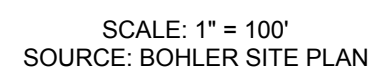


PARCEL ID	OWNER	STREET ADDRESS
1	TOWN OF SUTTON	29 PLEASANT VALLEY RD
8	TURNPIKE DEVELOPMENT LLC	176 WORC-PROV TPKE
9	GALAXY PASS LLC	17 GALAXY PASS
36	GALAXY PASS LLC	1 GALAXY PASS
66	ROUTE 146 SUTTON LLC	30 PLEASANT VALLEY RD
74	ROUTE 146 SUTTON LLC	160 WORC-PROV TPKE
89	DRAKE PETROLEUM CO INC	157 WORC-PROV TPKE
90	SBOA LLC	139 BOSTON RD
151	GALAXY PASS LLC	10 GALAXY PASS
171	STANLEY FAMILY REALTY TRUST	12 PLEASANT VALLEY RD

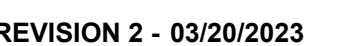
SCALE: 1" = 1,000'
SOURCE: USGS GRAFTON
QUADRANGLE

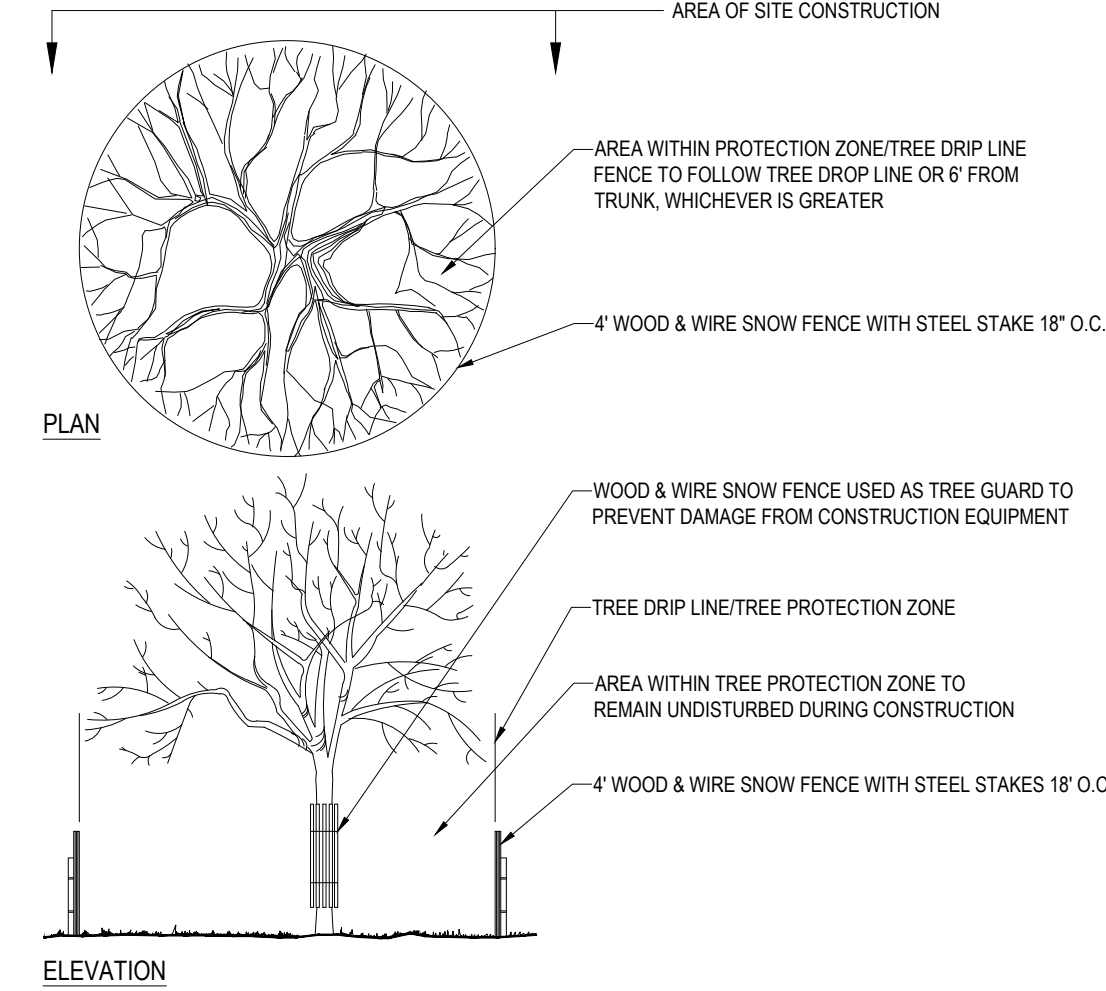
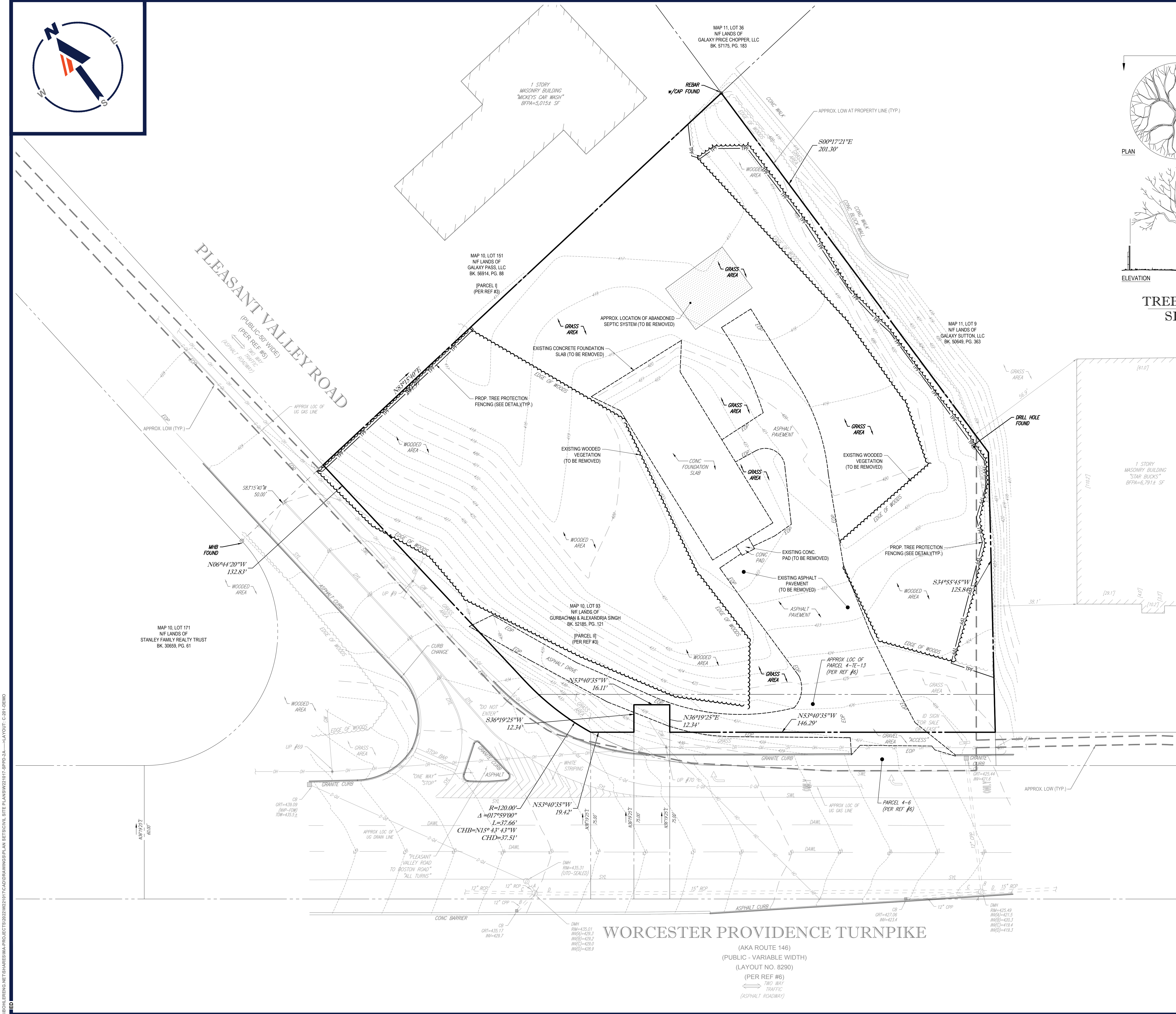


SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE & UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-802
DETAIL SHEET	C-803
DETAIL SHEET	C-804

TOWN OF SUTTON BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.	
PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE

SIGNATURE _____ DATE _____





TREE PROTECTION DURING
SITE CONSTRUCTION

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	01/31/2023	CLIENT COMMENTS	EVD	GD/JAK
2	03/20/2023	TOWN COMMENTS		

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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJAK
DATE: 10/27/2022
CAD ID: W221017-SPPD-2A

PROJECT:

PROPOSED
MEDICAL CLINIC

FOR

TORRINGTON
PROPERTIES INC.

