

60-62 WASHINGTON STREET

A SITE PLAN

IN

HUDSON, MASSACHUSETTS

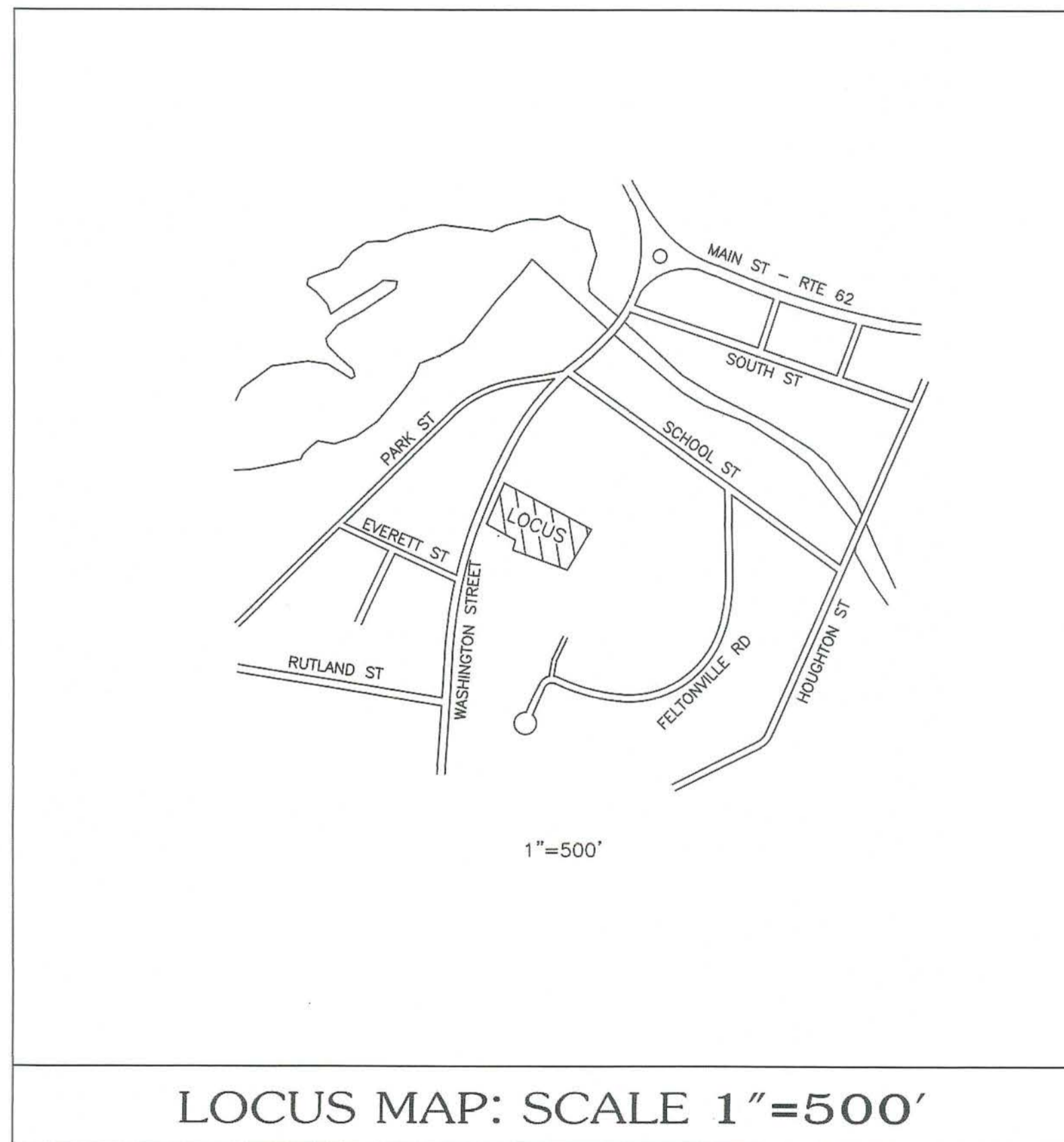
(MIDDLESEX COUNTY)

OWNER/APPLICANT:

62 WASHINGTON STREET REALTY LLC
 62 WASHINGTON STREET
 HUDSON, MASSACHUSETTS 01749

ENGINEER:

ENGINEERING DESIGN
 CONSULTANTS, INC.
 32 TURNPIKE ROAD
 SOUTHBOROUGH, MASSACHUSETTS 01772



MAY 23, 2018
 REVISED: JULY 16, 2018
 REVISED: AUGUST 15, 2018
 REVISED: OCTOBER 5, 2018
 REVISED: OCTOBER 9, 2018

REQUIRED PERMITS

1. SPECIAL PERMIT FROM ZONING BOARD OF APPEALS
2. BUILDING PERMIT

SHEET LIST:

SITE PLANS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAYOUT
- 4 GRADING & UTILITIES
- 5 LIGHTING & LANDSCAPING
- 6 DETAILS

STORMWATER PLANS

- 1 STORMWATER (SWPPP) PLAN

TOWN OF HUDSON DIRECTOR OF PUBLIC WORKS

TOWN OF HUDSON ZONING OFFICER

DATE: _____

DATE: _____

TOWN OF HUDSON FIRE CHIEF

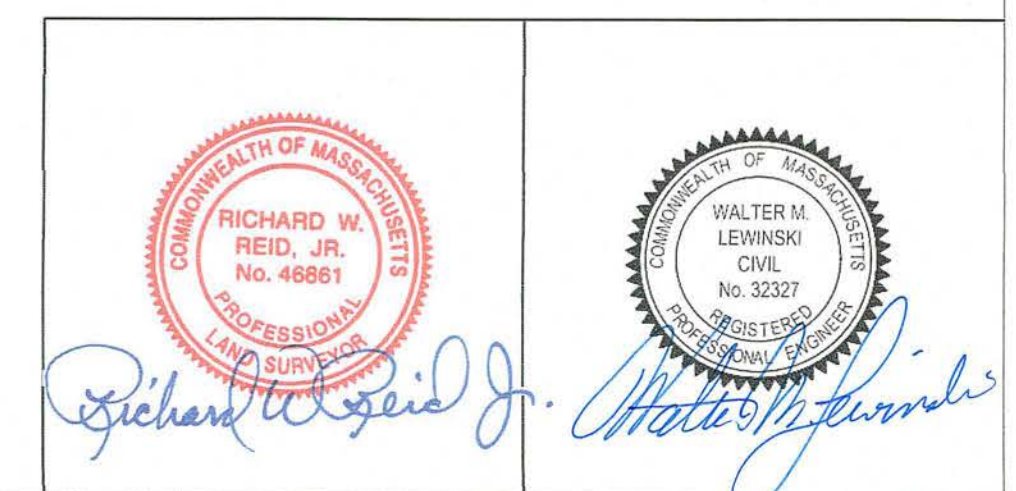
TOWN OF HUDSON POLICE CHIEF

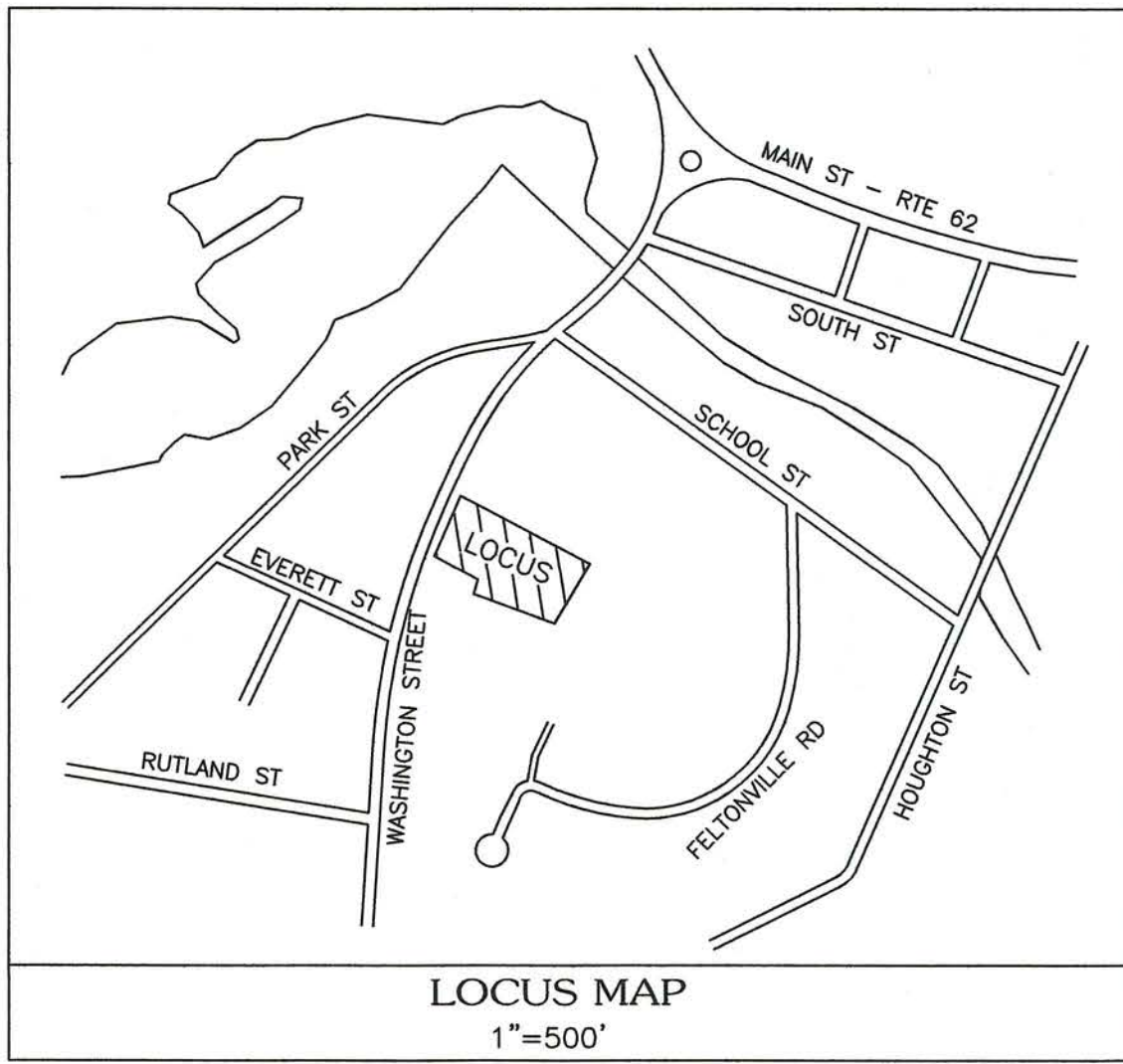
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SITE PLAN REVIEW
 TOWN OF HUDSON PLANNING BOARD

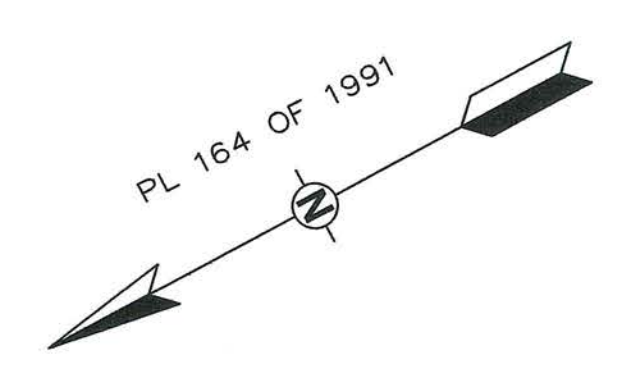
DATE: _____





LEGEND

- SB/DH(fnd) STONE BOUND DRILL HOLE FOUND
- CB/DH(fnd) CONCRETE BOUND DRILL HOLE FOUND
- CB/XC(fnd) CONCRETE BOUND X-CUT FOUND
- IR(fnd) IRON ROD FOUND
- DH(fnd) DRILL HOLE FOUND



DEEP HOLE #	TP-1	ELEV.	DEEP HOLE #	TP-2	ELEV.	DEEP HOLE #	TP-3	ELEV.
6" A	GROUND	253.0	6" A	GROUND	253.4	6" A	GROUND	253.5
24" Bw	SANDY LOAM 10YR7/4	251.5	24" Bw	SANDY LOAM 10YR7/4	251.9	24" Bw	SANDY LOAM 10YR7/4	252.0
90" C	LOAMY SAND 10YR6/3	246.0	84" C	SAND W/ GRAVEL 10YR6/3	246.9	84" C	SAND W/ GRAVEL 10YR6/3	247.0

MOTTLING: 62" 5YR5/6 248.3 PERCOLATION TEST: N.A. SOIL CLASS: CLASS II

MOTTLING: 66" 5YR5/6 248.4 PERCOLATION TEST: N.A. SOIL CLASS: CLASS II

MOTTLING: 66" 5YR5/6 248.4 PERCOLATION TEST: N.A. SOIL CLASS: CLASS II

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



NOTES

- THE VERTICAL DATUM IS BASED UPON THE DRAIN MANHOLE RIM ELEVATION OF 255.39 AS SHOWN ON SHEET 96 OF 232 OF THE HUDSON ROUTE 85 (WASHINGTON STREET) DRAINAGE AND UTILITY PLAN (MASSDOT PROJECT FILE NO. 604812).
- ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
- THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL AND MAY OF 2018 AND COMPILATION OF DATA PROVIDED ON THE PLAN ENTITLED "CONCEPT PLAN 60-62 WASHINGTON STREET IN HUDSON, MA" PREPARED BY THOMAS DIPERSIO, JR & ASSOCIATES INC. DATED APRIL 2012.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,

COUNTY	MIDDLESEX COUNTY
COMMUNITY	HUDSON
PANEL	2501700339F
EFFECTIVE DATE	JULY 7, 2014

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

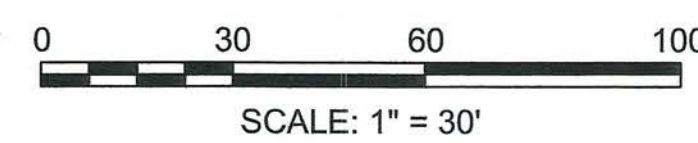


Richard W. Reid, Jr.
PROFESSIONAL LAND SURVEYOR
AUGUST 15, 2018
DATE

DEED REFERENCES
62 WASHINGTON STREET REALTY LLC
DEED BK 53801 PAGE 105

PLAN REFERENCES

- PLAN BK 147 PAGE 44
- PLAN BK 147 PAGE 45
- PLAN 1080 OF 1956
- PLAN 1339 OF 1982
- PLAN 551 OF 1985
- PLAN 1321 OF 1985
- PLAN 164 OF 1991
- PLAN 1060 OF 1999



N/F
SNYDER JARROD A
48 WASHINGTON ST - HUDSON, MA
ASSESS. MAP 29 - PARCEL ID: 260
DEED BK 64168 / PAGE 52

N/F
PALMER REALTY TRUST
FRINGETON RD - MARLBOROUGH
ASSESS. MAP 40 - PARCEL ID: 66
DEED BK 42274 / PAGE 415

N/F
PARKER LLOYD L
72 WASHINGTON ST - HUDSON, MA
ASSESS. MAP 40 - PARCEL ID: 52
DEED BK 21051 / PAGE 469

N/F
PARKER LLOYD L
72 WASHINGTON ST - HUDSON, MA
ASSESS. MAP 40 - PARCEL ID: 50
DEED BK 11443 / PAGE 50



TOWN OF HUDSON DIRECTOR OF PUBLIC WORKS

DATE: _____

TOWN OF HUDSON FIRE CHIEF

DATE: _____

TOWN OF HUDSON ZONING OFFICER

DATE: _____

TOWN OF HUDSON POLICE CHIEF

DATE: _____

SITE PLAN REVIEW
TOWN OF HUDSON PLANNING BOARD

DATE: _____

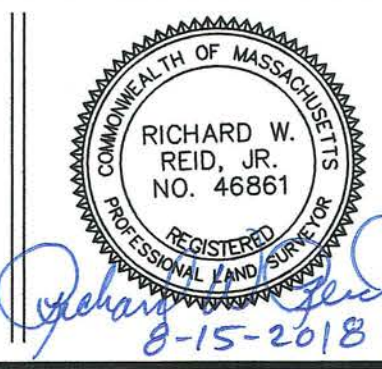
ASSESSORS MAP:40 PARCEL:48
ZONING - C-2

	REQUIRED	PROVIDED
MINIMUM AREA	15,000 S.F.	71,179± S.F.(EXIST.)
MINIMUM FRONTAGE	150 FT.	174.95±(EXIST.)
MINIMUM SIDE YARD	20 FT. (*30FT. C-2)	54.9 FT.
MINIMUM REAR YARD	30 FT.	226.2 FT.
MINIMUM OPEN SPACE	15%	65%

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNUSABLE.

ENGINEERING DESIGN CONSULTANTS, INC.
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REV#	DATE	DESCRIPTION
2	8/15/18	PEER REVIEW COMMENTS
1	7/16/18	STAFF COMMENTS
0	5/23/18	ISSUED FOR REVIEW



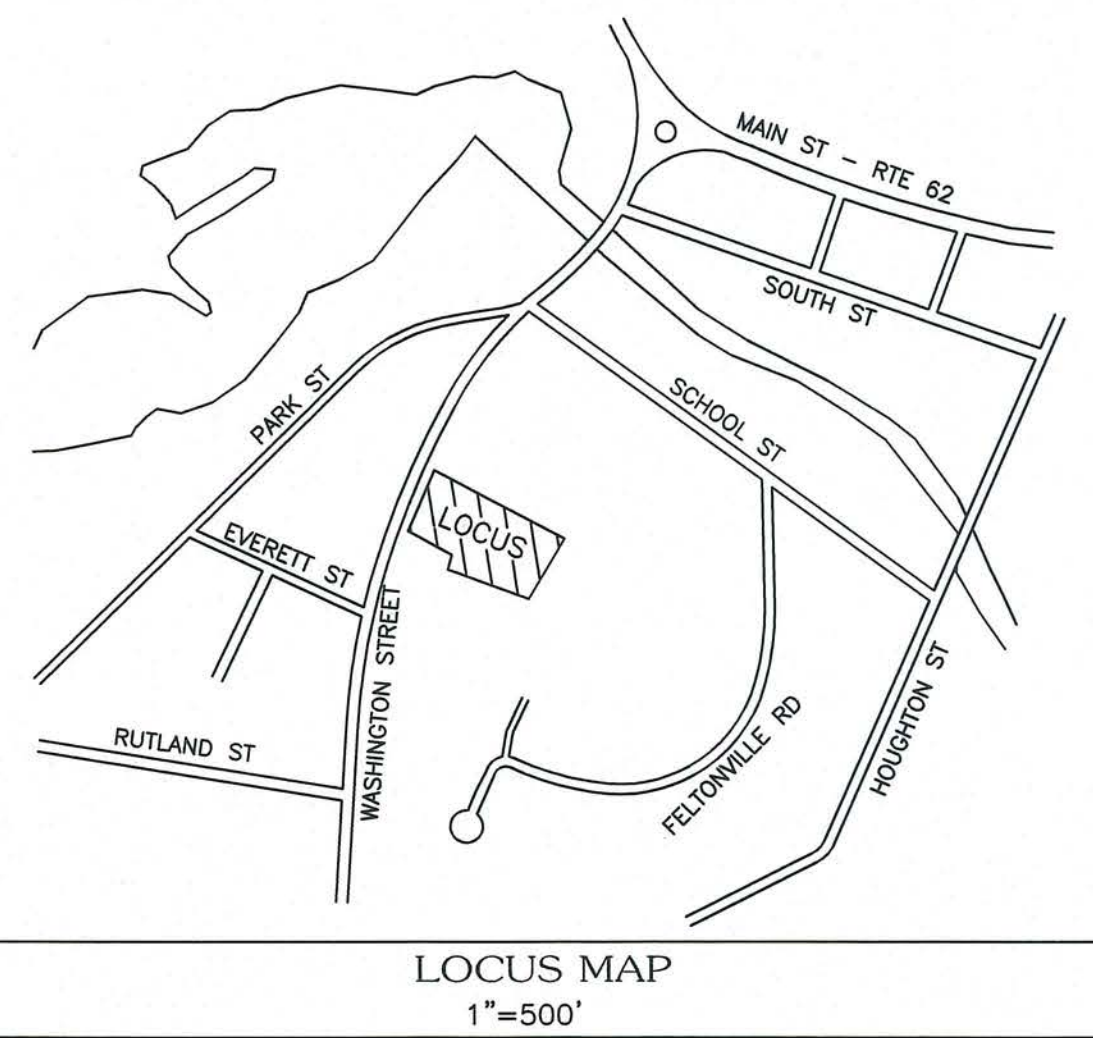
PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(508)832-5781

