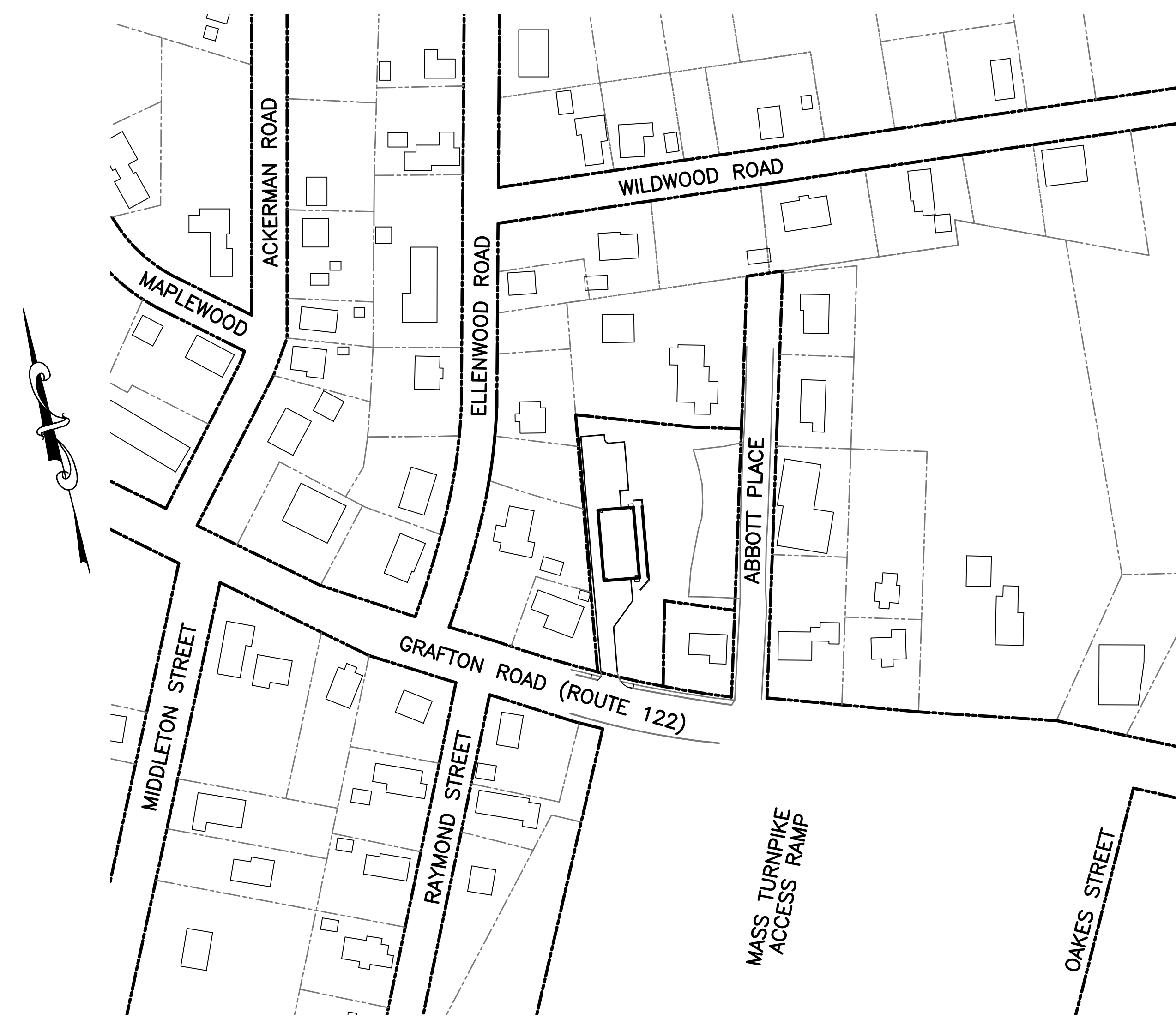


SITE DEVELOPMENT PLAN

AT

ABBOTT PLACE

MILLBURY, MASSACHUSETTS 01527



INDEX	DESCRIPTION	SHEET NUMBER
	COVER	1 OF 8
	EXISTING CONDITIONS PLAN	2 OF 8
	LAYOUT PLAN	3 OF 8
	GRADING AND DRAINAGE PLAN	4 OF 8
	UTILITY PLAN	5 OF 8
	EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
	DETAIL PLAN	7 OF 8
	DETAIL PLAN	8 OF 8

RECORD APPLICANT:

PARKLUND PLACE, LLC
 4 ABBOTT PLACE
 MILLBURY, MA 01527
 (508) 335-7191

RECORD OWNER:

PARKLUND PLACE, LLC
 4 ABBOTT PLACE
 MILLBURY, MA 01527
 (508) 335-7191

LAND PLANNERS—CIVIL ENGINEERS:

J.M. GRENIER ASSOCIATES INC.
 325 DONALD LYNCH BOULEVARD SUITE 100
 MARLBOROUGH, MA 01752
 (508) 845-2500

LAND SURVEYORS:

REALMAPINFO, LLC
 11 APEX DRIVE SUITE 300 S
 MARLBOROUGH, MA 01752

ZONING DISTRICT: EAST MILLBURY BUSINESS

LOCUS:
 SCALE: 1' = 100'



11/2/21

REV. NO.	DATE	REVISION
SCALE: AS SHOWN		DATE: NOVEMBER 2, 2021
COVER SHEET		
SHEET NO.: SHEET 1 OF 8	PROJECT NO.: G-613	



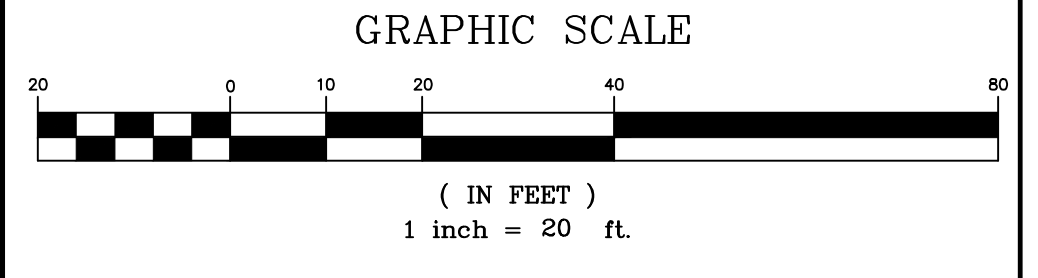
TEST HOLE DATA

TH 1
ELEV. 414.0
0-6" A SL
6-24" B SL
24-96" C SL
ESHGW 060° (ELEV. 409.0)

LEGEND:

- EXISTING PROPERTY LINE
- - - 410 EXISTING CONTOUR - HIGH
- - - 408 EXISTING CONTOUR - LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- EXISTING STONE WALL
- WETLAND BUFFER
- EDGE VEGETATED WETLAND
- WETLAND
- EXISTING HOUSE #5
- EXISTING HOUSE #6
- EXISTING HOUSE #8 ELLENWOOD
- EXISTING OFFICE #4
- EXISTING TWO FAMILY #1501
- EXISTING TWO FAMILY #1496

- NOTES:**
- REFERENCE TOWN OF MILLBURY ASSESSORS MAP 6 PARCEL 190
 - EXISTING CONDITIONS SURVEY PERFORMED BY REALMAP INFO, LLC 11 APEX DRIVE SUITE 300 S MARLBOROUGH, MA 01752.
 - WETLANDS WERE DELINEATED BY MATTHEW MARRO AND FIELD LOCATED BY REALMAP INFO, LLC IN FEBRUARY 2020.
 - SITE IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON FIRM MAP PANEL 250270026E FOR THE TOWN OF MILLBURY MASSACHUSETTS, WORCESTER COUNTY, DATED JULY 4, 2011.
 - DATUM IS NAVD 88 AND NAD 83.



REV. NO.	DATE	REVISION

TITLE:
 SITE DEVELOPMENT PLAN
 AT
 ABBOTT PLACE
 MILLBURY, MASSACHUSETTS 01527

PREPARED FOR:
 PARKLUND PLACE, LLC
 4 ABBOTT PLACE
 MILLBURY, MASSACHUSETTS 01527

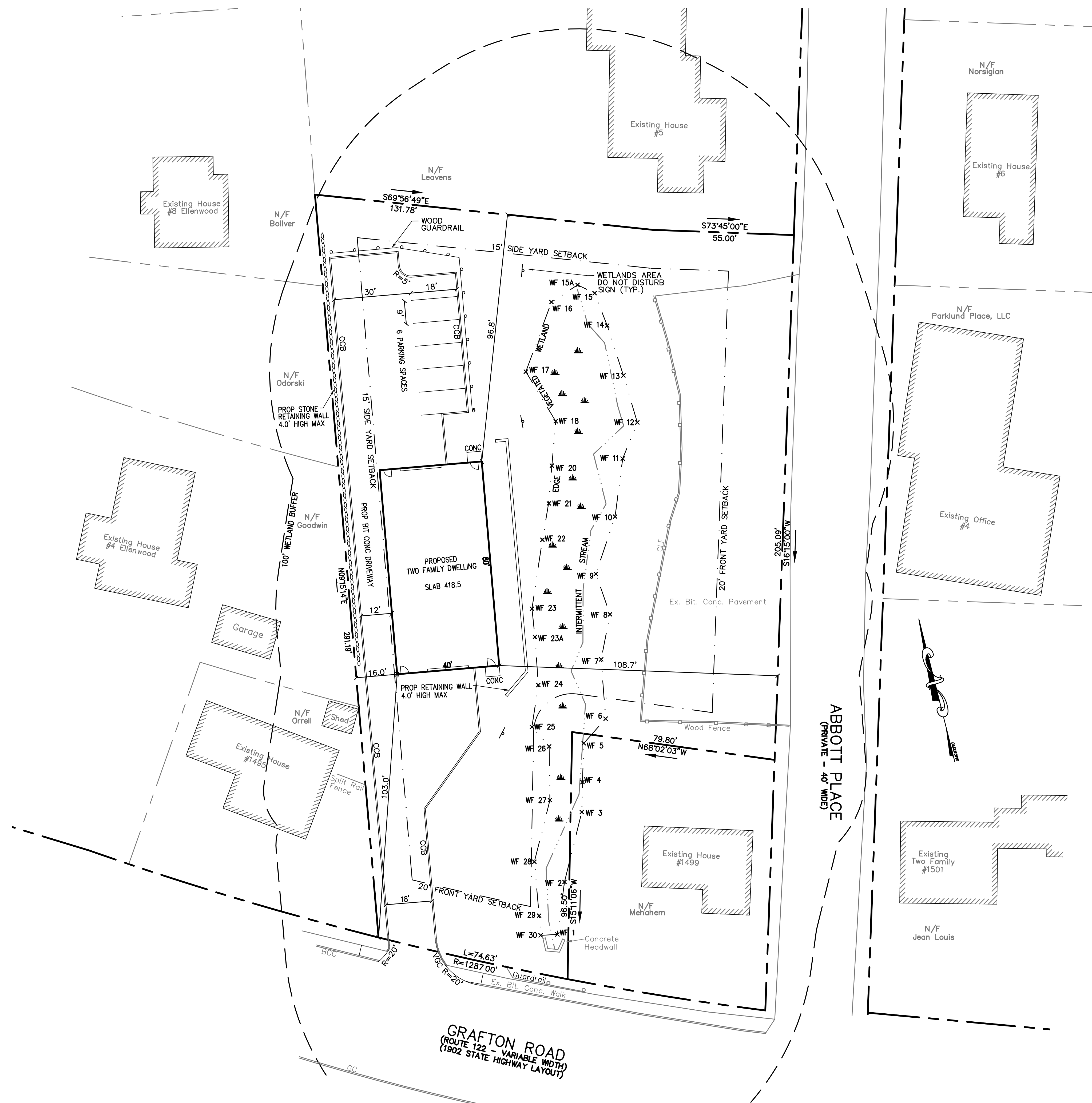
PREPARED BY:
 J.M. GRENIER ASSOCIATES INC.
 325 DONALD LYNCH BOULEVARD SUITE 100
 MARLBOROUGH, MASSACHUSETTS 01752
 TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: 1" = 20'	DATE: NOVEMBER 2, 2021
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EXISTING CONDITIONS

SHEET NO.: SHEET 2 OF 8	PROJECT NO.: G-613
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. CONTACT DIG SAFE (1-888-344-7233) AND LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.



