

Site Plan Approval Documents

June 24, 2016

Stanley Steemer

460 Whitney Street

Northborough, Massachusetts 01532

Applicant:

Hotsrings Land, LLC
401 Cedar Hill Street
Marlborough, MA 01752
(410) 251-0654

Architect:

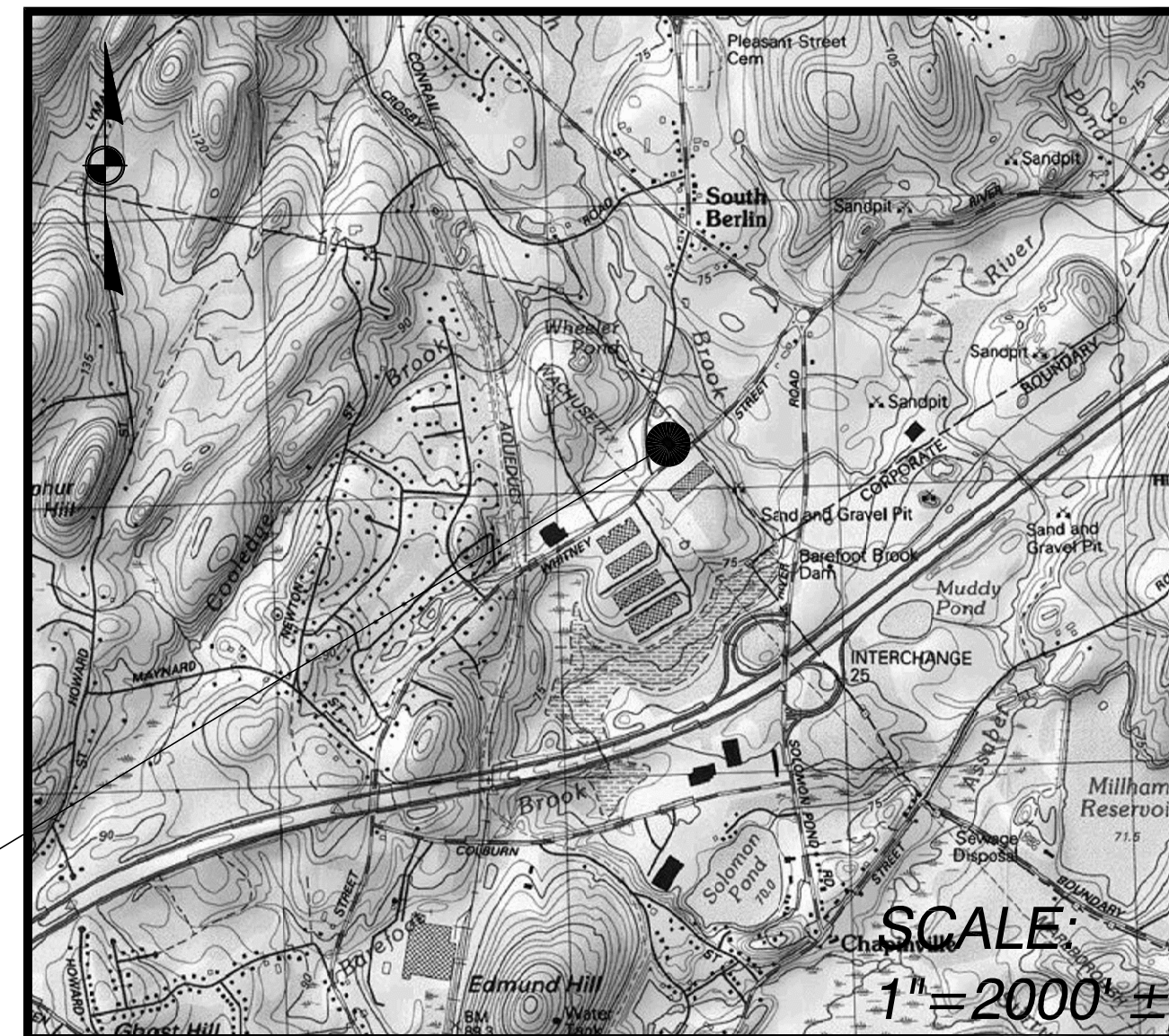
J Ferrera Associates, Inc
527 Rollstone Road
Fitchburg, MA 01420
(978) 407-8848

Civil Engineer:

McCarty Engineering, Inc.
42 Jungle Road
Leominster, MA 01453
(978) 534-1318

Surveyor:

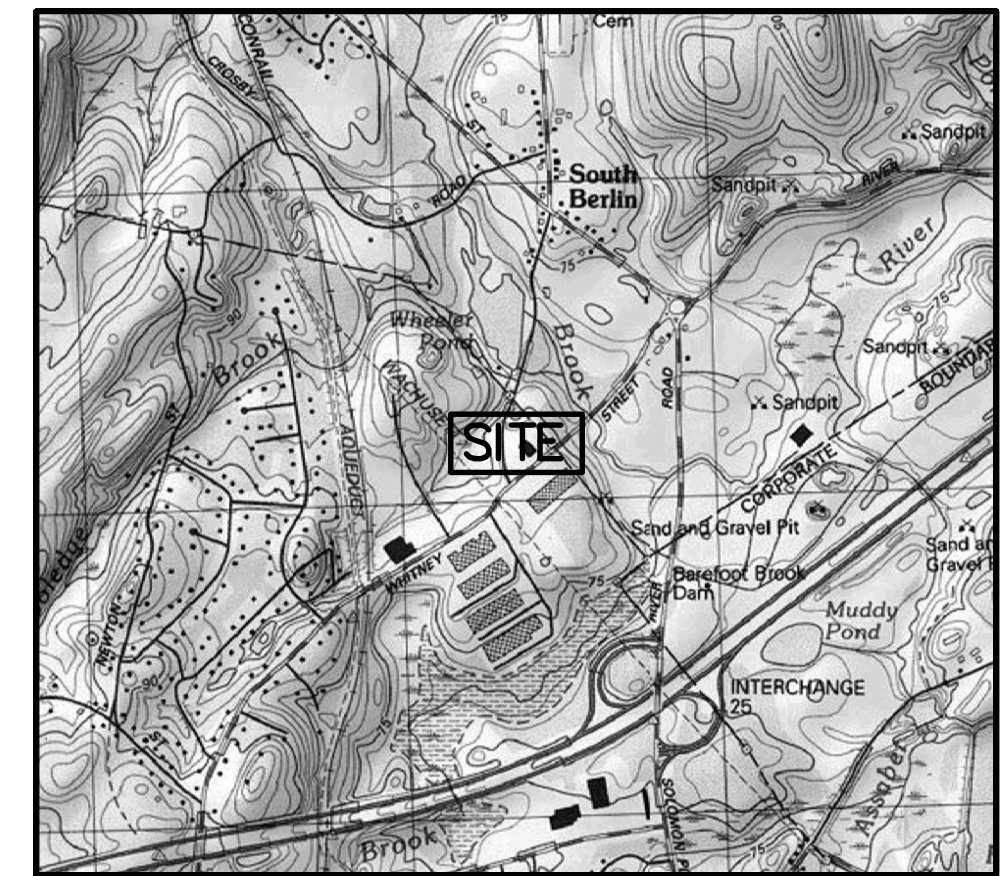
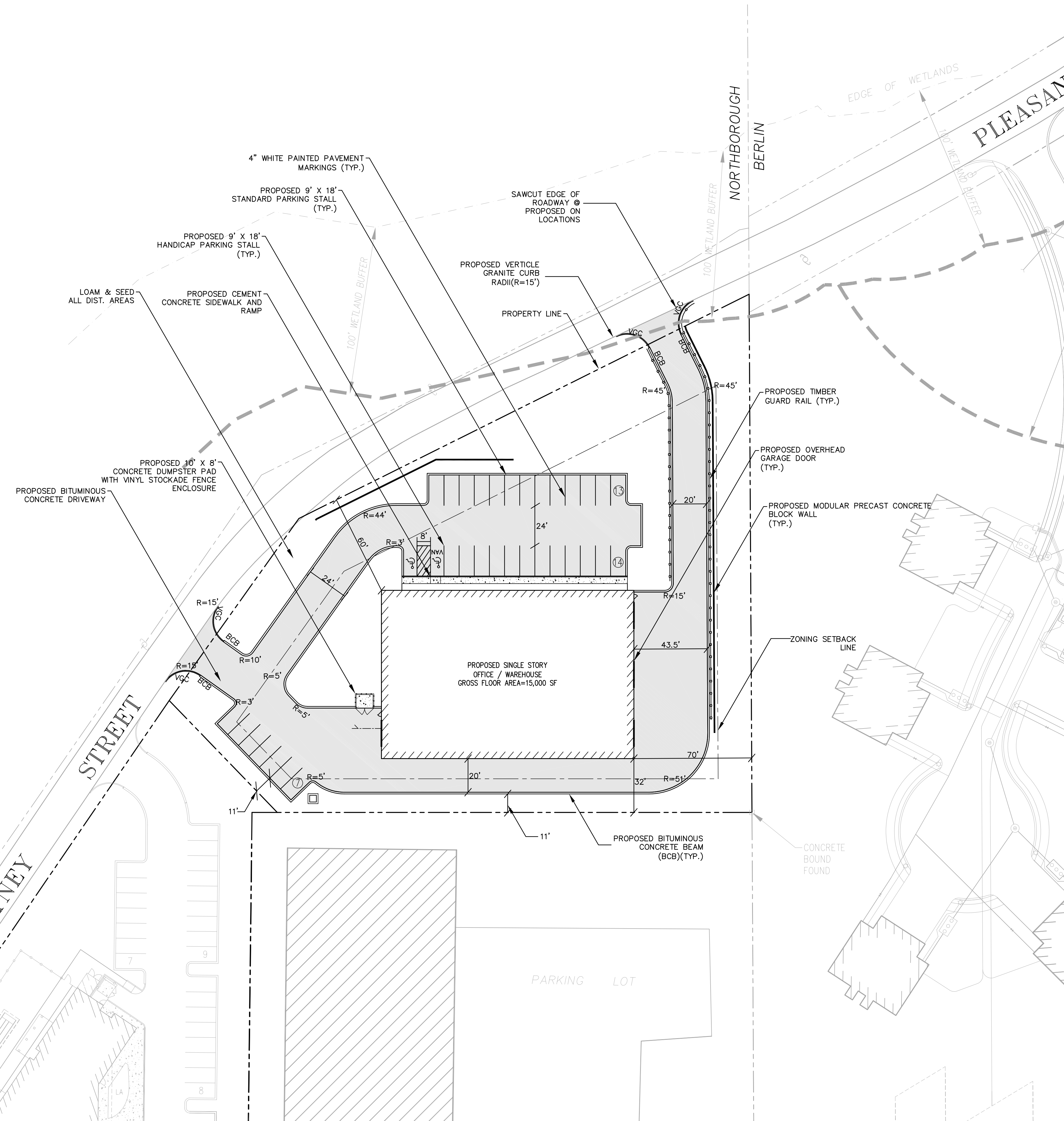
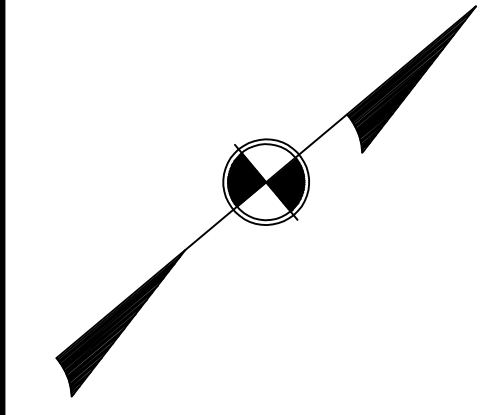
Whitman & Bingham Associates, LLC.
510 Mechanic Street
Leominster, MA 01453
(978) 537-5296