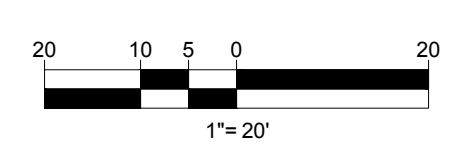
PROPOSED
DEVELOPMENT

MAT: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

REFER TO GENERAL NOTES SHEET FOR
DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY

APPROVAL BLOCK	
TOWN OF SUTTON BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.	
PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE



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SHEET TITLE:

DEMOLITION
PLAN

SHEET NUMBER:

C-201

REVISION 2 - 03/20/2023

\\BOHLER\ENG\NET\SHARES\MA\PROJECTS\2022\W221017\CAD\DRAWINGS\PLAN SET\BOHLER SITE PLANS\W221017-SPPD-2A.dwg - LAYOUT: C-201.DEMO



GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

SITE INFORMATION

- APPLICANT:
TORRINGTON PROPERTIES, INC
60 K STREET, SUITE 302
BOSTON, MA 02127
- OWNER:
TORRINGTON PROPERTIES, INC
60 K STREET, SUITE 302
BOSTON, MA 02127
- PARCEL:
MAP 10 BLOCK 93
15 PLEASANT VALLEY ROAD
WORCESTER, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	BUSINESS - HIGHWAY (B2)		
OVERLAY DISTRICT	GROUNDWATER/AQUIFER PROTECTION / ROUTE 146 OVERLAY		
REQUIRED PERMIT	SITE PLAN APPROVAL & SPECIAL PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	54,465 SF	NO CHANGE
MIN. LOT WIDTH	200 FEET	232 FEET	NO CHANGE
MAX. BLDG COVERAGE	50% OF TOTAL LOT AREA	5.5%	9.5%
MIN. FRONT SETBACK	50 FEET	62.9 FEET	50.0 FEET
MIN. SIDE SETBACK	20 FEET	59.8 FEET	63.7 FEET
MAX. EMPLOYEE COUNT	N/A	N/A	13
MIN. LOT FRONTAGE	200 FEET	181.82 (E) HORIZONTAL DISTANCE 206.50 TOTAL LENGTH	181.82 (W)(12) HORIZONTAL DISTANCE 206.50 TOTAL LENGTH
MAX. BUILDING HEIGHT	45 FEET	-	<45 FEET
MAX. IMPER. COVERAGE	65% OF TOTAL LOT AREA	19.4%	49.2%
PARKING SPACES	22	-	30
ACCESS. PARKING SPACES	1	-	2
MIN. OPEN SPACE	35% OF TOTAL LOT AREA (1)	35.0% (19,063 SF)	12.33% (6,716 SF) (W)(4)
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: MEDICAL CLINIC USE REQUIRED PARKING: 1 SPACE PER 250 SF OF BUILDING CALCULATION: 5253 SF / 250 SFS/SPACE = 22 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 2 MIN. ACCESSIBLE SPACES 26-50 SPACES = 3 MIN. ACCESSIBLE SPACES 51-75 SPACES = 4 MIN. ACCESSIBLE SPACES 76-100 SPACES = 5 MIN. ACCESSIBLE SPACES 101-150 SPACES = 6 MIN. ACCESSIBLE SPACES 151-200 SPACES = 7 MIN. ACCESSIBLE SPACES 201-300 SPACES = 8 MIN. ACCESSIBLE SPACES 301-400 SPACES = 9 MIN. ACCESSIBLE SPACES	= 1 MIN. ACCESSIBLE SPACE = 2 MIN. ACCESSIBLE SPACES = 3 MIN. ACCESSIBLE SPACES = 4 MIN. ACCESSIBLE SPACES = 5 MIN. ACCESSIBLE SPACES = 6 MIN. ACCESSIBLE SPACES = 7 MIN. ACCESSIBLE SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000
VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		
	N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE		

PARKING SETBACKS

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK	50 FEET	59.2 FEET	20 FEET (W)(2)
MIN. SIDE SETBACK	20 FEET	77.1 FEET	5.2 FEET (W)(2)

- OPEN SPACE SHALL NOT INCLUDE LAND UNDER RIGHT-OF-WAYS FOR UTILITIES AND REQUIRED YARD SETBACK AREAS.
- A WAIVER WILL BE REQUESTED FROM SECTION IV.B(1) TO ALLOW FOR PROPOSED PARKING & MANEUVERING AISLES TO BE LOCATED WITHIN THE YARD SETBACKS.
- A WAIVER WILL BE REQUESTED FROM SECTION V.D(4)(A.3) FOR DISTURBANCE TO OCCUR ON EXISTING SLOPES 15% OR GREATER.
- A WAIVER WILL BE REQUESTED FROM SECTION V.D(4)(B.1) FOR REQUIRED OPEN SPACE WITHIN YARD SETBACKS.
- A WAIVER WILL BE REQUESTED FROM SECTION V.D(4)(C.1) FOR REQUIRED PEDESTRIAN PATH PATHS LINKING MAJOR BUILDINGS TO OPEN SPACE.
- A WAIVER WILL BE REQUESTED FROM SECTION V.D(4)(C.1.D) FOR REQUIRED COMMON GATHERING AREA.
- A WAIVER WILL BE REQUESTED FROM SECTION V.D(4)(C.2.D) FOR REQUIRED SHELTERS FOR PUBLIC TRANSIT.
- A WAIVER WILL BE REQUESTED FROM SECTION IV.B(5.A.2) FOR REQUIRED TREES ALONG THE VEGETATED BUFFER FROM A PUBLIC STREET.
- A WAIVER WILL BE REQUESTED FROM SECTION IV.B(5.B.1) FOR THE REQUIRED TEN FOOT WIDE BUFFER FROM ADJACENT CONTIGUOUS PROPERTIES.
- A WAIVER WILL BE REQUESTED FROM SECTION V.B(5.C.3) FOR INTERIOR LANDSCAPE AREAS TO BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING TO A MAXIMUM OF ONE HUNDRED FEET.
- A VARIANCE WILL BE REQUESTED FROM SECTION IV.A(4.C) FOR WALL SIGNS NOT EXCEEDING AN AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF THAT WALL FOR EXTERNALLY ILLUMINATED SIGNS.
- A VARIANCE WILL BE REQUESTED FOR A 74.2 SF INTERNALLY ILLUMINATED PYLON SIGN, WHERE 50 SF IS PERMITTED BY CODE.
- A WAIVER WILL BE REQUESTED FOR LOT FRONTAGE REQUIREMENTS AS THE EXISTING HORIZONTAL MEASUREMENT IS 181.82, WITH THE TOTAL FRONTAGE LENGTH OF 206.50. THESE MEASUREMENTS WILL REMAIN IN THE PROPOSED CONDITION.

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	01/31/2023	CLIENT COMMENTS	EVD
2	03/20/2023	TOWN COMMENTS	GD/JAK



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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJAK
DATE: 10/27/2022
CAD ID: W221017-SPDD-2A

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON PROPERTIES INC.

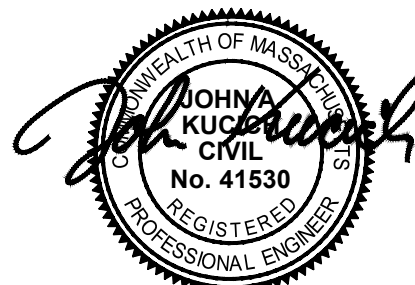
PROPOSED DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
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Phone: (508) 480-9900

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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

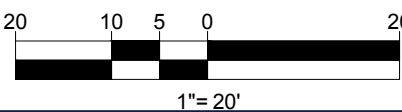
REVISION 2 - 03/20/2023

PLEASANT VALLEY ROAD
(PUBLIC - VARIABLE WIDTH)
(PER REF #5)
(ASPHALT ROADWAY)

MAP 10, LOT 171
NF LANDS OF
STANLEY FAMILY REALTY TRUST
BK. 30659, PG. 61

WORCESTER PROVIDENCE TURNPIKE

(AKA ROUTE 146)
(PUBLIC - VARIABLE WIDTH)
(LAYOUT NO. 8290)
(PER REF #6)
THRU WAY
TRAFFIC
(ASPHALT ROADWAY)





THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
FOR ADDITIONAL GRADING & UTILITY
NOTES

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/31/2023	CLIENT COMMENTS	EVD	GD/JAK
2	03/20/2023	TOWN COMMENTS		



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DRAWN BY: EVD
CHECKED BY: GBJAK
DATE: 10/27/2022
CAD ID: W221017-SPPD-2A

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

**TORRINGTON
PROPERTIES INC.**

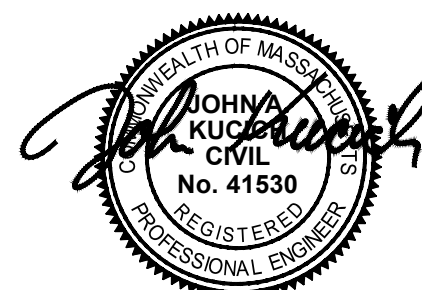
PROPOSED
DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401

REVISION 2 - 03/20/2023

PLEASANT VALLEY ROAD
(PUBLIC-50' WIDE)
(PER REF #5)
(ASPHALT ROADWAY)

MAP 10, LOT 171
NF LANDS OF
STANLEY FAMILY REALTY TRUST
BK 30659, PG. 61

MAP 10, LOT 151
NF LANDS OF
GALAXY PASS, LLC
BK 36814, PG. 68

(PARCEL I)
(PER REF #3)

MAP 11, LOT 36
NF LANDS OF
GALAXY PRICE CHOPPER, LLC
BK 57175, PG. 183

MAP 11, LOT 9
NF LANDS OF
GALAXY SUTTON, LLC
BK 50649, PG. 363

MAP 10, LOT 93
NF LANDS OF
GURBACHAN & ALEXANDRA SINGH
BK 52185, PG. 121

(PARCEL II)
(PER REF #3)

