

FOR

PROPOSED

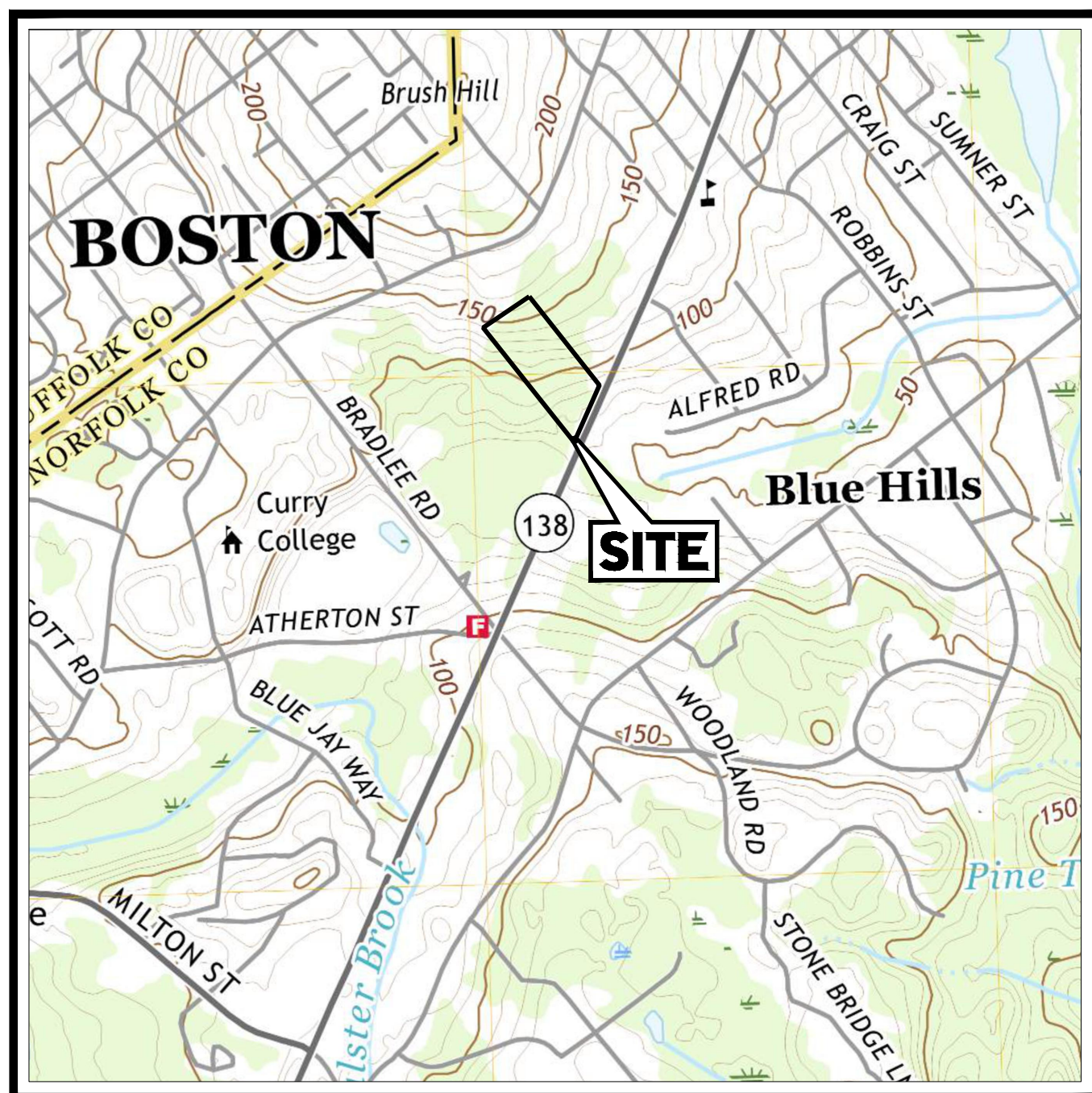
CHILD CARE FACILITY

REFERENCES AND CONTACTS

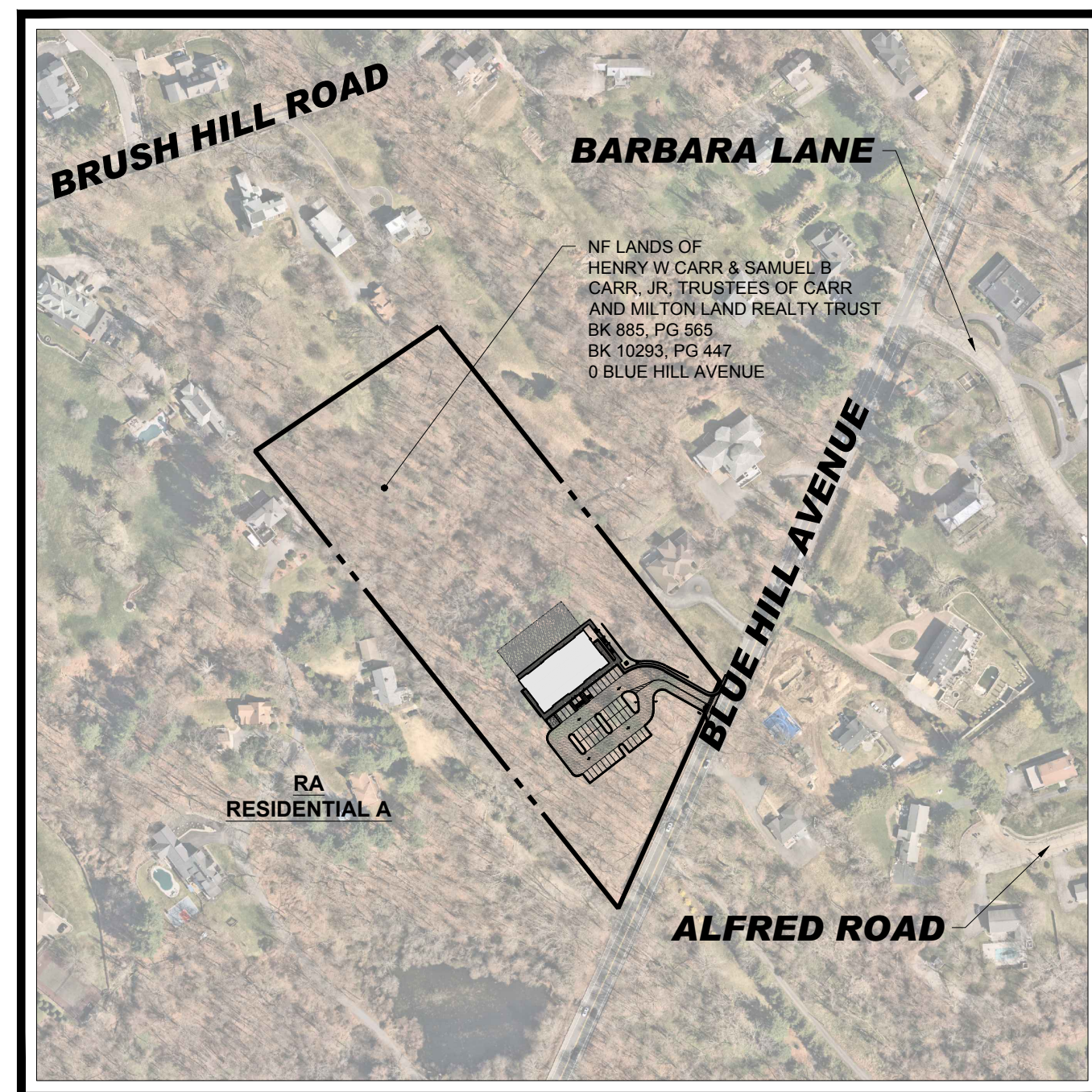
REFERENCES

- ◆ **ALTA SURVEY:**
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATED: 07/17/2024
SURVEY JOB #: 03-240178-00
ELEVATIONS: NAVD 1988
- ◆ **GEOTECHNICAL INVESTIGATION REPORT:**
WHITESTONE ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATED: 09/23/2024
- ◆ **ARCHITECTURAL PLAN:**
NORR
325 N LA SALLE STREET
SUITE 600
CHICAGO, IL 60654
DATED: 08/28/2024

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS
HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR
DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP
 SCALE: 1" = 1,000'
 SOURCE: USGS BLUE HILLS, MA
 QUADRANGLE, 2021



 **AERIAL MAP**
SCALE: 1" = 250'
SOURCE: NEARMAP AERIAL IMAGERY

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REVISIONS

[illegible]

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PROJECT No.:	MAA240187.00-3B
DRAWN BY:	SBB
CHECKED BY:	AWP
DATE:	08/28/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

- FOR -



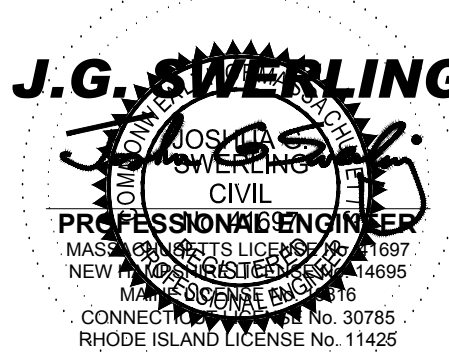
**PROPOSED
CHILD CARE FACILITY**

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER//

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 01/15/2025

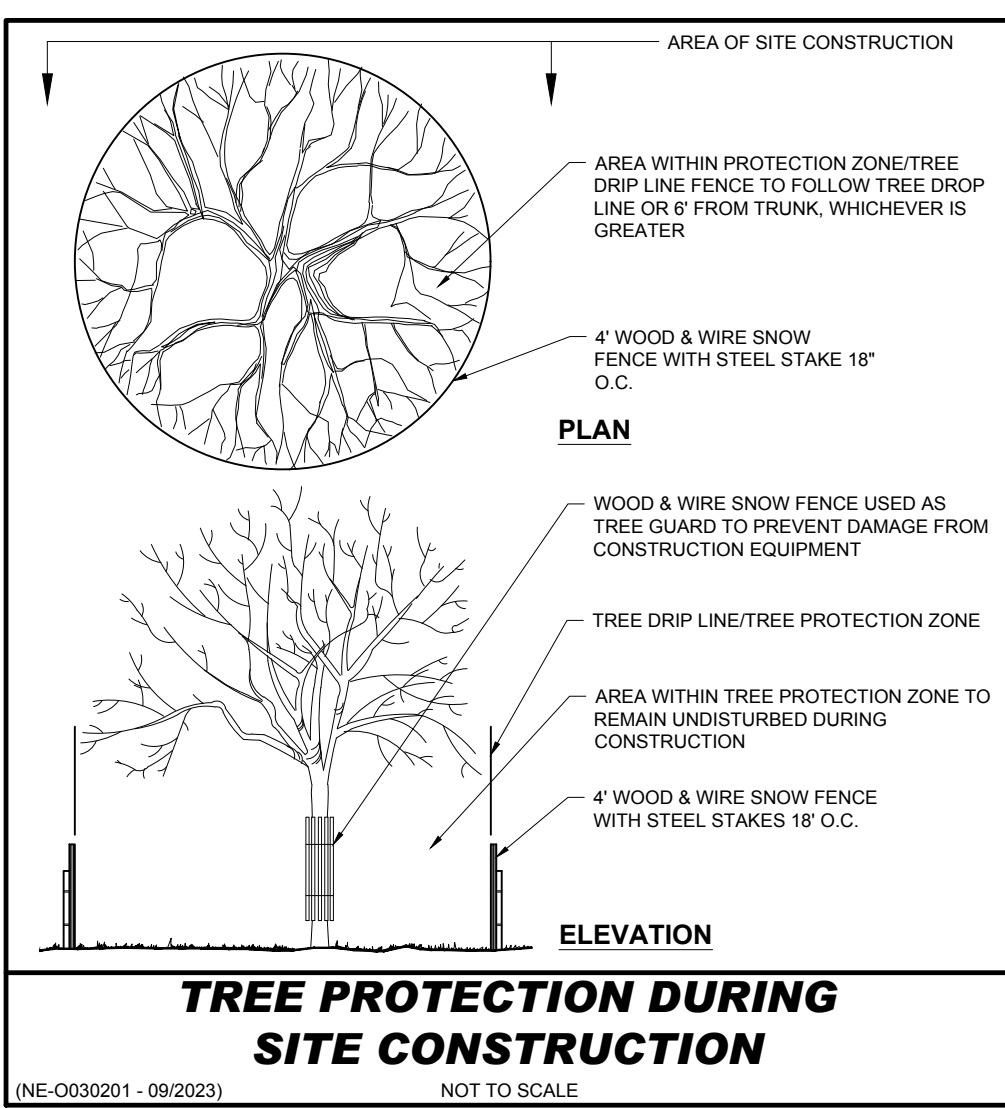
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FOR ENTIRE PLAN SET		MAX	MAXIMUM	
TO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	ME	MATCH EXISTING	LIMIT OF DIS
	ACRE / ACRES	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING	SAWCU
	AREA DRAIN	MH	MANHOLE	
	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT ABOVE GROUND	MIN	MINIMUM	EXISTING NOTE
OX	APPROXIMATE	MJ	MECHANICAL JOINT	
H	ARCHITECTURAL	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	
	ASPHALT	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION	
F	AREA SUBJECT TO STORMWATER FLOWAGE	NRCS	NATIONAL RESOURCE CONSERVATION SERVICE	
C	ASSOCIATION	O&M	OPERATIONS AND MAINTENANCE	
	BOTTOM OF CURB	OC	ON CENTER	
	BASEMENT FLOOR	OCS	OUTLET CONTROL STRUCTURE	
	BIOGARDEN	OGS	OIL AND GRIT SEPARATOR	
	BITUMINOUS	ORD	ORDINANCE	
	BLOCK	PA / POA	POINT OF ANALYSIS	
3	BASELINE	PC	POINT OF CURVATURE	
H	BUILDING	PCCR	POINT OF CURVATURE, CURB RETURN	
	BENCH MARK	PERF	PERFORATED	
	BUILDING RESTRICTION LINE	PG	PROPOSED GRADE	
Y	BORDERING VEGETATIVE WETLAND	PI	POINT OF INTERSECTION	
	CATCH BASIN	POG	POINT OF GRADE	
	CUBIC FEET	PP	POLYPROPYLENE PIPE	
	CURB INLET	PROP	PROPOSED	
	CHANGE IN TYPE	PT	POINT OF TANGENCY	
	CENTER LINE	PTCR	POINT OF TANGENCY, CURB RETURN	
D	CORRUGATED METAL PIPE	PVI	POINT OF VERTICAL INTERSECTION	
	CLEAN OUT	PVMT	PAVEMENT	
C	CONCRETE	PVT	POINT OF VERTICAL TANGENCY	
N	CONNECTION	R	RADIUS / RADII	
ND	COORDINATE	R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY	
	CORRUGATED PLASTIC PIPE	RCP	REINFORCED CONCRETE PIPE	
	CUBIC YARD	RD	ROOF DRAIN	
	DECORATIVE	REGS	REGULATIONS	
	DEPARTMENT OF ENVIRONMENTAL PROTECTION	RELO	TO BE RELOCATED	
	DETENTION	REQ	REQUIRED	
	DIAMETER	RET	RETENTION	
I	DRAINAGE MANHOLE	RET WALL	RETAINING WALL	
I	DOMESTIC	RETO	TO BE RETURNED TO OWNER	
	DEPARTMENT OF TRANSPORTATION	RG	RAIN GARDEN	
	DESIGN POINT	S	SLOPE	
	DASHED WHITE LINE	SAN	SANITARY SEWER	
	DOUBLE YELLOW LINE	SESC	SOIL EROSION AND SEDIMENT CONTROL	
C	EXISTING GRADE	SHLO	STATE HIGHWAY LAYOUT	
	ELECTRIC	SMH	SANITARY MANHOLE	
/	ELEVATION	STA	STATION	
OS	ENGINEER OF RECORD	STM	STORM WATER / STORM SEWER	
	EDGE OF PAVEMENT	SWL	SINGLE/SOLID WHITE LINE	
PS	EDGE OF SHOULDER	SWPPP	STORMWATER POLLUTION PREVENTION PLAN	
	END WALL	TBA	TO BE ABANDONED	
	EXISTING	TBM-X	TEMP. BENCHMARK	
A	FEDERAL EMERGENCY MANAGEMENT AGENCY	TBD	TO BE DETERMINED	
	FLARED END SECTION	TBP	TO BE PROTECTED	
	FINISH / FIRST FLOOR	TBR	TO BE REMOVED	
	FINISH / FIRST FLOOR ELEVATION	TBRR	TO BE REMOVED AND REPLACED IN KIND	
	FINISH GRADE	TBS	TO BE SALVAGED	
	FIRE HYDRANT	TBV	TO BE VACATED	
	FORCE MAIN	TC	TOP OF CURB	
	FIBER OPTIC	Tc	TIME OF CONCENTRATION	
	GRADE	TD	TRENCH DRAIN	
	GENERAL CONTRACTOR	TELE	TELECOMMUNICATIONS / TELEDATA	
D	GEOTECH/GEO TECHNICAL	TPF	TREE PROTECTION FENCE	
FE	GARAGE FLOOR ELEVATION (AT DOOR)	TR	TO REMAIN	
	GROSS FLOOR AREA	TRANS	TRANSITION	
	GRADE HIGH (WALL)	TYP	TYPICAL	
	GRADE LOW (WALL)	UG	UNDERGROUND	
	GRATE	UP	UTILITY POLE	
E	GREASE TRAP	USGS	UNITED STATES GEOLOGICAL SURVEY	
	GATE VALVE	VERT	VERTICAL	
E	HIGH DENSITY POLYETHYLENE	VIF	VERIFY IN FIELD	
S	HORIZONTAL	W	WIDE / WIDTH	
	HIGH POINT	WL	WATER LINE	
	HEADWALL	WM	WATER METER	
	INLET CONTROL STRUCTURE	WQU	WATER QUALITY UNIT	
	INFILTRATION	YD	YARD DRAIN	
	INTERSECTION	#	NUMBER	
	INVERT	##	SLOPE EXPRESSED IN HORIZONTAL-VERTICAL IN FEET	
	LINEAR FOOT	±	PLUS OR MINUS	
	LIMIT OF CLEARING	*	DEGREE	
	LIMIT OF DISTURBANCE			
	LIMIT OF SIGHT			
	LIMIT OF WORK			
	LOW POINT			

