

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET, HOPEDALE, MASSACHUSETTS

DEFINITIVE SITE DEVELOPMENT PLANS

DATE: SEPTEMBER 01, 2021



CLIENT:
GFI PARTNERS INC.
133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:

SEAL



1-14-2022



LOCUS MAP
SCALE: 1"=400'

PROJECT TEAM

LAND SURVEYOR:	GUERRIERE & HALNOR, INC. 55 WEST CENTRAL STREET FRANKLIN, MA 02038	OWNER:	ROSENFELD CONCRETE CORPORATION P.O. BOX 9187 100 N. WASHINGTON STREET BOSTON, MA 02111
WETLAND CONSULTANT :	LEC ENVIRONMENTAL CONSULTANTS, INC. 380 LOWELL STREET, SUITE 101 WAKEFIELD, MA 01880 781-245-2500	APPLICANT:	75-131 PLAIN STREET, LLC C/O GFI PARTNERS, INC. 133 PEARL STREET, SUITE 300 BOSTON, MA 02110
ENVIRONMENTAL CONSULTANT :	ENVIROTRAC 2 MERCHANT STREET #2 SHARON, MA 02067 781-793-0074	LEGAL COUNSEL:	MAYER, ANTONELLIS, JACHOWICZ, AND HARANAS, LLP 288 MAIN STREET MILFORD MA 01757 508-657-2203
TRAFFIC CONSULTANT :	BAYSIDE ENGINEERING INC. 600 UNICORN PARK DRIVE, #17 WOBURN, MA 01801 781-932-3201	CIVIL ENGINEER:	HIGHPOINT ENGINEERING, INC. 980 WASHINGTON ST, SUITE 216 DEDHAM, MA 02026 781-713-3401
ACOUSTIC CONSULTANT:	TECH ENVIRONMENTAL, INC. HOBBS BROOK OFFICE PARK 303 WYMAN STREET, STE. 295 WALTHAM, MA 02451	ARCHITECT:	APPLIED FORM + SPACE 3 DUNDEE PARK, SUITE B02 ANDOVER, MA 01810
FISCAL IMPACT CONSULTANT :	FOUCERE PLANNING AND DEVELOPMENT 253 JENNISON ROAD MILFORD, NEW HAMPSHIRE 603-315-1288		

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PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	PER PEER REVIEW COMMENTS
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
PERMIT
ISSUE DATE:
09-01-2021
PROJECT NUMBER:
21013
DRAWN BY: WH
CHECKED BY: DH
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SHEET TITLE:
T100

ISSUED FOR : PERMIT

GENERAL NOTES

- 1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE ANY AND ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION. THESE SHALL INCLUDE SIGNS, BARRICADES, FENCES, POLICE OFFICERS, ETC. AS IS NECESSARY, OR AS DIRECTED BY THE PUBLIC AUTHORITIES AND THE OWNER. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THE EXISTING SITE CONDITIONS SHOWN ON THESE PLANS WERE DETERMINED BY A FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE PLANS SHOULD BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE PROPOSED WORK.
4. THE BORDERING VEGETATED WETLANDS SHOWN ON THESE PLANS ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS - 75 PLAIN STREET - WORCESTER COUNTY - HOPEDALE, MA," DATED MARCH 18, 2019 AND PREPARED BY GUERRIERE & MALNOM, INC. ENGINEERING & LAND SURVEYOR
5. UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SPECIFICATIONS, ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION OR THE LATEST EDITION.
6. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO TOWN OF HOPEDALE STANDARD CONSTRUCTION REQUIREMENTS FOR THE INSTALLATION OF AND/OR REPAIR OF UNDERGROUND FACILITIES, EXCAVATIONS AND PAVING IN THE PUBLIC WAY WORK WITHIN THE STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
9. LIMIT OF WORK SHALL BE EROSION CONTROL, BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.
10. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
11. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
12. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
13. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECTED MATERIAL AND SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

SOIL EROSION/ SEDIMENTATION CONTROL NOTES

- 1. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
2. UNLESS OTHERWISE STATED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHOWN ON SHEETS C200 THRU C208 SHALL BE INSTITUTED.
3. THE LOCATION OF EROSION CONTROL BARRIERS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
5. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, INCLUDING BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE. ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS. EROSION CONTROL BARRIERS ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE TO LOCAL REQUIREMENTS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR OWNER'S REPRESENTATIVE.
6. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO COMPOST FILTER SOCK BARRIERS, SILTATION FENCING, SILTATION DRAINAGE INLET PROTECTION INSERTS, AND MULCHING AND PLANTING OF DISTURBED AREAS.
8. EROSION CONTROL BARRIERS ARE TO BE INSTALLED AT THE PROPOSED DOWNGRADIENT TOES OF SLOPE AT ALL LOCATIONS WHERE EARTHWORK IS PROPOSED.
9. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY, TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.
10. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
11. SUMPS OF EXISTING AND DRAINAGE INLETS SHALL BE CLEANED AS NECESSARY IN CONJUNCTION WITH PERIODIC INSPECTION OF SILT/SACK® INSERTS TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE SUBSURFACE DRAINAGE SYSTEM.
12. FILTER FABRIC SHALL BE MIRAFI 140M OR APPROVED EQUAL.
13. AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT/SACK® INLET PROTECTION INSERT WITH BUILT-IN EMERGENCY BYPASS DEVICE SHALL BE INSTALLED BELOW THE GRATE TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
14. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ANY DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
15. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT LEFT IN A NATURAL CONDITION SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.
16. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. CARE SHALL BE TAKEN TO PRESERVE EXISTING TREES, GROUND COVER, AND OTHER NATURAL FEATURES WHENEVER POSSIBLE.
17. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL STATE AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF-SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
19. ALL STOCKPILE AREAS SHALL BE LOCATED AS SHOWN ON THE SITE PREPARATION & EROSION CONTROL PLAN.
20. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
21. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
22. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FOR DURATION OF PROJECT.
23. ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE IN STOCKPILE LOCATIONS DESIGNATED ON THE SITE PREPARATION, DEMOLITION AND SEDIMENTATION CONTROL PLAN. EXCESS TOPSOIL SHALL BE DISPOSED OF ON-SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
24. ALL AREAS IDENTIFIED AS CRITICAL AREA SEEDING SHALL BE STABILIZED DURING CONSTRUCTION BY SEEDING WITH ANNUAL RYE GRASS AT THE RATE OF FORTY (40) LBS/ACRE.
25. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR TOWN OFFICIAL.
26. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING ENVIRONMENTALLY SENSITIVE OR JURISDICTIONAL RESOURCE AREAS.
27. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY SAID DATE.
28. LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
29. ALL SLOPES WITH SURFACE GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
30. COIR FIBER ROLLS, HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.

SITE LAYOUT AND MATERIALS NOTES

- 1. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR OWNERS REPRESENTATIVE FOR RESOLUTION.
2. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE APPLICABLE.
4. ALL PARKING STRIPINGS SHALL BE 4" WIDE LINES OF TRAFFIC PAINT AND MATCH COLOR OF EXISTING PARKING STRIPINGS TO REMAIN.
5. ALL NEW CURBS SHALL BE BITUMINOUS CONCRETE WITH 6" REVEAL UNLESS OTHERWISE INDICATED HEREON. INSTALL 6" LONG TRANSITION CURB AT ALL TRANSITIONS FROM VERTICAL TO FLUSH.
6. EXISTING CURBS TO REMAIN AS SHOWN HEREON ARE ASSUMED TO BE IN SATISFACTORY CONDITION BUT ARE TO BE PARGED OR REPLACED IN KIND IN LOCATIONS OF DAMAGE.
7. INSTALL EXPANSION AND CONTROL JOINTS IN SIDEWALKS AT INTERVALS OF 5 FEET AND 25 FEET, RESPECTIVELY. PROVIDE BROOM FINISH IN TRANSVERSE DIRECTION OF TRAVEL ON ALL WALKS.
8. SIDEWALK WIDTHS INDICATED HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF SIDEWALK, 6" WIDTH OF CURBS ARE NOT INCLUDED.
9. ALL CURB RADIUS DIMENSIONS SHOWN HEREON ARE MEASURED ALONG FACE OF CURB.
10. REFER TO LAYOUT PLAN FOR EXTENTS OF MELL AND OVERLAY AND FULL DEPTH OF PAVEMENT CONSTRUCTION AND PATCHING WHERE APPLICABLE.
11. ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO TOWN OF HOPEDALE REQUIREMENTS AND SPECIFICATIONS.
12. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
12.1 DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
12.2 DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
12.3 DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
13. ALL LINES AND DIMENSIONS AND TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS IF PRESENT. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
15. ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
16. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND MS.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.
17. ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSIS "MANUAL OF STANDARD PRACTICES FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT" COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
18. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
19. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
20. OUT-OF-FUNCTION OR SCREENED IMAGES REPRESENT EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPACTED BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

LANDSCAPE NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HOPEDALE, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL LANDSCAPE AREAS WITH SHRUBS, TREES AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. THE 18" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE/SHRUB PIT TOP. FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUB AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS THE SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO THE OWNER. SEE TOPSOIL DETAIL.
18. ALL PROPOSED MOWED LAWN AREAS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL. TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

GRADING NOTES

- 1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. ALL STUMPS, PEAT, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS ON THE SITE AT THE TIME OF CONSTRUCTION ARE TO BE REMOVED FROM THE SITE TO AN APPROVED LANDFILL. NO SUCH MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
3. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ARCHITECT/ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
4. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURBS OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
5. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
9. ACCESSIBLE CURB RAMP, RAMP, LANDINGS, WALKWAYS, CROSSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE CONSTRUCTED PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CROSSWALK ALONG ACCESSIBLE ROUTE(S) SHALL HAVE 2% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. LANDINGS, PATIOS/PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAXIMUM IN ALL DIRECTIONS. RAMPS SHALL BE 8.3% MAXIMUM.
10. A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS. IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.
11. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
12. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CAUSED BY CONTRACTOR OPERATIONS.
13. STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AREAS INDICATED ON THE SITE PREPARATION, DEMOLITION, AND SEDIMENTATION CONTROL PLAN.
14. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
15. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
16. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
17. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED. IN THE TRY, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
18. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
19. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
20. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON MUDDY OR FROZEN SUBGRADE.
21. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
22. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
23. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

DRAINAGE NOTES

- 1. ALL STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
2. MANHOLES SHALL BE 48-INCH DIAMETER REINFORCED CONCRETE (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
3. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
4. PRECAST CONCRETE STRUCTURES INCLUDING WATER QUALITY UNITS, BARREL SECTIONS, CATCH BASINS AND BASES SHALL CONFORM TO ASTM C478 AND AASHTO H250-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL PRECAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATER-TIGHT.
5. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
6. ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

UTILITY NOTES

- 1. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE AS NECESSARY.
2. PROVIDE UNDERGROUND ELECTRICAL CONDUIT FOR SITE LIGHTS AS APPROPRIATE.
3. ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVED.
4. UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
5. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED.
6. ALL PVC SANITARY SEWER PIPES SHALL BE SDR 35 WITH RUBBER RING JOINTS.
7. THE TOWN OF HOPEDALE WATER AND FIRE DEPARTMENTS SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE WATER SYSTEM.
8. THE PROPOSED WATER MAIN SHALL BE CLASS 52 CEMENT-LINED DUCTILE IRON (CDI). ALL FITTINGS, HYDRANTS, VALVES, ETC. USED ON THE SITE AND WITHIN THE PUBLIC RIGHT-OF-WAY OF PLAIN STREET SHALL BE IN ACCORDANCE WITH TOWN OF HOPEDALE WATER DEPARTMENT SPECIFICATIONS.
9. HYDRANTS AND MINIMUM SIZING OF WATER PIPES SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF HOPEDALE FIRE CHIEF.
10. THE CONTRACTOR SHALL NOTIFY THE HOPEDALE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
11. NO LEDGE, BOULDERS, OR OTHER UNDESIRABLE MATERIALS SHALL BE LEFT WITHIN 6" OF WATER AND SEWER LINES IN THE TRENCH NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
13. EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
14. ALL MATERIALS FOR INSTALLATION OF WATER, SEWER, DRAIN, AND SITE LIGHTING ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
15. ALL BENDS, TEES, VALVES, AND HYDRANTS ARE TO BE SECURED BY MEANS OF THREADED RODS.
16. THREE CUBIC FEET OF CRUSHED STONE IS TO BE PLACED AROUND THE DRAIN HOLE IN ALL HYDRANTS. HYDRANTS ARE TO CONFORM TO THE HOPEDALE OF HOPEDALE STANDARD SPECIFICATIONS.
17. UNLESS OTHERWISE NOTED ALL UTILITY TRENCHES ARE TO BE BACKFILLED WITH BANK RUN GRAVEL. NO STONES GREATER THAN 3" IN DIAMETER ARE TO BE USED WITHIN 12" OF THE PIPES. THE TRENCHES, WHEN UNDER PROPOSED PAVED AREAS, ARE TO BE MECHANICALLY COMPACTED IN 12" LIFTS.
18. NO LEDGE, BOULDERS OR OTHER UNWELDY MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER MAIN IN THE TRENCH NOR ARE THEY TO BE USED FOR BACKFILL IN THE TRENCH.
19. ALL EXISTING UTILITY COVERS, GRATES, ETC. THAT ARE TO REMAIN SHALL BE ADJUSTED TO BE FLUSH WITH PROPOSED PAVEMENT OR LANDSCAPE FINISH GRADES UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
21. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
22. THE CONTRACTOR SHALL COLLECT AND DISPOSE OF WATER FROM ALL SYSTEMS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS AND OBTAIN ALL NECESSARY PERMITS.
23. ANY WATER PUMPED FROM EXCAVATIONS SHALL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO SEDIMENTATION BAGS.



LAND PLANNING PERMIT EXISTING CIVIL ENGINEERING CONSULTING

www.HighpointEng.com

CLIENT: GFI PARTNERS INC. 133 Pearl Street, Suite 300 Boston, MA 02110

CONSULTANT:

SEAL



1-14-2022

PROPOSED WAREHOUSE BUILDING
75 PLAIN STREET HOPEDALE, MA
OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

Table with 4 columns: REV, DATE, DESCRIPTION, COMMENTS

01 01/14/22 PER PEER REVIEW COMMENTS

ISSUE TYPE: PERMIT

ISSUE DATE: 09-01-2021

PROJECT NUMBER: 21013

DRAWN BY: WH

CHECKED BY: DH

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SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

G100

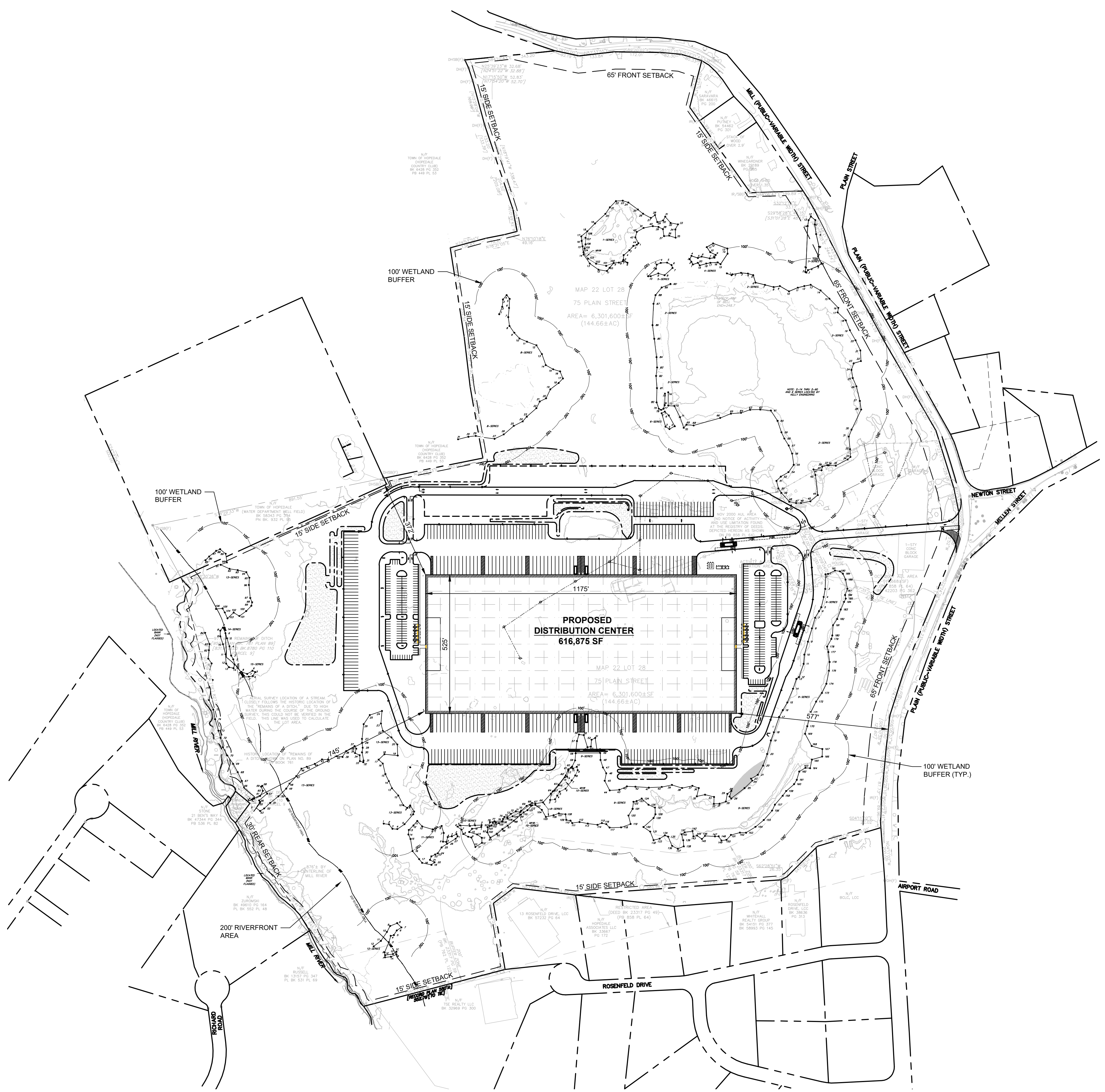
ISSUED FOR : PERMIT



PROPOSED WAREHOUSE BUILDING

 75 PLAIN STREET
 HOPEDALE, MA

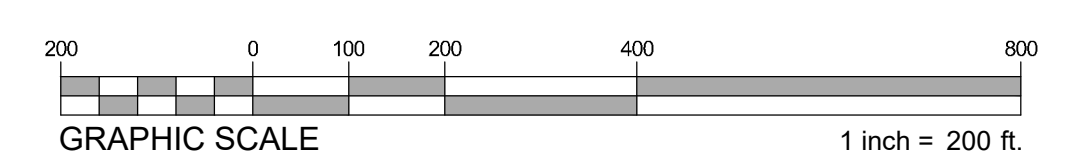
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC



ZONING COMPLIANCE SUMMARY			
ZONING DISTRICT:	LIGHT INDUSTRIAL (LI)		
OVERLAY DISTRICT:	GROUNDWATER PROTECTION DISTRICT		
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	40,000 SF	6,301,600 SF (144.66 AC.)	NO CHANGE
LOT FRONTAGE (MIN)	100'	2,600'+/-	NO CHANGE
SETBACKS (MIN)			
FRONT	65'	75'+/-	577'+/-
SIDE	15'	NA	372'+/-
REAR	30'	NA	745'+/-
OPEN SPACE (MIN)	50%		71.3 %+/-
PARKING / LOADING SUMMARY	REQUIRED	EXISTING	PROPOSED
STALL WIDTH	9'	9'	9'
STALL DEPTH	19'	19'	19'
PARKING QUANTITIES	250 (NOTE 3)	NA	300 (NOTE 3)
LOADING DOCKS	5	NA	139
TRAILER STORAGE SPACES	NA	NA	208
TRAILER STORAGE EXPANSION	NA	NA	100

BUILDING SUMMARY			
USE	REQUIRED	EXISTING	PROPOSED
DISTRIBUTION WAREHOUSE	NA	NA	616,875 SF
BUILDING HEIGHT (MAX)	60'	NA	45' ±

- GENERAL NOTES**
- EXISTING CONDITION PROVIDED BY GUERRIERE & HALNON, INC. PLAN TITLED "EXISTING CONDITIONS 75 PLAIN STREET HOPEDALE WORCESTER COUNTY, MASSACHUSETTS" DATED JULY 9, 2021.
 - WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS DATED 3/21.
 - NO MORE THAN 360 EMPLOYEES ARE EXPECTED TO BE WORKING AT ANY GIVEN TIME. ZONING REQUIRES 1 SPACE FOR EVERY 1.2 EMPLOYEES FOR INDUSTRIAL USES.
300 EMPLOYEES * (1 SPACE / 1.2 EMPLOYEES) = 250 REQUIRED SPACES



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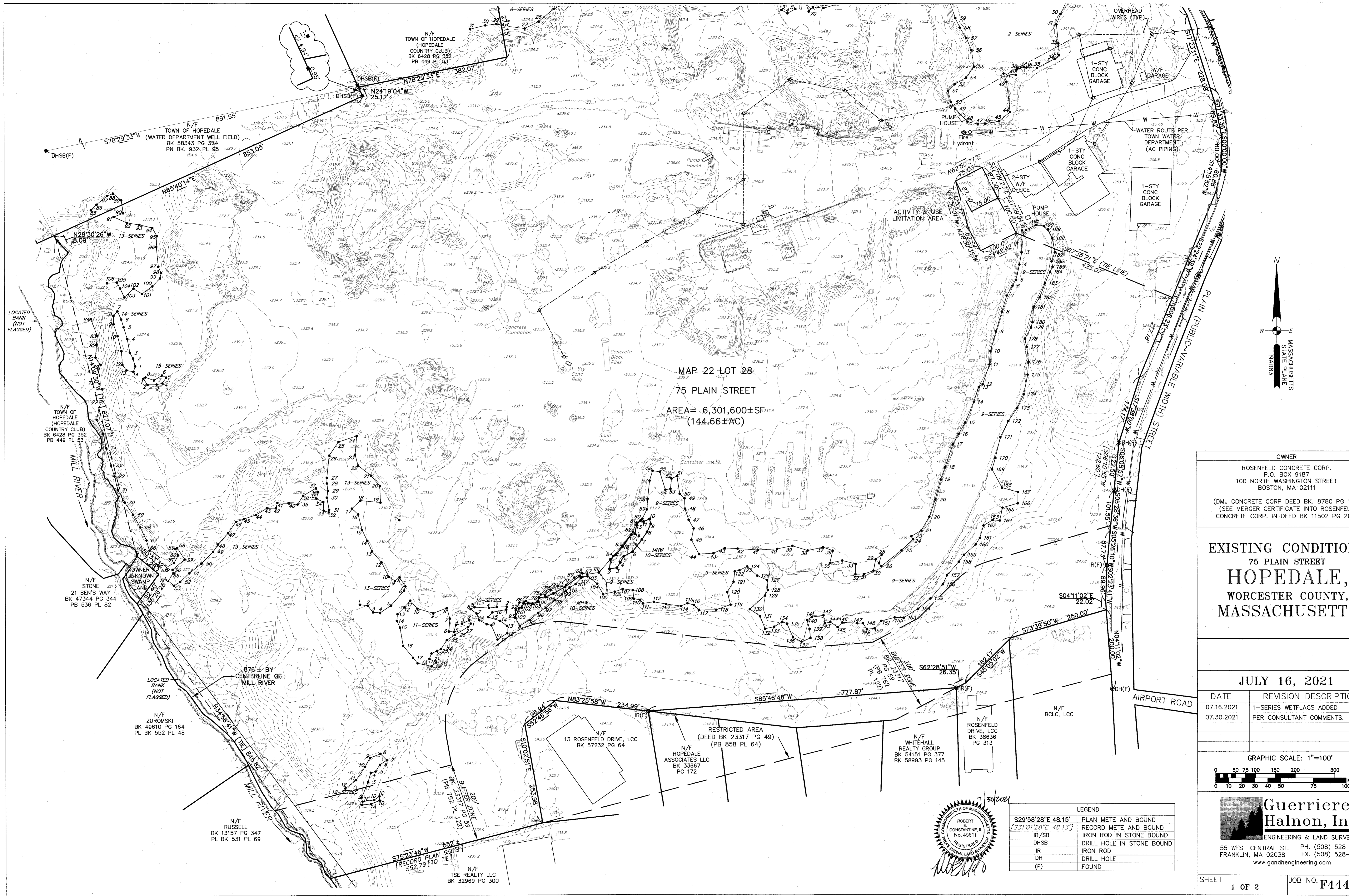
SHEET TITLE:

SITE CONFORMANCE PLAN

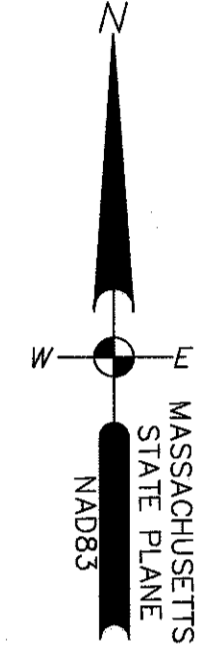
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G101

ISSUED FOR : PERMIT



MAP-22 LOT 28
 75 PLAIN STREET
 AREA= 6,301,600±SF
 (144.66±AC)

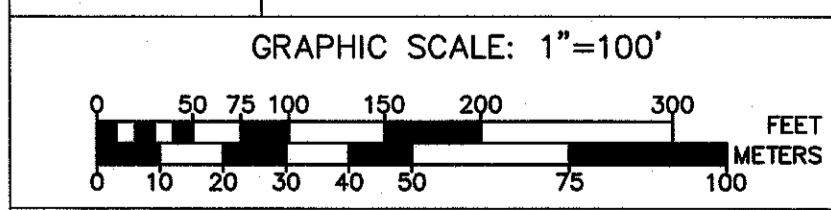


OWNER
 ROSENFELD CONCRETE CORP.
 P.O. BOX 9187
 100 NORTH WASHINGTON STREET
 BOSTON, MA 02111
 (DMJ CONCRETE CORP DEED BK. 8780 PG 110)
 (SEE MERGER CERTIFICATE INTO ROSENFELD
 CONCRETE CORP. IN DEED BK 11502 PG 280)

EXISTING CONDITIONS
 75 PLAIN STREET
HOPEDALE,
 WORCESTER COUNTY,
 MASSACHUSETTS

JULY 16, 2021

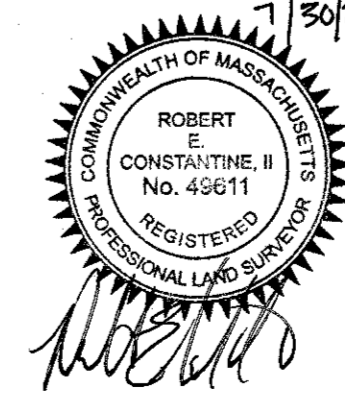
DATE	REVISION DESCRIPTION
07.16.2021	1-SERIES WETFLAGS ADDED
07.30.2021	PER CONSULTANT COMMENTS.



Guerriere & Halon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

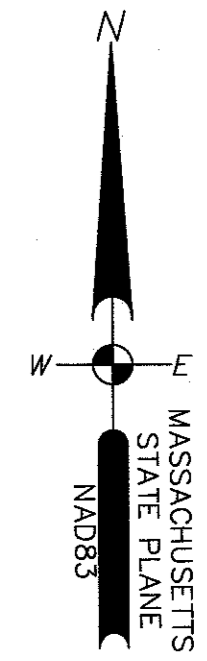
LEGEND

S29°58'28"E 48.15'	PLAN METE AND BOUND
S31°01'28"E 48.13'	RECORD METE AND BOUND
IR/SB	IRON ROD IN STONE BOUND
DHSB	DRILL HOLE IN STONE BOUND
IR	IRON ROD
DH	DRILL HOLE
(F)	FOUND



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N/F
TOWN OF HOPEDALE
(HOPEDALE
COUNTRY CLUB)
BK 6428 PG 352
PB 449 PL 53



MAP 22 LOT 28
75 PLAIN STREET
AREA = 6,301,600 ± SF
(144.66 ± AC)

NOTE: 2-14 THRU
2-30 AND 6 SERIES
LOCATED BY KELLEY
ENGINEERING

OWNER

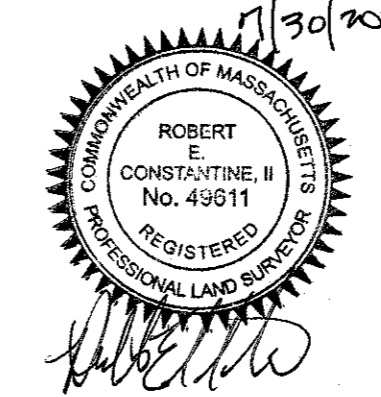
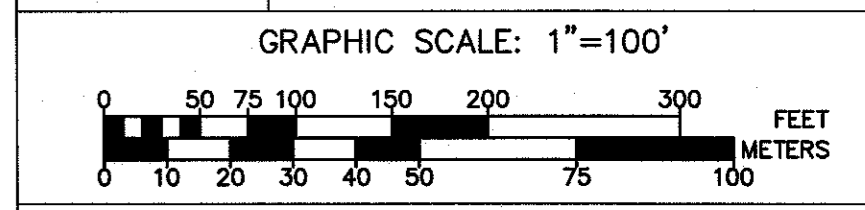
ROSENFELD CONCRETE CORP.
P.O. BOX 9187
100 NORTH WASHINGTON STREET
BOSTON, MA 02111

(DMJ CONCRETE CORP DEED BK. 8780 PG 110)
(SEE MERGER CERTIFICATE INTO ROSENFELD
CONCRETE CORP. IN DEED BK 11502 PG 280)

EXISTING CONDITIONS
75 PLAIN STREET
HOPEDALE,
WORCESTER COUNTY,
MASSACHUSETTS

JULY 9, 2021

DATE	REVISION DESCRIPTION
07.16.2021	1-SERIES WETFLAGS ADDED
07.30.2021	PER CONSULTANT COMMENTS.

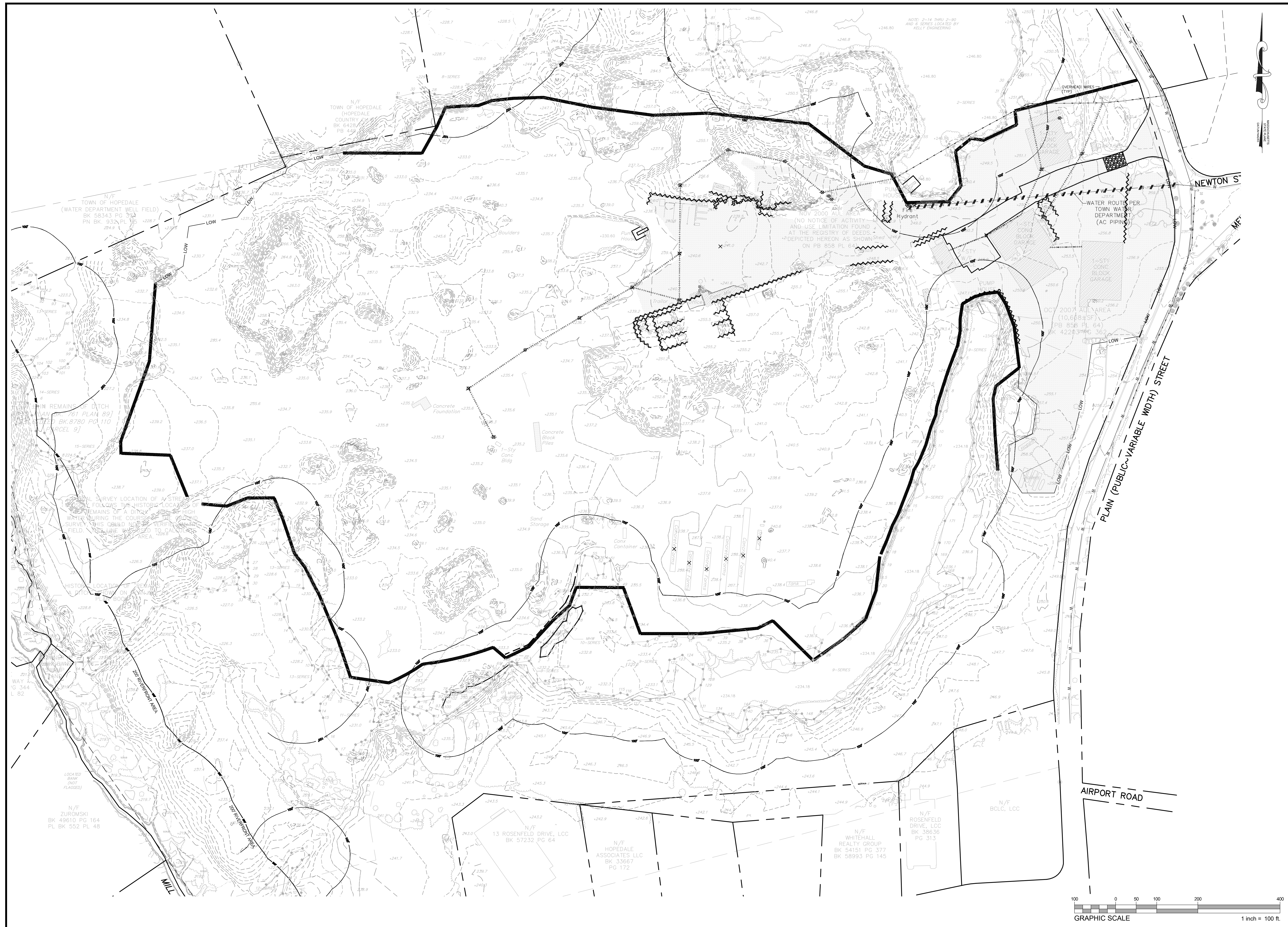


LEGEND

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PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

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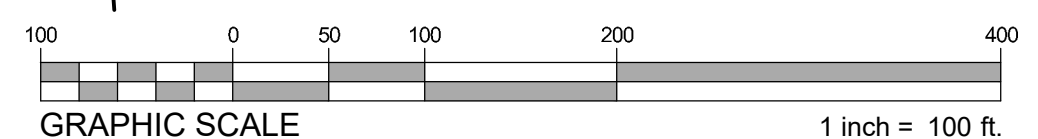
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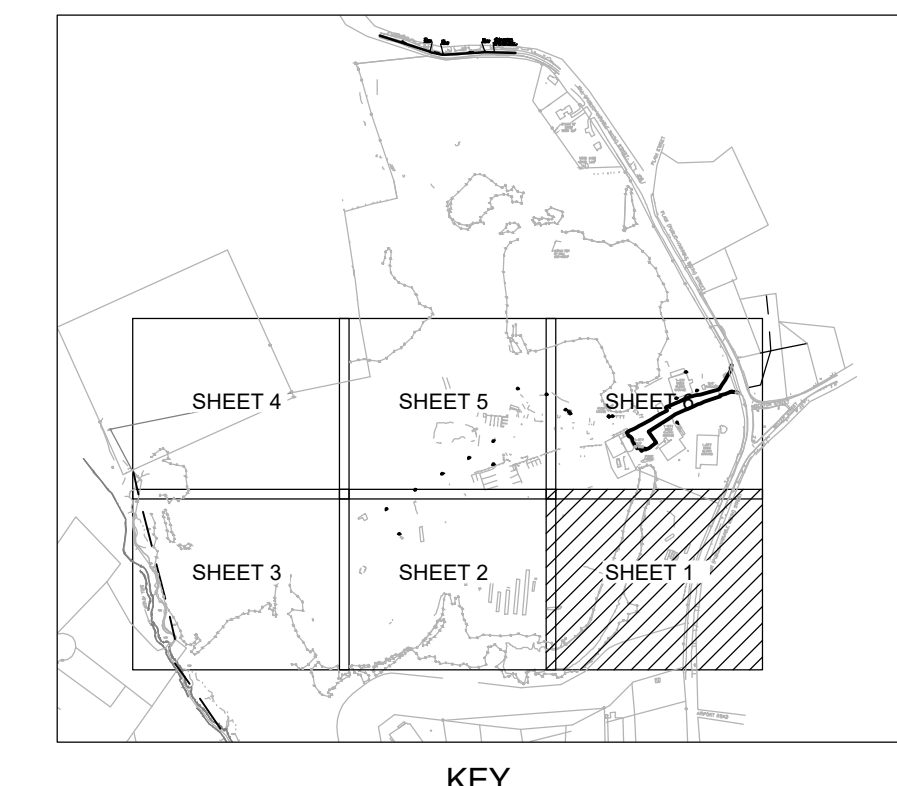
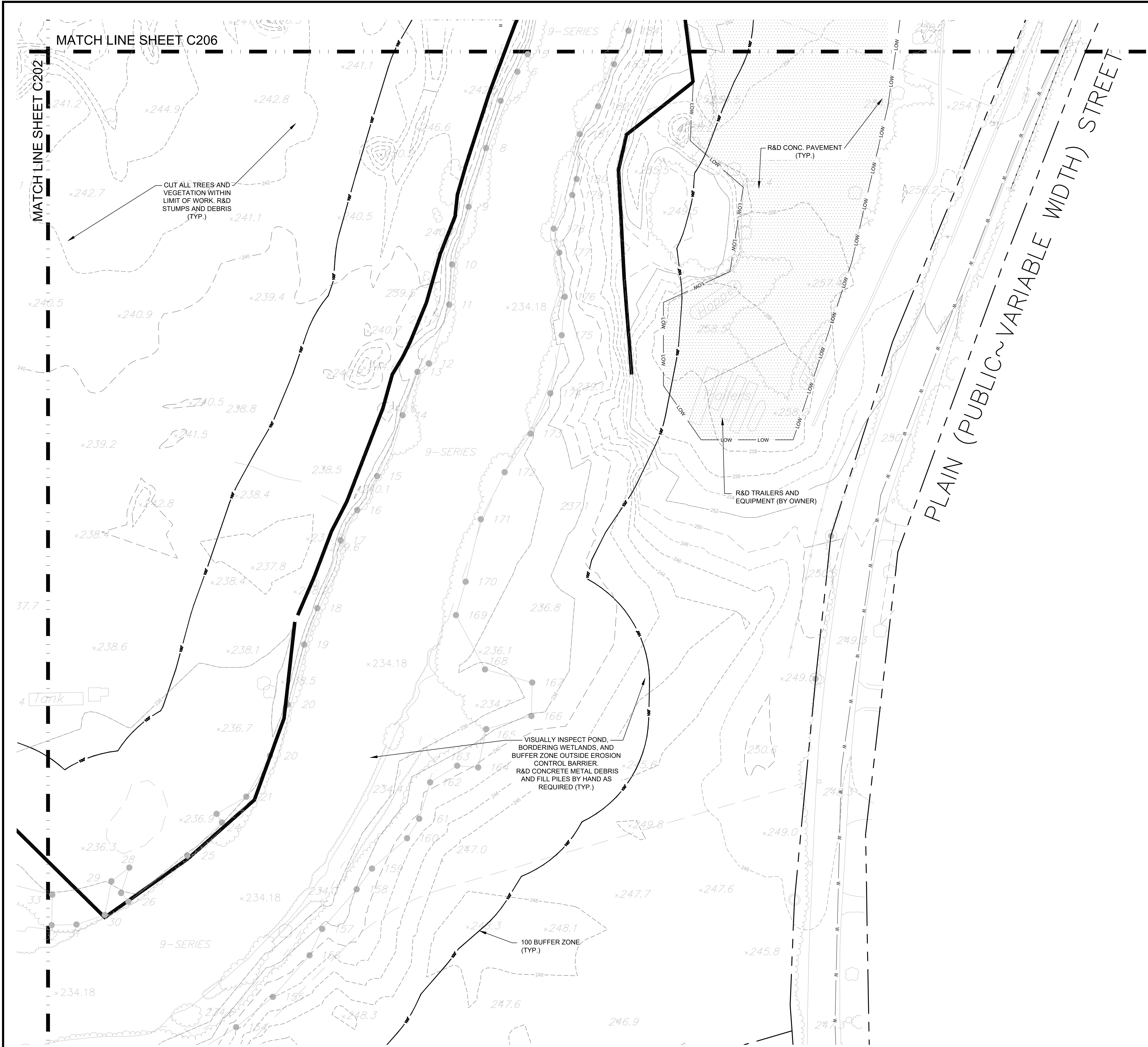
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**OVERALL SITE
 PREPARATION &
 EROSION
 CONTROL PLAN**

SHEET NUMBER:
C200

ISSUED FOR : PERMIT





SYMBOL LEGEND

	STRAW WATTLE EROSION CONTROL BARRIER/LIMIT OF WORK
	SILTSACK CATCH BASIN INSERT
	CONSTRUCTION ANTI-TRACKING PAD
	R&D EXISTING POWER LINE
	R&D RETAINING WALLS
	R&D EXISTING WATER LINE
	R&D PAVEMENT AND GRAVEL BASE LAYER
	STRIP LOAM AND STOCKPILE ON SITE
	STRUCTURE TO BE DEMOLISHED AND REMOVED
	LIMIT OF WORK
	REMOVE & DISPOSE EXISTING OBJECT
	MAINTAIN AND PROTECT
	REMOVE AND DISPOSE

HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

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 Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

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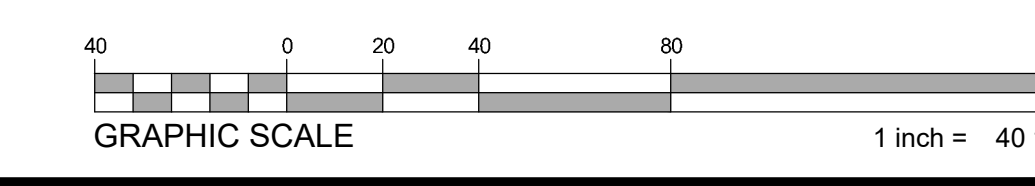
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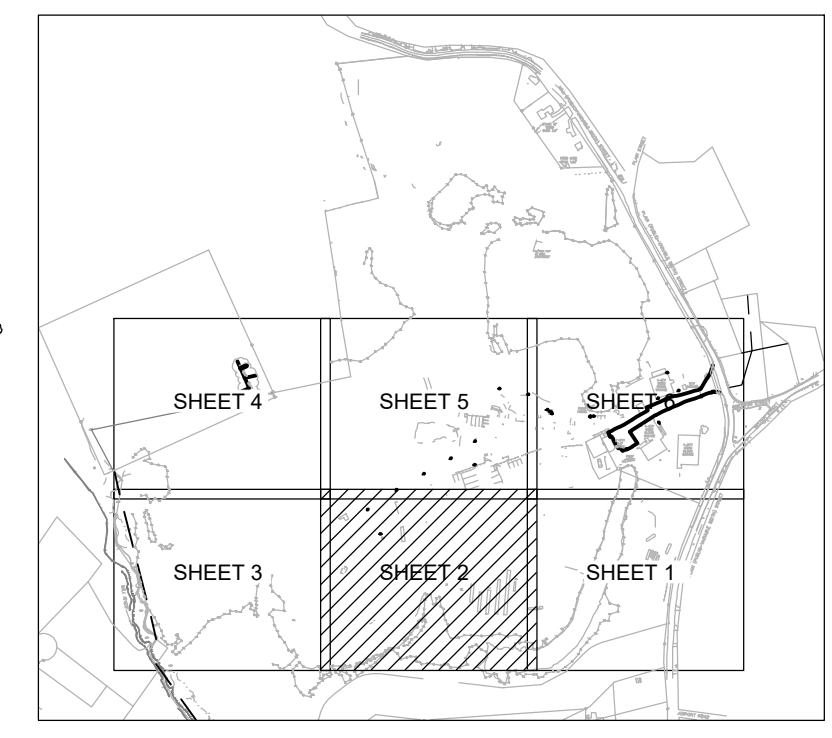
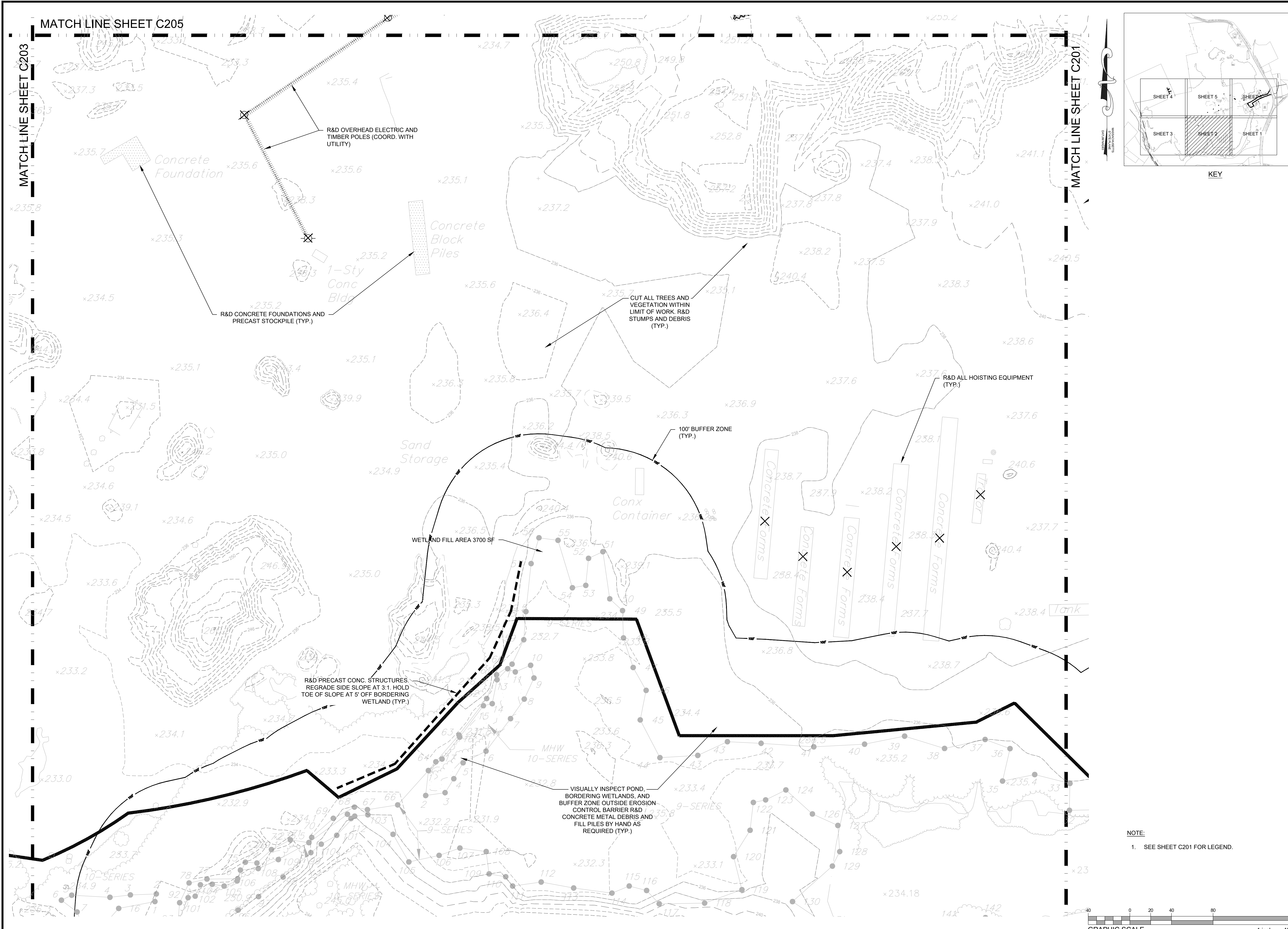
SHEET TITLE:
SITE PREPARATION & EROSION CONTROL PLAN

SHEET NUMBER:
C201

ISSUED FOR : PERMIT



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CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
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PROJECT NUMBER:
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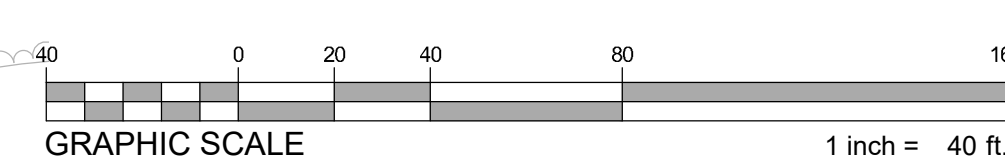
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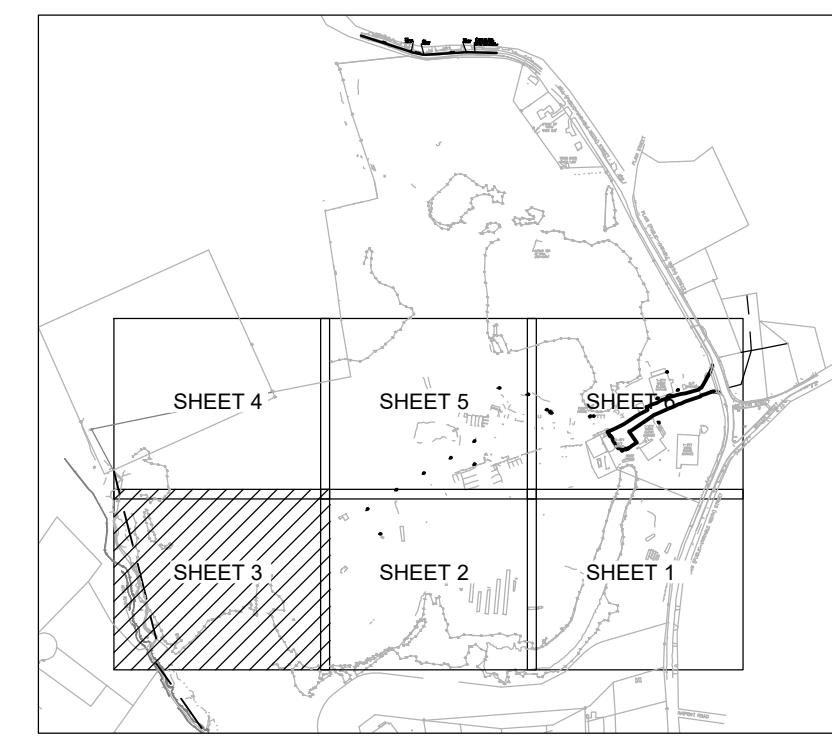
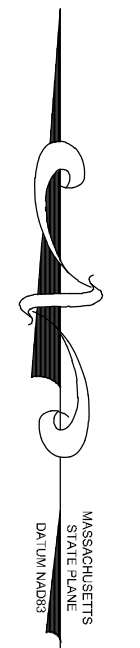
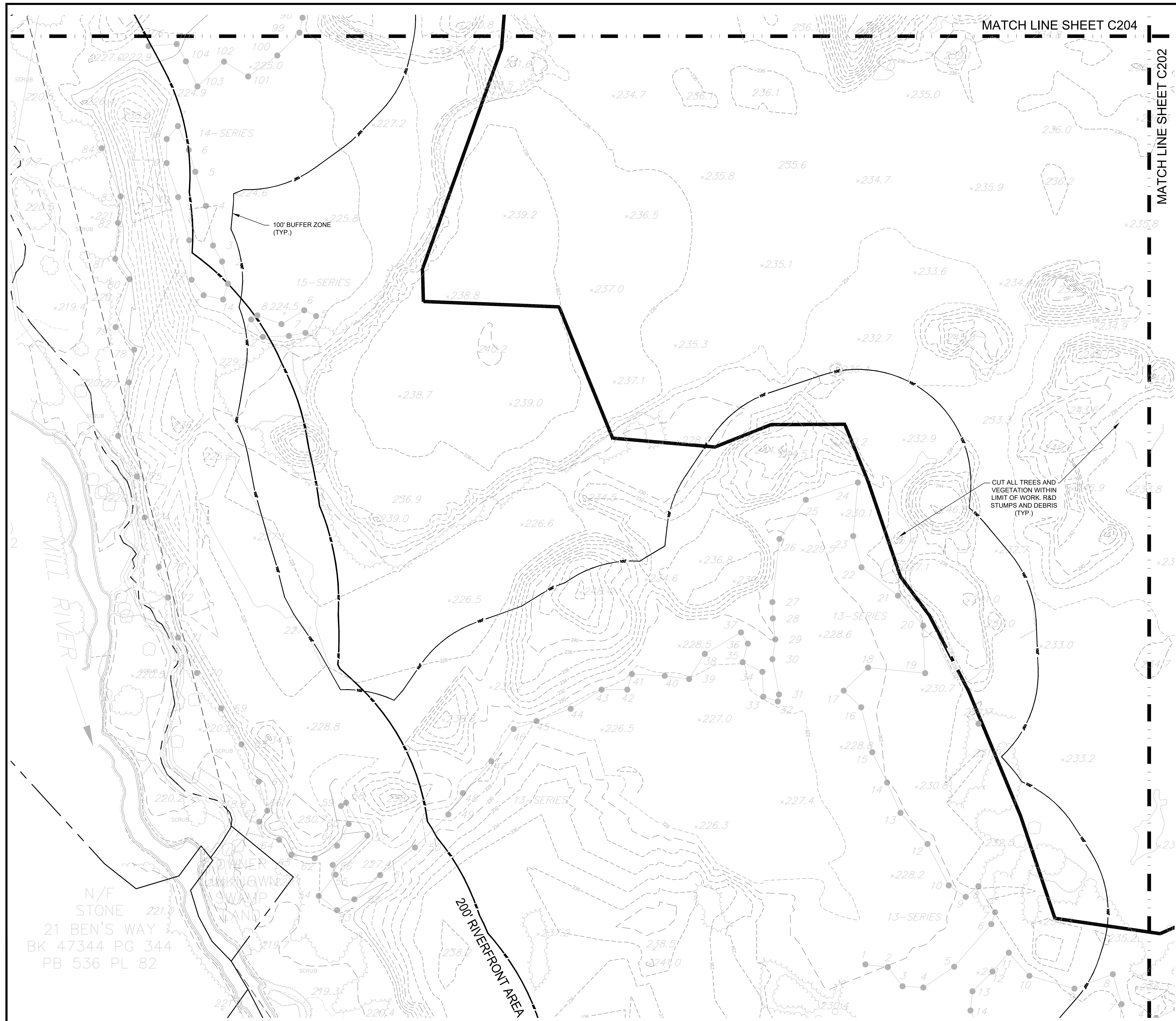
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SHEET TITLE:
**SITE
 PREPARATION &
 EROSION
 CONTROL PLAN**

SHEET NUMBER:
C202

NOTE:
 1. SEE SHEET C201 FOR LEGEND.





