

_____ FOR _____

PROPOSED DEVELOPMENT

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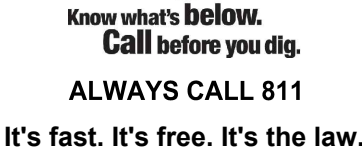
SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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PROJECT No.:	W211100
DRAWN BY:	EGP
CHECKED BY:	BPB/JAK
DATE:	09/27/2021
AD I.D.:	W211100

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

OR _____

**STEVENS MILL
OWNER LLC**

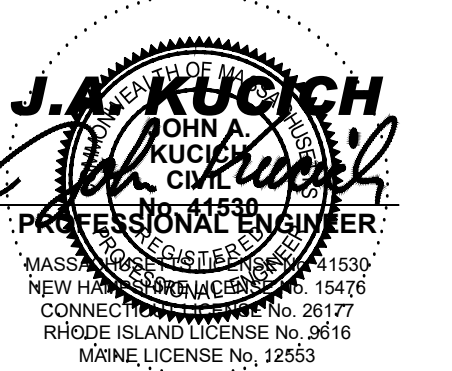
PROPOSED DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER//

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

HEET NUMBER:

C-101

REVISION 2 - 05/09/2022



SCALE: 1" = 1,000'
SOURCE: WEBSTER MASSACHUSETTS USGS QUADRANGLE



SCALE: 1" = 140'
SOURCE: GOOGLE AERIAL

PREPARED BY

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TOWN OF DUDLEY
PLANNING BOARD APPROVAL

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

[illegible]

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF CHICAGO AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF CHICAGO AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF CHICAGO AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS.

- [illegible]

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- THIS PLAN REFLECTS DOCUMENTS AND INFORMATION BY:
1. EXISTING CONDITIONS PLAN OF LAND STEVENS MILL, PREPARED BY FELDMAN LAND SURVEYORS, DATED 07/01/2021.
 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
 3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
 4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
 5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND BY RESPONSE TO BY BOHLER, PRIOR TO THE INITIATION OF ANY SITE SAFETY AND DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
 6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
 - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
 - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.
 - E. LOCATION AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - F. PROTECTING AND MAINTAINING OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 7. G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 8. H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 9. I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
 10. J. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
 11. K. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OR DAMAGE TO ALL ITEMS THAT ARE TO REMAIN OR BE REPAIRED. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTORS REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
 12. L. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
 13. M. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING SHOULD OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
 14. N. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
 15. O. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
 16. P. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
 17. Q. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
 18. R. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-DEMOLITION CONDITION.
 19. S. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
 20. T. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
 21. U. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
 22. V. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
 23. W. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- ## ADA INSTRUCTIONS TO CONTRACTOR:
- CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA ARCHITECTURAL BARRIERS ACT. ACCESS ROUTES FOR THE SITE MUST BE DESIGNED TO PROVIDE BARRIER FREE ACCESS TO ALL AREAS OF THE PROJECT. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EEXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 2. CURB RUMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6") FEET.
 3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) AND LEVEL. LANDINGS, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 120 (6'0"), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSSED SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
 5. DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ANOTHER APPLICABLE ACCESSIBILITY STANDARD. (SEE ICC/AIA 117-1.0000 AND OTHER REFERENCES INCORPORATED BY CODE.)
 6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING PERMISSIBLY

TYPICAL LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	SETBACK
	EASEMENT
	CURB
	STORM MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	WETLAND FLAG
	WETLAND LINE
	SPOT ELEVATION
	TOP & BOTTOM OF CURB
	CONTOUR
	FLOW ARROW
	PAINTED ARROW
	RIDGE LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	WATER LINE
	OVERHEAD WIRE
	STORM PIPE
	SANITARY LINE
	PARKING COUNT
	SIGN
	LIGHT POLE
	GUIDE RAIL
	UTILITY POLE

**REFER TO LIGHTING PLAN BY OTHERS
FOR TYPICAL LIGHTING NOTES AND
TABLES**

PRELIMINARY

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR

**STEVENS MILL
OWNER LLC**

**PROPOSED
DEVELOPMENT**

**MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA**

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
15476
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS LICENSE NO. 15476
 NEW HAVEN, CONNECTICUT 06511
 CONNECTICUT LICENSE NO. 26177
 RHODE ISLAND LICENSE NO. 96116
 MAINE LICENSE NO. 12553

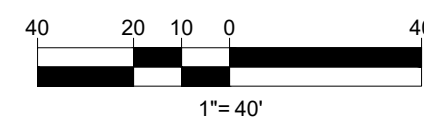
SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER: _____

C-102

REVISION 2 05/22/2022



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SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROJECT MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

[illegible]

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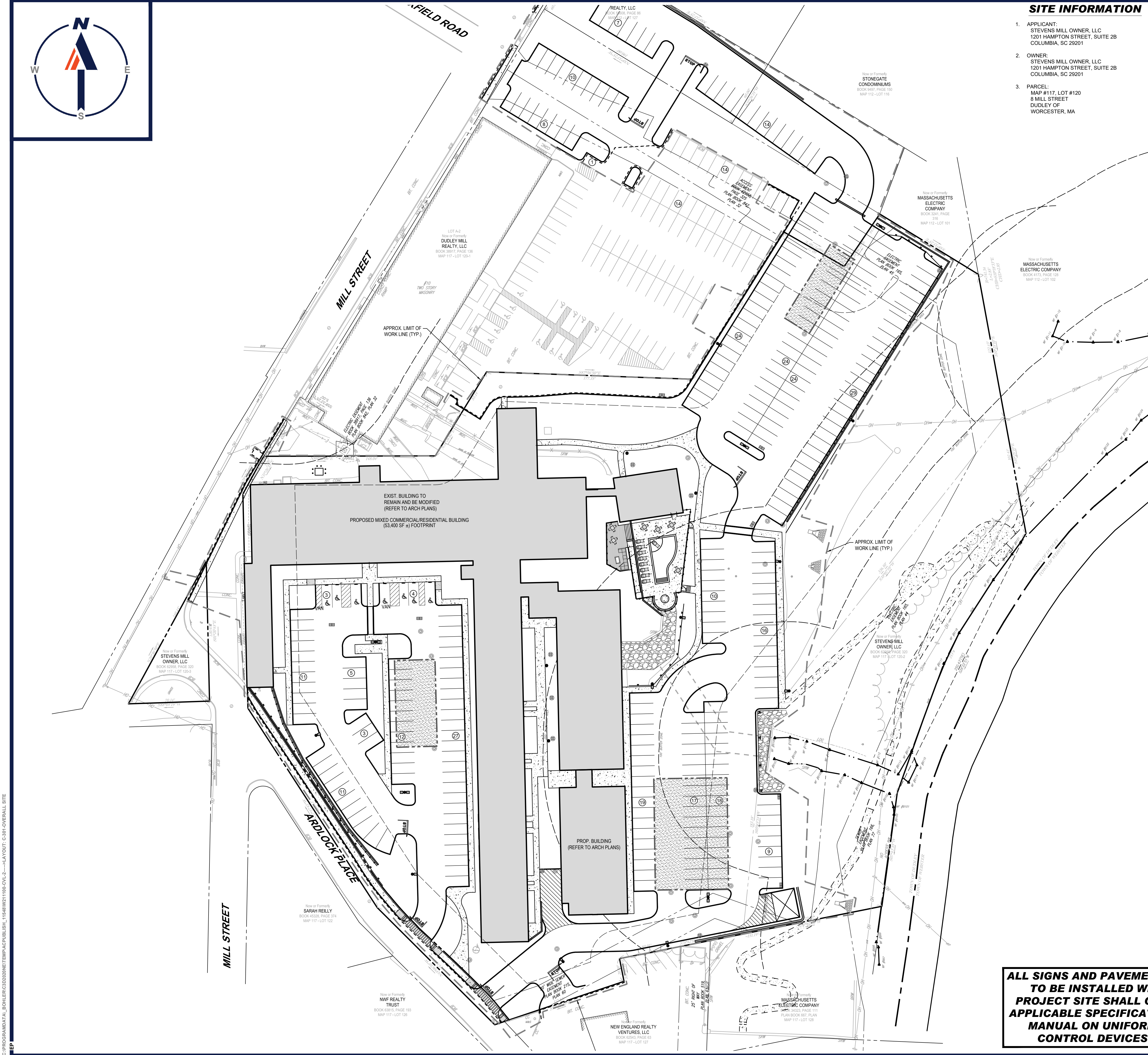
C-201

REVISION 2 - 05/09/2022



C:\PROGRAMDATA\BOHLER\3202020\NETPAC\PUBLISH_11548\W21100-CVL-2---LAYOUT: C-301-OVERALL SITE

EP



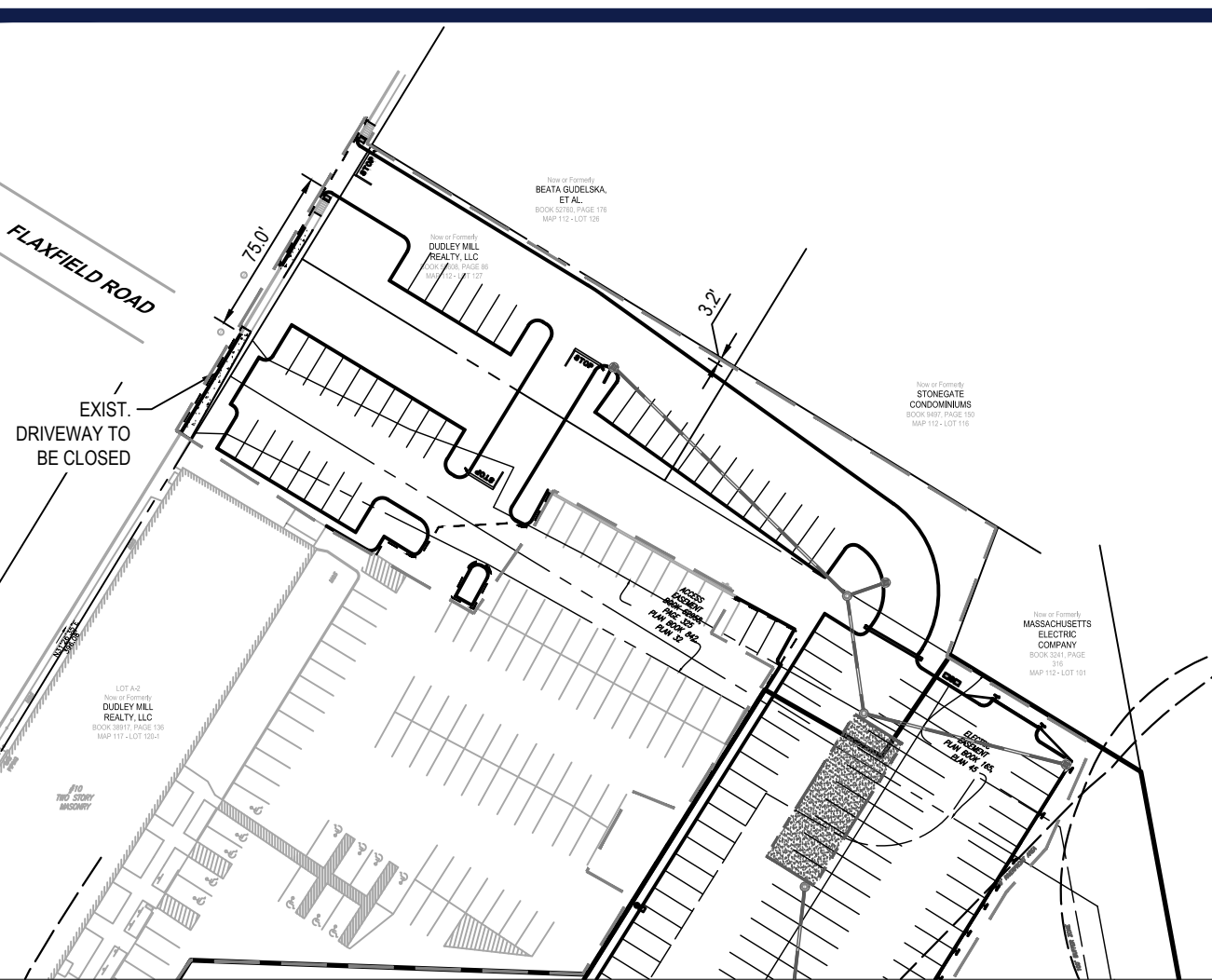
SITE INFORMATION

- APPLICANT:
STEVENS MILL OWNER, LLC
1201 HAMPTON STREET, SUITE 2B
COLUMBIA, SC 29201
- OWNER:
STEVENS MILL OWNER, LLC
1201 HAMPTON STREET, SUITE 2B
COLUMBIA, SC 29201
- PARCEL:
MAP #117, LOT #120
8 MILL STREET
DUDLEY OF
WORCESTER, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT OVERLAY DISTRICT REQUIRED PERMIT	INDUSTRY (IND-43) MILL CONVERSION SPECIAL PERMIT & SITE PLAN APPROVAL FROM PLANNING BOARD		PROPOSED
	REQUIRED	EXISTING	
MIN. LOT AREA	43,560 SF	302,782 SF	298,225 SF (4)
MIN. LOT WIDTH	N/S	185'	NO CHANGE
MAX. BLDG COVERAGE	65%	29.7%	21.0%
MIN. FRONT SETBACK (2)	45' (1)	0'	NO CHANGE
MIN. SIDE SETBACK (2)	25'	46.0', 8.1'	NO CHANGE
MIN. REAR SETBACK (2)	40'	123.8'	NO CHANGE
MAX. BUILDING HEIGHT	40'	131.0' (E)	NO CHANGE
MAX. IMPER. COVERAGE	N/S	58.8%	63.2%
PARKING LANDSCAPE SETBACK	6'	0'	4.0'
PARKING SPACES	262 (3)	54	266 (5)
BIKE PARKING SPACES (6)	13	-	13
ACCESS. PARKING SPACES	7	-	7
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT	USE/CATEGORY: MULTIPLE FAMILY RESIDENTIAL, RETAIL REQUIRED PARKING: 1.5 SPACE/DWELLING, 4 SPACES/1,00 SF CALCULATION: 150 UNITS X 1.5 SPACE/UNIT = 230 SPACES 5,637 SF AMENITY SPACE X 4 SPACES/1,000 SF = 23 SPACES 262 TOTAL PARKING SPACES REQUIRED 25% SPACE REDUCTION (3) = 193 REQUIRED SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1% FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

- (1) - FRONT YARD SETBACK SHALL APPLY TO EACH STREET OF A CORNER LOT
(2) - SITE PLAN APPLICANTS ARE REQUIRED TO LANDSCAPE THE SETBACKS AS PART OF THE SITE PLAN APPROVAL PROCESS
(3) - THE PLANNING BOARD ALLOWS FOR A 25% REDUCTION IN PARKING IF IT CAN BE SHOWN THAT TWO OF THE USES WITHIN A SINGLE DEVELOPMENT CAN SHARE PARKING
(4) - CHANGE IN LOT AREA DUE TO LAND BEING PROVIDED FOR WIDENING OF ARDLOCK PLACE. LAND AREA IS NOT FINALIZED AT THIS TIME, BUT FINAL LAYOUT IS NOT ANTICIPATED TO MAKE LOT NONCOMPLIANT.
(5) - PARKING COUNT DOES NOT INCLUDE 21 OFFSITE SPACES AS THEY ARE INTENDED FOR OVERFLOW PARKING SHARED BETWEEN THE TWO USES.
(6) - BIKE PARKING TO BE PROVIDED AT A RATE OF 0.05 SPACES FOR EVERY PARKING SPACE WITH A MINIMUM OF 1 AND A MAXIMUM OF 25.



DRIVEWAY INSET

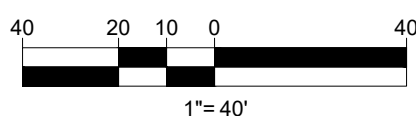
SCALE:
1"=80'

GENERAL CONTRACTOR TO PROVIDE SITE SPECIFIC WALL DESIGNS AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. SIGNS, LANDSCAPING, AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS TO NOT EXCEED 2.5-FEET IN HEIGHT. SNOW ACCUMULATION (WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 3.5-FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTED)



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/15/2022	REVISED PER NPS AND PB COMMENTS	CSE
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	JAK EGP BFB



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PRELIMINARY

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PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD ID: W211100

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

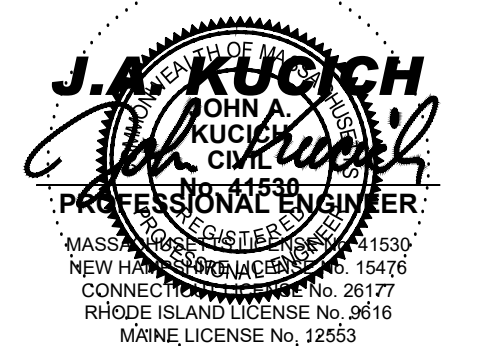
STEVENS MILL OWNER LLC

PROPOSED DEVELOPMENT
MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



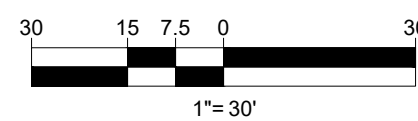
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 05/09/2022



CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

PROJECT:

- FOR :

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

www.BohlerEngineering.com



SHEET NUMBER

REVISION 2 - 05/09/2022



MATCHLINE

APPROX. LIMIT OF PROP. STREET IMPROVEMENTS (REFER TO PLANS PREPARED BY TRAFFIC ENGINEER)

APPROX. LAYOUT OF PROP. ROADWAY AND SIDEWALK MODIFICATIONS. FINAL DESIGN TO BE COORDINATED WITH THE TRAFFIC ENGINEER, TOWN STAFF, AND PROPERTY OWNER

PROP. BIT. CONC. SIDEWALK AND CURB (REFER TO PLANS PREPARED BY TRAFFIC ENGINEER)

APPROX. LIMIT OF PROP. STREET IMPROVEMENTS (REFER TO PLANS PREPARED BY TRAFFIC ENGINEER)

APPROX. LAYOUT OF PROP. ROADWAY AND SIDEWALK MODIFICATIONS. FINAL DESIGN TO BE COORDINATED WITH THE TRAFFIC ENGINEER, TOWN STAFF, AND PROPERTY OWNER

PROP. PROPERTY LINE SET 1' OFF BACK OF PROP. SIDEWALK

APPROX. LOCATION OF PROP. RETAINING WALL (TO BE DESIGNED BY OTHERS)

PROP. FENCE

PROP. GUIDE RAIL

MILL STREET

Now or Formerly SARAH REILLY BOOK 62358, PAGE 320 MAP 117 - LOT 120-3

PROP. BIT. CONC. SIDEWALK AND CURB IMPROVEMENTS IN THE RIGHT-OF-WAY ARE APPROXIMATE. FINAL PLANS TO BE PREPARED BY TRAFFIC ENGINEER

Now or Formerly NWF REALTY TRUST BOOK 63815, PAGE 193 MAP 117 - LOT 126

PROP. 5' WIDE CROSSWALK (TYP. OF 2)

RIGHT-OF-WAY IMPROVEMENTS TO BE DESIGNED AND COORDINATED BY THE TRAFFIC ENGINEER

APPROX. LIMIT OF PROP. STREET IMPROVEMENTS. FINAL DESIGN TO BE COORDINATED WITH TRAFFIC ENGINEER

EXIST. BUILDING TO REMAIN AND BE MODIFIED (REFER TO ARCH PLANS)

PROPOSED MIXED COMMERCIAL/RESIDENTIAL BUILDING (53,400 SF ±) FOOTPRINT

PROP. TRANSFORMER ON CONC. PAD WITH PROTECTIVE BOLLARDS

PROP. ACCESSIBLE CURB RAMP

LIMIT OF FLUSH WALK

PROP. LSA (TYP.)

PROP. CONC. PAD FOR BIKE RACK (6 SPACES)

PROP. CONC. CURB (TYP.)

PROP. SNOW STORAGE (TYP.)

PROP. CROSSWALK

PROP. SNOW STORAGE (TYP.)

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PROP. ACCESSIBLE PARKING SIGN IN PROTECTIVE BOLLARD (TYP. OF 7)

LIMIT OF FLUSH WALK

PROP. ACCESSIBLE CURB RAMP

POTENTIAL LOCATION FOR EV CHARGING SPACES TO BE COORDINATED WITH OWNER

PROP. CONC. WALK (TYP.)

PROP. UNDERGROUND STORMWATER MANAGEMENT SYSTEM

PROP. CONC. WALK (TYP.)

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EXIST. TRANSFORMER TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION

PROP. KNEE WALL TO BE DESIGNED IN POOL/AMENITY SPACE

PROP. OVERLOOK DECK TO BE DESIGNED BY OTHERS

PROP. SNOW STORAGE (TYP.)

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EXIST. BOULDER STABILIZED SLOPE TO BE RE-SET

EXIST. RIP-RAP AREA (TO REMAIN)

PROP. LIGHT POLE ON CONC. BASE (TYP.)

PROP. CONC. PAD FOR BIKE RACK (7 SPACES)

PROP. CONC. WALK (TYP.)

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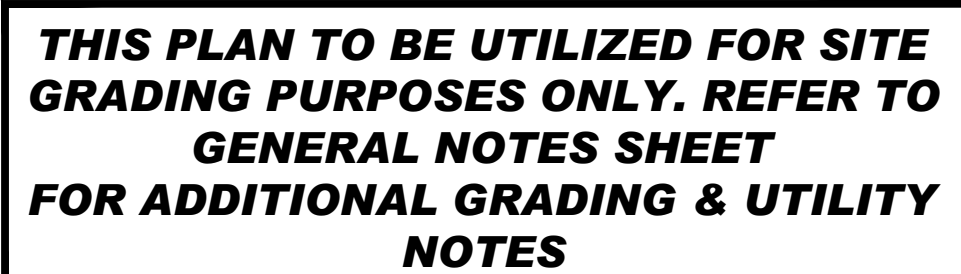
PROP. SNOW STORAGE (TYP.)

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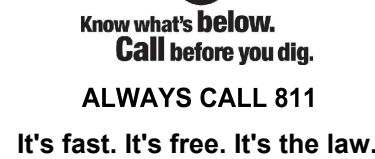
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PROP. SNOW STORAGE (TYP.)

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REV	DATE	COMMENT	DRAWN CHECKED
1	04/15/2022	REVISED PER NPS AND PB COMMENTS	CS JA
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	EG BP



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	W2111
DRAWN BY:	EC
CHECKED BY:	BPB/J
DATE:	09/27/20
CAD I.D.:	W2111

PROJECT:

- FOR -

**STEVENS MILL
OWNER LLC**

PROPOSED DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET NUMBER

C-401

REVISION 2 - 05/09/2022



FLAXFIELD ROAD

MILL STREET

EXIST. BUILDING TO REMAIN AND BE MODIFIED (REFER TO ARCH PLANS)
PROPOSED MIXED COMMERCIAL/RESIDENTIAL BUILDING (53,400 SF ±) FOOTPRINT

MAX. 2% SLOPE IN ANY DIRECTION FOR ACCESSIBLE AREAS (TYP.)