PROJECT:
60-62 WASHINGTON STREET
HUDSON, MASSACHUSETTS

TITLE:
EXISTING CONDITIONS
60-62 WASHINGTON STREET
OWNER/APPLICANT:
62 WASHINGTON ST. REALTY LLC
62 WASHINGTON STREET
HUDSON, MASSACHUSETTS 01749

FILE NO: 3523
LLS 24136
DATE: MAY 23, 2018
DEFINITIVE PLAN NO:
2 of 6
2

\\SERVENCOR\JOBS\3523\DWG\3523 SITE PLAN



NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

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PUBLIC SAFETY NOTES

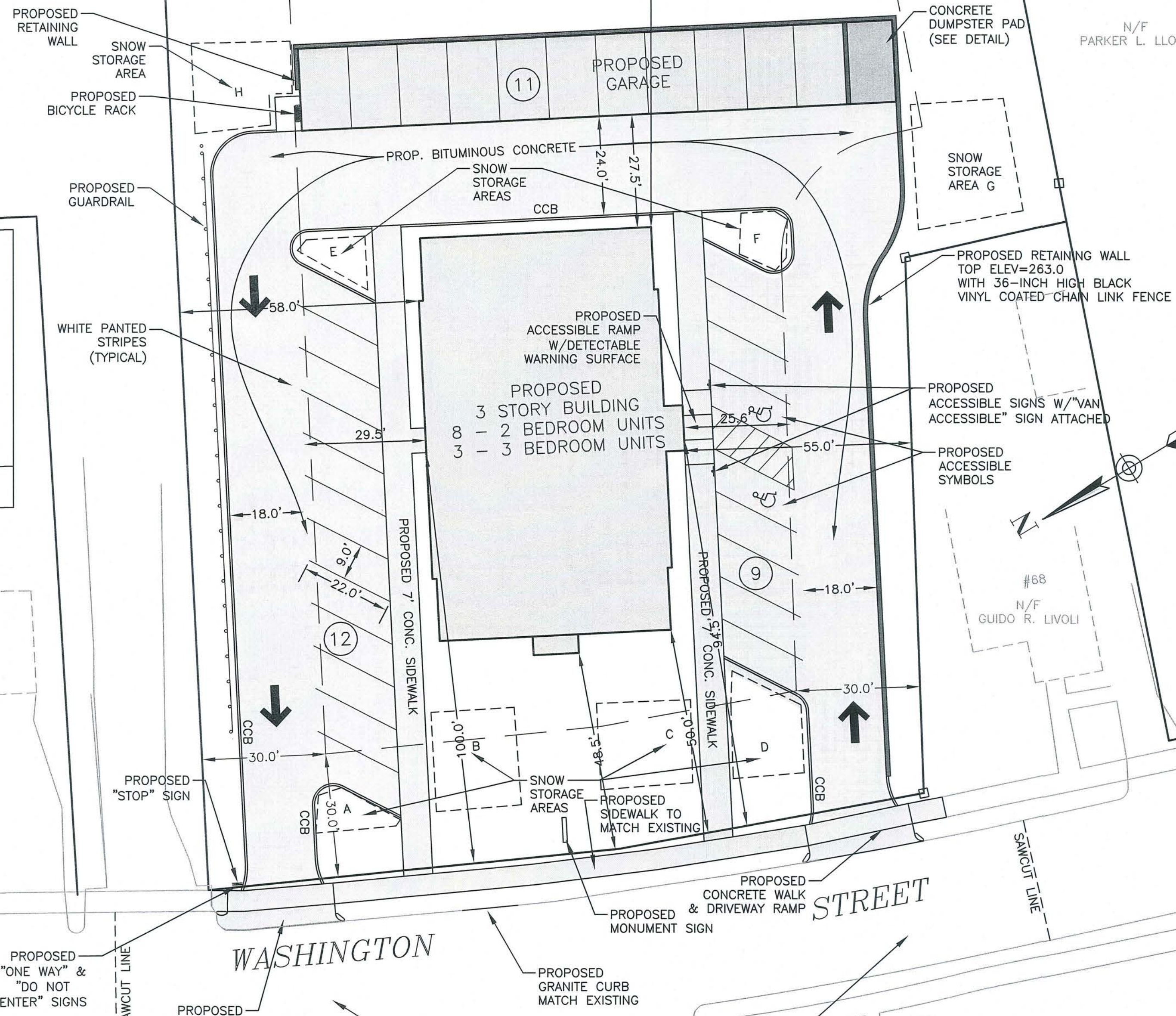
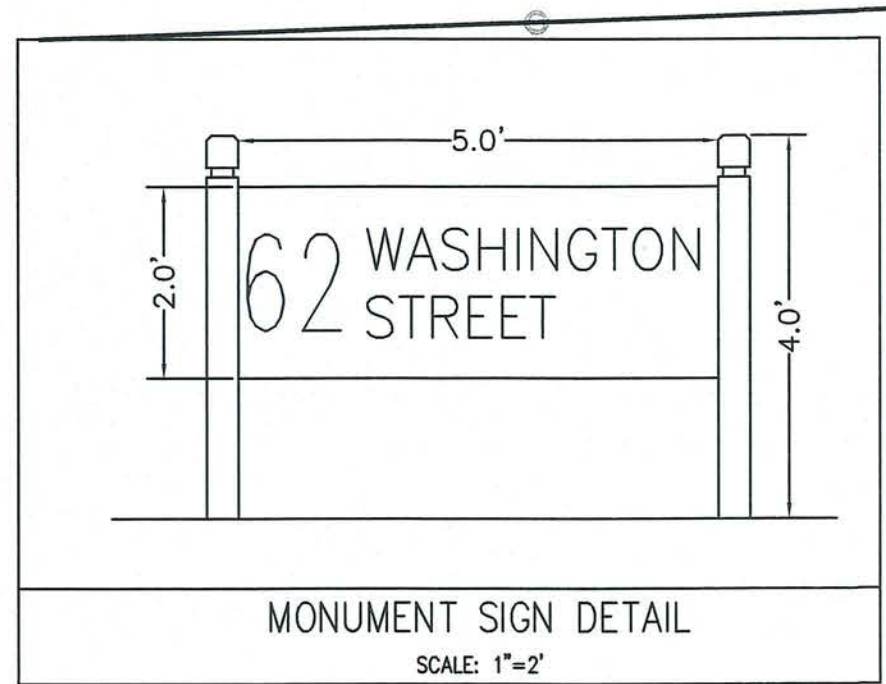
- 1. HUDSON FIRE DEPARTMENT PROVIDED EDC WITH E-ONE SAE TURNING RADIUS CALCULATIONS FOR EQUIPMENT QUOTES 86754 AND 83643 AND WITH THIS DATA EDC THEN PREPARED SEPARATE TURNING MOVEMENT EXHIBITS FOR THE ALLOWABLE TRAVEL PATH THROUGH THE SITE FOR EACH FIRE APPARATUS. THE EXHIBITS INDICATE THAT BOTH VEHICLES ARE ABLE TO NEGOTIATE PASSAGE THROUGH THE PROPOSED 18-FOOT WIDE DRIVEWAY WITHOUT ANY PROBLEMS OR RESTRICTIONS.
2. HUDSON FIRE HAS AGREED THAT THE SITE DRIVEWAY CAN BE CONSTRUCTED AT 18-FOOT WIDE AND AS PART OF THIS CONSIDERATION IT IS AGREED THAT THE PROPOSED BUILDING WILL BE EQUIPPED WITH SMOKE DETECTORS IN THE HALLWAYS AND A PERMANENTLY AFFIXED PULL DOWN LADDER WILL BE ERRECTED WITHIN THE SCUTTLE HATCH THAT ALLOWS ACCESS TO THE ATTIC OF THE STRUCTURE.
3. SEE GRADING & DRAINAGE PLAN FOR ADDITIONAL FIRE SAFETY DETAILS INCLUDING NEW FIRE HYDRANT AT WASHINGTON STREET ENTRANCE, STORZ CONNECTION, KNOX BOX, ENUNCIATOR PANEL, FIRE SERVICE MECHANICAL ROOM AND TAMPER SWITCHING ALL LOCATIONS AND APPURTENANCE DETAILS SHALL BE COORDINATED DIRECTLY WITH THE HUDSON FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

SNOW STORAGE CALCULATION

PAVED AREA: 14,135±S.F.
SIDE WALK: 2,194±S.F.
TOTAL PAVED: 16,329±S.F. @ 5% = 817±S.F. MINIMUM SNOW STORAGE.

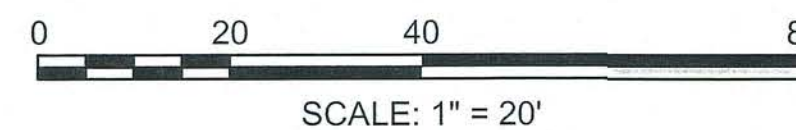
SNOW STORAGE AREAS

- A. 145 S.F.
B. 488 S.F.
C. 462 S.F.
D. 290 S.F.
E. 126 S.F.
F. 136 S.F.
G. 698 S.F.
H. 484 S.F.
TOTAL=2,829±S.F. > 817±S.F. OK



NOTES

- 1. SNOW STORAGE CAPACITY AS INDICATED ON THIS PLAN IS 954 CY. SNOW ACCUMULATION BEYOND THIS WILL REQUIRE SNOW TO BE TAKEN OFF SITE BY A LICENSED HAULER.
2. A 2 INCH MIL BITUMINOUS OVERLAY SHALL BE PLACED, MATCHING THE EXISTING CROSS SECTION OF PAVEMENT AND GRAVEL TO THE SAWCUT LIMITS AS SHOWN ON THE LAYOUT SHEET (25 FT NORTH AND SOUTH OF THE PROPERTY LINE LIMITS)
3. ALL ROAD EXCAVATIONS WITHIN THE WASHINGTON STREET LAYOUT SHALL BE PROPERLY PREPARED AND BACKFILLED USING FLOWABLE FILL IN ORDER TO ELIMINATE SETTLEMENT OF THE WORK LIMITS.
4. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



TOWN OF HUDSON DIRECTOR OF PUBLIC WORKS

TOWN OF HUDSON ZONING OFFICER

DATE: _____

DATE: _____

TOWN OF HUDSON FIRE CHIEF

TOWN OF HUDSON POLICE CHIEF

DATE: _____

DATE: _____

SITE PLAN REVIEW
TOWN OF HUDSON PLANNING BOARD

DATE: _____

ASSESSORS MAP:40 PARCEL:48
ZONING - C-2

Table with 3 columns: MINIMUM AREA, MINIMUM FRONTAGE, MINIMUM SIDE YARD, MINIMUM REAR YARD, MINIMUM OPEN SPACE. Values include 15,000 S.F., 150 FT., 20 FT. (*30FT. C-2), 30 FT., 15%.

Table with 3 columns: PROVIDED, 71,179± S.F.(EXIST.), 174.95±(EXIST.), 54.9 FT., 226.2 FT., 65%.

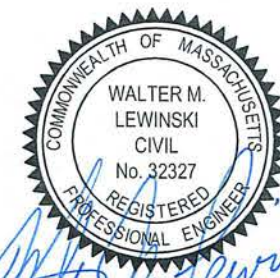
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REVISIONS table with columns: REV #, DATE, DESCRIPTION. Includes revisions for reducing garage units and peer review.



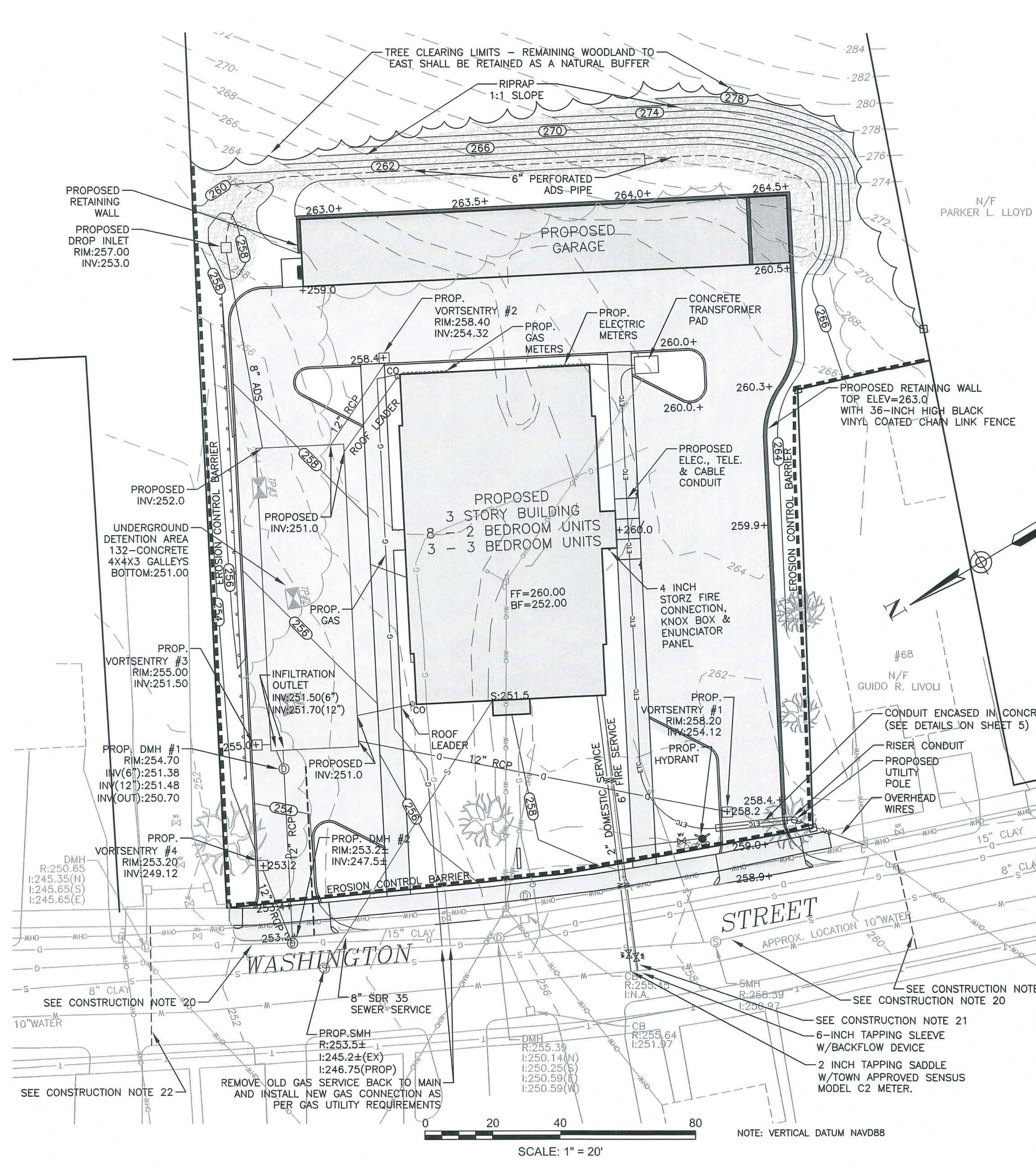
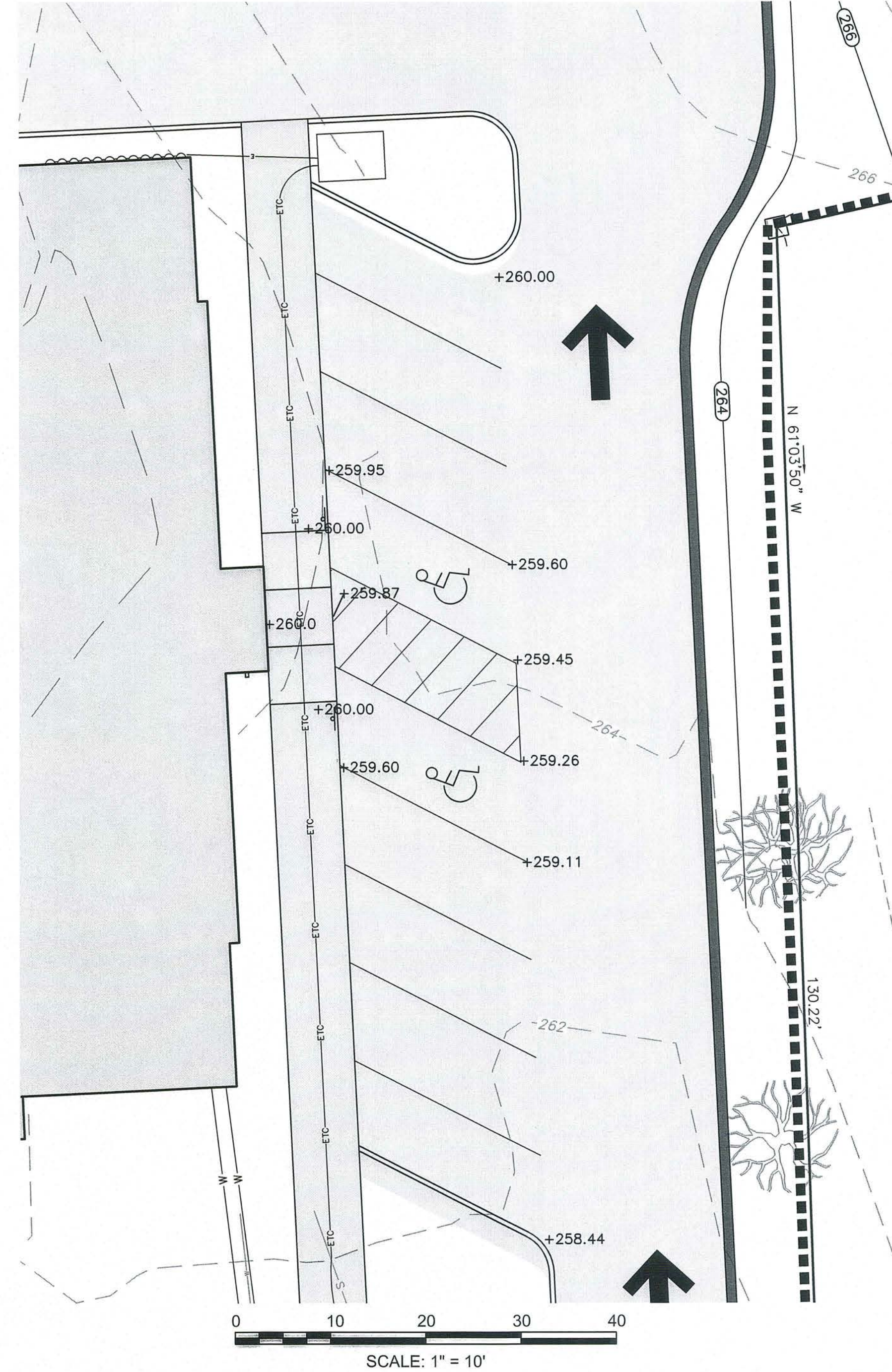
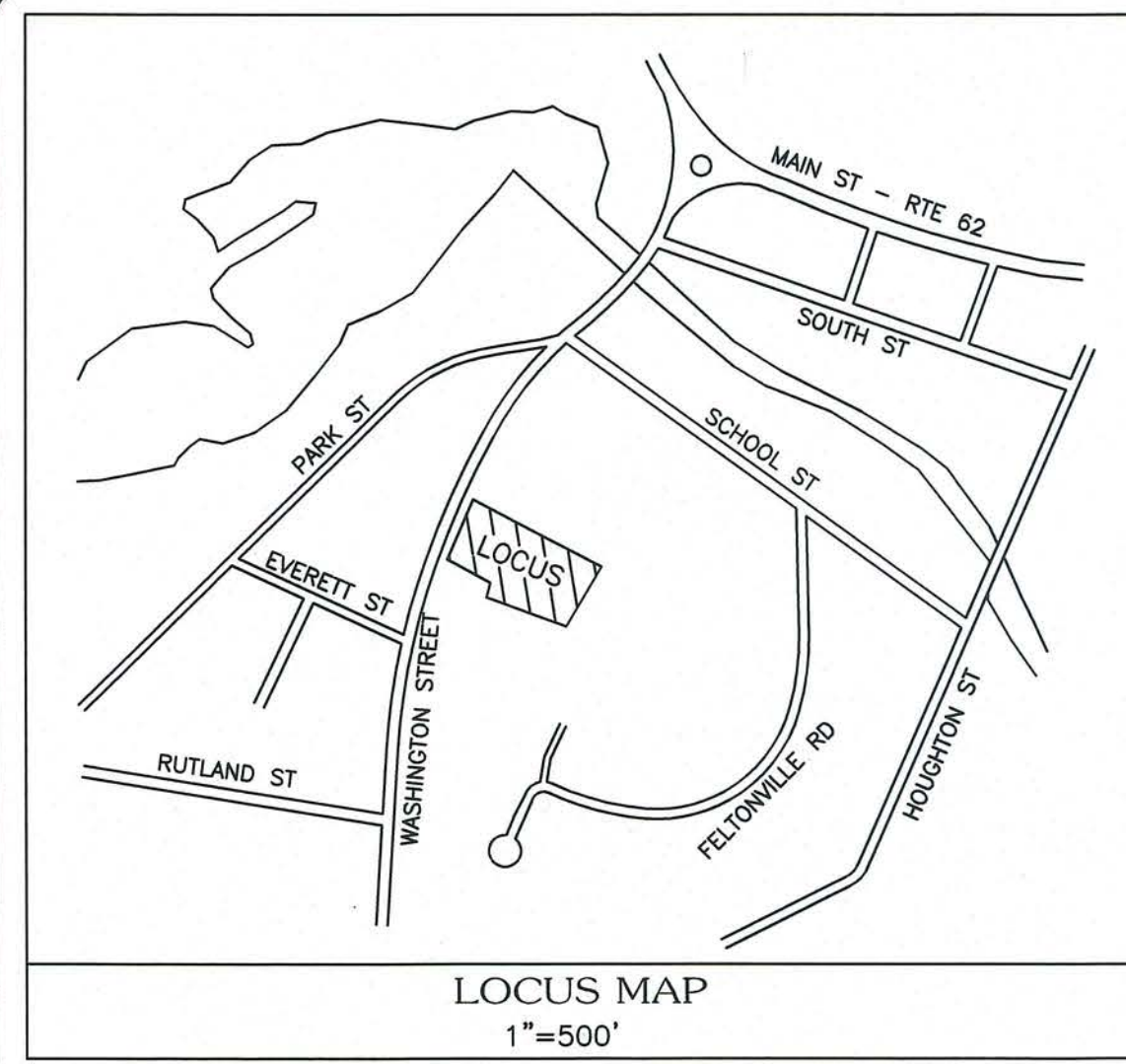
Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5718

