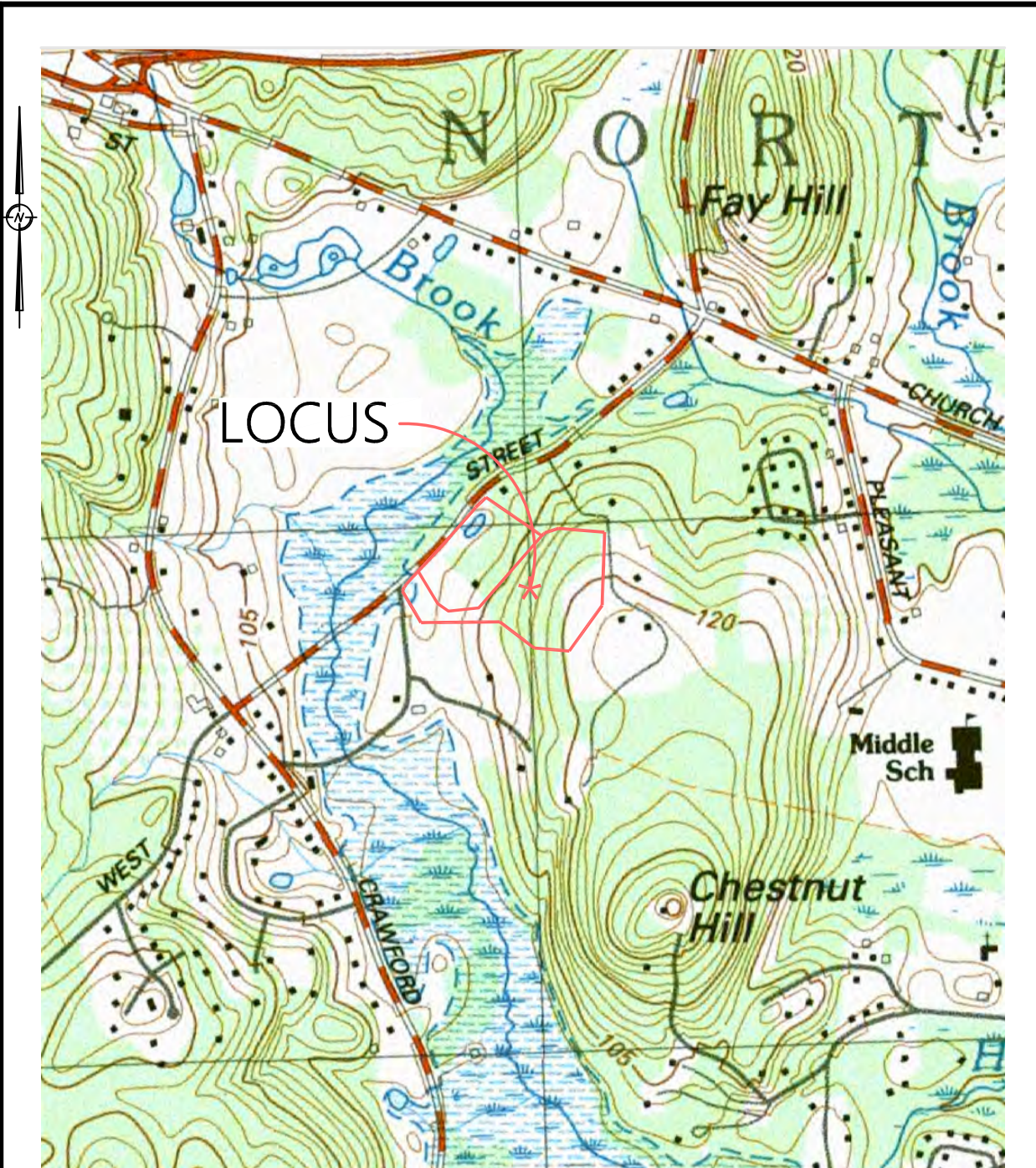




LOCUS MAP

SCALE: 1"=1000'

PREPARED BY:



OWNER:

Brant L. Viner & Margaret Harling
P.O Box 295
Ellsworth, ME 04605

PREPARED FOR:

Brant L. Viner & Margaret Harling
P.O Box 295
Ellsworth, ME 04605

SITE PLANS FOR COMMON DRIVE SPECIAL PERMIT

Pursuant to the Town of Northborough Municipal Zoning Code Section 10-36-130

FOR

Brant L. Viner & Margaret Harling

85 & 95 West Street

IN

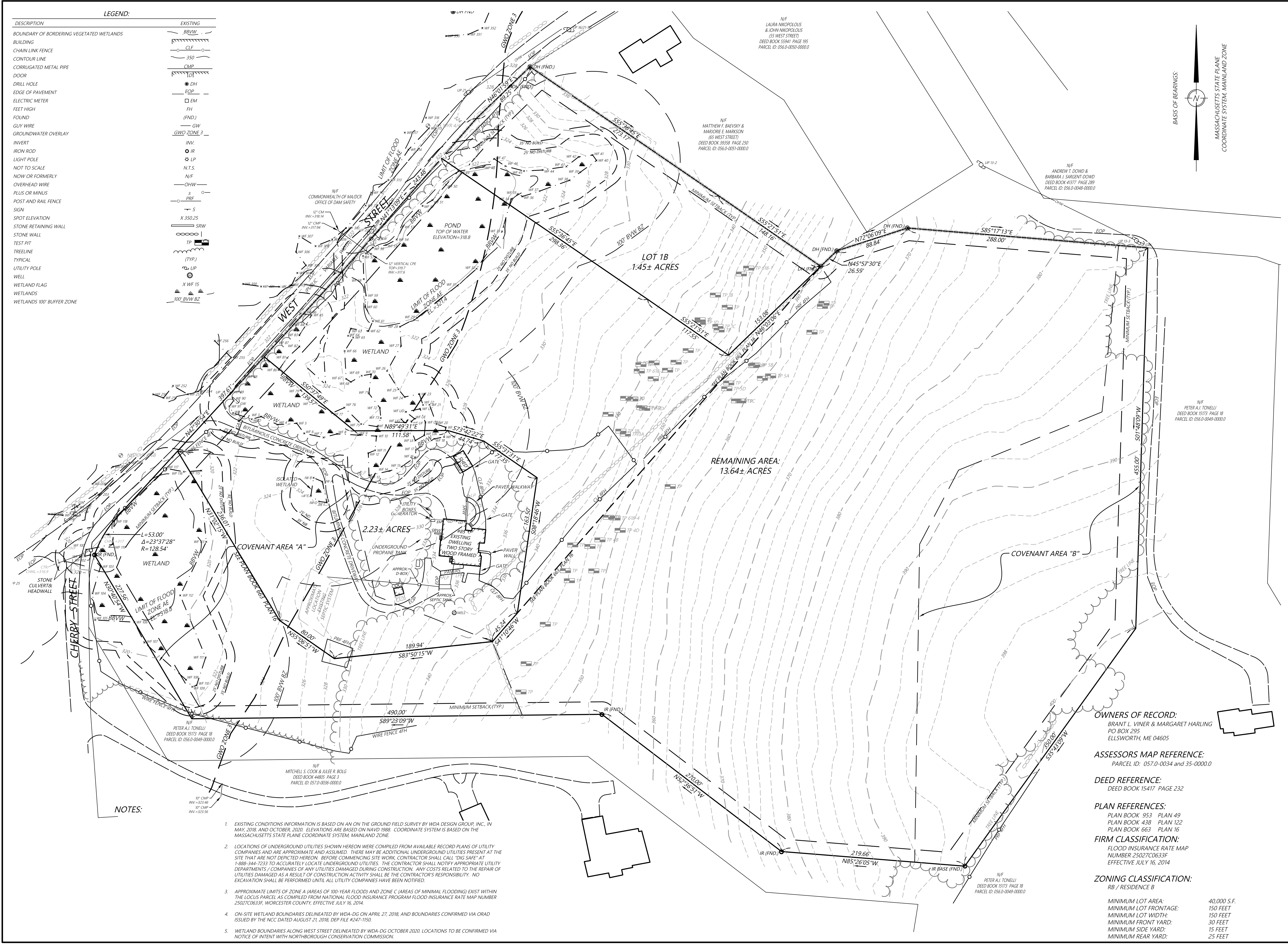
Northborough, Massachusetts
(Worcester County)

DATE: 11/20/20

Revision Date: 4/14/2021

Sheet List Table

Sheet Number	Sheet Title
EXISTING CONDITIONS AND DEMOLITION PLAN	
C0.01	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C1.02	DEMOLITION PLAN
SITE PLANS	
C2.00	SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
GRADING & DRAINAGE PLAN	
C3.00	GRADING, DRAINAGE, & UTILITY PLAN
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EROSION & SEDIMENT CONTROL PLANS	
C5.00	EROSION CONTROL PLAN - PHASE 1
C5.01	EROSION CONTROL PLAN - PHASE 2
C5.02	EROSION CONTROL PLAN - PHASE 3
CONSTRUCTION DETAILS	
C6.00	CONSTRCUTION DETAILS
C6.01	CONSTRCUTION DETAILS
C6.02	CONSTRCUTION DETAILS
C6.03	CONSTRCUTION DETAILS
C6.04	CONSTRUCTION DETAILS
C6.05	CONSTRUCTION DETAILS
C6.06	CONSTRUCTION DETAILS



LEGEND:	
DESCRIPTION	EXISTING
BOUNDARY OF BORDERING VEGETATED WETLANDS	BRVW
BUILDING	CLF
CHAIN LINK FENCE	350
CONTOUR LINE	CMP
CORRUGATED METAL PIPE	10
DOOR	DO
DRILL HOLE	DH
EDGE OF PAVEMENT	EOP
ELECTRIC METER	EM
FEET HIGH	FH
FOUND	(FND.)
GUY WIRE	GW
GROUNDWATER OVERLAY	GWZ ZONE 3
INVERT	INV.
IRON ROD	IR
LIGHT POLE	N.T.S.
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
OVERHEAD WIRE	OHW
PLUS OR MINUS	±
POST AND RAIL FENCE	PRF
SIGN	S
SPOT ELEVATION	X 350.25
STONE RETAINING WALL	SRW
STONE WALL	TP
TEST PIT	TP
TREELINE	(TYP)
TYPICAL	(TYP)
UTILITY POLE	UP
WELL	WF 15
WETLAND FLAG	WF 15
WETLANDS	100' B/W BZ
WETLANDS 100' BUFFER ZONE	100' B/W BZ

INTERSTATE ROUTE 290

CHURCH STREET

LOCUS

CHERRY STREET

WEST STREET

LOCUS MAP
(NOT TO SCALE)

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C	4/13/21	CHERRY STREET CULVERT	
B	11/20/20	UPDATED WEST STREET AND PROPERTY BOUNDARIES	
A		INITIAL ISSUE	
REV.	DATE	DESCRIPTION	INIT.