MAX. 2% CROSS SLOPE AND MAX. 5% RUNNING SLOPE FOR SIDEWALK AREAS

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

30 15 7.5 0 30
1"=30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	04/15/2022	REVISED PER NPS AND PB COMMENTS	CSE
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	EGP



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PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD I.D.: W211100

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

STEVENS MILL OWNER LLC

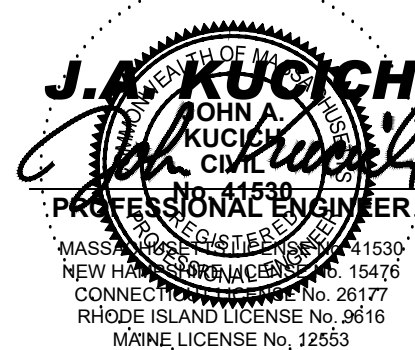
PROPOSED DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

GRADING AND DRAINAGE PLAN A

SHEET NUMBER:

C-402

REVISION 2 - 05/09/2022



MATCHLINE

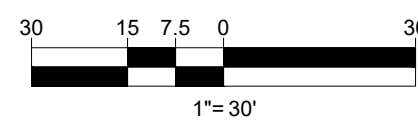
MILL STREET

ARLOCK PLACE

WEST MAIN STREET (PUBLIC)

FRENCH RIVER

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	04/15/2022	REVISED PER NPS AND PE COMMENTS	JAK
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	BFB



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PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD ID: W211100

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

STEVENS MILL OWNER LLC

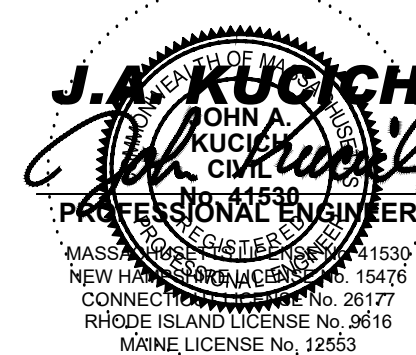
PROPOSED DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
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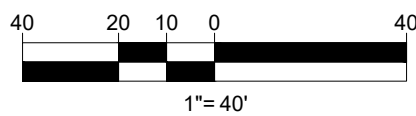
SHEET TITLE:

GRADING AND DRAINAGE PLAN B

SHEET NUMBER:

C-403

REVISION 2 - 05/09/2022



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT:

- FOR

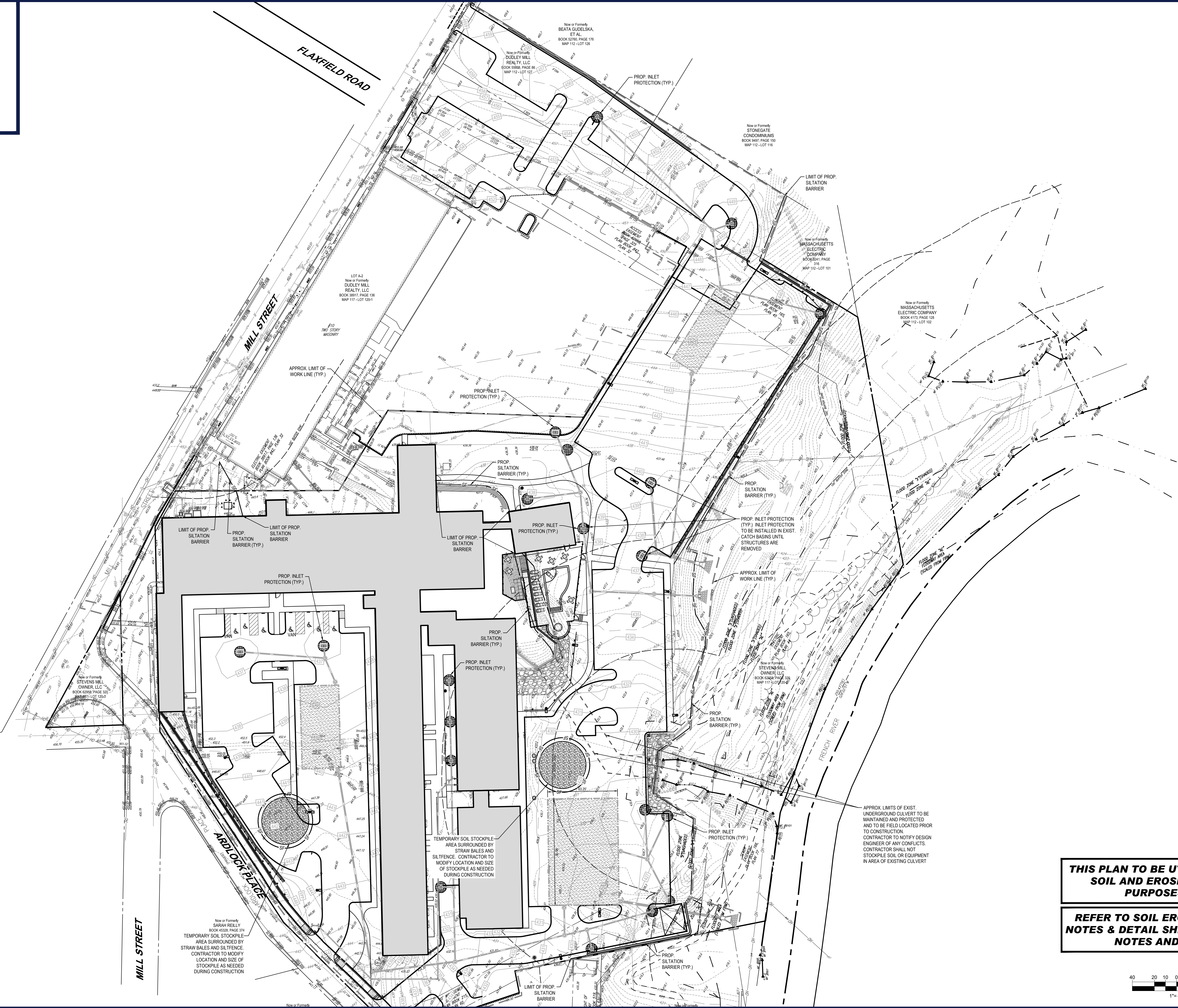
MAP#117, LOT #120
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WORCESTER COUNTY, MA

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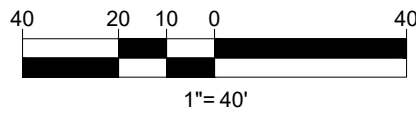
SHEET NUMBER:

REVISION 2 - 05/09/2022



**THIS PLAN TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS**



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DESIGNED BY
1	04/15/2022	REVISED PER NPS AND PB COMMENTS	CSE	JAK
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	EGP	BFB

Know what's below.
Call before you dig.

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PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD ID: W211100

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR

**STEVENS MILL
OWNER LLC**

PROPOSED
DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
PROFESSIONAL ENGINEER
MAINE LICENSE NO. 15476
NEW HAMPSHIRE LICENSE NO. 26177
RHODE ISLAND LICENSE NO. 3616
MAINE LICENSE NO. 12553

SHEET TITLE:

**SOIL EROSION &
SEDIMENT
CONTROL PLAN**

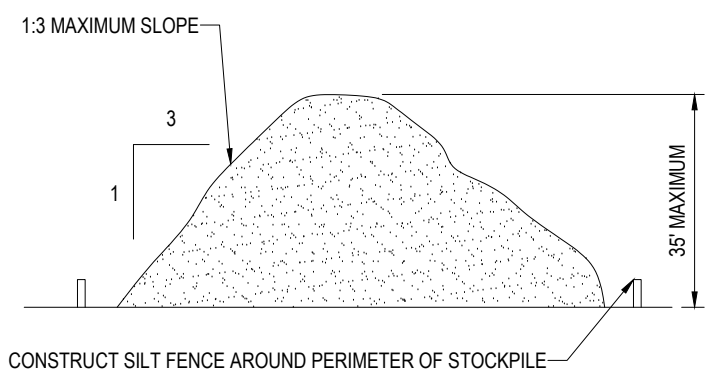
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C-601

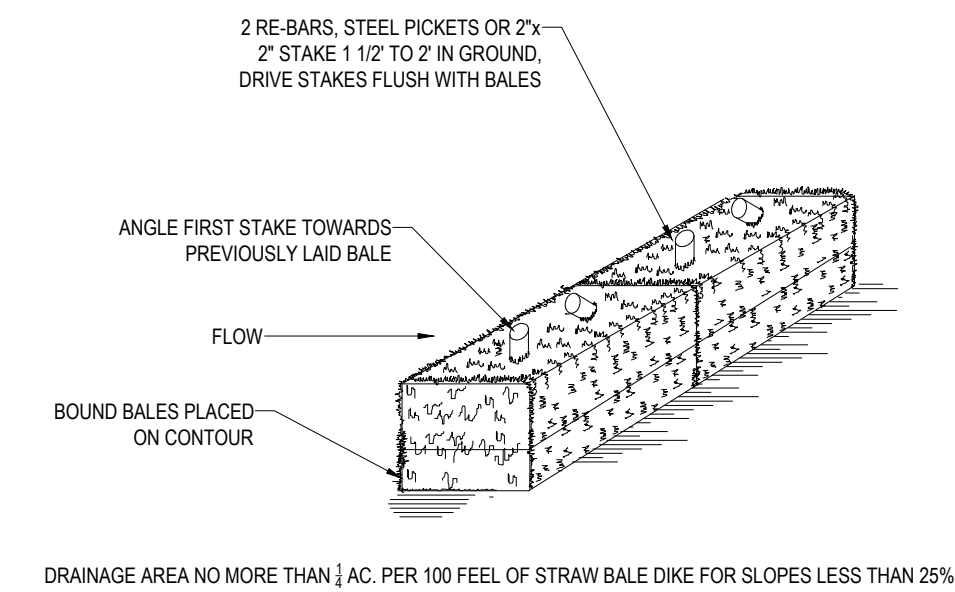
REVISION 2 - 05/09/2022

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECAY. ONCE SEDIMENT DEPOSITS SHOW TO BE REMOVED AFTER EACH STORM EVENT, THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED UNTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIME IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT APPLIED TO GRIND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 49% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 48% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOOD MAY BE SUBSTITUTED FOR SEED.
 - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURFUSOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

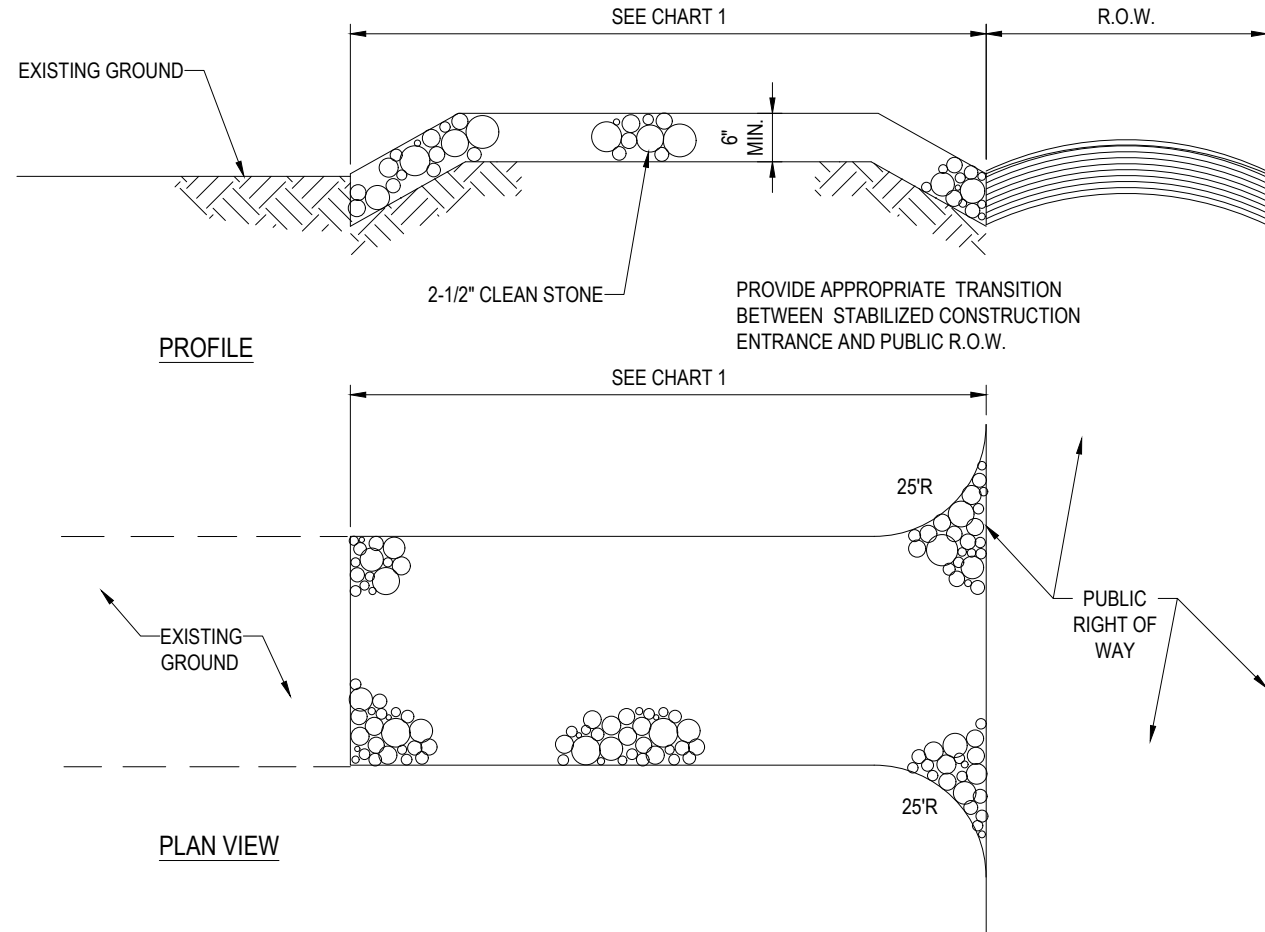
N.T.S.



N.T.S.



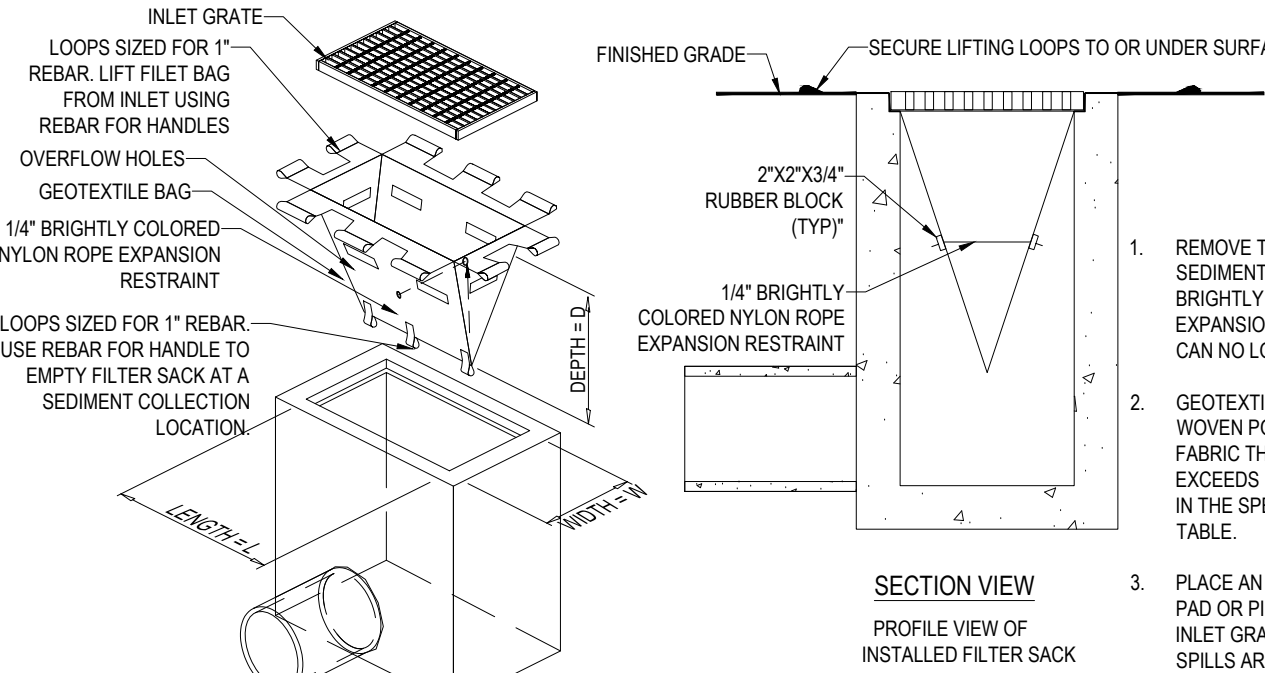
- NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 3. BALE SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED E STORM FLOW OR DRAINAGE.



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

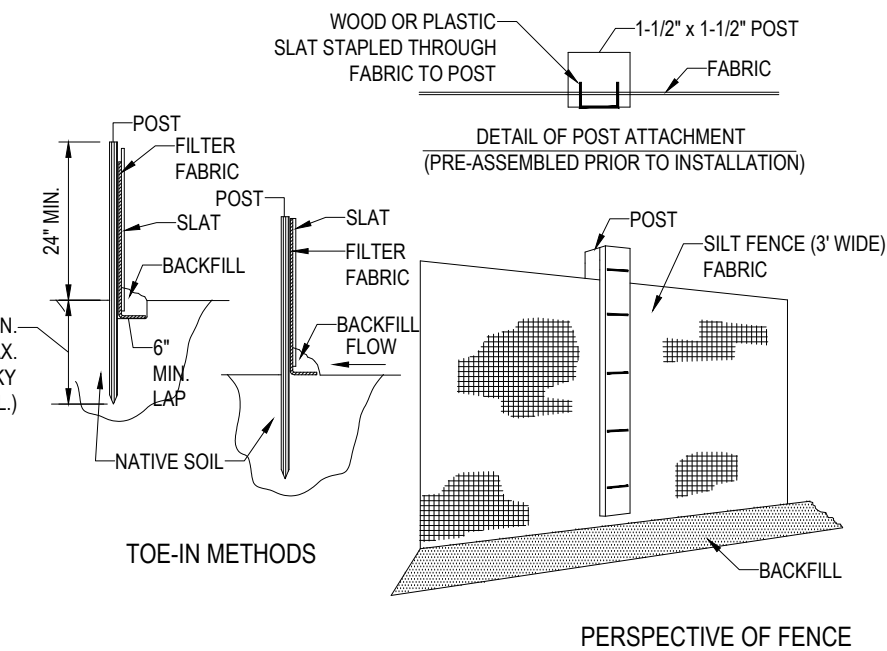
CHART 1



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D4632	20%
PUNCTURE	ASTM D4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOIDAL TEAR	ASTM D4633	40 LBS
UV RESISTANCE	ASTM D3556	80%
APPARENT OPENING SIZE	ASTM D4751	40 US SIEVE
FLOW RATE	PERMITS D4749	40 GAL/MIN/50 FT
PERMITTIVITY	ASTM D4749	2.0 SEC - 1"
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	260 LBS
GRAB TENSILE ELONGATION	ASTM D4632	20%
PUNCTURE	ASTM D4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOIDAL TEAR	ASTM D4633	40 LBS
UV RESISTANCE	ASTM D3556	80%
APPARENT OPENING SIZE	ASTM D4751	40 US SIEVE
FLOW RATE	PERMITS D4749	200 GAL/MIN/50 FT
PERMITTIVITY	ASTM D4749	1.5 SEC - 1"

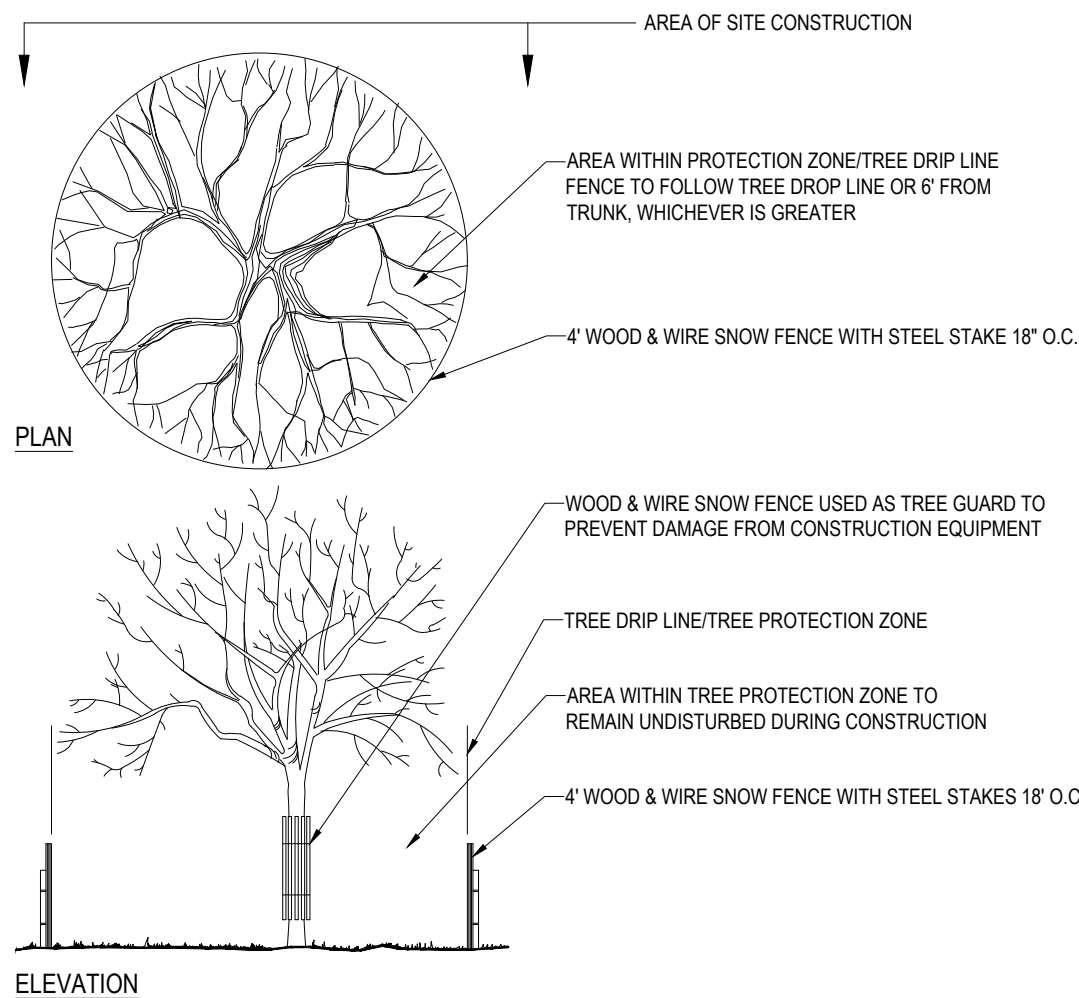
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

N.T.S.

