

GENERAL NOTES:

- EXISTING BOUNDARY LINES AND TOPOGRAPHY IS BASED UPON PLANS PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED: 1-9-2019. PLANS AND CAD FILE PROVIDED BY OWNER. ELEVATIONS ARE BASED UPON NGVD 1988 DATUM.
- 2. THE PARCEL IS SHOWN ON ASSESSORS MAP 73, PARCELS 52 AND MAP 85, PARCELS 14&15.
- 3. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

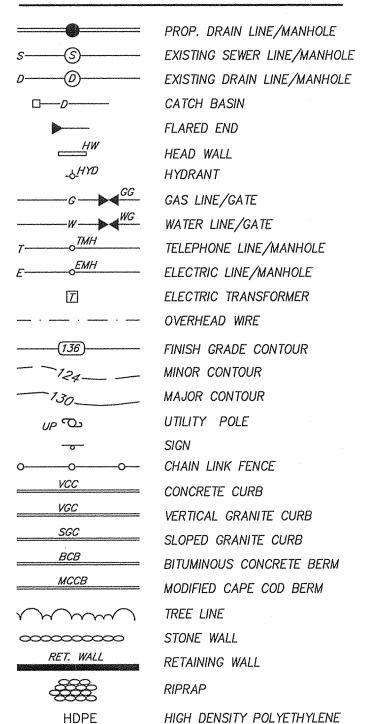
CONSTRUCTION NOTES:

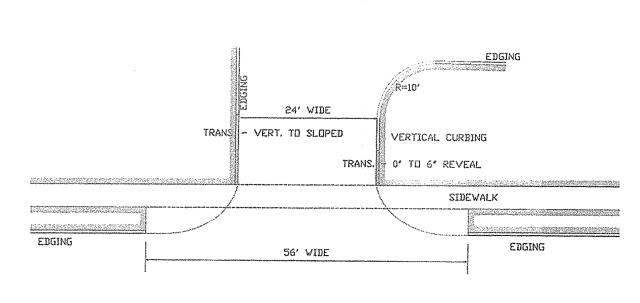
- 1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
- 4. THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) WITH REQUIRED INSPECTIONS. FINAL LOCATION AND SIZE OF WATER SERVICES, FIRE DEPARTMENT SPRINKLER CONNECTIONS, AND SPRINKLER CONTROL ROOMS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- 5. THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW SEWER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR), WITH REQUIRED INSPECTIONS. INVERTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
- 7. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- 8. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 9. A STREET OPENING PERMIT SHALL BE OBTAINED FORM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- 10. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.
- 11. ALL CONSTRUCTION MATERIALS, STOCKPILES, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
- 12. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
- 13. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
- 14. JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER.

COORDINATION WITH PLANS BY OTHERS:

- 15. SEE SEPARATE PLANS PREPARED BY OTHERS FOR LANDSCAPING AND SIGNAGE.
- 16. COORDINATE PROPOSED UTILITY LOCATIONS, SIZES, ELEVATIONS, AND MATERIALS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 17. ANY CONFLICT BETWEEN THESE PLANS AND PLANS BY OTHERS SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.

SYMBOLS & ABBREVIATIONS LEGEND





DRIVEWAY APRON DETAIL NOT TO SCALE

PARKING TABULATION:

REQUIRED PARKING 3 SPACES/1000 S.F.

PROPOSED PARKING PROVIDED = 18 SPACES

ZONING · LIMITED INDUSTRIAL "IL"

ZUNING : LIMI	IED INDUSTRIAL	LI
LOT REQUIREMENTS	REQUIRED	
4REA	2 Acres	
FRONTAGE	200 FEET	
FRONT YARD	50 FEET	
SIDE YARD	50 FEET	
REAR YARD	50 FEET	
BUILDING HEIGHT W	V/IN 0-150' OF RESIDEN	TIAL