COMMONWEALTH OF MASSACHUSETTS

KENNETH T. STROM

#36393

PROFESSIONAL LAND SURVEYOR

11-20-20

PREPARED BY:

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
7 CENTRAL STREET PROVIDENCE, RI | 401.274.1360
WDA-DG.COM

OWNER:

BRANT L. VINER & MARGARET HARLING

P.O. Box 295
Ellsworth, ME 04605

PREPARED FOR:

BRANT L. VINER & MARGARET HARLING

P.O. Box 295
Ellsworth, ME 04605

TITLE:

EXISTING CONDITIONS PLAN

85 & 95 WEST STREET

Northborough, MA
(Worcester County)

NOTICE OF INTENT

SCALE: 1" = 50'

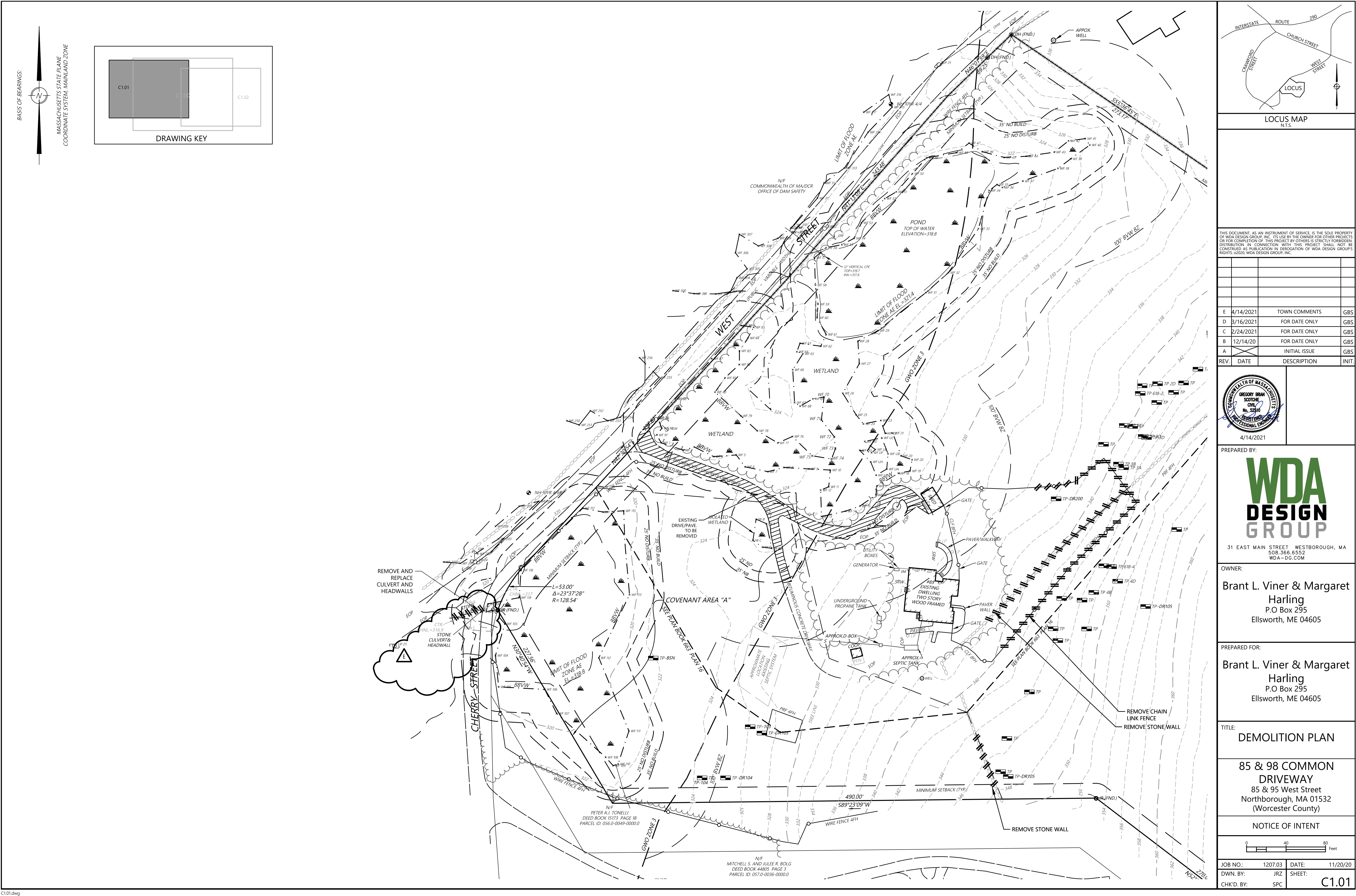
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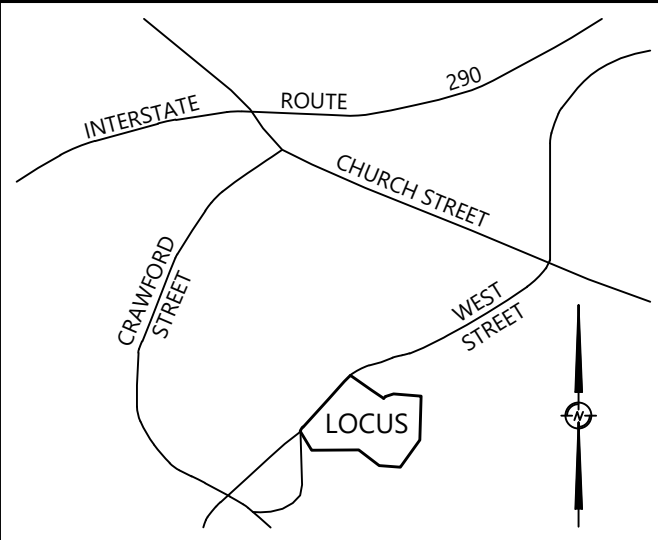
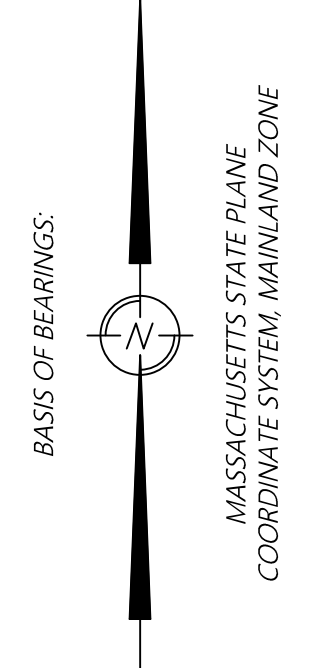
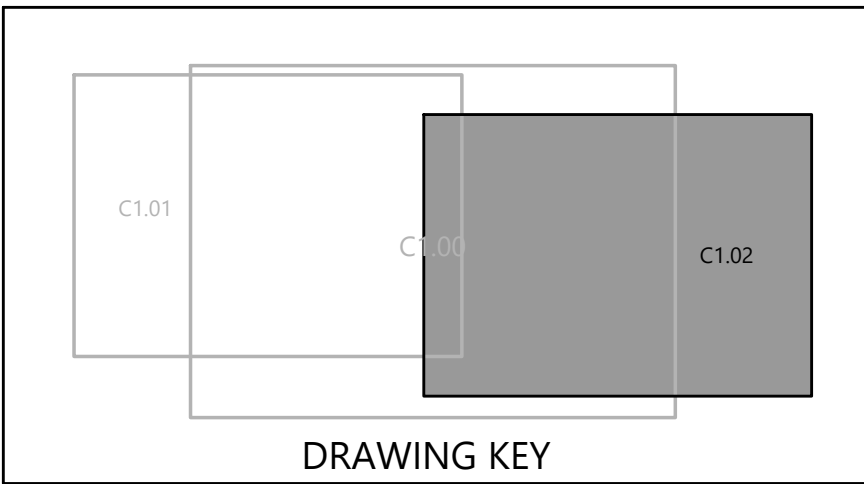
JOB NO.: 1207 DATE: 07/10/18