PROJECT: 60-62 WASHINGTON STREET
HUDSON, MASSACHUSETTS

TITLE: PROPOSED LAYOUT
60-62 WASHINGTON STREET
OWNER/APPLICANT: 62 WASHINGTON ST. REALTY LLC
62 WASHINGTON STREET
HUDSON, MASSACHUSETTS 01749

FILE NO.: 3523
PROPOSED LAYOUT
DATE: MAY 23, 2018
DEFINITIVE PLAN NO.: 3 of 6

\\SERVER\EDC_JOBS\2023\DWG\2023 SITE PLAN



SITE PLAN REVIEW
TOWN OF HUDSON PLANNING BOARD

TOWN OF HUDSON ZONING OFFICER

DATE: _____

TOWN OF HUDSON POLICE CHIEF

DATE: _____

TOWN OF HUDSON DIRECTOR OF PUBLIC WORKS

DATE: _____

TOWN OF HUDSON FIRE CHIEF

DATE: _____

- CONSTRUCTION NOTES
- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
 - IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
 - THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE STAKED COMPOST SOCK ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
 - AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
 - AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAINS.
 - THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
 - THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
 - ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35, ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
 - THE TOWN OF HUDSON DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON WASHINGTON STREET.
 - STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.03.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
 - STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3-1/2" MEASURED AFTER COMPACTION, WITH A 2-1/2" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
 - THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
 - ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
 - EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREeping RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10
 - SEED AT THE RATE OF 2#/2,000 SF, USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE
 - ALL DISTURBED AREAS ARE TO BE LOAMED AND SEED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
 - ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.
 - THE SIDEWALK ALONG WASHINGTON STREET SHALL BE REPLACED TO 1 PANEL TO THE NORTH AND SOUTH OF THE FRONT PROPERTY LINE.
 - CAMERA SEWER AND DRAIN ALONG PROPERTY LINE LIMITS FOR ANY EXISTING SERVICES FROM SITE AND CUT AND CAP AT MAIN. ANY EXISTING SEWER SERVICE CONNECTIONS SHALL BE CUT FROM MAIN AND REMOVED SECTION OF MAIN REPLACED WITH SDR 35 AND SECURED WITH FERROCO COUPLINGS.
 - ANY AND ALL EXISTING WATER SERVICES SHALL BE PROPERLY REMOVED, AVAILABLE TOWN RECORDS INDICATE THAT A 1" SERVICE CONNECTION IS LOCATED AT LIMITS OF PROPOSED WATER CONNECTIONS, EXISTING 1" SERVICE SHALL BE CUT AND CAPPED AT MAIN.
 - 2.5 INCH MIL BITUMINOUS OVERLAY SHALL BE SEED IN WASHINGTON STREET UPON COMPLETION OF ALL ROADWAY AND SITE WORK. CONTRACTOR IS RESPONSIBLE FOR MATCHING THE EXISTING CROSS SECTION OF PAVEMENT AND GRAVEL WITHIN THE WASHINGTON STREET RIGHT-OF-WAY. CONTRACTOR SHALL SAWCUT LIMITS AS SHOWN ON THE LAYOUT SHEET (25 FT NORTH AND SOUTH OF THE PROPERTY LINE LIMITS AND CONTRACTOR SHALL USE ONLY FLOWABLE FILL AS BACKFILL FOR ALL UTILITY WORK IN WASHINGTON STREET LIMITS.
 - ALL ELECTRICAL UTILITY WORK SHALL BE COORDINATED WITH THE HUDSON LIGHT & POWER DEPARTMENT (HLPD). ALL WORK SHALL MEET THE HLPD SPECIFICATIONS.

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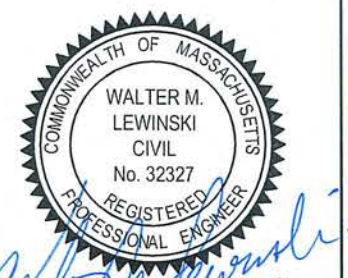
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ZONING - C-2

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REV #	DATE	DESCRIPTION
4	10/9/18	RE-TABULATE BUILDING & GARAGE TO 11 UNITS
3	10/5/18	REDUCE PROJECT TO 11 UNITS
2	8/15/18	PEER REVIEW COMMENTS
1	7/18/18	STAFF COMMENTS
0	5/23/18	ISSUED FOR REVIEW
		DATE



PREPARED BY: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(603)832-5781

PROJECT: 60-62 WASHINGTON STREET
HUDSON, MASSACHUSETTS

TITLE: GRADING & UTILITIES
60-62 WASHINGTON STREET

OWNER/APPLICANT: 62 WASHINGTON ST. REALTY LLC
62 WASHINGTON STREET
HUDSON, MASSACHUSETTS 01749

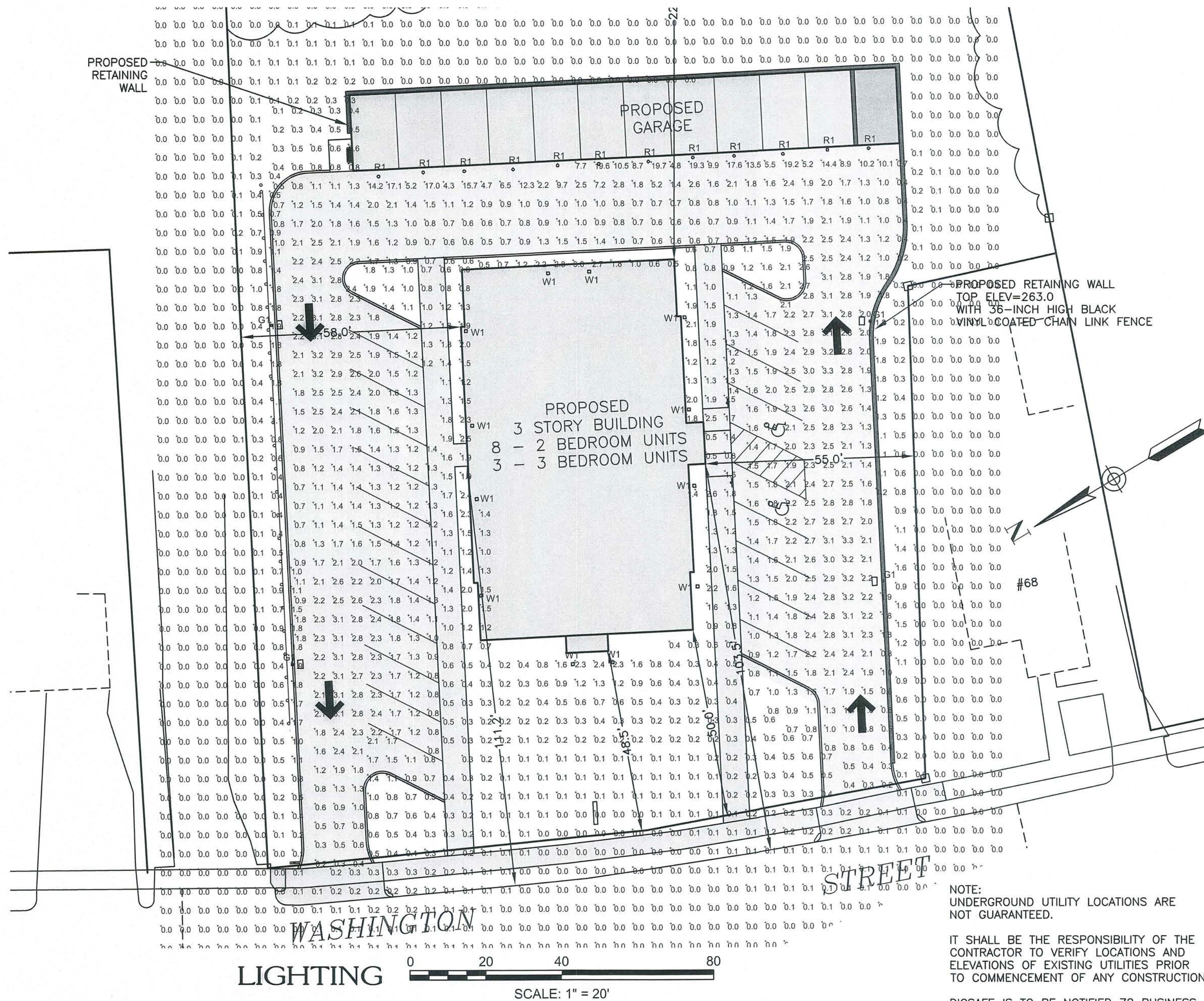
FILE NO: 3523

GRADING & UTILITIES

DATE: MAY 23, 2018

DEFINITE PLAN NO: 4 OF 6

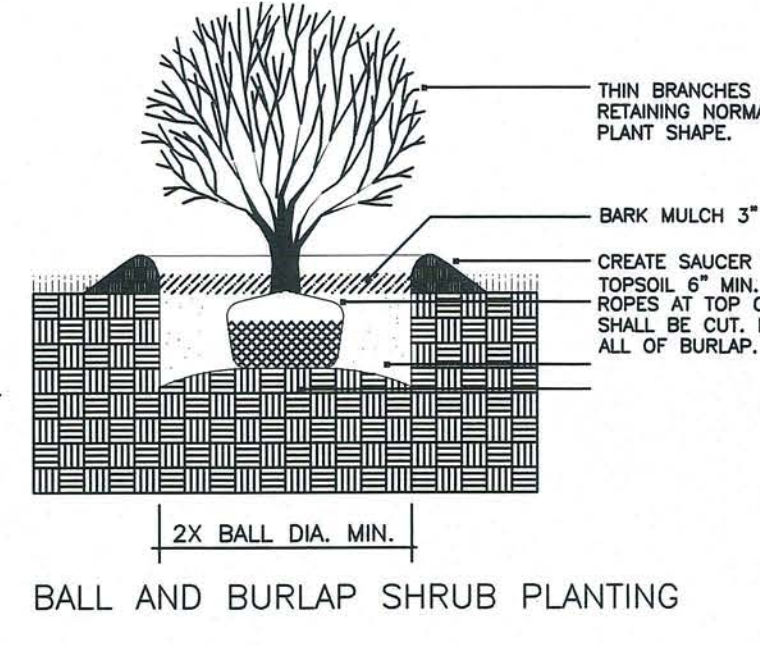
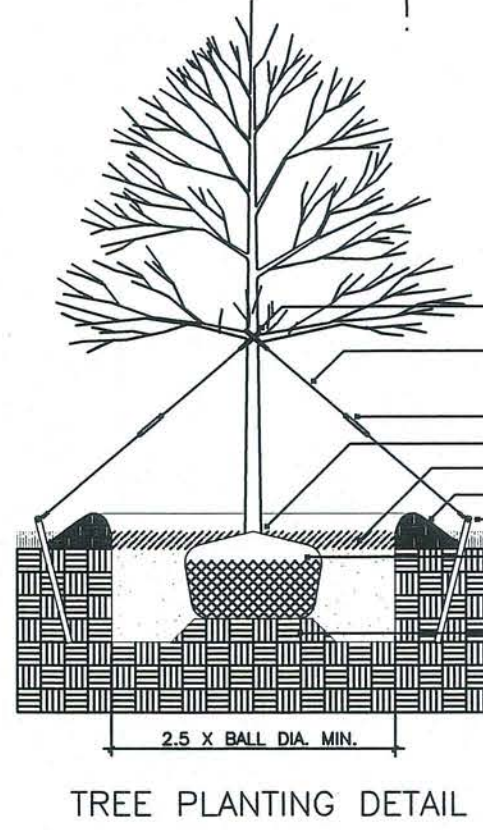
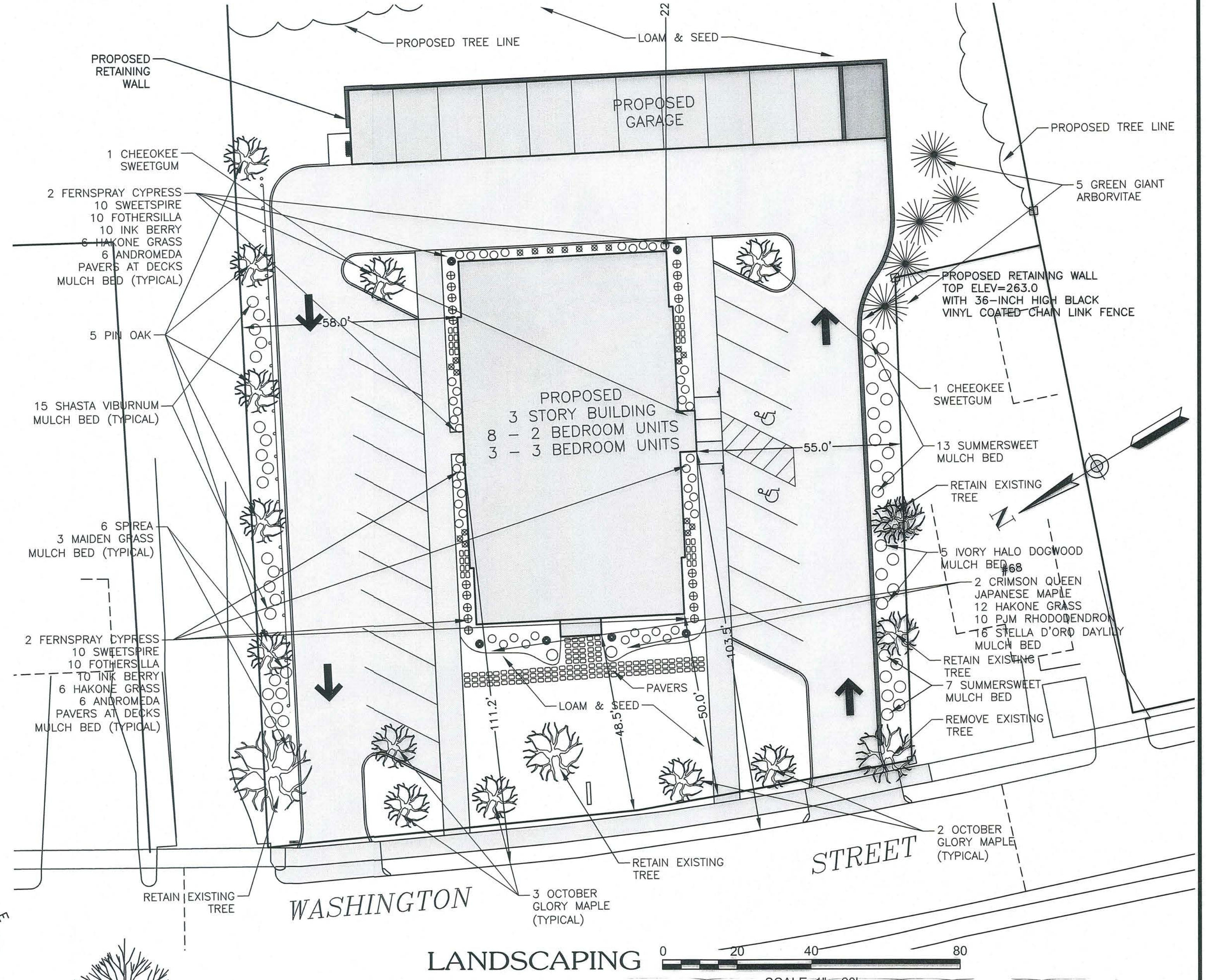
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NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



Quantity	Latin Name	Common Name	Size
TREES			
2	Asier palmatum 'Crimson Queen'	Crimson Queen Jap. Maple	#15 Pot
4	Chamaecyparis obtusa 'Fernspray'	Fernspray Hinoki Cypress	4' - 5' Ht.
5	Thuja 'Green Giant'	Green Giant Arborvitae	7-8Ht.
5	October Glory Red Maple	Acer rubrum 'October Glory'	2.5-3" B&B
2	Cherokee sweetgum	Liquidambar styraciflua 'Ward'	2.5-3" B&B
5	Pin Oak	Quercus palustris	2.5-3" B&B
SHRUBS			
20	Summersweet 'Sixteen Candles'	Clethra alnifolia 'Sixteen Candles'	2'-2.5' Ht.
5	Cornus alba Ivory Halo	Ivory Halo Dogwood	2'-2.5'
10	Fothergilla gardenii	Dwarf Fothergilla	2'-2.5'
20	Ilex glabra 'Shamrock'	Inkberry 'Shamrock'	2'-2.5'
12	Pieris floribunda 'Mountain Fire'	Mountain Fire Andromeda	2'-2.5'
10	Rhododendron 'PJM'	PJM Rhododendron	2'-2.5'
6	Spiraea japonica 'Gold Mound'	Goldmound Spiraea	18"-24"
15	Viburnum plicatum tomentosum 'Shasta'	Shasta Viburnum	18"-24"
PERENNIALS & GRASS			
12	Amsonia illustris	Showy Blue-Star	2 Qt.
15	Calamagrostis x acutiflora	Faither Reed Grass 'Carl Foerster'	2 Qt.
24	Hakonechloa 'Aureola'	Hakone Grass	2 Qt.
16	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	2 Qt.
16	Liriope muscari 'Big Blue'	Big Blue Liriyup	5 Gallon
7	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	1 Gallon
12	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	5 Gallon
3	Pachysandra terminalis	Japanese spurge	Flats
6	Nipponanthemum nipponicum	Montauk Daisy	#2 pot
6	Hosta 'Sum & Substance'	Hosta 'Sum & Substance'	#2 pot

NOTES:
1. SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL.
- 40% SAND
- 20-30% TOPSOIL
- 30-40% COMPOST

ASSESSORS MAP:40 PARCEL:48
ZONING - C-2

REQUIRED	PROVIDED
15,000 S.F.	71,179± S.F.(EXIST.)
150 FT.	174.95±(EXIST.)
20 FT. (*30FT. C-2)	45.6 FT.
30 FT.	54.4 FT.
15%	65%

