

# "GREENCARE COLLECTIVE, INC"

## SPECIAL PERMIT MODIFICATION

### #12 LATTI FARM ROAD

### MILLBURY, MA 01527

MILLBURY PLANNING BOARD  
SPECIAL PERMIT APPROVAL

DATE: \_\_\_\_\_

REV	DATE	DESCRIPTION	MADE (APVD)

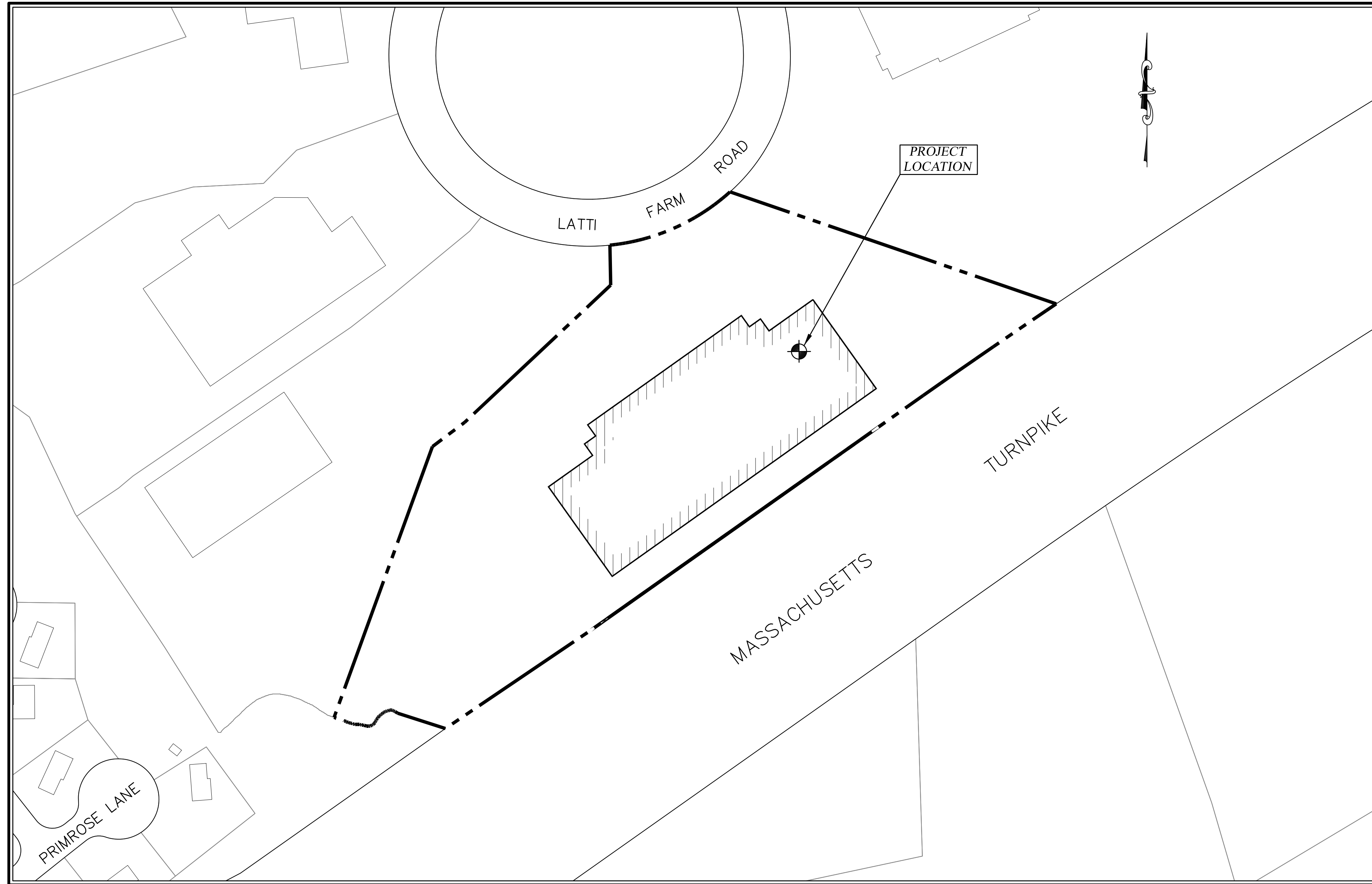
**LAPRAD LAND SURVEYING**  
Tel: (774) 239-4452  
145 West Sturbridge Road East Brookfield, MA 01515  
Fax: (508) 867-6383  
Email: mark.laprad@lapradlandsurveying.com

**McCLURE ENGINEERING, INC**  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: chris@mcclureengineers.com

**SPECIAL PERMIT SITE PLAN**  
#12 LATTI FARM ROAD  
MILLBURY, MA 01527  
PREPARED FOR  
COGROW MASSACHUSETTS, LLC  
232 MOTT ST., APT. 3  
NEW YORK, NY 10012

DRAWN BY:	MM
DATE:	3/8/2021
CHK BY:	CPM
SCALE:	1" = 100'
PROJ. NO.	186-1963-K

**TITLE SHEET**  
**T-1**



**SITE LOCUS**  
1" = 100'

**DRAWING INDEX**

- T-1: TITLE SHEET
- EX-1: EXISTING CONDITIONS SURVEY
- C-1: SPECIAL PERMIT SITE PLAN
- C-2: DETAIL SHEET
- C-3: DETAIL SHEET

**DIG-SAFE NOTE**

CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).



*Christopher P. McClure*  
3/10/2021

**APPLICANT / PROPERTY INFORMATION:**

**APPLICANT:**  
GREENCARE COLLECTIVE, INC.  
12 LATTI FARM ROAD  
MILLBURY, MA 01527  
CONTACT: ATTORNEY-MAYER, ANTONELLIS,  
JACHOWICZ & HARANAS, LLP  
PHONE: (508)-473-2203

**OWNER:**  
OCS MILLBURY, LLC  
633 3RD AVENUE  
NEW YORK, NEW YORK 10017

ASSESSORS MAP ID: MAP 14 PARCEL 27  
DEED REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS  
BOOK 62875 PAGE 235  
SPECIAL PERMIT REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS  
BOOK 61783 PAGE 44  
ZBA VARIANCE REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS  
BOOK 64551 PAGE 249

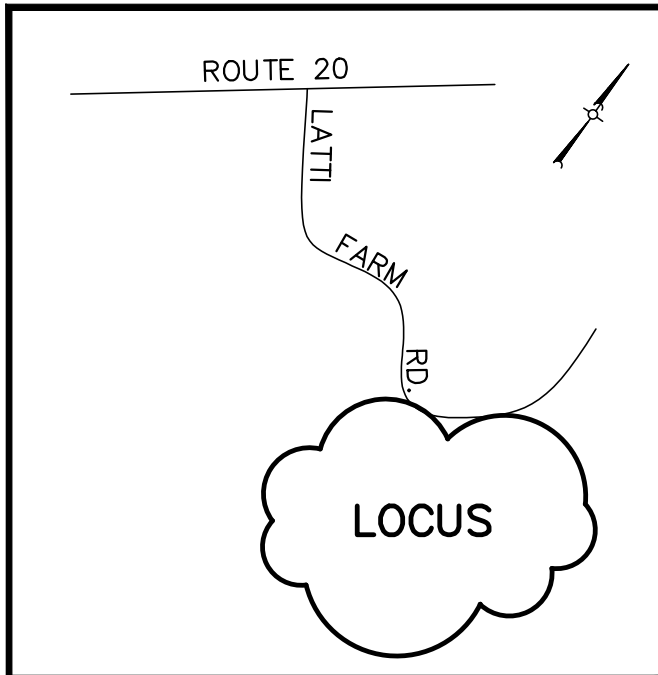
**PROJECT ENGINEER:**  
CHRIS MCCLURE, P.E.  
MCCLURE ENGINEERING, INC.  
119 WORCESTER ROAD  
CHARLTON, MA 01507  
PHONE: (508)-248-2005

**PROJECT SURVEYOR:**  
MARK LAPRAD, P.L.S.  
LAPRAD LAND SURVEYING  
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MA 01515  
PHONE: (508)-867-6383

**PROJECT ARCHITECT:**  
JILL S. PEEBLES, AIA  
BKA ARCHITECTS  
142 CRESCENT STREET  
BROCTON, MA 02302  
PHONE: (508)-583-5603

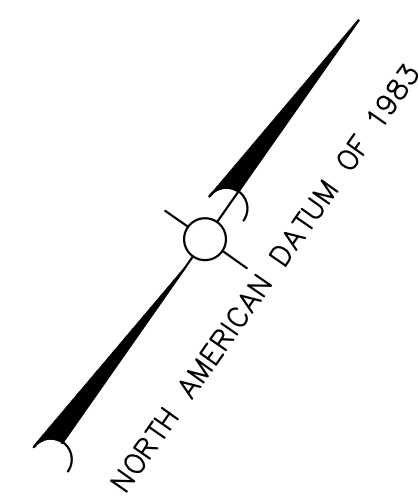
**GENERAL NOTES:**

- SITE EXISTING CONDITIONS, TOPOGRAPHY AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY LAPRAD LAND SURVEYING, EAST BROOKFIELD, MA, BETWEEN THE DATES OF JUNE 19 AND JULY 13, 2019.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SITE IS NOT WITHIN AN AREA OF 100-YEAR FLOOD BASED ON F.I.R.M. FLOOD INSURANCE RATE MAP WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 809 OF 1075 MAP NUMBER 25027C0809E, EFFECTIVE DATE: JULY 4, 2011.
- VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- HORIZONTAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DERIVED FROM GPS OBSERVATIONS OBTAINED IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- WETLAND DELINEATION PERFORMED BY ECOTEC, INC. 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.