KEY

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CONSULTANT:

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1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
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 09-01-2021

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SITE PREPARATION & EROSION CONTROL PLAN

SHEET NUMBER:
C203

ISSUED FOR : PERMIT

NOTE:
 1. SEE SHEET C201 FOR LEGEND.



N/F
 STONE 221.0
 21 BEN'S WAY
 BK 47344 PG 344
 PB 536 PL 82

200' RIVERFRONT AREA



1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

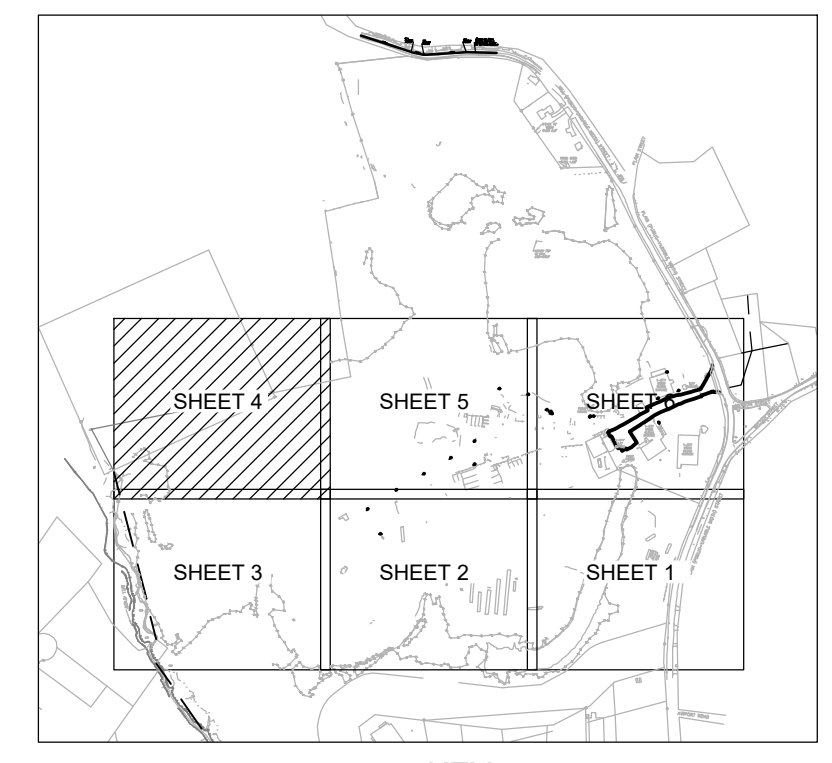
ISSUE TYPE:
PERMIT
 ISSUE DATE:
09-01-2021
 PROJECT NUMBER:
21013

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 CHECKED BY: DJH
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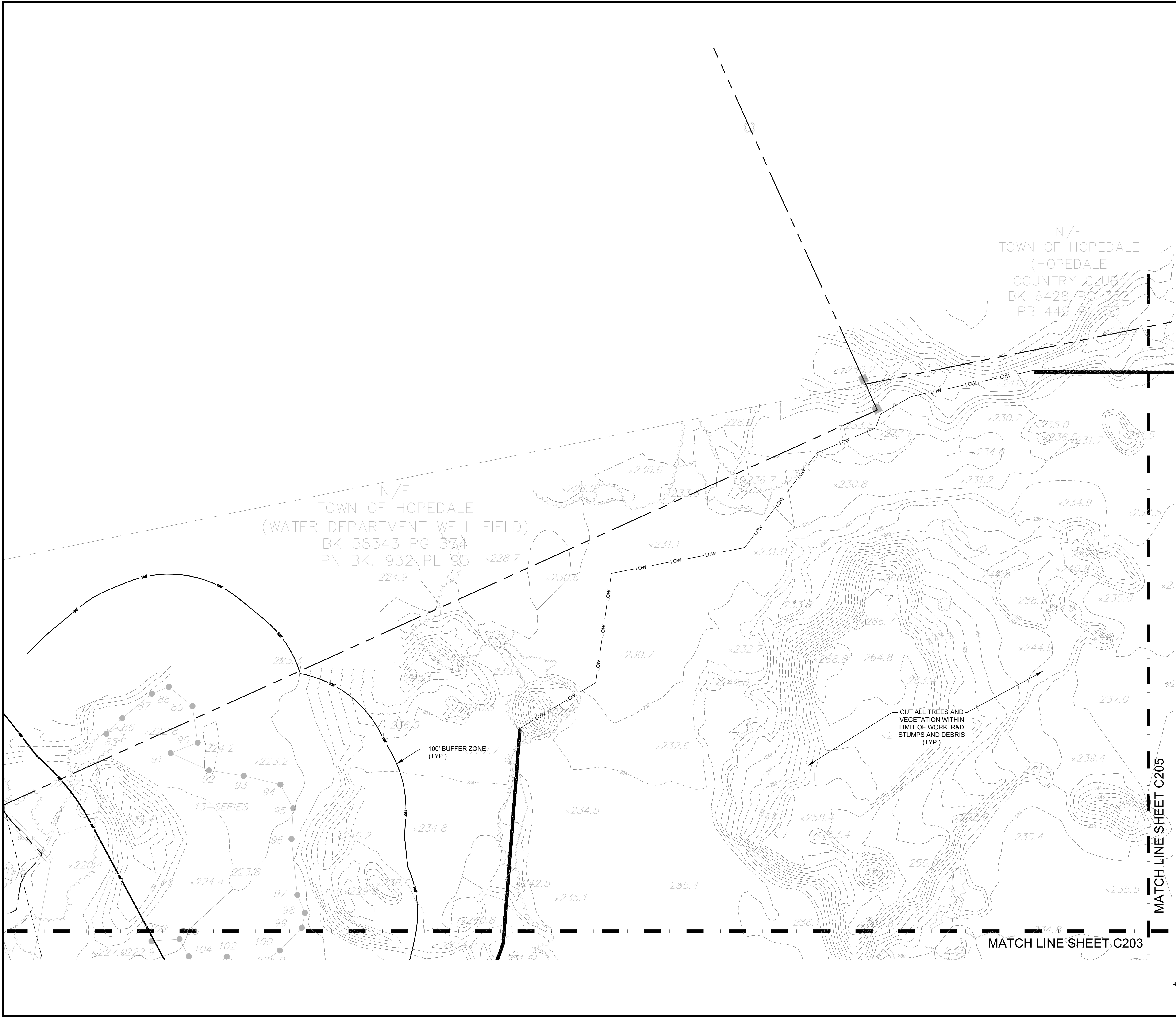
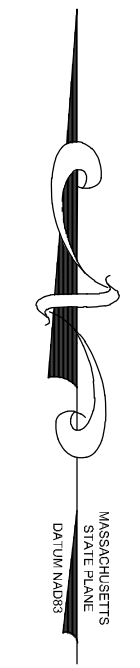
SHEET TITLE:
**SITE
 PREPARATION &
 EROSION
 CONTROL PLAN**

SHEET NUMBER:
C204

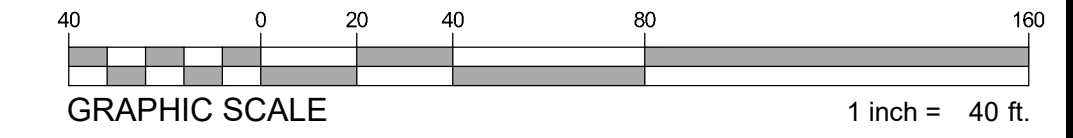
ISSUED FOR : PERMIT

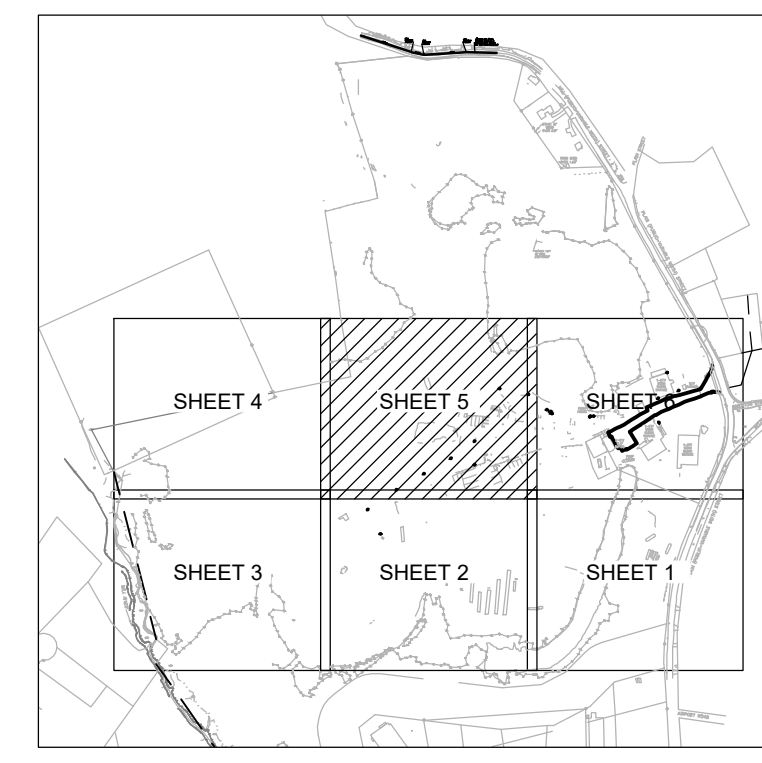
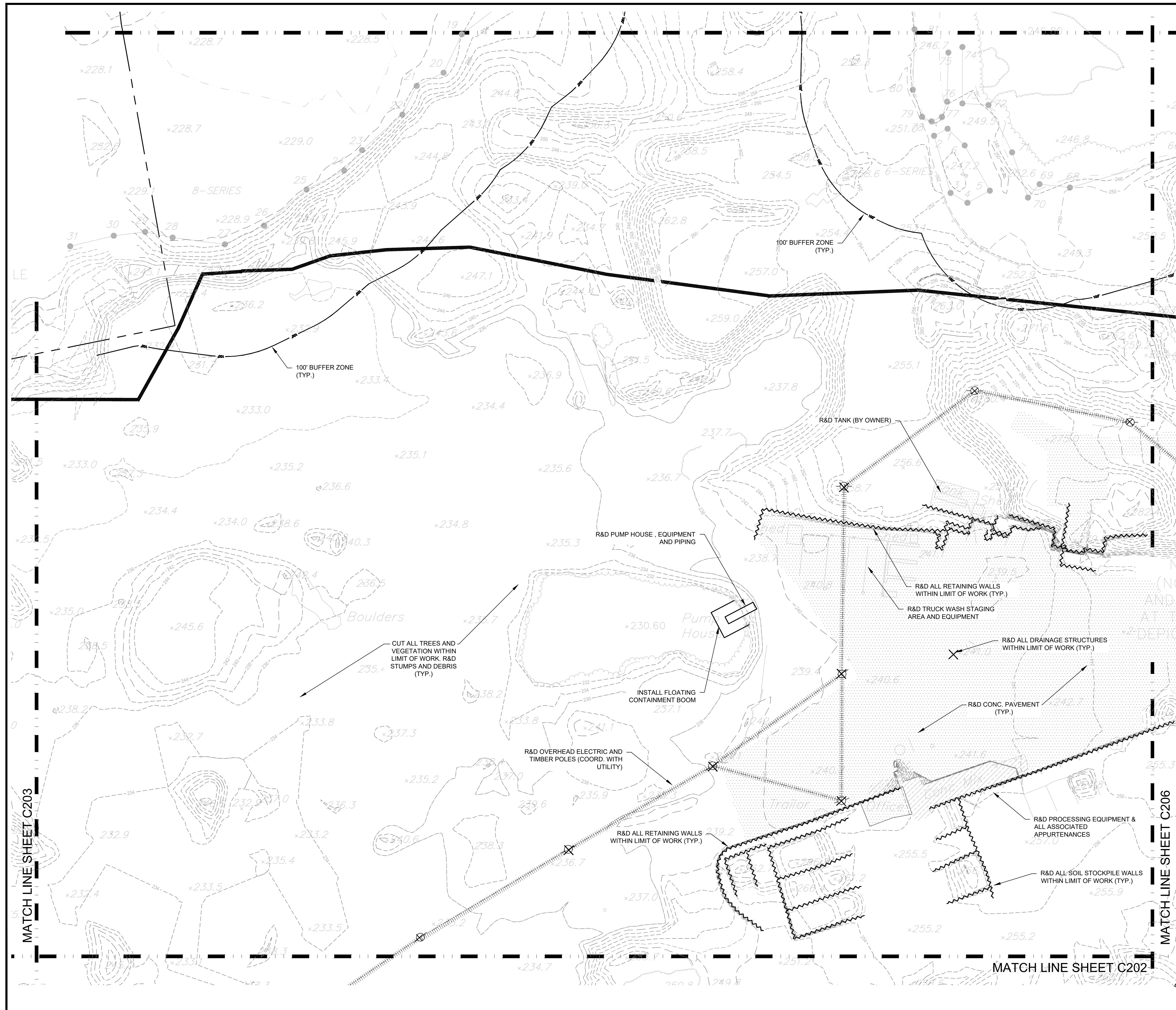


KEY



NOTE:
 1. SEE SHEET C201 FOR LEGEND.





KEY



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

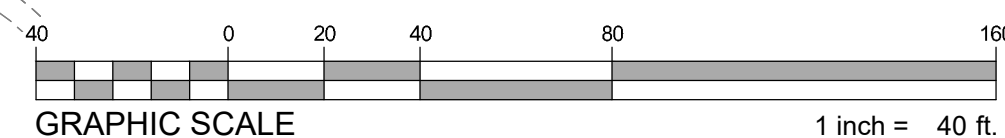
ISSUE TYPE:
 PERMIT
 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

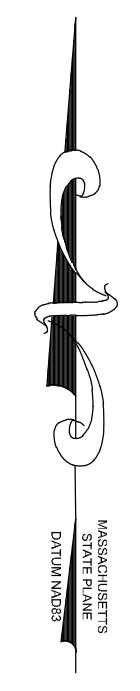
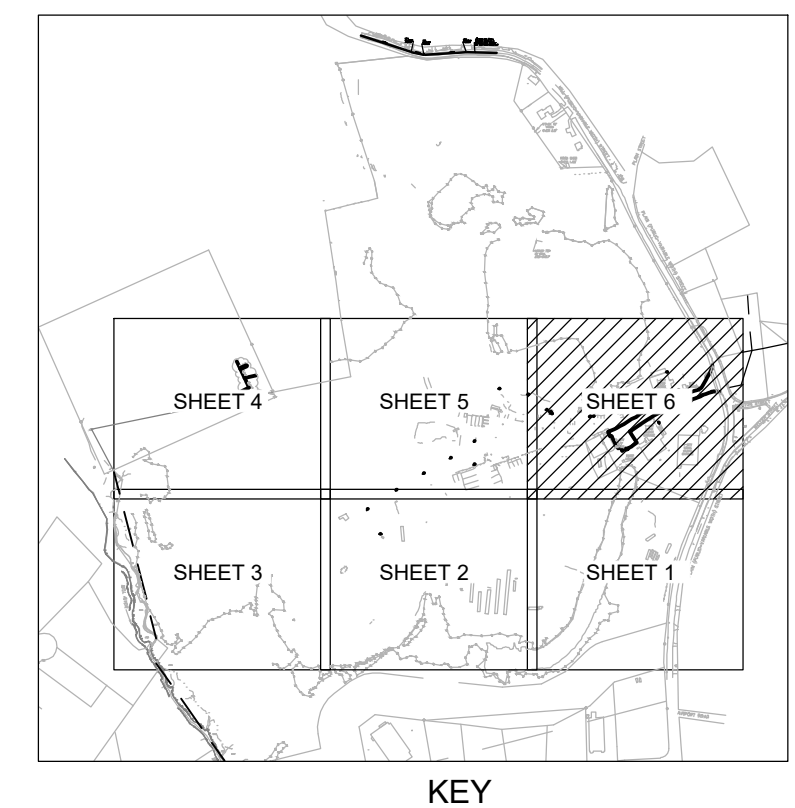
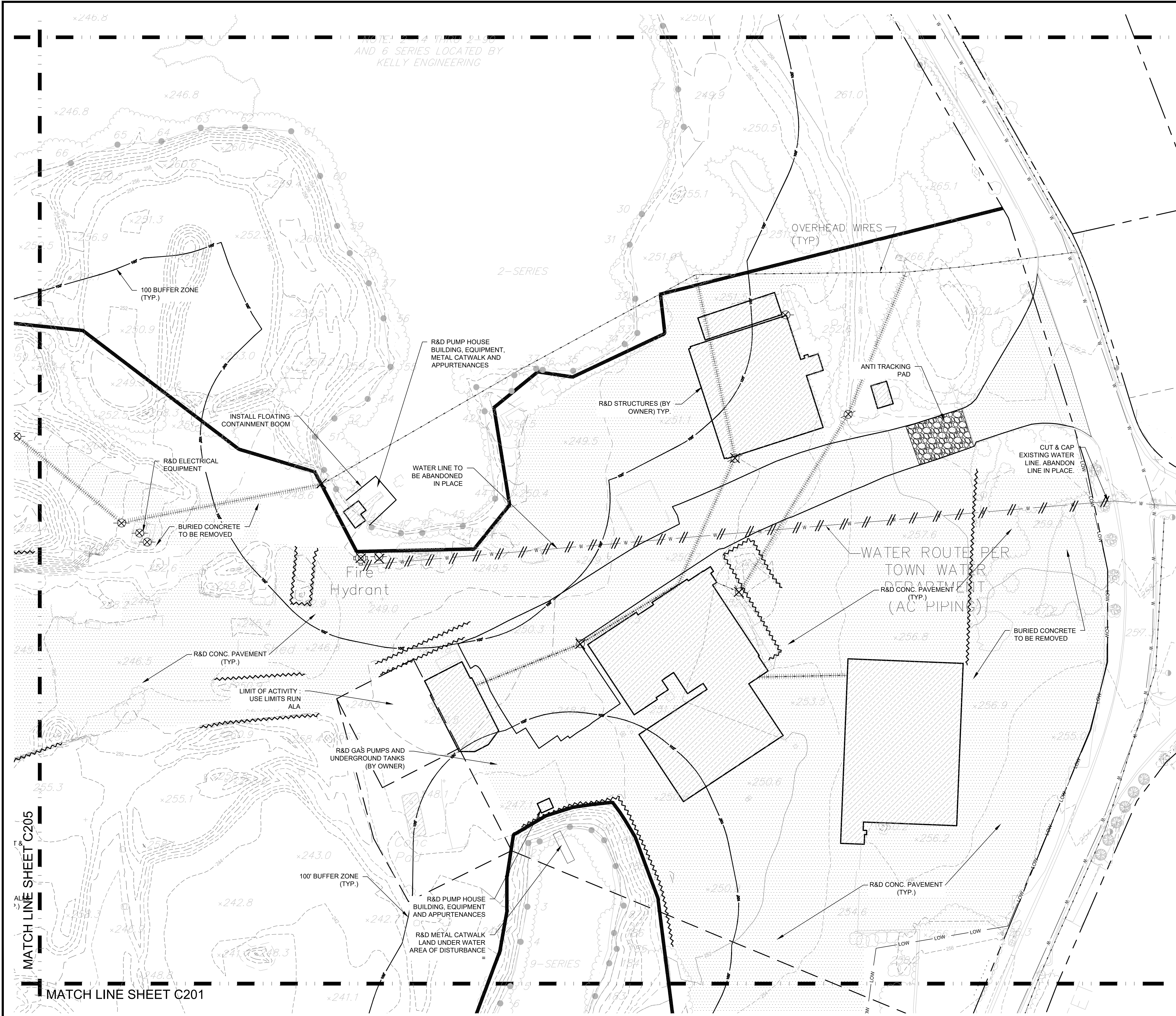
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**SITE
 PREPARATION &
 EROSION
 CONTROL PLAN**

SHEET NUMBER:
C205

NOTE:
 1. SEE SHEET C201 FOR LEGEND.





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 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

180 WASHINGTON STREET, SUITE 216
 DEDHAM, MA 02026

www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
 PERMIT

ISSUE DATE:
 09-01-2021

PROJECT NUMBER:
 21013

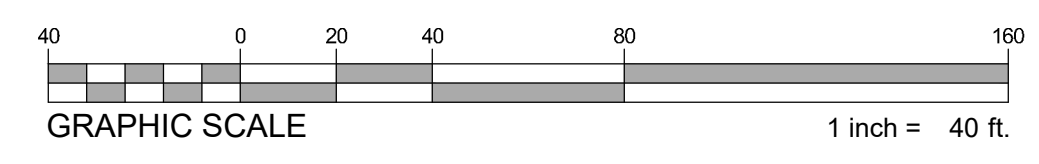
DRAWN BY: WAH
 CHECKED BY: DJH

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SHEET TITLE:
SITE PREPARATION & EROSION CONTROL PLAN

SHEET NUMBER:
C206

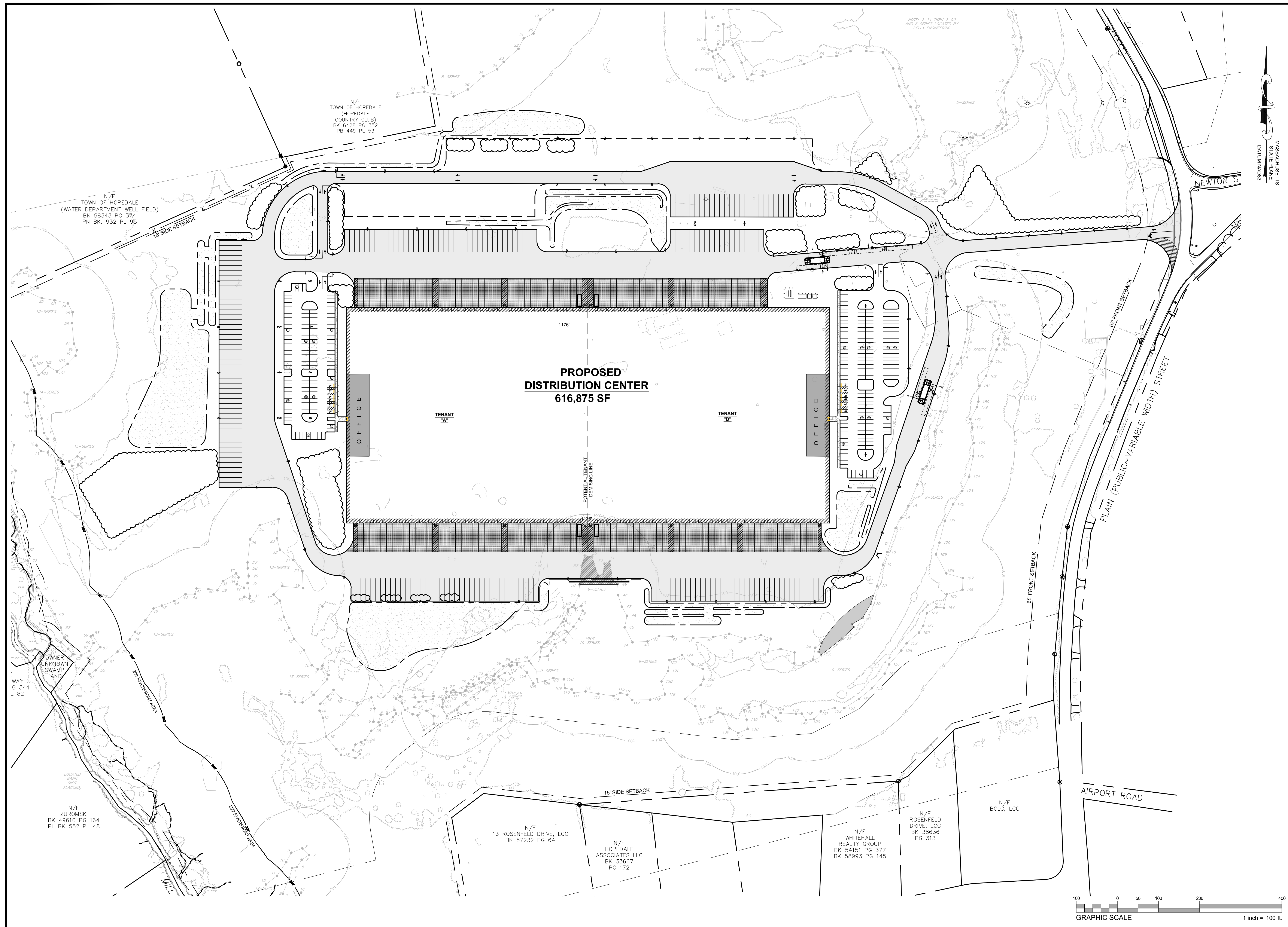
ISSUED FOR : PERMIT



NOTE:
 1. SEE SHEET C201 FOR LEGEND.

MATCH LINE SHEET C205

MATCH LINE SHEET C201



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LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING

200 WASHINGTON STREET, SUITE 216
BOSTON, MA 02109

www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:
STATE PLANE
DATUM: NAD83

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
PERMIT

ISSUE DATE:
09-01-2021

PROJECT NUMBER:
21013

DRAWN BY: WAH
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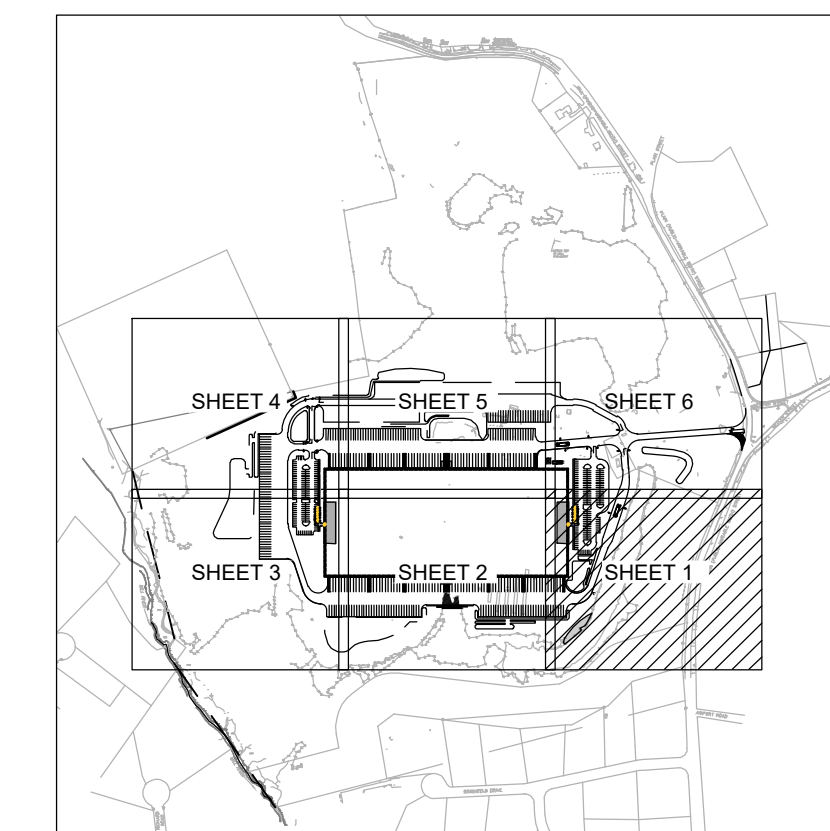
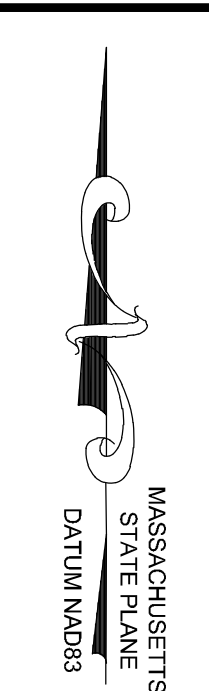
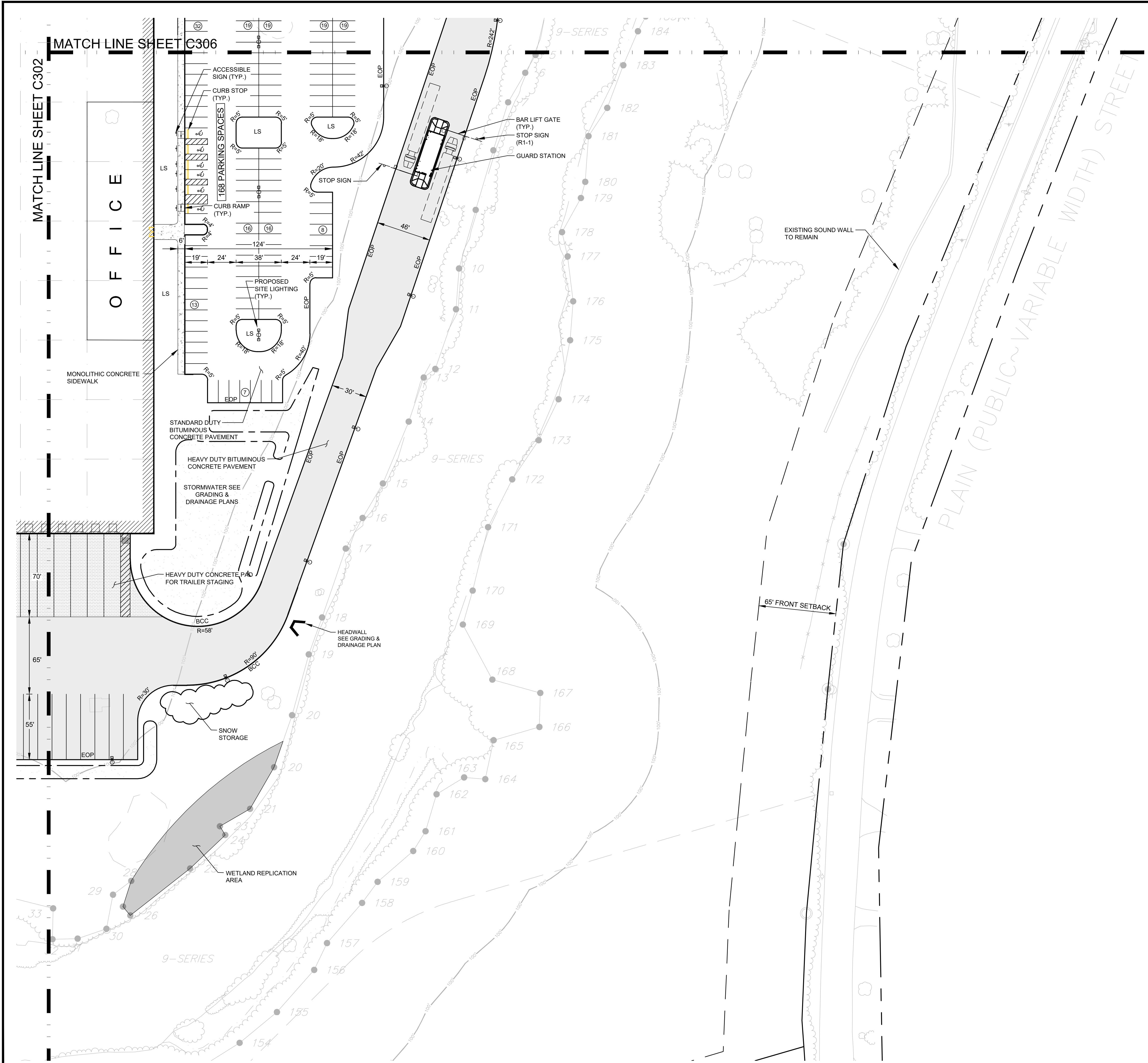
SHEET TITLE:
OVERALL LAYOUT & MATERIALS PLAN

SHEET NUMBER:
C300

GRAPHIC SCALE 1 inch = 100 ft.

C:\Users\whawco\AppData\Local\Temp\AcPublish_B996\21013_LM.dwg

ISSUED FOR : PERMIT



SYMBOL LEGEND	
EOP	EDGE OF PAVEMENT
BCC	BITUMINOUS CONCRETE CURB
R=10'	CURB RADIUS
⊥	ACCESSIBLE PARKING / STOP SIGN
[Pattern]	MONOLITHIC CONCRETE SIDEWALK
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	CURB RAMPS
LS	LANDSCAPE AREA
[Symbol]	PARKING SPACES
[Symbol]	TRAILER DOCKS
[Pattern]	HEAVY DUTY CONCRETE PAD LIMITS
[Pattern]	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT LIMITS
[Symbol]	PROPOSED LIGHT POLE



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
 PERMIT
 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

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SHEET TITLE:
**LAYOUT &
 MATERIALS PLAN**

SHEET NUMBER:
C301

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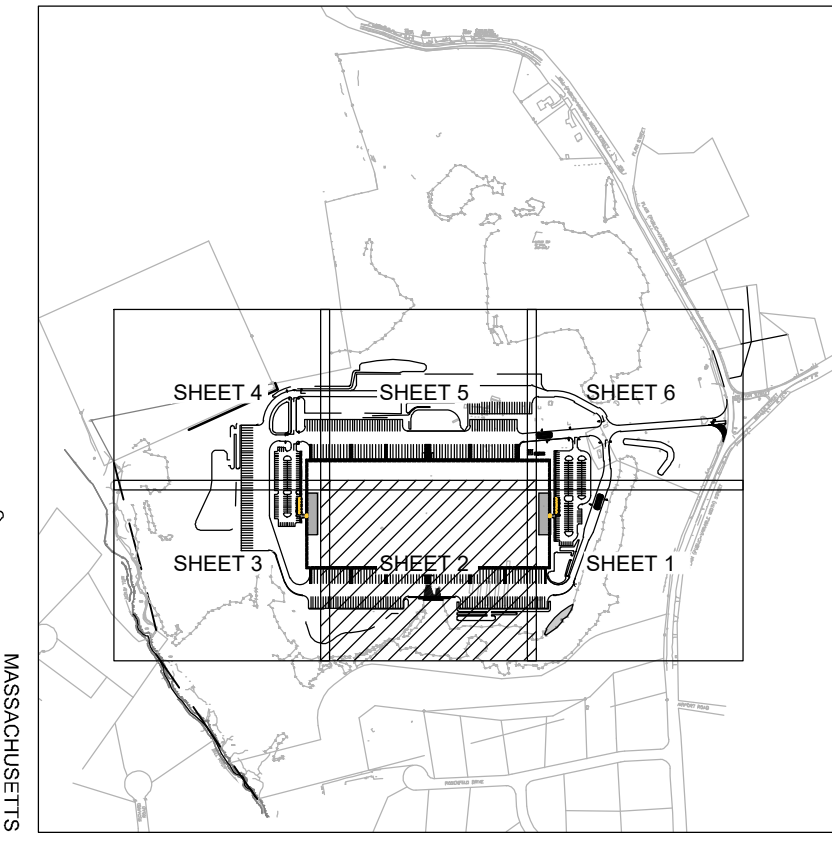
MATCH LINE SHEET C305

PROPOSED DISTRIBUTION CENTER 616,875 SF

TENANT "A"

TENANT "B"

MATCH LINE SHEET C301



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

180 WASHINGTON STREET, SUITE 216
 DORHAM, MA 01920

www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
 PERMIT

ISSUE DATE:
 09-01-2021

PROJECT NUMBER:
 21013

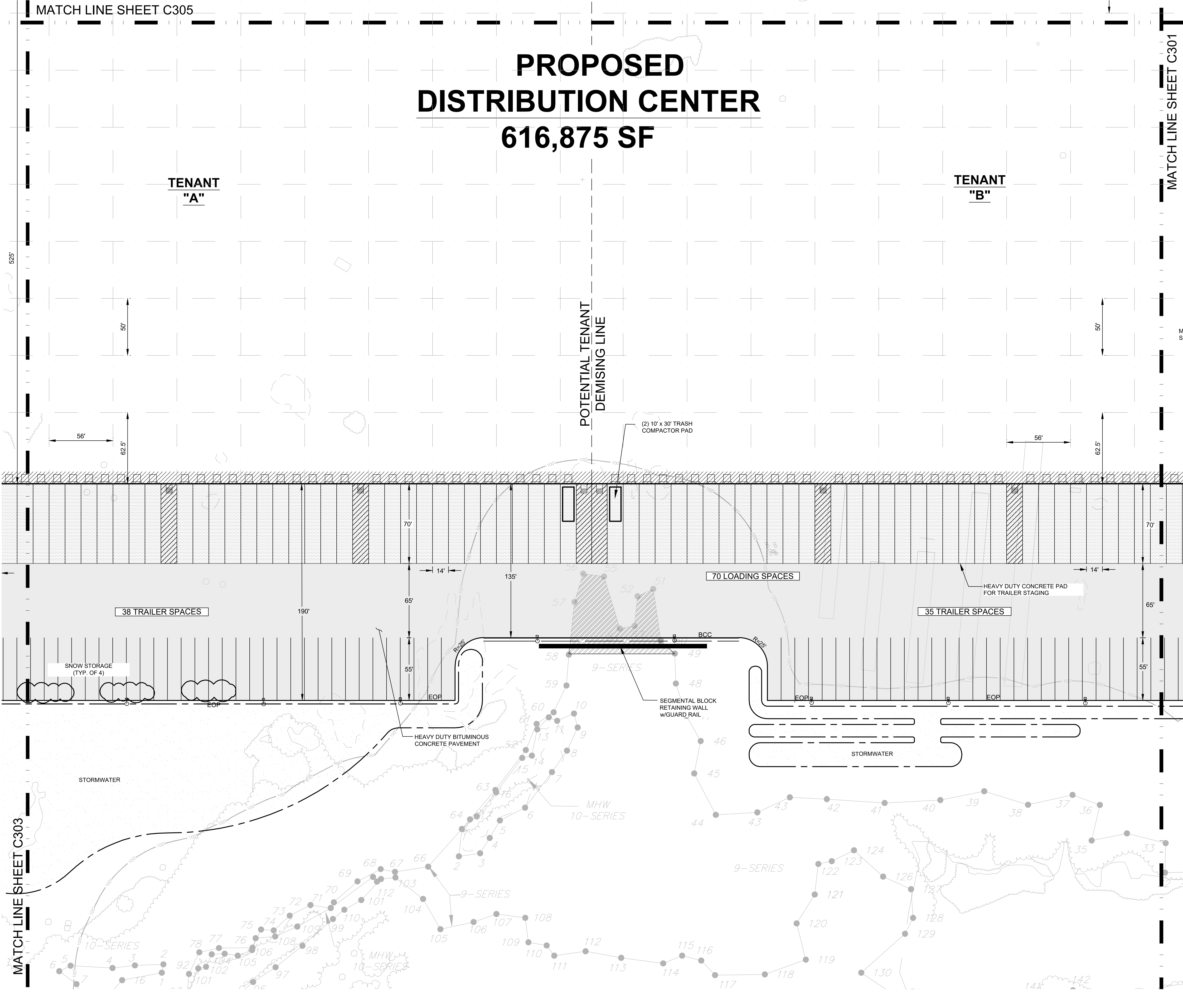
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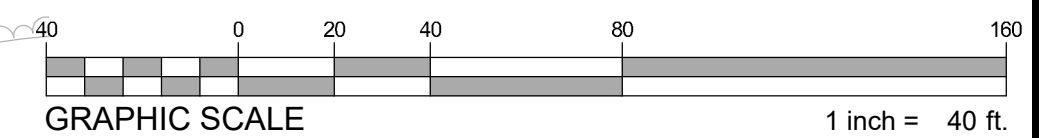
LAYOUT & MATERIALS PLAN

C302

ISSUED FOR : PERMIT



NOTE:
 1. SEE SHEET C301 FOR LEGEND.



MATCH LINE SHEET C303



1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

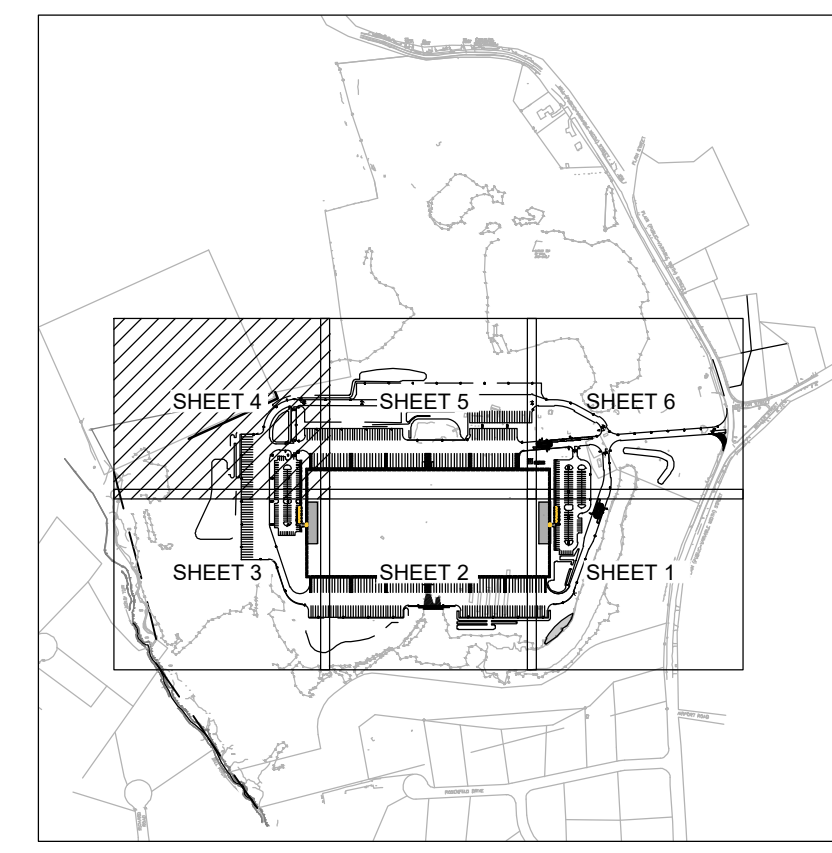
ISSUE TYPE:
PERMIT
 ISSUE DATE:
09-01-2021
 PROJECT NUMBER:
21013

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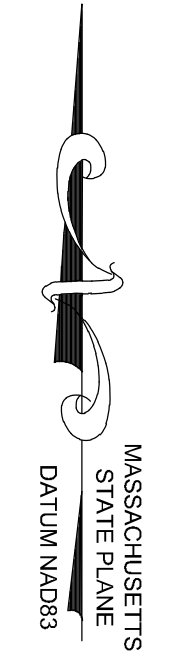
SHEET TITLE:
LAYOUT & MATERIALS PLAN

SHEET NUMBER:
C304

ISSUED FOR : PERMIT



KEY

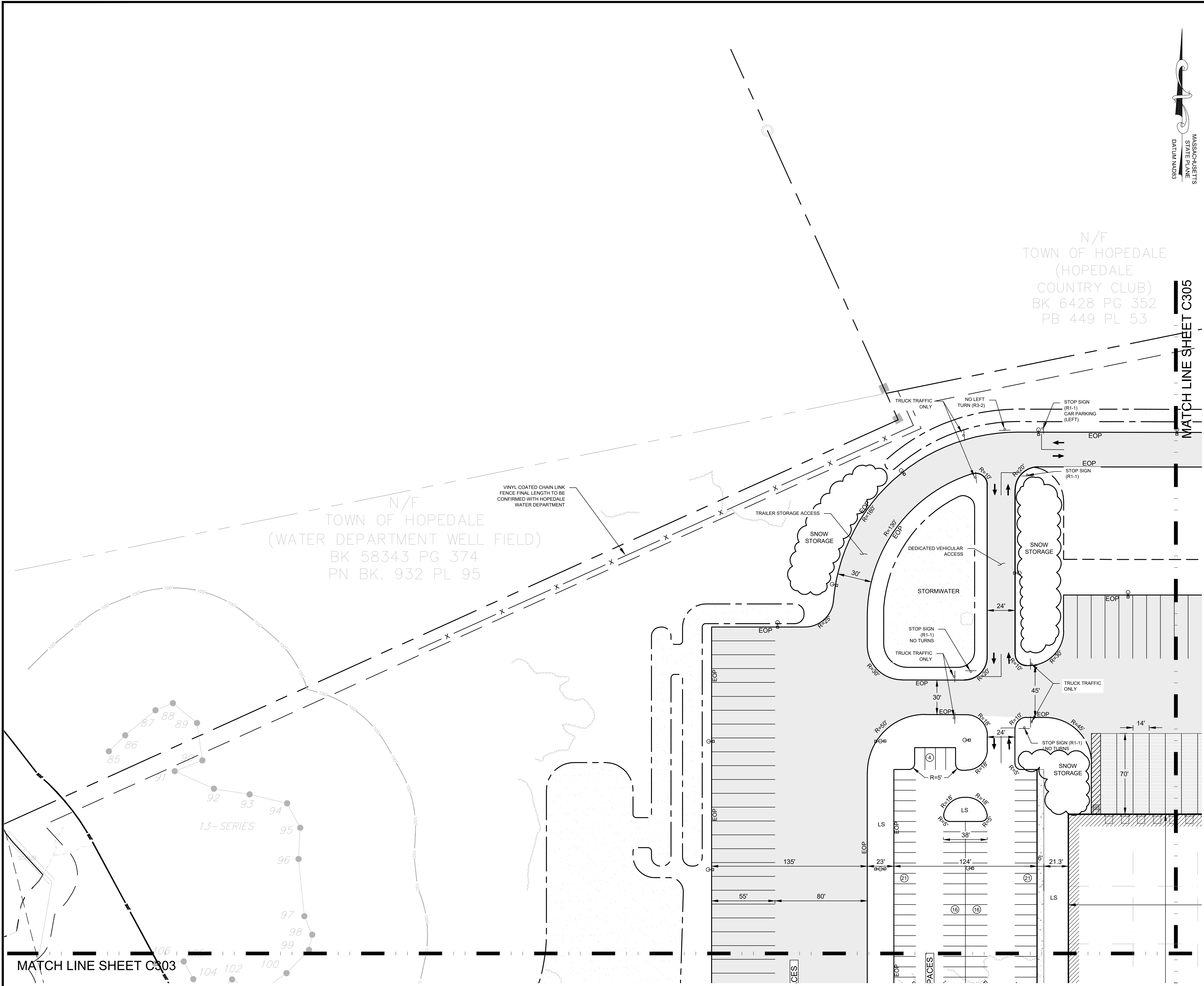


N/F
 TOWN OF HOPEDALE
 (HOPEDALE
 COUNTRY CLUB)
 BK 6428 PG 352
 PB 449 PL 53

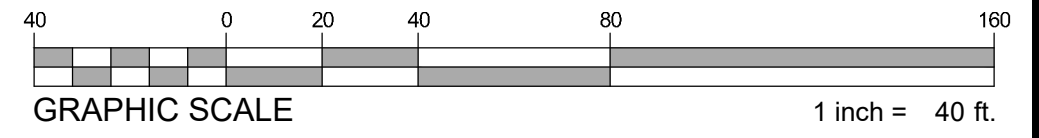
MATCH LINE SHEET C305

N/F
 TOWN OF HOPEDALE
 (WATER DEPARTMENT WELL FIELD)
 BK 58343 PG 374
 PN BK. 932 PL 95

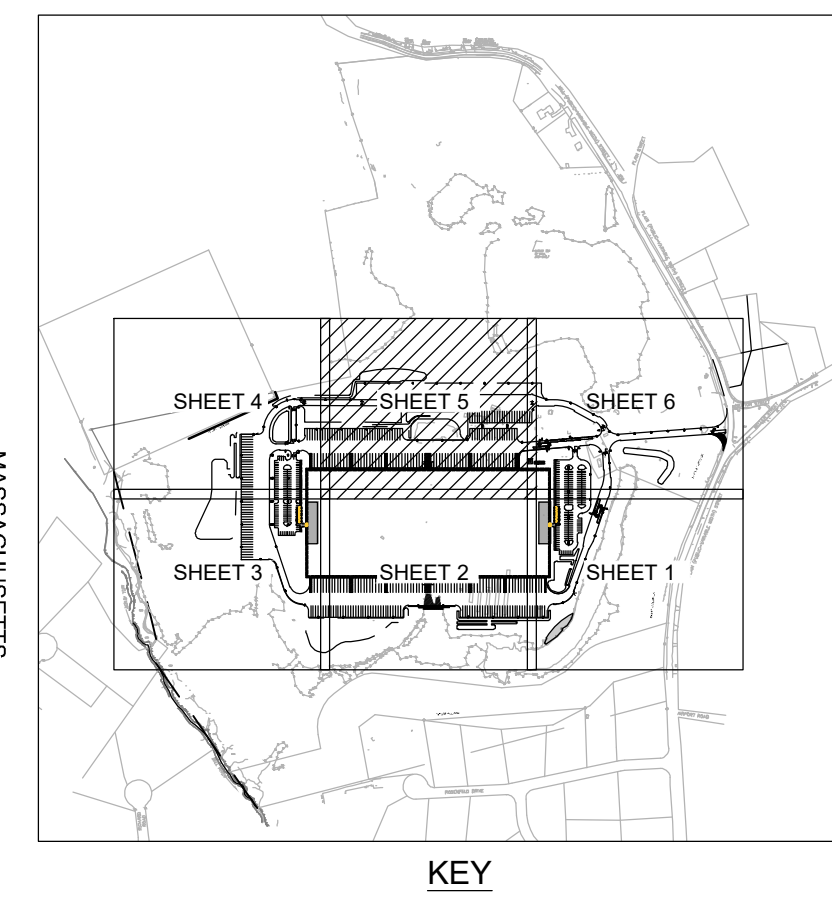
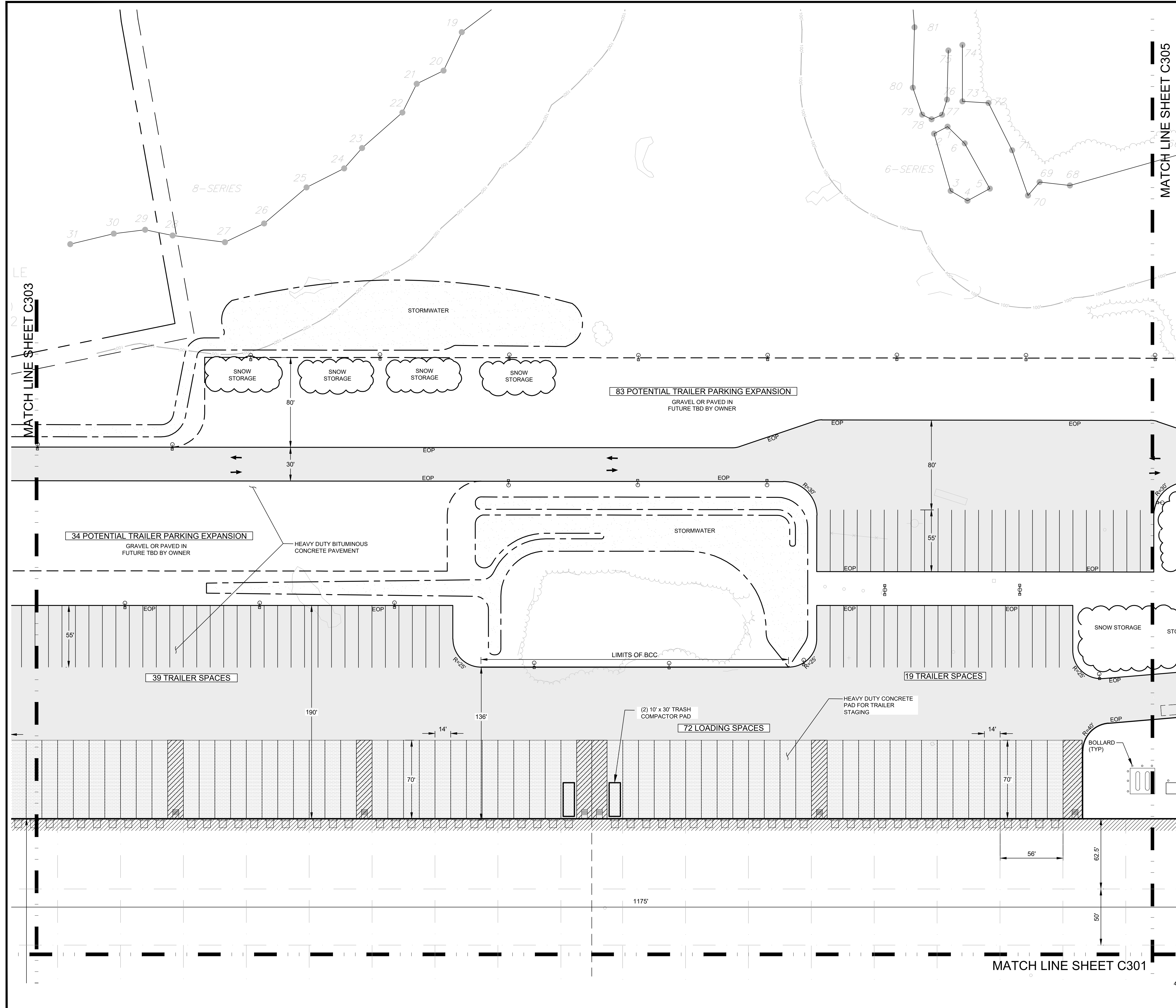
VINYL COATED CHAIN LINK
 FENCE FINAL LENGTH TO BE
 CONFIRMED WITH HOPEDALE
 WATER DEPARTMENT



NOTE:
 1. SEE SHEET C301 FOR LEGEND.