DWN. BY: JRZ/KTS SHEET:

CHK'D. BY: SPC/KTS

C0.01





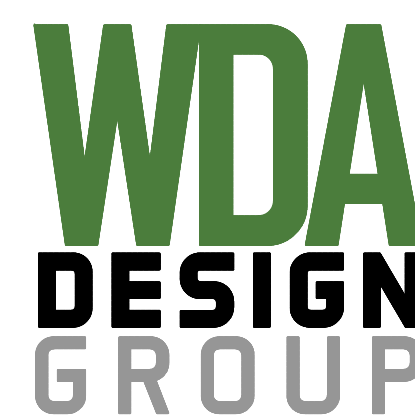
LOCUS MAP
N.T.S.

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A		INITIAL ISSUE	GBS



PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA
508.366.6552
WDA-DG.COM

OWNER:

Brant L. Viner & Margaret
Harling
P.O Box 295
Ellsworth, ME 04605

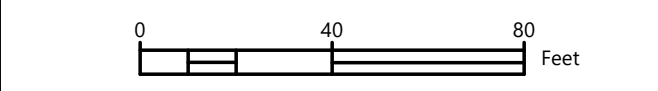
PREPARED FOR:

Brant L. Viner & Margaret
Harling
P.O Box 295
Ellsworth, ME 04605

TITLE:
DEMOLITION PLAN

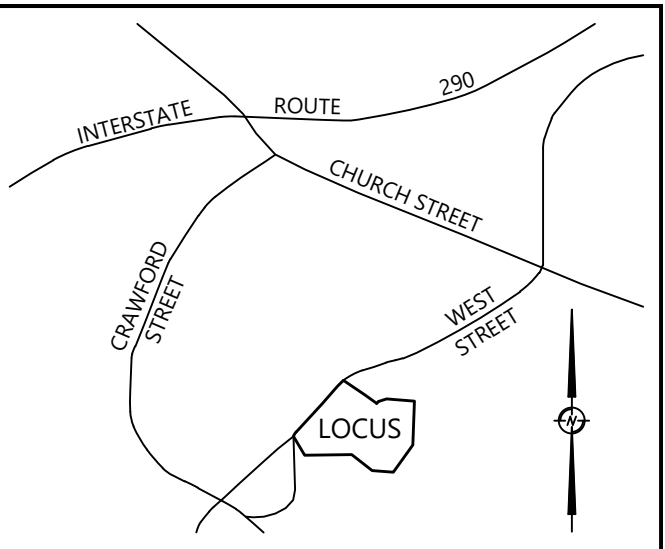
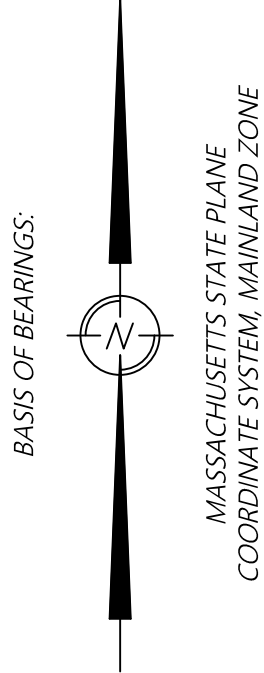
85 & 98 COMMON
DRIVEWAY
85 & 95 West Street
Northborough, MA 01532
(Worcester County)