SCHEDULE

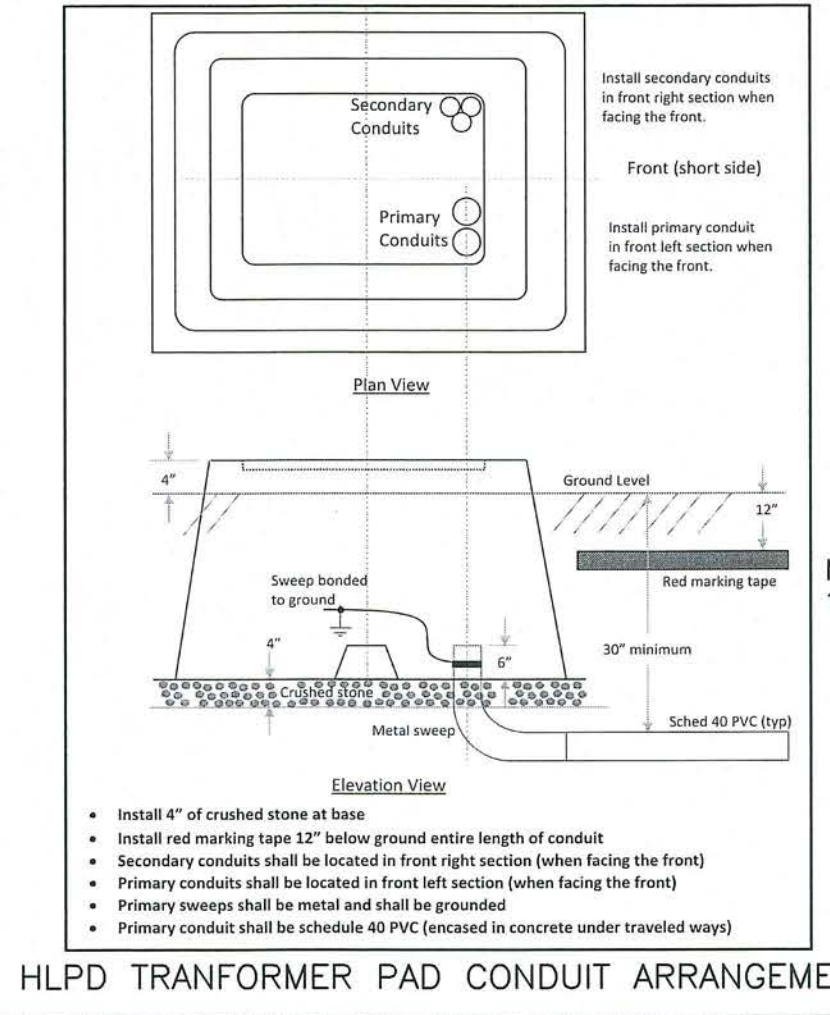
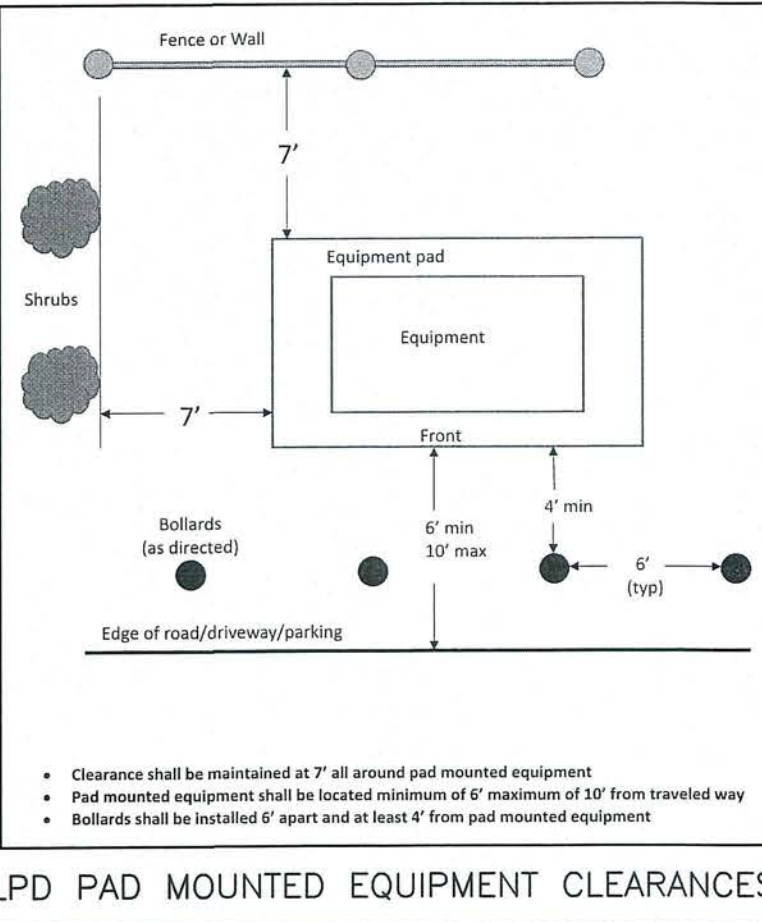
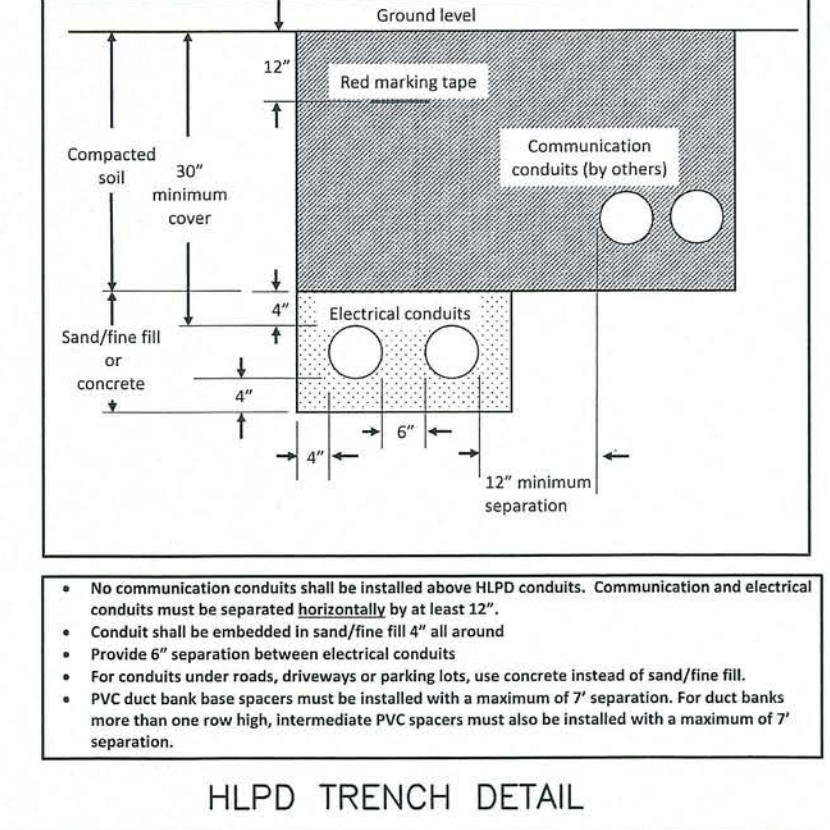
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	# OF LAMPS	LUMENS PER LAMP	LLF	WATTAGE
□	G1	4	Lithonia Lighting	DSX0 LED PS 40K BLC MVOLT	DSX0 LED PS 40K BLC MVOLT	LED	1	6625	0.8	71
○	R1	12	Gotham Architectural Lighting	EVO 3510 4AR MD HLED	DOWNLIGHT 3500K CCT, 1000LM, 4IN CLEAR, MEDIUM DIST, SEMI-SPECULAR LED FINISH	LED	1	1200	0.9	12.66
□	W1	12	Brownie Lighting Inc	7176 34 FINISH HLED 40K	BEAM LED decorative wall sconce	LED	1	1624	0.9	17.0195

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAXMIN	AVGMIN
Outer Perimeter	+	0.3%	3.0%	0.0%	N/A	N/A
Parking Lot	+	2.1%	19.7%	0.1%	197.01	21.01

NOTES:
- REFLECTANCES ASSUMED: SURFACE 50
- MOUNTING HEIGHTS:
G1 @ 20'-0" ABOVE GRADE
W1 @ 7'-0" ABOVE GRADE
R1 @ 10'-0" ABOVE GRADE
- TASK HEIGHT: AT GRADE
- CALCULATION POINT SPACING: 5' X 5'
- EXTERIOR CALCULATION

DISCLAIMER:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTO-METRIC IN-HOUSE OR INDEPENDENT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.



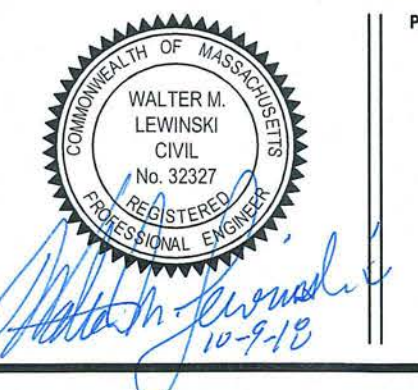
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REVISIONS:

REV	DATE	DESCRIPTION
4	10/9/18	RE-TABULATE BUILDING & GARAGE TO 11 UNITS
3	10/5/18	REDUCE PROJECT TO 11 UNITS
2	8/15/18	PEER REVIEW COMMENTS
1	7/16/18	STAFF COMMENTS
0	4/20/18	SITE PLAN REVIEW

DRN BY: ZRB
CHKD BY: PSB
APPR BY: VML



PREPARED BY: **Engineering Design Consultants, Inc.**
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(508)832-8781

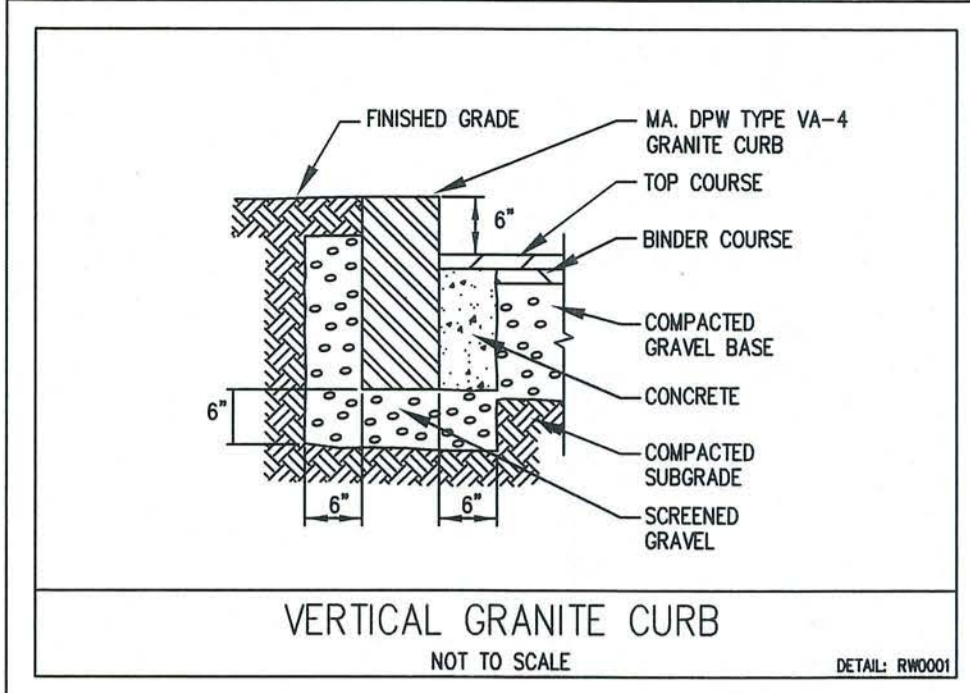
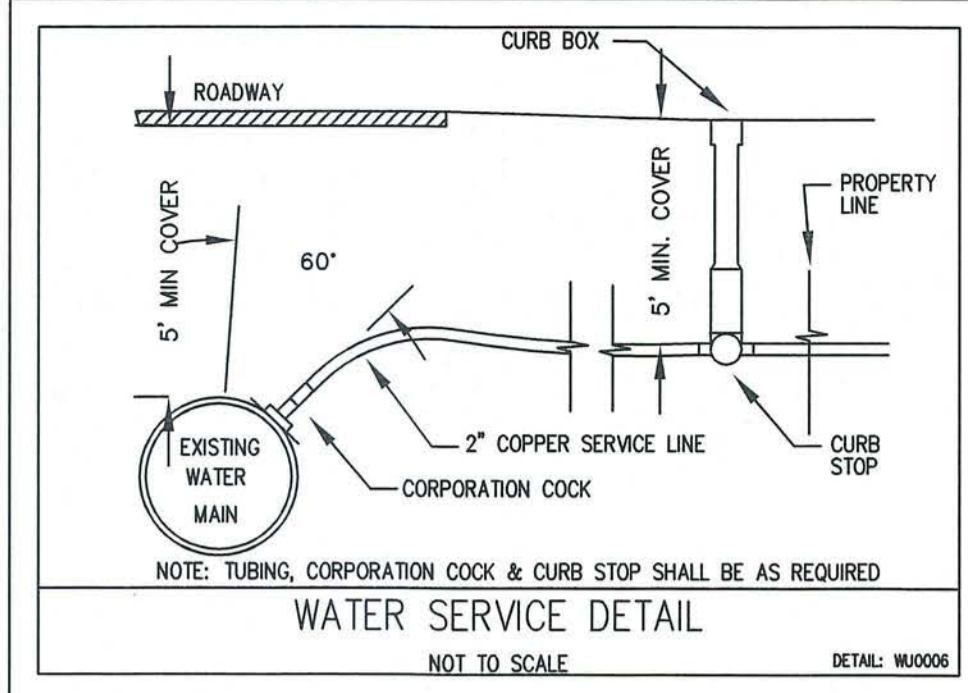
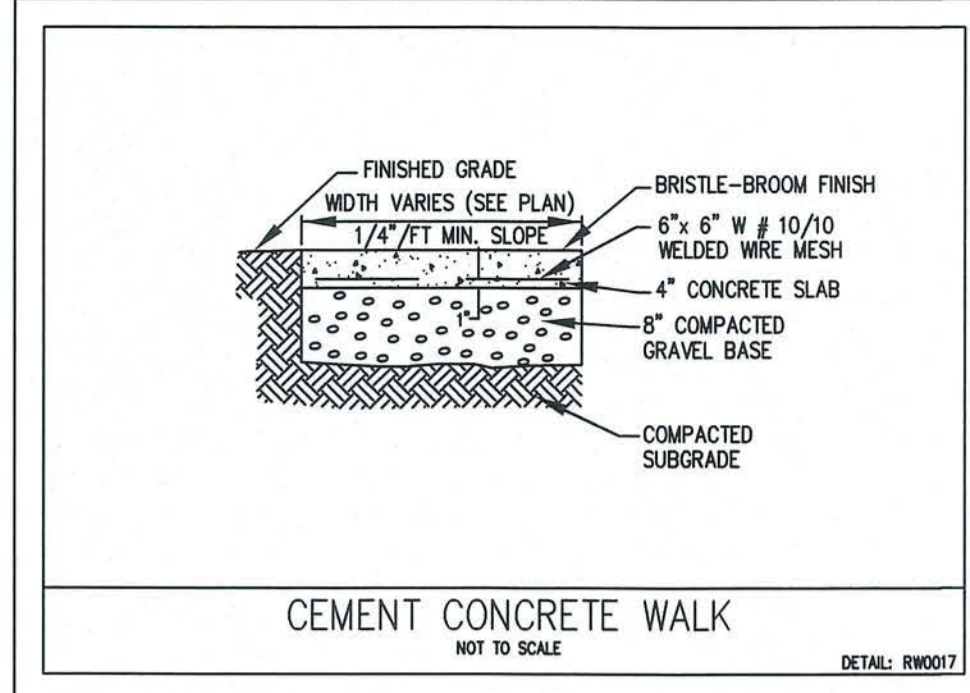
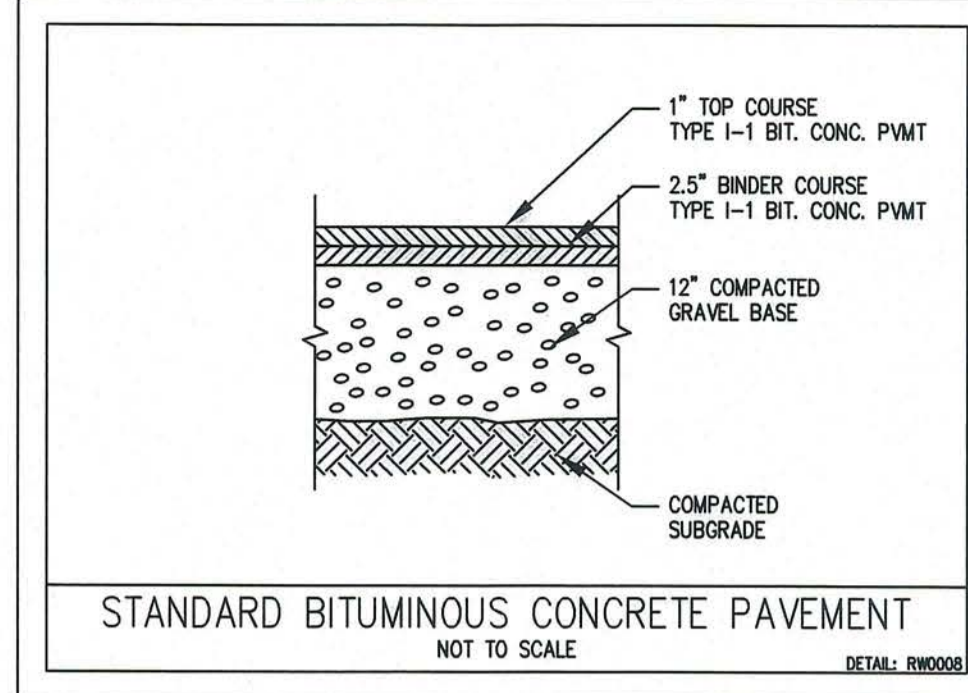
PROJECT: **60-62 WASHINGTON STREET**
HUDSON, MASSACHUSETTS