[illegible]



- MASSACHUSETTS DEMOLITION NOTES** (REV. 1/2023)
- THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
 - CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
 - CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OF ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
 - THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.).
 - WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
 - EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
 - CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
 - THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.



DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

TREES SHOWN TO REMAIN NEAR LIMIT OF WORK SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL ON THIS SHEET.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER TM

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBB
2	12/06/2024	TWO STORY BUILDING	AWP
3	01/15/2025	NEW LAYOUT	SBB
			AWP

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PROJECT No.: MAA240187.00-3B
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 08/28/2024
CAD ID: P-CIVL-PROP

SITE DEVELOPMENT PLANS

FOR

THE GARDNER SCHOOL

PROPOSED CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER TM

352 TURNPIKE ROAD, 3rd FLOOR
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Phone: (508) 480-9900
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J.G. SWERLING

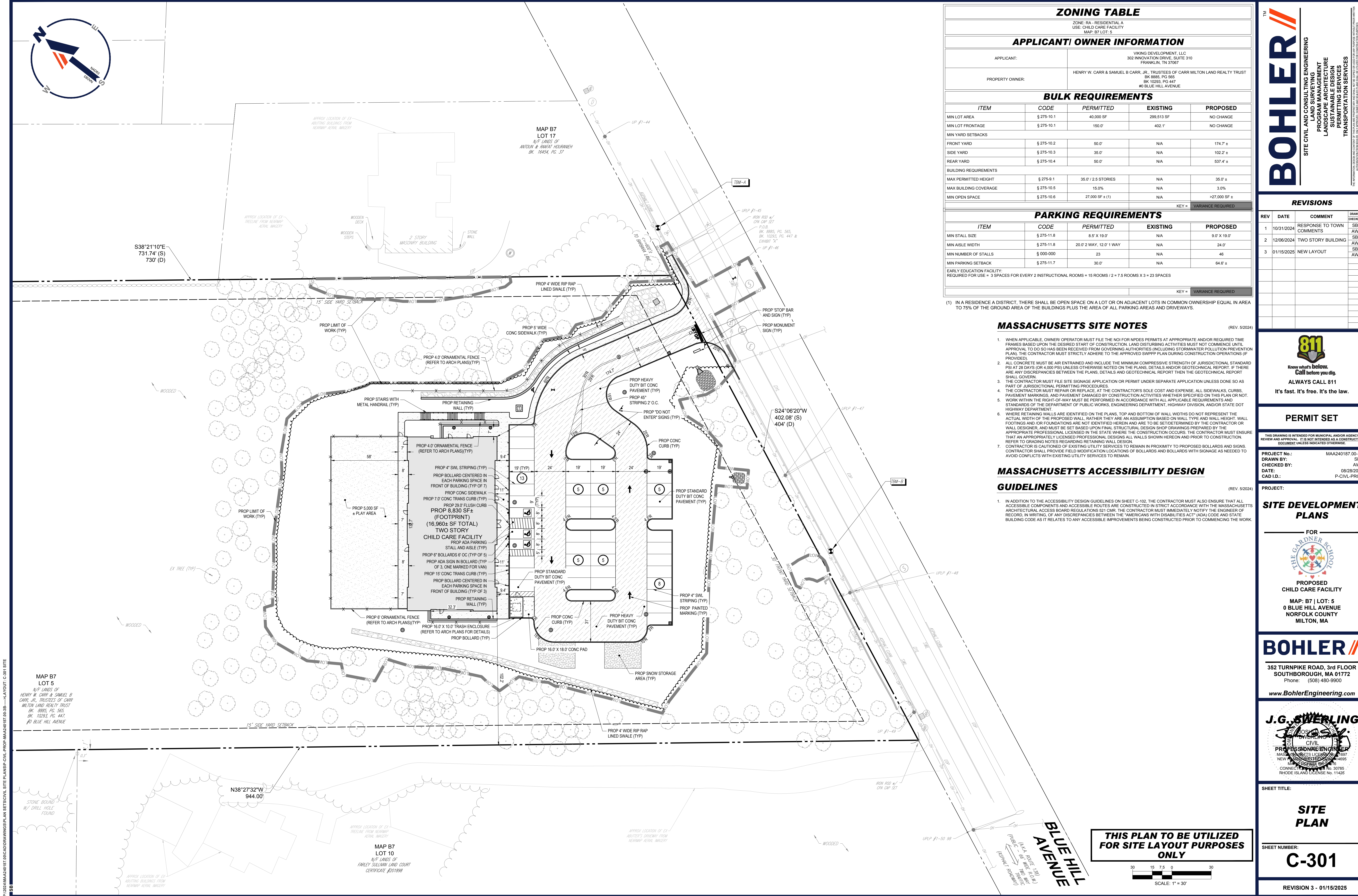
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 14695
NEW HAVEN, CT
CONNECTICUT LICENSE NO. 30785
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:
DEMOLITION & TREE PROTECTION PLAN

SHEET NUMBER:
C-201

REVISION 3 - 01/15/2025

P:\2024\MAA240187.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-PROP-MAA240187.00-3B-.....LAYOUT: C-201 EXDM



ZONING TABLE				
ZONE: RA - RESIDENTIAL A USE: CHILD CARE FACILITY MAP: BY LOT: 5				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	VIKING DEVELOPMENT, LLC 302 INNOVATION DRIVE, SUITE 310 FRANKLIN, TN 37067			
PROPERTY OWNER:	HENRY W. CARR & SAMUEL B CARR, JR., TRUSTEES OF CARR MILTON LAND REALTY TRUST BK 8885, PG 565 BK 10293, PG 447 #0 BLUE HILL AVENUE			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 275-10.1	40,000 SF	299,513 SF	NO CHANGE
MIN LOT FRONTAGE	§ 275-10.1	150.0'	402.1'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	§ 275-10.2	50.0'	N/A	174.7' ±
SIDE YARD	§ 275-10.3	35.0'	N/A	102.2' ±
REAR YARD	§ 275-10.4	50.0'	N/A	537.4' ±
BUILDING REQUIREMENTS				
MAX PERMITTED HEIGHT	§ 275-9.1	35.0' / 2.5 STORIES	N/A	35.0' ±
MAX BUILDING COVERAGE	§ 275-10.5	15.0%	N/A	3.0%
MIN OPEN SPACE	§ 275-10.6	27,000 SF ± (1)	N/A	>27,000 SF ±
			KEY =	VARIANCE REQUIRED
PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 275-11.8	8.5' X 19.0'	N/A	9.0' X 19.0'
MIN AISLE WIDTH	§ 275-11.8	20.0' 2 WAY, 12.0' 1 WAY	N/A	24.0'
MIN NUMBER OF STALLS	§ 000-000	23	N/A	46
MIN PARKING SETBACK	§ 275-11.7	30.0'	N/A	64.6' ±
EARLY EDUCATION FACILITY: REQUIRED FOR USE = 3 SPACES FOR EVERY 2 INSTRUCTIONAL ROOMS = 15 ROOMS / 2 = 7.5 ROOMS X 3 = 23 SPACES				
			KEY =	VARIANCE REQUIRED

(1) IN A RESIDENCE A DISTRICT, THERE SHALL BE OPEN SPACE ON A LOT OR ON ADJACENT LOTS IN COMMON OWNERSHIP EQUAL IN AREA TO 75% OF THE GROUND AREA OF THE BUILDINGS PLUS THE AREA OF ALL PARKING AREAS AND DRIVEWAYS.

MASSACHUSETTS SITE NOTES

- WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
- THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL. RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND /OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNER'S ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
- CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

MASSACHUSETTS ACCESSIBILITY DESIGN GUIDELINES

- IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS §21 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

BOHLER

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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
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SITE DEVELOPMENT PLANS

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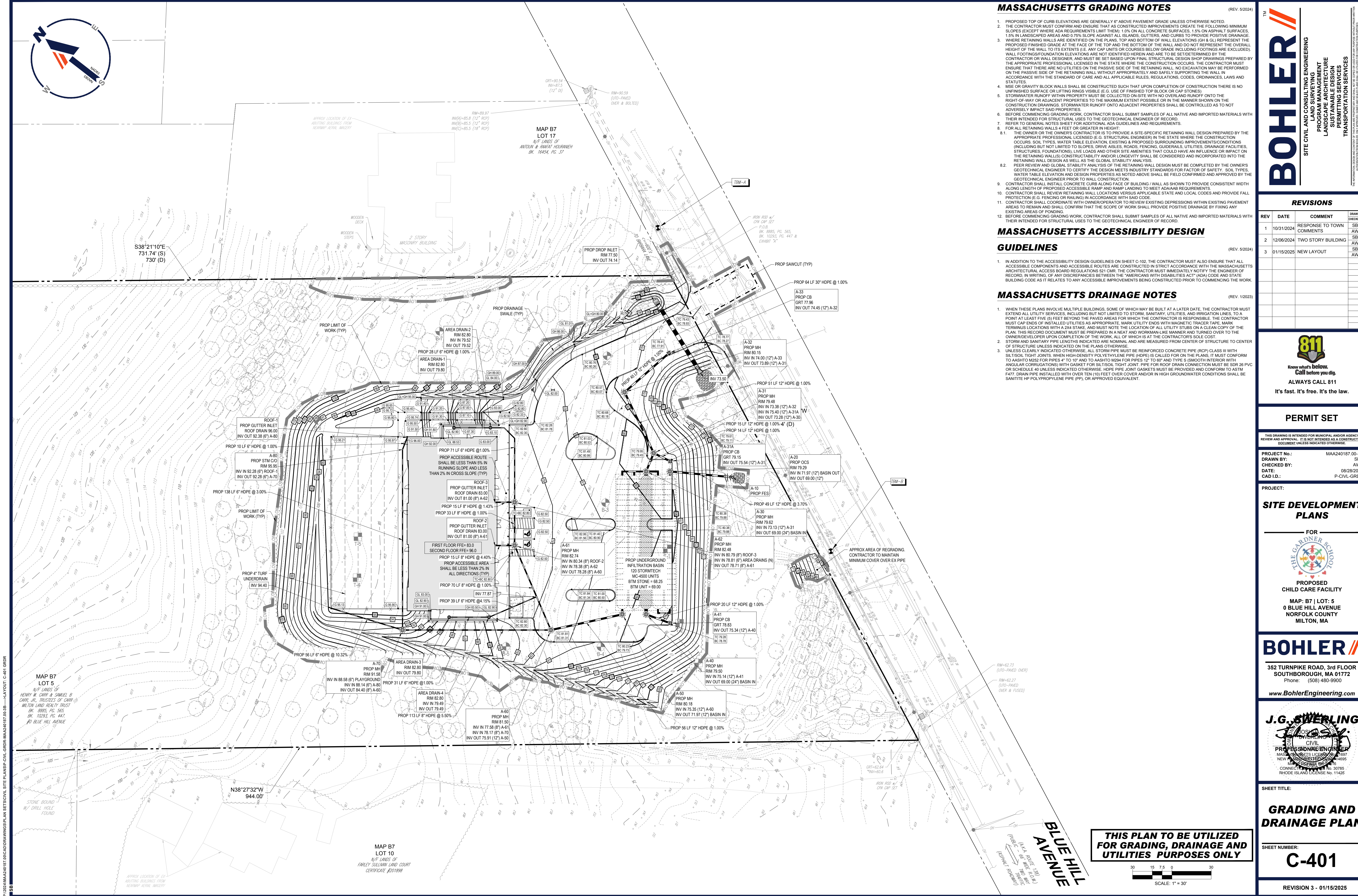
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 01/15/2025



MASSACHUSETTS GRADING NOTES

- 1. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 8" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM: 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 0.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- 3. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (GH & QL) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
- 4. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES).
- 5. STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
- 6. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
- 7. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
- 8. FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
 - 8.1. THE OWNER OR THE OWNERS CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVEABLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL(S) CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
 - 8.2. PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNERS GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY. SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
- 9. CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WALL ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/ABR REQUIREMENTS.
- 10. CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
- 11. CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING.
- 12. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

- 1. IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 921 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

MASSACHUSETTS DRAINAGE NOTES

- 1. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. 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, ALL OF WHICH IS AT THE CONTRACTORS SOLE COST.
- 2. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS INDICATED ON THE PLANS OTHERWISE.
- 3. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO ASTM D1248 FOR PIPES 4" TO 16" AND TO ASTM D2688 FOR PIPES 12" TO 60" AND TYPE 5 (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F447. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR APPROVED EQUIVALENT.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBB
2	12/06/2024	TWO STORY BUILDING	SBB
3	01/15/2025	NEW LAYOUT	SBB
			AWP
			SBB
			AWP

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PROJECT No.: MAA240187.00-3B
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 08/28/2024
CAD LAYOUT: P-CIVIL-GRDR

PROJECT:

SITE DEVELOPMENT PLANS

FOR

PROPOSED
CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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J.G. SWERLING

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 14695
NEW HAMPSHIRE LICENSE NO. 14695
CONNECTICUT LICENSE NO. 30785
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:

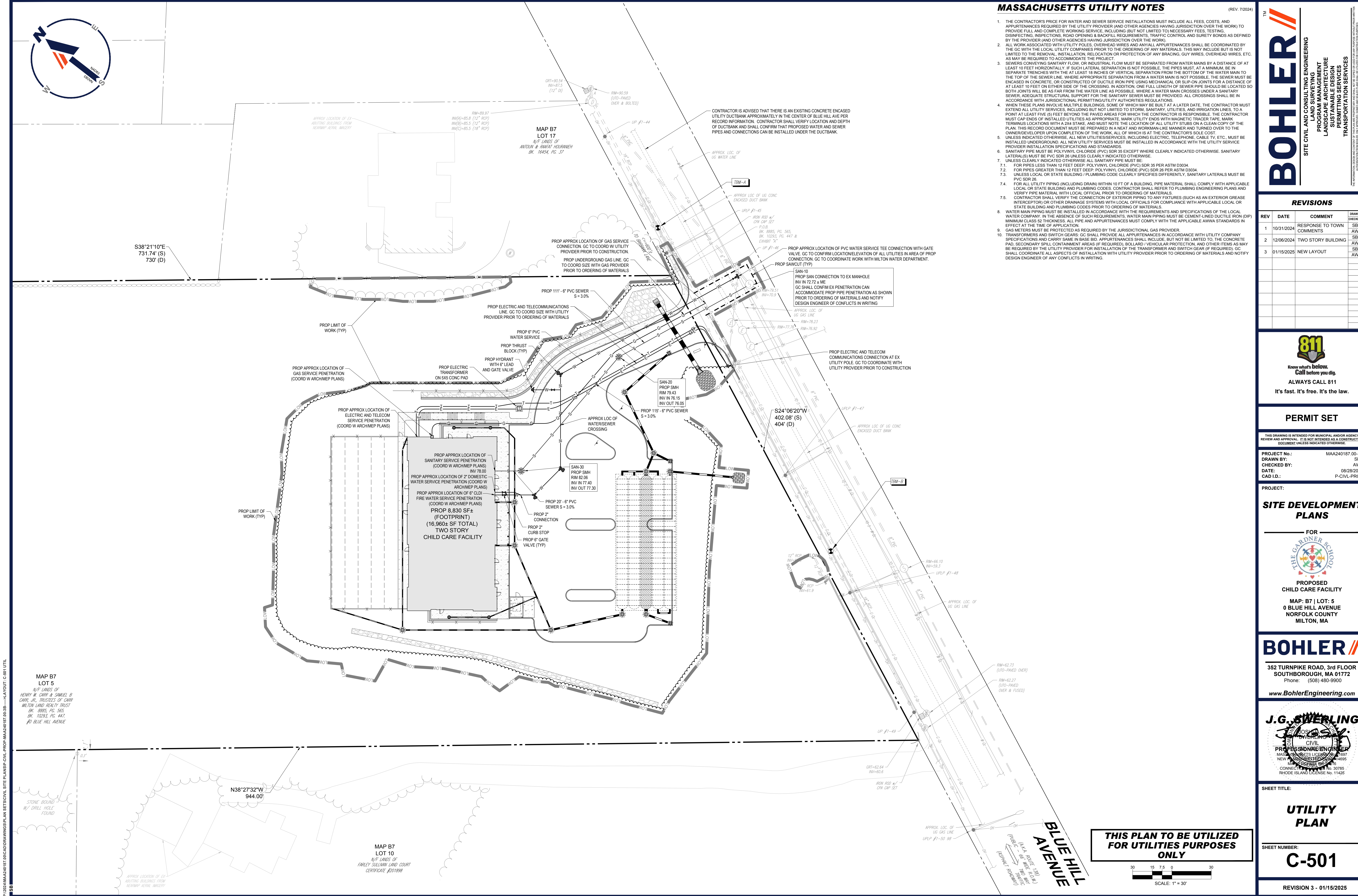
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 3 - 01/15/2025

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MASSACHUSETTS UTILITY NOTES

(REV. 7/2024)

1. THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRAFFIC CONTROL, AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
2. ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANYALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
3. SEWERS CONVEYING SANITARY FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST, AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE, WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL, OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
4. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 24\"/>
5. UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
6. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
7. UNLESS CLEARLY INDICATED OTHERWISE, ALL SANITARY PIPE MUST BE:
 - 7.1. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
 - 7.2. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
 - 7.3. UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
- 7.4. FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
- 7.5. CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE SYSTEMS WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
8. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (CPI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
9. GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
10. TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBB
2	12/06/2024	TWO STORY BUILDING	SBB
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PROJECT No.: MAA240187.00-3B
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 08/28/2024
CAD ID: P-CIVL-PROP

SITE DEVELOPMENT PLANS

FOR



PROPOSED
CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

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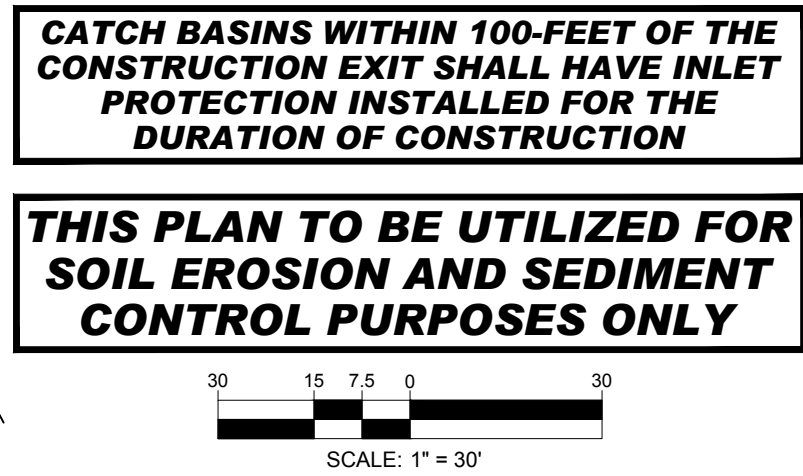
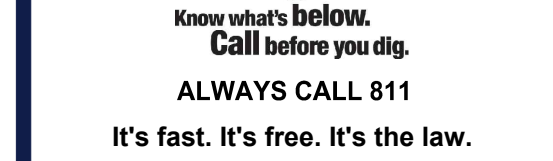
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 3 - 01/15/2025

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PROJECT:

FOR

**PROPOSED
CHILD CARE FACILITY**

**MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA**

J.G. SWERLING

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE NO. 114695

NEW BEDFORD REGISTERED

MASSACHUSETTS ENGINEERING BOARD

CONNECTICUT LICENSE NO. 30785

RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:	
SOIL EROSION AND SEDIMENT CONTROL PLAN	
SHEET NUMBER:	
C-801	
REVISION 3 - 01/15/2025	

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.

- | LOCATION | MULCH | MULCH RATE (1000 SF) |
|---|---|------------------------------|
| PROTECTED AREA | STRAW | 100 POUNDS |
| WINDY AREA | SHREDDED OR CHOPPED CORNSTALKS
STRAW (ANCHORED)* | 185-275 POUNDS
100 POUNDS |
| MODERATE TO HIGH
VELOCITY AREAS OR
STEEP SLOPES GREATER
THAN 3:1 | JUTE MESH OR EXCELSIOR MAT | AS REQUIRED |
| GREATER THAN 3:1 | (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT) | |

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER MULCHED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN FLOODED, FINAL GRADED AREAS SHALL BE SMOOTH. THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS. IN AREAS WHERE WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
26. MULCHING REQUIREMENTS:
 - a. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL SLOPES SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD LULOSE FIBER.
 - b. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3%. FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - c. 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%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

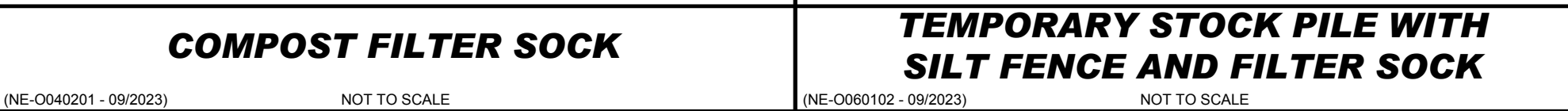
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE

13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF EROSION CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

- INSTALLATION OF STABILIZED/CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (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 BUILDING
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- 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

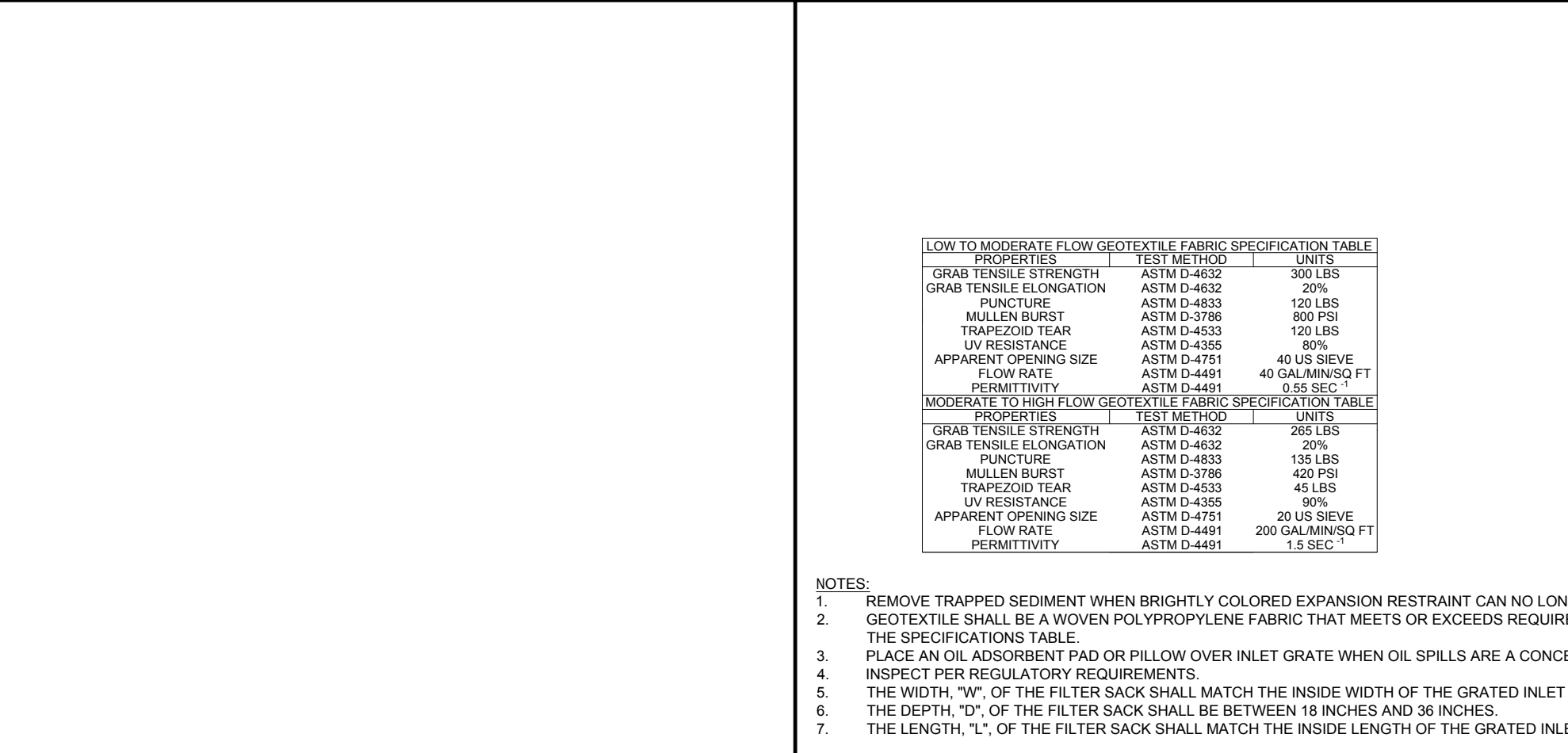


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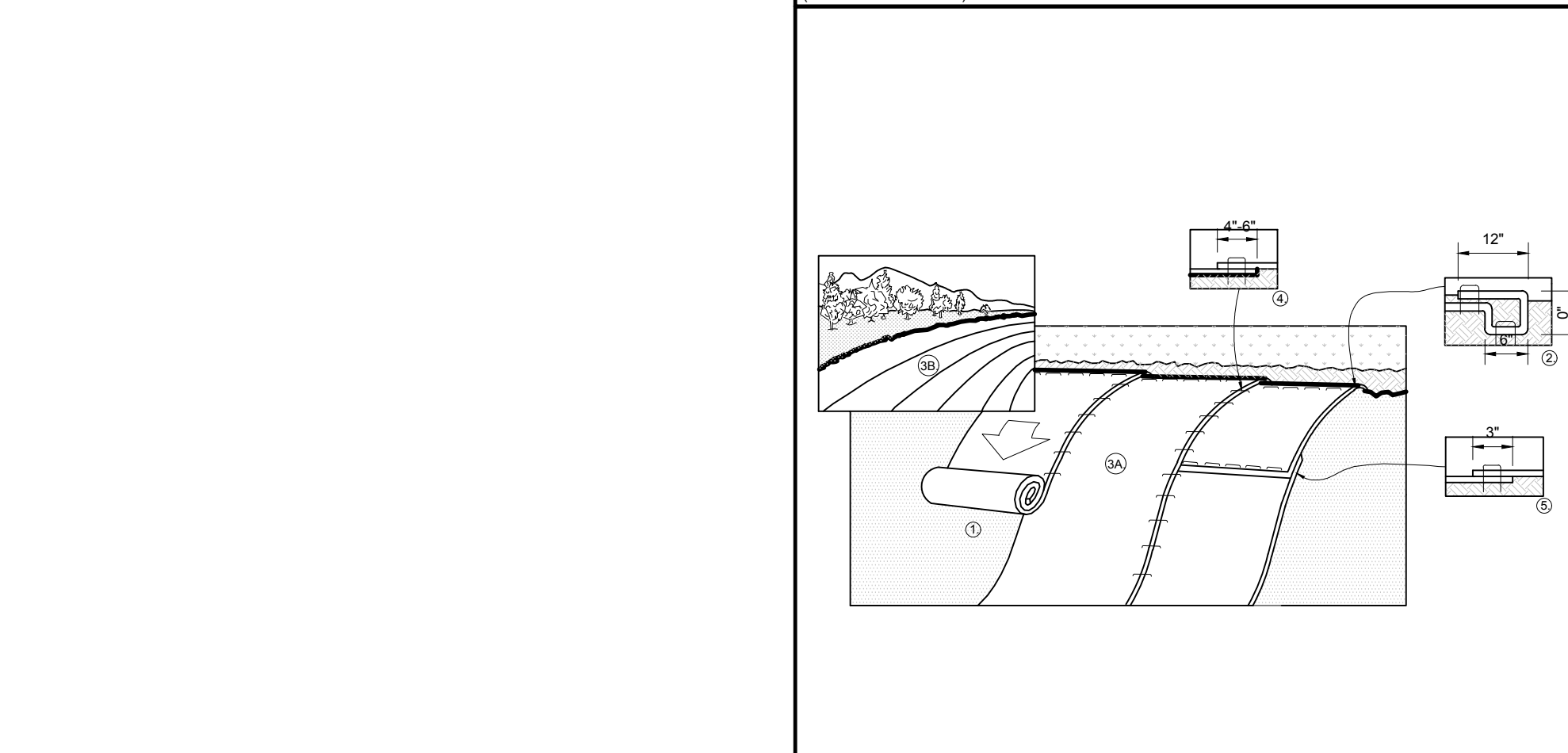