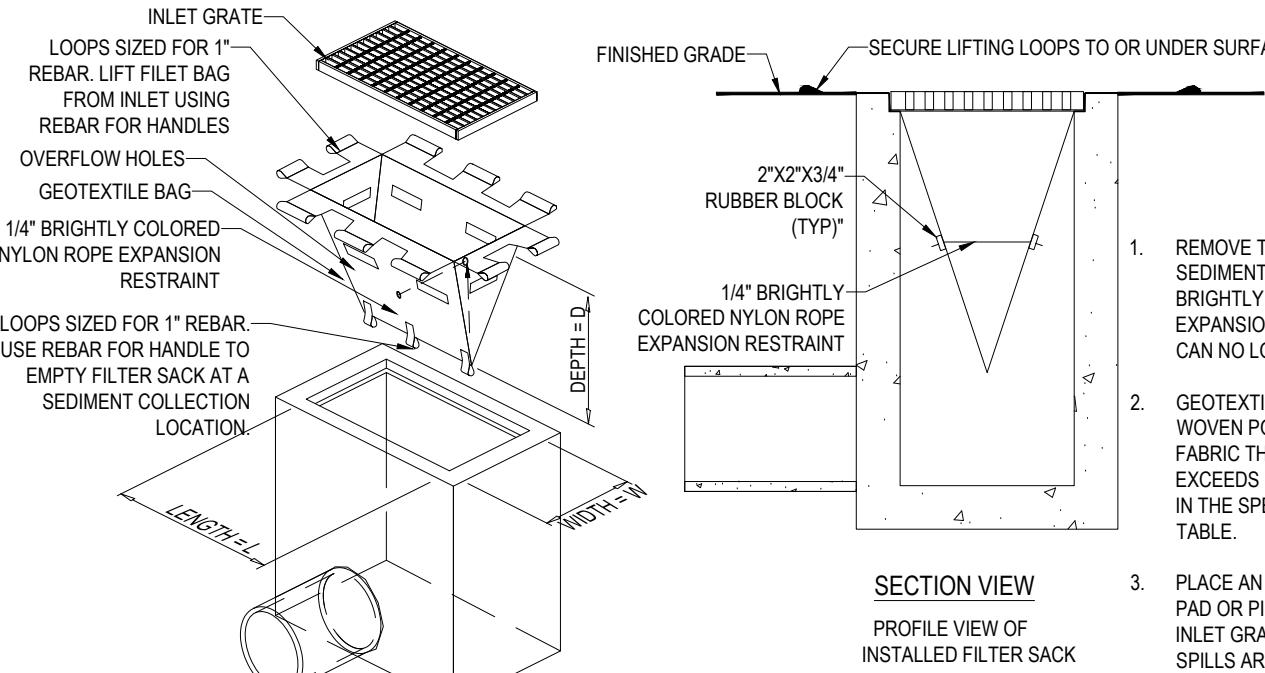


- NOTES:
1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

N.T.S.



N.T.S.



1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WINTER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST NOT COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

REVISIONS

[illegible]

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PROJECT No.:	W211100
DRAWN BY:	EGP
CHECKED BY:	BPB/JAK
DATE:	09/27/2021
CAD I.D.:	W211100

PROJECT:

FOR -

**STEVENS MILL
OWNER LLC**

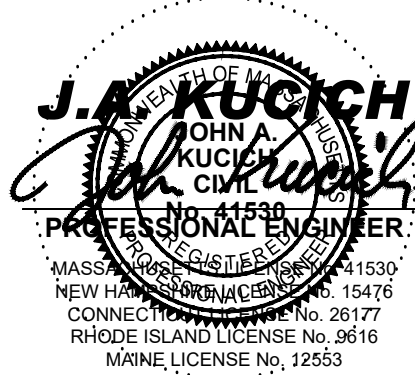
PROPOSED DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

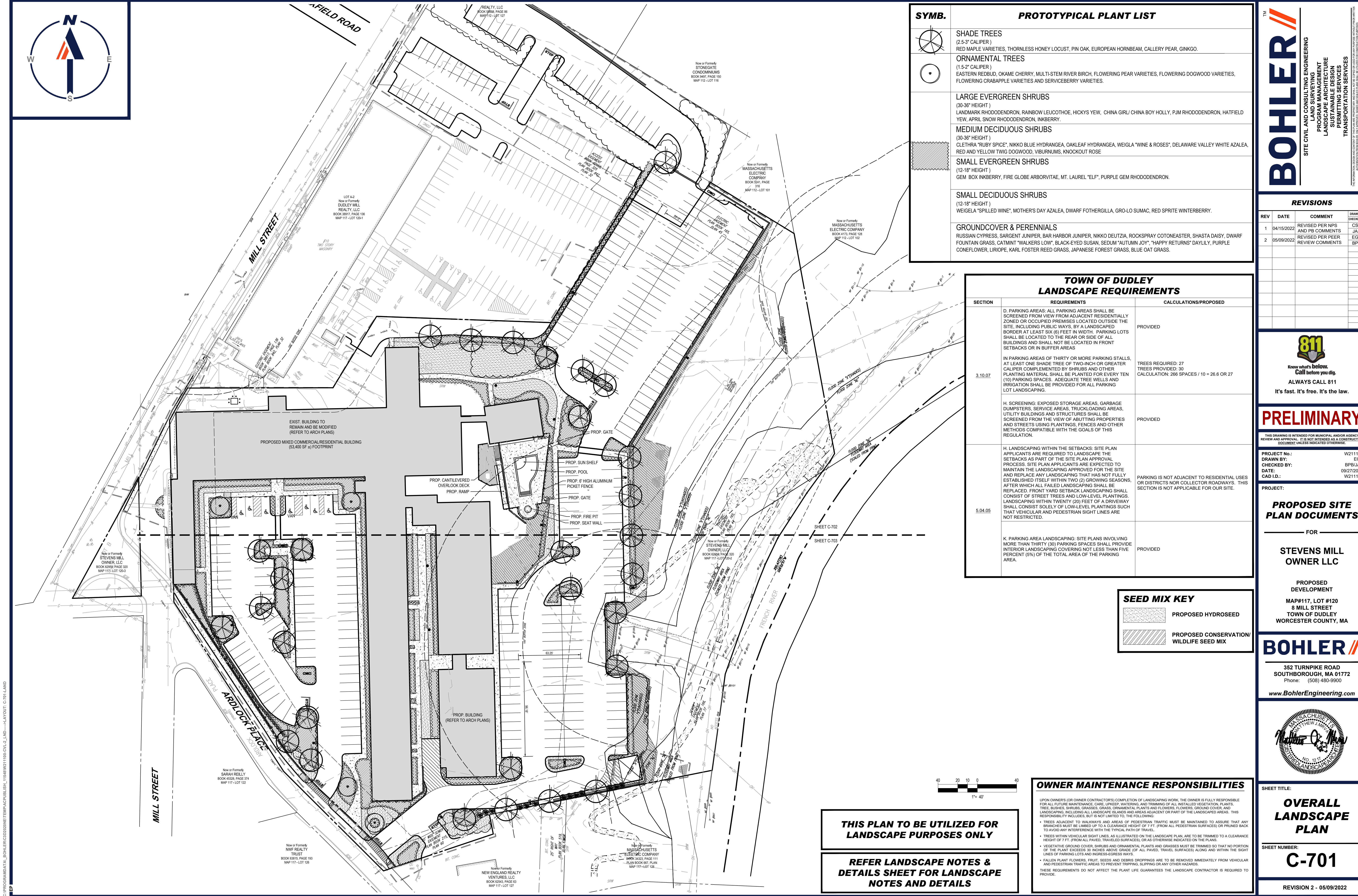
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SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL NOTES
AND DETAILS**

C-602

REVISION 2 - 05/09/2022



SYMB.	PROTOTYPICAL PLANT LIST
	SHADE TREES (2.5-3" CALIPER) RED MAPLE VARIETIES, THORNLESS HONEY LOCUST, PIN OAK, EUROPEAN HORNBEAM, CALLERY PEAR, GINKGO.
	ORNAMENTAL TREES (1.5-2" CALIPER) EASTERN REDBUD, OKAME CHERRY, MULTI-STEM RIVER BIRCH, FLOWERING PEAR VARIETIES, FLOWERING DOGWOOD VARIETIES, FLOWERING CRABAPPLE VARIETIES AND SERVICEBERRY VARIETIES.
	LARGE EVERGREEN SHRUBS (30-36" HEIGHT) LANDMARK RHODODENDRON, RAINBOW LEUCOTHOE, HICKYS YEW, CHINA GIRL/CHINA BOY HOLLY, PJM RHODODENDRON, HATFIELD YEW, APRIL SNOW RHODODENDRON, INKBERRY.
	MEDIUM DECIDUOUS SHRUBS (30-36" HEIGHT) CLETHRA "RUBY SPICE", NIKKO BLUE HYDRANGEA, OAKLEAF HYDRANGEA, WEIGLA "WINE & ROSES", DELAWARE VALLEY WHITE AZALEA, RED AND YELLOW TWIG DOGWOOD, VIBURNUMS, KNOCKOUT ROSE
	SMALL EVERGREEN SHRUBS (12-18" HEIGHT) GEM BOX INKBERRY, FIRE GLOBE ARBORVITAE, MT. LAUREL "ELP", PURPLE GEM RHODODENDRON.
	SMALL DECIDUOUS SHRUBS (12-18" HEIGHT) WEIGELA "SPILLED WINE", MOTHER'S DAY AZALEA, DWARF FOTHERGILLA, GRO-LO SUMAC, RED SPRITE WINTERBERRY.
	GROUNDCOVER & PERENNIALS RUSSIAN CYPRESS, SARGENT JUNIPER, BAR HARBOR JUNIPER, NIKKO DEUTZIA, ROCKSPRAY COTONEASTER, SHASTA DAISY, DWARF FOUNTAIN GRASS, CATMINT "WALKERS LOW", BLACK-EYED SUSAN, SEDUM "AUTUMN JOY", "HAPPY RETURNS" DAYLILY, PURPLE CONEFLOWER, LIRIOPE, KARL FOSTER REED GRASS, JAPANESE FOREST GRASS, BLUE OAT GRASS.

TOWN OF DUDLEY LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
3.10.07	D. PARKING AREAS: ALL PARKING AREAS SHALL BE SCREENED FROM VIEW FROM ADJACENT RESIDENTIALLY ZONED OR OCCUPIED PREMISES LOCATED OUTSIDE THE SITE, INCLUDING PUBLIC WAYS, BY A LANDSCAPED BORDER AT LEAST SIX (6) FEET IN WIDTH. PARKING LOTS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND SHALL NOT BE LOCATED IN FRONT SETBACKS OR IN BUFFER AREAS. IN PARKING AREAS OF THIRTY OR MORE PARKING STALLS, AT LEAST ONE SHADE TREE OF TWO-INCH OR GREATER CALIPER COMPLEMENTED BY SHRUBS AND OTHER PLANTING MATERIAL SHALL BE PLANTED FOR EVERY TEN (10) PARKING SPACES. ADEQUATE TREE WELLS AND IRRIGATION SHALL BE PROVIDED FOR ALL PARKING LOT LANDSCAPING. H. SCREENING: EXPOSED STORAGE AREAS, GARBAGE DUMPSTERS, SERVICE AREAS, TRUCKLOADING AREAS, UTILITY BUILDINGS AND STRUCTURES SHALL BE SCREENED FROM THE VIEW OF ADJUTING PROPERTIES AND STREETS USING PLANTINGS, FENCES AND OTHER METHODS COMPATIBLE WITH THE GOALS OF THIS REGULATION.	PROVIDED TREES REQUIRED: 27 TREES PROVIDED: 30 CALCULATION: 266 SPACES / 10 = 26.6 OR 27
5.04.05	H. LANDSCAPING WITHIN THE SETBACKS: SITE PLAN APPLICANTS ARE REQUIRED TO LANDSCAPE THE SETBACKS AS PART OF THE SITE PLAN APPROVAL PROCESS. SITE PLAN APPLICANTS ARE EXPECTED TO MAINTAIN THE LANDSCAPING APPROVED FOR THE SITE AND REPLACE ANY LANDSCAPING THAT HAS NOT FULLY ESTABLISHED ITSELF WITHIN TWO (2) GROWING SEASONS, AFTER WHICH ALL FAILED LANDSCAPING SHALL BE REPLACED. FRONT YARD SETBACK LANDSCAPING SHALL CONSIST OF STREET TREES AND LOW-LEVEL PLANTINGS. LANDSCAPING WITHIN TWENTY (20) FEET OF A DRIVEWAY SHALL CONSIST SOLELY OF LOW-LEVEL PLANTINGS SUCH THAT VEHICULAR AND PEDESTRIAN SIGHT LINES ARE NOT RESTRICTED. K. PARKING AREA LANDSCAPING: SITE PLANS INVOLVING MORE THAN THIRTY (30) PARKING SPACES SHALL PROVIDE INTERIOR LANDSCAPING COVERING NOT LESS THAN FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING AREA.	PROVIDED PARKING IS NOT ADJACENT TO RESIDENTIAL USES OR DISTRICTS NOR COLLECTOR ROADWAYS. THIS SECTION IS NOT APPLICABLE FOR OUR SITE.

SEED MIX KEY	
	PROPOSED HYDROSEED
	PROPOSED CONSERVATION/ WILDLIFE SEED MIX

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, BUSHES AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	REVISIONS	DRAWN BY
1	04/15/2022	REVISED PER NPS AND PE COMMENTS	CSE	JAK
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	EGP	BFB

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PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD LID: W211100

PROJECT:
**PROPOSED SITE
PLAN DOCUMENTS**
FOR
**STEVENS MILL
OWNER LLC**

PROPOSED
DEVELOPMENT
MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:
**OVERALL
LANDSCAPE
PLAN**

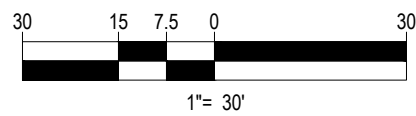
SHEET NUMBER:
C-701

REVISION 2 - 05/09/2022



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REFER LANDSCAPE NOTES &
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NOTES AND DETAILS

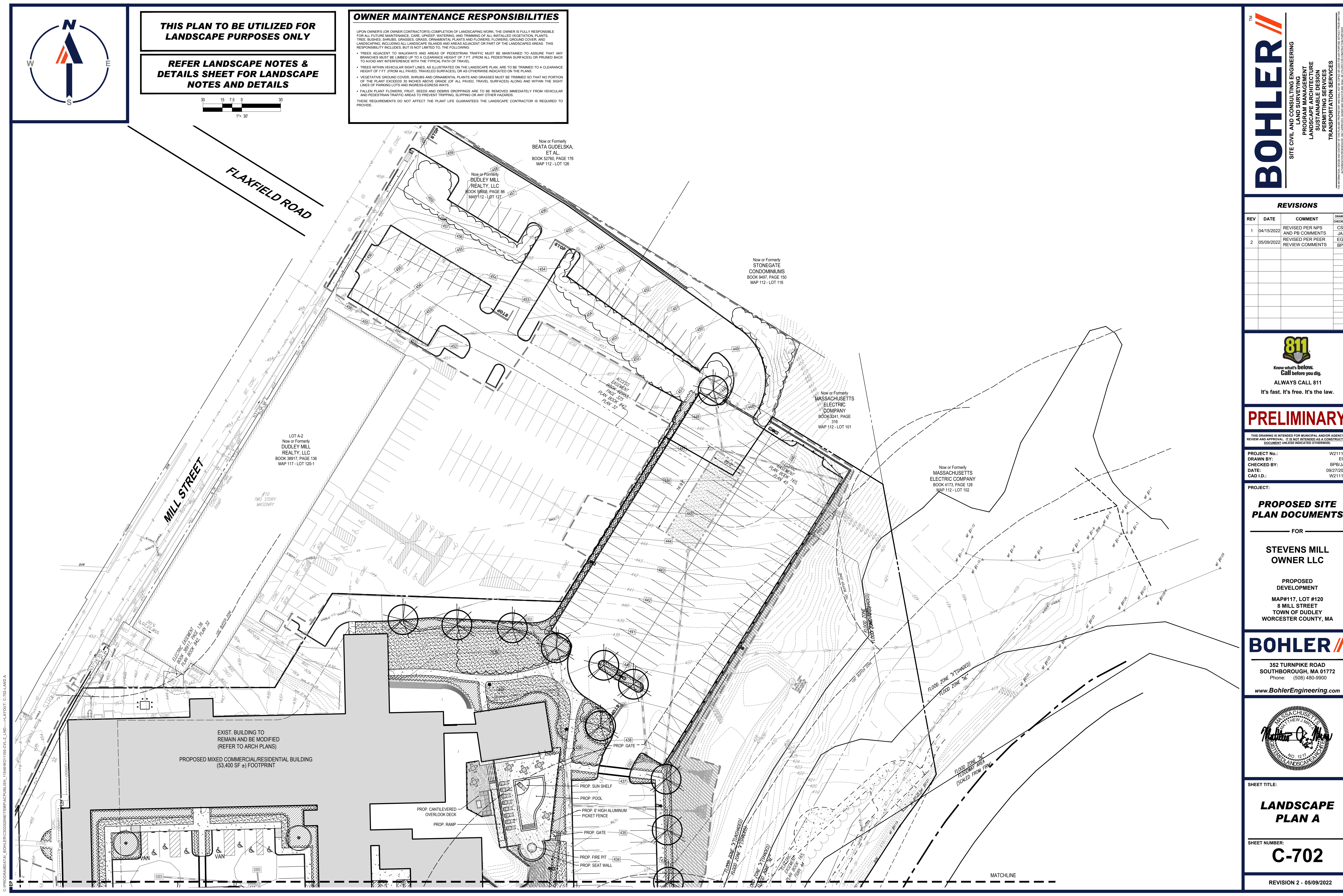


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SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

STEVENS MILL
OWNER LLC

PROPOSED
DEVELOPMENT
MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

LANDSCAPE PLAN A

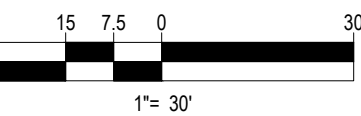
SHEET NUMBER:

C-702

REVISION 2 - 05/09/2022



MATCHLINE



THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS

MILL STREET

Now or Formerly
SARAH REILLY
BOOK 45328, PAGE 374
MAP 117 - LOT 122

Now or Formerly
NWF REALTY
TRUST
BOOK 63815, PAGE 193
MAP 117 - LOT 128

Now or Formerly
NEW ENGLAND REALTY
VENTURES, LLC
BOOK 62543, PAGE 63
MAP 117 - LOT 127

Now or Formerly
MASSACHUSETTS
ELECTRIC COMPANY
BOOK 34323, PAGE 111
PLAN BOOK 867, PLAN
MAP 117 - LOT 128

Now or Formerly
STEVENS MILL
OWNER, LLC
BOOK 62958, PAGE 320
MAP 117 - LOT 120-3

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UNKIP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE TRIMMED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND THROUGH-DRIVEWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	04/15/2022	REVISED PER NPS AND PE COMMENTS	CSE
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	JAK EGP BFB



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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211100
DRAWN BY: EGP
CHECKED BY: BFB/JAK
DATE: 09/27/2024
CAD ID: W211100

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR

**STEVENS MILL
OWNER LLC**

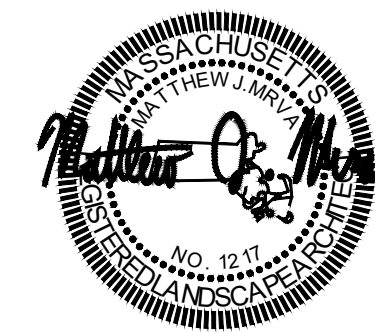
PROPOSED
DEVELOPMENT

MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

**LANDSCAPE
PLAN B**

SHEET NUMBER:

C-703

REVISION 2 - 05/09/2022

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

- 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

- 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
- 2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF ROCKS, LOGS, BRANCHES, LIMBS, TWIGS, WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 3" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
- 2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN CROP SEED.
- 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.
- 2.5. FERTILIZER
- 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 2.6. PLANT MATERIAL
- 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CONCEALED, SHALL BE REJECTED. PLANTS SHALL NOT BE FOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 17" ABOVE THE NATURAL GRADE.
- 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- 2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

- 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

- 4.1. BEFORE AND DURING PERMANENT GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT, ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY.
- 4.3. CONTRACTOR SHALL WATER EXISTING TREES AS NECESSARY TO PREVENT SHOCK OR DECLINE.
- 4.4. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

- 5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- 5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUIV. MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- 5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

- 6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY BE REQUIRED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- 6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE FINAL MIX. SUBSISTANT MIX SUBSIES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

- 7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- 7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1½").
- 7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- 7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

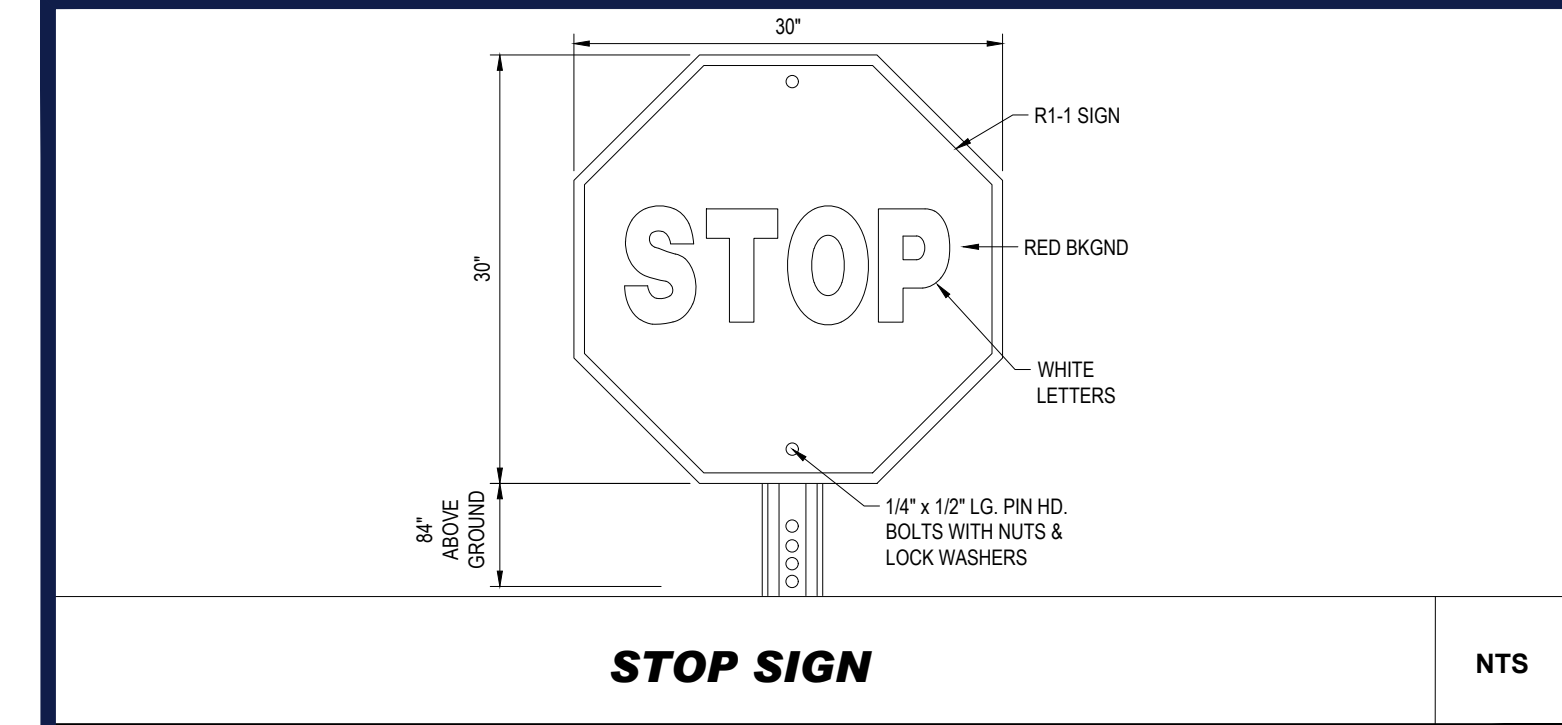
- 8.1. CONTRACTOR SHALL PROVIDE A 3" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED OR COMPACTED THICKNESS.
- 8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- 8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6-A]).
- 8.4.1. 20 POUNDS GROW-PRO OR APPROVED SOIL CONDITIONER/FERTILIZER.
- 8.4.2. 20 POUNDS NITRO-POWER (COURSE) 38-0-0 BLUE CHOP OR APPROVED NITROGEN FERTILIZER.
- 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