PROJECT SITE

Sheet No.	Sheet Title		
1	Existing Conditions Plan	9	Construction Details
2	Layout & Materials Plan	10	Construction Details
3	Grading & Drainage Plan		
4	Utility Plan		
5	Landscape Plan		
6	Landscape Plan		
7	Photometric plan		
8	Construction Details		

APPROVED BY THE NORTHBOROUGH
PLANNING BOARD
DATE: _____



LOCUS PLAN
1"=2,000 FT.±

- NOTES:**
- BOUNDARY INFORMATION IS TAKEN FROM SURVEY PLAN TITLED, "PLAN OF PROPOSED LOTS KANE PROPERTY IN NORTHBOROUGH/BERLIN, MA", SCALE 1"=50', AND DATED JUNE 3, 2003. PLAN WAS PREPARED BY VEO ASSOCIATES, INC., 8 SOUTH STREET, HUDSON, MA 01749
 - WETLAND DELINEATION BY CONSOLIDATED DESIGN GROUP, INC. 21 MAIN STREET, SUITE 9, HUDSON, MA 01749. NO RESOURCE AREAS ARE LOCATED ON OR WITHIN 100 FEET OF THE PROPOSED WORK.
 - VERTICAL GRANITE CURB (VGC) SHALL BE INSTALLED AT ALL CURB CUTS AND ALONG ACCESSIBLE WALKWAYS OR AS OTHERWISE NOTED ON THE PLANS. BITUMINOUS COB BERM (BCB) SHALL BE INSTALLED IN ALL OTHER LOCATIONS.
 - THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP PANEL 632 OF 1075 MAP NUMBER 25027C0632F EFFECTIVE JULY 16, 2014.
 - THE SITE DOES NOT CONTAIN ANY ESTIMATED HABITATS OF RARE WILDLIFE OR PRIORITY HABITATS OF RARE SPECIES PER THE NATURAL HERITAGE ATLAS ONLINE VIEWER.