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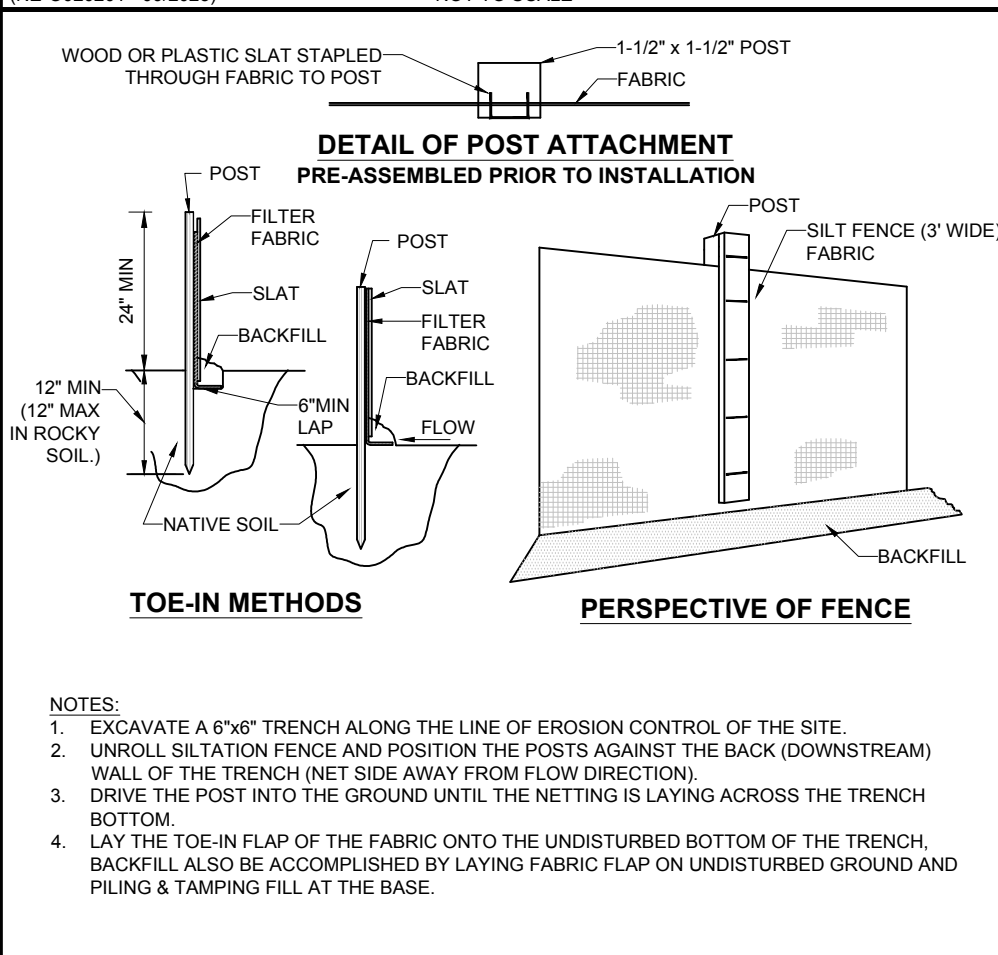
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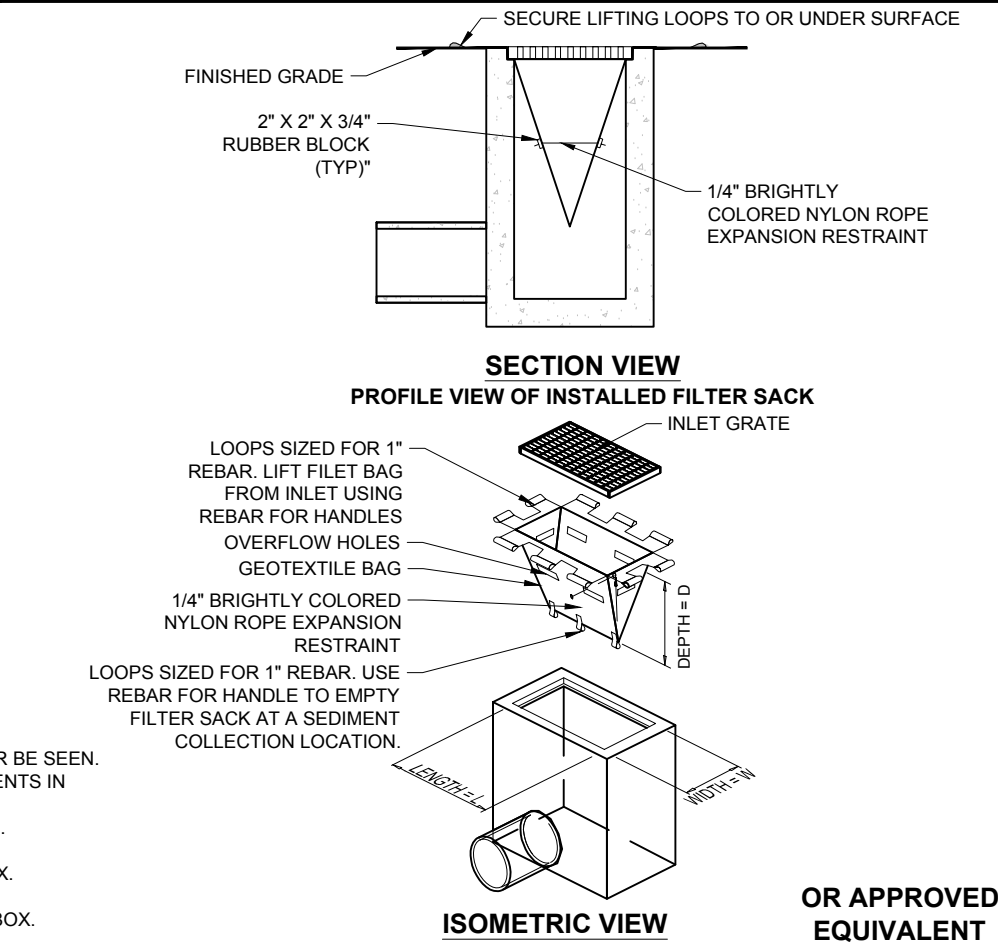
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- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. SEE FIGURE 1 FOR DETAILS.
 3. STAPLE/STAKE BLANKET TO THE UNDERLYING SURFACE WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH TO THE SURFACE. APPLY AN ADDITIONAL ROW OF STAPLES/STAKES TO THE TOP OF THE BLANKET BACK OVER SEAM AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 4. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURED TO THE UNDERLYING SURFACE WITH STAPLES/STAKES AT THE RECOMMENDED SPACING (SEE MANUFACTURER'S RECOMMENDATION).
 5. IF MULTIPLE BLANKETS ARE USED, THEY MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM SITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 6. IF A SINGLE BLANKET IS USED, THE SEAM SITCH MUST BE PLACED ON THE DOWN SLOPE (SINGLE STYLED) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA.
 7. IF A SINGLE BLANKET IS USED, THE SEAM SITCH MUST BE PLACED ON THE UP SLOPE (DOUBLE STYLED) 12" APART ACROSS THE ENTIRE BLANKET LENGTH.
 8. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SOIL TYPE BEING APPLIED.
 9. CHECK LOCAL CONDITIONS. THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

REV	DATE	COMMENT	CHECKED BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBE AWF
2	12/06/2024	TWO STORY BUILDING	SBE AWF
3	01/15/2025	NEW LAYOUT	SBE AWF



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PROJECT:

FOR

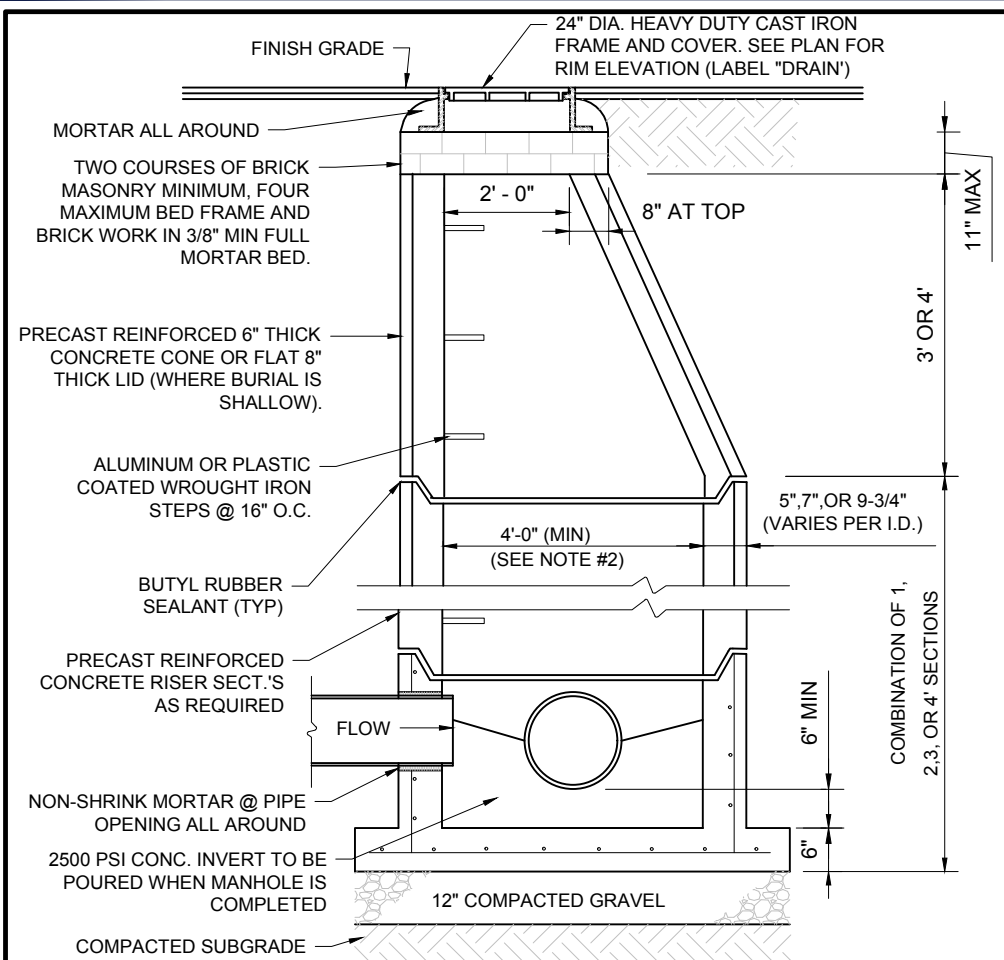
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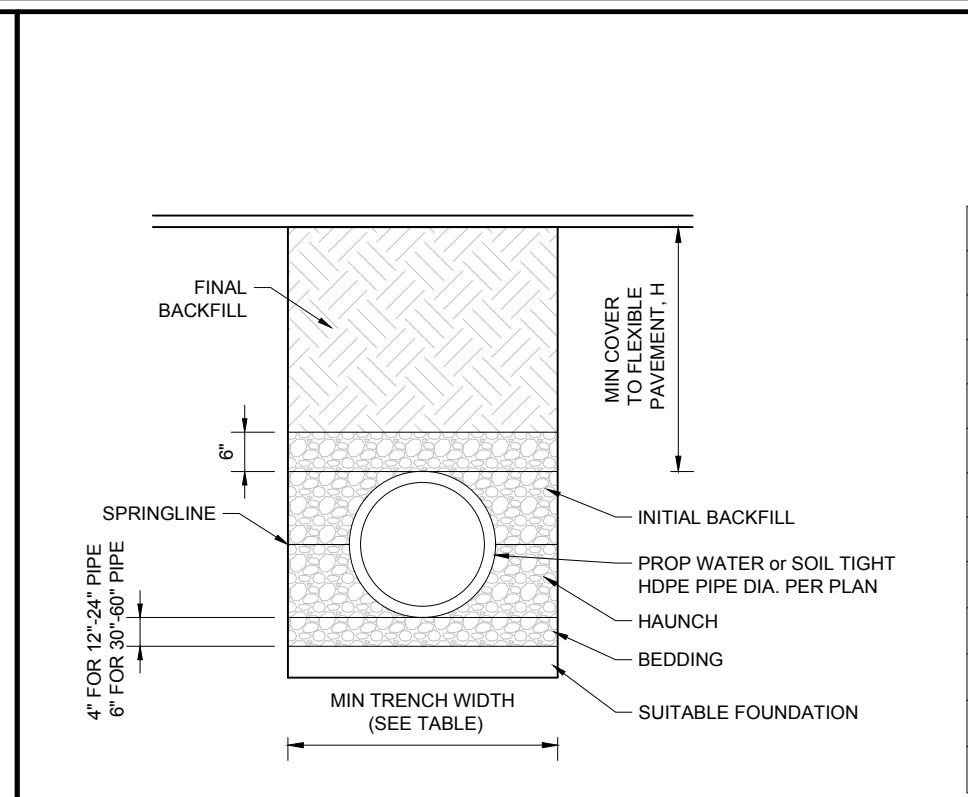
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772

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

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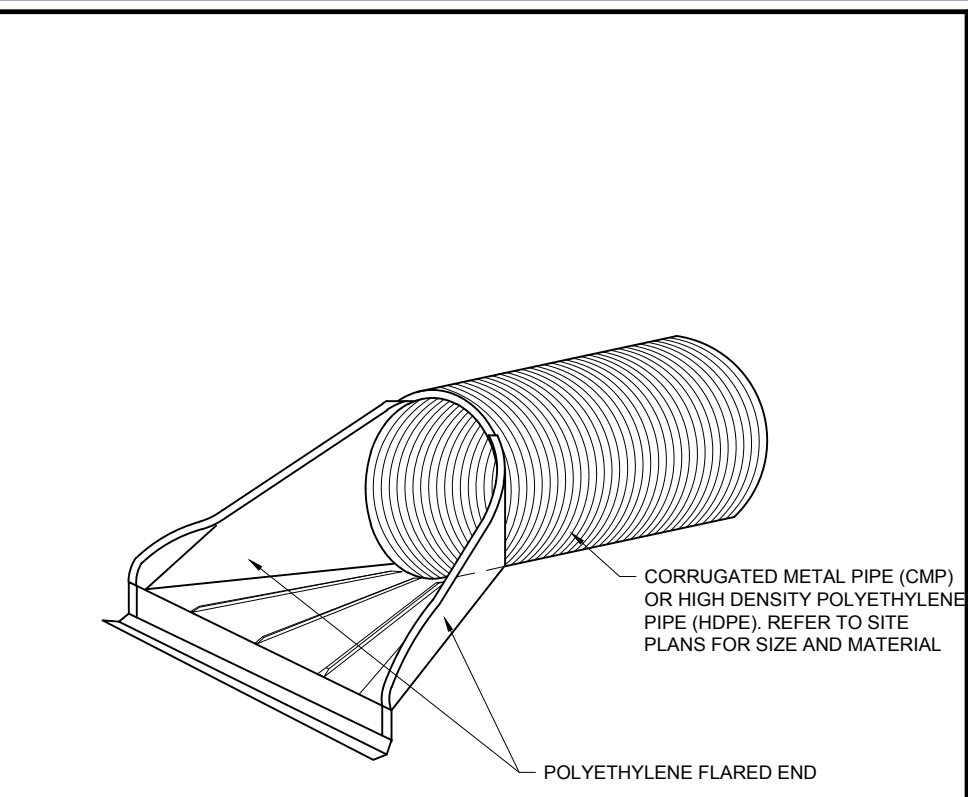


- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
 2. CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE THE PIPE SIZING AND ORIENTATION USING THE GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS.
 3. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 4. REINFORCED STEEL CONFORMS TO ASTM A188 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 5. MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS"

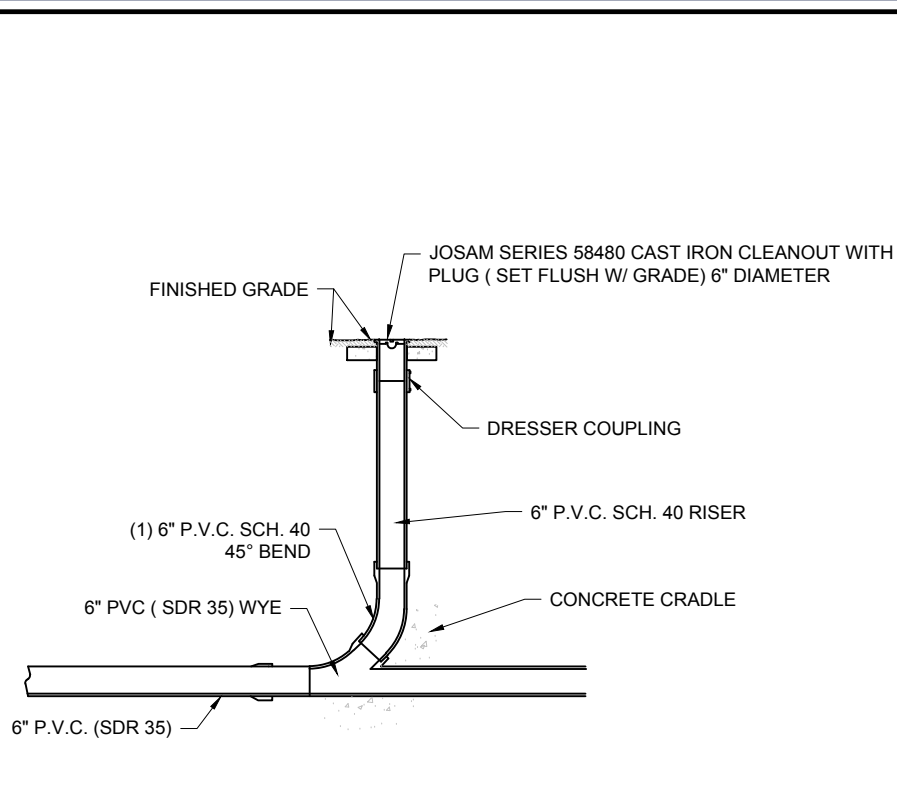


RECOMMENDED MINIMUM TRENCH WIDTH	
PIPE DIA.	MIN TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

- NOTES:
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. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 2. 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.
 3. 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-600mm).
 4. 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.
 5. 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 FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



- NOTES:
1. 12" MINIMUM COVER OVER THE TOP OF THE PIPE, COMPACTED TO A DENSITY OF 90% AS PER AASHTO T-99.