- 9.1. INSURE THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL DELIVER PLANT MATERIAL TO THE SITE AND PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- 9.2

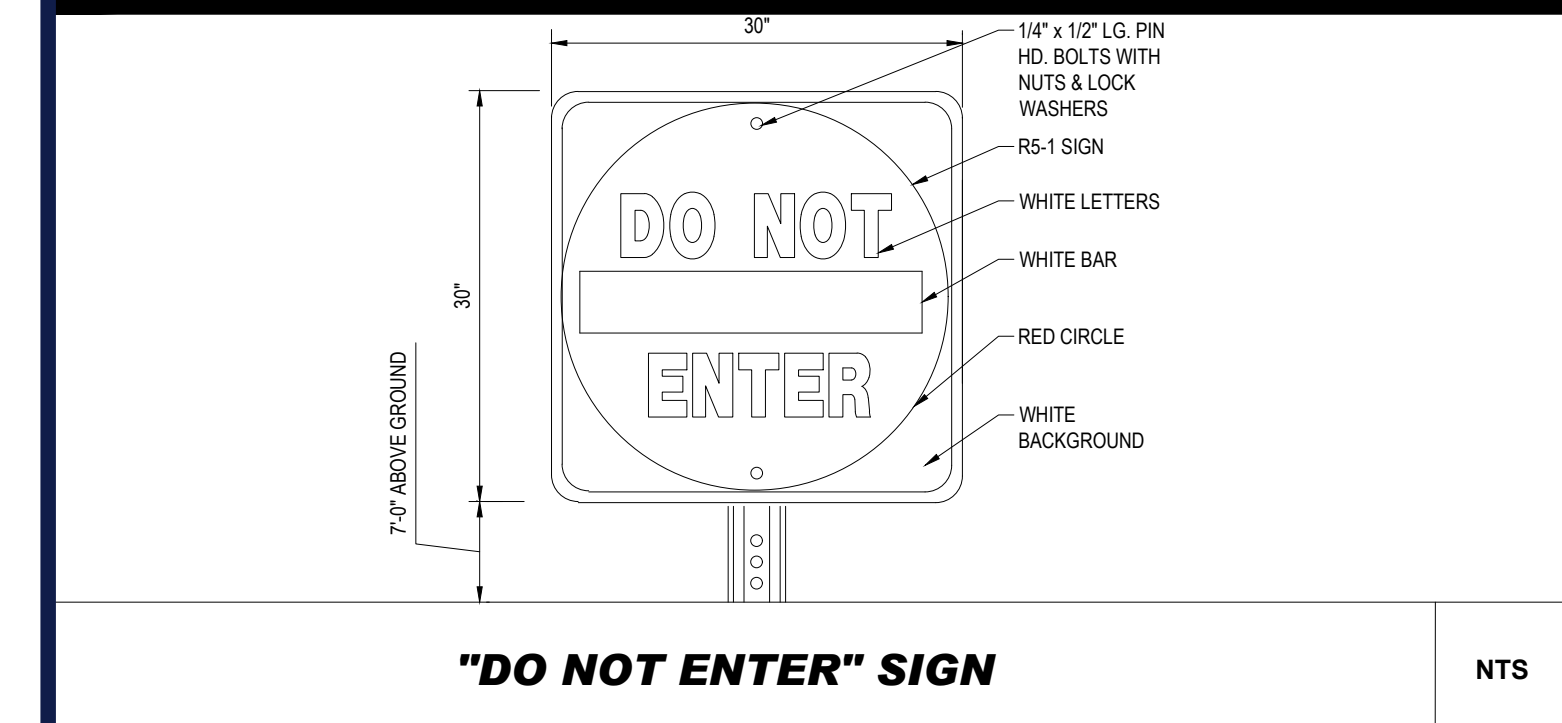
- DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEATED IN W/TH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- 9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- 9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-Biodegradable MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITTS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
- 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- 9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL

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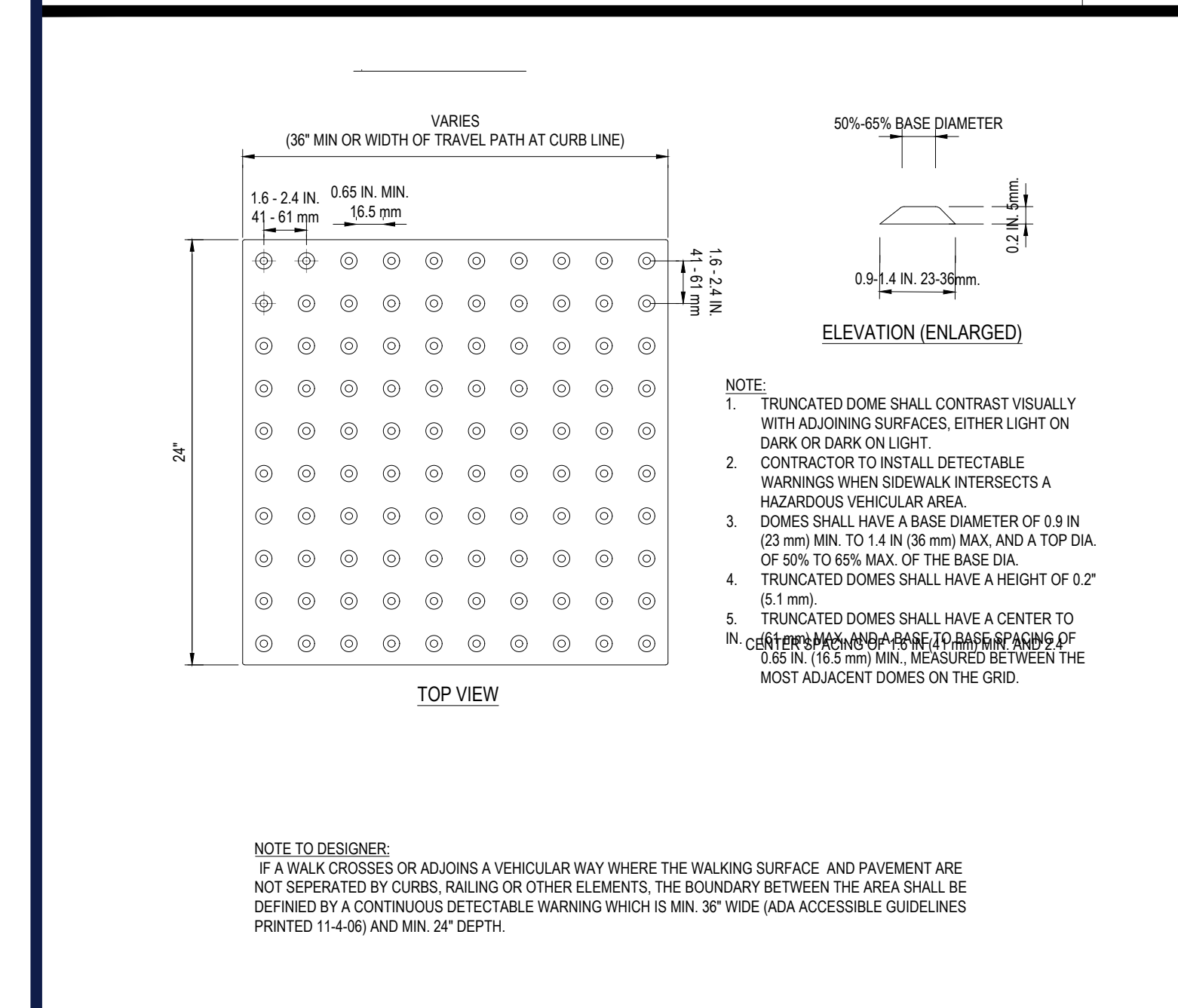
STOP SIGN

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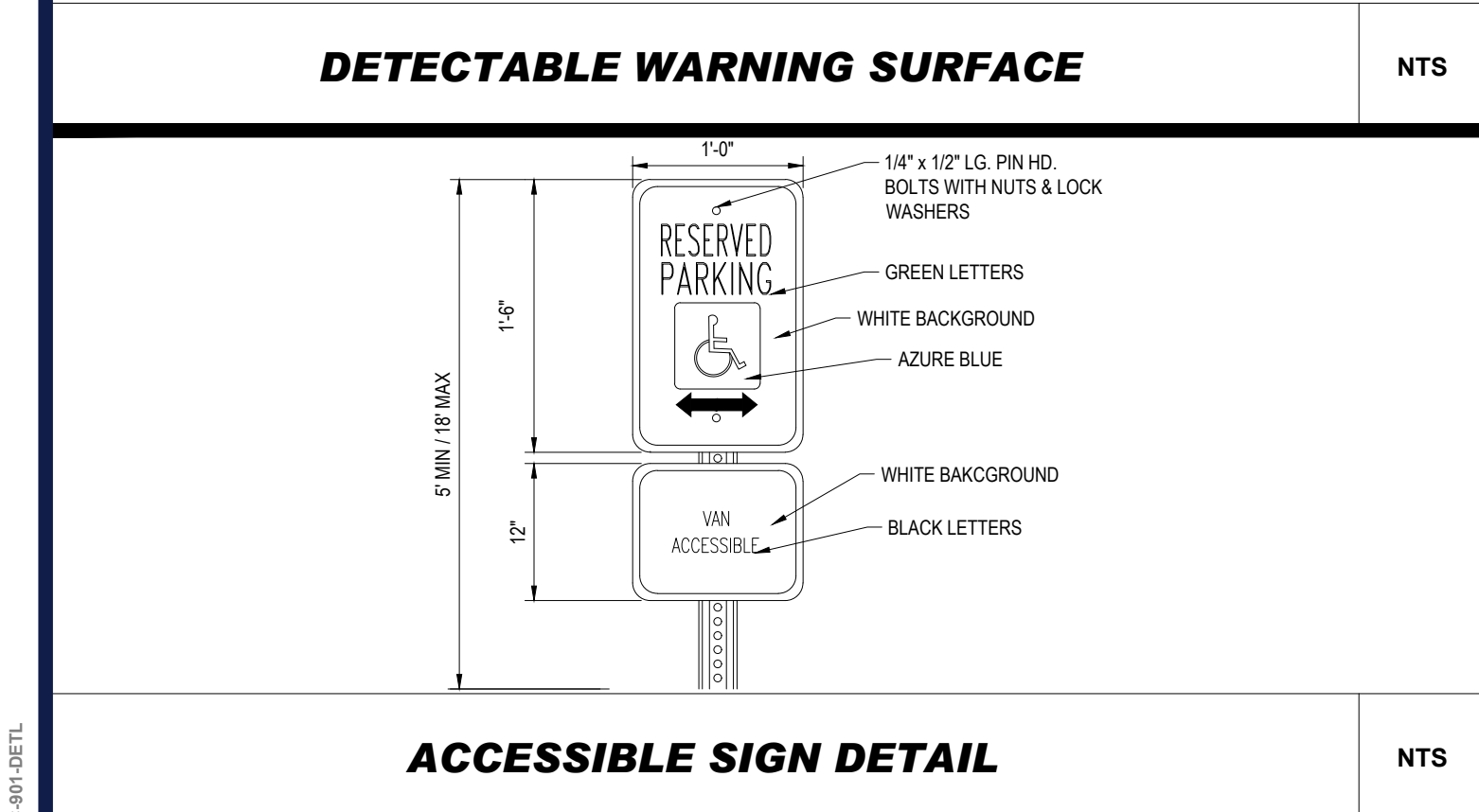
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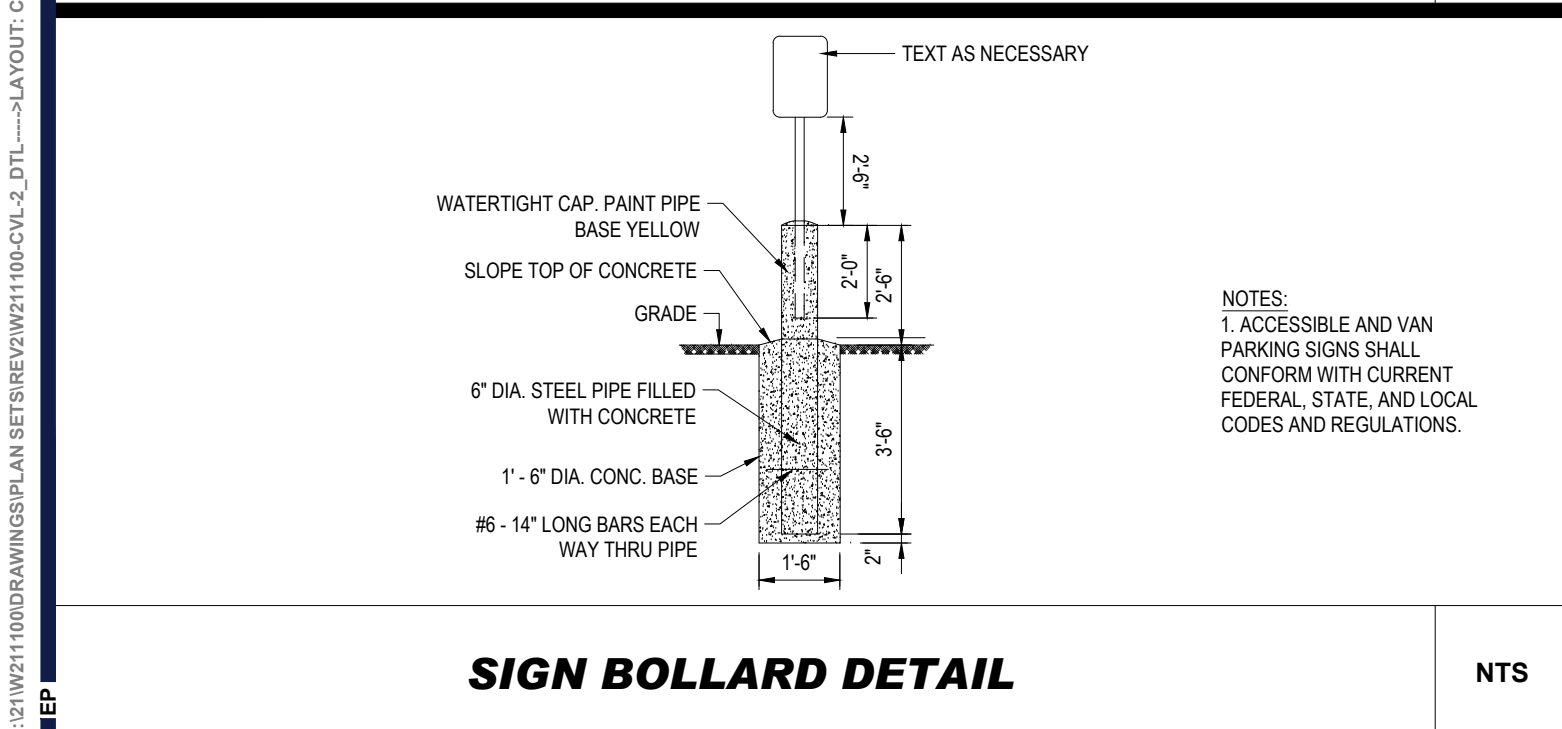
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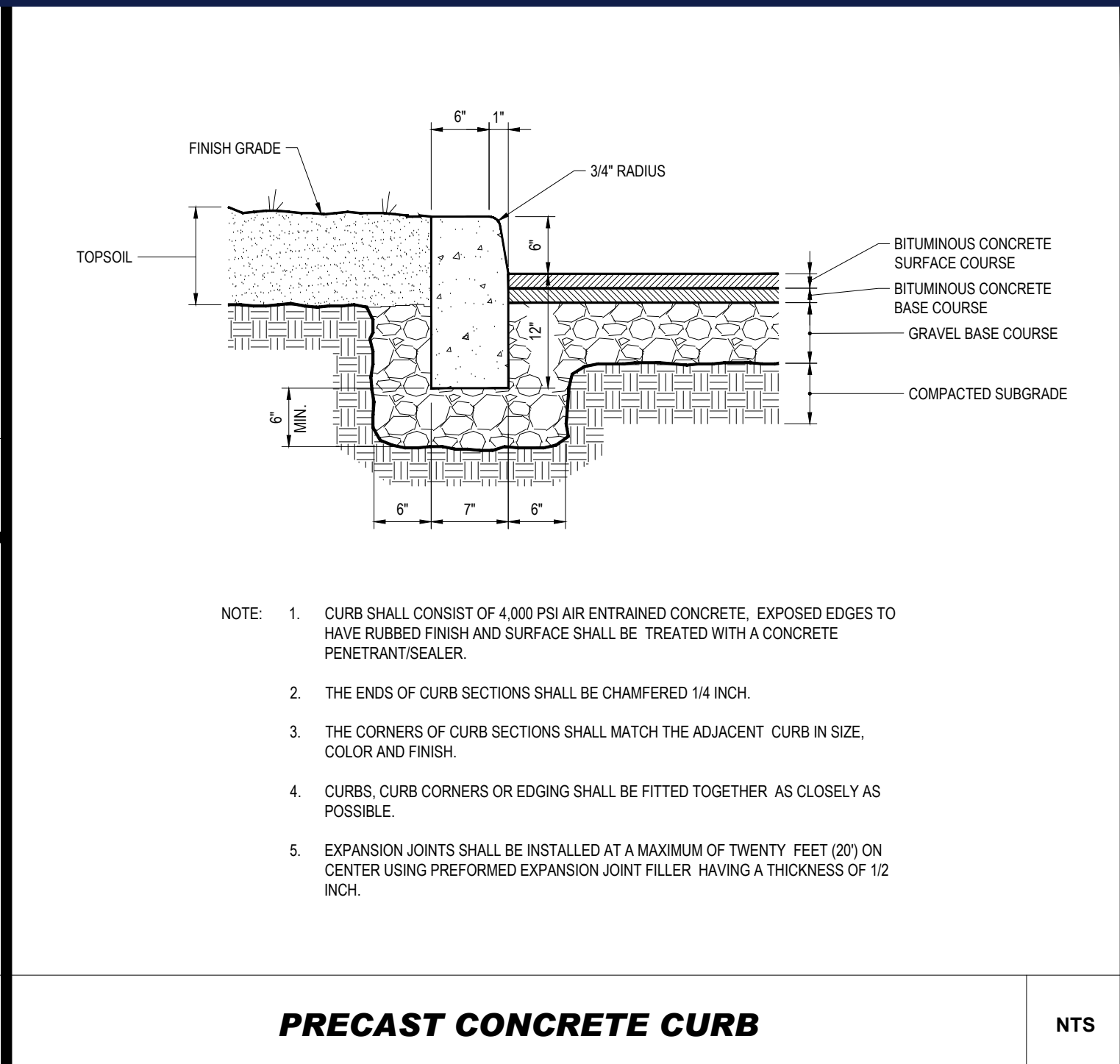
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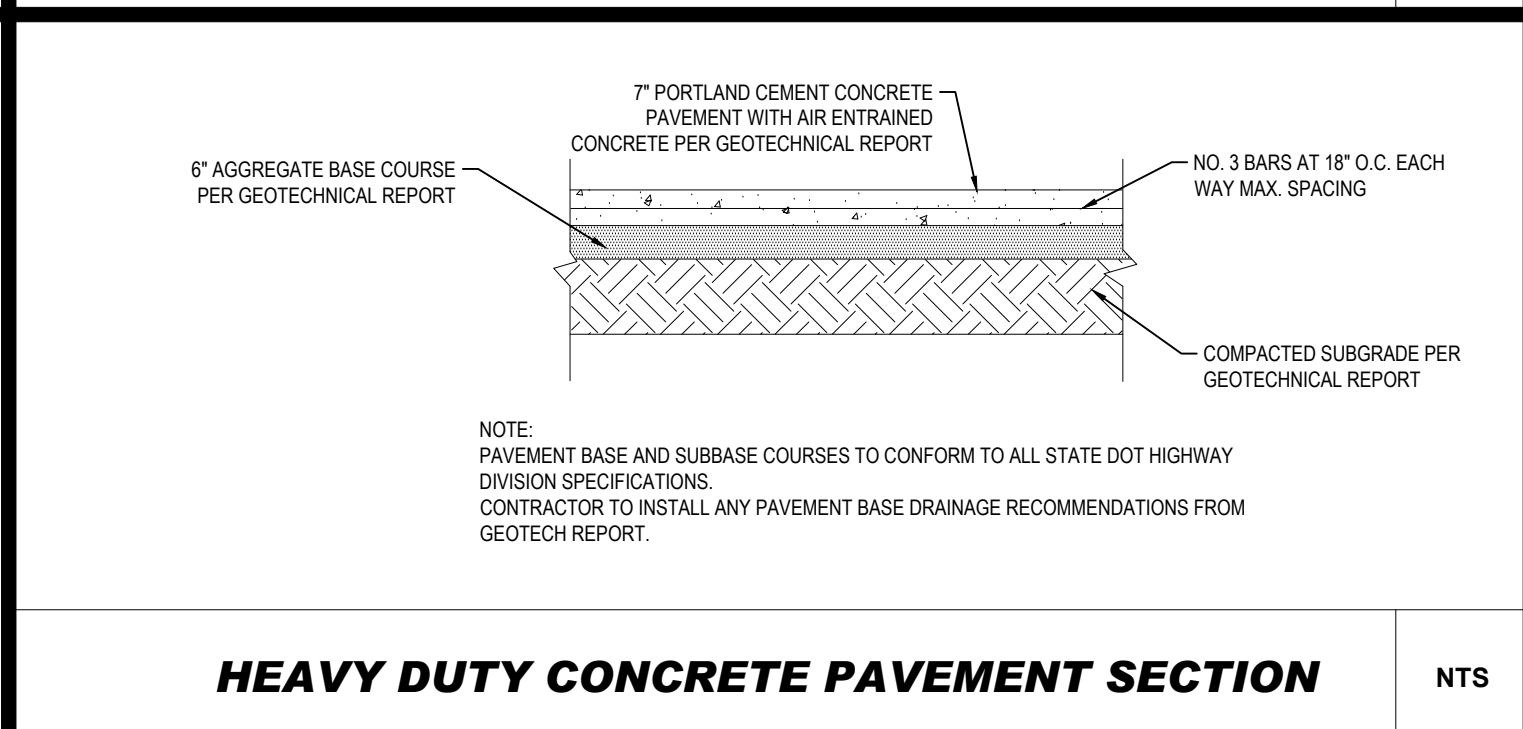
SIGN BOLLARD DETAIL