WORCESTER PROVIDENCE TURNPIKE

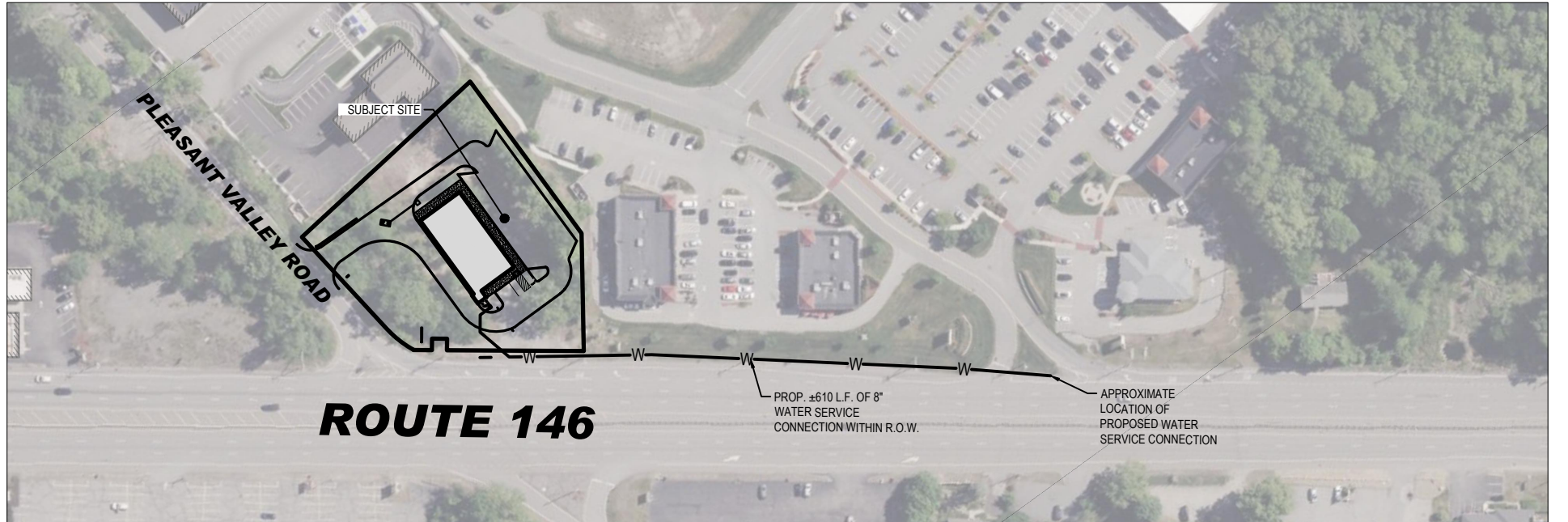
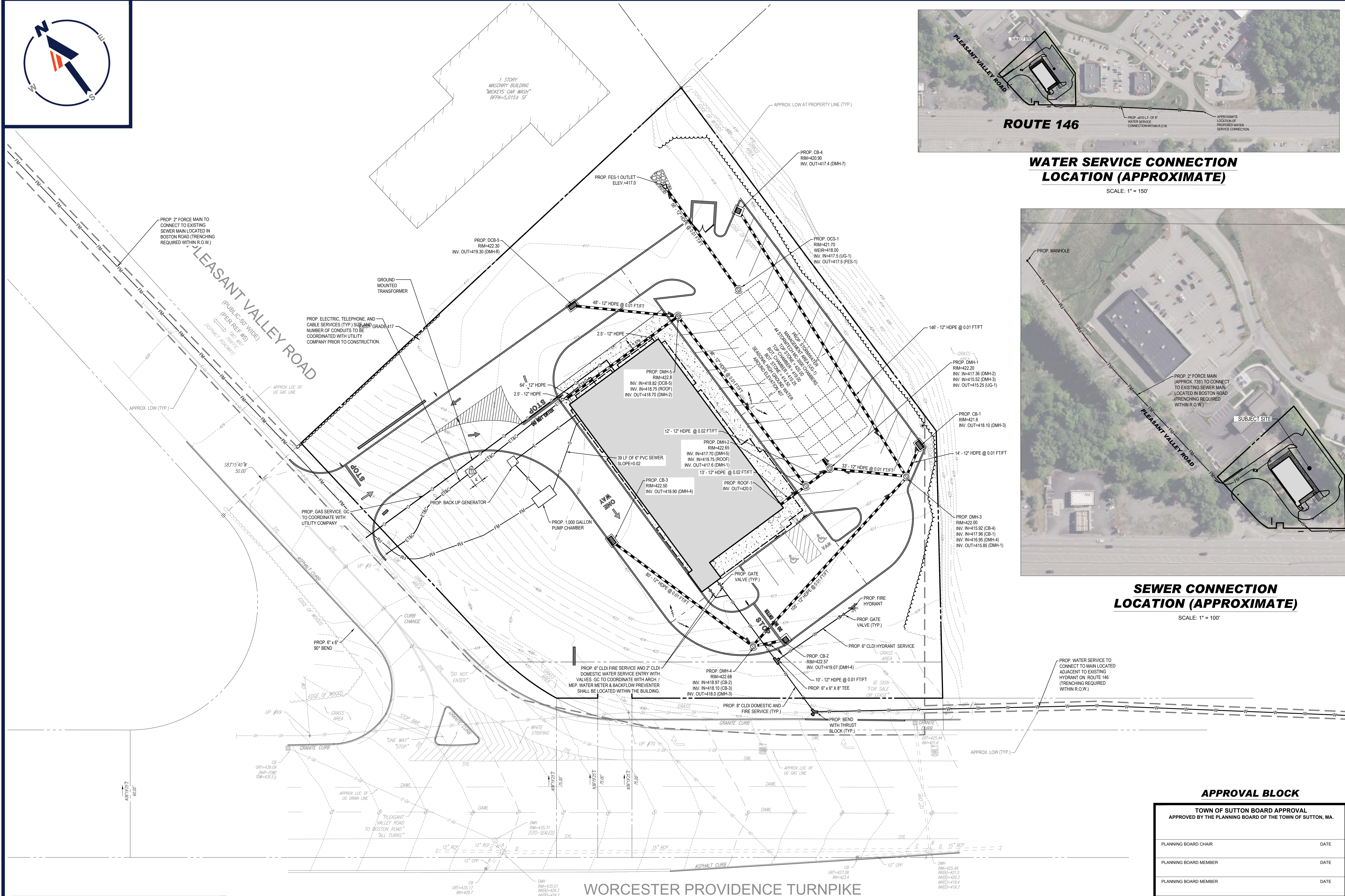
(AKA ROUTE 146)
(PUBLIC - VARIABLE WIDTH)
(LAYOUT NO. 8290)
(PER REF #6)
THRU WAY
TRAFFIC
(ASPHALT ROADWAY)

20 10 0 20
1"= 20'



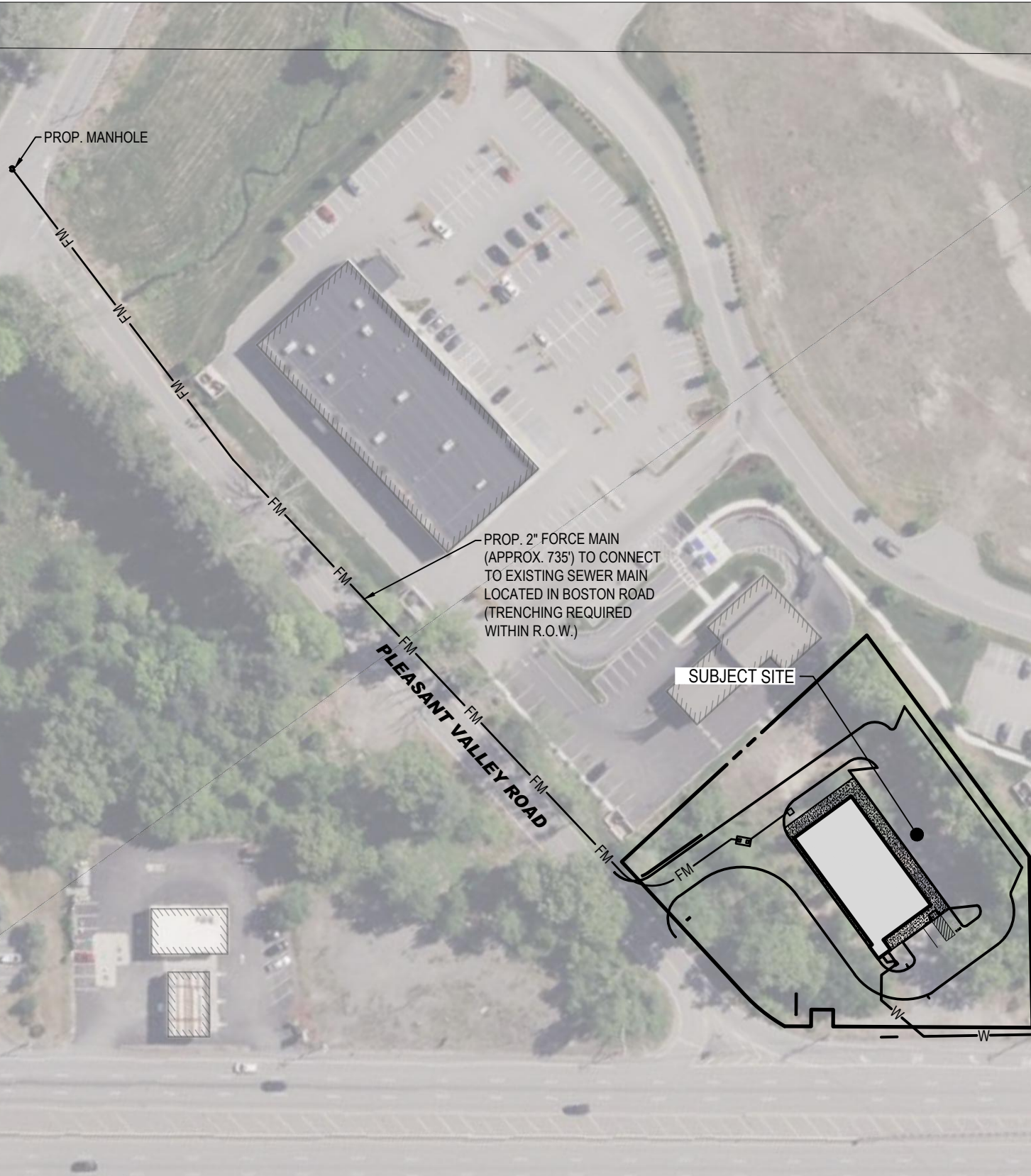
\\BOHLER\NET\SHARES\JMA\PROJECTS\2022\W221017\CADD\DRAWINGS\PLAN SET\BOHLER SITE PLAN\W221017.SPPD-2A.dwg - LAYOUT: C-501.DRANKA\UTL

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



WATER SERVICE CONNECTION LOCATION (APPROXIMATE)

SCALE: 1" = 150'

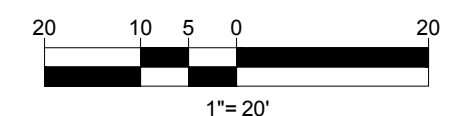


SEWER CONNECTION LOCATION (APPROXIMATE)

SCALE: 1" = 100'

APPROVAL BLOCK

TOWN OF SUTTON BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.	
PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE



TM

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LANDSCAPE ARCHITECTURE

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/31/2023	CLIENT COMMENTS	EVD	GD/JAK
2	03/20/2023	TOWN COMMENTS		

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PROJECT NO.:	W221017
DRAWN BY:	EVD
CHECKED BY:	GD/JAK
DATE:	10/27/2022
CAD I.D.:	W221017-SPPD-2A

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON PROPERTIES INC.