ZONE 30' W/IN 151'-250' OF RESIDENTIAL ZONE 36' W/IN 251'-400' OF RESIDENTIAL ZONE 40' W/IN 401'-500' OF RESIDENTIAL ZONE 52'

DTH-8 (2-15-1			
0-12"	Ар	LOAMY SAND 10YR3/2	
12-20"	Bw	LOAMY SAND 10YR5/6	
20-36"	C1	FINE SAND 2.5Y5/4	
36-134"	C2	CRS. S&G 2.5Y5/6	
NO WATER	-	O MOTTLES	

OF SIDEWALK AT CROSSING DRAINAGE TABULATION

12" HDPE L=15'

S.=0.033 -

DUMPSTER PAD

WITH SCREENED ENCLOSURE

PROPOSED

LIMIT OF WORK ---

DUCTILE IRON SLEEVE OR -

EITHER SIDE OF WATER AND

ELECTRIC SERVICES.

SEWER INV.=269.8

WATER INV.=271.8

VERIFY EXISTING DRIVEWAY

GRADE PRIOR TO CONSTRUCTION -

2% MAX. CROSS SLOPE

CONCRETE ENCASE SEWER 10'

-+E-+E--E-

RIN	-6-1 1=276.0 'OUT=273.0
	ARED END FE-1 OUT=271.5
RIM	-6-2 1=276.7 ' OUT=273.0
	ARED END FE-2 'OUT=272.5
	ARED END FE-3 'IN=273.5

ROOF DRYWELL-7 4 CULTEC CHAMBERS (MODEL 330HD) 32'LONG X 7'WIDE X 3.5' STONE BED BOTTOM STONE=270.5 BOTTOM CHAMBERS=271.0 2-6" IN=273.0

 $CB \rightarrow 6-2$ MCCB

5 GAS/OIL6-1

| R=276.7 2 SPACEs

**VERIFY INVERT PRIOR TO CONSTRUCTION 12 IN=2/3.5

6" OUT=273.0 TWO CLEANOUTS TO GRADE EXISTING DMH 9+97 L. 12"IN=271.63 (PROPOSED) 12"OUT=271.63 (EXISTING)**

DMH-7-1 RIM = 276.012" IN=272.7 12" OUT=272.6

SEWER TABULATION

-DMH9+97

- PROPOSED UNDERGROUND

─12" HDPE L=12' S.=0.025

PROPOSED

12" HDPE

S.=0.005

- H.C. SIGNAGE

- LEVEL LANDING

(2% MAX. SLOPE

ANY DIRECTION)

ORDERING OF STRUCTURES.

-E--E--E--E--

HDMH9+97, L

UNIVERSAL ACCESSIBLE PARKING SPACE

11'WIDE PLUS 5' ACCESS AISLE

- VERIFY EXISTING SEWER LOCATION AND

ELEVATION PRIOR TO CONSTRUCTION OR

REPORT FINDINGS TO DESIGN ENGINEER.

APPROVED

SITE PLAN REVIEW COMMITTEE

CB10+50

DMH10+56

CB10+50

L=170'

LIMIT OF WORK

PROPANE TANK

TORM WATER BASIN

DRYWELL-6

USE AREA #6

 $AREA = 30,000 \pm S.F.$

BUILDING BOX-6

18 PARKING SPACES

′ 5,950 S.F.