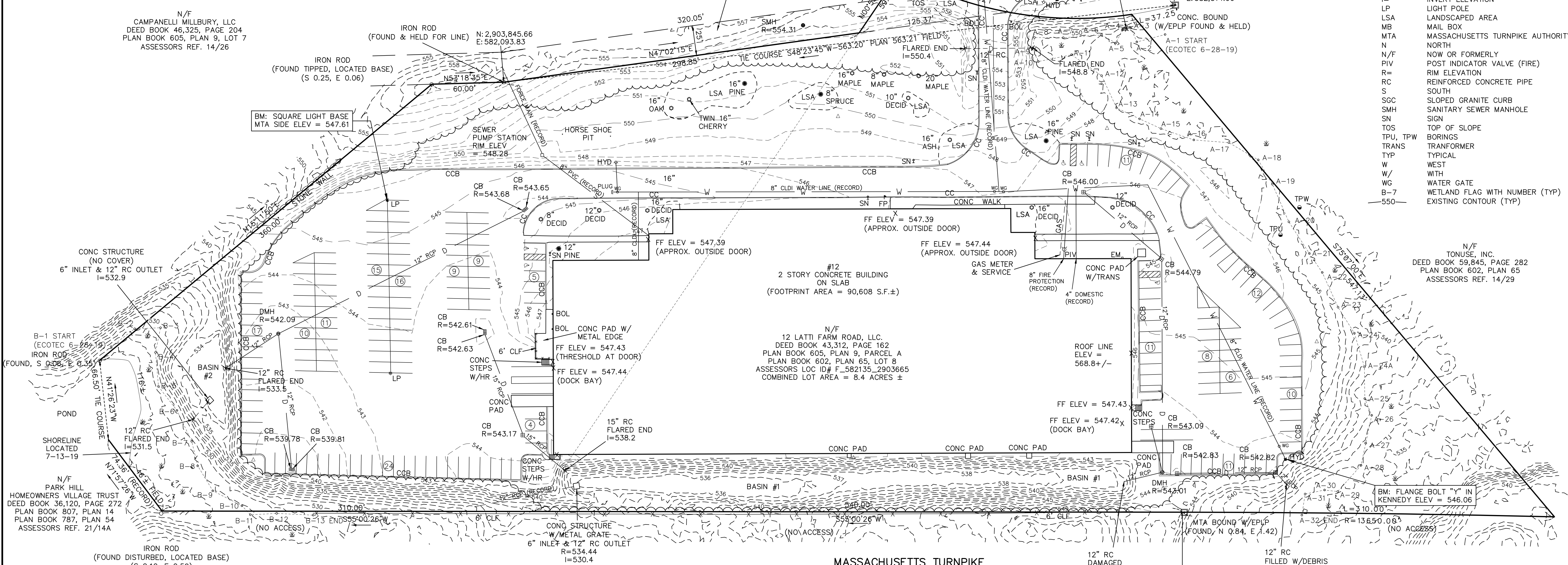
**LOCATION MAP**  
NOT TO SCALE

- NOTES:
- OWNER OF RECORD  
12 LATTI FARM ROAD, LLC  
P.O. BOX 646  
WORCESTER, MA 01612-0646
  - SURVEYOR OF RECORD  
LAPRAD LAND SURVEYING  
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MA 01515  
774-239-4452
  - SUBJECT PROPERTY IS ZONED INDUSTRIAL II.
  - EXISTING CONDITIONS AS SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UPON THE GROUNDS BY LAPRAD LAND SURVEYING BETWEEN THE DATES OF JUNE 19 AND JULY 13 OF 2019.
  - WETLAND DELINEATION PERFORMED BY ECOTEC, INC., 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.
  - HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. BOTH SYSTEMS WERE DERIVED FROM GPS OBSERVATIONS TAKEN IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
  - THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
  - TOTAL PARKING SPACES (STANDARD) = 183.  
TOTAL HANDICAP SPACES = 6.  
TOTAL COMBINED PARKING SPACES = 189.
  - PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027C 809E DATED JULY 4, 2011 FOR COMMUNITY NO. 250318.



**LEGEND:**

BIT	BITUMINOUS
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBCI	CATCH BASIN CURB INLET
CC	CONCRETE CURB
CCB	CAPE COD BERM
CLF	CHAIN LINK FENCE
CONC	CONCRETE
D	DRAIN LINE
DECID	DECIDUOUS
DMH	DRAIN MANHOLE
DYCL	DOUBLE YELLOW CENTER LINE
E	EAST
ELEV	ELEVATION
EM	ELECTRIC METER
EPLP	ESCUTCHEON PIN IN LEAD PLUG
FF ELEV	FINISH FLOOR ELEVATION
GG	GAS GATE
HOWL	HEADWALL
HH	HAND HOLE
HR	HAND RAIL
HYD	HYDRANT
I	INVERT ELEVATION
LP	LIGHT POLE
LSA	LANDSCAPED AREA
MB	MAIL BOX
MTA	MASSACHUSETTS TURNPIKE AUTHORITY
N	NORTH
N/F	NOW OR FORMERLY
PIV	POST INDICATOR VALVE (FIRE)
R	RIM ELEVATION
RC	REINFORCED CONCRETE PIPE
S	SOUTH
SGC	SLOPED GRANITE CURB
SMH	SANITARY SEWER MANHOLE
SN	SIGN
TOS	TOP OF SLOPE
TPU, TPW	BORINGS
TRANS	TRANSFORMER
TYP	TYPICAL
W	WEST
W/W	WITH
WG	WATER GATE
B-7	WETLAND FLAG WITH NUMBER (TYP)
-550-	EXISTING CONTOUR (TYP)



EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

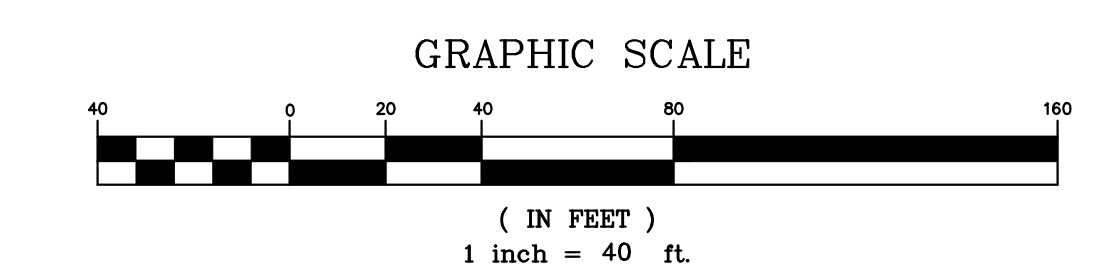
MILLBURY PLANNING BOARD  
SITE PLAN APPROVAL

\_\_\_\_\_

\_\_\_\_\_

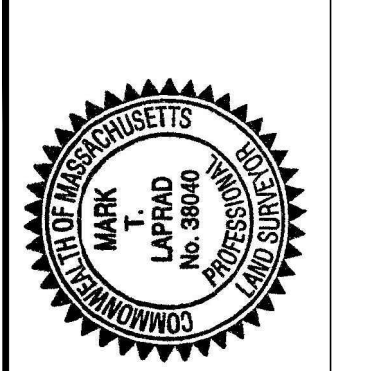
\_\_\_\_\_

DATE: \_\_\_\_\_



DATE	ISSUE	REVISION	DESCRIPTION	APP.
JULY 17, 2019				CHK. MTL

EXISTING CONDITIONS TOPOGRAPHIC PLAN  
PREPARED FOR  
**CO GROW MASSACHUSETTS, LLC**  
12 LATTI FARM ROAD  
MILLBURY, MASSACHUSETTS



**LAPRAD LAND SURVEYING**  
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MASSACHUSETTS 01515  
(774) 239-4452  
mark.laprad@lapradlandsurveying.com

ZONING INFORMATION TABLE - MILLBURY, MA  
#12 LATTI FARM ROAD

OWNER: OCS MILLBURY LLC  
633 3RD AVENUE  
17TH FLOOR  
NEW YORK, NY 10017

APPLICANT: GREENCARE COLLECTIVE, INC.  
12 LATTI FARM ROAD  
MILLBURY, MA 01527  
ATTN: ATTORNEY-MAYER, ANTONELLIS,  
JACHOWICZ & HARANAS, LLP  
PHONE: 508-473-2203

ASSESSOR'S MAP ID: MAP 14 PARCEL 27 DEED: BK 62875 PG 235  
ZONING: I-II (INDUSTRIAL 2) SPECIAL PERMIT: BK 61783 PG 44  
EXISTING USE: LIGHT MANUFACTURING ZBA VARIANCE: BK 64551 PG 229

PROPOSED USE: MARIJUANA CULTIVATION AND RETAIL DISPENSARY (USE VARIANCE ISSUED 12/2/20\*)