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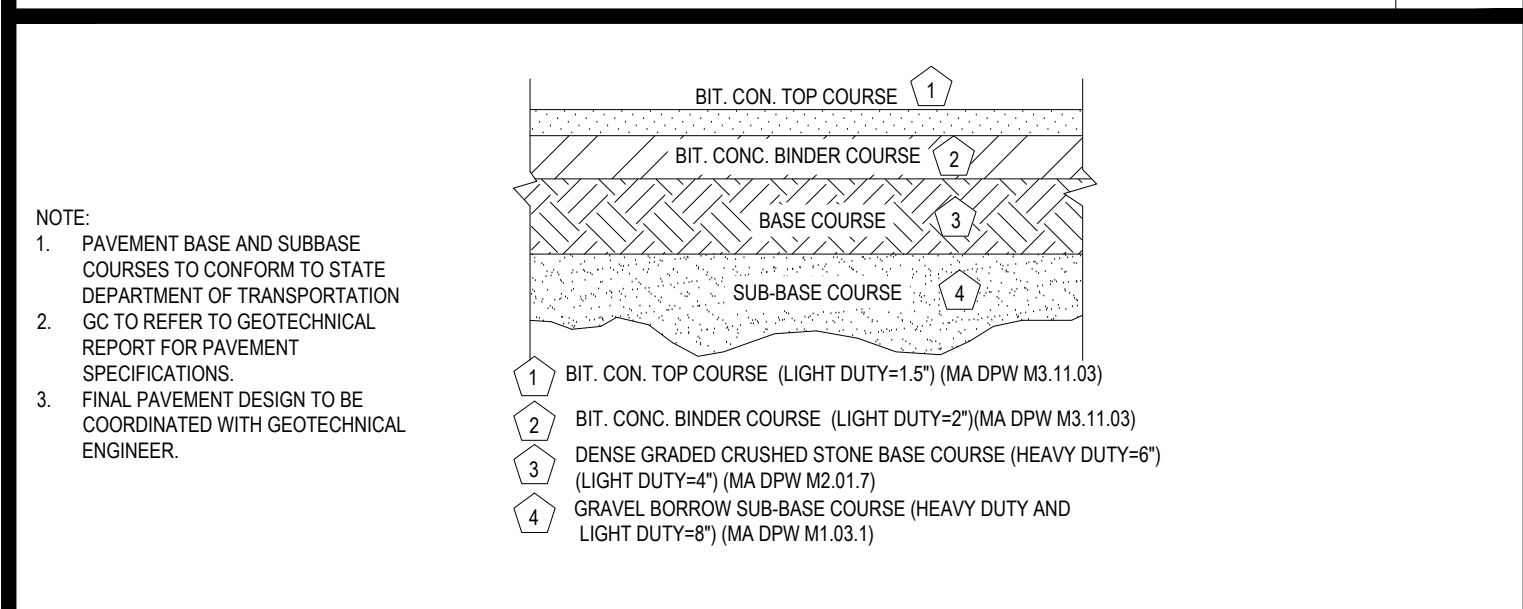
PRECAST CONCRETE CURB

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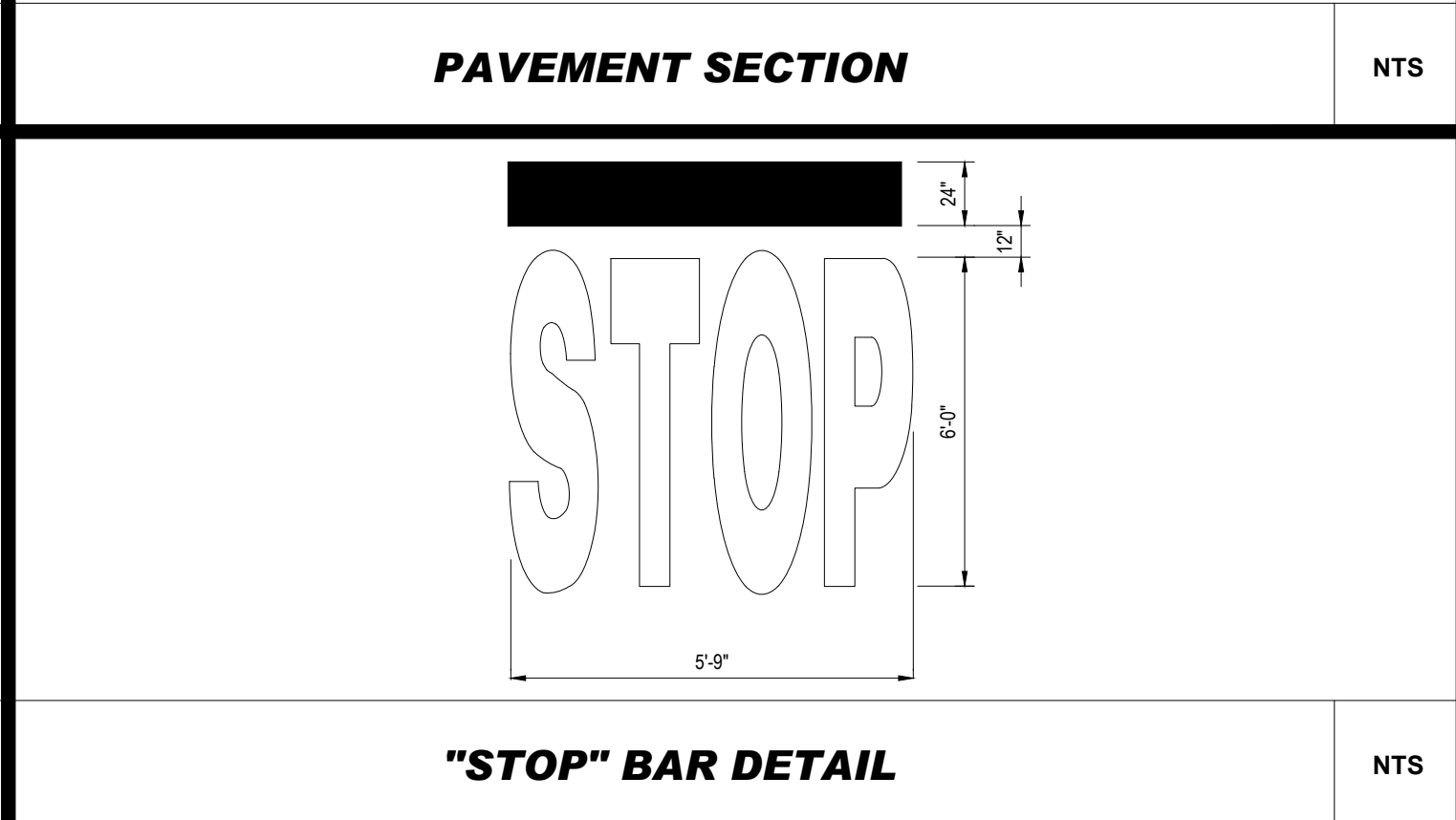
HEAVY DUTY CONCRETE PAVEMENT SECTION

NTS



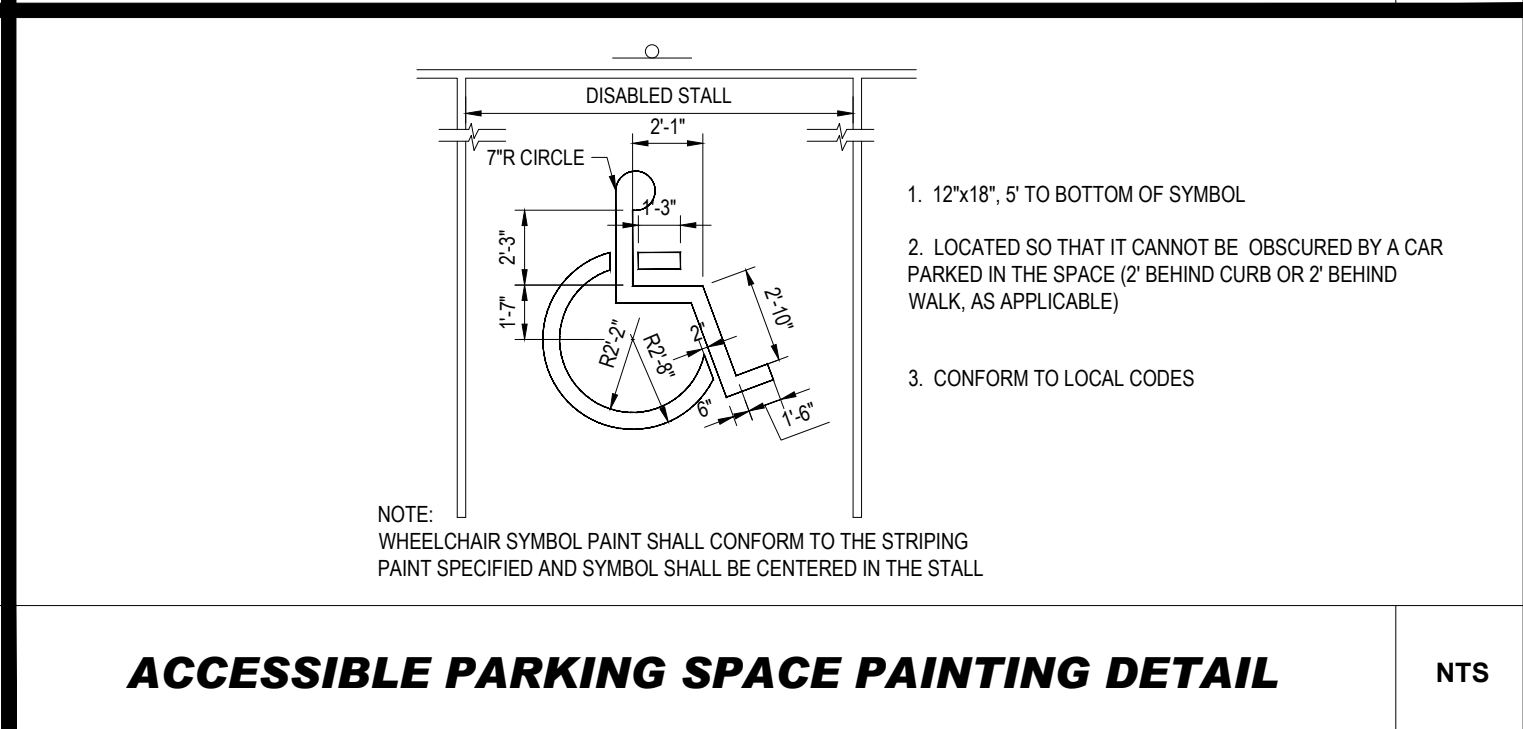
PAVEMENT SECTION

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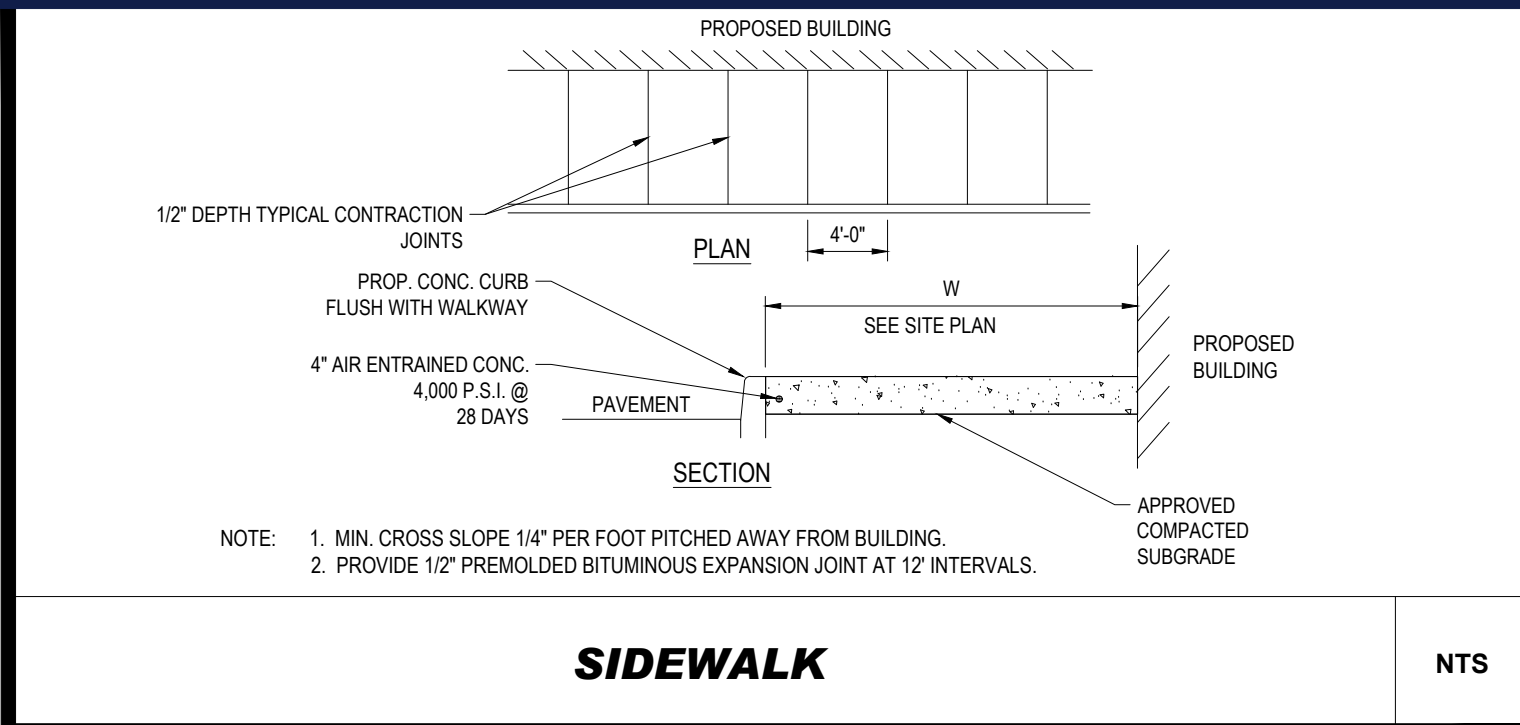
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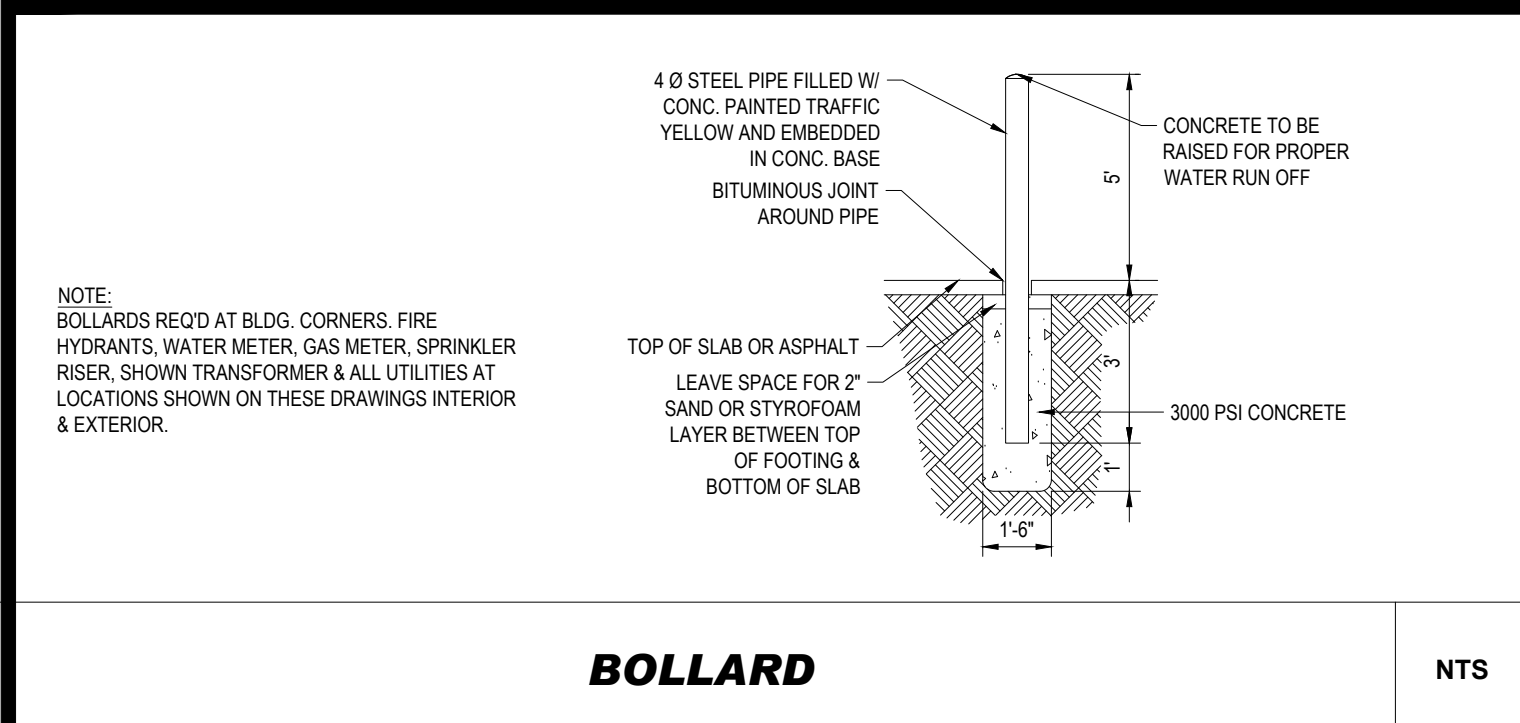
ACCESSIBLE PARKING SPACE PAINTING DETAIL

NTS



SIDEWALK

NTS

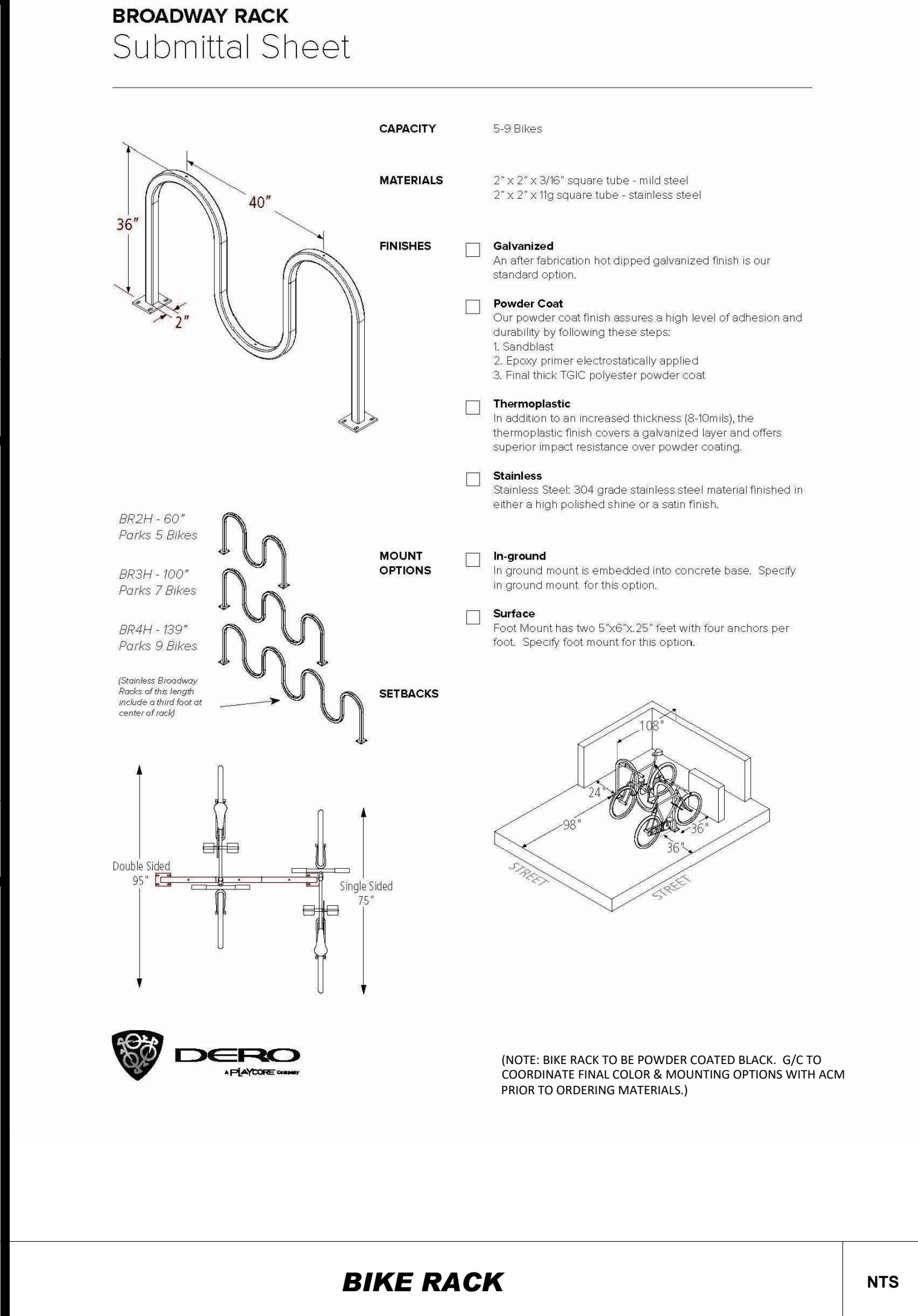


BOLLARD

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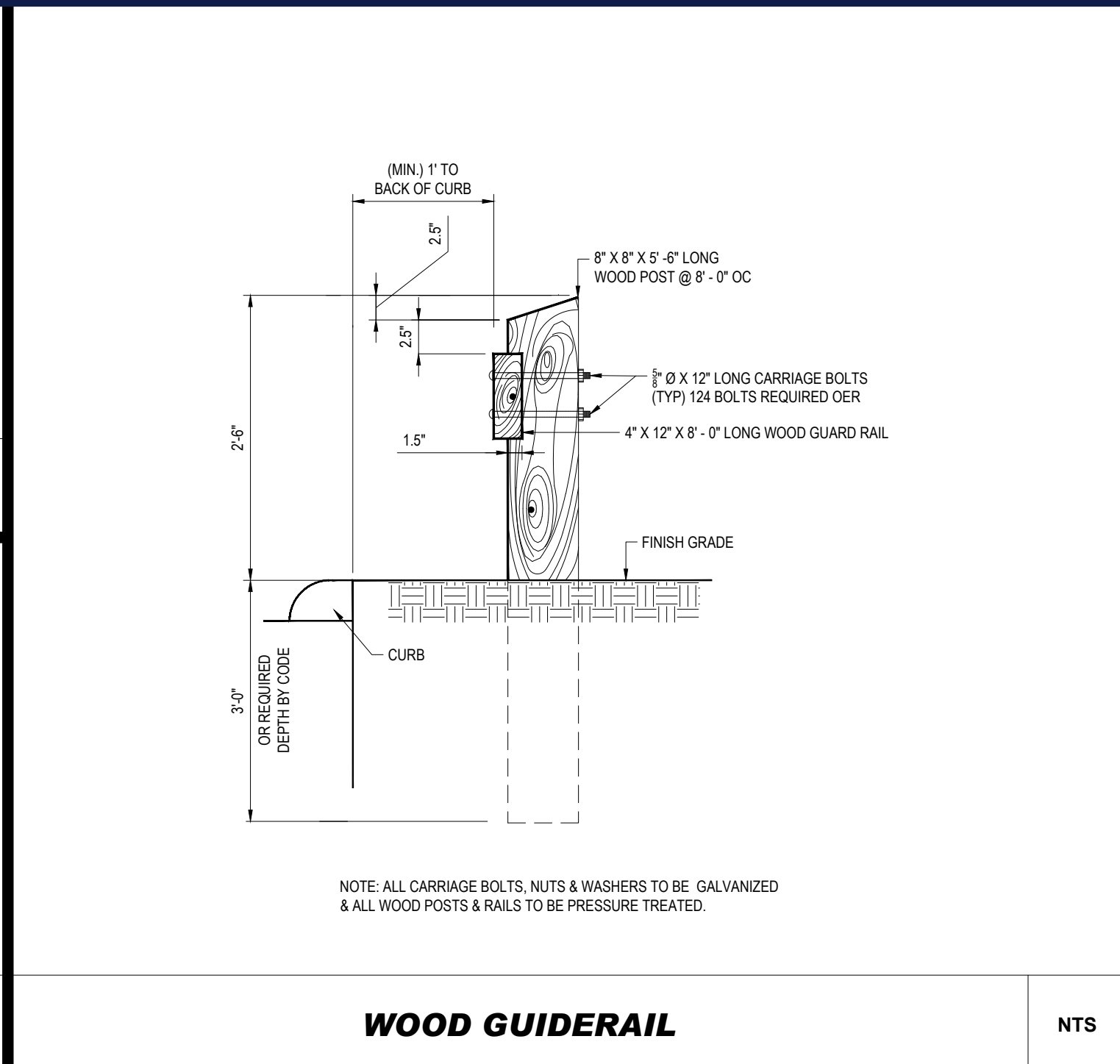