NOTICE OF INTENT



JOB NO.:	1207.03	DATE:	11/20/20
DWN. BY:	JRZ	SHEET:	
CHK'D. BY:	SPC		

C1.02



LOCUS MAP
N.T.S.

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A		INITIAL ISSUE	GBS

4/14/2021

PREPARED BY:

31 EAST MAIN STREET WESTBOROUGH, MA 01581
508.366.6552
WDA-DG.COM

OWNER:

Brant L. Viner & Margaret Harling
P.O. Box 295
Ellsworth, ME 04605

PREPARED FOR:

Brant L. Viner & Margaret Harling
P.O. Box 295
Ellsworth, ME 04605

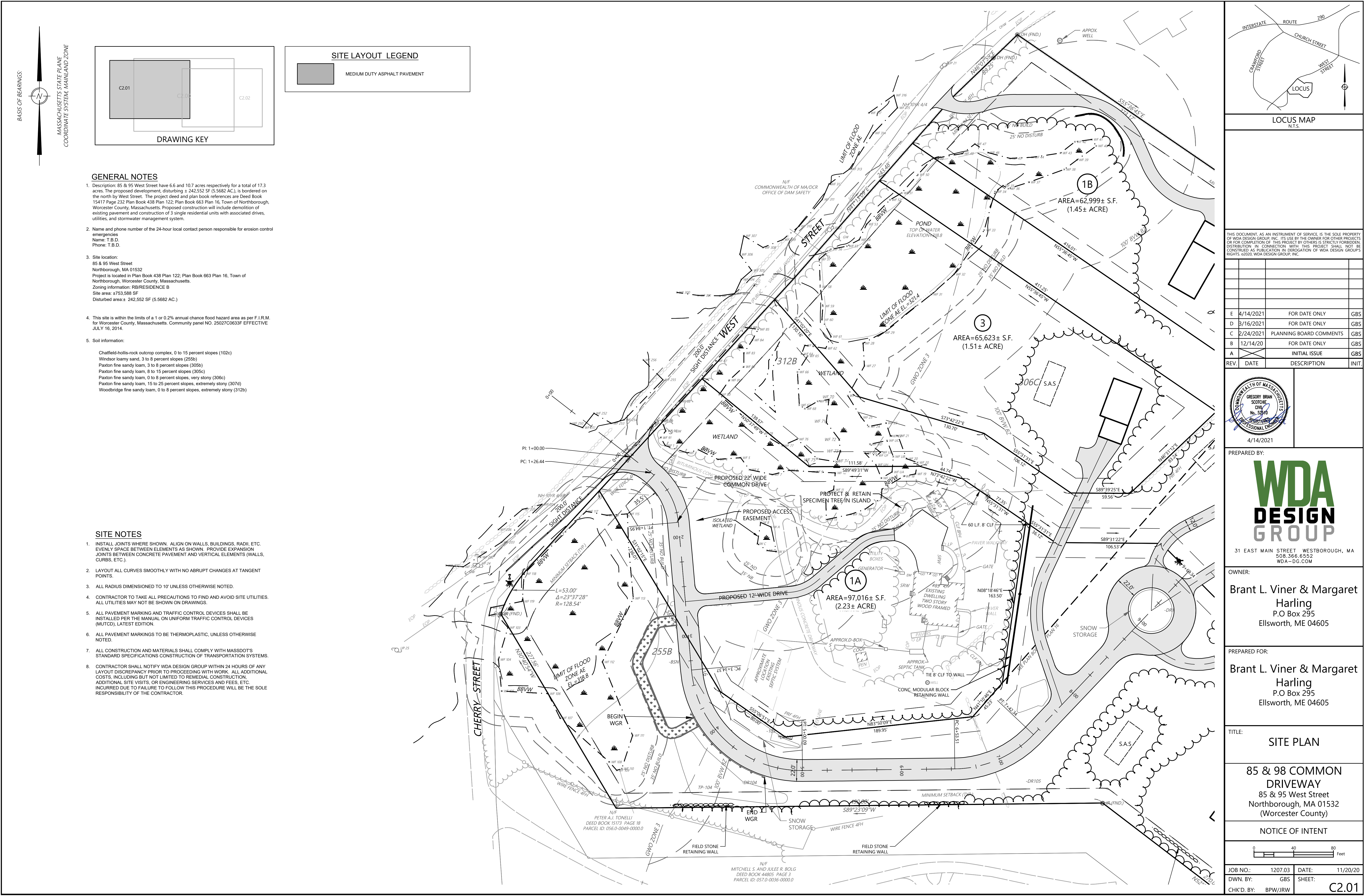
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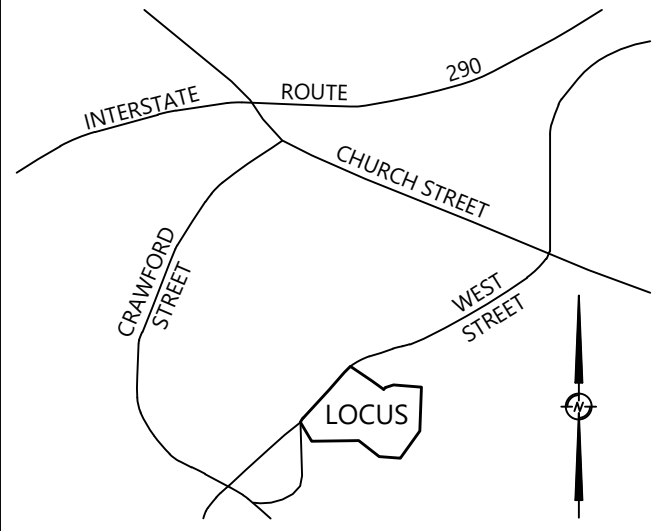
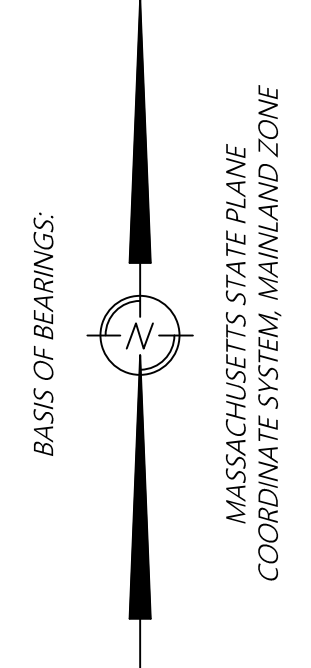
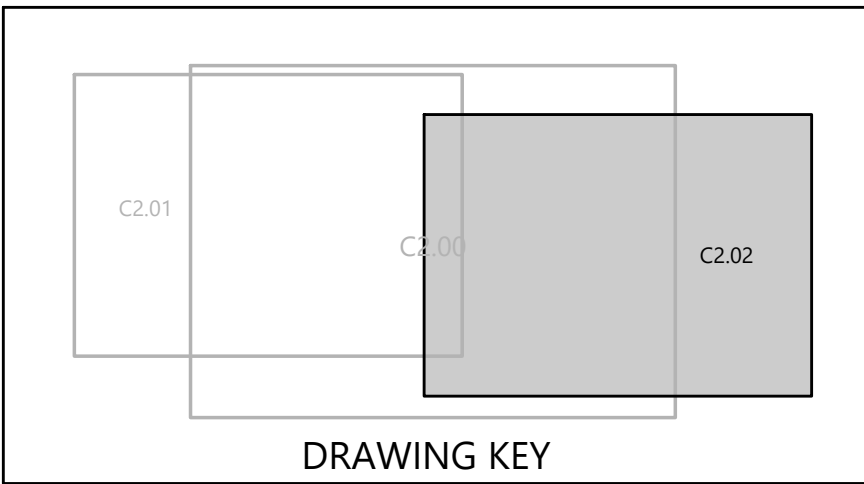
SITE PLAN

