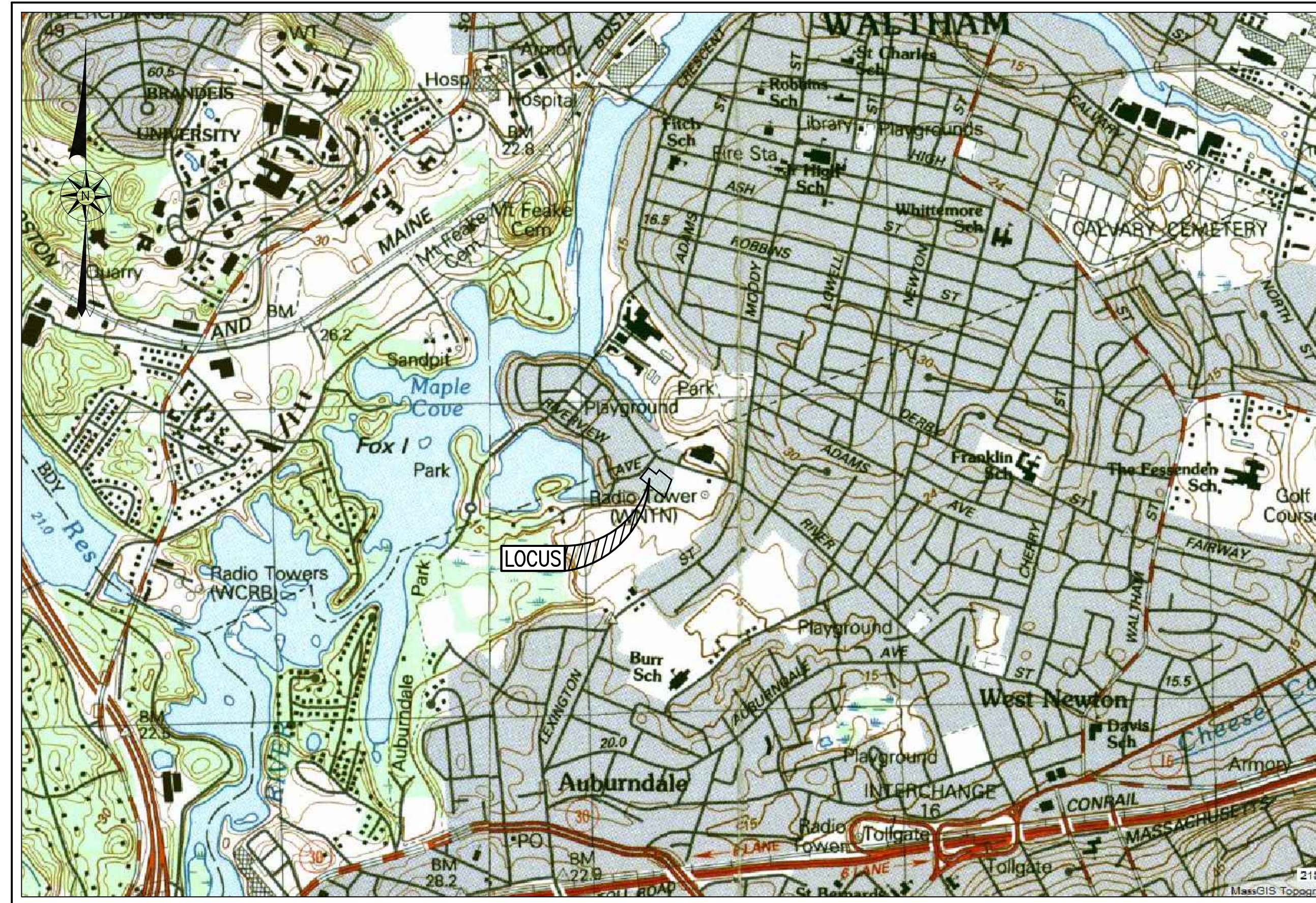


SITE PLAN

241 RIVERVIEW AVENUE

ASSESSORS MAP #40132 LOT #1

AUBURNDALE, MASSACHUSETTS

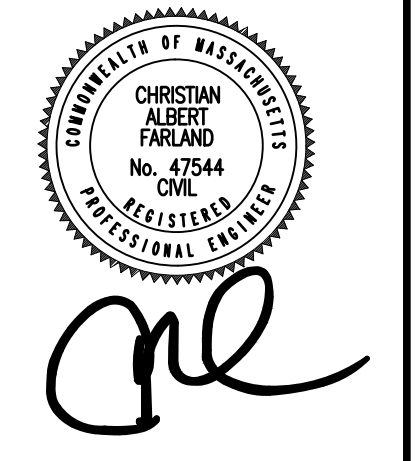


— AREA MAP —
SCALE: 1"=1,000'±

— INDEX —

SHEET	DESCRIPTION
1	COVER
2	NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION
5	LAYOUT & LANDSCAPING
6	UTILITIES
7	DETAILS

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• ENGINEERING
• SITEWORK
• LAND SURVEYING
• DEVELOPMENT

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DESIGNED BY: JKM
CHECKED BY: CAF

SITE PLAN
 241 RIVERVIEW AVENUE
 ASSESSORS MAP 41032, LOT 1
 AUBURNDALE, MASSACHUSETTS
 PREPARED FOR:
 DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET #203
 FOXBOROUGH, MA 02035

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COVER
SHEET 1 OF 7

RECORD OWNER:
ASSESSORS MAP 41032 LOT 1
PACKARD COVE ASSOCIATES LLP
49 LEXINGTON STREET
NEWTON, MA 02465
DEED BOOK 44587 PAGE 566

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GENERAL CONSTRUCTION NOTES

- 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 "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF 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 PLAN.
- PROPERTY LINE INFORMATION TAKEN FROM: DEED BOOK 44587, PAGE 566.
- TOPOGRAPHIC SURVEY PERFORMED BY FARLAND CORP. IN AUGUST 2021.
- VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
- CURBING TO BE AS INDICATED ON THE PLANS.
- ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES. THE NUMBER OF REMOVED TREES SIX CALIPER OR LARGER SHALL BE MINIMIZED.
- ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
- SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.
- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY PLANNER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY PLANNER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO WORK BEING PERFORMED.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEWTON REQUIREMENTS.
- ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN DPW SIDEWALK INSTALLATION AND TRENCH PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT OF WAY.
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

LAYOUT AND MATERIAL NOTES

- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICHER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

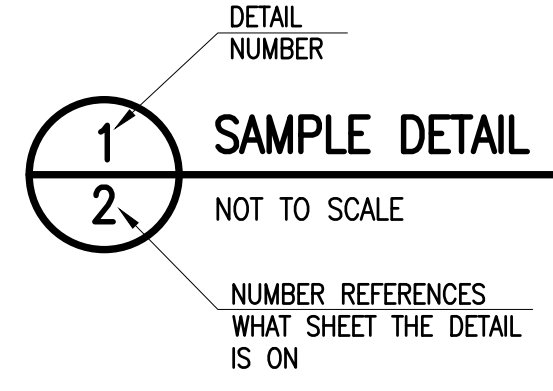
SITE PREPARATION NOTES

- WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
- THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