ZONING SUMMARY			
ZONING:	INDUSTRIAL (I)	REQUIRED	PROVIDED CONFORM
LOT 03			
USE OF PARCEL	BUSINESS OFFICE / WAREHOUSE		
MIN LOT AREA	60,000 S.F.	71,683 S.F.	Y
MIN UPLAND AREA	30,000 S.F.	71,683 S.F.	Y
MIN LOT FRONTAGE	150'	431'	Y
MIN LOT WIDTH	NA	NA	NA
MIN LOT DEPTH	NA	NA	NA
MIN FNT YARD (WHITNEY ST.)	40'	60'	Y
MIN SIDE YARD RIGHT	20'	70'	Y
MIN SIDE YARD LEFT	20'	32'	Y
MIN REAR YARD	25'	NA	NA
MAX BUILDING HEIGHT	60'	20'	Y
MAX LOT COVERAGE	50%	20.9%	Y
MIN OPEN SPACE	25%	39.7%	Y
PARKING SPACES	13	34 (2 HC)	Y
LANDSCAPE BUFFER	10'	11' MIN	Y
TREES (1 PER 10 SPACES)	4	12	Y

PARKING REQUIRED	
BUSINESS OFFICE	1,500 SF X 1 SP/400 SF GFA= 4 SPACES REQUIRED
WAREHOUSE	13,500 SF X 1 SP/1,500 SF GFA= 9 SPACES REQUIRED
TOTAL SPACES REQUIRED	= 13 SPACES
TOTAL SPACES PROVIDED	= 34 SPACES

ZONING CALCULATIONS (ALL AREAS IN SQUARE FEET)	
TOTAL LOT AREA	71,683 SF
BUILDING AREA	15,000 SF
PARKING & DRIVES	27,855 SF
CONCRETE WALKS	616 SF
CURBS	1,472 SF
TOTAL IMPERVIOUS AREA	44,898 SF
% IMPERVIOUS AREA	62.6%
% OPEN SPACE	37.4%

NOT FOR CONSTRUCTION
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No.	Date	Revision

Drawn By: _____
BRM

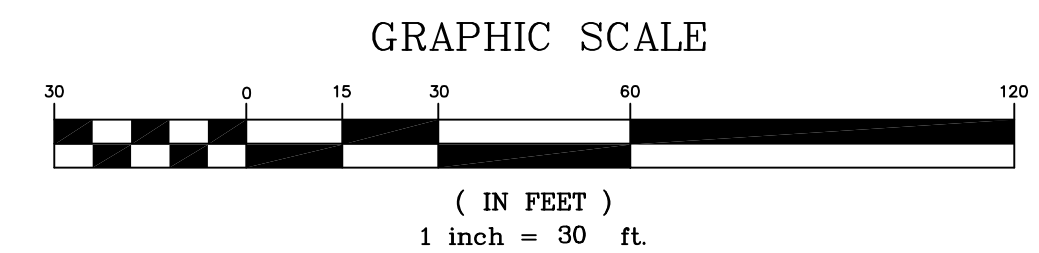
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Checked By: _____

