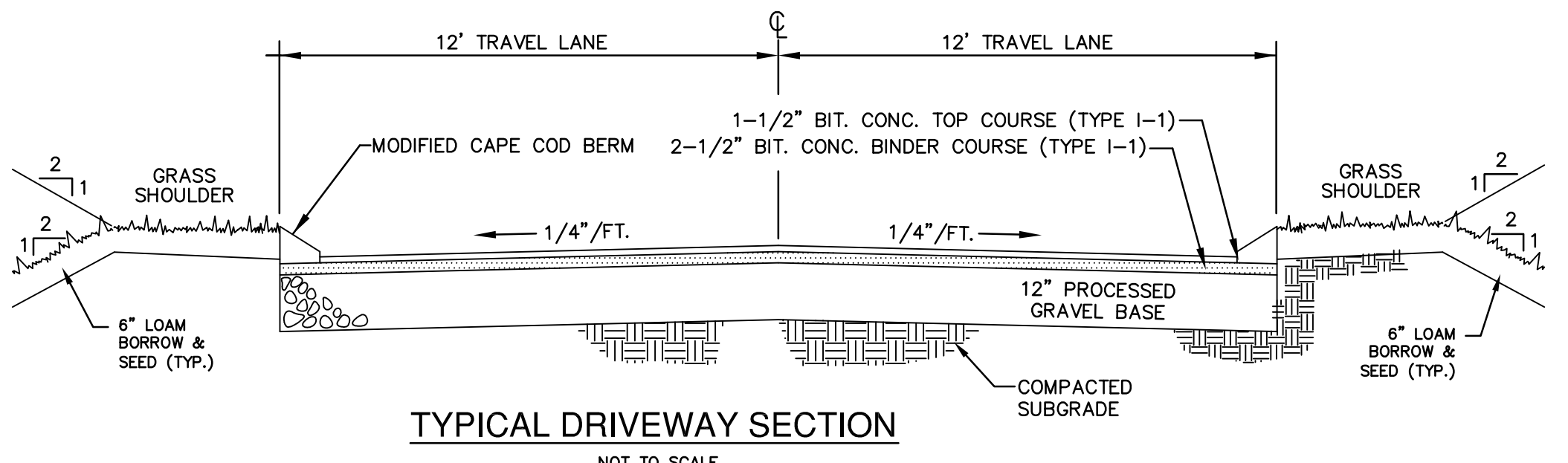
OWNER:
THE BARTLETT STREET REALTY TRUST
205 WALNUT STREET
FRAMINGHAM, MA 01701

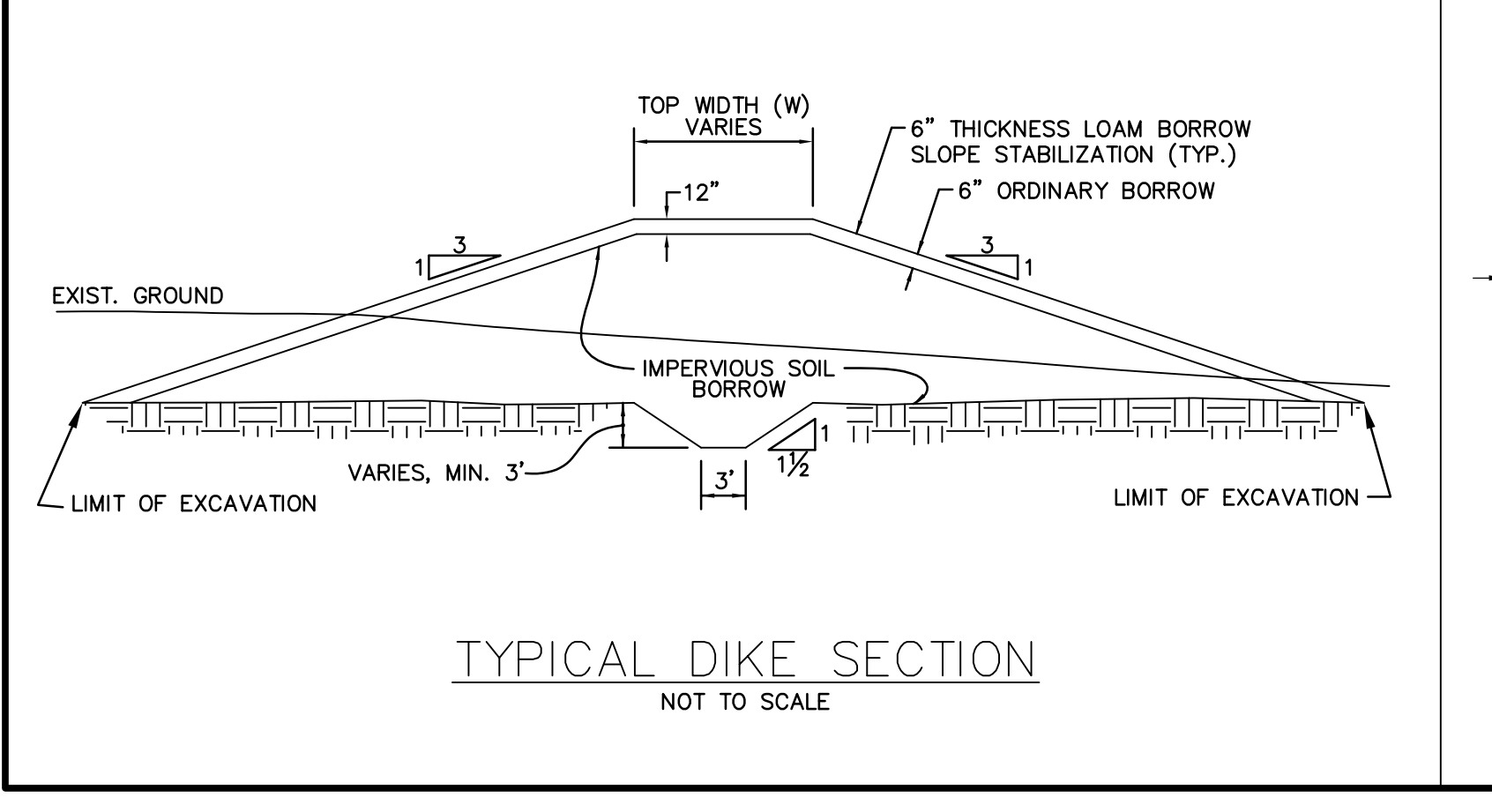