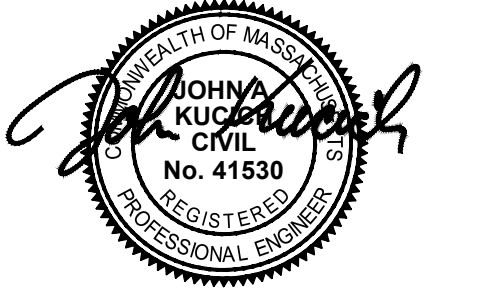
PROPOSED DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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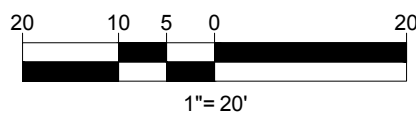
SHEET TITLE:

DRAINAGE & UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 03/20/2023



REVISION 2 - 03/20/2023

(AKA ROUTE 146)
(PUBLIC - VARIABLE WIDTH)
(LAYOUT NO. 8290)
(PER REF #6)
↔ TWO WAY
TRAFFIC
(ASPHALT ROADWAY)

- EROSION AND SEDIMENT CONTROL NOTES**
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
 - THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
 - SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
 - INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
 - ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS SLOPES ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
 - NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
 - IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
 - TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
 - DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
 - REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (188 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
 - ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
 - WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
 - ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
 - ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	MULCH RATE (1000 SF)
PROTECTED AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

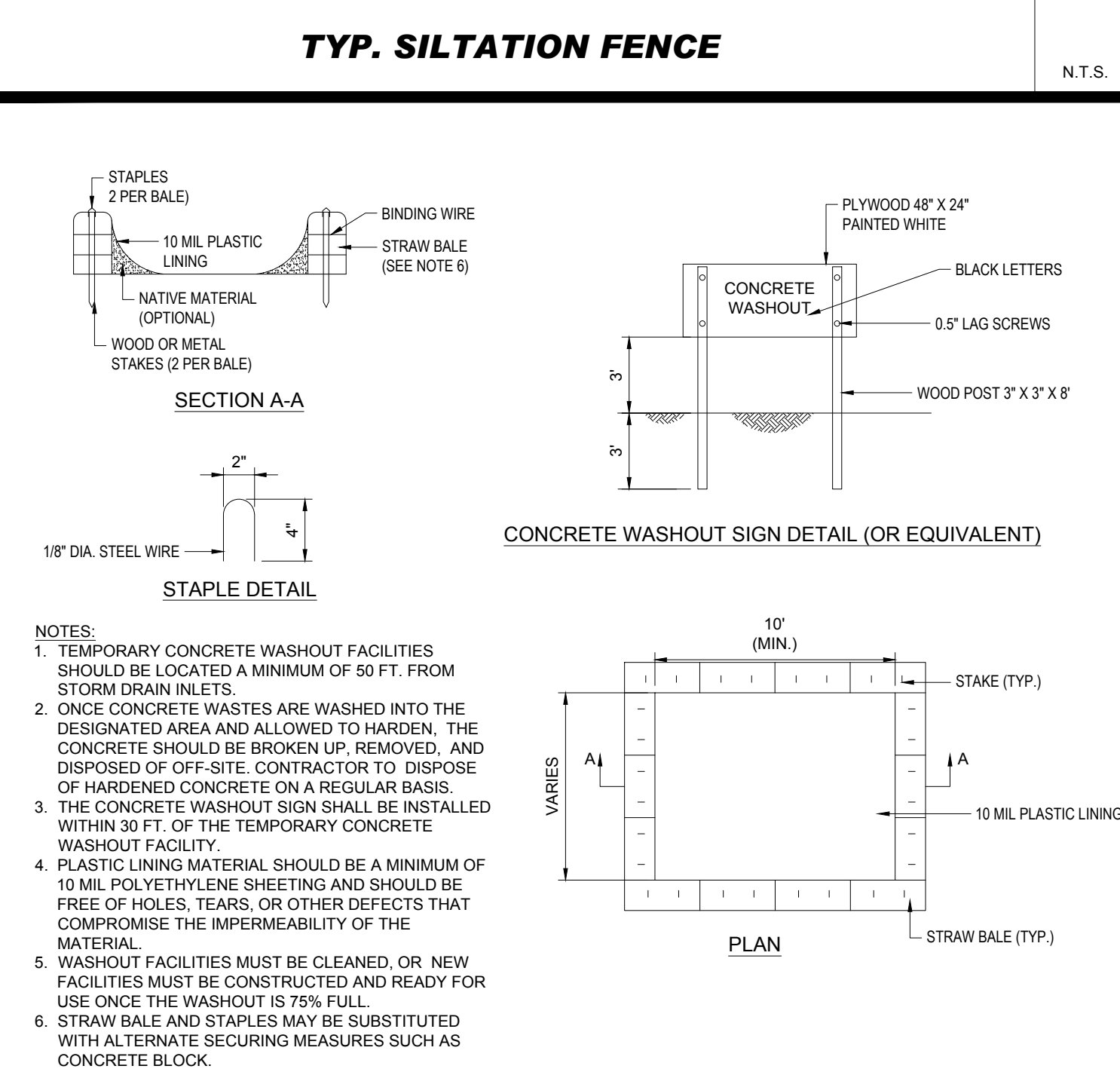
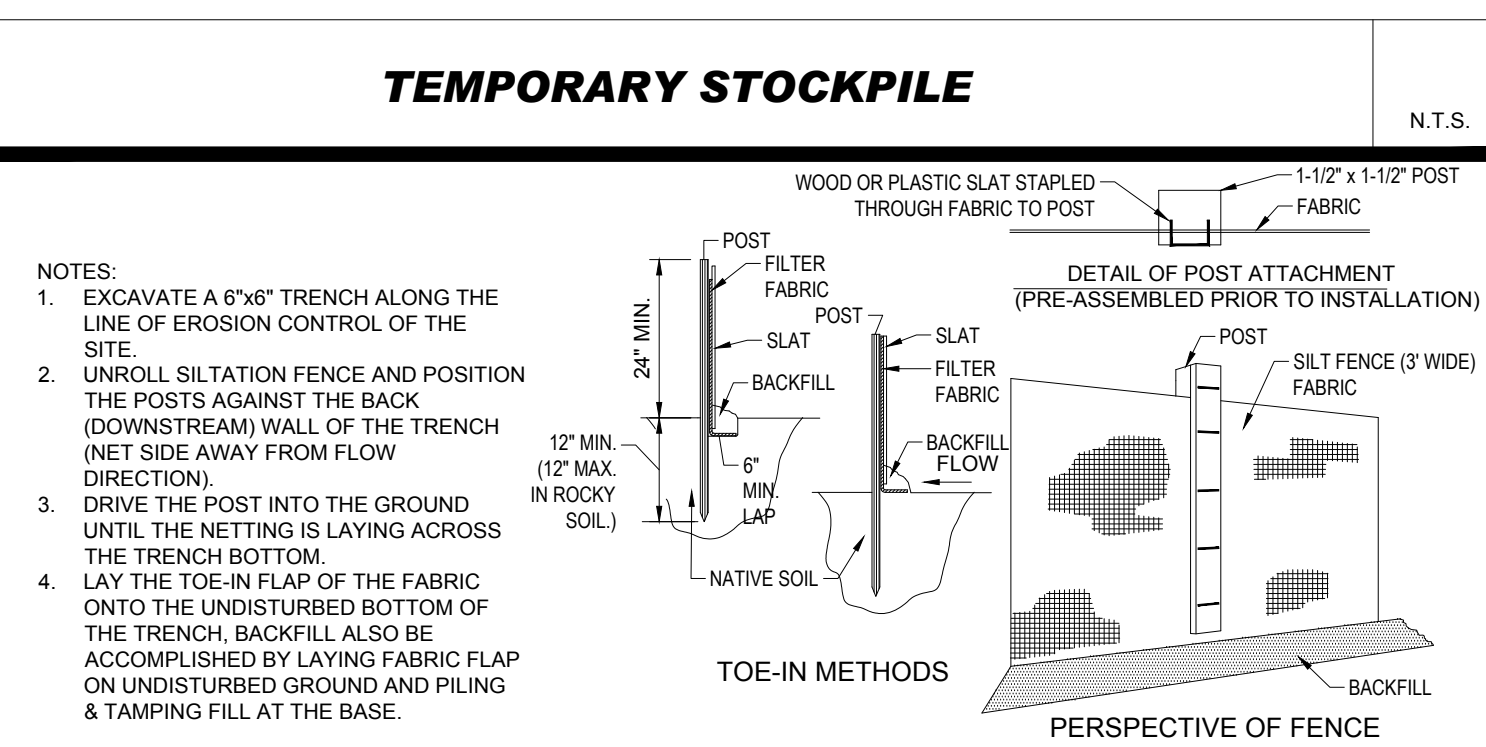
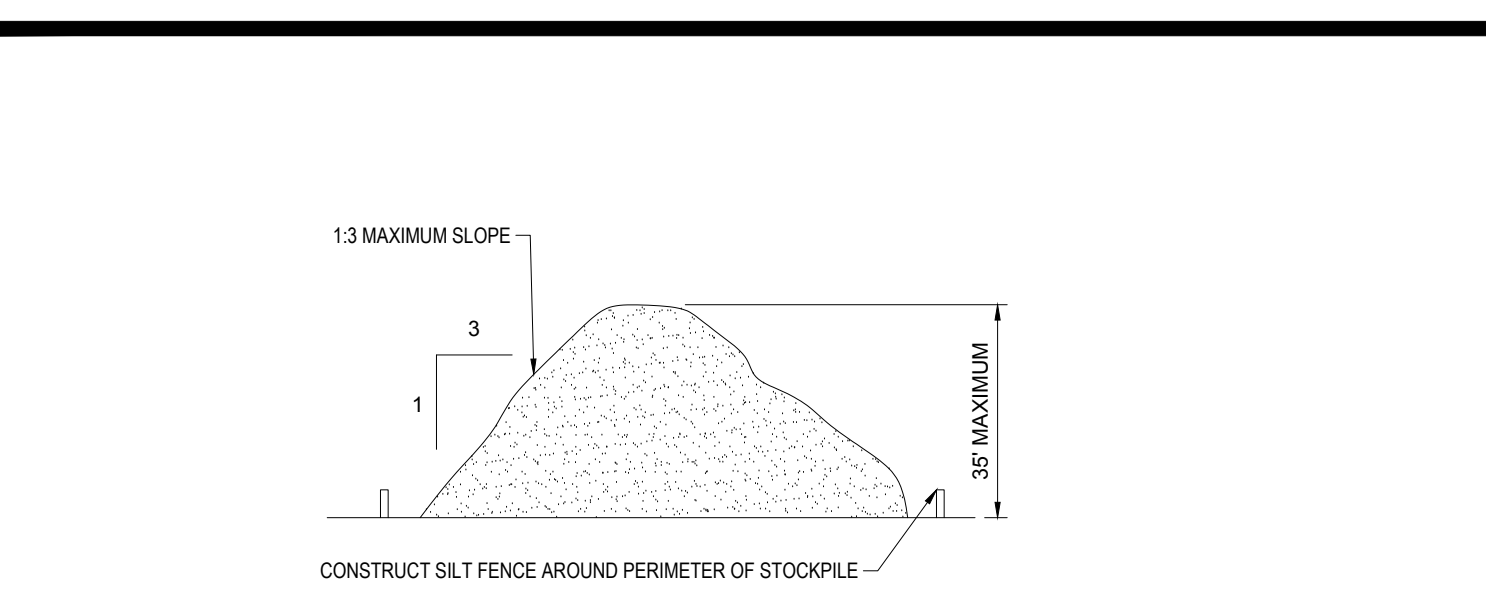
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