UTILITY AND GRADING NOTES

- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- 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 OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
- DEVELOPER TO CHECK CONDITION OF EXISTING SEWER AND WATER SERVICES TO BE MAINTAINED AND REUSED.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

EXISTING	LEGEND	PROPOSED
NOU	CONTOUR LINE	101
EOP	SPOT GRADE	+101.1
VGC	EDGE OF PAVEMENT	EOP
SGC	VERTICAL GRANITE CURB	VGC
VCC	SLOPED GRANITE CURB	SGC
BCC	VERTICAL CONCRETE CURB	VCC
CCB	BITUMINOUS CONCRETE CURB	BCC
	CAPE COD BERM	CCB
	STONE WALL	
	CHAIN LINK FENCE	
	IRON FENCE	
	POST & RAIL FENCE	
	STOCKADE FENCE	
	GUARD RAIL	
	STRAW WATTLES	
	WATER LINE	
	FIRE HYDRANT	
	POST INDICATOR VALVE	
	WATER GATE	
	WATER METER PIT	
	IRRIGATION HAND HOLE	
	WELL	
	SEWER LINE	
	SEWER MANHOLE	
	GAS LINE	
	GAS METER	
	GAS GATE	
	DRAIN LINE	
	DRAIN MANHOLE	
	CATCH BASIN	
	OVERHEAD WIRES	
	ELECTRIC, TELEPHONE & CABLE	
	UTILITY POLE	
	GYUY WIRE	



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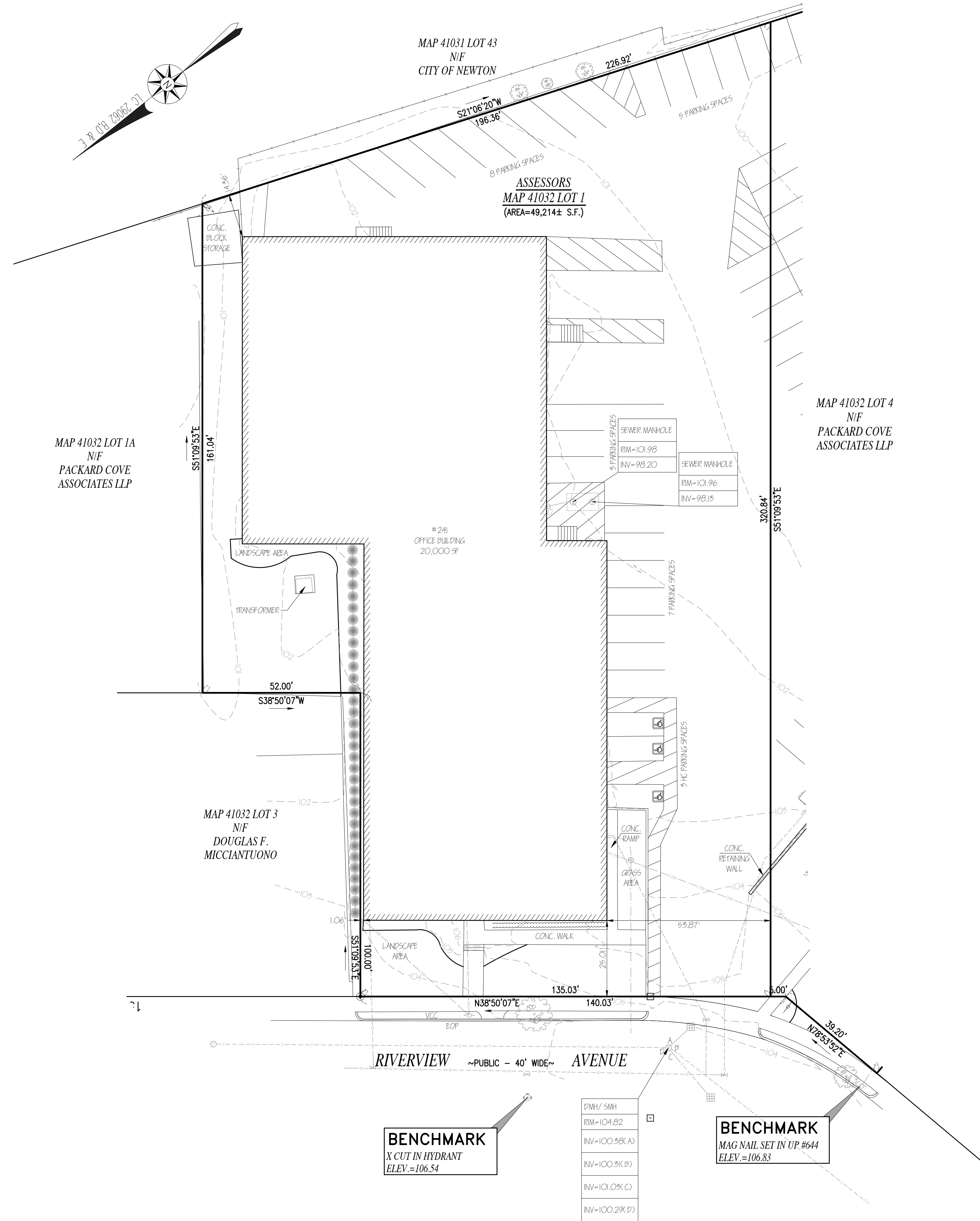
SITE PLAN
241 RIVERVIEW AVENUE
ASSESSORS MAP 41032, LOT 1
AUBURNDALE, MASSACHUSETTS
PREPARED FOR:
DENNIS COLWELL ARCHITECTS
132 CENTRAL STREET #203
FOXBOROUGH, MA 02035

MAY 5, 2022
SCALE: 1" = 10'
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NOTES & LEGEND
SHEET 2 OF 7