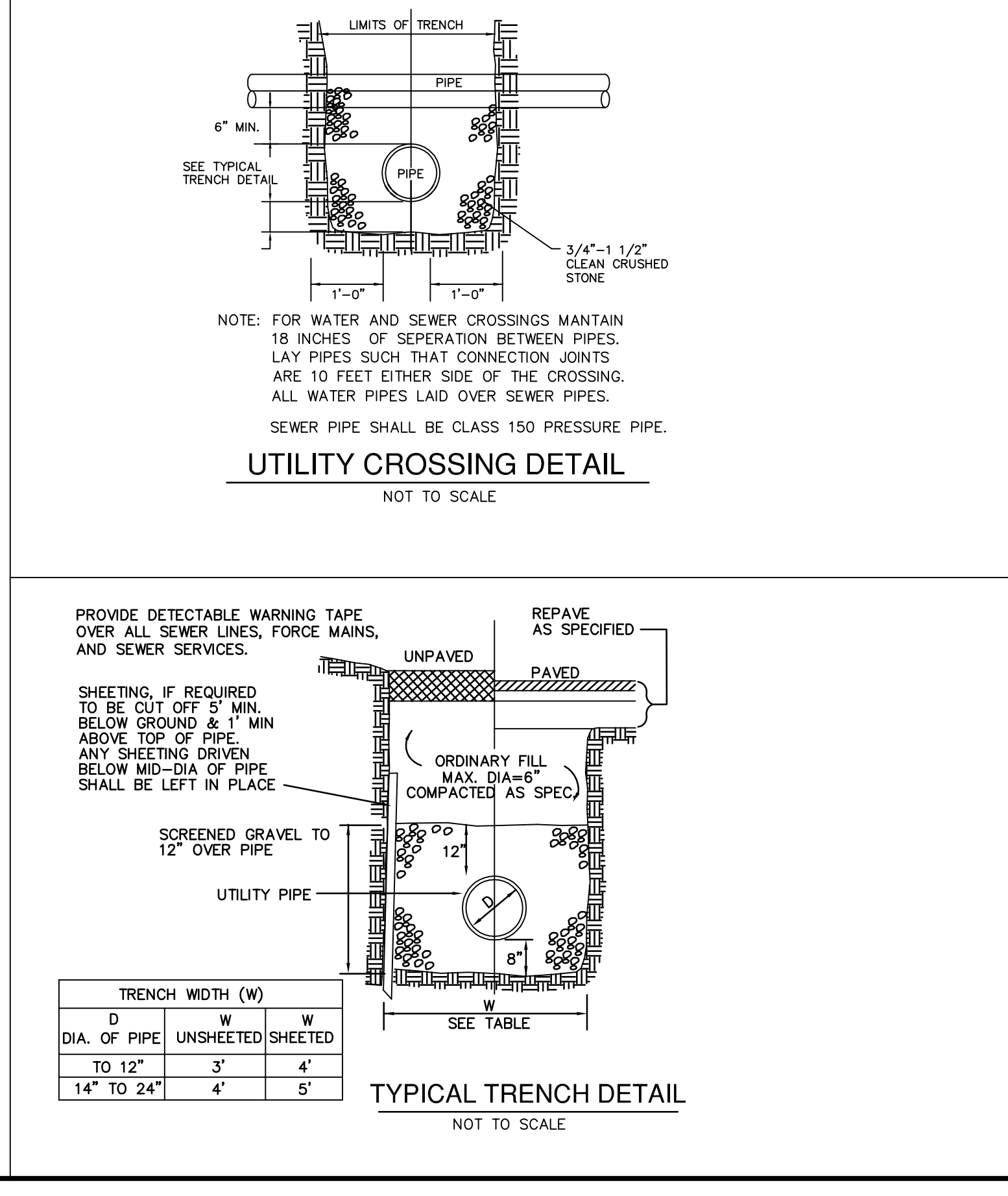
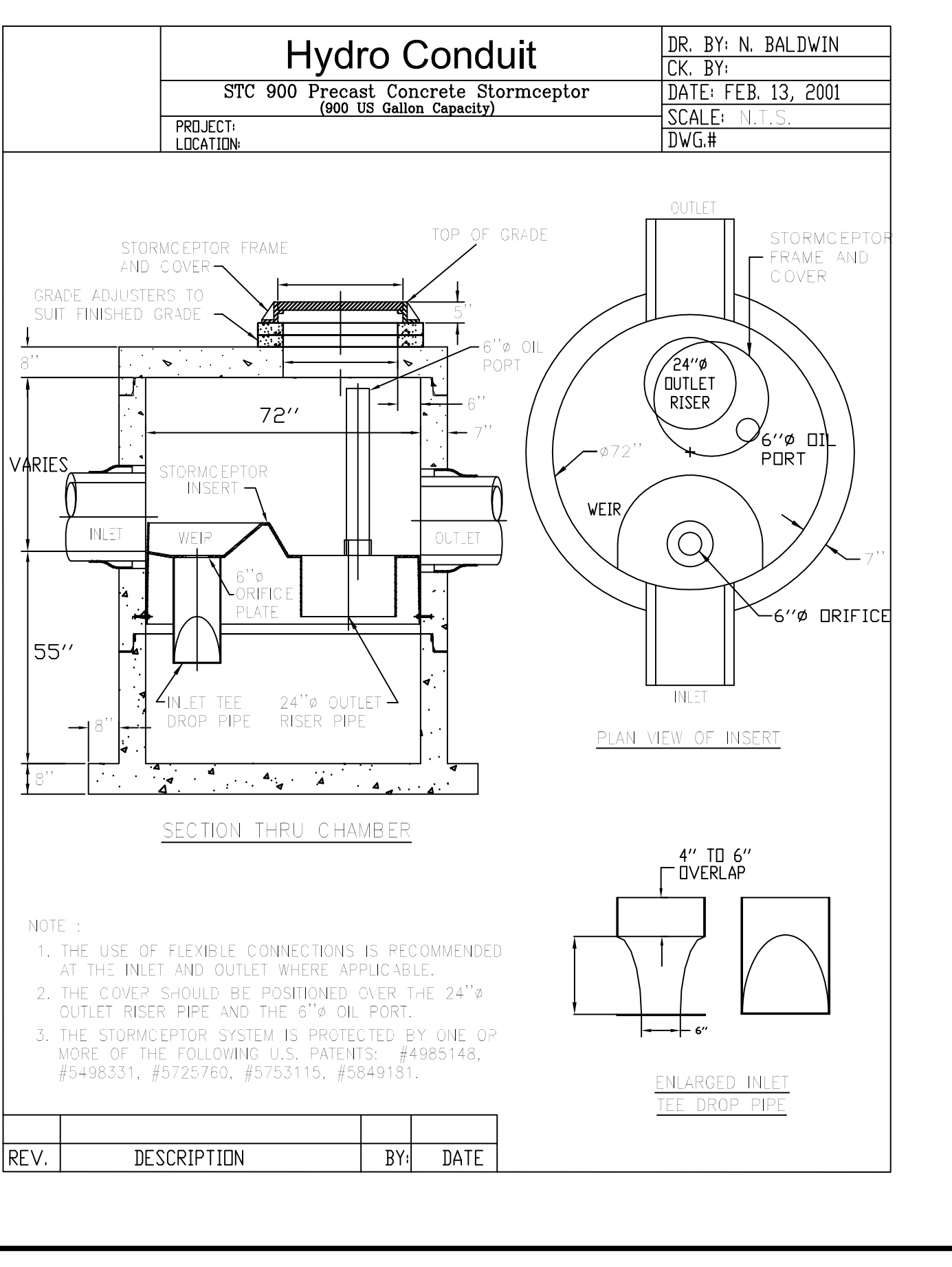
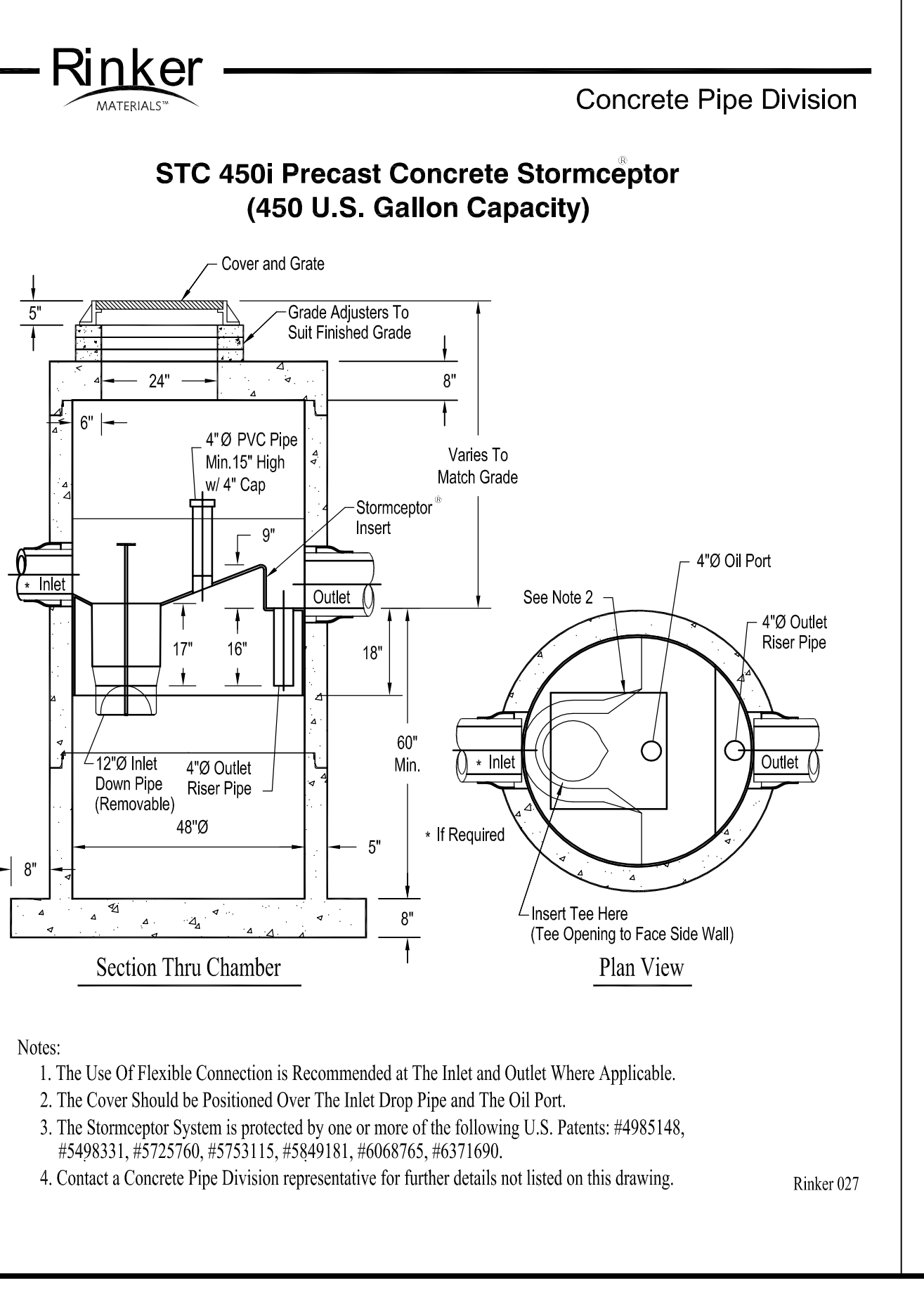
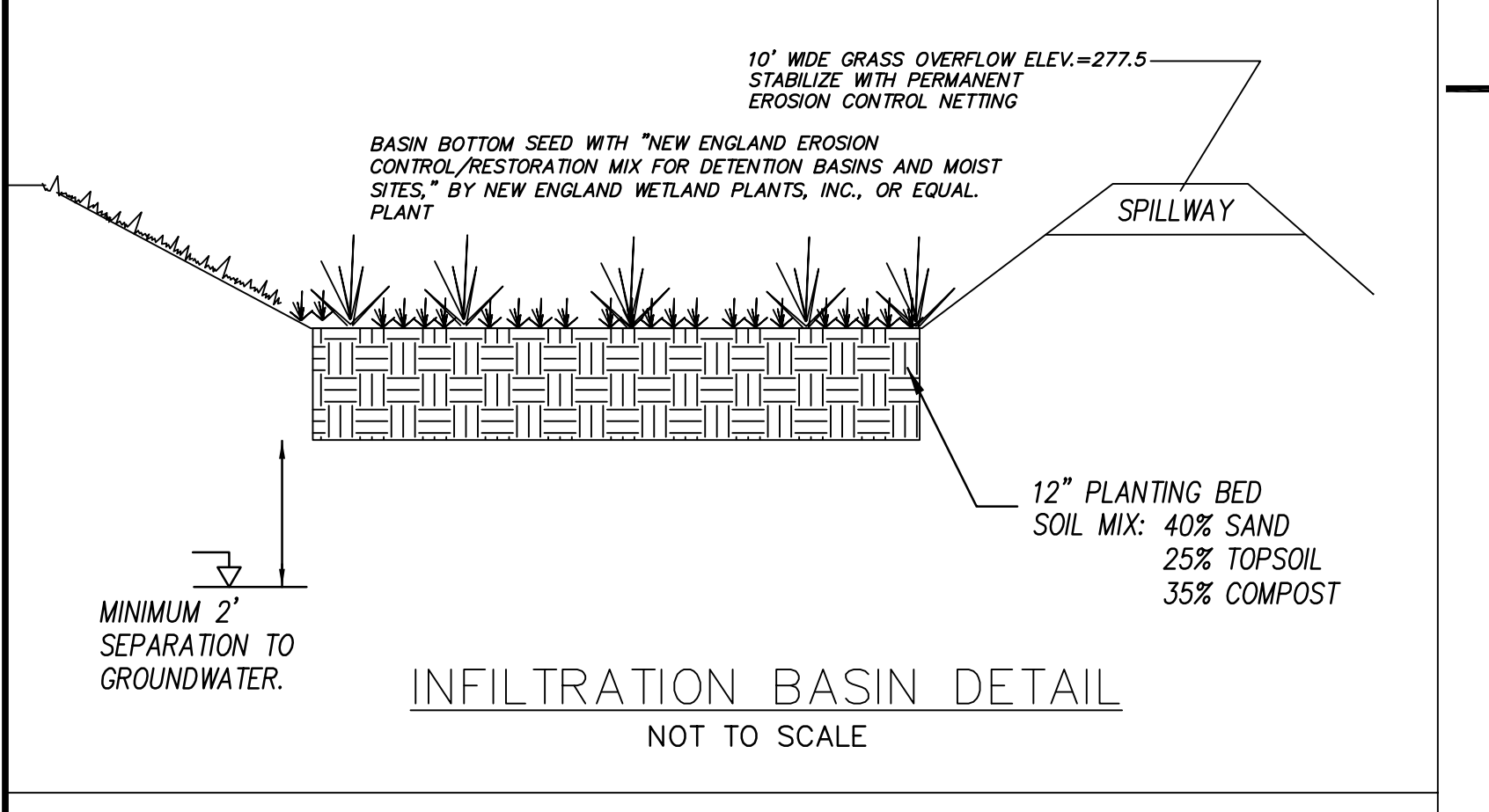
