

**LOCUS MAP:**  
SCALE: 1"=200'

**GENERAL NOTES:**

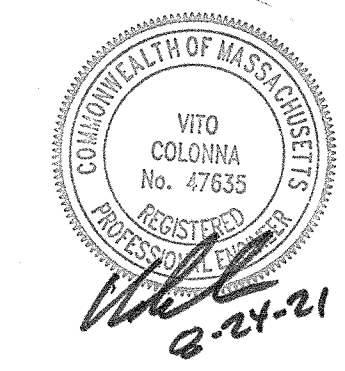
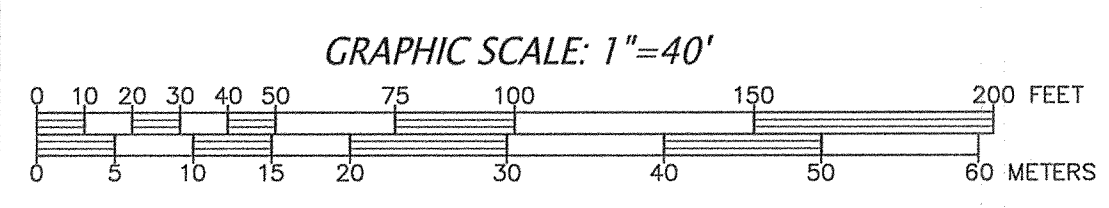
1. PROPERTY LINES ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD AND DOES NOT REPRESENT A PROPERTY SURVEY.
2. EXISTING TOPOGRAPHY IS BASED UPON AN ON-GROUND TOPOGRAPHICAL SURVEY BY CONNORSTONE ENGINEERING, INC. IN FEBRUARY 2020. TBM=290.59 HYDRANT BOLT "X".
3. THE PARCEL IS LOCATED AT 200-220 BARTLETT 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.

**IMPERVIOUS AREA SUMMARY**

	TOTAL	ZONE I	ZONE III
EXISTING CONDITIONS	79,795 S.F.	55,360 S.F.	24,435 S.F.
PROPOSED CONDITIONS	138,937 S.F.	89,424 S.F.	49,513 S.F.
TOTAL LOT AREA = 6.7 ACRES±			

**ZONED: INDUSTRIAL**

AREA = 60,000 sf  
 FRONTAGE = 150 feet  
 SETBACKS: FRONT = 40 feet  
               SIDE = 20 feet  
               REAR = 25 feet  
 MAXIMUM LOT COVERAGE = 50%  
 MINIMUM OPEN SPACE = 25%  
 GROUNDWATER OVERLAY PROTECTION DISTRICT #1 & #3