BROADWAY RACK Submittal Sheet



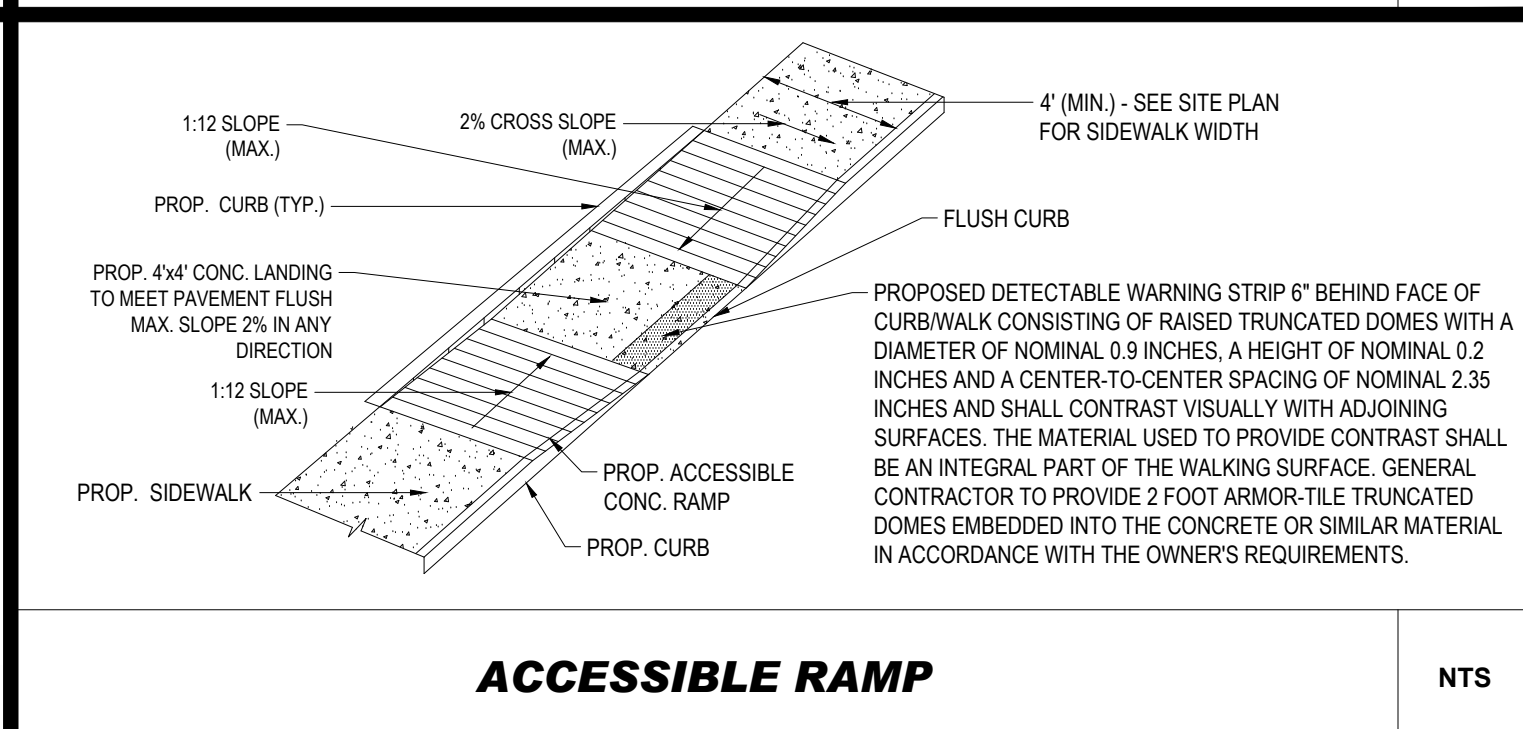
BIKE RACK

NTS



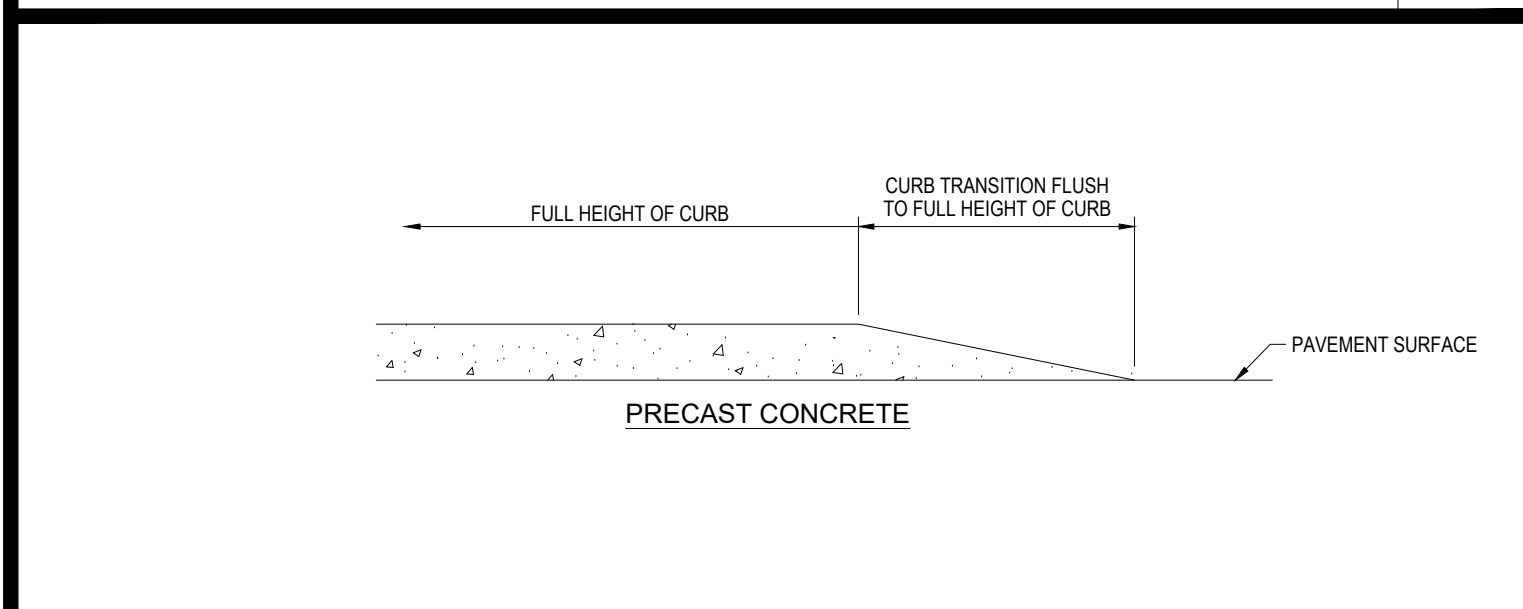
WOOD GUIDERAIL

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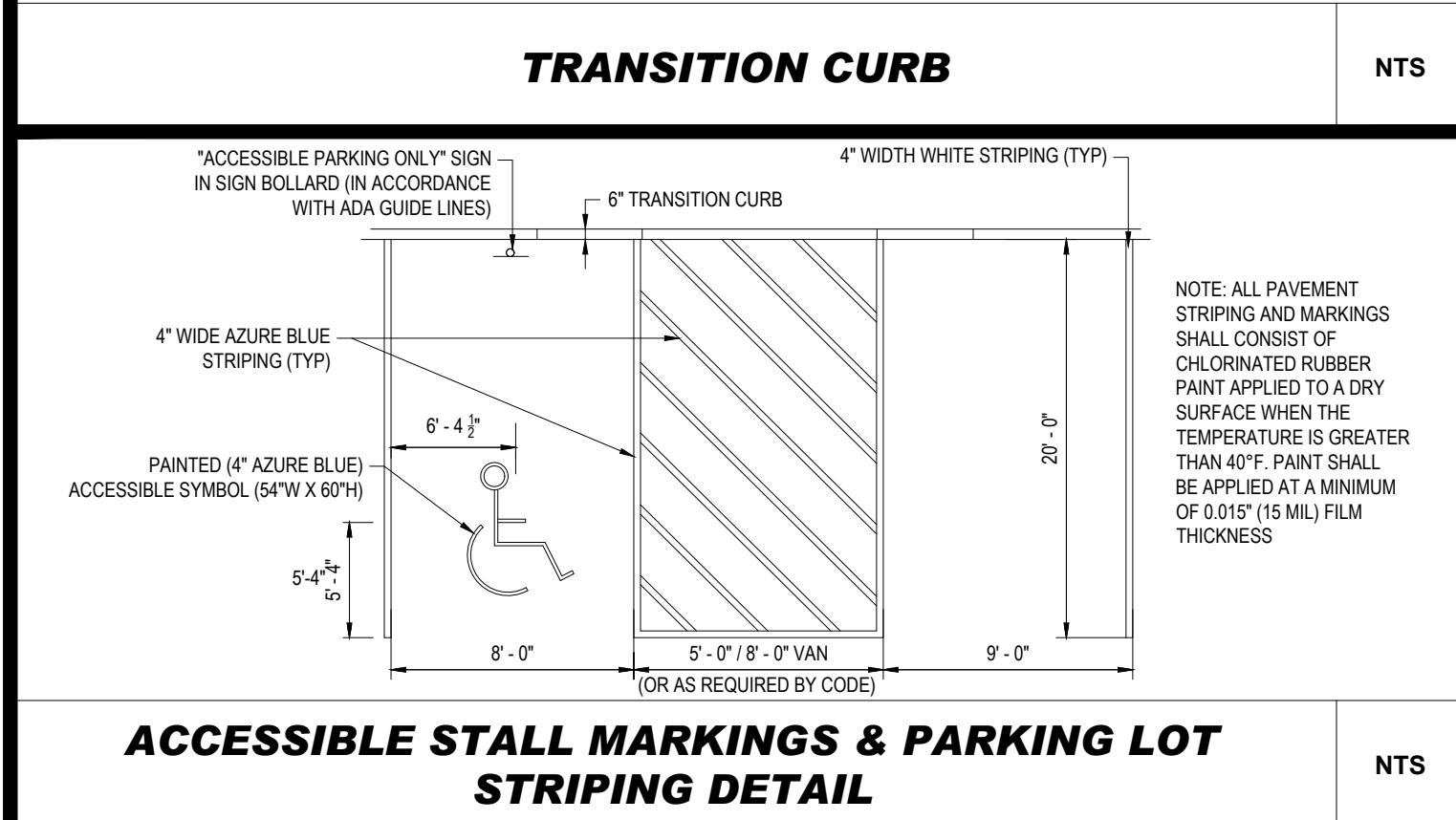
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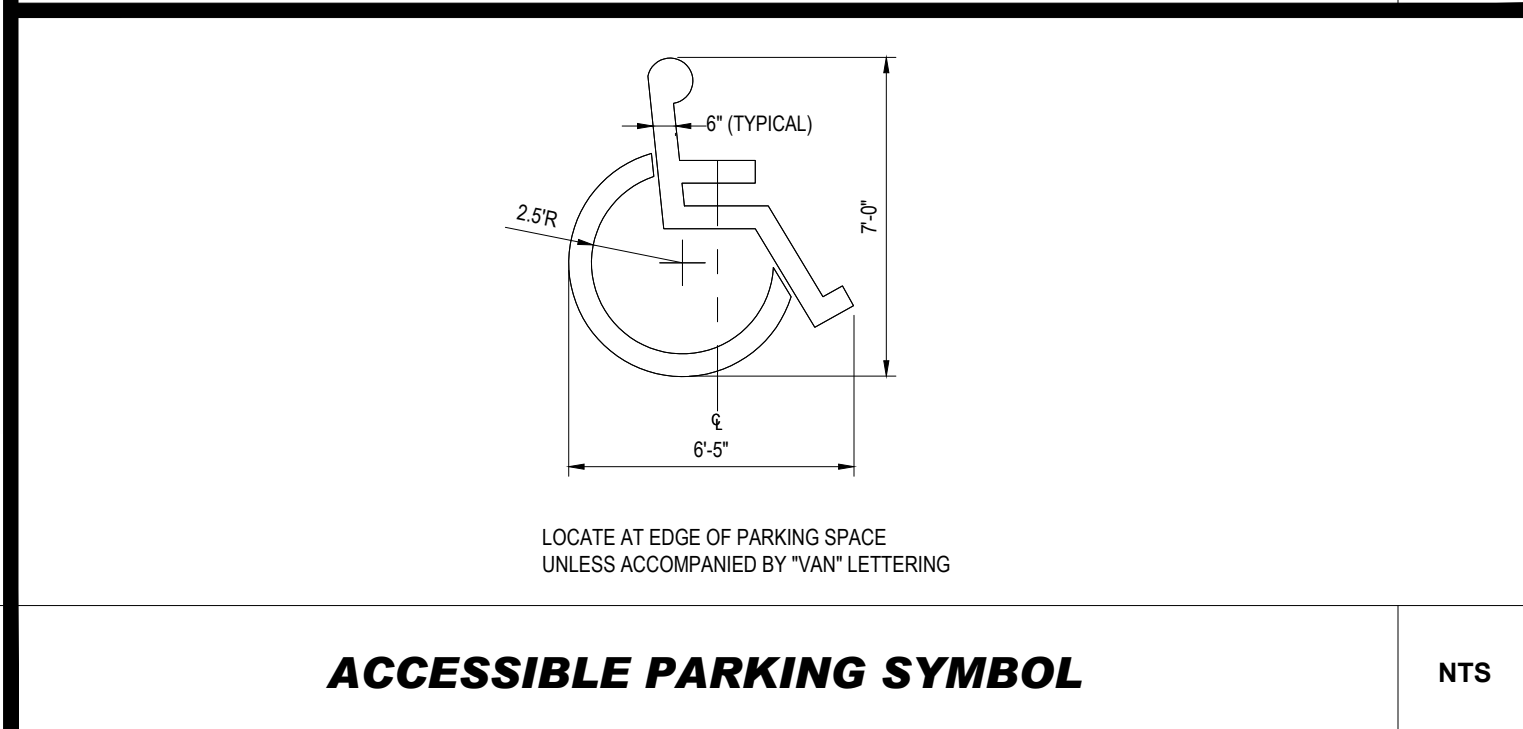
TRANSITION CURB

NTS



ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

NTS



ACCESSIBLE PARKING SYMBOL

NTS

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	REVIEWED BY	CHECKED BY
1	04/15/2022	REVISED PER NPS AND PB COMMENTS	EGP	JAK
2	05/09/2022	REVISED PER PEER REVIEW COMMENTS	EGP	BFB