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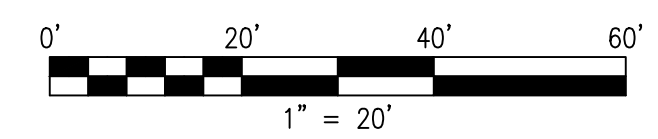
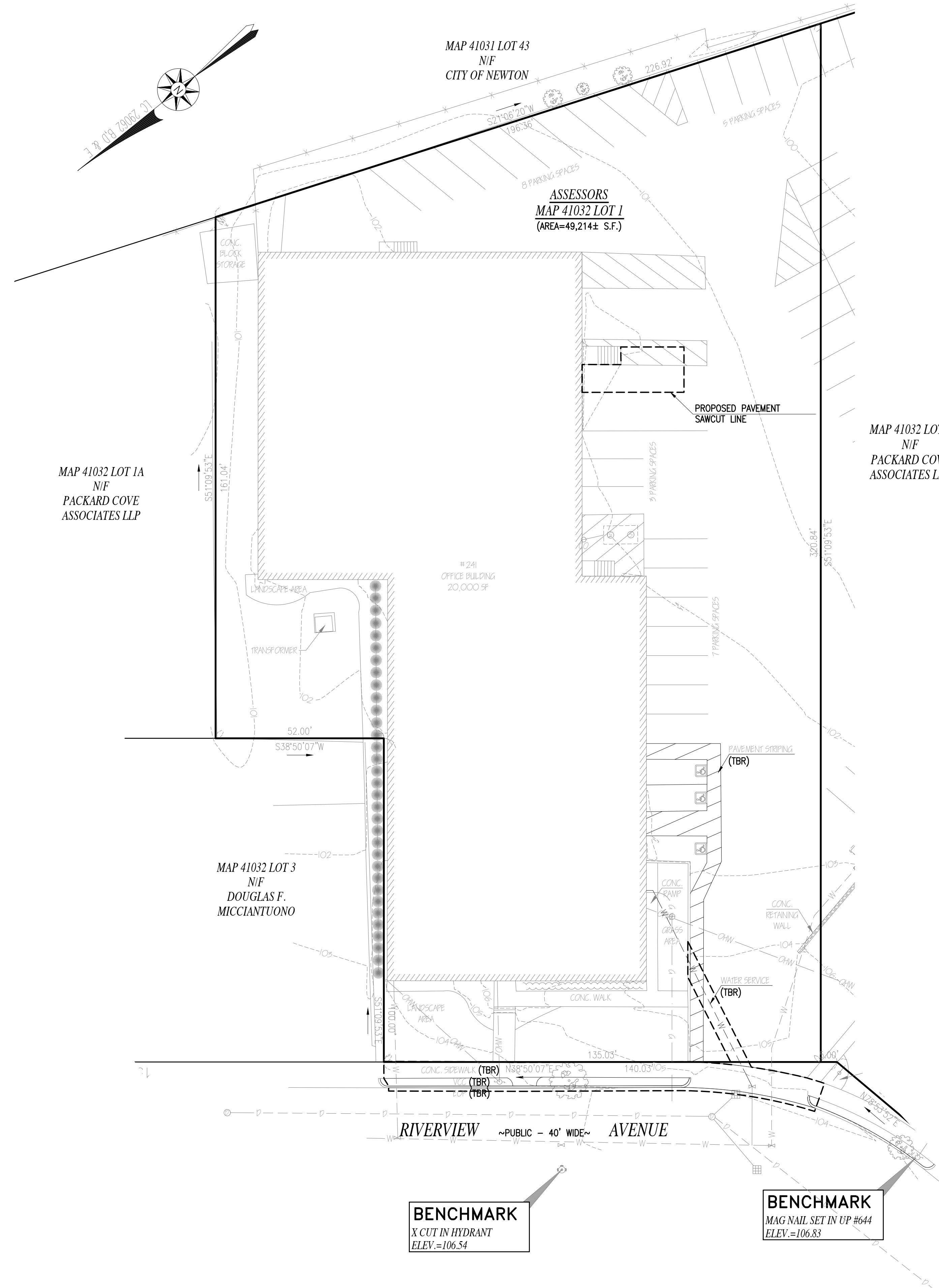
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EXISTING CONDITIONS
SHEET 3 OF 7

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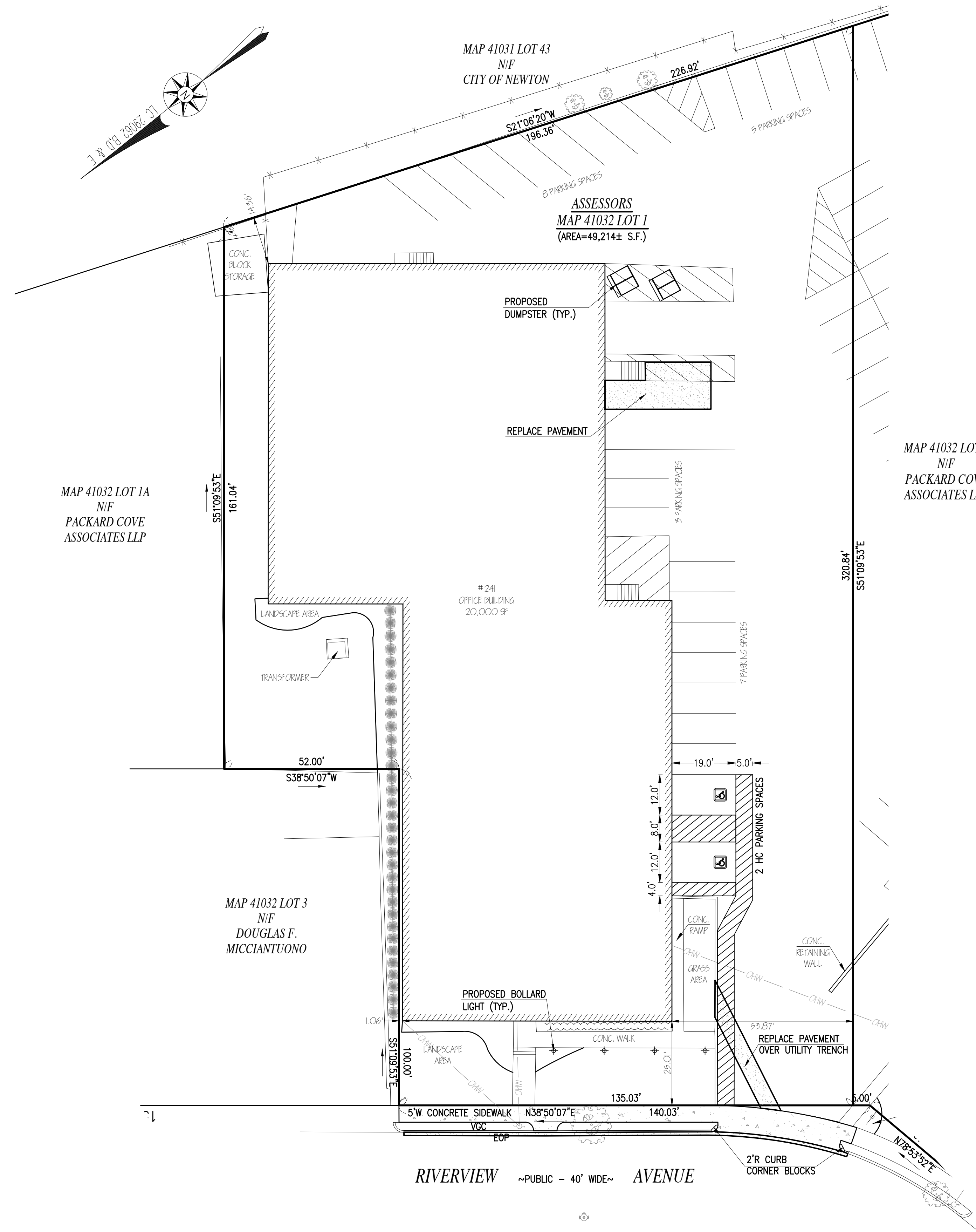
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SITE PLAN
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DEMOLITION
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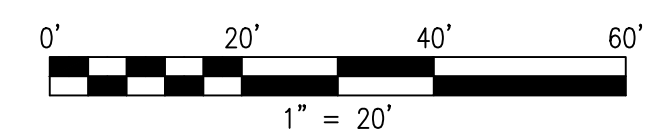
— ZONING DATA —

