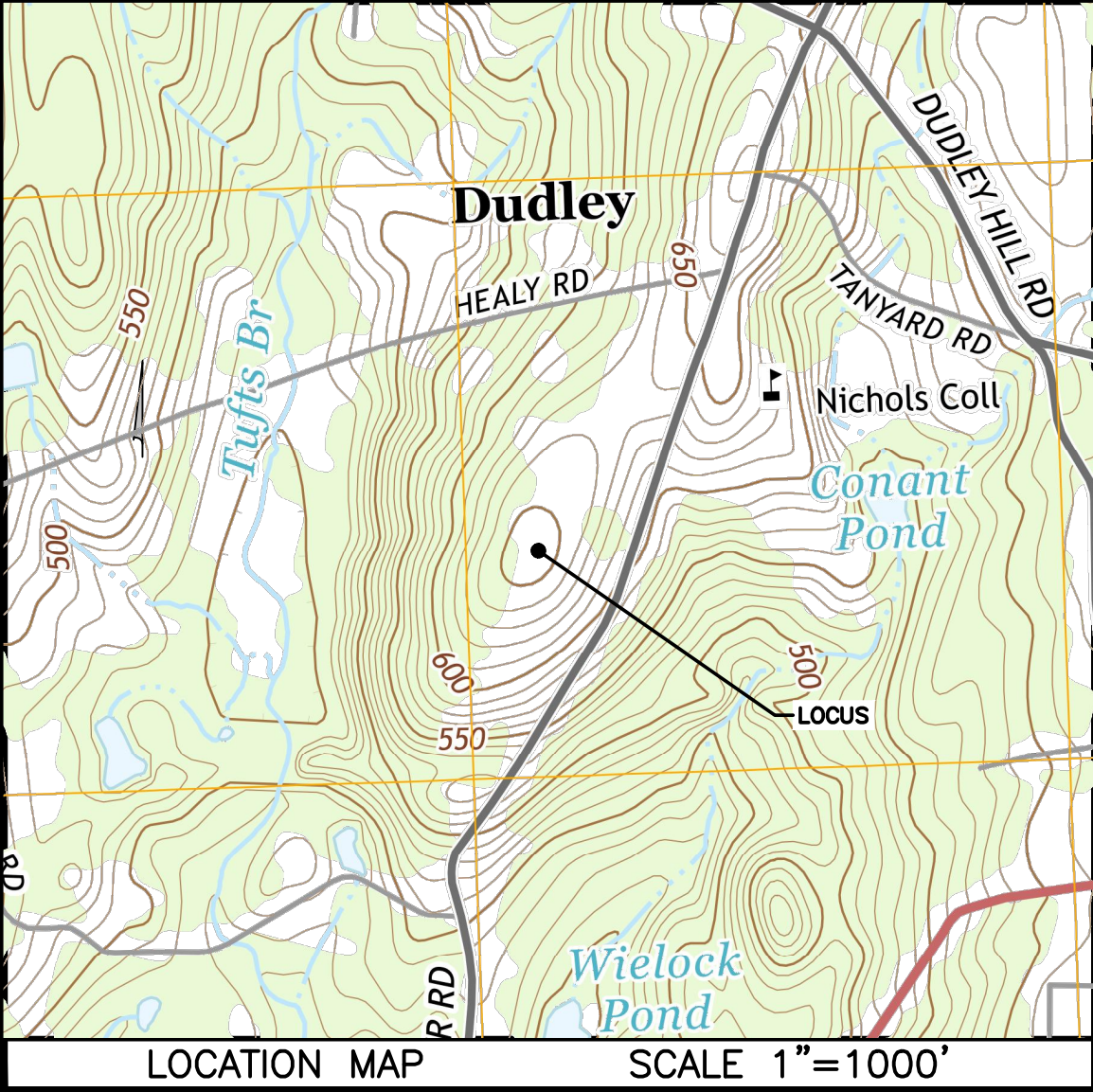
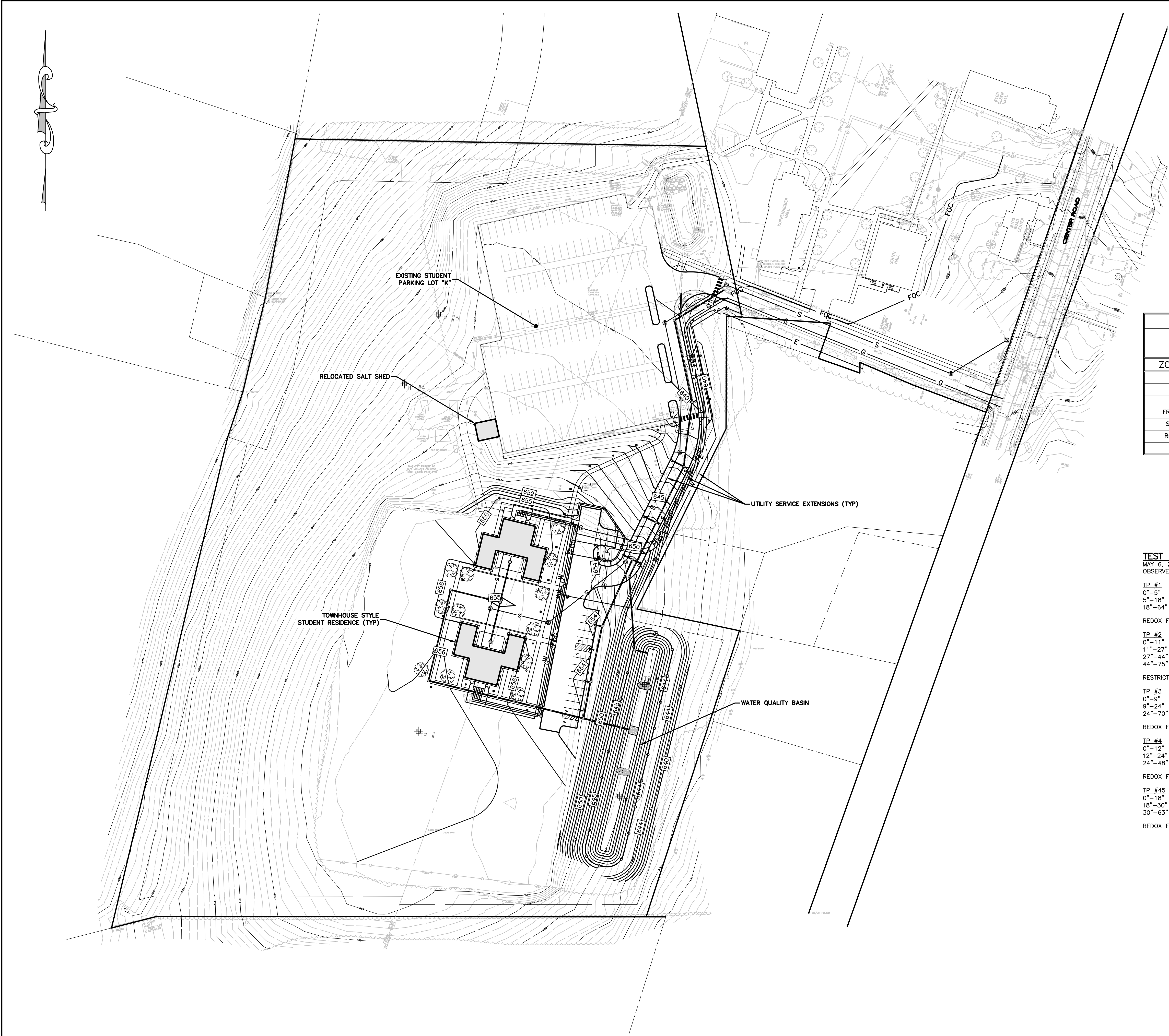




DIMENSIONAL REQUIREMENTS		
RESIDENTIAL 15/RESIDENTIAL 87		
ZONING CRITERIA	REQUIRED	PROVIDED
LOT AREA	15,000 SF / 87,000 SF	>1,000,000 SF
LOT FRONTAGE	100' / 150'	>1000'
LOT COVERAGE	30% / 20%	±20%
FRONT YARD SETBACK	30' / 40'	>100'
SIDE YARD SETBACK	15' / 25'	±120'
REAR YARD SETBACK	20' / 25'	±330'
BUILDING HEIGHT	35'	35'

TEST PITS
MAY 6, 2022
OBSERVED BY P. PARENT (CHA)

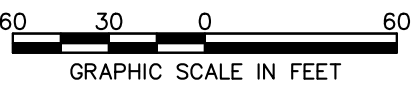
TP #1
0"-5" FINE SANDY LOAM WITH GRAVEL 7.5YR ¾
5"-18" FINE SANDY LOAM WITH GRAVEL 7.5YR ¾
18"-64" FINE SANDY LOAM WITH GRAVEL & COBBLES 10YR ¾
REDOX FEATURES OBSERVED AT 18"

TP #2
0"-11" FINE SANDY LOAM 7.5YR ¾
11"-27" FINE SANDY LOAM 10YR ¾
27"-44" FINE SANDY LOAM 10YR ¾
44"-75" COMPACT LOAMY SAND 10YR ¾
RESTRICTIVE LAYER AT 44"

TP #3
0"-9" FINE SANDY LOAM 7.5YR ¾
9"-24" FINE SANDY LOAM 10YR ¾
24"-70" FINE SANDY LOAM WITH GRAVEL & COBBLES 2.5YR ¾
REDOX FEATURES OBSERVED AT 38"

TP #4
0"-12" FINE SANDY LOAM 7.5YR ¾
12"-24" FINE SANDY LOAM 7.5YR ¾
24"-48" FINE SANDY LOAM WITH GRAVEL & COBBLES 7.5YR ¾
REDOX FEATURES OBSERVED AT 24"

TP #4S
0"-18" FINE SANDY LOAM 7.5YR ¾
18"-30" COMPACT FINE SANDY LOAM WITH GRAVEL 7.5YR ¾
30"-63" COMPACT FINE SANDY LOAM WITH GRAVEL 10YR ¾
REDOX FEATURES OBSERVED AT 18"



APPROVED BY THE PLANNING BOARD

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TOWNHOMES

CENTER ROAD, DUDLEY, MA 01571

REVISIONS			
NO.	DATE	BY	REMARKS

SET

PLANNING BOARD SUBMISSION

SHEET TITLE

OVERALL SITE PLAN

DATE MAY 25, 2022

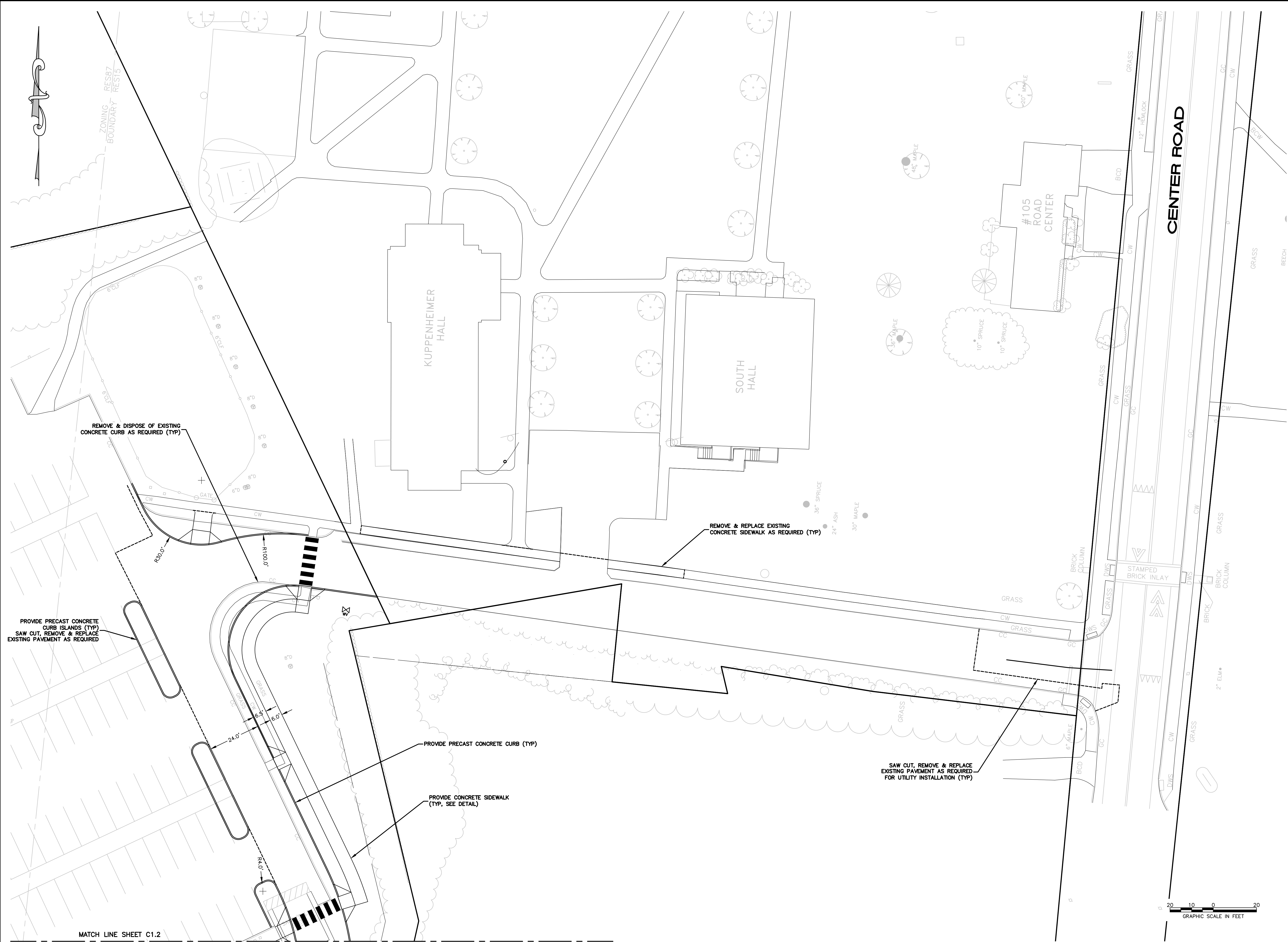
SCALE 1" = 60'

DRAWN BY PMP

CHECKED BY

SHEET NO.

C1.0



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SHEET TITLE

SITE LAYOUT PLAN

DATE MAY 25, 2022

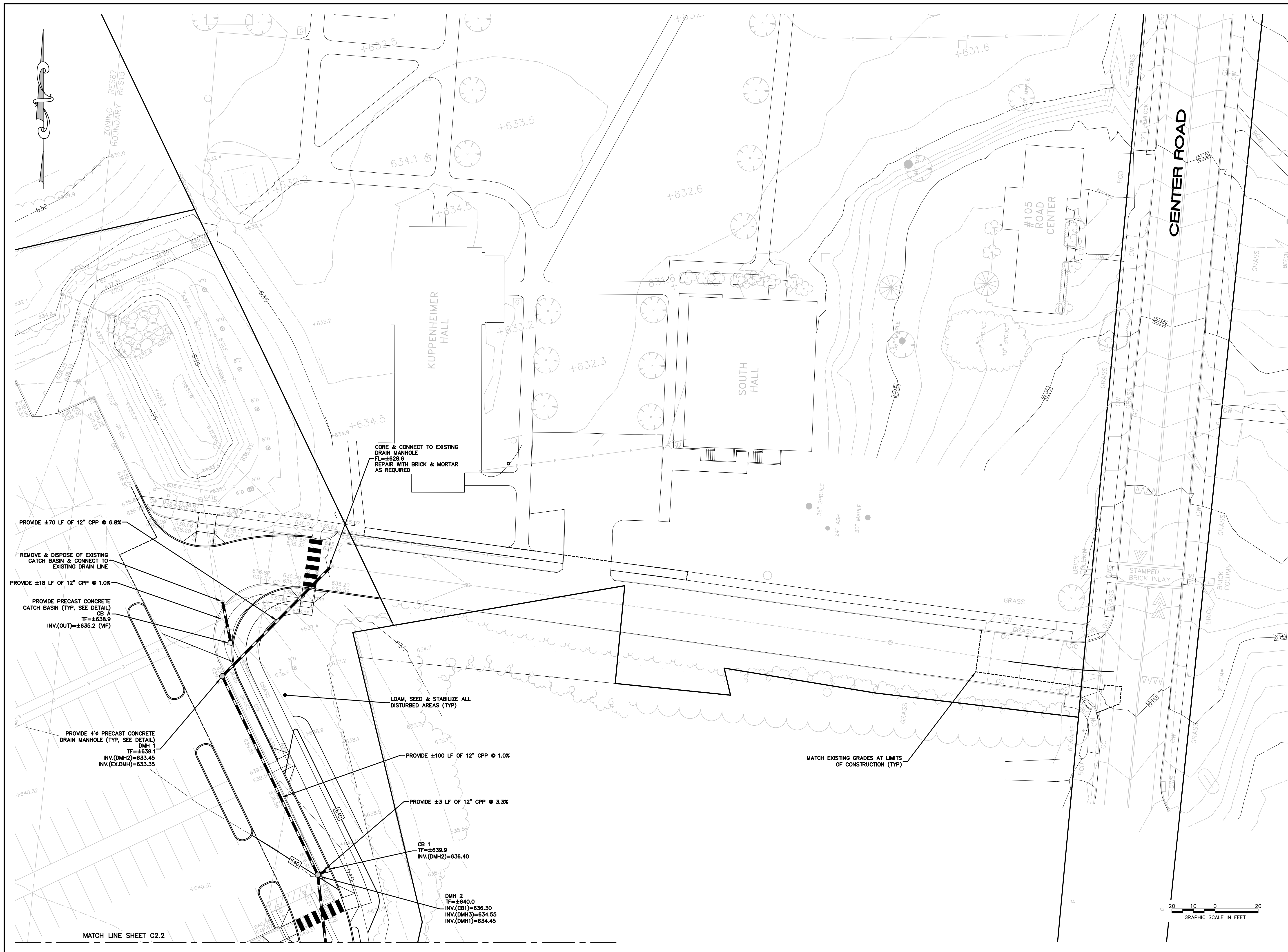
SCALE 1" = 20'

DRAWN BY PMP

CHECKED BY

SHEET NO.

C1.1



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SHEET TITLE

SITE GRADING &
DRAINAGE PLAN

DATE MAY 25, 2022

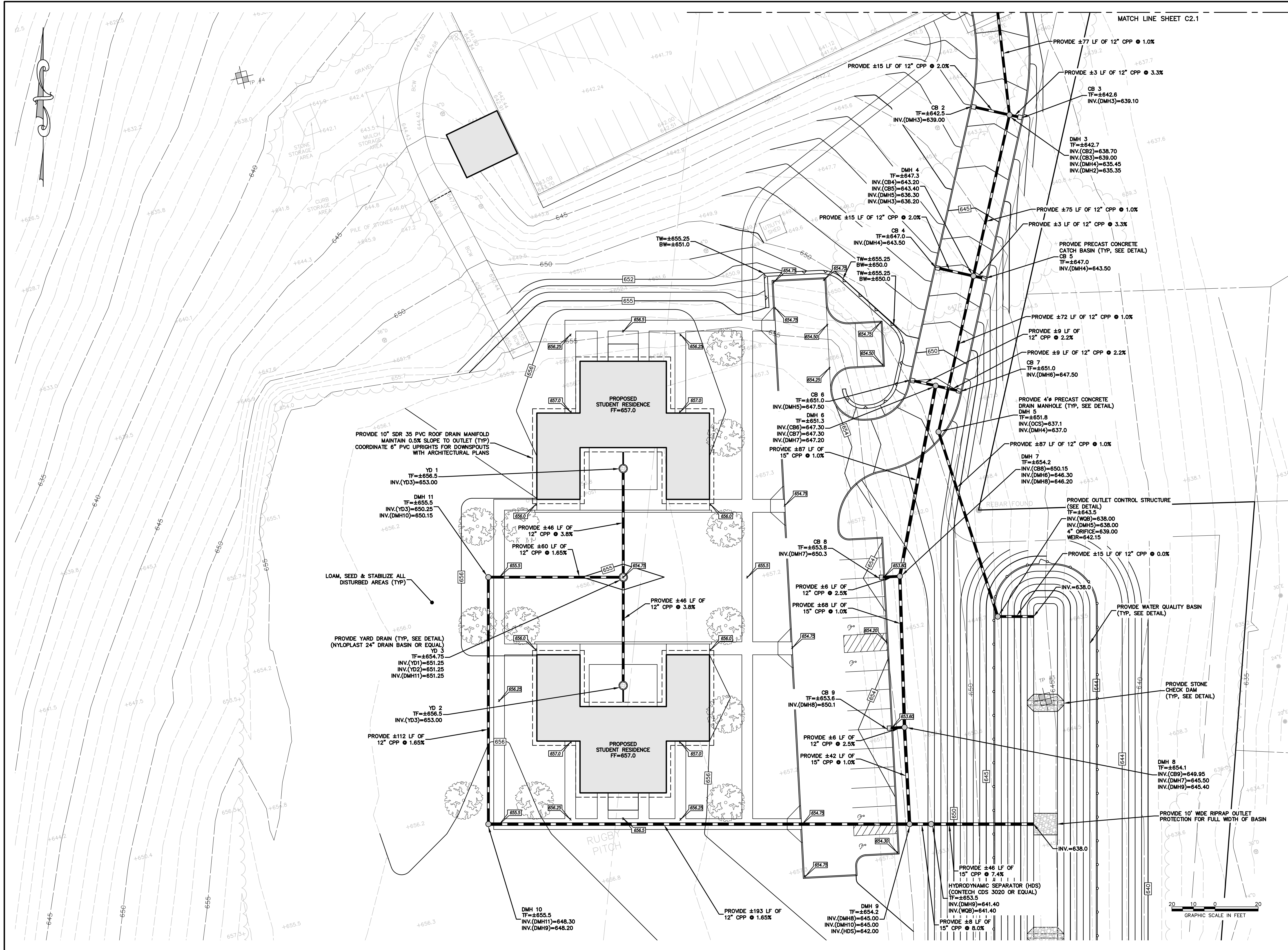
SCALE 1" = 20'

DRAWN BY PMP

CHECKED BY

SHEET NO.