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	80,000 S.F.	366,235±S.F.(8.4 AC)	366,235±S.F.(8.4 AC)
FRONTAGE	200 FT.	200.00 FT.	200.00 FT.
FRONT SETBACK	30 FT.	161.6 FT.	161.6 FT.
SIDE SETBACK	20 FT.	131.5 FT.	112.8 FT.
REAR SETBACK	20 FT.	47.5 FT.	47.5 FT.
MAX. BLDG. HEIGHT	55 FT.	SEE ARCHITECTS PLAN	SEE ARCHITECTS PLAN
MAX. BLDG. COVERAGE	35%	90,608 ±S.F.(24.7%)	97,944 ±S.F.(26.7%)

2019 PARKING CALCULATION

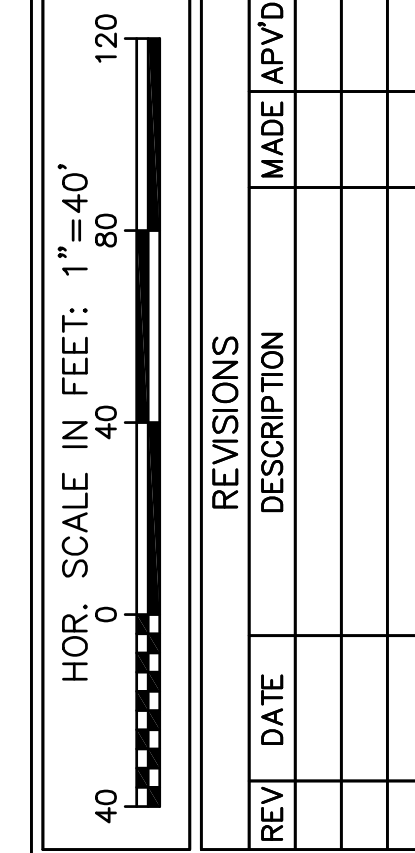
REQUIRED	PROVIDED
INDUSTRIAL: 1 SPACE / 1 1/4 EMPLOYEES PER SHIFT	
TWO SHIFTS @ 25 EMPLOYEES = 50 PERSONS	40 SPACES
RETAIL STORE: 1 SPACE / 200 S.F.	
2,000 S.F.	10 SPACES
<b>Total Spaces = 50 SPACES</b>	<b>88 SPACES</b>
TOTAL MARKED ADA ACCESSIBLE SPACES	2 SPACES
MARKED ADA VAN ACCESSIBLE SPACES	1 SPACES

\*PER THE USE VARIANCE ISSUED BY THE MILLBURY ZONING BOARD OF APPEALS ON 12/2/20 ALLOWING MARIJUANA RETAIL AS AN ACCESSORY USE AT THE PROPERTY, THE MARIJUANA USE MAY OCCUPY A MAXIMUM OF 2,000 S.F. OF THE BUILDING SPACE, AND THE MAXIMUM HOURS OF OPERATION SHALL BE 9:00 AM TO 8:00 PM MONDAY THROUGH SATURDAY AND 9:00 AM TO 6:00 PM ON SUNDAY.

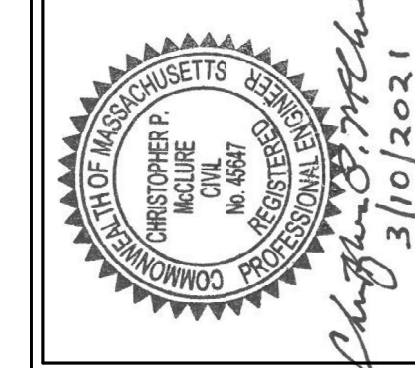
MILLBURY PLANNING BOARD  
SPECIAL PERMIT APPROVAL

LEGEND

- BIT BITUMINOUS
- BM BENCH MARK
- BOS BOTTOM OF SLOPE
- CB CATCH BASIN
- CBCI CATCH BASIN CURB INLET
- CC CONCRETE CURB
- CCB CAPE COD BERM
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- D DRAIN LINE
- DECID DECIDUOUS
- DMH DRAIN MANHOLE
- DYCL DOUBLE YELLOW CENTER LINE
- E EAST
- ELEV ELEVATION
- EM ELECTRIC METER
- EPLP ESCUTCHEON PIN IN LEAD PLUG
- FF ELEV FINISH FLOOR ELEVATION
- GG GAS GATE
- HDWL HEADWALL
- HH HAND HOLE
- HR HAND RAIL
- HYD HYDRANT
- I INVERT ELEVATION
- LP LIGHT POLE
- LSA LANDSCAPED AREA
- MB MAIL BOX
- MA MASSACHUSETTS TURNPIKE AUTHORITY
- N NORTH
- N/F NOW OR FORMERLY
- PIV POST INDICATOR VALVE (FIRE)
- R RIM ELEVATION
- RC REINFORCED CONCRETE PIPE
- S SOUTH
- SGC SLOPED GRANITE CURB
- SMH SANITARY SEWER MANHOLE
- SN SIGN
- TOS TOP OF SLOPE
- TPU, TPW BORINGS
- TRANS TRANSFORMER
- TYP TYPICAL
- W WEST
- WG WITH
- WG WATER GATE
- B-7 WETLAND FLAG WITH NUMBER (TYP)
- 550 EXISTING CONTOUR (TYP)
- 550.50 EXISTING SPOT GRADE (TYP)



CHRISTOPHER P. MCCLURE, P.E.  
PROFESSIONAL ENGINEER  
MA LIC. NO. 45647  
CT LIC. NO. 25944



119 Worcester Road  
Charlton, MA 01507  
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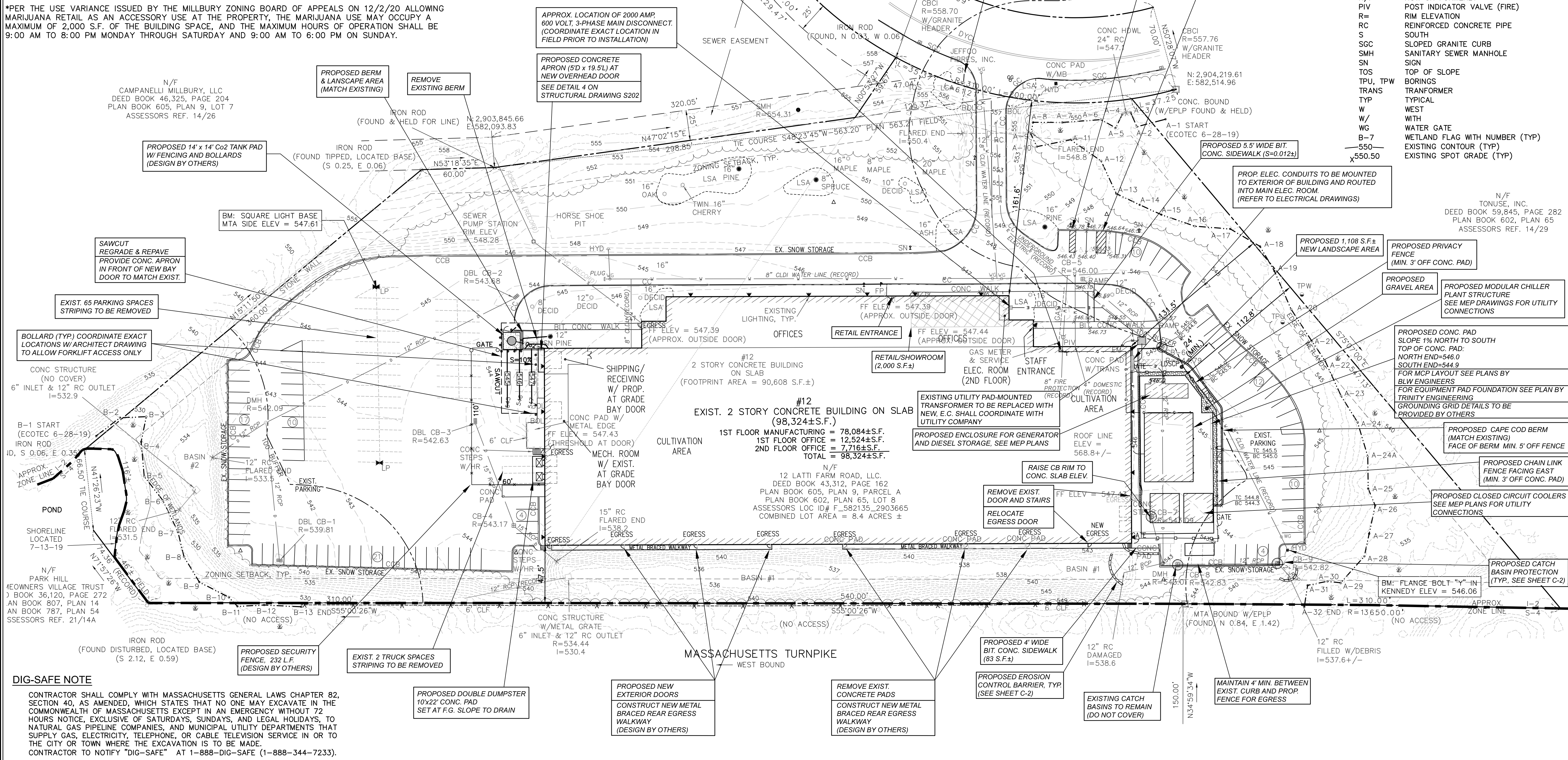
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**SPECIAL PERMIT MODIFICATION**  
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MILLBURY, MA 01527  
PREPARED FOR GREENCARE COLLECTIVE, INC.  
12 LATTI FARM RD  
MILLBURY, MA 01527

