

# SITE DEVELOPMENT PLANS

FOR

## WP EAST ACQUISITIONS LLC

PROPOSED

# MULTI-FAMILY RESIDENTIAL DEVELOPMENT

86 ORCHARD HILL PARK DRIVE, CITY OF LEOMINSTER

WORCESTER COUNTY, MASSACHUSETTS

MAP 386, BLOCK 4, LOT 1C

### REFERENCES AND CONTACTS

#### REFERENCES

##### BOUNDARY & TOPOGRAPHIC SURVEY:

HALEY WARD, INC.  
63 GREAT ROAD STE 200  
MAYNARD, MA 01754  
DATED: 01/21/25  
JOB # (SURVEY JOB #)  
ELEVATIONS: NAVD 1988

##### GOVERNING AGENCIES

###### PLANNING, ZONING COMMITTEE

LEOMINSTER, MA 01453  
25 WEST STREET, CITY HALL (LOWER LEVEL)  
LEOMINSTER, MA 01453  
PHONE: (978) 534-7500  
FAX: (978) 534-7575

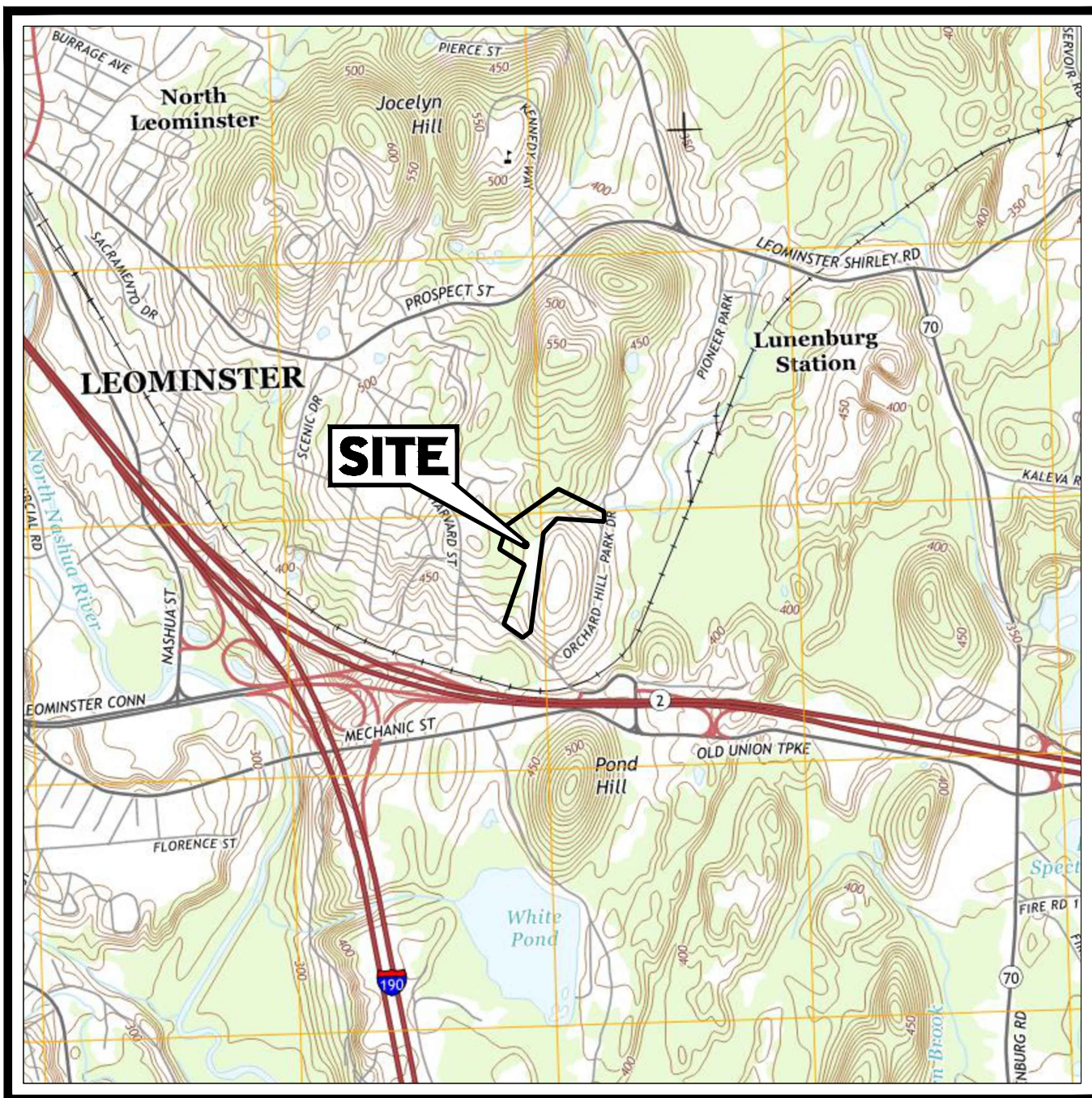
###### BUILDING DEPARTMENT

LEOMINSTER, MA 01453  
25 WEST STREET, ROOM 8  
LEOMINSTER, MA 01453  
PHONE: (978) 534-7500  
FAX: (978) 840-0039

###### FIRE DEPARTMENT

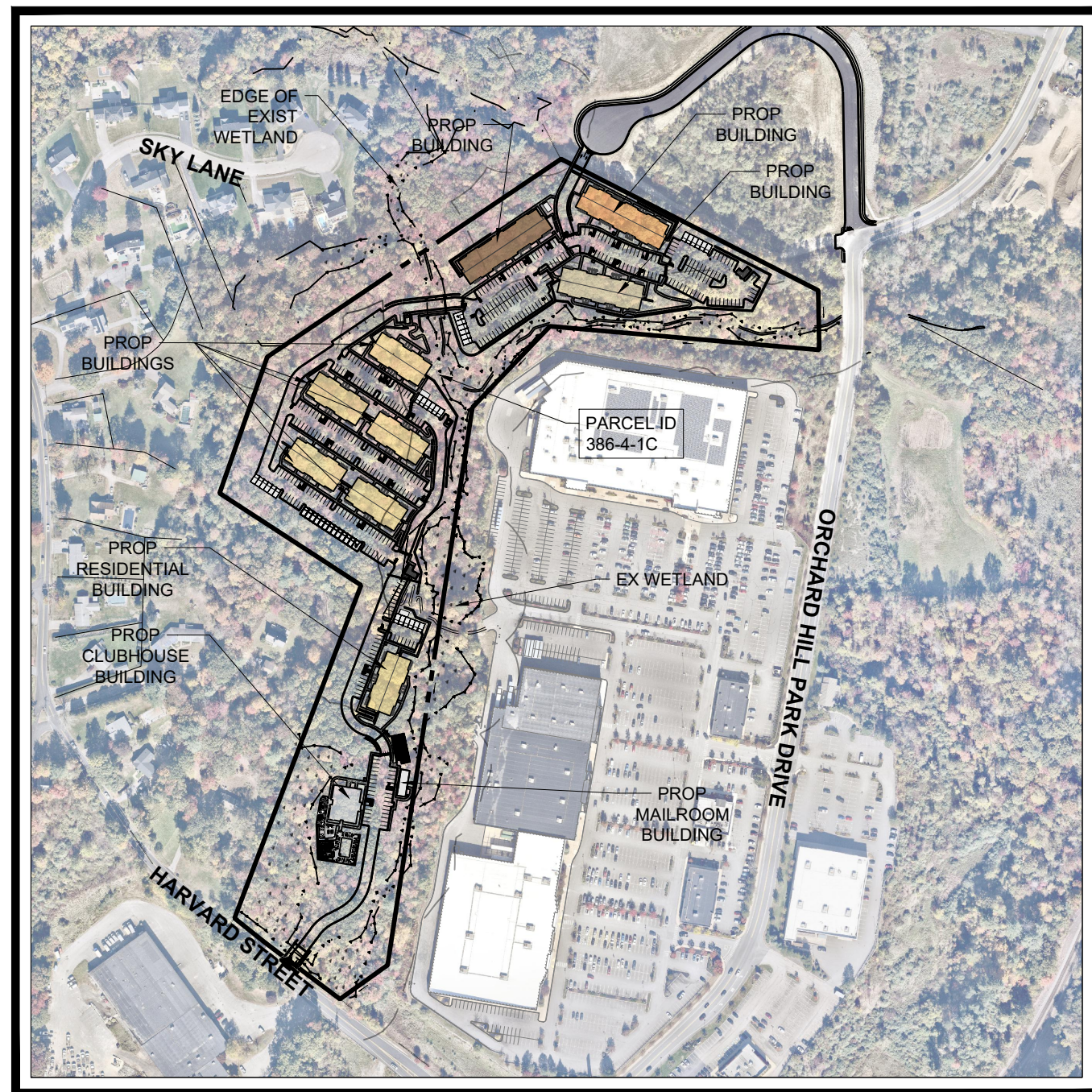
LEOMINSTER, MA 01453  
210 LANCASTER STREET  
LEOMINSTER, MA 01453  
PHONE: (978) 534-7541  
PHONE:

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" = 2,000'  
SOURCE: USGS SHIRLEY QUADRANGLE



#### AERIAL OVERLAY

SCALE: 1" = 350'  
SOURCE: NEARMAP AERIAL IMAGE

#### OWNER

TWO ONE NINETY TRUST  
83 ORCHARD HILL PARK DR.  
LEOMINSTER, MA 01453

#### DEVELOPER

WP EAST ACQUISITIONS LLC  
91 HARTWELL AVE.  
LEXINGTON, MA 02421

PREPARED BY

# BOHLER //

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE COMPLETED PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

#### GENERAL NOTE

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**BOHLER //**

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

### REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB
4	09/29/2025	PER PLANNING & CON COM REVIEW	JAK
5	10/09/2025	PER OFF-SITE WETLAND AREA	MKB
6	10/13/2025	PER PEER REVIEW COMMENTS	JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR



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### PERMIT SET

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PROJECT No.: MAA240279-00-0D  
DRAWN BY: OEH  
CHECKED BY: MKB  
DATE: 06/11/2025  
CAD ID: P-CIVL-CND5

#### PROJECT:

### SITE DEVELOPMENT PLANS FOR

### WP EAST ACQUISITIONS LLC

### PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1C  
86 ORCHARD HILL PARK DRIVE  
WORCESTER COUNTY  
LEOMINSTER, MASSACHUSETTS

**BOHLER //**

50 WASHINGTON ST., SUITE 2000

WESTBOROUGH, MA 01581

Phone: (508) 480-9900

www.BohlerEngineering.com

**J.A. KUCICH**  
J.A. KUCICH  
CIVIL  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE # 15130  
NEW HAMPSHIRE LICENSE # 15476  
CONTRACT # 198177  
RHODE ISLAND LICENSE # 0616  
MAINE LICENSE # 12553

#### SHEET TITLE:

### COVER SHEET

#### SHEET NUMBER:

## C-101

REVISION 7 - 10/30/2025



[illegible][illegible][illegible]

ABBREVIATIONS		MAX	MAXIMUM
FOR ENTIRE PLAN SET		ME	MATCH EXISTING
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
AC	ACRE / ACRES	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT	MJ	MECHANICAL JOINT
AG	ABOVE GROUND	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
APPROX	APPROXIMATE	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
ARCH	ARCHITECTURAL	NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
ASPH	ASPHALT	OC	OPERATIONS AND MAINTENANCE
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE	O&M	ON CENTER
ASSOC	ASSOCIATION	OCS	OUTLET CONTROL STRUCTURE
BC	BOTTOM OF CURB	OGS	OIL AND GRIT SEPARATOR
BF	BASEMENT FLOOR	ORD	ORDINANCE
BIO	BIOGARDEN	PA / POA	POINT OF ANALYSIS
BIT	BITUMINOUS	PC	POINT OF CURVATURE
BL	BLOCK	PCCR	POINT OF CURVATURE, CURB RETURN
BLK	BASILENE	PERF	PERFORATED
BLDG	BUILDING	PG	PROPOSED GRADE
BM	BENCH MARK	PI	POINT OF INTERSECTION
BRL	BUILDING RESTRICTION LINE	POG	POINT OF GRADE
BVVW	BORDERING VEGETATIVE WETLAND	PP	POLYPROPYLENE PIPE
CB	CATCH BASIN	PROP	PROPOSED
CF	CUBIC FEET	PT	POINT OF TANGENCY
CI	CURB INLET	PTCR	POINT OF TANGENCY, CURB RETURN
CIT	CHANGE IN TYPE	PTV	POINT OF VERTICAL INTERSECTION
CL	CENTER LINE	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENCY
CO	CLEAN OUT	R	RADIUS / RADII
CONC	CONCRETE	R/R	RIGHT-OF-WAY / RIGHTS-OF-WAY
CONN	COORDINATE	RCP	REINFORCED CONCRETE PIPE
COORD	COORDINATE	RD	ROOF DRAIN
CYP	CORRUGATED PLASTIC PIPE	REGS	REGULATIONS
CY	CUBIC YARD	RELO	TO BE RELOCATED
DEC	DECORATIVE	REQ	REQUIRED
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	RET	RETENTION
DET	DETENTION	RET WALL	RETAINING WALL
DIA	DIAMETER	RETO	TO BE RETURNED TO OWNER
DMH	DRAINAGE MANHOLE	RG	RAIN GARDEN
DOM	DOMESTIC	D	SLOPE
DOT	DEPARTMENT OF TRANSPORTATION	SAN	SANITARY SEWER
DP	DESIGN POINT	SESC	SOIL EROSION AND SEDIMENT CONTROL
DWL	DASHED WHITE LINE	SF	SQUARE FEET
DYL	DOUBLE YELLOW LINE	SHLO	STATE HIGHWAY LAYOUT
EG	EXISTING GRADE	SLM	SANITARY MANHOLE
ELEC	ELECTRIC	STA	STATION
ELV	ELEVATION	STW	STORM WATER / STORM SEWER
EOR	ENGINEER OF RECORD	SWL	SINGLE/SOLID WHITE LINE
EP / EOP	EDGE OF PAVEMENT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
ES / EOS	EDGE OF SHOULDER	TBA	TO BE ABANDONED
EW	END WALL	TBR	TO BE REMOVED
EX	EXISTING	TBV	TO BE VACATED
FDC	FIRE DEPARTMENT CONNECTION	Tc	TOP OF CURB
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	Tc	TIME OF CONCENTRATION
FES	FLARED END SECTION	TD	TRENCH DRAIN
FF	FINISH / FIRST FLOOR	TE	TELECOMMUNICATIONS / TELEDATA
FFE	FINISH / FIRST FLOOR ELEVATION	TPF	TREE PROTECTION FENCE
FG	FINISH GRADE	TR	TO REMAIN
FH	FIRE HYDRANT	TRANS	TRANSITION
FM	FORCE MAIN	TYP	TYPICAL
FO	FIBER OPTIC	UG	UNDERGROUND
G	GRADE	UP	UTILITY POLE
GC	GENERAL CONTRACTOR	USGS	UNITED STATES GEOLOGICAL SURVEY
GEO	GEOTECH/GEOTECHNICAL	VERT	VERTICAL
GFE / GFE	GEORATE FLOOR ELEVATION (AT DOOR)	VIF	VERIFY IN FIELD
GFA	GROUND FLOOR AREA	W	WIDE / WIDTH
GH	GRADE HIGH (WALL)	WL	WATER LINE
GL	GRADE LOW (WALL)	WM	WATER METER
GRT	GRATE	WQU	WATER QUALITY UNIT
GT	GREASE TRAP	YD	YARD DRAIN
GV	GATE VALVE	#	NUMBER
HDPE	HIGH DENSITY POLYETHYLENE	#/#	SLOPE EXPRESSED IN HORIZONTAL-VERTICAL IN FEET
HOR	HORIZONTAL	±	PLUS OR MINUS
HP	HIGH POINT	°	DEGREE
HWS	HEADWALL	Ø	DIAMETER
ICS	INLET CONTROL STRUCTURE	'	FEET/FOOT
INF	INFILTRATION	"	INCHES
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMIT OF CLEARING		
LOD	LIMIT OF DISTURBANCE		
LOS	LINE OF SIGHT		
LOW	LIMIT OF WORK		
LP	LOW POINT		
LS	LANDSCAPE		