LEGEND:

---	EXISTING PROPERTY LINE
-410-	EXISTING CONTOUR - HIGH
-408-	EXISTING CONTOUR - LOW
-410-	PROPOSED CONTOUR - HIGH
-408-	PROPOSED CONTOUR - LOW
---	EXISTING EDGE PAVEMENT
---	EXISTING CURB
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED VERTICAL GRANITE CURB
---	PROPOSED CAPE COD BERM
---	EDGE VEGETATED WETLAND
---	WETLAND BUFFER
---	PROPOSED TREE LINE
---	EXISTING STONE WALL
---	EXISTING DRAIN LINE
---	PROPOSED DRAIN LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING OVERHEAD WIRES
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED EROSION CONTROL

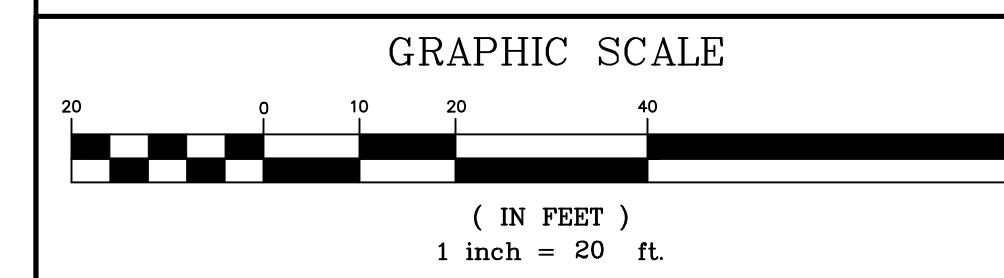
ZONING SUMMARY:

CURRENT ZONE: EAST MILLBURY BUSINESS

	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SQ.FT.	42,013 SQ.FT.
MIN. FRONTAGE	100'	205.09'
MIN FRONT YARD SETBACK	20'	130.0'
MIN SIDE YARD SETBACK	15'	16.0'
MIN. REAR YARD SETBACK	25'	--
MAX. BUILDING HEIGHT	37'/3 STORIES	<37'/2 STORIES
MIN. OPEN SPACE	10%	55.7%

PARKING SPACE REQUIREMENTS:

USE	REQUIRED
DWELLING UNIT: 3/2 BEDROOM D.U. X 2 D.U. =	6 SPACES REQUIRED
	6 SPACES PROVIDED



REV. NO.	DATE	REVISION

TITLE:

**SITE DEVELOPMENT PLAN
AT
ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED FOR:

**PARKLUND PLACE, LLC
4 ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED BY:

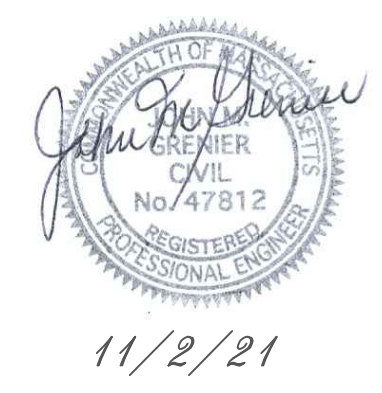
**J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752**

TELE. NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: 1" = 20' **DATE:** NOVEMBER 2, 2021

LAYOUT PLAN

SHEET NO.: SHEET 3 OF 8 **PROJECT NO.:** G-613

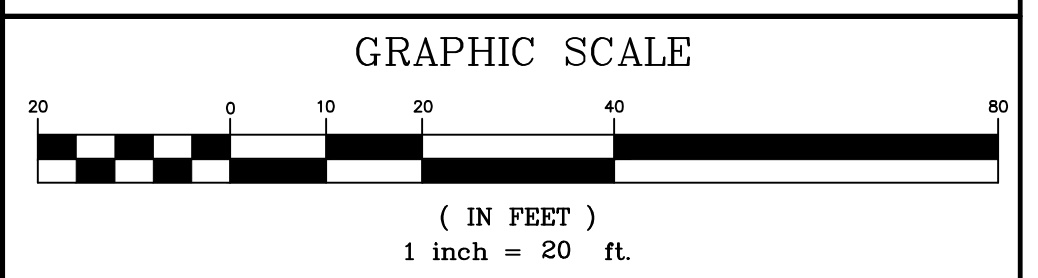


11/2/21



LEGEND:

- 410 — EXISTING PROPERTY LINE
- 410 — EXISTING CONTOUR - HIGH
- 408 — EXISTING CONTOUR - LOW
- 410 — PROPOSED CONTOUR - HIGH
- 408 — PROPOSED CONTOUR - LOW
- — EXISTING EDGE PAVEMENT
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- — WETLAND BUFFER
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- — PROPOSED DRAIN LINE
- — EXISTING DRAIN LINE
- — EXISTING SEWER LINE
- — PROPOSED SEWER LINE
- — EXISTING WATER LINE
- — PROPOSED WATER LINE
- — EXISTING OVERHEAD WIRES
- — PROPOSED UNDERGROUND ELECTRIC
- — PROPOSED EROSION CONTROL



REV. NO.	DATE	REVISION

TITLE:

**SITE DEVELOPMENT PLAN
AT
ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED FOR:

**PARKLUND PLACE, LLC
4 ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED BY:

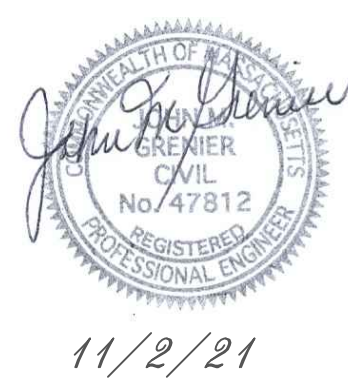
**J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752**

TELE NO.: (508) 845-2500 jmrenier@townisp.com

SCALE: 1" = 20' **DATE:** NOVEMBER 2, 2021

GRADING AND DRAINAGE PLAN

SHEET NO.: SHEET 4 OF 8 **PROJECT NO.:** G-613





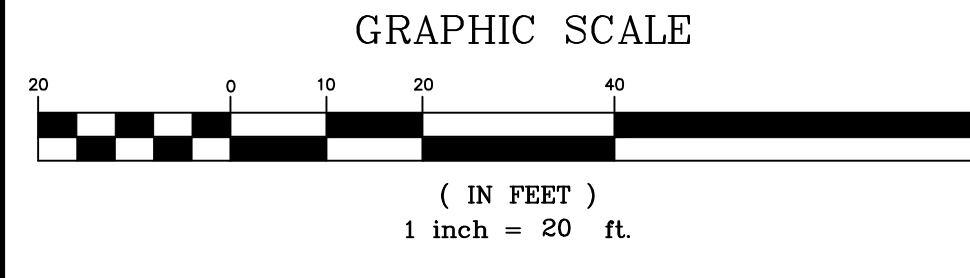
DRAINAGE SCHEDULE

CB 1 (FLAT TOP)	RIM 418.30	INV 415.10
12" HDPE L=130' S=0.010		
CB 2	RIM 417.50	INV 414.30
12" HDPE L=30' S=0.016		
DMH 1 (STC 450)	RIM 417.80	INV IN 413.82 (CB 1)
		INV OUT 413.72 (CB 2)
12" HDPE L=25' S=0.005		
ROOF DRAIN	INV 415.50	
6" PVC L=57' S=0.024		
DMH 2	RIM 418.00	INV IN 414.10 (BLDG)
		INV IN 413.60 (DMH 1)
		INV OUT 413.50 (CHAMBER ROW)
		INV OUT 412.50 (ISOLATOR ROW)
STORMTECH MC-3500 CHAMBERS		INV OUT 414.63
8" PVC L=31' S=0.230		
OUTLET 1	INV 407.5	

LEGEND:

---	EXISTING PROPERTY LINE
- - - -	EXISTING CONTOUR - HIGH
- - - -	EXISTING CONTOUR - LOW
- - - -	PROPOSED CONTOUR - HIGH
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---	PROPOSED EROSION CONTROL

- NOTES:**
- SEE ARCHITECTURAL PLANS FOR LOCATION OF DOWNSPOUTS FOR ROOF RUNOFF DRAIN LEADERS.
 - SEE ARCHITECTURAL PLANS FOR LOCATION OF UTILITY ROOM AND WHERE UTILITIES ENTER THE BUILDING.
 - ALL TRENCHES WITHIN GRAFTON ROAD SHALL BE BACKFILLED AS REQUIRED BY MASS DOT.
 - WATER LINES SHALL HAVE A MINIMUM COVER OF 5 FEET.
 - ALL SEWER PIPE SHALL BE SDR 35 PVC.
 - SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSING SHALL BE CONFIRMED.
 - A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT ALL SEWER/DRAINAGE CROSSINGS WITH THE DRAIN ABOVE THE SEWER.
 - LOCATIONS AND INVERTS OF EXISTING UTILITIES SHALL BE VERIFIED IN FIELD.
 - SIZE OF PROPOSED WATER AND SEWER UTILITIES TO BE DETERMINED.
 - CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION
 - CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - GAS, ELECTRIC, CABLE AND TELEPHONE LAYOUTS ARE TO BE REVIEWED AND CONFIRMED BY RESPECTIVE UTILITY COMPANIES.
 - WHENEVER UTILITIES INTERSECT AND THERE IS LESS THAN 30" OF COVER UTILITIES SHALL BE ENCASED IN CONCRETE.