TITLE: **LIGHTING & LANDSCAPING**
60-62 WASHINGTON STREET

OWNER/APPLICANT: **62 WASHINGTON ST. REALTY LLC**
62 WASHINGTON STREET
HUDSON, MASSACHUSETTS 01749

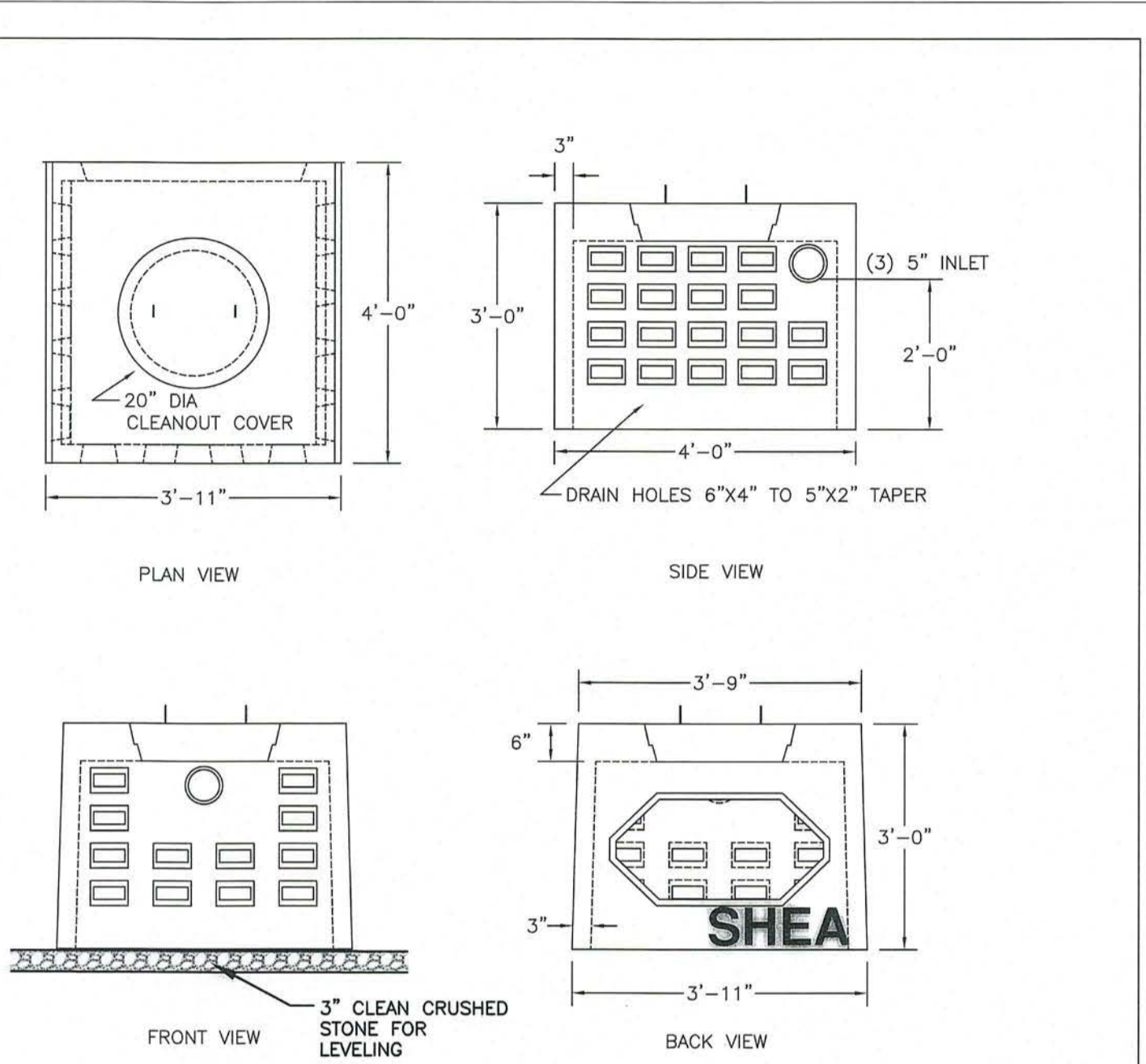
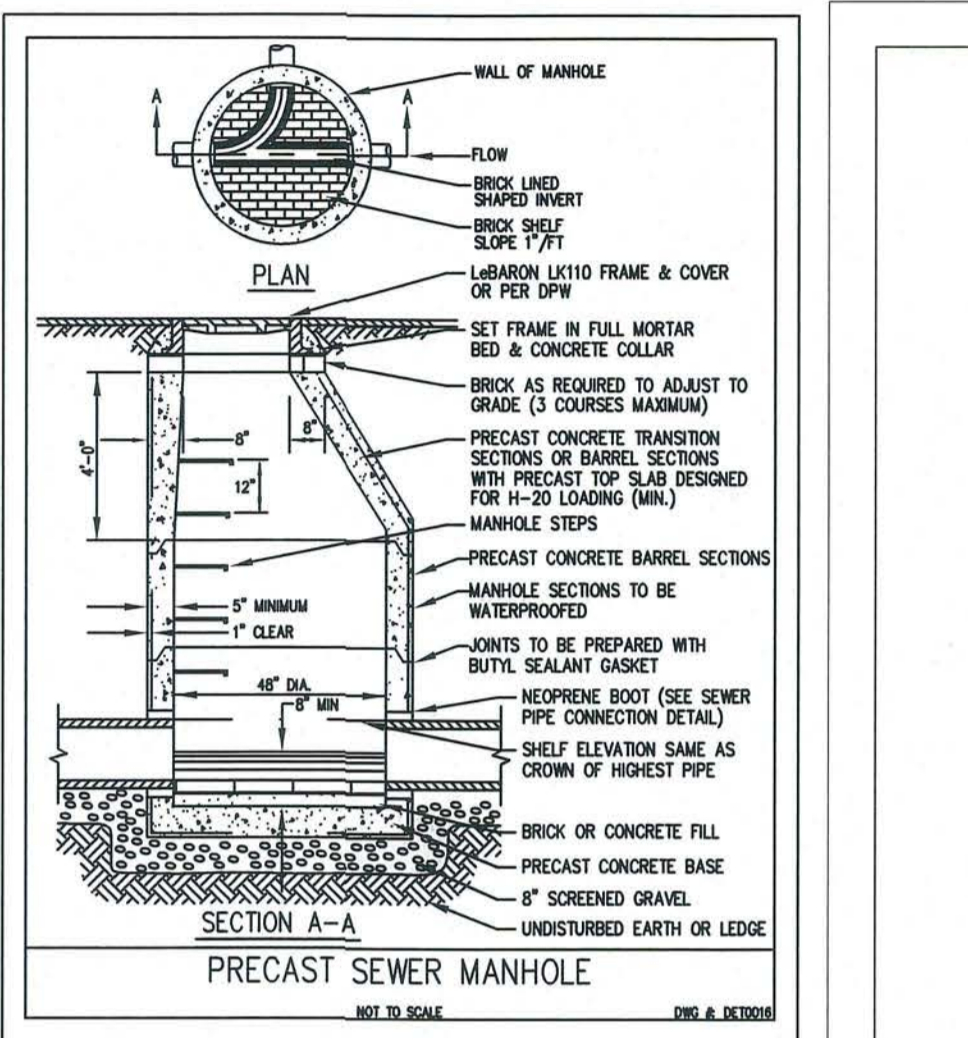
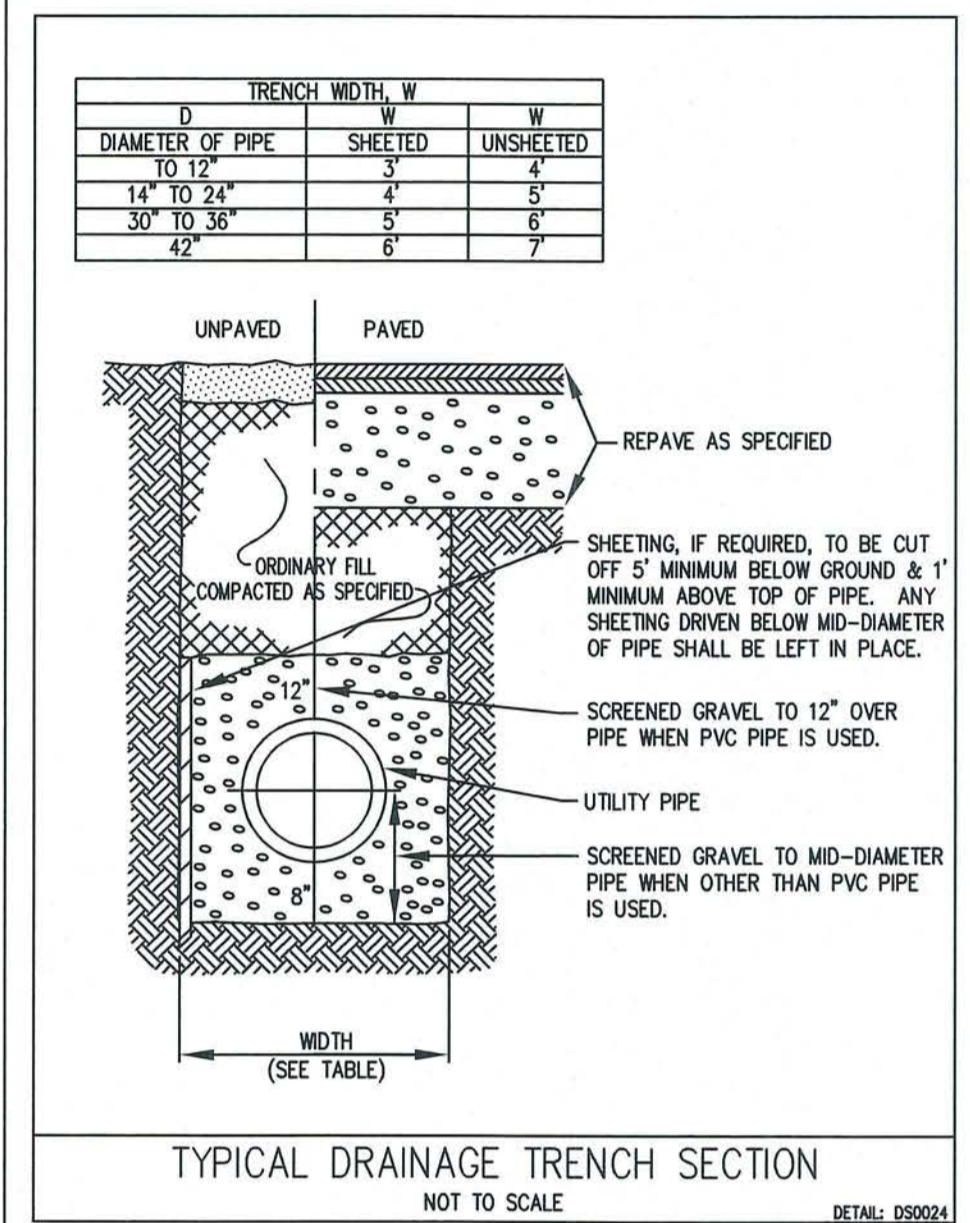
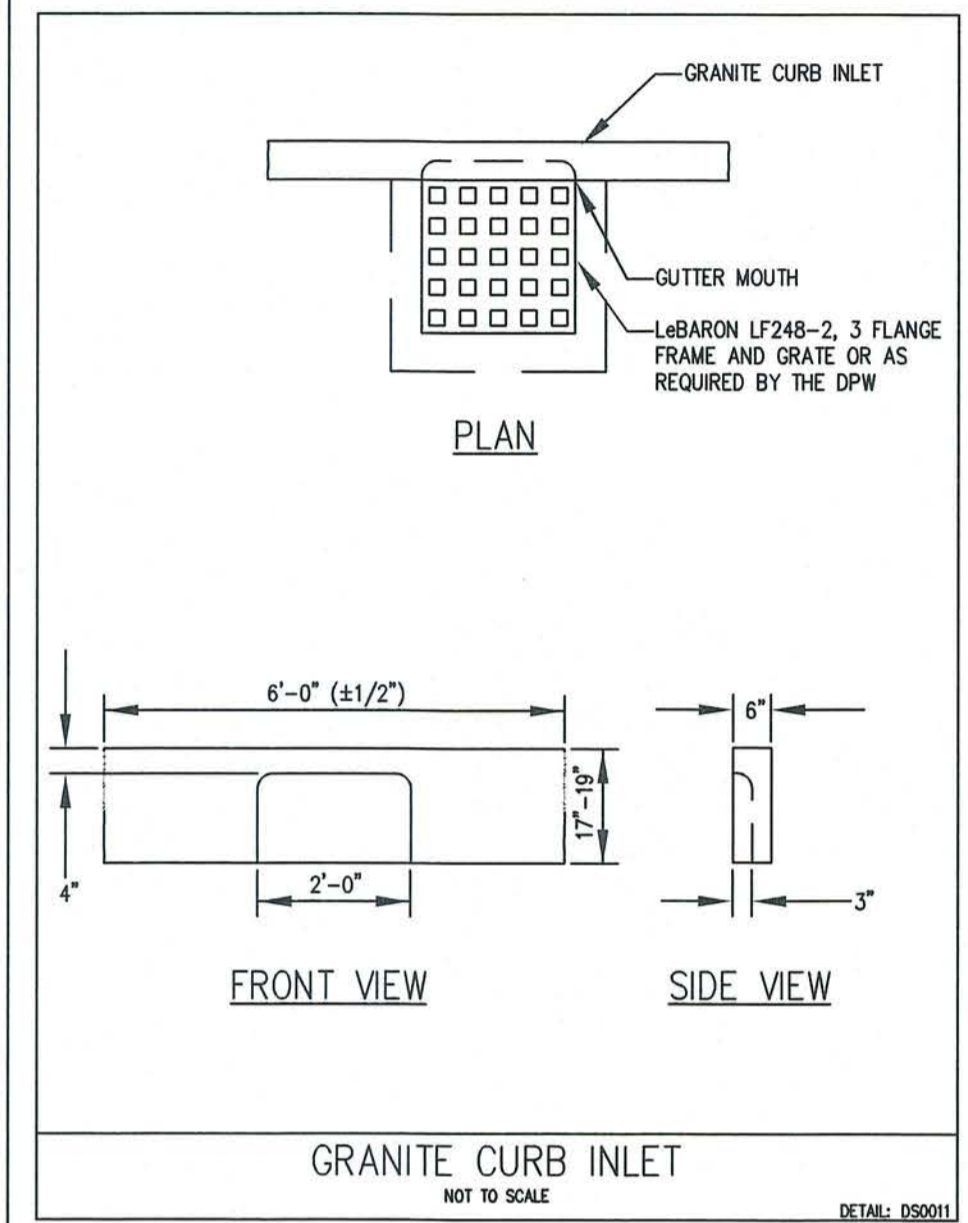
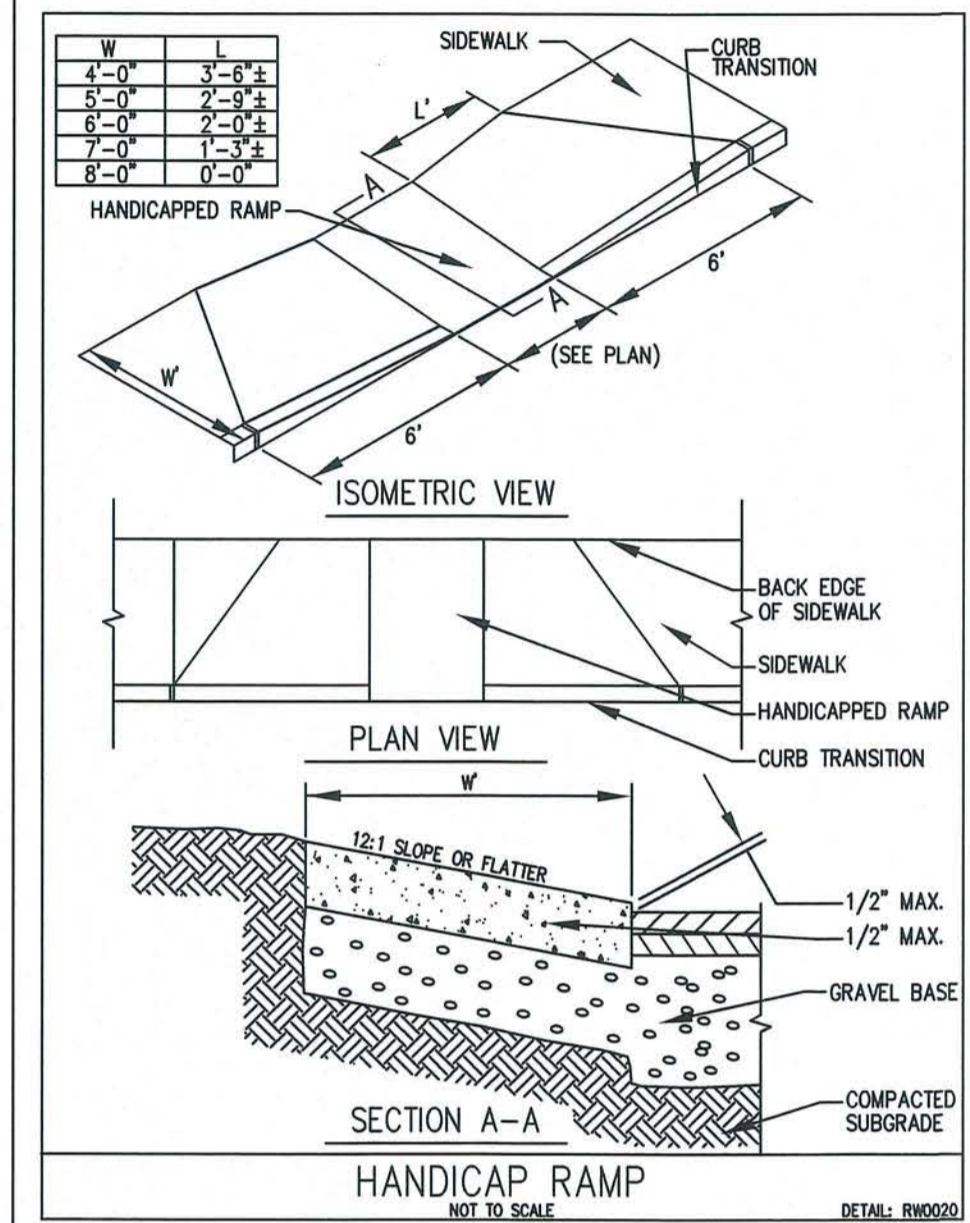
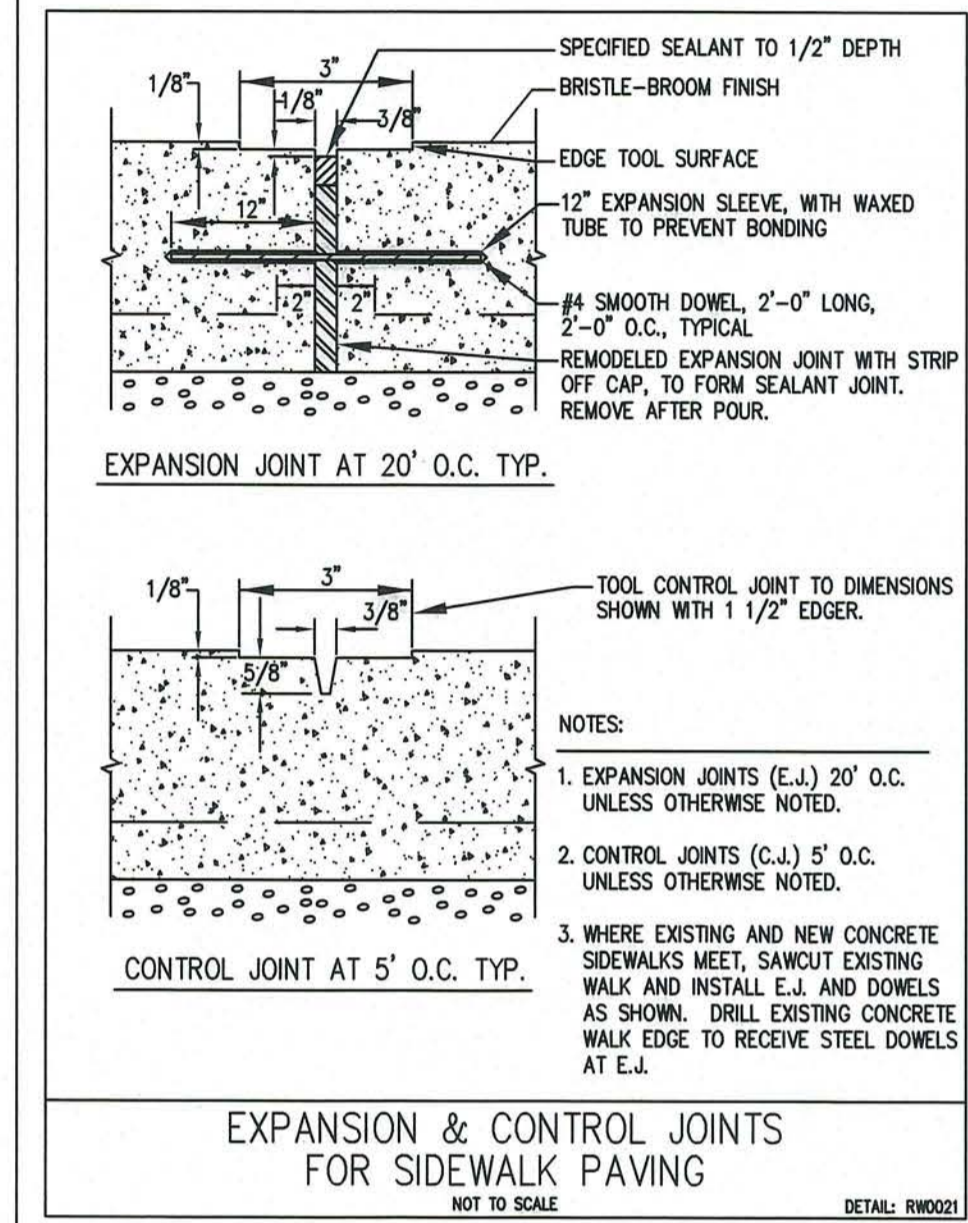
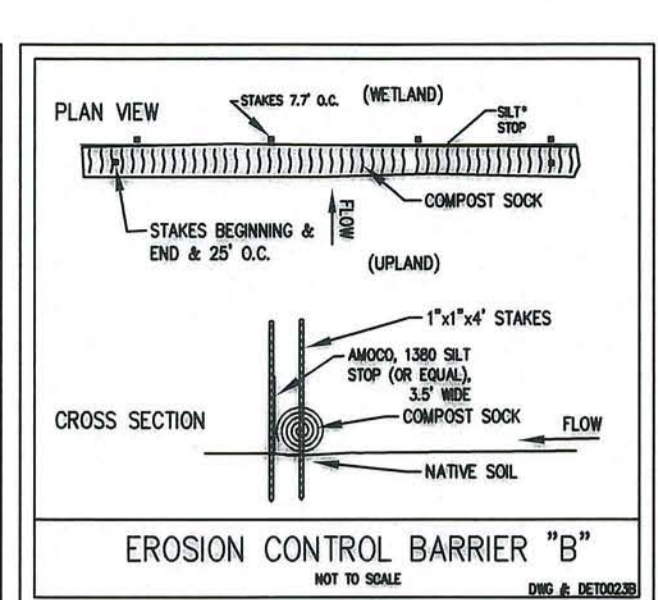
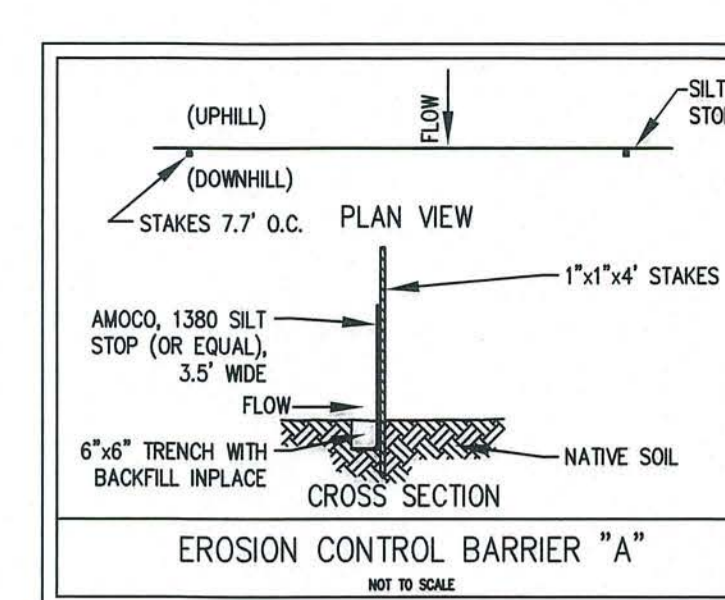
FILE NO: 3023
LIGHTING & LANDSCAPING
DATE: MAY 23, 2018
PLAN NUMBER: 5 of 6