MATCH LINE SHEET C303



MASSACHUSETTS
STATE PLANE
DATUM MA083

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
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CLIENT:
GFI PARTNERS INC.
133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:
SEAL



1-14-2022

PROPOSED WAREHOUSE BUILDING
75 PLAIN STREET
HOPEDALE, MA
OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

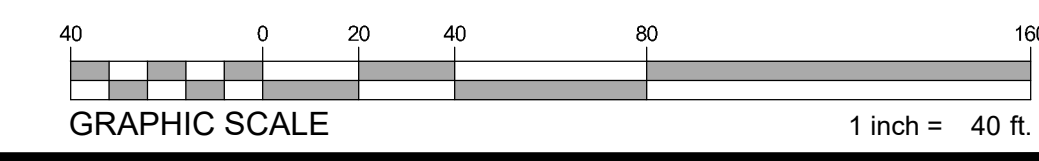
REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

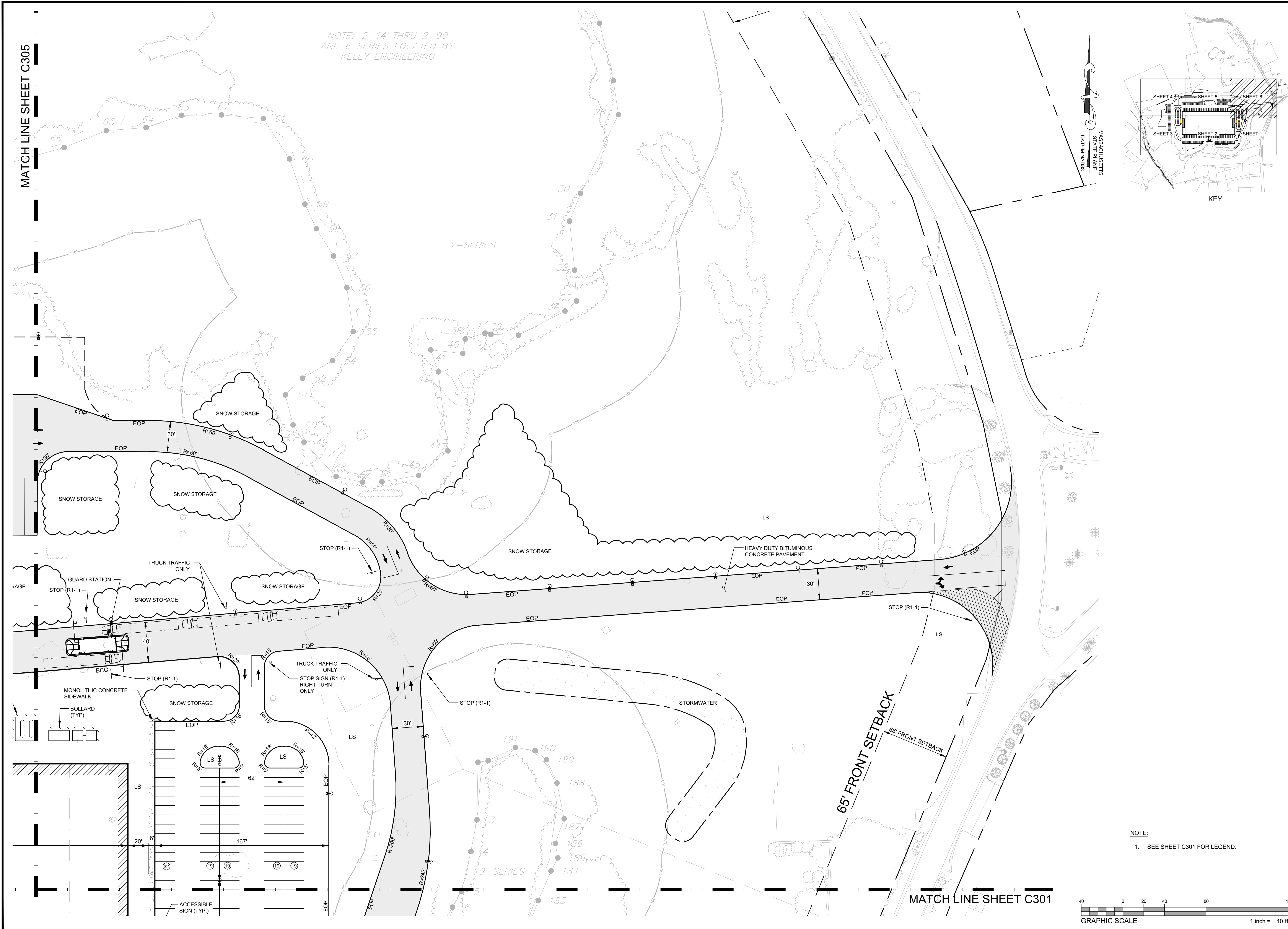
ISSUE TYPE:
PERMIT
ISSUE DATE:
09-01-2021
PROJECT NUMBER:
21013
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CHECKED BY: DJH
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SHEET TITLE:
LAYOUT & MATERIALS PLAN

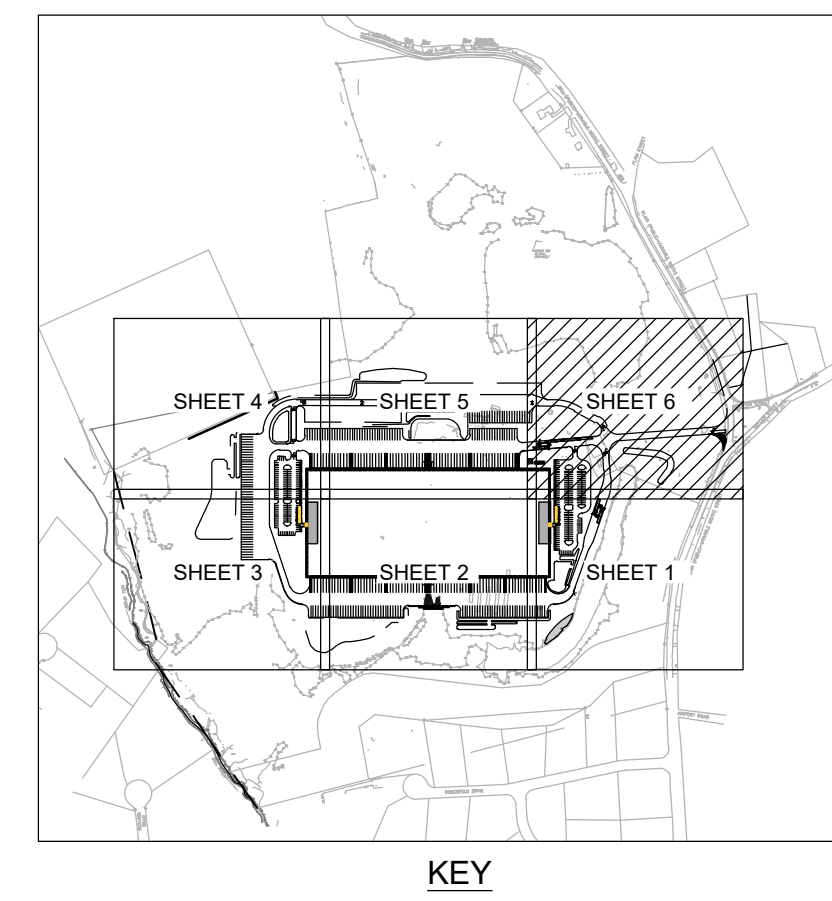
SHEET NUMBER:
C305

NOTE:
1. SEE SHEET C301 FOR LEGEND.





NOTE: 2-14 THRU 2-90
AND 6 SERIES LOCATED BY
KELLY ENGINEERING



MASSACHUSETTS
STATE PLANE
DATUM 1983

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING

200 HAN EXECUTIVE CENTER
180 WASHINGTON STREET, SUITE 216
DORHAM, MA 02020
www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
PERMIT

ISSUE DATE:
09-01-2021

PROJECT NUMBER:
21013

DRAWN BY: WAH
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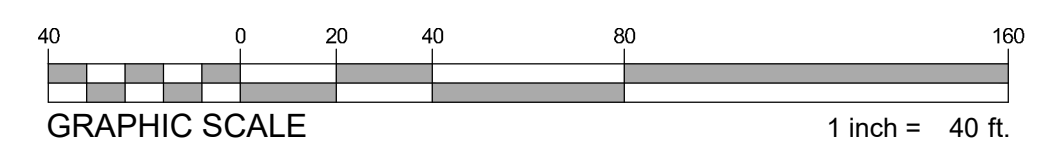
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SHEET TITLE:

LAYOUT & MATERIALS PLAN

SHEET NUMBER:
C306

NOTE:
1. SEE SHEET C301 FOR LEGEND.



MATCH LINE SHEET C305

MATCH LINE SHEET C301



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

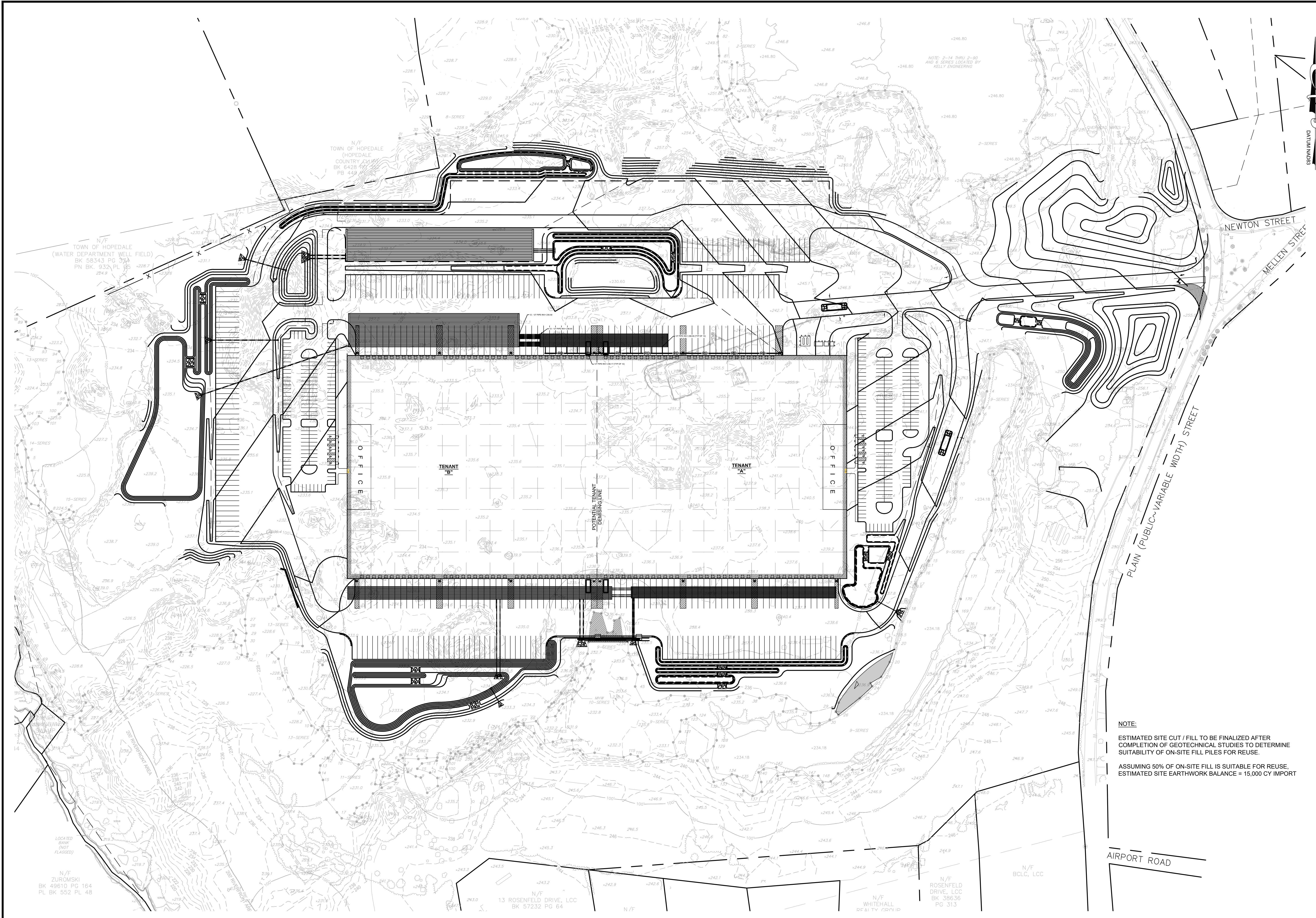
ISSUE TYPE:
PERMIT
ISSUE DATE:
09-01-2021
PROJECT NUMBER:
21013

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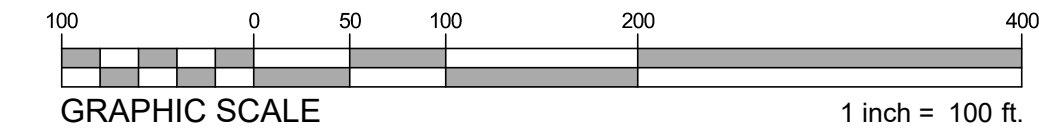
**OVERALL
GRADING &
DRAINAGE PLAN**

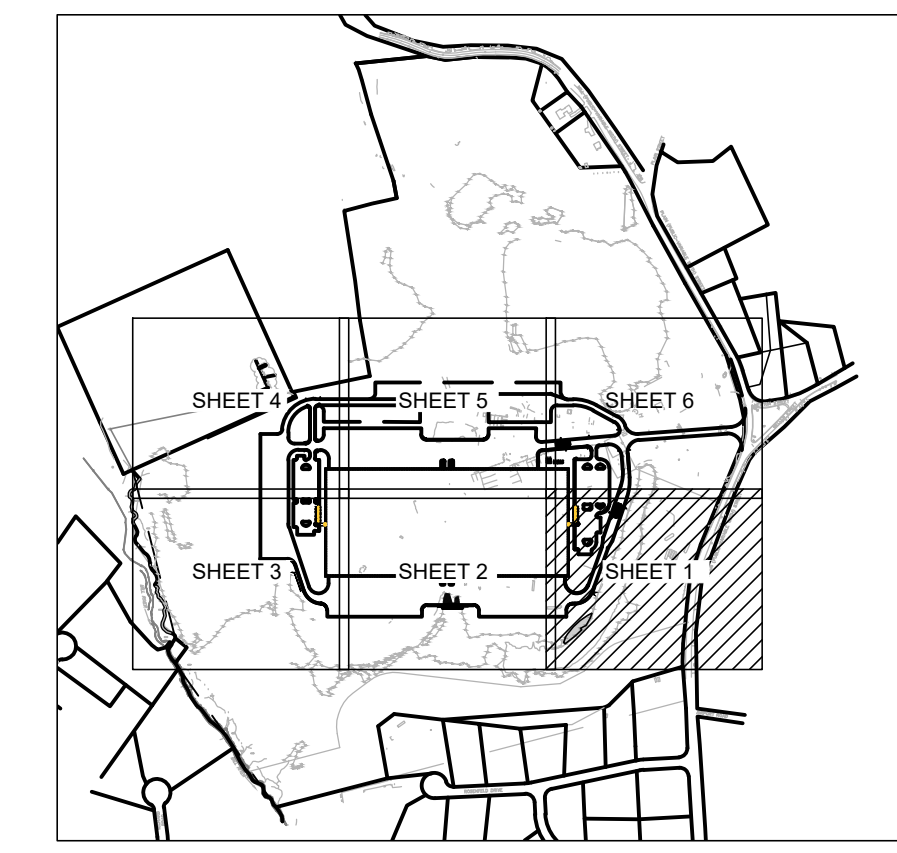
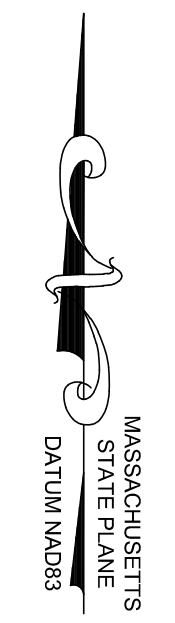
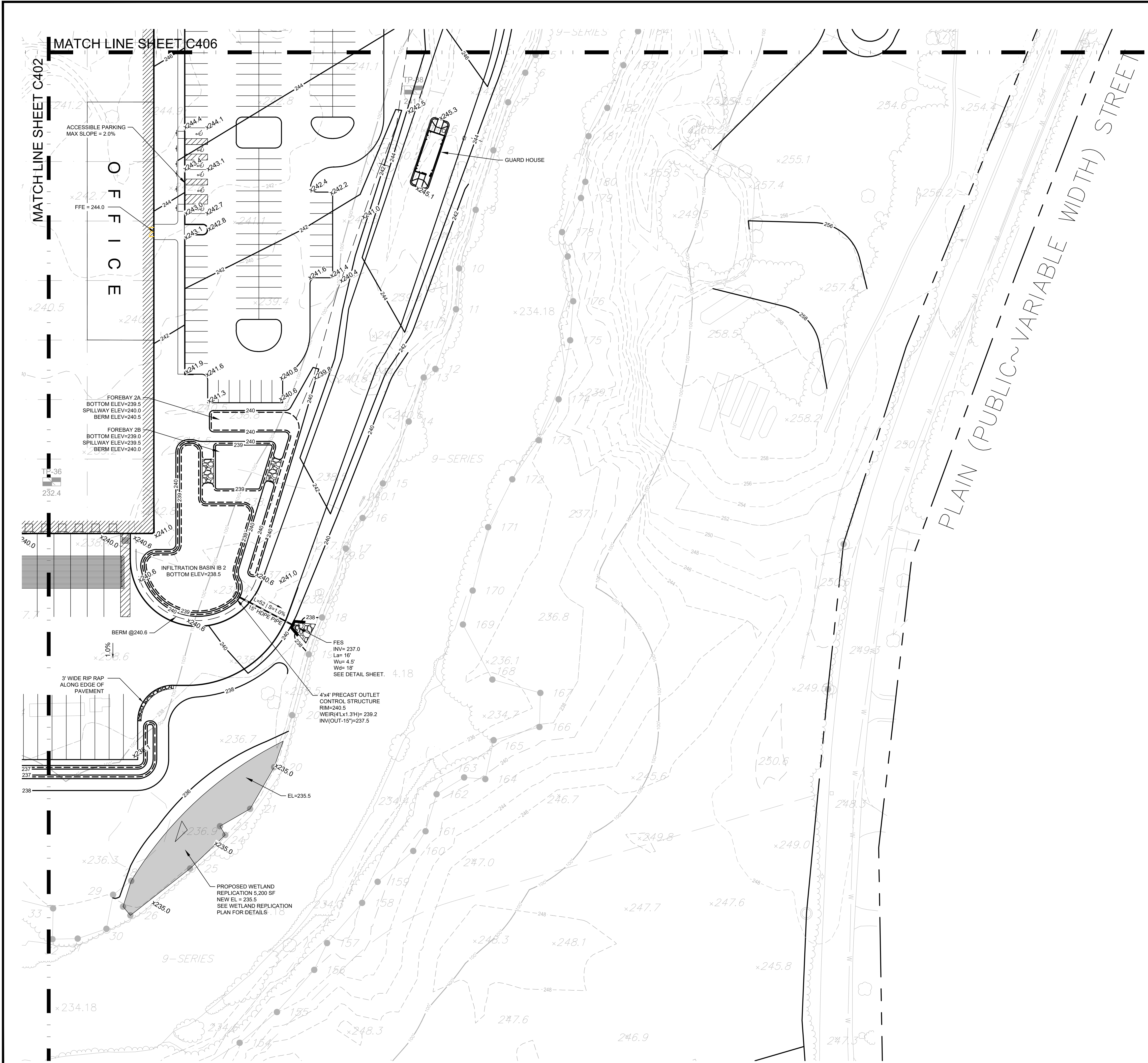
SHEET NUMBER:
C400

ISSUED FOR : PERMIT



NOTE:
ESTIMATED SITE CUT / FILL TO BE FINALIZED AFTER COMPLETION OF GEOTECHNICAL STUDIES TO DETERMINE SUITABILITY OF ON-SITE FILL PILES FOR REUSE.
ASSUMING 50% OF ON-SITE FILL IS SUITABLE FOR REUSE. ESTIMATED SITE EARTHWORK BALANCE = 15,000 CY IMPORT





GRADING LEGEND

118	ELEVATION CONTOUR
x117.1	SPOT ELEVATION
TW 98.50 BW 96.00	TOP AND BOTTOM OF WALL
⊙	DRAIN MANHOLE
□	OUTLET CONTROL BOX STRUCTURE
●	LANDSCAPE AREA DRAIN
—	STORM DRAIN
▽	FLARED END SECTION
▨	RIP RAP
FES	FLARED END SECTION
RD	ROOF DRAIN
→	FLOW ARROW
HDPE	HIGH-DENSITY POLYETHYLENE

HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING
 180 WASHINGTON STREET, SUITE 216
 DORHAM, MA 01920
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
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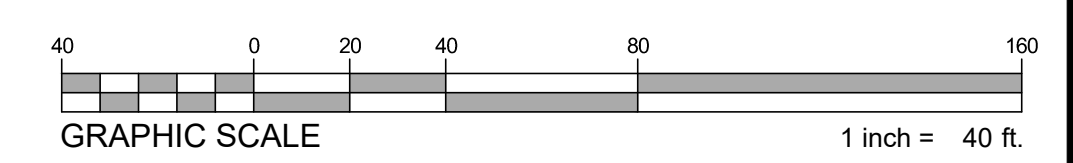
DRAWN BY: HK
 CHECKED BY: DJH
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SHEET TITLE:

**GRADING &
 DRAINAGE PLAN**

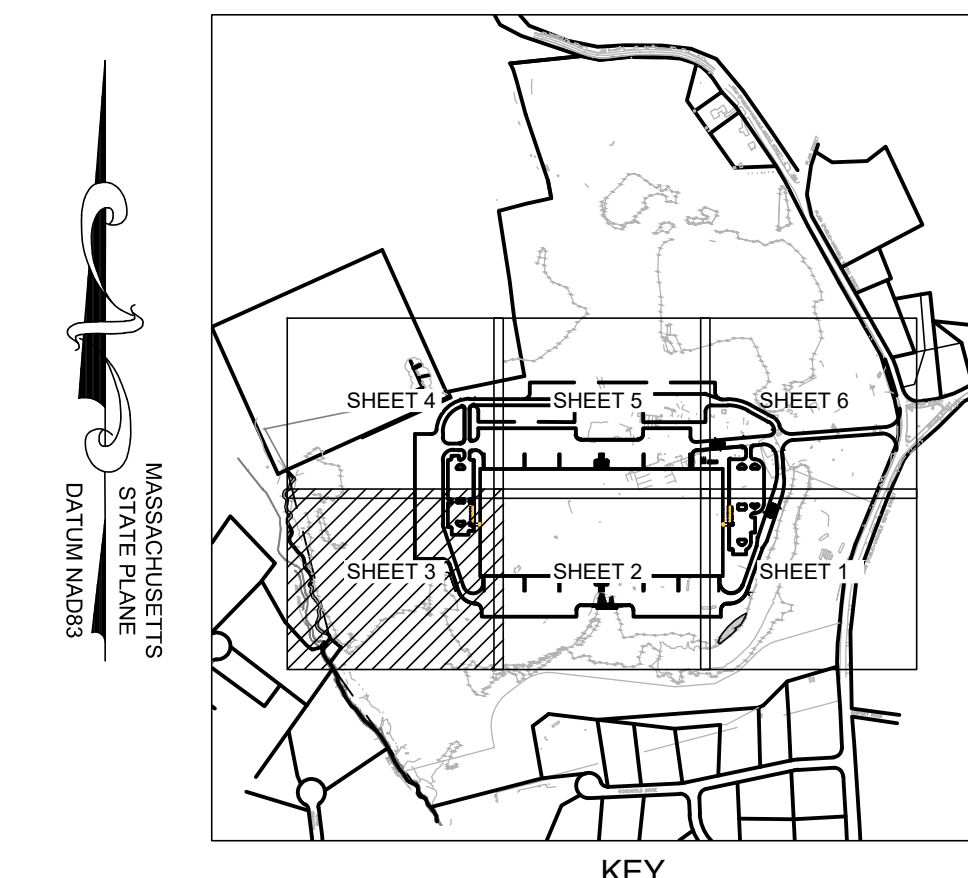
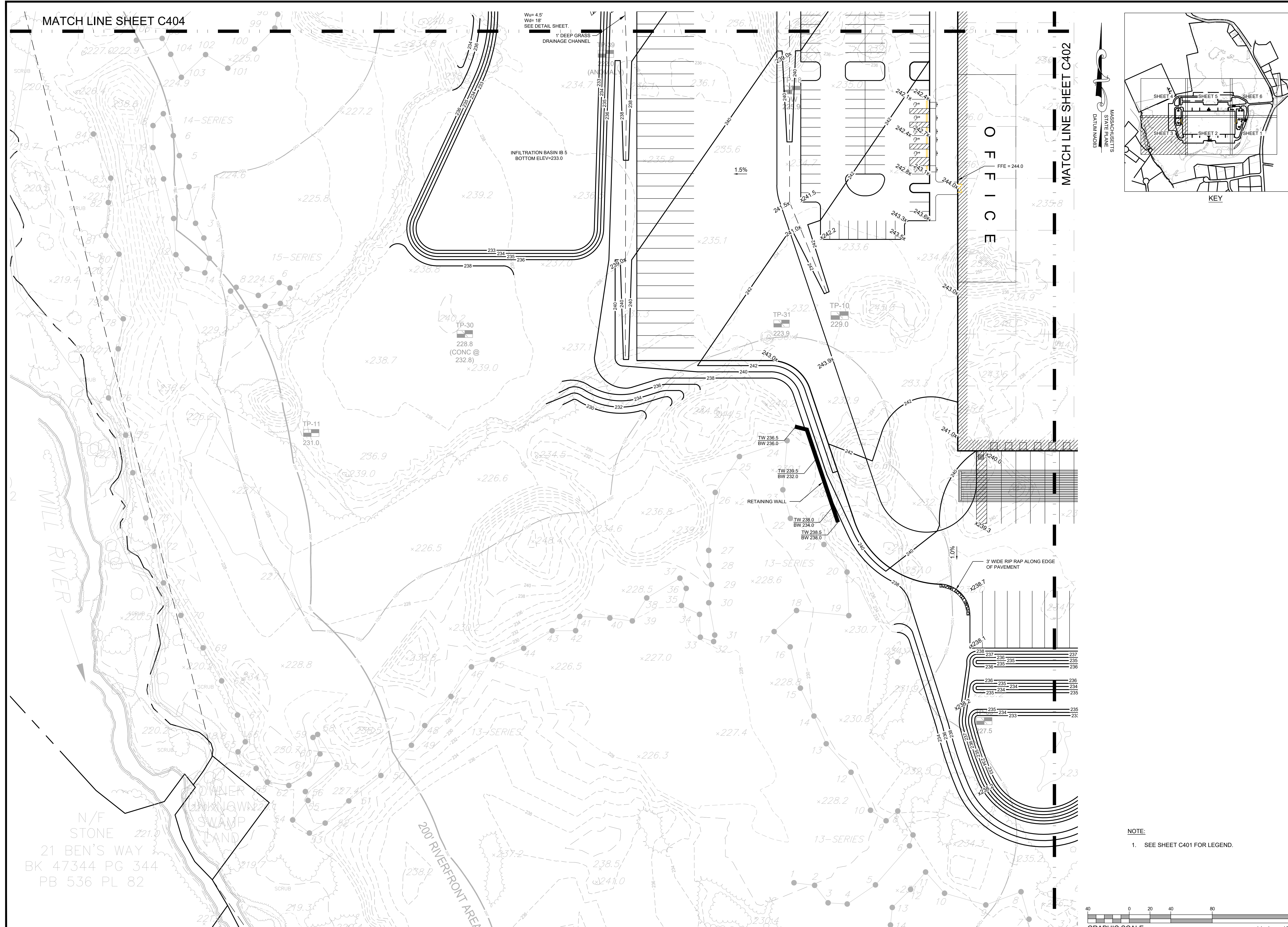
SHEET NUMBER:
C401

ISSUED FOR : PERMIT



P:\GFI Partners\21013 (GFI - 75 Plain St, Hopedale)\04_Design\Drawings\04_CD\21013_GD.dwg

MATCH LINE SHEET C404



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 CIVIL ENGINEERING
 CONSULTING
 300 WASHINGTON STREET, SUITE 216
 DORHAM, MA 02026
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL



1-14-2022

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
 PERMIT
 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

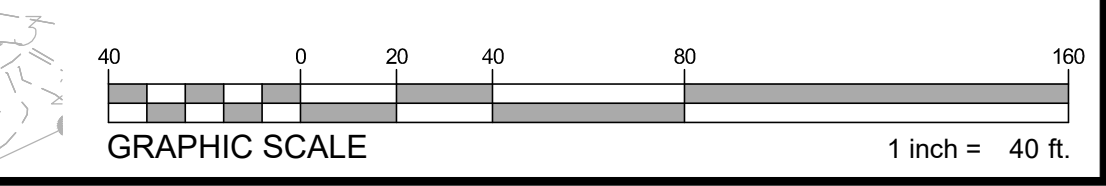
DRAWN BY: HK
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SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C403

ISSUED FOR : PERMIT

NOTE:
 1. SEE SHEET C401 FOR LEGEND.





PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

ISSUE TYPE:
PERMIT
ISSUE DATE:
09-01-2021
PROJECT NUMBER:
21013

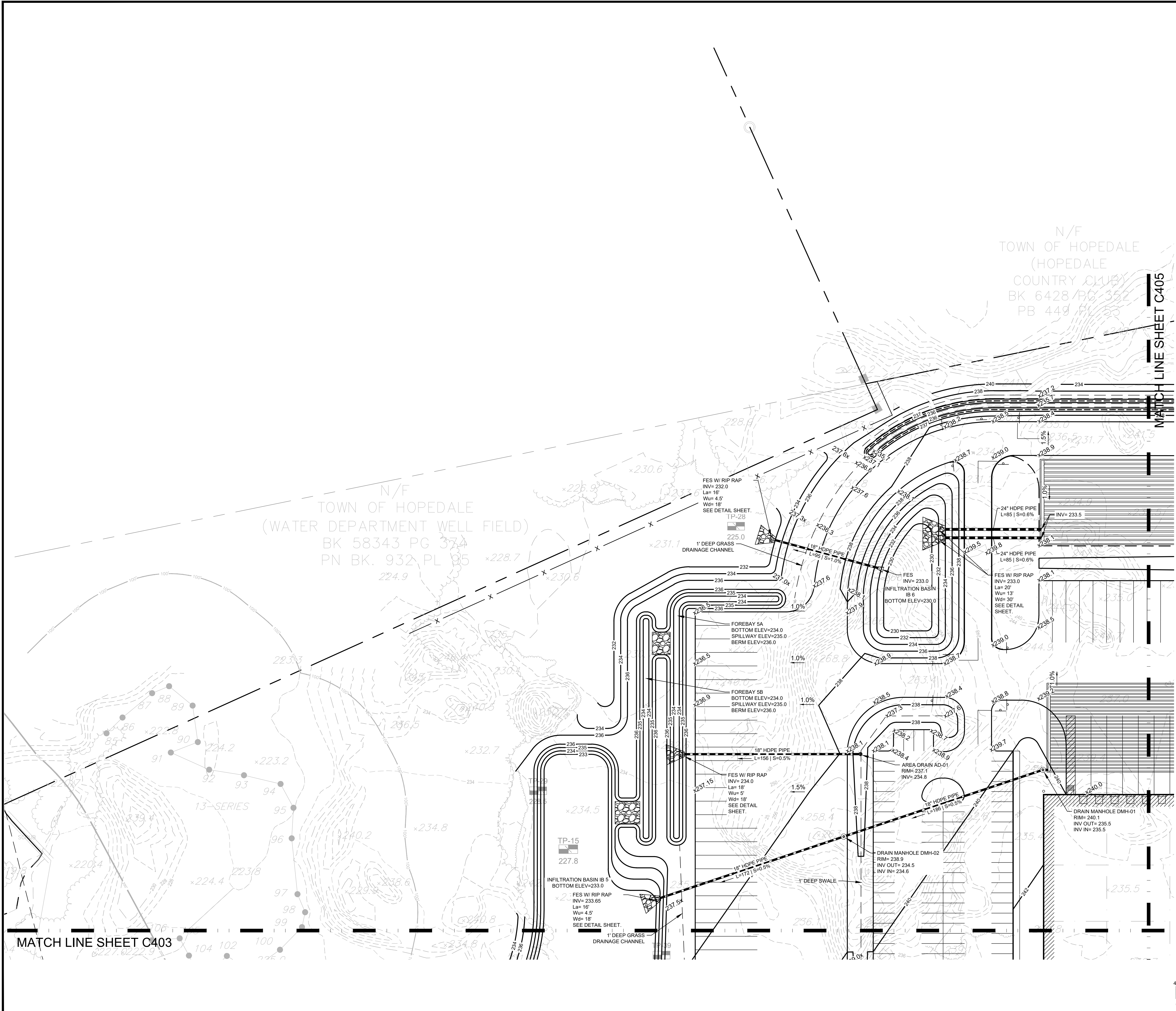
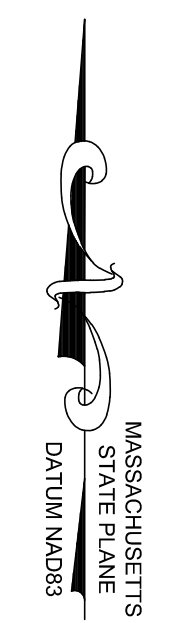
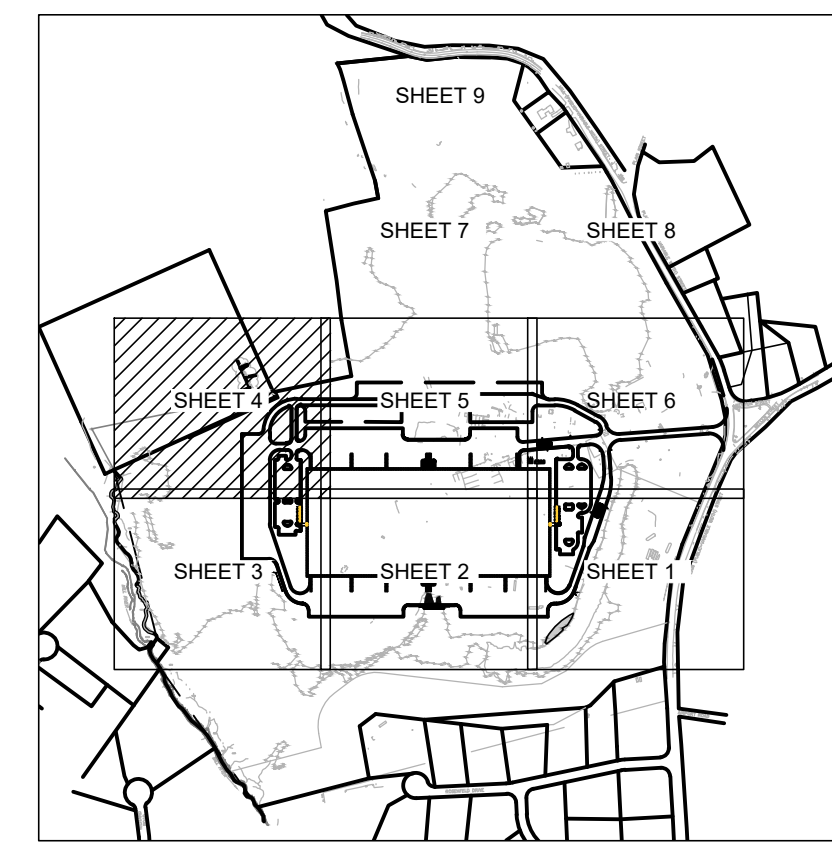
DRAWN BY: HK
CHECKED BY: DJH
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SHEET TITLE:

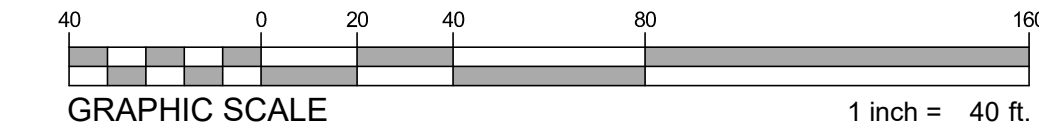
GRADING & DRAINAGE PLAN

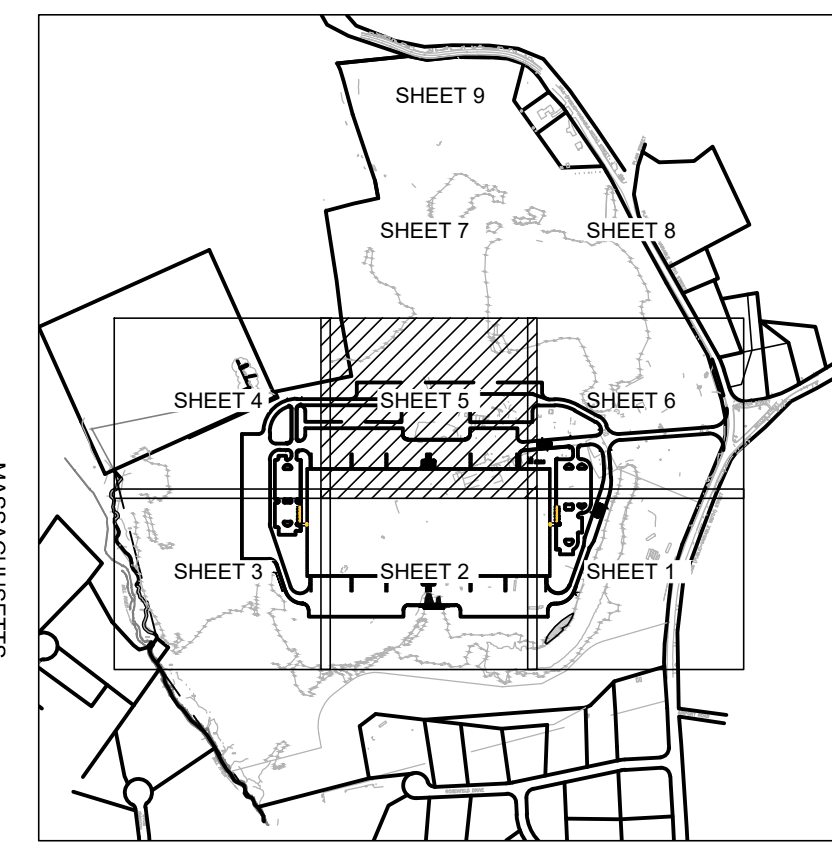
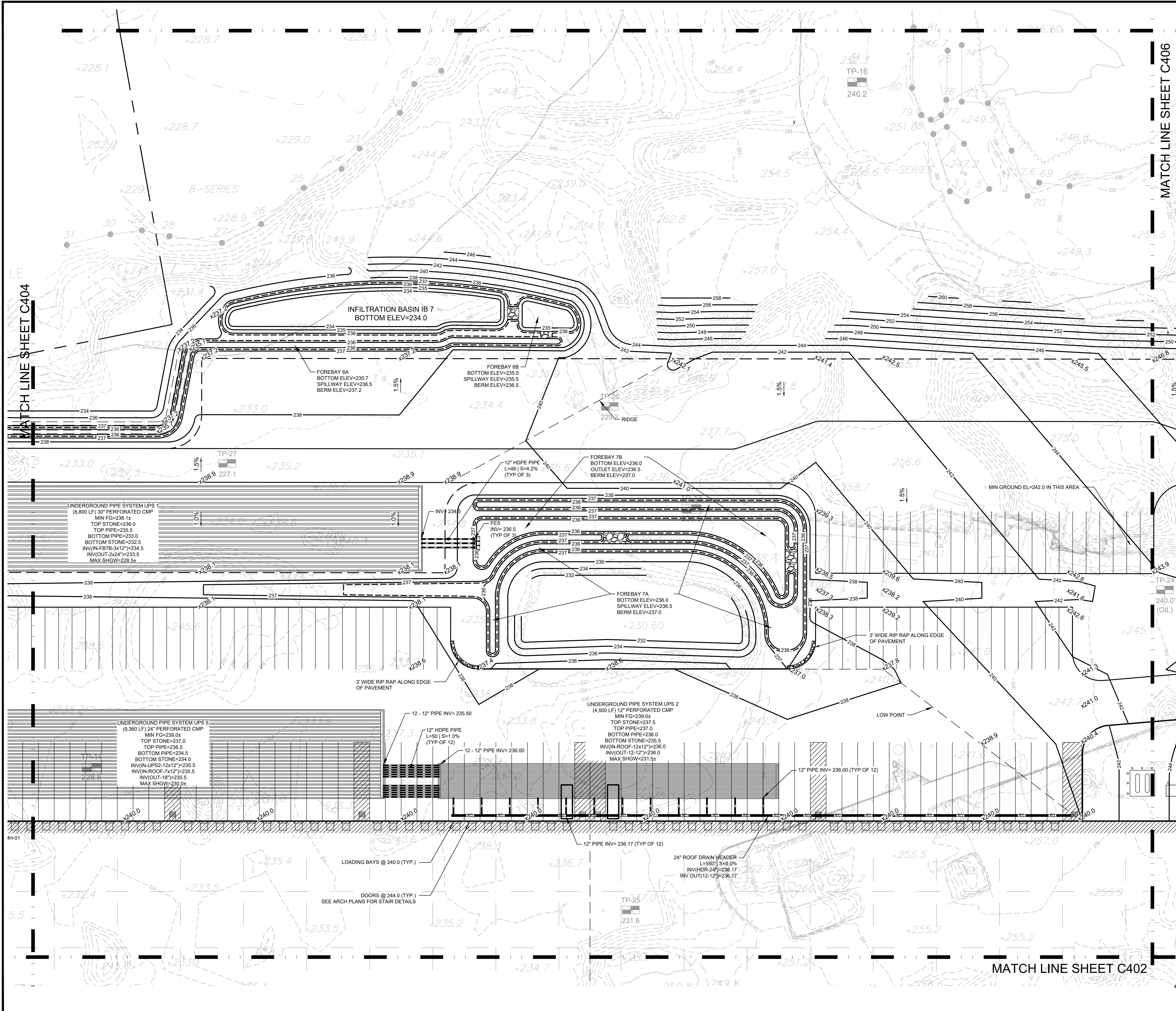
SHEET NUMBER:
C404

ISSUED FOR : PERMIT



NOTE:
1. SEE SHEET C401 FOR LEGEND.





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 CIVIL ENGINEERING
 CONSULTING

300 WASHINGTON STREET, SUITE 216
 DORHAM, MA 01920
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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 21013

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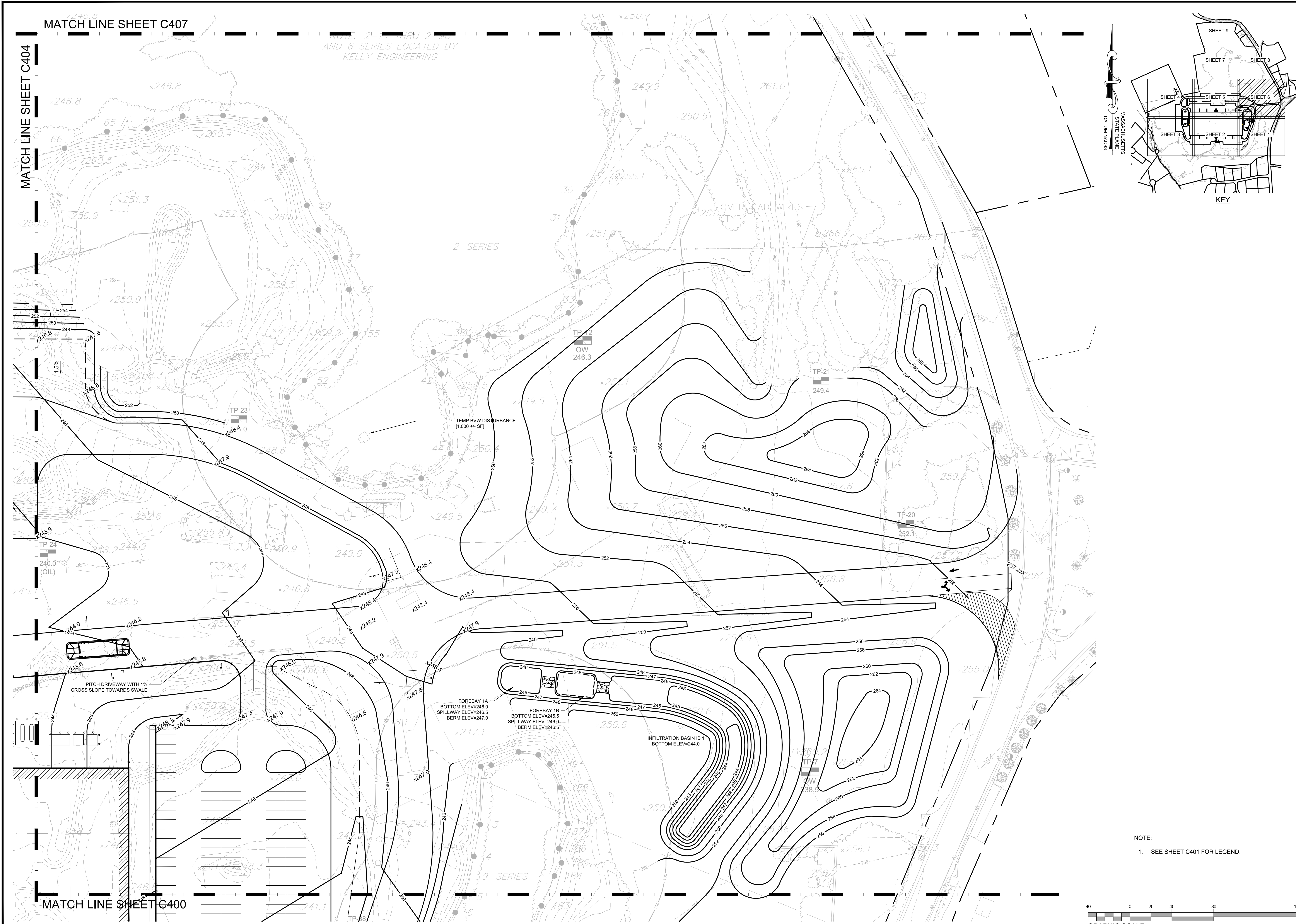
SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:
C405

NOTE:
 1. SEE SHEET C401 FOR LEGEND.





MATCH LINE SHEET C407

MATCH LINE SHEET C404

MATCH LINE SHEET C400

AND 6 SERIES LOCATED BY
KELLY ENGINEERING

2-SERIES

FOREBAY 1A
BOTTOM ELEV=248.0
SPILLWAY ELEV=246.5
BERM ELEV=247.0

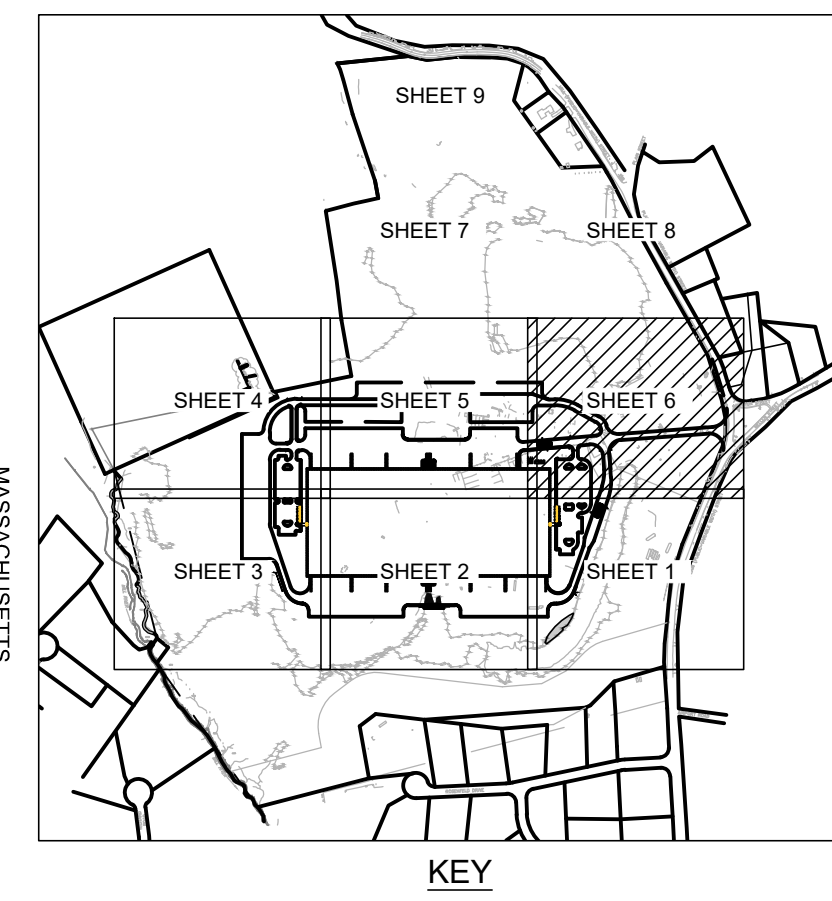
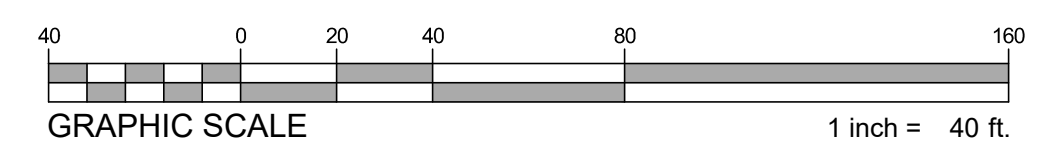
FOREBAY 1B
BOTTOM ELEV=245.5
SPILLWAY ELEV=246.0
BERM ELEV=246.5

INFILTRATION BASIN 1B-1
BOTTOM ELEV=244.0

9-SERIES

OVERHEAD WIRES
281' TYP

NOTE:
1. SEE SHEET C401 FOR LEGEND.