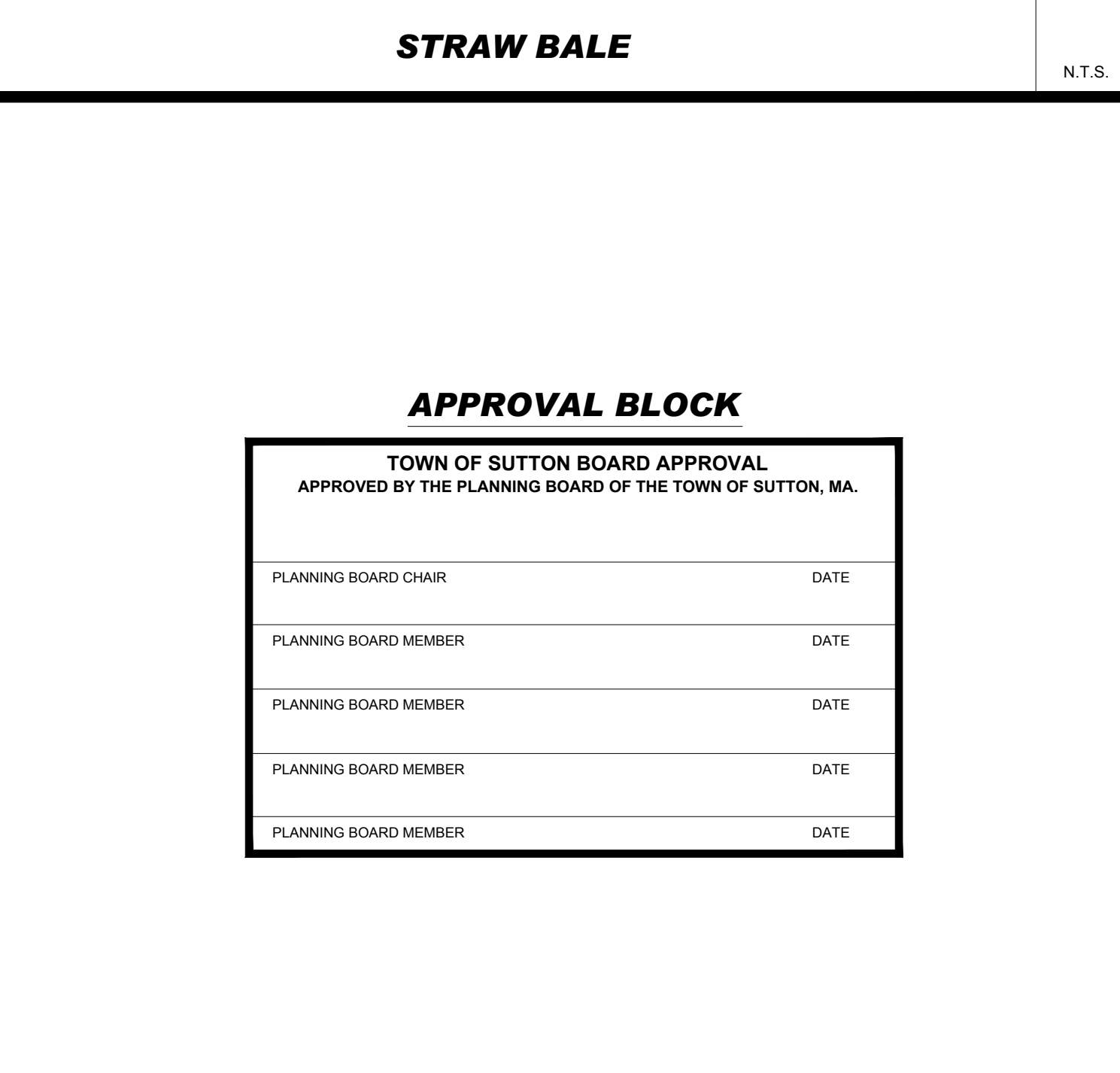
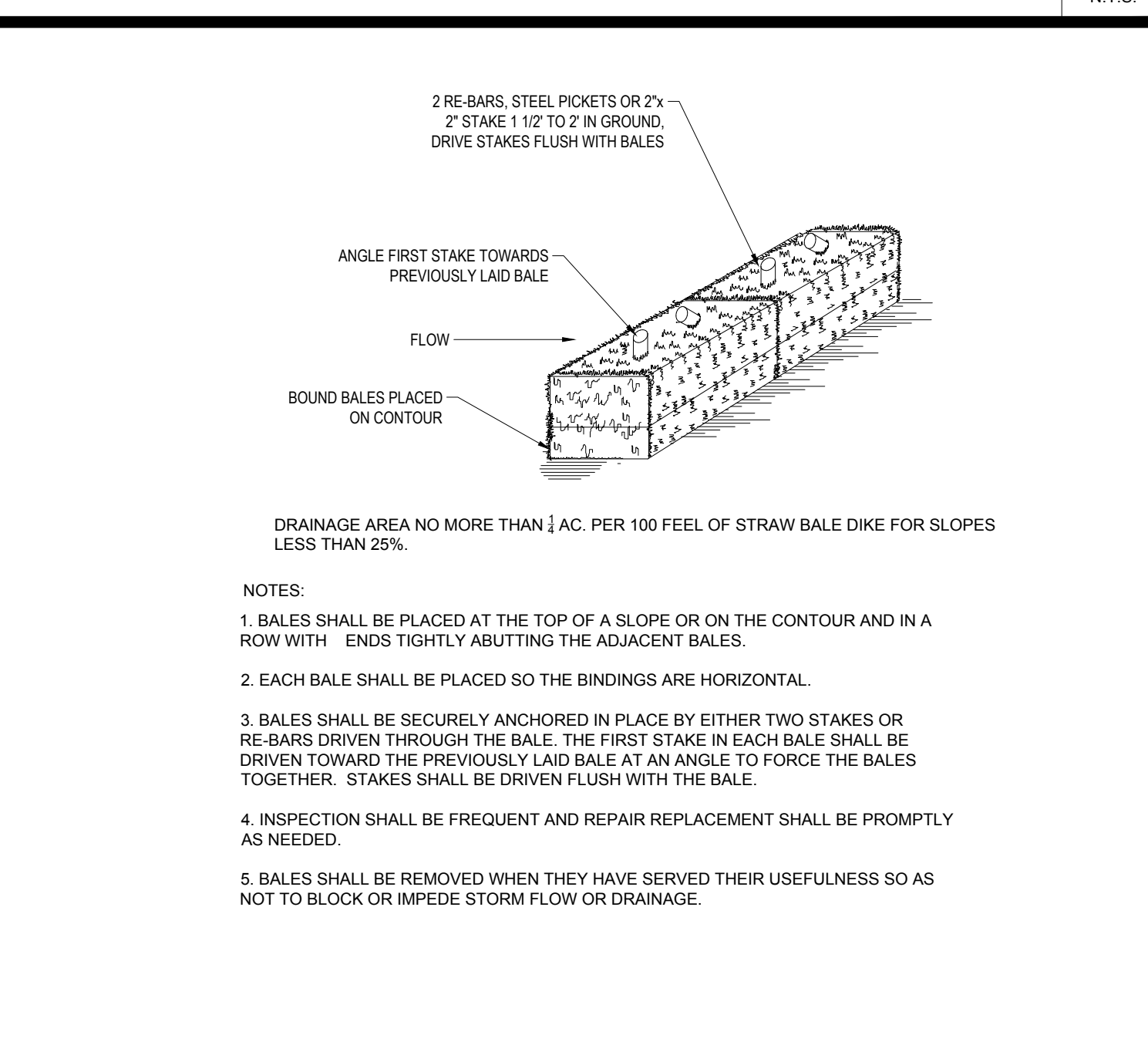
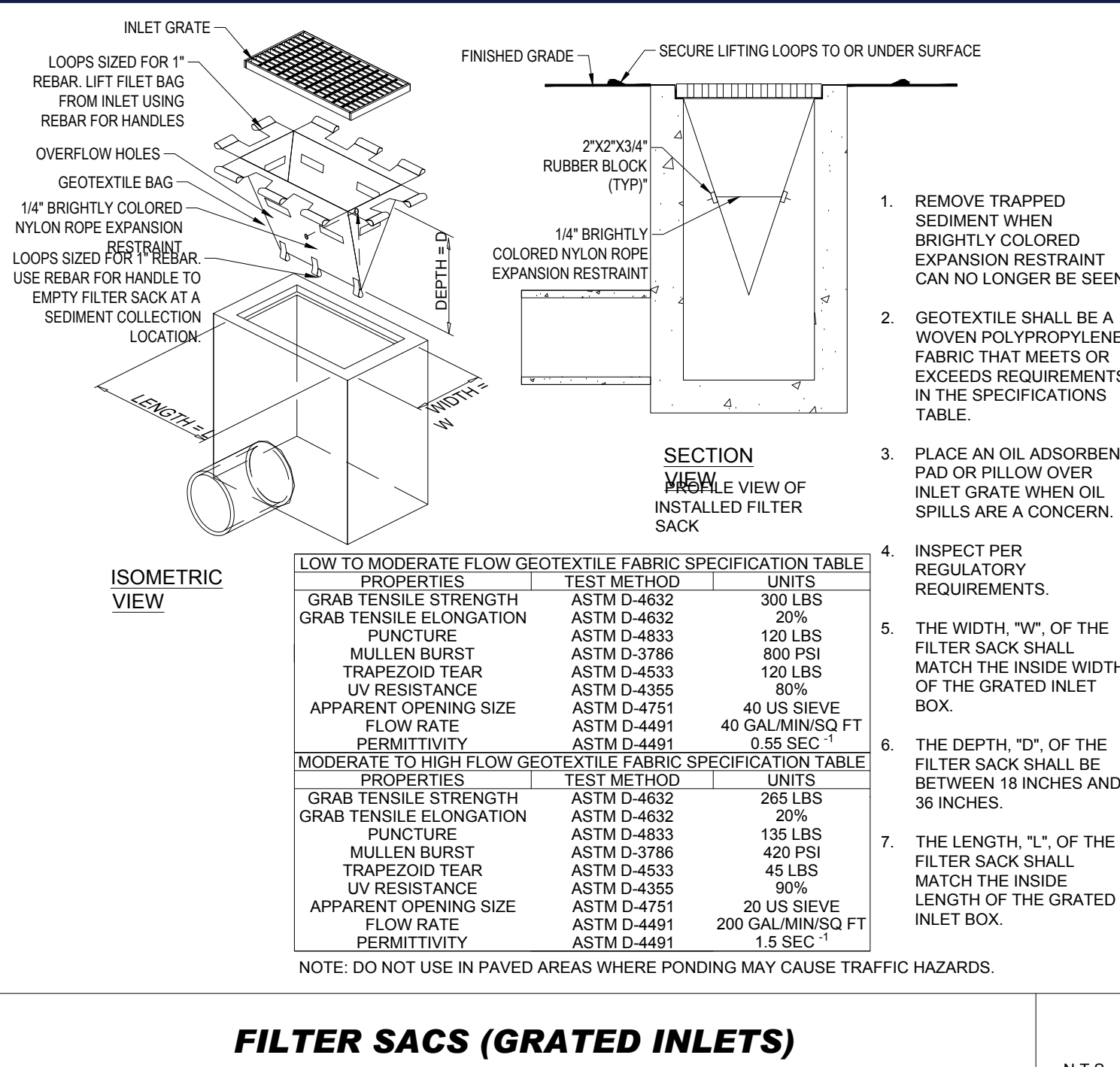
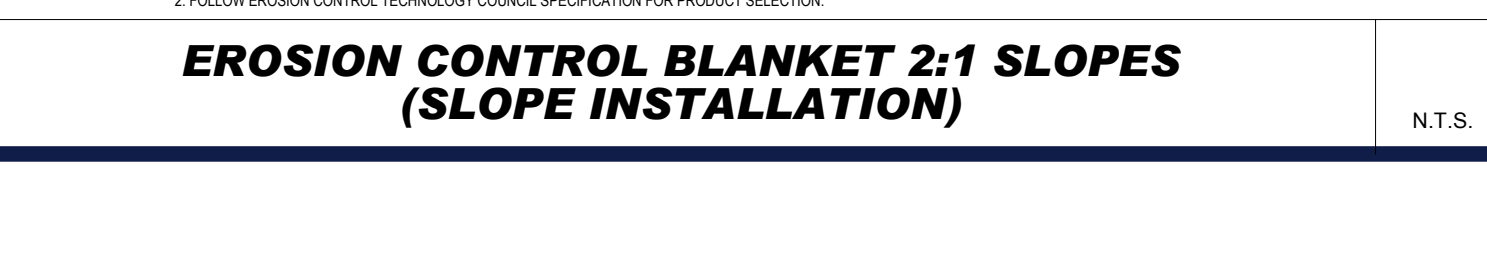