C2.1



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NO.	DATE	BY	REMARKS

SET

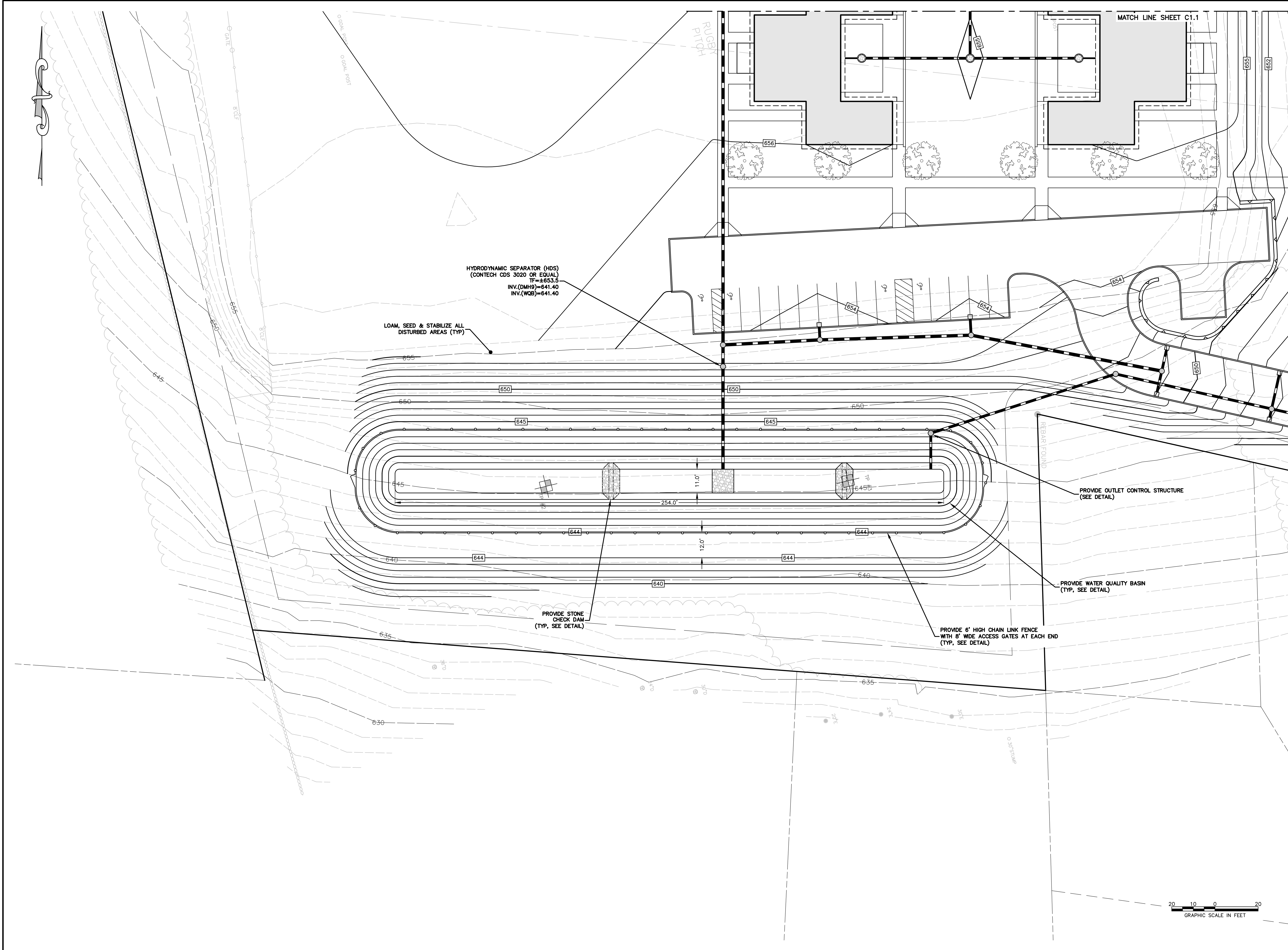
PLANNING BOARD
SUBMISSION

SHEET TITLE

SITE GRADING &
DRAINAGE PLAN

DATE MAY 25, 2022
SCALE 1" = 20'
DRAWN BY PMP
CHECKED BY
SHEET NO.

C2.2



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NO.	DATE	BY	REMARKS

SET

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SUBMISSION

SHEET TITLE

SITE GRADING &
DRAINAGE PLAN

DATE MAY 25, 2022

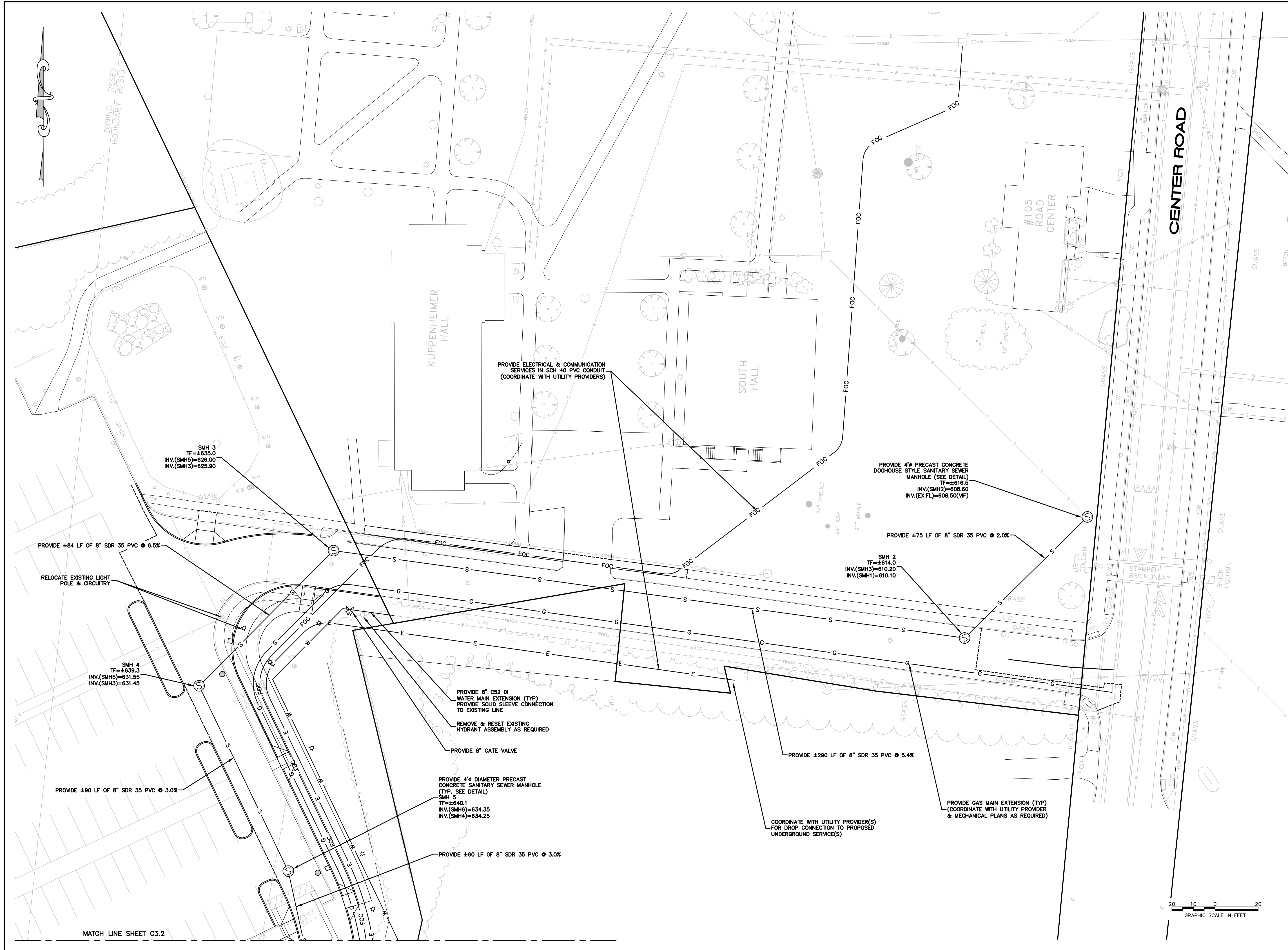
SCALE 1" = 20'

DRAWN BY PMP

CHECKED BY

SHEET NO.

C2.3



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REVISIONS

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SUBMISSION

SHEET TITLE

SITE UTILITY PLAN

DATE MAY 25, 2022

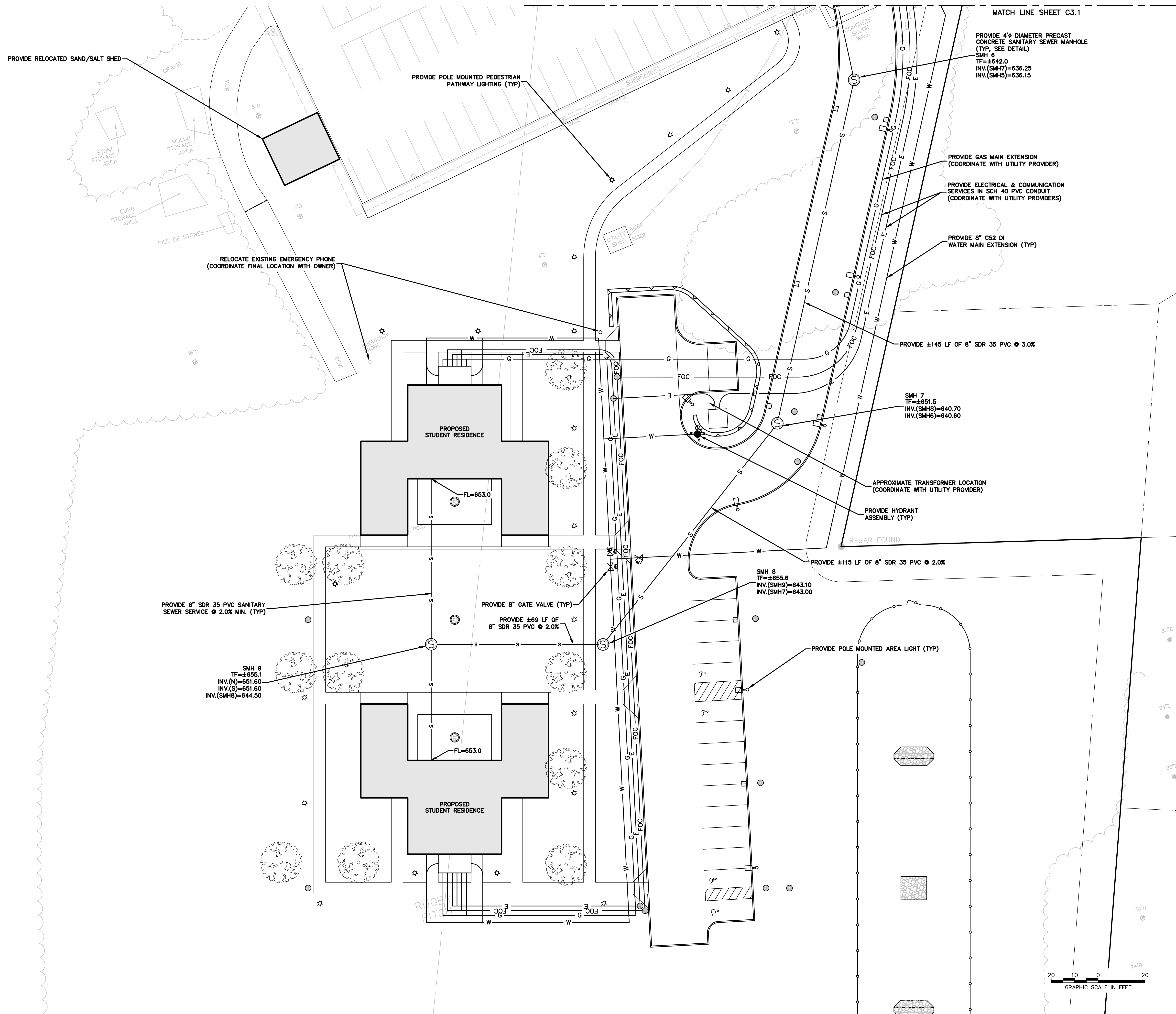
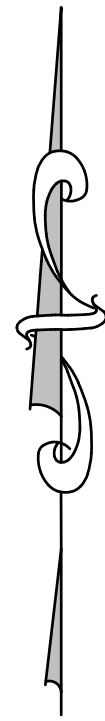
SCALE 1" = 20'

DRAWN BY PMP

CHECKED BY

SHEET NO.

C3.1



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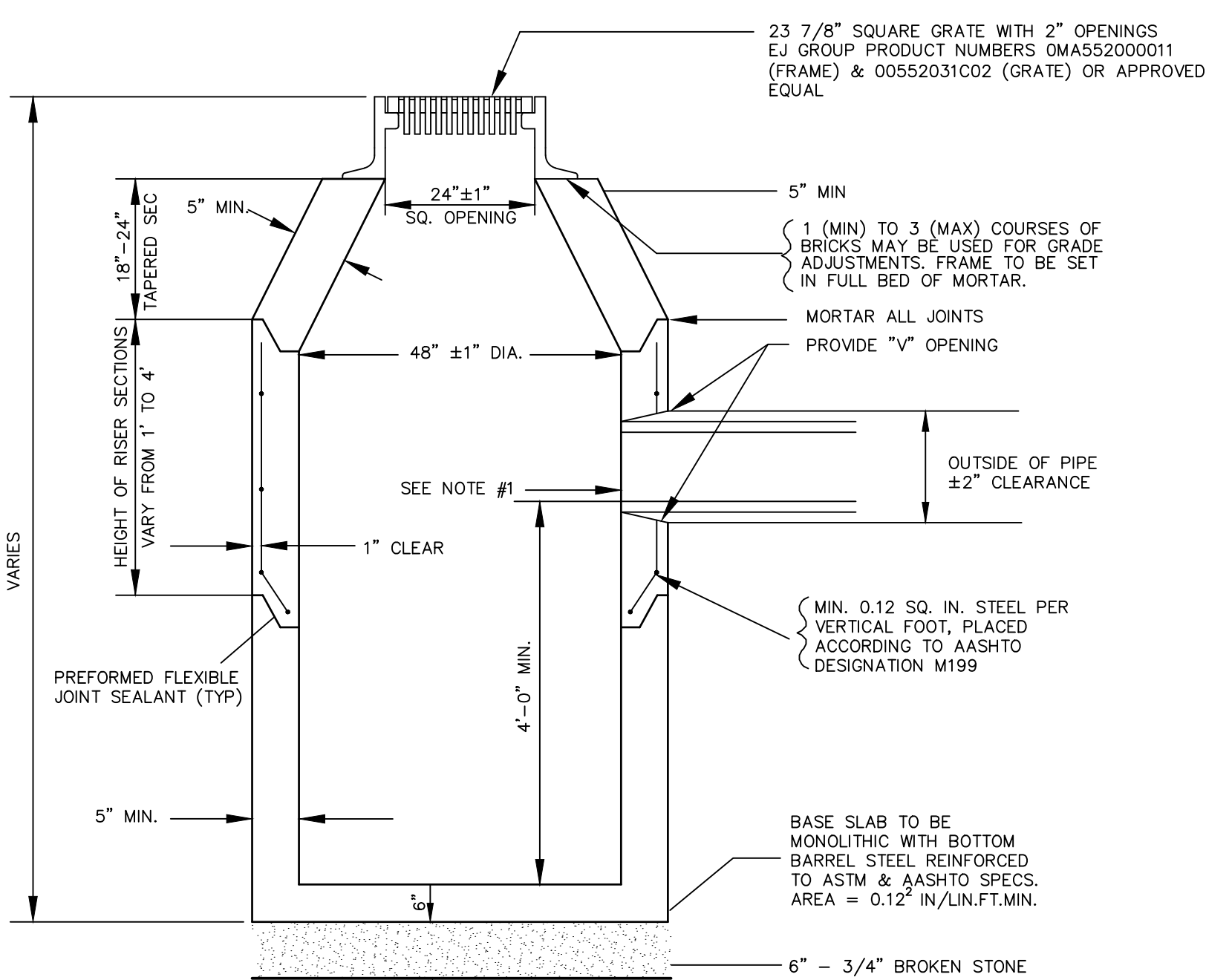
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REVISIONS			
NO.	DATE	BY	REMARKS

SET
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SUBMISSION

SHEET TITLE
SITE UTILITY PLAN

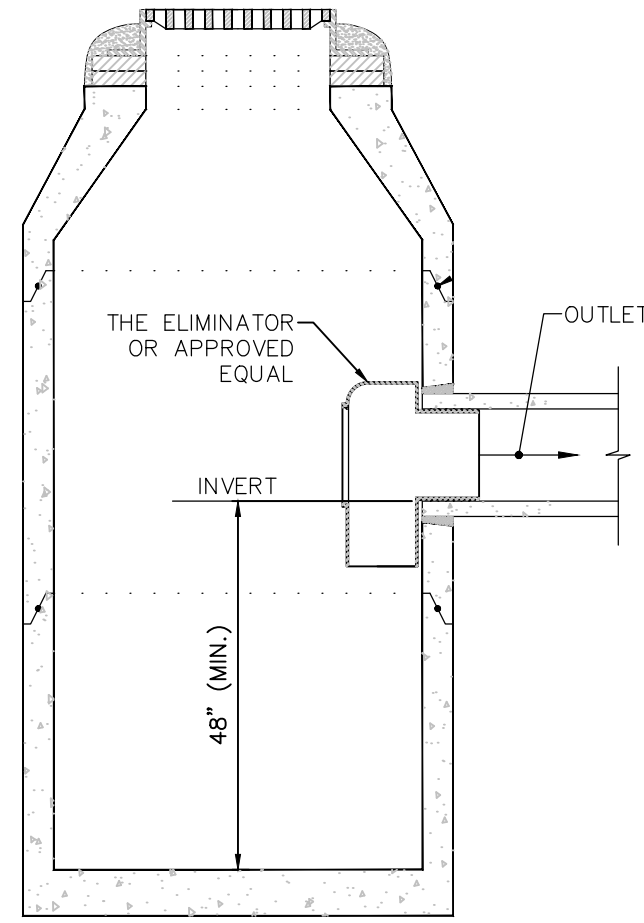
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CHECKED BY	
SHEET NO.	C3.2



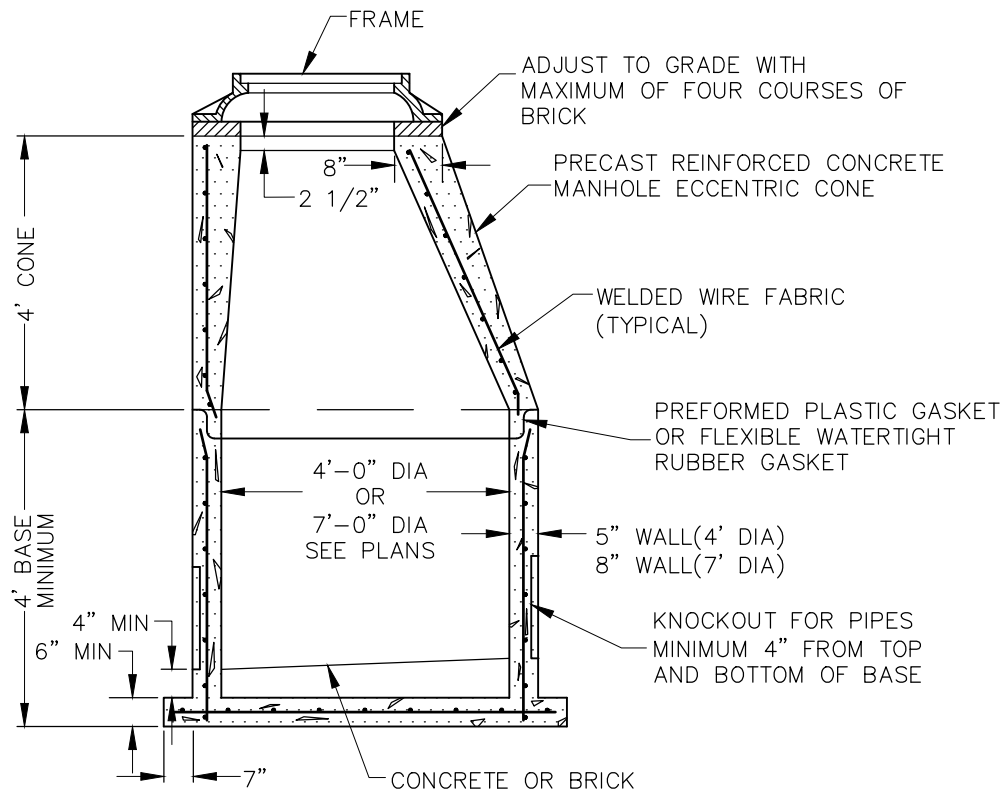
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

NOTES:

1. FACE OF PIPE SHALL BE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
2. FOR DESCRIPTION, MATERIALS, AND CONSTRUCTION METHODS SEE MASSDOT "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND CONSTRUCTION STANDARDS AND THE CONTRACT DOCUMENT SPECIFICATIONS.
3. MINIMUM DEPTH OF SUMP TO BE 4'.
4. WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24" ±1" X 27" ±1".
5. ALL CATCH BASINS SHALL INCLUDE A CATCH BASIN HOOD FOR THE OUTLET PIPE.
6. CATCH BASIN AND ALL APPURTENANCES SHALL MEET H-20 LOADING.



