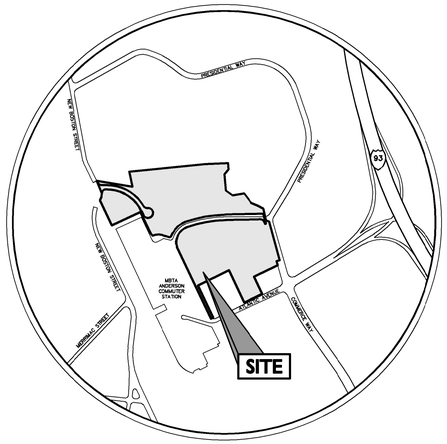
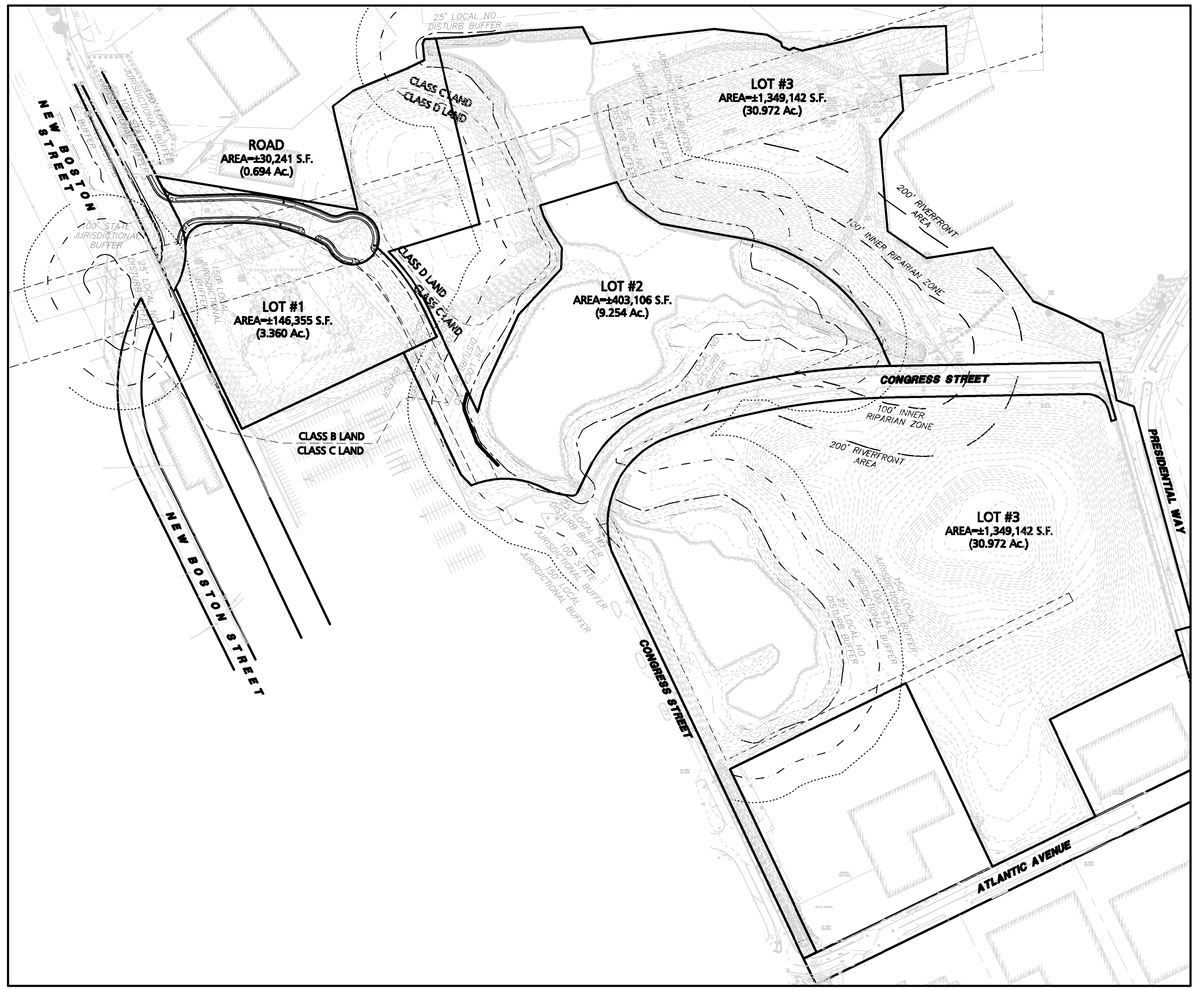
DEFINITIVE SUBDIVISION PLANS FOR

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12

WOBURN, MA



LOCUS MAP
NOT TO SCALE



LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
ABBREVIATIONS & NOTES	C-001	05-08-2020	07-14-2020
ABBREVIATIONS & NOTES	C-002	05-08-2020	07-14-2020
LOCUS PLAN	C-003	05-08-2020	07-14-2020
EXISTING LOTTING PLAN (1 OF 3)	EX-1	05-04-2020	-
PROPOSED LOTTING PLAN (2 OF 3)	SB-1	05-04-2020	-
EXISTING CONDITIONS & TOPOGRAPHIC PLAN (3 OF 3)	TP-1	05-04-2020	-
EROSION CONTROL PLAN	C-101	05-08-2020	07-14-2020
LAYOUT & MATERIALS PLAN	C-102A	05-08-2020	07-14-2020
LAYOUT & MATERIALS PLAN	C-102B	05-08-2020	07-14-2020
LAYOUT & MATERIALS PLAN	C-102C	05-08-2020	07-14-2020
LAYOUT & MATERIALS PLAN	C-102D	05-08-2020	07-14-2020
GRADING & DRAINAGE PLAN	C-103	05-08-2020	07-14-2020
UTILITY PLAN	C-104	05-08-2020	07-14-2020
ROADWAY PROFILE & CROSS SECTION	C-105A - C-105B	05-08-2020	07-14-2020
DETAILS	C-501 - C-507	05-08-2020	07-14-2020

OWNER\APPLICANT:
INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

CIVIL ENGINEER:
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100 COMMERCE WAY
WOBURN, MA 01888-0118

LAND SURVEYOR:
FIELDSTONE LAND CONSULTANTS, PLLC
206 ELM STREET
MILFORD, NH 03055

7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

ISSUED TO PLANNING BOARD: MAY 8, 2020

ISSUED TO PLANNING BOARD: JULY 14, 2020

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - 24X36 - COVER.DWG

NOTES

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS BASE PLAN WAS COMPILED FROM AN EXISTING CONDITIONS PLAN PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JANUARY 7, 2020; AN EXHIBIT PLAN ENTITLED "EXHIBIT A–1 FOR INDUSTRIPLEX WOBURN LLC" PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019; AND FROM THE CITY OF WOBURN G.I.S. FOR APPROXIMATE TOPOGRAPHY, WATER, DRAIN, AND SEWER LINES.

2. WETLAND DELINEATION TAKEN FROM AN EXHIBIT PLAN, "EXHIBIT A–1 FOR INDUSTRIPLEX WOBURN, LLC" PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019.

3. ZONING DISTRICT IS INDUSTRIAL PARK ZONE (IP–2) AND THE COMMERCE WAY CORRIDOR OVERLAY DISTRICT (CWCOD).

4. THE OVERALL LOT SIZE FOR THE PROJECT IS 1,898,603± SQUARE FEET (S.F.) OR 43.586 ACRES. THE PROJECT WILL SUBDIVIDE THE LAND INTO TWO (2) LOTS; LOT 1 WILL BE 146,355± S.F. AND LOT 2 WILL BE 1,752,248 S.F.

5. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

6. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.

7. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND PRIVATE NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. SANITARY SEWER SHALL DISCHARGE TO AN ON–SITE WASTEWATER TREATMENT FACILITY WHICH IS PART OF THE PROPOSED PROJECT. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.

9. ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.

10. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION. ONCE PROJECT SPECIFICATIONS ARE AVAILABLE, THE DPW SHALL BE ALLOWED TO REVIEW AND APPROVE THE DOCUMENT.

11. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

12. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

13. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

14. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE–CONSTRUCTION MEETING THE WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

15. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY. THE CONTRACTOR SHALL COORDINATE WITH THE MASS–DOT AND THE WAYLAND POLICE DEPARTMENT REGARDING THE USE OF FLAG–MEN IN THE RIGHT–OF–WAY.

16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

17. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

18. ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.

19. AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

20. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.

21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

22. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

23. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

26. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

27. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

28. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

29. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.

30. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

31. ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

1. EXISTING PAVEMENT SHALL BE SAW–CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.

2. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.

3. IN LANDSCAPED AREAS THE TOP ELEVATION OF ANY STRUCTURE (DRAIN MANHOLES, SEWER MANHOLES, CATCH BASINS, ETC.) SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF ANY STRUCTURE SHALL MATCH FINISH GRADE. STRUCTURES THAT ARE PART OF THE SEWER SYSTEM AND PARKING LOT DRAINAGE SHALL BE WATER–TIGHT TO PREVENT INFLOW.

4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.

5. TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.

6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.

7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.

8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.

9. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

10. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

13. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.

14. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

1. THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.

3. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.

4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.

5. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
   - DRAIN – HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
   - SEWER – PVC (POLYVINYL CHLORIDE), SDR 35
   - WATER – C.L.D.I. (CEMENT–LINED DUCTILE IRON)

8. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.

9. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES WHEN THE WATER UTILITY IS ABOVE THE SEWER UTILITY.

10. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

11. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

12. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

13. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'–0" COVER AND A MAXIMUM OF 8'–0" COVER ON ALL WATERLINES.

14. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE WRAPPED IN A POLY WRAP AND ENCASED IN CONCRETE.

15. WATER LINE SHALL BE WRAPPED IN A POLY–WRAP BEFORE BEING ENCASED IN CONCRETE TO ENSURE THAT THE CONCRETE DOES NOT CORRODE THE NEWLY INSTALLED WATER LINE. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.

17. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

18. DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ABBREVIATIONS

ABAN	ABANDON
ADJ	ADJUST
B	BORING
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BCB	BITUMINOUS CONCRETE BERM
BLDG	BUILDING
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
BOW	BOTTOM OF WALL
BRK	BRICK
BV&B	BUTTERFLY VALVE & BOX
BVW	BORDERING VEGETATED WETLAND
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON (PIPE)
CL	CENTERLINE
CLDI	CEMENT LINED DUCTILE IRON (PIPE)
CM	CONSTRUCTION MANAGER
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTRACTOR
CRD	COORDINATE
CPP	CORRUGATED POLYETHYLENE PIPE
CUL	CULVERT
CY	CUBIC YARD
DB	DISTRIBUTION BOX
DBL	DOUBLE
DEM	DEMOLISH
DET	DETENTION
DI	DUCTILE IRON (PIPE)
DIA	DIAMETER
DIM	DIMENSION
DMH	DRAIN MANHOLE
DW	DOMESTIC WATER (OR DRY WELL)
DWG	DRAWING
DYCL	DOUBLE YELLOW CENTERLINE
EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EOR	EDGE OF ROAD
EOW	EDGE OF WETLANDS
ETC	ELECTRIC, TELEPHONE, CABLE
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FCC	FLUSH CONCRETE CURB
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FLNP	FIRE LANE NO PARKING
FPS	FEET PER SECOND
FS	FIRE SERVICE
FT	FOOT/FEET
GC	GENERAL CONTRACTOR
GEN	GENERAL
GG	GAS GATE
GR	GUIDE RAIL
GRAN	GRANITE
GV	GATE VALVE
GV&B	GATE VALVE & BOX
GW	GROUND WATER
HCR	HANDICAP RAMP
HOR	HORIZONTAL
HT	HEIGHT
HW	HEADWALL
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE
INST	INSTALLED
INV, I.E.	INVERT, INVERT ELEVATION
L	LENGTH
LB	LEACHING BASIN
LP	LIGHT POLE
MAT	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MW	MONITORING WELL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHW	OVERHEAD WIRE
OVHD	OVERHEAD
OW	OBSERVATION WELL
PC	POINT OF CURVATURE
PCC	PRECAST CONCRETE CURB
PI	POINT OF INTERSECTION
PKG	PARKING
PL	PROPERTY LINE
PLMB	PLUMBING
POC	POINT ON CURVATURE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROP, P	PROPOSED
PT	POINT (OR POINT OF TANGENT)
PVC	POLYVINYL CHLORIDE (PIPE)
R&R	REMOVE & RESET/REPLACE
R&S	REMOVE & STACK
RCP	REINFORCED CONCRETE PIPE
RD	ROAD (OR ROOF DRAIN)
RED	REDUCER
RELOC	RELOCATE
REM	REMOVE
RET	RETAIN, RETAINING OR RETENTION
ROW	RIGHT OF WAY
RR	RAILROAD
RWL	RAIN WATER LEADER
RWY	ROADWAY
SD	SUBDRAIN
SF	SQUARE FEET
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SP	STANDPIPE
SPEC	SPECIFICATION
STA	STATION
STC	STORMCEPTOR
STD	STANDARD
STRTL	STRUCTURAL
SWEL	SOLID WHITE EDGE LINE
SW	SIDEWALK
SWLL	SOLID WHITE LANE LINE
SYCL	SOLID YELLOW CENTERLINE
TB	TEST BORING
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL, T	TELEPHONE
TMH	TELEPHONE MANHOLE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TP	TEST PIT
TS&V	TAPPING SLEEVE & VALVE
TYP	TYPICAL
UD	UNDERDRAIN
UL	UNDERWRITERS LABORATORY
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
WD	WOOD
WG	WATER GATE
WM	WATER MAIN
WMH	WATER MANHOLE
WSO	WATER SHUTOFF

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

N:\PROJECTS\1623–10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C–1623–10 – ABBS & NOTES – SUBDIVISION.DWG

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

CHAPTER I:
SECTION B: COLLECTOR STREET

CHAPTER II:
SECTION E.1.f
SECTION E.3.p
SECTION E.3.q

CHAPTER III:
SECTION B.1.b
SECTION E.1
SECTION E.4

CHAPTER IV:
SECTION G.1
SECTION G.6.a
SECTION G.8
SECTION G.9

TABLE 1: STREET CROSS–SECTIONS STANDARDS

TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE: ABBREVIATIONS & NOTES

SHEET No. C-001

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EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85–90% VIGOROUS PERENNIAL COVER OF GRASSES.

6. ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85–90% OF VIGOROUS PERENNIAL GROWTH.

8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85–90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI–MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85–90% VEGETATED VIGOROUS GROWTH. RE–SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

EROSION & SEDIMENTATION CONTROL NOTES (CONTINUED):

18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA, SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.

19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON–SITE OR OFF–SITE DRAINAGE SYSTEMS AT ANY TIME.

21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.

22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE CITY ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.

24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR. ALLEN & MAJOR WILL PREPARE AND SUBMIT SUBMIT THIS MATERIAL, ON BEHALF OF WP EAST ACQUISITIONS, LLC., PRIOR TO THE START OF CONSTRUCTION.

25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.

27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.

28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL–VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.

29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK–PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL–PROOF CONTAINERS.

31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.

32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.

33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

34. IF USING NON–VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL. THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

MAINTENANCE:

ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

3. ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF THE SITE PREPARATION PLAN TOGETHER WITH AN EXISTING CONDITIONS PLANS, GRADING PLANS, ABBREVIATIONS AND NOTES SHEETS, AND DETAIL SHEETS.

THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:

A. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE.

B. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE RECEIVING WATERS.

C. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.

D. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

APPROVAL BLOCK	
SIGNATURE	DATE
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N:\PROJECTS\1623–10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C–1623–10 – ABBS & NOTES – SUBDIVISION.DWG

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

CHAPTER I:
SECTION B: COLLECTOR STREET

CHAPTER II:
SECTION E.1.f
SECTION E.3.p
SECTION E.3.q

CHAPTER III:
SECTION B.1.b
SECTION E.1
SECTION E.4

CHAPTER IV:
SECTION G.1
SECTION G.6.a
SECTION G.8
SECTION G.9

TABLE 1: STREET CROSS–SECTIONS STANDARDS

TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE: ABBREVIATIONS & NOTES

SHEET No. C-002

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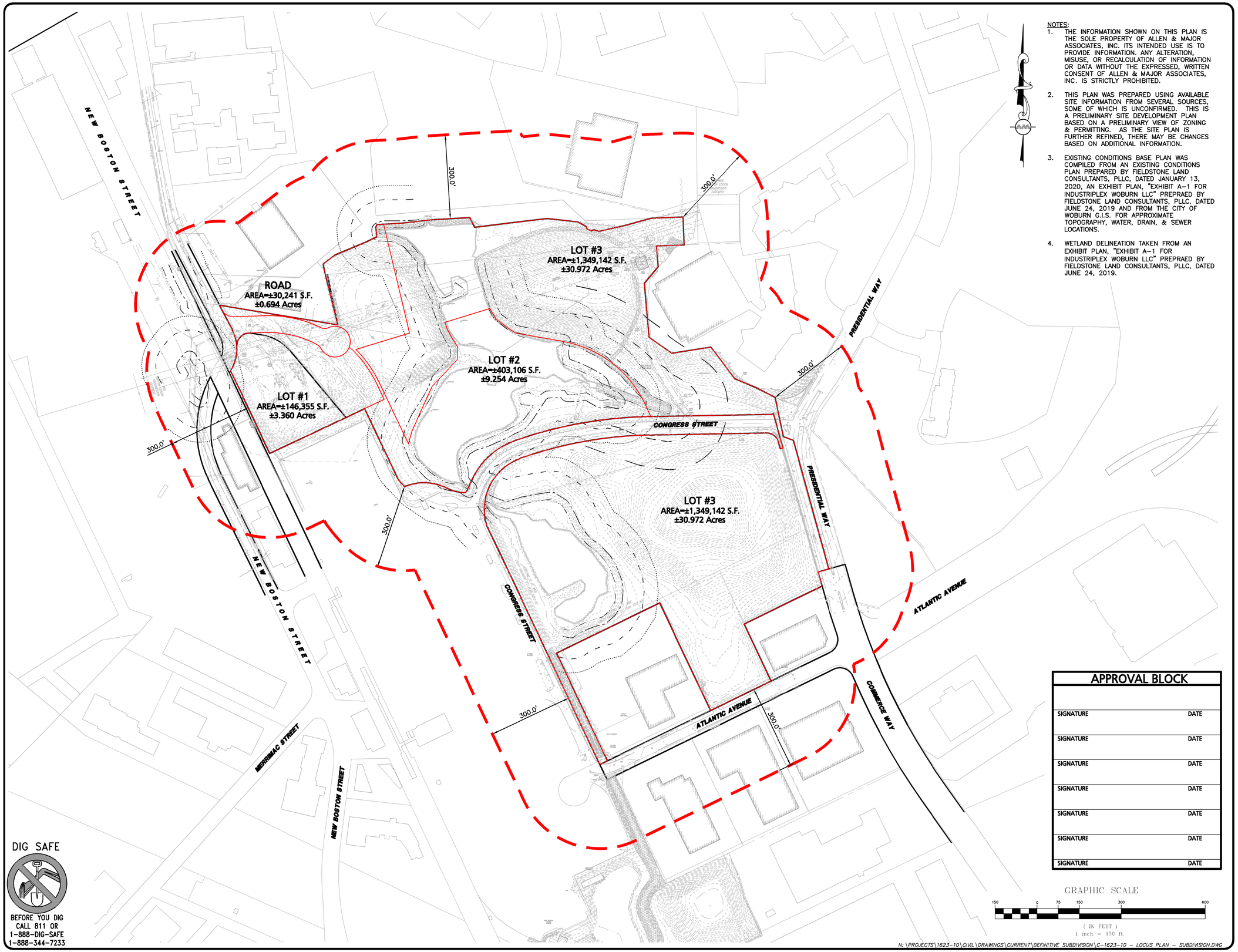

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3. EXISTING CONDITIONS BASE PLAN WAS COMPILED FROM AN EXISTING CONDITIONS PLAN PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JANUARY 13, 2020, AN EXHIBIT PLAN, "EXHIBIT A-1 FOR INDUSTRIPLEX WOBURN LLC" PREPRAED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019 AND FROM THE CITY OF WOBURN G.I.S. FOR APPROXIMATE TOPOGRAPHY, WATER, DRAIN, & SEWER LOCATIONS.
4. WETLAND DELINEATION TAKEN FROM AN EXHIBIT PLAN, "EXHIBIT A-1 FOR INDUSTRIPLEX WOBURN LLC" PREPRAED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019.