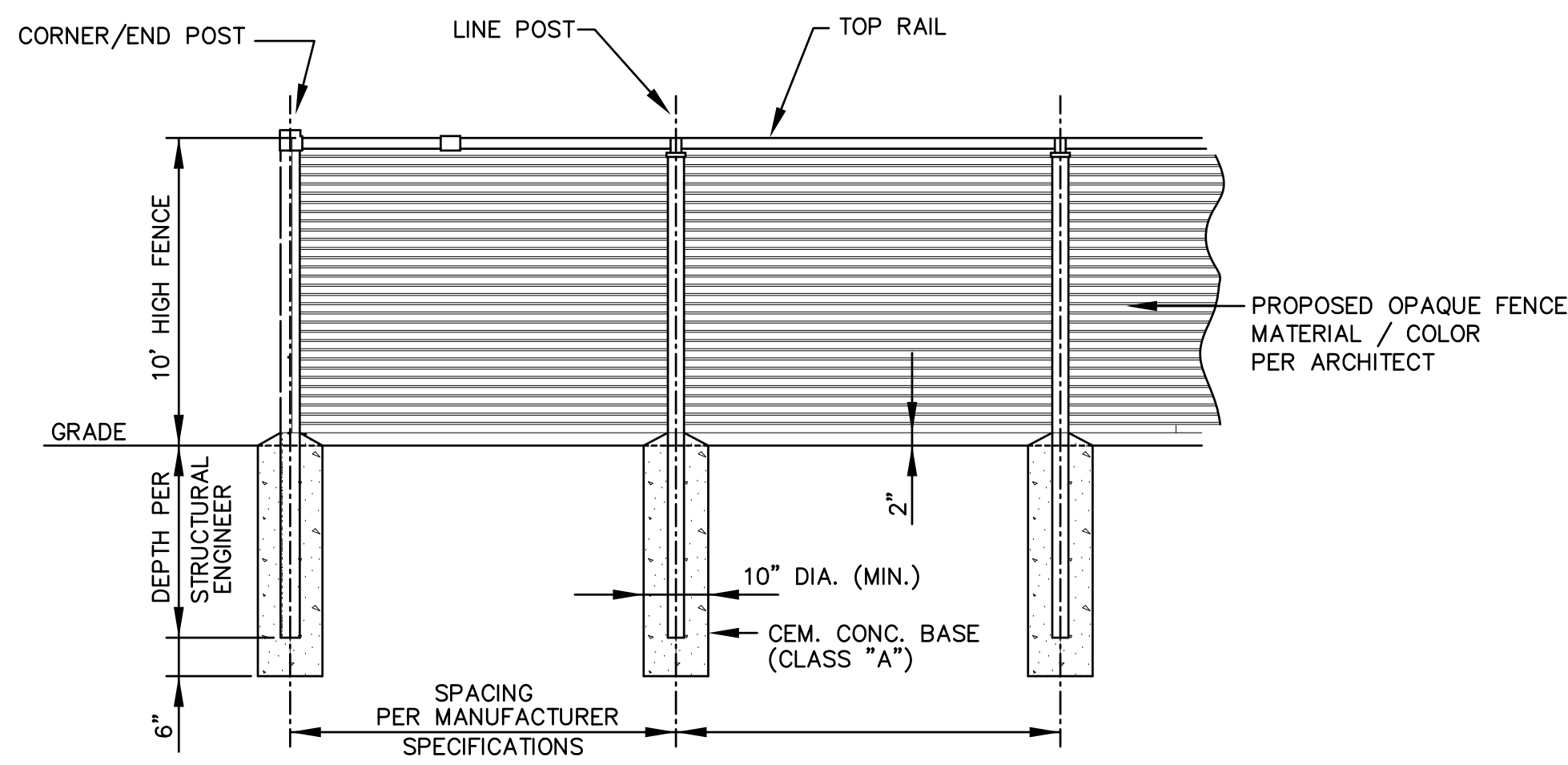
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DATE: 3/10/2021  
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**SPECIAL PERMIT SITE PLAN**

**C-1**



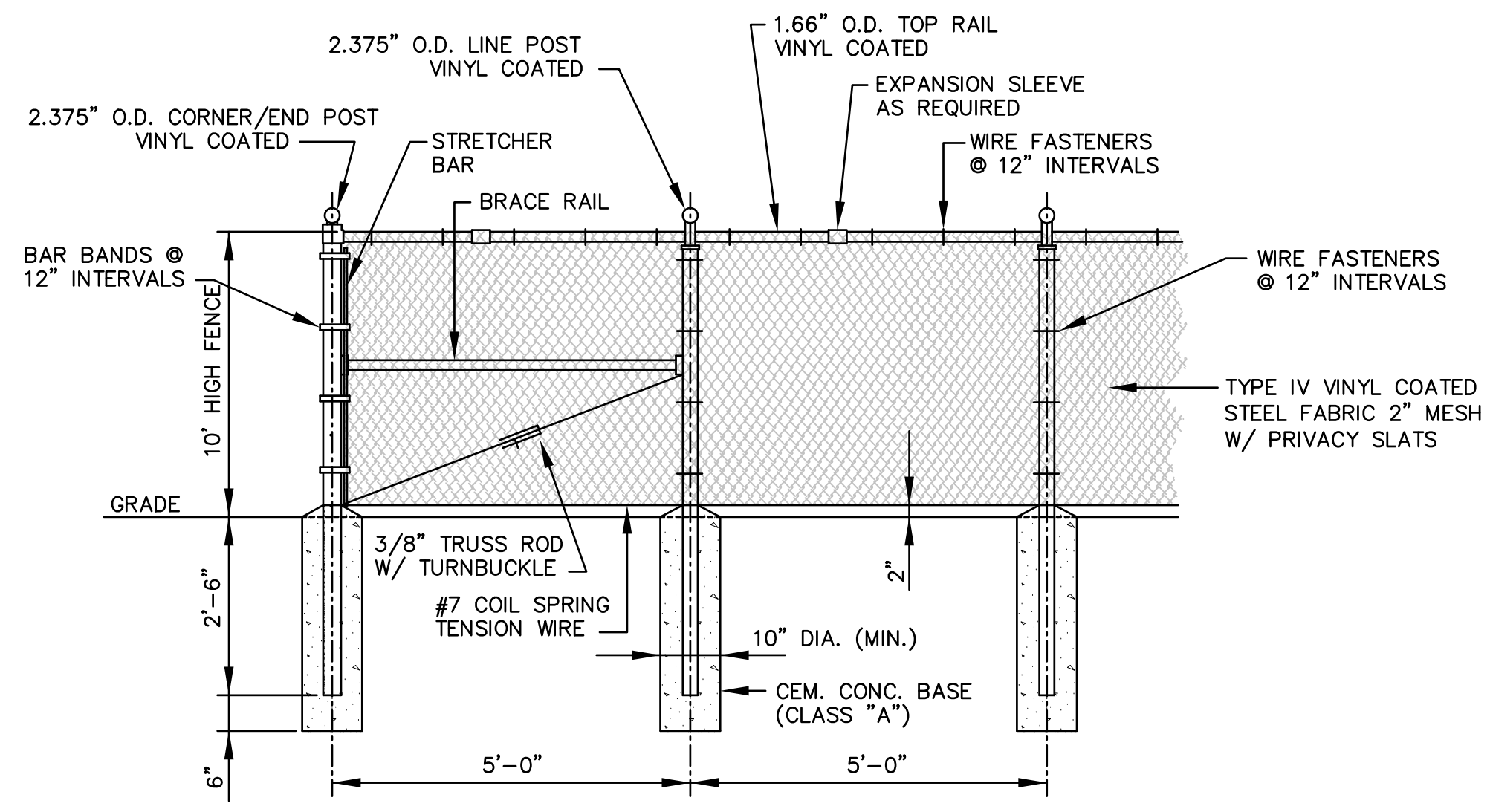
**DIG-SAFE NOTE**  
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**FENCE DETAIL**