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
DISTRICT: MAN			
LOT AREA	10,000 S.F.	49,214 S.F.	49,214 S.F.
FRONT SETBACK	GREATER OF 15 FT OR 1/3 BUILDING HEIGHT OR AVERAGE	25.01 FT	25.01 FT
SIDE SETBACK ABUTTING RESIDENTIAL OR PUBLIC USE DISTRICT	GREATER OF 1/3 BUILDING HEIGHT OR 20 FT	N/A FT	N/A FT
SIDE SETBACK NOT ABUTTING RESIDENTIAL DISTRICT	1/3 BUILDING HEIGHT	1.06 FT	1.06 FT
REAR SETBACK ABUTTING RESIDENTIAL OR PUBLIC USE DISTRICT	GREATER OF 1/3 BUILDING HEIGHT OR 20 FT	14.36 FT	14.36 FT
REAR SETBACK NOT ABUTTING RESIDENTIAL OR PUBLIC USE DISTRICT	1/3 BUILDING HEIGHT	N/A FT	N/A FT
BUILDING HEIGHT (MAXIMUM)	24 FT	<24 FT	<24 FT
2 STORIES	36 FT		
3 STORIES			
BUILDING HEIGHT (STORIES) (MAXIMUM)	3	1	1
FLOOR AREA RATIO (MAXIMUM)	1.00	0.41 +/-	0.41
2 STORIES			
LOT COVERAGE (MAXIMUM)	NA %	87.2 +/- %	87.20 %

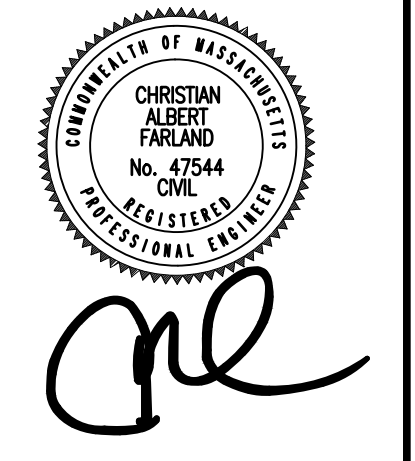
— PARKING & LOADING REQUIREMENTS —

PRINCIPAL USE: RESEARCH

REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 1,000 S.F. + 1 PER 4 EMPLOYEES	25 SPACES	25 SPACES
WHEN 26-50 TOTAL PARKING SPACES ARE PROVIDED, 2 MUST BE ACCESSIBLE SPACES. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE	2 ACCESSIBLE, 1 VAN ACCESSIBLE	2 ACCESSIBLE, 1 VAN ACCESSIBLE
ONE (1) LOADING SPACE FOR STRUCTURES OR LAND USES WITH 5,000-50,999 S.F. OF GROSS FLOOR AREA	1 LOADING SPACE	2 LOADING SPACES



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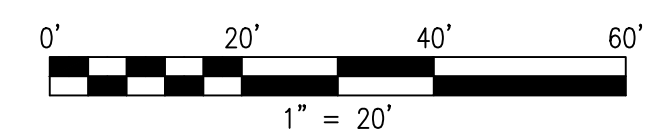
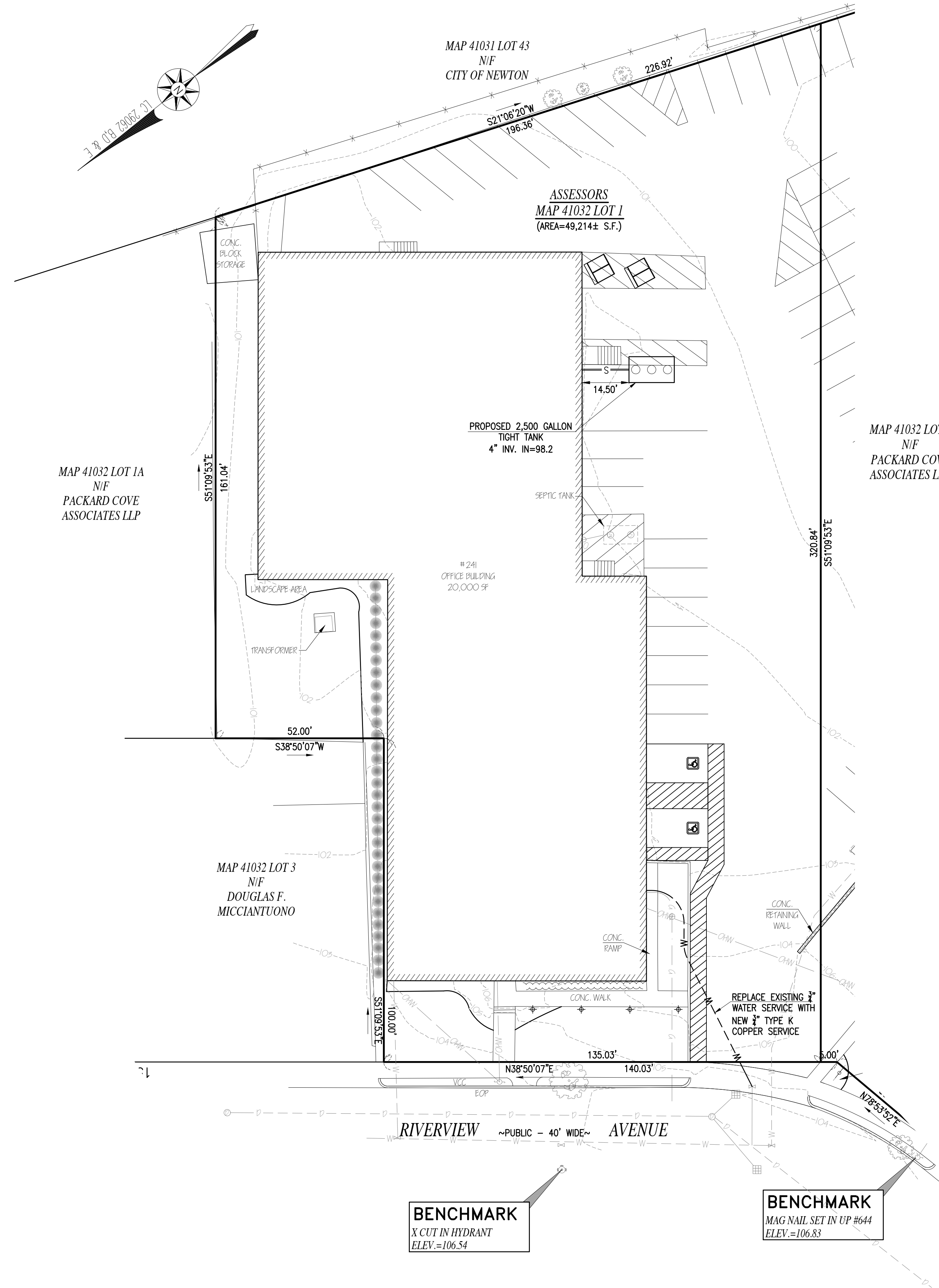
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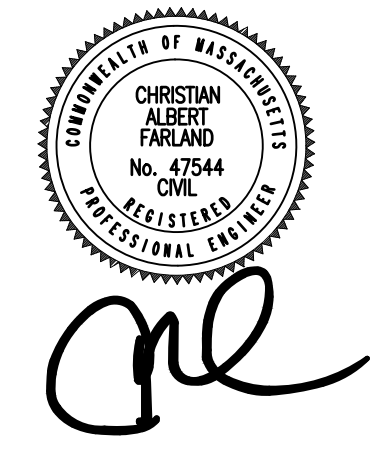
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SITE LAYOUT
 SHEET 5 OF 7