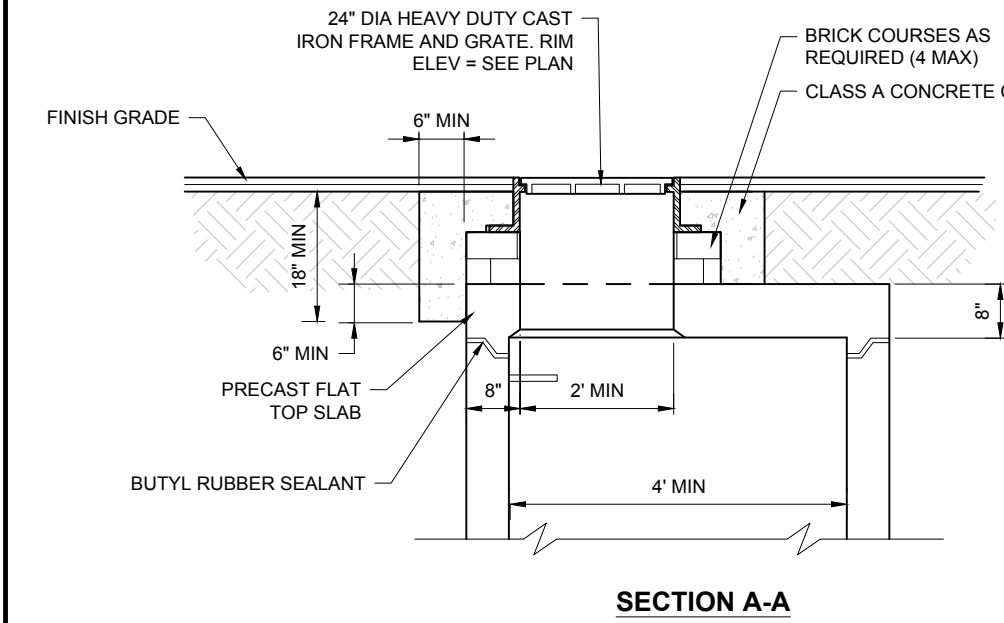
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PROGRAM MANAGEMENT
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TRANSPORTATION SERVICES

TM

PRECAST CONCRETE STORM DRAIN MANHOLE

(NE-U010101 - 05/2024) NOT TO SCALE

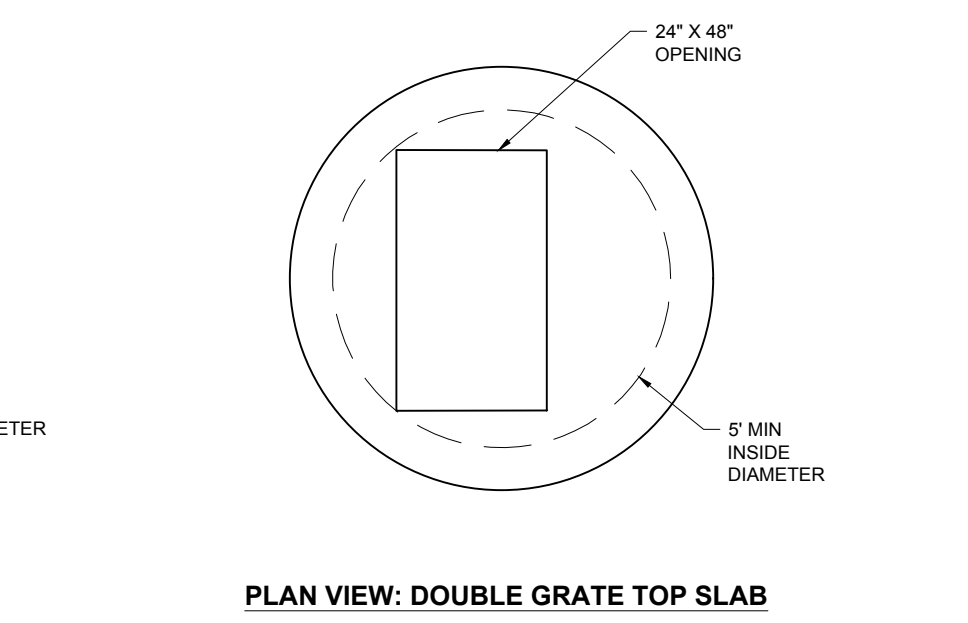


SECTION A-A

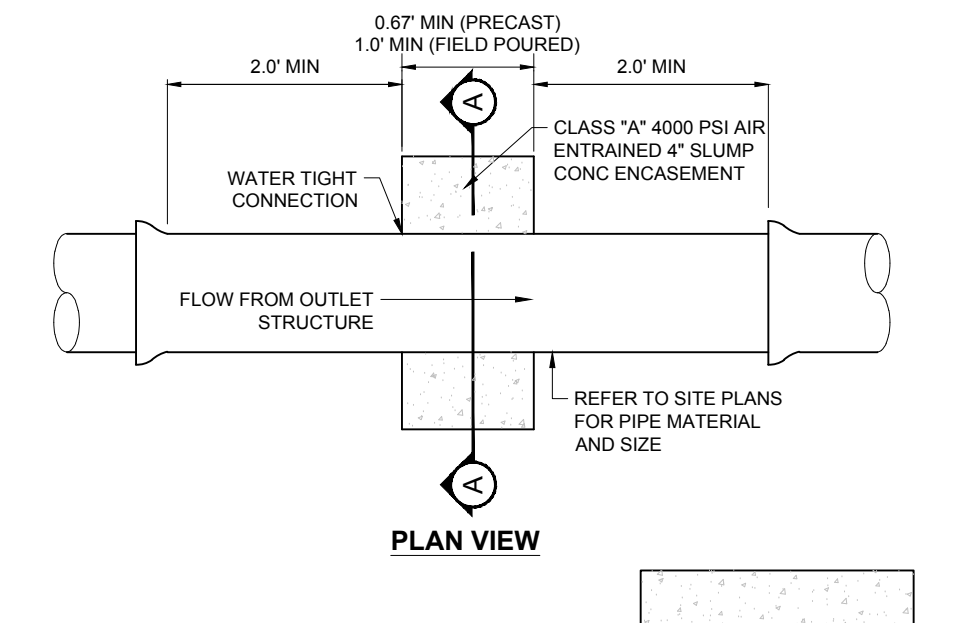
PLAN VIEW: SINGLE GRATE TOP SLAB

HDPE STORM PIPE TRENCH

(NE-U019812 - 09/2023) NOT TO SCALE



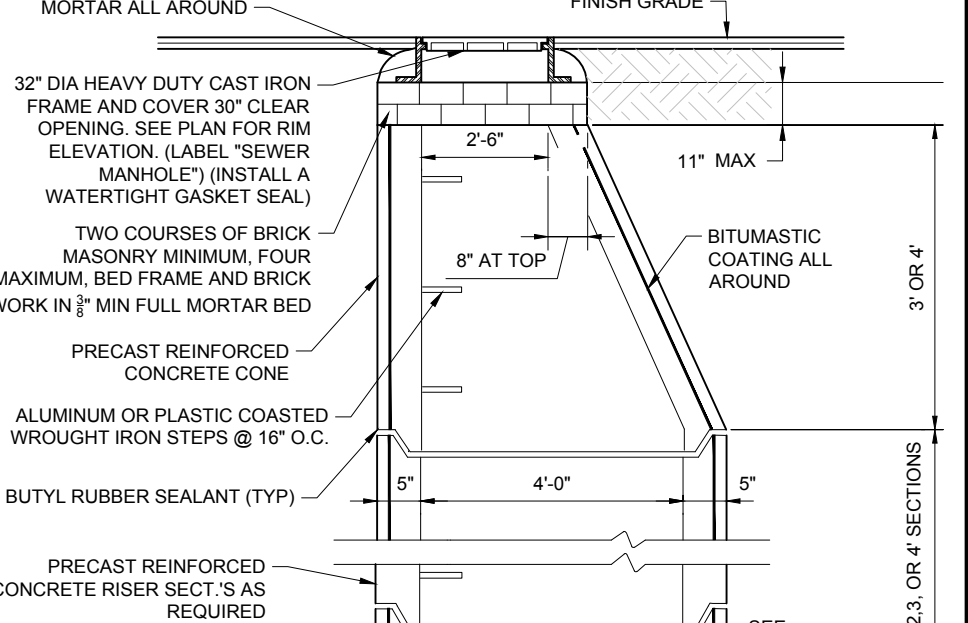
PLAN VIEW: DOUBLE GRATE TOP SLAB



PLAN VIEW: CATCH BASIN FRAME AND GRATE

POLYETHYLENE FLARED END SECTION

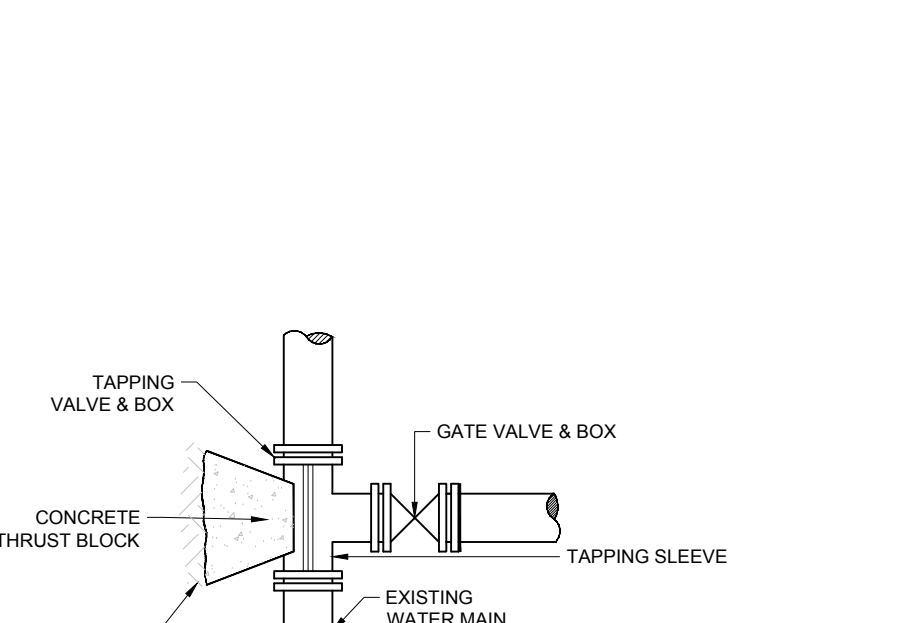
(NE-U010401 - 09/2023) NOT TO SCALE



SECTION A-A

CLEANOUT (IN-LINE)

(NE-U010202 - 09/2023) NOT TO SCALE



REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SB	AWP
2	12/06/2024	TWO STORY BUILDING	SB	AWP
3	01/15/2025	NEW LAYOUT	SB	AWP

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PROJECT No.: MAA240187.00-SB
DRAWN BY: AWP
CHECKED BY: AWP
DATE: 09/29/2024
CAD ID: P-CIVL-CNDS

SITE DEVELOPMENT PLANS

FOR

THE GARDNER SCHOOL

PROPOSED
CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
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SHEET TITLE:

CONSTRUCTION DETAILS

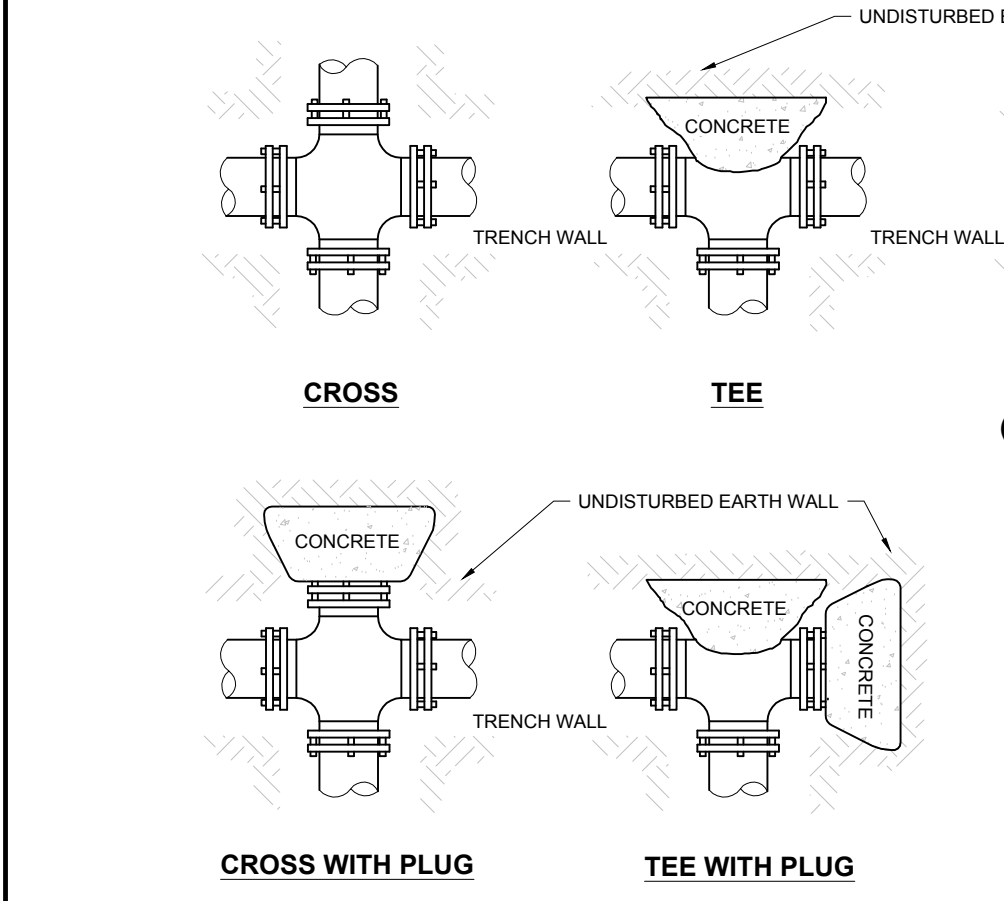
SHEET NUMBER:

C-902

REVISION 3 - 01/15/2025

PRECAST CONCRETE CATCH BASIN

(NE-U010201 - 07/2024) NOT TO SCALE

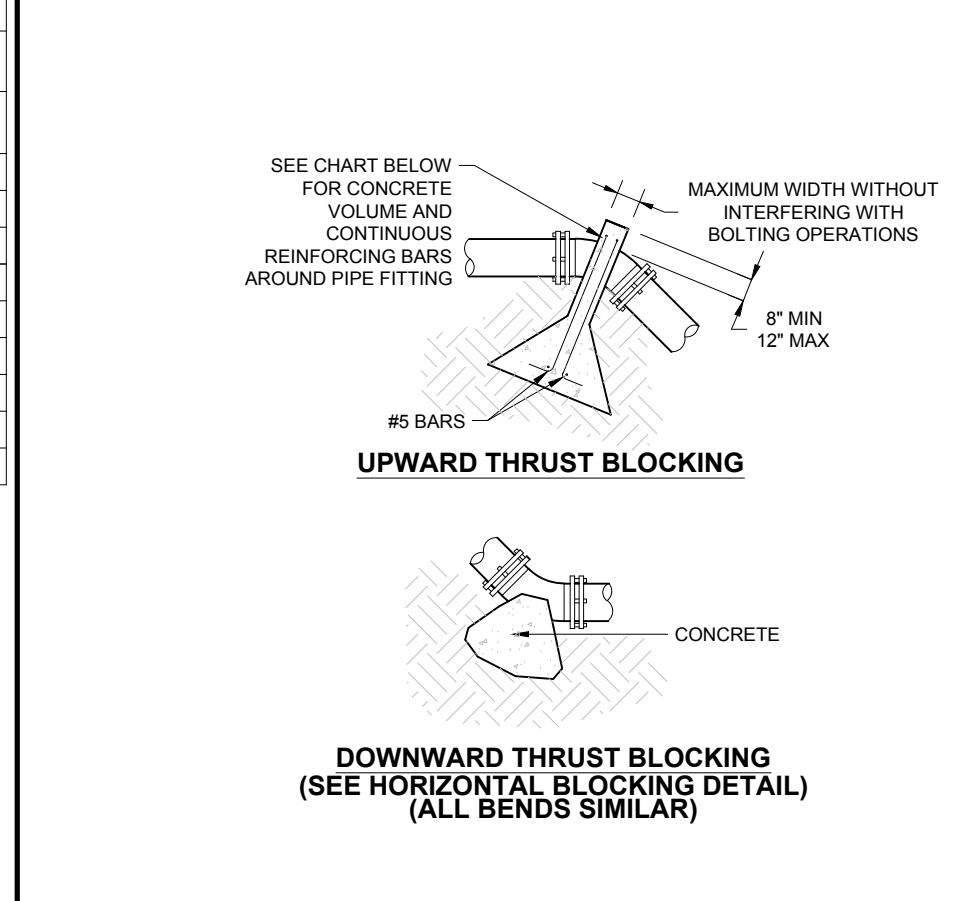


PROFILE VIEW: CATCH BASIN FRAME AND GRATE

PROFILE VIEW: CATCH BASIN FRAME AND GRATE

GATE VALVE

(NE-U030201 - 09/2023) NOT TO SCALE

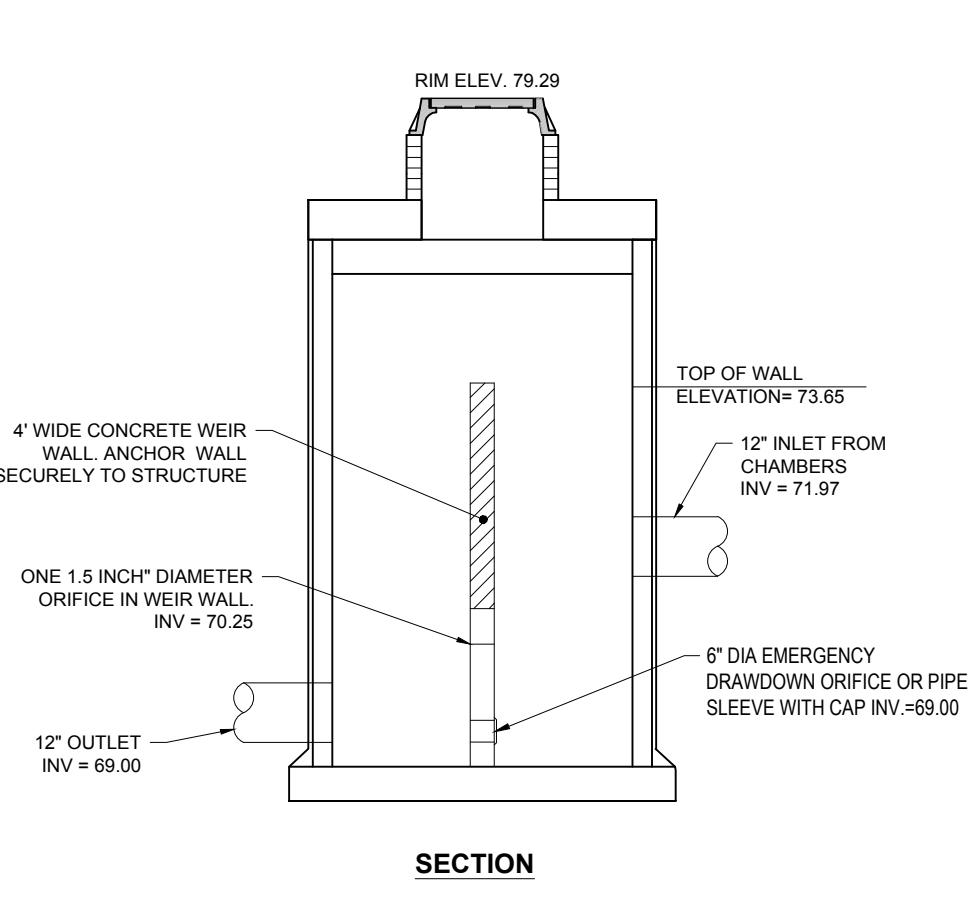


UPWARD THRUST BLOCKING

DOWNWARD THRUST BLOCKING

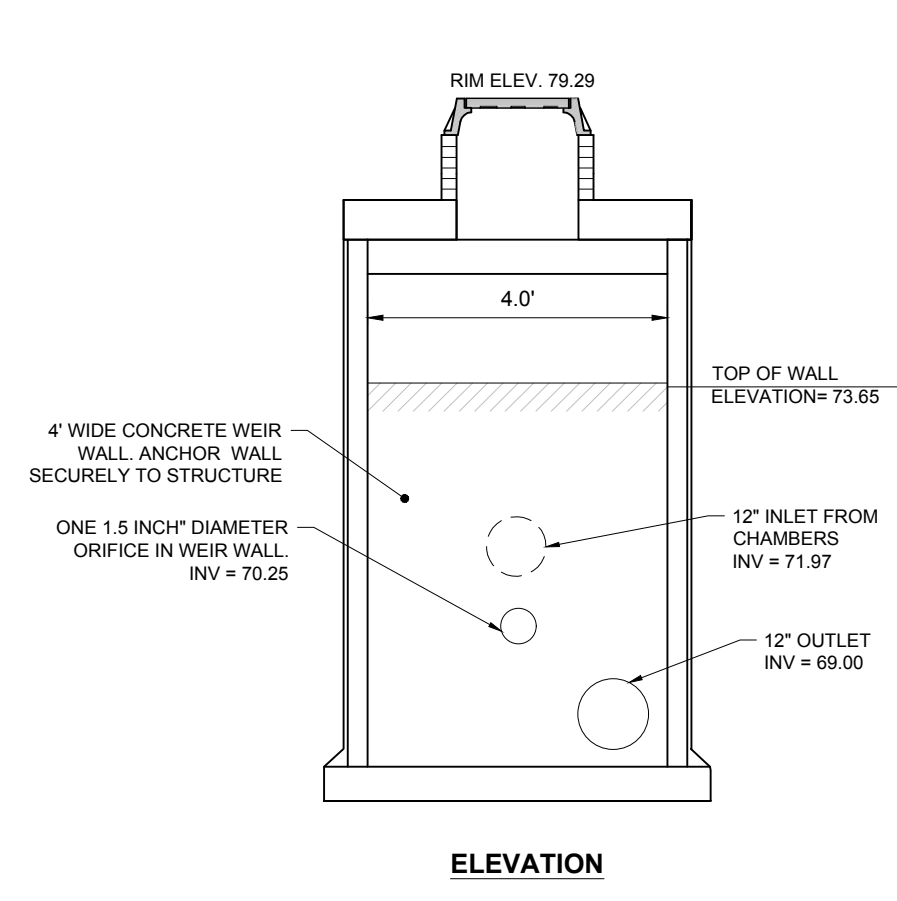
HYDRANT AND VALVE INSTALLATION

(NE-U030101 - 09/2023) NOT TO SCALE



OUTLET CONTROL STRUCTURE (OCS)

(NE-U010103 - 09/2023) NOT TO SCALE



P:\024\MAA240187.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA240187.00-3B.....LAYOUT: C-902 DETL



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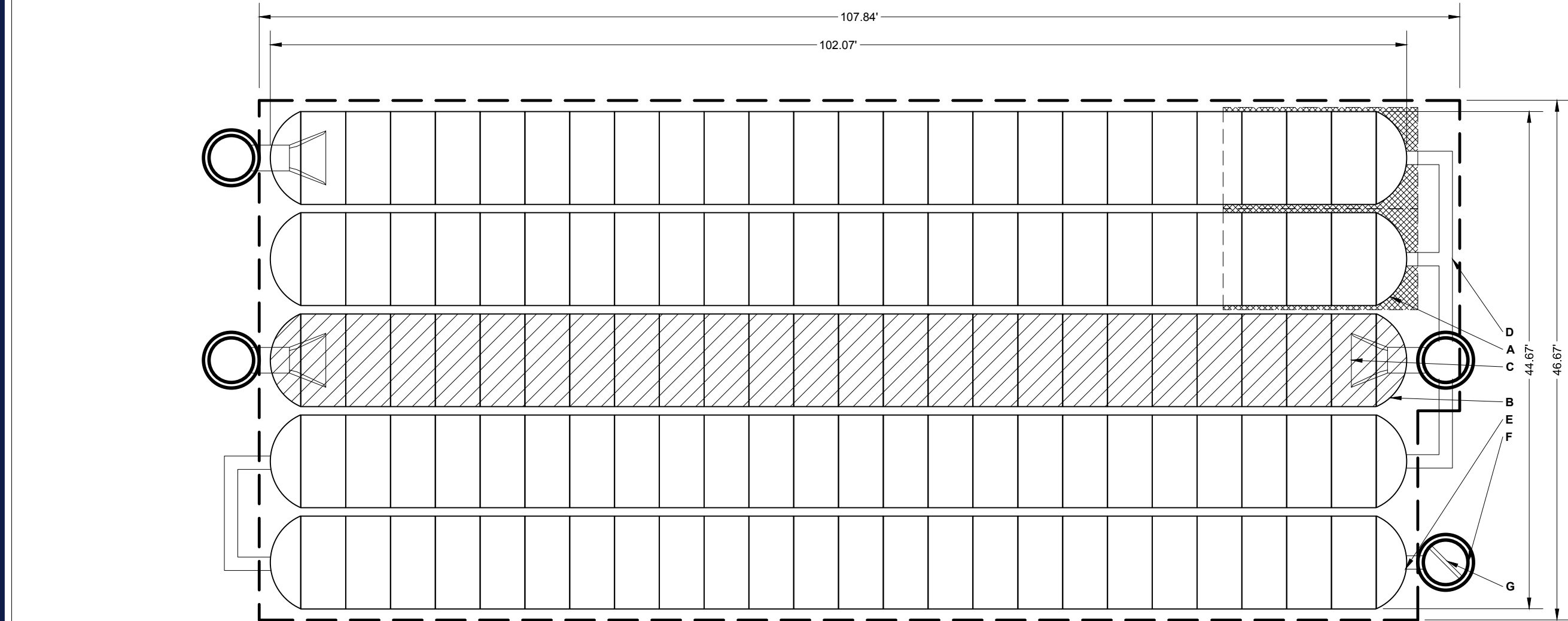
C-903

REVISION 3 - 01/15/2025

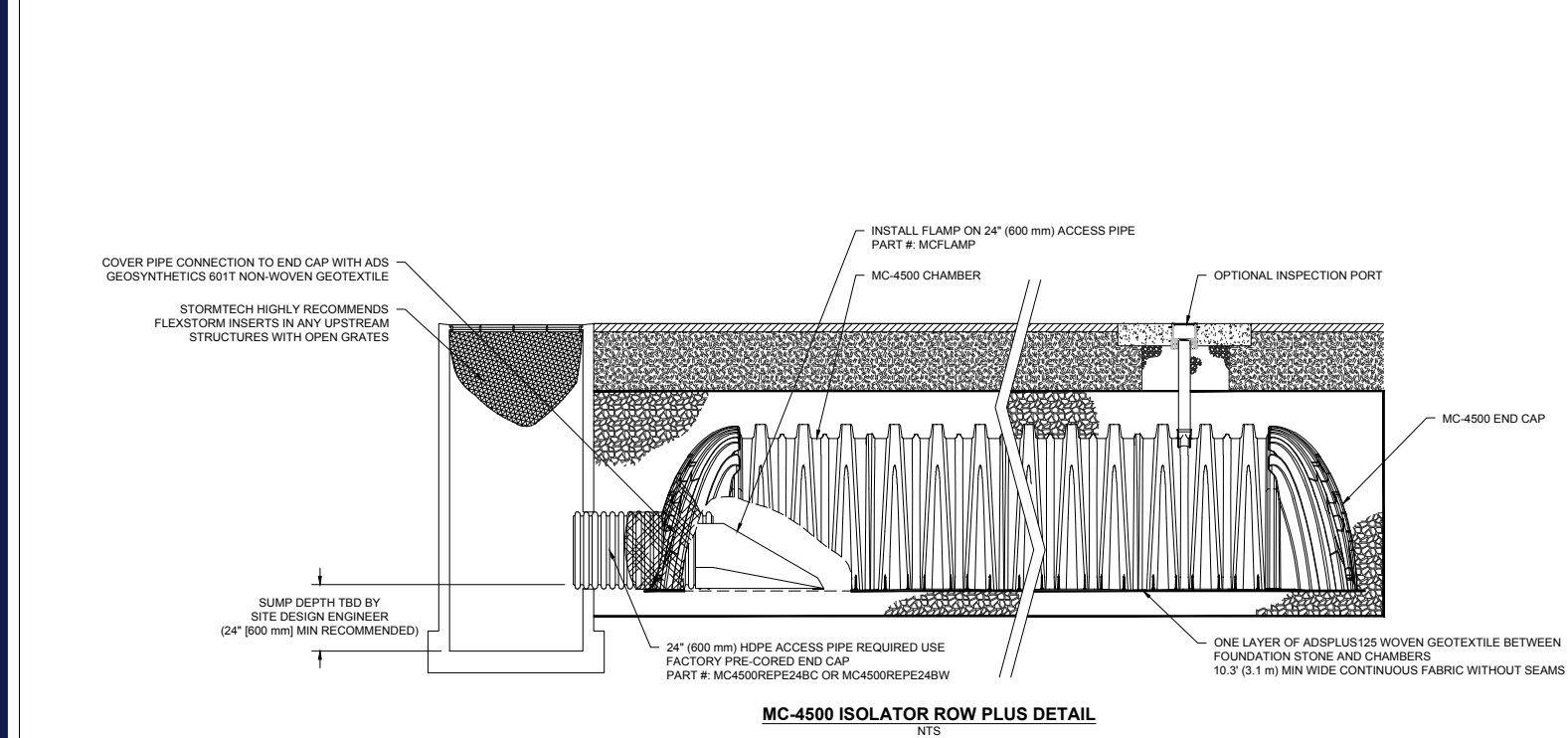
P:\2024\MAA240187\00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\SP-CIVL-CNDS-MAA240187-00-3B.....LAYOUT: C-904 DETL