REV. NO.	DATE	REVISION

TITLE:

**SITE DEVELOPMENT PLAN
AT
ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED FOR:

**PARKLUND PLACE, LLC
4 ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527**

PREPARED BY:

**J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752**

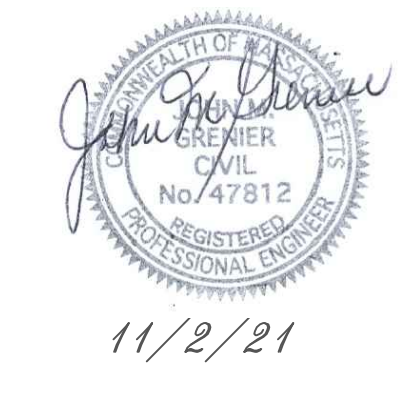
TELE NO.: (508) 845-2500 jmrenier@townisp.com

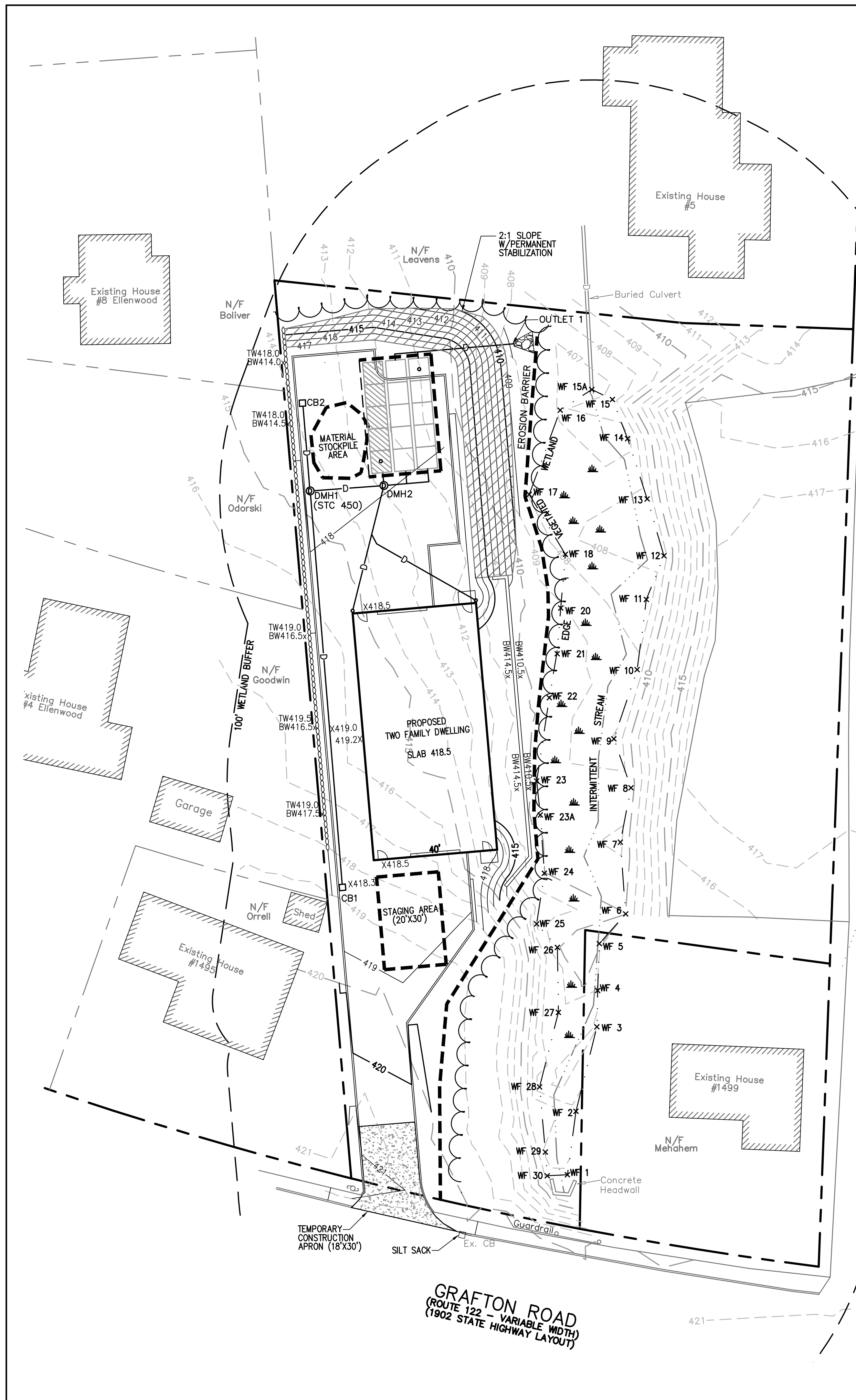
SCALE: 1" = 20' **DATE:** NOVEMBER 2, 2021

UTILITY PLAN

SHEET NO.: SHEET 4 OF 8 **PROJECT NO.:** G-613

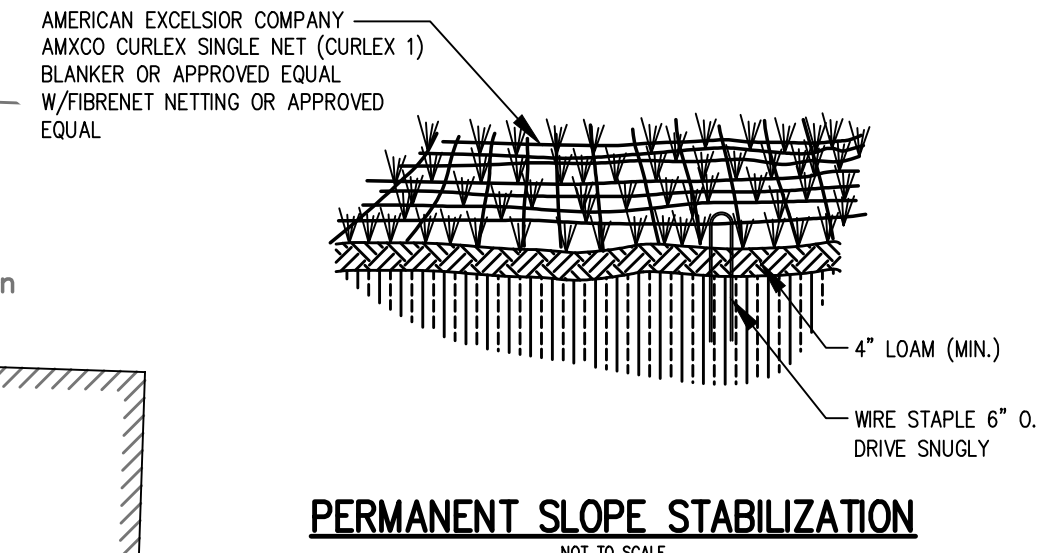
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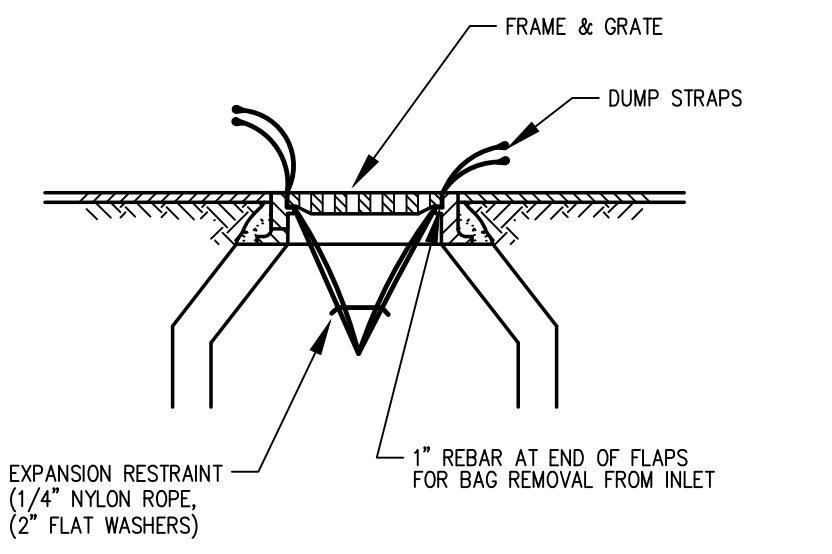


ABBOTT PLACE
(PRIVATE - 40' WIDE)

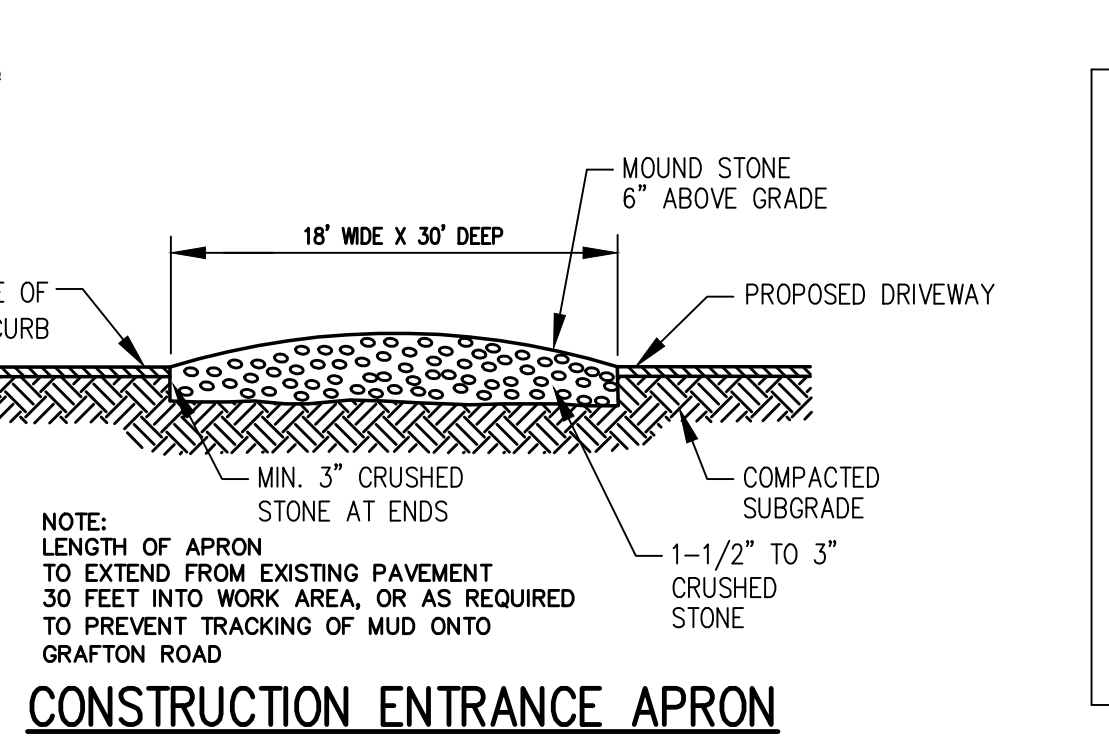
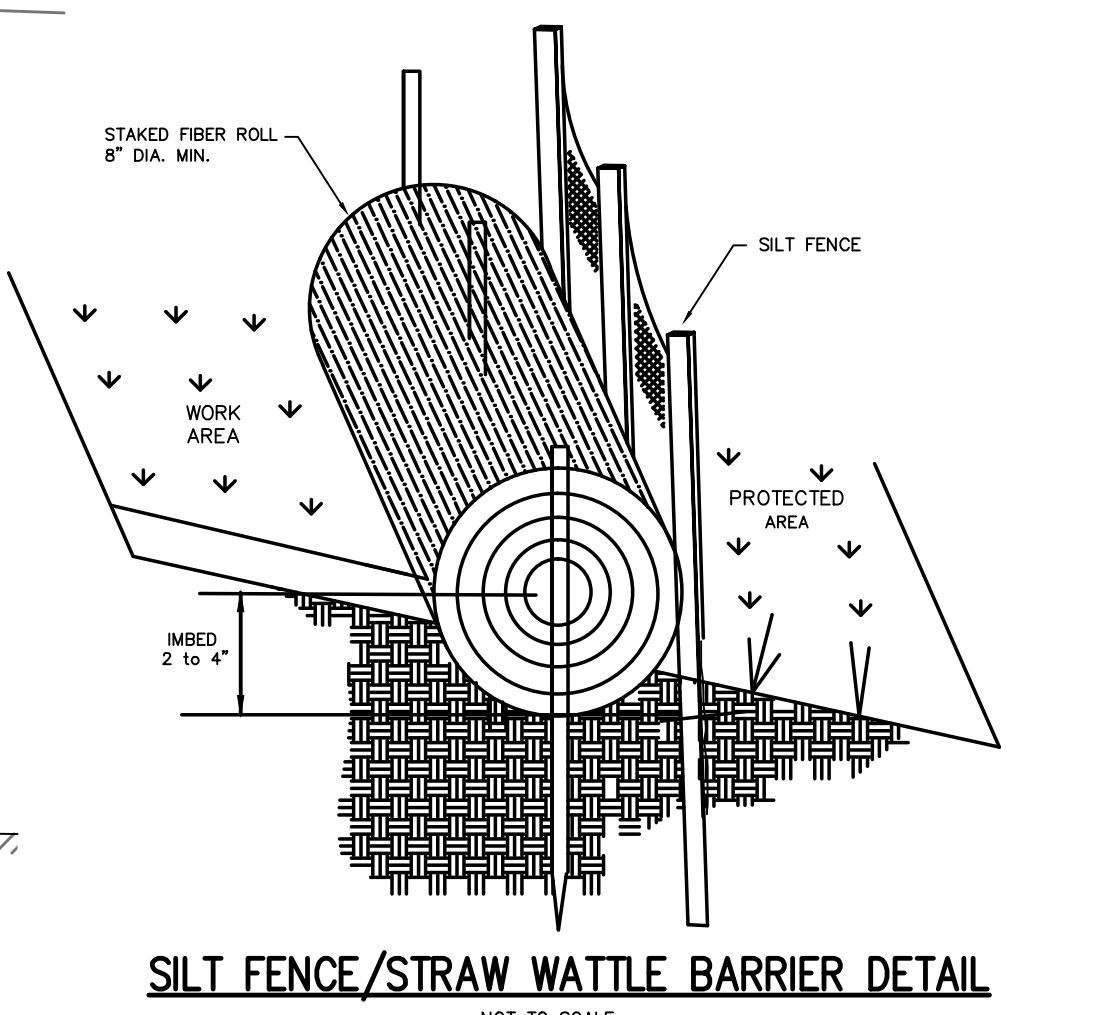
GRAFTON ROAD
(ROUTE 22 - VARIABLE WIDTH)
(1902 STATE HIGHWAY LAYOUT)