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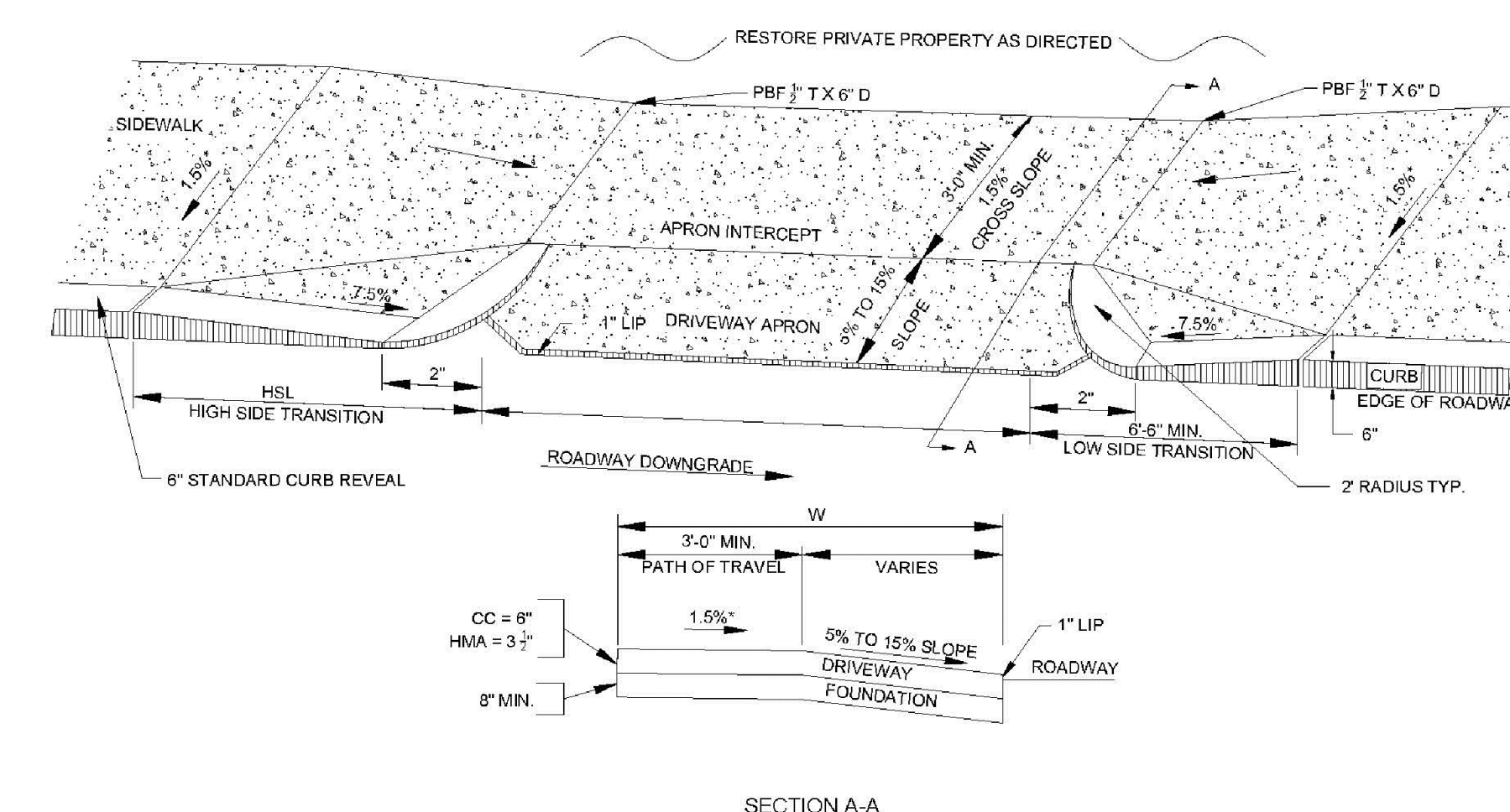
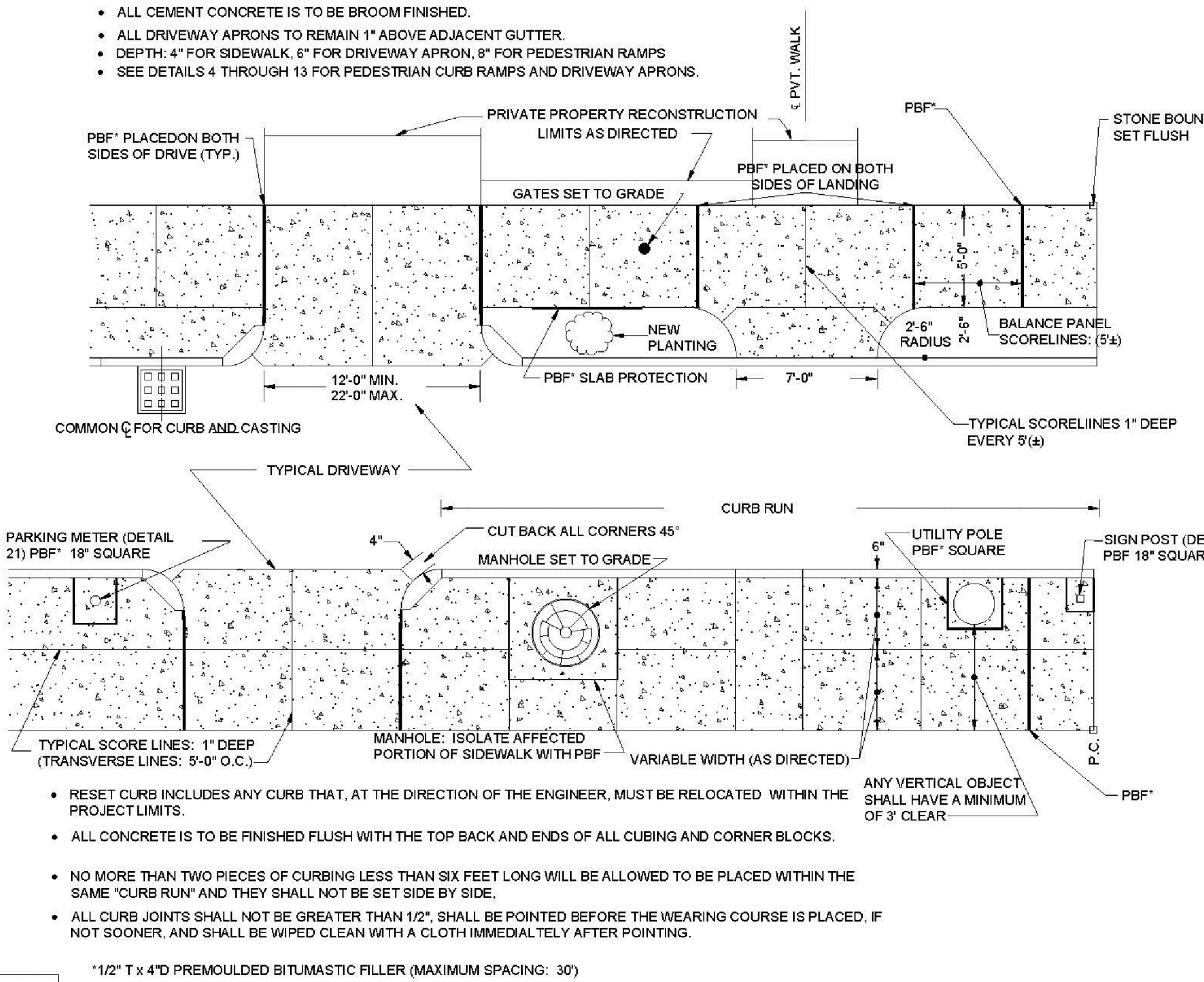
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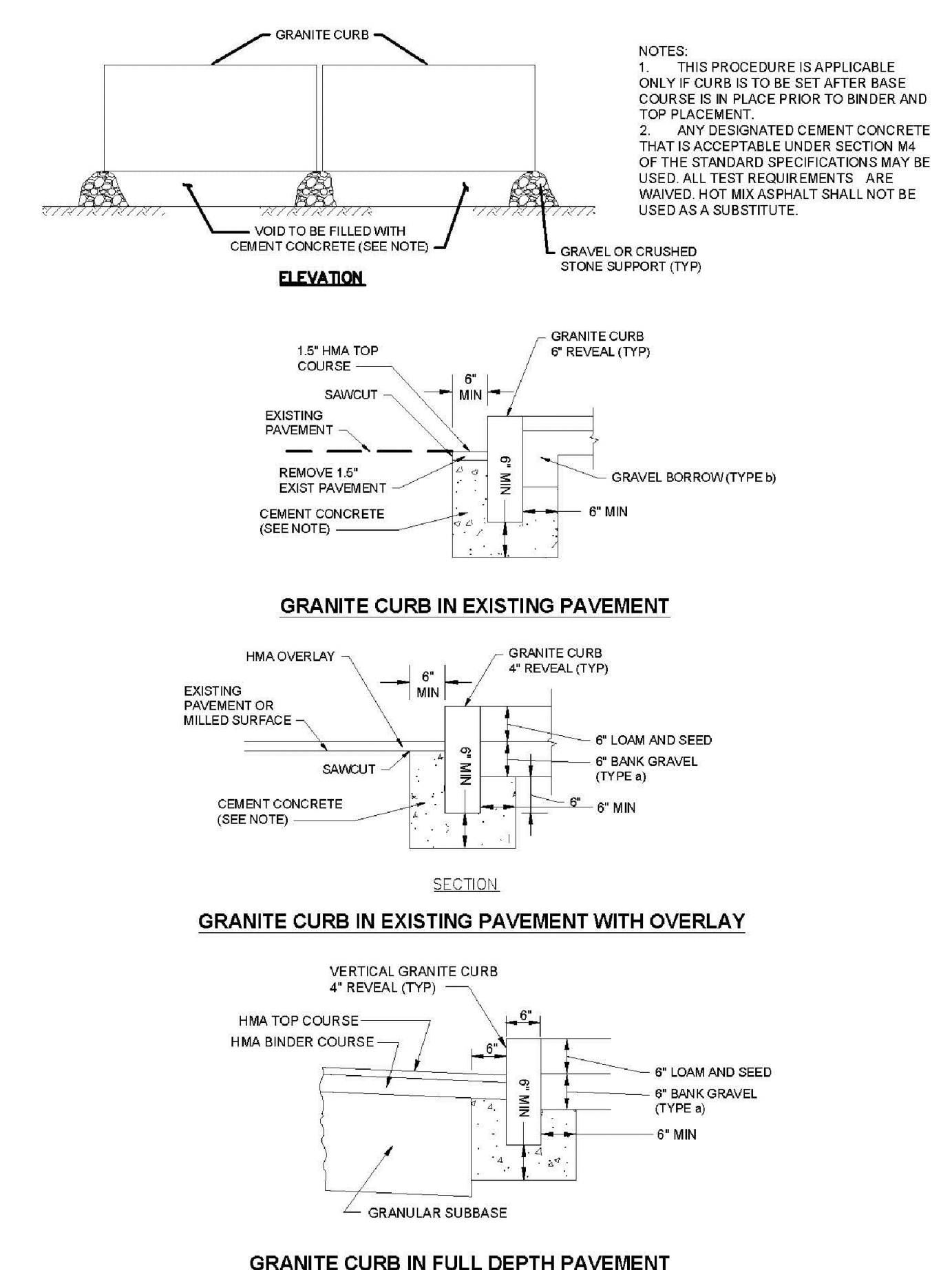
UTILITIES
 SHEET 6 OF 7