88

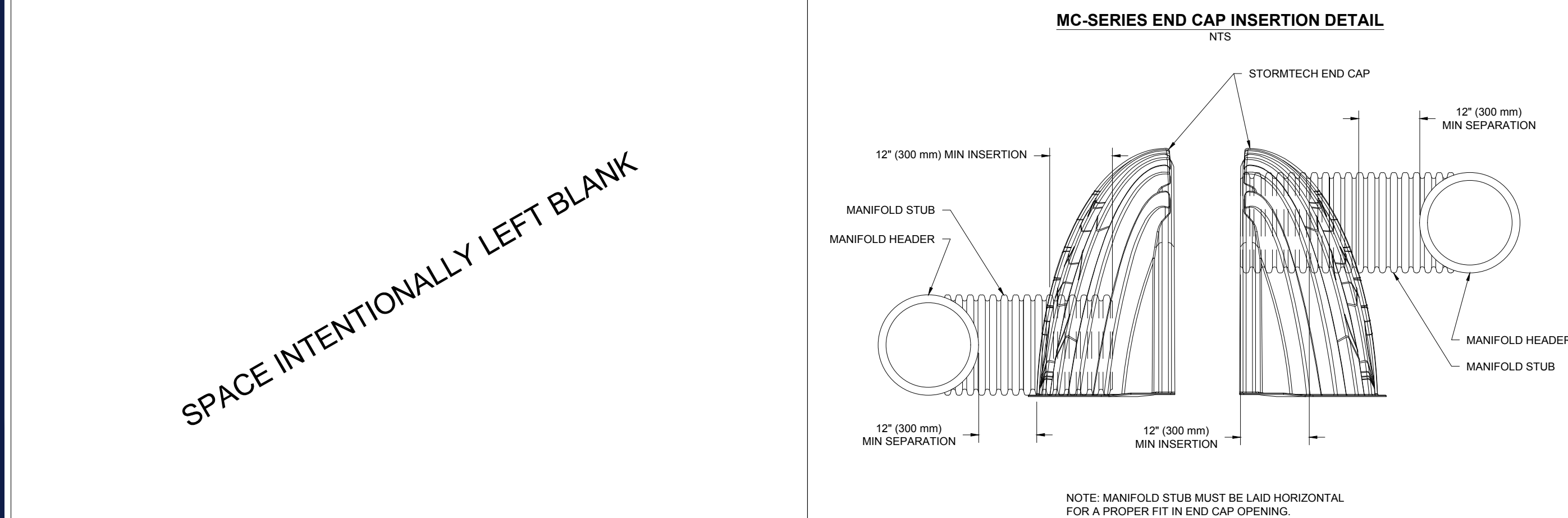
PROPOSED LAYOUT			CONCEPTUAL ELEVATIONS:			PART TYPE			ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
120	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75									
10	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	8.25									
12	STONE ABOVE (B)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75									
9	STONE BELOW (B)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75									
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75									
21302	INSTALLED SYSTEM VOLUME (CF)	TOP OF MC-4500 CHAMBER:	6.75									
	(COVER STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT:	0.75									
4962	SYSTEM AREA (SQ)	24" ISOLATOR ROW PLUS INVERT:	0.84									
309.0	SYSTEM PERIMETER (B)	12" x 12" BOTTOM MANIFOLD INVERT:	0.88									2.0 CFS OUT
		12" BOTTOM CONNECTION INVERT:	0.75									5.0 CFS IN
		BOTTOM OF MC-4500 CHAMBER:	0.80									
		BOTTOM OF STONE:	0.80									



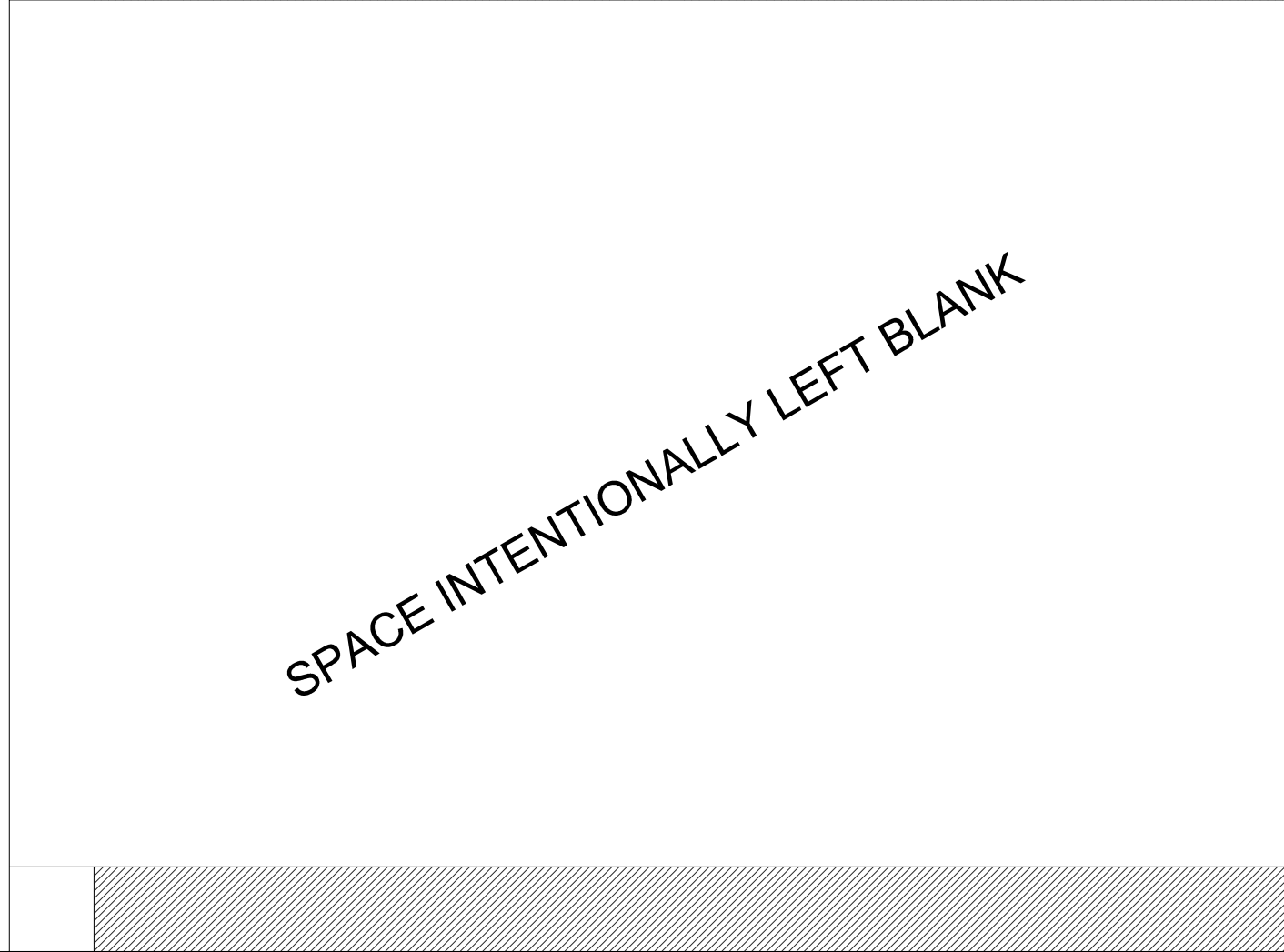
- NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 - NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



3 MC-4500 ISOLATOR ROW PLUS DETAIL

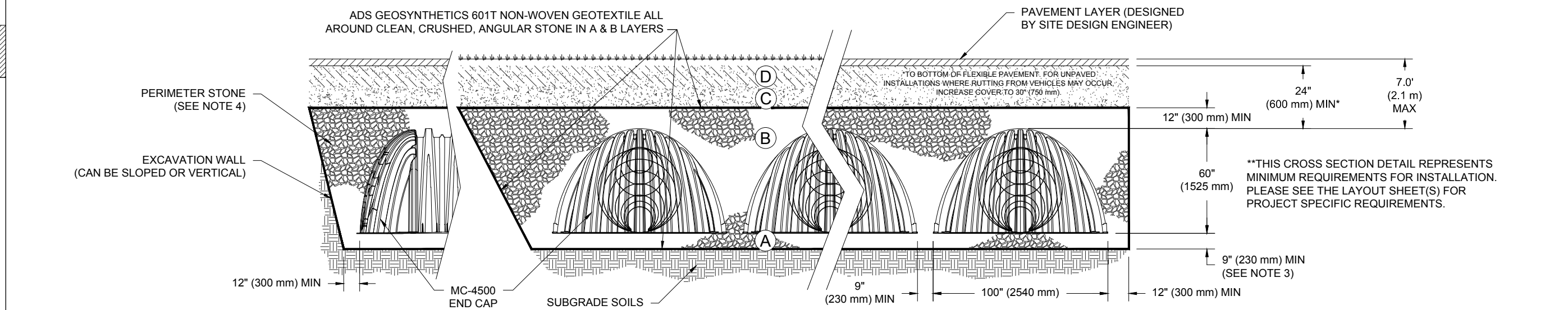


4 MC-SERIES END CAP INSERTION DETAIL



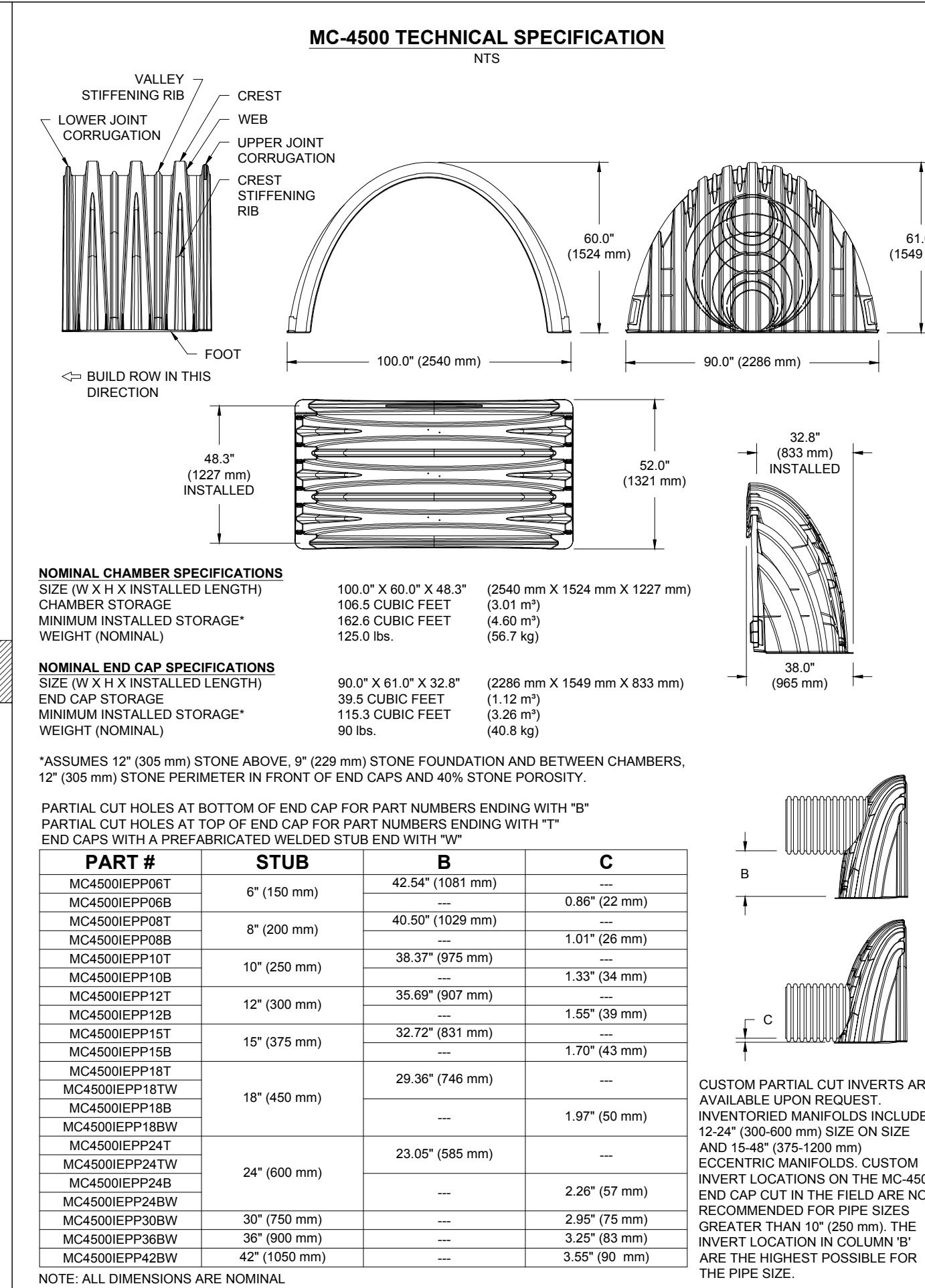
ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- 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".
 - MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
 - MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT²/IN. THE ASC IS DEFINED IN SECTION 6.2.4 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-4500 CROSS SECTION DETAIL



2 MC-4500 TECHNICAL SPECIFICATION

DATE: 01/15/2025

PROJECT #:

NOT TO SCALE

DRAWN: SB

CHECKED: N/A

REV:

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MILTON, MA, USA

StormTech®

Chamber System

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SHEET

1 OF 1

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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	AWP
2	12/06/2024	TWO STORY BUILDING	AWP
3	01/15/2025	NEW LAYOUT	AWP

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PROJECT No.: MAA240187-00-3B
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 08/28/2024
CAD LID: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR THE GARDNER SCHOOL

PROPOSED CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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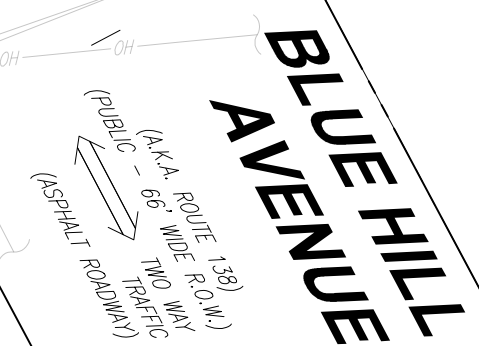
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-904

REVISION 3 - 01/15/2025



PLANT SCHEDULE

SEED MIX KEY

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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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PROJECT No.:	MAA240187.00-3B
DRAWN BY:	SBB
CHECKED BY:	AWP
DATE:	08/28/2024
CAD I.D.:	P-CIVL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FO



MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

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LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 3 - 01/15/2025

LUMINAIRE SCHEDULE						POLE	
LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUM. LUMENS	LLF	DESCRIPTION	
W2	20	SINGLE	8'-0" AFF**	2876	0.900	COOPER INVUE EPIC MODERN MEDIUM LED WALL-MOUNTED DECORATIVE LUMINAIRE, TYPE 4, ZERO UP-LIGHT (EMM-E01-LED-E1-T4-SO-FL-BK)	---
P4-S	7	SINGLE	12'-0" AFG	6983	0.900	SIGNIFY HADCO URBAN P4420 POLE, WITH GOOSENECK BRACKET (P4420-12-A-x-x) (NM-1A)	
P5-D	3	BACK-BACK	12'-0" AFG	9421	0.900	SIGNIFY HADCO URBAN WESTBROOKE LED PENDANT LUMINAIRE, ZERO UP-LIGHT (CXF15-48-G3-T-A-4-730-x-7-x-x-x)	

*REFER TO ARCHITECTURAL PLANS FOR FINAL MOUNTING HEIGHTS AND LOCATIONS

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN	
ALL POINTS	ILLUMINANCE	FC	0.82	13.2	0.0	N/A	N/A	
EASTERN LOT LINE	ILLUMINANCE	FC	0.01	0.1	0.0	N/A	N/A	
SOUTHERN LOT LINE	ILLUMINANCE	FC	0.01	0.1	0.0	N/A	N/A	
WESTERN LOT LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N/A	N/A	
ENTRANCE DRIVE	ILLUMINANCE	FC	2.88	7.6	0.7	4.11	10.86	
PARKING LOT	ILLUMINANCE	FC	3.51	9.5	0.8	4.39	11.88	