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CIVIL ENGINEERING
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CLIENT:
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133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:

SEAL



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

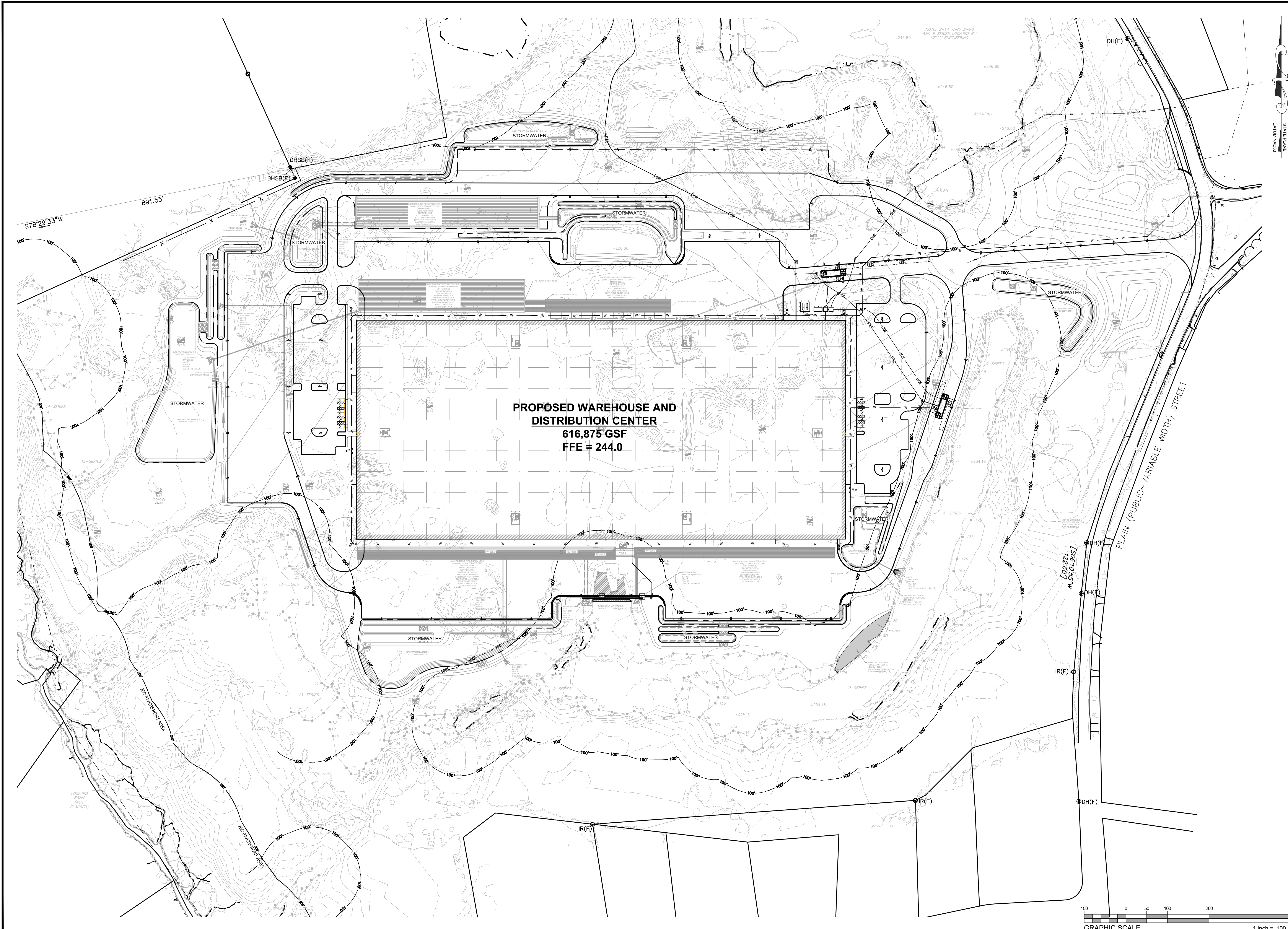
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21013

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SHEET TITLE:
GRADING &
DRAINAGE PLAN

SHEET NUMBER:
C406

ISSUED FOR : PERMIT



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 CIVIL ENGINEERING
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 800 WASHINGTON STREET, SUITE 216
 DORHAM, MA 01928
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

DOUGLAS J. HARTNETT
 CIVIL ENGINEER
 No. 3778
 1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

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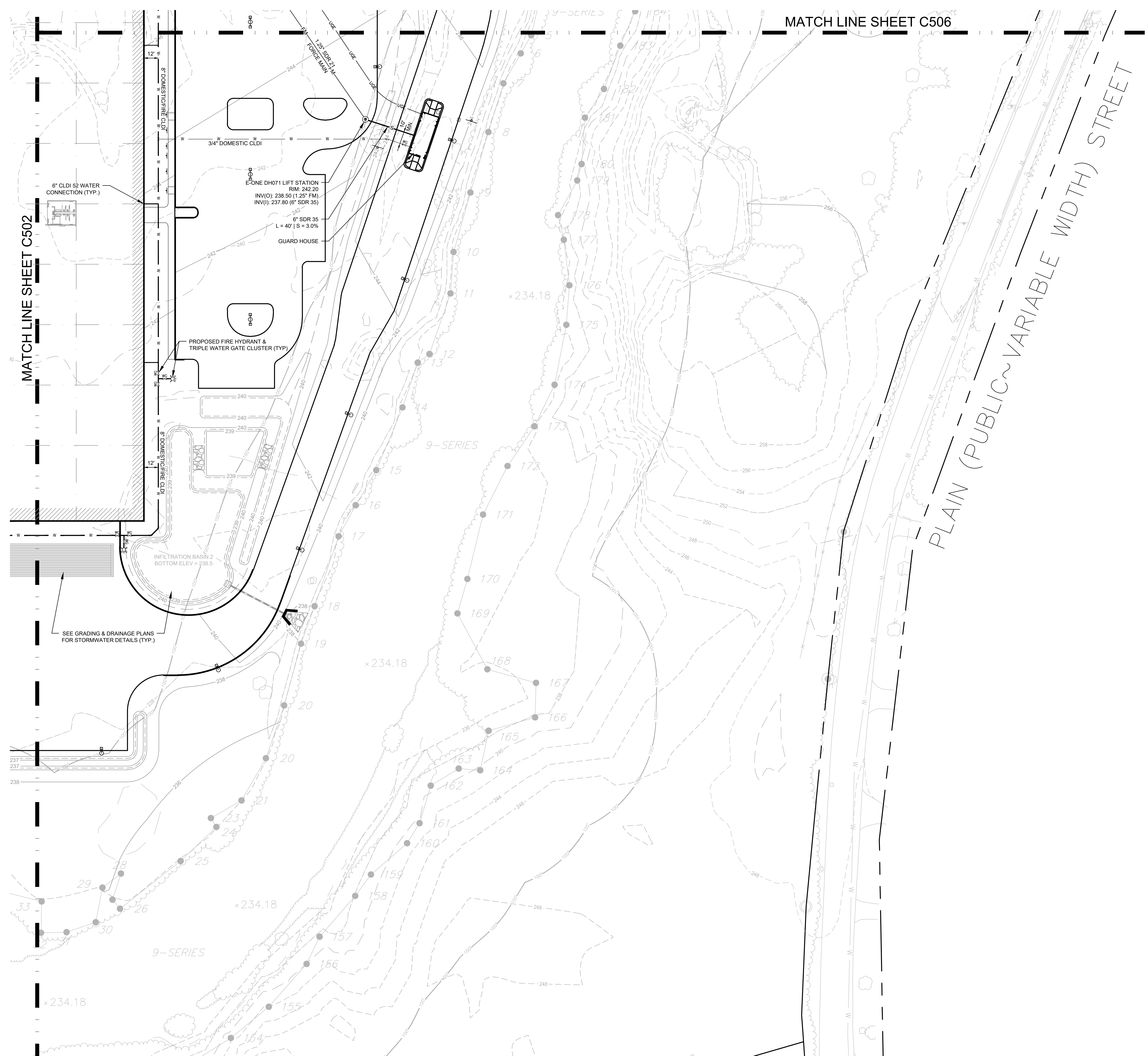
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SHEET TITLE:
**OVERALL
 UTILITY
 PLAN**

SHEET NUMBER:
C500

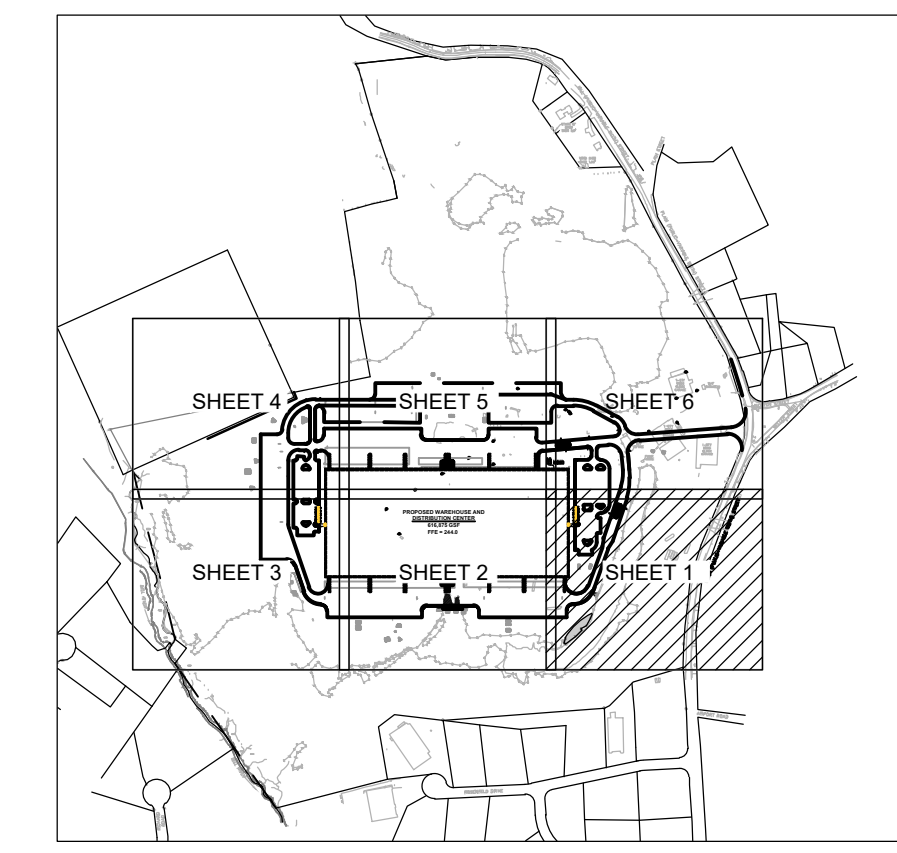
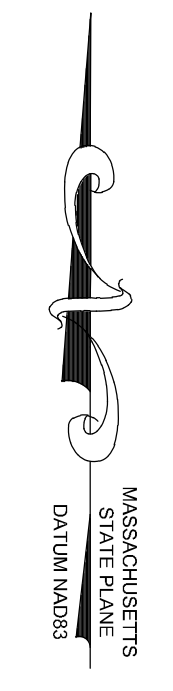
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MATCH LINE SHEET C506

MATCH LINE SHEET C502

PLAIN (PUBLIC VARIABLE WIDTH) STREET



SYMBOL LEGEND	
W	PROPOSED WATER SERVICE
FM	PROPOSED FORCE MAIN SERVICE
S	PROPOSED SEWER SERVICE
GAS	PROPOSED GAS SERVICE
OH/E	PROPOSED OVERHEAD ELECTRIC
UG/E	PROPOSED UNDERGROUND ELECTRIC
HY	PROPOSED HYDRANT
WG	PROPOSED WATER GATE
SM	PROPOSED SEWER MANHOLE
UP	PROPOSED UTILITY POLE
LP	PROPOSED LIGHT POLE
SPS	PROPOSED SEWER PUMP STATION

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GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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UTILITY PLAN

SHEET NUMBER:
C501

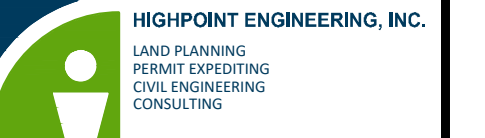
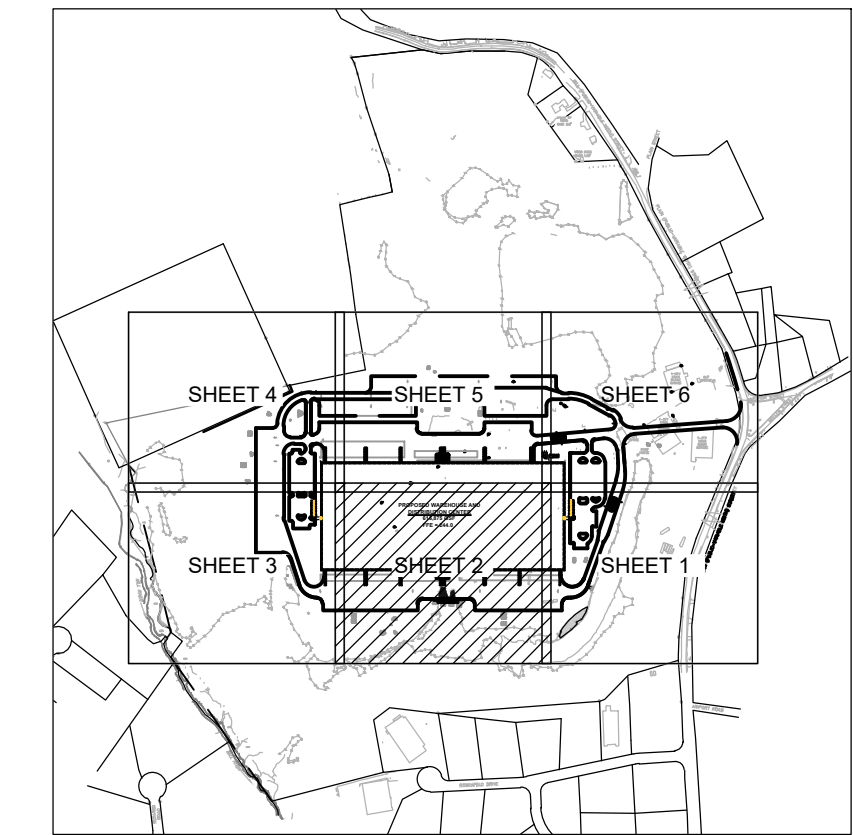
ISSUED FOR : PERMIT

MATCH LINE SHEET C505

MATCH LINE SHEET C501

PROPOSED WAREHOUSE AND DISTRIBUTION CENTER

616,875 GSF
FFE = 244.0



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Boston, MA 02110

CONSULTANT:



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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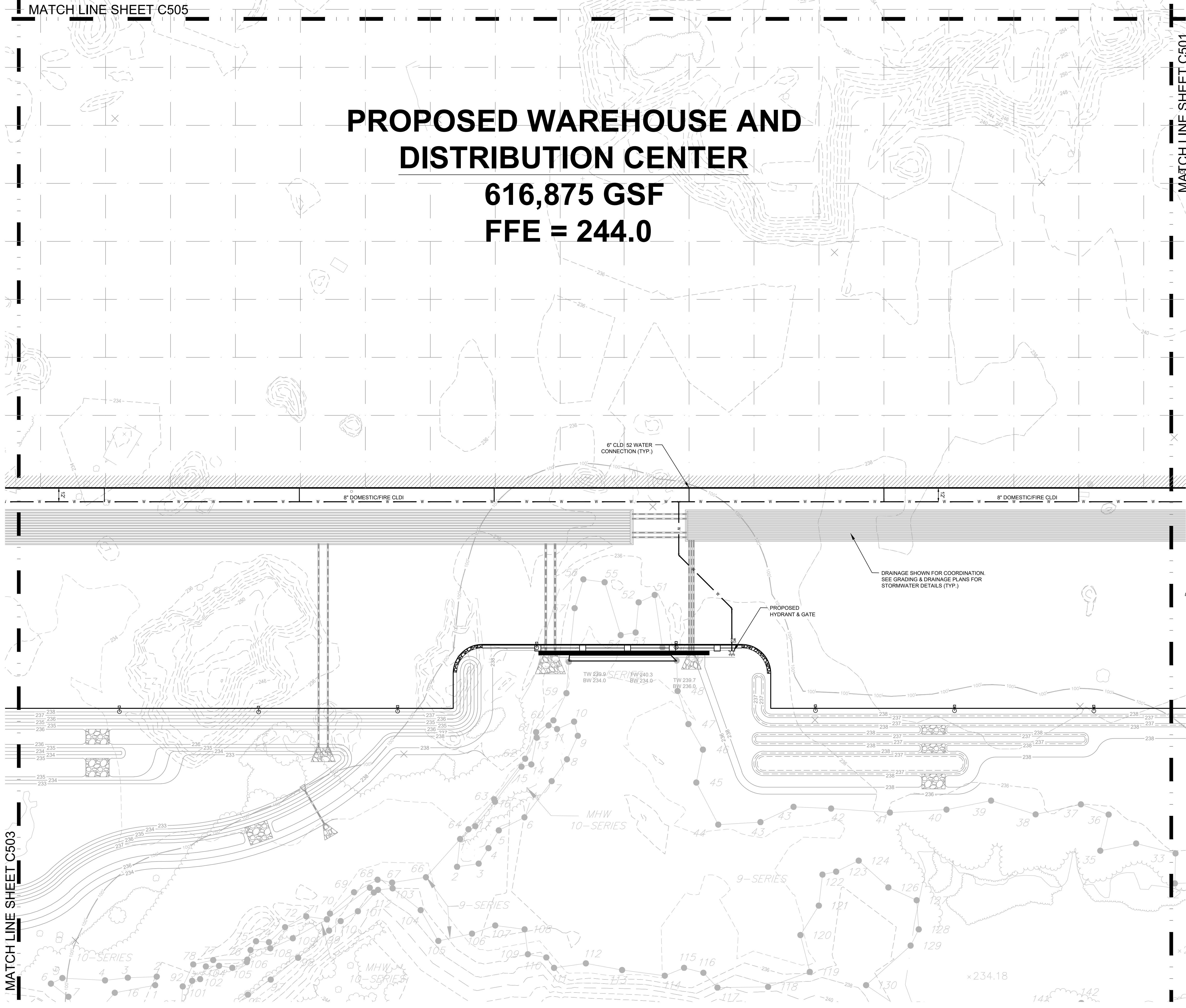
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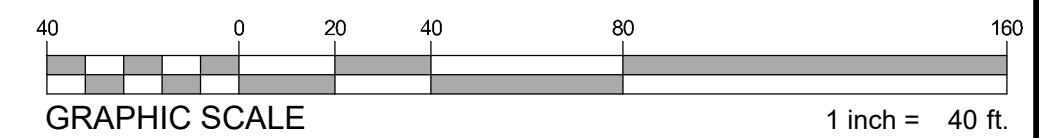
UTILITY PLAN

SHEET NUMBER:
C502

ISSUED FOR: PERMIT



NOTE:
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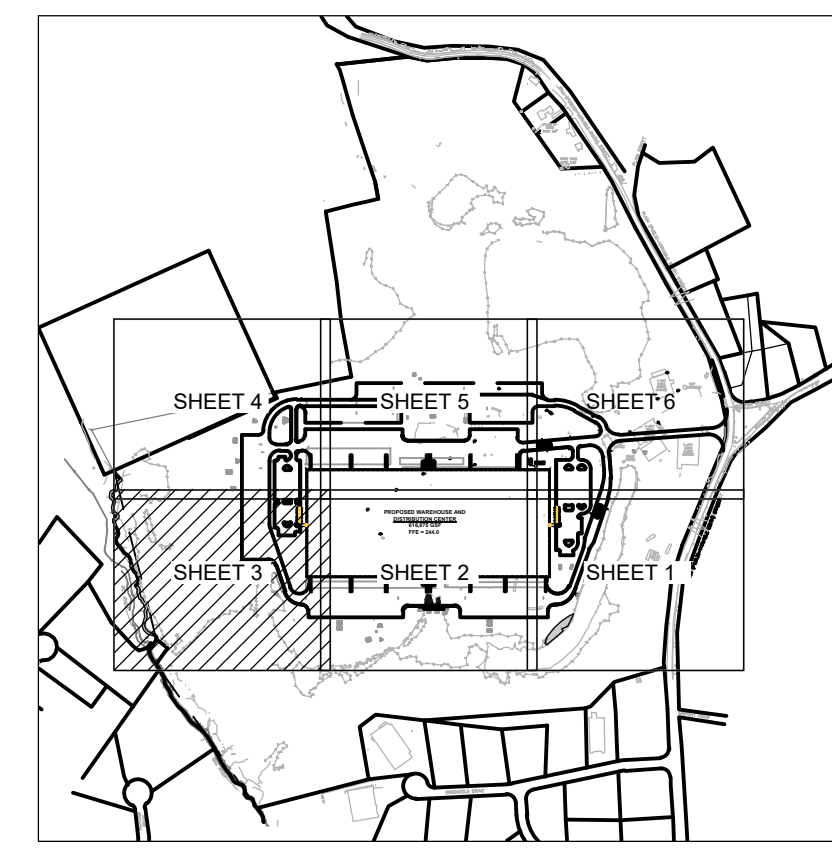


MATCH LINE SHEET C503

MATCH LINE SHEET C504

Wu= 4.5'
Wd= 18'
SEE DETAIL SHEET.
1" DEEP GRASS
DRAINAGE CHANNEL

MATCH LINE SHEET C502



260 NASSAQUOI EXECUTIVE CENTER
180 WASHINGTON STREET, SUITE 216
BOSTON, MA 02109
www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
133 Pearl Street, Suite 300
Boston, MA 02110

CONSULTANT:

SEAL



1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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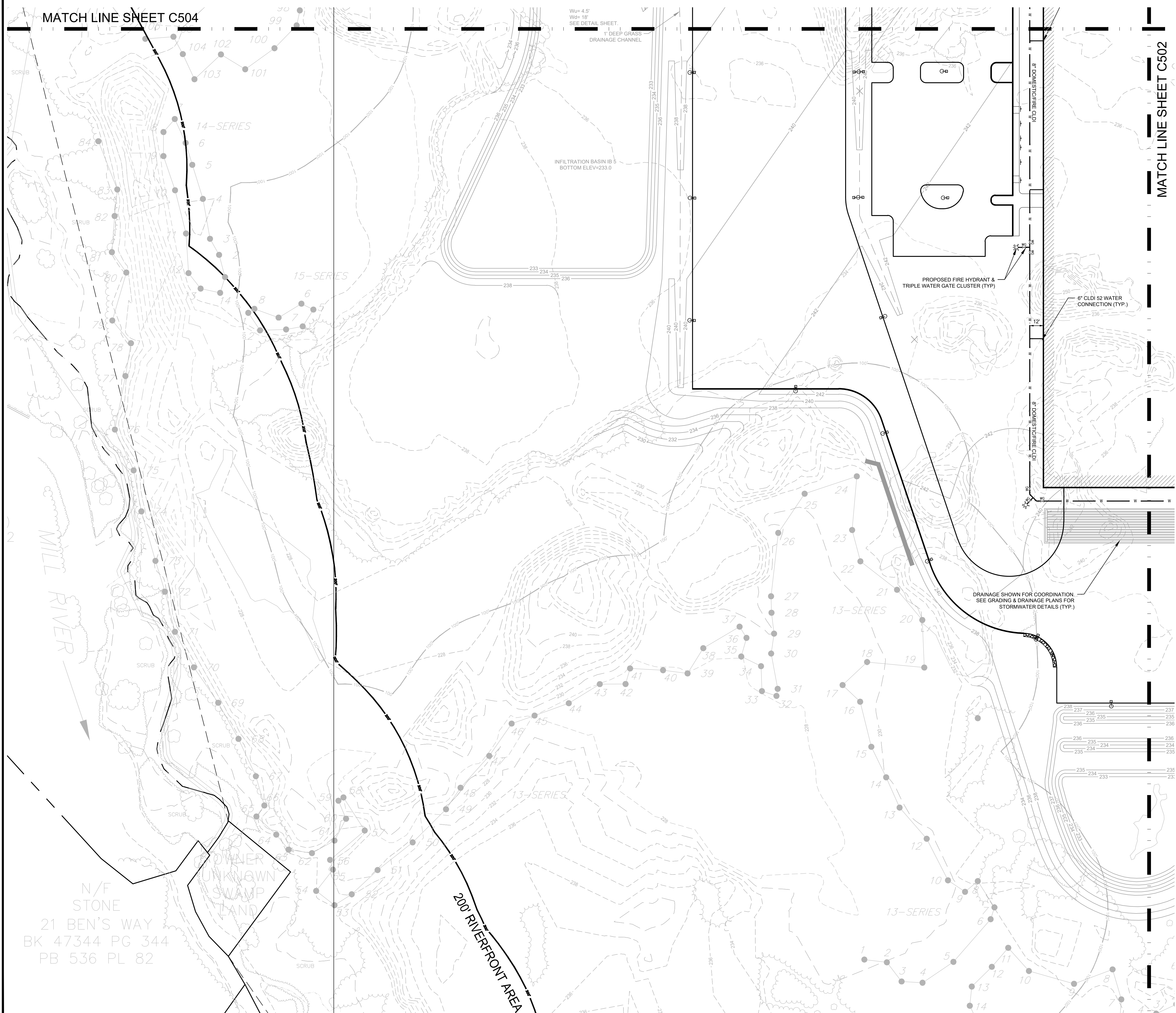
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SHEET TITLE:

UTILITY PLAN

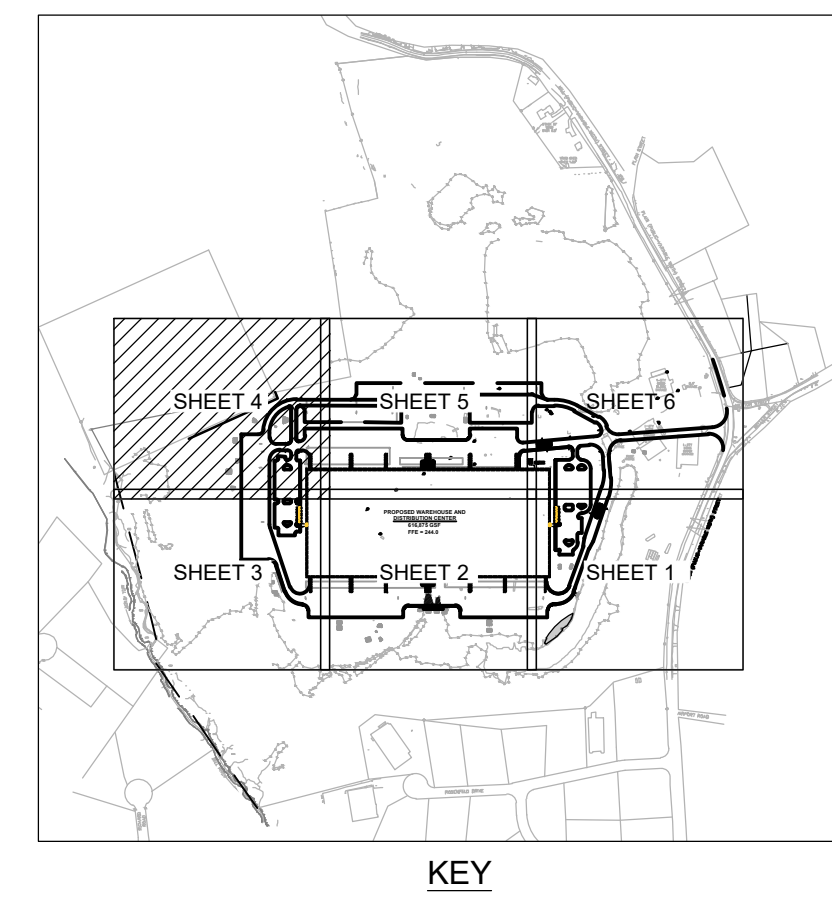
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C503

ISSUED FOR: PERMIT

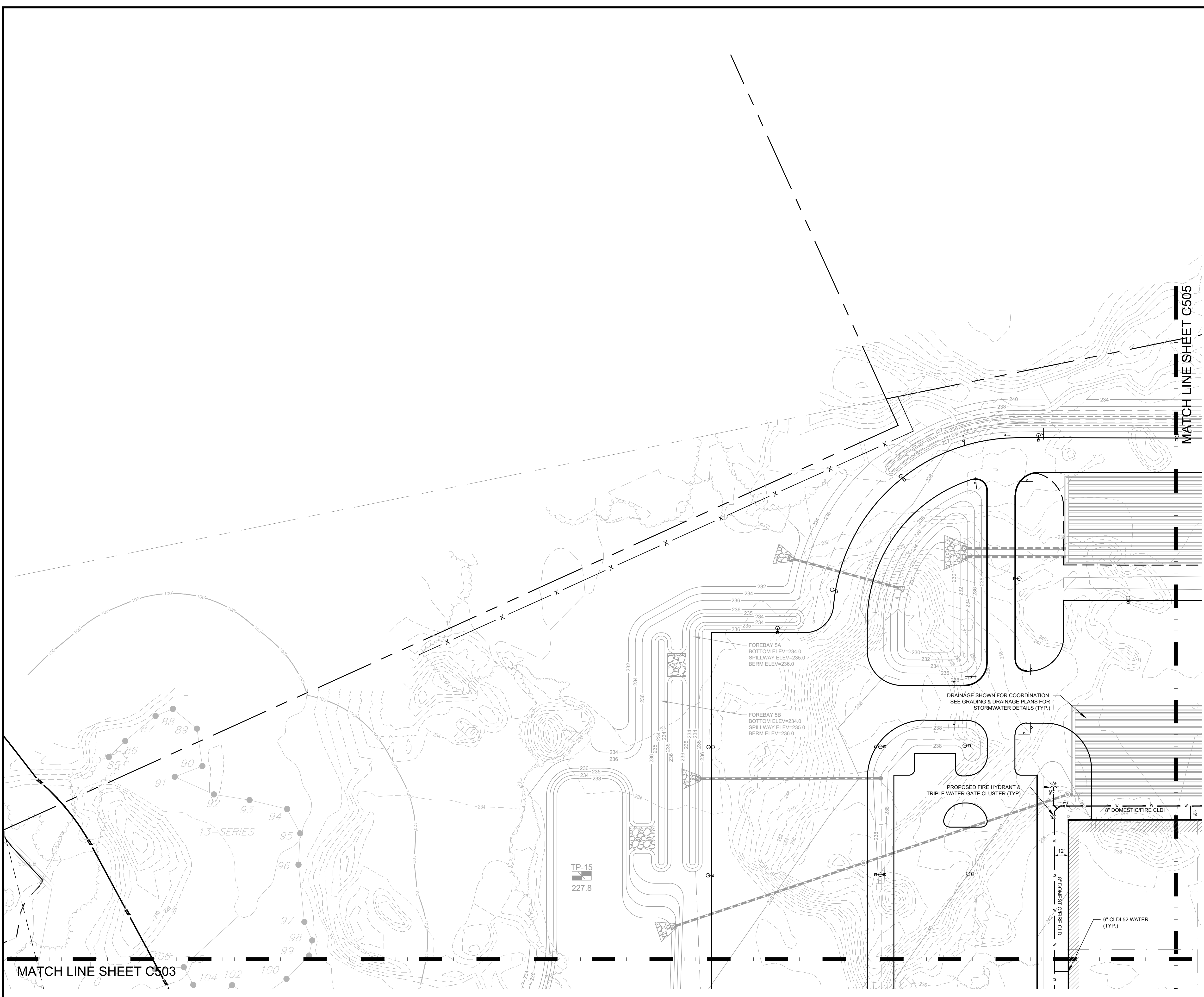


N/F
STONE
21 BEN'S WAY
BK 47344 PG 344
PB 536 PL 82

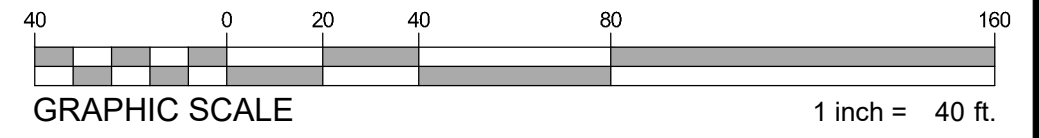
OWNER
UNKNOWN
SWAMP
LAND



MASSACHUSETTS
 STATE PLANNING
 DATUM MARKS



NOTE:
 1. SEE SHEET C501 FOR LEGEND.



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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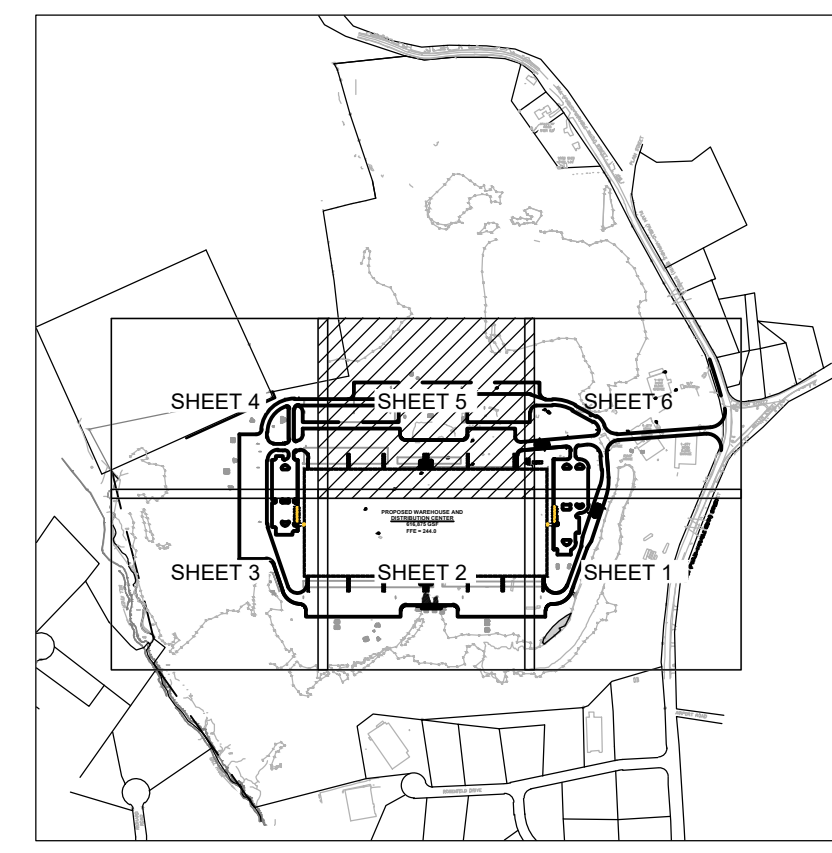
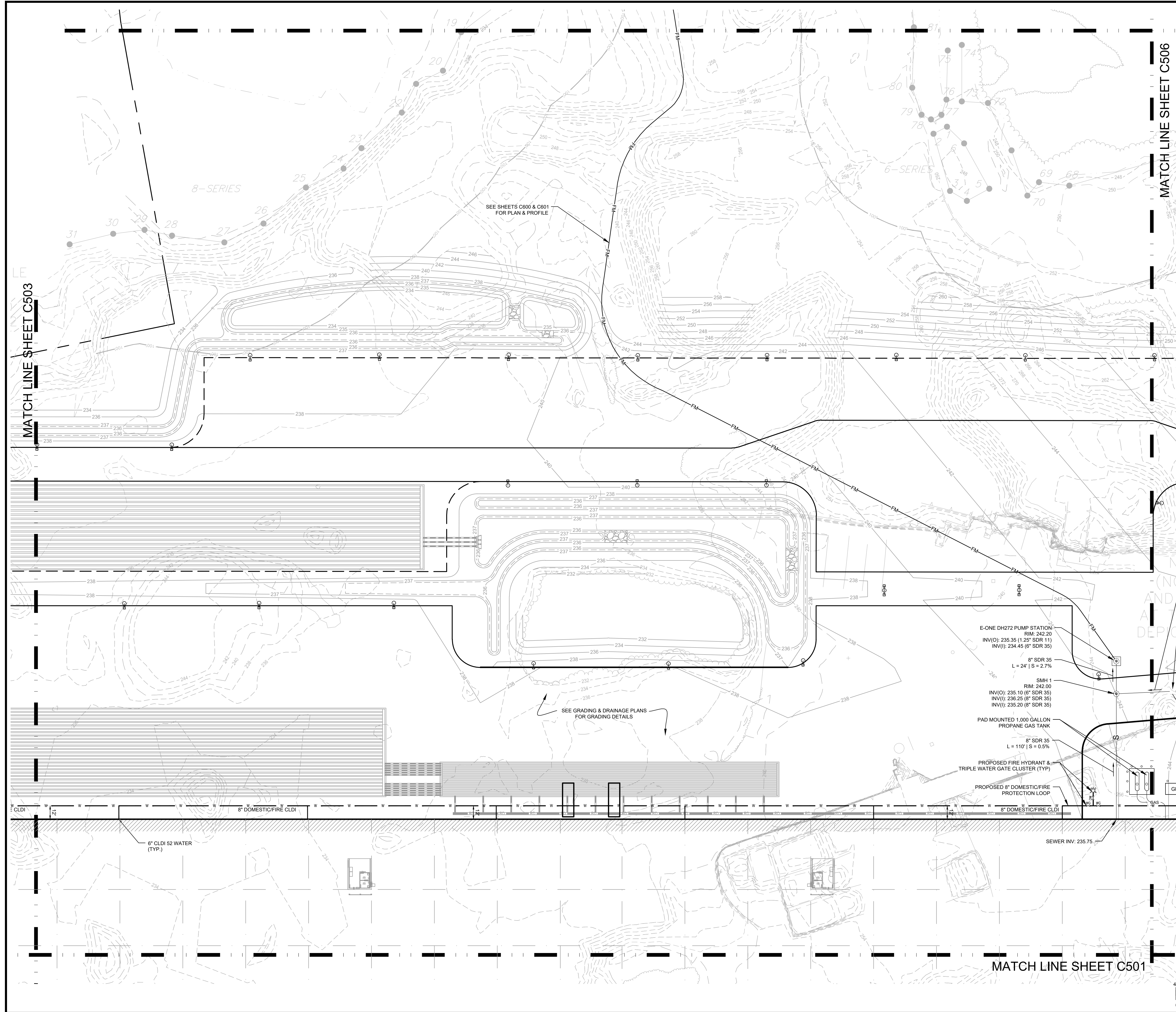
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UTILITY PLAN

SHEET NUMBER:
C504

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 CONSULTING
 180 WASHINGTON STREET, SUITE 216
 DORCHESTER, MA 02126
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:
 SEAL



1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPDEALE, MA

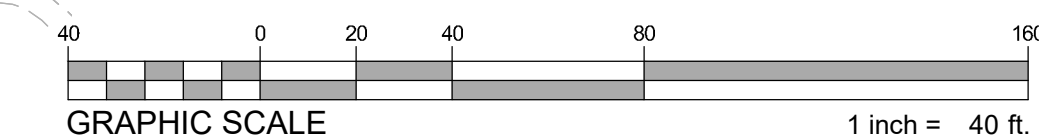
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SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C505

NOTE:
 1. SEE SHEET C501 FOR LEGEND.



MATCH LINE SHEET C501

MATCH LINE SHEET C506

MATCH LINE SHEET C503

SEE SHEETS C600 & C601
 FOR PLAN & PROFILE

SEE GRADING & DRAINAGE PLANS
 FOR GRADING DETAILS

E-ONE DH272 PUMP STATION
 RIM: 242.20
 INV(O): 235.35 (1.25' SDR 11)
 INV(I): 234.45 (6" SDR 35)
 8" SDR 35
 L = 24' | S = 2.7%

SMH 1
 RIM: 242.00
 INV(O): 235.10 (6" SDR 35)
 INV(I): 236.25 (8" SDR 35)
 INV(I): 235.20 (8" SDR 35)

PAD MOUNTED 1,000 GALLON
 PROPANE GAS TANK
 8" SDR 35
 L = 110' | S = 0.5%

PROPOSED FIRE HYDRANT &
 TRIPLE WATER GATE CLUSTER (TYP)

PROPOSED 8" DOMESTIC/FIRE
 PROTECTION LOOP

8" DOMESTIC/FIRE CLDI

SEWER INV: 235.75

6" CLDI 52 WATER
 (TYP.)

8" DOMESTIC/FIRE CLDI

8-SERIES

6-SERIES

31

30

28

27

26

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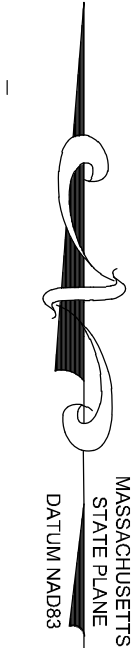
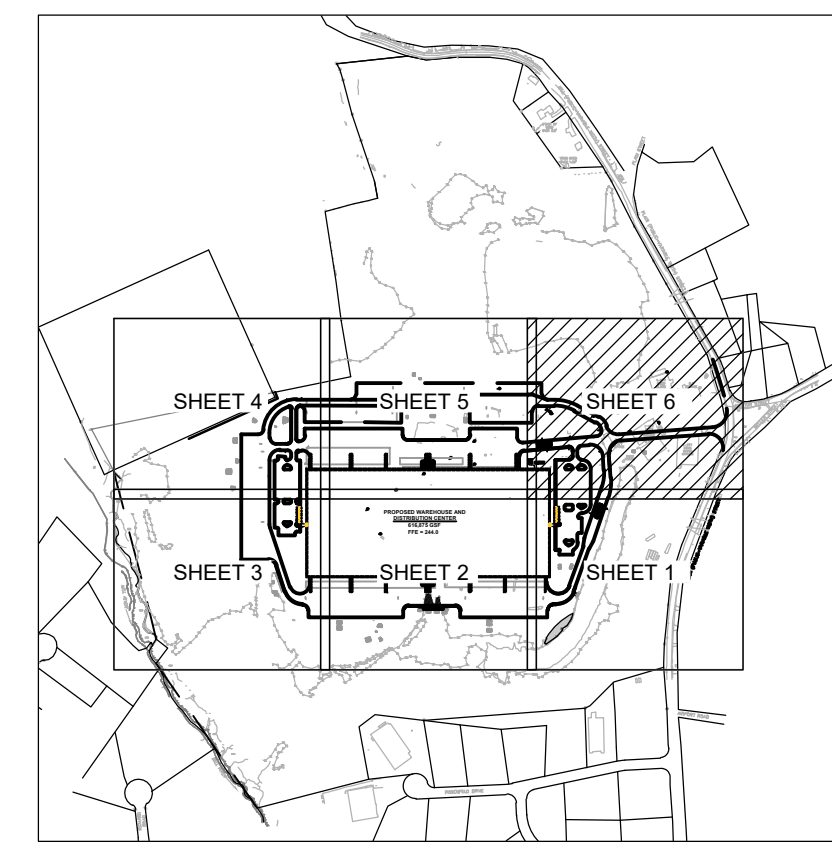
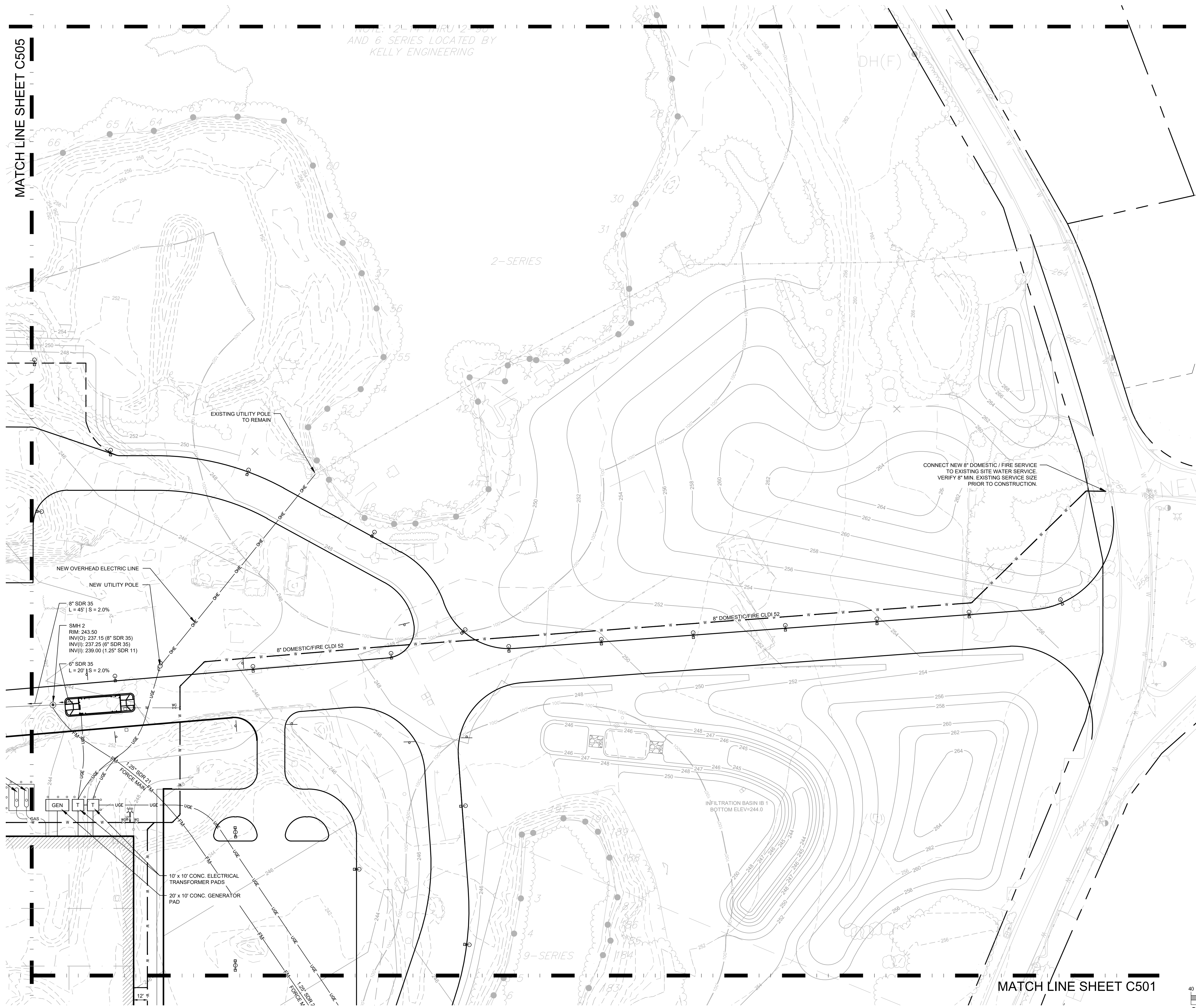
3

2

1

MATCH LINE SHEET C505

DATE: 12/15/2021
AND 6 SERIES LOCATED BY
KELLY ENGINEERING



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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UTILITY PLAN

SHEET NUMBER:
C506

ISSUED FOR : PERMIT

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

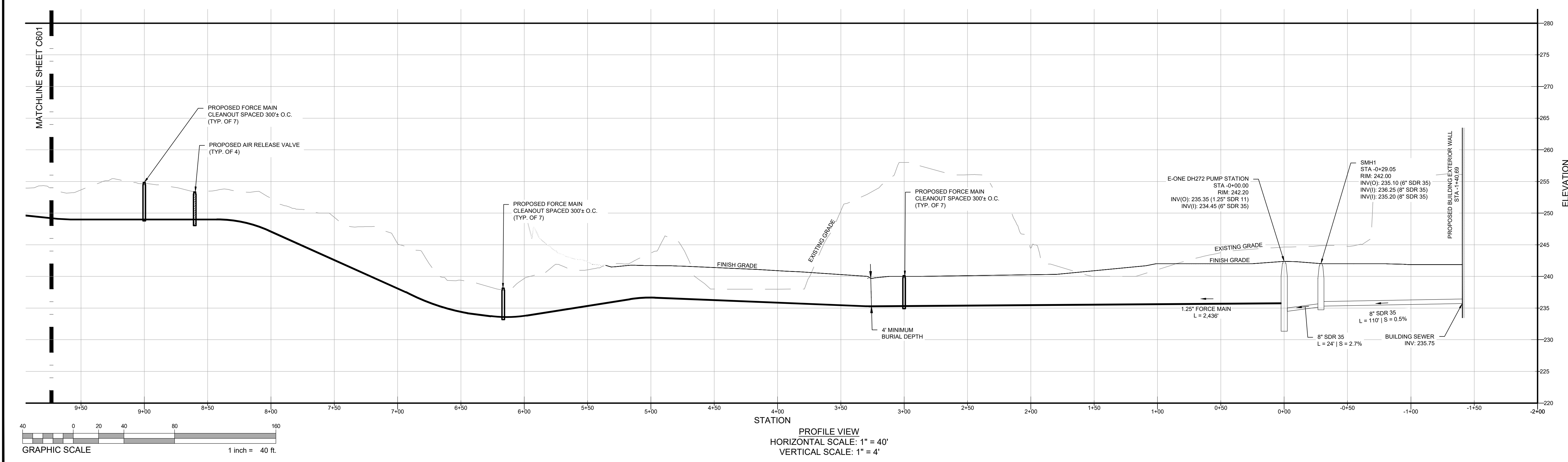
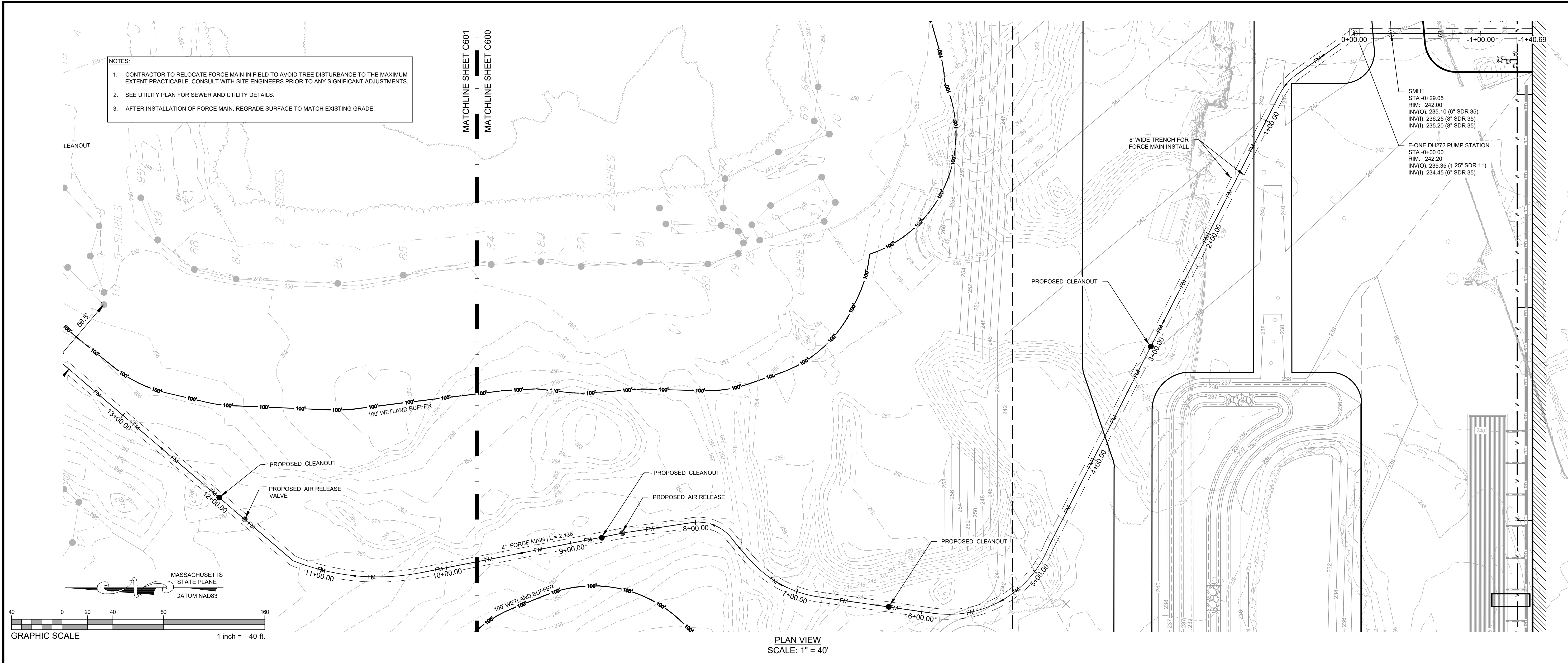
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PLAN & PROFILE

SHEET NUMBER:
C600

ISSUED FOR : PERMIT



- NOTES:
- CONTRACTOR TO RELOCATE FORCE MAIN IN FIELD TO AVOID TREE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE. CONSULT WITH SITE ENGINEERS PRIOR TO ANY SIGNIFICANT ADJUSTMENTS.
 - SEE UTILITY PLAN FOR SEWER AND UTILITY DETAILS.
 - AFTER INSTALLATION OF FORCE MAIN, REGRADE SURFACE TO MATCH EXISTING GRADE.