APPROVAL BLOCK

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SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

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SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
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No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1" = 150'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE:

LOCUS PLAN

SHEET No.

C-003

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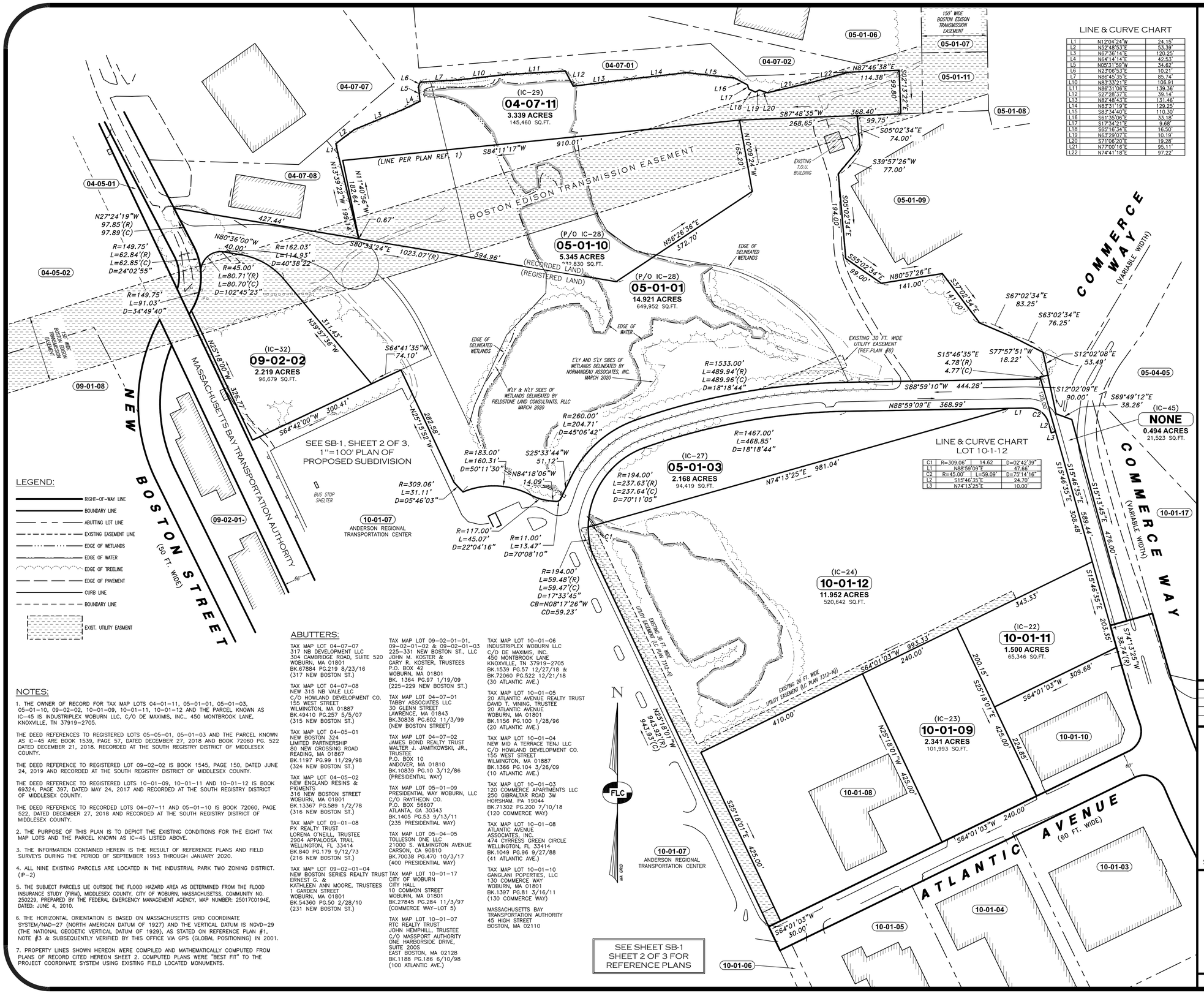

LINE & CURVE CHART

L1	N12°04'24"W	24.15'
L2	N52°48'53"E	53.39'
L3	N67°36'14"E	120.25'
L4	N64°14'14"E	42.53'
L5	N05°31'59"W	34.62'
L6	N23°06'53"E	10.21'
L7	N86°45'35"E	85.74'
L10	N83°33'21"E	106.91'
L11	N86°31'06"E	139.36'
L12	S27°28'37"E	39.14'
L13	N82°48'43"E	131.46'
L14	N83°31'19"E	129.25'
L15	S83°34'40"E	110.30'
L16	S61°35'06"E	33.18'
L17	S17°34'21"E	9.68'
L18	S65°16'34"E	16.50'
L19	N63°28'07"E	10.19'
L20	S71°06'20"E	19.28'
L21	N77°00'16"E	95.11'
L22	N74°41'18"E	97.22'

LINE & CURVE CHART LOT 10-1-12

C1	R=309.06'	14.62'	D=02°42'39"
L1	N88°59'09"E	47.66'	
C2	R=45.00'	L=59.09'	D=75°14'16"
L2	S15°46'35"E	24.70'	
L3	N74°13'25"E	10.00'	

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EXISTING EASEMENT LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- EDGE OF TREELINE
- EDGE OF PAVEMENT
- CURB LINE
- BOUNDARY LINE
- EXIST. UTILITY EASMENT

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOTS 04-01-11, 05-01-01, 05-01-03, 05-01-10, 09-02-02, 10-01-09, 10-01-11, 10-01-12 AND THE PARCEL KNOWN AS IC-45 IS INDUSTRIPLEX WOBURN LLC, C/O DE MAXIMIS, INC., 450 MONTBROOK LANE, KNOXVILLE, TN 37919-2705.

THE DEED REFERENCES TO REGISTERED LOTS 05-05-01, 05-01-03 AND THE PARCEL KNOWN AS IC-45 ARE BOOK 1539, PAGE 57, DATED DECEMBER 27, 2018 AND BOOK 72060 PG. 522 DATED DECEMBER 21, 2018. RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO REGISTERED LOT 09-02-02 IS BOOK 1545, PAGE 150, DATED JUNE 24, 2019 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO REGISTERED LOTS 10-01-09, 10-01-11 AND 10-01-12 IS BOOK 69324, PAGE 397, DATED MAY 24, 2017 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO RECORDED LOTS 04-07-11 AND 05-01-10 IS BOOK 72060, PAGE 522, DATED DECEMBER 27, 2018 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR THE EIGHT TAX MAP LOTS AND THE PARCEL KNOWN AS IC-45 LISTED ABOVE.

3. THE INFORMATION CONTAINED HEREIN IS THE RESULT OF REFERENCE PLANS AND FIELD SURVEYS DURING THE PERIOD OF SEPTEMBER 1993 THROUGH JANUARY 2020.

4. ALL NINE EXISTING PARCELS ARE LOCATED IN THE INDUSTRIAL PARK TWO ZONING DISTRICT. (IP-2)

5. THE SUBJECT PARCELS LIE OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), MIDDLESEX COUNTY, CITY OF WOBURN, MASSACHUSETSS, COMMUNITY NO. 250229, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 25017C0194E, DATED: JUNE 4, 2010.

6. THE HORIZONTAL ORIENTATION IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM/NAD-27 (NORTH AMERICAN DATUM OF 1927) AND THE VERTICAL DATUM IS NGVD-29 (THE NATIONAL GEODETIC VERTICAL DATUM OF 1929), AS STATED ON REFERENCE PLAN #1, NOTE #3 & SUBSEQUENTLY VERIFIED BY THIS OFFICE VIA GPS (GLOBAL POSITIONING) IN 2001.

7. PROPERTY LINES SHOWN HEREON WERE COMPILED AND MATHEMATICALLY COMPUTED FROM PLANS OF RECORD CITED HEREON SHEET 2. COMPUTED PLANS WERE "BEST FIT" TO THE PROJECT COORDINATE SYSTEM USING EXISTING FIELD LOCATED MONUMENTS.

ABUTTERS:

TAX MAP LOT 04-07-07
317 NB DEVELOPMENT LLC
304 CAMBRIDGE ROAD, SUITE 520
WOBURN, MA 01801
BK.67884 PG.219 8/23/16
(317 NEW BOSTON ST.)

TAX MAP LOT 04-07-08
NEW 315 NB VALE LLC
C/O HOWLAND DEVELOPMENT CO.
155 WEST STREET
WILMINGTON, MA 01887
BK.49410 PG.257 5/5/07
(315 NEW BOSTON ST.)

TAX MAP LOT 04-05-01
NEW BOSTON 324
LIMITED PARTNERSHIP
80 NEW CROSSING ROAD
READING, MA 01867
BK.1197 PG.99 11/29/98
(324 NEW BOSTON ST.)

TAX MAP LOT 04-05-02
NEW ENGLAND RESINS & PIGMENTS
316 NEW BOSTON STREET
WOBURN, MA 01801
BK.13367 PG.589 1/2/78
(316 NEW BOSTON ST.)

TAX MAP LOT 09-01-08
PX REALTY TRUST
LORENA O'NEILL, TRUSTEE
2904 APPALOOSA TRAIL
WELLINGTON, FL 33414
BK.840 PG.179 9/12/73
(216 NEW BOSTON ST.)

TAX MAP LOT 09-02-01-04
NEW BOSTON SERIES REALTY TRUST
ERNEST G. &
KATHLEEN ANN MOORE, TRUSTEES
1 GARDEN STREET
WOBURN, MA 01801
BK.54360 PG.50 2/28/10
(231 NEW BOSTON ST.)

TAX MAP LOT 09-02-01-01, 09-02-01-02 & 09-02-01-03
225-331 NEW BOSTON ST., LLC
JOHN M. KOSTER &
GARY R. KOSTER, TRUSTEES
P.O. BOX 42
WOBURN, MA 01801
BK. 1364 PG.97 1/19/09
(225-229 NEW BOSTON ST.)

TAX MAP LOT 04-07-01
TABBY ASSOCIATES LLC
30 GLENN STREET
LAWRENCE, MA 01843
BK.30838 PG.602 11/3/99
(NEW BOSTON STREET)

TAX MAP LOT 04-07-02
JAMES BOND REALTY TRUST
WALTER J. JAMITKOWSKI, JR., TRUSTEE
P.O. BOX 10
ANDOVER, MA 01810
BK.10839 PG.10 3/12/86
(PRESIDENTIAL WAY)

TAX MAP LOT 05-01-09
PRESIDENTIAL WAY WOBURN, LLC
C/O RAYTHEON CO.
P.O. BOX 56607
ATLANTA, GA 30343
BK.1405 PG.53 9/13/11
(235 PRESIDENTIAL WAY)

TAX MAP LOT 05-04-05
TOLLESON ONE LLC
21000 S. WILMINGTON AVENUE
CARSON, CA 90810
BK.70038 PG.470 10/3/17
(400 PRESIDENTIAL WAY)

TAX MAP LOT 10-01-17
CITY OF WOBURN
CITY HALL
10 COMMON STREET
WOBURN, MA 01801
BK.27845 PG.284 11/3/97
(COMMERCE WAY-LOT 5)

TAX MAP LOT 10-01-07
RTC REALTY TRUST
JOHN HEMPHILL, TRUSTEE
C/O MASSPORT AUTHORITY
ONE HARBORSIDE DRIVE, SUITE 200S
EAST BOSTON, MA 02128
BK.1188 PG.186 6/10/98
(100 ATLANTIC AVE.)

TAX MAP LOT 10-01-06
INDUSTRIPLEX WOBURN LLC
C/O DE MAXIMIS, INC.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705
BK.1539 PG.57 12/27/18 &
BK.72060 PG.522 12/21/18
(30 ATLANTIC AVE.)

TAX MAP LOT 10-01-05
20 ATLANTIC AVENUE REALTY TRUST
DAVID T. VINING, TRUSTEE
20 ATLANTIC AVENUE
WOBURN, MA 01801
BK.1156 PG.100 1/28/96
(20 ATLANTIC AVE.)

TAX MAP LOT 10-01-04
NEW MID A TERRACE TENJ LLC
C/O HOWLAND DEVELOPMENT CO.
155 WEST STREET
WILMINGTON, MA 01887
BK.1366 PG.104 3/26/09
(10 ATLANTIC AVE.)

TAX MAP LOT 10-01-03
120 COMMERCE APARTMENTS LLC
250 GIBRALTAR ROAD 3W
HORSHAM, PA 19044
BK.71302 PG.200 7/10/18
(120 COMMERCE WAY)

TAX MAP LOT 10-01-08
ATLANTIC AVENUE
ASSOCIATES, INC.
474 CYRRESS GREEN CIRCLE
WELLINGTON, FL 33414
BK.1049 PG.96 9/27/88
(41 ATLANTIC AVE.)

TAX MAP LOT 10-01-10
GANGLANI POPERTIES, LLC
130 COMMERCE WAY
WOBURN, MA 01801
BK.1397 PG.81 3/16/11
(130 COMMERCE WAY)

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
45 HIGH STREET
BOSTON, MA 02110

FOR REGISTRY USE ONLY

APPROVED:
WOBURN PLANNING BOARD:

DATE:

THIS PLAN IS APPROVED SUBJECT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN AND A RESTRICTIVE COVENANT, BOTH RECORDED HEREWITH.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WOBURN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS BRIAN S. KNOWLES No. 39695 PROFESSIONAL LAND SURVEYOR

5-4-2020

PROFESSIONAL LAND SURVEYOR DATE

GRAPHIC SCALE

100' 50' 0 100' 200' 300'

IMPERIAL: 1"=100'

REV.	DATE	DESCRIPTION	C/O	DR	CK

A DEFINITIVE SUBDIVISION

EXISTING LOTTING PLAN

TAX MAP LOTS 04-07-11, 05-01-01, 05-01-03, 05-01-10 AND TAX MAP LOTS 09-02-02, 10-01-09, 10-01-11 & 10-01-12

WOBURN, MASSACHUSETTS

PREPARED FOR AND LAND OF:

INDUSTRIPLEX WOBURN LLC

C/O DE MAXIMIS, INC.
450 MONTBROOK LANE, KNOXVILLE, TN 37919-2705

SCALE: 1" = 100' JANUARY 13, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
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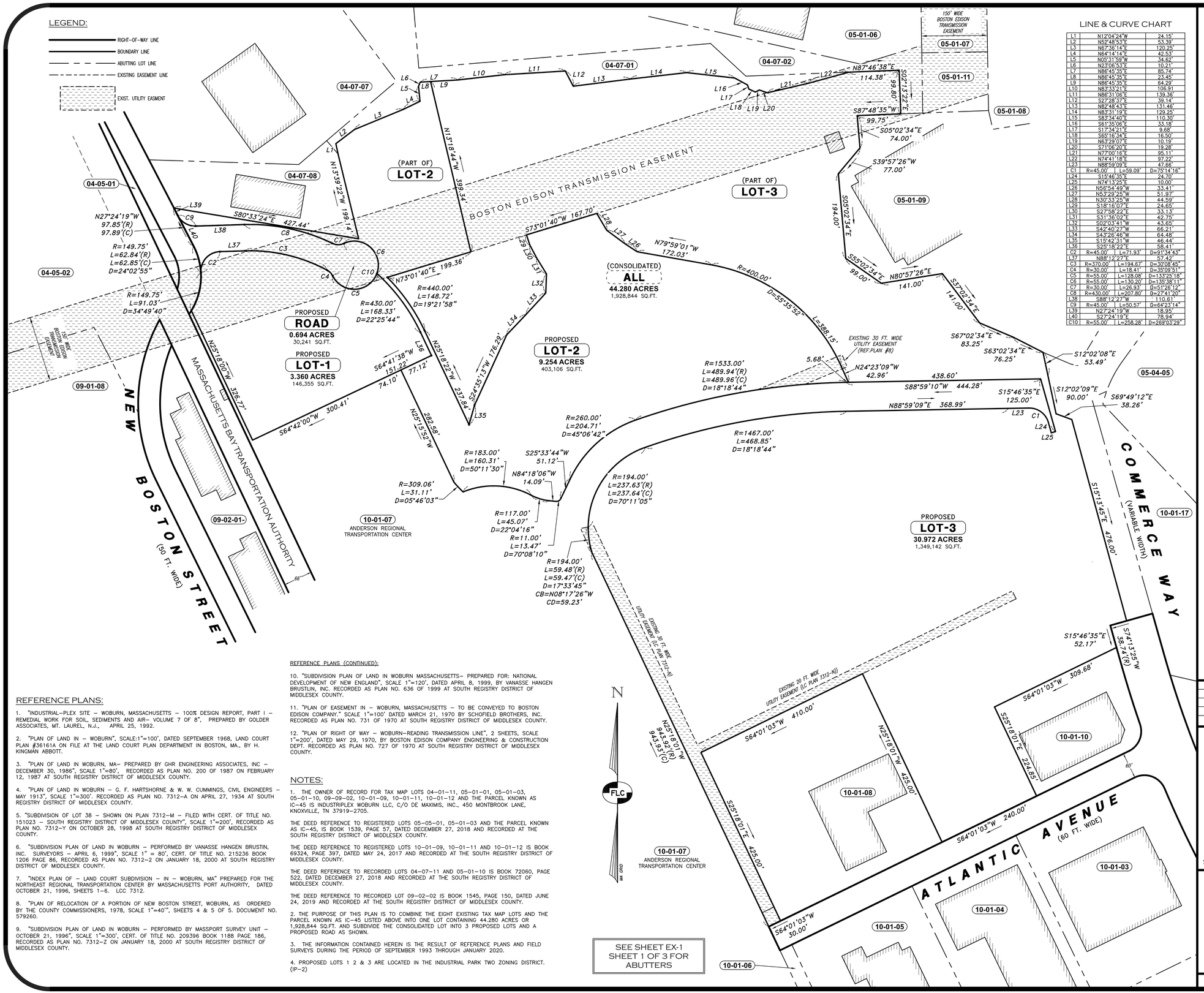
FILE: 307SB04D.DWG	307.04	SHEET NO. EX-1	PAGE NO. 1 OF 3



LINE & CURVE CHART

L1	N12°04'24"W		24.15'
L2	N52°48'53"E		53.39'
L3	N67°38'14"E		120.25'
L4	N64°14'14"E		42.53'
L5	N05°31'59"W		34.62'
L6	N23°06'53"E		10.21'
L7	N86°45'35"E		85.74'
L8	N86°45'35"E		23.45'
L9	N86°45'35"E		64.29'
L10	N83°33'21"E		106.91'
L11	N86°31'06"E		139.36'
L12	S27°28'37"E		39.14'
L13	N82°48'43"E		131.46'
L14	N83°31'19"E		129.25'
L15	S83°34'40"E		110.30'
L16	S61°35'06"E		33.18'
L17	S17°34'21"E		9.68'
L18	S65°16'34"E		16.50'
L19	N63°29'07"E		10.19'
L20	S71°06'20"E		19.28'
L21	N77°00'16"E		95.11'
L22	N74°41'18"E		97.22'
L23	N88°59'09"E		47.66'
C1	R=45.00'	L=59.09'	D=75°14'16"
L24	S15°46'35"E		24.70'
L25	N74°13'25"E		10.00'
L26	N56°54'49"W		33.41'
L27	N53°29'25"W		51.97'
L28	N30°33'25"W		44.59'
L29	S18°16'07"E		24.65'
L30	S27°58'22"E		33.13'
L31	S31°36'02"E		42.75'
L32	S02°03'41"W		43.65'
L33	S42°40'27"W		66.21'
L34	S43°26'46"W		64.48'
L35	S15°42'31"W		46.44'
L36	S25°18'22"E		58.41'
C2	R=45.00'	L=71.93'	D=91°34'43"
L37	N88°12'27"E		57.42'
C3	R=370.00'	L=194.67'	D=30°08'45"
C4	R=30.00'	L=18.41'	D=35°09'51"
C5	R=55.00'	L=128.08'	D=133°25'18"
C6	R=55.00'	L=130.20'	D=135°38'11"
C7	R=30.00'	L=26.93'	D=51°26'12"
C8	R=430.00'	L=207.80'	D=27°41'20"
L38	S88°12'27"W		110.61'
C9	R=45.00'	L=50.57'	D=64°23'14"
L39	N27°24'19"W		18.95'
L40	S27°24'19"E		78.94'
C10	R=55.00'	L=258.28'	D=269°03'29"

REFERENCE PLANS:

1. "INDUSTRIAL-PLEX SITE – WOBURN, MASSACHUSETTS – 100% DESIGN REPORT, PART I – REMEDIAL WORK FOR SOIL, SEDIMENTS AND AIR– VOLUME 7 OF 8", PREPARED BY GOLDER ASSOCIATES, MT. LAUREL, N.J., APRIL 25, 1992.