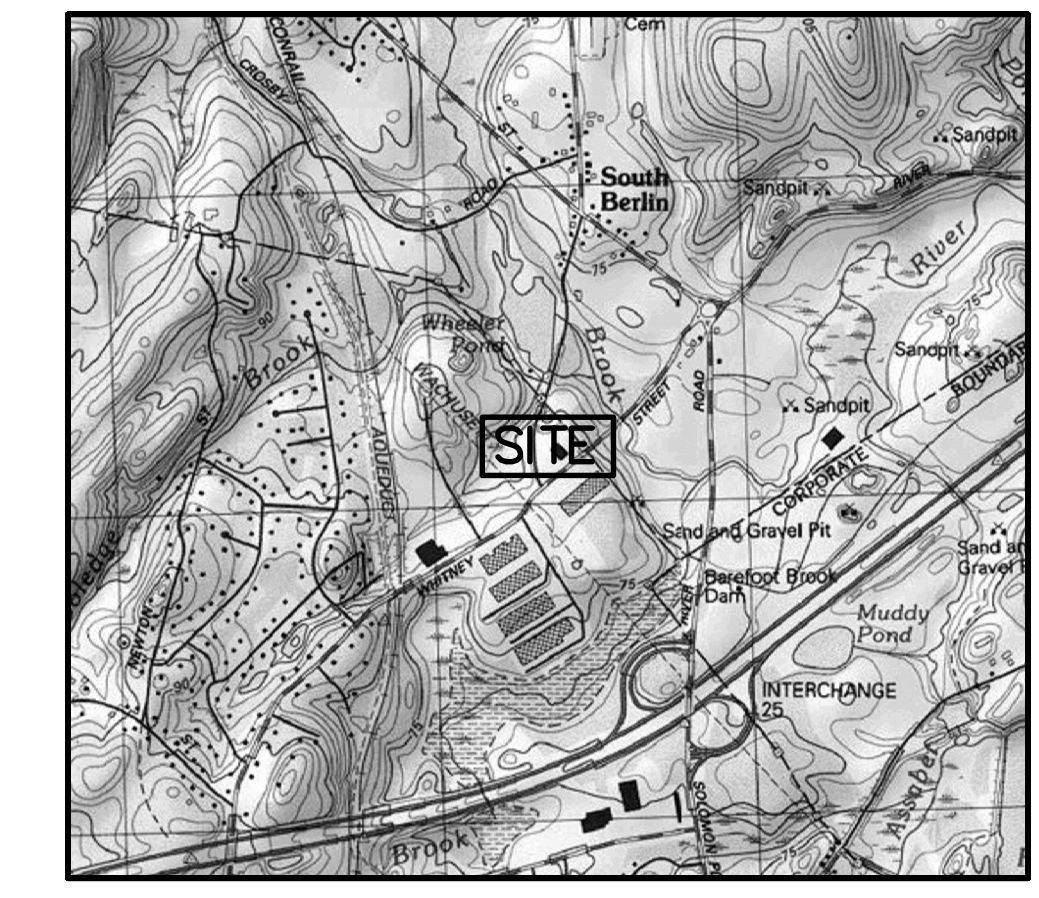
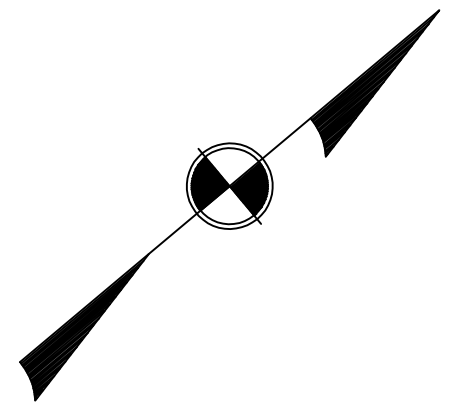
McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Lcominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

Project Name
Stanley Steemer
460 Whitney Street
Northborough, MA

Sheet Title
Layout and Materials Plan



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NOTES:

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- GRADING PROPOSED @ EX D. BASIN TO OCCUR ONLY WITHIN EX DRAINAGE EASEMENT