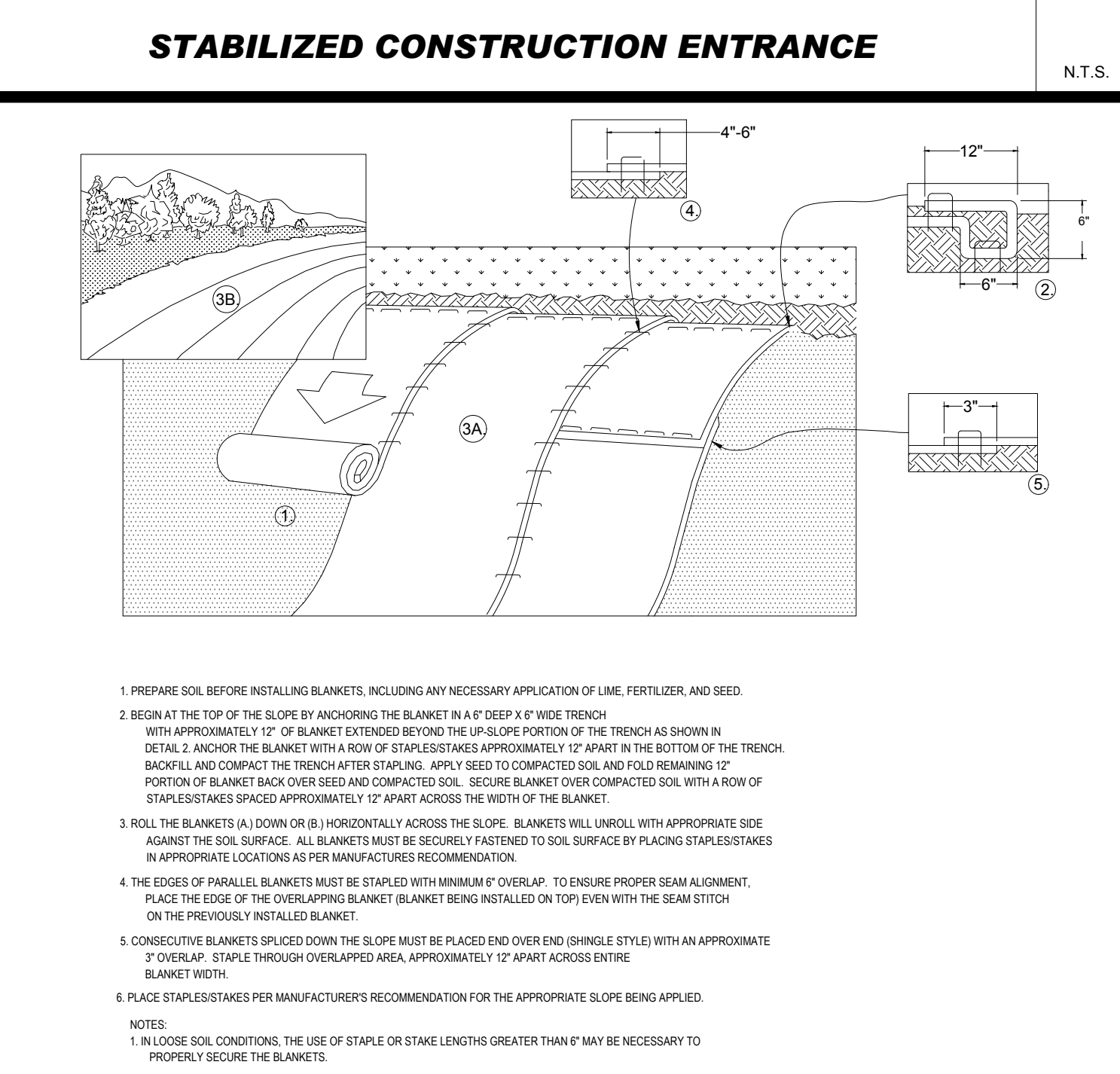
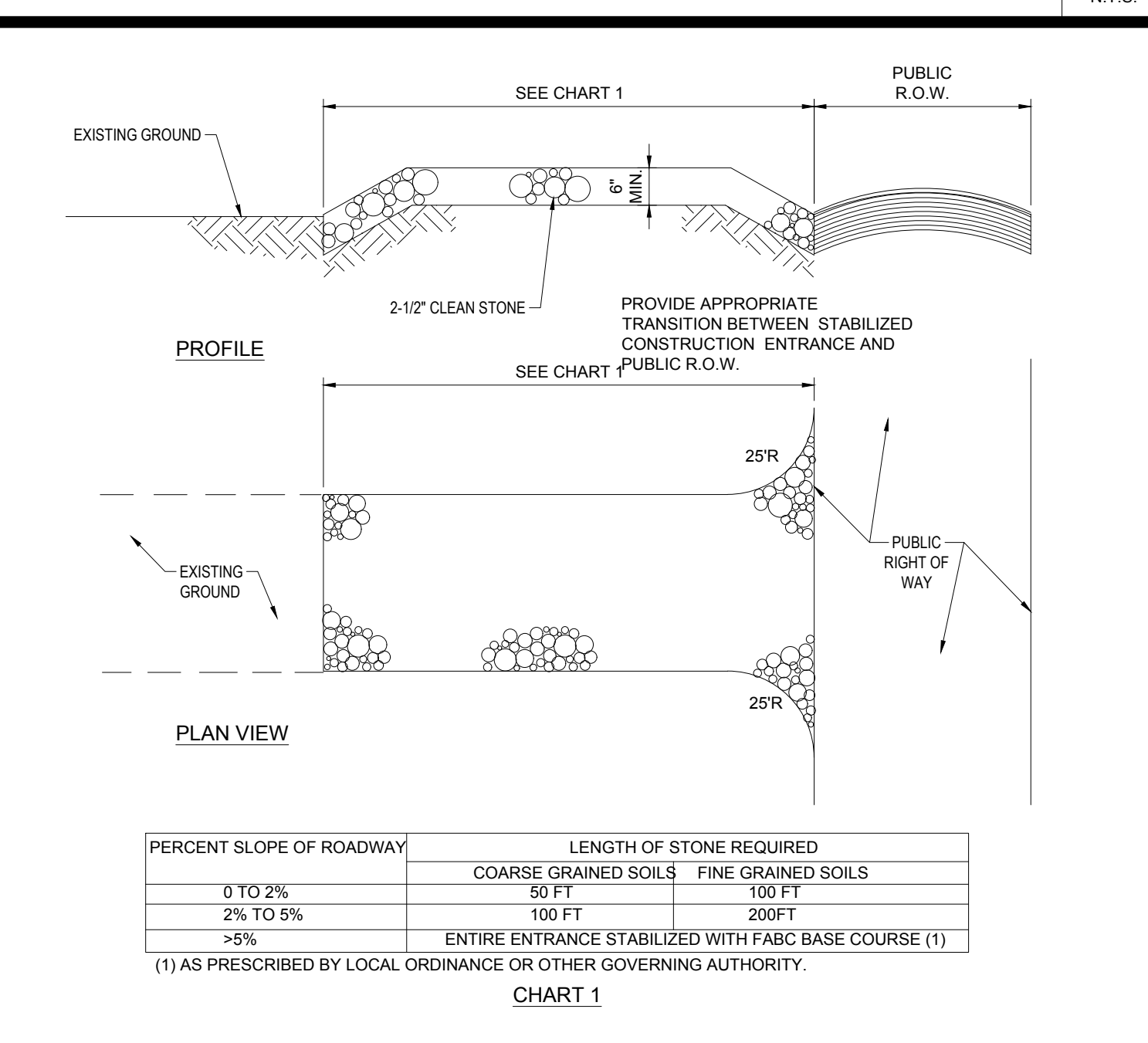
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.

- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

- GENERAL EROSION AND SEDIMENT CONTROL NOTES**
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE, INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
 - THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XX.XXX ACRES.
 - THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE OF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
 - THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
 - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
 - THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES. MEASURES AND STRUCTURES ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
 - SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 - THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.



- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6\"/>
 - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER



REV	DATE	COMMENT	CLIENT COMMENTS	EVD
1	01/31/2023			
2	03/20/2023			

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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJ/AAK
DATE: 10/27/2022
CAD LAY: W221017-SFPD-2A

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON PROPERTIES INC.

PROPOSED DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

APPROVAL BLOCK

TOWN OF SUTTON BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.

PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
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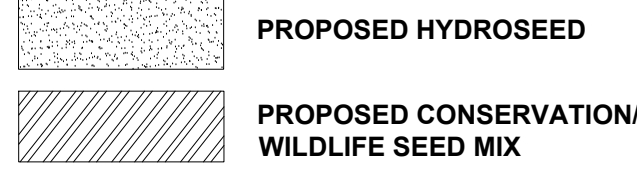
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES

SHEET NUMBER:
C-602

REVISION 2 - 03/20/2023



SEED MIX KEY



TOWN OF SUTTON, MASSACHUSETTS LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
SECTION IV: COMMON REGULATIONS	B. OFF-STREET PARKING, LOADING AND LANDSCAPE REGULATIONS	
	B. LANDSCAPING PROVISIONS B. LANDSCAPING ADJACENT TO CONTIGUOUS PROPERTIES WITHIN THE REQUIRED YARD SETBACKS, A LANDSCAPED AREA CONSISTING OF EXISTING AND/OR NEW VEGETATION IN ADDITION TO GRASS, SHALL BE PROVIDED BETWEEN PARKING AREAS AND CONTIGUOUS PROPERTIES AS FOLLOWS: 1. A LANDSCAPED AREA AT LEAST TEN (10) FEET WIDE. 2. WHEN CONTIGUOUS PROPERTIES ARE LOCATED WITHIN A BUSINESS OR INDUSTRIAL DISTRICT, ONLY A NATURALLY VEGETATED OR LANDSCAPED BUFFER SHALL BE REQUIRED TO THE REAR AND SIDES OF THE LOTS WHEN NOT ABUTTING A PUBLIC RIGHT-OF-WAY. C. LANDSCAPING IN INTERIOR AREAS LANDSCAPING AREAS SHALL BE PROVIDED FOR INTERIOR PARKING AREAS SO AS TO PROVIDE VISUAL AND CLIMATIC RELIEF FROM BROAD EXPANSIONS OF PAVEMENT AND TO CHANNELIZE AND DEFINE LOGICAL AREAS FOR PEDESTRIAN AND VEHICLE CIRCULATION. 2. AT LEAST FIVE PERCENT (5%) OF THE GROSS PARKING AREA SHALL BE LANDSCAPED. THESE LANDSCAPED AREAS SHALL INCLUDE TREES SUFFICIENT TO PROVIDE SOME SHADING OF PARKING AREAS.	PROVIDED PROVIDED PROVIDED REQUIRED: 8,849 SF X 5% = 443 SF LSA PROVIDED: 655 SF LSA
	D. TREES TREES REQUIRED BY THE PROVISIONS OF THIS SECTION SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER (MEASURED AT ONE (1) FOOT ABOVE GROUND LEVEL) AND A HEIGHT OF FIVE (5) FEET AT THE TIME OF PLANTING. TREES SHALL BE OF A SPECIES CHARACTERIZED BY RAPID GROWTH AND BY SUITABILITY AND HARDINESS FOR LOCATION IN A PARKING LOT. TO THE EXTENT PRACTICAL, EXISTING TREES SHALL BE RETAINED AND USED TO SATISFY THE PROVISIONS OF THIS SECTION. E. INTERSECTION VISIBILITY NO LANDSCAPING, TREE, FENCE, WALL, OR SIMILAR SCREENING SHALL BE MAINTAINED IN THE VICINITY OF ANY CORNER, STREET INTERSECTION, OR ACCESS-WAY INTERSECTING A PUBLIC RIGHT-OF-WAY THAT IS DETERMINED TO BE AN OBSTRUCTION TO VISIBILITY.	PROVIDED
	D. ROUTE 146 OVERLAY DISTRICT BYLAW C. SITE DESIGN STANDARDS 1. LANDSCAPING B. ACCESS WAYS INTO THE SITE AND THOROUGHFARES WITHIN THE DEVELOPMENT SHALL BE PROVIDED WITH DECIDUOUS TREES AT INTERVALS OF APPROXIMATELY FIFTY FEET (50') ON BOTH SIDES OF THE ROAD TO PROVIDE AN OVERHANGING CANOPY AT MATURITY. SUCH TREES SHALL BE A MINIMUM OF TWO-INCH (2") CALIPER AT BREAST HEIGHT WHEN PLANTED AND SHALL NORMALLY ATTAIN A HEIGHT OF AT LEAST FIFTY FEET (50') AT MATURITY. E. ANY PARKING LOT OF MORE THAN TWENTY (20) SPACES SHALL BE PROVIDED WITH INTERIOR LANDSCAPING COVERING NOT LESS THAN FIVE PERCENT (5%) OF THE TOTAL AREA OF THE LOT. LANDSCAPING SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF THE LOT FOR A WIDTH OF TEN FEET (10') AND PLANTED WITH TREES AND SHRUBS. IN TOTAL, THERE SHALL BE PROVIDED ONE SHADE TREE FOR EVERY TEN (10) SPACES AND COMPLEMENTED BY SHRUBS AND OTHER PLANTING MATERIAL. SUCH TREES SHALL BE AT LEAST TWO (2) INCHES IN TRUNK DIAMETER AT THE TIME OF PLANTING, AND SHALL BE LOCATED IN PLANTING BEDS AT LEAST SIX FEET (6') IN WIDTH OR DIAMETER. IN CASE IT CAN BE SHOWN TO THE PLANNING BOARD THAT THE PLANTING OF TREES IS IMPRACTICAL, THE PLANNING BOARD MAY AUTHORIZE PLANTINGS AND SHRUBBERY INSTEAD OF TREES.	PROVIDED REQUIRED: 8,849 SF X 5% = 443 SF LSA PROVIDED: 655 SF LSA REQUIRED: 30 SPACES / 10 = 3 TREES PROVIDED: 3 TREES

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
GTIKD	3	GLEDITSIA TRIACANTHOS 'NERMIS' 'DRAVES'	STREET KEEPER HONEYLOCUST	2 1/2-3" CAL.	B+B
QR	4	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:	13				
DECIDUOUS SHRUBS					
CSA	8	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	16-24"	B+B
FGB	12	FOTHERGILLA GARGENI 'BLUE SHADOW'	DWARF FOTHERGILLA	16-24"	CONTAINER
IVX	10	ILEX X VERTICILLATA 'HARVEST RED'	HARVEST RED WINTERBERRY	30-36"	CONTAINER
PFGB	10	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	16-24"	CONTAINER
RK	10	ROSA 'RADRAZZ' 'KNOCK OUT'	KNOCK OUT ROSE	24-30"	CONTAINER
SUBTOTAL:	50				
EVERGREEN SHRUBS					
IGS	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24-30"	B+B
KLE	11	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	16-24"	CONTAINER
RPG	26	RHOODODENDRON 'PURPLE GEM'	PURPLE GEM RHOODODENDRON	24-30"	CONTAINER
SUBTOTAL:	53				
GROUND COVERS					
JHBH	5	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	5				
ORNAMENTAL GRASSES					
PVS	13	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER
SUBTOTAL:	13				

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE
FOR ALL FUTURE MAINTENANCE, CARE, UPRKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS,
TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND
LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS
RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

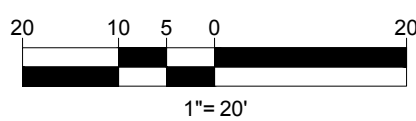
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY
BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK
TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE
HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION
OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT
LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR
AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO
PROVIDE.