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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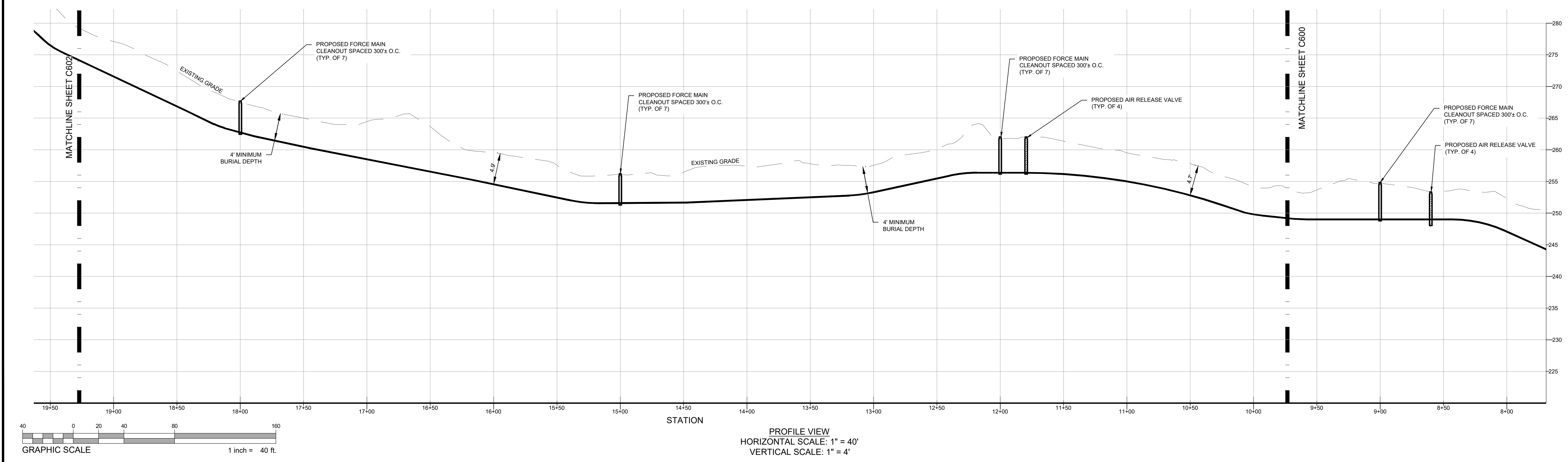
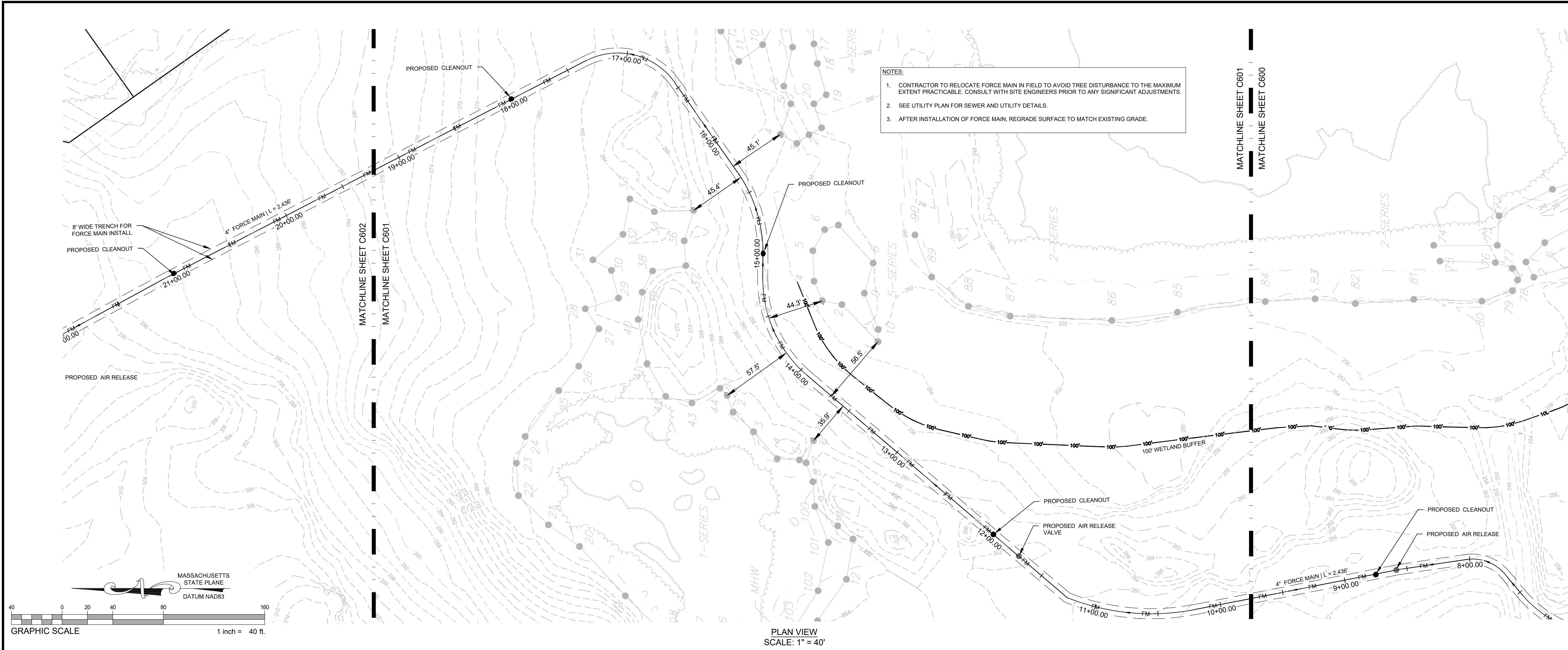
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SHEET TITLE:

**PLAN &
 PROFILE**

SHEET NUMBER:
C601

ISSUED FOR : PERMIT

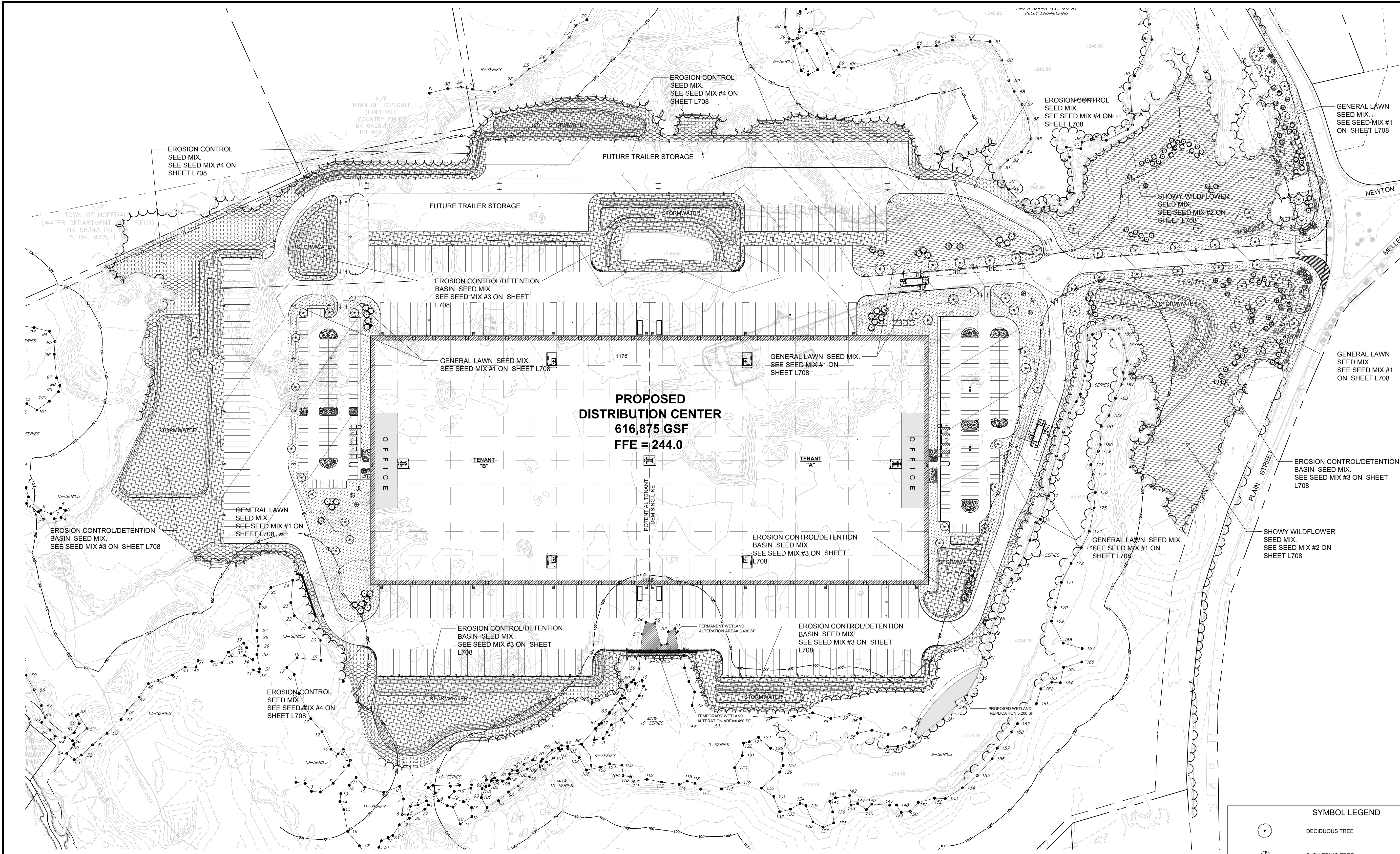


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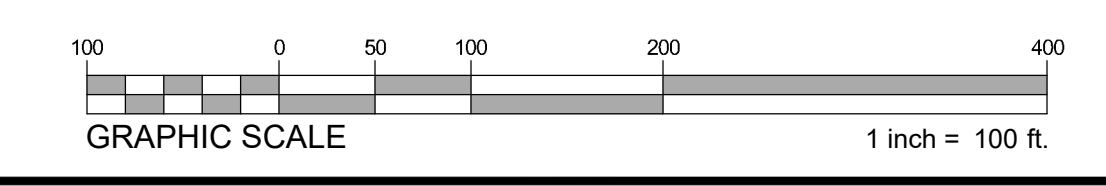
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ISSUE DATE:
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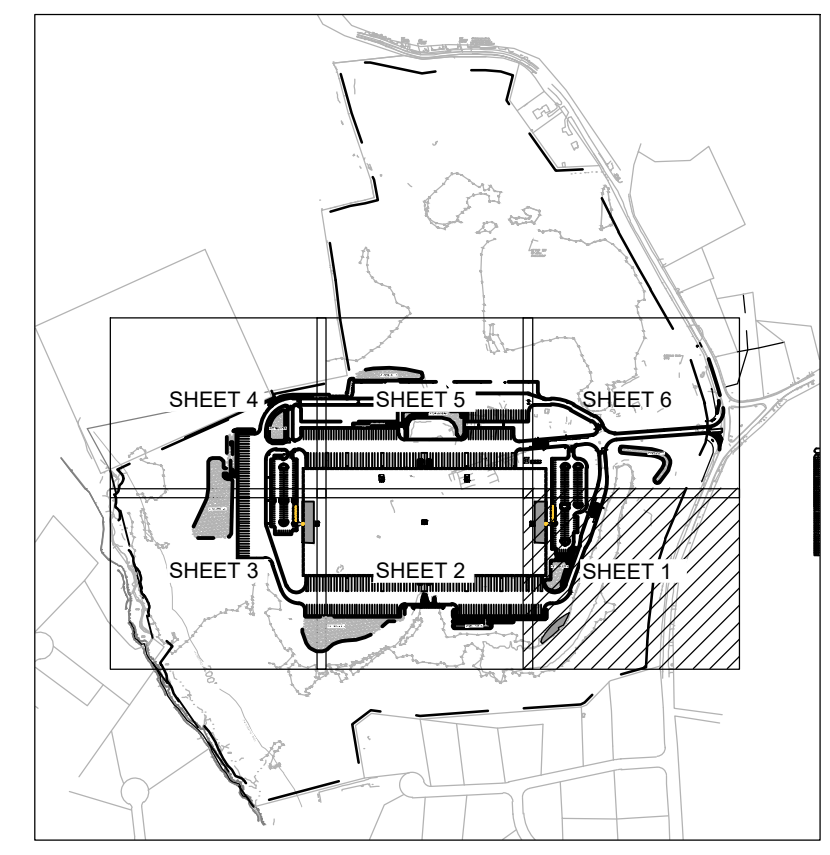
**LANDSCAPE &
SEED MIX AREAS
PLAN**

SHEET NUMBER:
C700
ISSUED FOR: PERMIT



SYMBOL LEGEND	
	DECIDUOUS TREE
	FLOWERING TREE
	EVERGREEN TREE
	SHRUBS / ORNAMENTAL GRASSES
	PERENNIAL MASSES
	LIMIT OF PLANT BEDS
	SEED MIX #1 - TURF GRASS
	SEED MIX #2 - SHOWY WILDFLOWER MIX
	SEED MIX #3 - EROSION CONTROL/DETENTION BASIN-MOIST SITE
	SEED MIX #4 - EROSION CONTROL/DRY SITE





KEY

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

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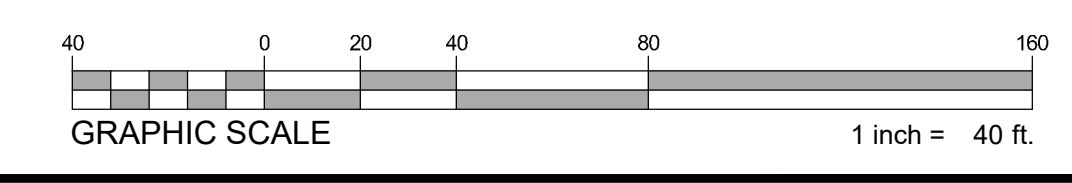
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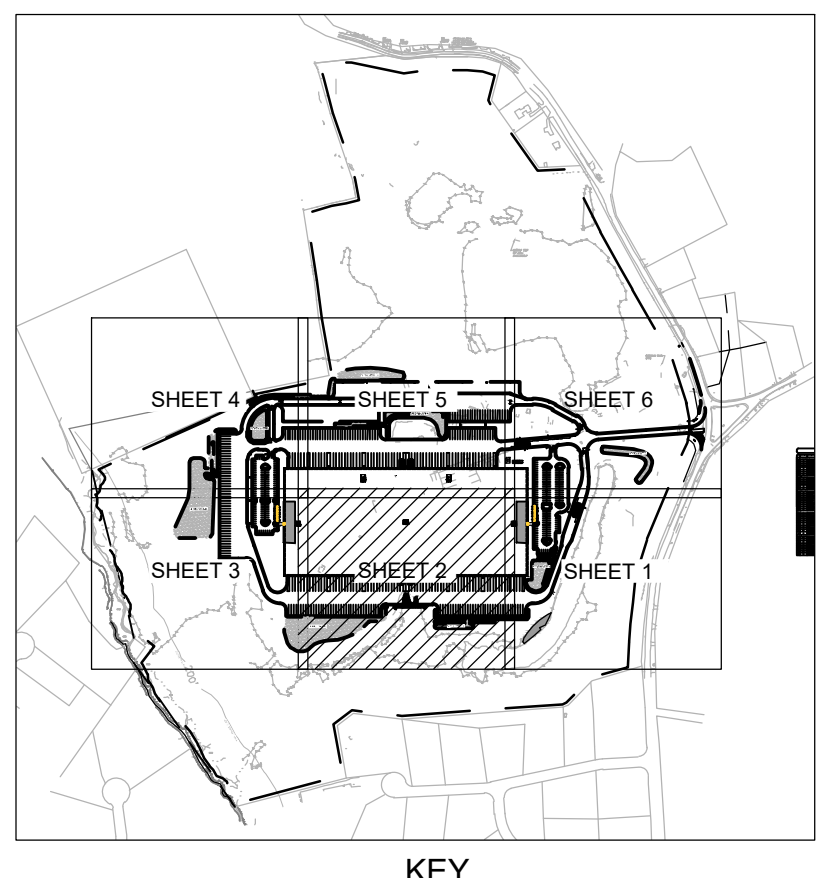
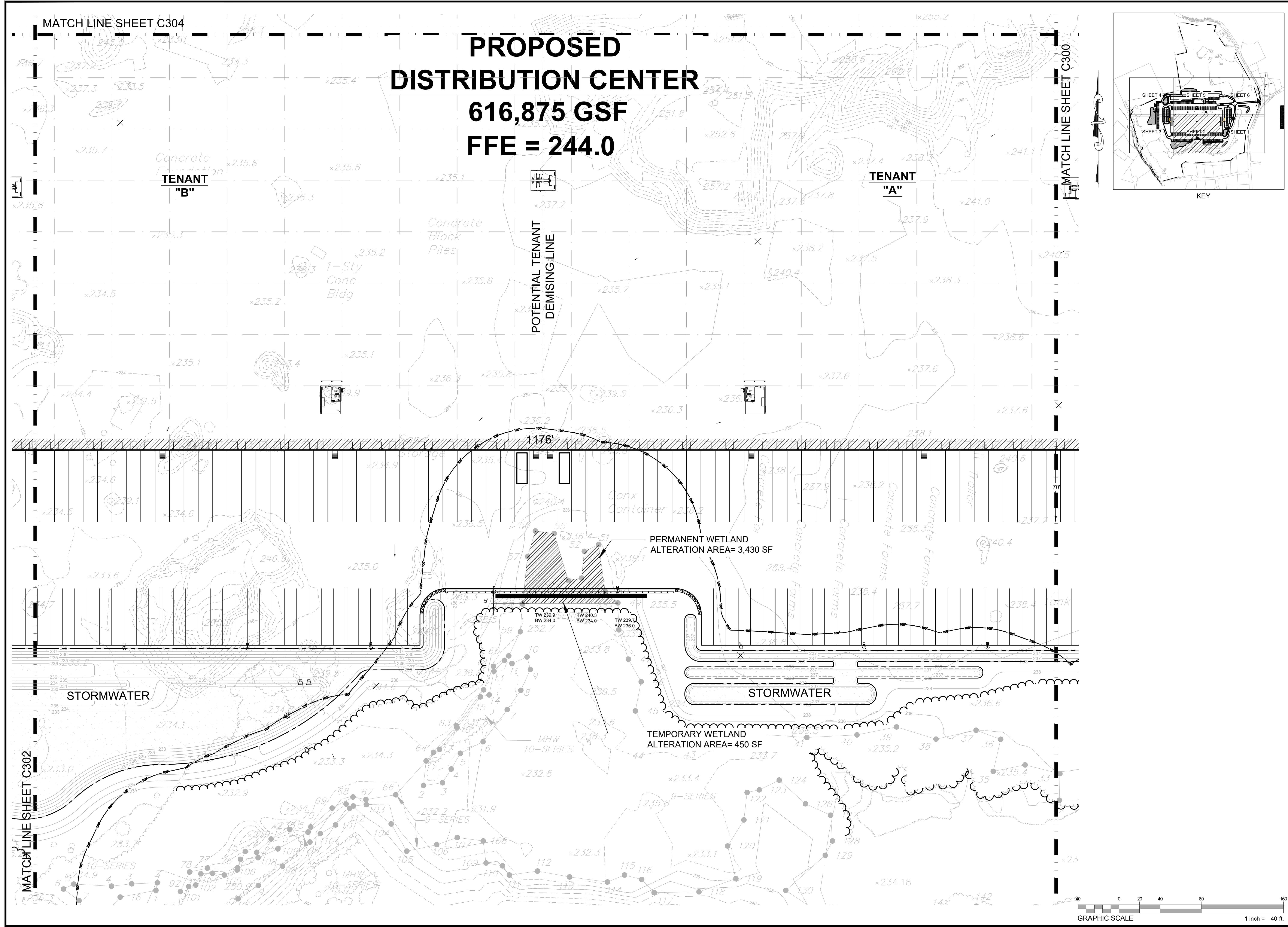
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C701

ISSUED FOR: PERMIT





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 CONSULTING

100 WASHINGTON STREET, SUITE 216
 FLYING SALES, MASSACHUSETTS

www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SCALE

DOUGLAS J. HATNETT
 CIVIL ENGINEER
 REG. NO. 3779
 STATE OF MASSACHUSETTS

1-14-2022

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
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ISSUE TYPE:
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ISSUE DATE:
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PROJECT NUMBER:
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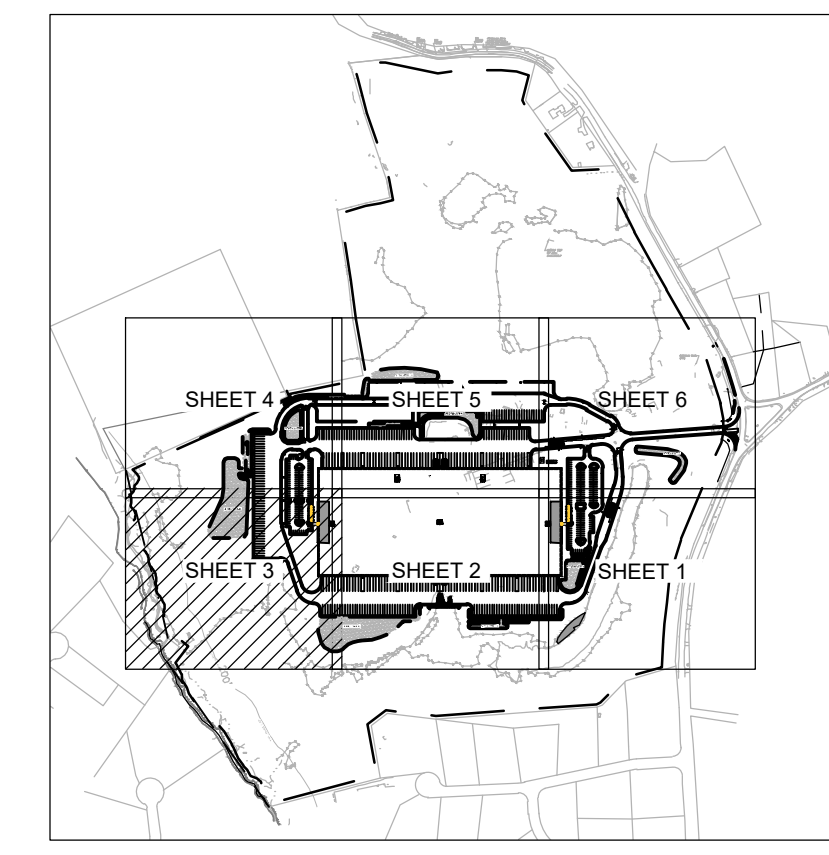
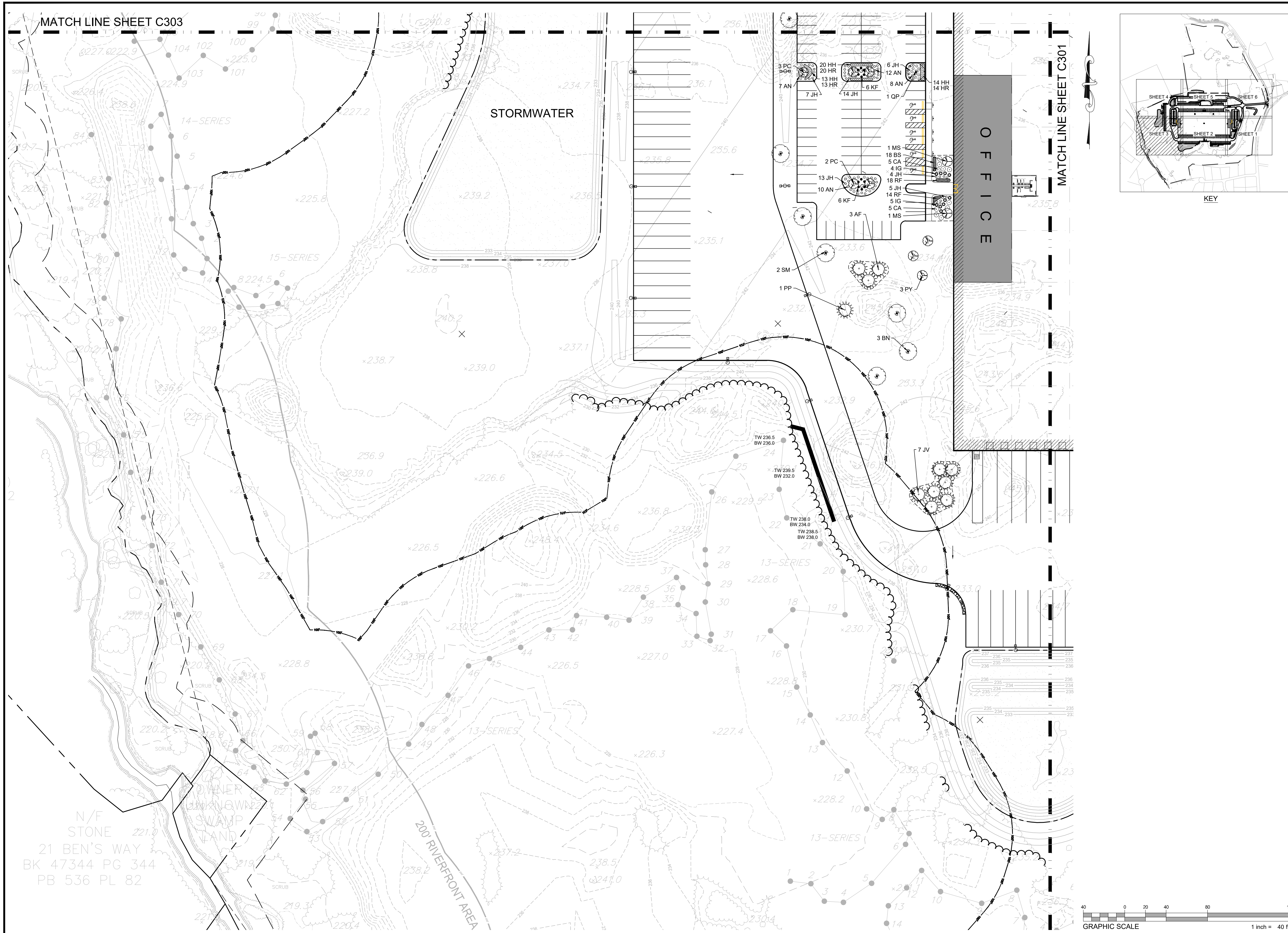
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C702

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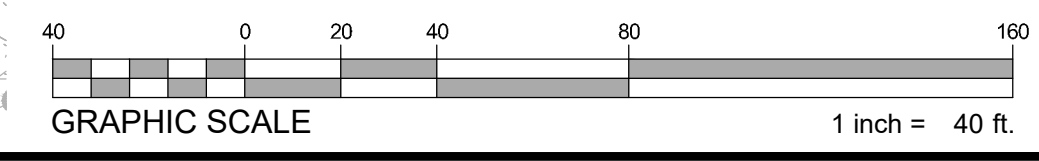


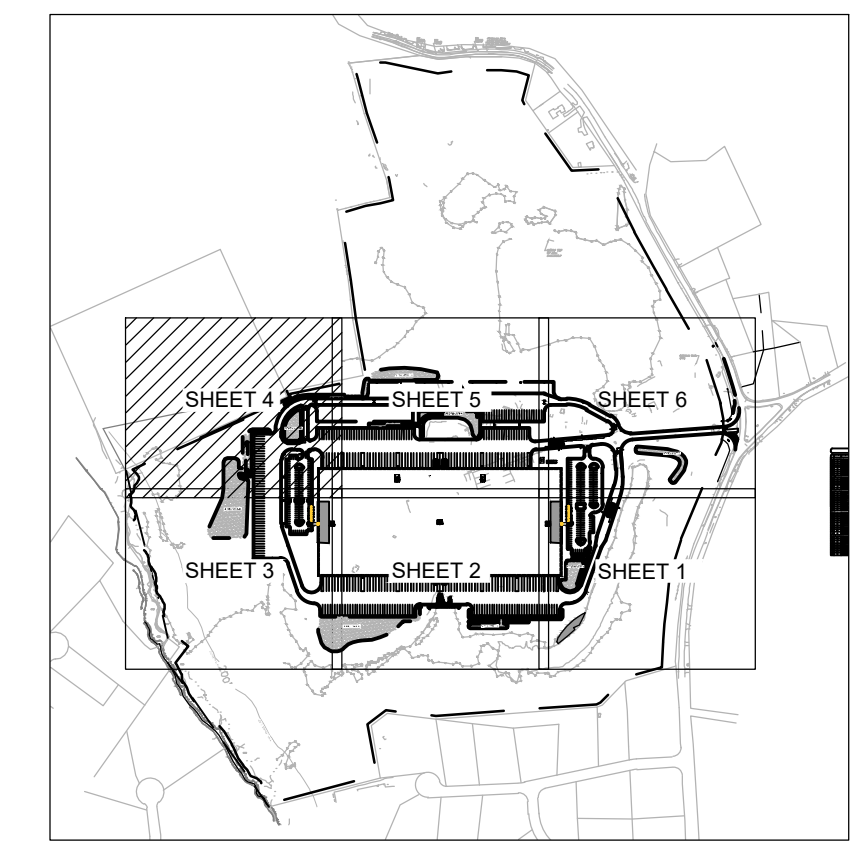
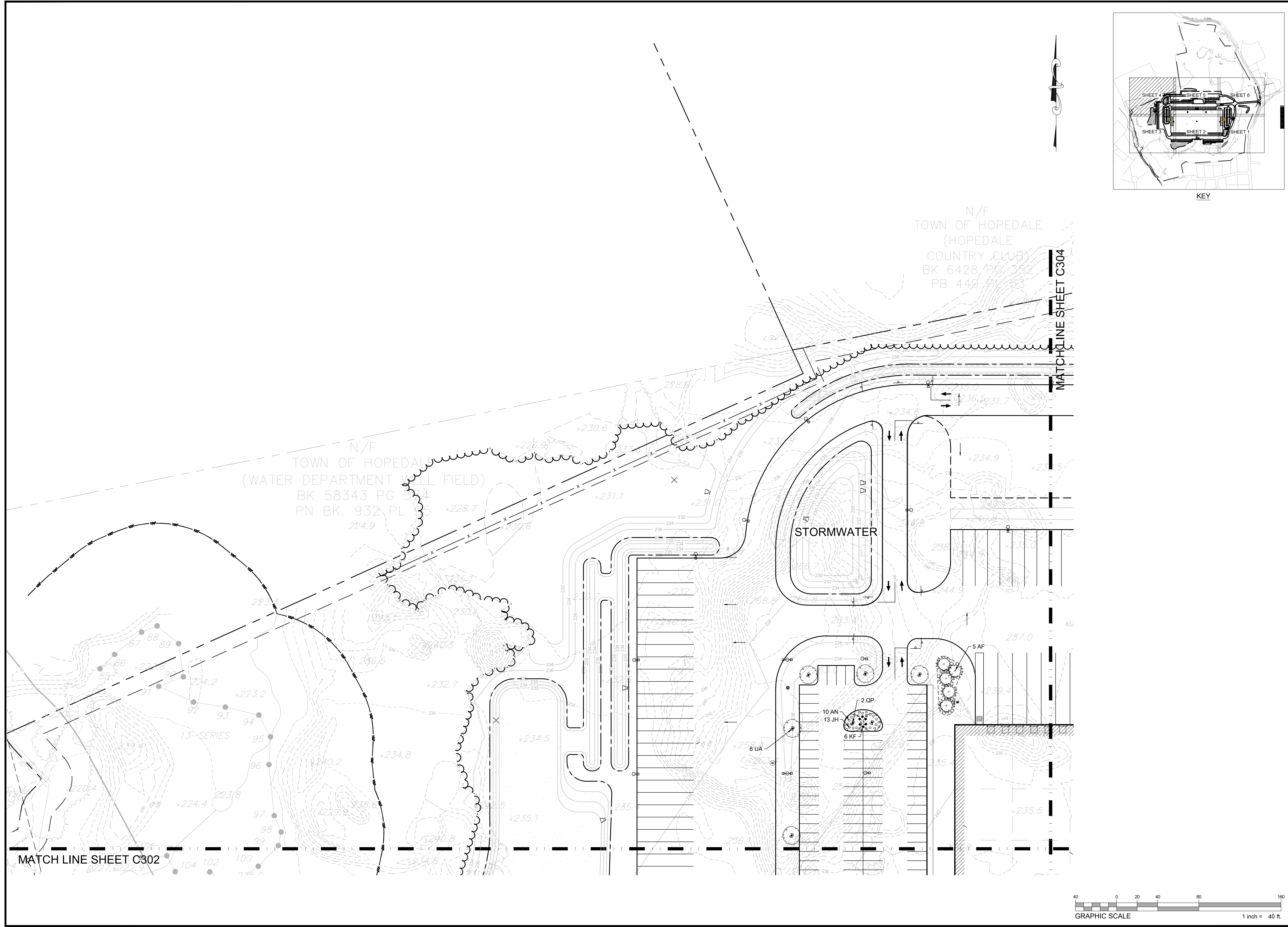
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SHEET TITLE:
LANDSCAPE PLAN





KEY

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 CONSULTING
 25 DEDHAM EXECUTIVE CENTER
 100 WASHINGTON STREET, SUITE 216
 DEDHAM, MA 02019
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:

SEAL

 1-14-2022

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

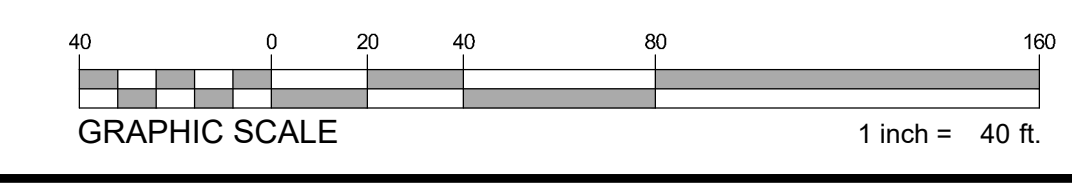
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 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
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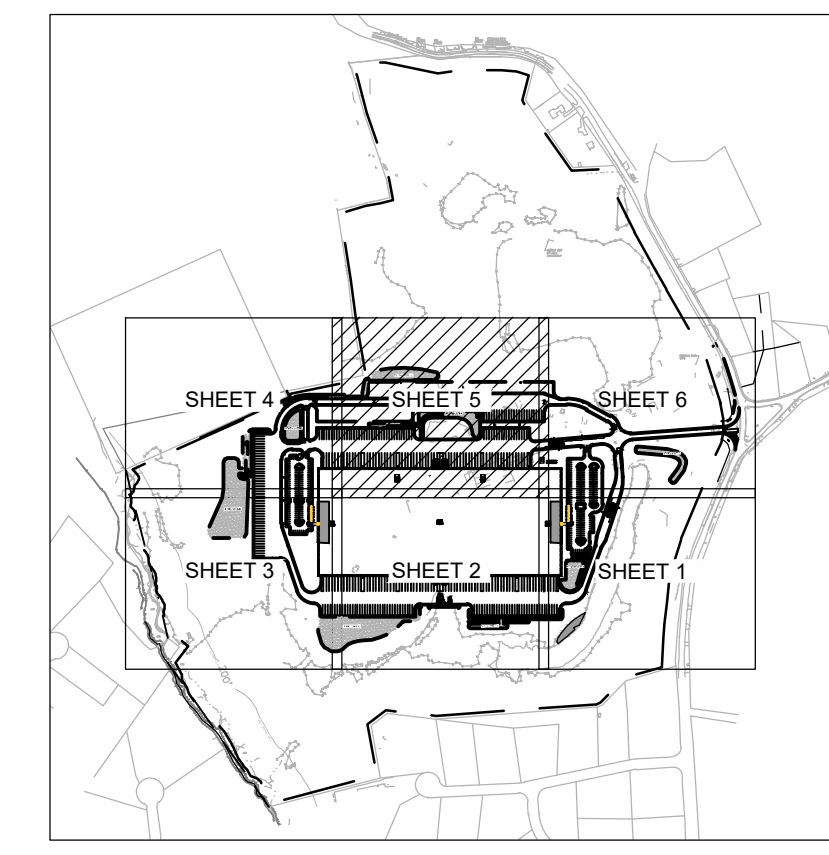
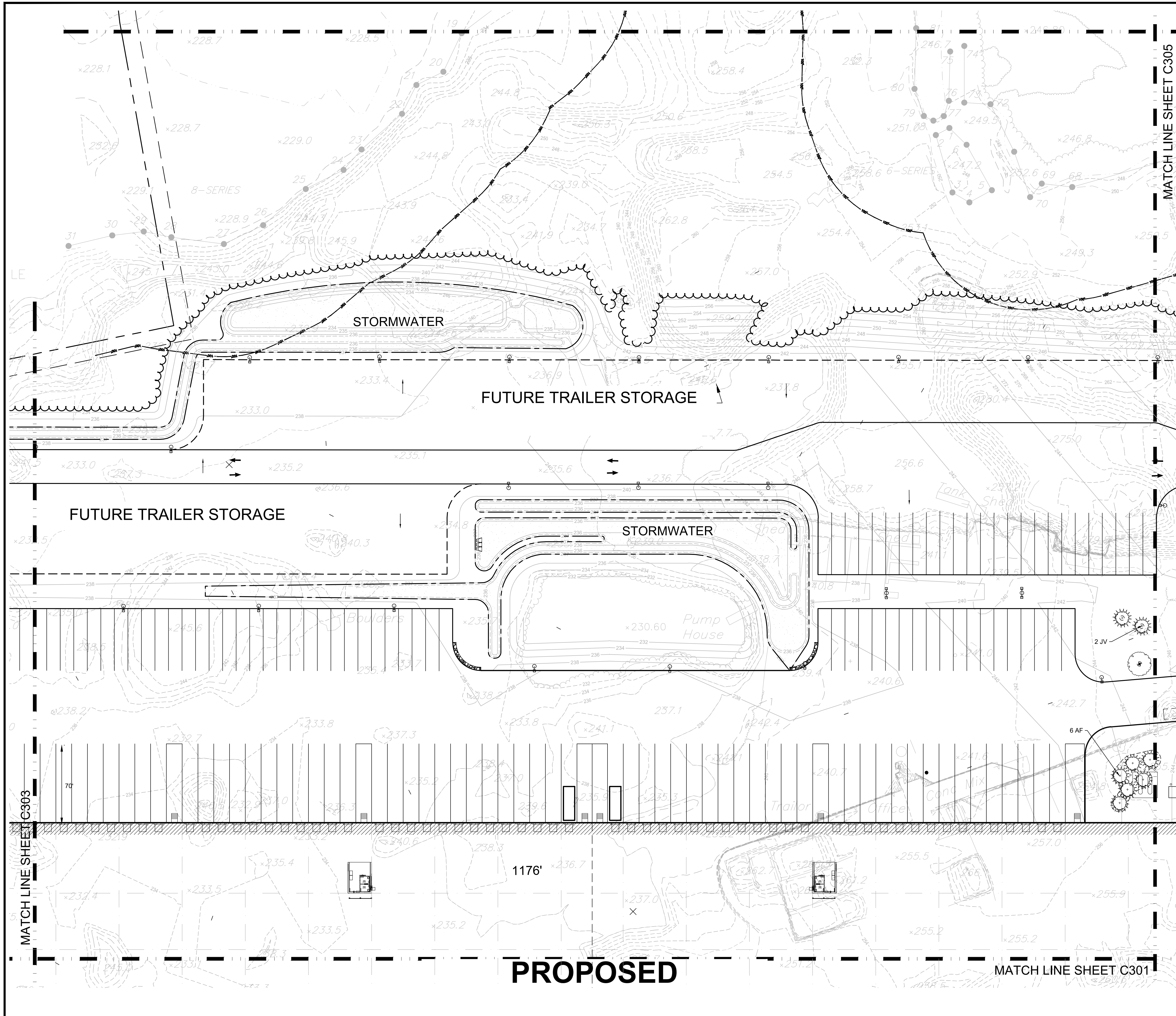
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C704

ISSUED FOR: PERMIT





HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXISTING
 CIVIL ENGINEERING
 CONSULTING
 100 WASHINGTON STREET, SUITE 216
 BOSTON, MA 02109
 www.HighpointEng.com

CLIENT:
GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:
 (Blank)



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

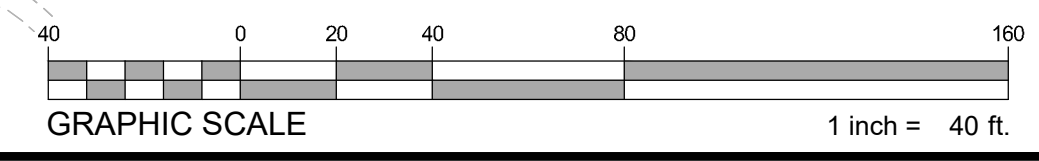
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C705

ISSUED FOR: PERMIT



PROPOSED

MATCH LINE SHEET C303

MATCH LINE SHEET C305

MATCH LINE SHEET C301

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

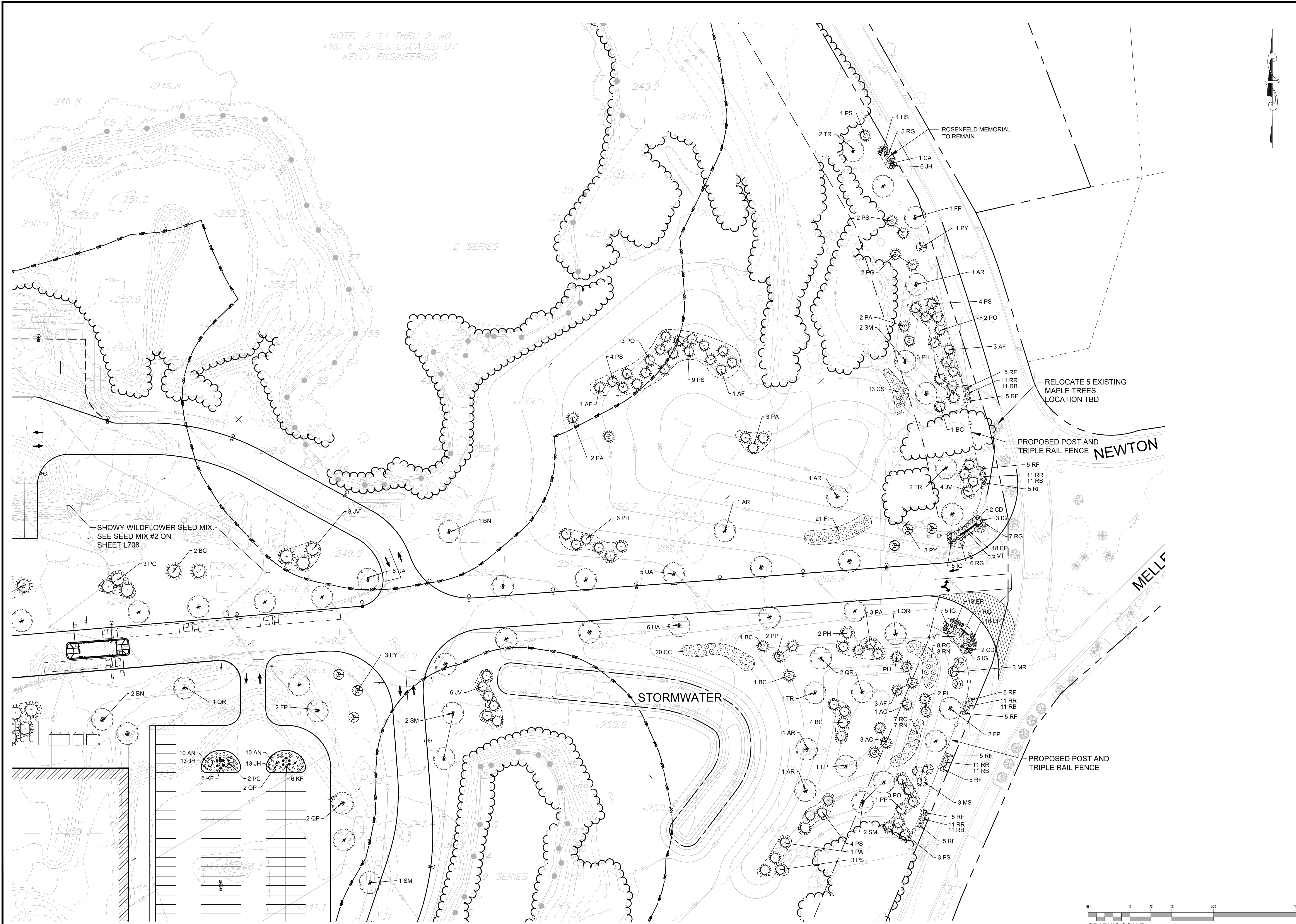
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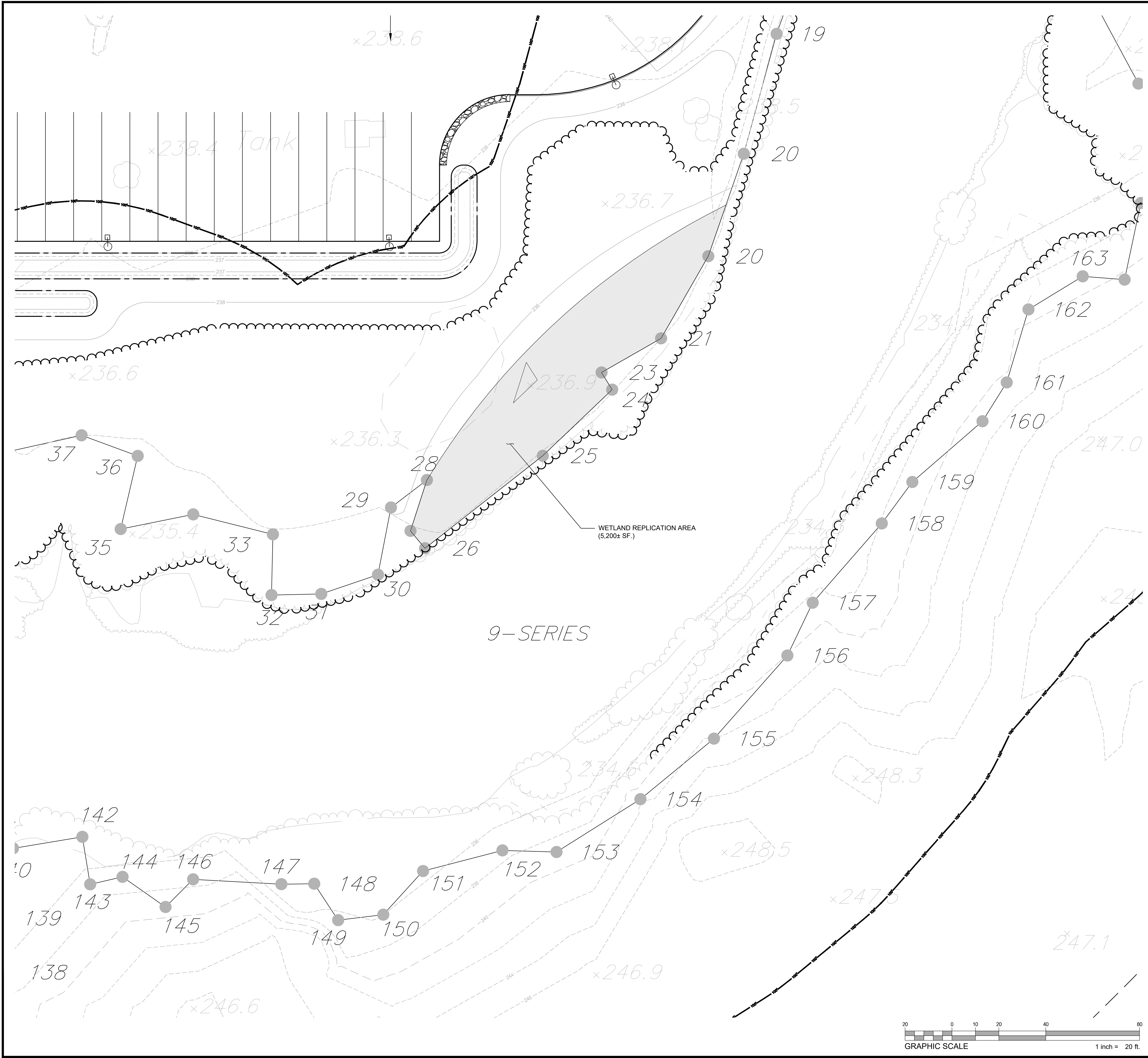
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C706

ISSUED FOR : PERMIT



PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC



TEMPORARY WETLAND IMPACTS

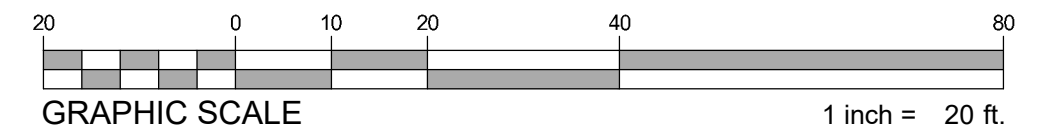
AREAS OF TEMPORARY WETLAND ALTERATION WILL BE RESTORED IN-KIND AT THE DIRECTION OF THE SUPERVISING WETLAND SCIENTIST. TEMPORARY ALTERATION AREAS WHERE SOIL HAS BEEN DISTURBED WILL BE RESTORED BY ESTABLISHING NATURAL WETLAND SOIL PROFILES USING A WETLAND TOPSOIL SUITABLE FOR WETLAND REPLICATION AREAS AND SEEDING WITH A WETLAND SEED MIX, AS DESIGNATED BY THE WETLAND SCIENTIST, AND/OR IN-KIND REPLACEMENT OF NATIVE HERBACEOUS PLANTS, SHRUBS AND/OR TREES. TEMPORARY ALTERATION AREAS WHERE ONLY VEGETATION HAS BEEN REMOVED OR DISTURBED ALSO WILL BE SEEDED WITH THE WETLAND SEED MIX AND/OR IN-KIND REPLACEMENT OF NATIVE HERBACEOUS PLANTS, SHRUBS AND/OR TREES. SEEDED AREAS SHALL BE STABILIZED VIA HYDRO-SEEDING, STRAW MULCH, AND/OR EROSION CONTROL BLANKETS AT THE DIRECTION OF THE WETLAND SPECIALIST.

- WETLAND REPLICATION AREA CONSTRUCTION SEQUENCE**
1. A QUALIFIED WETLAND SCIENTIST SHALL SUPERVISE ALL ASPECTS OF THE PROPOSED WETLAND REPLICATION AREA (WRA) DURING CONSTRUCTION, EG. EROSION CONTROLS, SITE PREPARATORY, GRADING, BACKFILLING, PLANTING AND SEEDING.
 2. FLAG OR STAKE LIMITS OF WRA. FLAG TREES AND/OR SHRUBS ADJACENT TO THE EXISTING WETLAND BOUNDARY TO REMAIN. INSTALL EROSION CONTROL BARRIER (E.G., STRAW WATTLES) ALONG INTERSECTION OF THE WETLAND REPLICATION AREA AND ADJACENT WETLAND, TAKING INTO CONSIDERATION THAT GRADING WITHIN THE WETLAND MAY BE REQUIRED TO ACHIEVE A SUITABLE HYDROLOGIC CONNECTION TO THE WRA. ONCE THE WETLAND REPLICATION AREA AND ADJACENT SIDE SLOPE HAVE BEEN GRADED, INSTALL AN EROSION CONTROL BARRIER (E.G., STRAW WATTLES) AT THE TOE OF SLOPE TO PROTECT THE WETLAND REPLICATION AREA.
 3. DURING CONSTRUCTION OF THE WETLAND REPLICATION AREA, THE SUPERVISORY WETLAND SCIENTIST SHALL OVERSEE THE PROPOSED GRADING AND PLANTING SCHEME. THE FINAL ELEVATION SHALL BE DETERMINED IN THE FIELD. DURING CONSTRUCTION, THE WETLAND REPLICATION AREA SHALL BE EXCAVATED TO FINAL GRADE UNLESS A SUITABLE TOPSOIL IS NOT ENCOUNTERED, AT WHICH TIME THE AREA WILL BE EXCAVATED TO ONE FOOT BELOW THE FINAL DESIGN GRADE TO FACILITATE THE PLACEMENT OF APPROVED CLEAN WETLAND SOIL (12% ORGANIC CARBON CONTENT (OR 20% ORGANIC MATTER CONTENT) AND PH OF 6.2-6.8) AS A SUITABLE SUBSTRATE FOR THE ESTABLISHMENT OF WETLAND VEGETATION. WETLAND SOILS WILL CONSIST OF THE TOPSOIL (A HORIZON) FROM THE WETLAND IMPACT AREA AND/OR A WETLAND SOIL MIXTURE MANUFACTURED BY COMBINING TOPSOIL WITH A SOIL TEXTURAL CLASS OF SANDY LOAM, FINE SANDY LOAM, OR SILT LOAM WITH DECOMPOSED LEAF LITTER AT A 1:1 RATIO. THE WETLAND SOIL SHALL BE FREE OF STUMPS, ROOTS, HEAVY OR STIFF CLAY, STONES, COARSE SAND, NOXIOUS WEEDS, WEED SEEDS OR OTHER LITTER. SETTLEMENT OF SOILS SHALL BE TAKEN INTO CONSIDERATION FOR FINAL ELEVATIONS.
 4. TRANSPLANT WETLAND VEGETATION TO EXTENT FEASIBLE WITHIN WRA.
 5. INSTALL SHRUBS AND TREES, ADD WOODY DEBRIS, AND THEN FERNS AND/OR HERBACEOUS PLANTINGS. LEAVE BOULDERS IN PLACE IF ENCOUNTERED.
 6. APPLY WETLAND SEED MIX AT THE SPECIFIED APPLICATION RATE OR HIGHER IF APPLIED AT THE END OF THE GROWING SEASON AND LIGHTLY RAKE TO INSURE SEED-TO-SOIL CONTACT. THERE SHALL BE NO SEEDING IN AREAS OF STANDING WATER. DO NOT APPLY WITHIN 1-FOOT OF SHRUB AND TREE PLANTINGS.
 7. APPLY CONSERVATION SEED MIX TO SIDE SLOPES AT THE SPECIFIED APPLICATION RATE AND LIGHTLY RAKE TO INSURE SEED-TO-SOIL CONTACT.
 8. APPLY A LIGHT MULCH OF CLEAN WEED FREE STRAW.
 9. THE SUPERVISORY WETLAND SCIENTIST SHALL RESERVE THE RIGHT TO REJECT ACCEPTANCE OF WETLAND AND BUFFER ZONE PLANT SPECIES UPON DELIVERY BASED ON PLANT VIGOR/CONDITIONS, UNAUTHORIZED SUBSTITUTIONS, AND/OR NON-CONFORMANCE WITH THE PLANTING PLAN AND SPECIFICATIONS. ALL PLANTINGS SHALL BE NATIVE VARIETIES WITH NO LANDSCAPE CULTIVARS ACCEPTED. DURING TRANSPORT, THE PLANTS SHALL BE PROTECTED TO MINIMIZE STRESS.
 10. THE SUPERVISORY WETLAND SCIENTIST SHALL RESERVE THE RIGHT TO REQUIRE A SUPPLEMENTAL WATERING PROGRAM OF PLANTINGS.
 11. REMOVE EROSION CONTROL BARRIERS UPON STABILIZATION OF THE SIDE SLOPE AND WETLAND REPLICATION AREA.

WETLAND REPLICATION AREA PLANTING SCHEDULE (3,600SF)				
Plant Species (Common Name)	Plant Species (Latin Name)	SPACING	SIZE	QUANTITY
RED MAPLE	Acer rubrum	10-12' O.C.+	3'-4' MINIMUM	12
YELLOW BIRCH	Betula alleghaniensis	10-12' O.C.+	3'-4' MINIMUM	12
WINTERBERRY	Ilex verticillata	6' O.C. CLUSTERED	3'-4' MINIMUM	24
COMMON ELDERBERRY	Sambucus canadensis	6' O.C. CLUSTERED	3'-4' MINIMUM	24
PUSSY WILLOW	Salix discolor	6' O.C. CLUSTERED	3'-4' MINIMUM	24
STEEPLEBUSH	Spiraea tomentosa	4' O.C. CLUSTERED	3'-4' MINIMUM	24
REDOISER DOGWOOD	Cornus sericea	6' O.C. CLUSTERED	3'-4' MINIMUM	24
SENSITIVE FERN	Onoclea sensibilis	1' O.C. CLUSTERED	#1	30
CINNAMON FERN	Osmunda cinnamomea	1' O.C. CLUSTERED	#1	30
ROYAL FERN	Osmunda regalis	1' O.C. CLUSTERED	#1	30
			TOTAL	234
PA New England Province Facw Mix*				
Buffer Zone (XXX± sf)				
BOX ELDER MAPLE	Acer negundo	10-12' O.C.+	3'-4' MINIMUM	TBD
RED OAK	Quercus rubra	10-12' O.C.+	3'-4' MINIMUM	TBD
GRAY BIRCH	Betula populifolia	10-12' O.C.+	3'-4' MINIMUM	TBD
SERVICE BERRY	Amelanchier canadensis/arborea	6' O.C. CLUSTERED	3'-4' MINIMUM	TBD
BAY BERRY	Morella (Myrica) pensylvanica	6' O.C. CLUSTERED	3'-4' MINIMUM	TBD
SWEET PEPPER BUSH	Clethra alnifolia	6' O.C. CLUSTERED	3'-4' MINIMUM	TBD
			TOTAL	TBD
New England Conservation/Wildlife Mix**				

*PA NEW ENGLAND PROVINCE FACW MIX, ERNST CONSERVATION SEEDS (WWW.ERNSTSEED.COM), OR APPROVED EQUIVALENT, APPLIED AT A RATE OF 1LB PER 2,000 SF OR HIGHER IF APPLIED AT THE END OF THE GROWING SEASON. LIGHTLY RAKE TO INSURE SEED-SOIL CONTACT.

**NEW ENGLAND CONSERVATION/WILDLIFE MIX, NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM), OR APPROVED EQUIVALENT, APPLIED AT A RATE OF 1.750 SF/LB, OR HIGHER IF APPLIED AT THE END OF THE GROWING SEASON. LIGHTLY RAKE TO INSURE SEED-SOIL CONTACT. MAY INCLUDE ANNUAL OR WINTER RYE DEPENDING ON TIME OF APPLICATION.