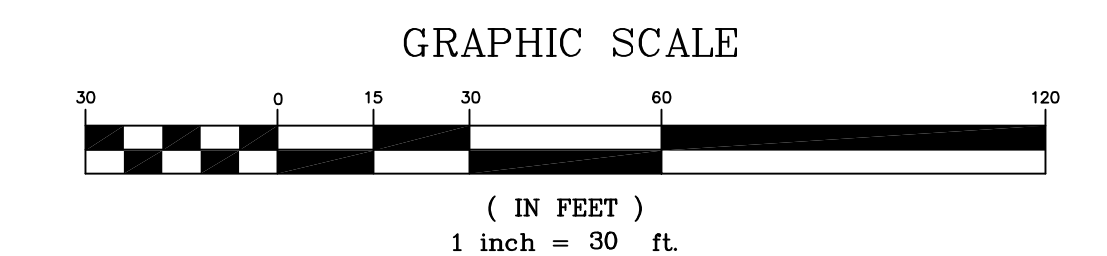
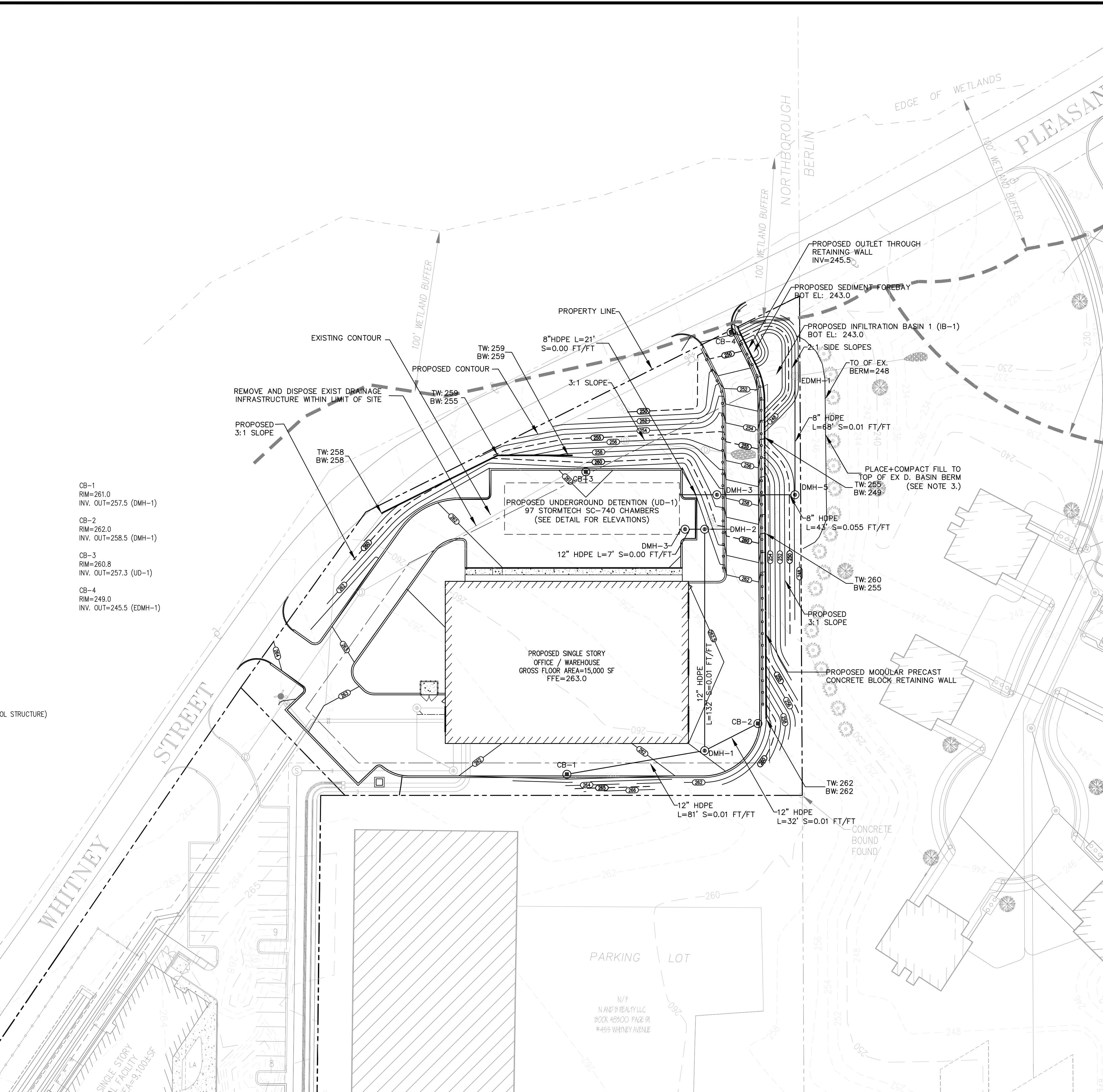
GENERAL NOTES

- THE CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL CONFORM TO THE TOWN OF NORTHBOROUGH STANDARDS AND SPECIFICATIONS, LATEST EDITION, AS WELL AS THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS DURING CONSTRUCTION.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO MCCARTY ENGINEERING, INC. AT 978-534-1318.
- THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
- DRAINAGE GENERATED AS A RESULT OF TRENCH DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
- ALL DRAINAGE PIPE SHALL BE 12" DIAMETER HDPE UNLESS OTHERWISE NOTED. ALL DRAINAGE STRUCTURES SHALL BE CERTIFIED WATER TIGHT.
- EXISTING RIM AND INVERT INFORMATION SHALL NOT BE USED FOR BENCHMARKS.

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DRAINAGE SCHEDULE

DMH-1 RIM=262.3 INV. IN=256.7 (CB-1) INV. IN=258.1 (CB-2) INV. OUT=256.7 (DMH-2)	DMH-2 RIM=262.1 INV. IN=255.5 (DMH-1) INV. OUT=255.5 (DMH-3)	DMH-3 RIM=258.5 INV. IN=255.5 (DMH-2) INV. OUT=254.5 (UD-1)	DMH-4 RIM=258.5 INV. IN=254.5 (UD-1) INV. OUT=248.5 (DMH-4)	DMH-5 RIM=249.0 INV. IN=246.1 (DMH-3) INV. OUT=244.2 (EDMH-1)	EDMH-1 (IB-1) OUTLET CONTROL STRUCTURE RIM=247.0 (GRATE) INV. IN=243.5 (DMH-5) INV. IN=245.0 (6" ORIFICE) INV. OUT=234.65
CB-1 RIM=261.0 INV. OUT=257.5 (DMH-1)	CB-2 RIM=262.0 INV. OUT=258.5 (DMH-1)	CB-3 RIM=260.8 INV. OUT=257.3 (UD-1)	CB-4 RIM=249.0 INV. OUT=245.5 (EDMH-1)		



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Drawn By: BRM Designed By: BRM Checked By:

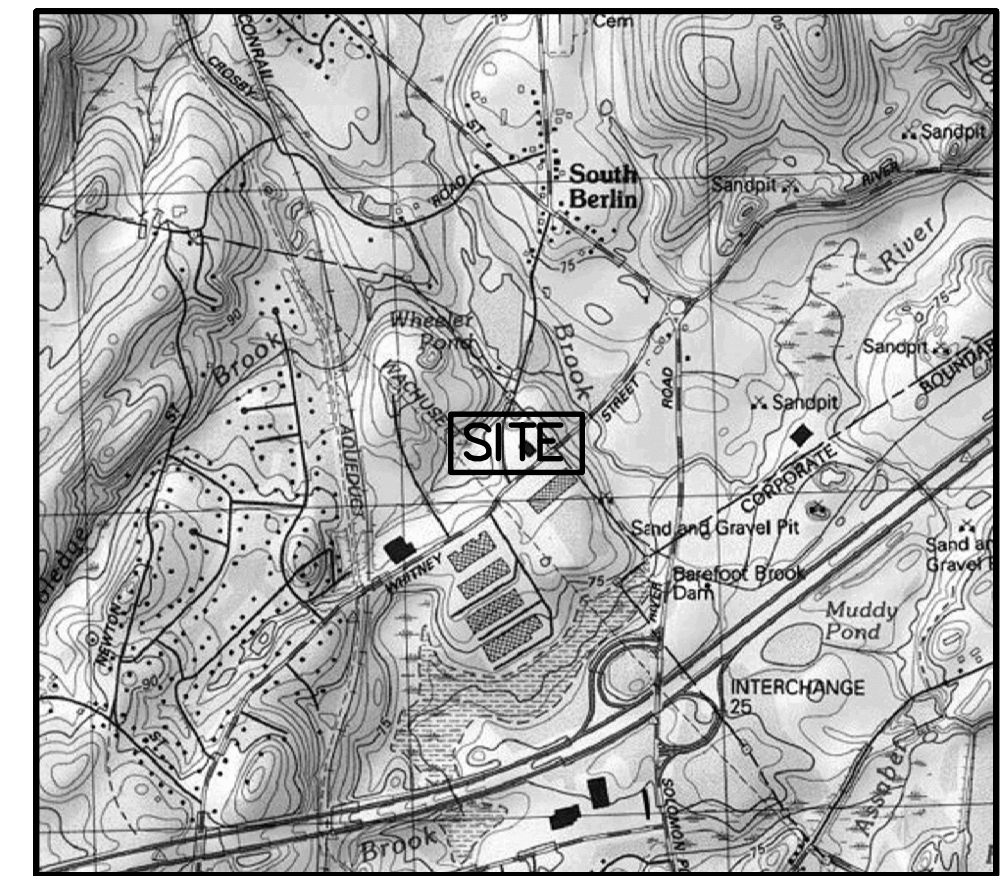
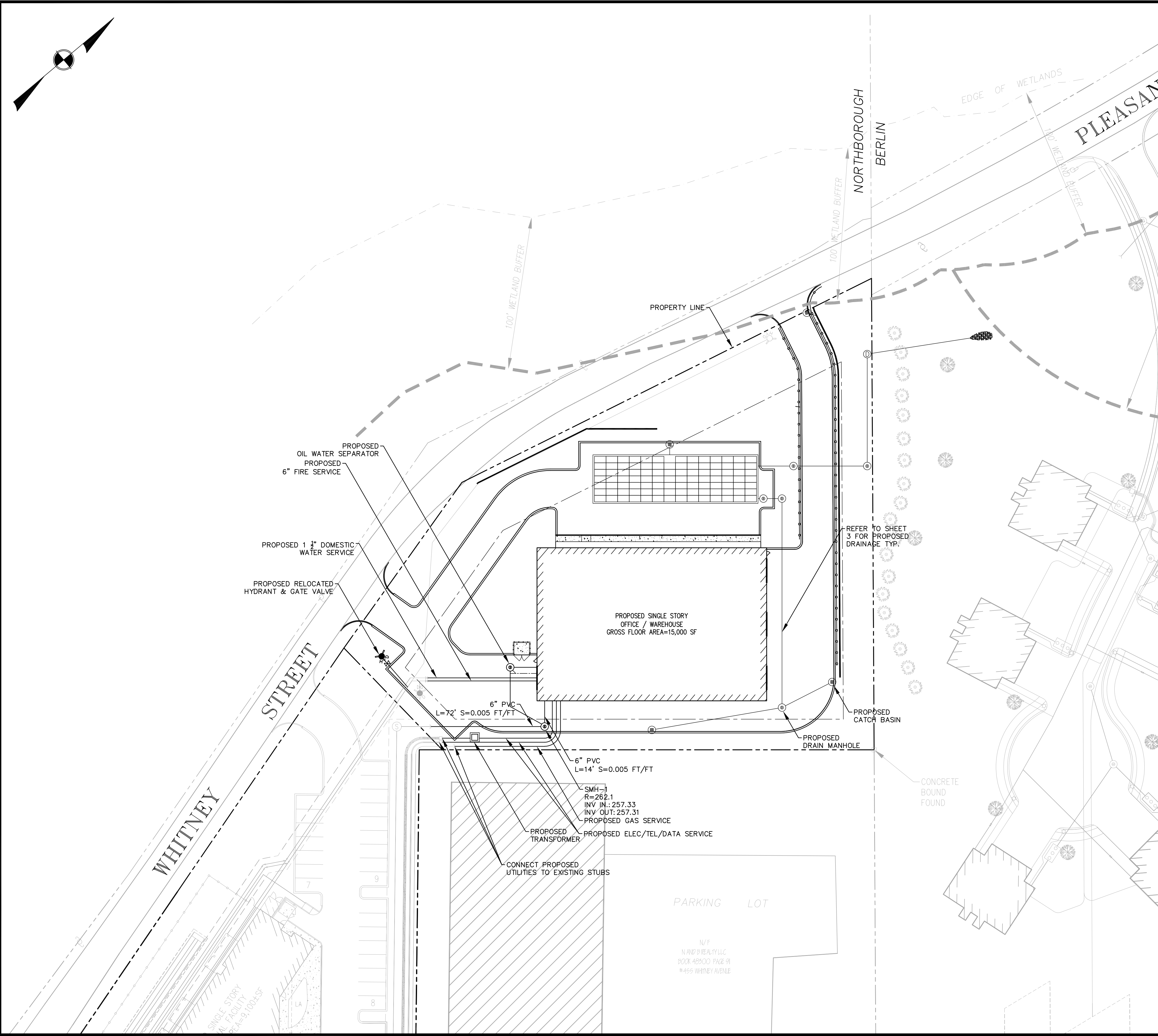
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Northborough, MA