- NOTES**
- BEFORE INSTALLATION, THE SEEDBED SHALL BE INSPECTED TO ENSURE IT HAS BEEN PROPERLY COMPACTED AND FINELY GRADED TO REMOVE ANY EXISTING RILLS. IT SHALL BE FREE OF OBSTRUCTIONS, SUCH AS TREE ROOTS, PROJECTIONS SUCH AS STONES, AND OTHER FOREIGN OBJECTS.
 - GRASS SEED SHALL MATCH SOIL CONDITIONS TO ALLOW FOR MAXIMUM GERMINATION, DENSE VEGETATION, AND A STRUCTURAL ROOT SYSTEM.
 - CONTRACTOR SHALL PROCEED WHEN SATISFACTORY CONDITIONS ARE PRESENT.
 - AFTER THE AREA HAS BEEN PROPERLY SHAPED, SEEDED, FERTILIZED, AND COMPACTED, LOCATE THE START OF THE ROLL, MAKING SURE THE ROLL IS FACING TOWARD THE AREA TO BE COVERED, AND THEN ROLL OUT THE BLANKET. BLANKETS SHALL BE ROLLED OUT FLAT, EVEN, AND SMOOTH WITHOUT STRETCHING THE MATERIAL, THEN ANCHORED TO THE SUBGRADE.
 - IT IS RECOMMENDED THAT THE BLANKETS BE INSTALLED IN THE SAME DIRECTION AS THE WATER FLOW, HOWEVER ON SHORT SLOPES IT MAY BE MORE PRACTICAL TO INSTALL HORIZONTALLY ACROSS THE WIDTH OF THE APPLICATION.
 - IF MORE THAN ONE WIDTH IS REQUIRED, ABOUT THE EDGES TOGETHER AND SECURE THE BLANKETS WITH A COMMON ROW OF BIODEGRADABLE STAPLES, STEEL STAPLES, OR STAKES.
 - OVERLAPPING OF CURLEX EXCELSIOR BLANKETS IS NOT REQUIRED OR RECOMMENDED. AN EXCEPTION IS WATERWAY SLOPES.



NOTE
BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

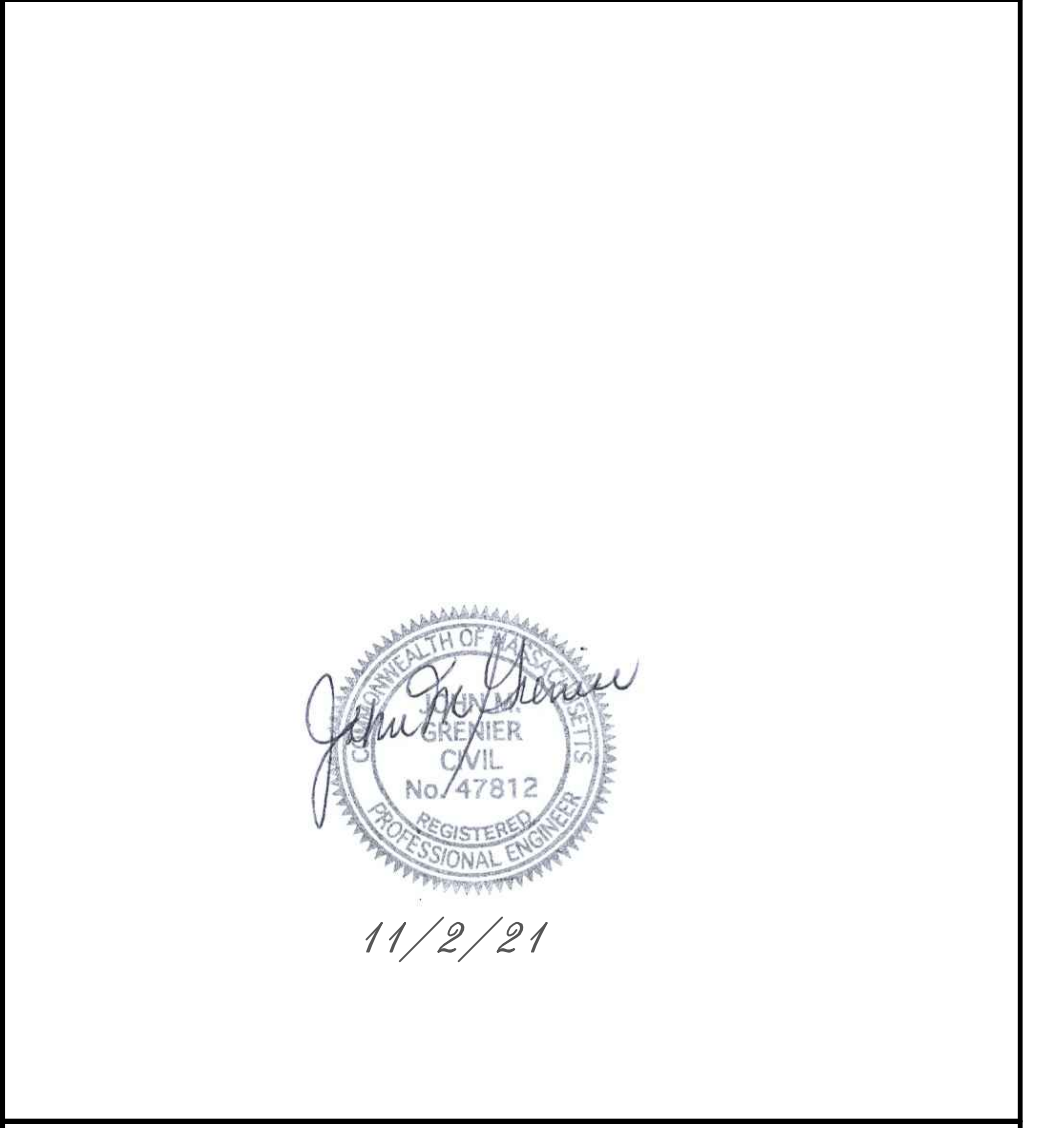


NOTE:
LENGTH OF APRON TO EXTEND FROM EXISTING PAVEMENT 30 FEET INTO WORK AREA, OR AS REQUIRED TO PREVENT TRACKING OF MUD ONTO GRAFTON ROAD

- GENERAL:**
- THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF MILLBURY AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF MILLBURY ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF MILLBURY SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.
- PRE-CONSTRUCTION:**
- AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
 - THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
 - IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
 - A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS. SEE GENERAL CONSTRUCTION REQUIREMENTS, SEE NOTE #4 BELOW.
 - THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.
- PRELIMINARY SITE WORK:**
- MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
 - IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
 - IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL - DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.
- EROSION CONTROL MEASURES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF MILLBURY.
 - THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
 - THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
 - ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
 - AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.
- GENERAL CONSTRUCTION REQUIREMENTS:**
- ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES.
 - NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
 - NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
 - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING AND/OR WATERING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, A MINIMUM OF ONCE PER WEEK AND/OR AS NECESSARY.
 - THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.
- LANDSCAPING:**
- LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
 - CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
 - IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
 - ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
 - ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
 - SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS.
 - TO ENSURE A DENSE, SUCCESSION GROWTH, SEED IS REQUIRED ON ALL DISTURBED SURFACES.
- STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES**
- Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
 - The Stormceptor unit shall be inspected and cleaned as recommended by the manufacturer.
 - The subsurface infiltration system shall be inspected after every storm for the first 3 months to ensure proper function. It shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to check infiltration capacity.
 - The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

- LEGEND:**
- EXISTING PROPERTY LINE
 - 410 EXISTING CONTOUR - HIGH
 - 408 EXISTING CONTOUR - LOW
 - 410 PROPOSED CONTOUR - HIGH
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 - EXISTING EDGE PAVEMENT
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 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED CAPE COD BERM
 - EDGE VEGETATED WETLAND
 - WETLAND BUFFER
 - PROPOSED TREE LINE
 - EXISTING STONE WALL
 - EXISTING DRAIN LINE
 - PROPOSED DRAIN LINE
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING OVERHEAD WIRES
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED EROSION CONTROL

11/2/21



REV. NO.	DATE	REVISION

TITLE:
SITE DEVELOPMENT PLAN
AT
ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527