FOR ENTIRE PLAN SET		
<div> <div>LIMIT OF WORK</div> <div>LIMIT OF DISTURBANCE</div> <div>SAWCUT LINE</div> </div>	<div> <div>LOW</div> <div>LOW</div> <div>LOD</div> <div>LOD</div> </div>	
<div>EXISTING NOTE</div> <div> <div>ONSITE PROPERTY LINE / R.O.W. LINE</div> <div>NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE</div> <div>EASEMENT LINE</div> <div>SETBACK LINE</div> </div>	<div>TYPICAL NOTE TEXT</div>	<div>PROPOSED NOTE</div>
<div> <div>CONCRETE CURB &amp; GUTTER</div> <div> <div>SPILL</div> <div>TRANSITION</div> <div>DEPRESSED CURB AND GUTTER</div> </div> </div>	<div>CONCRETE CURB &amp; GUTTER</div>	<div> <div>CURB AND GUTTER</div> <div> <div>SPILL</div> <div>TRANSITION</div> </div> <div>DEPRESSED CURB AND GUTTER</div> </div>
<div> <div>UTILITY POLE WITH LIGHT</div> <div>POLE LIGHT</div> <div>TRAFFIC LIGHT</div> <div>UTILITY POLE</div> <div>TYPICAL LIGHT</div> <div>ACORN LIGHT</div> <div>TYPICAL SIGN</div> <div>PARKING COUNTS</div> </div>	<div>UTILITY POLE WITH LIGHT</div> <div>POLE LIGHT</div> <div>TRAFFIC LIGHT</div> <div>UTILITY POLE</div> <div>TYPICAL LIGHT</div> <div>ACORN LIGHT</div> <div>TYPICAL SIGN</div> <div>PARKING COUNTS</div>	<div> <div>UTILITY POLE WITH LIGHT</div> <div>POLE LIGHT</div> <div>TRAFFIC LIGHT</div> <div>UTILITY POLE</div> <div>TYPICAL LIGHT</div> <div>ACORN LIGHT</div> <div>TYPICAL SIGN</div> <div>PARKING COUNTS</div> </div>
<div> <div>CONTOUR LINE</div> <div>SPOT ELEVATIONS</div> </div>	<div>CONTOUR LINE</div> <div>SPOT ELEVATIONS</div>	<div> <div>100</div> <div>187</div> <div> <div>FT 517.00</div> <div>TC 516.00 BC 515.50</div> <div>MG 516.00</div> </div> </div>
<div> <div>SAN</div> <div>STORM</div> <div>SANITARY SEWER LATERAL</div> <div>UNDERGROUND WATER LINE</div> <div>UNDERGROUND ELECTRIC LINE</div> <div>UNDERGROUND GAS LINE</div> <div>OVERHEAD WIRE</div> <div>UNDERGROUND TELEPHONE LINE</div> <div>UNDERGROUND CABLE LINE</div> <div>STORM SEWER</div> <div>SANITARY SEWER MAIN</div> <div>HYDRANT</div> <div>SANITARY MANHOLE</div> <div>STORM MANHOLE</div> <div>WM</div> <div>WM</div> <div>WATER VALVE</div> <div>GAS VALVE</div> <div>GAS METER</div> <div>TYPICAL END SECTION</div> <div>HEADWALL OR ENDWALL</div> <div>GRATE INLET</div> <div>CURB INLET</div> <div>CLEAN OUT</div> <div>ELECTRIC MANHOLE</div> <div>TELEPHONE MANHOLE</div> <div>ELECTRIC BOX</div> <div>ELECTRIC PEDESTAL</div> </div>	<div> <div>SANITARY LABEL</div> <div>STORM LABEL</div> <div>SANITARY SEWER LATERAL</div> <div>UNDERGROUND WATER LINE</div> <div>UNDERGROUND ELECTRIC LINE</div> <div>UNDERGROUND GAS LINE</div> <div>OVERHEAD WIRE</div> <div>UNDERGROUND TELEPHONE LINE</div> <div>UNDERGROUND CABLE LINE</div> <div>STORM SEWER</div> <div>SANITARY SEWER MAIN</div> <div>HYDRANT</div> <div>SANITARY MANHOLE</div> <div>STORM MANHOLE</div> <div>WM</div> <div>WM</div> <div>WATER VALVE</div> <div>GAS VALVE</div> <div>GAS METER</div> <div>TYPICAL END SECTION</div> <div>HEADWALL OR ENDWALL</div> <div>GRATE INLET</div> <div>CURB INLET</div> <div>CLEAN OUT</div> <div>ELECTRIC MANHOLE</div> <div>TELEPHONE MANHOLE</div> <div>ELECTRIC BOX</div> <div>ELECTRIC PEDESTAL</div> </div>	<div> <div>SAN-100</div> <div>A-100</div> <div>SL</div> <div>W</div> <div>E</div> <div>G</div> <div>OH</div> <div>T</div> <div>C</div> <div> <div>STORM SEWER</div> <div>SANITARY SEWER MAIN</div> </div> <div>HYDRANT</div> <div> <div>SANITARY MANHOLE</div> <div>STORM MANHOLE</div> </div> <div>WM</div> <div>WM</div> <div>WATER VALVE</div> <div>GAS VALVE</div> <div>GAS METER</div> <div>TYPICAL END SECTION</div> <div>HEADWALL OR ENDWALL</div> <div>GRATE INLET</div> <div>CURB INLET</div> <div>CLEAN OUT</div> <div>ELECTRIC MANHOLE</div> <div>TELEPHONE MANHOLE</div> <div>ELECTRIC BOX</div> <div>ELECTRIC PEDESTAL</div> </div>
<div> <div>MONITORING WELL</div> <div>TEST</div> </div>	<div>MONITORING WELL</div> <div>TEST</div>	<div> <div>MONITORING WELL</div> <div>TEST</div> </div>

TM

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SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS PLAN FOR THE PROJECT OF CONSTRUCTION SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM BOHLER ENGINEERING INC.