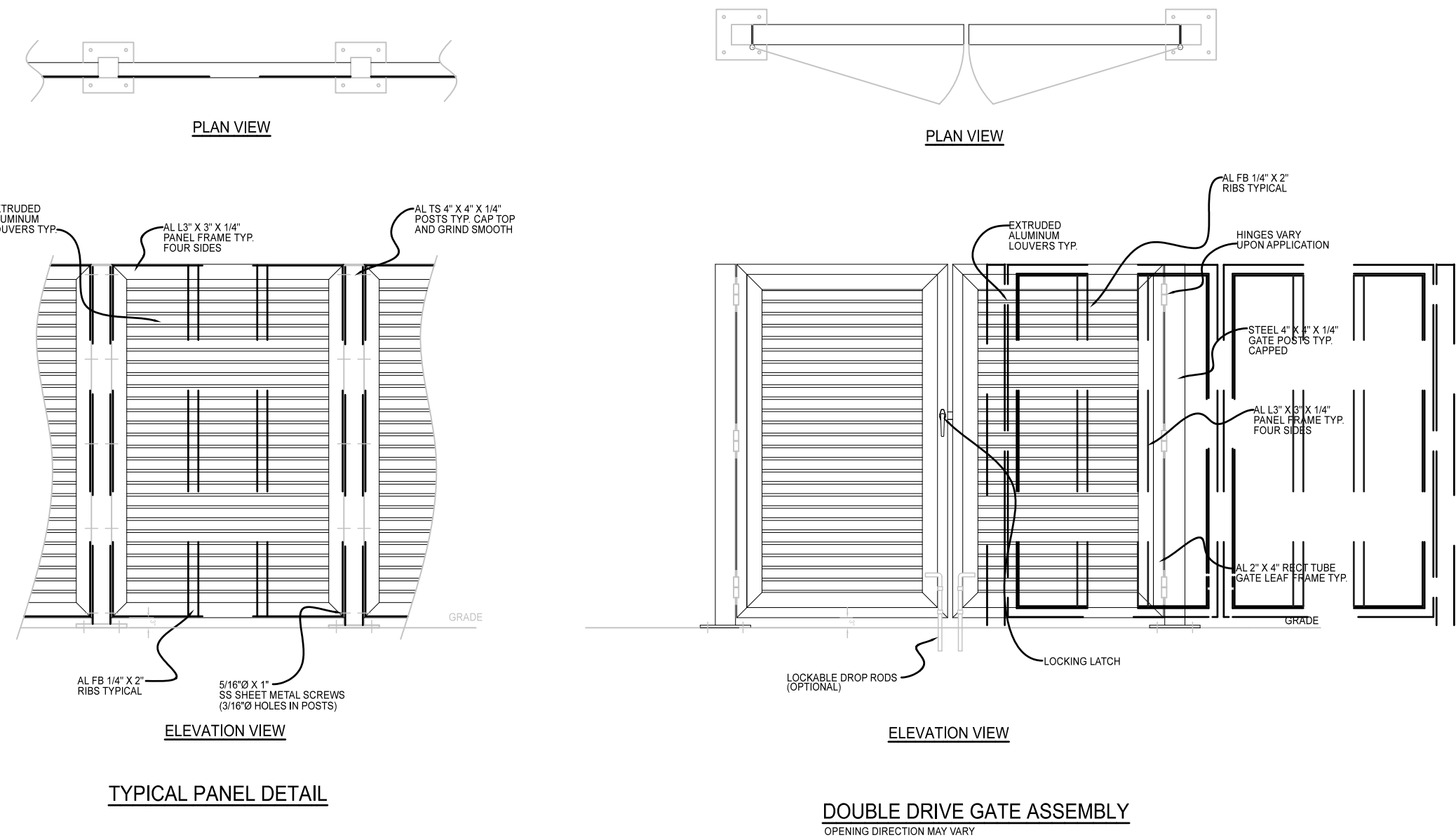
NOTES:  
1). CONTRACTOR TO SUBMIT SHOP DRAWING TO PLANNING BOARD & DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOT TO SCALE



**CHAIN LINK FENCE DETAIL**

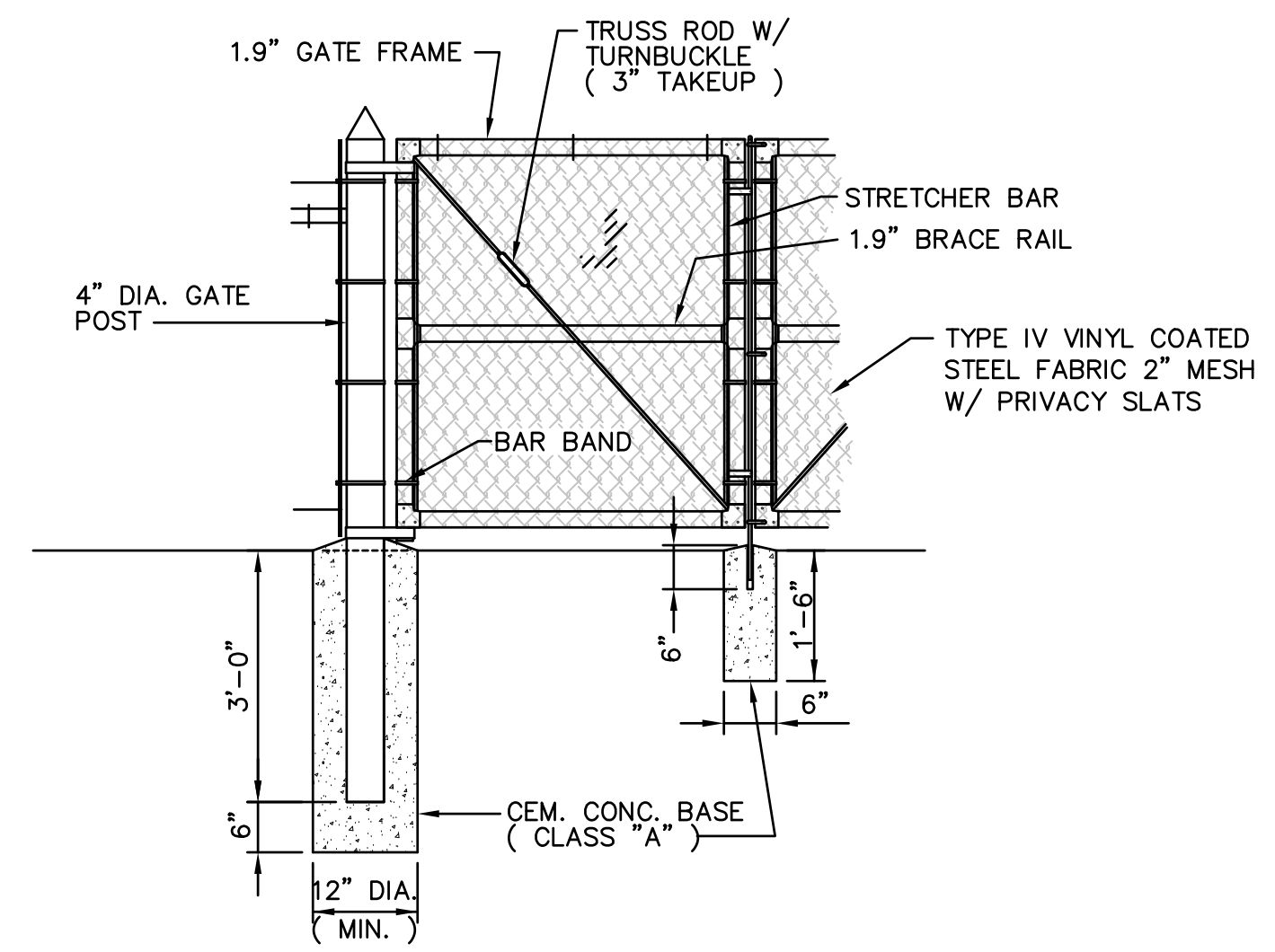
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**PALM SHIELD TYPICAL LOUVERED PANEL & DOUBLE GATE DETAIL**

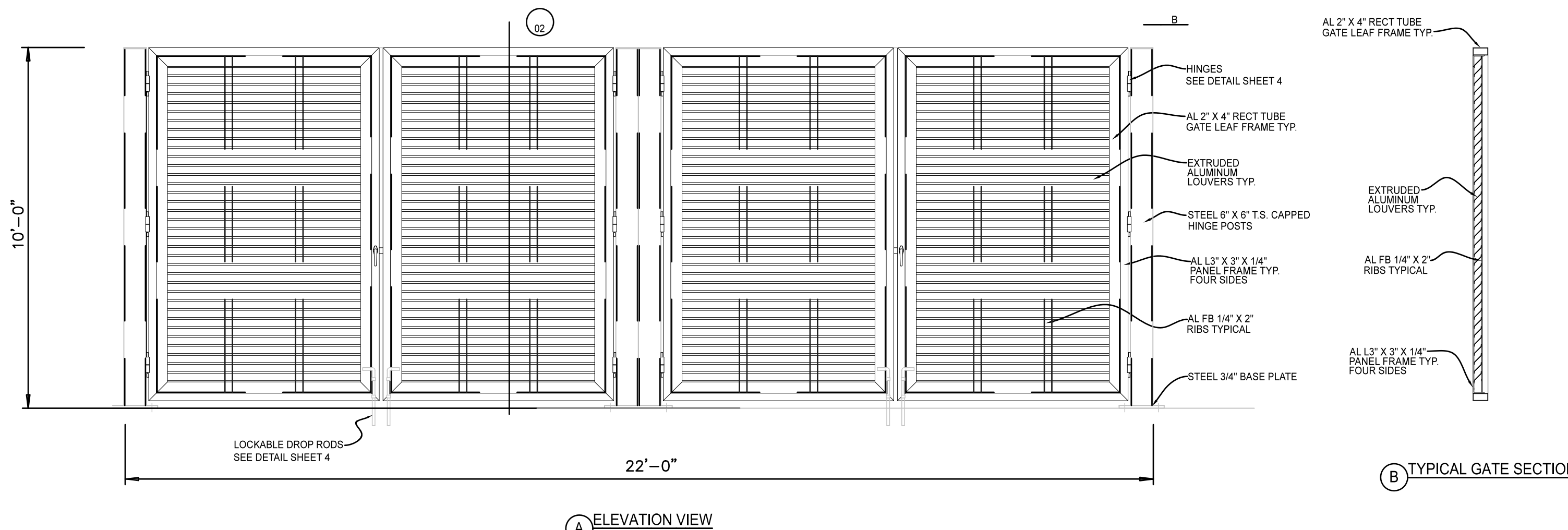
NOTES:  
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**CHAIN LINK FENCE GATE**