85 & 98 COMMON DRIVEWAY
85 & 95 West Street
Northborough, MA 01532 (Worcester County)

NOTICE OF INTENT			
			
JOB NO.: 1207.03		DATE: 11/20/20	
DWN. BY: GBS		SHEET:	
CHK'D. BY: BPW/JRW		C2.00	

C2.00



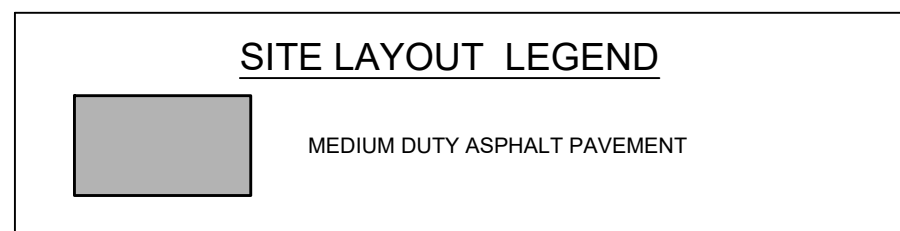


GENERAL NOTES

- Description: 85 & 95 West Street have 6.6 and 10.7 acres respectively for a total of 17.3 acres. The proposed development, disturbing ± 242,552 SF (5.5682 AC.), is bordered on the north by West Street. The project deed and plan book references are Deed Book 15417 Page 232 Plan Book 438 Plan 122; Plan Book 663 Plan 16, Town of Northborough, Worcester County, Massachusetts. Proposed construction will include demolition of existing pavement and construction of 3 single residential units with associated drives, utilities, and stormwater management system.
- Name and phone number of the 24-hour local contact person responsible for erosion control emergencies
Name: T.B.D.
Phone: T.B.D.
- Site location:
85 & 95 West Street
Northborough, MA 01532
Project is located in Plan Book 438 Plan 122; Plan Book 663 Plan 16, Town of Northborough, Worcester County, Massachusetts.
Zoning information: RB/RESIDENCE B
Site area: ±753,588 SF
Disturbed area:± 242,552 SF (5.5682 AC.)
- This site is within the limits of a 1 or 0.2% annual chance flood hazard area as per F.I.R.M. for Worcester County, Massachusetts, Community panel NO. 25027C0633F EFFECTIVE JULY 16, 2014.
- Soil information:
Chaffield-hollis-rock outcrop complex, 0 to 15 percent slopes (102c)
Windsor loamy sand, 3 to 8 percent slopes (255b)
Paxton fine sandy loam, 3 to 8 percent slopes (305b)
Paxton fine sandy loam, 8 to 15 percent slopes (305c)
Paxton fine sandy loam, 0 to 8 percent slopes, very stony (306c)
Paxton fine sandy loam, 15 to 25 percent slopes, extremely stony (307d)
Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony (312b)