THIS DOCUMENT IS UNCLASSIFIED DATE 10-26-2017 BY 60322 UCBAW/BJS/KRM

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/30/2025	PER PEER REVIEW A PLANNING ROAD COMMENTS	OEH	MKB
2	08/04/2024	PER PEER & CITY REVIEW COMMENTS	OEH	MKB
3	09/02/2025	PER PLANNING & COM CDM REVIEW	JAK	MKB
4	09/29/2025	PER PLANNING & COM CDM REVIEW	MKB	MKB
5	10/09/2025	PER OFF-SITE WETLAND AREA	JAK	MKB
6	10/13/2025	PER PEER REVIEW COMMENTS	JAK	MKB
7	10/30/2025	PER PLANNING COMMENTS	EKR	MKB

811

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PROJECT No.:MAA240279.00-0D  
DRAWN BY:OEH  
CHECKED BY:MKB  
DATE:06/11/2025  
CAD I.D.:P-CIVL-CNDS

PROJECT:

SITE  
DEVELOPMENT  
PLANS

FOR

WP EAST  
ACQUISITIONS  
LLC

PROPOSED MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1  
86 ORCHARD HILL PARK DRIVE  
WORCESTER COUNTY  
LEOMINSTER, MASSACHUSETTS

BOHLER

TM

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WESTBOROUGH, MA 01581

Phone: (508) 480-9900

www.BohlerEngineering.com

mkb

J.A. KUICH

JOHN A. KUICH  
CIVIL

Professional Engineer  
Massachusetts License # 15130  
New Hampshire License # 15478  
Connecticut License # 26177  
Rhode Island License No. 9616  
Maine License No. 12553

SHEET TITLE:  

GENERAL  
NOTES  
AND  
LEGEND

SHEET NUMBER:  
C-106



P:\2024\MAA240275\00\CAD\DRAWINGS\PLAN SET\BICIVIL SITE PLAN\SP-CIVL-CNDS-MAA240275-00-00.....LAYOUT C-103 JURIS

MB

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

(Rev. 5/2024)

- 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 521 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 UTILITY NOTES

(Rev. 7/2024)

- 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 OPENINGS & BACKFILL, REQUIREMENTS, TRAFFIC CONTROL AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
- ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL 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 BRACINS, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
- 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.
- 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 CONTRACTOR'S SOLE COST.
- 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.
- SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
  - FOR PIPES LESS THAN 12 FEET DEEP, POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
  - FOR PIPES GREATER THAN 12 FEET DEEP, POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
  - UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
- 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.
- 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.
- 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 (CIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
- 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.

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 REUSE 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 OR 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.
- MUST 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.

MASSACHUSETTS SITE NOTES

(Rev. 5/2024)

- 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 DESIGNS 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 DRAINAGE NOTES

(Rev. 1/2023)

- 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 CONTRACTOR'S SOLE COST.
- 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.
- 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 AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M254 FOR PIPES 12" TO 60" AND TYPE S (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 F477. 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.

MASSACHUSETTS GRADING NOTES

(Rev. 5/2024)

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 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, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (GH & GL) 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.
- USE OF 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).
- 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.
- 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.
- REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
- FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
  - 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, DRIVE ASILES, 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.
  - 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.
- CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/AB REQUIREMENTS.
- 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.
- 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.
- 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.



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB
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7	10/30/2025	PER PLANNING COMMENTS	EKR
			MKB



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PROJECT No.: MAA240279-00-0D  
DRAWN BY: OEH  
CHECKED BY: MKB  
DATE: 06/11/2025  
CAD ID: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS FOR

WP EAST ACQUISITIONS LLC

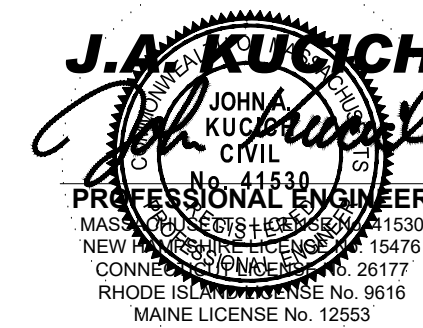
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1C  
86 ORCHARD HILL PARK DRIVE  
WORCESTER COUNTY  
LEOMINSTER, MASSACHUSETTS



50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900

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SHEET TITLE:

JURISDICTIONAL NOTES

SHEET NUMBER:

C-103

REVISION 7 - 10/30/2025





SHEET TITLE:

**EXISTING  
CONDITIONS/  
DEMOLITION  
PLAN**

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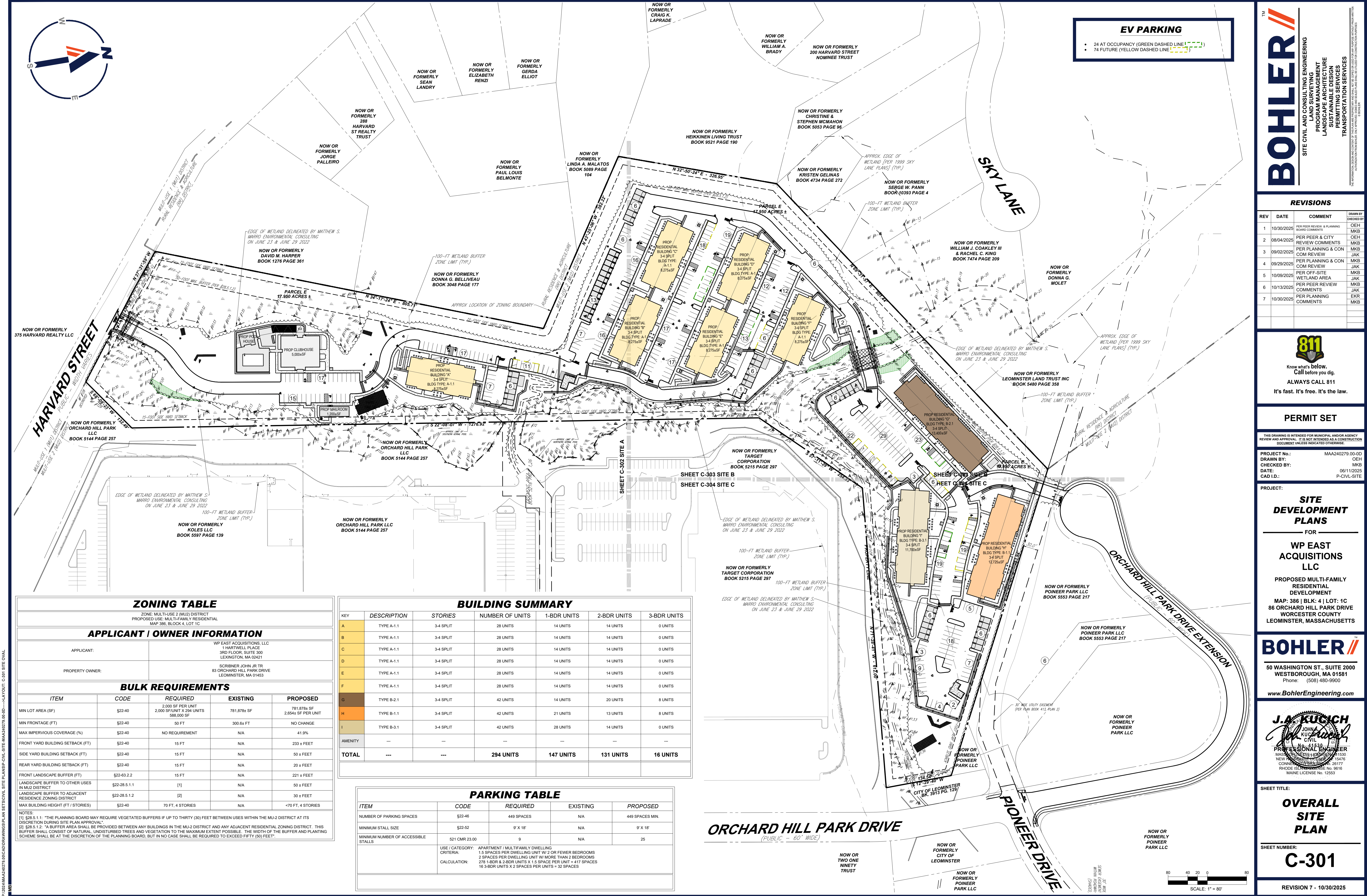
SHEET NUMBER:

**C-201**

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REVISION 7 - 10/30/2025





ZONING TABLE				
ZONE: MULTI-USE 2 (MU2) DISTRICT PROPOSED USE: MULTI-FAMILY RESIDENTIAL MAP 386, BLOCK 4, LOT 1C				
APPLICANT / OWNER INFORMATION				
APPLICANT:		WP EAST ACQUISITIONS, LLC 1 HARTWELL PLACE 3RD FLOOR, SUITE 300 LEXINGTON, MA 02421		
PROPERTY OWNER:		SCRIBNER JOHN JR TR 83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453		
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SF)	\$22-40	2,000 SF PER UNIT 2,000 SF/UNIT X 294 UNITS 588,000 SF	781,878 SF	781,878 SF 2,654 SF PER UNIT
MIN FRONTAGE (FT)	\$22-40	50 FT	300.6 ± FT	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	\$22-40	NO REQUIREMENT	N/A	41.9%
FRONT YARD BUILDING SETBACK (FT)	\$22-40	15 FT	N/A	233 ± FEET
SIDE YARD BUILDING SETBACK (FT)	\$22-40	15 FT	N/A	50 ± FEET
REAR YARD BUILDING SETBACK (FT)	\$22-40	15 FT	N/A	20 ± FEET
FRONT LANDSCAPE BUFFER (FT)	\$22-63.2.2	15 FT	N/A	221 ± FEET
LANDSCAPE BUFFER TO OTHER USES IN MU2 DISTRICT	\$22-28.5.1.1	[1]	N/A	50 ± FEET
LANDSCAPE BUFFER TO ADJACENT RESIDENCE ZONING DISTRICT	\$22-28.5.1.2	[2]	N/A	30 ± FEET
MAX BUILDING HEIGHT (FT / STORIES)	\$22-40	70 FT, 4 STORIES	N/A	<70 FT, 4 STORIES
NOTES: [1] §28.5.1.1: "THE PLANNING BOARD MAY REQUIRE VEGETATED BUFFERS IF UP TO THIRTY (30) FEET BETWEEN USES WITHIN THE MU-2 DISTRICT AT ITS DISCRETION DURING SITE PLAN APPROVAL." [2] §28.5.1.2: "A BUFFER AREA SHALL BE PROVIDED BETWEEN ANY BUILDINGS IN THE MU-2 DISTRICT AND ANY ADJACENT RESIDENTIAL ZONING DISTRICT. THIS BUFFER SHALL CONSIST OF NATURAL, UNDISTURBED TREES AND VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. THE WIDTH OF THE BUFFER AND PLANTING SCHEME SHALL BE AT THE DISCRETION OF THE PLANNING BOARD, BUT IN NO CASE SHALL BE REQUIRED TO EXCEED FIFTY (50) FEET."				

BUILDING SUMMARY						
KEY	DESCRIPTION	STORIES	NUMBER OF UNITS	1-BDR UNITS	2-BDR UNITS	3-BDR UNITS
A	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
B	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
C	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
D	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
E	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
F	TYPE A-1.1	3-4 SPLIT	28 UNITS	14 UNITS	14 UNITS	0 UNITS
G	TYPE B-2.1	3-4 SPLIT	42 UNITS	14 UNITS	20 UNITS	8 UNITS
H	TYPE B-1.1	3-4 SPLIT	42 UNITS	21 UNITS	13 UNITS	8 UNITS
I	TYPE B-3.1	3-4 SPLIT	42 UNITS	28 UNITS	14 UNITS	0 UNITS
AMENITY	---	---	---	---	---	---
TOTAL	---	---	294 UNITS	147 UNITS	131 UNITS	16 UNITS

PARKING TABLE				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
NUMBER OF PARKING SPACES	\$22-46	449 SPACES	N/A	449 SPACES MIN.
MINIMUM STALL SIZE	\$22-52	9' X 18'	N/A	9' X 18'
MINIMUM NUMBER OF ACCESSIBLE STALLS	521 CMR 23.00	9	N/A	25
USE / CATEGORY:	APARTMENT / MULTIFAMILY DWELLING			
CRITERIA:	1.5 SPACES PER DWELLING UNIT W/ 2 OR FEWER BEDROOMS 2 SPACES PER DWELLING UNIT W/ MORE THAN 2 BEDROOMS			
CALCULATION:	278 1-BDR & 2-BDR UNITS X 1.5 SPACE PER UNIT = 417 SPACES 16 3-BDR UNITS X 2 SPACES PER UNIT = 32 SPACES			

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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	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH
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PROJECT No.: MAA240279-00-0D  
DRAWN BY: OEH  
DATE: 06/11/2025  
CAD ID: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

WP EAST ACQUISITIONS LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1C  
86 ORCHARD HILL PARK DRIVE  
WORCESTER COUNTY  
LEOMINSTER, MASSACHUSETTS

BOHLER

50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
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J.A. KUCICH

JOHN A. KUCICH

CIVIL ENGINEER

MASSACHUSETTS REG. NO. 15130  
NEW HAMPSHIRE REG. NO. 15476  
COUNTY: RHODE ISLAND LICENSE No. 0616  
MAINE LICENSE No. 12553

SHEET TITLE:

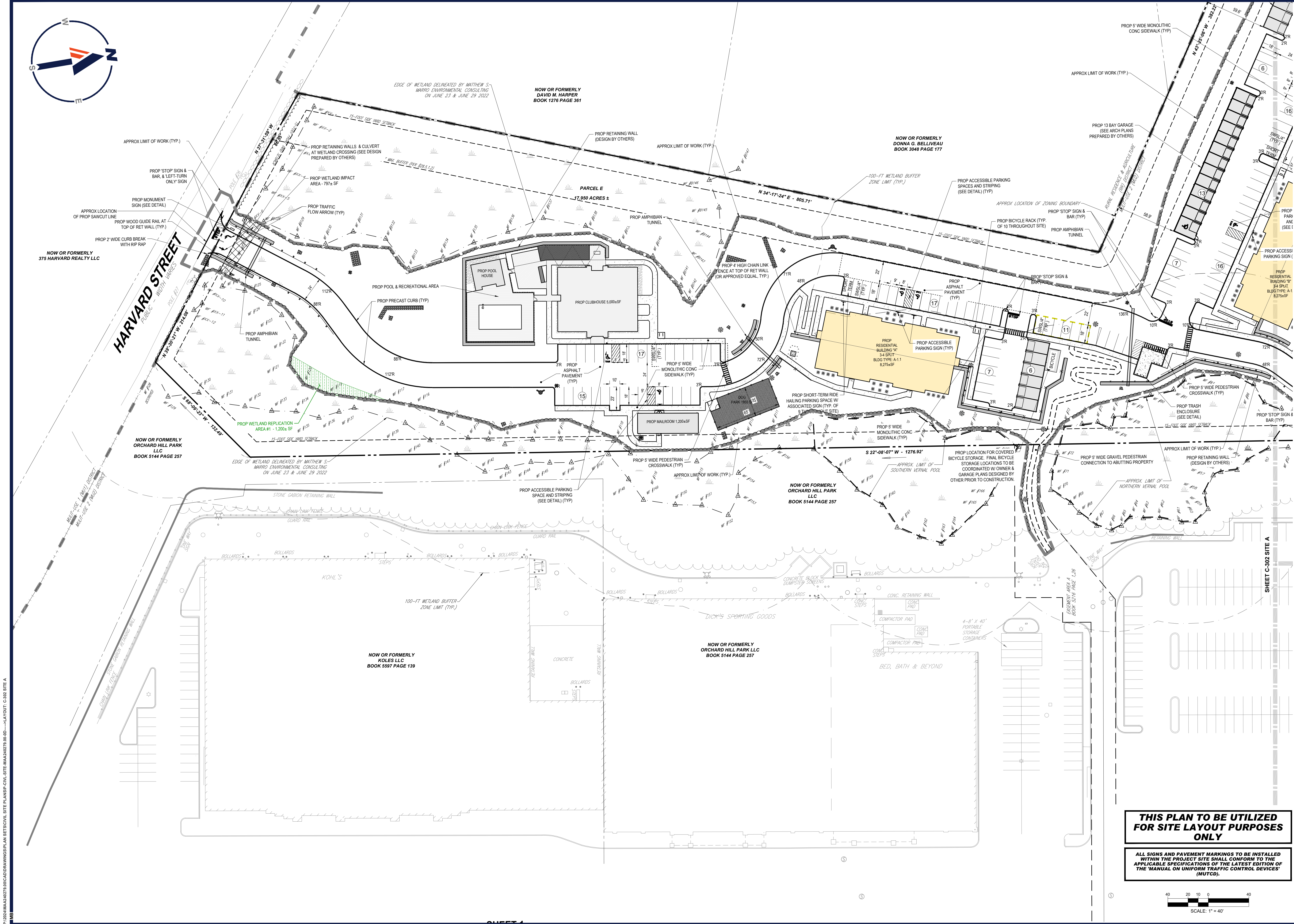
OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 7 - 10/30/2025





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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.: MAA240279-00-0D  
DRAWN BY: MKB  
CHECKED BY: OEH  
DATE: 08/11/2025  
CAD ID: P-CIVIL-SITE  
PROJECT:

**SITE DEVELOPMENT PLANS**  
FOR  
**WP EAST ACQUISITIONS LLC**  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
MAP: 386 | BLK: 4 | LOT: 1C  
86 ORCHARD HILL PARK DRIVE  
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LEOMINSTER, MASSACHUSETTS

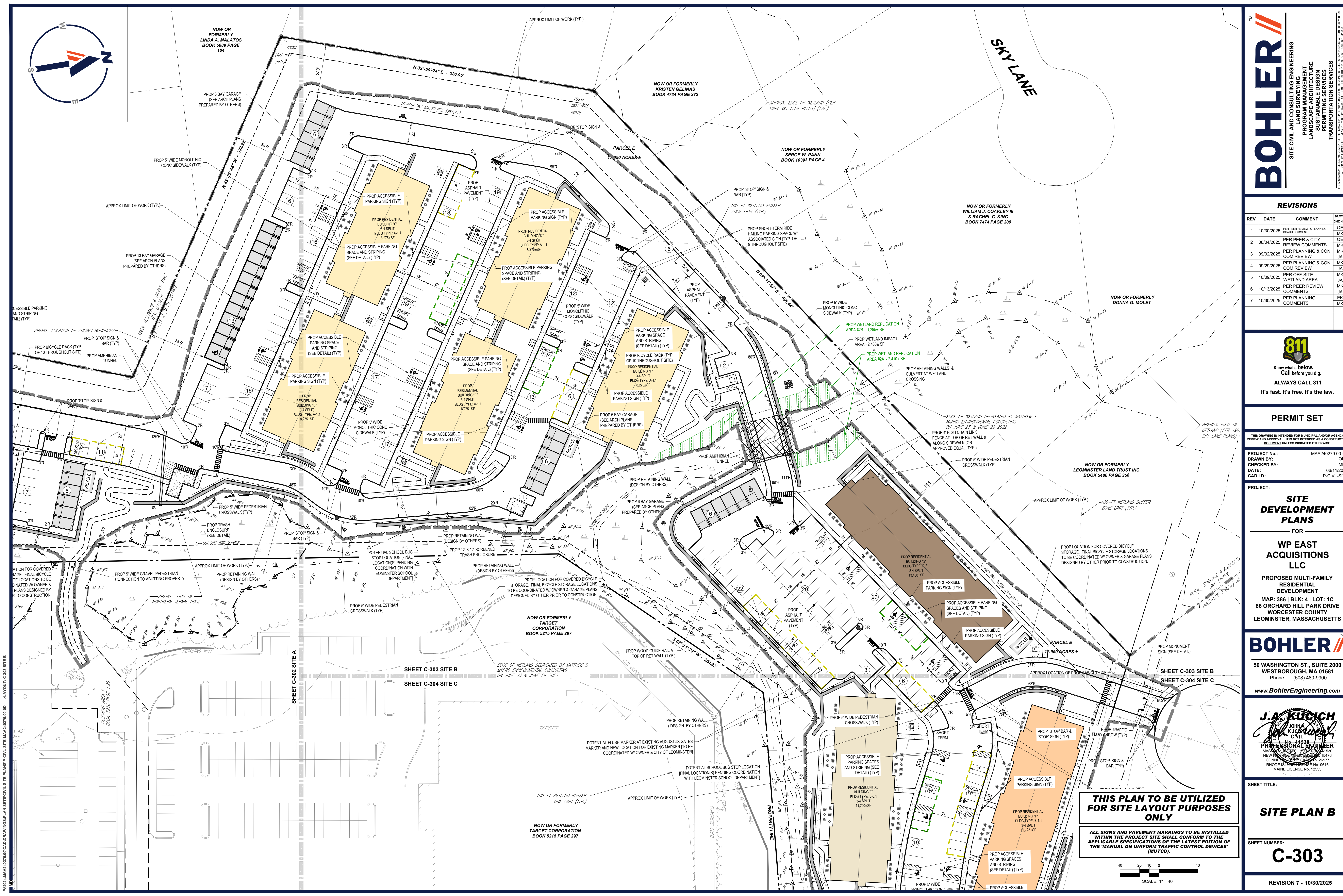
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50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
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**J.A. KUCICH**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 15476  
RHODE ISLAND LICENSE NO. 9616  
MAINE LICENSE NO. 12553

SHEET TITLE:  
**SITE PLAN A**  
SHEET NUMBER:  
**C-302**  
REVISION 7 - 10/30/2025

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**  
ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE LATEST EDITION OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).  
SCALE: 1" = 40'





**BOHLER**

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

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4	09/29/2025	PER PLANNING & CON COM REVIEW	MKB	JAK
5	10/09/2025	PER OFF-SITE WETLAND AREA	MKB	JAK
6	10/13/2025	PER PEER REVIEW COMMENTS	MKB	JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR	MKB