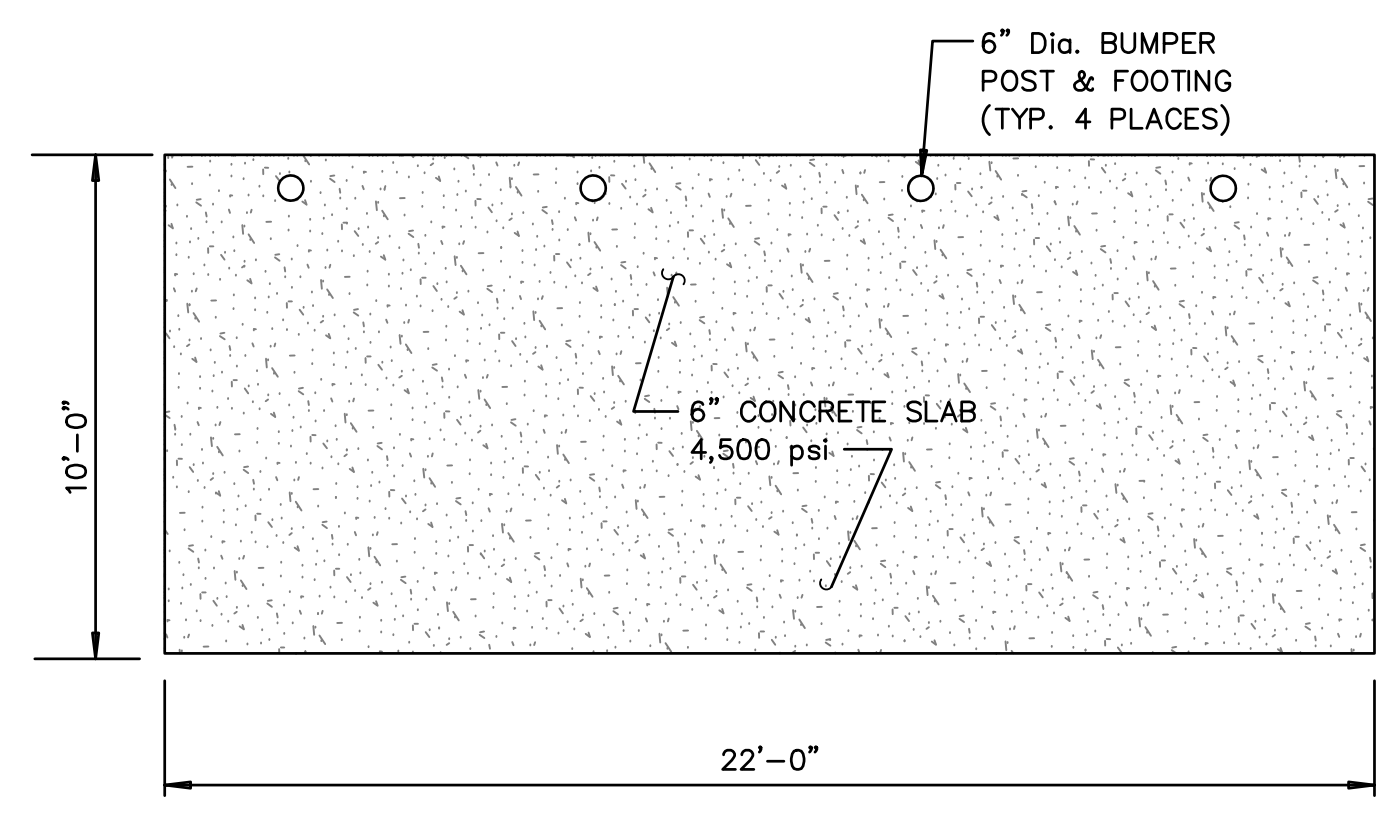
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**PALM SHIELD LOUVERED DUMSTER ENCLOSURE**

NOTES:  
1). CONTRACTOR TO SUBMIT SHOP DRAWING TO PLANNING BOARD & DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOT TO SCALE



**DOUBLE DUMPSITER CONCRETE PAD DETAIL**

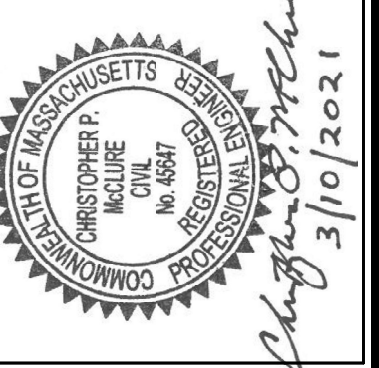
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REV	DATE	DESCRIPTION	MADE	APVD

CHRISTOPHER P. McCLURE, P.E.  
PROFESSIONAL ENGINEER  
MA LIC. NO. 45647  
LIC. NO. 25941



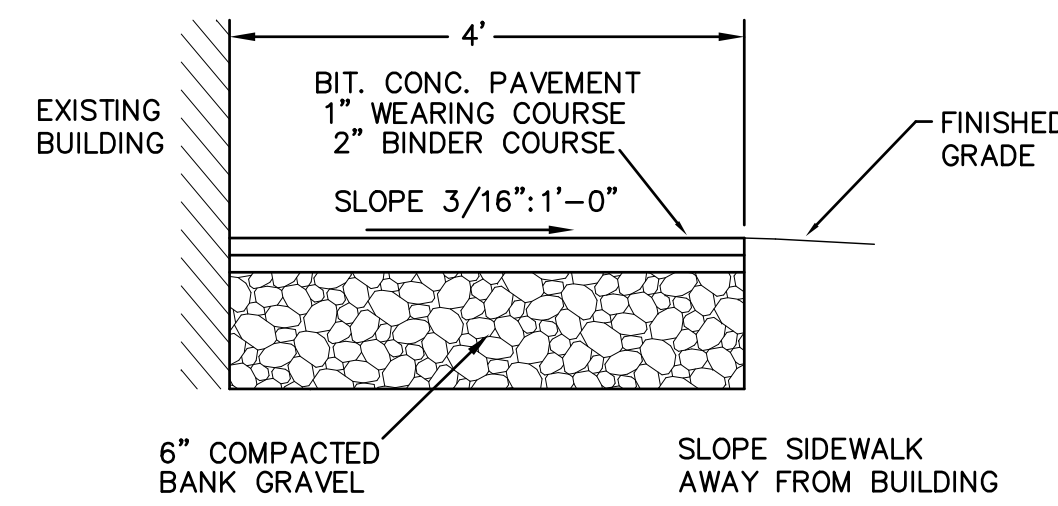
**McClure ENGINEERING, INC**  
119 Worcester Road  
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Tel: (508) 248-2005  
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**SPECIAL PERMIT MODIFICATION**  
#12 LATI FARM ROAD  
MILLBURY, MA 01527  
PREPARED FOR  
GRENCARE COLLECTIVE, INC.  
12 LATI FARM RD  
MILLBURY, MA 01527

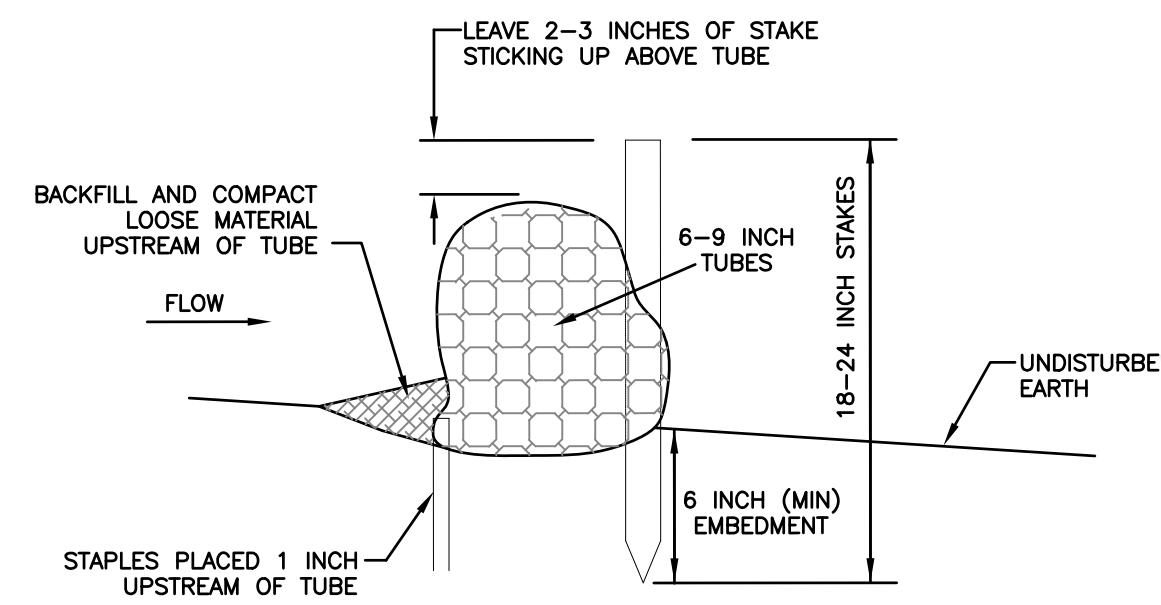
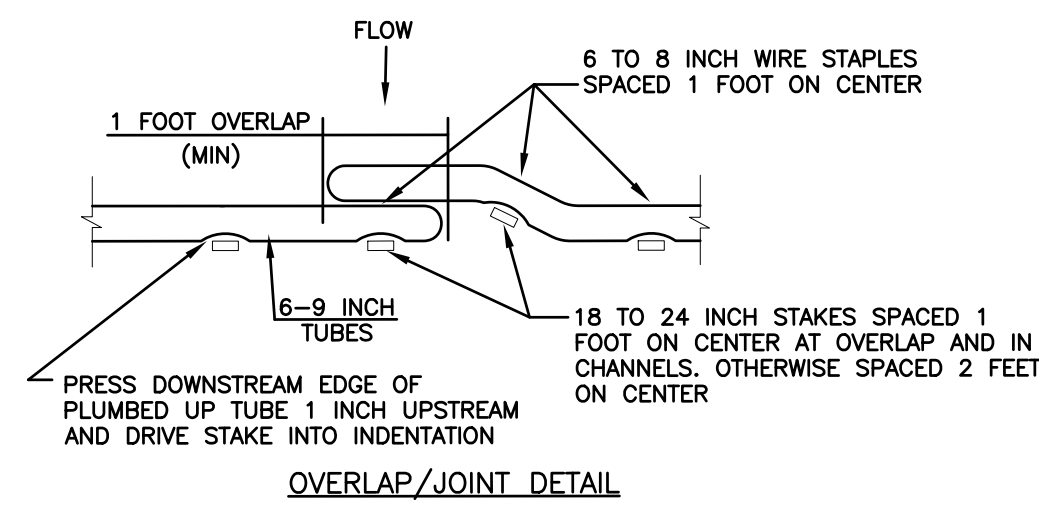
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CHK BY: CPM  
SCALE: AS NOTED  
PROJ. NO. 186-1963-K