2. "PLAN OF LAND IN – WOBURN", SCALE:1"=100', DATED SEPTEMBER 1968, LAND COURT PLAN #36161A ON FILE AT THE LAND COURT PLAN DEPARTMENT IN BOSTON, MA., BY H. KINGMAN ABBOTT.

3. "PLAN OF LAND IN WOBURN, MA– PREPARED BY GHR ENGINEERING ASSOCIATES, INC – DECEMBER 30, 1986", SCALE 1"=80', RECORDED AS PLAN NO. 200 OF 1987 ON FEBRUARY 12, 1987 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

4. "PLAN OF LAND IN WOBURN – G. F. HARTSHORNE & W. W. CUMMINGS, CIVIL ENGINEERS – MAY 1913", SCALE 1"=300'. RECORDED AS PLAN NO. 7312–A ON APRIL 27, 1934 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

5. "SUBDIVISION OF LOT 38 – SHOWN ON PLAN 7312–M – FILED WITH CERT. OF TITLE NO. 151023 – SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY", SCALE 1"=200', RECORDED AS PLAN NO. 7312–Y ON OCTOBER 28, 1998 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

6. "SUBDIVISION PLAN OF LAND IN WOBURN – PERFORMED BY VANASSE HANGEN BRUSTIN, INC. SURVEYORS – APRIL 6, 1999", SCALE 1" = 80', CERT. OF TITLE NO. 215236 BOOK 1206 PAGE 86, RECORDED AS PLAN NO. 7312–Z ON JANUARY 18, 2000 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

7. "INDEX PLAN OF – LAND COURT SUBDIVISION – IN – WOBURN, MA" PREPARED FOR THE NORTHEAST REGIONAL TRANSPORTATION CENTER BY MASSACHUSETTS PORT AUTHORITY, DATED OCTOBER 21, 1996, SHEETS 1–6. LCC 7312.

8. "PLAN OF RELOCATION OF A PORTION OF NEW BOSTON STREET, WOBURN, AS ORDERED BY THE COUNTY COMMISSIONERS, 1978, SCALE 1"=40'", SHEETS 4 & 5 OF 5. DOCUMENT NO. 579260.

9. "SUBDIVISION PLAN OF LAND IN WOBURN – PERFORMED BY MASSPORT SURVEY UNIT – OCTOBER 21, 1996", SCALE 1"=300', CERT. OF TITLE NO. 209396 BOOK 1188 PAGE 186, RECORDED AS PLAN NO. 7312–Z ON JANUARY 18, 2000 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

REFERENCE PLANS (CONTINUED):

10. "SUBDIVISION PLAN OF LAND IN WOBURN MASSACHUSETTS– PREPARED FOR: NATIONAL DEVELOPMENT OF NEW ENGLAND", SCALE 1"=120', DATED APRIL 8, 1999, BY VANASSE HANGEN BRUSTLIN, INC. RECORDED AS PLAN NO. 636 OF 1999 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

11. "PLAN OF EASEMENT IN – WOBURN, MASSACHUSETTS – TO BE CONVEYED TO BOSTON EDISON COMPANY." SCALE 1"=100' DATED MARCH 21, 1970 BY SCHOFIELD BROTHERS, INC. RECORDED AS PLAN NO. 731 OF 1970 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

12. "PLAN OF RIGHT OF WAY – WOBURN–READING TRANSMISSION LINE", 2 SHEETS, SCALE 1"=200', DATED MAY 29, 1970, BY BOSTON EDISON COMPANY ENGINEERING & CONSTRUCTION DEPT. RECORDED AS PLAN NO. 727 OF 1970 AT SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOTS 04–01–11, 05–01–01, 05–01–03, 05–01–10, 09–09–02, 10–01–09, 10–01–11, 10–01–12 AND THE PARCEL KNOWN AS IC–45 IS INDUSTRIPLEX WOBURN LLC, C/O DE MAXIMIS, INC., 450 MONTBROOK LANE, KNOXVILLE, TN 37919–2705.

THE DEED REFERENCE TO REGISTERED LOTS 05–05–01, 05–01–03 AND THE PARCEL KNOWN AS IC–45, IS BOOK 1539, PAGE 57, DATED DECEMBER 27, 2018 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO REGISTERED LOTS 10–01–09, 10–01–11 AND 10–01–12 IS BOOK 69324, PAGE 397, DATED MAY 24, 2017 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO RECORDED LOTS 04–07–11 AND 05–01–10 IS BOOK 72060, PAGE 522, DATED DECEMBER 27, 2018 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

THE DEED REFERENCE TO RECORDED LOT 09–02–02 IS BOOK 1545, PAGE 150, DATED JUNE 24, 2019 AND RECORDED AT THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY.

2. THE PURPOSE OF THIS PLAN IS TO COMBINE THE EIGHT EXISTING TAX MAP LOTS AND THE PARCEL KNOWN AS IC–45 LISTED ABOVE INTO ONE LOT CONTAINING 44.280 ACRES OR 1,928,844 SQ.FT. AND SUBDIVIDE THE CONSOLIDATED LOT INTO 3 PROPOSED LOTS AND A PROPOSED ROAD AS SHOWN.

3. THE INFORMATION CONTAINED HEREIN IS THE RESULT OF REFERENCE PLANS AND FIELD SURVEYS DURING THE PERIOD OF SEPTEMBER 1993 THROUGH JANUARY 2020.

4. PROPOSED LOTS 1 2 & 3 ARE LOCATED IN THE INDUSTRIAL PARK TWO ZONING DISTRICT. (IP–2)

FOR REGISTRY USE ONLY

APPROVED:
WOBURN PLANNING BOARD:

DATE:

THIS PLAN IS APPROVED SUBJECT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN AND A RESTRICTIVE COVENANT, BOTH RECORDED HEREWITH.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WOBURN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS BRIAN S. KNOWLES No. 39689 PROFESSIONAL LAND SURVEYOR

5-4-2020

PROFESSIONAL LAND SURVEYOR DATE

GRAPHIC SCALE
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

REV.	DATE	DESCRIPTION	C/O	DR	CK

A DEFINITIVE SUBDIVISION

PROPOSED LOTTING PLAN

TAX MAP LOTS 04-07-11, 05-01-01, 05-01-03, 05-01-10 AND TAX MAP LOTS 09-02-02, 10-01-09, 10-01-11 & 10-01-12

WOBURN, MASSACHUSETTS

PREPARED FOR AND LAND OF:

INDUSTRIPLEX WOBURN LLC

C/O DE MAXIMIS, INC.

450 MONTBROOK LANE, KNOXVILLE, TN 37919-2705

SCALE: 1" = 100' JANUARY 13, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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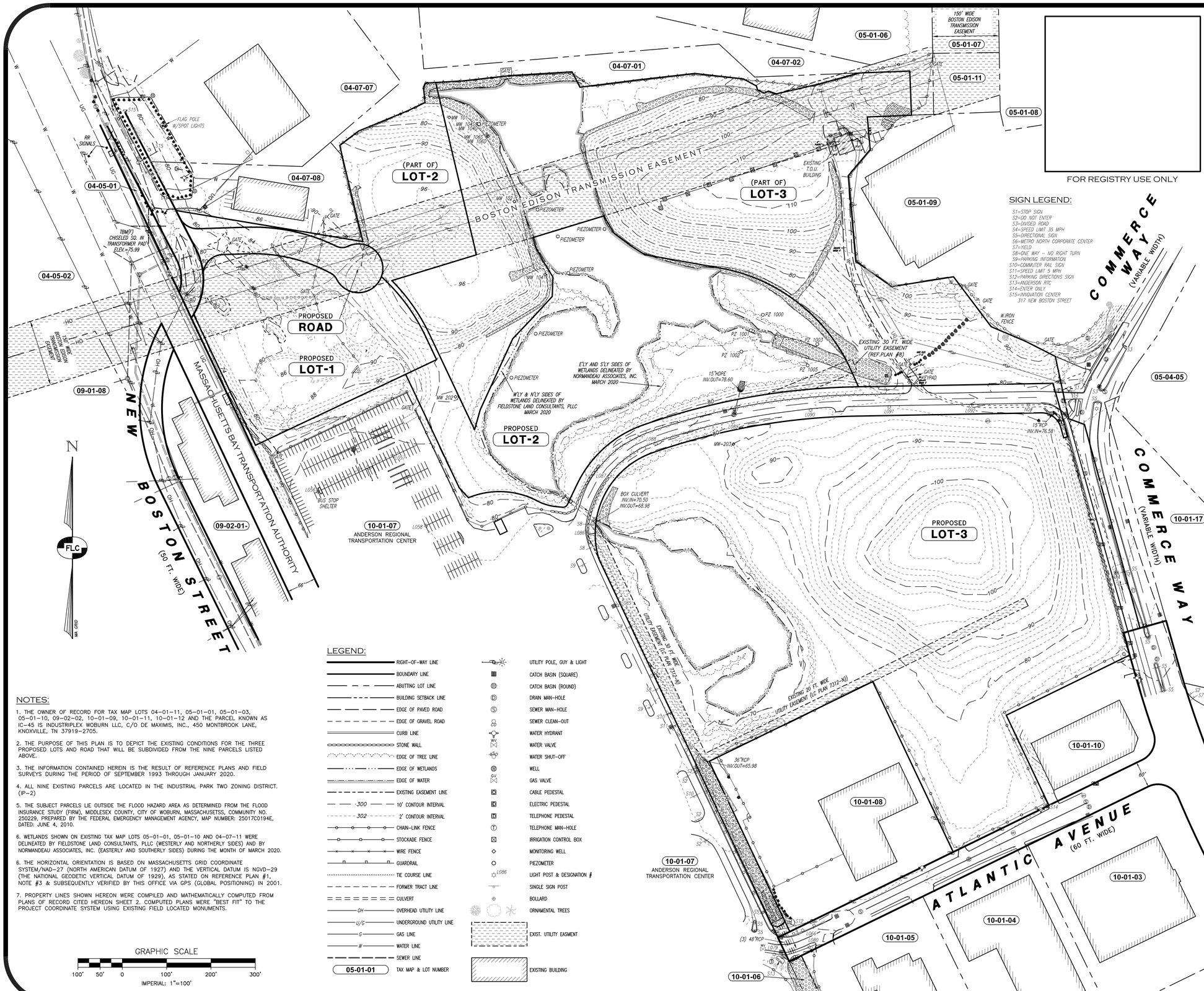
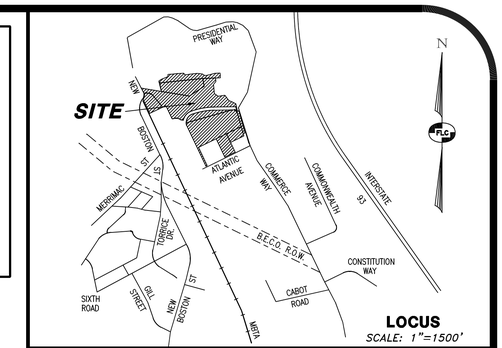
FILE: 307SB04D.DWG	307.04	SHEET NO. SB-1	PAGE NO. 2 OF 3



FOR REGISTRY USE ONLY

SIGN LEGEND:

S1=STOP SIGN
S2=DO NOT ENTER
S3=DIVIDED ROAD
S4=SPEED LIMIT 35 MPH
S5=DIRECTIONAL SIGN
S6=METRO NORTH CORPORATE CENTER
S7=YIELD
S8=ONE WAY – NO RIGHT TURN
S9=PARKING INFORMATION
S10=COMMUTER RAIL SIGN
S11=SPEED LIMIT 5 MPH
S12=PARKING DIRECTIONS SIGN
S13=ANDERSON RTC
S14=ENTER ONLY
S15=INNOVATION CENTER
317 NEW BOSTON STREET



APPROVED:
WOBURN PLANNING BOARD:

DATE:

THIS PLAN IS APPROVED SUBJECT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN AND A RESTRICTIVE COVENANT, BOTH RECORDED HEREWITH.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WOBURN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
BRIAN S. KNOWLES
No. 39689
PROFESSIONAL LAND SURVEYOR

5-4-2020

PROFESSIONAL LAND SURVEYOR DATE

REV.	DATE	DESCRIPTION	C/O	DR	CK

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOTS 04–01–11, 05–01–01, 05–01–03, 05–01–10, 09–02–02, 10–01–09, 10–01–11, 10–01–12 AND THE PARCEL KNOWN AS IC–45 IS INDUSTRIPLEX WOBURN LLC, C/O DE MAXIMIS, INC., 450 MONTBROOK LANE, KNOXVILLE, TN 37919–2705.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR THE THREE PROPOSED LOTS AND ROAD THAT WILL BE SUBDIVIDED FROM THE NINE PARCELS LISTED ABOVE.

3. THE INFORMATION CONTAINED HEREIN IS THE RESULT OF REFERENCE PLANS AND FIELD SURVEYS DURING THE PERIOD OF SEPTEMBER 1993 THROUGH JANUARY 2020.

4. ALL NINE EXISTING PARCELS ARE LOCATED IN THE INDUSTRIAL PARK TWO ZONING DISTRICT. (IP–2)

5. THE SUBJECT PARCELS LIE OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), MIDDLESEX COUNTY, CITY OF WOBURN, MASSACHUSETSS, COMMUNITY NO. 250229, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 25017C0194E, DATED: JUNE 4, 2010.

6. WETLANDS SHOWN ON EXISTING TAX MAP LOTS 05–01–01, 05–01–10 AND 04–07–11 WERE DELINEATED BY FIELDSTONE LAND CONSULTANTS, PLLC (WESTERLY AND NORTHERLY SIDES) AND BY NORMANDEAU ASSOCIATES, INC. (EASTERLY AND SOUTHERLY SIDES) DURING THE MONTH OF MARCH 2020.

6. THE HORIZONTAL ORIENTATION IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM/NAD–27 (NORTH AMERICAN DATUM OF 1927) AND THE VERTICAL DATUM IS NGVD–29 (THE NATIONAL GEODETIC VERTICAL DATUM OF 1929), AS STATED ON REFERENCE PLAN #1, NOTE #3 & SUBSEQUENTLY VERIFIED BY THIS OFFICE VIA GPS (GLOBAL POSITIONING) IN 2001.

7. PROPERTY LINES SHOWN HEREON WERE COMPILED AND MATHEMATICALLY COMPUTED FROM PLANS OF RECORD CITED HEREON SHEET 2. COMPUTED PLANS WERE "BEST FIT" TO THE PROJECT COORDINATE SYSTEM USING EXISTING FIELD LOCATED MONUMENTS.

LEGEND:

RIGHT–OF–WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVED ROAD
EDGE OF GRAVEL ROAD
CURB LINE
STONE WALL
EDGE OF TREE LINE
EDGE OF WETLANDS
EDGE OF WATER
EXISTING EASEMENT LINE
300 — 10' CONTOUR INTERVAL
302 — 2' CONTOUR INTERVAL
CHAIN–LINK FENCE
STOCKADE FENCE
WIRE FENCE
GUARDRAIL
TIE COURSE LINE
FORMER TRACT LINE
CULVERT
OH — OVERHEAD UTILITY LINE
U/G — UNDERGROUND UTILITY LINE
G — GAS LINE
W — WATER LINE
SEWER LINE
05-01-01 — TAX MAP & LOT NUMBER
UTILITY POLE, GUY & LIGHT
CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)
DRAIN MAN–HOLE
SEWER MAN–HOLE
SEWER CLEAN–OUT
WATER HYDRANT
WATER VALVE
WATER SHUT–OFF
WELL
GAS VALVE
CABLE PEDESTAL
ELECTRIC PEDESTAL
TELEPHONE PEDESTAL
TELEPHONE MAN–HOLE
IRRIGATION CONTROL BOX
MONITORING WELL
PIEZOMETER
LG86 — LIGHT POST & DESIGNATION #
SINGLE SIGN POST
BOLLARD
ORNAMENTAL TREES
EXIST. UTILITY EASMENT
EXISTING BUILDING

GRAPHIC SCALE
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

A DEFINITIVE SUBDIVISION

EXISTING CONDITIONS & TOPOGRAPHIC PLAN

TAX MAP LOTS 04-07-11, 05-01-01, 05-01-03, 05-01-10 AND TAX MAP LOTS 09-02-02, 10-01-09, 10-01-11 & 10-01-12

WOBURN, MASSACHUSETTS

PREPARED FOR AND LAND OF:

INDUSTRIPLEX WOBURN LLC

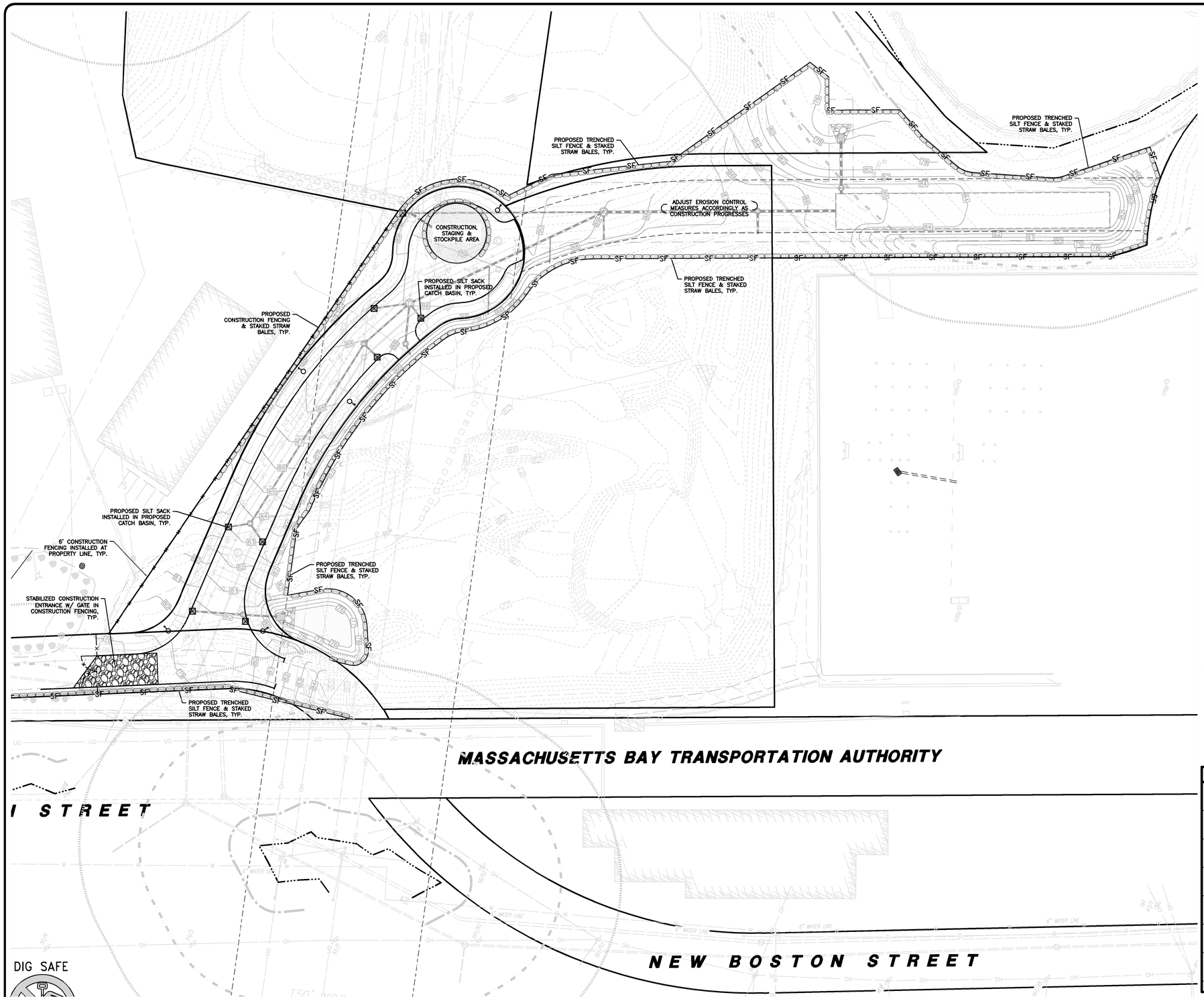
C/O DE MAXIMIS, INC.
450 MONTBROOK LANE, KNOXVILLE, TN 37919-2705

SCALE: 1" = 100' JANUARY 13, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

FILE: 307SB04D.DWG	307.04	SHEET NO. TP-1	PAGE NO. 3 OF 3



LEGEND

SILT FENCE	—SF—
STRAW BALE	
CONSTRUCTION FENCE	—×—×—
CATCH BASIN SILT SACK	⊠
STABILIZED ENTRANCE	
STOCKPILE/STAGING AREA	

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF WOBURN DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

   DIGSAFE: 1-800-344-7233
   WOBURN DEPT. OF PUBLIC WORKS:
   1-781-897-5980

4. SEE THE ABBREVIATIONS AND NOTES PLAN FOR GENERAL NOTES, AND EROSION CONTROL NOTES.

5. TYPICALLY, THE LIMIT OF WORK COINCIDES WITH STRAW BALE AND SILT FENCE LINE UNLESS INDICATED OTHERWISE. IN THE INSTANCE A STABILIZED CONSTRUCTION ENTRANCE, SILT SACK, OR DEMOLITION OF EXISTING SIDEWALK IS LOCATED BEYOND THE STRAW BALE AND SILT FENCE LINE IN WHICH CASE THAT IS THE LIMIT OF WORK LINE.

6. FOR OPERATIONS AND MAINTENANCE (O&M) INFORMATION BOTH DURING CONSTRUCTION AND POST CONSTRUCTION SEE SECTION 2 (O&M PLAN) IN THE REPORT ENTITLED "DRAINAGE REPORT" PREPARED BY A&M.

APPROVAL BLOCK

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SIGNATURE	DATE
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DIG SAFE

BEFORE YOU DIG
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1-888-344-7233

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - EROSION CONTROL.DWG

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

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SECTION B: COLLECTOR STREET

CHAPTER II:
SECTION E.1.f
SECTION E.3.p
SECTION E.3.q

CHAPTER III:
SECTION B.1.b
SECTION E.1
SECTION E.4

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SECTION G.6.a
SECTION G.8
SECTION G.9

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TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1"=40'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 535-6889
FAX: (781) 535-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EROSION CONTROL PLAN

SHEET No. C-101

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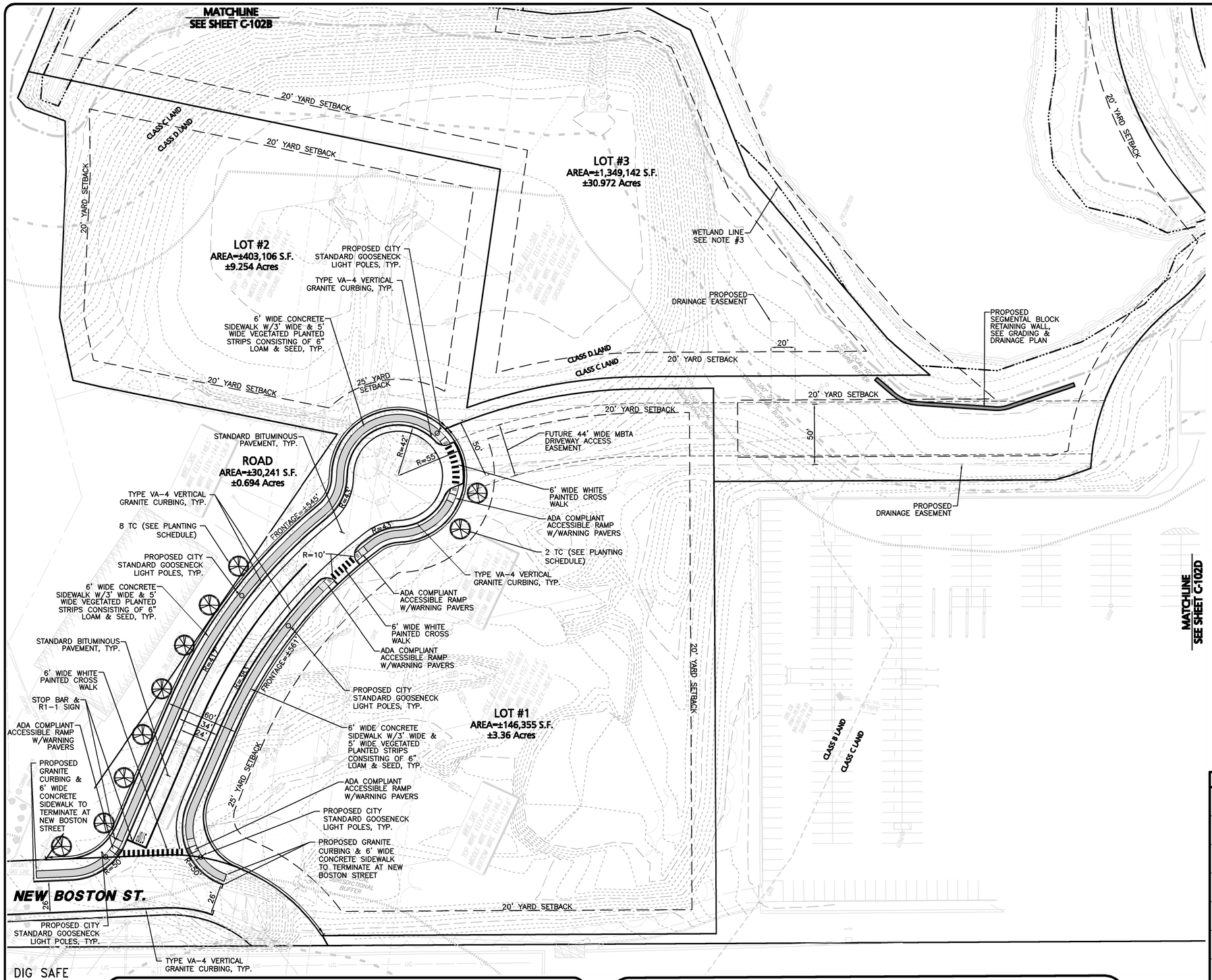

LEGEND:

PROP. PROPERTY LINE	
SIGN	
CURB	
RETAINING WALL	
ROADWAY STRIPING	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SETBACK LINE	
BASELINE	
BASELINE DATA LABEL	10
BASELINE STATIONING	10+00
DOUBLE YELLOW CENTER LINE	DYCL
SOLID YELLOW EDGE LINE	SYEL

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7/14/20

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CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1"=40'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE:
LAYOUT & MATERIALS PLAN

SHEET No.
C-102A

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PLANTING SCHEDULE - TREES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
TC	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2"-2.5" CAL.	AS SHOWN	B&B

SUBDIVISION RULES & REGULATIONS (LANDSCAPE REQUIREMENTS)

WOBURN PLANNING BOARD LAND SUBDIVISION RULES AND REGULATIONS: SECTION IV. IMPROVEMENTS REQUIREMENTS (LANDSCAPE)	REQUIRED	PROVIDED
SECTION 6 PLANTING STRIPS	3 FT. & 5 FT. WIDE PLANTING STRIPS	3 FT. & 5 FT. WIDE PLANTING STRIPS
SECTION 8 SHADE TREES	2" CAL. TREES AT 40 FT. APART & 10 FT. OUTSIDE ROW	2" CAL. AT 40 FT. APART & 10 FT. OUTSIDE ROW AT AREAS OUTSIDE EASEMENTS

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CURB	
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ROADWAY STRIPING	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
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BASELINE	
BASELINE DATA LABEL	10
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PROJECT NO.	1623-10	DATE:	05/08/2020
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LAYOUT & MATERIALS PLAN

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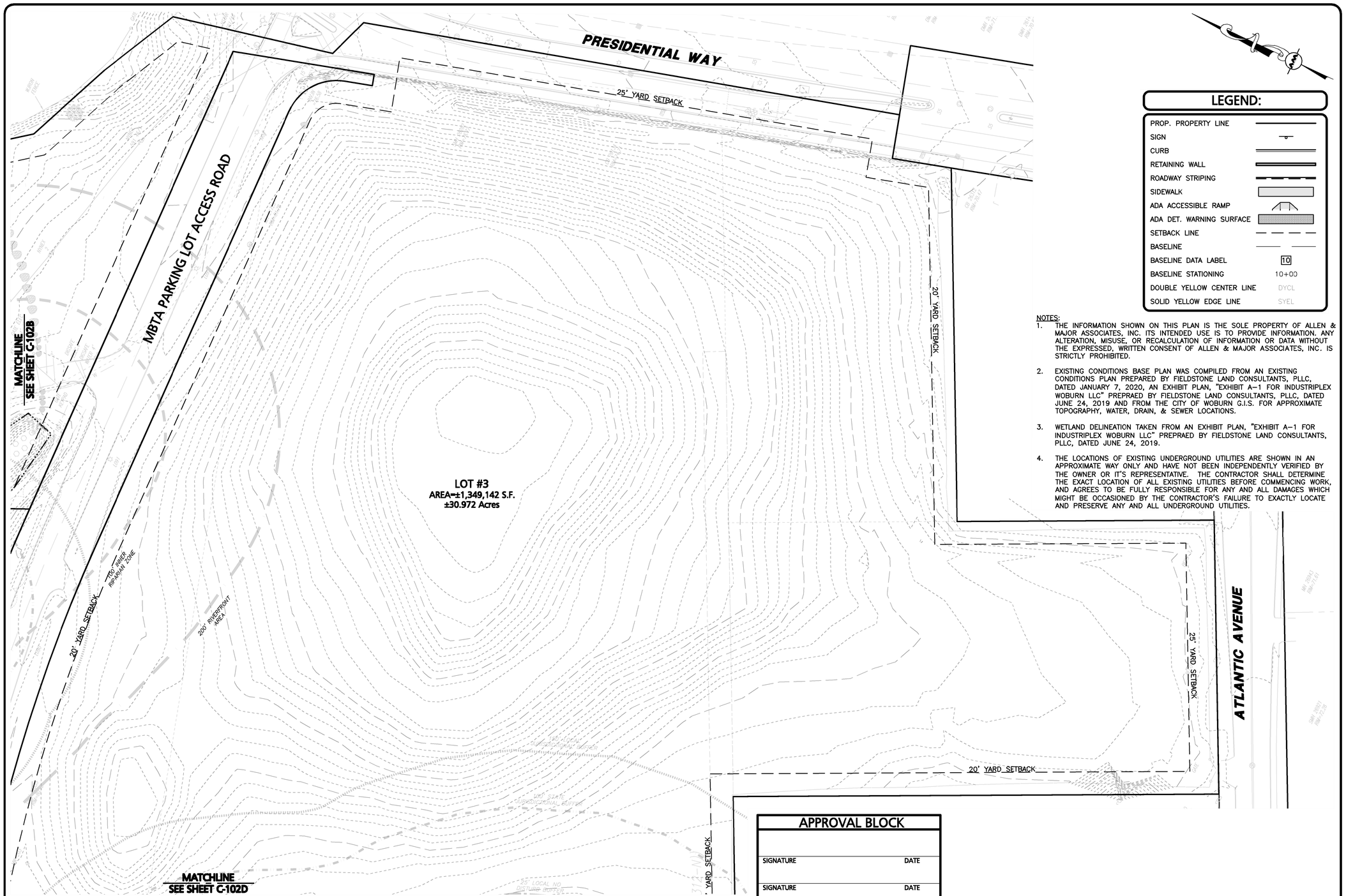

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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:

LAYOUT & MATERIALS PLAN

SHEET No.

C-102C

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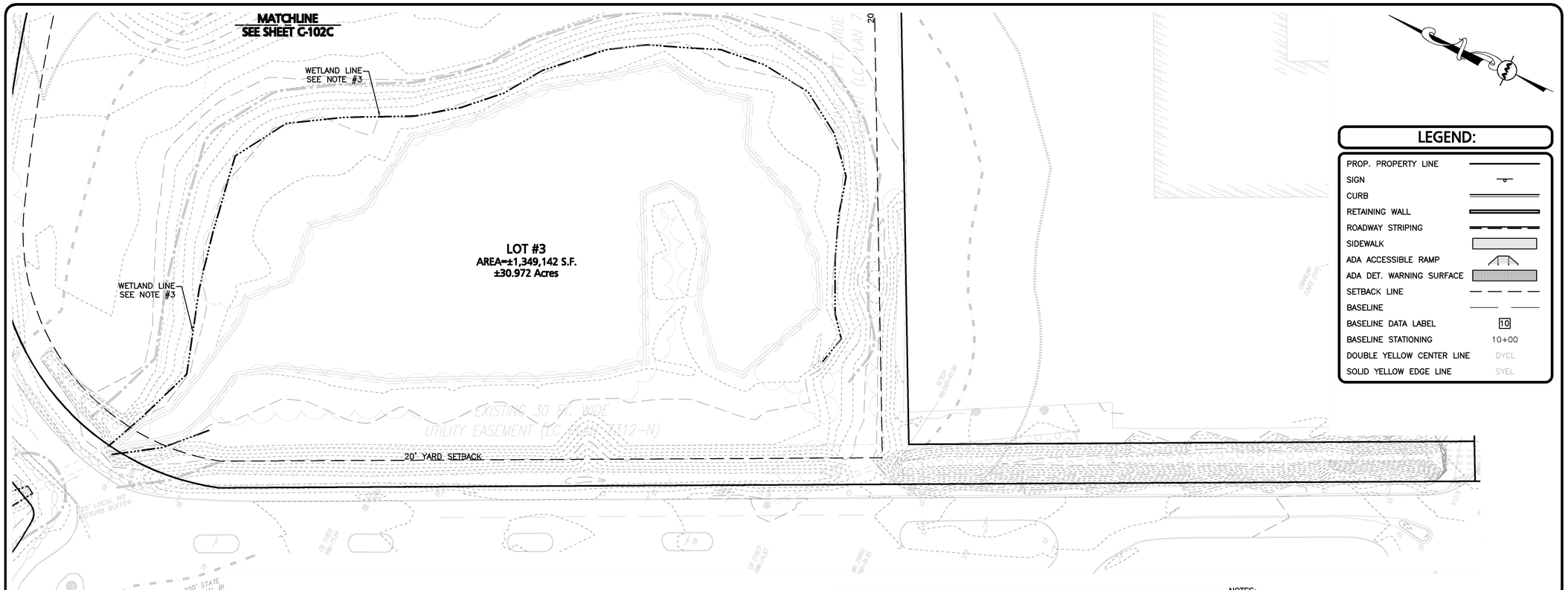

LAND USAGE TABLE - INDUSTRIAL PARK ZONE (IP-2) & COMMERCE WAY CORRIDOR OVERLAY DISTRICT (CWCOD)

ITEM	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	REQUIRED/ALLOWED
LOT AREA (S.F.)	146,355	403,106	1,349,142	100,000 S.F.
LOT FRONTAGE (FEET)	±561'	±545'	±474'(PRESIDENTIAL WAY) ±240'(ATLANTIC AVENUE)	100'
LOT WIDTH (FEET)	±400'	±600'	±200'	40'
FLOOR AREA RATIO (FAR)	N/A	N/A	N/A	–
FRONT YARD SETBACK (FEET)	N/A	N/A	N/A	25'
SIDE YARD SETBACK (FEET)	N/A	N/A	N/A	20'
REAR YARD SETBACK (FEET)	N/A	N/A	N/A	20'
BUILDING HEIGHT (STORIES)	N/A	N/A	N/A	10
BUILDING HEIGHT (FEET)	N/A	N/A	N/A	130'
LOT COVERAGE (%)*	N/A	N/A	N/A	60% OR 80%*
OPEN SPACE (%)	N/A	N/A	N/A	20%

WOBURN SUBDIVISION REGULATIONS (TYPE III - DEAD END - MINOR STREET)

ITEM	REQUIRED	PROPOSED
MIN. RIGHT-OF-WAY (ROW) WIDTH	60'	60'
MIN. PAVEMENT WIDTH	44'	34'
MIN. PLANTING STRIP WIDTH	2'	2.5'
MIN. SIDEWALK WIDTH	6'	6'
MAXIMUM ROADWAY GRADE	8%	4.6%
MINIMUM ROADWAY GRADE	1%	1.5%
MAX. GRADE AT INTERSECTION	1 FOR 30'	1 FOR 55'
MIN. RADIUS AT CENTERLINE	100'	400'
MIN, TURNAROUND, ROW DIAMETER	110'	110'
MIN. TURNAROUND, PAVEMENT WIDTH	86'	84'
MAX. TURNAROUND GRADE	4%	1.5%
MIN. TURNAROUND GRADE	2%	1.5%
MIN. INTERSECTION ANGLE	60°	±64°
MIN. RADIUS AT INTERSECTION	30'	50'
MAX. ROADWAY LENGTH	600'	±450'

NOTES:

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4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
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SIGNATURE	DATE
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SIGNATURE	DATE
SIGNATURE	DATE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - LAYOUT & MATERIALS - SUBDIVISION.DWG

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1-888-344-7233

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

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SECTION B: COLLECTOR STREET

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SECTION E.3.q

CHAPTER III:
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SECTION G.8
SECTION G.9