**811**

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PROJECT No.: MAA240279-00-0D  
DRAWN BY: OEH  
CHECKED BY: MKB  
DATE: 08/12/2025  
CAD ID: P-CIVL-SITE

**SITE DEVELOPMENT PLANS**  
FOR  
**WP EAST ACQUISITIONS LLC**  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
MAP: 386 | BLK: 4 | LOT: 1C  
86 ORCHARD HILL PARK DRIVE  
WORCESTER COUNTY  
LEOMINSTER, MASSACHUSETTS

**BOHLER**

50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
www.BohlerEngineering.com

**J.A. KUCICH**  
J.A. KUCICH CIVIL  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 15130  
NEW HAMPSHIRE LICENSE No. 15476  
CONNECTION LICENSE No. 9616  
MAINE LICENSE No. 12553

SHEET TITLE:  
**SITE MULTI B**

SHEET NUMBER:  
**C-303**

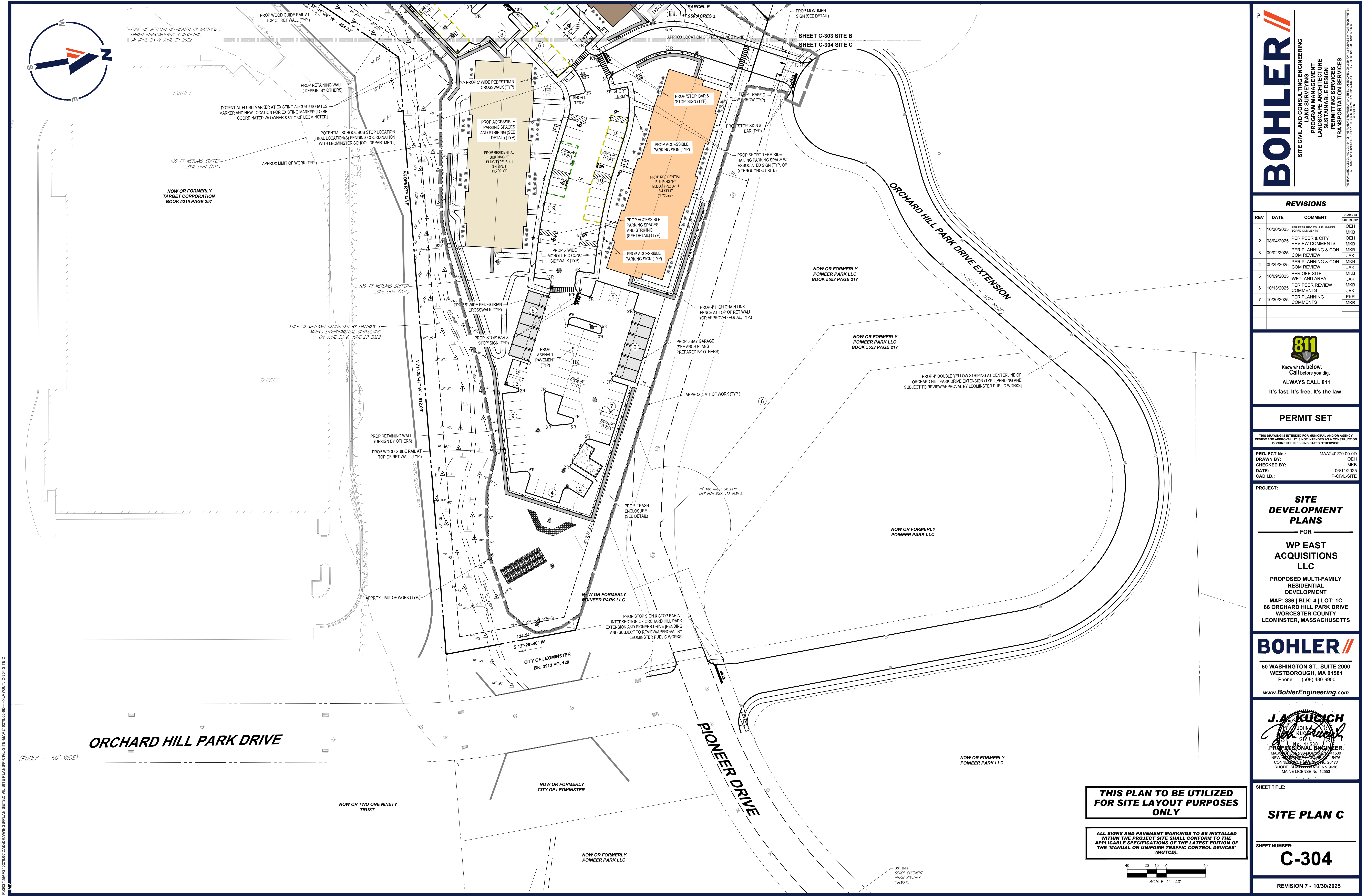
REVISION 7 - 10/30/2025

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

**ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE LATEST EDITION OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).**

P:\2024\MAA240279-00\CD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-SITE-MAA240279-00-0D-11-LAYOUT-C-303 SITE B.dwg









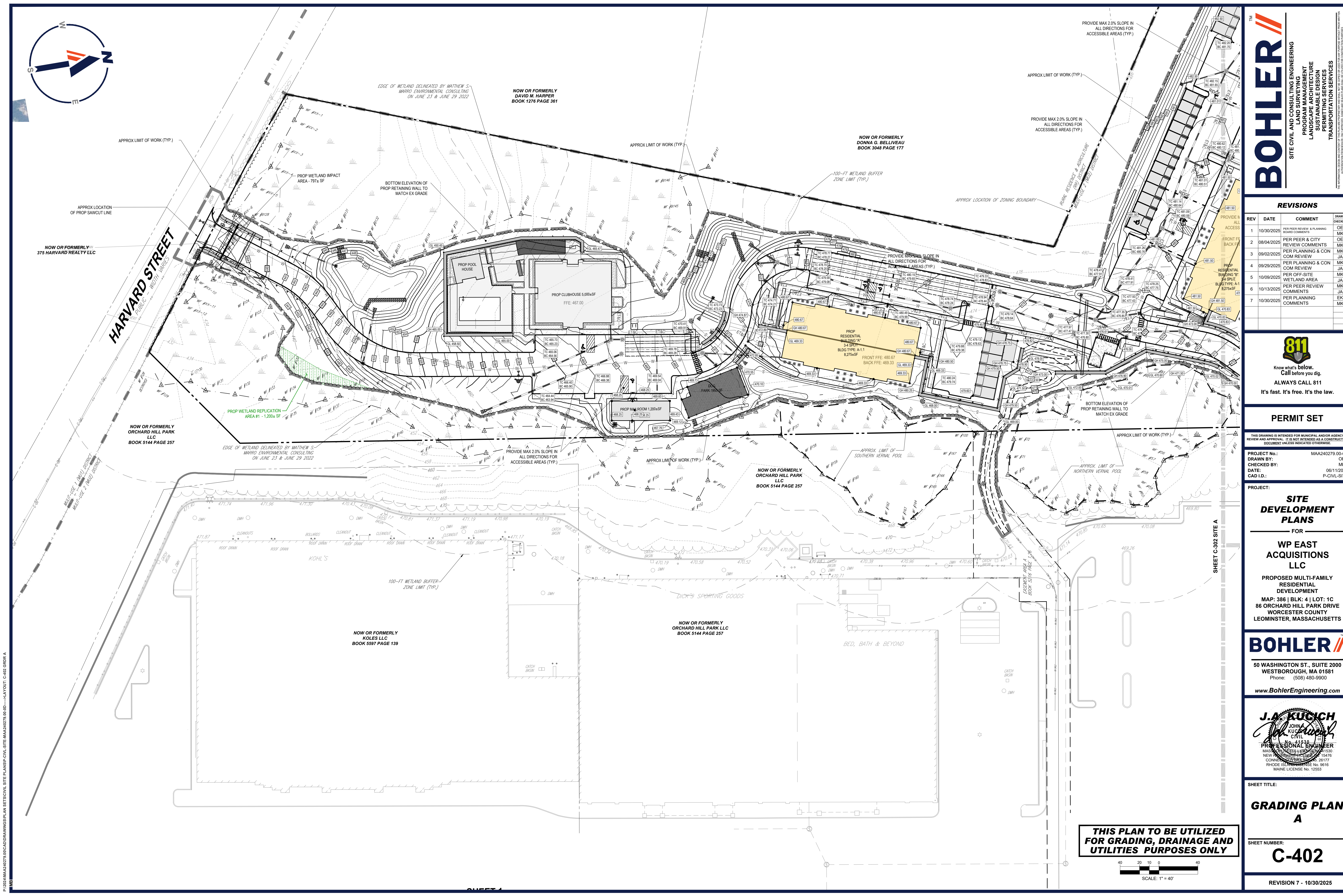
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROPER WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.  
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## REVISION 7 - 10/30/2025