INV.=274.5

 \square EXISTING

SEWER PUMP

SLAB = 278.0

INV = 274.5

SIDEWALK

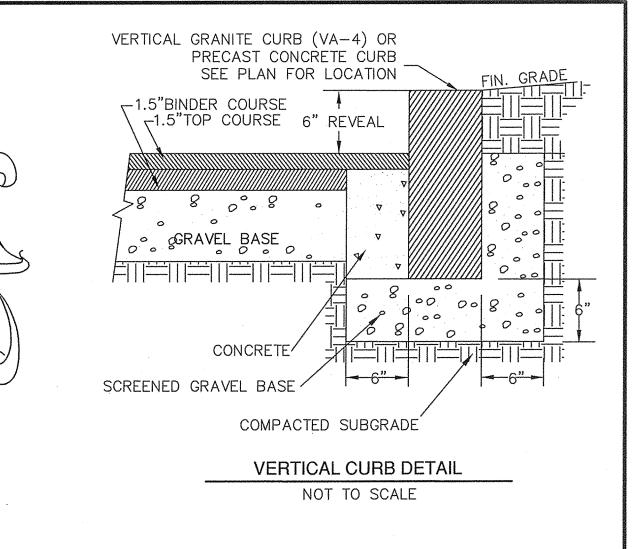
SMH9+25

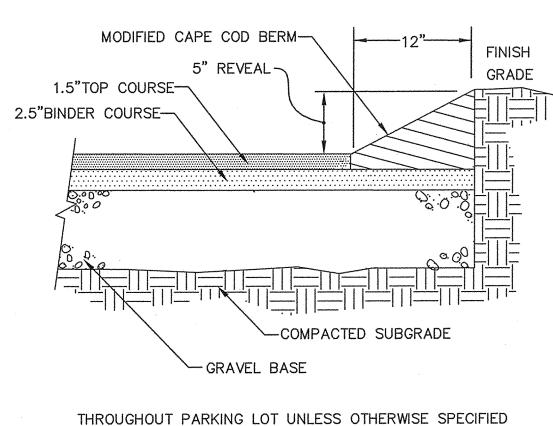
AIRPORT BOULEVARD

SMH 6-1	GAS/OIL 6-1
RIM=276.9	RIM=277.5
6" IN=272.25 (OIL/GAS)	6" IN=274.0
6" IN-274.0 (SERVICE)	6" OUT=273.6
6" OUT=270.2	

* VERIFY EXISTING SEWER LOCATION AND ELEVATION PRIOR TO CONSTRUCTION OR ORDERING OF STRUCTURES. REPORT FINDINGS TO DESIGN ENGINEER.

DATE:





MODIFIED CAPE COD BERM

NOT TO SCALE

LOT COVERAGE TABULATION

APPROVED SITE PLANS				
PROPOSED		APPROVED		
USE AREA	AREA	COVERAGE		
DRIVEWAY	78,109 S.F.	58,450 S.F. (74.8		
AREA #12	46,543 S.F.	27,745 S.F. (59.6		
AREA #2	30,000 S.F.	18,150 S.F. (60.5)		
AREA #18	30,000 S.F.	17,934 S.F. (59.8		
AREA #17	30,000 S.F.	17,998 S.F. (59.9		
AREA #8	30,000 S.F.	17,617 S.F. (58.7)		
AREA #7	30,000 S.F.	17,617 S.F. (58.7)		
AREA #5	30,000 S.F.	17,122 S.F. (57.1%		
AREA #6	30,000 S.F.	17,122 S.F. (57.1%		
AREA #15	30,000 S.F.	15,600 S.F. (52.0		

LOT COVERAGE OF APPROVED AREAS = 209,755 S.F. REMAINING LOT COVERAGE ALLOWED = 281,214 S.F. REMAINING USE AREAS = 453,630 S.F. 60% OF REMAINING USE AREAS = 272,178 S.F.

VITO

No. 47635

COLONNA

PREPARED FOR: CAPITAL GROUP PROPERTIES

259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA

> OWNER: MARLBOROUGH INDUSTRIAL, LLC 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA

MAP 73, PARCEL 52 & MAP 85, PARCELS 14&15

CONNORSTONE ENGINEERING INC.

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

> PROPOSED SITE PLAN OF USE AREA #6 AIRPORT BOULEVARD IN MARLBOROUGH, MA

DESCRIPTION: REVISED:

SCALE: 1"= 20' | SHEET 1 OF 3

DATE: FEBRUARY 11, 2022

CHECK BY: VC

DRAWN BY: REM

GRAPHIC SCALE: 1"=20' 100 FEET O METERS