DETAIL SHEET

DATE: \_\_\_\_\_



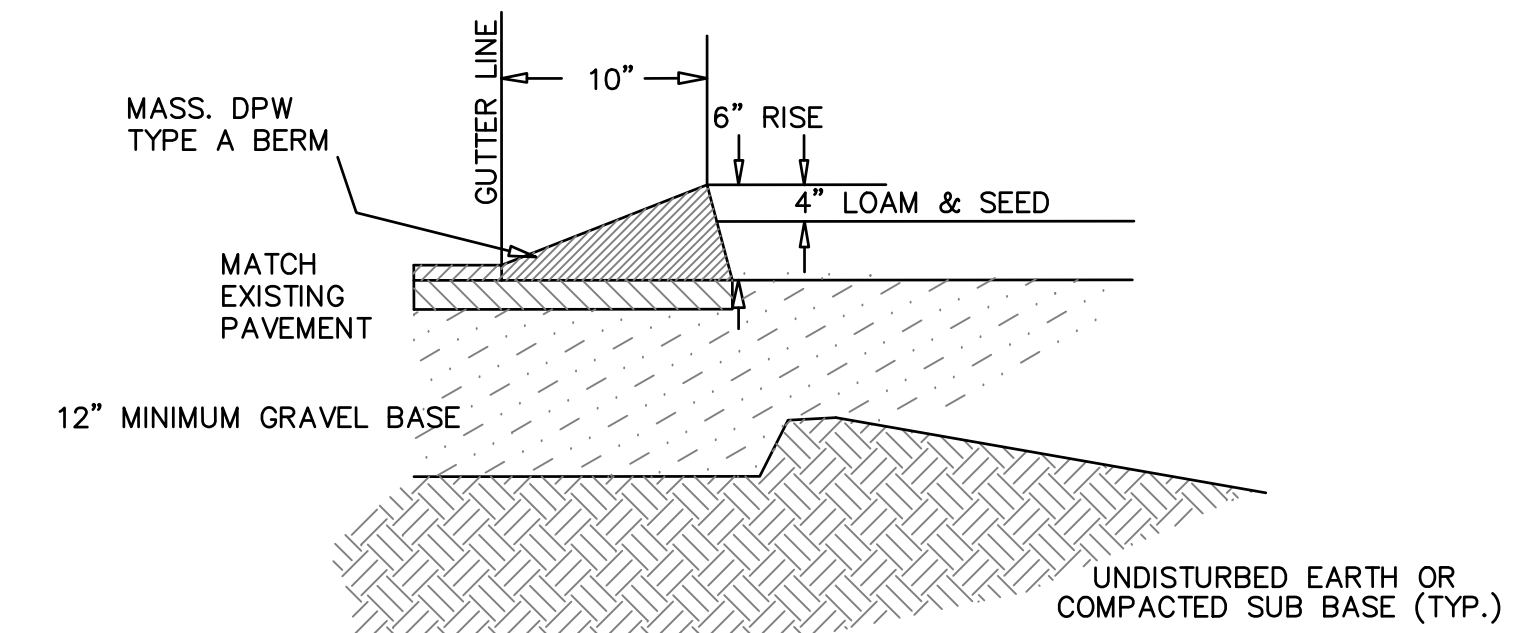
**BITUMINOUS CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



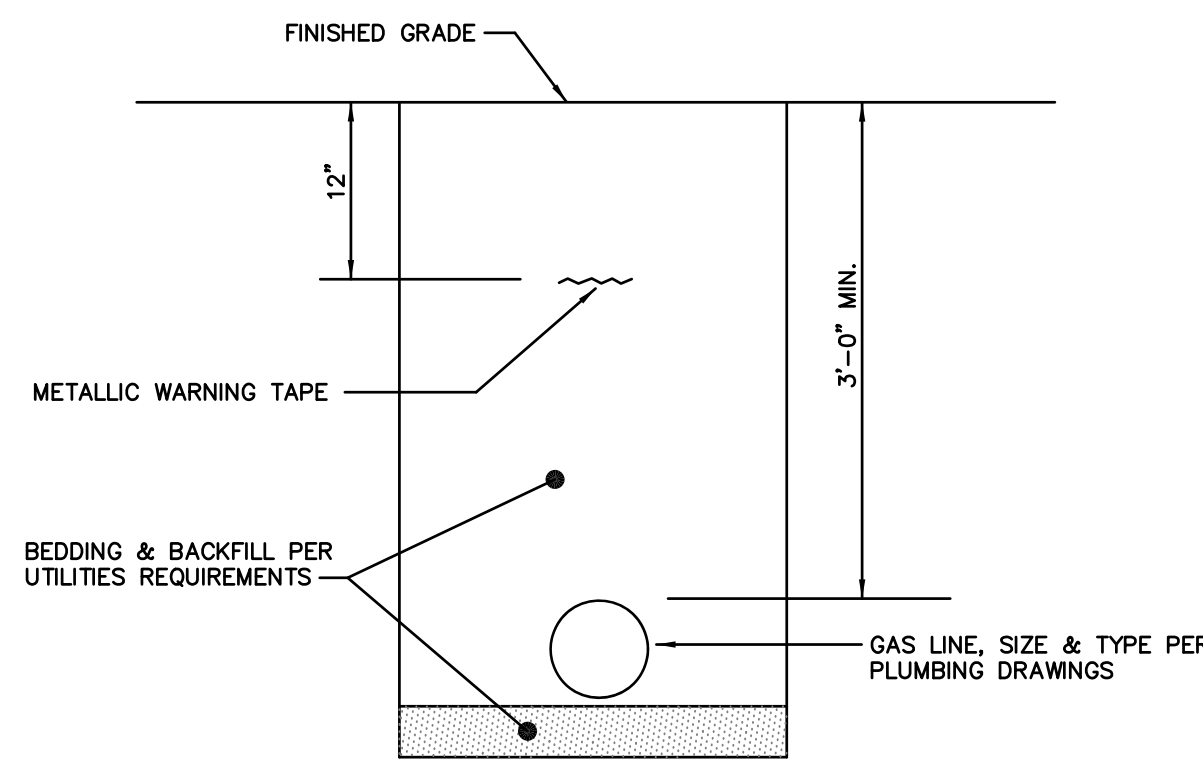
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:1V	25 FEET
3H:1V	35 FEET
4H:1V	50 FEET
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL NOTES:  
1. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.  
2. IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.  
3. TUBES SHALL BE OF 100% BIODEGRADABLE MATERIAL.