SITE NOTES

- INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL RADIUS DIMENSIONED TO 10' UNLESS OTHERWISE NOTED.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES MAY NOT BE SHOWN ON DRAWINGS.
- ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH MASSDOT'S STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
- CONTRACTOR SHALL NOTIFY WDA DESIGN GROUP WITHIN 24 HOURS OF ANY LAYOUT DISCREPANCY PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO REMEDIAL CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC. INCURRED DUE TO FAILURE TO FOLLOW THIS PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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A		INITIAL ISSUE	GBS



31 EAST MAIN STREET WESTBOROUGH, MA 01581
508.366.6552
WDA@WDA.COM

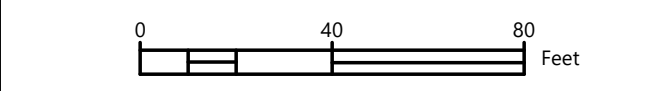
OWNER:
Brant L. Viner & Margaret Harling
P.O Box 295
Ellsworth, ME 04605

PREPARED FOR:
Brant L. Viner & Margaret Harling
P.O Box 295
Ellsworth, ME 04605

TITLE:
SITE PLAN

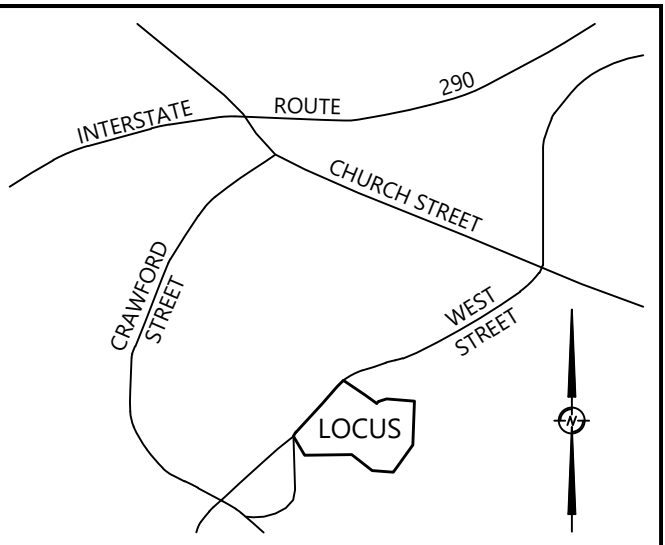
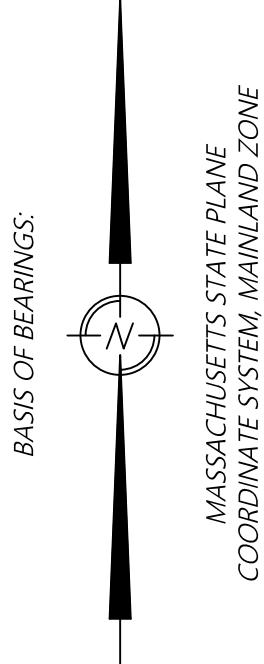
85 & 98 COMMON DRIVEWAY
85 & 95 West Street
Northborough, MA 01532
(Worcester County)

NOTICE OF INTENT



JOB NO.:	1207.03	DATE:	11/20/20
DWN. BY:	GBS	SHEET:	
CHK'D. BY:	BPW/JRW		

C2.02



LOCUS MAP
N.T.S.

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4/14/2021

PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA
508.366.6552
WDA-DG.COM

OWNER:

Brant L. Viner & Margaret
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Ellsworth, ME 04605

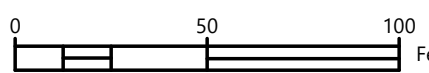
PREPARED FOR:

Brant L. Viner & Margaret
Harling
P.O. Box 295
Ellsworth, ME 04605

TITLE:

GRADING, DRAINAGE,
& UTILITY PLAN
85 & 98 COMMON
DRIVEWAY
85 & 95 West Street
Northborough, MA 01532
(Worcester County)