\\SRV\proj\0051332\DWG\0023 SITE PLAN



SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES

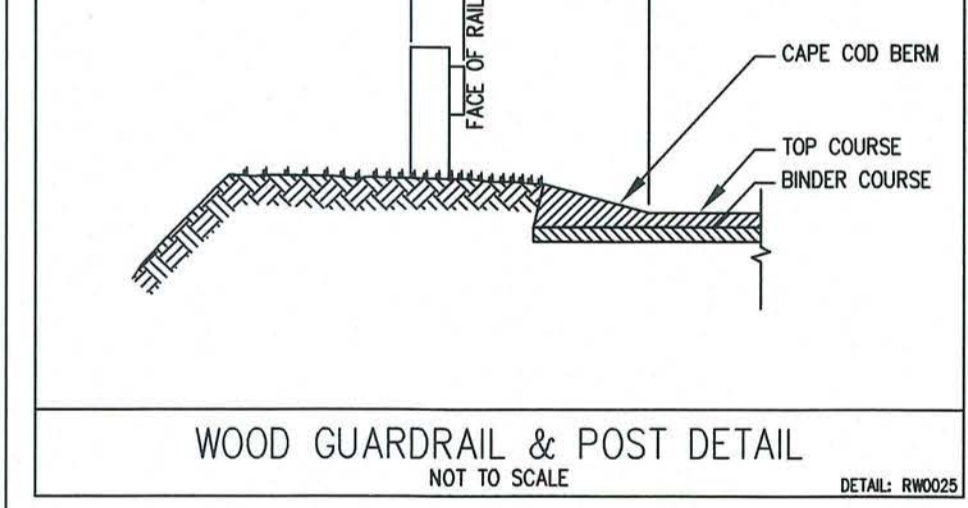
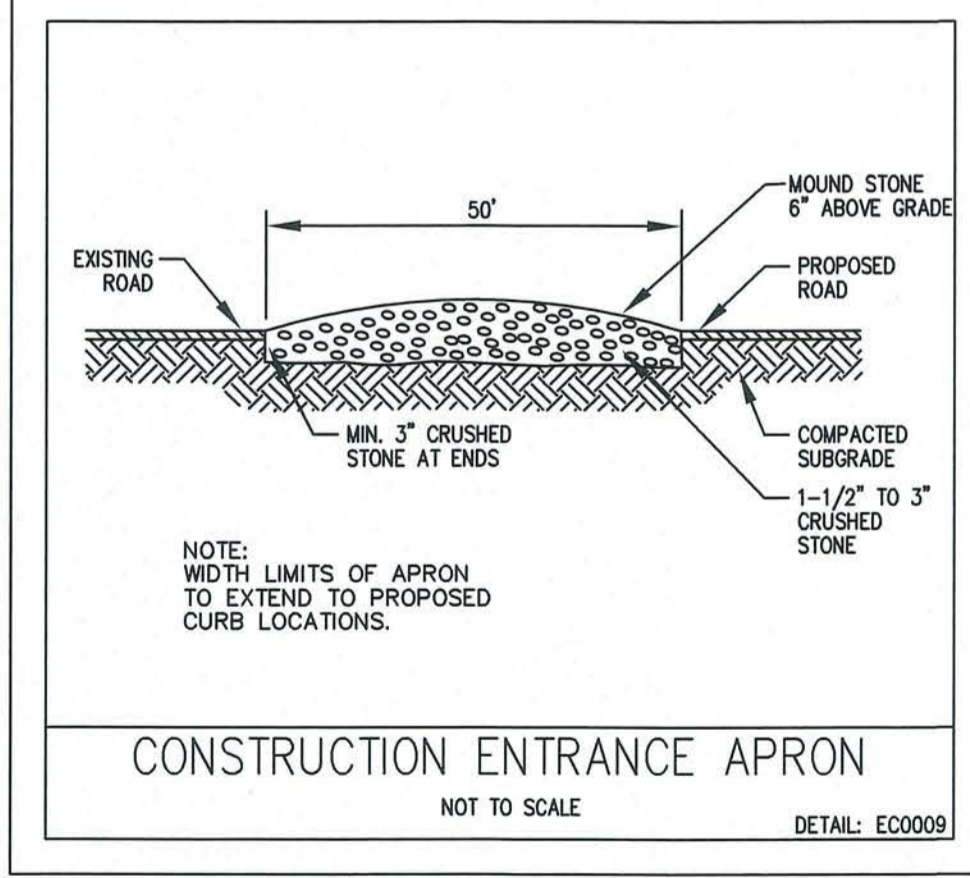
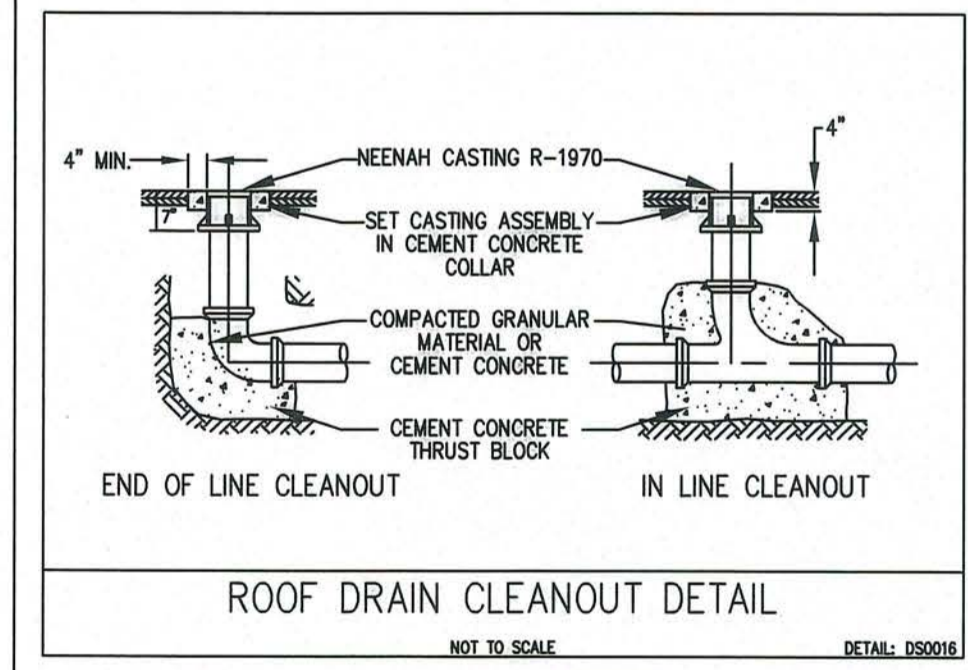
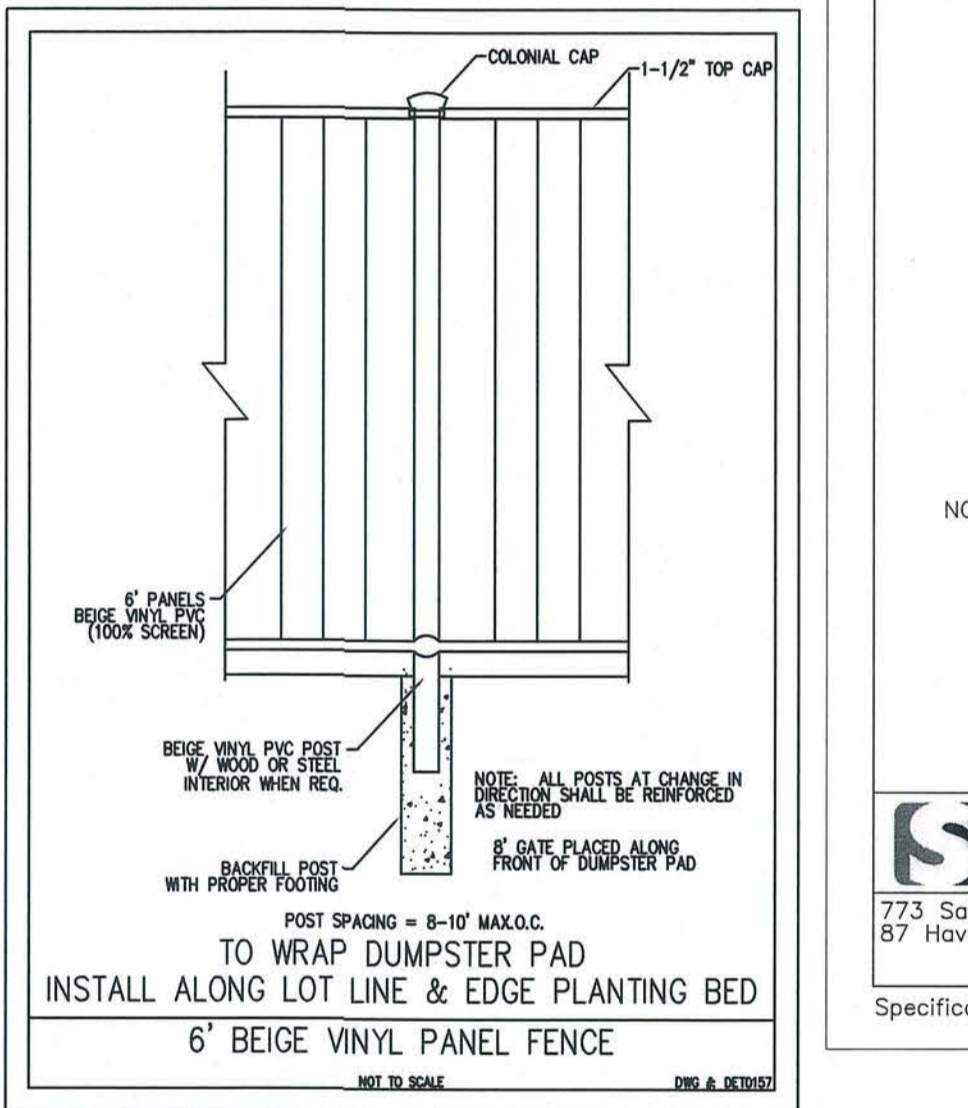
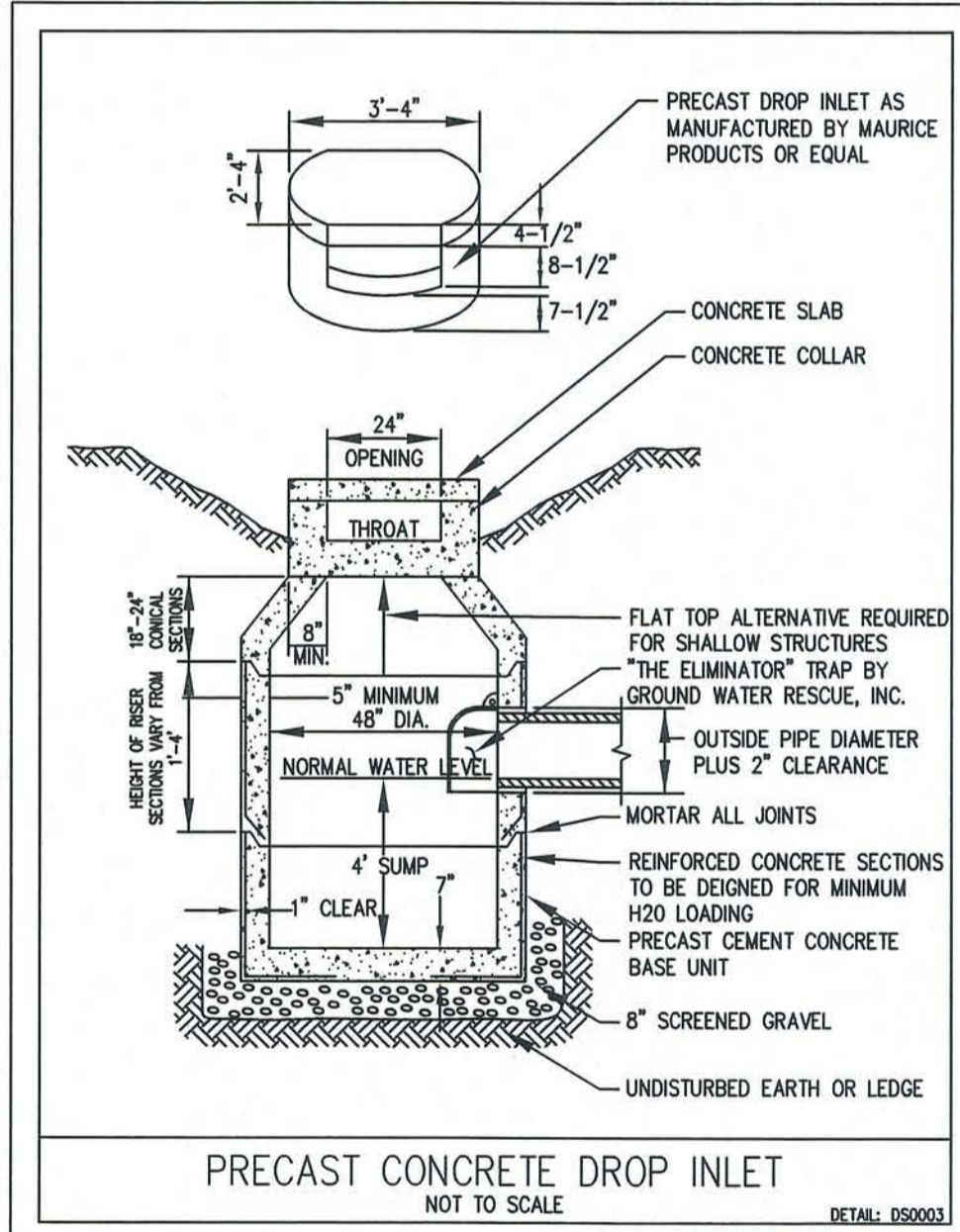
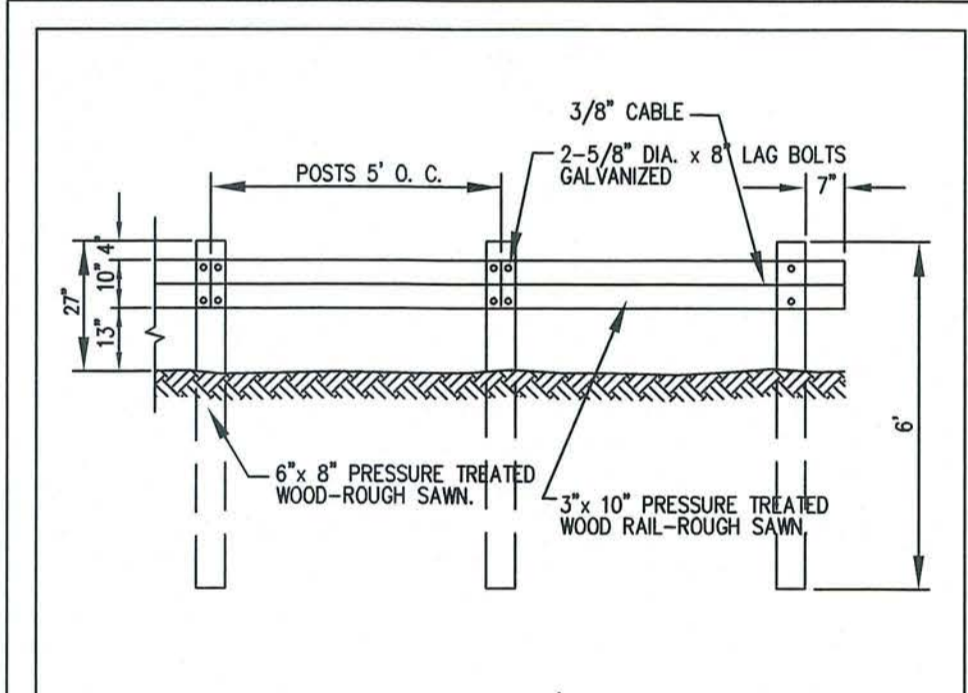
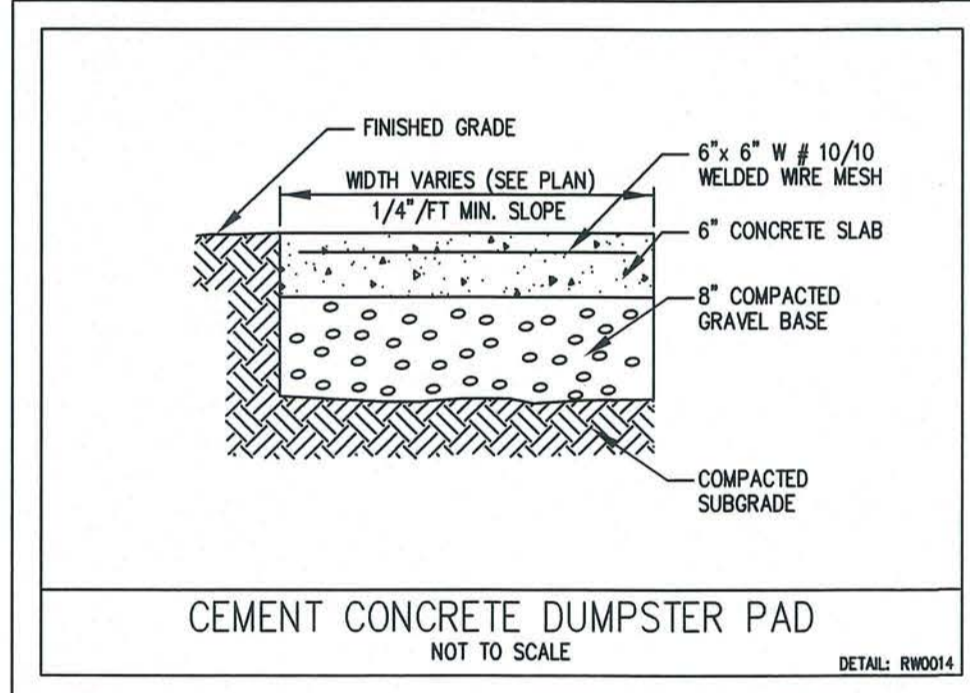
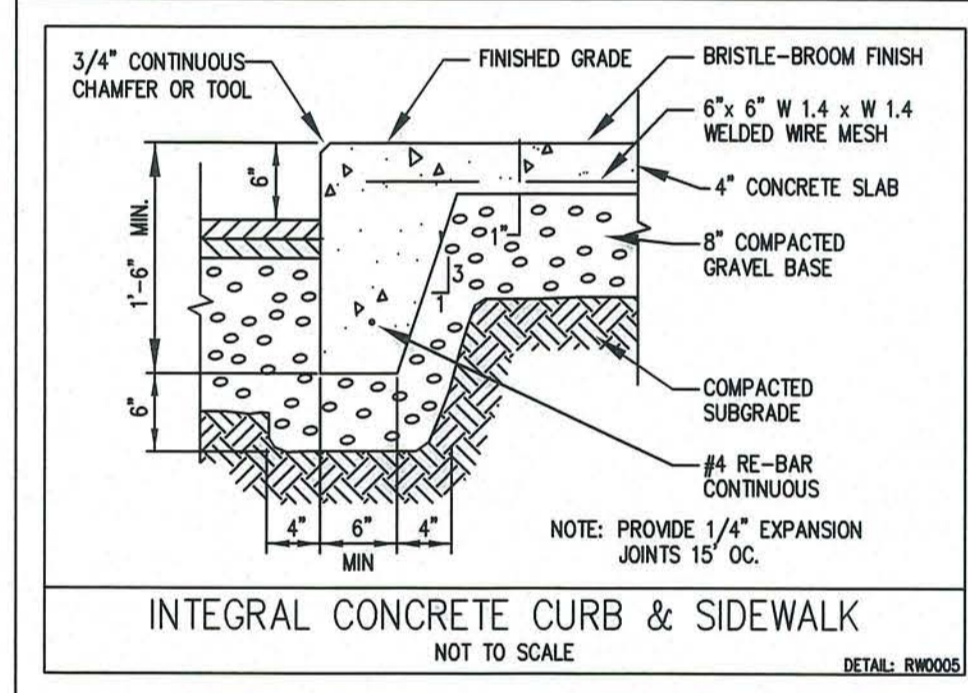
1. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
2. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO RUSTIC ROAD AND SUMNER STREET.
3. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
4. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
5. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
6. WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.