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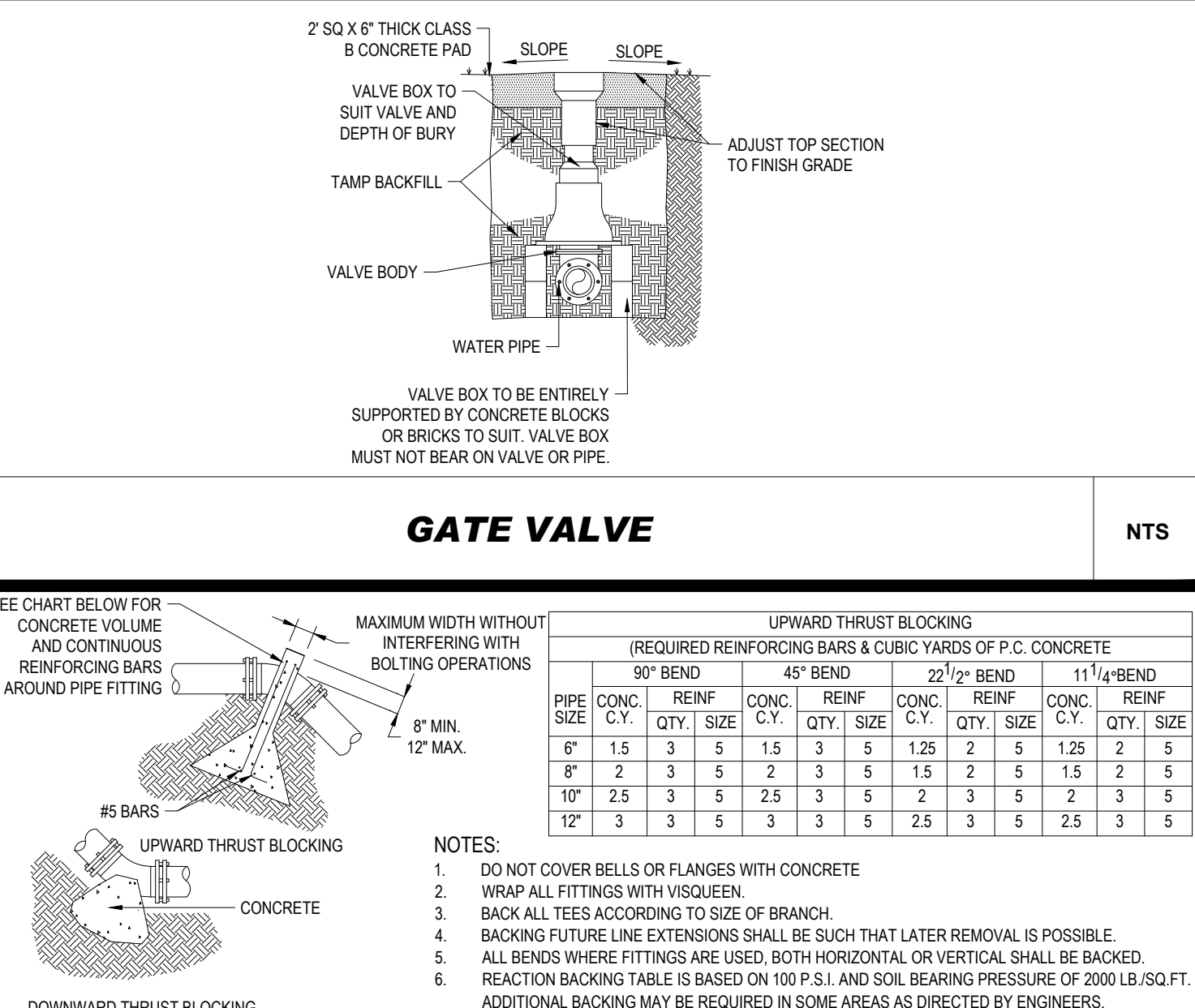
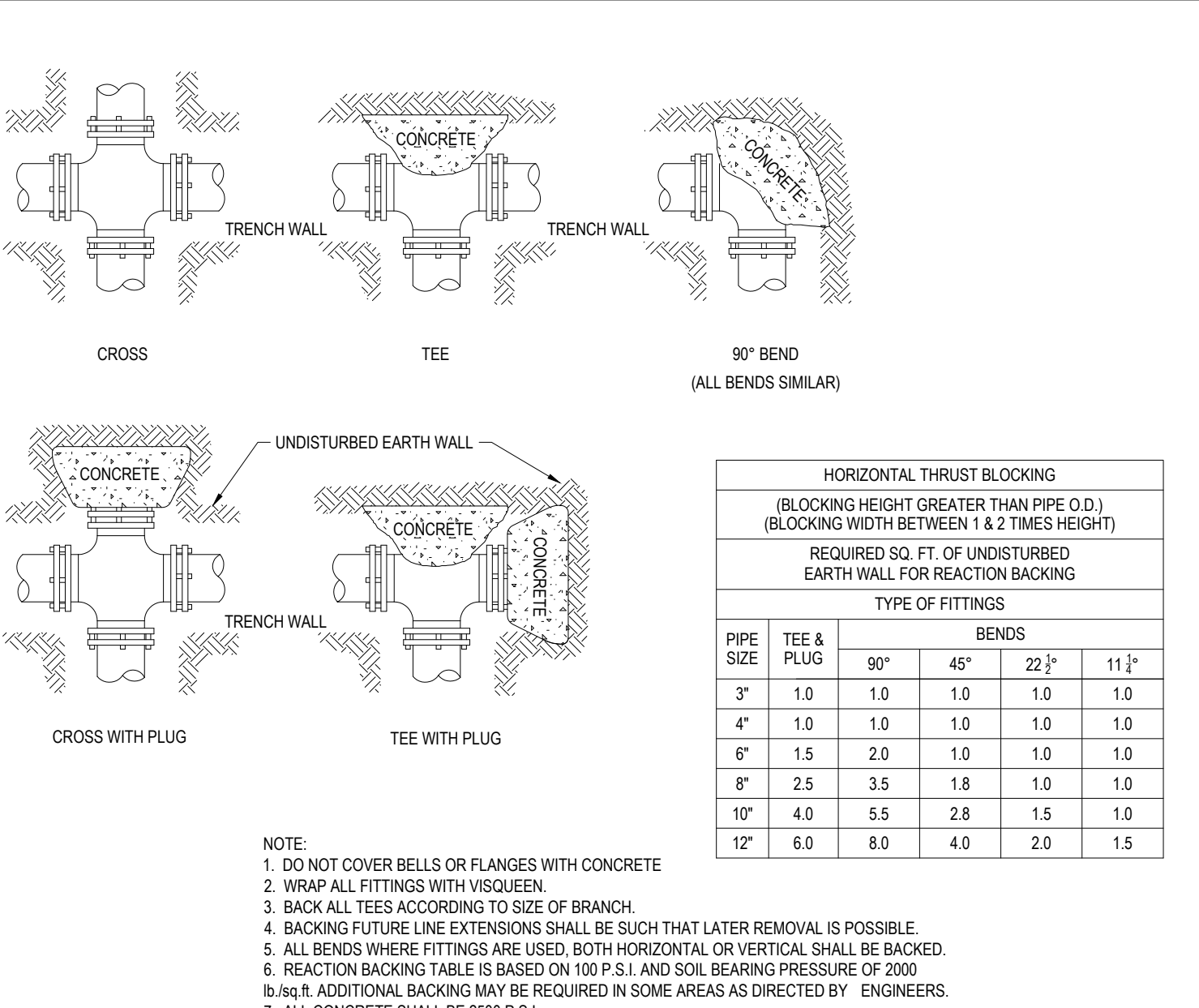
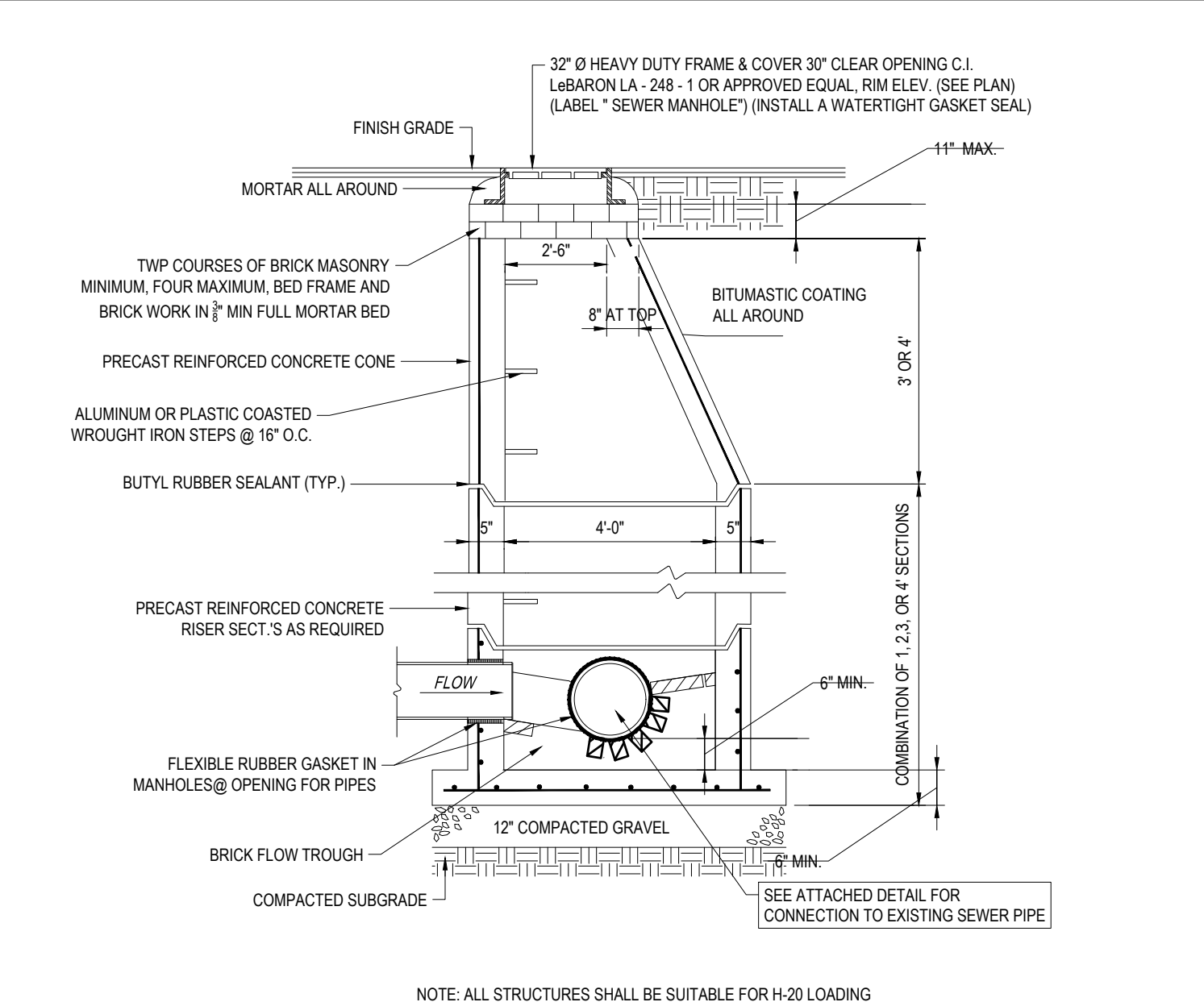
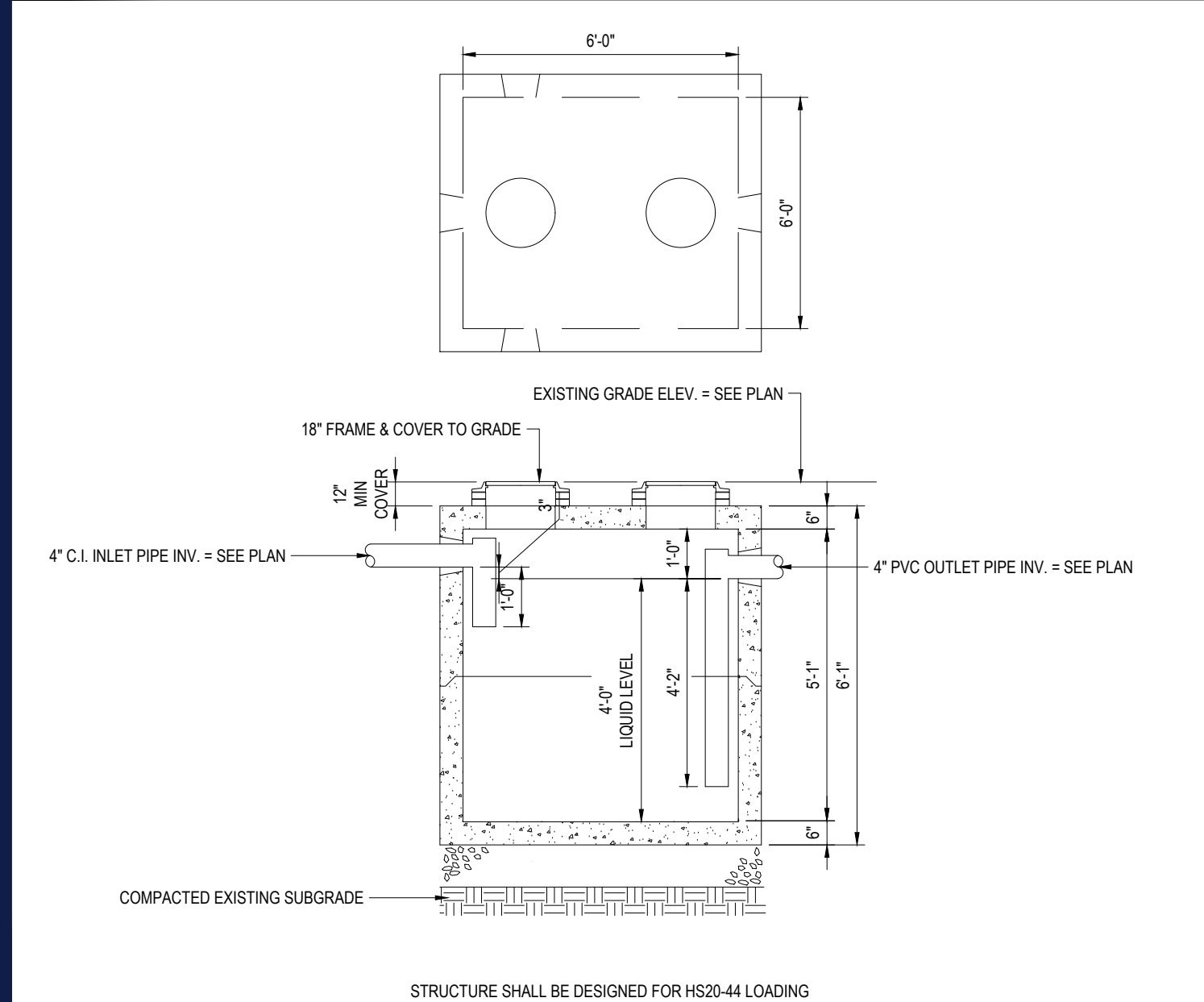
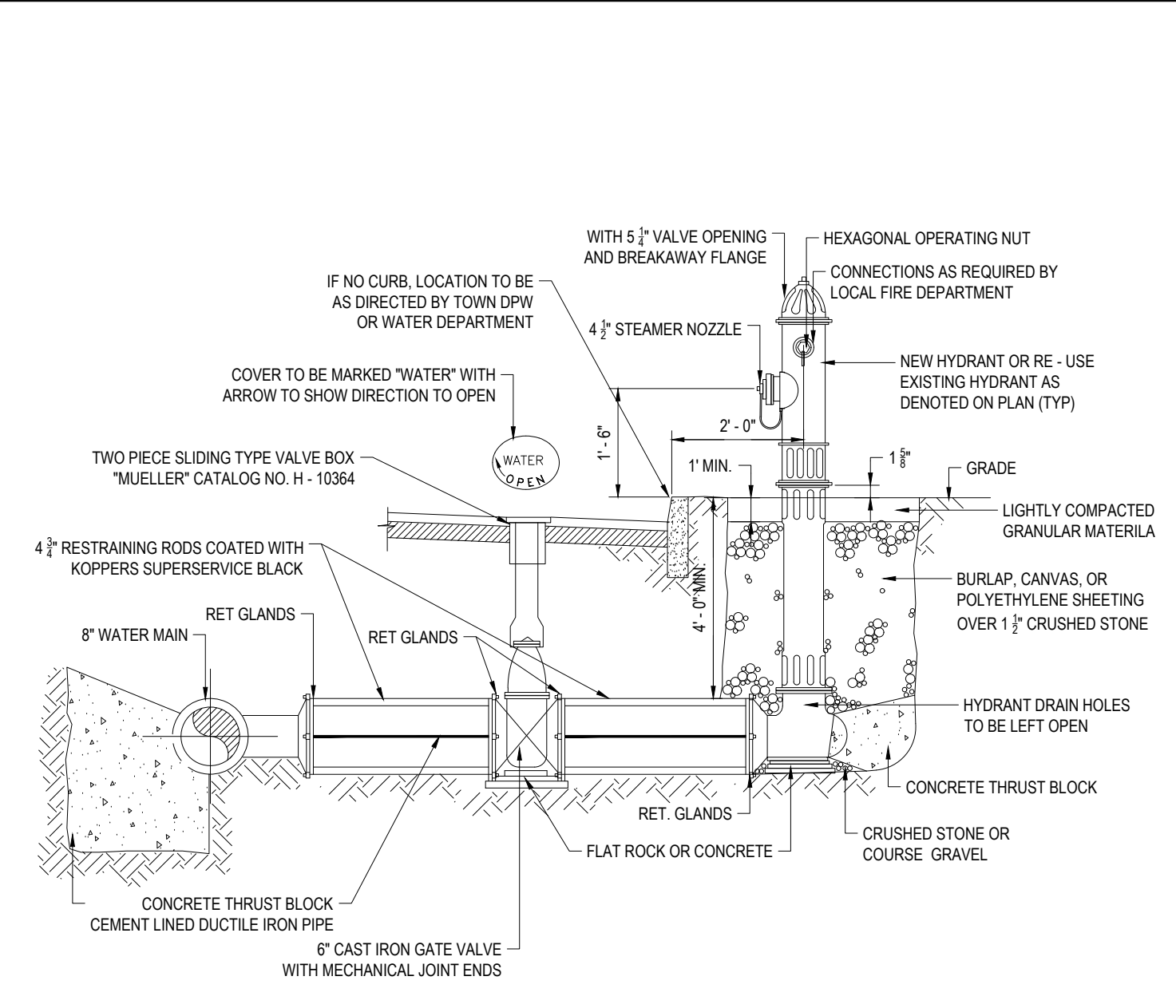
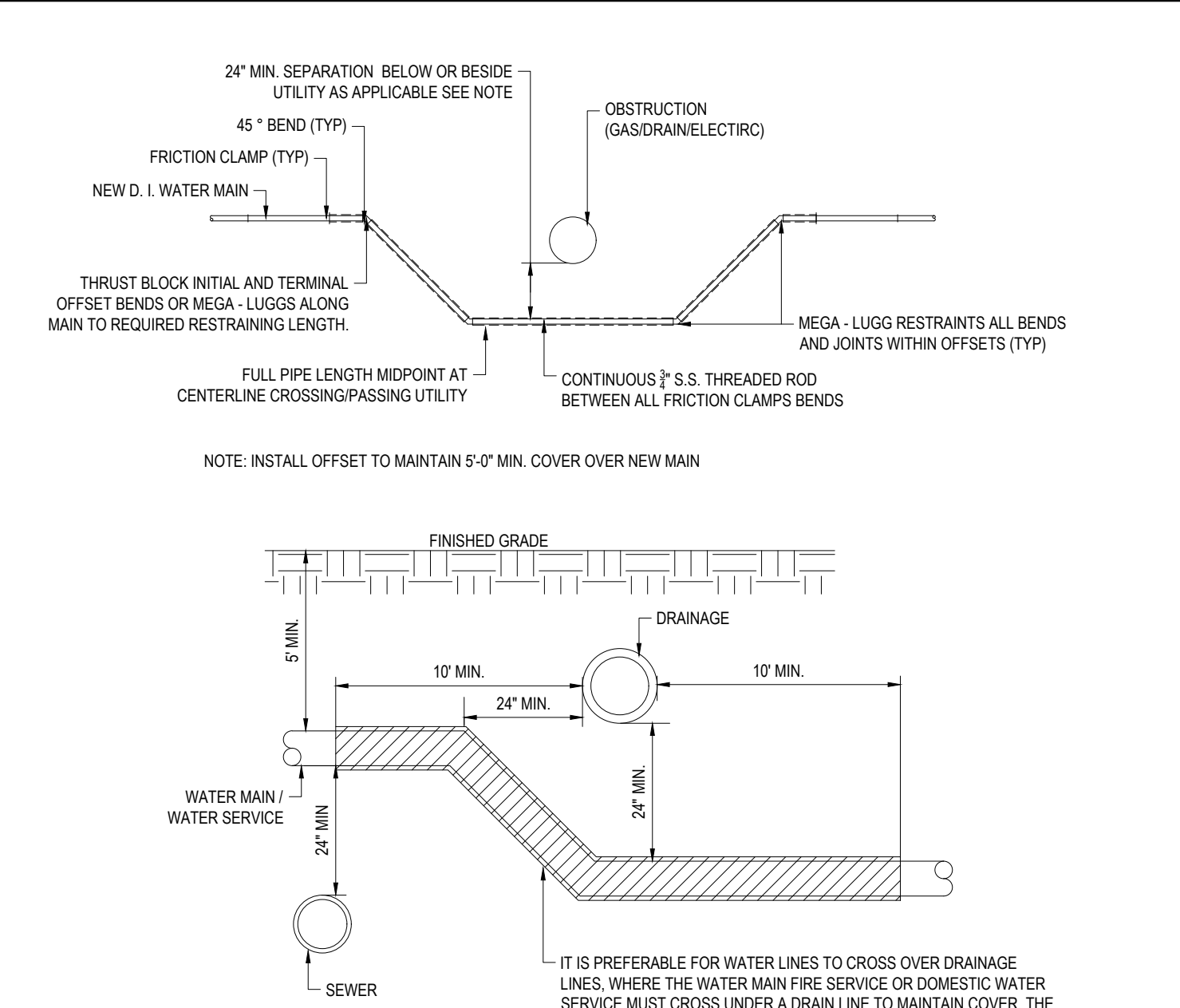
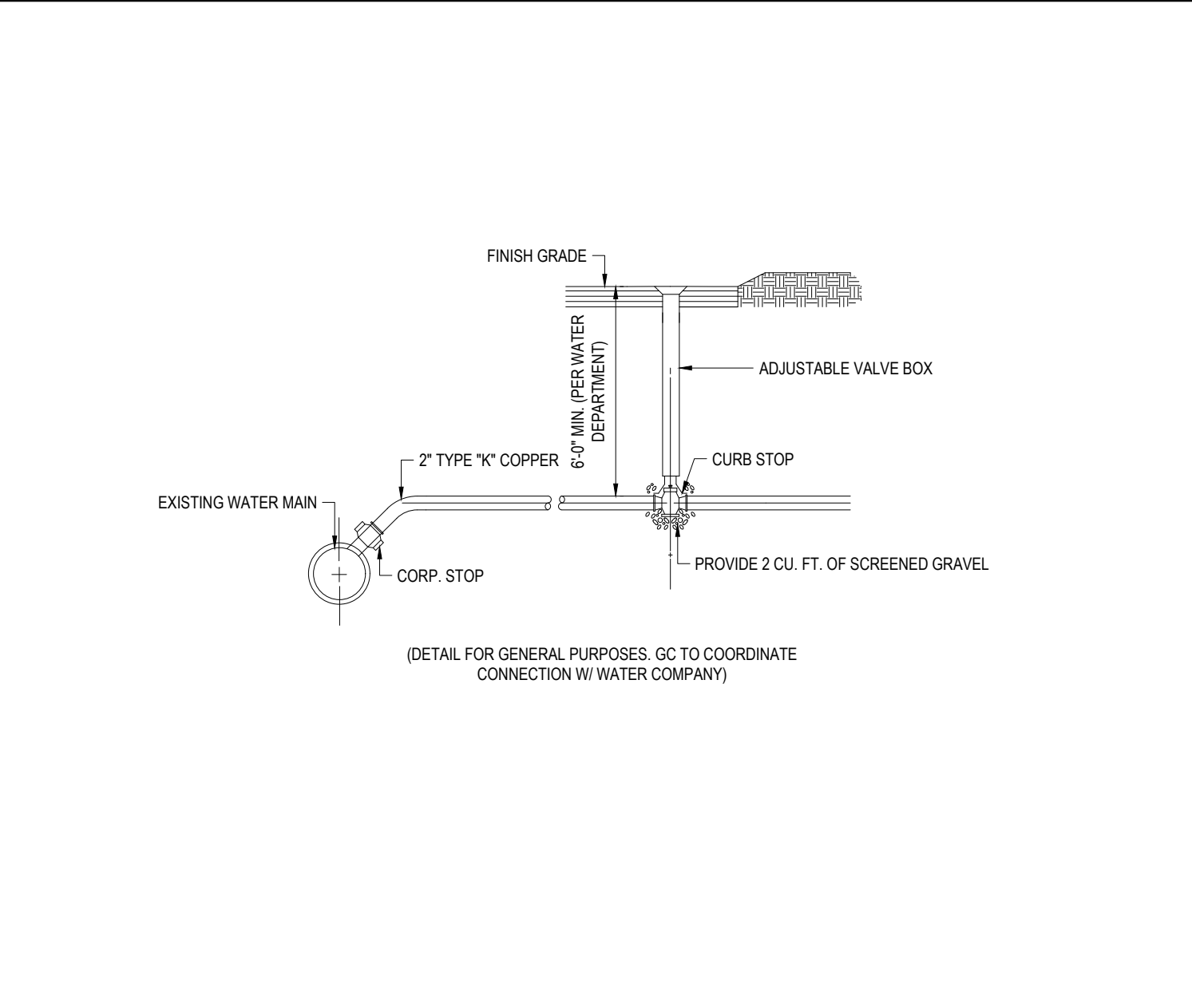
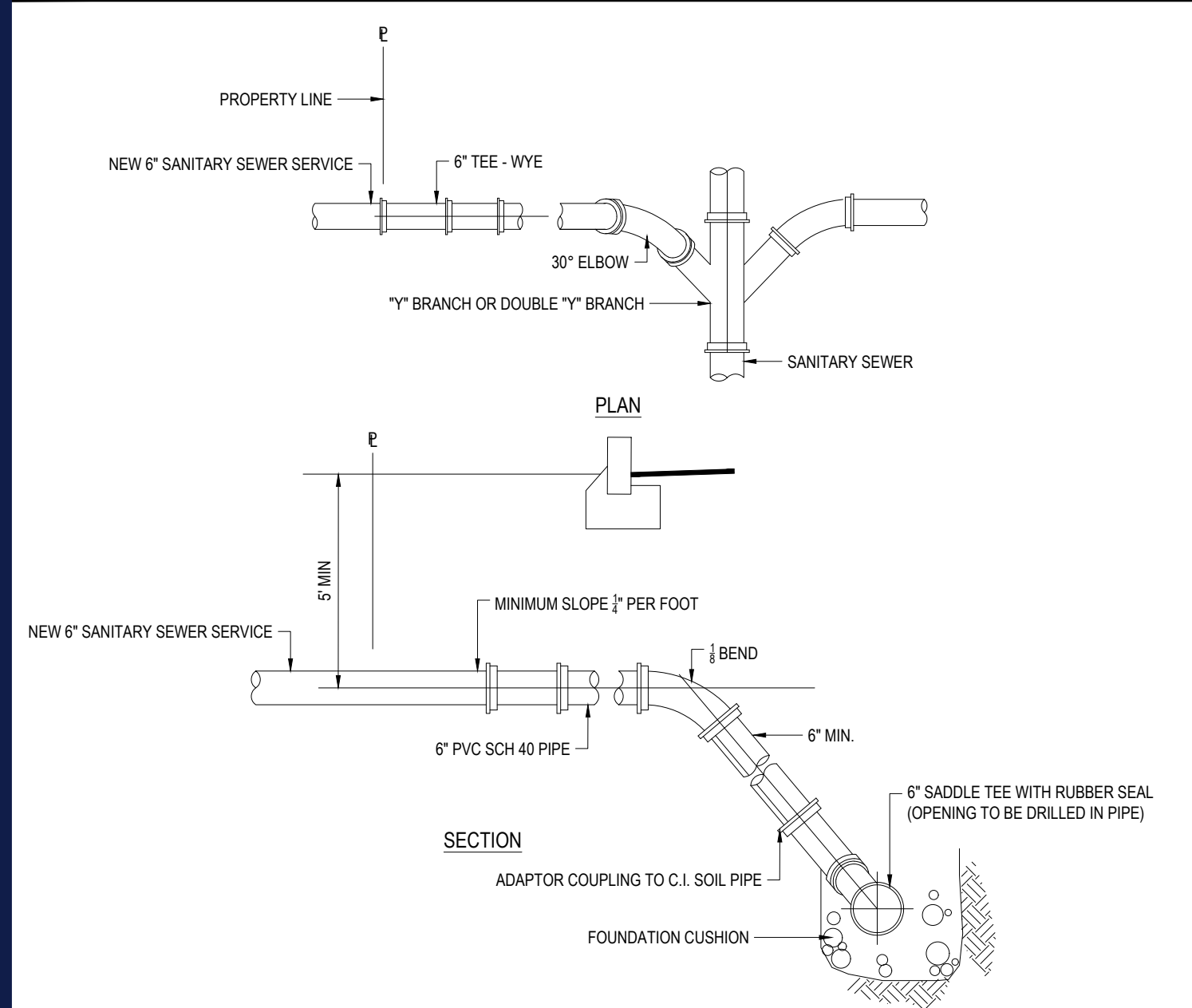
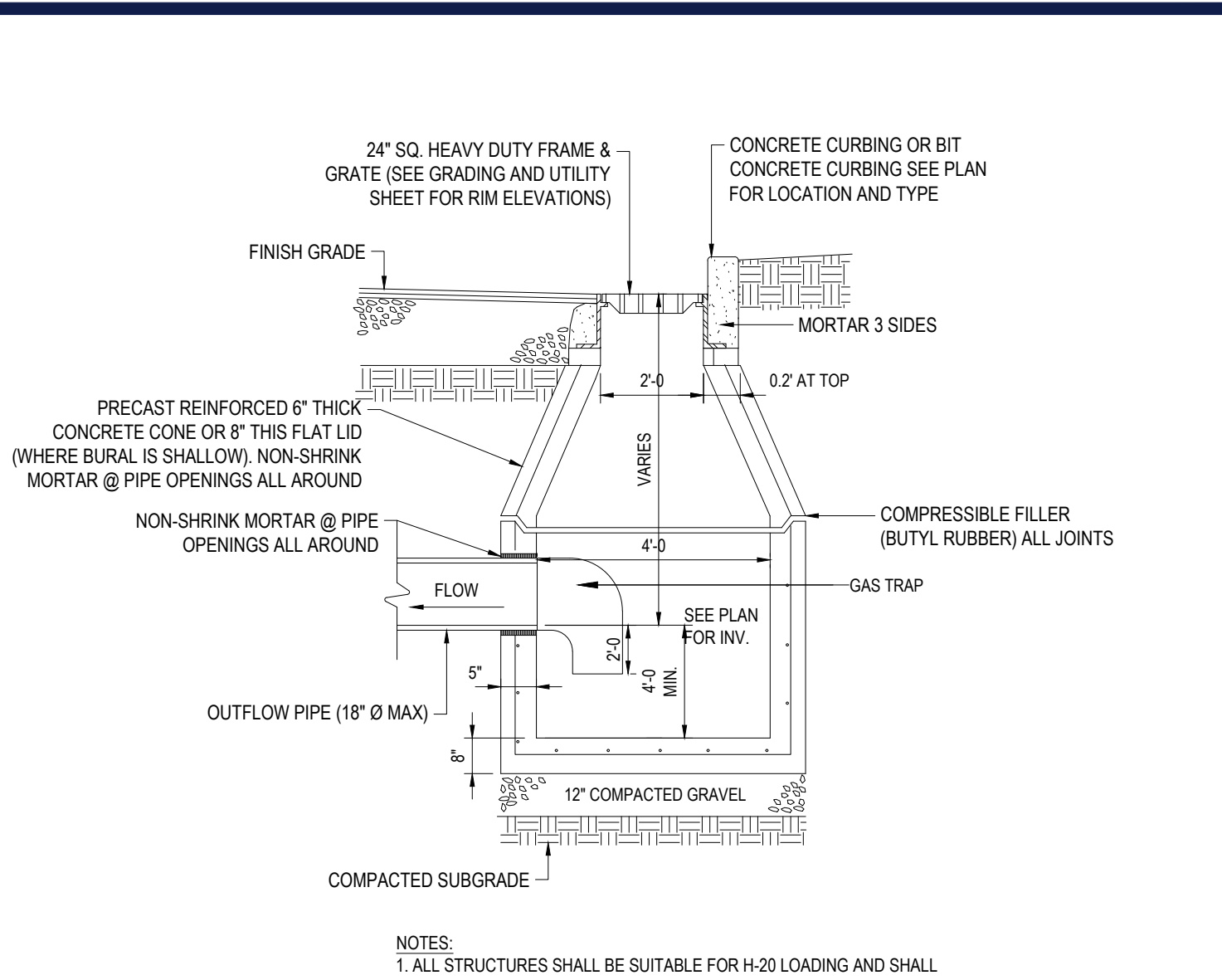
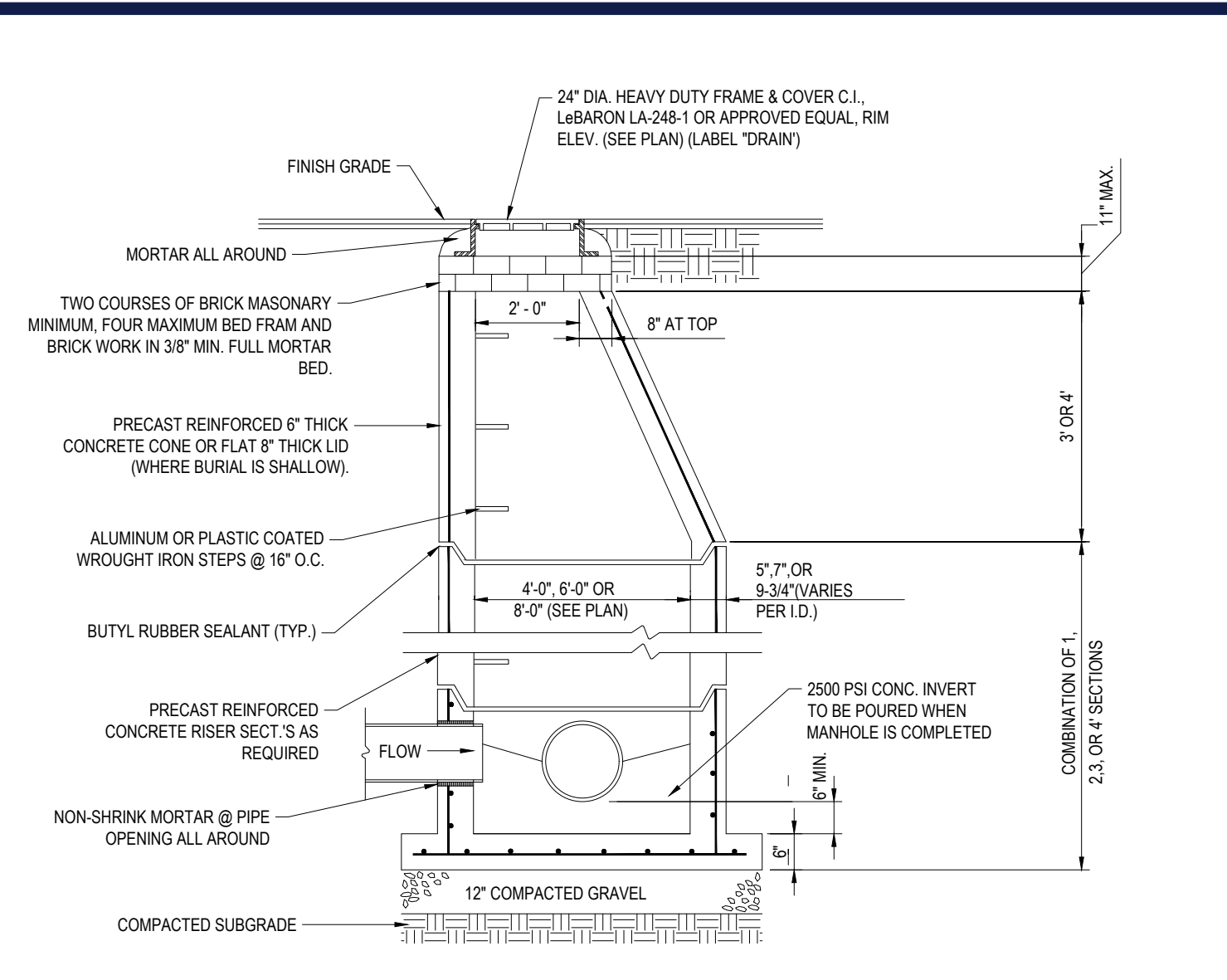
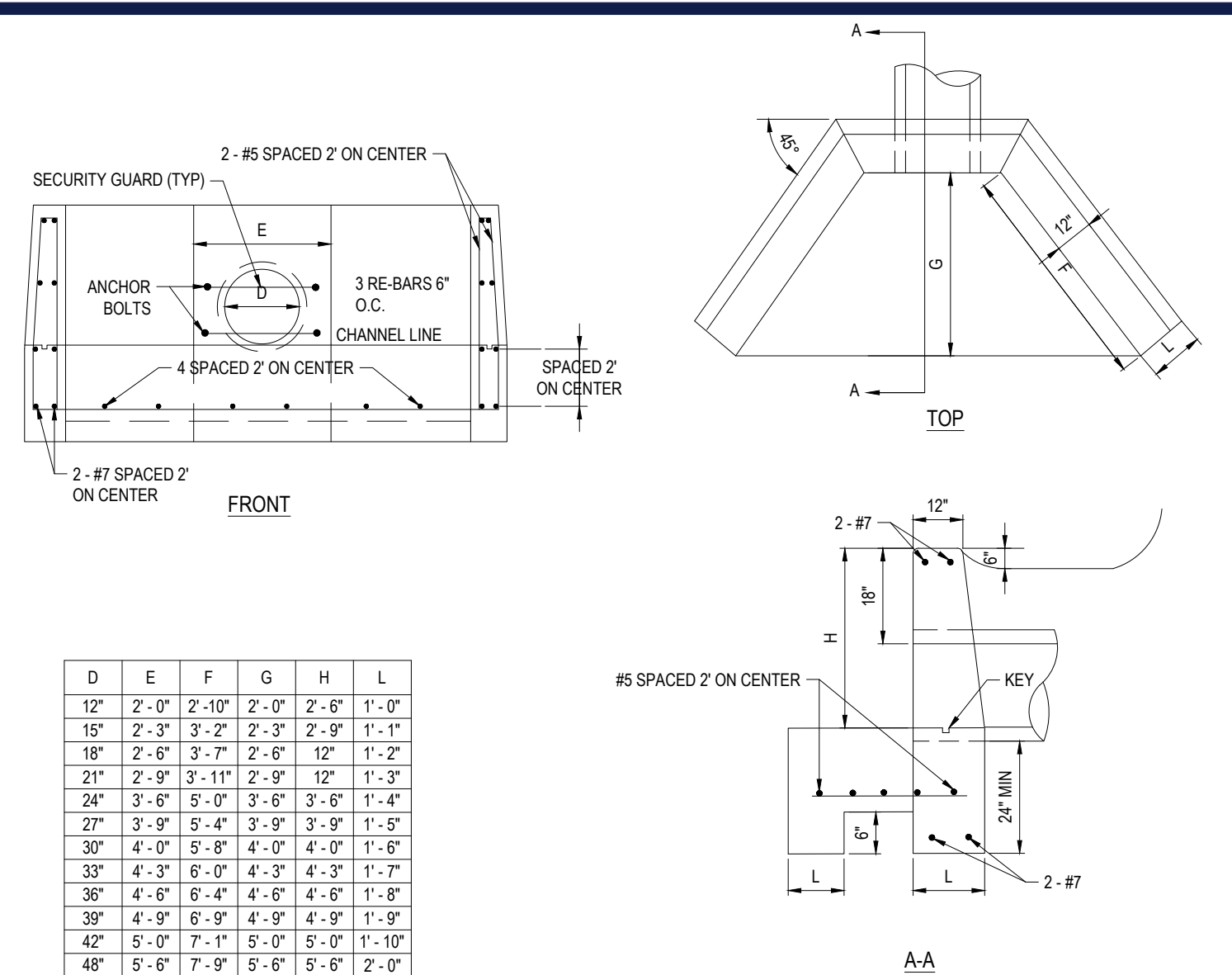
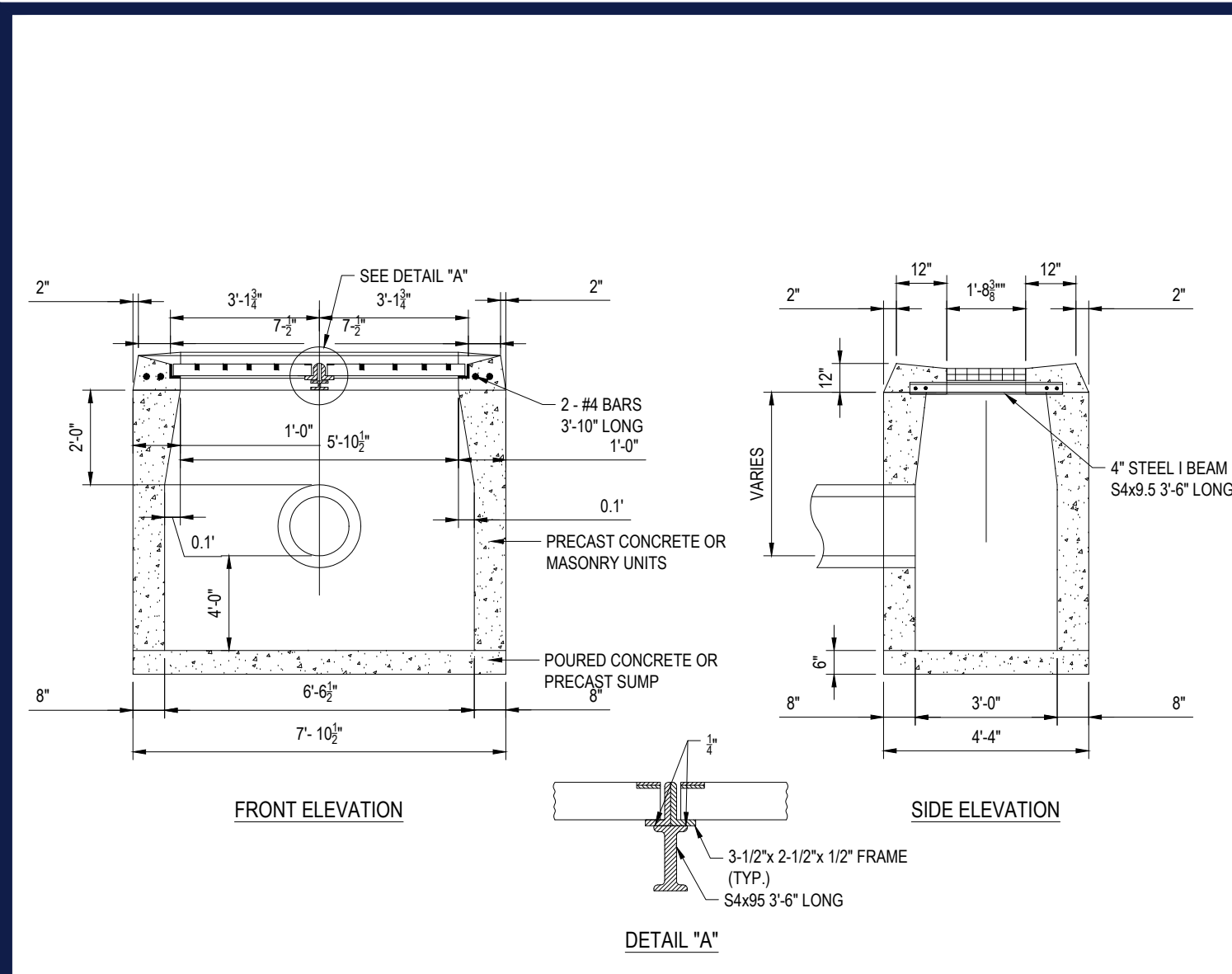
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CHECKED BY:	BFB/JAK
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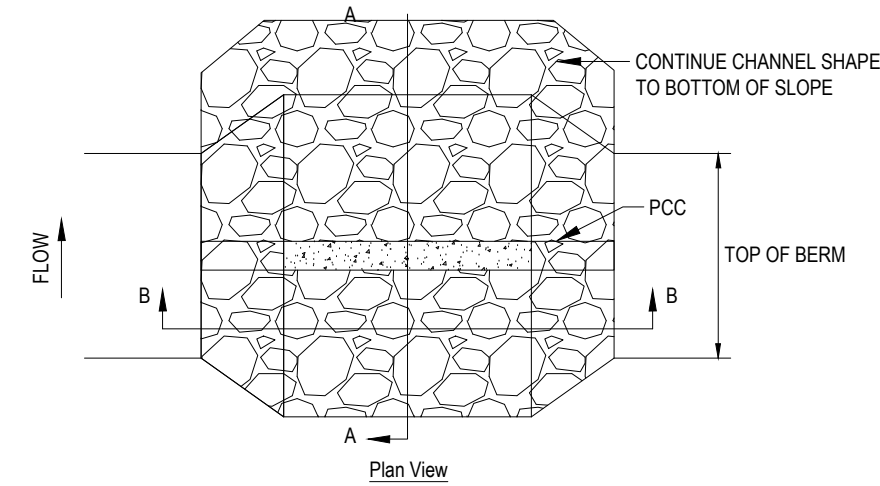
PROPOSED SITE PLAN DOCUMENTS
FOR
STEVENS MILL OWNER LLC
PROPOSED DEVELOPMENT
MAP#117, LOT #120
8 MILL STREET
TOWN OF DUDLEY
WORCESTER COUNTY, MA