CATCH BASIN HOOD
NOT TO SCALE



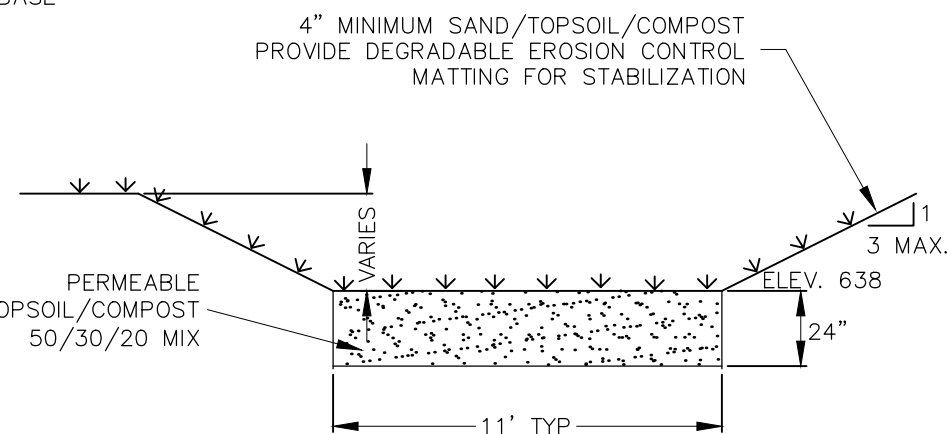
DRAINAGE MANHOLE CROSS SECTION
NOT TO SCALE

STANDARD FRAME AND COVER
NTS

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF FRAME AND COVER SHOWING CASTING FOR APPROVAL.

DRAINAGE MANHOLE SHALL HAVE "DRAINAGE" OR "STORM" IMPRINTED ON COVER.

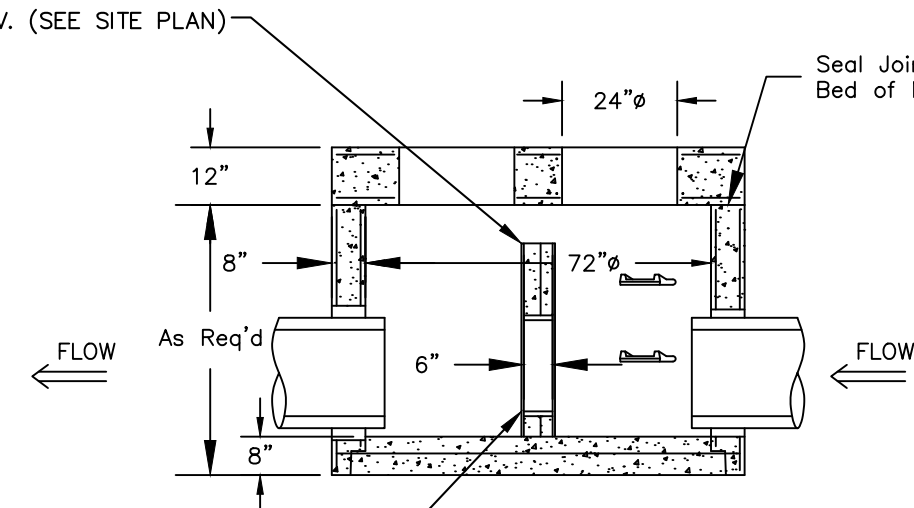
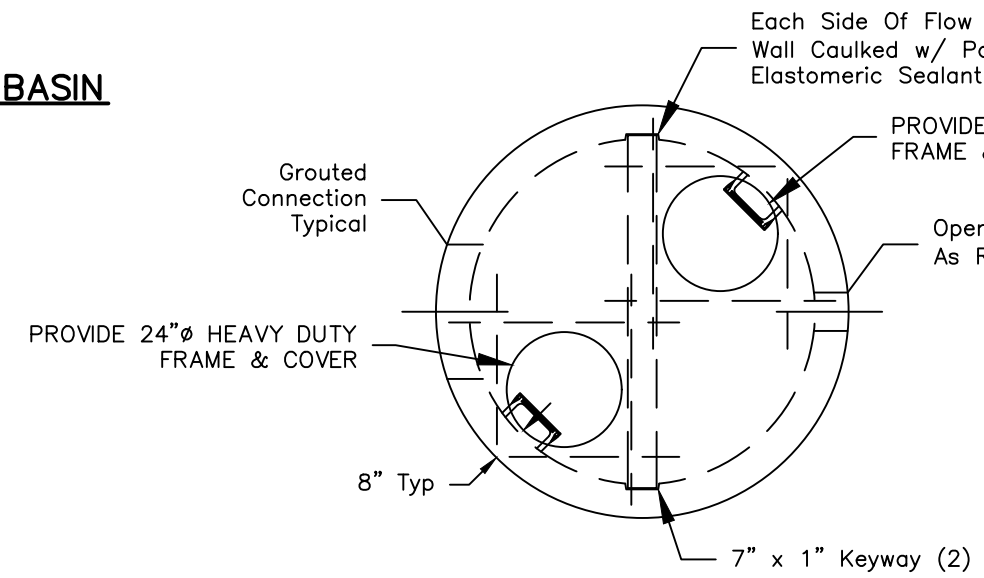
SEWER MANHOLE SHALL HAVE "SEWER" IMPRINTED ON COVER.



EARTH BERM DETAIL
NTS

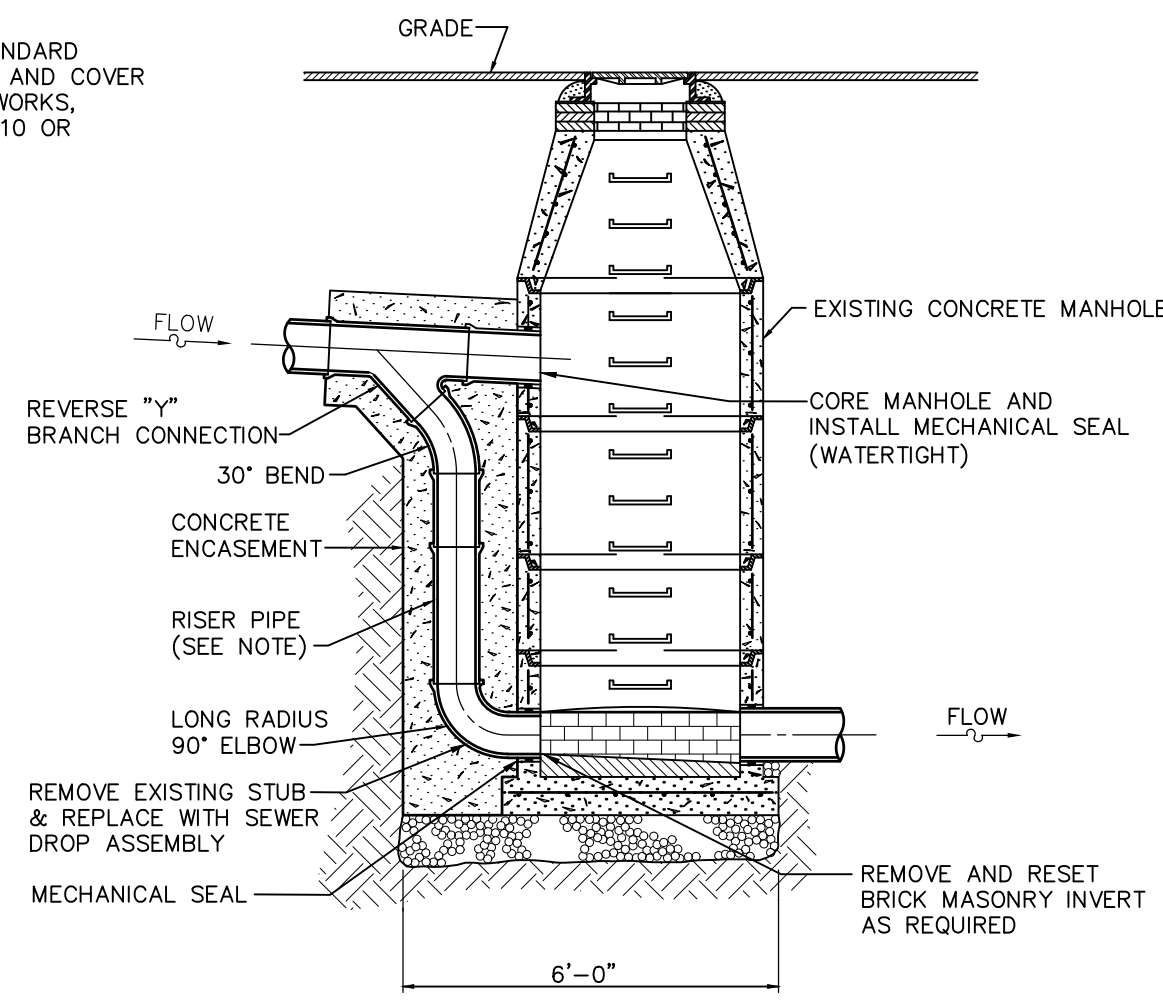
- NOTES:**
- 1.) SAND/TOPSOIL/COMPOST MIXTURE SHALL NOT BE COMPACTED AND THE ENTIRE WATER QUALITY BASIN SHALL BE PROTECTED FROM HEAVY EQUIPMENT TRAFFIC THROUGHOUT CONSTRUCTION.
 - 2.) THE CONTRACTOR SHALL BE LIABLE FOR THE REPLACEMENT OF THE SAND/TOPSOIL/COMPOST MIXTURE IF E&S CONTROLS ARE NOT INSTALLED & MAINTAINED AS INDICATED.

WATER QUALITY BASIN
NOT TO SCALE

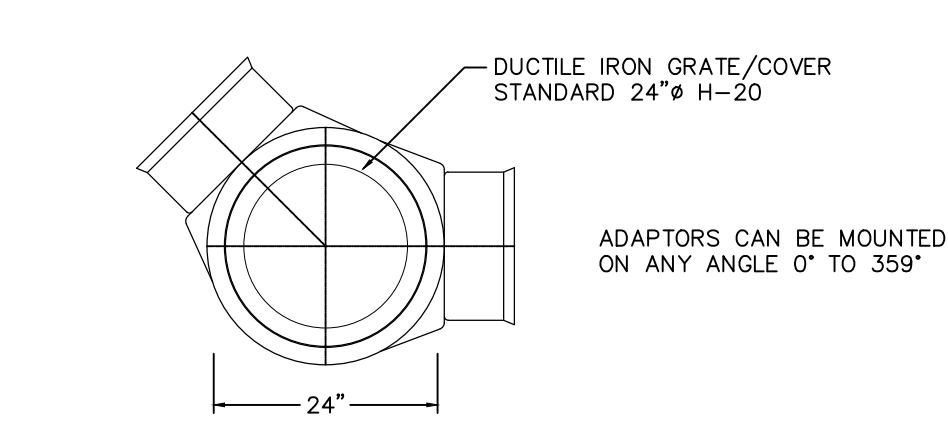


OUTLET CONTROL DEVICE
NOT TO SCALE

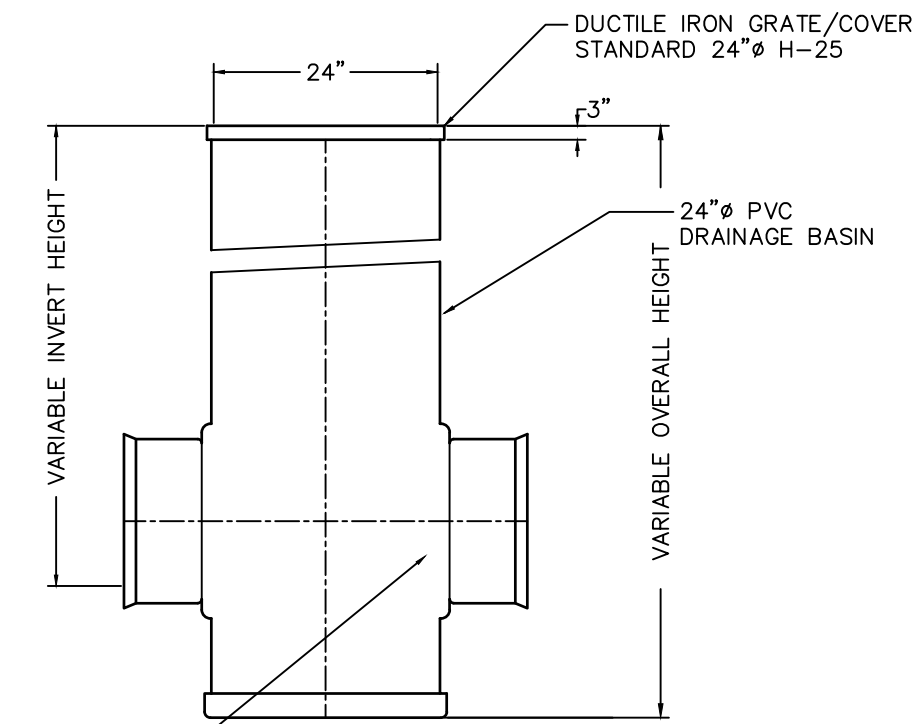
- NOTES:**
1. MANHOLE SECTIONS TO BE MANUFACTURED TO ASTM C-478 SPECIFICATIONS.
 2. REINFORCING SHOWN FOR SCHEMATIC ONLY. STRUCTURE MUST BE DESIGNED TO MEET H-20 LOADING REQUIREMENTS.
 3. CONTRACTOR TO SEAL BETWEEN PRECAST WALL & BASE W/BUTYL ROPE.



DROP MANHOLE CROSS SECTION
NOT TO SCALE



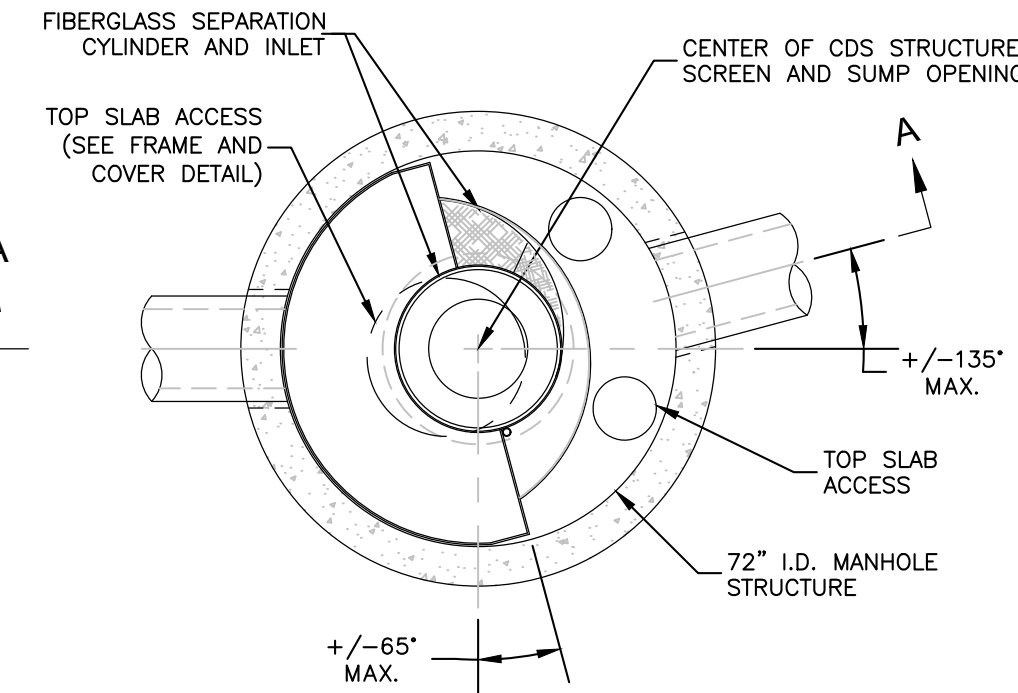
PLAN VIEW



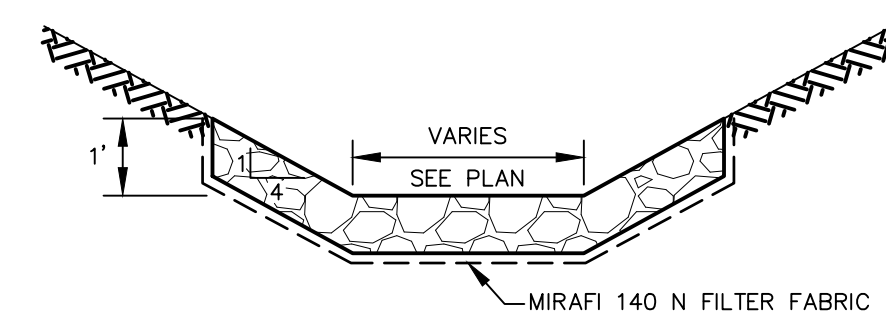
LONGITUDINAL SECTION

NYLOPLAST 24\"/>

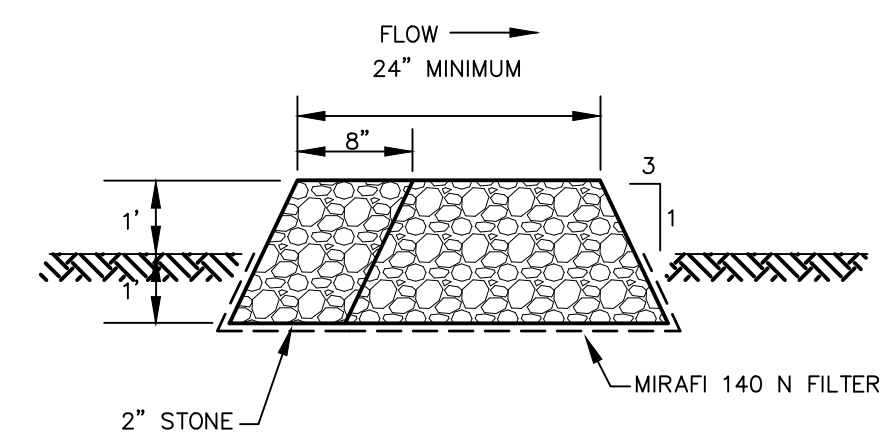
NOTE: PROVIDE POURED IN PLACE CONCRETE RING UNDER GRATE AS REQUIRED BY MANUFACTURER.