SHEA CONCRETE PRODUCTS
 New England's Premier Precaster
 800-696-7432 (SHEA) www.sheaconcrete.com
 773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
 87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH
 Mail to: PO Box 520-Wilmington, MA 01887

ITEM NO. LE-EGPH H-20 WEIGHT 1,875#
 LE-CGLPH H-20 1,743#

GALLEY 4X4 LOW PROFILE
 Page: E1.2
 Galley4X4p.dwg 6/29/11



REVISIONS:

NO.	DATE	DESCRIPTION
4	10/9/18	RE-TABULATE BUILDING & GARAGE TO 11 UNITS
3	10/5/18	REDUCE PROJECT TO 11 UNITS
2	8/15/18	PEER REVIEW COMMENTS
1	7/16/18	STAFF COMMENTS
0	4/20/18	SITE PLAN REVIEW

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NOTES:

- 1) GRAVEL BASE & PAVT EXTENDED TO ALL AREAS EXCAVATED TO LIMIT OF PATCH.
- 2) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.
- 3) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.
- 4) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.

A 2.5 INCH MIL BITUMINOUS OVERLAY SHALL BE PLACED IN WASHINGTON STREET UPON COMPLETION OF ALL ROADWAY AND SITE WORK. CONTRACTOR IS RESPONSIBLE FOR MATCHING THE EXISTING CROSS SECTION OF PAVEMENT AND GRAVEL WITHIN THE WASHINGTON STREET RIGHT-OF-WAY REGARDLESS OF ILLUSTRATIVE NOTES TO LEFT, CONTRACTOR SHALL SAWCUT LIMITS AS SHOWN ON THE LAYOUT SHEET (25 FT NORTH AND SOUTH OF THE PROPERTY LINE LIMITS AND CONTRACTOR SHALL USE ONLY FLOWABLE FILL AS BACKFILL FOR ALL UTILITY WORK IN WASHINGTON STREET LIMITS. ANY TRENCH PATCHING OUTSIDE OF LAYOUT CALL FOLLOW THESE ILLUSTRATIVE METHODS.

NOTES:

- 1) GRAVEL BASE & PAVT EXTENDED TO ALL AREAS EXCAVATED TO LIMIT OF PATCH.
- 2) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.
- 3) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.
- 4) SAW CUTS MADE PRIOR TO TRENCH EXCAVATION.

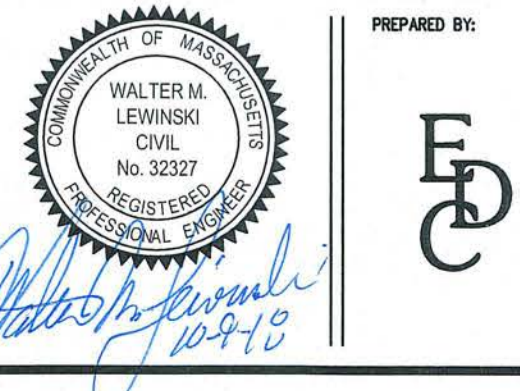
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- DESIGNED FOR H-20 LOADING.
- GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- DESIGNED FOR H-20 LOADING.
- GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.

ALL RIGHTS RESERVED. THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.



Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 ph:(508) 480-0225 fax:(508)322-5781

60-62 WASHINGTON STREET
 HUDSON, MASSACHUSETTS

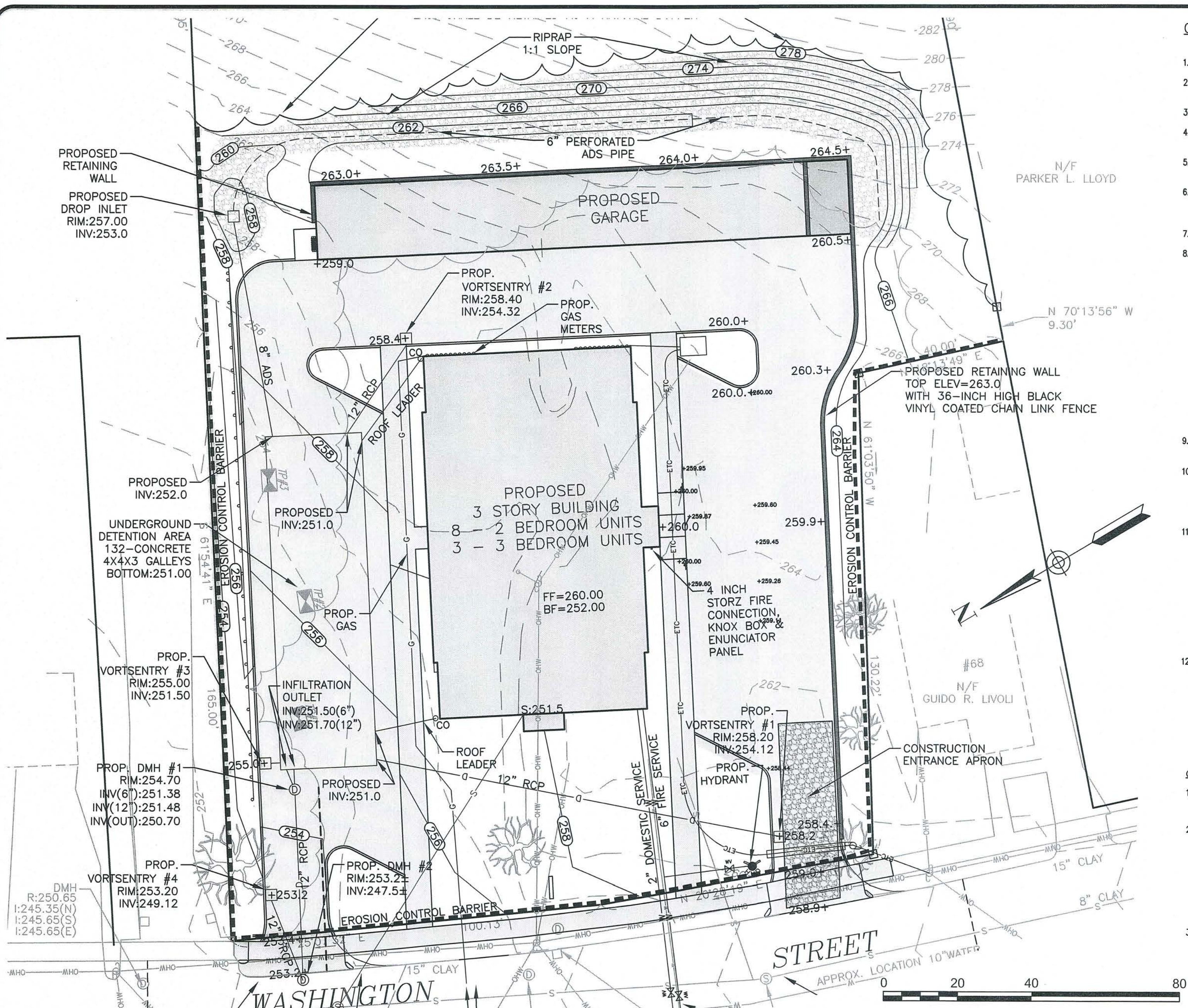
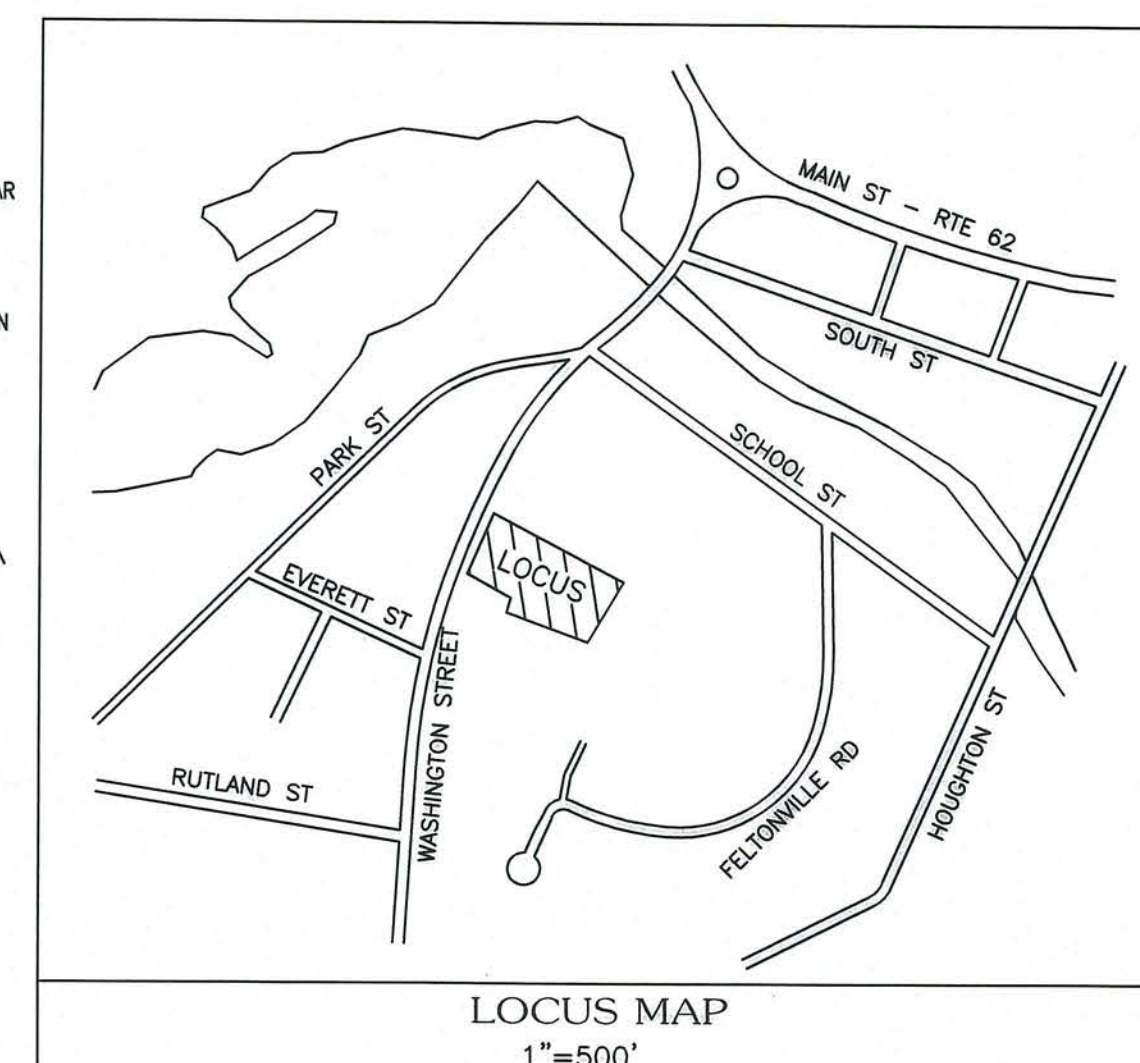
OWNER/APPLICANT:
 62 WASHINGTON ST. REALTY LLC
 62 WASHINGTON STREET
 HUDSON, MASSACHUSETTS 01749

FILE NO: 3523
 DATE: MAY 23, 2018
 PLAN NUMBER: 6 of 6

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

1. NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____
2. PROJECT MANAGER OF 60-62 WASHINGTON STREET CONSTRUCTION IS THE CONTACT PERSON. CONTACT NUMBER IS _____
3. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
4. EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO PLAN VIEW FOR EROSION CONTROL MEASURE LOCATIONS.
5. DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION OF EROSION CONTROL MEASURES.
6. VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN THE LIMITS OF WORK AREA (SILTATION BARRIER BEING THE LIMIT OF WORK). THE FINAL PROPOSED SURFACE WILL CONSIST OF PAVING AND GRASSED AREAS (REFER TO SEQUENCING BELOW).
7. SITE DEVELOPMENT PLAN: REFER TO PLAN VIEW & APPROVED SITE PLANS.
8. CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
 - a. EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
 - b. ANTI-TRACKING STONE CONSTRUCTION ENTRANCE.
 - c. CLEAR AND GRUB.
 - d. STRIP AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY SEEDING OF STOCKPILE. PLACE SILTATION BARRIER AROUND STOCKPILE AND PLACE TARPS OVER THE STOCKPILE IF NECESSARY.
 - e. ROUGH GRADE PROPOSED SITE.
 - f. EXCAVATE AND CONSTRUCT UTILITIES SYSTEMS. REMOVE UNUSABLE MATERIAL FROM SITE.
 - g. INSTALL WATER PIPE, DRAINAGE, VORTSENTRY UNITS, AND OTHER UTILITIES.
 - h. EROSION CONTROL MEASURES AT NEW DRAINAGE INLETS.
 - i. PLACE BASE PAVING.
 - j. CONSTRUCT BUILDING.
 - k. FINAL GRADING.
 - l. LOAM AND SEED ALL DISTURBED AREAS AND LANDSCAPE YARD.
 - m. FINAL TOP COURSE PAVING.
 - n. REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE INSPECTION BY APPROVING AUTHORITY.
9. SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
10. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS: THE CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SILTATION BARRIER. THE EROSION CONTROL MEASURES INDICATED ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.
11. INSPECTION SCHEDULE:
 - a. INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
 - b. INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR EXTREMELY DRY CONDITIONS.
 - c. INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
 - d. INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORM WATER SYSTEM. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
12. MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
 - a. INSPECTION DATE;
 - b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;

- d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
 - f. LOCATION OF "BMPs" THAT NEED TO BE MAINTAINED;
 - g. LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - h. LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
 - i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
- NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.
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- DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



CONSTRUCTION NOTES

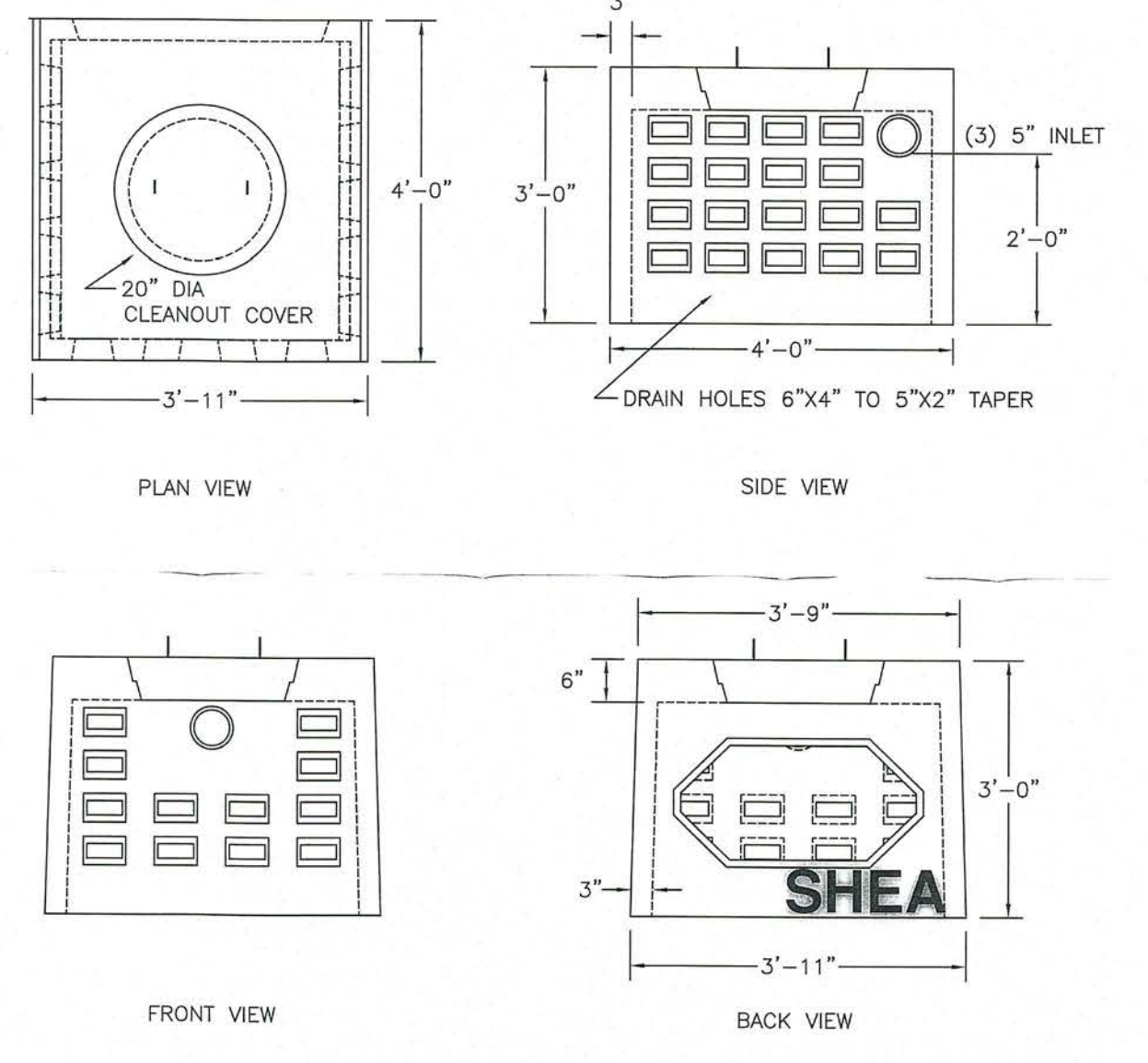
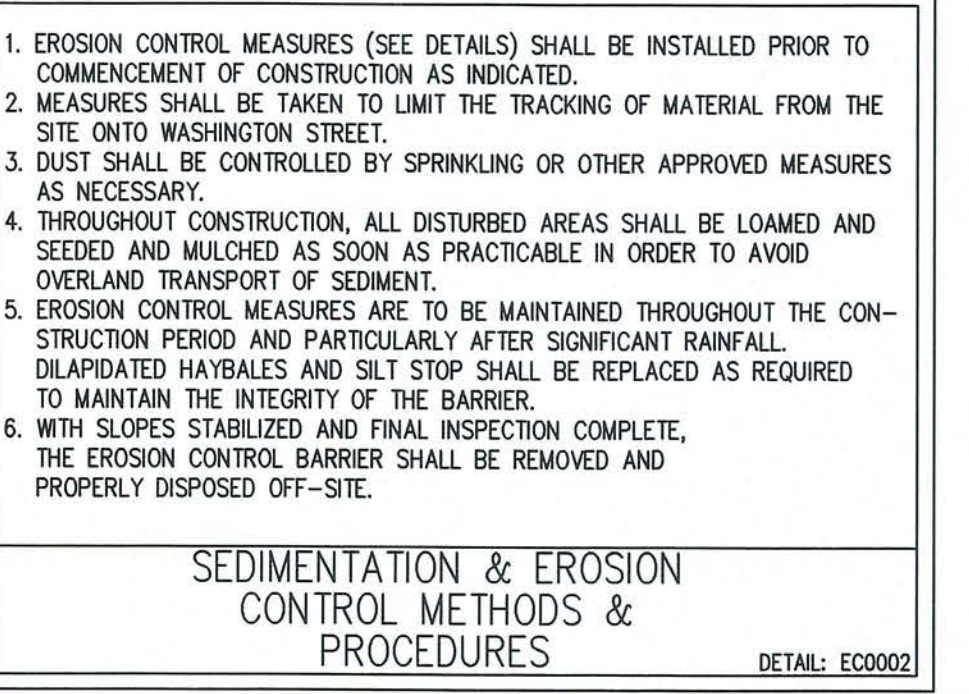
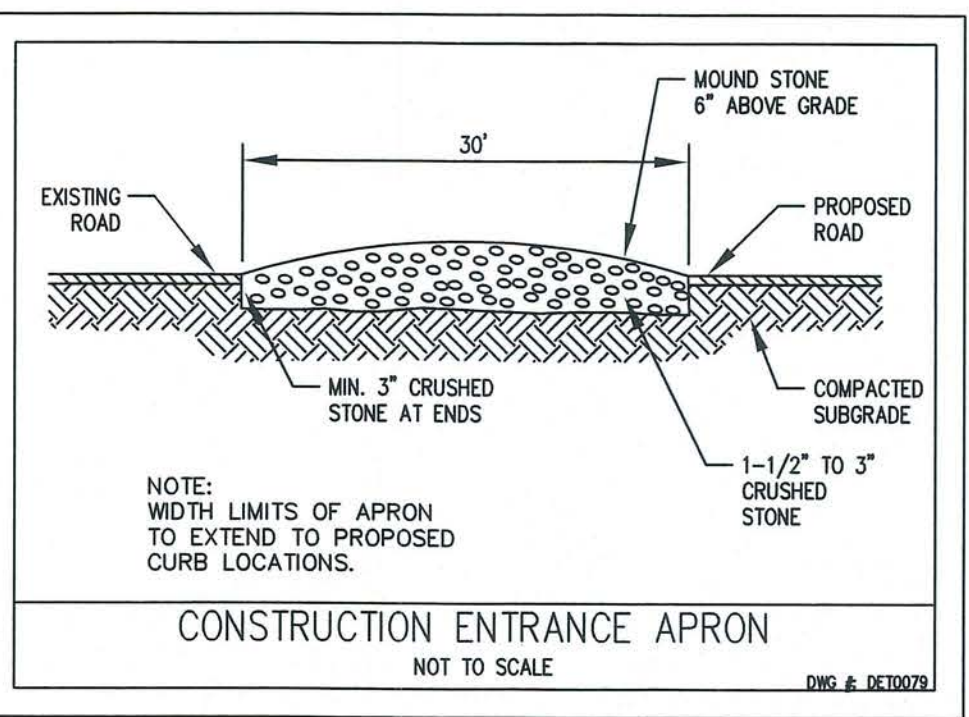
1. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:
2. TYPE OF SEED % BY WEIGHT