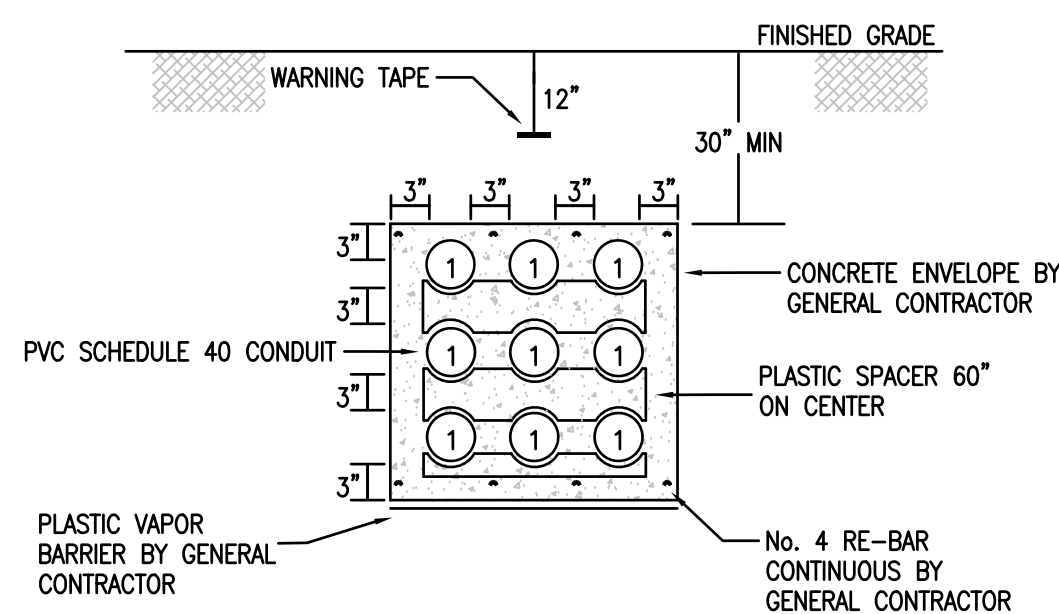
**PERIMETER EROSION & SEDIMENTATION CONTROL**  
NOT TO SCALE



**MODIFIED CAPE COD TYPE BERM**  
NOT TO SCALE

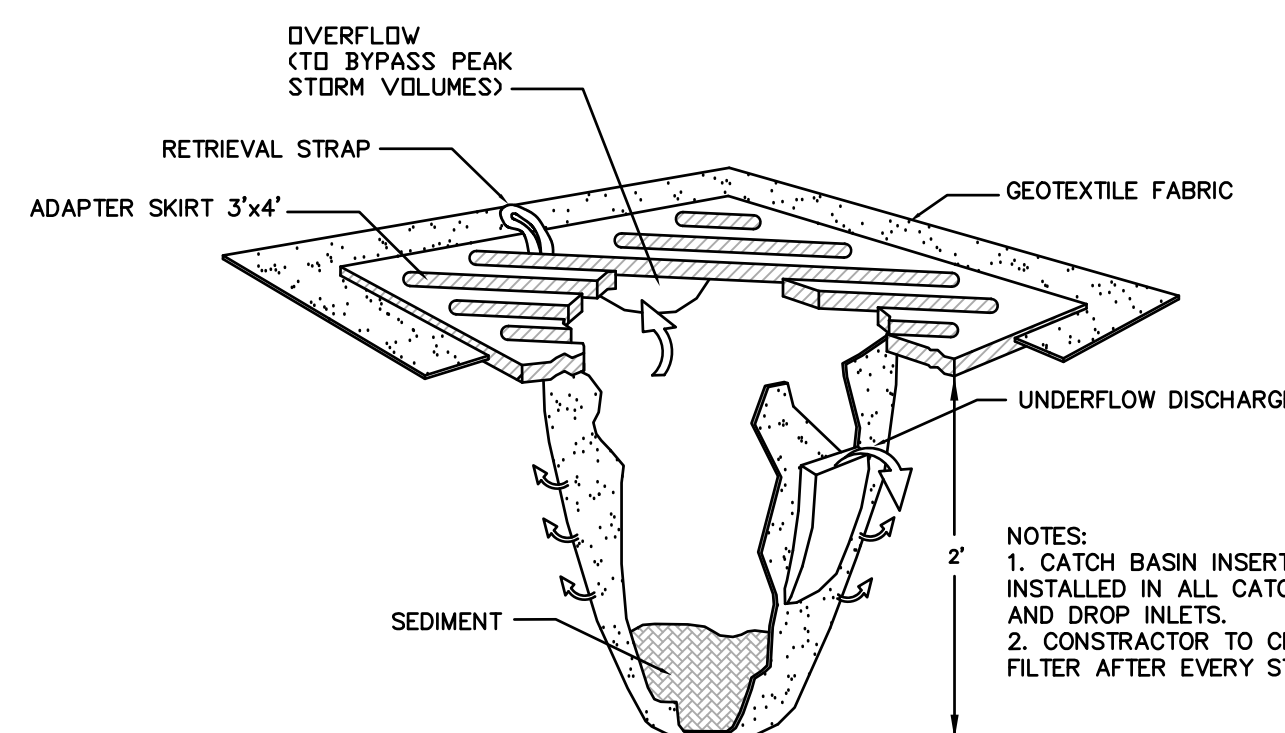


**GAS TRENCH DETAIL**  
NOT TO SCALE



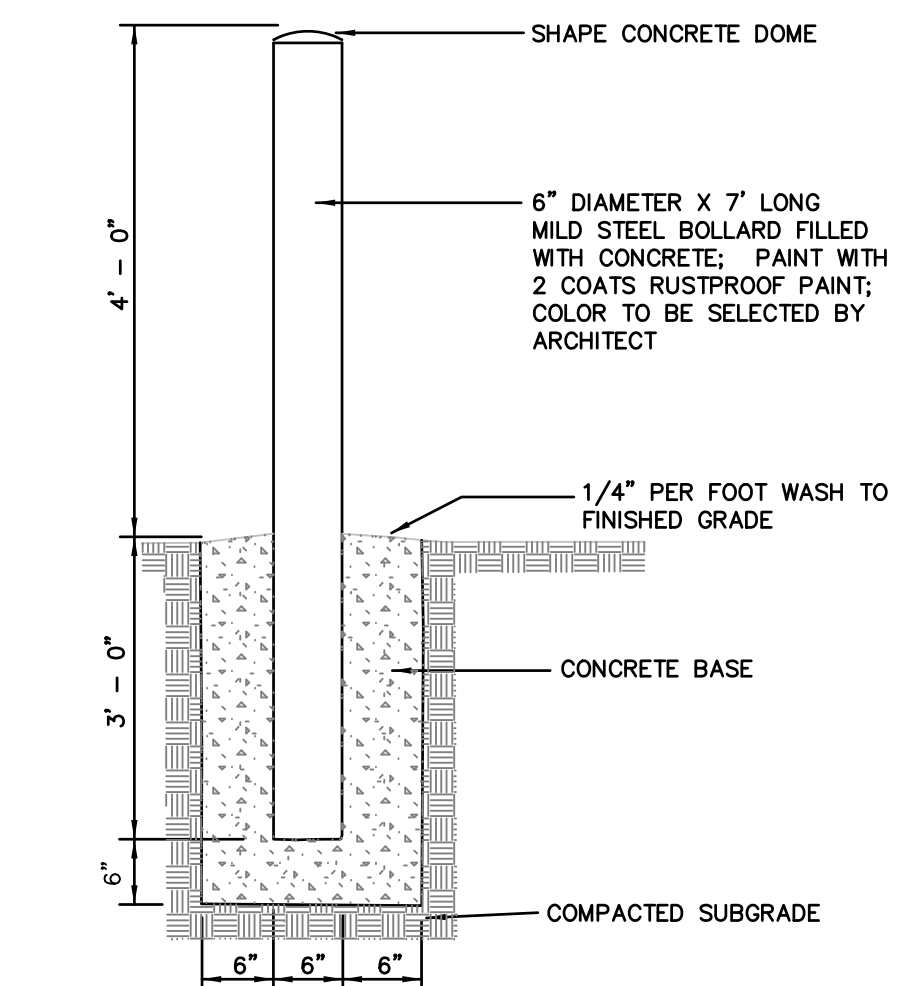
- NOTES:
- (9) 4" PVC CONDUIT FOR SECONDARY ELECTRIC SERVICE
  - (8) 4" PVC CONDUIT FOR GENERATOR ELECTRIC SERVICE
  - (1) 4" PVC CONDUIT FOR GENERATOR CONTROLS
  - (2) 4" PVC CONDUIT FOR CHILLER PLANT ELECTRICAL SERVICE
  - (4) 4" PVC CONDUIT FOR SECOND FLOOR ELECTRIC SERVICE

**ELEC. DUCTBANK DETAIL**  
NOT TO SCALE



- NOTES:
- CATCH BASIN INSERT IS TO BE INSTALLED IN ALL CATCH BASINS AND DROP INLETS.
  - CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM.

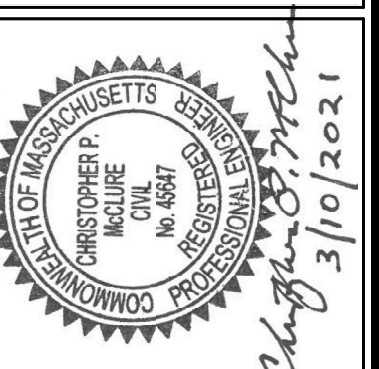
**CATCH BASIN INLET FILTER "SILT SACK"**  
NOT TO SCALE



**STEEL PIPE BOLLARD**  
NOT TO SCALE

REV	DATE	DESCRIPTION

**CHRISTOPHER P. McCLURE, P.E.**  
PROFESSIONAL ENGINEER  
MA LIC. NO. 45647  
LIC. NO. 25941



**McClure ENGINEERING, INC.**  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: chris@mcclureengineers.com

**SPECIAL PERMIT MODIFICATION**  
#12 LATI FARM ROAD  
MILLBURY, MA 01527  
PREPARED FOR  
GRENCARE COLLECTIVE, INC.  
12 LATI FARM RD  
MILLBURY, MA 01527

DRAWN BY: MM  
DATE: 3/10/2021  
CHK BY: GPM  
SCALE: AS NOTED  
PROJ. NO. 186-1963-K

DETAIL SHEET

**DIG-SAFE NOTE**

CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE.  
CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).