CDS 3020 WATER QUALITY TREATMENT UNIT
NOT TO SCALE



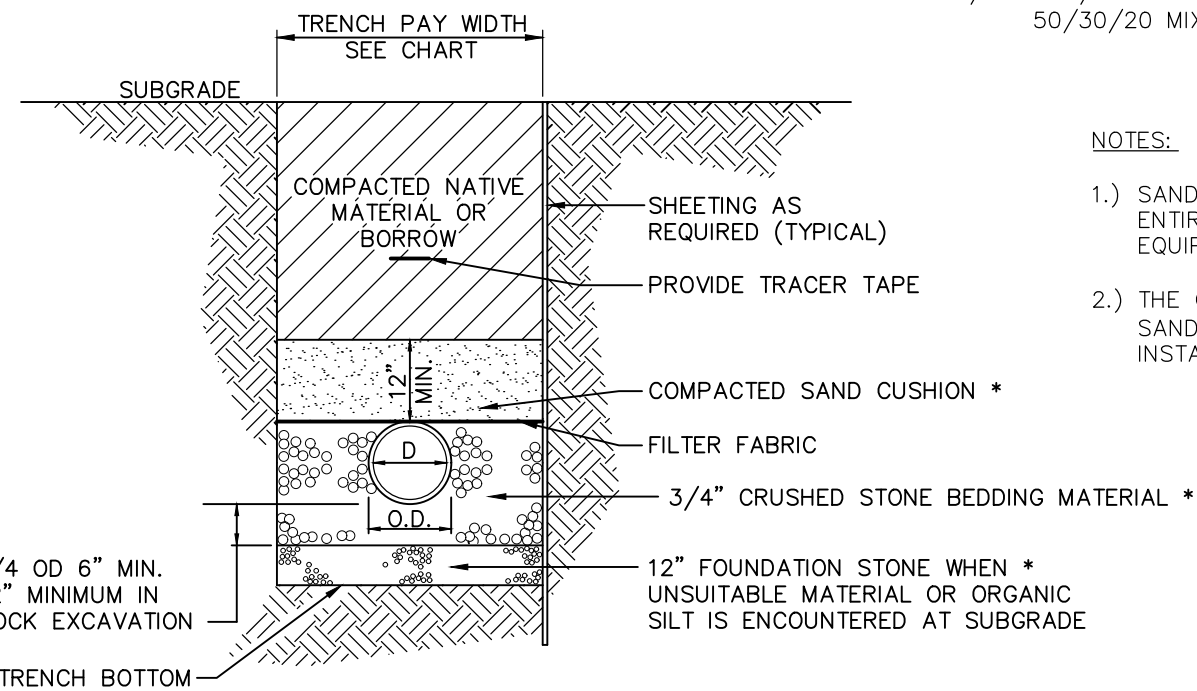
CHECK DAM CROSS SECTION
NOT TO SCALE



CRUSHED STONE CHECK DAM
NOT TO SCALE

NOTE: KEY ENDS INTO EXISTING GRADE

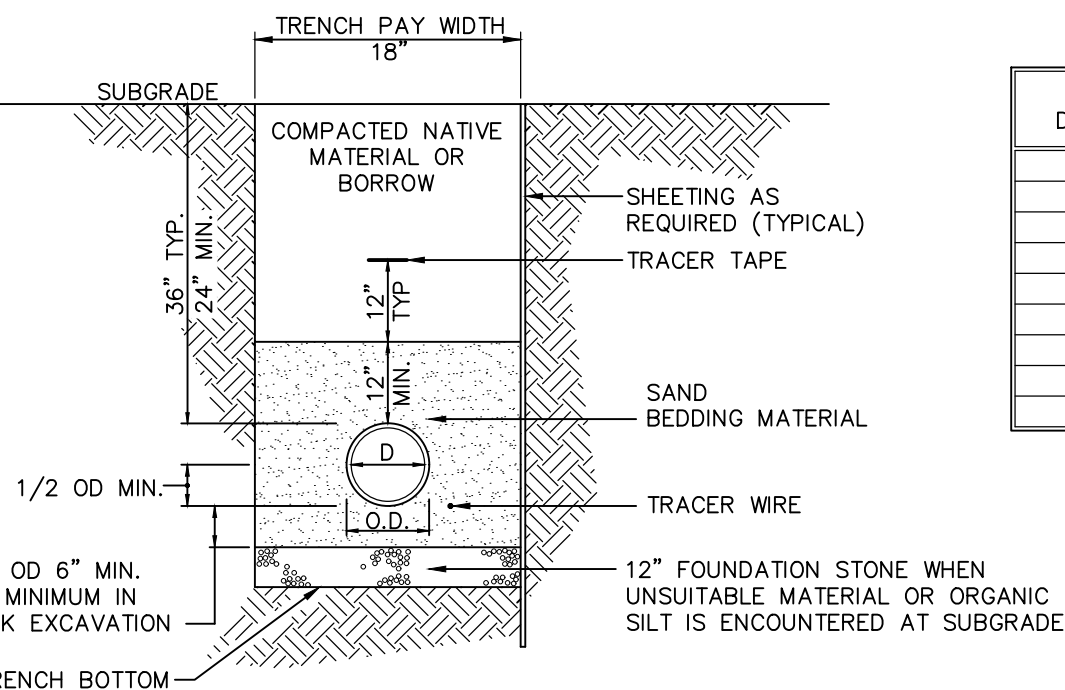
PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"
60"	8'-0"



TRENCH SECTION FOR SANITARY SEWER & STORM DRAINS
NOT TO SCALE

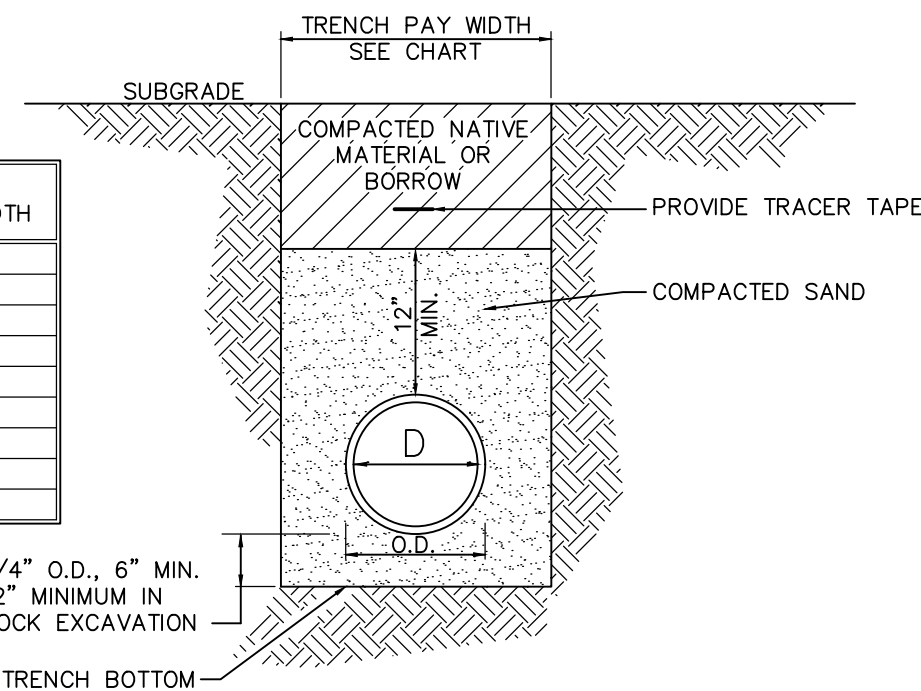
NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)

* PROVIDE NATIVE MATERIAL WITHIN 50' OF SEPTIC SYSTEM LEACHING FIELDS



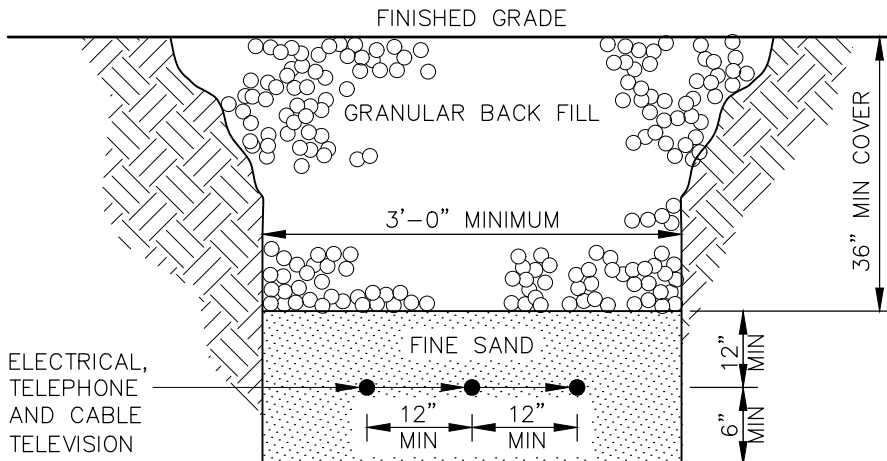
TRENCH SECTION FOR GAS LINES
NOT TO SCALE

PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"



TRENCH SECTION FOR TYPICAL WATER TRENCH
NOT TO SCALE

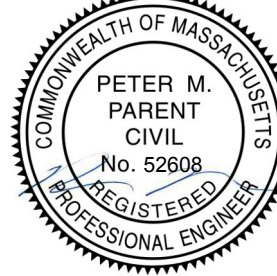
NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)



BURIED CABLE TRENCH CROSS SECTION
NOT TO SCALE

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CONSTRUCTION DETAILS

DATE MAY 25, 2022

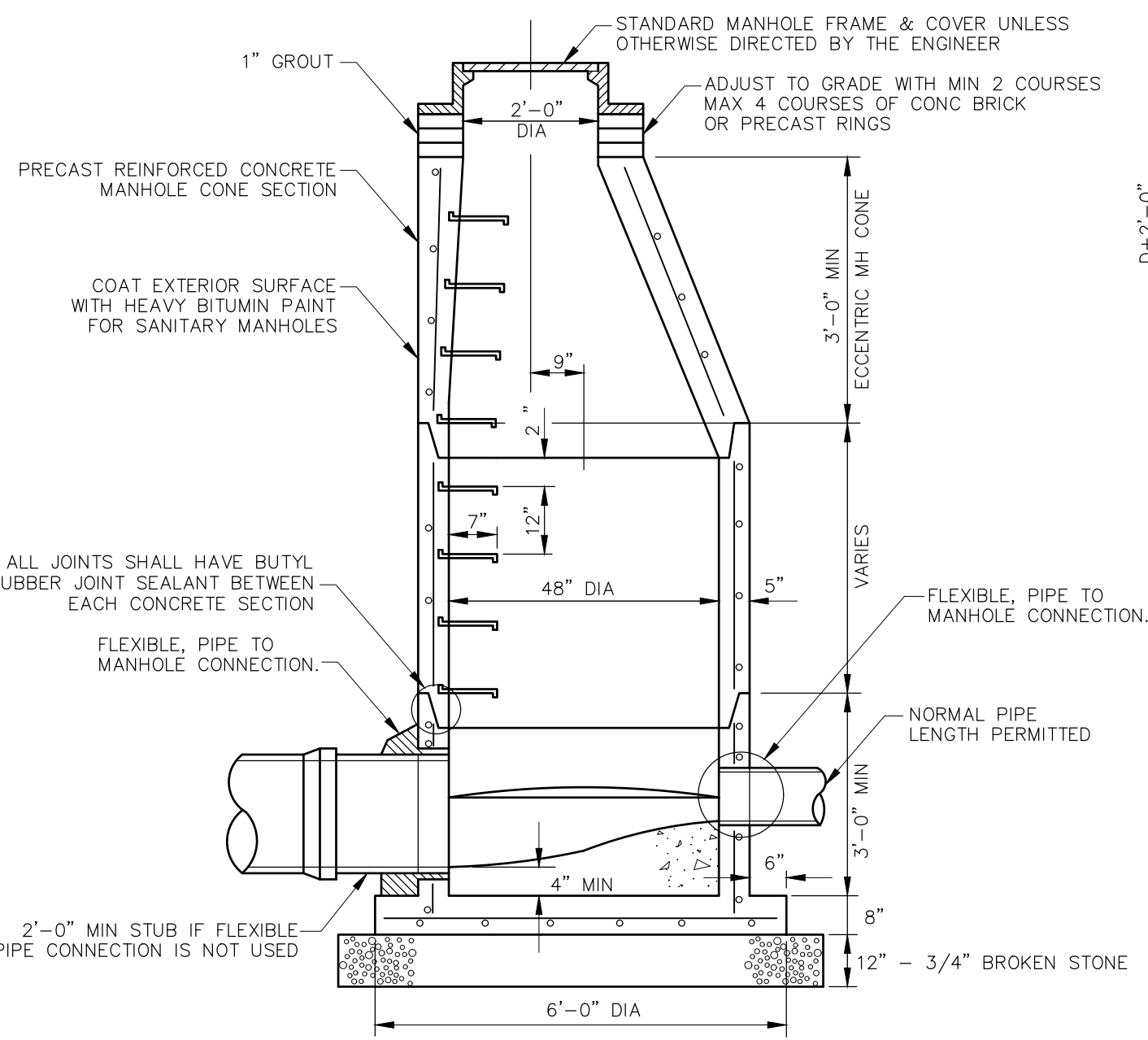
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DRAWN BY PMP

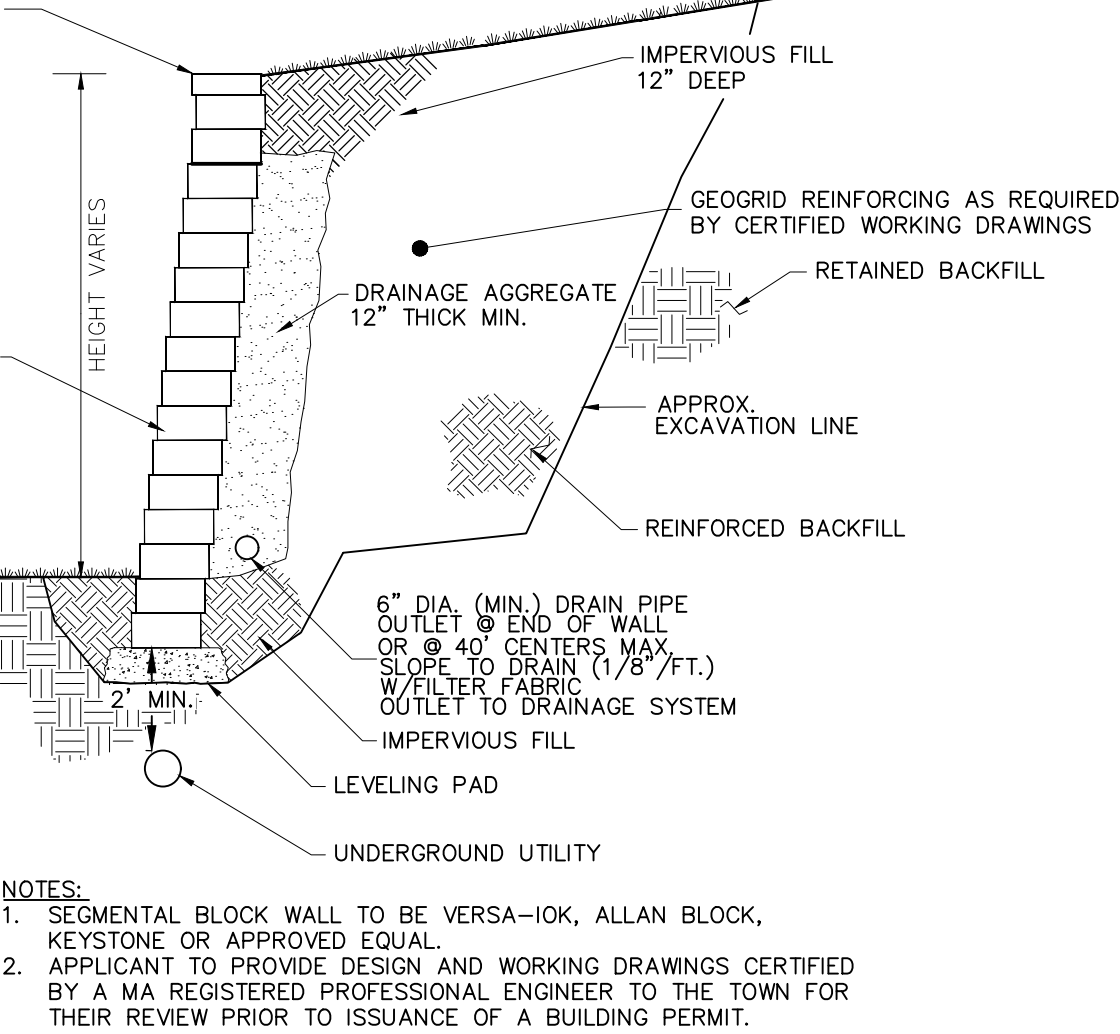
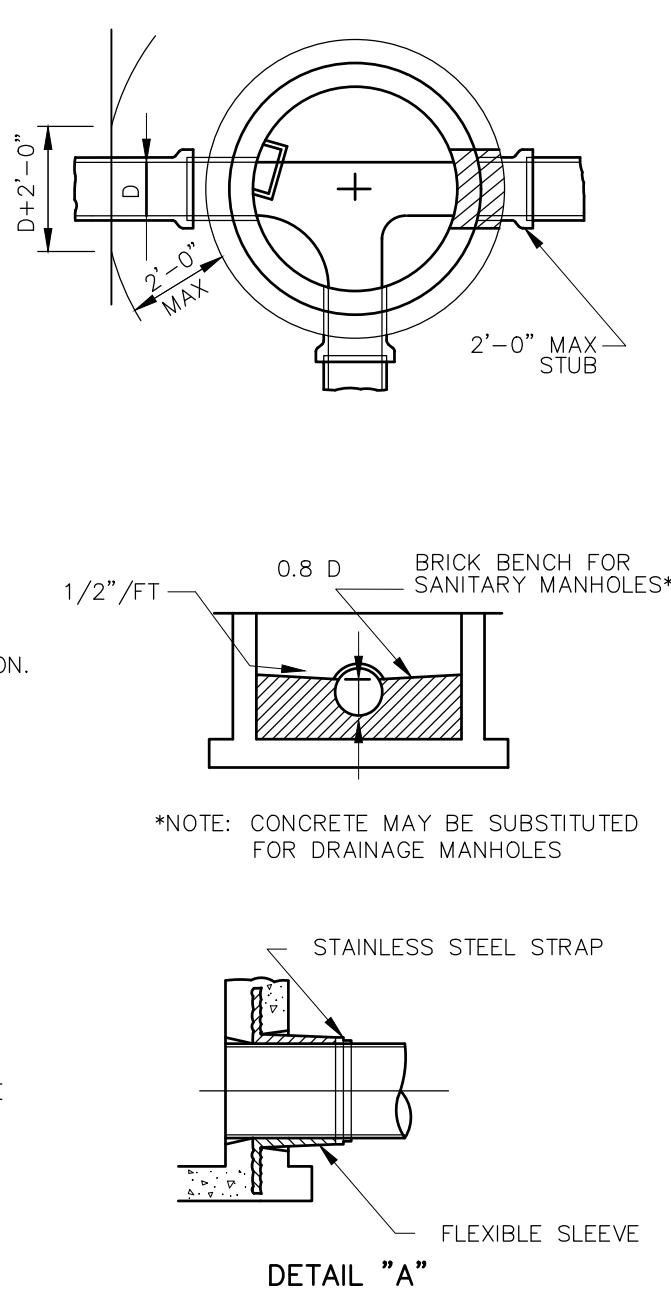
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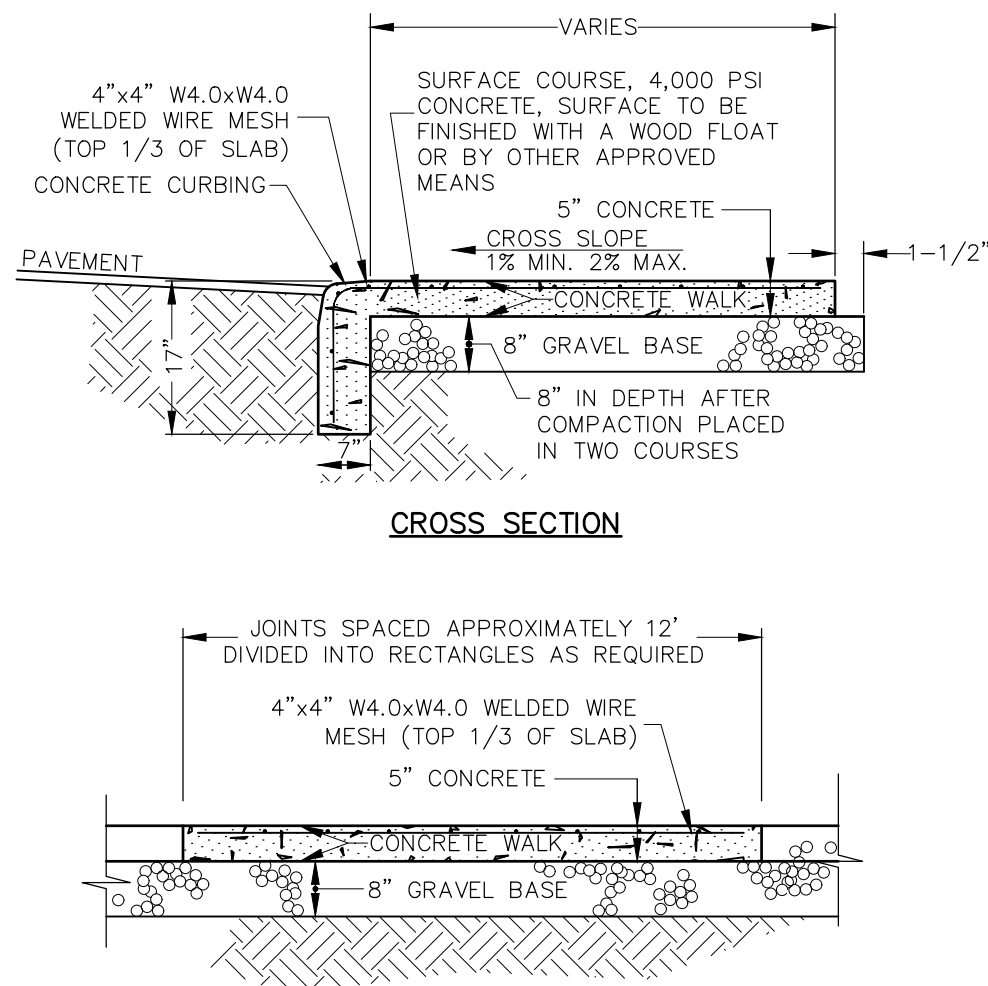
C4.1