SEED MIX #4

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL

PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS. TOTAL: \$90.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SEED MIX #2

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Showy Wildflower Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Helopsis helianthoides</i>	Ox Eye Sunflower	UPL
<i>Coreopsis lanceolata</i>	Lance Leaved Coreopsis	FACU
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Liatris spicata</i>	Spiked Gayfeather/Marsh Blazing Star	FAC+
<i>Asclepias syriaca</i>	Common Milkweed	FACU-
<i>Yemonia noveboracensis</i>	New York Ironweed	FACW+
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Solidago juncea</i>	Early Goldenrod	
<i>Eupatorium perfoliatum</i>	Boneset	FACW

PRICE PER LB. \$86.00 MIN. QUANTITY 1 LBS. TOTAL: \$86.00 APPLY: 23 LBS/ACRE :1900 sq ft/lb

The New England Showy Wildflower mix includes a selection of native wildflowers and grasses that will mature into a colorful and vibrant native meadow. It is appropriate seed mix for roadsides, commercial landscaping, parks, golf courses, and industrial sites. Always apply on clean bare soil. The mix may be applied by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring or late Fall dormant seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SEED MIX #3

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Yemonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

SEED MIX #1

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREeping RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

- SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
- SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
- COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
- LAWN AREAS TO BE SEEDDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
- CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

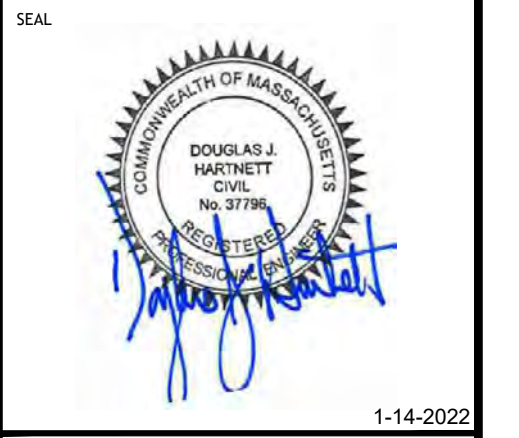
SITE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENT
DECIDUOUS SHADE TREES						
AR	5	ACER RUBRUM OCTOBER GLORY	RED MAPLE	2.5'- 3' CAL	AS SHOWN	B&B
BN	7	BETULA NIGRA HERITAGE	RIVER BIRCH	10'-12' HT.	AS SHOWN	B&B
FP	6	FRAXINUS PENNSYLVANICA "PATMORE"	GREEN ASH	2.5' - 3' CAL.	AS SHOWN	B&B
QP	13	QUERCUS PALUSTRIS	PIN OAK	2.5' - 3' CAL	AS SHOWN	B&B
QR	4	QUERCUS RUBRA	RED OAK	2.5' - 3' CAL	AS SHOWN	B&B
SM	9	ACER SACCHARINUM	SILVER MAPLE	2.5' - 3' CAL	AS SHOWN	
TR	5	TILIA AMERICANA "REDMOND"	REDMOND LINDEN	2.5' - 3' CAL.	AS SHOWN	B&B
UA	25	ULMUS AMERICANA "PRINCETON"	PRINCETON ELM	2.5' - 3' CAL	AS SHOWN	B&B
FLOWERING TREES						
CD	4	CORNUS "STELLAR PINK"	STELLAR PINK DOGWOOD	2.5'-3' CAL.	AS SHOWN	B&B
HS	1	HIBISCUS SYRIACUS "APHRODITE"	APHRODITE ROSE OF SHARON	5'-6' HT.	AS SHOWN	B&B
MR	6	MALUS "RED BARON"	RED BARON FLOWERING CRAB	2.5'- 3' CAL.	AS SHOWN	B&B
MS	7	MALUS "SPRING SNOW"	WHITE FLOWERING CRABAPPLE	2.5'- 3' CAL.	AS SHOWN	B&B
PC	9	PYRUS CALLERYANA "JACZAM"	JACK ORNAMENTAL PEAR	2.5' - 3' CAL	AS SHOWN	B&B
PY	10	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5'-3' CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AC	4	ABIES CONCOLOR	WHITE FIR	8'-10' HT.	AS SHOWN	B&B
AF	22	ABIES FRASERI	FRASER FIR	10'-12' HT.	AS SHOWN	B&B
BC	9	PICEA PUNGENS "VAR. GLAUCA"	BLUE COLORADO SPRUCE	8'-10' HT.	AS SHOWN	B&B
JV	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8' HT.	AS SHOWN	B&B
PA	11	PICEA ABIES	NORWAY SPRUCE	10'-12' HT	AS SHOWN	B&B
PG	5	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT	AS SHOWN	B&B
PH	14	PINUS HELDREICHII "EMERALD ARROW"	BOSNIAN PINE	8'-10' HT	AS SHOWN	B&B
PO	8	PICEA OMORIKA	SERBIAN SPRUCE	8'-10' HT	AS SHOWN	B&B
PP	3	PICEA PUNGENS "HOOPSII"	HOOPSII BLUE SPRUCE	7'-9' HT	AS SHOWN	B&B
PS	20	PICEA STROBUS	WHITE PINE	8'-10' HT	AS SHOWN	B&B
SHRUBS						
CA	23	CLETHRA ALNIFOLIA "SIXTEEN CANDLES"	SIXTEEN CANDLES SUMMERSWEET	24"-30" HT	AS SHOWN	POT
CC	20	CORNUS SERICEA "CARDINAL"	CARDINAL DOGWOOD	24"-30" HT	AS SHOWN	POT
CS	13	CORNUS SARGUINEA "MIDWINTER FIRE"	MIDWINTER FIRE DOGWOOD	30"-36" HT	AS SHOWN	POT
FI	21	FORSYTHIA X INTERMEDIA "SPRING GLORY"	SPRING GLORY FORSYTHIA	30"-36" HT	AS SHOWN	POT
IG	37	ILEX GLABRA "SHAMROCK"	INKBERRY	24"-30" HT	AS SHOWN	POT
RN	15	RHODODENDRON "BOULE DE NEIGE"	BOULE DE NEIGE RHODODENDRON	30"-36" HT	AS SHOWN	POT
RG	25	RHODODENDRON "GIRARD'S HOT SHOT"	GIRARD'S HOT SHOT AZALEA	18"-24" HT	AS SHOWN	POT
RO	15	RHODODENDRON "OLGA MEZITT"	OLGA MEZITT RHODODENDRON	30"-36" HT	AS SHOWN	POT
JH	145	JUNIPERUS HORIZONTALIS "PLUMOSA" COMPACTA YOUNGSTOWN	ANDORRA JUNIPER	8' HT	AS SHOWN	POT
VT	10	VIBURNUM TRILOBUM "BAILEY COMPACT"	BAILEY COMPACT HIGHBUSH CRANBERRY	30"-36" HT.	AS SHOWN	POT
PERENNIALS/GRASSES						
AN	114	ASTER NOVAE-ANGLIAE "PURPLE DOME"	NEW ENGLAND ASTER	#3	AS SHOWN	STAGGERED
BS	71	LEUCANTHEMUM X SUPERBUM "BECKY"	BECKY SHASTA DAISY	#2	AS SHOWN	STAGGERED
EP	54	ECHINACEA PURPUREA	PURPLE CONEFLOWER "BUTTERFLY KISSES"	#2	AS SHOWN	STAGGERED
HH	80	HEMEROCALLIS X "HAPPY RETURNS"	HAPPY RETURNS DAYLILLY	#2	AS SHOWN	STAGGERED
HR	80	HEMEROCALLIS "ROSY RETURNS"	ROSY RETURN DAYLILLY	#2	AS SHOWN	STAGGERED
KF	48	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS	#3	AS SHOWN	STAGGERED
RB	66	LUPINUS "RUSSELL RED"	RUSSELL RED LUPINE	#2	AS SHOWN	STAGGERED
RF	112	RUDBECKIA FULGIDA "EARLY BIRD GOLD"	EARLY BIRD GOLD CONEFLOWER	#3	AS SHOWN	STAGGERED
RR	66	LUPINUS "RUSSELL BLUE"	RUSSELL BLUE LUPINUS	#2	AS SHOWN	STAGGERED



CLIENT:
 GFI PARTNERS INC.
 133 Pearl Street, Suite 300
 Boston, MA 02110

CONSULTANT:



PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

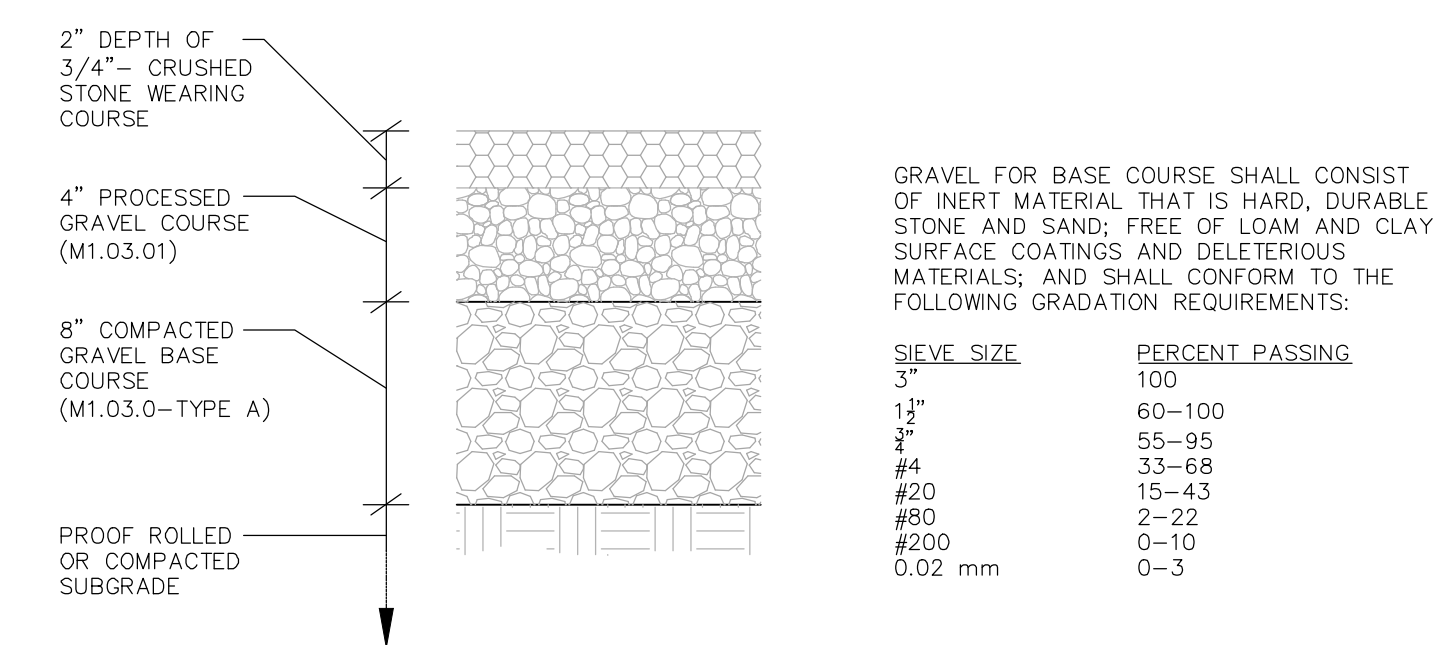
ISSUE TYPE:
 PERMIT
 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

DRAWN BY:
 CHECKED BY: DJH

SHEET TITLE:
LANDSCAPE SEED MIXES AND PLANT LIST

SHEET NUMBER:
C708

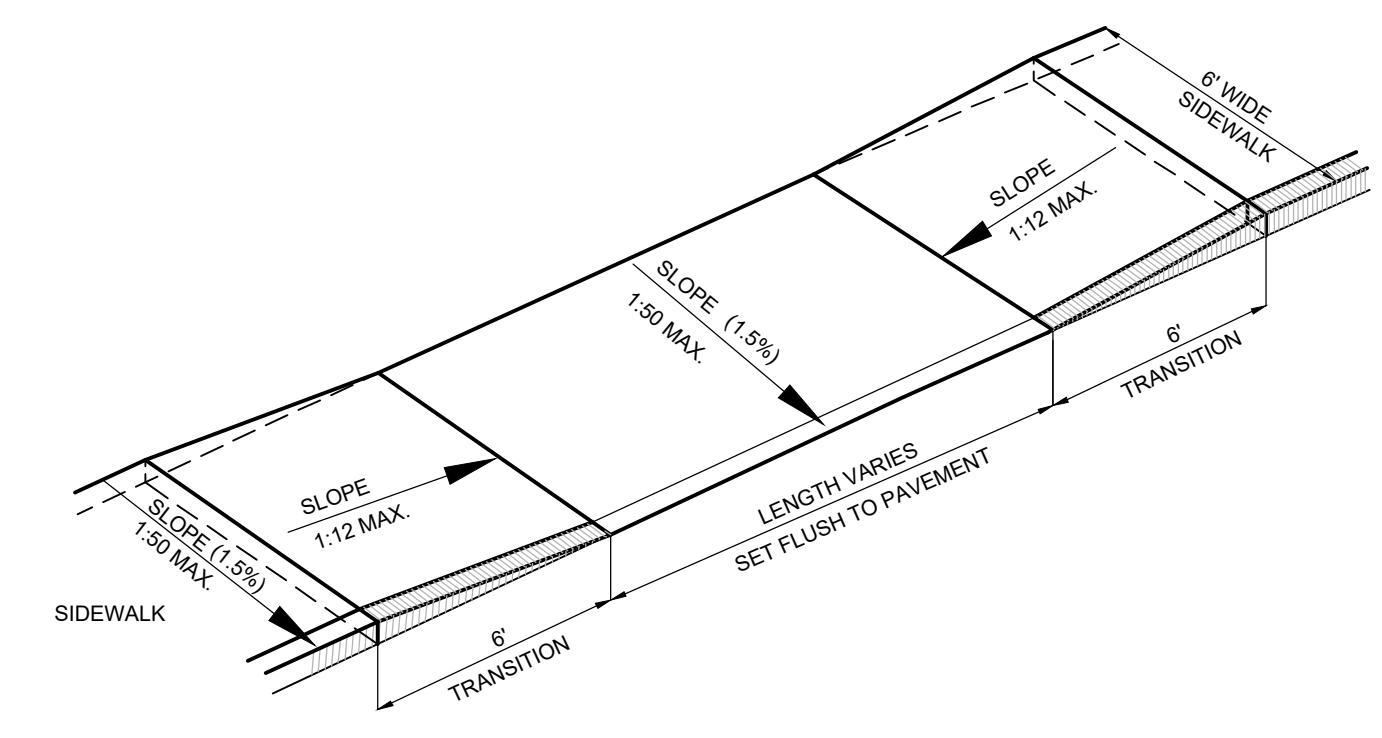
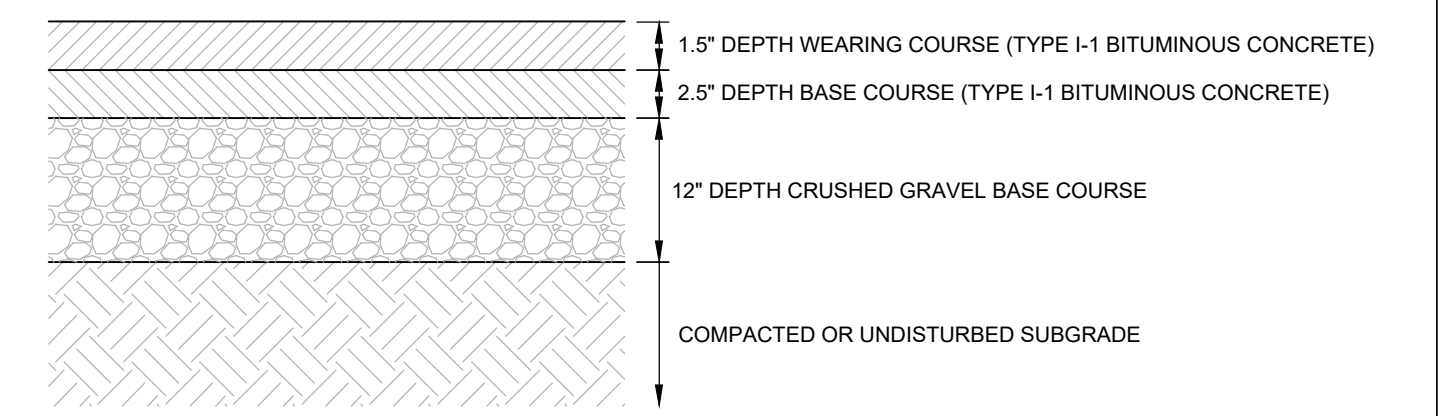
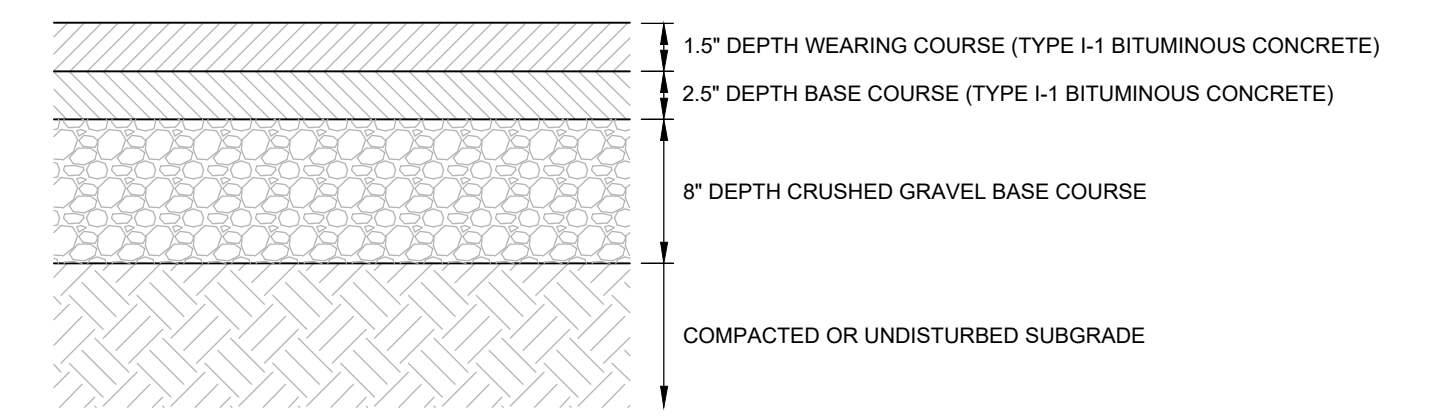
ISSUED FOR : PERMIT



GRAVEL FOR BASE COURSE SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE, STONE AND SAND; FREE OF LOAM AND CLAY SURFACE COATINGS AND DELETERIOUS MATERIALS; AND SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:

SIETVE SIZE	PERCENT PASSING
3"	100
1 1/2"	60-100
3/4"	55-95
#4	33-68
#20	15-43
#80	2-22
#200	0-10
0.02 mm	0-3

- NOTES:
 1. GRAVEL SHALL BE PLACED IN TWO LAYERS NOT GREATER THAN 6 INCHES IN DEPTH, COMPACTED MEASUREMENT, AND COMPACTED WITH A STEEL-WHEELED ROLLER WEIGHING NO LESS THAN 10 TONS.
 2. OVERSIDE STONES SHALL BE REMOVED PRIOR TO COMPACTION.

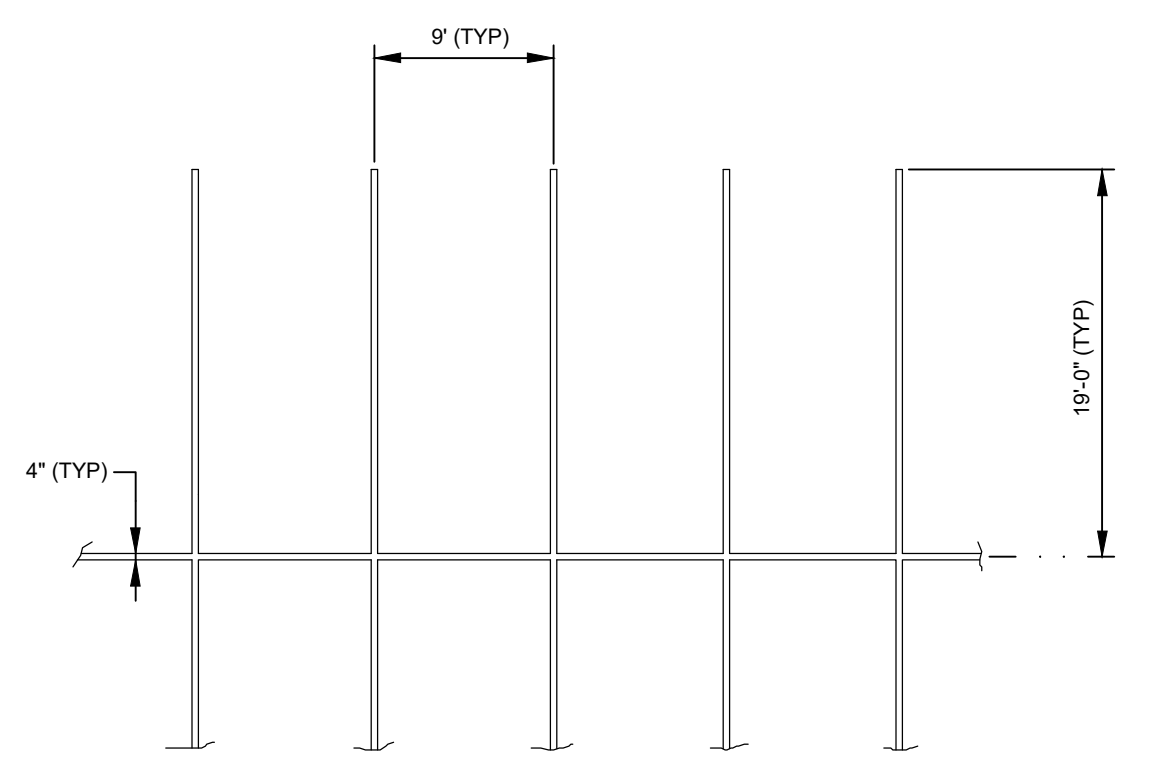


GRAVEL PARKING & ACCESS DRIVE
 NOT TO SCALE **C4**

STANDARD BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE **C3**

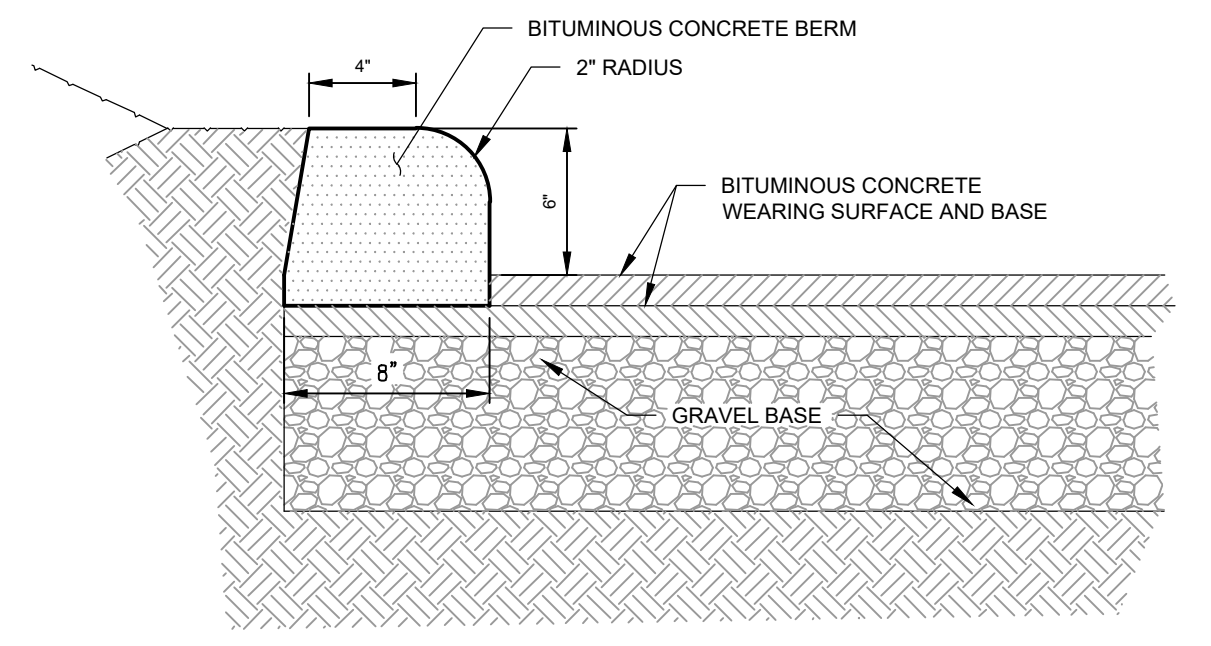
HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE **C2**

CURB RAMP
 NOT TO SCALE **C1**

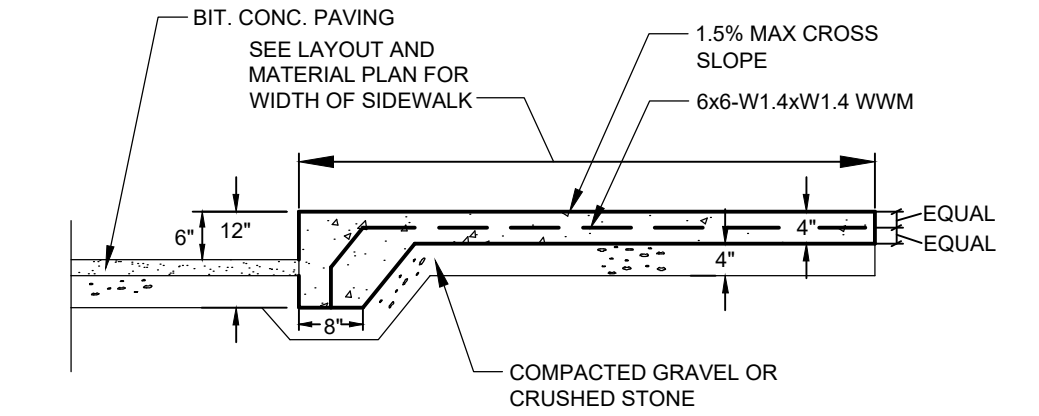


STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND MATERIALS PLAN

TYPICAL PARKING SPACE STRIPING
 NOT TO SCALE **B3**

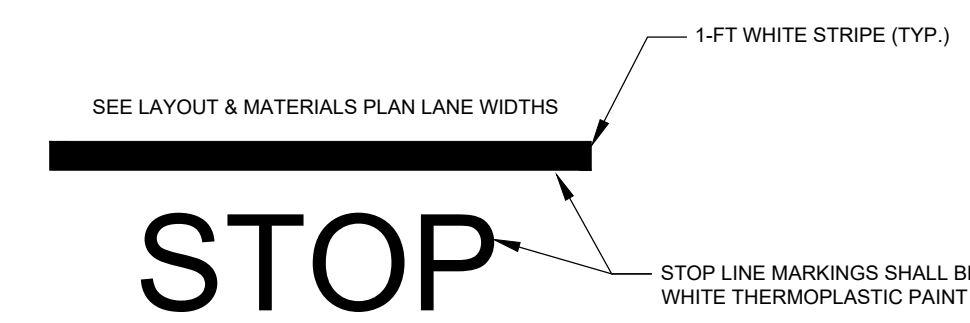


TYPICAL BITUMINOUS CONCRETE CURB
 NOT TO SCALE **B2**



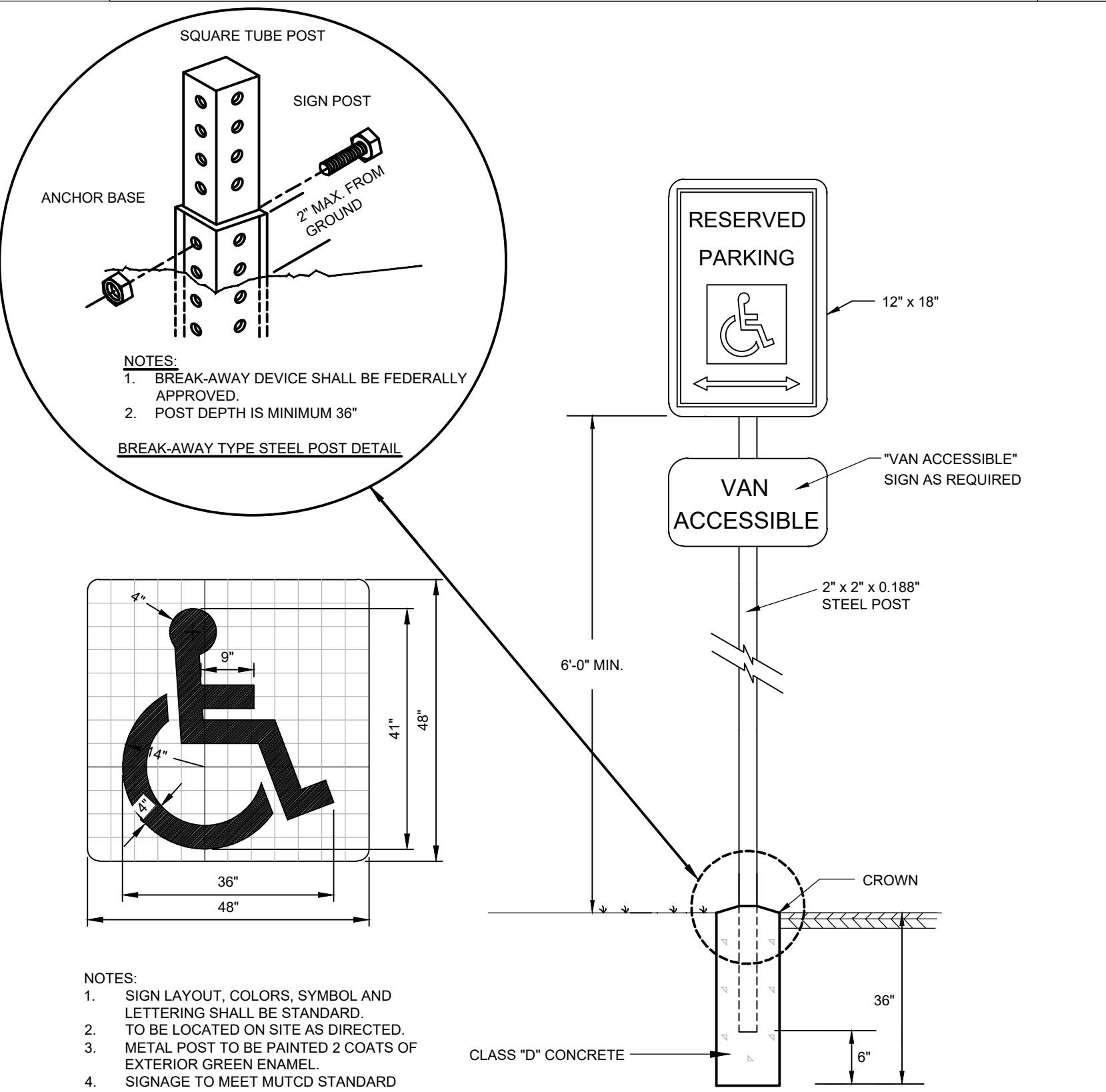
NOTE: PROVIDE EXPANSION JOINTS AT 25' O.C. (MIN.) AND CONTROL JOINTS AT 5' O.C. (MIN.)

MONOLITHIC REINFORCED CONCRETE SIDEWALK
 NOT TO SCALE **B1**



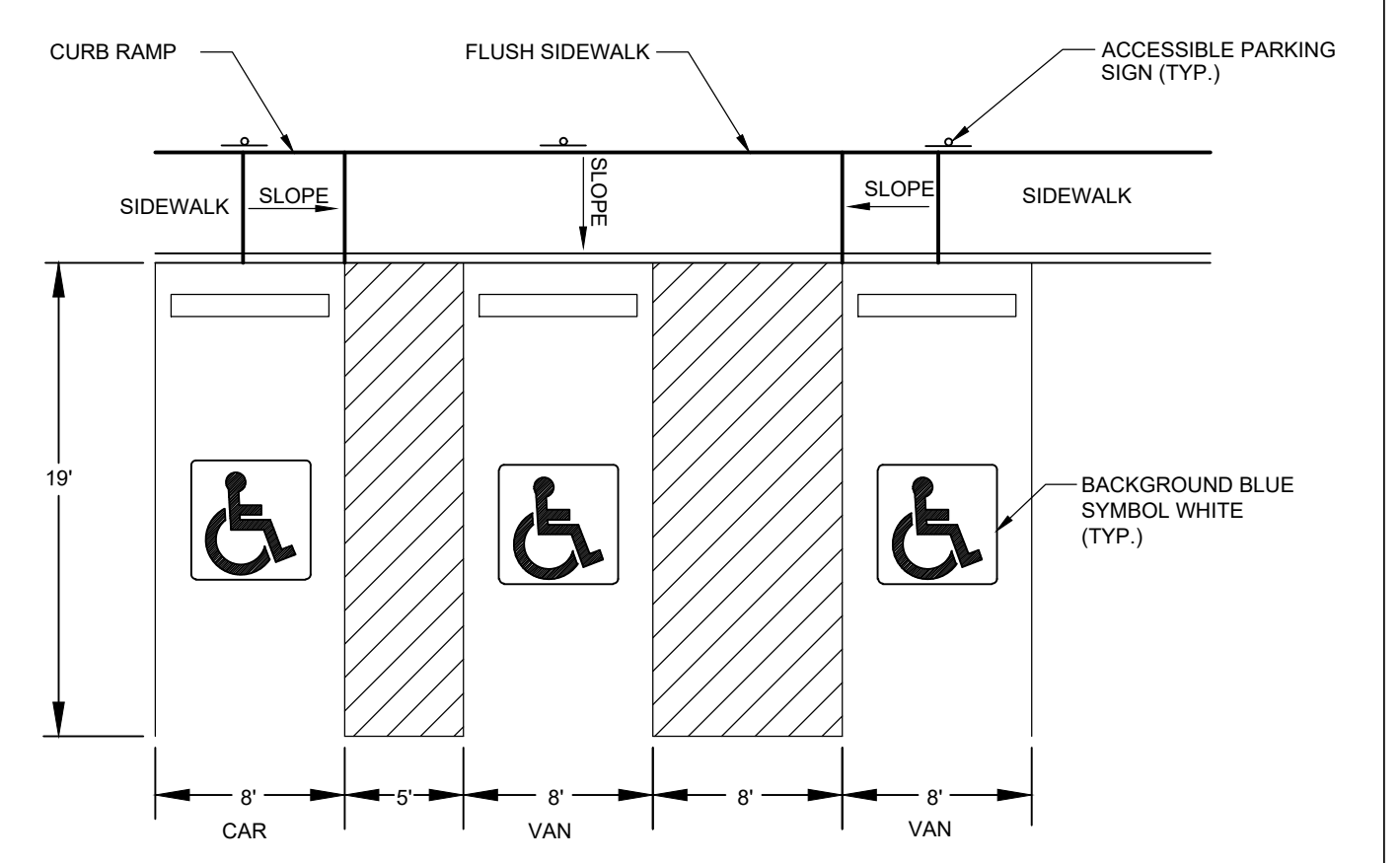
STOP LINE MARKINGS SHALL BE WHITE THERMOPLASTIC PAINT

THERMOPLASTIC CROSSWALK AND STOP BAR
 NOT TO SCALE **A4**

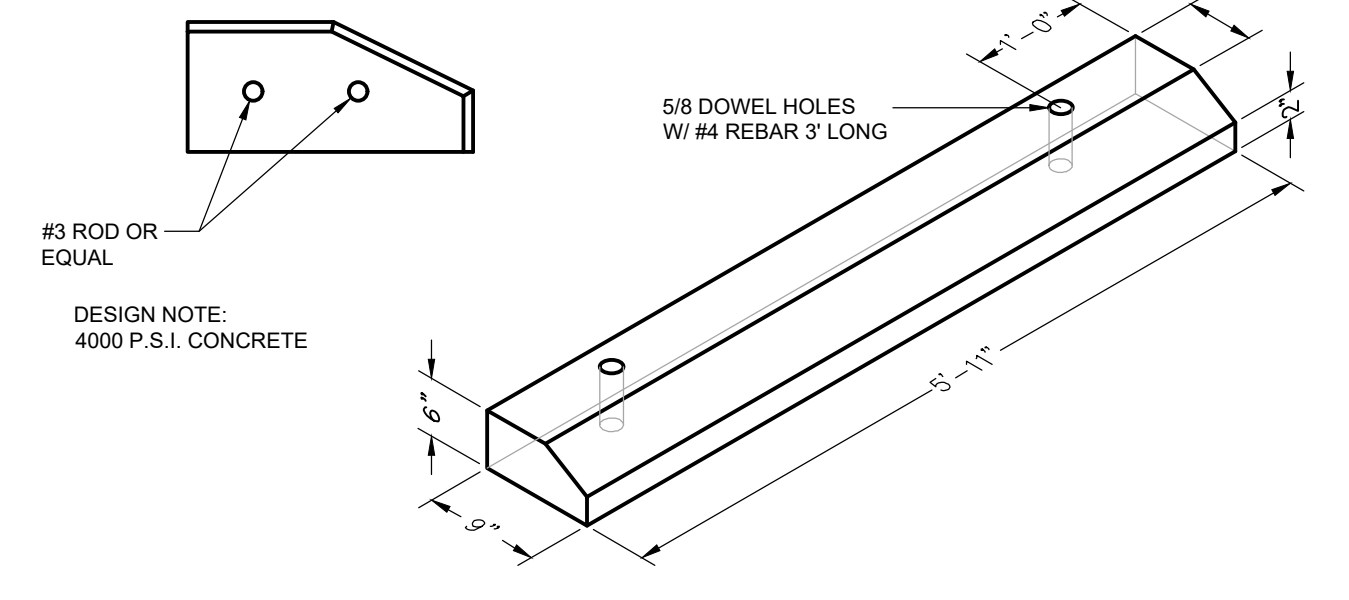


- NOTES:
 1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 2. TO BE LOCATED ON SITE AS DIRECTED.
 3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.
 4. SIGNAGE TO MEET MUTCD STANDARD

ACCESSIBLE PARKING SIGN AND PAVEMENT MARKING
 NOT TO SCALE **A3**



ACCESSIBLE PARKING
 NOT TO SCALE **A2**



PRECAST CONCRETE CURB STOP
 NOT TO SCALE **A1**

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	PER PEER REVIEW COMMENTS
01	01/14/22	

ISSUE TYPE:
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 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

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SITE DETAILS

SHEET NUMBER:
C800

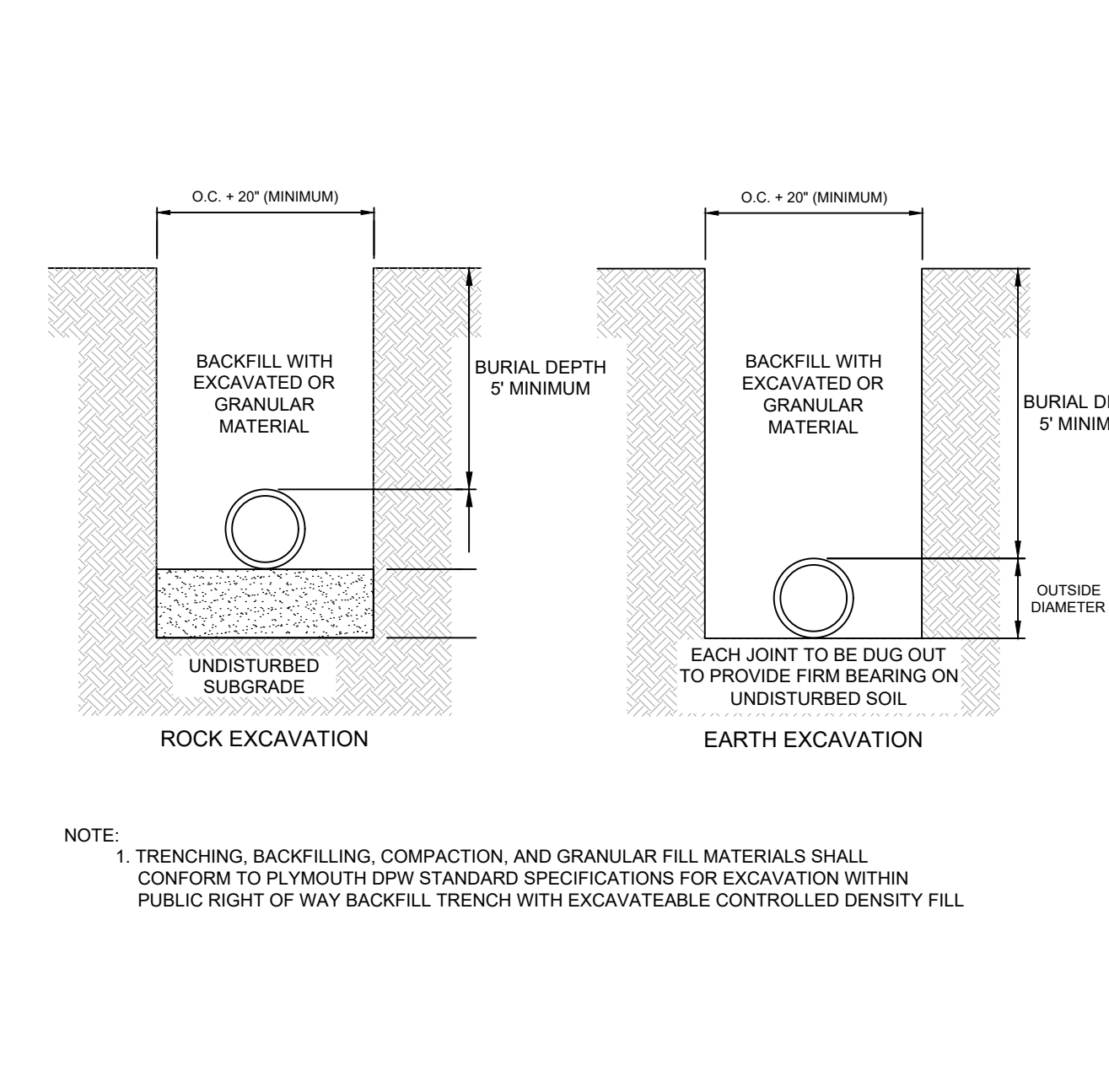


PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

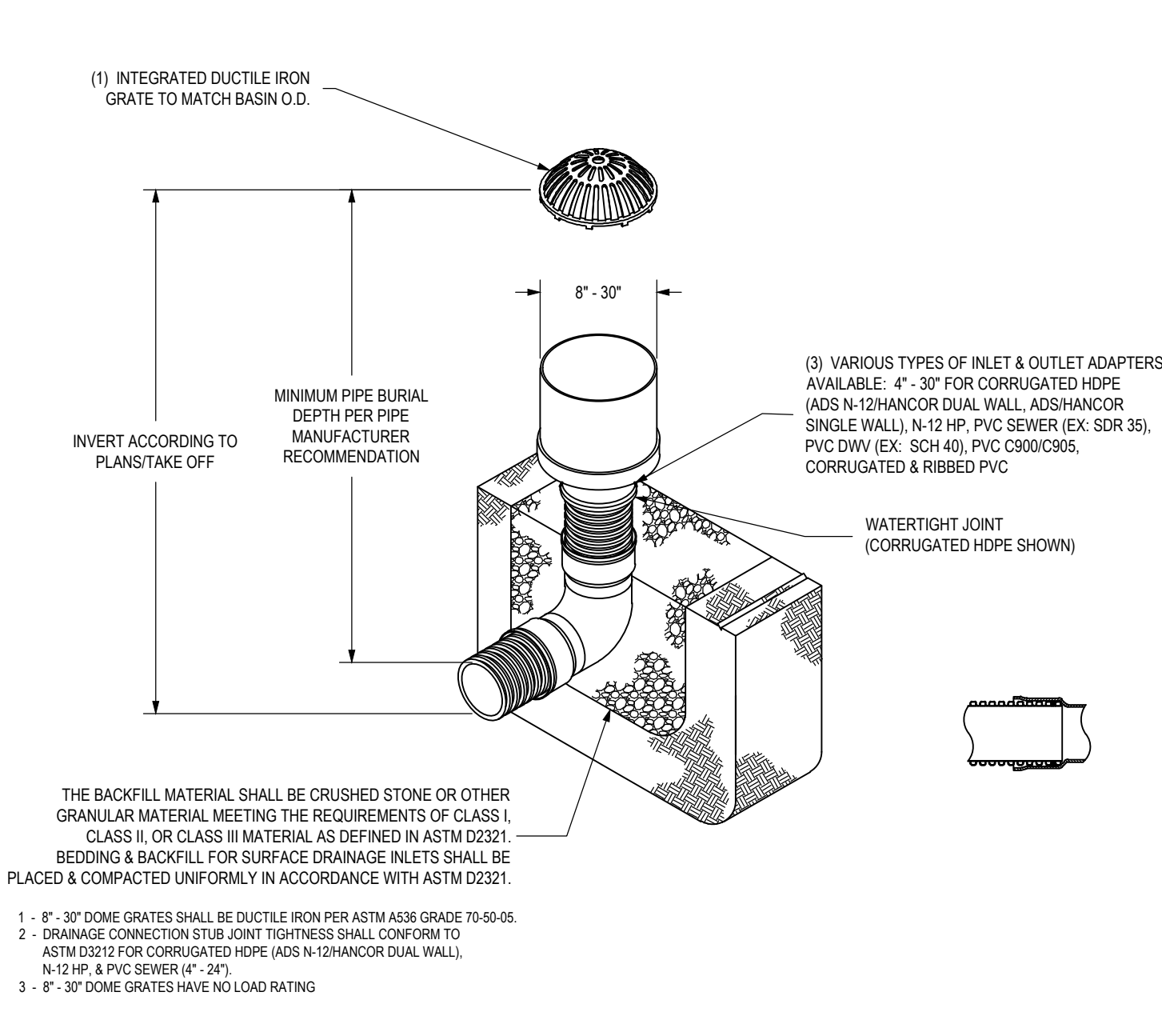
TABLE OF MINIMUM BEARING AREA IN SQ. IN. AGAINST UNDISTURBED SOIL FOR 8 IN. DIA. PIPE				
SOIL BEARING CAPACITY (PSF)	90 DEGREE BEND	TEE	45 DEGREE BEND	
1000	945	674	516	
1500	630	450	344	
2000	473	337	258	
3000	315	225	172	

NOTE: FOR FITTINGS W/LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND
 BASED ON INTERNAL PRESSURE OF 80 PSI

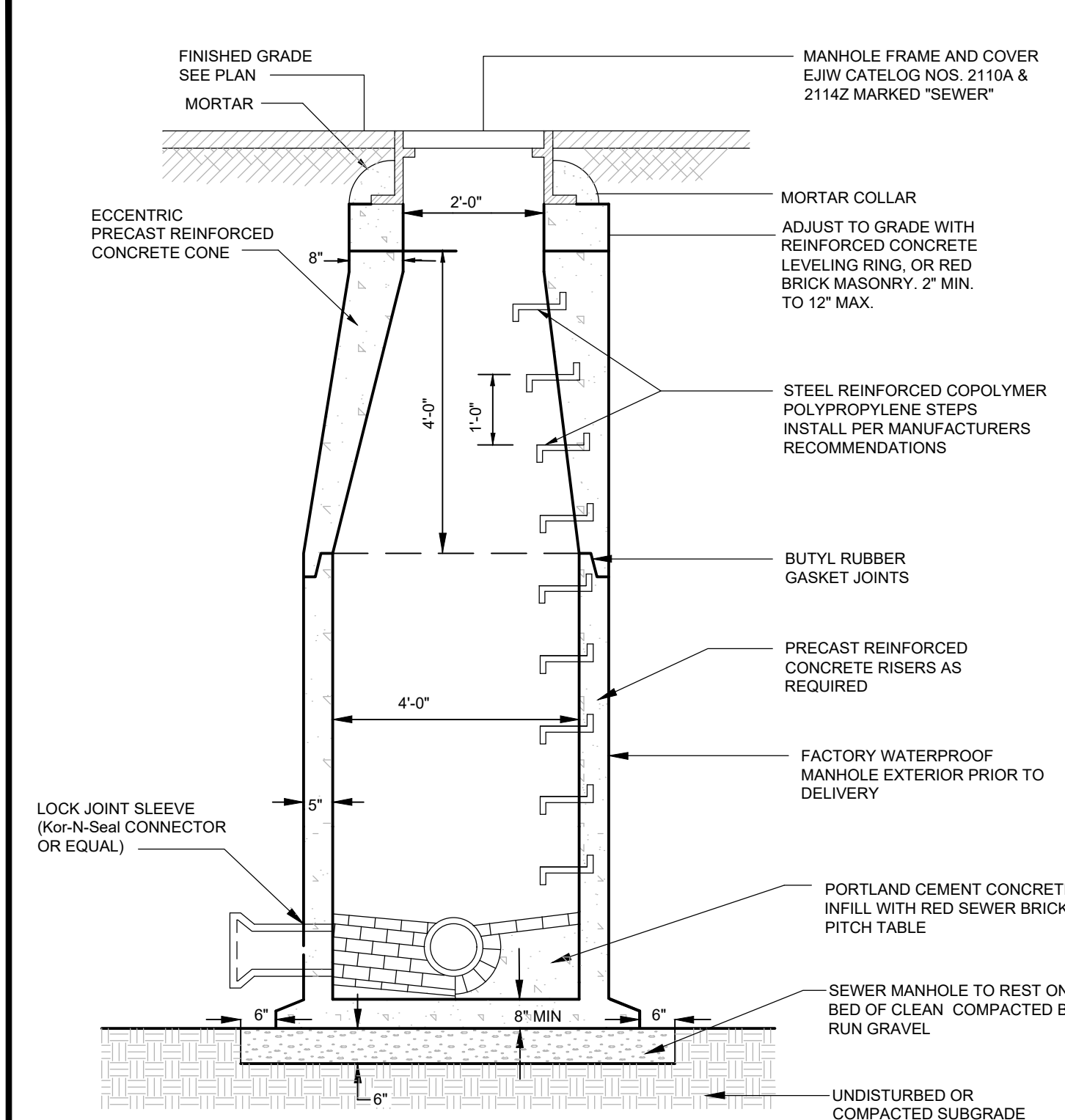
THRUST BLOCK SCHEDULE NOT TO SCALE **C1**