IMPORTANT NOTES:

- REFER TO DETAIL 1 FOR SIDEWALK SECTION.
- CEMENT CONCRETE IS SHOWN. SCHEME APPLIES TO BITUMINOUS CONCRETE ALSO. HOWEVER, ALL JOINTS AND SCORE MARKS ARE ELIMINATED & "TACK" ABUTTING ADJACENT BITUMINOUS CONCRETE PAVEMENTS SHALL BE USED.
- 2' RADIUS CORNER BLOCKS THROUGHOUT UNLESS OTHERWISE SPECIFIED.
- ALL CEMENT CONCRETE IS TO BE BROOM FINISHED.
- ALL DRIVEWAY APRONS TO REMAIN 1" ABOVE ADJACENT GUTTER.
- DEPTH: 4" FOR SIDEWALK, 6" FOR DRIVEWAY APRON, 8" FOR PEDESTRIAN RAMPS
- SEE DETAILS 4 THROUGH 13 FOR PEDESTRIAN CURB RAMPS AND DRIVEWAY APRONS.



LEGEND:
 HSL = HIGH SIDE TRANSITION LENGTH (SEE DETAIL 13)
 W = SIDEWALK WIDTH
 * = TOLERANCE FOR CONSTRUCTION +0.5%
 CC = CEMENT CONCRETE
 HMA = HOT MIX ASPHALT
 R = RADIUS