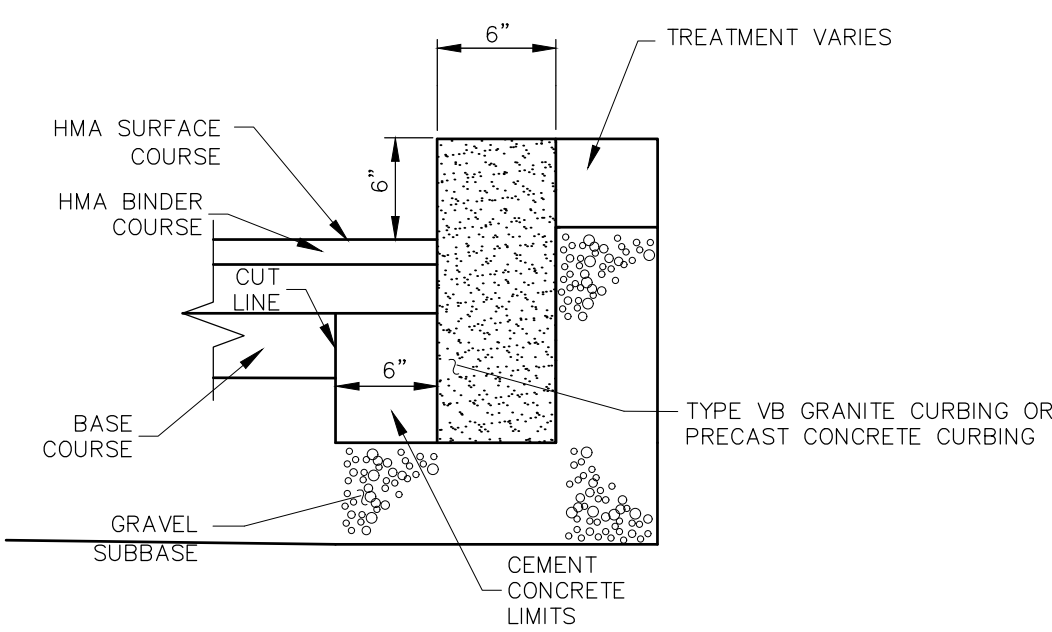
STANDARD SANITARY MANHOLE DETAIL
NOT TO SCALE



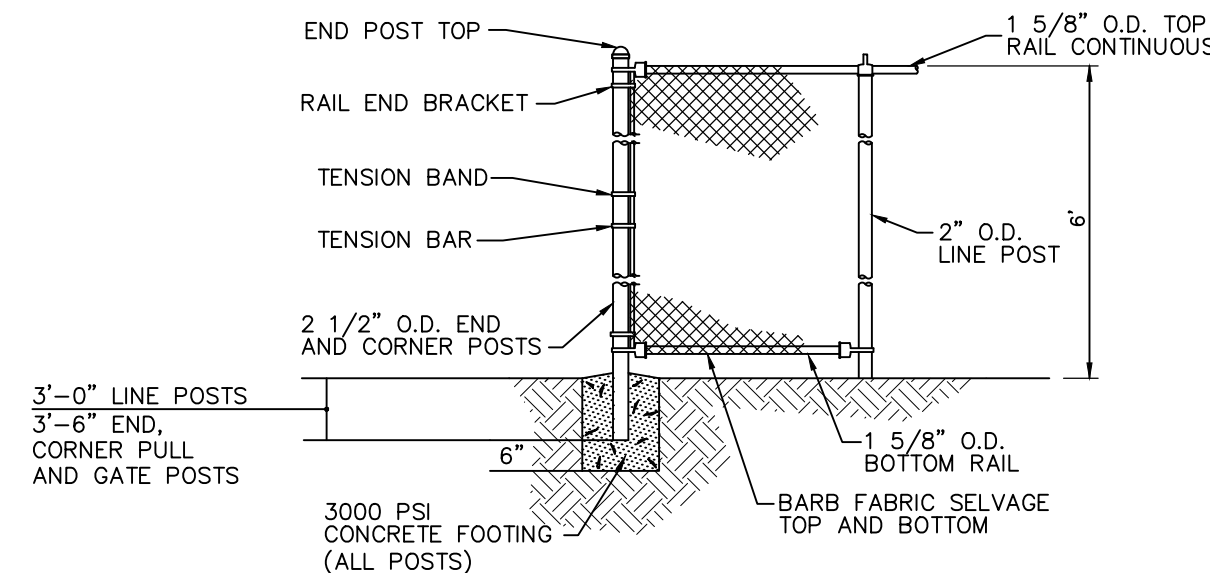
TYPICAL SECTION-REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
NTS



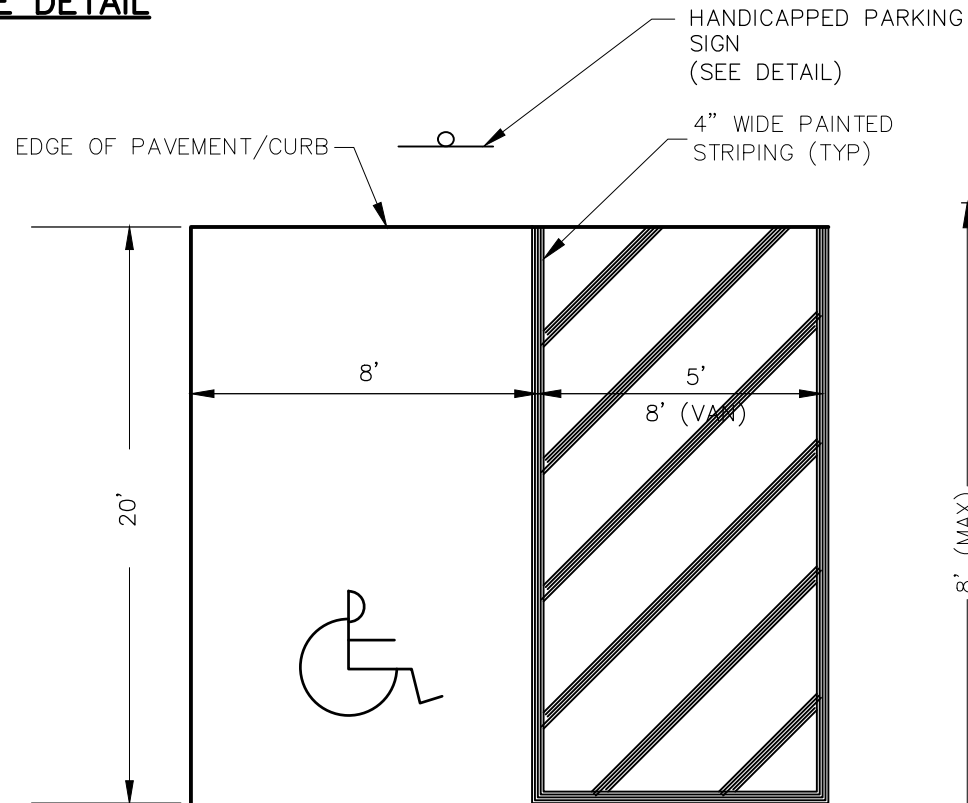
5" CONCRETE SIDEWALK WITH FLUSH CONCRETE CURBING
NOT TO SCALE



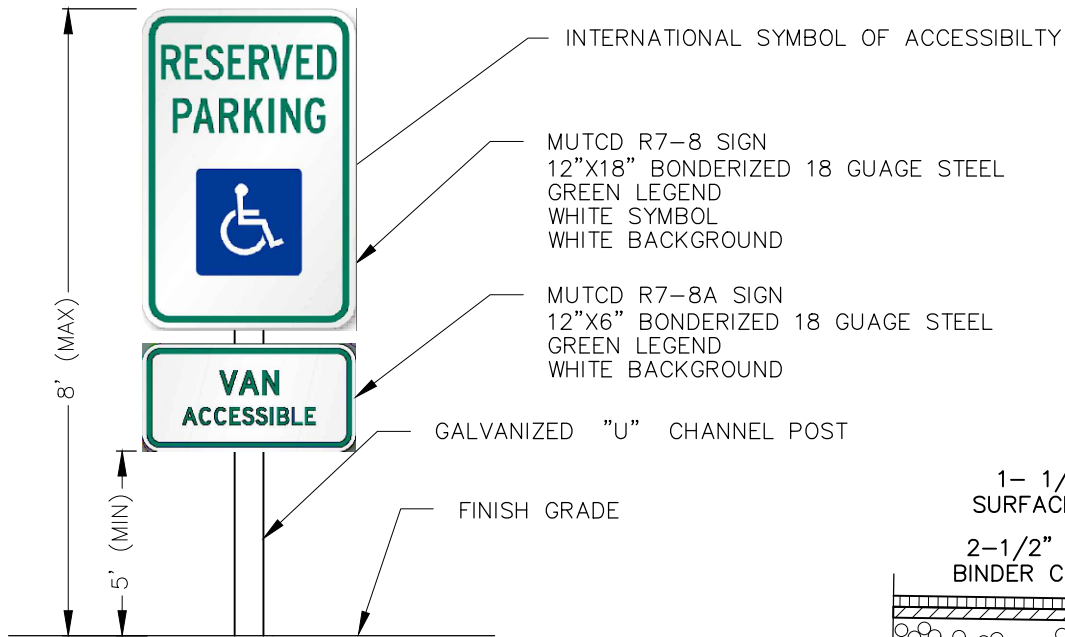
GRANITE/PRECAST CONCRETE CURB DETAIL
NOT TO SCALE



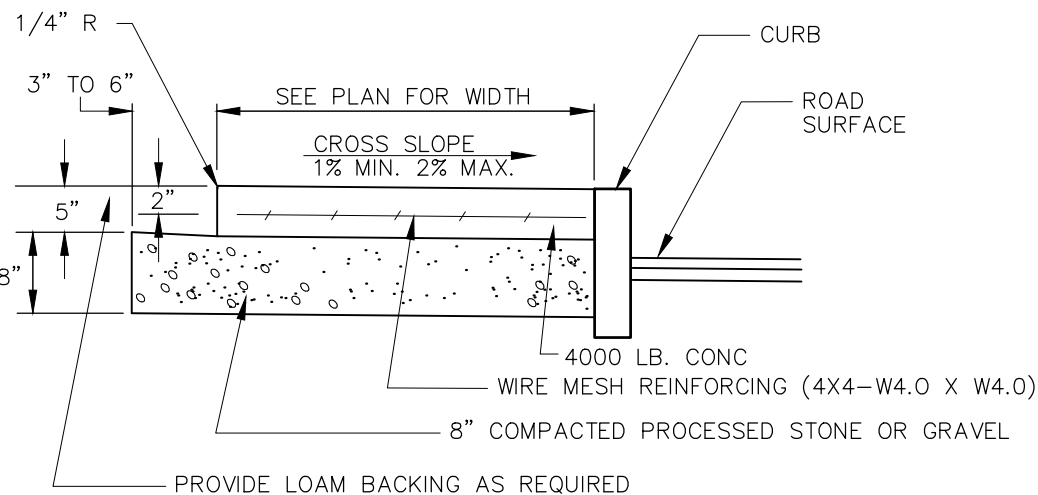
TYPICAL CHAIN LINK FENCING
NOT TO SCALE



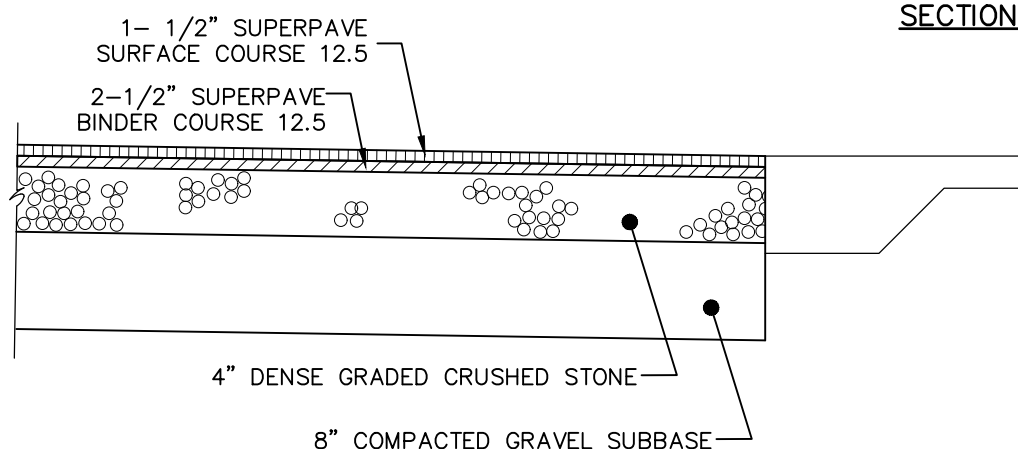
HANDICAP PARKING LAYOUT
NOT TO SCALE



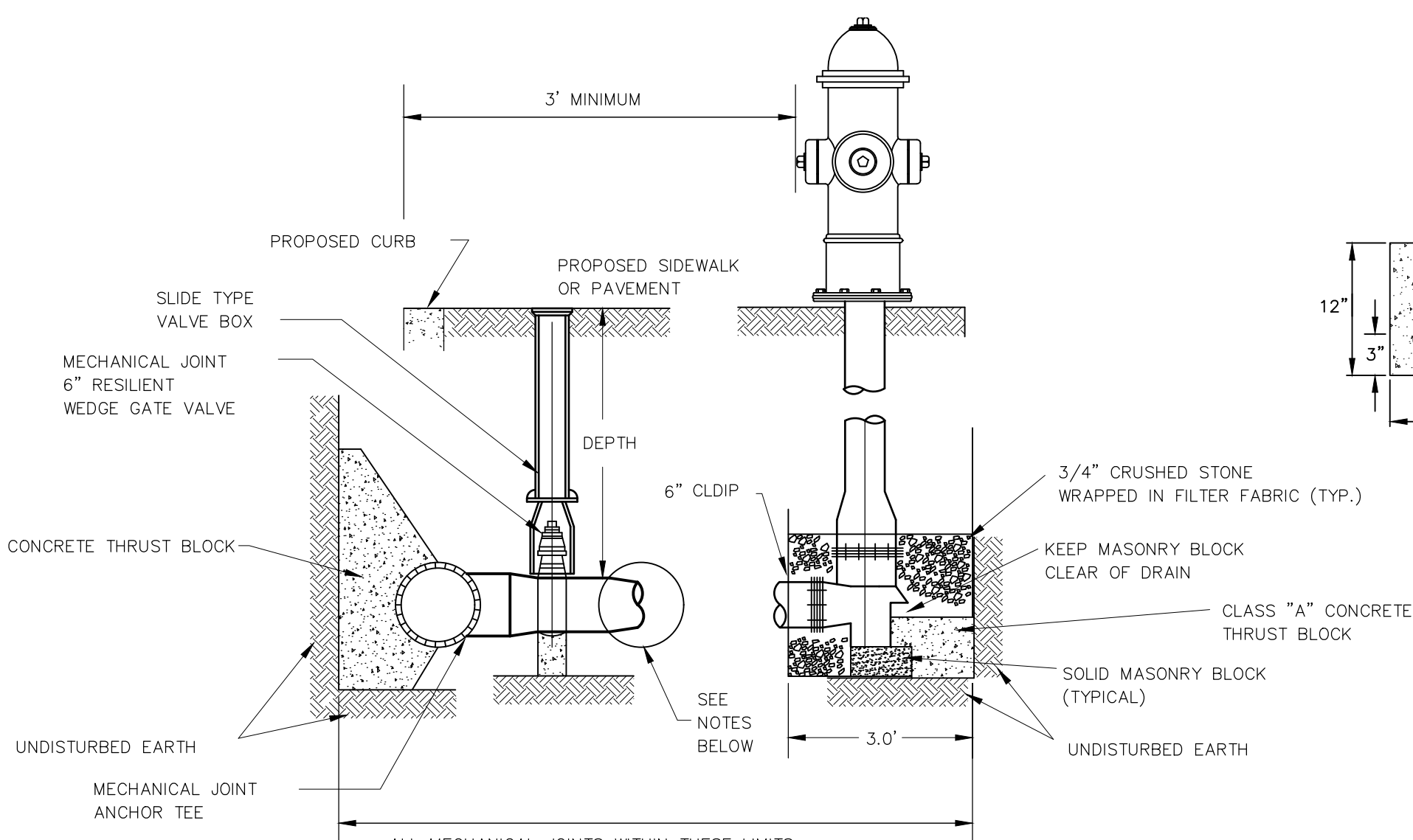
HANDICAPPED PARKING SIGN
NOT TO SCALE



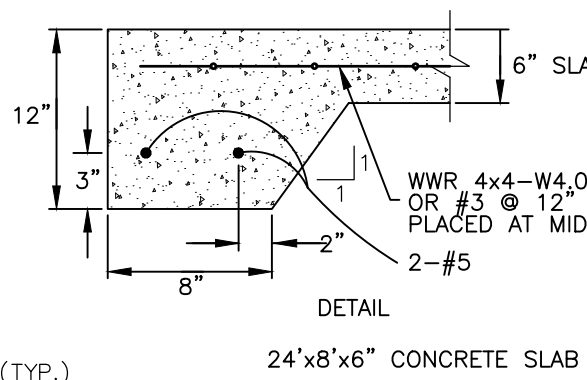
STANDARD CONCRETE SIDEWALK DETAIL
NOT TO SCALE



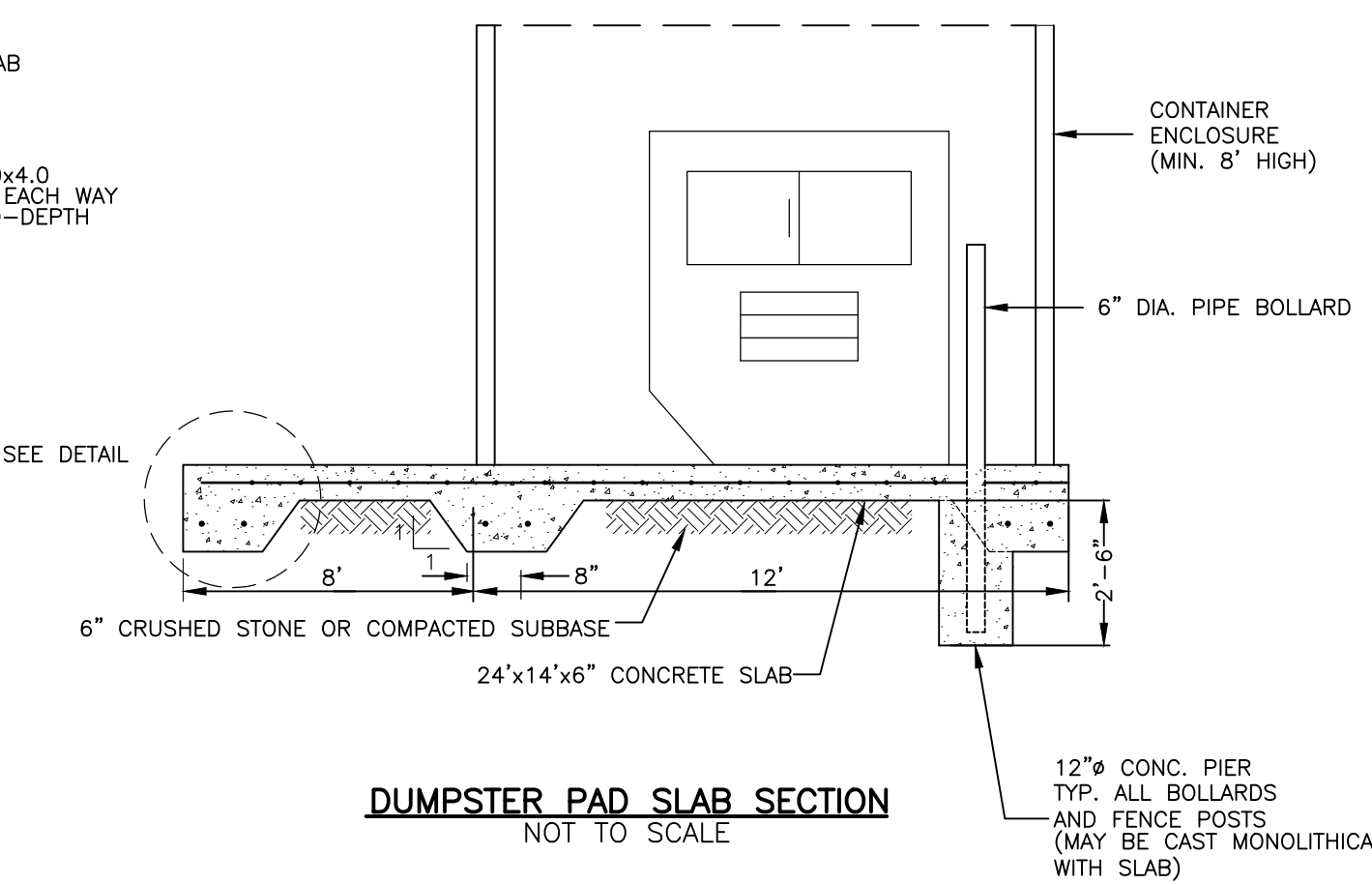
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



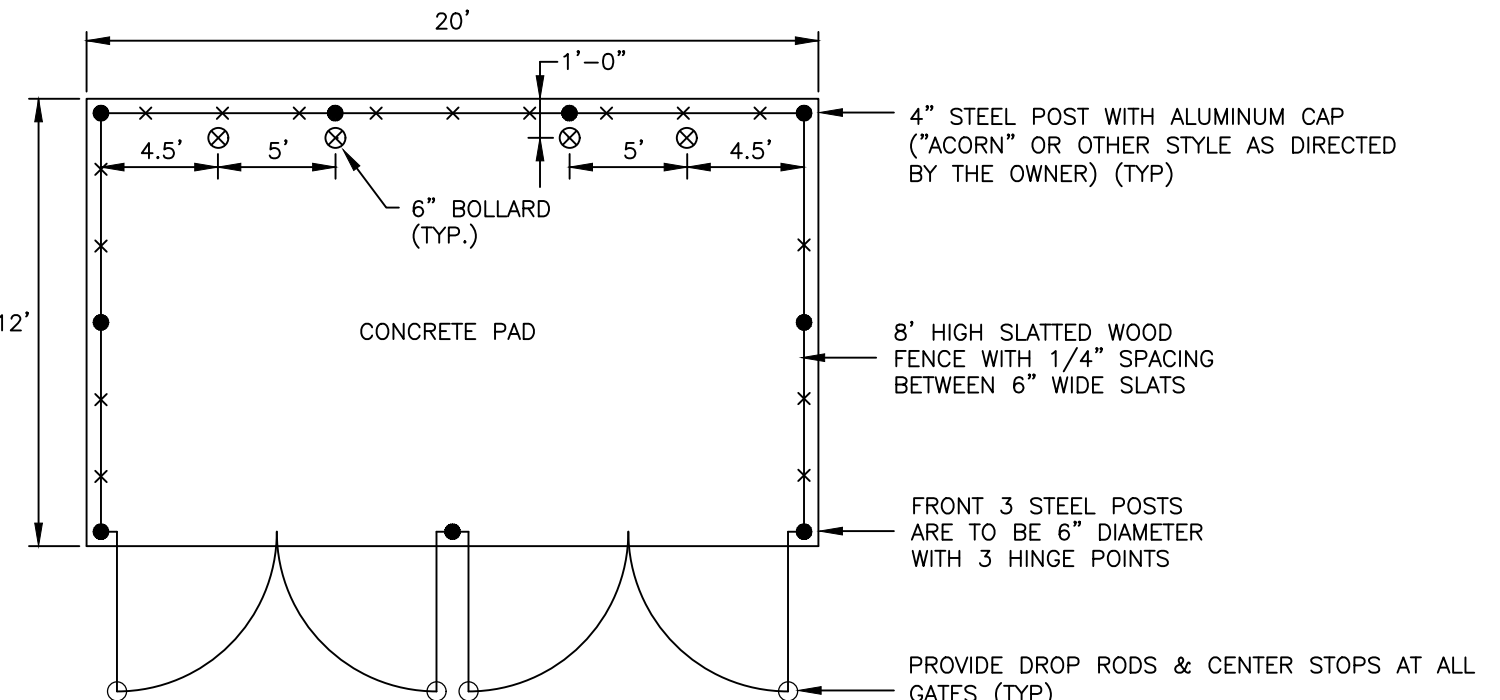
HYDRANT DETAIL
NOT TO SCALE



DUMPSTER PAD SLAB SECTION
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NTS



NOTES:
1.) GATE TO BE REINFORCED WITH GALVANIZED STEEL TUBING AND SHEATHED WITH MATERIALS CONSISTENT IN TYPE AND COLOR TO THE REMAINDER OF THE DUMPSTER ENCLOSURE.
2.) GATE POSTS AND BOLLARDS SHALL BE SET IN PLACE PRIOR TO CASTING SLAB.
3.) ENTIRE SLAB SHALL BE CAST ON MINIMUM OF 6" CRUSHED STONE OR COMPACTED GRAVEL.
4.) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL BE PLACED IN ACCORDANCE WITH ACI 318-02.
5.) WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.
6.) STEEL REINFORCING SHALL HAVE A YIELD STRENGTH OF 60ksi.