PREPARED FOR:
PARKLUND PLACE, LLC
4 ABBOTT PLACE
MILLBURY, MASSACHUSETTS 01527

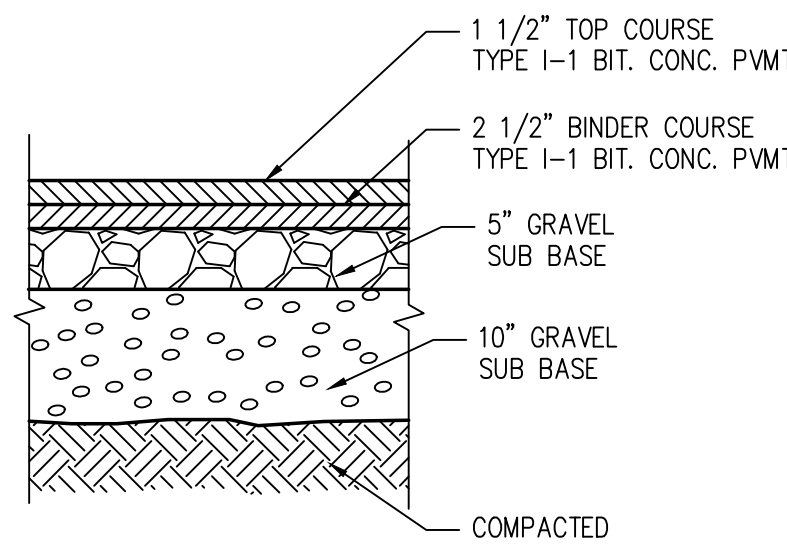
PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
325 DONALD LYNCH BOULEVARD SUITE 100
MARLBOROUGH, MASSACHUSETTS 01752

TELE NO.: (508) 845-2500 jmgreiner@townisp.com

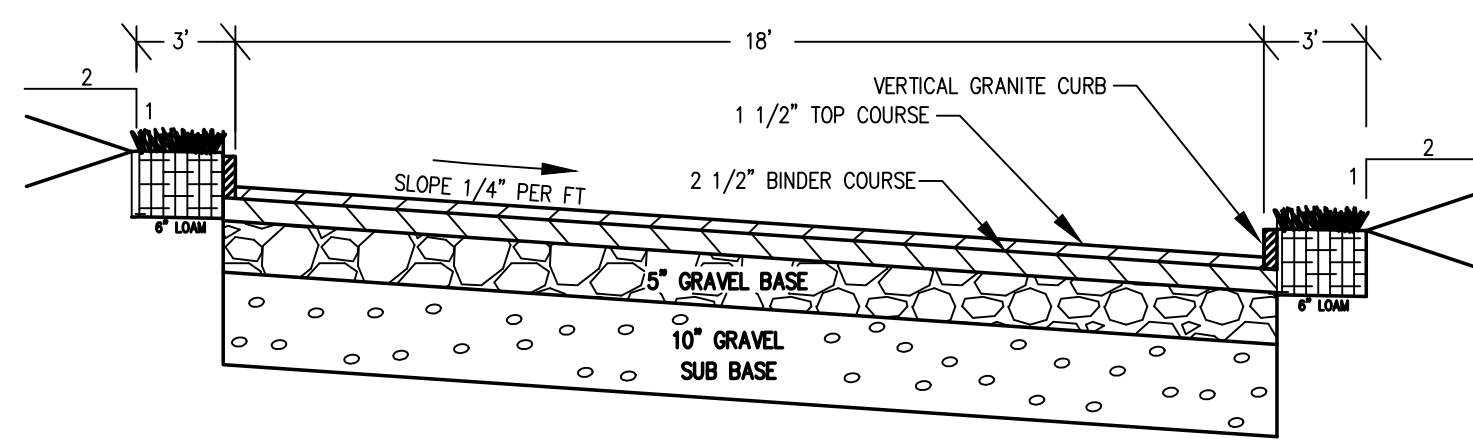
SCALE: 1" = 20' **DATE:** NOVEMBER 2, 2021

EROSION & SEDIMENTATION CONTROL PLAN

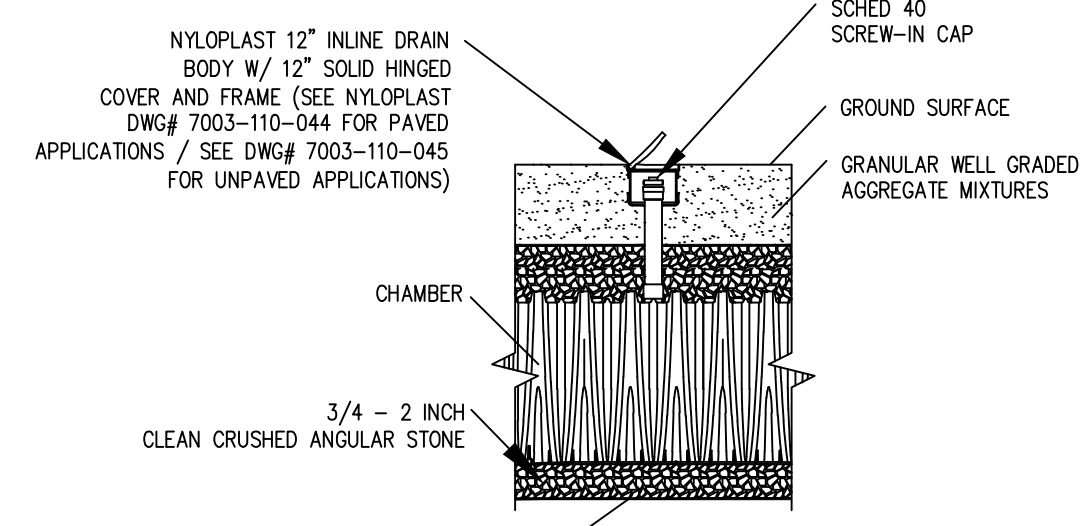
SHEET NO.: SHEET 6 OF 8 **PROJECT NO.:** G-613



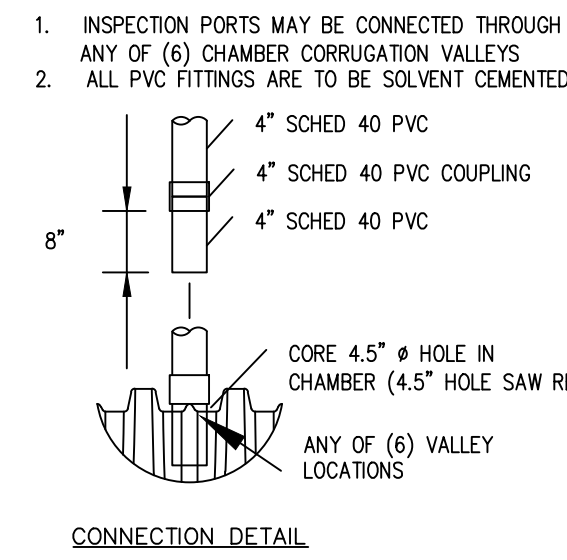
STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



DRIVEWAY CROSS SECTION
NOT TO SCALE

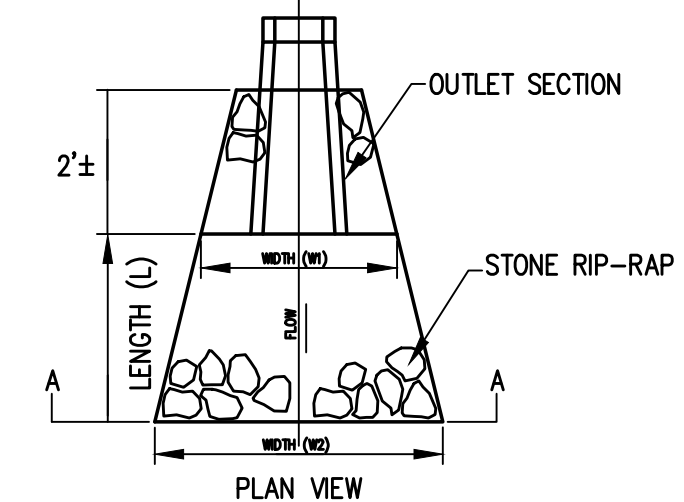


INSPECTION PORT
NOT TO SCALE

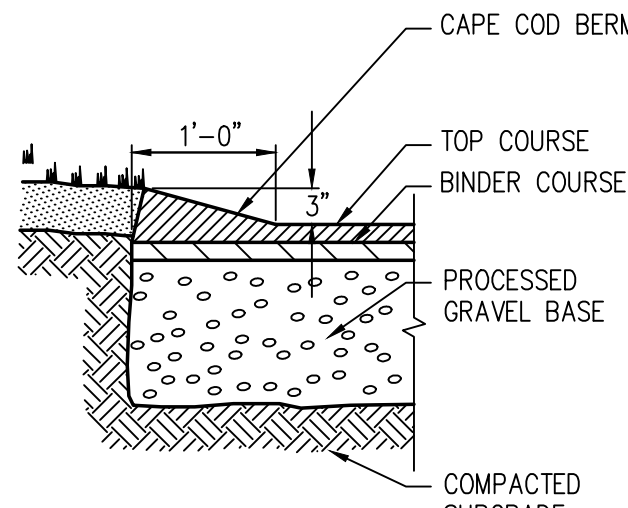


CONNECTION DETAIL

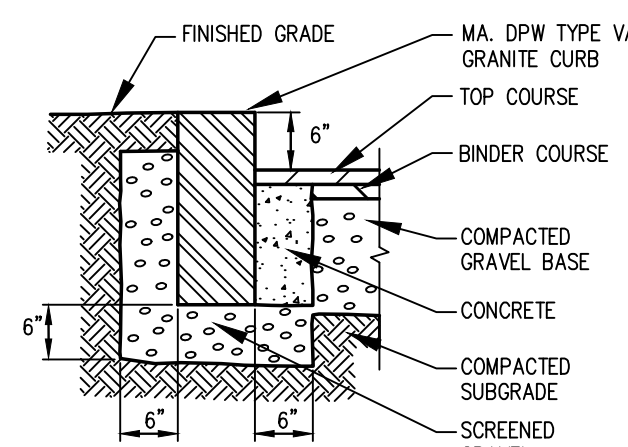
DIMENSIONS (TYP.)				
OUTLET	L	W1	W2	
1	6"	3"	7"	



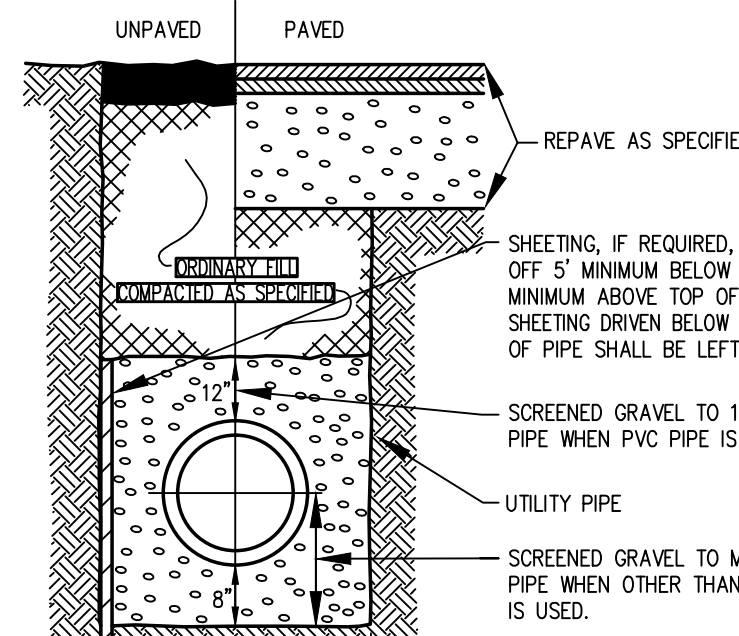
RIP-RAP APRON
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE

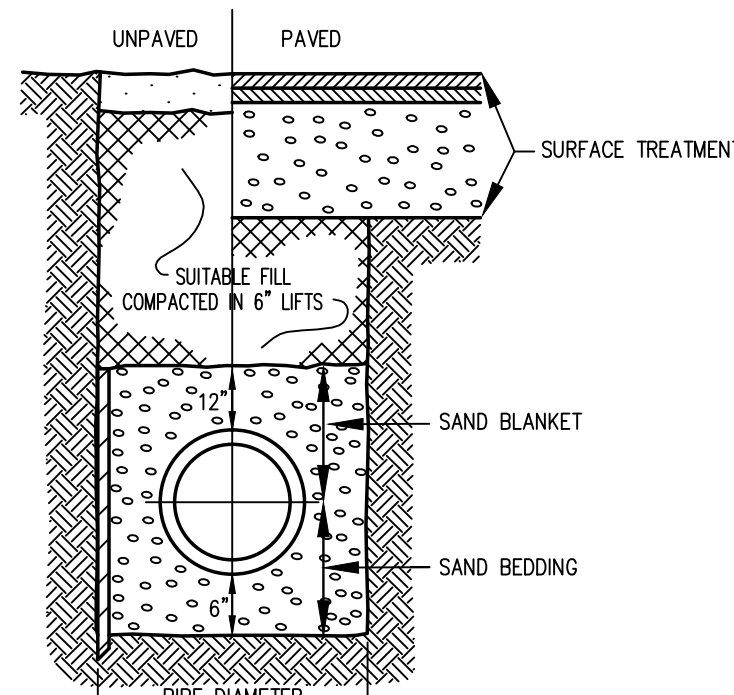


VERTICAL GRANITE CURB
NOT TO SCALE

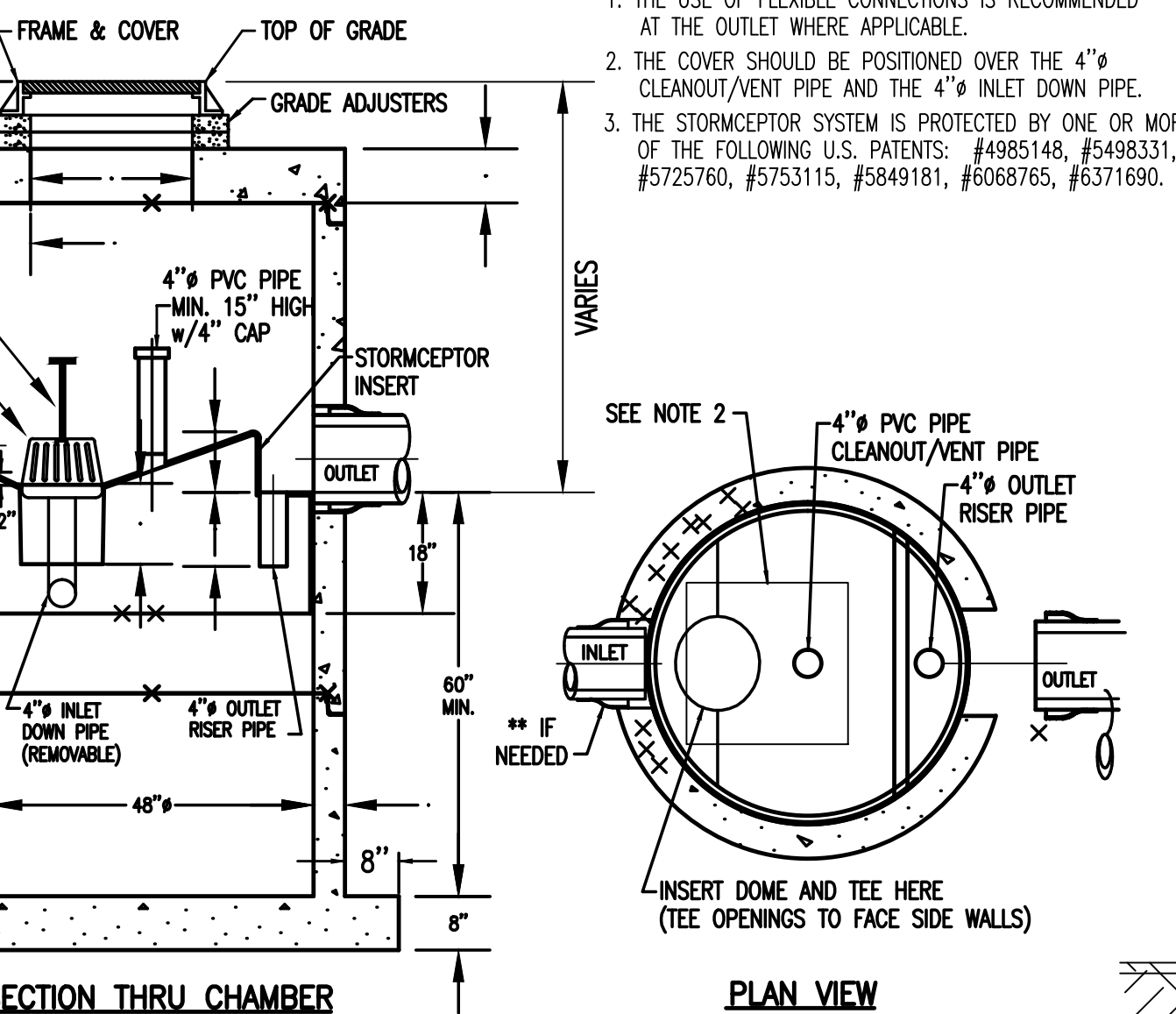


TYPICAL TRENCH SECTION
NOT TO SCALE

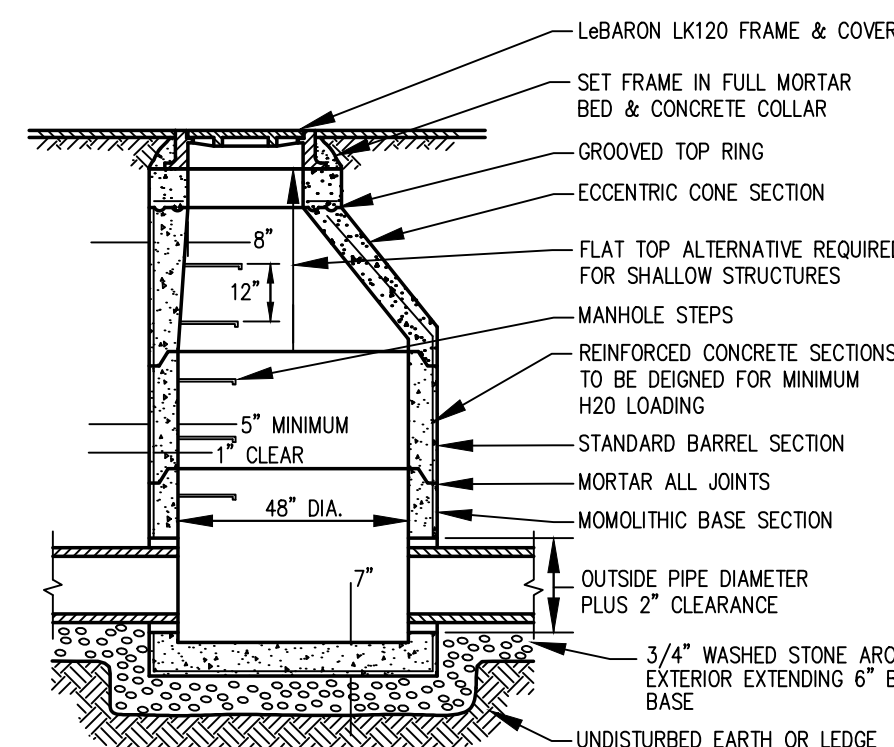
TRENCH WIDTH, W			
D	W	W	
DIAMETER OF PIPE	UNSHEATED	SHEATED	
12"	3'	4'	
14" TO 24"	4'	5'	
30" TO 36"	5'	6'	



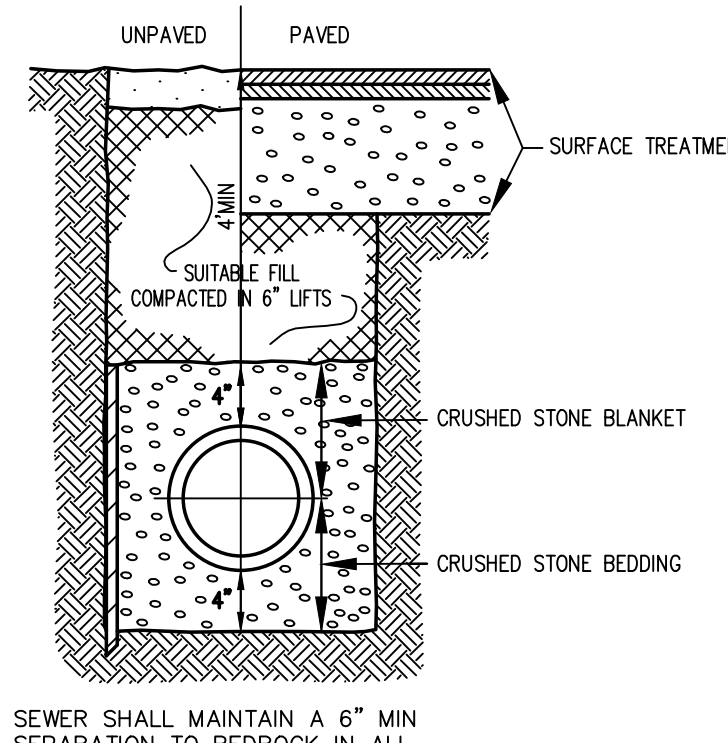
TYPICAL WATER LINE TRENCH SECTION
NOT TO SCALE



PRECAST CONCRETE STORMCEPTOR HYDRO CONDUIT
MODEL: STC 450 (OR EQUAL)
(450 US GALLON CAPACITY)