Sheet Title
Grading and Drainage Plan

Job No: 148 Sheet No.
File Name: 148P-CPG01
Date: June 24, 2016
Scale: 1"=30' **3**

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- TRENCHES WITHIN WHITNEY AVENUE LAYOUT TO BE BACKFILLED WITH CONTROLLED DENSITY FILL.
- INVERTS IN PROPOSED SEWER MANHOLES SHALL BE CONSTRUCTED USING RED SEWER BRICK.
- ALL BACKFLOW DEVICES SHALL BE TESTED BY THE TOWN AND APPROVED BEFORE OCCUPANCY. A FULL CROSS CONNECTION SURVEY SHALL BE PERFORMED BY TOWN STAFF PRIOR TO OCCUPANCY.
- WATER MAIN AND SERVICE PIPE BEDDING MATERIAL SHALL BE CLEAN SAND TO AT LEAST 6" ABOVE PIPE.
- SANITARY SEWER MAIN AND SERVICE LATERALS SHALL BE BED IN 3/4" CRUSHED STONE TO AT LEAST 6" ABOVE PIPE.
- ANY WATER/SEWER/RAIN WORK SHALL ONLY BE PERFORMED BY AN AUTHORIZED DRAINLAYER IN THE TOWN OF NORTHBOROUGH.
- ALL WATER AND SEWER BETTERMENT (PRIVILEGE) FEES SHALL BE PAID IN FULL AT TIME OF APPLICATION (IF NOT ALREADY PAID FOR THIS PROJECT).
- WATER/SEWER SERVICE APPLICATIONS, TRENCH PERMIT APPLICATIONS AND ROAD OPENING APPLICATIONS WILL BE SUBMITTED TO THE DPW FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.

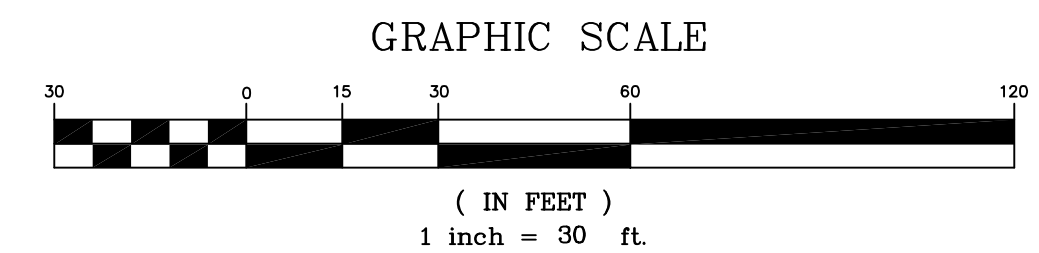
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Checked By: _____



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4