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DETAILS

DATE MAY 25, 2022

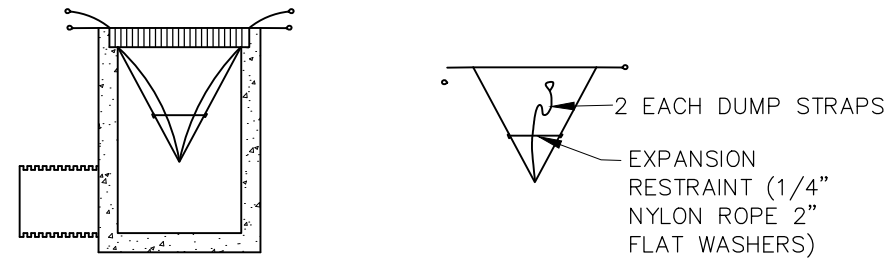
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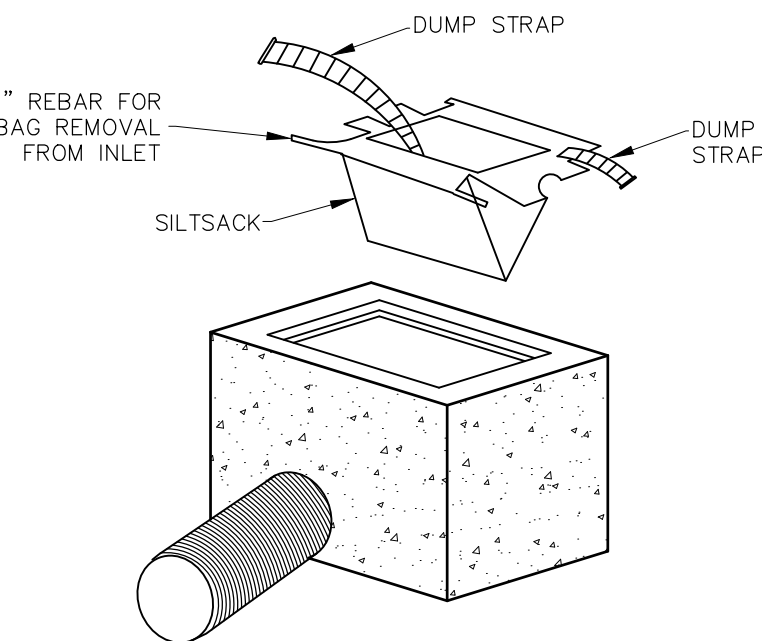
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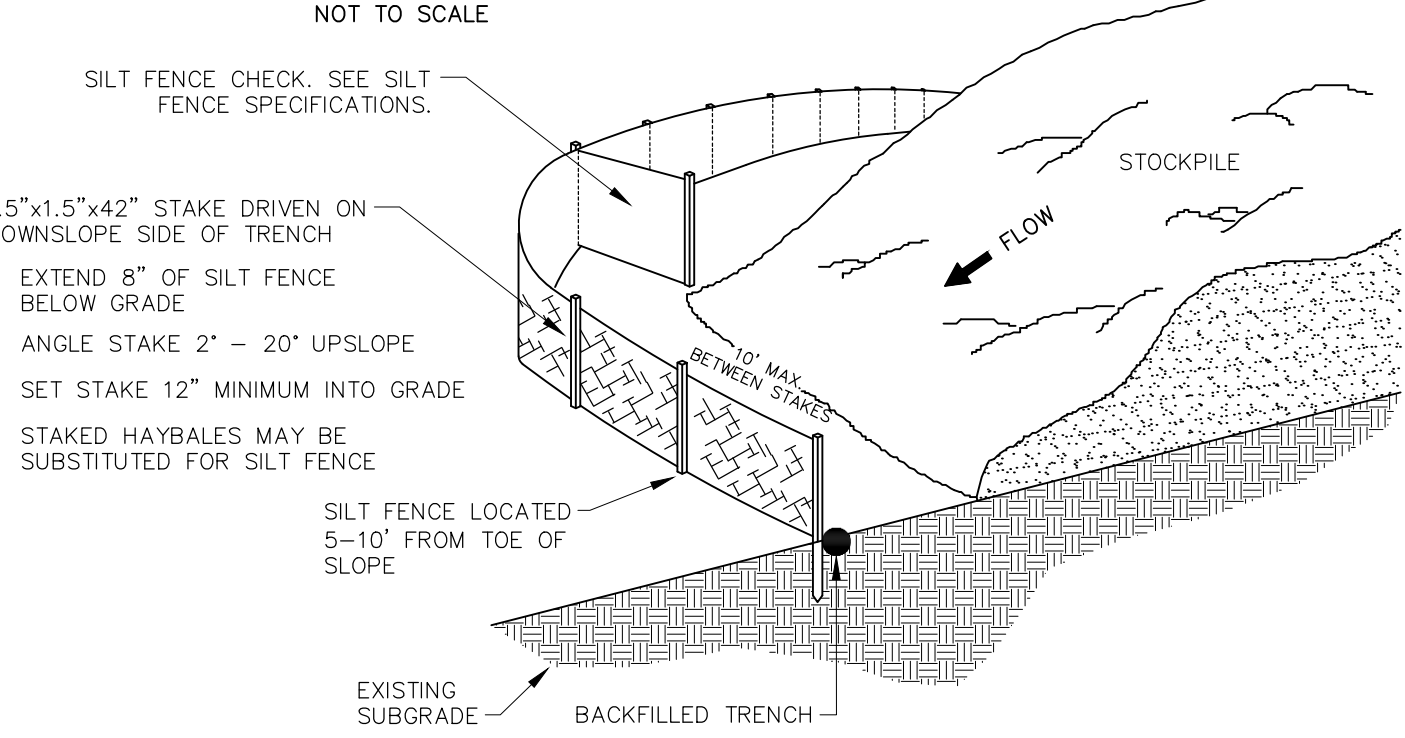
C4.2



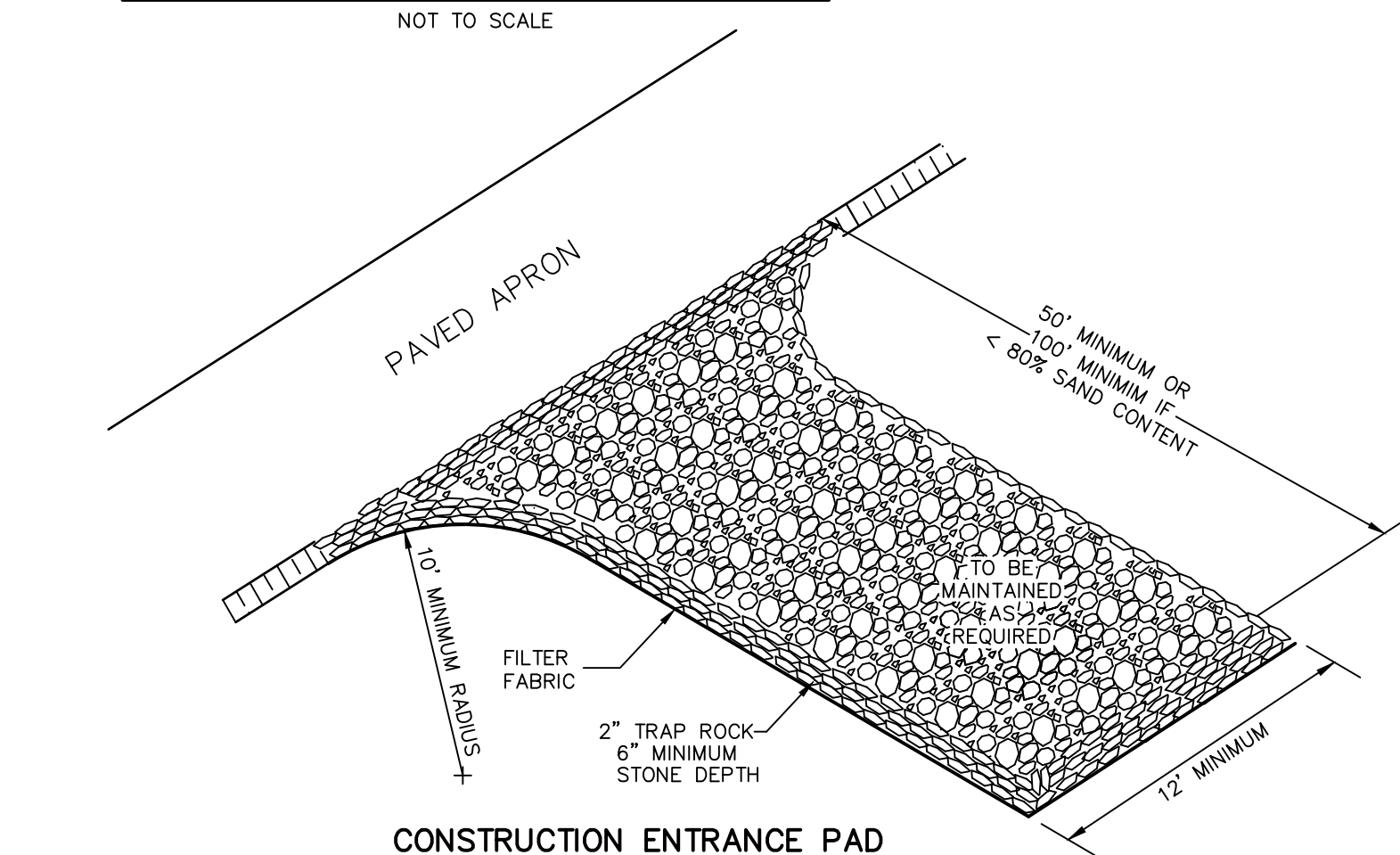
INSTALLATION DETAIL BAG DETAIL



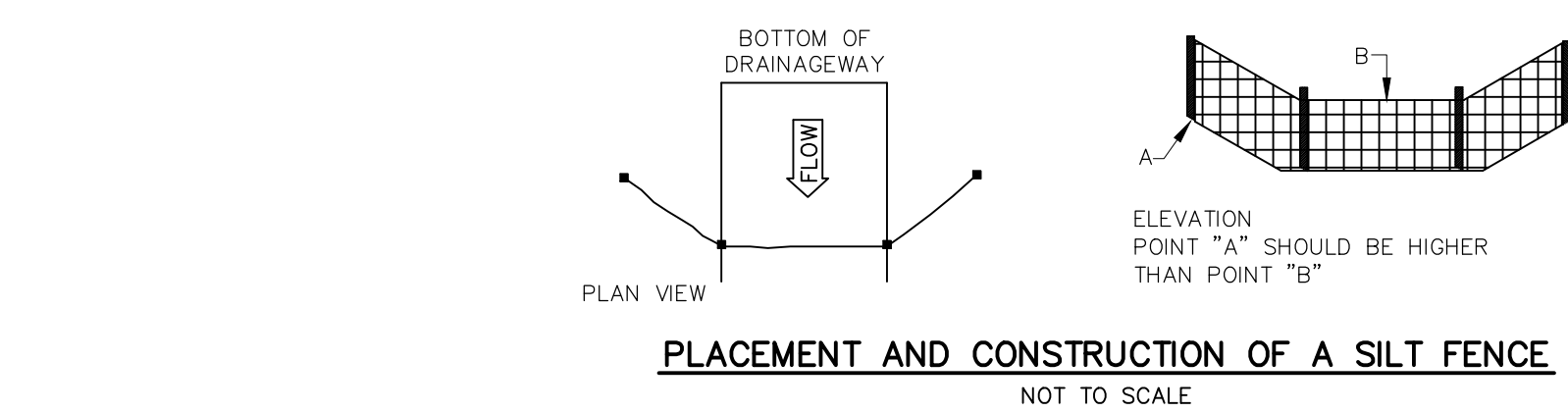
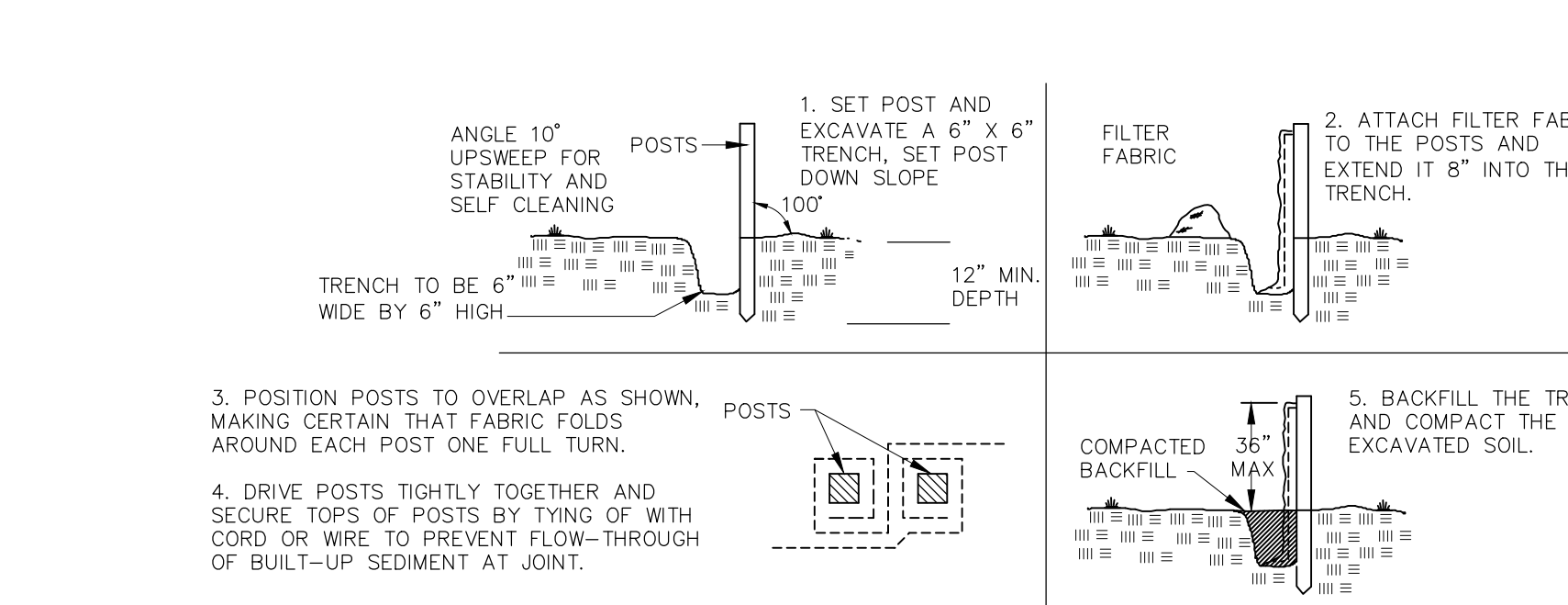
INLET SEDIMENT CONTROL DEVICE



SILT FENCE AT TOE OF SLOPE APPLICATION

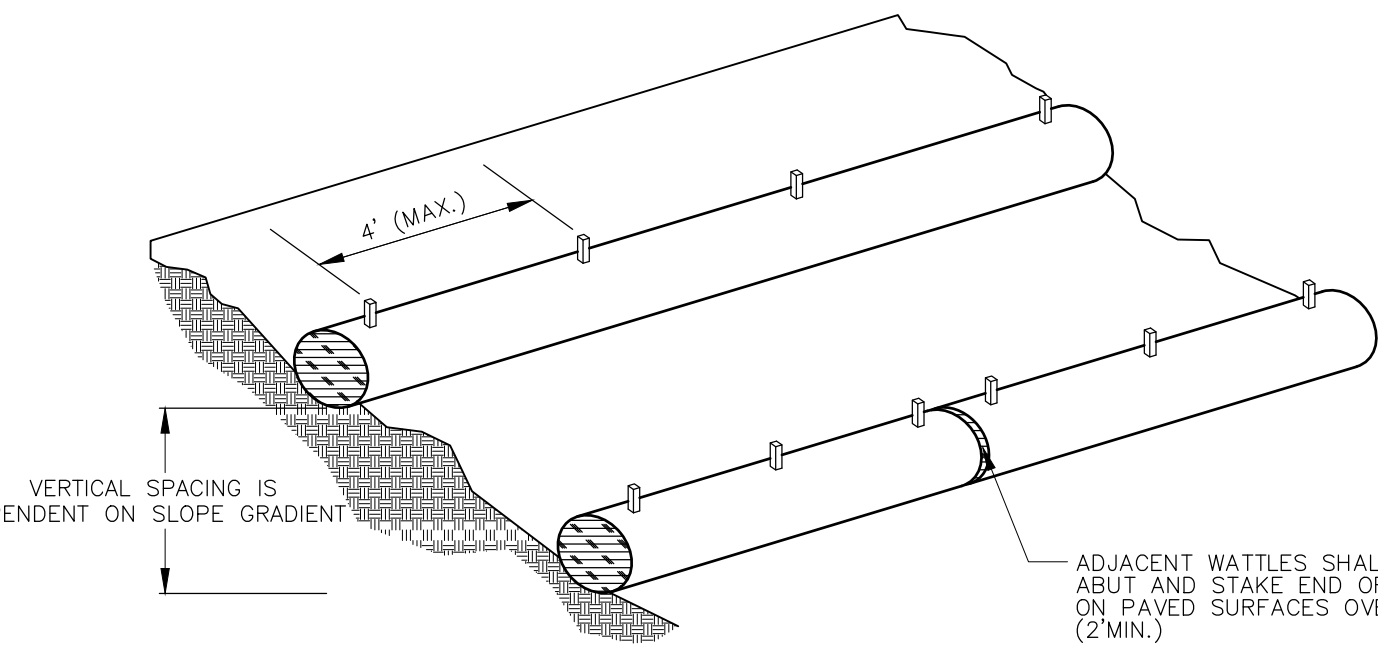
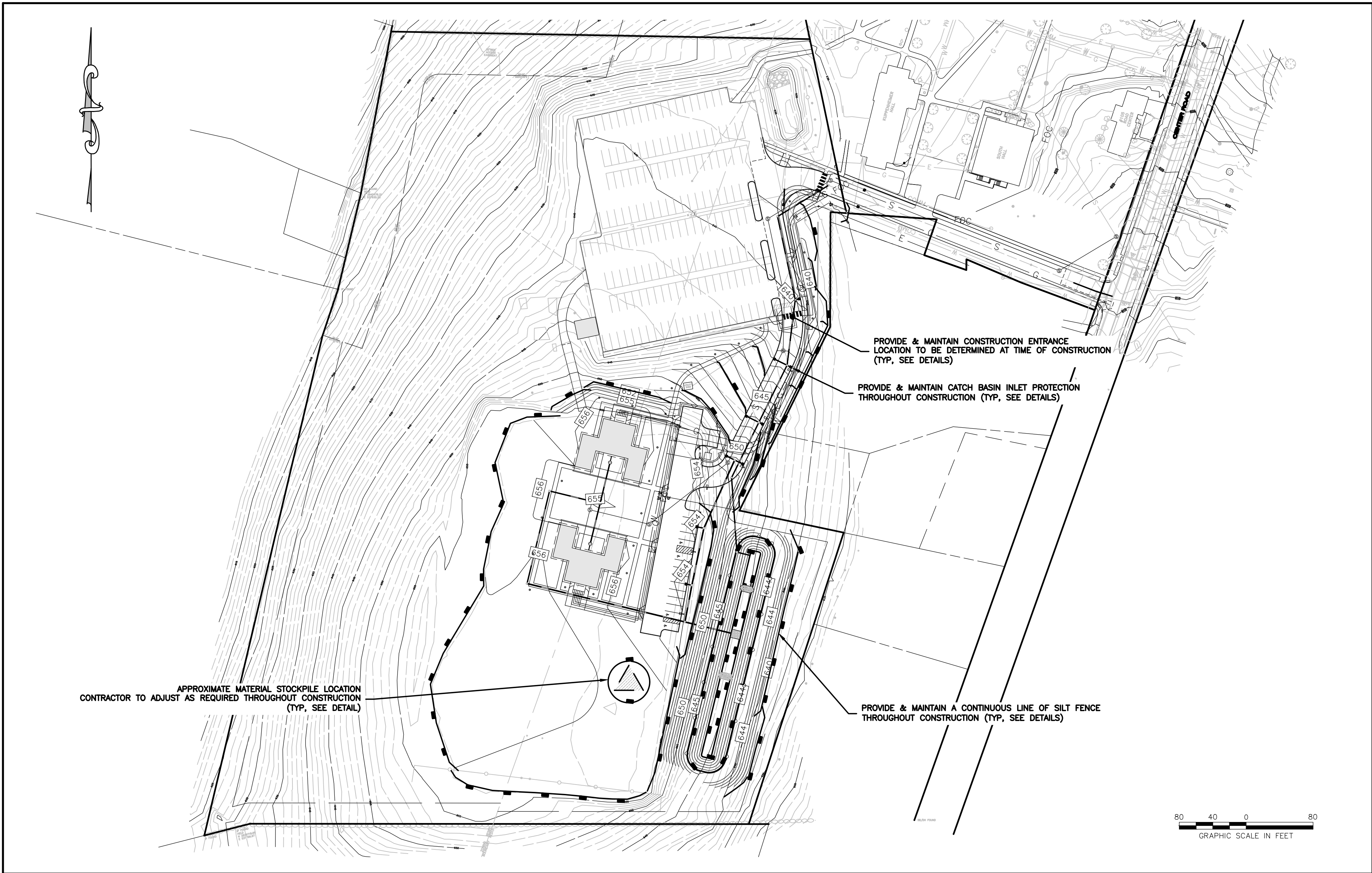