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TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1"=40'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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environmental consulting ◆ landscape architecture
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WOBURN MA 01801-8501
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LAYOUT & MATERIALS PLAN

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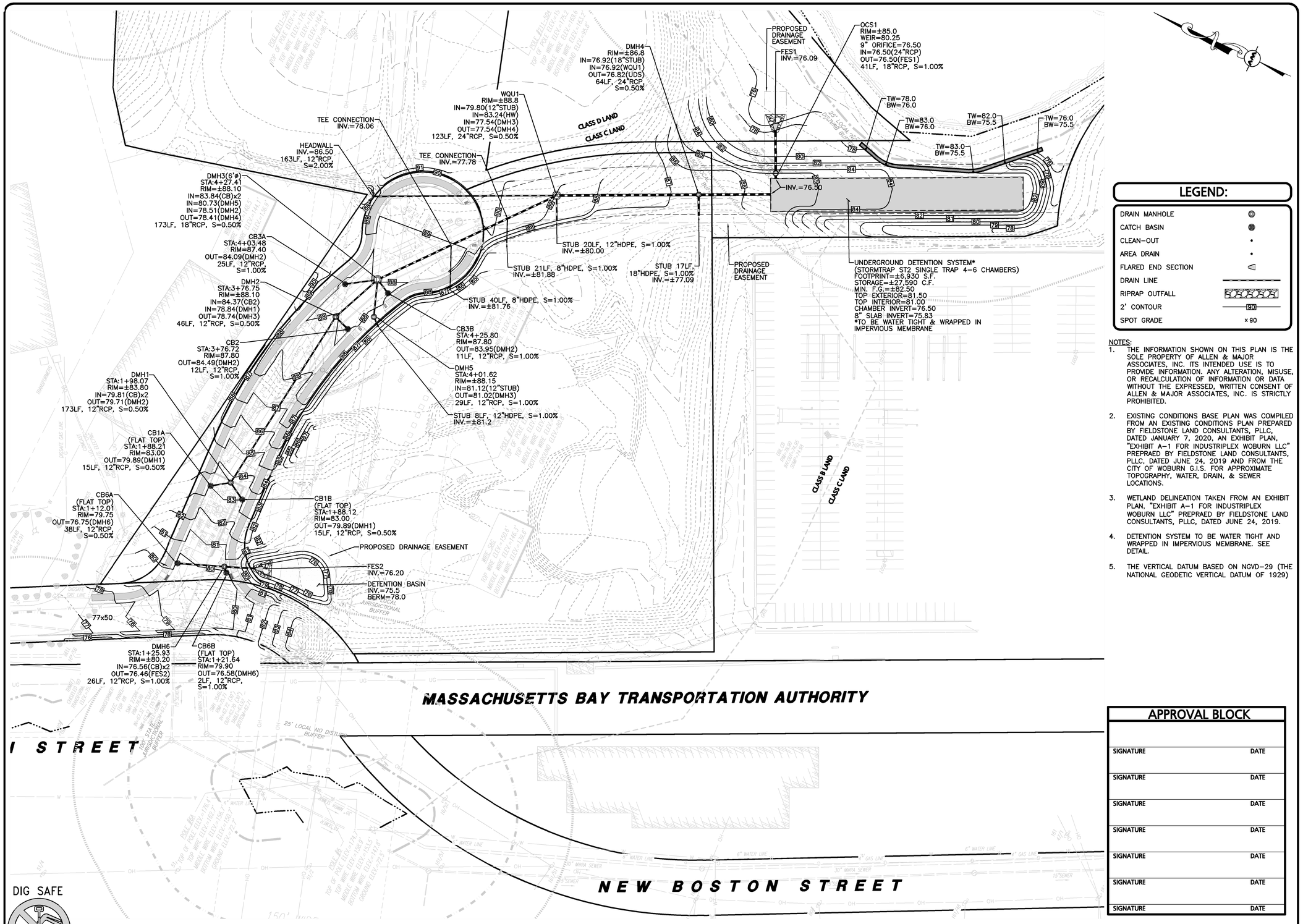

LEGEND:

DRAIN MANHOLE	
CATCH BASIN	
CLEAN-OUT	
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
2' CONTOUR	90
SPOT GRADE	× 90

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4. DETENTION SYSTEM TO BE WATER TIGHT AND WRAPPED IN IMPERVIOUS MEMBRANE. SEE DETAIL.
5. THE VERTICAL DATUM BASED ON NGVD-29 (THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)

APPROVAL BLOCK

SIGNATURE	DATE
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SIGNATURE	DATE
SIGNATURE	DATE
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SIGNATURE	DATE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - GRADING & DRAINAGE - SUBDIVISION.DWG

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7/14/20

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TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1"=40'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE:

GRADING & DRAINAGE PLAN

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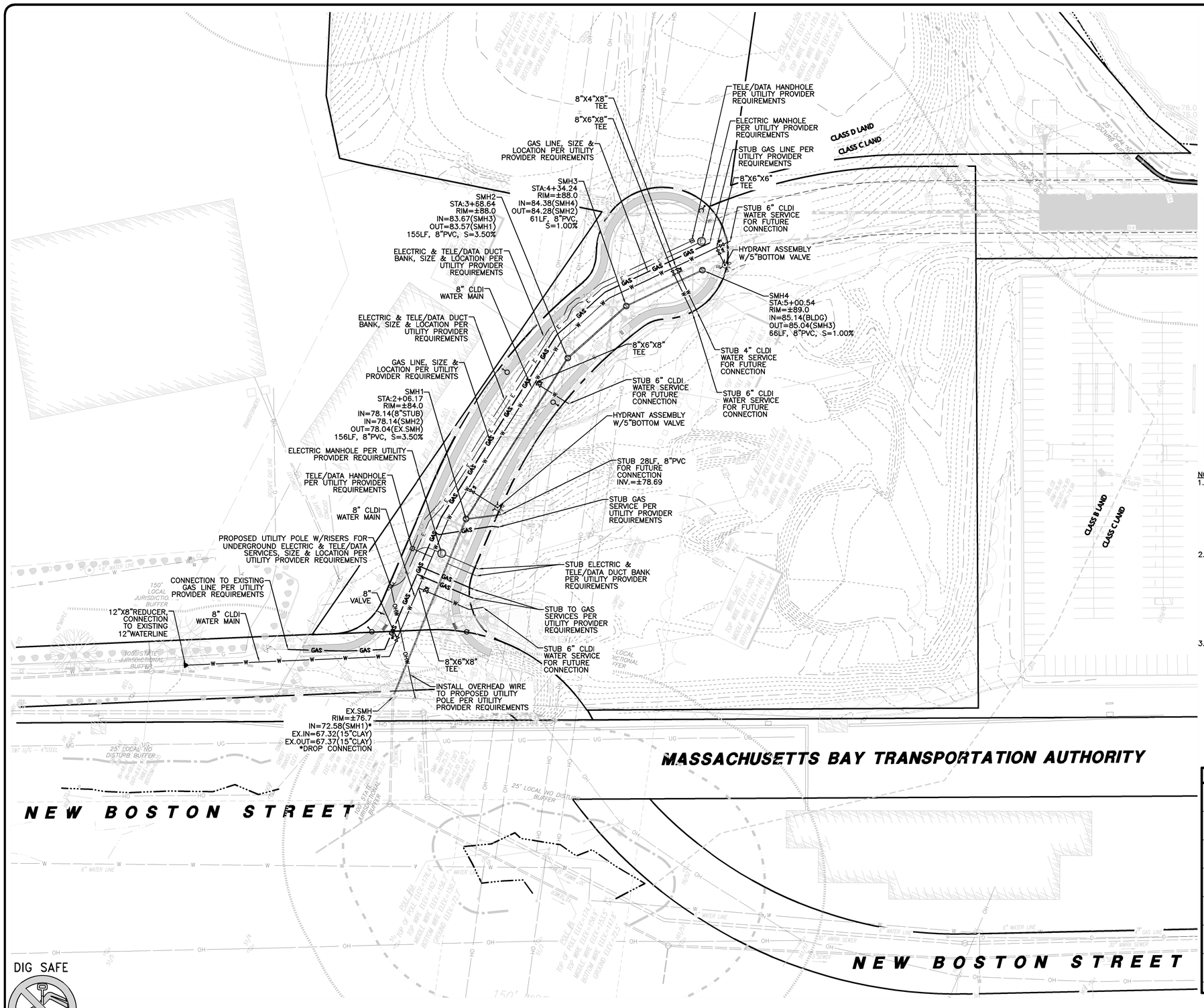

LEGEND:

SEWER MANHOLE	S
SEWER LINE	
CONCRETE PIPE ENCASEMENT	
WATER LINE	W
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
GREASE TRAP	GT
OVER HEAD WIRE	OHW
UTILITY POLE	
ELECTRIC MANHOLE/SPLICE BOX	E
HAND HOLE	H
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	C

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APPROVAL BLOCK

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SIGNATURE	DATE

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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7/14/20

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TIMOTHY J. WILLIAMS
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KNOXVILLE, TN 37919-2705

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WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	1"=40'	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE:

UTILITY PLAN

SHEET No.

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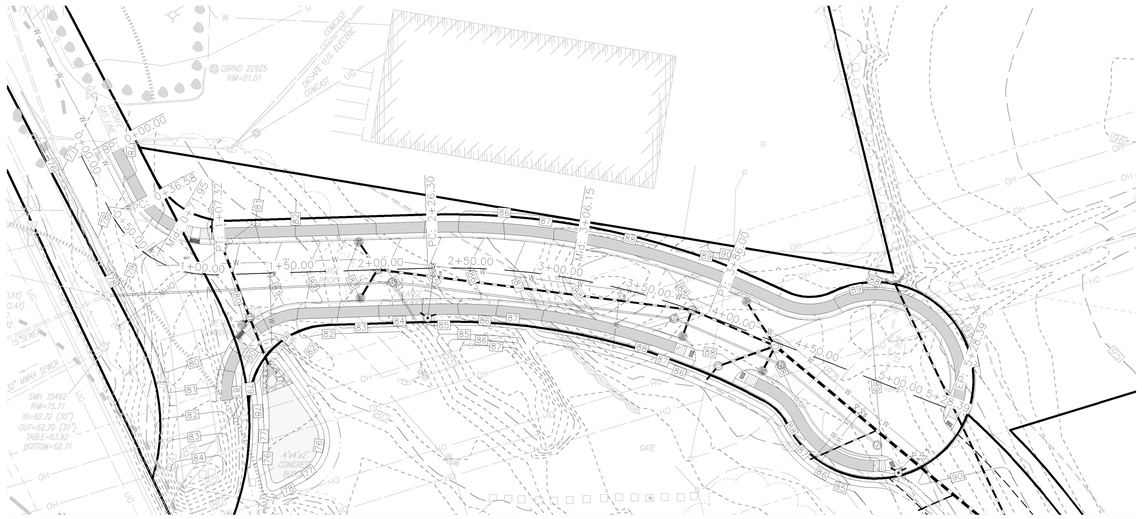
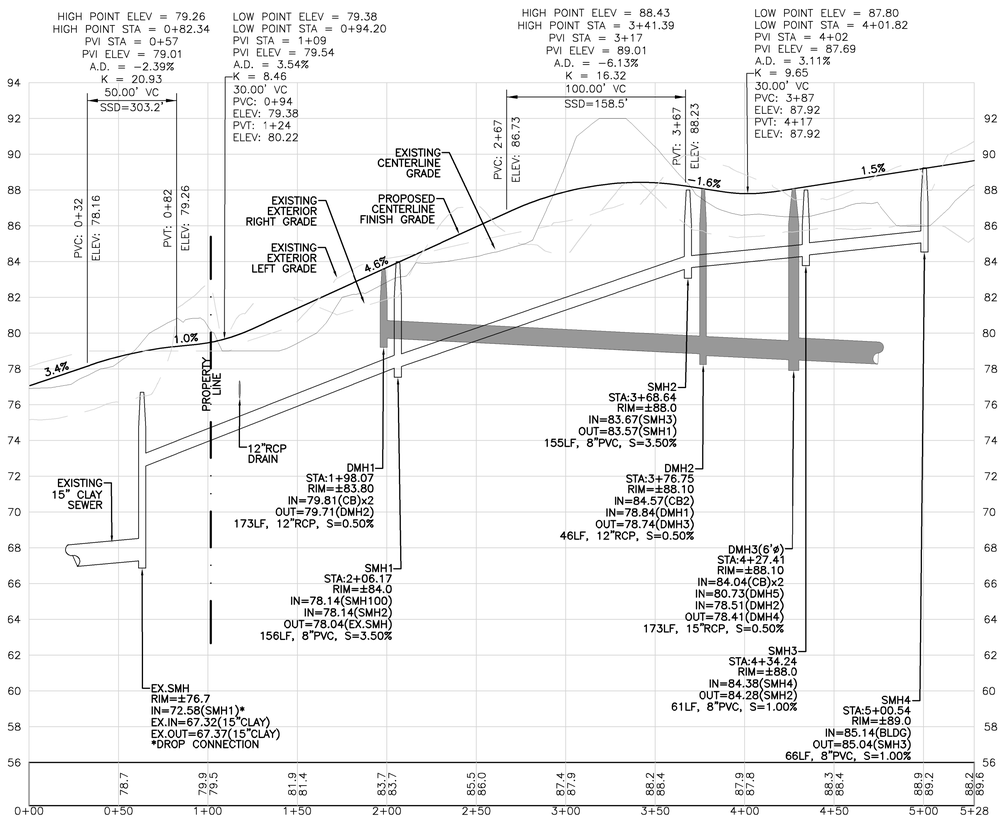
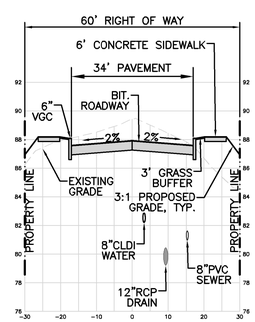




ROADWAY CENTERLINE PROFILE

HORIZONTAL - 1"=40'
VERTICAL - 1"=4'



TYPICAL CROSS-SECTION (STA 3+00)

HORIZONTAL - 1"=20'
VERTICAL - 1"=2'

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CURB	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
BASELINE	
BASELINE STATIONING	10+00

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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PROJECT NO.	1623-10	DATE:	05/08/2020
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DESIGNED BY:	NCD	CHECKED BY:	TJW

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DRAWING TITLE:

ROADWAY PROFILE & CROSS SECTION

SHEET No.

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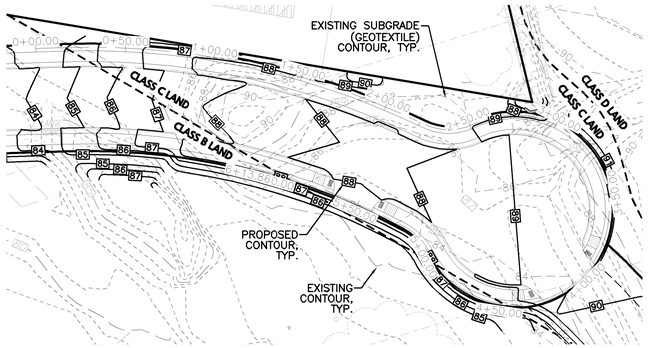
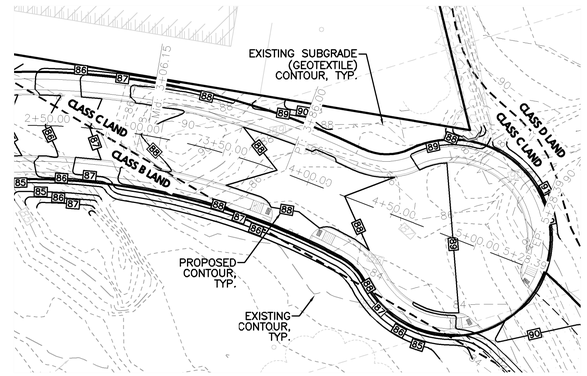
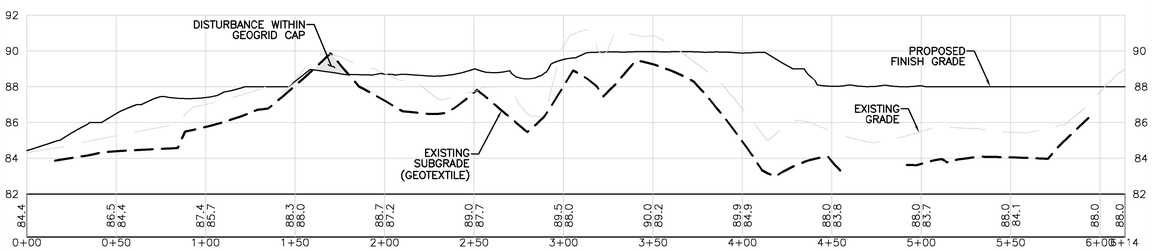
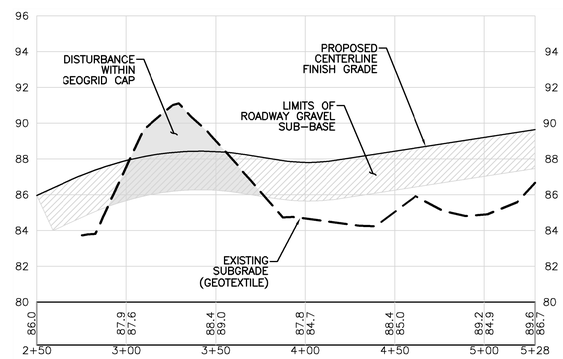






ROADWAY ROW PROFILE

HORIZONTAL - 1"=40'
VERTICAL - 1"=4'



ROADWAY CENTERLINE PROFILE

HORIZONTAL - 1"=40'
VERTICAL - 1"=4'

LEGEND:

PROP. PROPERTY LINE	
CURB	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
BASELINE	
BASELINE STATIONING	10+00

NOTES:

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2. EXISTING CONDITIONS BASE PLAN WAS COMPILED FROM AN EXISTING CONDITIONS PLAN PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JANUARY 7, 2020, AN EXHIBIT PLAN, "EXHIBIT A–1 FOR INDUSTRIPLEX WOBURN LLC" PREPRAED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019 AND FROM THE CITY OF WOBURN G.I.S. FOR APPROXIMATE TOPOGRAPHY, WATER, DRAIN, & SEWER LOCATIONS.
3. WETLAND DELINEATION TAKEN FROM AN EXHIBIT PLAN, "EXHIBIT A–1 FOR INDUSTRIPLEX WOBURN LLC" PREPRAED BY FIELDSTONE LAND CONSULTANTS, PLLC, DATED JUNE 24, 2019.
4. THE VERTICAL DATUM BASED ON NGVD–29 (THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)

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SIGNATURE	DATE
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1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10_PROFILE.DWG

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

CHAPTER I:
SECTION B: COLLECTOR STREET

CHAPTER II:
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SECTION E.3.p
SECTION E.3.q

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TABLE 1: STREET CROSS–SECTIONS STANDARDS

TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	VARIES	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:

ROADWAY PROFILE & CROSS SECTION

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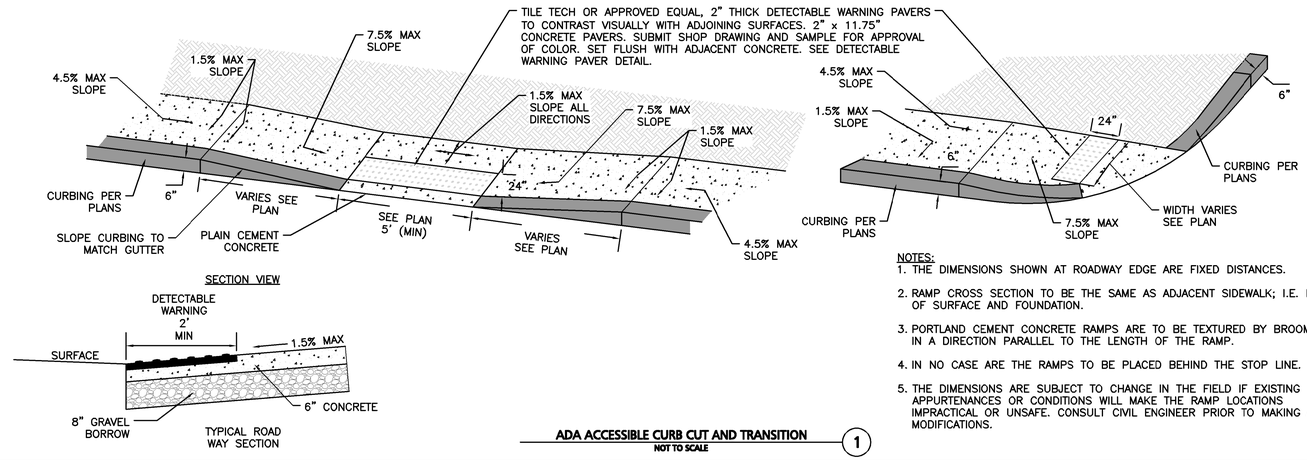
SHEET No.