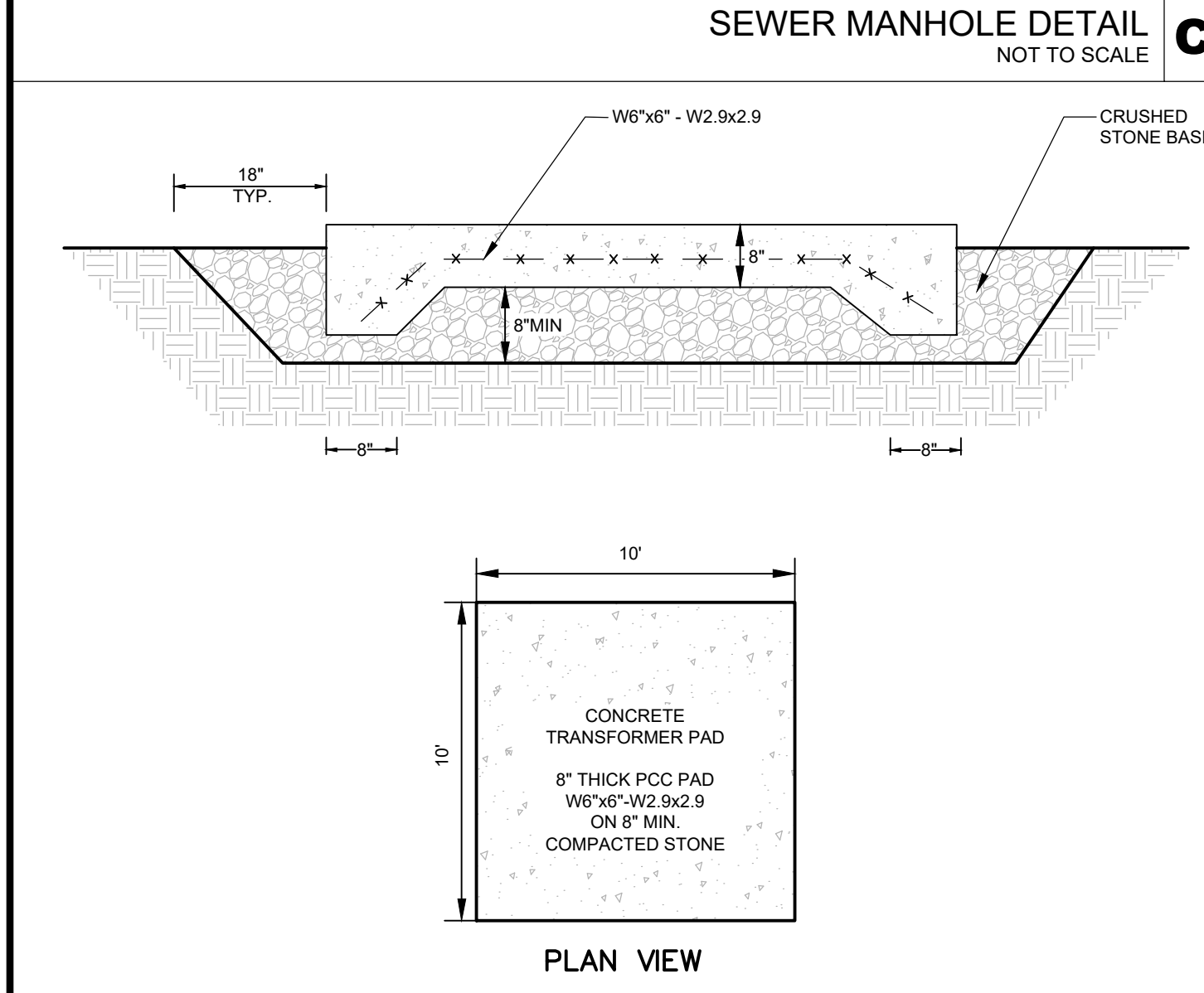
WATER TRENCH NOT TO SCALE **C2**



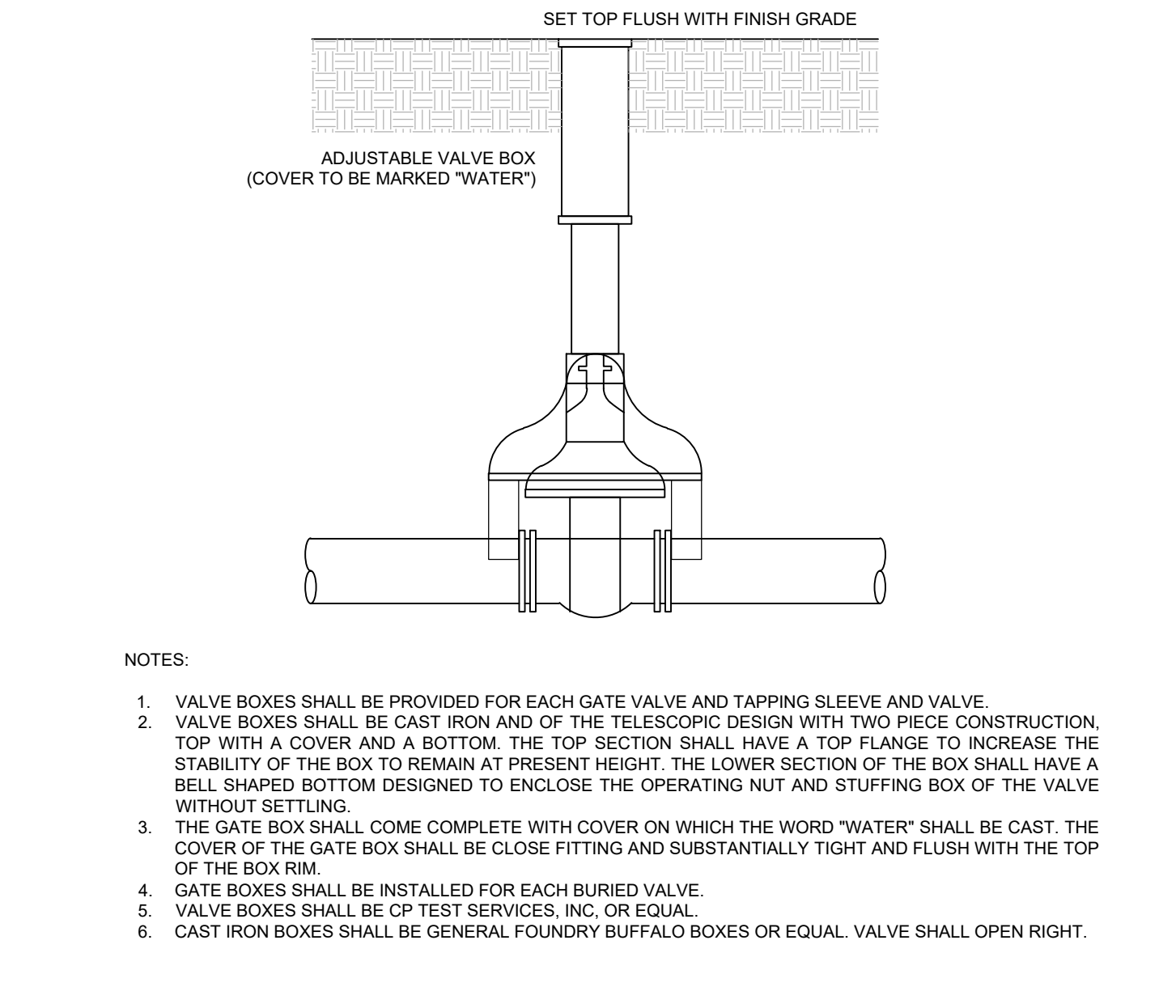
DRAIN DOME GRATE NOT TO SCALE **C3**



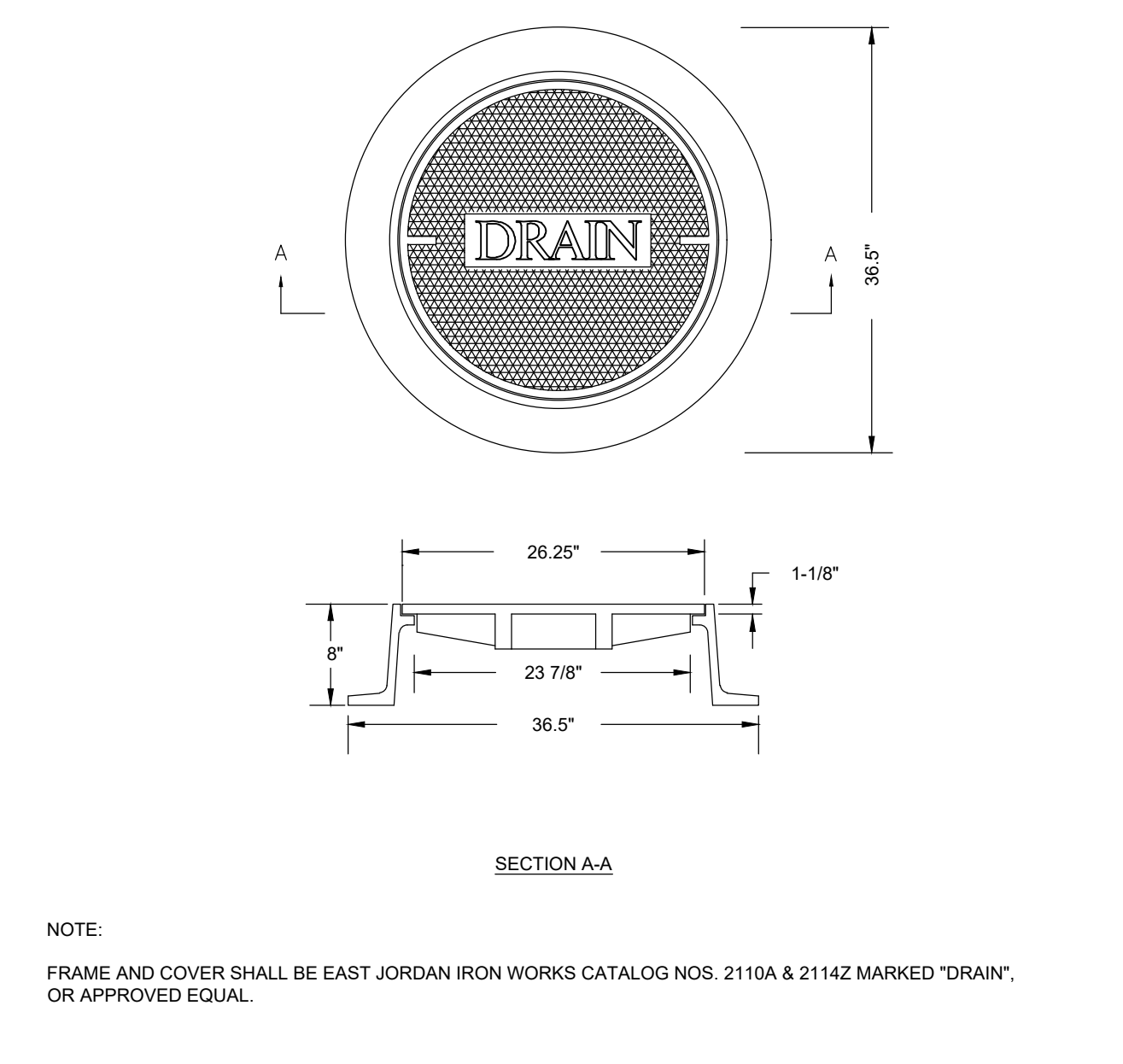
SEWER MANHOLE DETAIL NOT TO SCALE **C4**



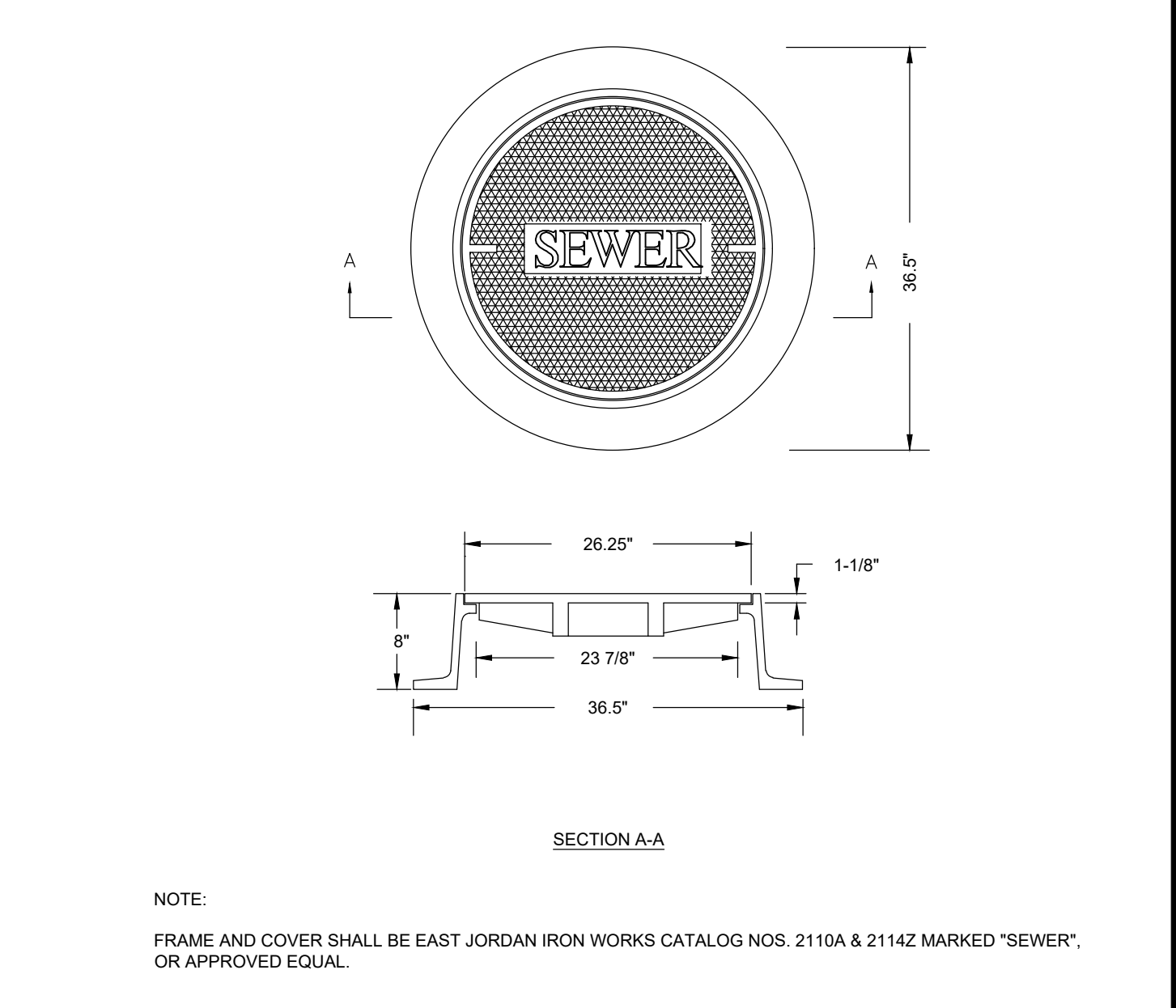
TYPICAL ELECTRICAL TRANSFORMER PAD NOT TO SCALE **B4**



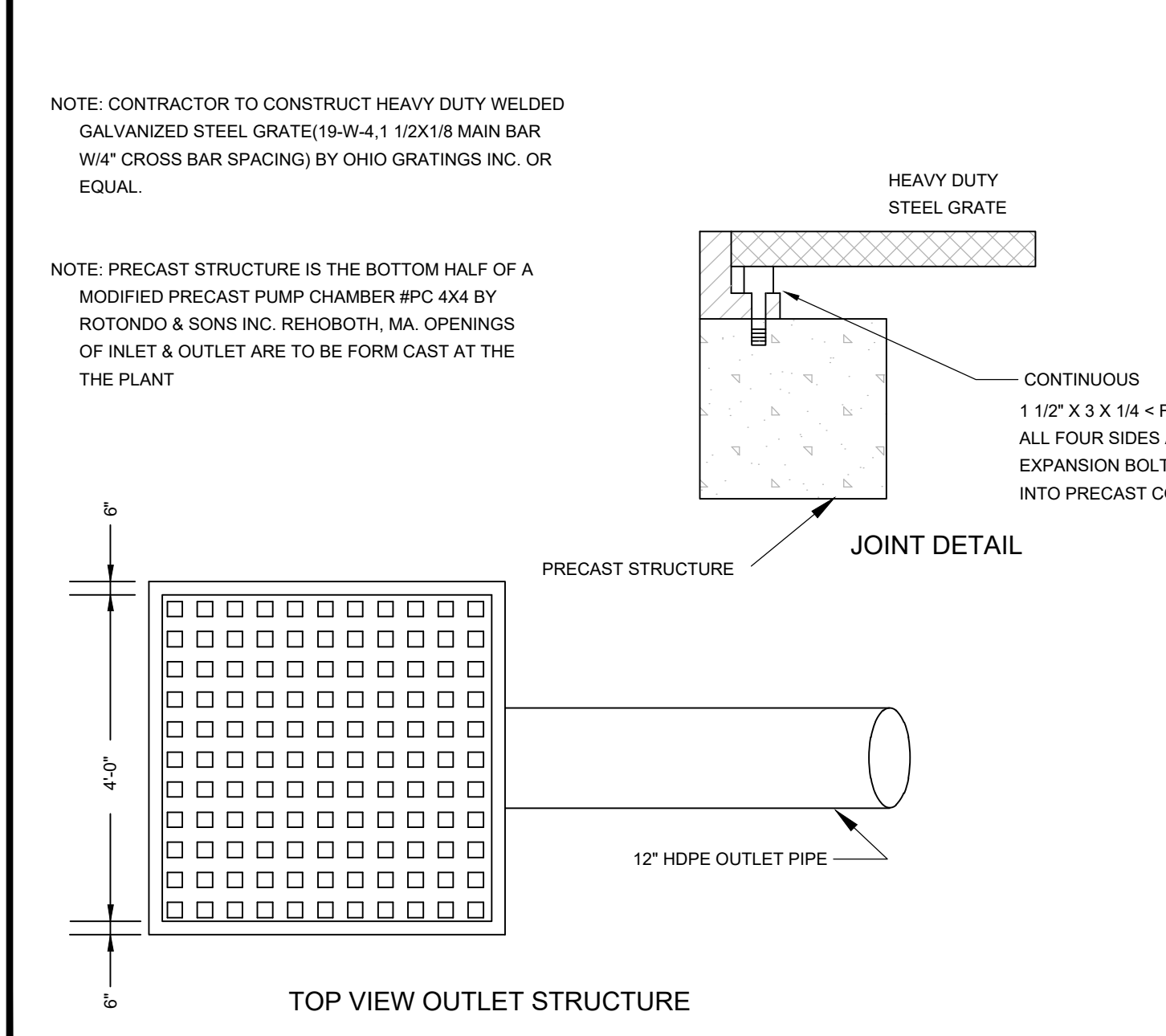
WATER BOX GATE NOT TO SCALE **B3**



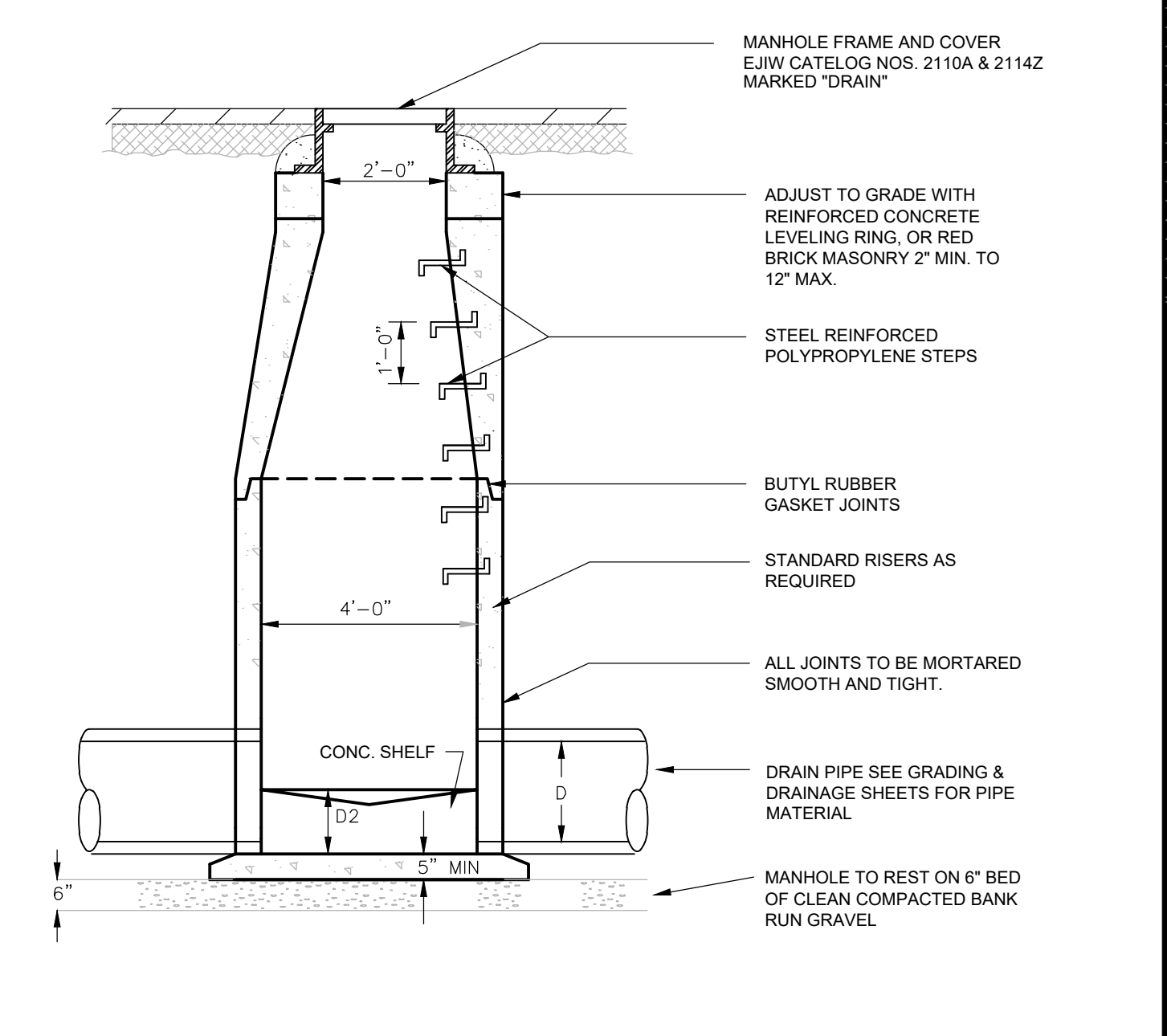
DRAIN MANHOLE FRAME AND COVER NOT TO SCALE **B2**



SEWER MANHOLE FRAME AND COVER NOT TO SCALE **B1**



DETENTION BASIN OUTLET CONTROL STRUCTURE NOT TO SCALE **A2**



PRECAST DRAIN MANHOLE NOT TO SCALE **A1**

REV	DATE	PER	REVIEW	COMMENTS
01	01/14/22			

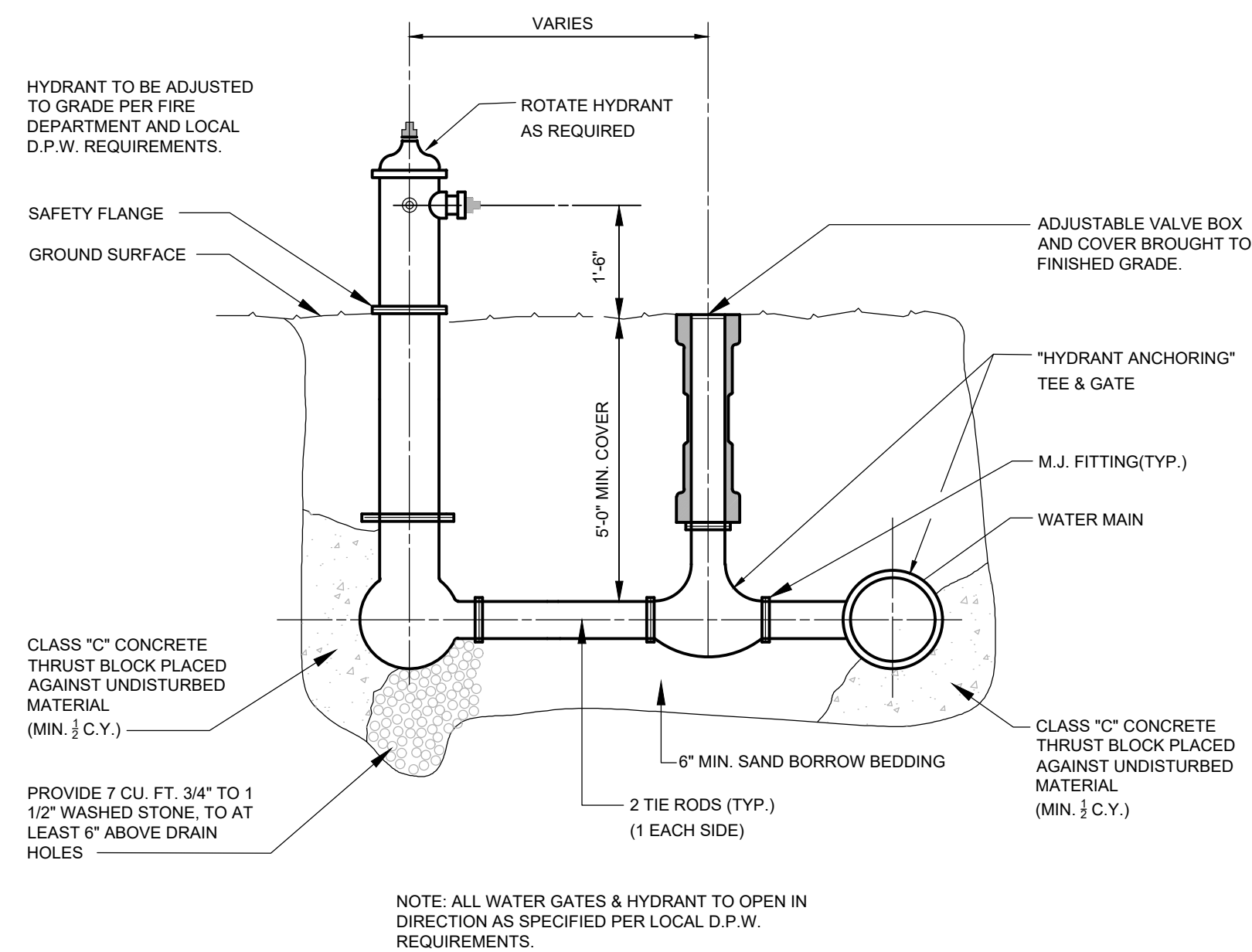
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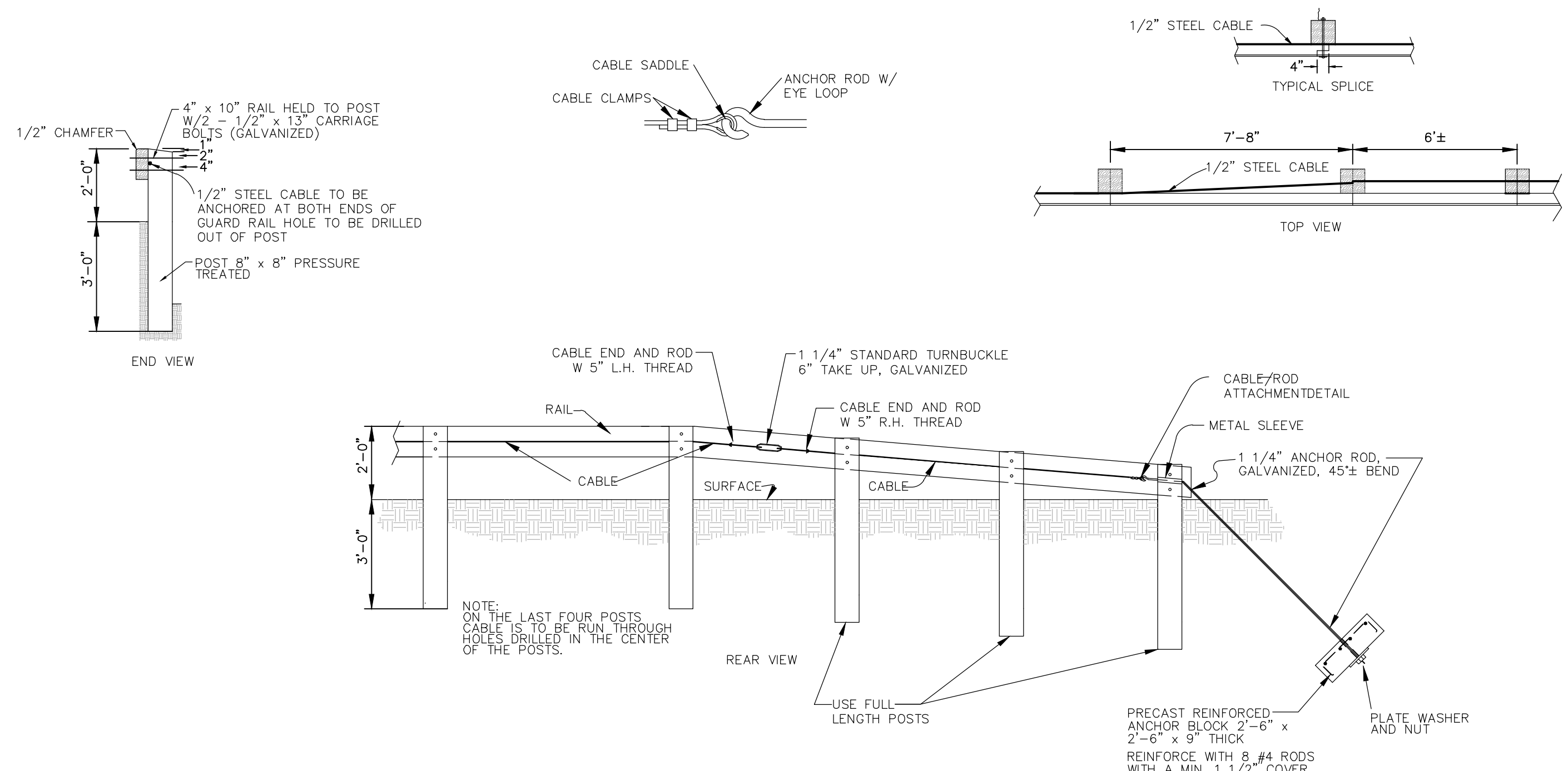
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SHEET TITLE: **SITE DETAILS**

SHEET NUMBER: **C801**

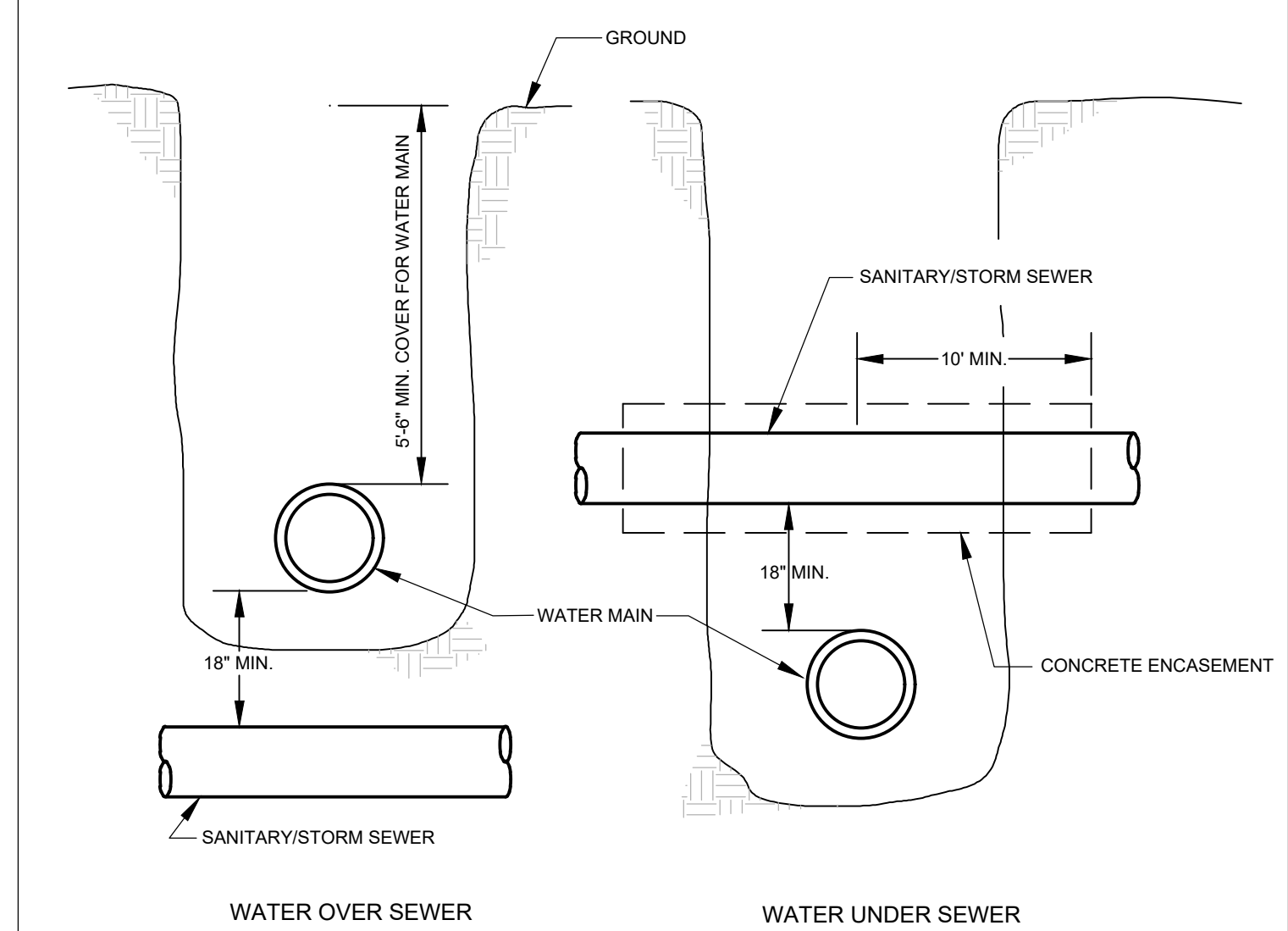


TYPICAL HYDRANT & VALVE
NOT TO SCALE **C1**

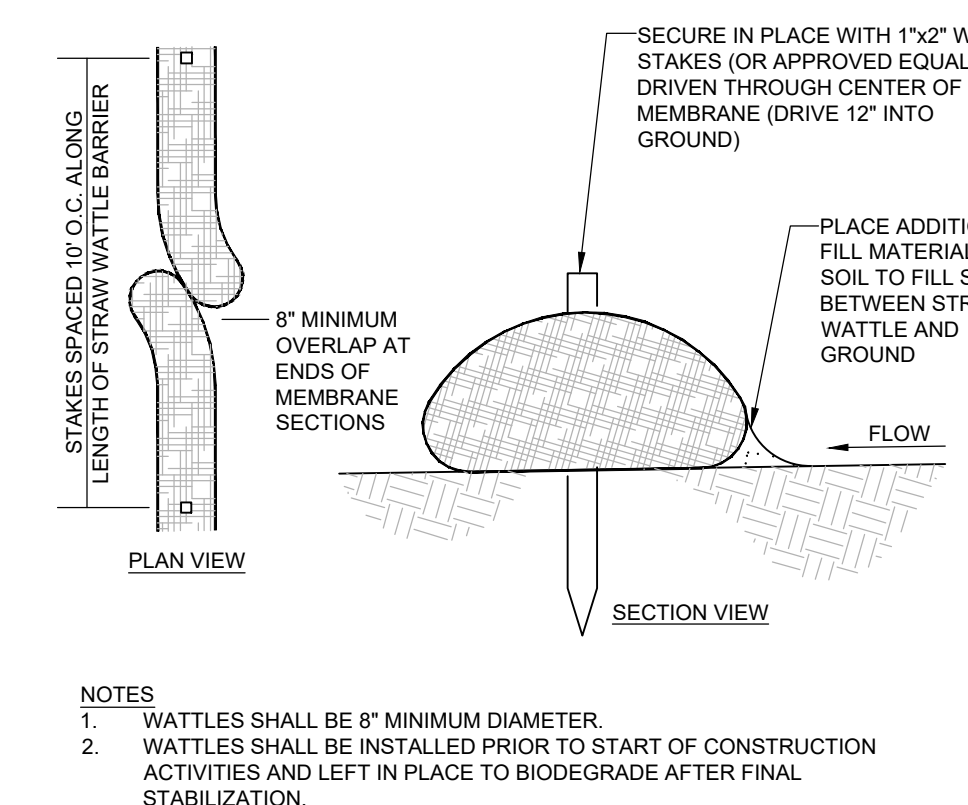


TIMBER GUARD RAIL
NOT TO SCALE **C1**

- NOTES:
- APRON LENGTH: APRON LENGTH (LA) SHALL BE DETERMINED FROM GRADING & DRAINAGE PLAN.
 - APRON WIDTH: THE APRON WIDTH IS BASED ON THE DIAMETER OF THE DISCHARGE PIPE, (D). THE APRON WIDTH WILL BE 3D AT THE UPSTREAM END (WU), AND THE DOWNSTREAM WIDTH (WD) WILL BE EQUAL TO (D + LA). THE APRON SHALL EXTEND ACROSS THE CHANNEL BOTTOM AND UP-SIDE SLOPES FOR A MINIMUM HEIGHT EQUAL TO THE DIAMETER OF THE PIPE, (D).
 - ALIGNMENT: THE APRON SHALL BE LOCATED SO THAT THERE ARE NO BENDS IN THE HORIZONTAL ALIGNMENT. THE APRON SHOULD BE LEVEL OVER ITS LENGTH, AND THE ELEVATION OF THE DOWNSTREAM END OF THE APRON MUST BE THE SAME AS THE ELEVATION OF THE RECEIVING CHANNEL OR ADJACENT GROUND.
 - THICKNESS: THE REQUIRED APRON THICKNESS IS SHOWN IN TABLE 1.
 - GABIONS: WHEN A GABION MATTRESS IS USED IT SHALL BE MADE OF DOUBLE TWISTED GALVANIZED STEEL WIRE. GABIONS SHALL BE FABRICATED IN SUCH A MANNER THAT THE SIDES, ENDS, AND LID CAN BE ASSEMBLED AT THE CONSTRUCTION SITE INTO MATS A MINIMUM OF 12 INCHES THICK.
 - MATERIALS: OUTLET PROTECTION MAY BE DONE USING ROCK RIPRAP OR GABION MATTRESSES TO CONSTRUCT THE APRON. THE ROCK SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE. THE STONE SHALL BE HARD AND ANGULAR AND OF A QUALITY THAT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING. BROKEN CONCRETE MAY BE USED PROVIDED IT DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING BARS, AND THAT IT IS BROKEN INTO BLOCKY PIECES SUCH THAT THE LARGEST DIMENSION OF EACH PIECE IS NO MORE THAN 3 TIMES THE SMALLEST DIMENSION. THE REQUIRED ROCK SIZE IS SHOWN IN TABLES 1 AND 2. IN ALL CASES A GEOTEXTILE (FILTER FABRIC) SHALL BE PLACED BETWEEN THE APRON AND THE UNDERLYING SOIL TO PREVENT SOIL MOVEMENT INTO AND THROUGH THE RIPRAP.
 - RIP RAP REQUIRED ONLY WHERE NOTED ON GRADING & DRAINAGE PLAN.



TYPICAL WATER-SEWER CROSSING
NOT TO SCALE **B2**



STRAW WATTLE EROSION CONTROL BARRIER
NOT TO SCALE **B1**

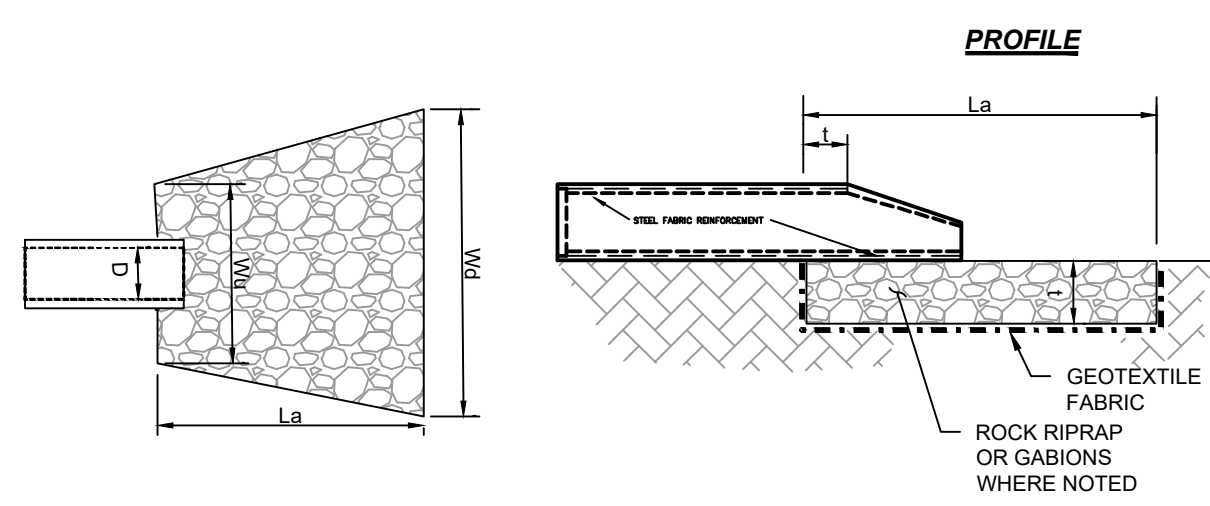
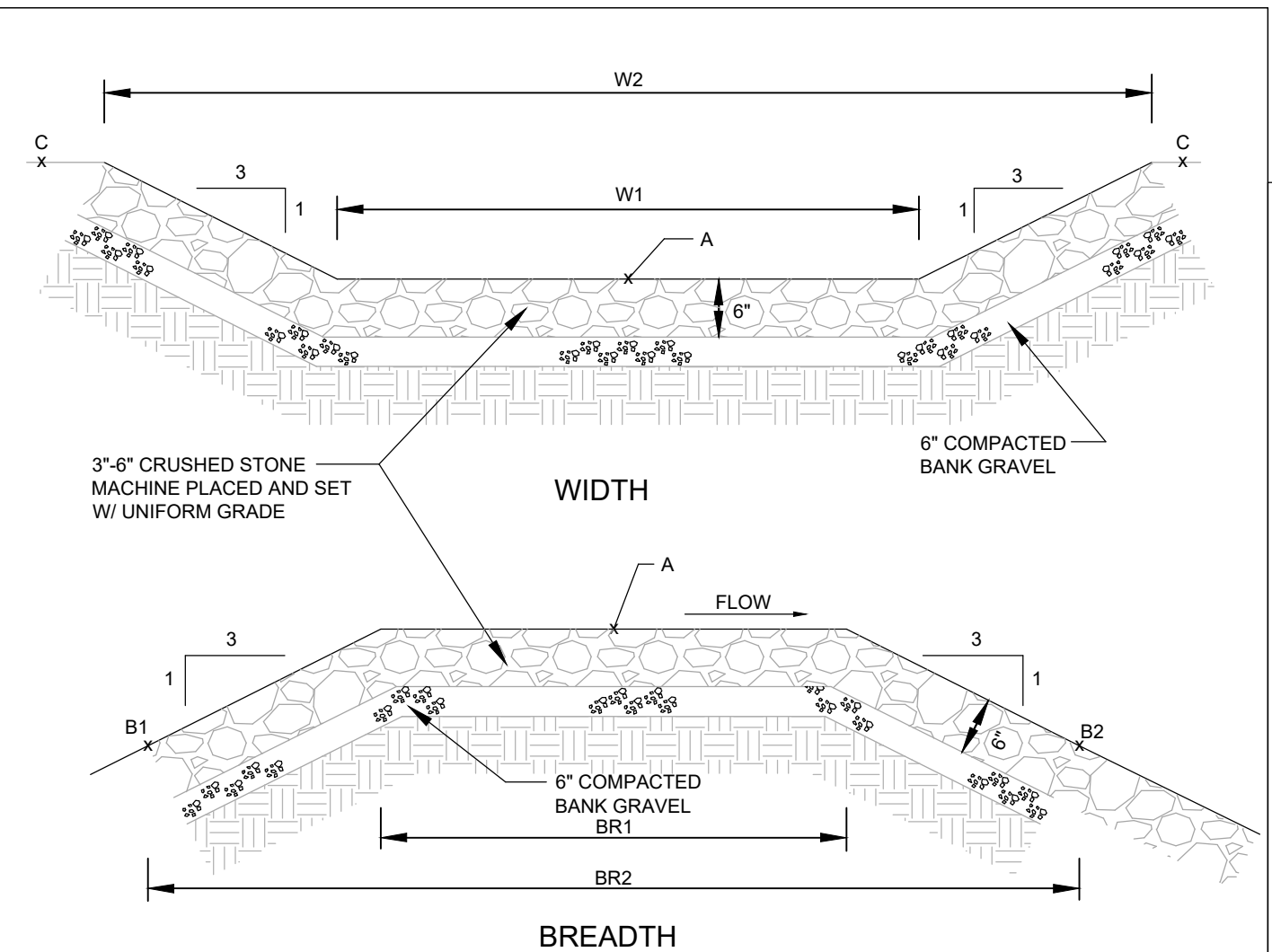


FIGURE 1 - TYPICAL DETAIL FOR ROCK OUTLET PROTECTION

Culvert Size D, (inches)	Rock Size #, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Quantity (tons)
12	6	12	3	13	18	15
15	9	16	4.5	18	24	20
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215

TABLE 1 - ROCK OUTLET PROTECTION APRON DIMENSIONS

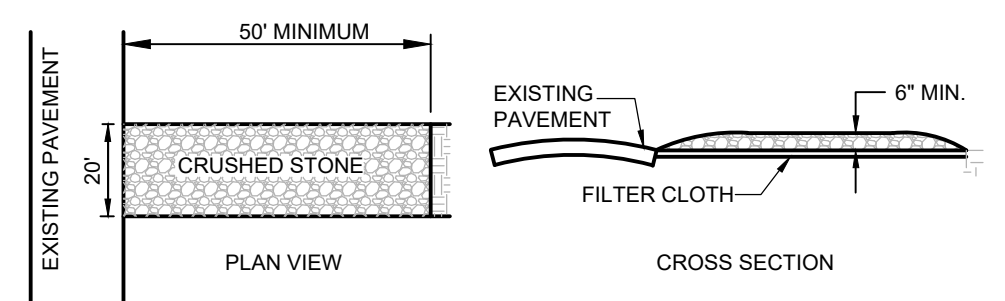
Gadion Rock	Smallest Dimension in Inches				% of rocks smaller than size shown
	6\"/>				
8	12	15	21	30	100
6	9	12	18	24	50-70
4	6	9	12	18	35-50
3	2	3	4	6	2-10



EMERGENCY OVERFLOW SPILLWAY ELEVATIONS & DIMENSIONS (ft)

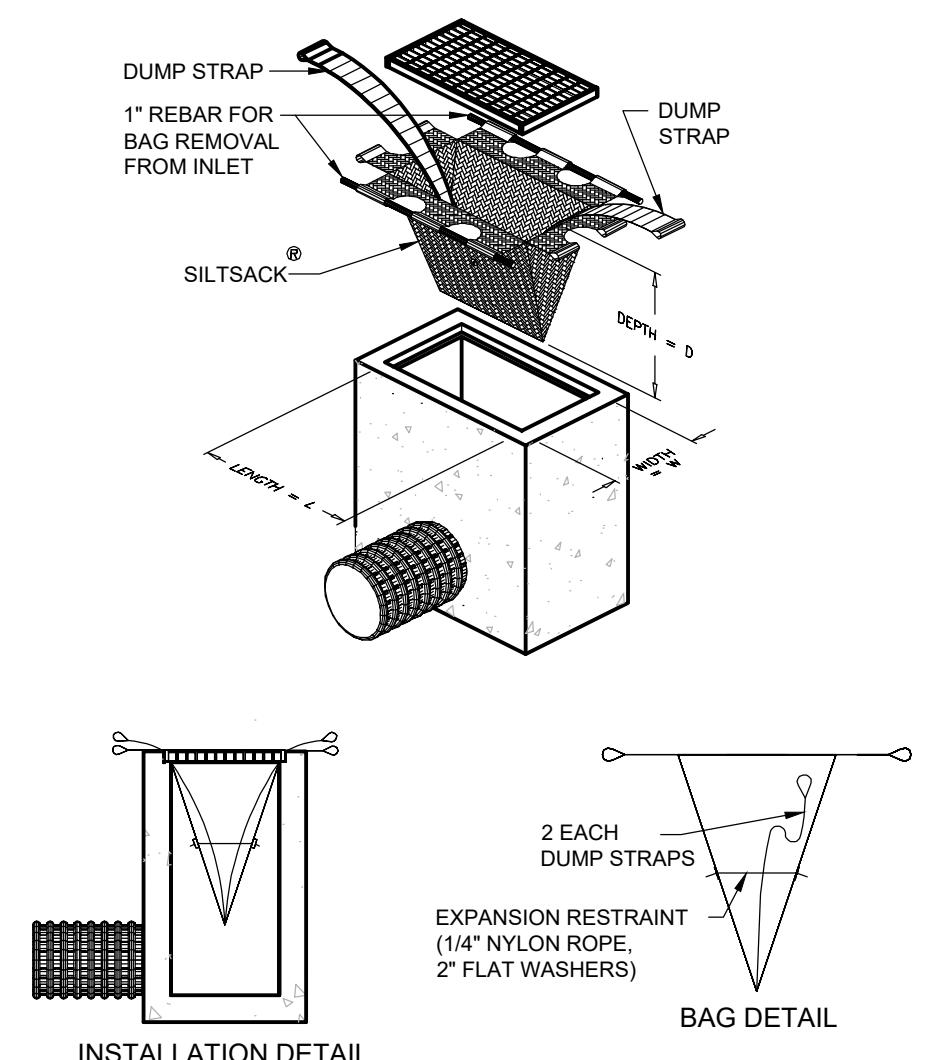
	A	B1	B2	C	W1	W2	BR1	BR2
	262.15	261.15	261.15	262.10	10	16	8	14

EMERGENCY OVERFLOW SPILLWAY
NOT TO SCALE **A3**



- TRACKING PAD NOTES
- STONE SIZE - USE 6\"/>
 - FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSINGS WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE TRACKING PAD
NOT TO SCALE **A2**



SILTSACK® SPECIFICATIONS
NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE SPECIFICATIONS PROVIDED.

REGULAR FLOW SILTSACK® (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

SILTSACK INLET PROTECTION DEVICE
NOT TO SCALE **A1**

FLARED END SECTION WITH RIP RAP
NOT TO SCALE **A4**

HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING
 680 WASHINGTON STREET, SUITE 216
 BOSTON, MA 02209
 www.HighpointEng.com

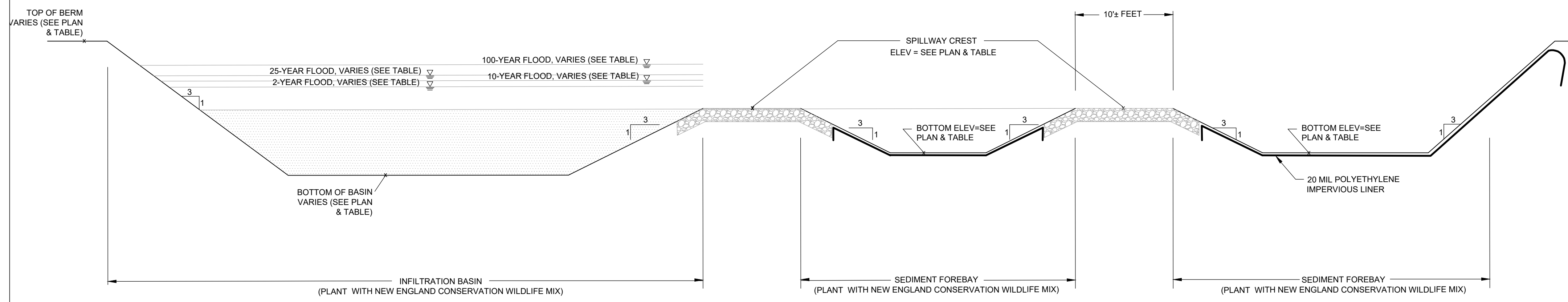
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 CONSULTANT:
 SEAL:

1-14-2022

PROPOSED WAREHOUSE BUILDING
 75 PLAIN STREET
 HOPEDALE, MA
 OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	PER PEER REVIEW COMMENTS	DESCRIPTION
01	01/14/22		

ISSUE TYPE: PERMIT
 ISSUE DATE: 09-01-2021
 PROJECT NUMBER: 21013
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 SHEET TITLE: **SITE DETAILS**
 SHEET NUMBER: **C802**

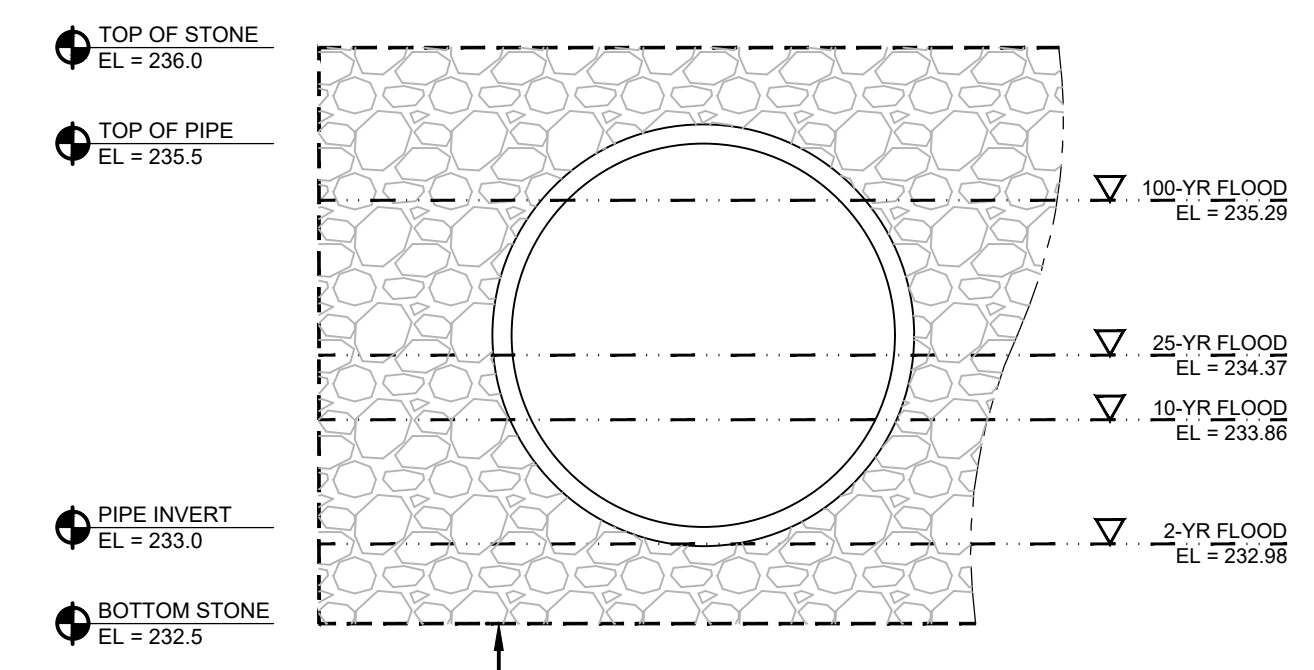


NOTE:
1. ALL FOREBAY ARE SIZED TO CONTAIN 0.1 INCH OF RUNOFF FROM IMPERVIOUS AREA OF CONTRIBUTING WATERSHED.