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

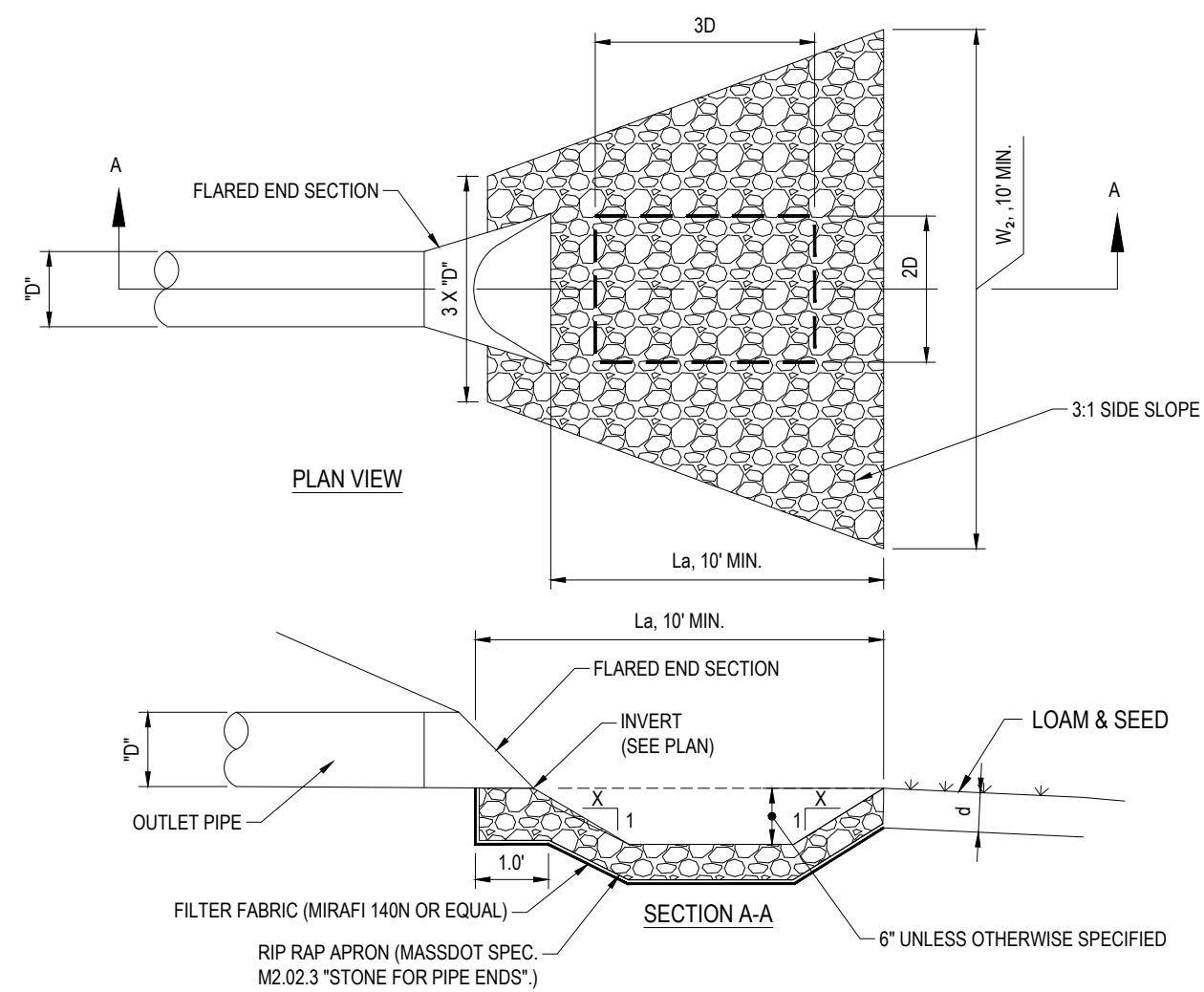
JOHN A. CURRAN
REGISTERED PROFESSIONAL ENGINEER
MA LICENSE NO. 15426
NEW HAVEN, CT
CONNECTION LICENSE NO. 201277
PHONE NO. 203-241-1515
MOBILE LICENSE NO. 22553

SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 2 - 05/09/2022

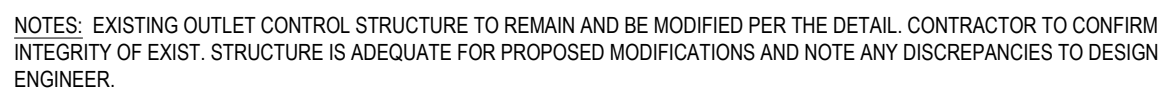
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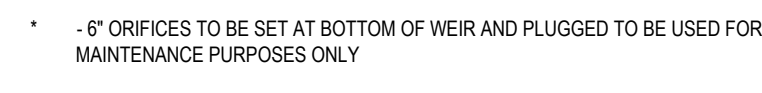
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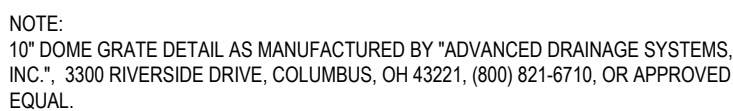
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1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE: 4" (100mm) For 4"24" (100mm-600mm); 6" (150mm) For 30"60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 36"60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MIN. TRENCH WIDTH:	
PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

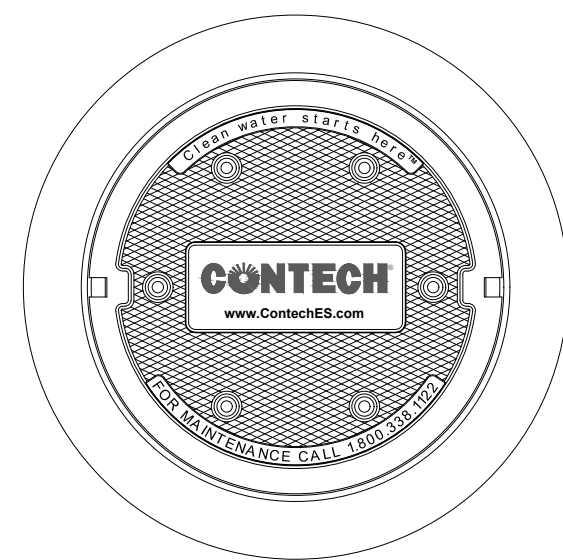
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CDS2015-4-C DESIGN NOTES	
CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.	
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS	

DATA REQUIREMENTS				
STRUCTURE ID			ID	
WATER QUALITY FLOW RATE (CFS OR L/s)			WQFLOW	
PEAK FLOW RATE (CFS OR L/s)			PEAK	
RETURN PERIOD OF PEAK FLOW (YRS)			RETURN	
SCREEN APERTURE (2400 OR 4700)			MICRON	
PIPE DATA:	I/E	MATERIAL	DIAMETER	
INLET PIPE 1	ELEV	MATERIAL	DIAM	
INLET PIPE 2	ELEV	MATERIAL	DIAM	
OUTLET PIPE	ELEV	MATERIAL	DIAM	
RIM ELEVATION			RIM	
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT	
		WIDTH	HEIGHT	

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH * ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE - www.conteches.com
 4. CONTECH QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET ASHSTO H260 AND CASTINGS SHALL MEET H260 (ASHSTO M 306) LOAD RATING. ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES
- A. GUY CABLE: BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES REQUIRED).
 - C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUP PILES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUDED.