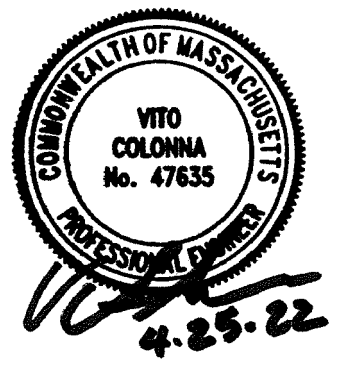
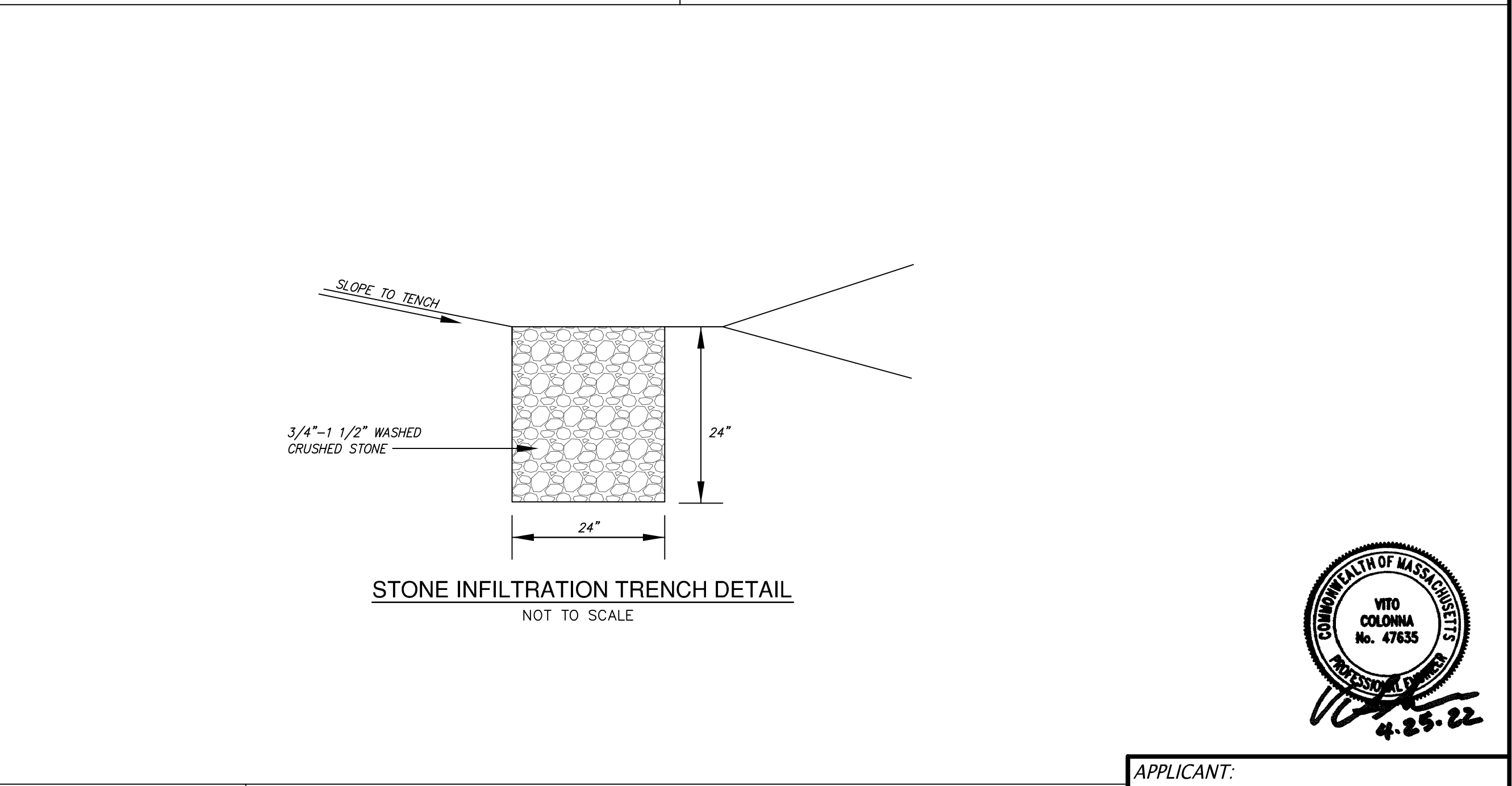
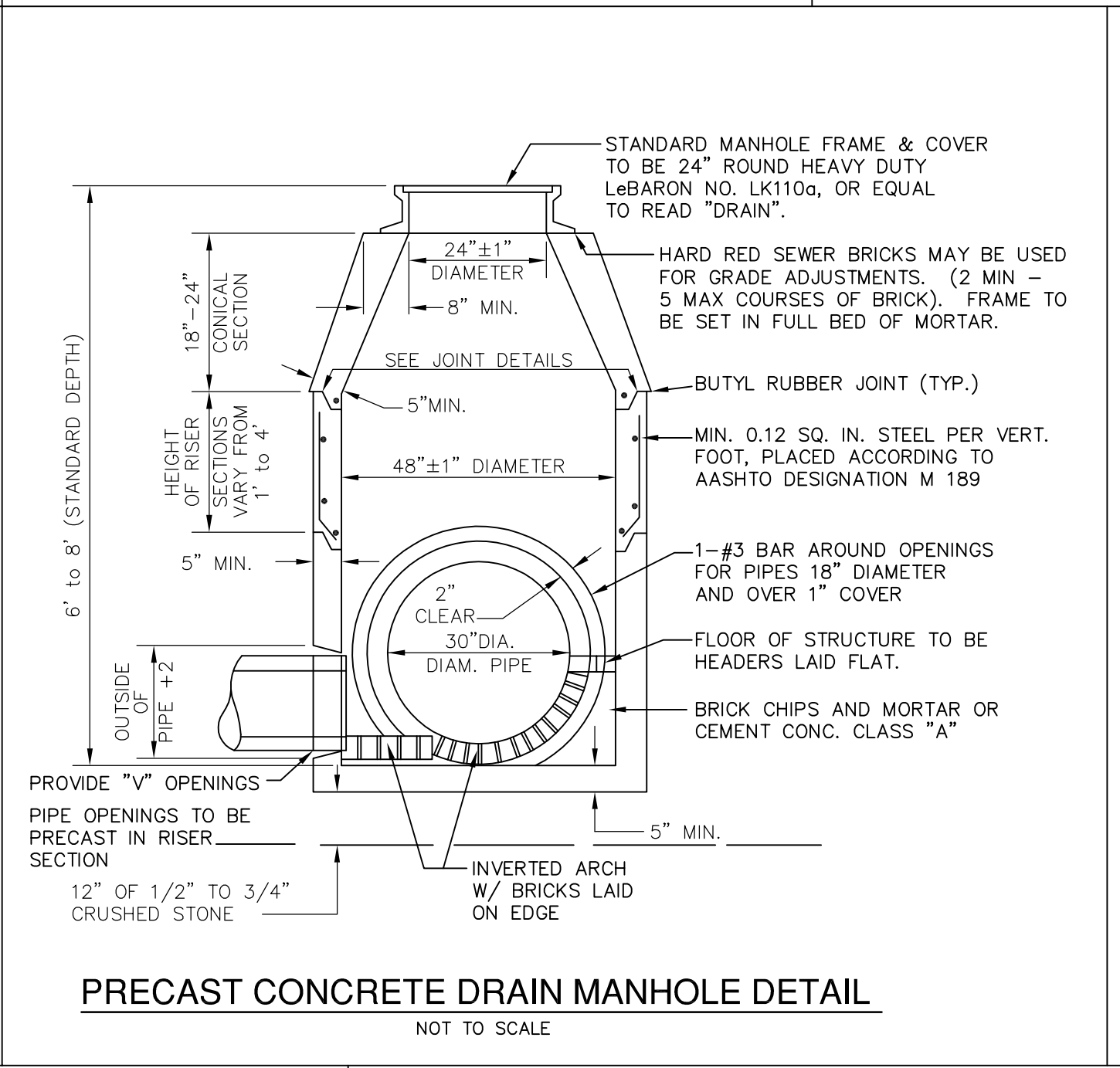