CONSTRUCTION ENTRANCE PAD

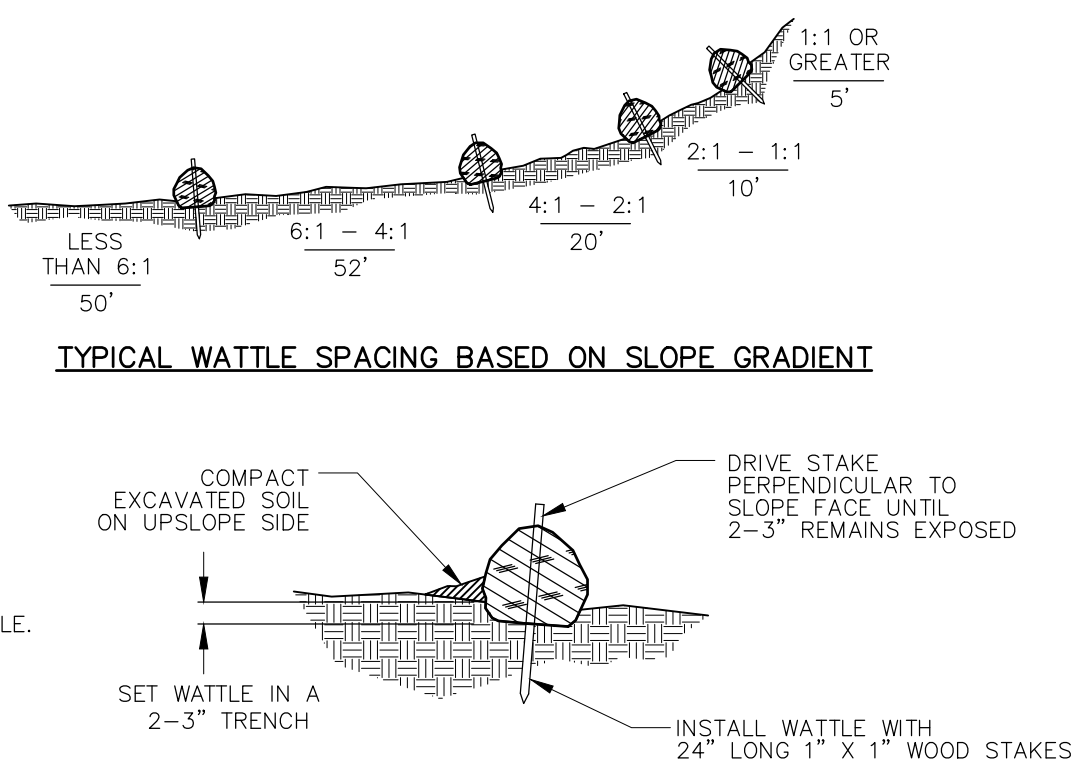


PLACEMENT AND CONSTRUCTION OF A SILT FENCE

EROSION AND SEDIMENTATION CONTROL DETAILS



TYPICAL WATTLE INSTALLATION GUIDE



STRAW WATTLE INSTALLATION

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SHEET TITLE
EROSION & SEDIMENT
CONTROL PLAN

DATE	MAY 25, 2022
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C5.1

EROSION AND SEDIMENTATION CONTROL NARRATIVE & NOTES

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF CONSTRUCTING TWO NEW STUDENT HOUSING RESIDENCES ON AT THE SOUTH END OF THE NICHOLS COLLEGE CAMPUS IN DUDLEY, MASSACHUSETTS. THE LOCATION OF THE SITE IS ON THE WEST SIDE OF CENTER ROAD APPROXIMATELY 1,500' SOUTH OF ITS INTERSECTION WITH HEALY ROAD. THIS PROJECT WILL CONSIST OF TWO NEW RESIDENCES, ASSOCIATED PARKING AND ACCESS DRIVEWAYS, CONCRETE SIDEWALKS, RETAINING WALLS, DRAINAGE PIPING AND STRUCTURES, AND UNDERGROUND UTILITIES.

IT IS ANTICIPATED THAT APPROXIMATELY 4 ACRES OF THE 25.6 ACRE SITE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE FACILITY.

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE, HOWEVER, DISTURBED AREAS SHALL BE STABILIZED AT MILESTONE POINTS DURING CONSTRUCTION. ALL WORK SHALL BE SCHEDULED SUCH THAT STABILIZATION COINCIDES WITH THE ABILITY TO VEGETATE DISTURBED AREAS, APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
PLANNING & ZONING MAJOR SITE PLAN REVIEW

ESTIMATED CONSTRUCTION SCHEDULE

- A. INSTALL EROSION AND SEDIMENT CONTROL SYSTEMS – AUGUST 2022
- B. ROUGH GRADE SITE – SEPTEMBER 2022
- C. INSTALL STORMWATER AND UTILITY SYSTEMS – OCTOBER 2022 THRU JUNE 2023
- D. CONSTRUCT BUILDING STRUCTURES – SEPTEMBER 2022 THRU JULY 2023
- E. FINISH GRADE SITE AND INSTALL LANDSCAPING – JUNE/JULY 2023

GENERAL NOTES

- A. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- B. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
- C. ALL CONSTRUCTION SHALL BE TO TOWN SPECIFICATIONS & REGULATIONS.
- D. NO CHANGES CAN BE MADE TO THESE PLANS WITHOUT THE TOWN'S APPROVAL.
- E. CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL & STATE PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
- F. FIELD CHANGES SHALL HAVE PRIOR APPROVAL OF THE TOWN.
- G. CATCH BASIN TOPS SHALL NOT BE CEMENTED DOWN UNTIL FINAL GRADES ARE SET.
- H. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL ROADWAYS & STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE COMMONWEALTH OF MASSACHUSETTS, D.O.T. "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020". SIMILARLY PERTINENT CONSTRUCTION DETAILS THAT ARE NOT INCLUDED WITH THESE DRAWINGS SHALL CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS, D.O.T. STANDARD ROADWAY DRAWINGS.
- I. CONTRACTOR SHALL NOTIFY THE TOWN OF CONSTRUCTION SCHEDULE SO THAT INSPECTION MAY BE PROVIDED.
- J. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- K. CONTACT "DIG SAFE" AT 1-888-344-7233. THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

SEEDING SPECIFICATIONS

- A. IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- B. REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- C. APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- D. NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- E. DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- F. THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- G. PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- H. IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.

CONSTRUCTION SEQUENCE

- A. STAKEOUT LIMIT OF DISTURBANCE.
 - B. HOLD A PRECONSTRUCTION MEETING.
 - C. CONTACT "DIG SAFE" AT 1-888-344-7233. THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 - D. INSTALL THE CONSTRUCTION ENTRANCE.
 - E. INSTALL PERIMETER FILTER (SILT FENCE)
 - F. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
 - G. EXCAVATE & DISPOSE OF ALL STUMPS OFF SITE.
 - H. STRIP ALL TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
 - I. ROUGH GRADE SITE.
 - J. DIG FOUNDATIONS AND STOCKPILE MATERIAL AS REQUIRED.
 - K. PRIOR TO INSTALLATION OF SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
 - L. STABILIZE CUT AND FILL SLOPES.
 - M. CONSTRUCT FOUNDATION AND ERECT STRUCTURES.
 - N. INSTALL SERVICE UTILITIES.
 - O. CONSTRUCT CONCRETE SIDEWALKS.
 - P. FINISH GRADE ACCESS DRIVEWAYS & PARKING AREAS.
 - Q. PLACE TOPSOIL WHERE REQUIRED. INSTALL PERIMETER LANDSCAPE PLANTINGS.
 - R. FINISH GRADE SIDE SLOPES, SEED AND MULCH.
 - S. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
 - T. ALL REMAINING EXPOSED AREAS SHALL BE LOAMED, SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS OF FINAL GRADING.
 - U. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
 - V. CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT FROM DRAINAGE STRUCTURES OR BASINS.
- NOTE: SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY.

SILT FENCE SPECIFICATIONS

- A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, ETHYLENE, OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1. FILTERING EFFICIENCY 75 PERCENT (MIN)
 - 2. GRAB TENSILE STRENGTH 100 POUNDS
 - 3. ELONGATION AT FAILURE 15 PERCENT
 - 4. MULLEN BURST STRENGTH 250 POUNDS PER SQUARE INCH
 - 5. PUNCTURE STRENGTH 50 POUNDS
 - 6. APPARENT OPENING SIZE 0.60mm< X <0.90mm
 - 7. FLOW RATE 0.2 GALLONS PER SQUARE FOOT PER MINUTE
 - 8. PERMITTIVITY 0.05 PER SECOND (MIN)
 - 9. ULTRAVIOLET RADIATION STABILITY 70 PERCENT AFTER 500 HOURS OF EXPOSURE (MIN)
- B. STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.
- C. TORN OR PUNCTURED GEOTEXTILES SHALL NOT BE USED.
- D. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE SILT FENCE LINE, PERPENDICULAR SILT FENCE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- E. LINES OF SILT FENCE SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.

EROSION & SEDIMENT CONTROL OPERATIONS AND MAINTENANCE

- A. EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE "1997 MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS", PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION; AND TO CITY REGULATIONS.
- B. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS WATTLES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.
- C. ALL STOCKPILED MATERIAL SHALL BE RINGED WITH WATTLES OR SILT FENCES. ANY MATERIAL TO BE STOCKPILED LONGER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR JUTE NETTING.
- D. PAVEMENT AND CURBING SHOULD BE INSTALLED AS SOON AS POSSIBLE AFTER STORM DRAINAGE IS INSTALLED.
- E. CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION UNTIL ALL AREAS ARE PERMANENTLY VEGETATED OR STABILIZED.
- F. CATCH BASIN SUMPS SHALL BE CLEANED OF SILT PERIODICALLY DURING CONSTRUCTION.
- G. WATTLES OR SILT FENCE SHALL BE PLACED 5-10 FEET FROM THE TOE OF ALL CRITICAL SLOPES AS SHOWN ON THE PLAN. THESE SHALL BE CHECKED BY THE CONTRACTOR REGULARLY AND REPAIRED WHENEVER THEY FAIL TO ENSURE CLEAN RUN-OFF FROM THE SITE.
- H. ADDITIONAL CONTROL MEASURES IF REQUESTED BY THE TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.
- I. ALL DISTURBED AREAS SHALL BE PROTECTED WITH A MINIMUM VEGETATION COVER AS SHOWN IN ACCOMPANYING CHART.
- J. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
- K. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IF REQUIRED BY THE TOWN.
- L. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.1 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- M. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REPLACED WITHIN 24 HOURS OF AN OBSERVED FAILURE.
- N. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
- O. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK BY THE TOWN.
- P. MINIMIZE OR ELIMINATE ANY UNNECESSARY LAND DISTURBANCE OR CLEARING.

STORMWATER OPERATION AND MAINTENANCE

STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN:

CONSTRUCTION PHASE

GENERAL PROVISIONS:

- 1. CONTRACTOR TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE PLAN SET.
- 2. PRIOR TO CONSTRUCTION, ALL EROSION/SILTATION CONTROL DEVICES SHOWN ON ABOVE PLAN SHALL BE INSTALLED. TO PREVENT SILT INTRUSION INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR IS TO INSTALL INLET PROTECTION AT ALL CATCH BASINS AND SET SILT FENCE AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 3. EROSION CONTROLS ARE TO BE INSPECTED ON A DAILY BASIS. UPON DISCOVERY, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM AN EROSION CONTROL STRUCTURE.
- 4. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED TO PREVENT EROSION.
- 5. UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
- 6. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
- 7. AFTER PAVING IS INSTALLED, IT SHALL BE SWEEP CLEAN ON A MONTHLY BASIS.

CATCH BASIN SUMPS:

- 1. CONTRACTOR TO INSPECT WEEKLY OR AFTER EACH 0.5 INCH RAIN EVENT AND CLEAN AS NEEDED.
- 2. CONTRACTOR SHALL CLEAN SUMPS AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER.

HYDRODYNAMIC OIL & PARTICLE SEPARATOR:

- 1. PRIOR TO TURNOVER TO OWNER THE OIL WATER SEPARATOR WILL BE CLEANED USING A VACUUM TRUCK OR OTHER ORDINARY CATCH BASIN CLEANING EQUIPMENT. THE DEBRIS WILL BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THIS WORK WILL BE DONE BY A LICENSED HAULER OF CONTAMINATED MATERIALS.

WATER QUALITY BASIN:

- 1. CONTRACTOR TO INSPECT WEEKLY OR AFTER EACH 0.5 INCH RAIN EVENT.
- 2. INSPECTIONS SHOULD FOCUS ON THE DURATION OF STANDING WATER IN THE BASIN. (PONDING AFTER 48 HOURS INDICATES POSSIBLE CLOGGING OF THE BOTTOM OF THE BASIN)
- 3. CONTRACTOR SHALL CLEAN INSPECT DETENTION SYSTEM AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER.

POST-DEVELOPMENT PHASE

GENERAL PROVISIONS:

SNOW STOCKPILING:

SNOW ACCUMULATIONS REMOVED FROM DRIVEWAYS AND PARKING AREAS SHALL BE PLACED IN UPLAND AREAS, WHERE SAND AND DEBRIS WILL REMAIN AFTER SNOW MELT FOR LATER REMOVAL. CARE SHOULD BE TAKEN NOT TO DEPOSIT SNOW IN THE IMMEDIATE VICINITY OF CATCH BASINS, DRAINAGE SWALES, OR SLOPES LEADING TO BODIES OF WATER, AND DRINKING WATER WELL SUPPLIES.

PAVEMENT SWEEPING:

DRIVEWAYS AND PARKING AREAS SHOULD BE SWEEP CLEAN AT LEAST TWICE ANNUALLY, WITH ONE SWEEPING PREFERABLY OCCURRING IMMEDIATELY AFTER WINTER SNOW MELT AND BEFORE SPRING RAINS. SWEEPING DURING THIS PERIOD CAPTURES PEAK SEDIMENT LOADS AND EXTENDS THE SERVICE LIFE OF THE STORM WATER MANAGEMENT SYSTEM.

CATCH BASIN SUMPS:

CATCH BASINS SHALL BE INSPECTED BI-ANNUALLY AND CLEANED AT LEAST ANNUALLY, AFTER THE SNOW AND ICE SEASON, AND AS SOON AS POSSIBLE BEFORE SPRING RAINS. IN GENERAL, A CATCH BASIN SHOULD BE CLEANED IF THE DEPTH OF DEPOSITS IS GREATER THAN ONE HALF THE SUMP DEPTH. IF A CATCH BASIN SIGNIFICANTLY EXCEEDS THIS STANDARD THEN MORE FREQUENT CLEANINGS SHALL BE SCHEDULED. IN AREAS WITH HIGHER POLLUTANT LOADINGS OR DISCHARGES INTO SENSITIVE BODIES OF WATER, MORE FREQUENT CLEANINGS WILL BE NECESSARY.

HYDRODYNAMIC OIL & PARTICLE SEPARATOR:

THE OIL WATER SEPARATOR WILL BE INSPECTED QUARTERLY FOR THE PRESENCE OF ACCUMULATED OIL AND GREASE, FLOATABLES AND SEDIMENT, IF FOUND, THE STRUCTURE WILL BE CLEANED USING A VACUUM TRUCK OR OTHER ORDINARY CATCH BASIN CLEANING EQUIPMENT. THE DEBRIS WILL BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THIS WORK WILL BE DONE BY A LICENSED HAULER OF CONTAMINATED MATERIALS. THE SCHEDULE OF INSPECTIONS WILL BE ADJUSTED TO AN ANNUAL INSPECTION IF NO OIL OR GREASE IS FOUND ON A REGULAR BASIS. OWNER WILL BE RESPONSIBLE FOR THE INSPECTIONS AND CLEANING.

WATER QUALITY BASIN

WATER QUALITY BASIN SHALL BE INSPECTED AT LEAST TWICE ANNUALLY AND AFTER ALL MAJOR STORMS TO ENSURE THAT IT IS OPERATING AS INTENDED. PRETREATMENT BMP'S SHALL BE INSPECTED AND CLEANED DURING THE REGULAR BI-ANNUAL INSPECTIONS. POTENTIAL PROBLEMS THAT SHOULD BE CHECKED INCLUDE:

- PONDING
- EROSION
- CLOGGING OF INLET AND OUTLET PIPES

ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. TRASH SHALL BE REMOVED AND THE BANKS, OF BASINS, MOWED AT LEAST TWICE PER YEAR. (MOWING SHOULD BE PERFORMED WHEN GROUND IS DRY TO AVOID RUTS AND COMPACTION) SEDIMENT SHALL BE REMOVED FROM THE BASIN AND PRETREATMENT AREA AS NECESSARY, AND AT LEAST ONCE EVERY FIVE YEARS.

RECORD KEEPING

RECORDS SHALL BE MAINTAINED BY THE OWNER AT THEIR OFFICES & SHALL DOCUMENT ALL ROUTINE & EMERGENCY MAINTENANCE WORK PERFORMED TO THE STORMWATER MANAGEMENT SYSTEM & SHALL BEAR THE SIGNATURE OF THE INDIVIDUAL SUPERVISING THE WORK. THESE RECORDS & THE SITE, SHALL BE MADE AVAILABLE TO THE TOWN FOR INSPECTION UPON REQUEST IN ORDER TO ENSURE COMPLIANCE WITH THIS PLAN.