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



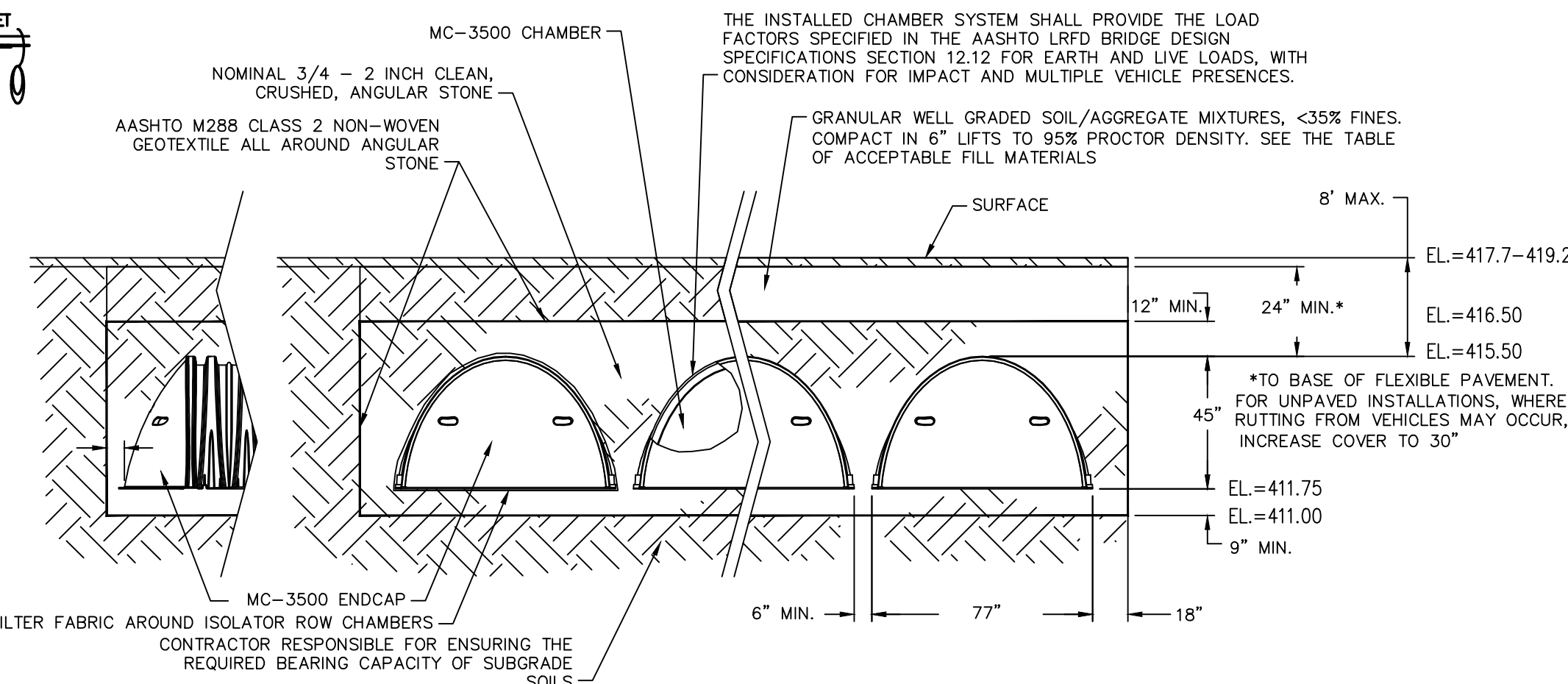
TYPICAL SEWER TRENCH SECTION
NOT TO SCALE

- NOTES:
 1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT/VENT PIPE AND THE 4" INLET DOWN PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

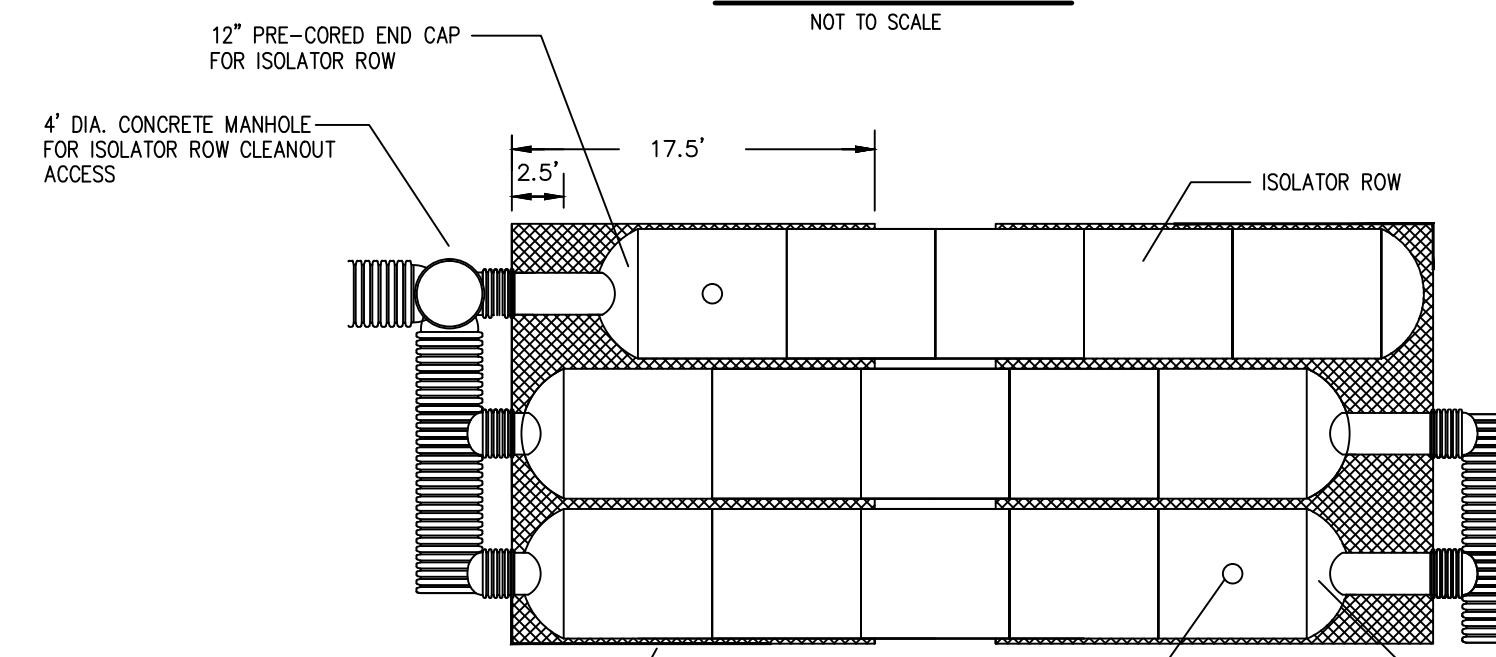
ACCEPTABLE FILL MATERIALS: STORMTECH CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (610 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 30% FINES. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" (610 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
(B) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
(A) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ¹ .

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

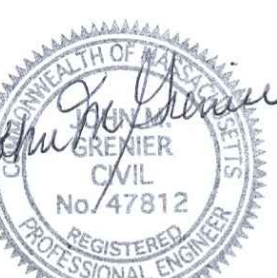


STORMTECH MC-3500 INFILTRATION CHAMBERS (OR APPROVED EQUAL) CROSS-SECTION
NOT TO SCALE



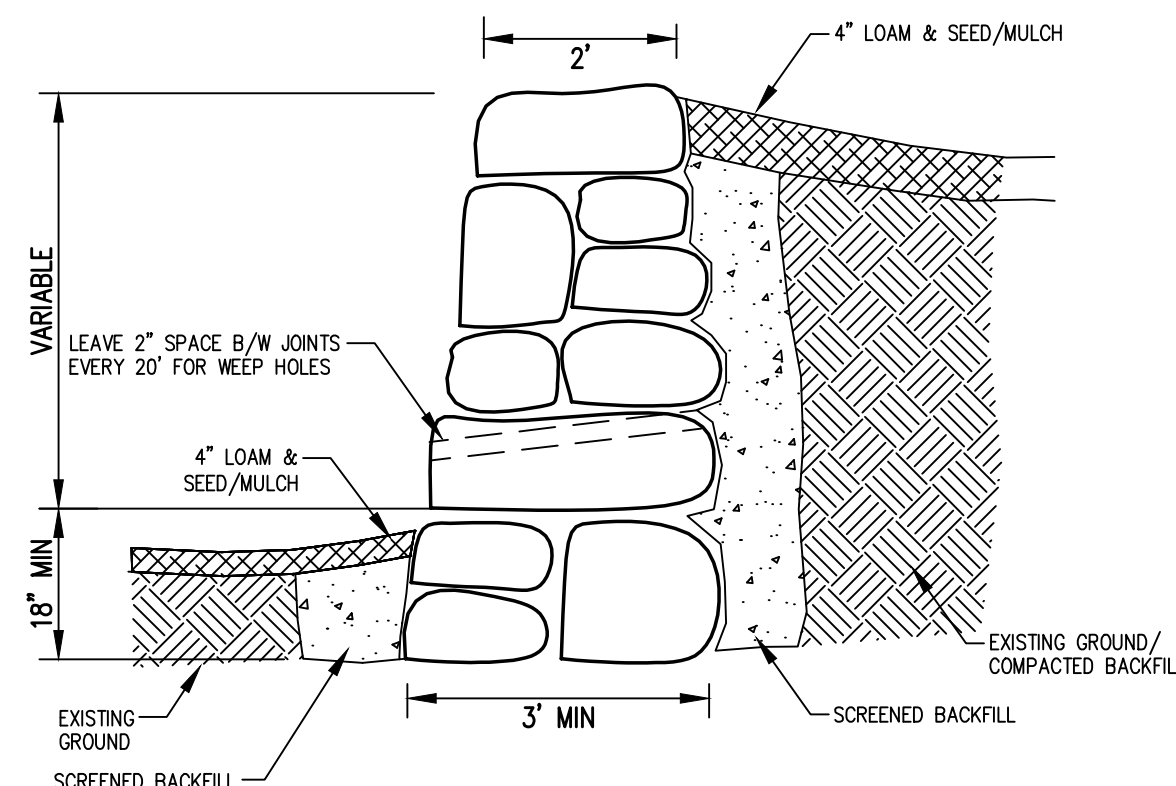
LAYOUT
NOT TO SCALE

- NOTES:
 1. ALL DESIGN SPECIFICATIONS FOR STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH MC-3500 DESIGN MANUAL.
 2. THE INSTALLATION OF STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS.
 3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 TO RECEIVE A COPY OF THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS.
 4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.



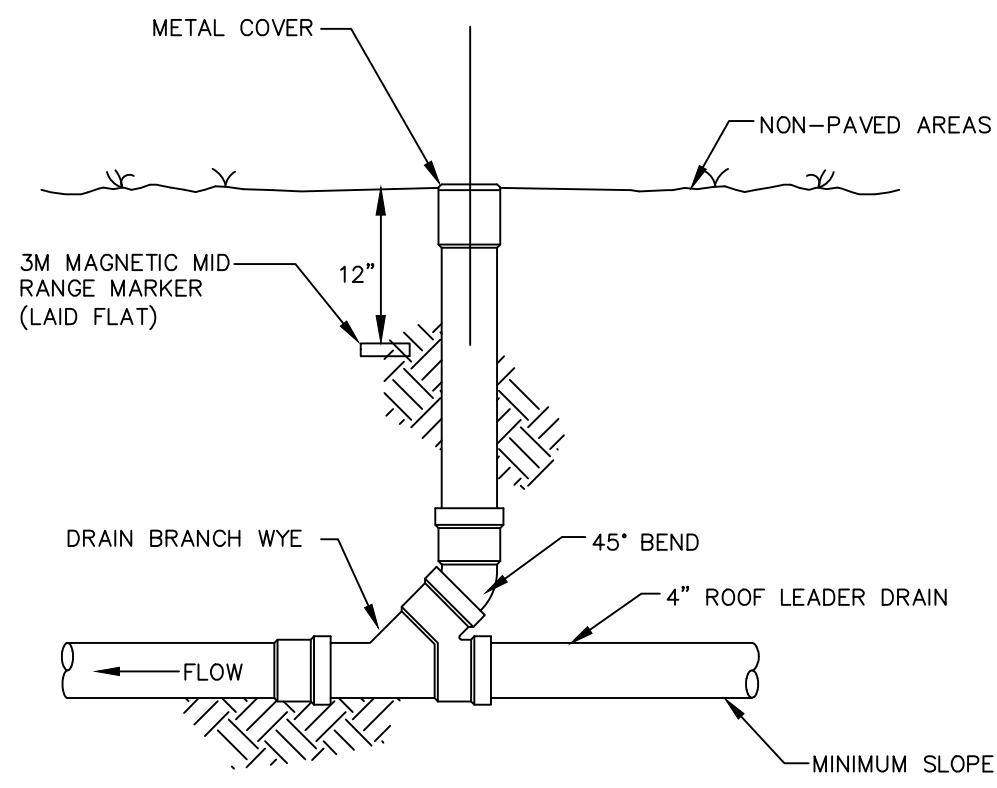
11/2/21

REV. NO.	DATE	REVISION
TITLE: SITE DEVELOPMENT PLAN AT ABBOTT PLACE MILLBURY, MASSACHUSETTS 01527		
PREPARED FOR: PARKLUND PLACE, LLC 4 ABBOTT PLACE MILLBURY, MASSACHUSETTS 01527		
PREPARED BY: J.M. GRENIER ASSOCIATES INC. 325 DONALD LYNCH BOULEVARD SUITE 100 MARLBOROUGH, MASSACHUSETTS 01752		
TELE NO.: (508) 845-2500 jmgrnier@townisp.com		
SCALE: N.T.S.	DATE: NOVEMBER 2, 2021	
DETAIL PLAN 1/2		
SHEET NO.: SHEET 7 OF 8	PROJECT NO.: G-613	