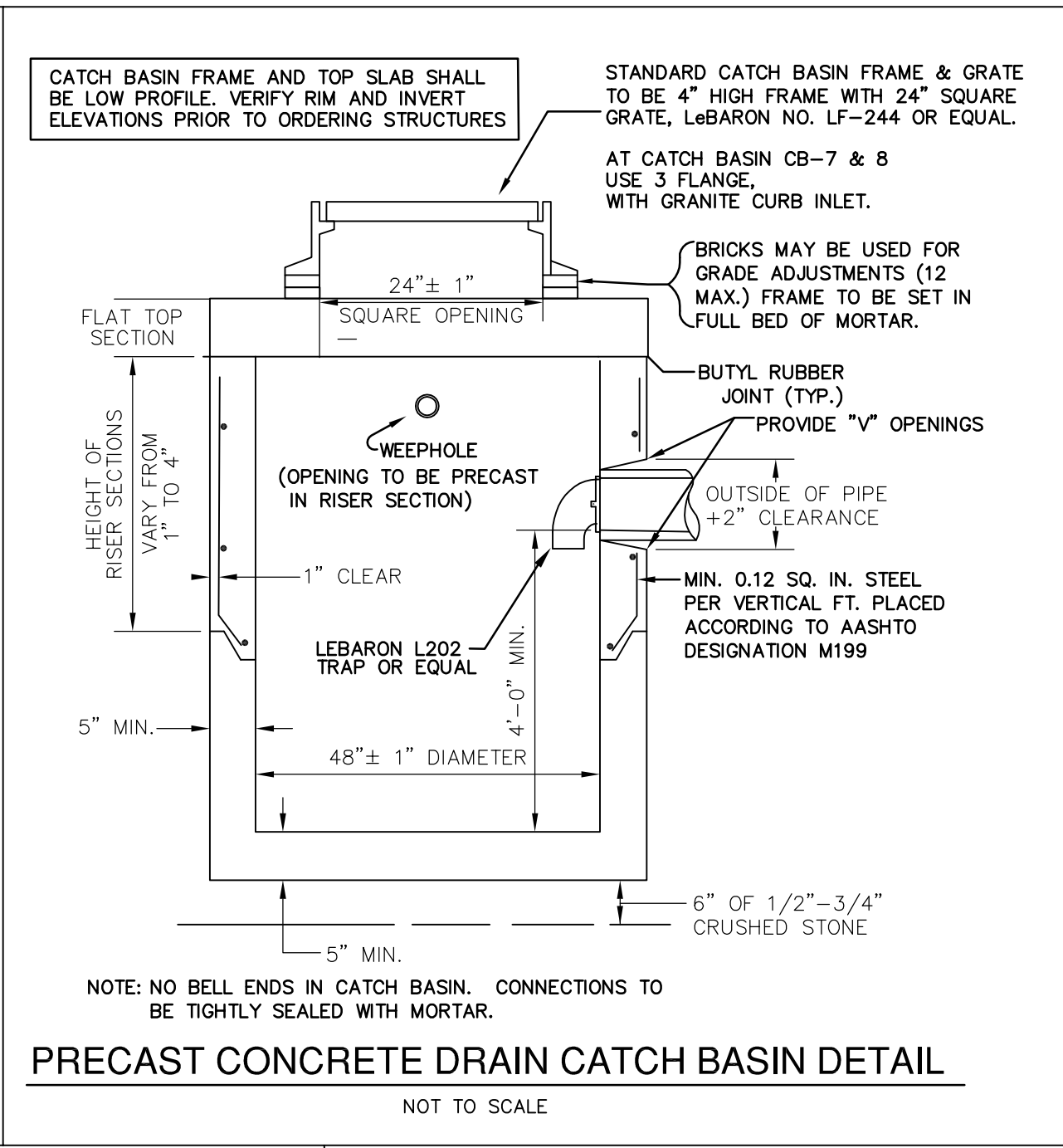
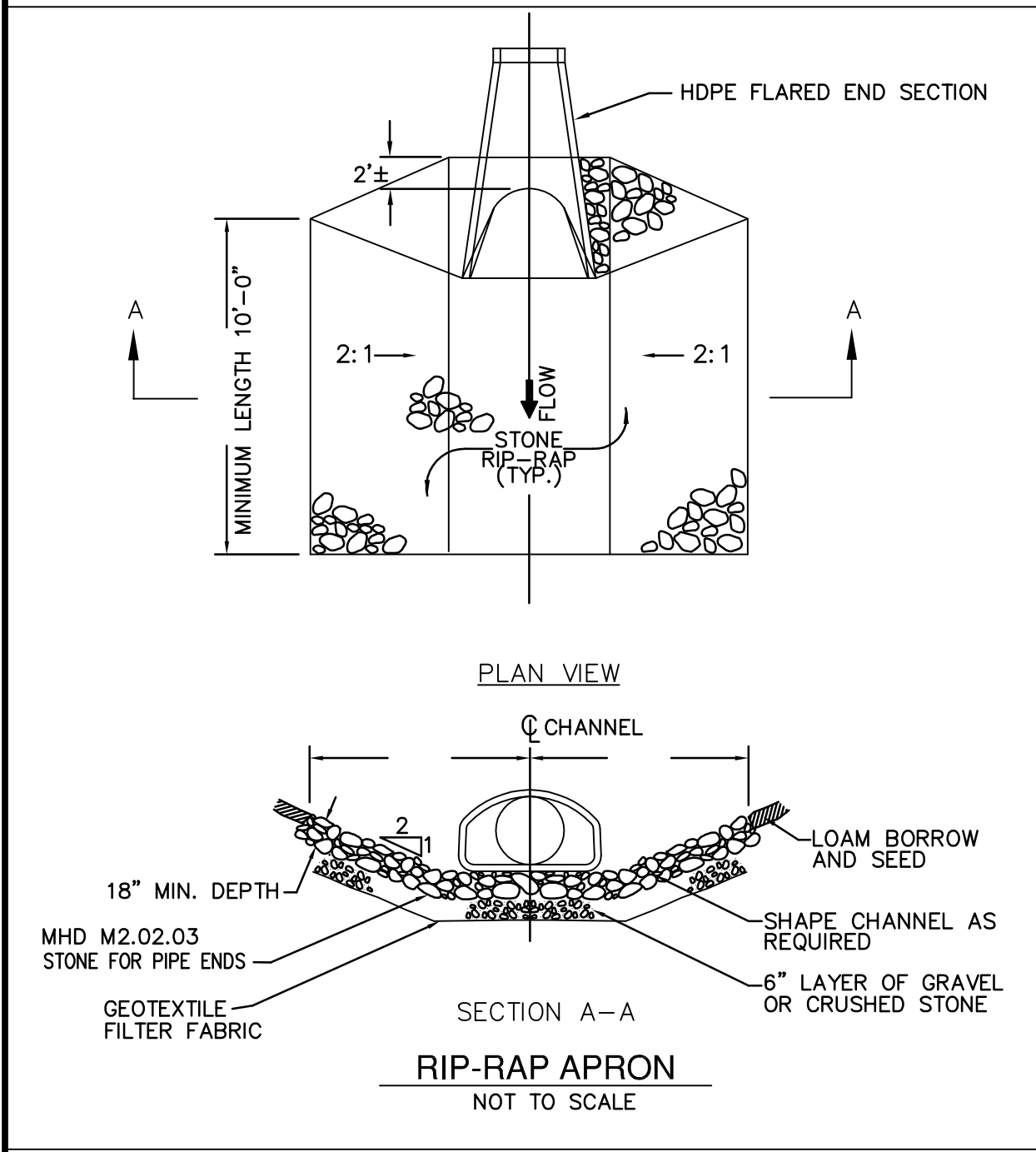
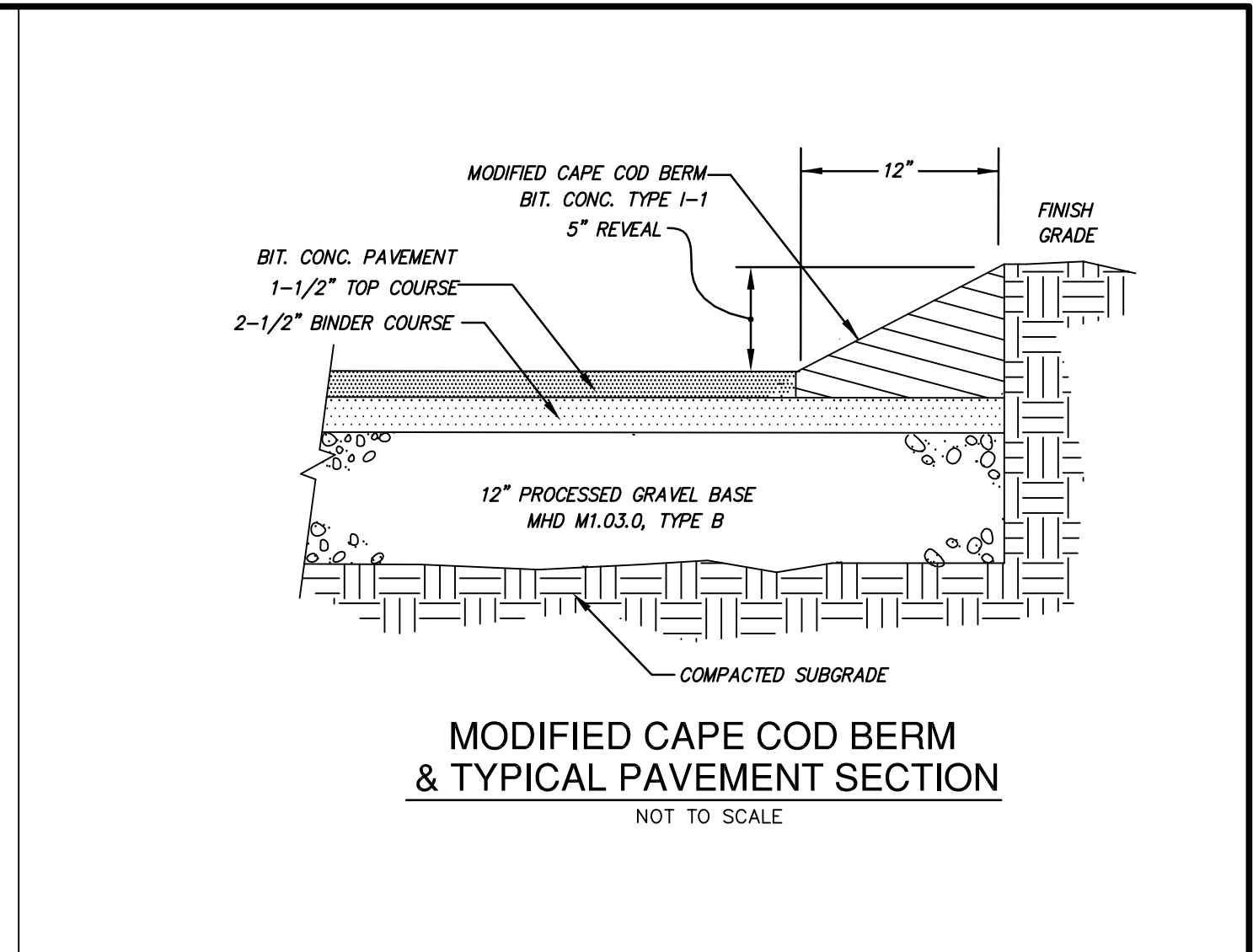
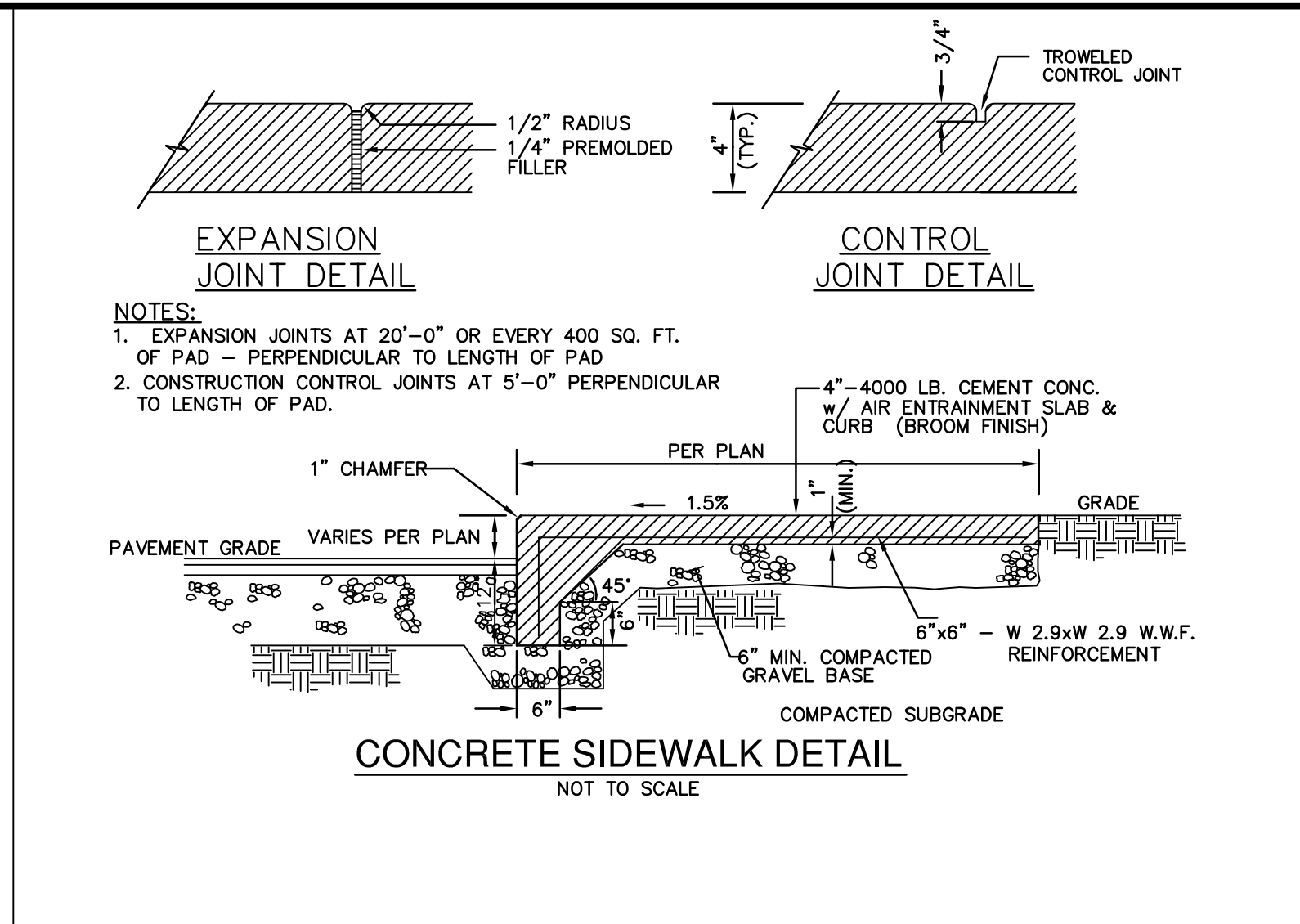