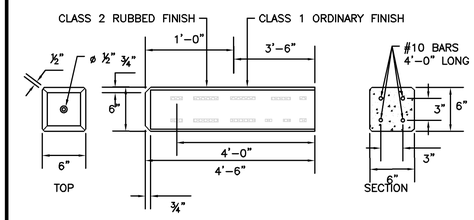
C-105B



NOTES:

1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

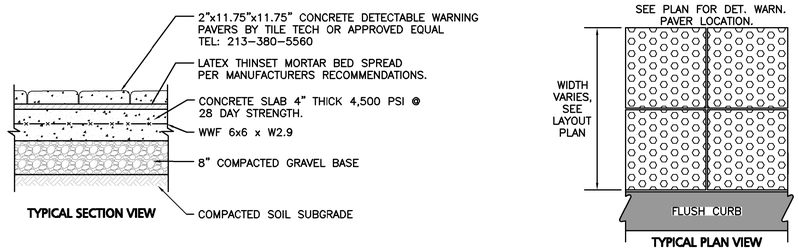
ADA ACCESSIBLE CURB CUT AND TRANSITION (1)
NOT TO SCALE



NOTES:

1. CONCRETE SHALL BE CLASS A
2. BOUNDS TO BE SET IN GRAVEL
3. WHEN BOUNDING NON-STATE FOR CITIES AND TOWNS USE ITEM 622.4-STONE BOUNDS
4. ITEM NO.622.2 CONCRETE BOUND

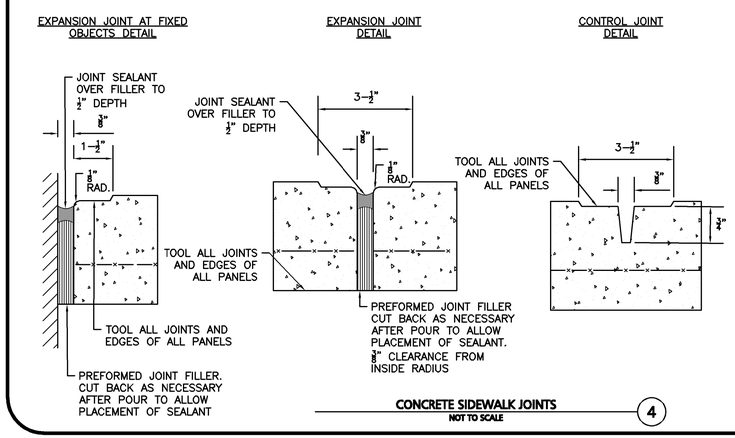
CONCRETE BOUND DETAIL (2)
NOT TO SCALE



NOTES:

1. CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSISTION DETAIL.
2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
3. SET TILES FLUSH WITH ADJACENT MATERIALS.
4. SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
5. INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.
6. ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.

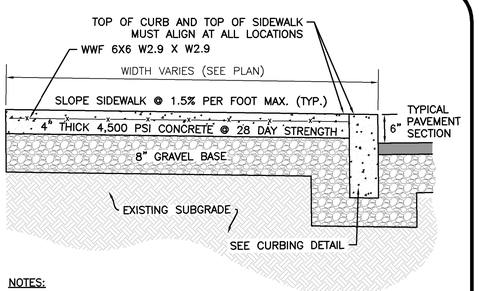
DETECTABLE WARNING PAVERS (3)
NOT TO SCALE



NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 15' O.C. MIN.
2. PROVIDE CONTROL JOINTS AT 5' O.C. UNLESS SHOWN OTHERWISE.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DIRECTION OF TRAVEL.
4. CEMENT CONCRETE SHALL BE 4,500 PSI AIR ENTRAINED.
5. REFER TO LANDSCAPING PLANS FOR ADDITIONAL JOINTS.
6. JOINT FILLERS SHALL BE RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD. SUBMIT SHOP DRAWINGS.
7. JOINT SEALANTS SHALL BE NON-PRIMING POURABLE SELF-LEVELING TYPE. SUBMIT SHOP DRAWINGS.
8. ALL CURBS TO HAVE ⅜" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS AND CONTROL JOINTS AT MAXIMUM 15 FEET

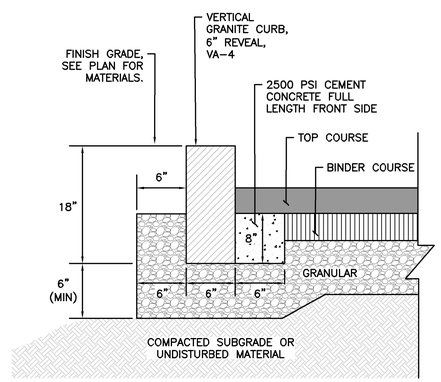
CONCRETE SIDEWALK JOINTS (4)
NOT TO SCALE



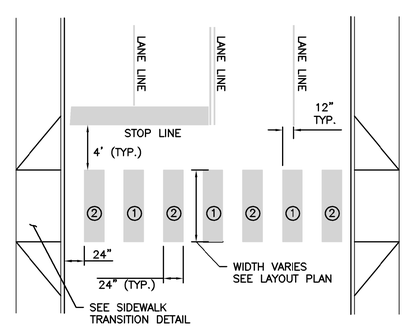
NOTES:

1. SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER
2. TOOLED JOINT 6" FROM FACE OF CURB
3. SEE PLAN FOR ELEVATIONS AT CURB
4. SIDEWALK CROSS SLOPE TO BE 1.5% MAX & SIDEWALK LONGITUDINAL SLOPE TO BE 4.5% MAX, TYP.

CONCRETE SIDEWALK WITH CURB (5)
NOT TO SCALE



VERTICAL GRANITE CURB (6)
NOT TO SCALE



NOTE:

1. LANE LINE STRIP: THIS IS LOCATED IN THE LINE WITH EACH LANE LINE AND HALF THE STRIP ON EACH SIDE.
2. MID LINE STRIP: THIS IS LOCATED MIDWAY BETWEEN EACH LANE LINE STRIP.

CROSSWALK STRIPING - CONTENTAL (7)
NOT TO SCALE

APPROVAL BLOCK

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SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

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7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

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WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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environmental consulting ◆ landscape architecture
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DRAWING TITLE: DETAILS

SHEET No. C-501

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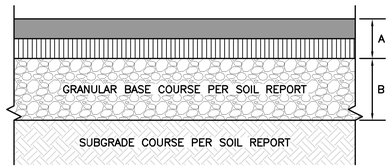


NOTES:

1. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95 PERCENT OF ASTM D1557 LABORATORY DENSITY.
2. PROOF–ROLL PREPARED SUBGRADE TO IDENTIFY SIFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
3. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, BASE, AND SUBBASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
4. BASE COURSE SHALL EXTEND 6 INCHES BEYOND PAVEMENT EDGE WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.
5. PAVEMENT EDGES SHALL BE TAMPED WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT

STANDARD DUTY PAVING

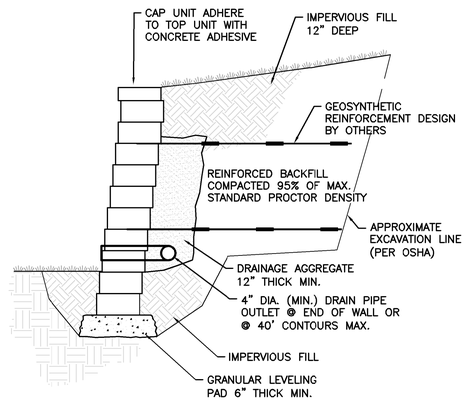
A = 1.50" ASPHALT CONCRETE – FINISH COURSE (M3.11.03, TABLE A, TOP COURSE)

2.50" ASPHALT CONCRETE – BINDER COURSE (M3.11.03, TABLE A, BINDER COURSE)

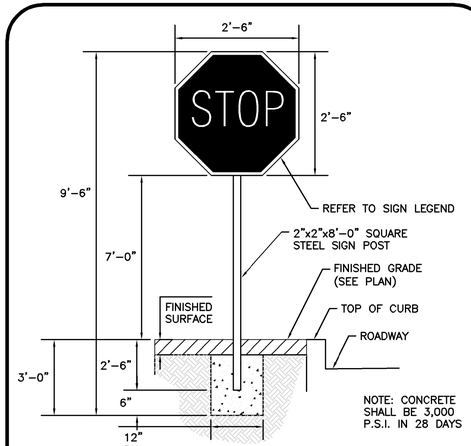
4" BASE COURSE – CLASS I BITUMINOUS CONCRETE PAVEMENT TYPE–1

B = 18" GRANULAR BASE COURSE – M1.03.1, PROCESSED GRAVEL FOR SUBBASE

STANDARD DUTY BITUMINOUS PAVEMENT
NOT TO SCALE (1)

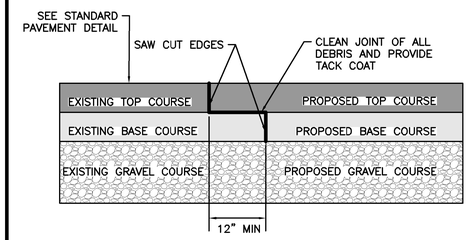


SEGMENTAL BLOCK RETAINING WALL
NOT TO SCALE (2)

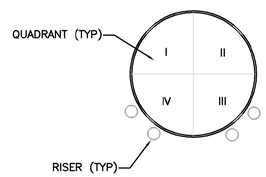


STOP SIGN DETAIL
NOT TO SCALE (3)

NOTE:
TACK COAT – PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS–1H, CSS–1, OR CSS–1H.

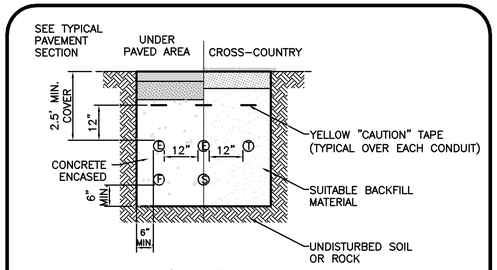


PAVEMENT KEY CUT
NOT TO SCALE (4)



NOTES:
1. RISERS TO BE INSTALLED ON MAXIMUM OF TWO QUADRANTS PER POLE.
2. RISERS TO BE INSTALLED ON ADJACENT QUADRANTS.
3. MAXIMUM OF TWO RISERS PER QUADRANT (MAXIMUM 4 RISERS PER POLE).
4. ON POLES WITH ELECTRICAL RISERS, ONE RISER TO INSTALLED AND THE OTHER SHALL BE CUT AND CAPPED AT THE BASE OF THE POLE.

TYPICAL UTILITY POLE WITH RISERS
NOT TO SCALE (5)

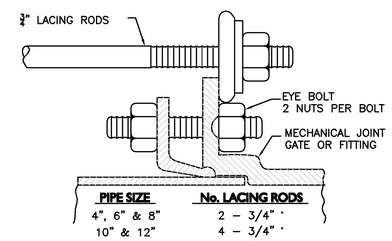


(E) ELECTRIC CONDUIT
(T) TELCO CONDUIT
(F) FIRE CABLE CONDUIT
(S) SPARE CONDUIT

NOTES:

1. SCHEDULE 80 PVC CONDUIT REQUIRED UNDER ROAD AND DRIVEWAY SURFACES.
2. ALL UTILITY INSTALLATION REQUIREMENTS, SEPARATIONS, AND CONDUIT SIZES TO BE VERIFIED WITH EACH UTILITY COMPANY OR MUNICIPALITY PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY CONDUIT.

BURIED CONDUIT DETAIL
NOT TO SCALE (6)



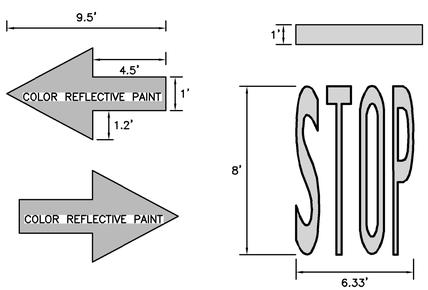
PIPE SIZE	No. LACING RODS
4", 6" & 8"	2 – 3/4" *
10" & 12"	4 – 3/4" *
16"	4 – 3/4" *
20"	6 – 3/4" *

* STANDARD LENGTHS ARE 6' & 10'. COUPLINGS MAY BE USED FOR LONGER LENGTHS.

NOTES:

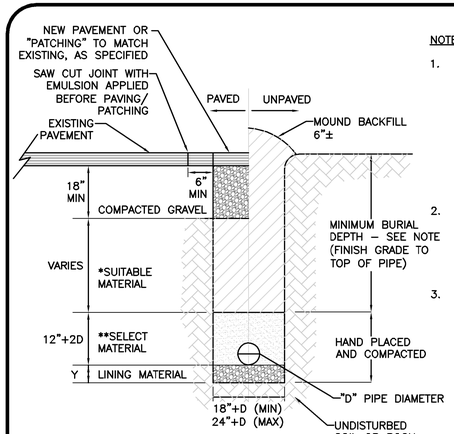
1. NUMBER OF LACING RODS IS BASED ON MAXIMUM PRESSURE OF 125 P.S.I. IN MAIN.
2. EYE–BOLTS AND LACING RODS ARE TO BE FABRICATED FROM A–36 STEEL.
3. STEEL LACING RODS SHALL HAVE A YIELD STRESS OF NOT LESS THAN 36,000 P.S.I.
4. EYE–BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS. EACH.

MECHANICAL JOINT LACING DETAIL
NOT TO SCALE (7)



NOTES:
1. ALL WORDS AND SYMBOLS SHALL CONFORM TO THE LATEST VERSION OF THE M.U.T.C.D.
2. ARROW SIZES MAY BE REDUCED APPROXIMATELY ONE–THIRD FOR LOW–SPEED URBAN CONDITIONS

PAINTED STOP LINE & STRAIGHT ARROWS
NOT TO SCALE (8)



NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)

   GRAVITY PIPE – SEE PLAN OR PROFILE

   PRESSURE PIPE UNDER PAVING – 4'

   PRESSURE PIPE BENEATH UNPAVED – 3'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T–99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.

CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	Y–DIMENSION
DUCTILE IRON "ORDINARY SOIL"	TYPE I, II, OR III	SAND OR TYPE III	3"
RCP "ORDINARY SOIL"	TYPE II OR III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II OR III	SAND OR TYPE III	8"
DUCTILE IRON IN CLAY OR MUCK	TYPE II OR III	SAND	4"
RCP IN CLAY	TYPE II OR III	SAND	8"
ALL PLASTICS	TYPE III	SAND OR TYPE III	6"

SUITABLE MATERIAL SHALL CONTAIN NO STONE GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAX 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

**TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1.5" DIAMETER, NO FROZEN LUMPS, CLAY OR ORGANIC MATERIAL.

**TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1.5" SQUARE OPENING, NOT MORE THAN 25% PASSING A ¾" OPENING, AND NOT MORE THAN 5% PASSING A ¼" SQUARE OPENING.

**TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ¼" SQUARE OPENING.

TRENCH DETAIL
NOT TO SCALE (9)

APPROVAL BLOCK

SIGNATURE	DATE
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SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

CHAPTER I:
SECTION B: COLLECTOR STREET

CHAPTER II:
SECTION E.1.f
SECTION E.3.p
SECTION E.3.q

CHAPTER III:
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SECTION G.6.a
SECTION G.8
SECTION G.9

TABLE 1: STREET CROSS–SECTIONS STANDARDS

TABLE 2: STREET DESIGN STANDARDS:
TURNAROUND PAVEMENT WIDTH
TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-502

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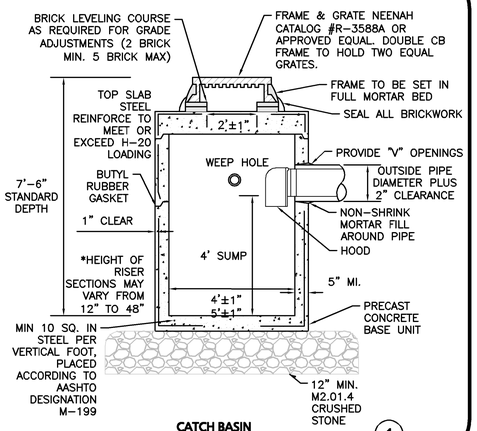
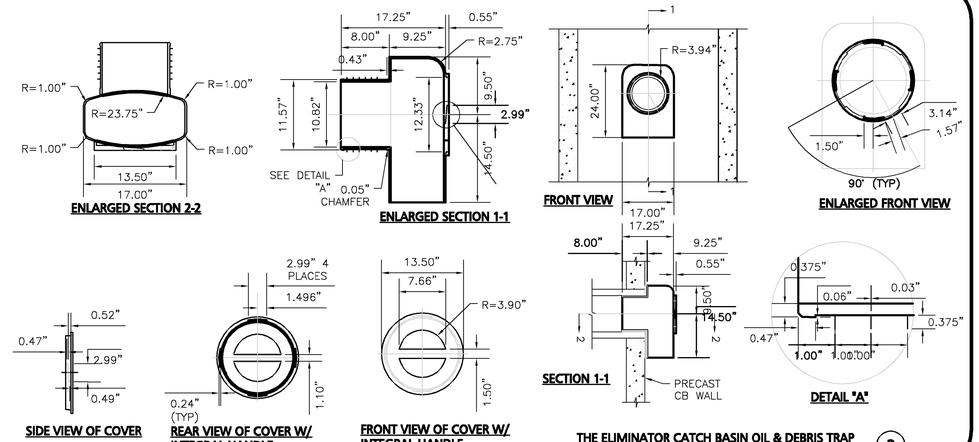
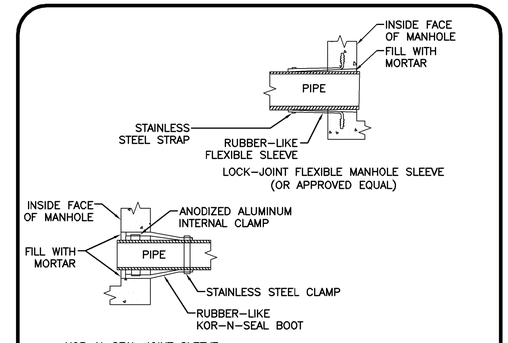


CATCH BASIN
NOT TO SCALE
1



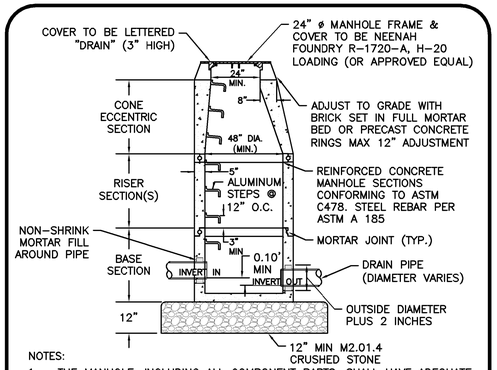
THE ELIMINATOR CATCH BASIN OIL & DEBRIS TRAP
NOT TO SCALE
2



NOTES:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON ELASTOMETRIC SEALANT.