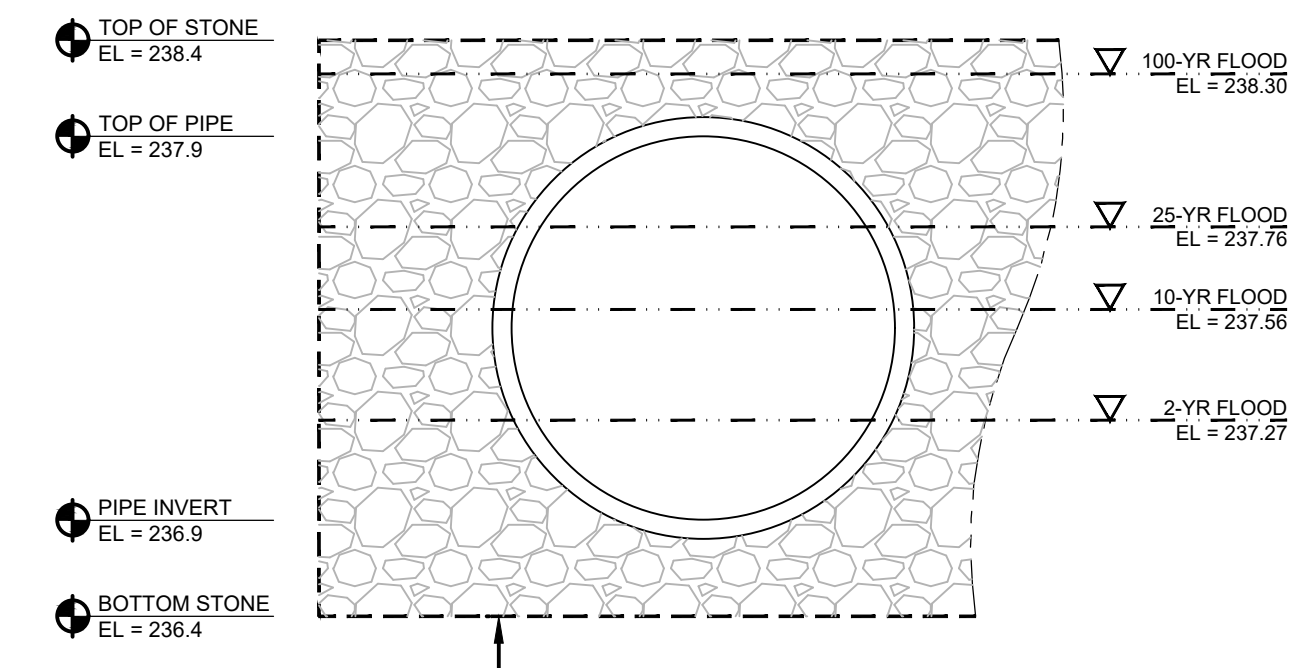
FOREBAY/INFILTRATION BASIN CROSS SECTION C1
NOT TO SCALE

FOREBAY	INFILTRATION BASIN	BOTTOM ELEVATION (FT)	SPILLWAY OUT ELEVATION (FT)	TOP OF BERM ELEVATION (FT)	2-YEAR FLOOD ELEVATION (FT)	10-YEAR FLOOD ELEVATION (FT)	25-YEAR FLOOD ELEVATION (FT)	100-YEAR FLOOD ELEVATION (FT)	100-YEAR FREEBOARD (FT)
1A	--	246.0	246.5	247.0	--	--	--	--	--
1B	--	245.5	246.0	246.5	--	--	--	--	--
--	IB 1	244.0	NONE	250.0	244.00	244.34	245.02	246.25	3.75
2A	--	239.5	240.0	240.5	--	--	--	--	--
2B	--	239.0	239.5	240.0	--	--	--	--	--
--	IB 2	238.5	NONE	240.6	238.97	239.54	239.78	240.38	0.22
3A	--	237.0	237.5	238.0	--	--	--	--	--
3B	--	237.0	237.5	238.0	--	--	--	--	--
--	IB 3	236.5	237.5	238.0	237.22	237.32	237.39	237.51	0.49
4A	--	235.0	236.0	237.0	--	--	--	--	--
4B	--	234.0	235.0	236.0	--	--	--	--	--
--	IB 4	233.0	237.0	238.2	233.25	233.72	234.21	235.09	3.11
5A	--	234.0	235.0	236.0	--	--	--	--	--
5B	--	234.0	235.0	236.0	--	--	--	--	--
--	IB 5	233.0	NONE	236.0	233.02	233.09	233.24	233.82	2.18
6A	--	235.7	236.5	237.2	--	--	--	--	--
6B	--	235.0	235.5	236.5	--	--	--	--	--
--	IB 6	230.0	NONE	237.9	230.0	230.23	232.88	235.44	2.46
7A	--	236.0	236.5	237.0	--	--	--	--	--
7B	--	236.0	236.5	237.0	--	--	--	--	--
--	IB 7	234.0	NONE	237.2	234.02	234.32	234.76	235.80	1.40

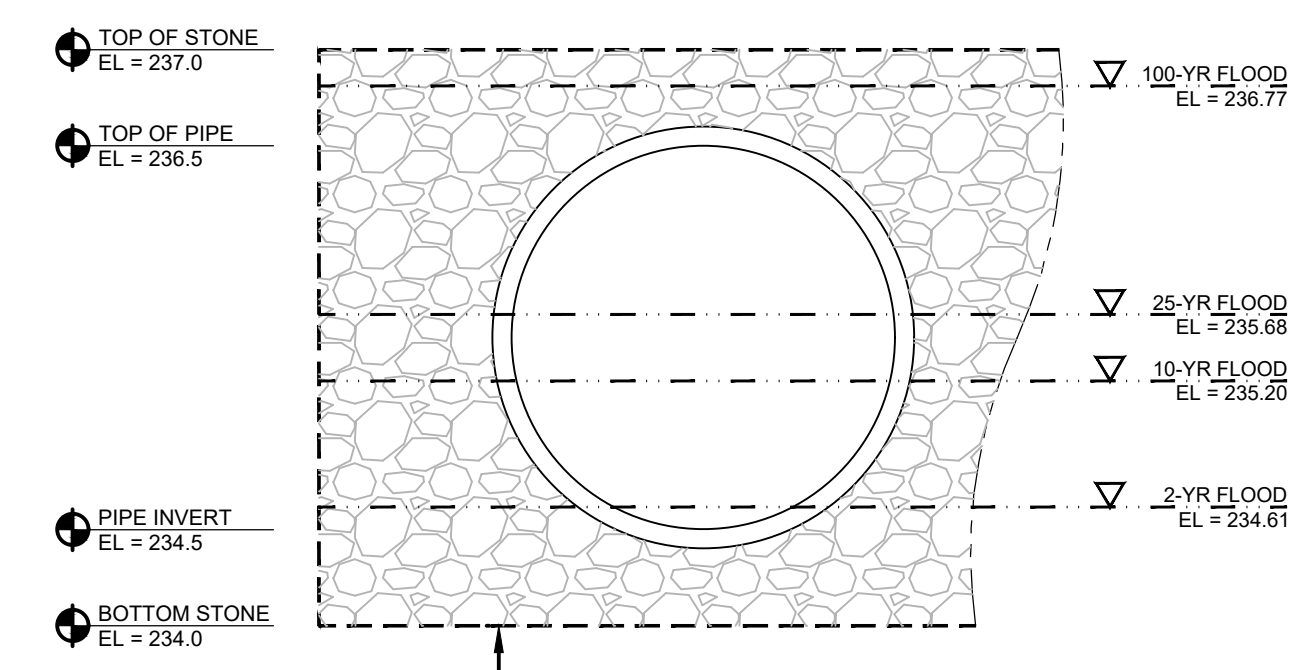
FOREBAY/INFILTRATION BASIN TABLE B1
NOT TO SCALE



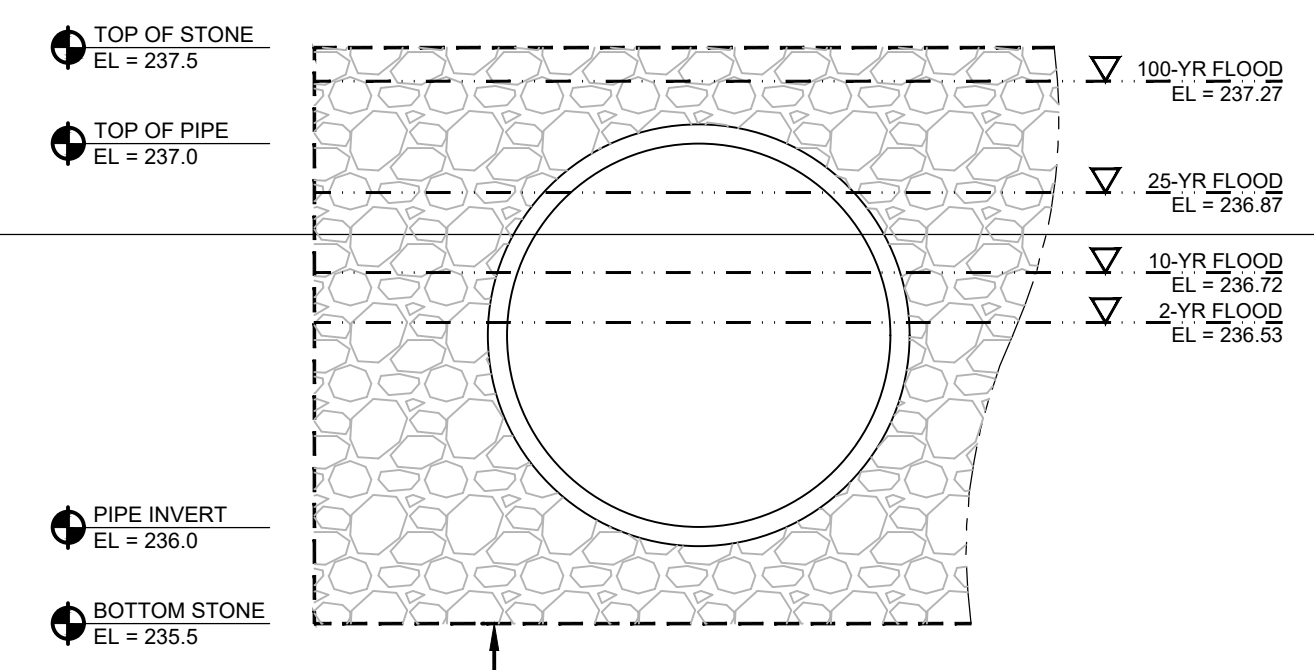
UPS 1 (30" CMP)
NOT TO SCALE



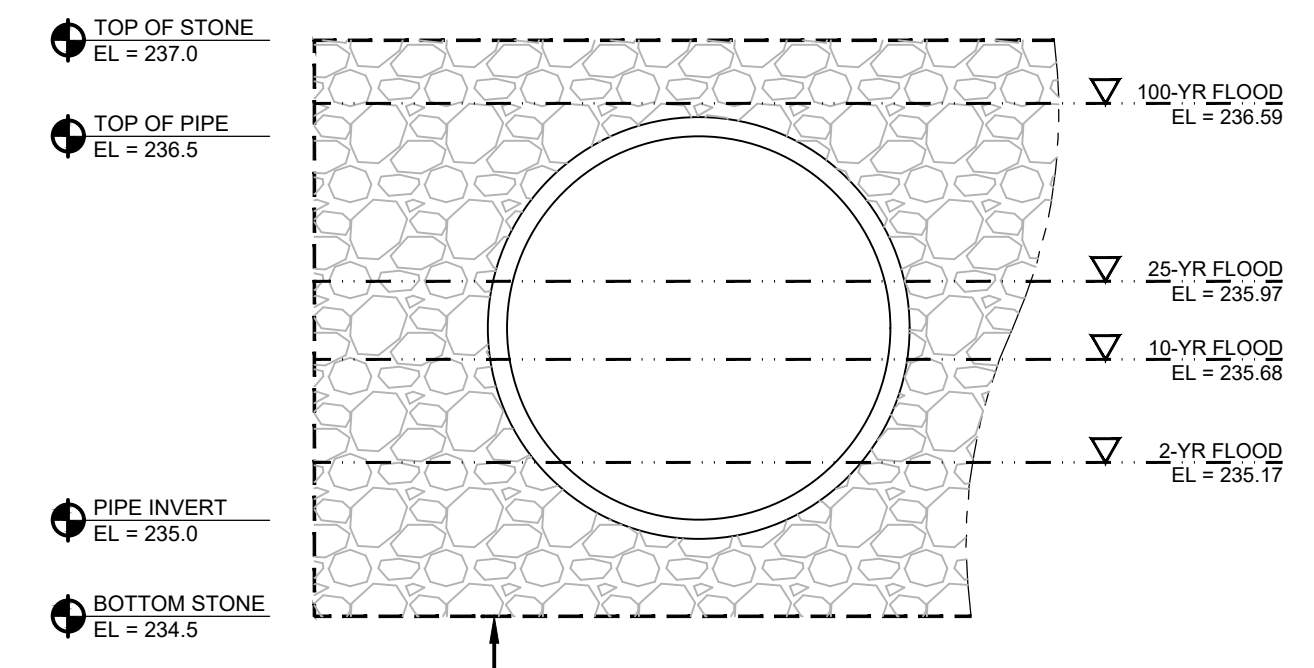
UPS 3 (12" CMP)
NOT TO SCALE



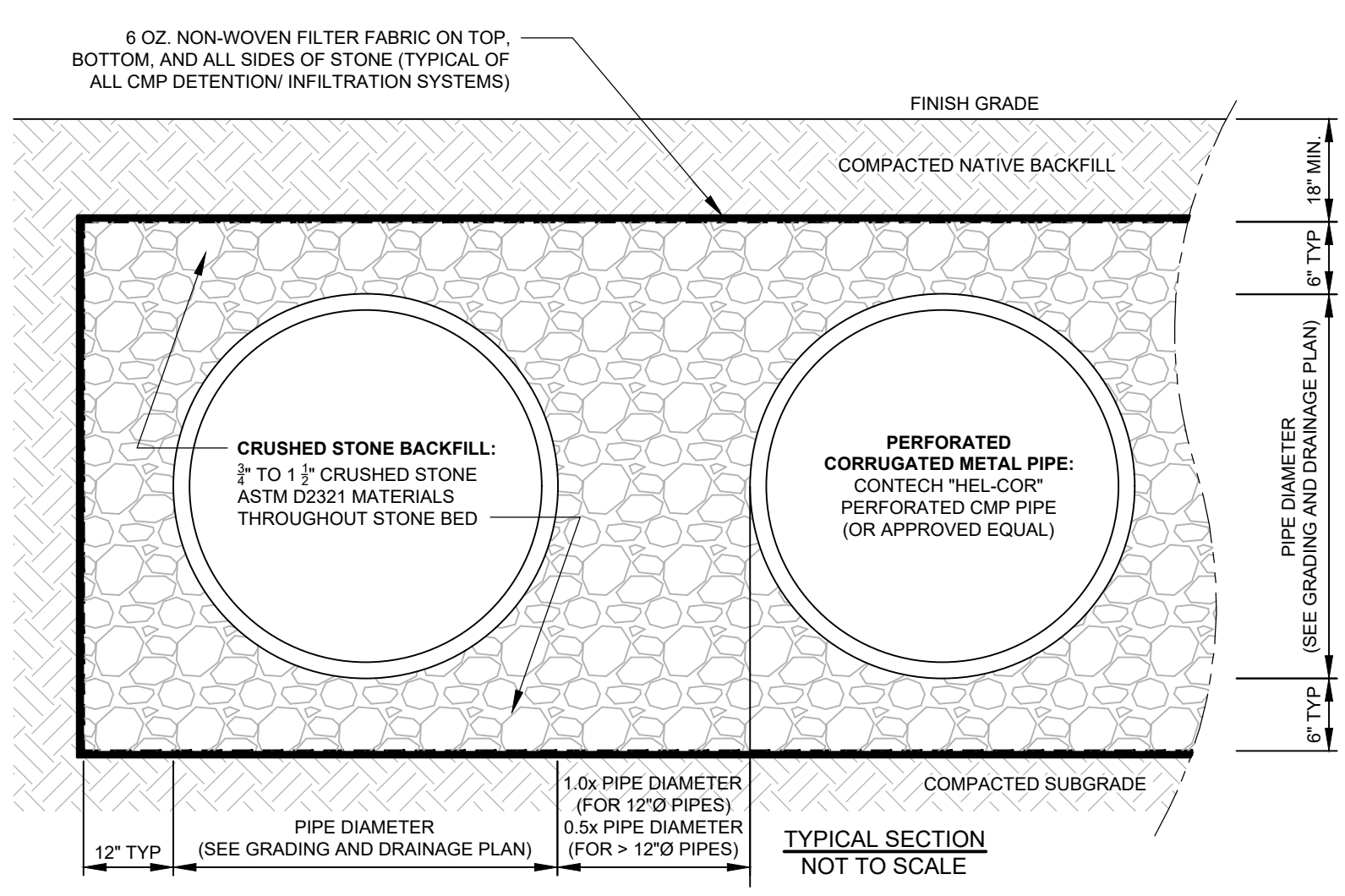
UPS 5 (24" CMP)
NOT TO SCALE



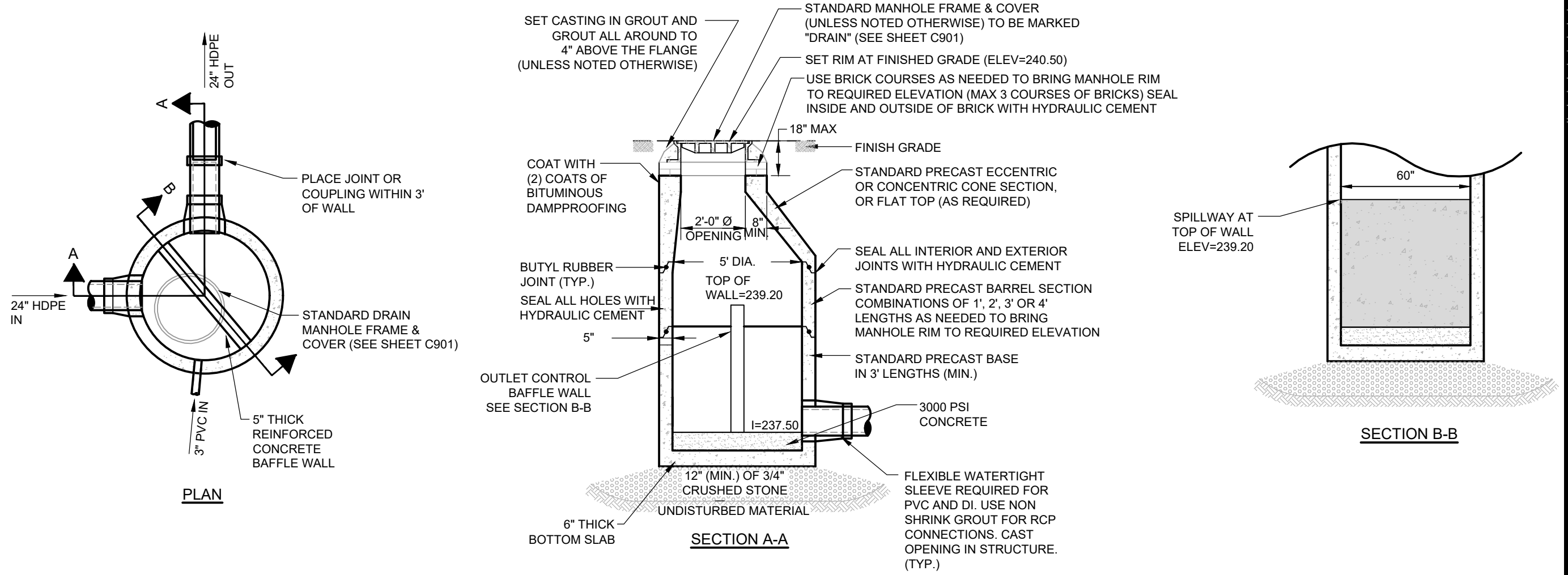
UPS 2 (12" CMP)
NOT TO SCALE



UPS 4 (18" CMP)
NOT TO SCALE



PERFORATED CORRUGATED METAL PIPE (CMP) DETENTION/ INFILTRATION SYSTEM SECTIONS
NOT TO SCALE



OUTLET CONTROL MANHOLE (IB 2)
NOT TO SCALE

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

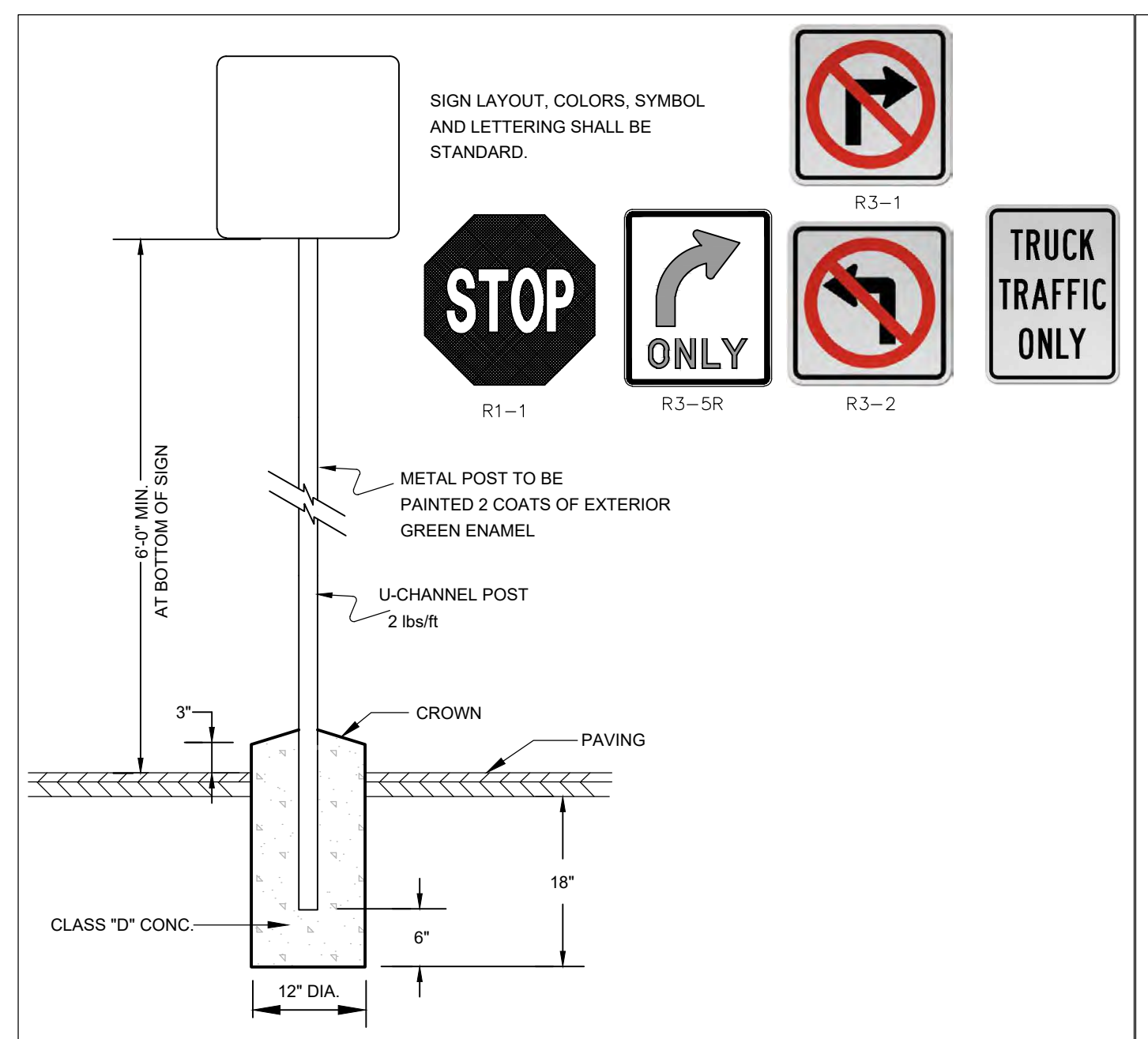
ISSUE TYPE:
PERMIT
ISSUE DATE:
09-01-2021
PROJECT NUMBER:
21013

DRAWN BY: WH
CHECKED BY: DJH

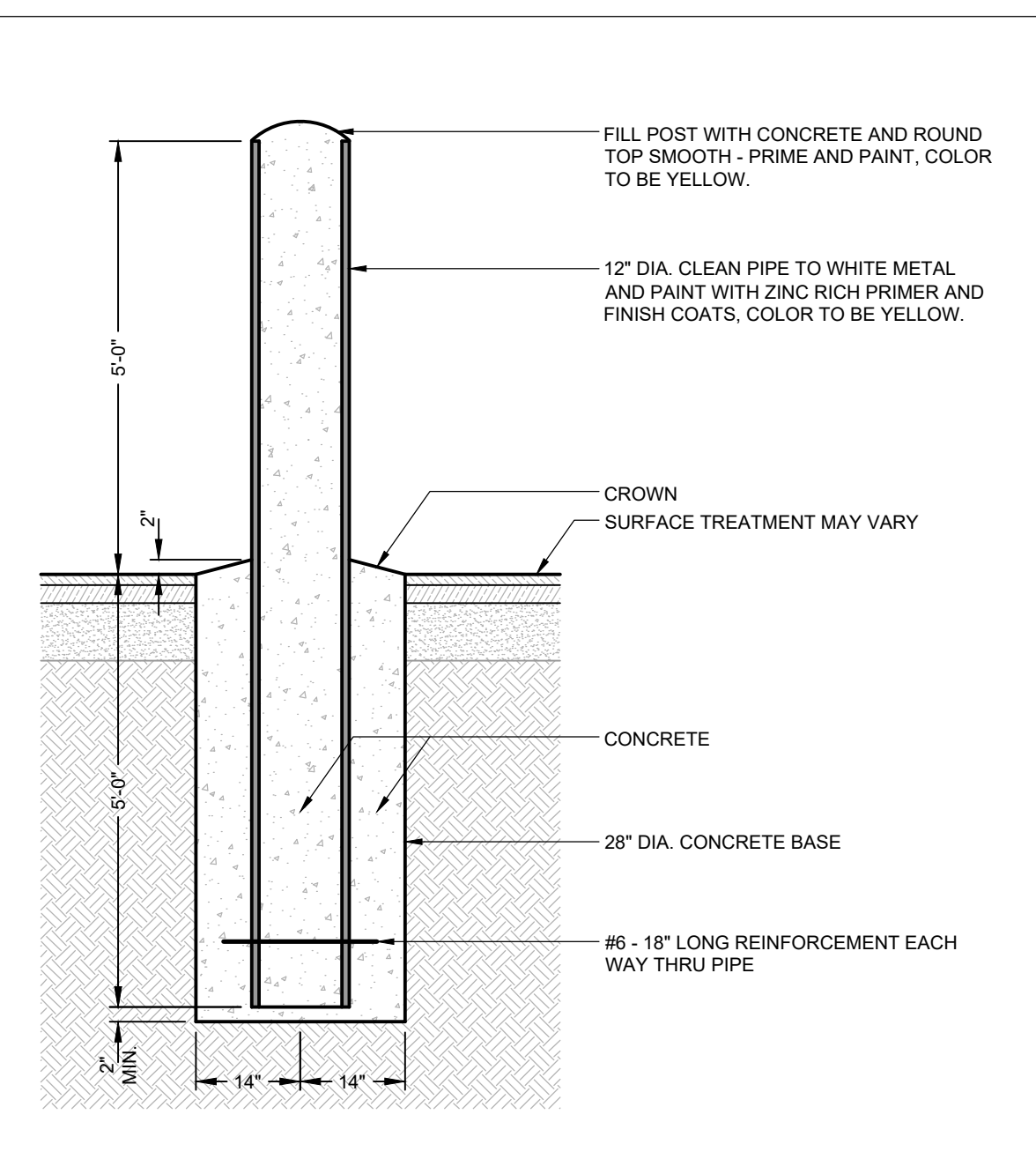
SHEET TITLE:
SITE DETAILS

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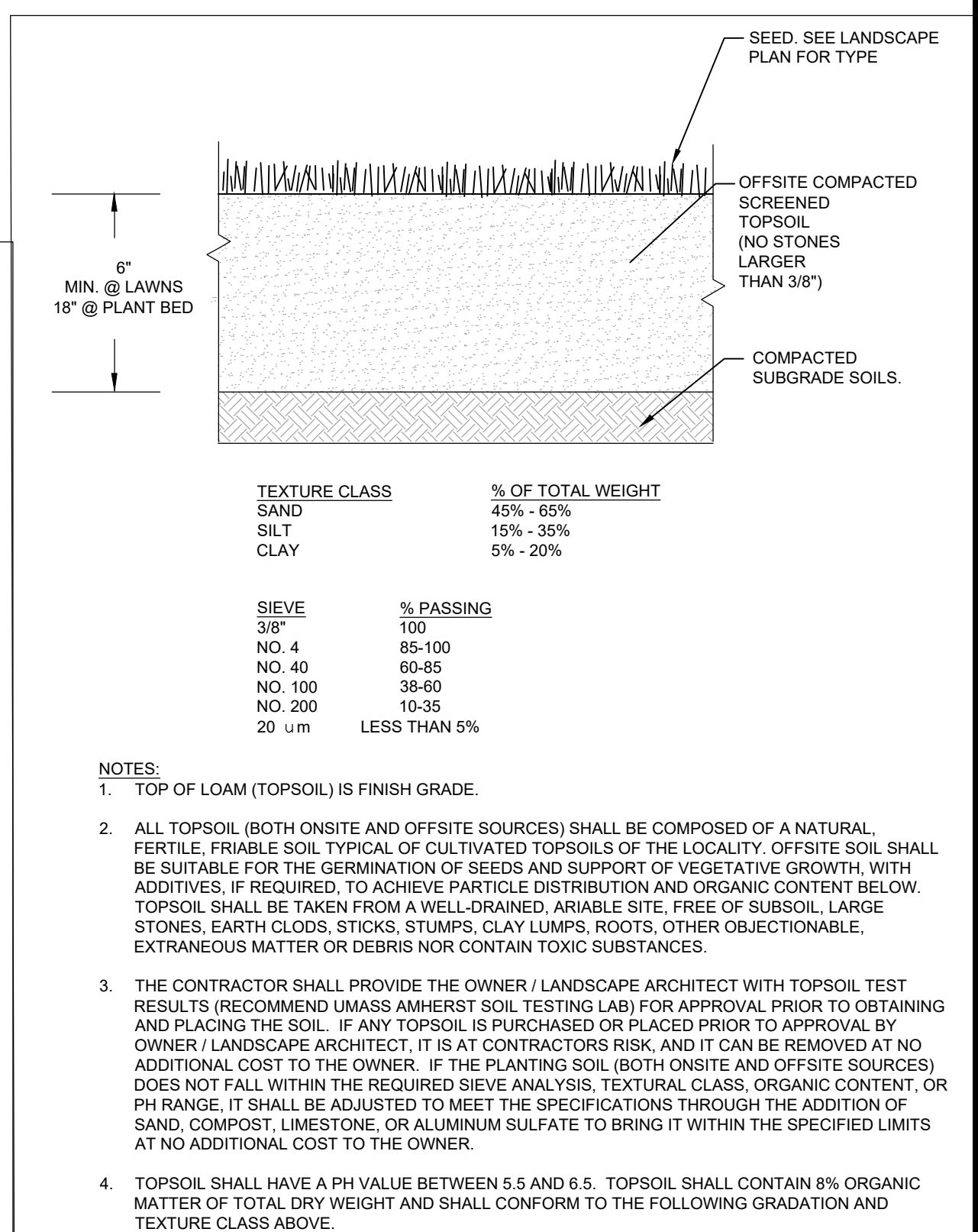
SHEET NUMBER:
C803



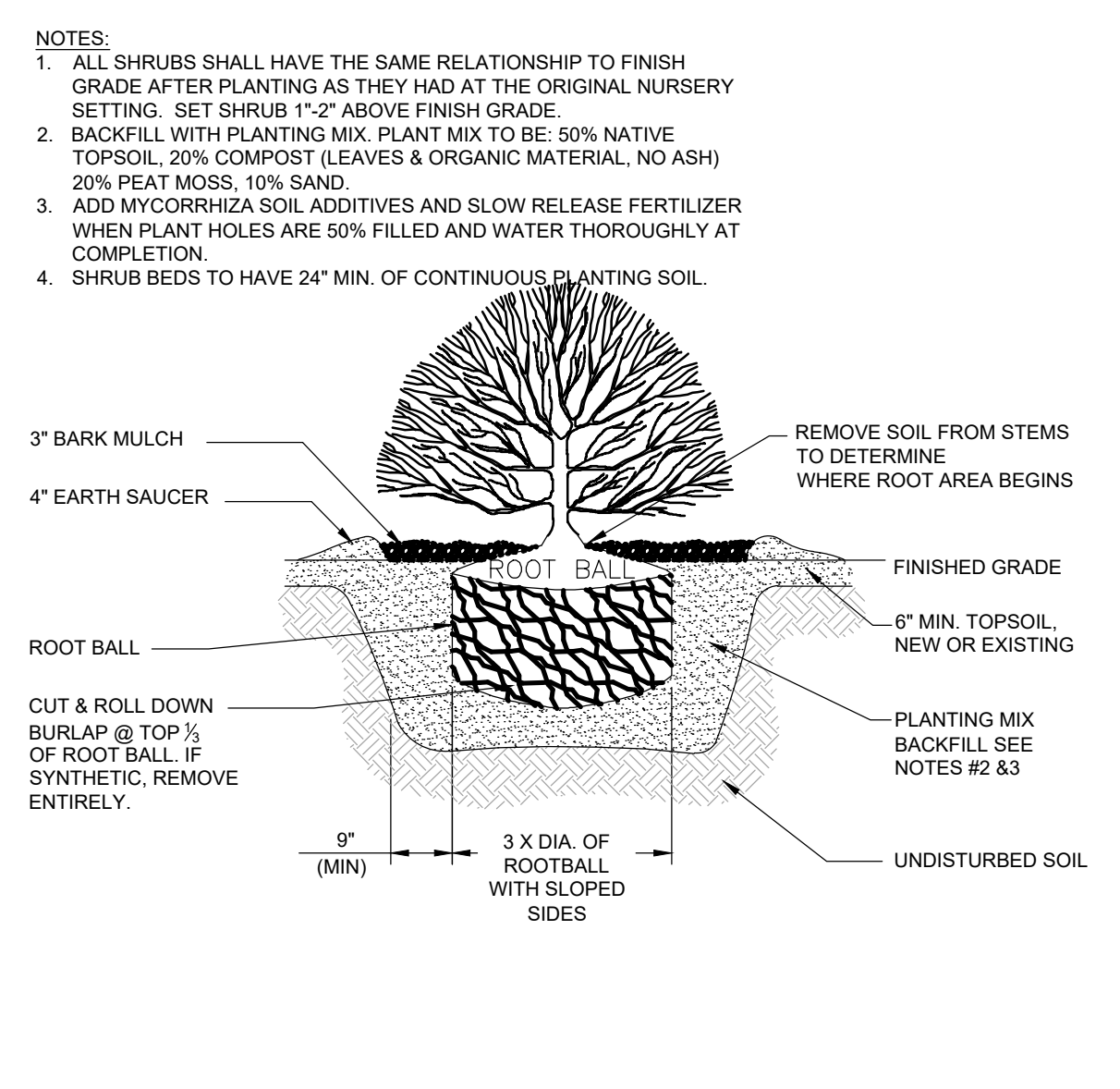
TYPICAL SIGN DETAIL
 NOT TO SCALE **B3**



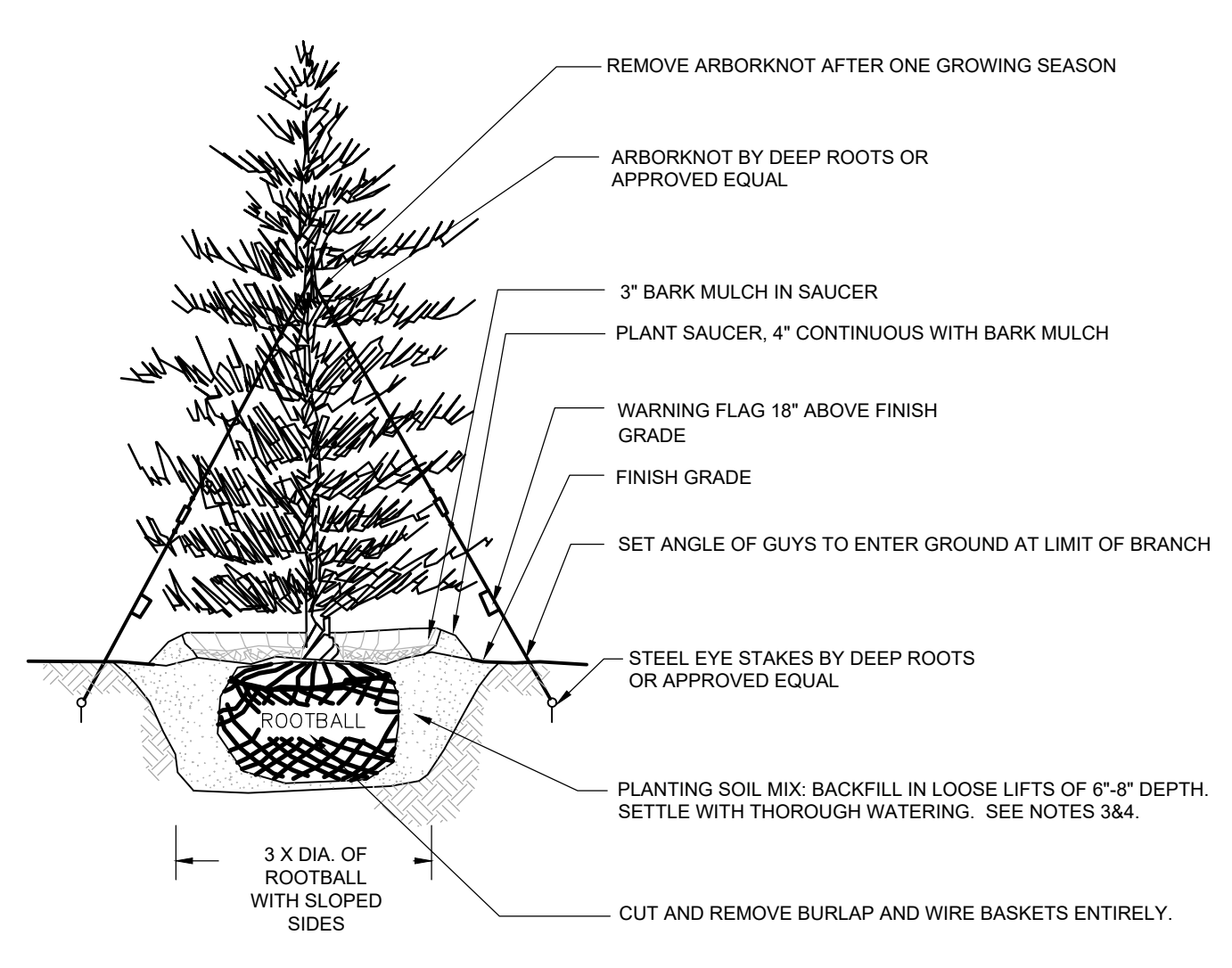
CONCRETE FILLED STEEL PIPE BOLLARD
 NOT TO SCALE **B2**



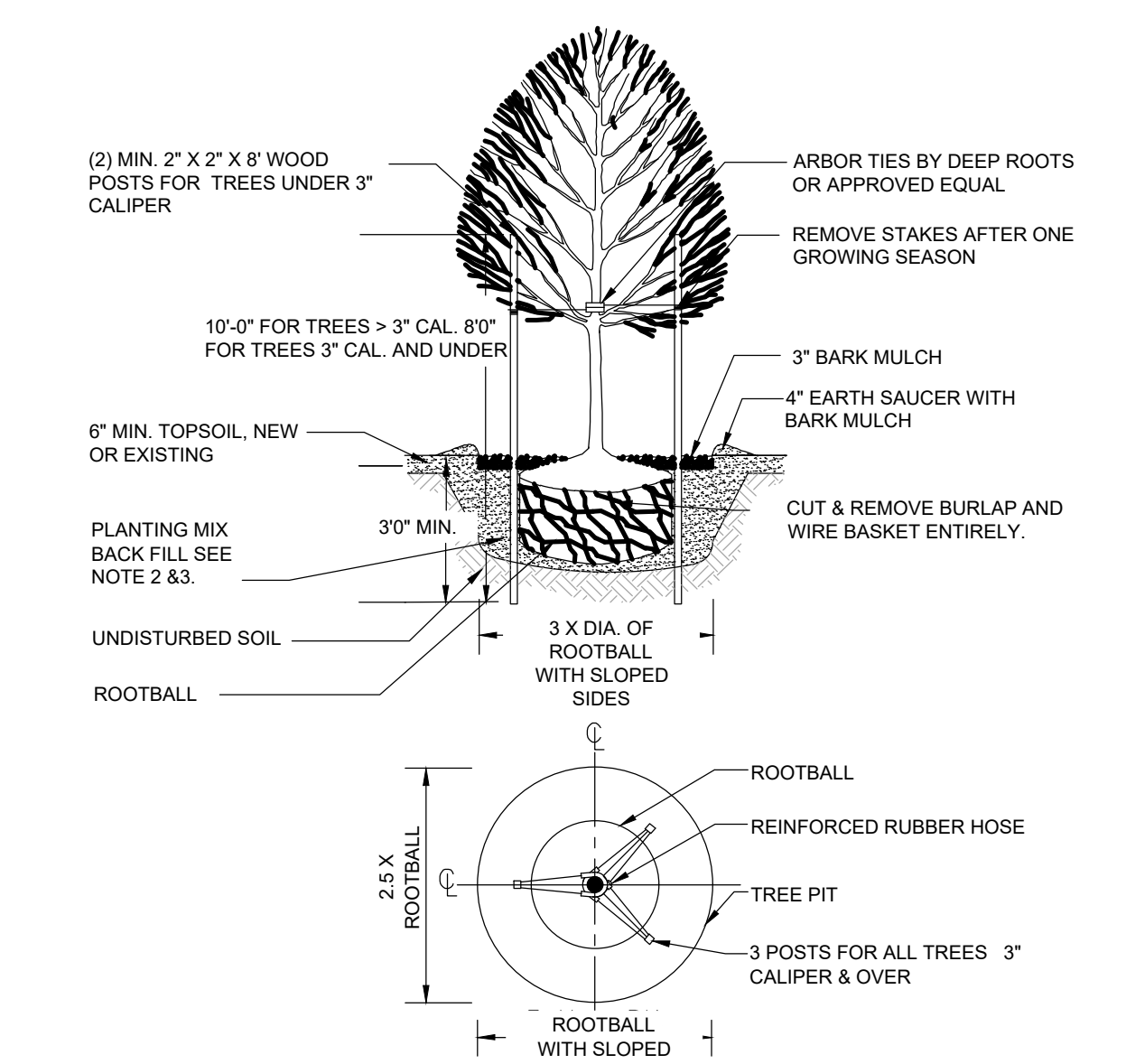
TOP SOIL FOR LAWN, TREES, SHRUBS & PERENNIALS
 NOT TO SCALE **B1**



SHRUB PLANTING DETAIL
 NOT TO SCALE **A3**



EVERGREEN TREE DETAIL
 NOT TO SCALE **A2**



DECIDUOUS TREE DETAIL
 NOT TO SCALE **A1**

REV	DATE	PER	PEER REVIEW	COMMENTS
01	01/14/22			

ISSUE TYPE:
PERMIT
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09-01-2021
 PROJECT NUMBER:
21013

DRAWN BY: WH
 CHECKED BY: DJH
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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C804

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
 HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV	DATE	DESCRIPTION
01	01/14/22	PER PEER REVIEW COMMENTS

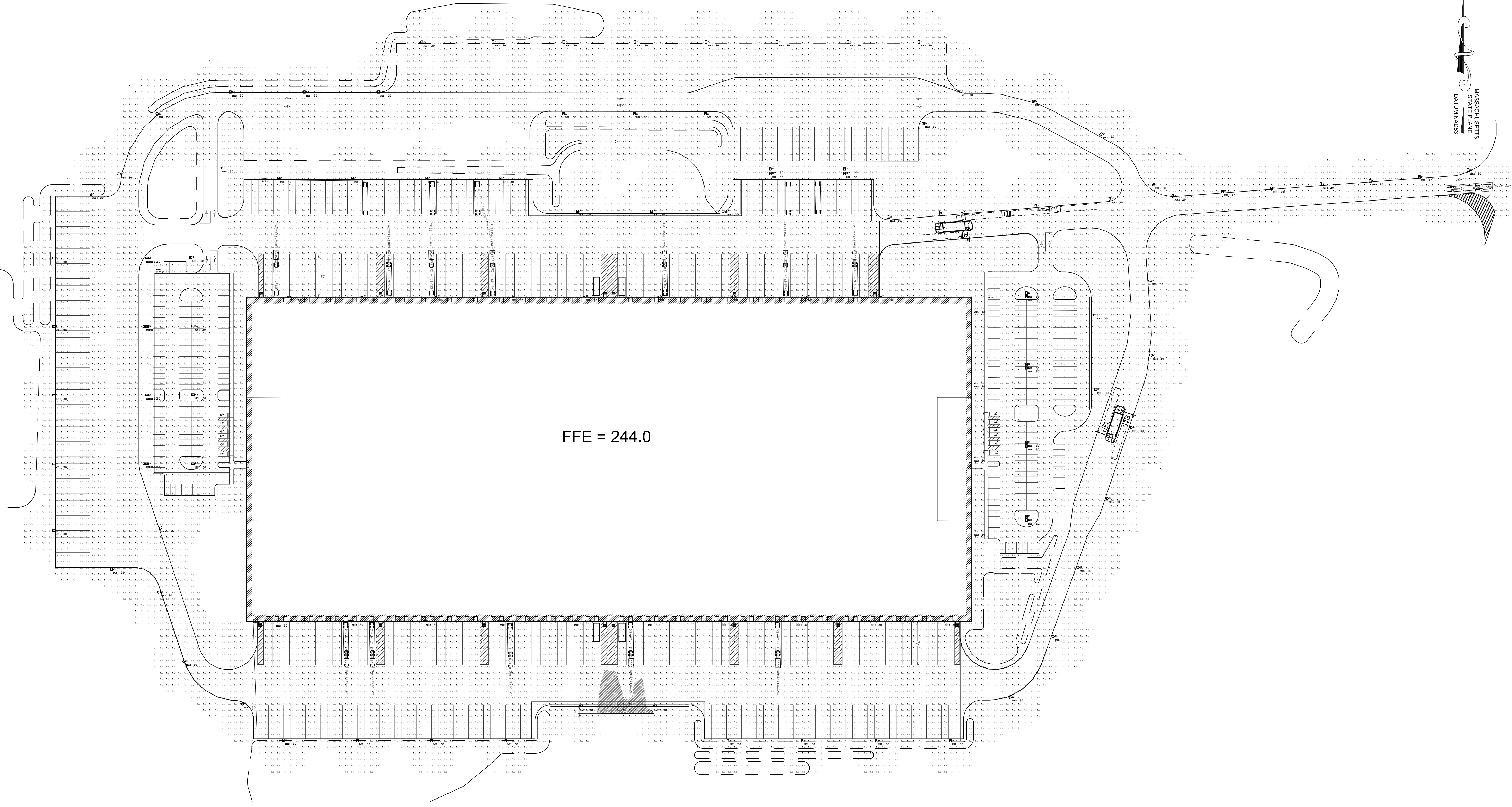
ISSUE TYPE:
 PERMIT
 ISSUE DATE:
 09-01-2021
 PROJECT NUMBER:
 21013

DRAWN BY: SR
 CHECKED BY:

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SITE LIGHTING PLAN

SHEET NUMBER:



Symbol	Tag	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
□	A	53	VP-1-36L-120-4K7-4F	SINGLE	0.900	VP-1-36L-120-4K7-4F	120.9	13388
□	C	4	VP-1-36L-105-3K7-2	SINGLE	0.900	VP-1-36L-105-3K7-2	108.2	11265
□	D	21	VP-1-36L-105-4K7-3	SINGLE	0.900	VP-1-36L-105-4K7-3	108.2	12601
□	B	8	VP-1-36L-120-4K7-4W	SINGLE	0.900	VP-1-36L-120-4K7-4W	120.9	11992
□	E	2	VP-1-36L-55-4K7-4W	SINGLE	0.900	VP-1-36L-55-4K7-4W	56.8	6657
□	F	5	VP-1-36L-39-4K7-3	SINGLE	0.900	VP-1-36L-39-4K7-3	39.6	5702
□	G	1	VP-1-120L-120-4K7-3	SINGLE	0.900	VP-1-120L-120-4K7-3	120.9	13684
□	H	19	RWL2-160L-155-3K7-4-U	SINGLE	0.900	RWL2-160L-155-3K7-4-U	156.8	18592
□	J	4	RWL2-160L-45-4K7-2	SINGLE	0.900	RWL2-160L-45-4K7-2-U	46.1	6668

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
GRID AT GRADE	Illuminance	Fc	0.97	3.5	0.0	N.A.	N.A.	0
CAR PARKING EAST	Illuminance	Fc	1.38	2.4	0.9	1.53	2.67	
CAR PARKING WEST	Illuminance	Fc	1.36	2.5	1.0	1.36	2.50	
LOADING DOCKS - NORTH SIDE	Illuminance	Fc	1.24	2.6	0.2	6.20	13.00	
LOADING DOCKS - SOUTH SIDE	Illuminance	Fc	1.17	2.6	0.2	5.85	13.00	



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Owner

GFI Partners

Client Address
City State Zip

Project

Proposed
Warehouse

75 Plain Street
Hopdale MA

No.	Date	Revision/Issue

Date

8.31.2021

Scale

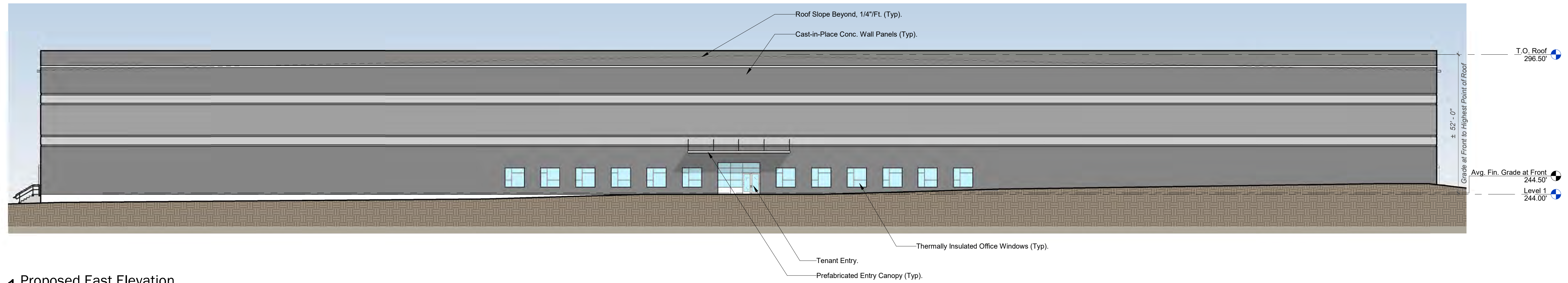
1" = 20'-0"

aF+S Job No.

2119a-PLST

Proposed East and
West Elevations

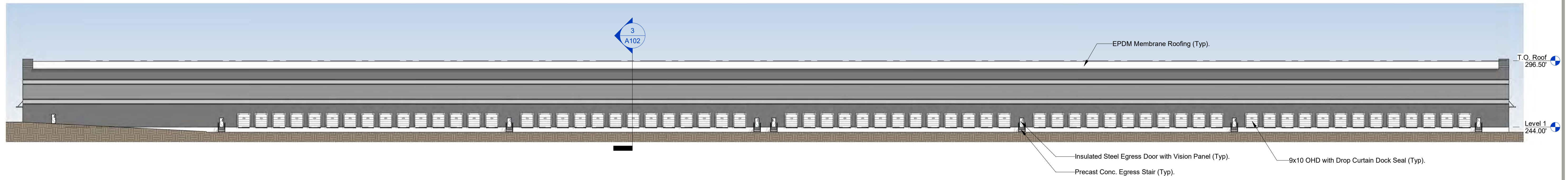
A101



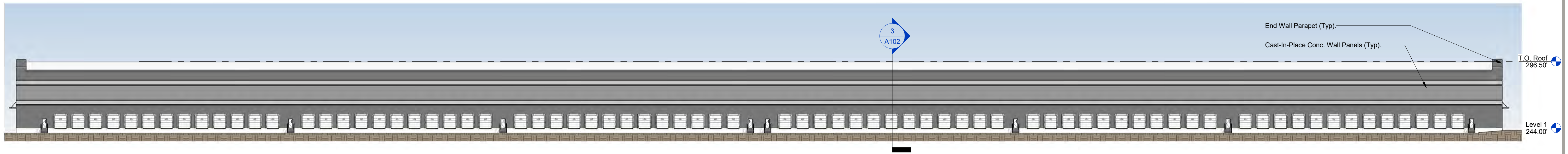
1 Proposed East Elevation
1" = 20'-0"



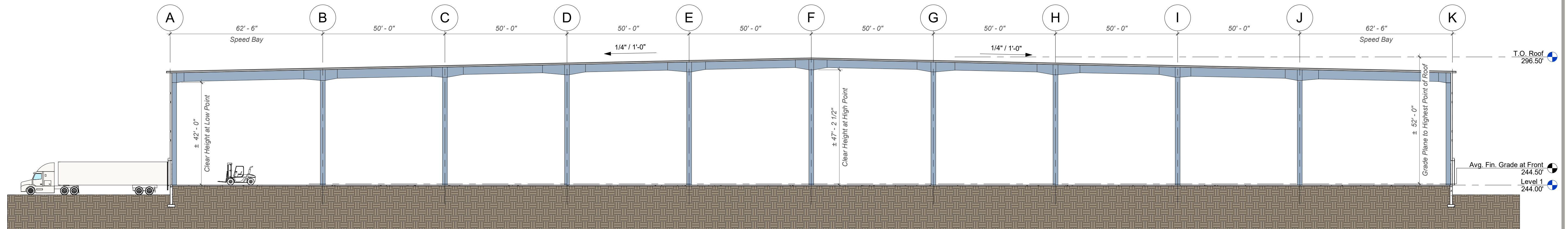
2 Proposed West Elevation
1" = 20'-0"



1 Proposed North Elevation
1" = 40'-0"



2 Proposed South Elevation
1" = 40'-0"



3 Building Section
3/64" = 1'-0"

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Owner
GFI Partners

Client Address
City State Zip

Project
Proposed Warehouse

75 Plain Street
Hopedale MA

No.	Date	Revision/Issue

Date
8.31.2021

Scale
As indicated

aF+S Job No.
2119a-PLST

Proposed North and South Elevations Building Section

A102