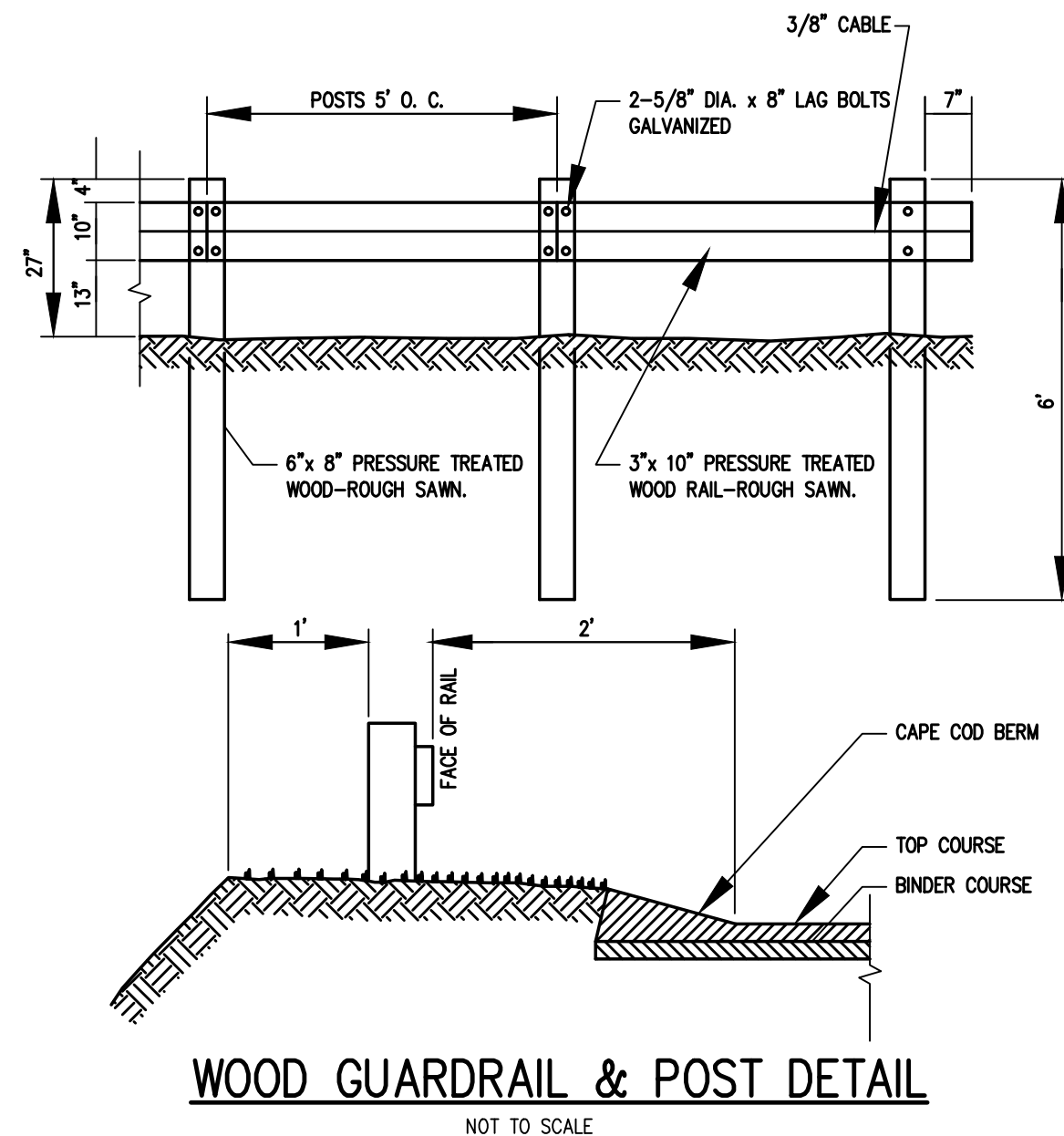
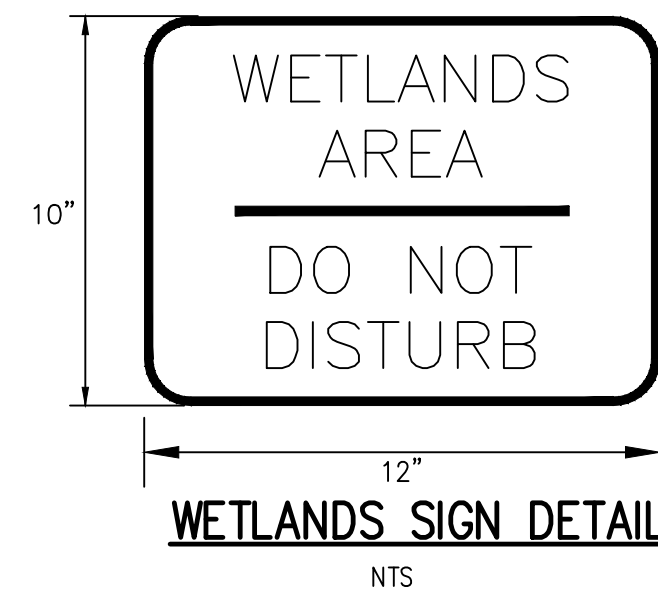


TYPICAL DRY STONE RETAINING WALL
(OR EQUAL)
NOT TO SCALE

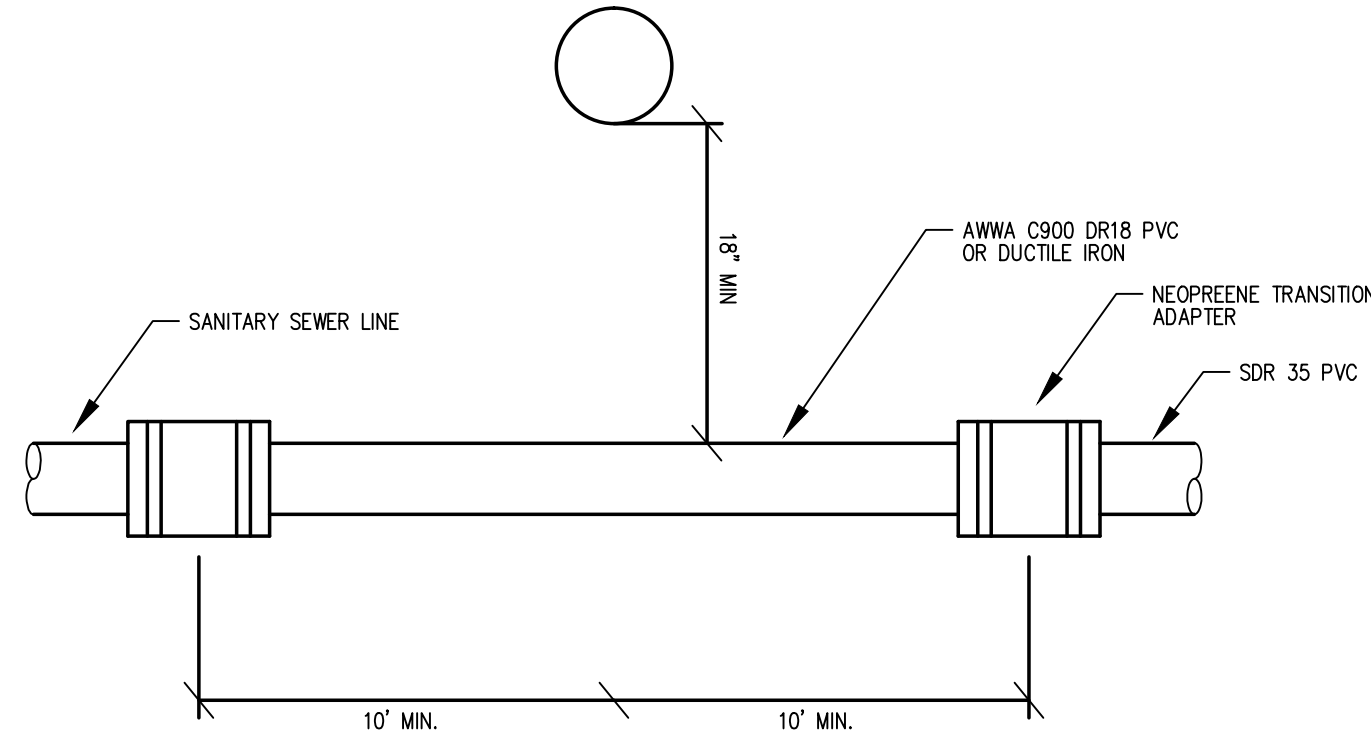
NOTE:
WALLS GREATER THAN 4 FEET IN HEIGHT ARE CONSIDERED STRUCTURAL AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.



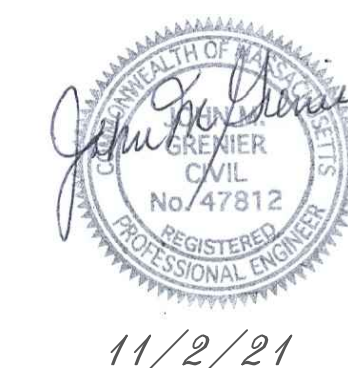
ROOF LEADER CLEAN-OUT DETAIL
NOT TO SCALE



WOOD GUARDRAIL & POST DETAIL
NOT TO SCALE



WATER AND SEWER CROSSING
WITH VERTICAL CLEARANCE LESS THAN 2'
NOT TO SCALE



11/2/21

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SITE DEVELOPMENT PLAN AT ABBOTT PLACE MILLBURY, MASSACHUSETTS 01527		
PREPARED FOR:		
PARKLUND PLACE, LLC 4 ABBOTT PLACE MILLBURY, MASSACHUSETTS 01527		
PREPARED BY:		
J.M. GRENIER ASSOCIATES INC. 325 DONALD LYNCH BOULEVARD SUITE 100 MARLBOROUGH, MASSACHUSETTS 01752 <small>TELE NO.: (508) 845-2500 jmgrenier@townisp.com</small>		
SCALE:	N.T.S.	DATE:
		NOVEMBER 2, 2021
DETAIL PLAN 2/2		
SHEET NO.:	PROJECT NO.:	
SHEET 8 OF 8	G-613	