CREEPING RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/ACRE OF WINTER RYE
3. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDING WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.

60-62 WASHINGTON STREET - OPERATION AND MAINTENANCE PLAN:

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):
 - a. EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REEMED AS NECESSARY TO PREVENT EROSION.
 - b. CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.
2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)
 - a. OWNER OF THE STORMWATER SYSTEM: _____ DATE: _____
 - b. PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____
 - c. VORTSENTRY UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME. AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER)
 - d. CLEANING OF THE VORTSENTRY SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE CDS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
 - e. BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD TRENCH DRAIN SYSTEMS LOCATED AT THE REAR OF THE BUILDING. THE DOWNSPOUTS WILL BE DIRECTED TO THE INFILTRATION TRENCHES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
 - f. INFILTRATION SYSTEMS: MAINTENANCE OF THE INFILTRATIVE SYSTEMS WILL NOT BE REQUIRED WITH THE PROPER MAINTENANCE OF BUILDING GUTTERS AND VORTSENTRY UNITS. INSPECTION FOR EACH THE SYSTEMS SHALL BE PROVIDED ONCE A YEAR THROUGH THE INSPECTION PORT. VERIFY THAT THE SYSTEMS ARE NOT CLOGGED AND ARE DRAINING.
 - g. THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS \$500/UNIT.
3. MAINTENANCE REPORTS SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS OPERATION & MAINTENANCE PLAN AND CONSTRUCTION PHASE. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
 - a. INSPECTION DATE;
 - b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
 - d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
 - f. LOCATION OF BEST MANAGEMENT PRACTICES (STRUCTURE), "BMPs" THAT NEED TO BE MAINTAINED;
 - g. LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - h. LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
 - i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
 - j. ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
 - k. REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.
4. ILLICIT DISCHARGES: ALL ILLICIT DISCHARGES TO THE STORMWATER SYSTEM ARE PROHIBITED. IF AN ACCIDENTAL SPILL OCCURS (OIL AND/OR CHEMICAL SPILLS, RADIATION EMERGENCIES, AND BIOLOGICAL DISCHARGES) THE NATIONAL RESPONSE CENTER MUST BE CALLED AT 1-800-424-8802



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
3. GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.

ITEM NO.	LE-EGPH	H-20	WEIGHT
	LE-EGPH	H-20	1,875#
	LE-EGPH	H-20	1,743#

SHEA CONCRETE PRODUCTS
New England's Premier Precast
800-696-7432 (SHEA) www.sheaconcrete.com
773 Salem Street - Wilmington, MA 153 Cranberry Hwy - Rochester, MA
87 Haverhill Road - Amesbury, MA 180 Old Turnpike Rd - Nottingham, NH
Mail to: PO Box 520 - Wilmington, MA 01887

GALLEY 4X4 LOW PROFILE
Page: E.12
Galley4X4lp.dwg 6/29/11

Specifications subject to change without notice

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REVISIONS	DATE	DESCRIPTION
4	10/9/18	RE-TABULATE BUILDING & GARAGE TO 11 UNITS
3	10/5/18	REDUCE PROJECT TO 11 UNITS
2	8/15/18	PEER REVIEW COMMENTS
1	7/16/18	STAFF COMMENTS
0	4/20/18	SITE PLAN REVIEW

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ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

60-62 WASHINGTON STREET
HUDSON, MASSACHUSETTS

OWNER/APPLICANT:

62 WASHINGTON ST. REALTY LLC
62 WASHINGTON STREET
HUDSON, MASSACHUSETTS 01749

FILE NO: 3583
STORMWATER POLLUTION PREVENTION PLAN
DATE: APRIL 20, 2018
DESIGNER PLAN NO: 1 of 1



SOUTH SIDE ELEVATION

3/16"=1'-0"



WEST SIDE ELEVATION

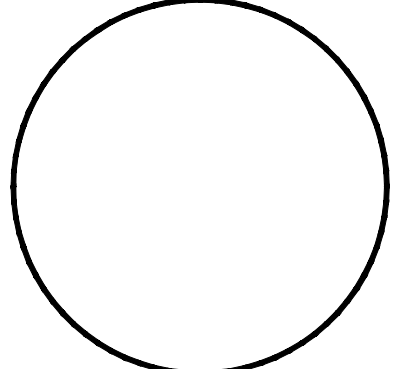
3/16"=1'-0"

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 Exclusive Home Designers
 Design / Build
 Phone No. 17 Glenwood St.
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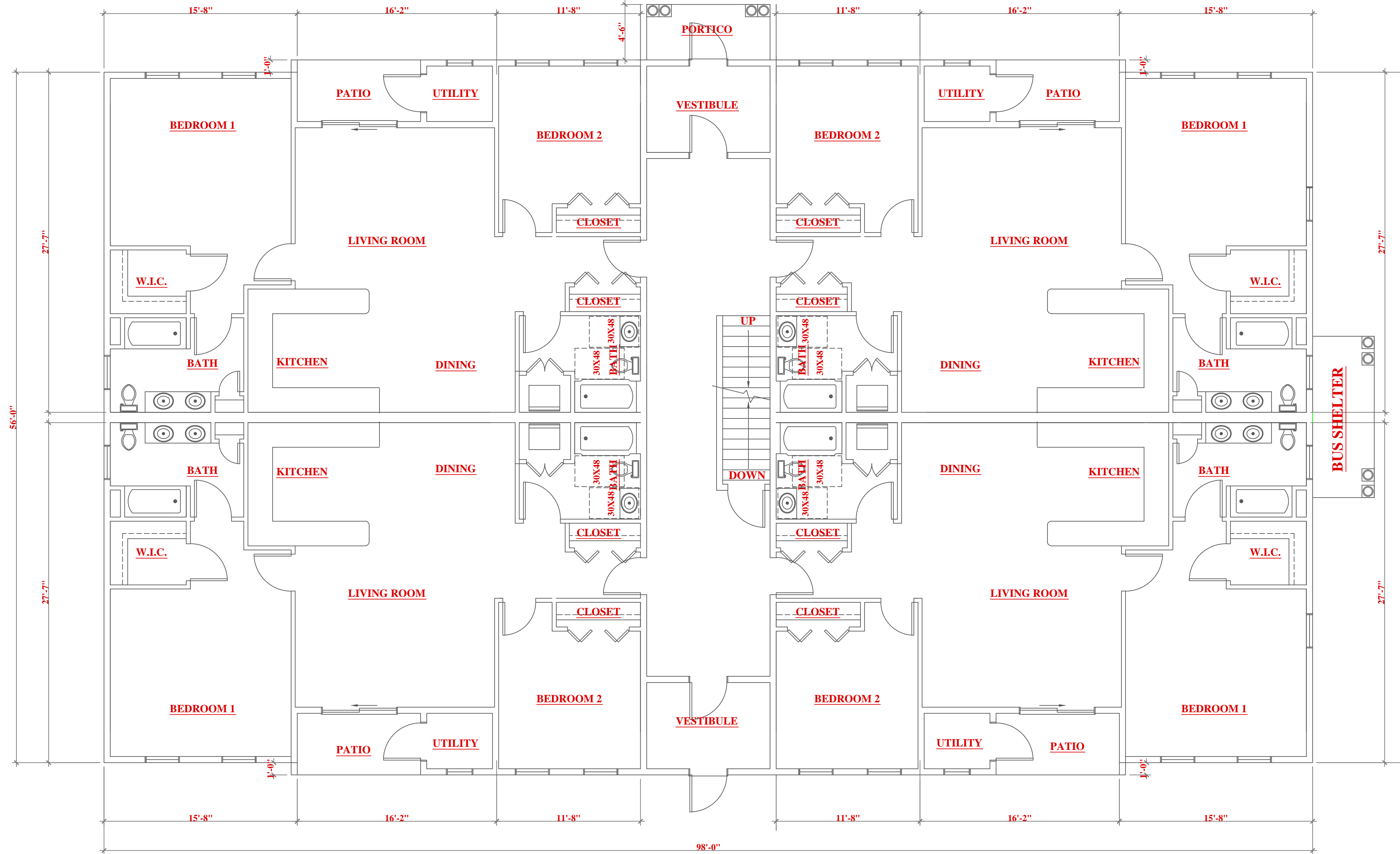
**11 UNIT / 3 STORY
 CONDOMINIUM
 RESIDENCE**

**60-62 WASHINGTON ST.
 HUDSON, MA**

DATE: 10/5/18
 SCALE: 3/16"=1'-0"
 DRAWN BY: RCS
 CHECKED BY: RCS

Sheet 1 OF 4

1



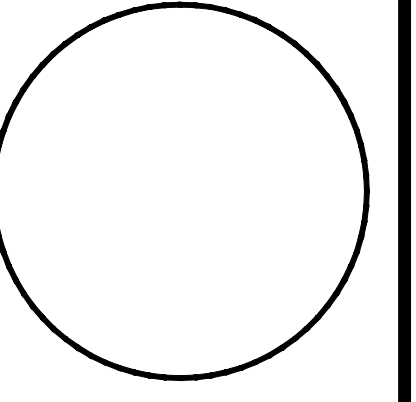
FIRST FLOOR PLAN

3/16"=1'-0"

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 CONDOMINIUM
 RESIDENCE

60-62 WASHINGTON ST.
 HUDSON, MA

DATE: 10/5/18

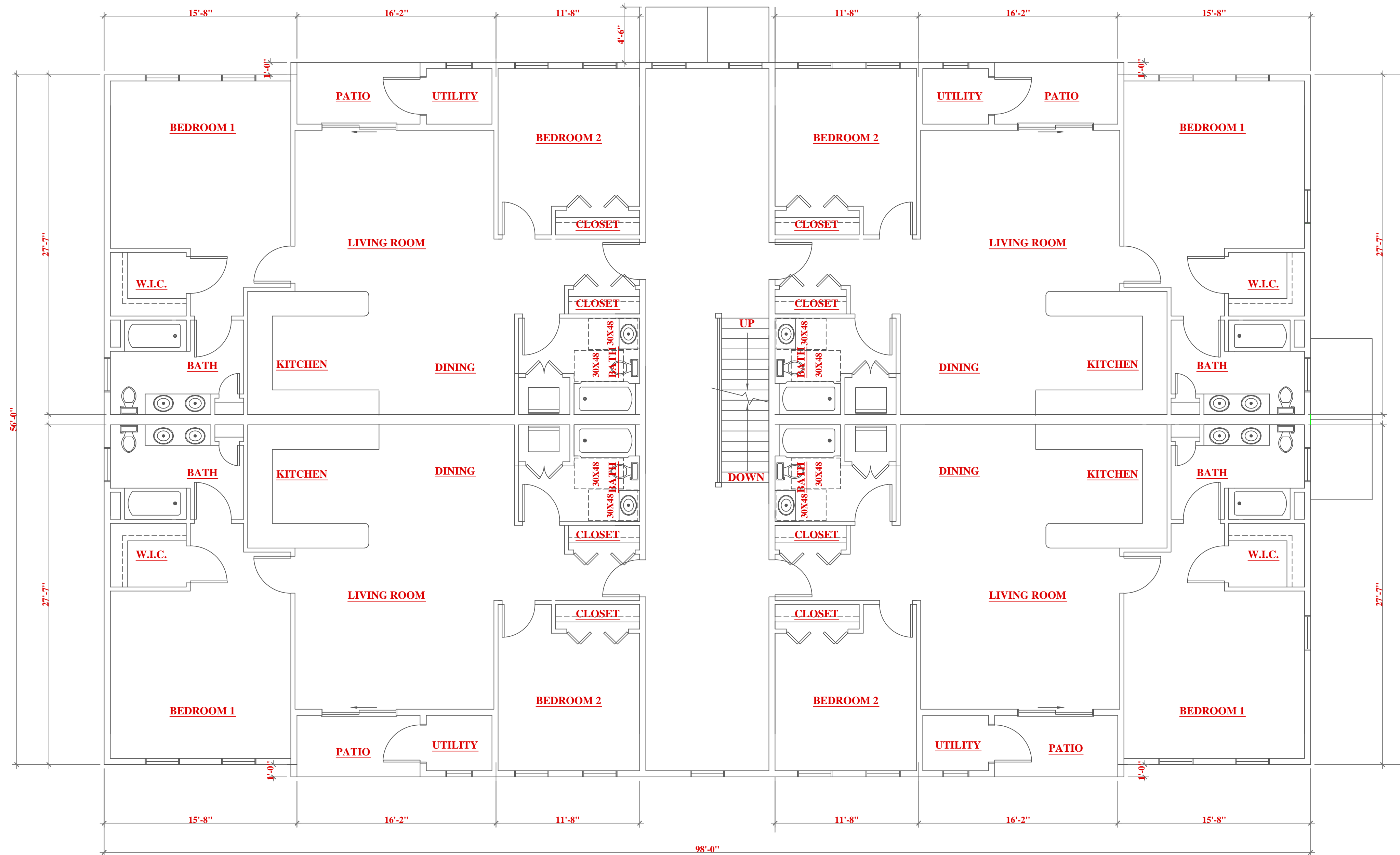
SCALE: 3/16"=1'-0"

DRAWN BY: RCS

CHECKED BY: RCS

Sheet 2 OF 4

2



SECOND FLOOR PLAN

3/16"=1'-0"

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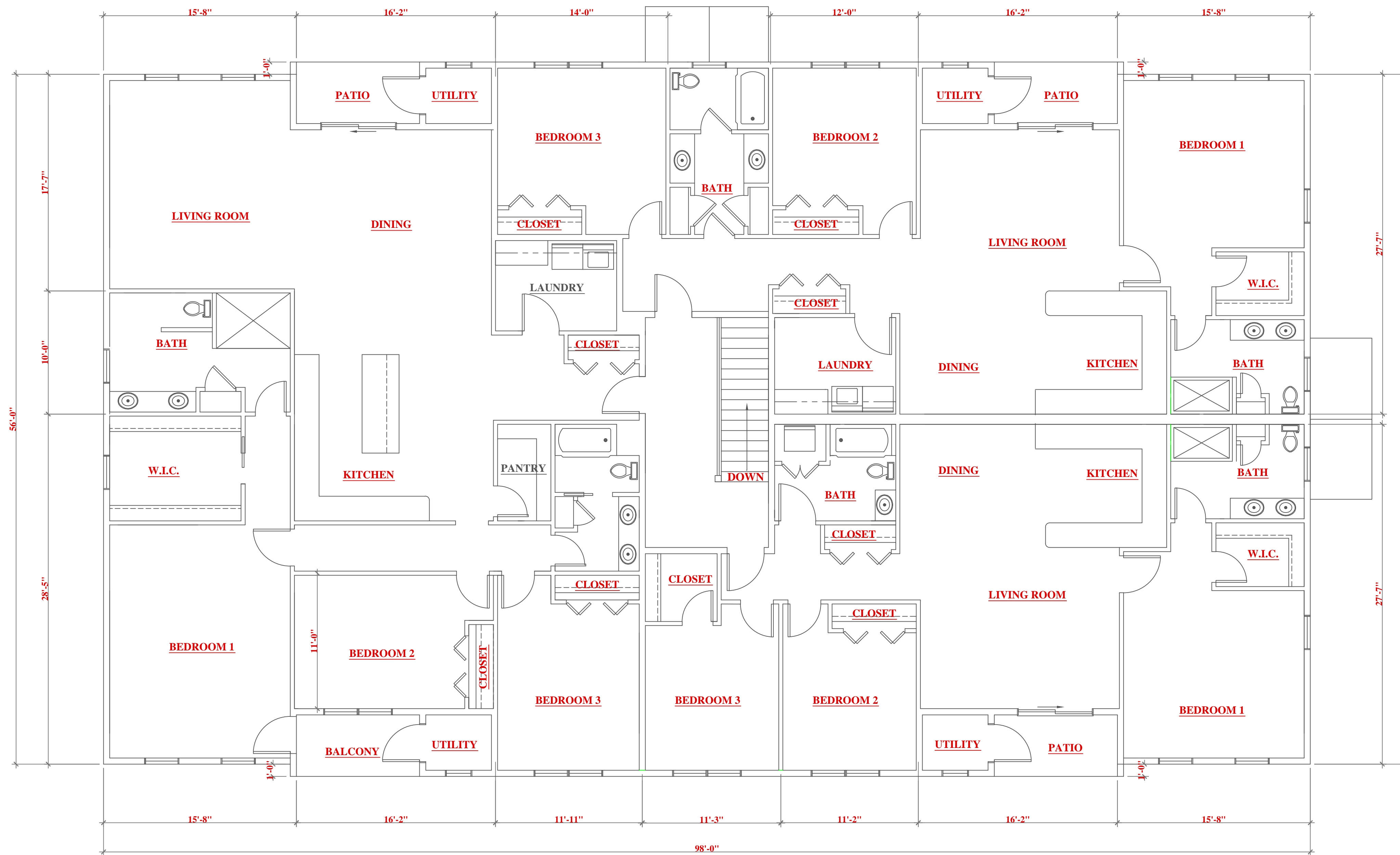
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Sheet 3 OF 4

3



THIRD FLOOR PLAN
3/16"=1'-0"

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