SIDEWALK AND CURBING SCHEME

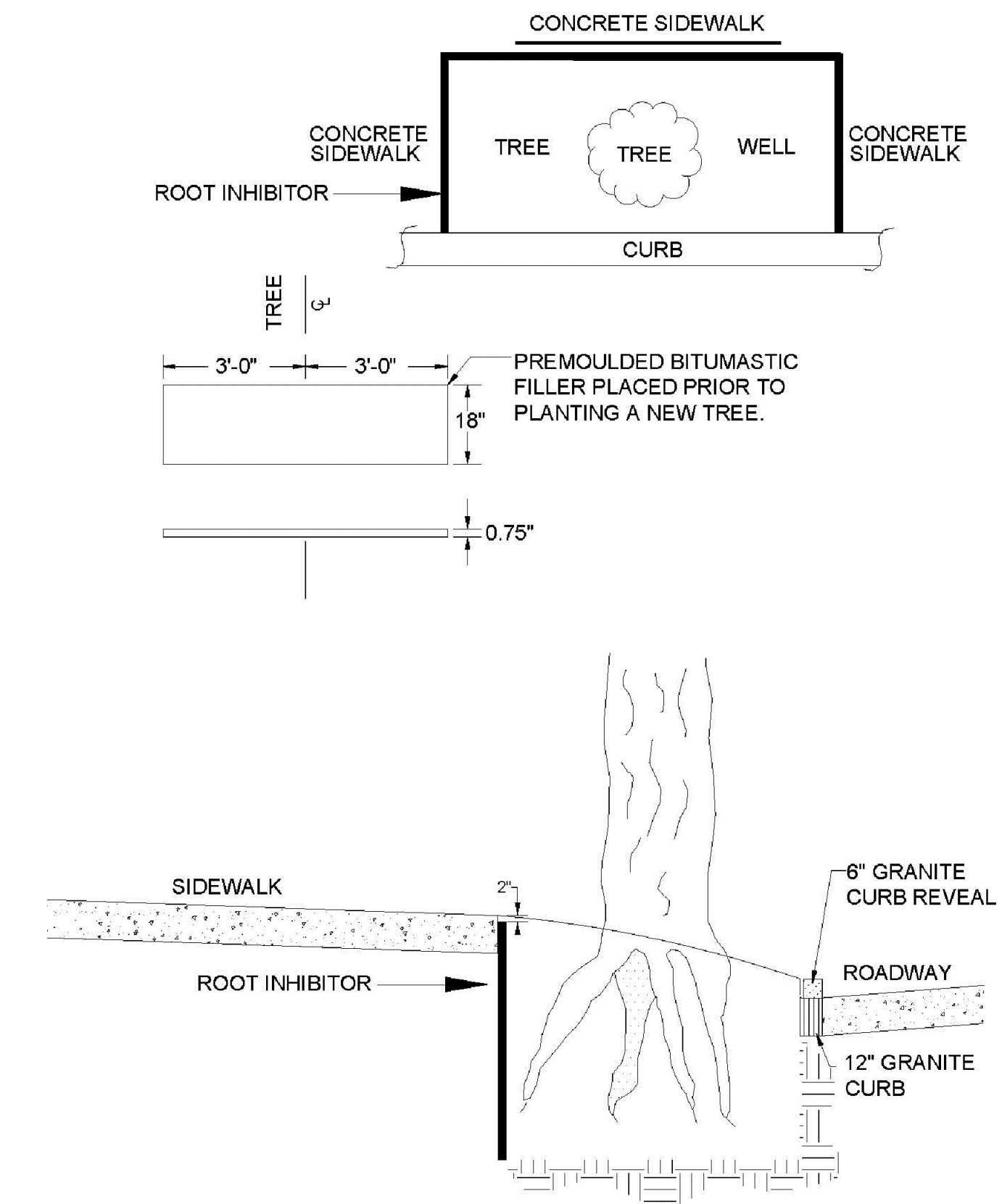
NOT TO SCALE

SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS

NOT TO SCALE

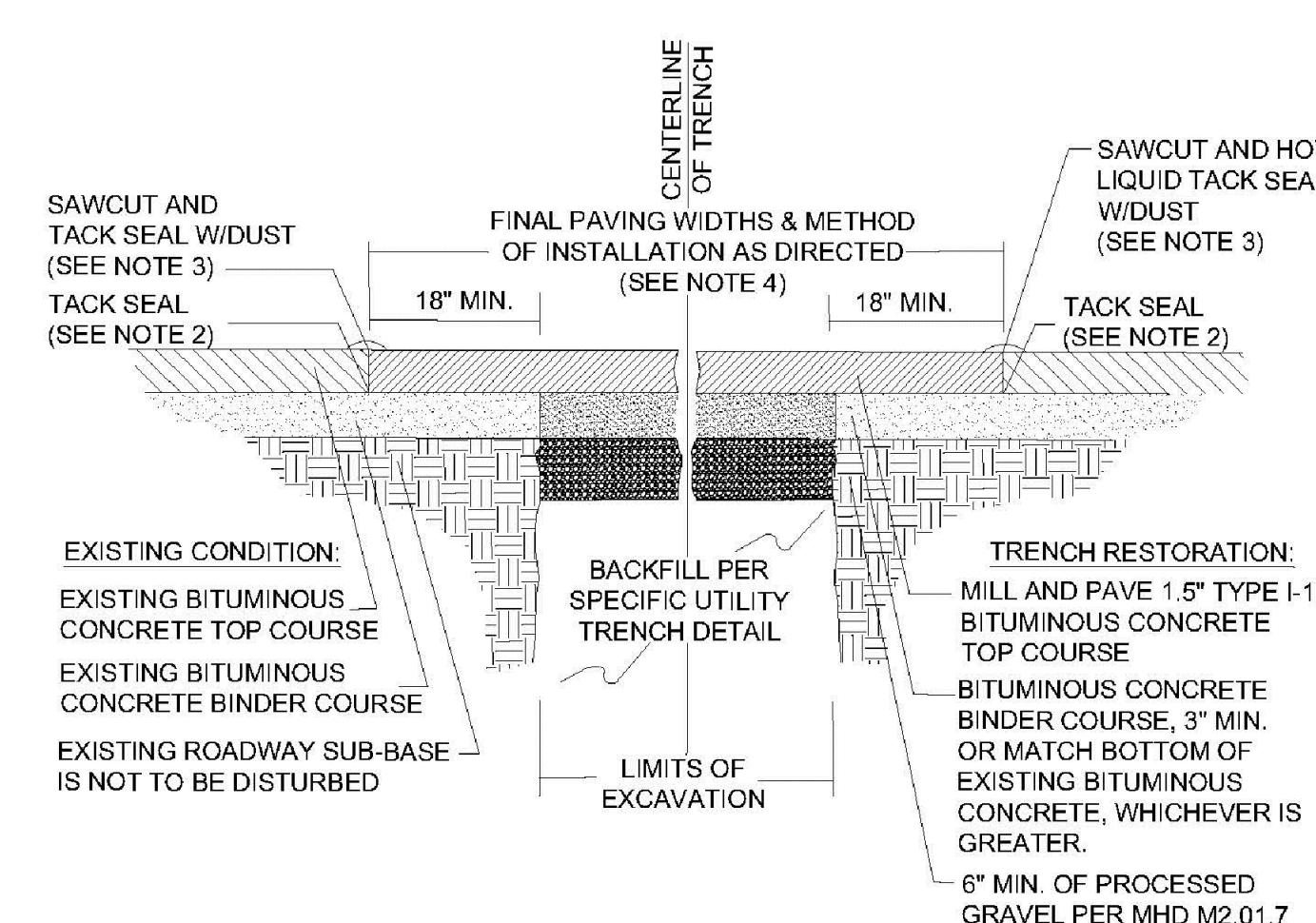
VERTICAL GRANITE CURB

NOT TO SCALE



SIDEWALK SLAB PROTECTION

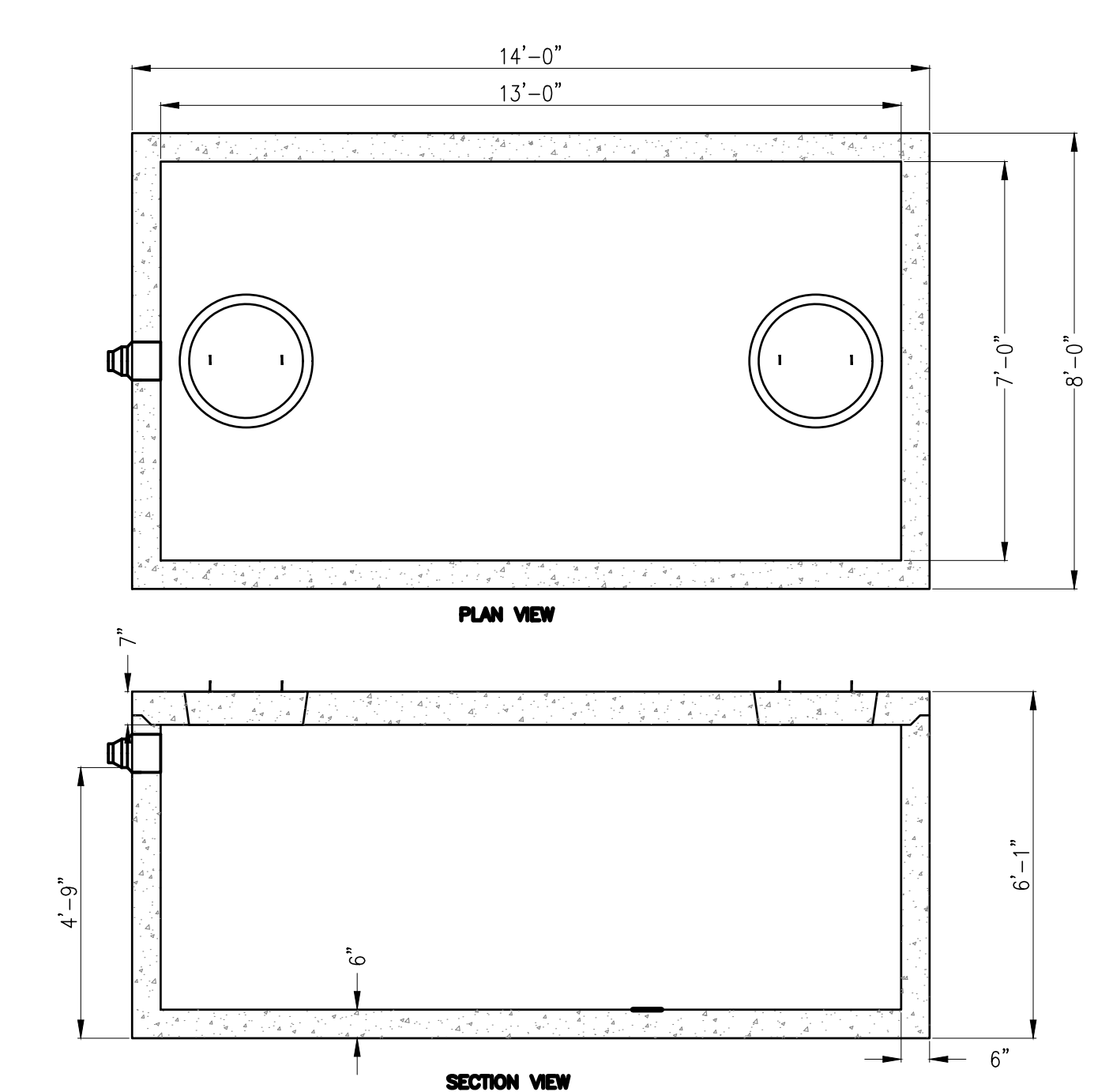
NOT TO SCALE



- ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
- ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
- ALL EXPOSED JOINTS ARE TO BE SEALED WITH HOT LIQUID TACK AND STONE DUST.
- ANY TOP COURSE APPLIED AT A WIDTH OF 6" WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.
- SUPERPAVE FOR PAVEMENT

TYPICAL TRENCH REPAIR

NOT TO SCALE



- NOTES:**
- CONSTRUCTION SHALL BE WATERTIGHT
 - CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
 - A MINIMUM 24" DIA. MANHOLE FRAME & COVER TO GRADE OVER THE INLET AND OUTLET SHALL BE PROVIDED

2,500 GAL. TIGHT TANK DETAIL

NOT TO SCALE

REVISIONS		
1	051722	PER CLIENT



www.FarlandCorp.com

21 VENTURA DRIVE
 DARTMOUTH, MA 02747
 P.508.717.3479
 • ENGINEERING
 • SITEWORK
 • LAND SURVEYING
 • DEVELOPMENT

DRAWN BY: JKM
 DESIGNED BY: JKM
 CHECKED BY: CAF

SITE PLAN
 241 RIVERVIEW AVENUE
 ASSESSORS MAP 41032, LOT 1
 AUBURNDALE, MASSACHUSETTS
 DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET #203
 FOXBOROUGH, MA 02035

MAY 5, 2022
 SCALE: N.T.S.
 JOB NO. 21-575
 LATEST REVISION:
 051722

DETAILS
 SHEET 7 OF 7

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