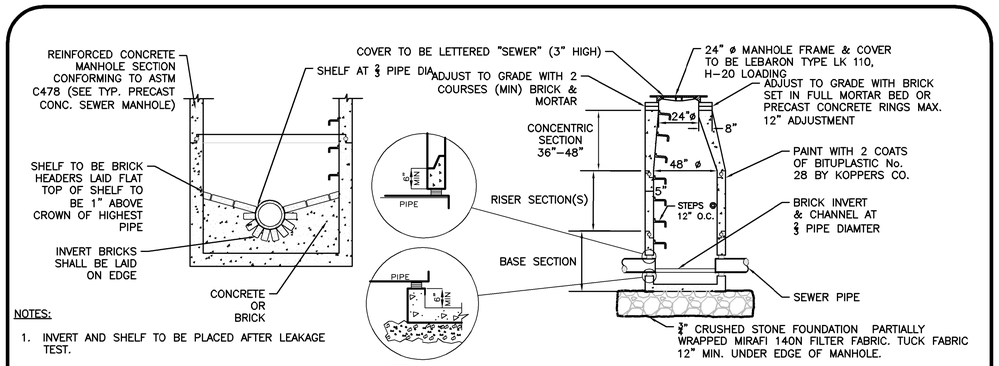
2. NON-SHRINKING MORTAR SHALL ONLY BE USED WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

PIPE CONNECTIONS TO SEWER MANHOLE
NOT TO SCALE
3



NOTES:
1. THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE AND STRENGTH QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND (H-20 LOADING) WITHOUT FAILURE.

4' ø PRECAST DRAIN MANHOLE
NOT TO SCALE
4



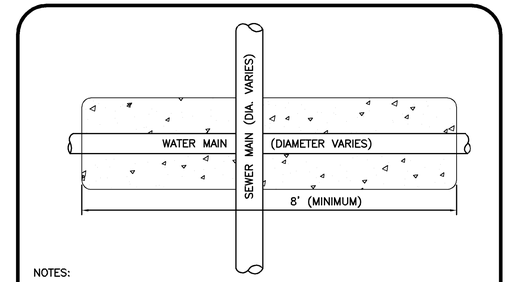
NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.

2. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF CEMENT CONCRETE OR BRICK IN MORTAR.

NOTE:
THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND WITH ADEQUATE JOINTING. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.

PRECAST CONCRETE SEWER MANHOLE
NOT TO SCALE
5

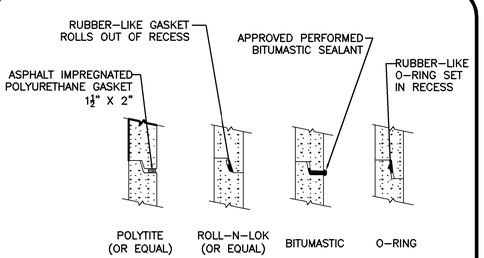


NOTES:

WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET BETWEEN A SEWER MAIN AND A WATER MAIN:

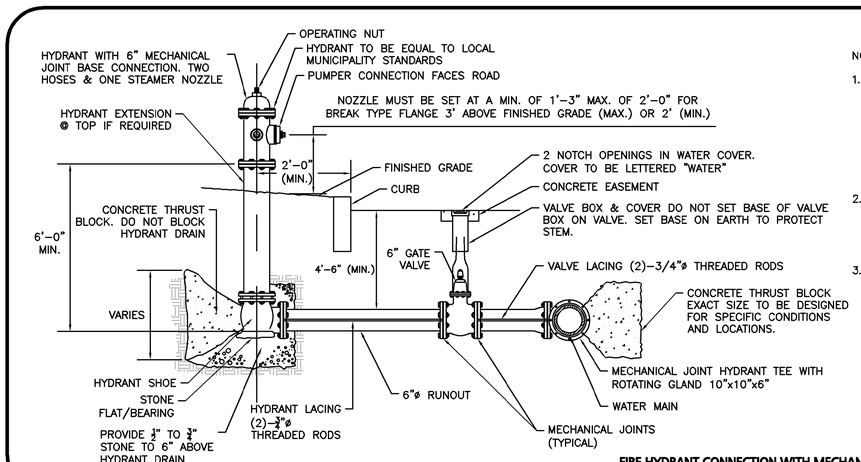
1. THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. THE PIPE CROSSING SHALL OCCUR AS CLOSE TO 90° AS PRACTICABLE.
3. THE PIPE JOINTS SHALL BE STAGGERED TO PROVIDE THE MAXIMUM SEPARATION FROM THE POINT OF CROSSING.
4. THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.

SEWER / WATER CROSSING DETAIL
NOT TO SCALE
6



NOTES:
1. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
2. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.

SEWER MANHOLE JOINTING METHOD
NOT TO SCALE
7



NOTES:

1. ALL HYDRANTS, VALVES AND LOCAL CONNECTIONS SHALL COMPLY WITH THE SPECIFICATIONS OF THE LOCAL MUNICIPALITY.

2. PIPING TO BE RESTRAINED WITH RODDING OR RETAINING GLANDS.

3. GATE VALVE INSTALLATION IS TYPICAL FOR ALL GATES SHOWN ON THE DRAWINGS.

FIRE HYDRANT CONNECTION WITH MECHANICAL JOINT
NOT TO SCALE
8

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
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SIGNATURE	DATE
SIGNATURE	DATE
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TIMOTHY J. WILLIAMS
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WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE: DETAILS

SHEET No. C-503

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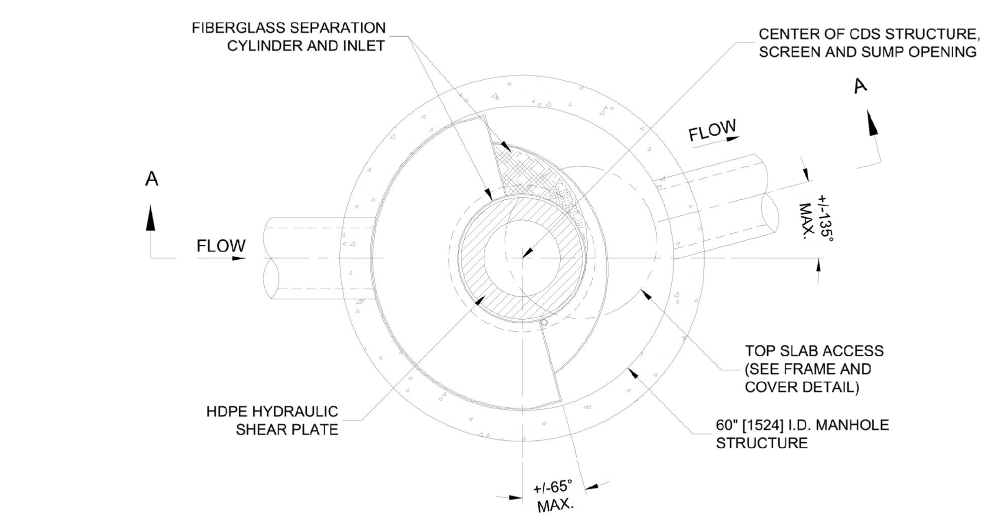
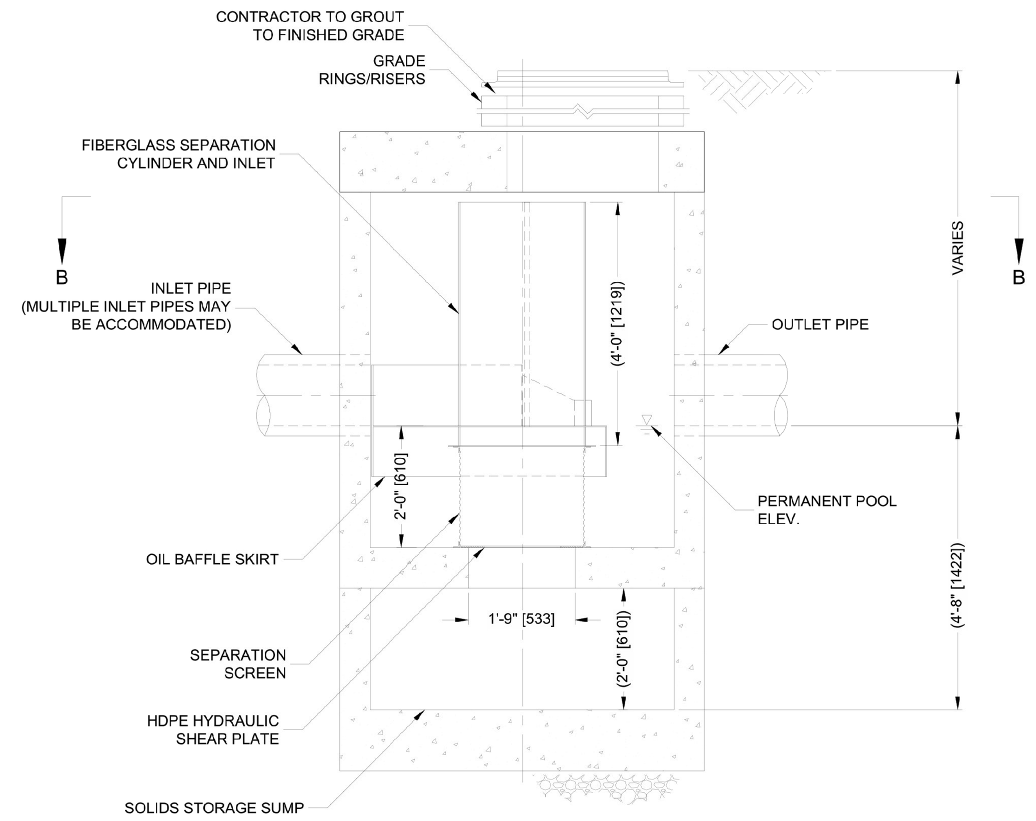


PLAN VIEW B-B
N.T.S.

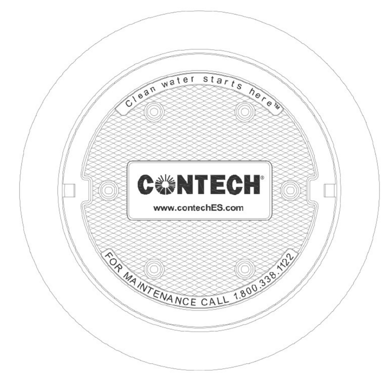


ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

\\AD.CONTECH-CPI.COM\ROOT\STORMWATER\JURISDICTIONS\USA\MA_SDE DESIGN TOOLS_STANDARD DETAILS\CDS2015-5-C-DTL.DWG 8/6/2018 4:25 PM

CDS2015-5-C DESIGN NOTES
CDS2015-5-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CDS2015-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

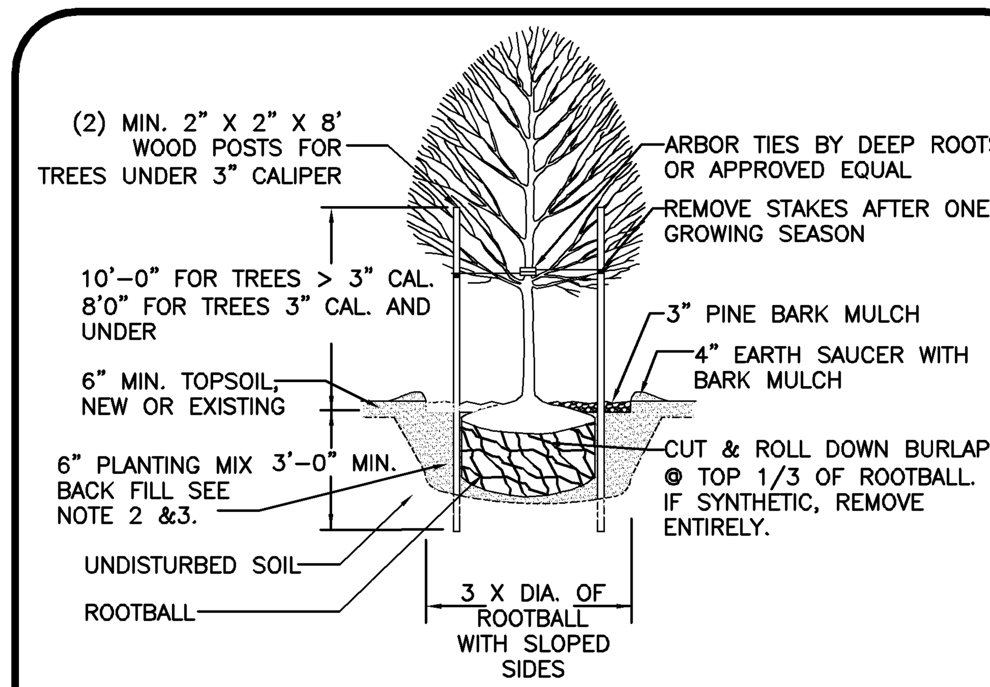
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

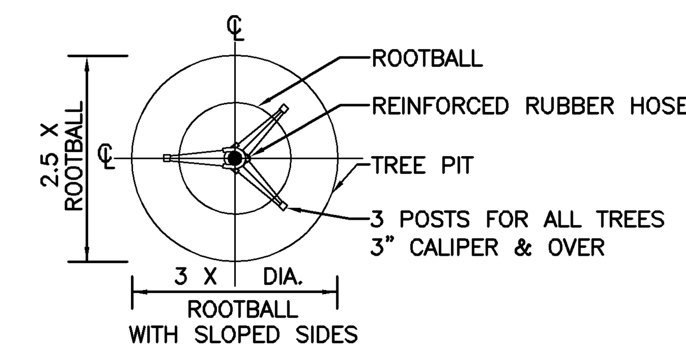
CDS2015-5-C
ONLINE CDS
STANDARD DETAIL

NOTES:

1. FINAL CONSTRUCTION DETAILS TO BE PREPARED BY MANUFACTURER. CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PURCHASE.

TYPICAL WATER QUALITY UNIT
CONTECH CDS-2015-5-C
NOT TO SCALE
1

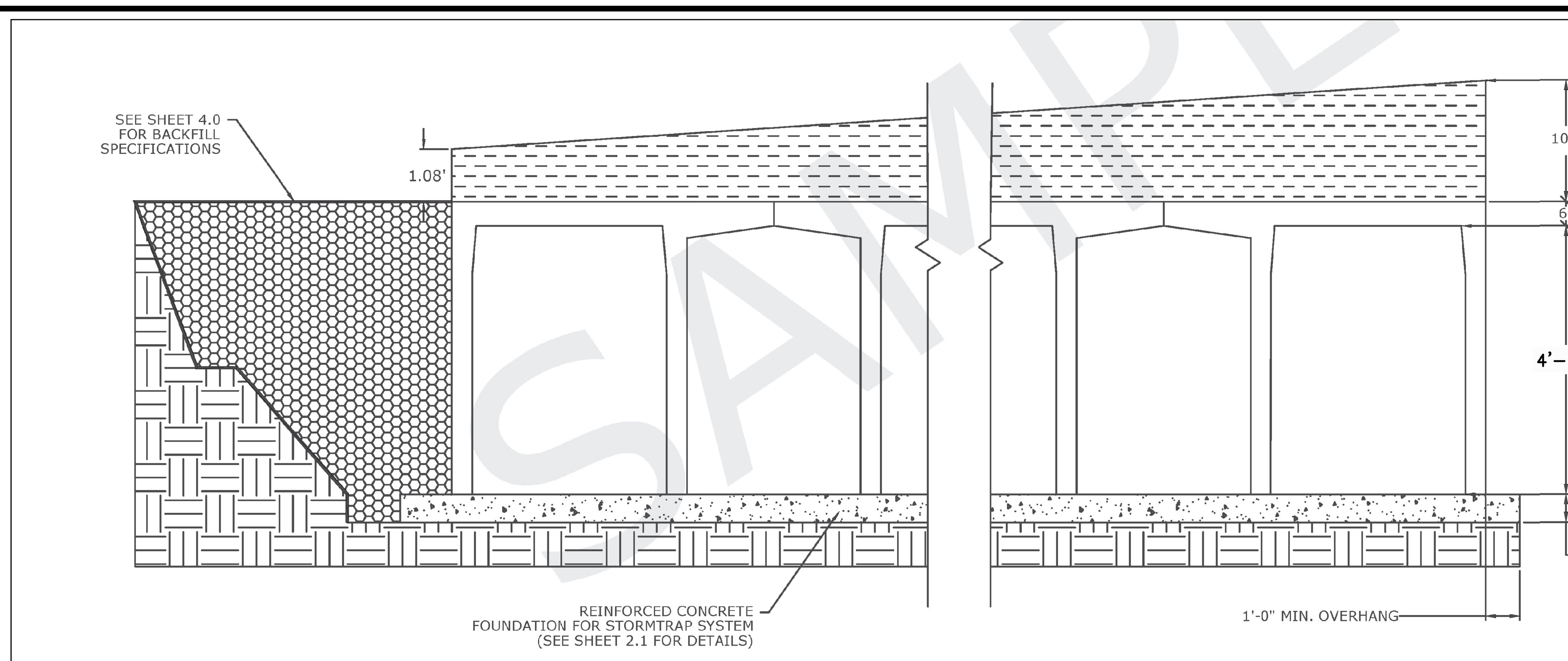




NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
2



4'-6" SINGLETRAP

NOTES:

1. FINAL CONSTRUCTION DETAILS TO BE PREPARED BY MANUFACTURER. CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PURCHASE.

STORMTRAP CROSS-SECTION DETAIL
NOT TO SCALE
3

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - DETAILS - SUBDIVISION.DWG

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COMMONWEALTH OF MASSACHUSETTS TIMOTHY J. WILLIAMS CIVIL No. 43119 REGISTERED PROFESSIONAL ENGINEER
7/14/20

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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c/o de maximis, inc.
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WOBURN, MA

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SHEET No. C-504

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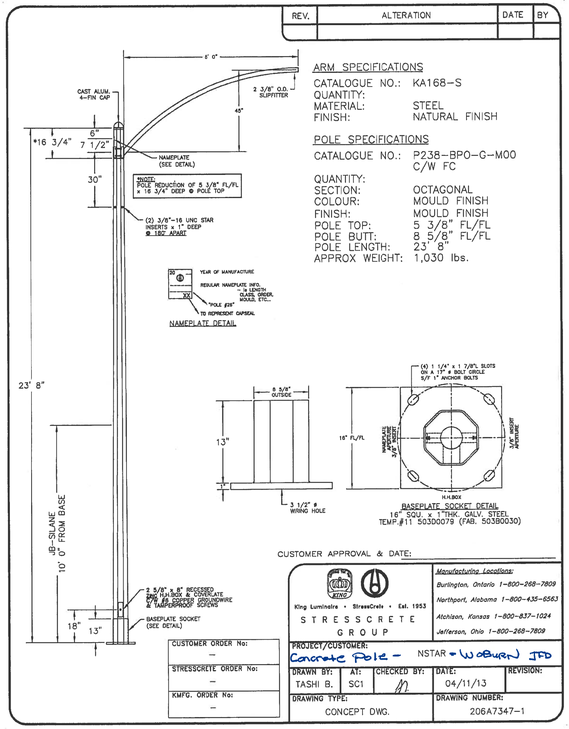


ARM SPECIFICATIONS

CATALOGUE NO.: KA168-S
QUANTITY:
MATERIAL: STEEL
FINISH: NATURAL FINISH

POLE SPECIFICATIONS

CATALOGUE NO.: P238-BPO-G-M00 C/W FC
QUANTITY:
SECTION: OCTAGONAL
COLOUR: MOULD FINISH
FINISH: MOULD FINISH
POLE TOP: 5 3/8" FL/FL
POLE BUTT: 8 5/8" FL/FL
POLE LENGTH: 23' 8"
APPROX WEIGHT: 1,030 lbs.