80 40 20 0 80

SCALE: 1" = 80'





P:\022\MAA240271\00\CAD\DRAWINGS\PLAN SET\B\CIVIL SITE PLAN\SP-CIVL-SITE-MAA240271.00.dwg -> LAYOUT: C-402 GRD A

MB

SHEET 1

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

TM

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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
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SITE DEVELOPMENT PLANS

FOR

WP EAST ACQUISITIONS LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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J.A. KUCICH

JOHN A. KUCICH

CIVIL

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE NO. 15130  
NEW HAMPSHIRE LICENSE NO. 15476  
CONNECTICUT LICENSE NO. 18177  
RHODE ISLAND LICENSE NO. 9616  
MAINE LICENSE NO. 12553

SHEET TITLE:

GRADING PLAN A

SHEET NUMBER:

C-402

REVISION 7 - 10/30/2025

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

0 10 20 30 40

SCALE: 1" = 40'

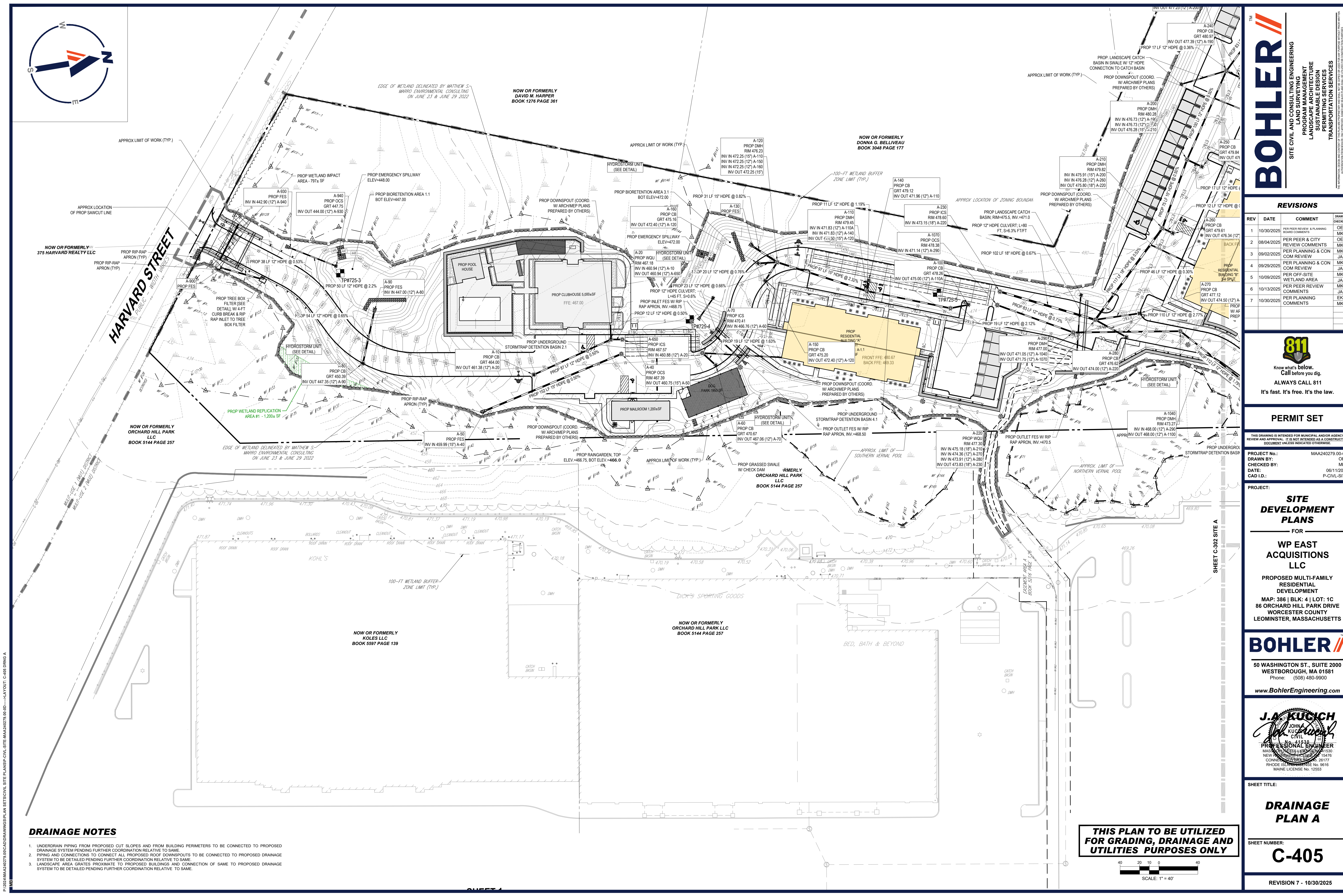








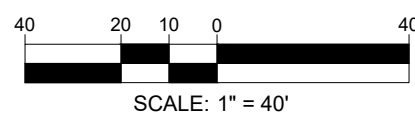




**DRAINAGE NOTES**

1. UNDERDRAIN PIPING FROM PROPOSED CUT SLOPES AND FROM BUILDING PERIMETERS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM PENDING FURTHER COORDINATION RELATIVE TO SAME.
2. PIPING AND CONNECTIONS TO CONNECT ALL PROPOSED ROOF DOWNSPOUTS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.
3. LANDSCAPE AREA GRATES PROXIMATE TO PROPOSED BUILDINGS AND CONNECTION OF SAME TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.

**THIS PLAN TO BE UTILIZED  
FOR GRADING, DRAINAGE AND  
UTILITIES PURPOSES ONLY**



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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
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NEW HAMPSHIRE LICENSE # 15476  
CONTRACT # 15476  
RHODE ISLAND LICENSE # 9616  
MAINE LICENSE # 12553

SHEET TITLE:

**DRAINAGE PLAN A**

SHEET NUMBER:  
**C-405**

REVISION 7 - 10/30/2025