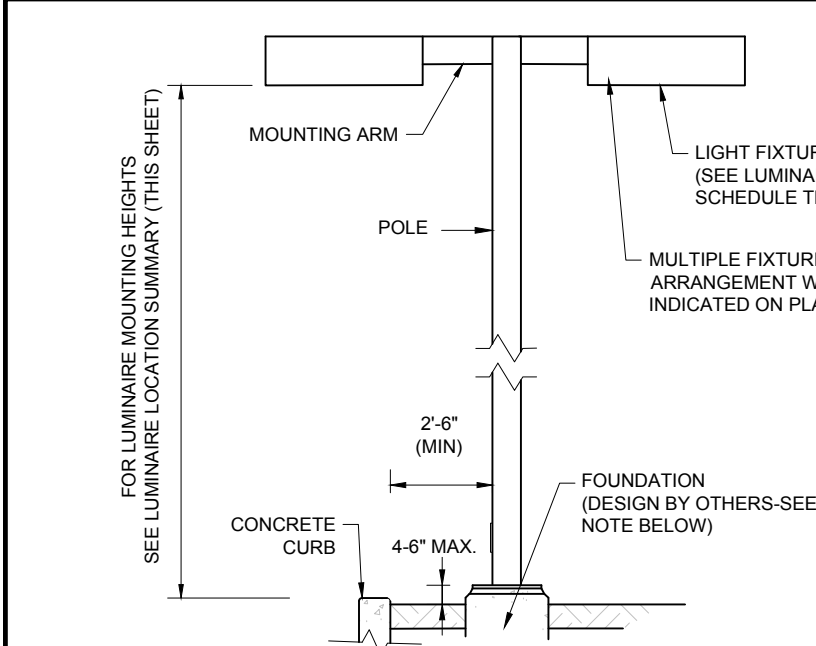
TOWN OF MILTON LIGHTING REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
275-11.8	J LIGHTING OFF-SITE LIGHT OVERSPILL FROM ANY LIGHTING OF PARKING AREAS SHALL BE CONTROLLED THROUGH THE SELECTION OF LIGHTING, ITS POSITIONING AND ITS MOUNTING HEIGHT SO AS NOT UNNECESSARILY TO ADD TO ILLUMINATION LEVELS ON ANY ADJACENT LOT NOT IN COMMON OWNERSHIP. LIGHT STANDARDS SHALL NOT EXCEED 18 FEET IN HEIGHT. OFF-SITE LIGHT OVERSPILL FROM LIGHTING OF PARKING AREAS SHALL NOT ADD MORE THAN ONE-TENTH-FOOT CANDLE INCREASE IN ILLUMINATION LEVELS ON ANY ADJACENT LOT NOT IN COMMON OWNERSHIP IN A RESIDENTIAL ZONE. OFF-SITE LIGHT OVERSPILL ONTO ANY ADJACENT LOT NOT IN COMMON OWNERSHIP IN A RESIDENTIAL ZONE FROM THE HEADLIGHTS OF VEHICLES ENTERING, TRAVELING, OR EXITING A PARKING AREA SHALL BE MINIMIZED, INsofar AS REASONABLY POSSIBLE, THROUGH THE ARRANGEMENT OR PARKING, AREAS AND DRIVEWAYS ON SITE, BY GRADING (INCLUDING USE OF VEGETATED BERMS) AND/OR BY PLANTING, WOODEN FENCES (OR THEIR VISUAL EQUIVALENT) MAY BE USED UNDER CIRCUMSTANCES WHERE OTHER MEANS OF CONTROLLING OFF-SITE LIGHT OVERSPILL ARE NOT PRACTICAL.	PROVIDED

MASSACHUSETTS LIGHTING NOTES

(REV. 6/2023)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS'. ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL), UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNERS ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCES, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

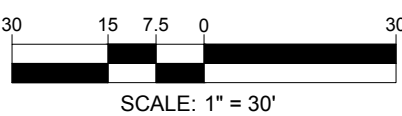


- NOTES:
- THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
 - SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 - THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

AREA LIGHT

NOT TO SCALE (NE-4000001 - 09/2023)

THIS PLAN TO BE UTILIZED
FOR LIGHTING PURPOSES
ONLY



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBB
2	12/06/2024	TWO STORY BUILDING	SBB
3	01/15/2025	NEW LAYOUT	SBB



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PERMIT SET

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.: MAA240187.00-3B
DRAWN BY: SBB
DATE: 08/29/2024
CAD ID: P-CIVIL-LGHT

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED
CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

L-201

REVISION 3 - 01/15/2025



Project:	
Location:	
Cat.No:	
Type:	
Large:	Qty:
Notes:	

CXF14-15-Westbrooke 07/22 page 1 of 1

NOT TO SCALE



Project:	
Location:	
Cat.No:	
Type:	
Lays:	Qty:
Notes:	

Urban_Spec Sheet_HAD_517.pdf 11/18 page 1 of 2

COOPER
Lighting Solutions

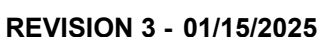
TD500028EN
December 8, 2021 2:28 PM

NOT TO SCALE

Note: Lumec reserves the right to modify the above details to reflect changes in the cost of material and/or production and/or design without prior notice.

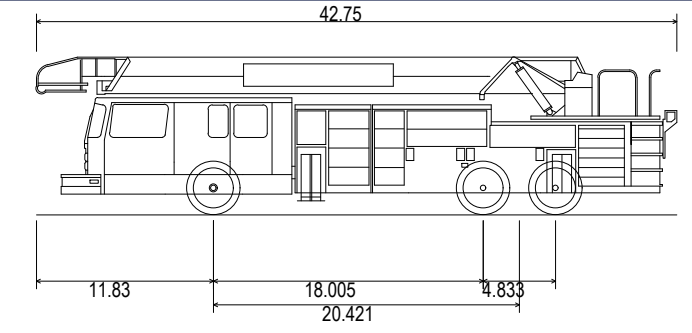
LUMEC

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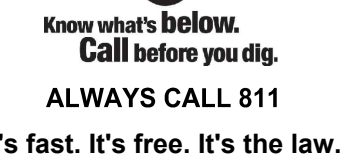


30 15 7.5 0 30

SCALE: 1" = 30'



42.750ft
8.330ft
10.529ft
0.923ft
8.130ft

[illegible]

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

PROJECT:

FOR —



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SHEET NUMBER:

REVISION 3 - 01/15/2025

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS MAP OR REPORT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

ZONING INFORMATION
RESIDENTIAL A DISTRICT
SOURCE : ZONING BYLAWS OF THE TOWN OF MILTON,
ADOPTED FEBRUARY 10, 1938, AS AMENDED
THROUGH THE MAY 2009 SPECIAL TOWN MEETING

ITEMS	REQUIRED
MIN LOT AREA	40,000 SF
MIN FRONTAGE	150'
MIN FRONT YARD	30'
MIN SIDE YARD	15'
MIN REAR YARD	30'
MAX BUILDING HEIGHT	2 STORIES/35'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE
BASED UPON PRELIMINARY RESEARCH
AND PRESENTED FOR REFERENCE ONLY.
SAME MUST BE CONFIRMED WITH LOCAL
ZONING OFFICIAL AND LEGAL COUNSEL TO
CONFIRM VALIDITY.

EXHIBIT A:

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF MILTON, COUNTY OF NORFOLK,
COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

SOUTHEASTERLY: BY BLUE HILL AVENUE, FORMERLY CALLED BRUSH HILL TURNPIKE, 404 FEET;

SOUTHWESTERLY: BY LAND FORMERLY OF NATHAN TUCKER AND LATER OF JOHN W. DENNY, 944 FEET;

NORTHWESTERLY: BY OTHER LAND OF THE GRANTOR;

NORTHEASTERLY: IN PART BY LAND FORMERLY OF THE HEIRS OF SIMON FERRY (NOW CERTIFICATED OF TITLE NO.
29229), AND IN PART BY LAND FORMERLY OF SARAH H. COWLES, 730 FEET.

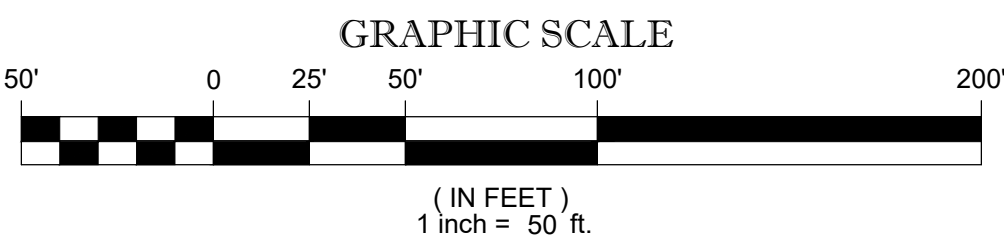
BENIG THE SAME PREMISES DESCRIBED AS THE SECOND PARCEL, CONTAINING SIX AND 835/1000 ACRES MOR OR
LESS, IN DEED DATED JULY 20, 1943, RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS (THE "REGISTRY"),
BOOK 2449, PAGE 154.

FOR TITLE, SEE DEED RECORDED WITH THE REGISTRY IN BOOK 4807, PAGE 728, AND ESTATE OF ROSAMOND H.
WHITNEY, NORFOLK COUNTY PROBATE NO. 184139, AND ESTATE OF HENRY L. WHITNEY, NORFOLK COUNTY
PROBATE NO. 184233.

SEE ALSO LAND COURT PLAN NO. 5873A, A PORTION OF THE NORTHEASTERLY LINE AND THE PLAN IN PLAN BOOK
450, PLAN 576 OF 1997, A PORTION OF THE NORTHEASTERLY BOUND OF THE PROPERTY AND THE DEED AT BOOK
10293, PAGE 460 WHICH PROVIDES THE BOUND ON THE NORTHWESTERLY SIDE OF THE PROPERTY.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF MILTON, NORFOLK COUNTY, MAP B7.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK
COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 201 OF 430," MAP NUMBER 25021C0201E, MAP
EFFECTIVE: JULY 17, 2012.
- MAP ENTITLED "PLAN OF LAND IN MILTON, LAND COURT PLAN 5873A," PREPARED BY EZEKIEL C. SARGENT,
SURVEYOR, DATED FEBRUARY 24, 1916, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN
BK. 16, PG. 3060.
- MAP ENTITLED "PLAN SHOWING SUB-DIVISION OF A PORTION OF REAL ESTATE IN MILTON MASS., BELONGING
TO MOSES F. CARR," PREPARED BY W. W. CHURCHILL, SURVEYOR, DATED MARCH 21, 1947, RECORDED WITH
THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 142 OF 1947, PLAN NO. 769.
- MAP ENTITLED "PLAN OF LAND IN MILTON, LAND COURT PLAN 27312A," PREPARED BY HARRY R. FELDMAN INC.,
ENGINEERS, DATED DECEMBER 12, 1956, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN
BK. 303, PG. 51.
- MAP ENTITLED "PLAN OF LAND OFF BLUE HILL AVENUE IN MILTON, NORFOLK COUNTY, MASSACHUSETTS,"
PREPARED BY ROBERT E. HANNIGAN ASSOCIATES, CIVIL ENGINEERS & LAND SURVEYORS, DATED JUNE 24,
1997, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 450 OF 1997, PLAN NO. 575.
- MAP ENTITLED "PLAN OF LAND ON BLUE HILL AVENUE IN MILTON, NORFOLK COUNTY, MASSACHUSETTS,"
PREPARED BY ROBERT E. HANNIGAN ASSOCIATES, CIVIL ENGINEERS & LAND SURVEYORS, DATED AUGUST 18,
1997, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 450 OF 1997, PLAN NO. 576.
- MAP ENTITLED "PLAN OF LAND, 704 BRUSH HILL ROAD, MILTON, NORFOLK COUNTY, MASSACHUSETTS,"
PREPARED BY ROBERT E. HANNIGAN ASSOCIATES, CIVIL ENGINEERS & LAND SURVEYORS, DATED JANUARY 6,
2005, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 532 OF 2005, PLAN NO. 6.
- MAP ENTITLED "FIELD SKETCH, BLUE HILL AVE, MILTON MA," PREPARED BY CONTROL POINT ASSOCIATES,
SUBSURFACE UTILITY ENGINEERING DIVISION, DATED JUNE 25, 2024.



LEGEND	
---	EXISTING CONTOUR
X	EXISTING SPOT ELEVATION
X TC	EXISTING TOP OF CURB ELEVATION
X BC	EXISTING BOTTOM OF CURB ELEVATION
X BW	EXISTING BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
Q	UNDERGROUND QUALITY LEVEL B
UP #	UTILITY POLE
UPLP #	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
②	DRAINAGE/STORM MANHOLE
②	ELECTRIC MANHOLE
③	SANITARY/SEWER MANHOLE
④	UNKNOWN MANHOLE
□	CATCH BASIN OR INLET
②	WELL
INV	INVERT ELEVATION
GR	GRATE ELEVATION
RM	RIM ELEVATION
UG	UNDER GROUND
RC	REINFORCED CONCRETE
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
EOP	EDGE OF PAVEMENT
UTO	UNABLE TO OPEN
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
R	TITLE REPORT EXCEPTION
⋮	UNKNOWN TERMINUS
(D)	DEED DIMENSION
(S)	SURVEY DIMENSION

NOTES:

- PROPERTY KNOWN AS LOT 5 AS SHOWN ON THE TOWN OF MILTON, NORFOLK COUNTY, COMMONWEALTH OF
MASSACHUSETTS, MAP NO. B7.
- AREA = 299,513 SQUARE FEET OR 6.876 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY
MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS
LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY
MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY
EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND
TYPE BY THE PROPER COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD
VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING.
INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY
TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES
MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM
EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION
SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS
LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT APPEAR ON THE SURVEY.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL
POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE
INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1222905-PHX1 WITH A COMMITMENT DATE OF JUNE 13,
2024, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 5, 8 & 9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A
PART OF THIS SURVEY.
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF
THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS.
- BLUE HILL AVENUE SHOWN HEREON
- THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S)
THEREIN REFERRED TO. - SEE NOTE 2
- EASEMENT TO BOSTON EDISON COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY,
DATED SEPTEMBER 21, 1945, RECORDED WITH SAID DEEDS, BOOK 2560, PAGE 232. - NON LOCUS

- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD
SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS
OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN ASPHALT CURB, ELEVATION= 83.80'

TBM-B: MAG NAIL SET IN ASPHALT CURB, ELEVATION= 68.30'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS
ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.
- THE CURRENT ZONING CLASSIFICATION, ITEM 6(a), WAS NOT PROVIDED BY THE INSURER AS REQUIRED BY THE
2011 MINIMUM STANDARD DETAIL REQUIREMENTS.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO BLUE HILL AVENUE (A.K.A. ROUTE 138)
HOWEVER, NO PHYSICAL CURB CUT ACCESS EXISTS FOR THE LOCUS PROPERTY ALONG BLUE HILL AVENUE.
- THERE WERE NO MARKED PARKING SPACES OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING
ADDITIONS WITHIN RECENT MONTHS.
- CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT
AND REFERENCED MAPS HAVE BEEN SHOWN.
- NO OFFSITE SERVITUDES OR EASEMENTS HAVE BEEN DISCLOSED IN THE TITLE REPORT REFERENCED HEREON.
- TOPOGRAPHY HAS BEEN SHOWN ONLY FOR A PORTION OF THE SITE PER CONTRACTUAL AGREEMENT.

THIS SURVEY IS CERTIFIED TO:
VIKING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
FIRST AMERICAN LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE
"2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5,
6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17 & 18 OF TABLE A
THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 17, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-17-2024
DATE

FIELD DATE 6-20-2024 7-05-2024 7-11-2024
FIELD BOOK NO 24-04 MA 24-07 MA
FIELD BOOK PG 101 6
FIELD CREW J.D.O. S.M.G. C.W.
DRAWN: E.G.F.
REVIEWED: R.J.K.

ALTA/NSPS LAND TITLE SURVEY
VIKING DEVELOPMENT, LLC
BLUE HILL AVENUE
LOT 5, MAP B7
TOWN OF MILTON, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 908-857-2999
WARREN, NJ 908-668-0999

FILE NO.
03-240178-00
DWS. NO.
1 OF 1