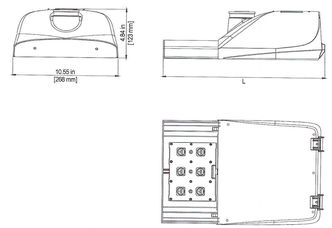
SUBDIVISION ROADWAY LIGHT POLE DETAIL (1)
N.T.S.

EC
ECobra-head™ LED Street Light

Project
Type
Catalog No.

Luminaire Data

	L	Weight	EPA
EC1	16.1 in [409 mm]	10.8 lb [4.9 kg]	0.40 Ft²
EC3	20.8 in [528 mm]	12.7 lb [5.8 kg]	0.45 Ft²
EC4	23.5 in [597 mm]	14.0 lb [6.3kg]	0.48 Ft²
EC7	30.6 in [777 mm]	19.3 lb [8.8 kg]	0.57 Ft²
EC9	35.4 in [899 mm]	21.3 lb [9.7kg]	0.63 Ft²



Ordering Information
Sample Catalog No. EC1 4M MVNW2 GY700 PCR5 WL

Product & No. & Type of LEDs	Voltage	Nominal Color Temperature[1]	Distribution	Finish[2]	Drive Current[3]		Options	
EC1 4M	MV 120-277V	NW 4000K	2 Type 2	GY Gray	350	350mA	BSK	Bird Spider Kit
EC1 6M	HV 347-480V		3 Type 3		530	530mA	SPB	Square Pole Bracket
EC3 10M					700	700mA	RPB	Round Pole Bracket
EC4 14M							PTB	Pole-Top Bracket
EC7 18M							DSC	Door Safety Cable
EC7 20M							HSS	House Side Shield
EC7 24M							CSS	Cul-de-sac Side Shield
EC9 30M							FDC	Fixed Drive Current
							LPCR	Less Photocontrol Receptacle
							PCR5	ANSI 5-wire Photocontrol Receptacle
							PCR7	ANSI 7-wire Photocontrol Receptacle
							SC	PCR Shorting Cap
							WL	Utility Wallpack Label

Notes:
1 4000K standard, consult factory for other color temperatures.
2 Gray standard, consult factory for other finishes.
3 Factory set drive current, field adjustable standard. Refer to performance data on page 3.
4 Flush mounted House Side Shield factory installed, also available for field installation. Shield cuts light off at 1/2 mounting height behind luminaire.
5 Flush mounted Cul-de-sac Shield factory installed, also available for field installation. Shield cuts light off at 1 mounting height on either side of luminaire.
6 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA as ordering.

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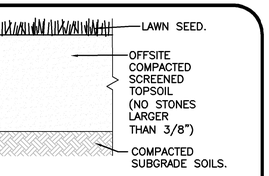
EC_V051514 Specifications subject to change without notice.

Page 1 of 3

LEOTEK LITE-ON GROUP

SUBDIVISION ROADWAY LIGHT FIXTURE DETAIL (2)
N.T.S.

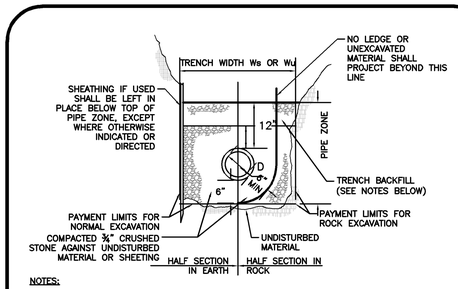


TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% – 65%
SILT	15% – 35%
CLAY	5% – 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85–100
NO. 40	60–85
NO. 100	38–60
NO. 200	10–35
20 um	LESS THAN 5%

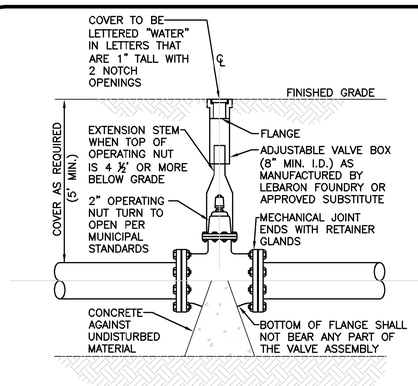
NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL OFFSITE TOPSOIL SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE OFFSITE PLANTING SOIL DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. OFFSITE TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN & TREES (3)
NOT TO SCALE



NOTES:
1. TRENCH BACKFILL TO BE USED WITHIN THE RIGHT-OF-WAY SHALL CONSIST OF EITHER GRAVEL BORROW MEETING MHD SPECIFICATION M1.03.0, TYPE "B" OR PROCESSED GRAVEL BORROW FOR SUBBASE MEETING MHD SPECIFICATION M1.03.1.
2. WHERE THE REMOVAL OF 100 SQUARE FEET OR LESS OF ASPHALT IS REQUIRED WITHIN THE RIGHT OF WAY, THEN THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL MEETING MHD SPECIFICATION M4.08.0, TYPE "1E" OR "2E".
3. TRENCH BACKFILL MATERIAL TO BE USED OF THE RIGHT-OF-WAY MAY CONSIST OF MATERIAL GENERATED DURING EXCAVATIONS PROVIDED ALL STONES GREATER THAN 4" ARE REMOVED PRIOR TO PLACEMENT AND COMPACTION
4. GRANULAR TRENCH BACKFILL MATERIAL USED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN MAXIMUM 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AND TO 90% ELSEWHERE AS DETERMINED BY ASTM D 1557.

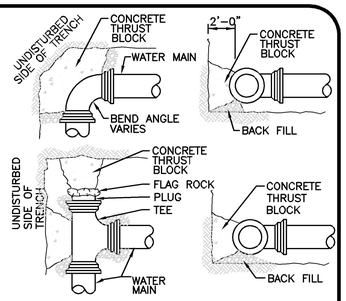
SEWER TRENCH (7)
NOT TO SCALE



NOTE:
1.) CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
2.) HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

GATE VALVE DETAIL (4)
NOT TO SCALE

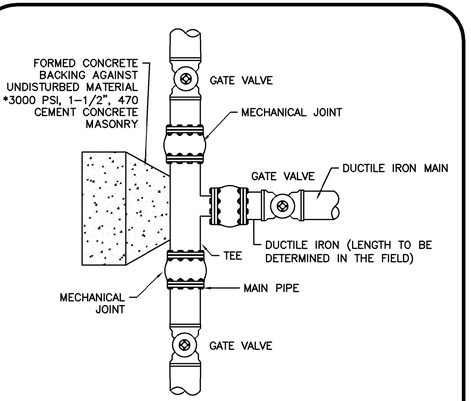
NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS SHALL BE AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I. 5. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.
6. THE BELOW PREDICATED ON A WATER PRESSURE OF 225 PSI AND A SOIL RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS THE VALUES IN THE ABOVE TABLE SHALL BE MULTIPLIED BY:



MINIMUM THRUST BLOCK BEARING AREAS

PIPE ø	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	22.5° BEND (SQ. FT.)	TEES, PLUGS, CAPS & HYD. (SQ.FT.)
6"	8	8	8	10
8"	8	8	8	10
10"	22	22	13	16
12"	22	22	13	16

THRUST BLOCK DETAILS (5)
NOT TO SCALE



3-WAY GATE WATER CONNECTION WITH MECHANICAL JOINTS (6)
NOT TO SCALE

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

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TURNAROUND GRADE

CHAPTER VIII:
SECTION C: TYPE III STREETS: CROSS SECTION

7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT\OWNER:
INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:
TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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DRAWING TITLE: DETAILS
SHEET No. C-505

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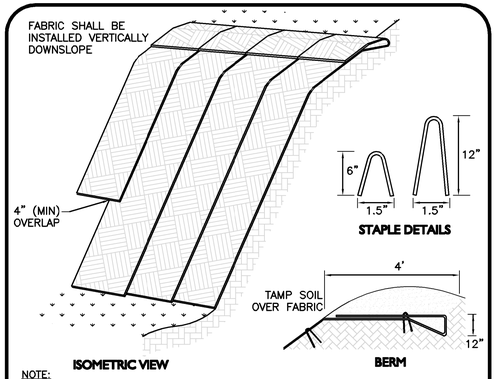
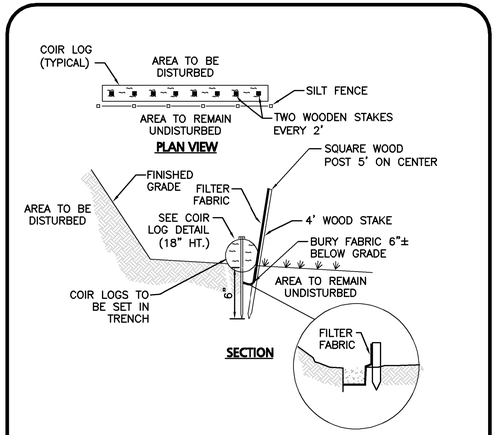
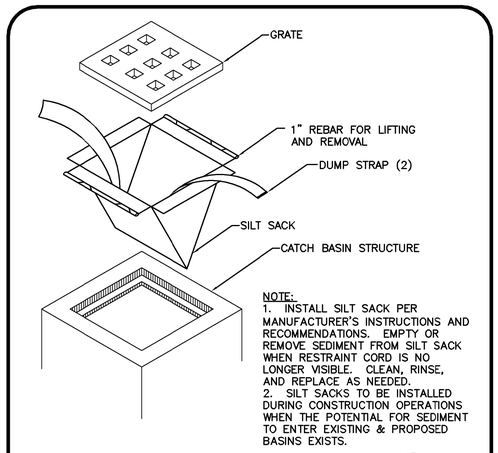


NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS.
FABRIC SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.

EROSION CONTROL FABRIC (1)
NOT TO SCALE

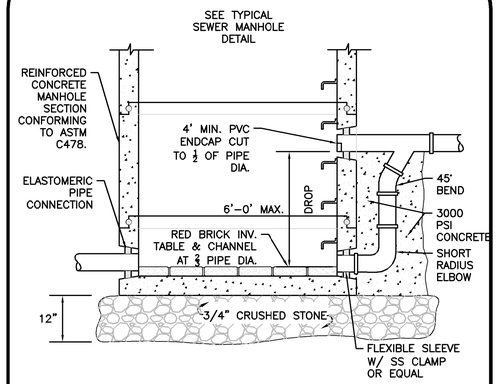


SILT FENCE AND COIR LOG (2)
NOT TO SCALE

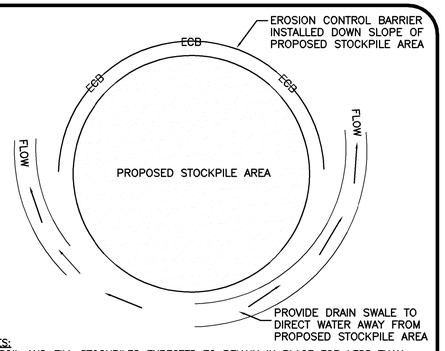


NOTE:
1. INSTALL SILT SACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILT SACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

SILT SACK INLET DETAIL (3)
NOT TO SCALE



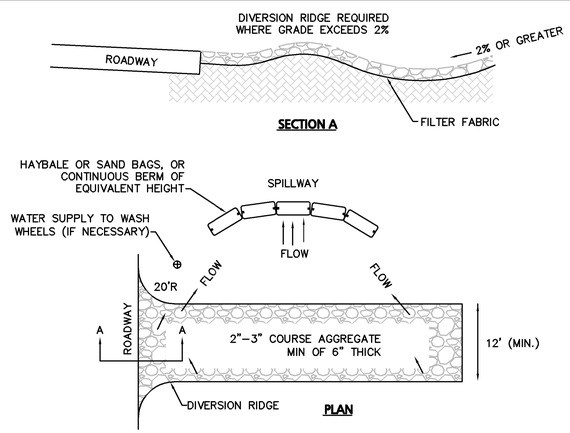
DROP SEWER MANHOLE (4)
NOT TO SCALE



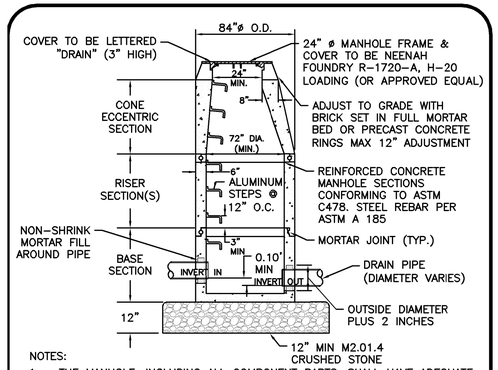
NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION (5)
NOT TO SCALE

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

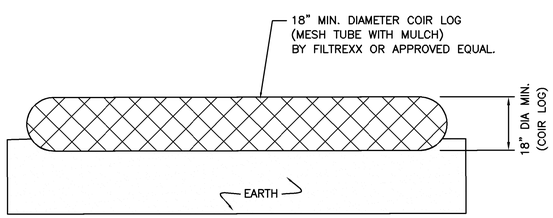


TEMPORARY CONSTRUCTION ENTRANCE/EXIT (6)
NOT TO SCALE



NOTES:
1. THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE AND STRENGTH QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND (H-20 LOADING) WITHOUT FAILURE.

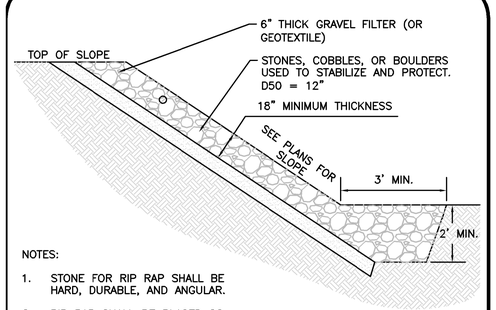
6' ø PRECAST DRAIN MANHOLE (7)
NOT TO SCALE



SECTION

NOTES:
1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
2. DIG TRENCH AND PLACE TUBULAR SEDIMENT CONTROLS. INSTALL WOODEN STAKES THROUGH COIR LOG MESH AND INTO EARTH EVERY 5' O.C. TIE ADJACENT LOGS TOGETHER WITH BIODEGRADABLE TWINE AND OVERLAP LOGS A MINIMUM OF 12".
3. THE CONTRACTOR SHALL MAINTAIN THE COIR LOGS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE COIR LOGS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
4. WHERE THE COIR LOGS REQUIRE REPAIR OR SEDIMENT, IT WILL BE ROUTINELY COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE COIR LOG OR IF MORE FREQUENTLY AS DIRECTED BY THE ENGINEER.

TYPICAL MULCH COIR LOG DETAIL (8)
NOT TO SCALE



NOTES:
1. STONE FOR RIP RAP SHALL BE HARD, DURABLE, AND ANGULAR.
2. RIP RAP SHALL BE PLACED SO THAT IT FORMS A DENSE, WELL-GRADED MASS OF STONE WITH MINIMUM VOIDS.
3. CARE SHALL BE TAKEN NOT TO DISLODGE THE FILTER LAYER WHEN PLACING THE STONES.

RIP RAP SLOPE (3)
NOT TO SCALE

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

N:\PROJECTS\1623-10\CIVIL\DRAWINGS\CURRENT\DEFINITIVE SUBDIVISION\C-1623-10 - DETAILS - SUBDIVISION.DWG

RELIEF FROM THE FOLLOWING 2002 WOBURN PLANNING BOARD LAND SUBDIVISION RULES & REGULATIONS ARE REQUESTED:

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SECTION E.3.p
SECTION E.3.q

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SECTION E.4

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TURNAROUND PAVEMENT WIDTH
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7/14/20
COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-14-2020	ISSUED TO PLANNING BOARD

APPLICANT\OWNER:

INDUSTRIPLEX WOBURN LLC
c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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DRAWING TITLE: DETAILS

SHEET No. C-506

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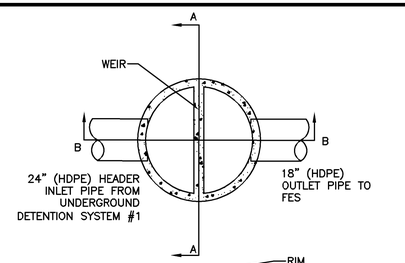
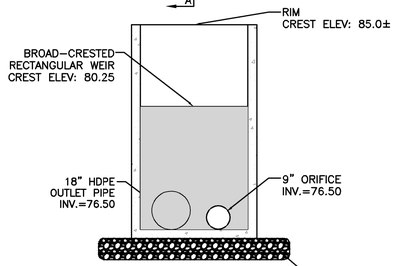
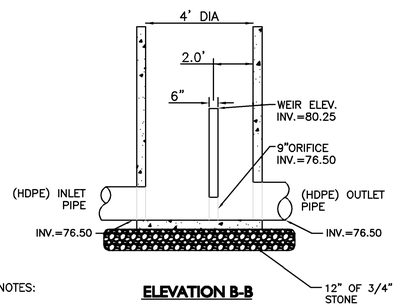




ELEVATION A-A



ELEVATION B-B

NOTES:

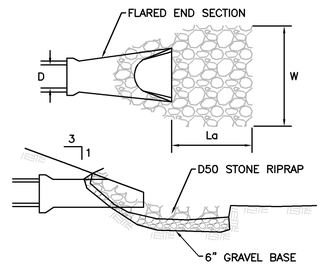
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227-93.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
4. WALLS ARE TO BE 6" THICK & BOTTOM TO BE 8" THICK.
5. WEIR SHALL BE MADE OF CONCRETE, SHALL BE CAST-IN-PLACE WITHIN THE MANHOLE STRUCTURE, AND SHALL BE MORTARED TO BE WATERTIGHT.

OUTLET CONTROL STRUCTURE #1 AT UDS#1 (1)
NOT TO SCALE

RIPRAP SIZING CHART

FES#	La	W	D50
1	17'	18'	1.40'
2	15'	16	1.50

RIP RAP SHALL EXTEND FROM THE FES TO THE BOTTOM OF THE PROPOSED WETLAND AREA OR FURTHER AS SHOWN ON THE GRADING & DRAINAGE PLAN.



FLARED END SECTION WITH RIP RAP (2)
NOT TO SCALE

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
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c/o de maximis, inc.
450 MONTBROOK LANE
KNOXVILLE, TN 37919-2705

PROJECT:

TAX MAP: LOT 4-7-11, LOT 5-1-1, LOT 5-1-3, LOT 5-1-10, LOT 9-2-2, LOT 10-1-9, LOT 10-1-11 & LOT 10-1-12
WOBURN, MA

PROJECT NO.	1623-10	DATE:	05/08/2020
SCALE:	N/A	DWG. NAME:	C1623-10
DESIGNED BY:	NCD	CHECKED BY:	TJW

PREPARED BY:

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DRAWING TITLE: DETAILS

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