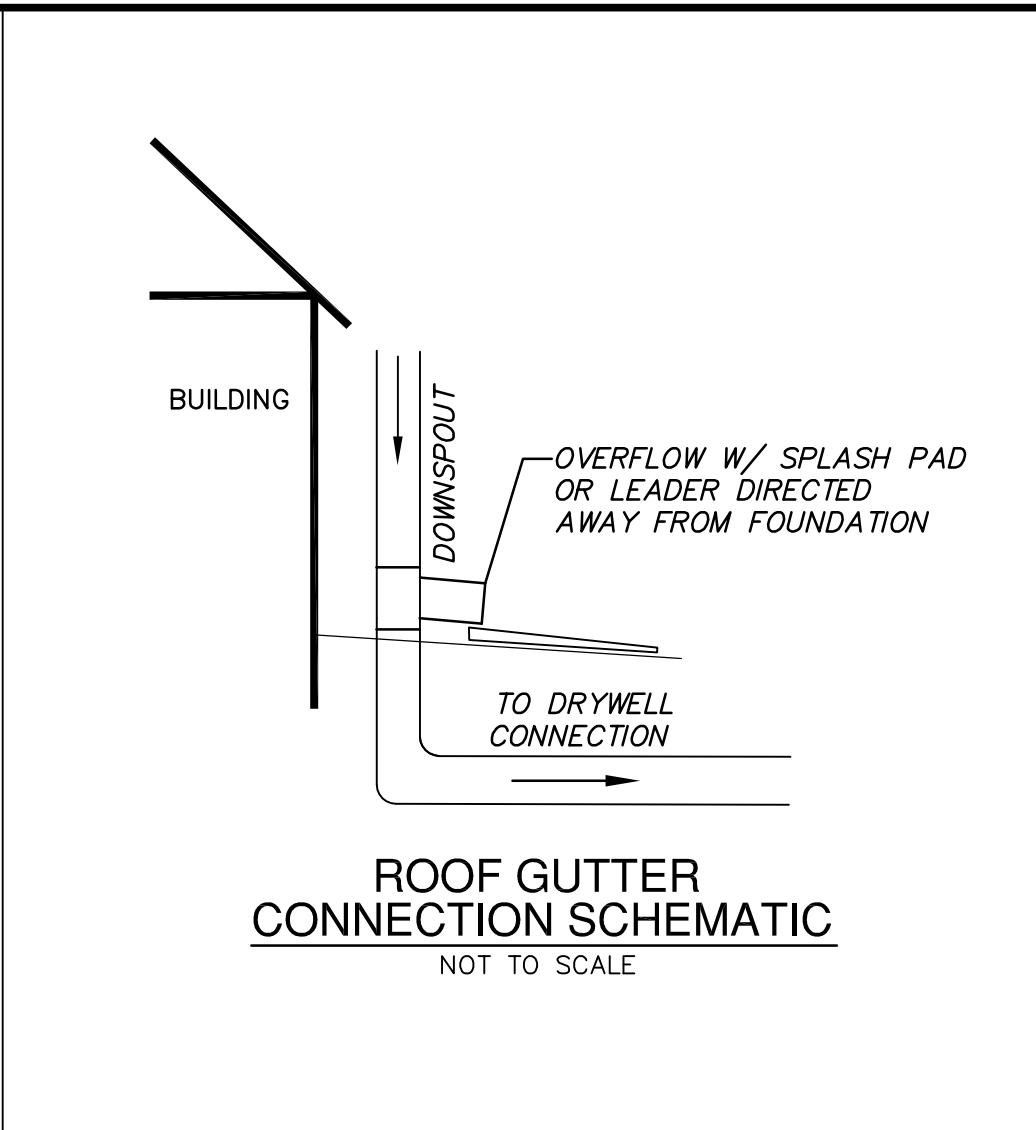
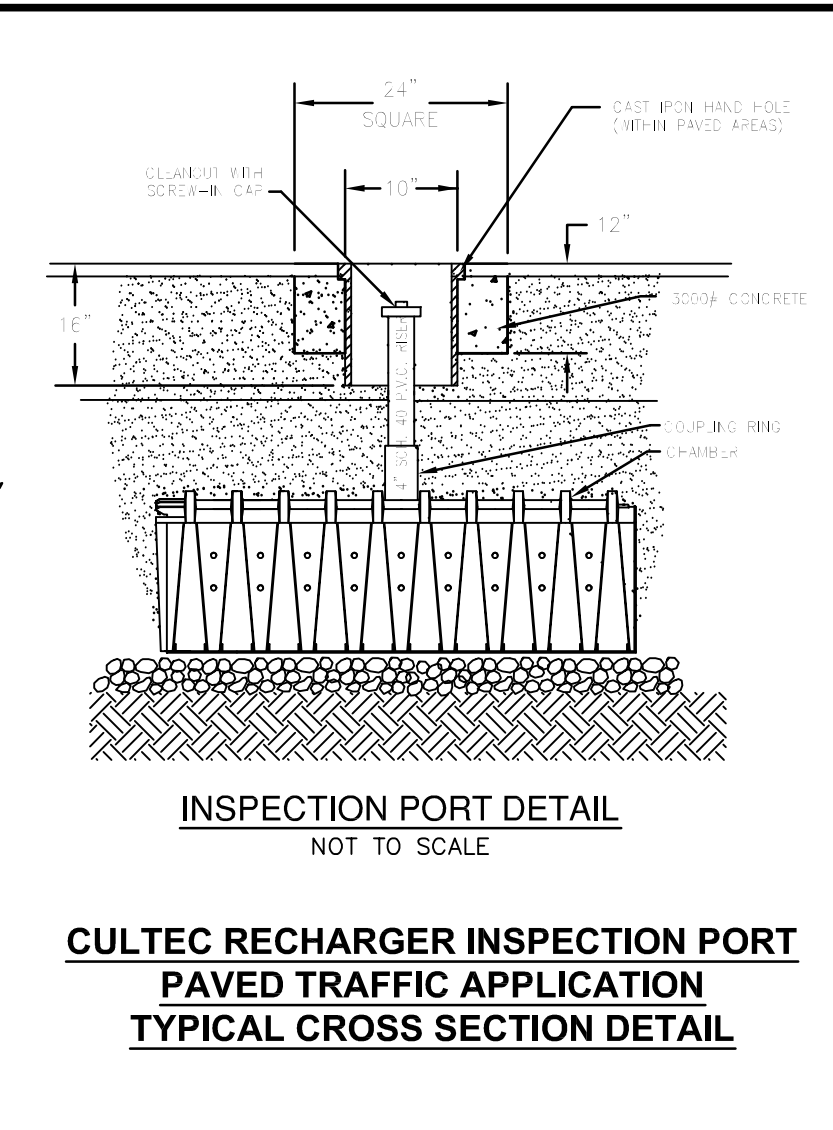
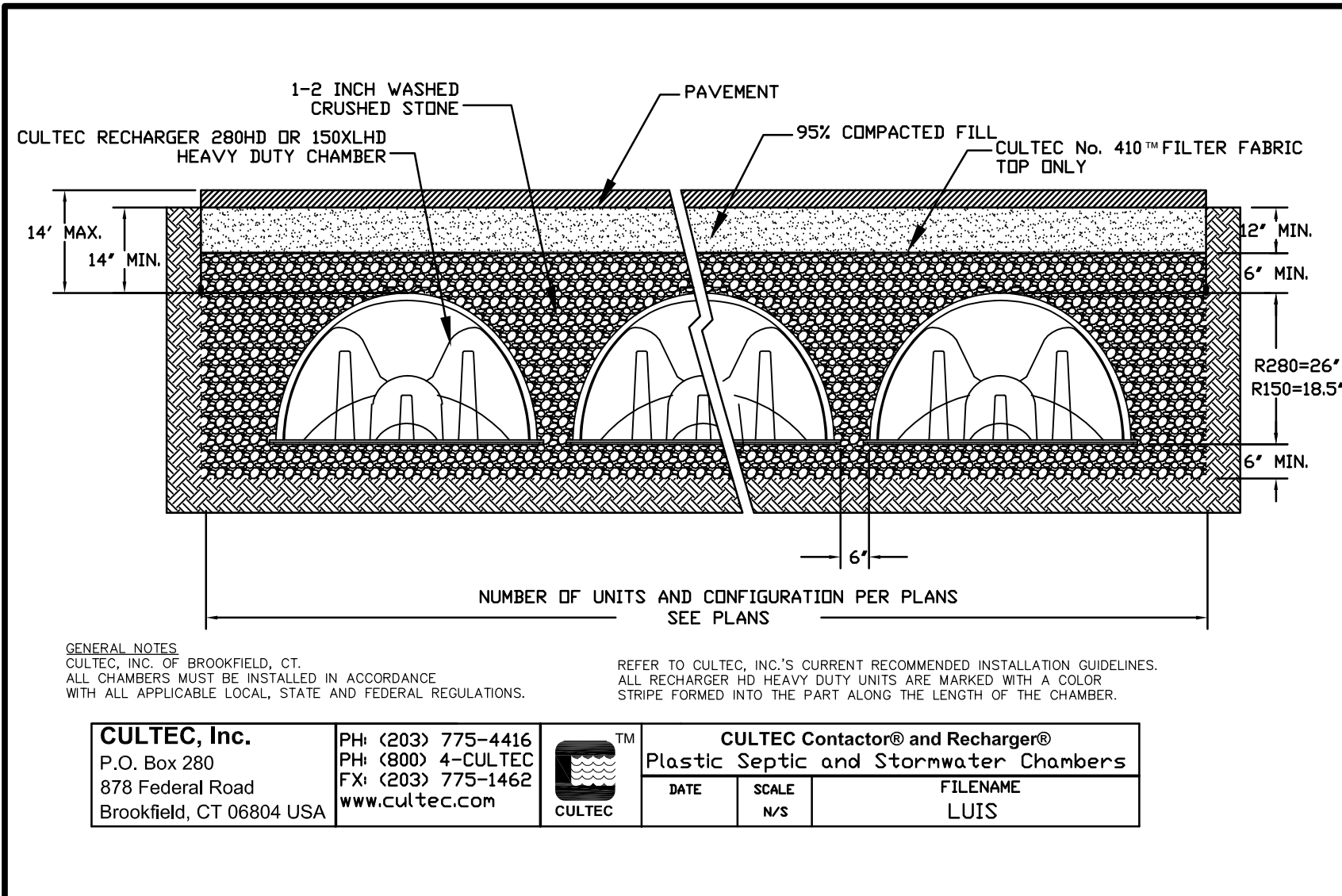
CONNORSTONE ENGINEERING INC.
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DATE: NOVEMBER 23, 2021	
SCALE: 1"=40'	SHEET 5 OF 6.

PROPOSED LAYOUT PLAN





APPLICANT:
 R.J. DEVEREAUX CORP.

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 THE BARTLETT STREET REALTY TRUST
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DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 23, 2021	
SCALE: NONE	SHEET 6 OF 6

CONSTRUCTION DETAILS

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