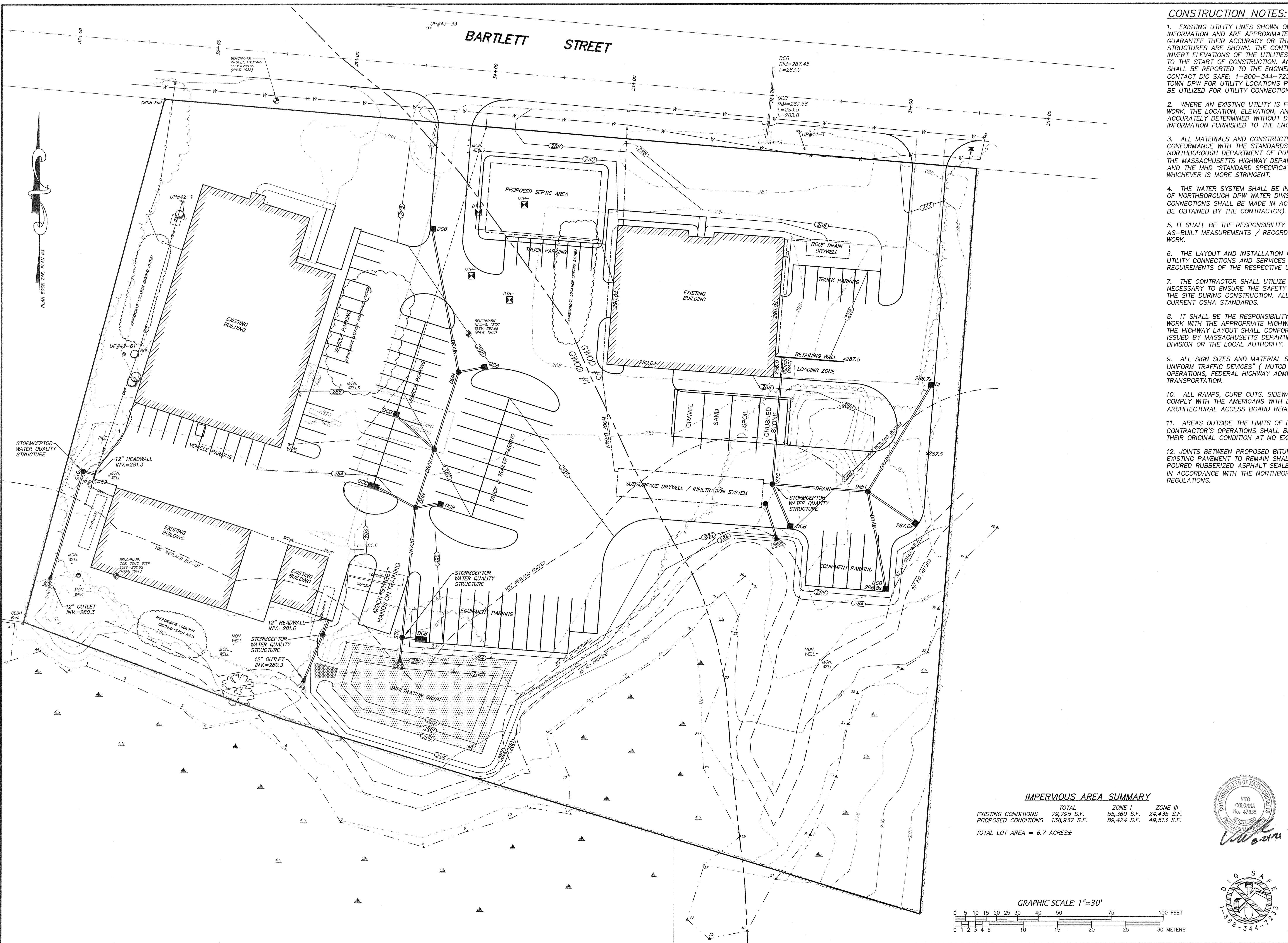


PREPARED FOR:  
R.J. DEVEREAUX CORP.

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

ZBA PETITION PLAN  
 OF  
 200-220 BARTLETT STREET  
 IN  
 NORTHBOROUGH, MA

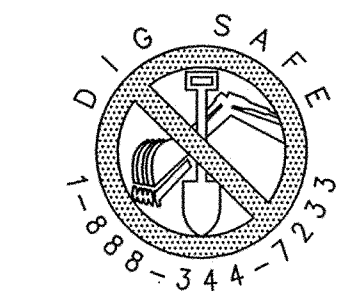
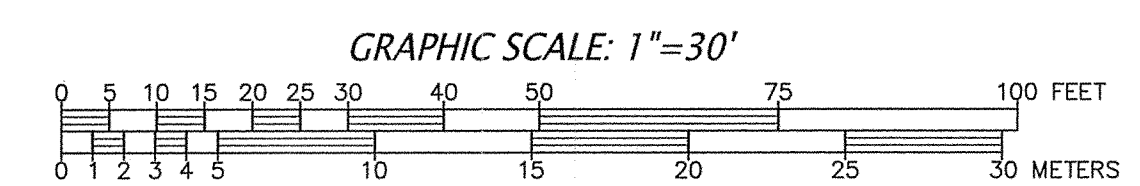
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 24, 2021	
SCALE: 1"=40'	SHEET 1 OF 2.



- CONSTRUCTION NOTES:**
- 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.
  - 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.
  - 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.
  - 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).
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
  - THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
  - 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.
  - 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.
  - 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.
  - 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).
  - 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.
  - 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.

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