SUGGESTED SEEDING MIXTURES AND PRACTICES

AREAS WHERE SEED MIX APPLIES	SEEDING MIXTURES BY WEIGHT	RATE PER 1,000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	RED FESCUES 45% KENTUCKY BLUEGRASS 45% PERENNIAL RYEGRASS 10%	1 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
ROAD CUTS, FILLS, DIVERSION DITCHES, & STORMWATER BASINS	KENTUCKY TALL FESCUE 47% REDTOP 6% CREEPING RED FESCUE 47%	0.95 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
WHERE TREES ARE TO BE RETAINED, THE SEED MIXTURE SHOULD BE ADAPTED FOR SHADY CONDITIONS.			
TEMPORARY SEEDING	ANNUAL RYEGRASS OR PERENNIAL RYEGRASS	1-1/2 LBS.	WITHIN 7 DAYS AFTER SUSPENSION OF GRADING WORK

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REVISIONS

NO.	DATE	BY	REMARKS

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EROSION & SEDIMENT
CONTROL PLAN

DATE MAY 25, 2022

SCALE AS NOTED

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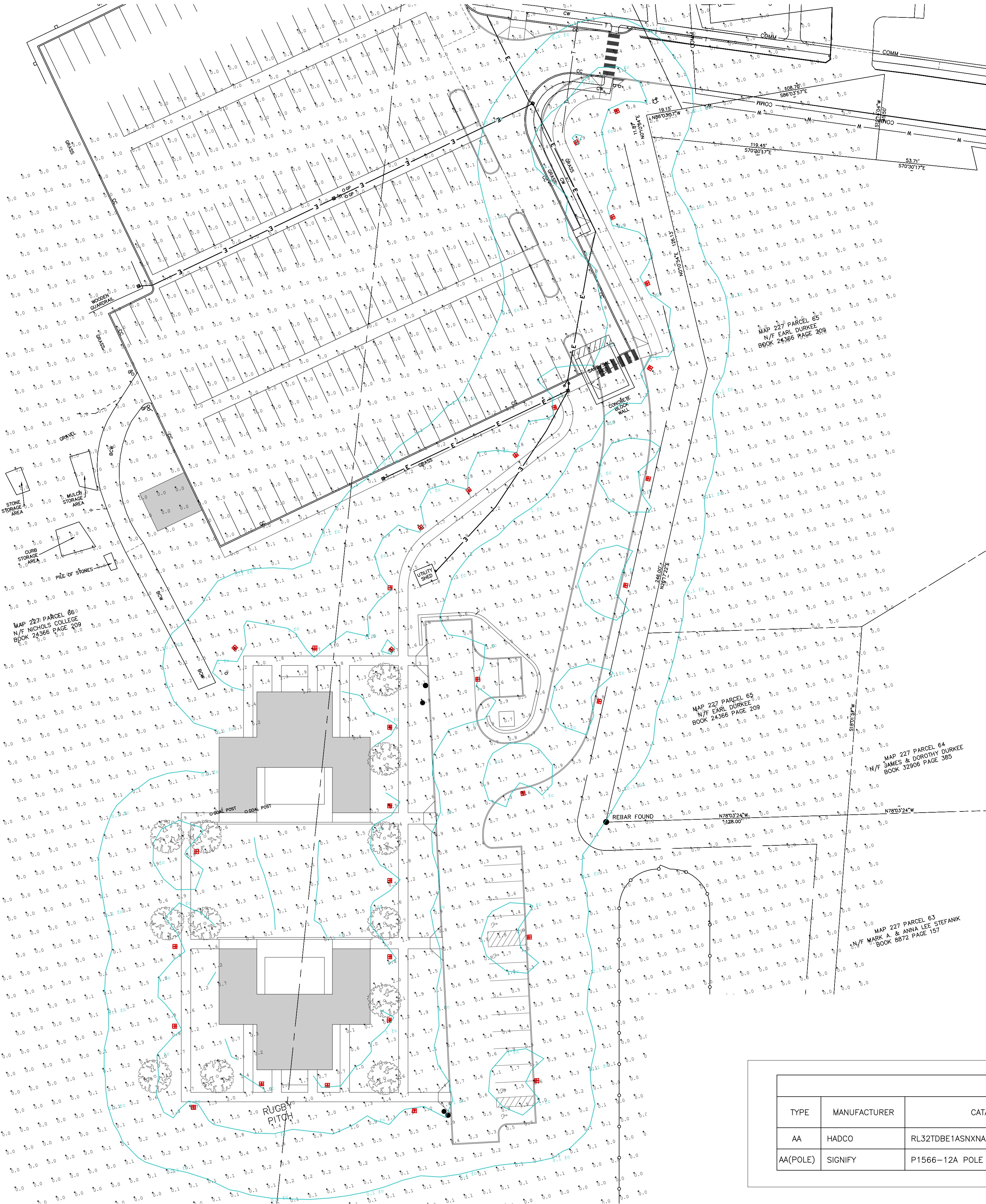
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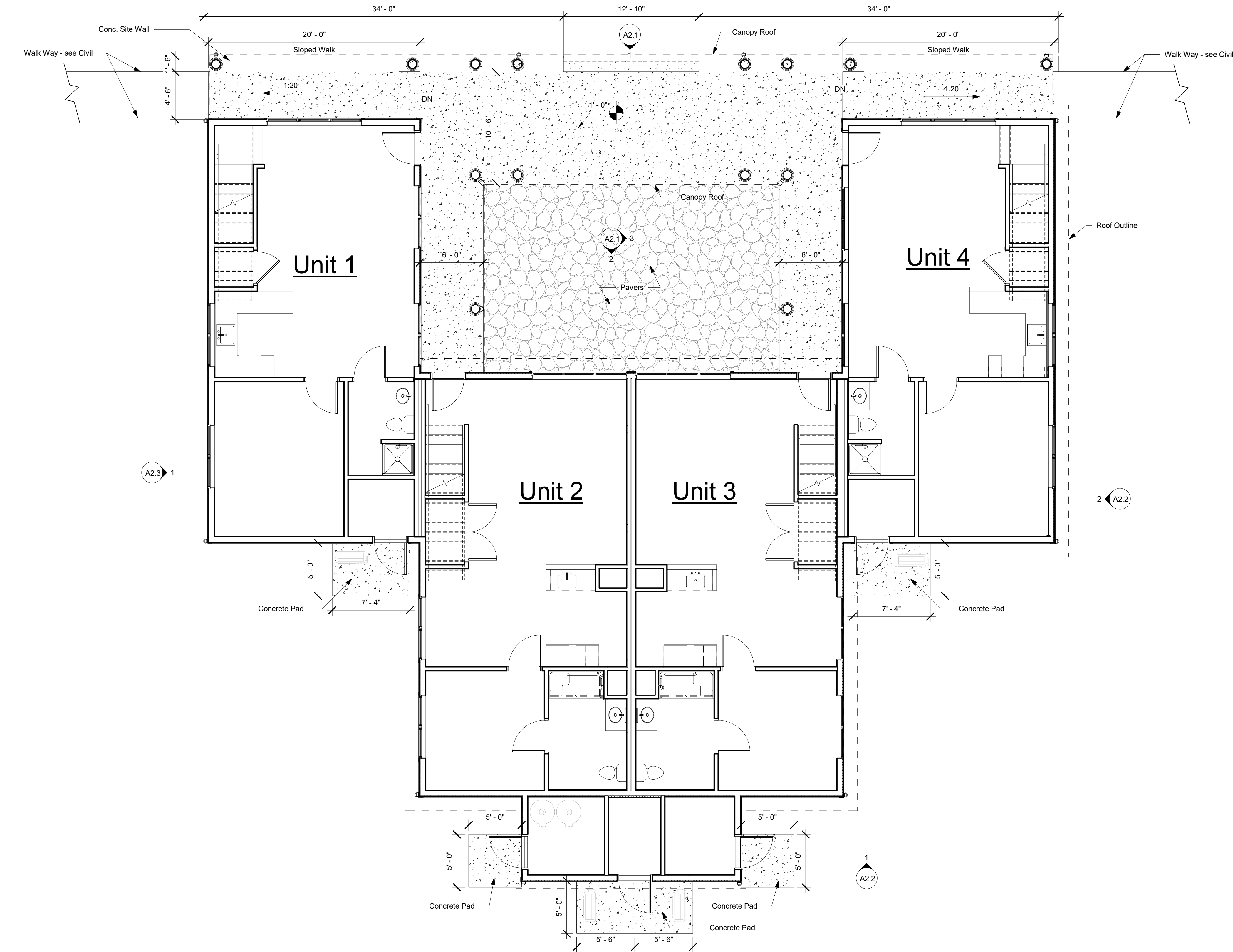
SITE PLAN
 PHOTOMETRIC
 LIGHTING

DATE	APRIL 15, 2022
SCALE	1" = 30'-0"
DRAWN BY	AJV
CHECKED BY	JDS
SHEET NO.	ES.1



SITE PLAN- PHOTOMETRIC LIGHTING
 Scale: 1"=30'-0"

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOGUE #	LAMPING			REMARKS
			TYPE	WATTAGE	QUANTITY	
AA	HADCO	RL32DBE1ASNXA2NNNSP1	LED	39W		
AA(POLE)	SIGNIFY	P1566-12A POLE				12'-0" POLE



1 Typical Building Site plan
3/16" = 1'-0"

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Planning board
Submission

SHEET TITLE

Typical Building Site
Plan

DATE MAY 25, 2022

SCALE 3/16" = 1'-0"

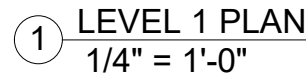
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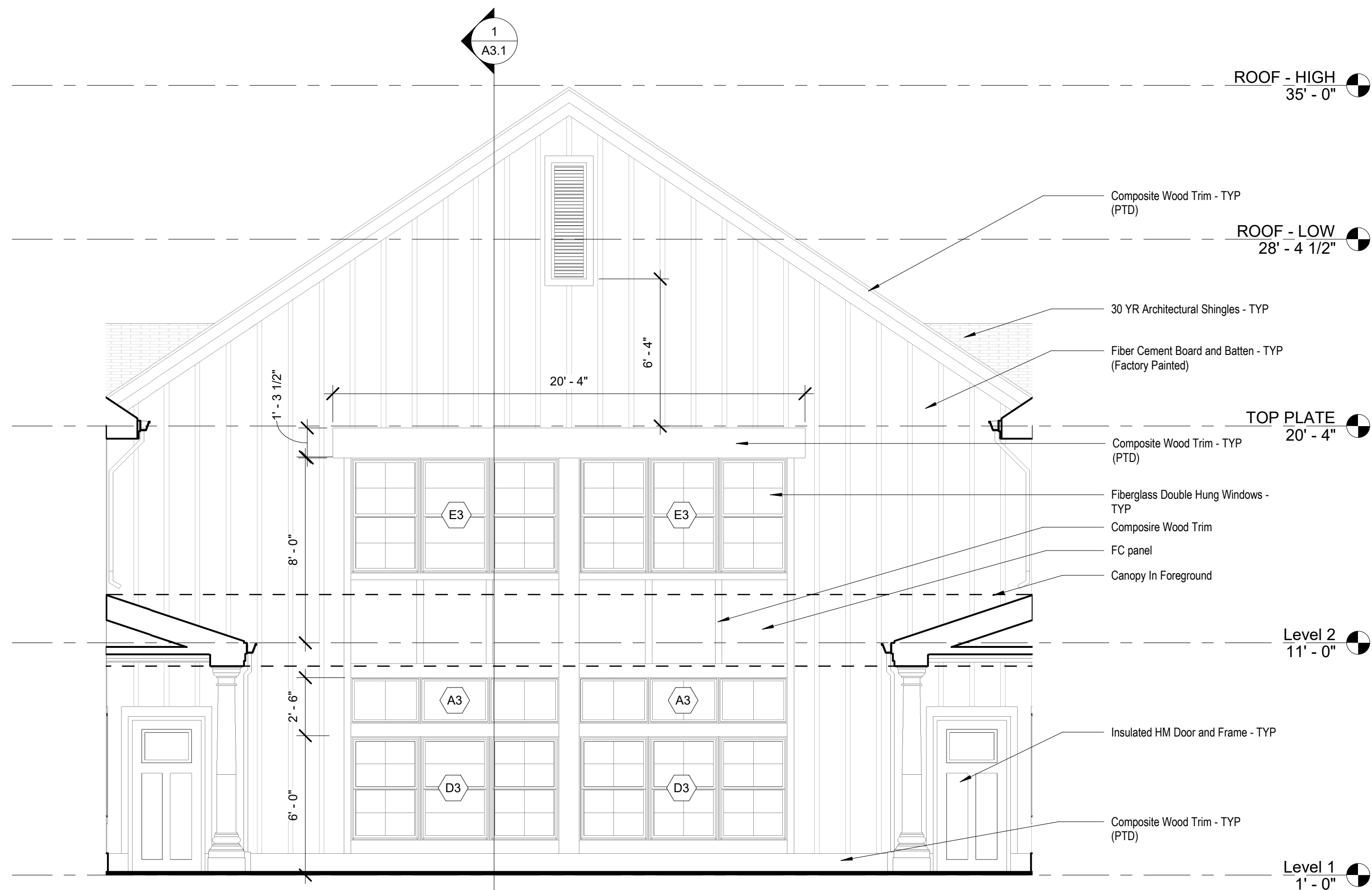
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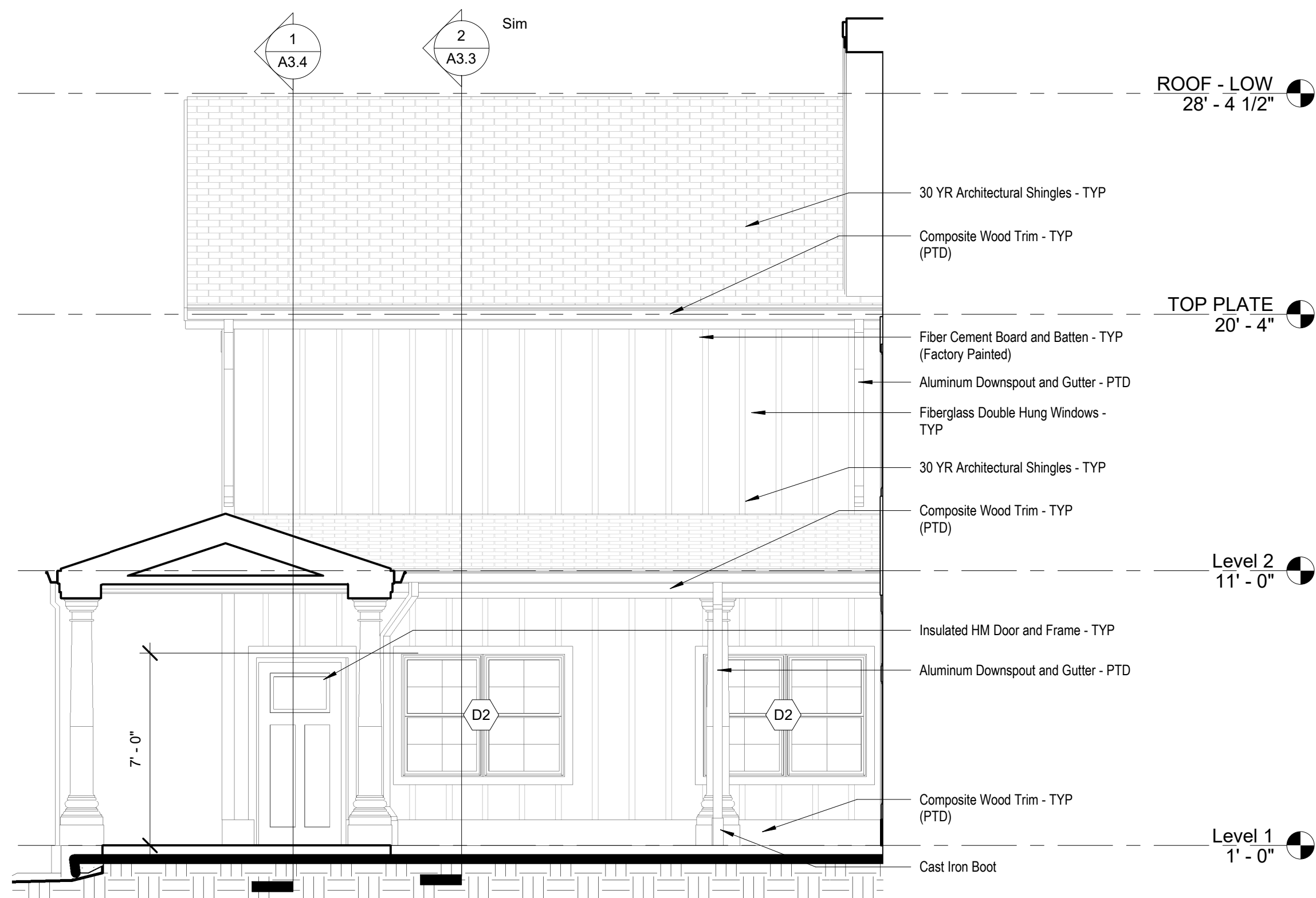
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① NORTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION - INTERIOR COURTYARD
1/4" = 1'-0"



③ WEST ELEVATION - INTERIOR COURTYARD
1/4" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

DATE MAY 25, 2022

SCALE 1/4" = 1'-0"

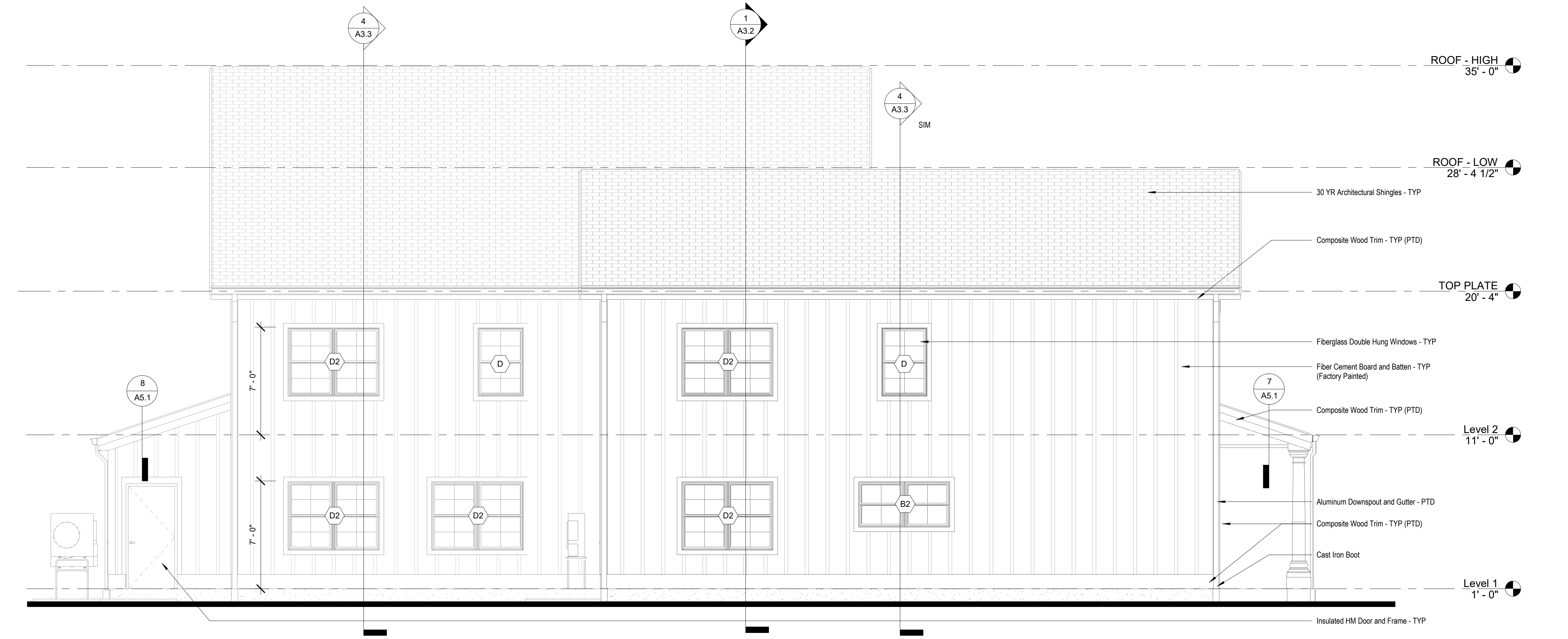
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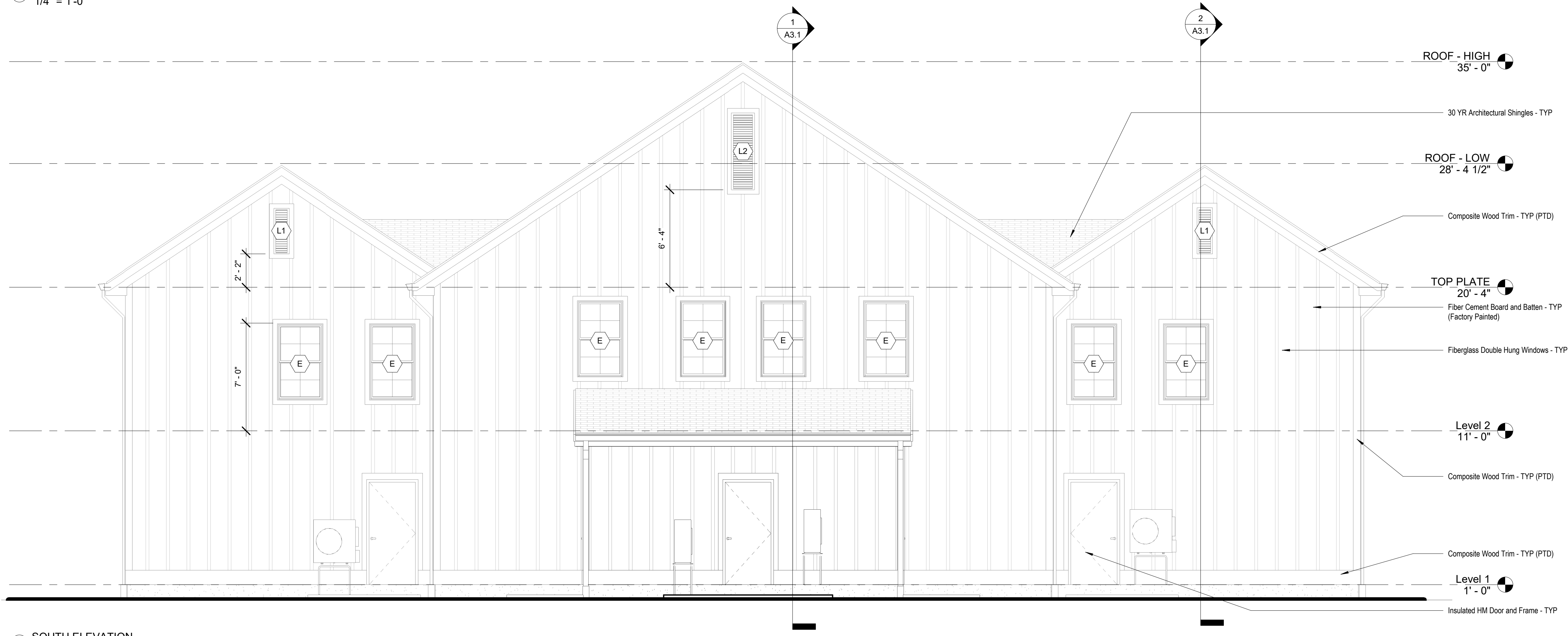
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2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

JUSTER POPE FRAZIER LLC
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82 North Street
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Girard & Co. Engineers, LLC
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NICHOLS COLLEGE

TOWNHOMES

CENTER ROAD, DUDLEY MA 01571

REVISIONS

NO.	DATE	BY	REMARKS

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Submission

SHEET TITLE

EXTERIOR ELEVATIONS

DATE MAY 25, 2022

SCALE 1/4" = 1'-0"

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A2.2



1 WEST ELEVATION
1/4" = 1'-0"

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SET

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SHEET TITLE

EXTERIOR
ELEVATIONS

DATE MAY 25, 2022

SCALE 1/4" = 1'-0"

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A2.3