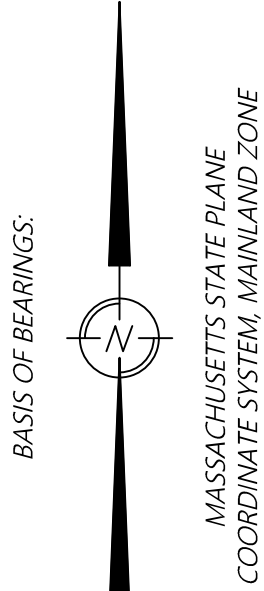
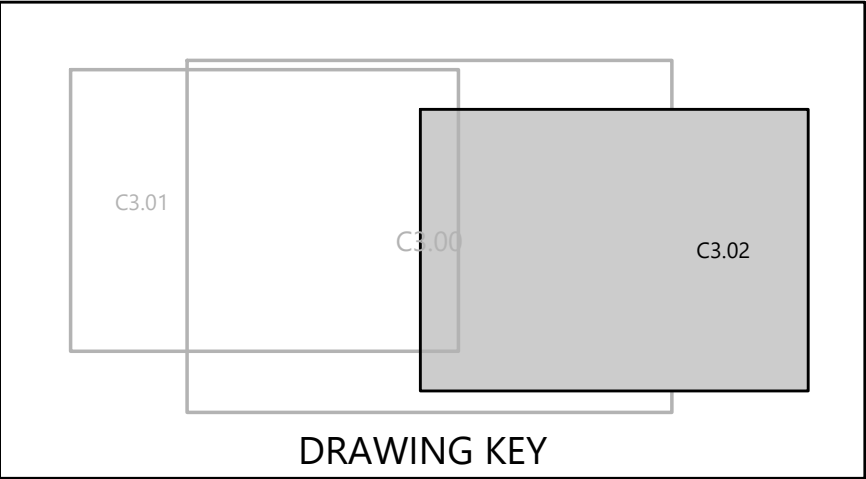
NOTICE OF INTENT



JOB NO.:	1207.03	DATE:	11/20/20
DWN. BY:	GBS	SHEET:	
CHK'D. BY:	BPW/JRW		C3.00



C3.01



GRADING LEGEND	
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED SPOT ELEVATION
	DRAINAGE FLOW ARROW (1% MINIMUM)
	ECB - EROSION CONTROL BARRIER

GENERAL NOTES

- Description: 85 & 95 West Street have 6.6 and 10.7 acres respectively for a total of 17.3 acres. The proposed development, disturbing ± 242,552 SF (5.5682 AC.), is bordered on the north by West Street. The project deed and plan book references are Deed Book 15417 Page 232 Plan Book 438 Plan 122; Plan Book 663 Plan 16, Town of Northborough, Worcester County, Massachusetts. Proposed construction will include demolition of existing pavement and construction of 3 single residential units with associated drives, utilities, and stormwater management system.
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Paxton fine sandy loam, 15 to 25 percent slopes, extremely stony (307d)
Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony (312b)

GRADING & DRAINAGE NOTES

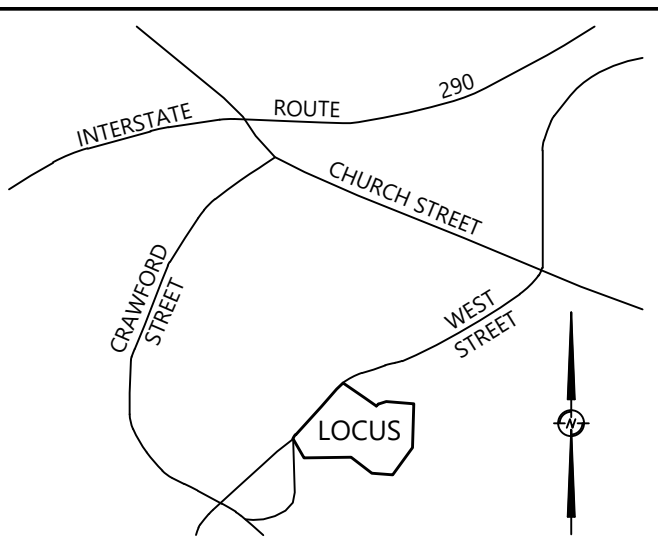
- NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF A GRADING/LAND DISTURBANCE PERMIT FROM THE TOWN OF NORTHBOROUGH. ALL EXCESS MATERIAL TO BE REMOVED FROM SITE OR STOCKPILED IN APPROVED LOCATION.
- ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THE PLANS.
- NO GRADED SLOPE SHALL EXCEED 3H : 1V
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO BEGINNING GRADING ACTIVITIES.
- EARTHWORK QUANTITIES
- DETAIL FOR INFILTRATION UNITS FOUND ON C6.04 THROUGH C6.06

CUT FACTOR	FILL FACTOR	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU. YD.)
1.00	1.20	-----	-----	-----

*VALUE ADJUSTED BY CUT OR FILL FACTOR OTHER THAN 1.0.

WATER NOTES

- ALL WATER MAINS MUST BE CEMENT LINE DUCTILE IRON
- ALL RESIDENCES SHALL BE CONSTRUCTED WITH PRIVATE BOOSTER PUMPS ON THEIR WATER SERVICES TO PROVIDE ADEQUATE WATER PRESSURE.



LOCUS MAP
N.T.S.

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PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA
508.366.6552
WDA-DG.COM

OWNER:

Brant L. Viner & Margaret
Harling
P.O Box 295
Ellsworth, ME 04605

PREPARED FOR:

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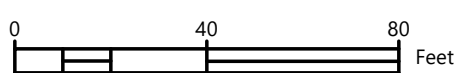
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GRADING, DRAINAGE,
& UTILITY PLAN

85 & 98 COMMON
DRIVEWAY

85 & 95 West Street
Northborough, MA 01532
(Worcester County)

NOTICE OF INTENT



JOB NO.:	1207.03	DATE:	11/20/20
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CHKD. BY:	BPW/JRW		C3.02