APPROVAL BLOCK

TOWN OF SUTTON BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.

PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE



WORCESTER PROVIDENCE TURNPIKE

(AKA ROUTE 146)
(PUBLIC - VARIABLE WIDTH)
(LAYOUT NO. 8290)
(PER REF #6)
(THRU WAY)
(TRAFFIC)
(ASPHALT ROADWAY)

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	01/31/2023	CLIENT COMMENTS	EVD
2	03/20/2023	TOWN COMMENTS	GD/JAK



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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJ/JAK
DATE: 10/27/2022
CAD ID: W221017-LSCP-2A

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON
PROPERTIES INC.

PROPOSED
DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS



352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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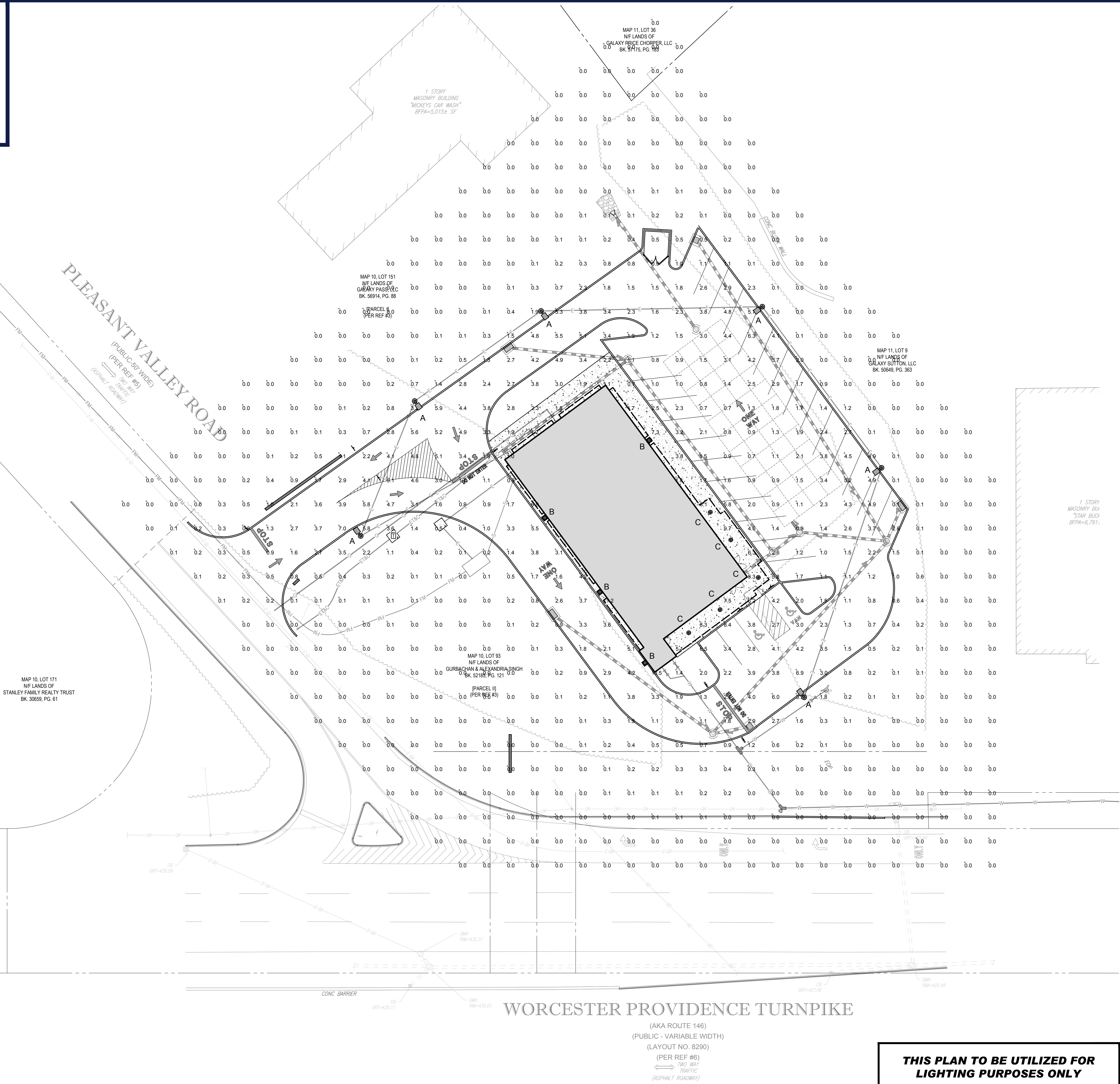
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

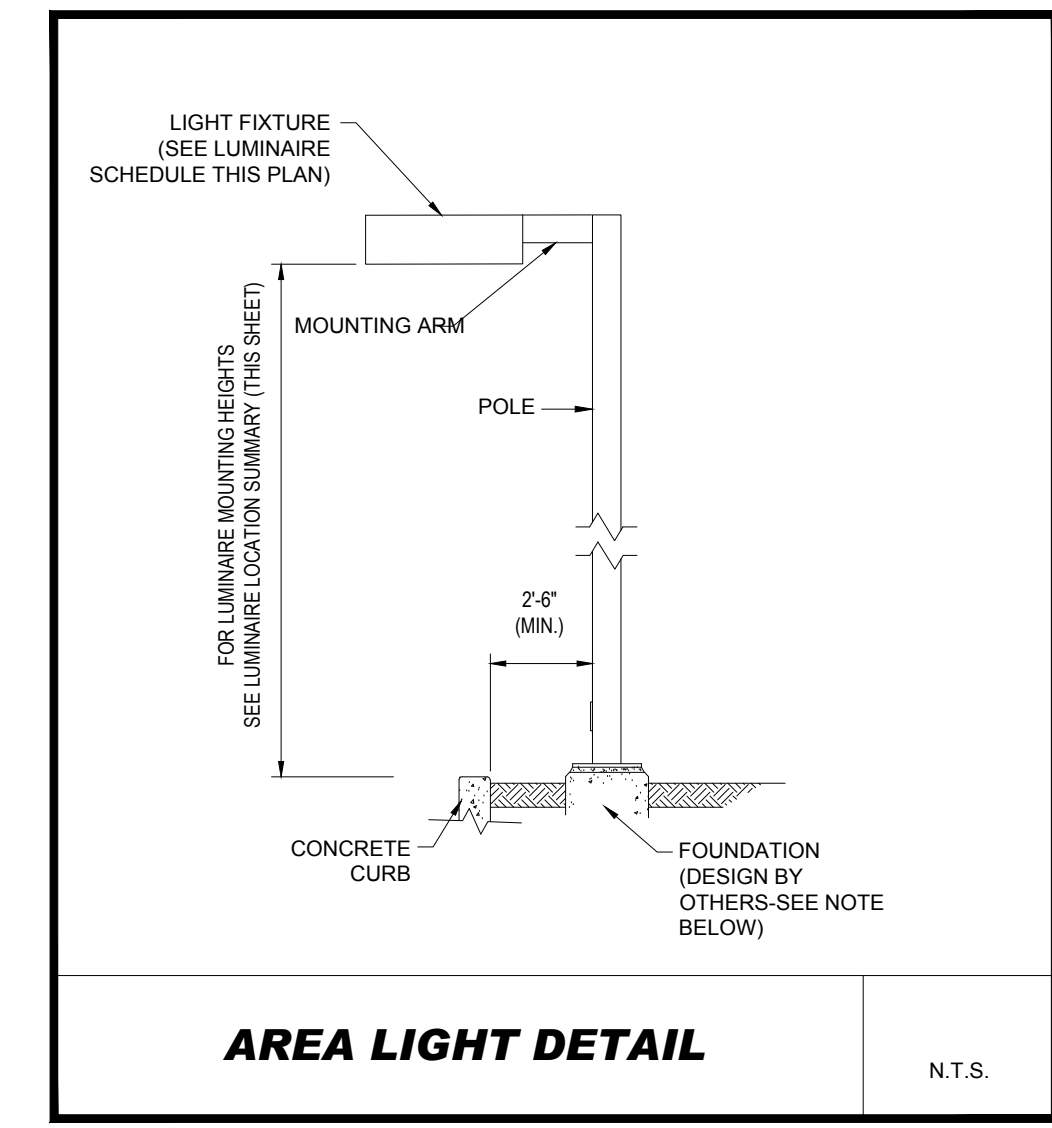
REVISION 2 - 03/20/2023



- LIGHTING NOTES**
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
 - THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
 - WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
 - THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
 - CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
 - IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
 - THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
 - THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
 - UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.88	11.2	0.1	28.80

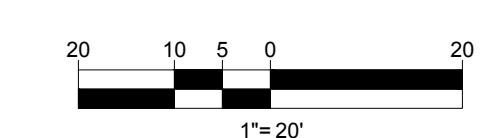
LUMINAIRE SCHEDULE						
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION	
⊠ A	6	SINGLE	16394	0.90	LSI LIGHTING TYPE 3 LED AREA LIGHT WITH SHIELD MOUNTED @ 20' XGBM-3-LED-SS-NW-WISS	
⊠ B	4	BUILDING	4553	0.90	LSI LIGHTING FORWARD THROW LED WALL SCONCE MOUNTED @ 10' XGBWM3-FT-LED-48-350-NW-UE	
⊠ C	5	CANOPY	3816	0.90	LSI LIGHTING LED CANOPY LIGHT MOUNTED @ 13' XSPS-S-LED-SS-NW-DLF	



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

APPROVAL BLOCK	
TOWN OF SUTTON BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.	
PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE



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REVISIONS				
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1	01/31/2023	CLIENT COMMENTS	EVD	GD/JAK
2	03/20/2023	TOWN COMMENTS		

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PROJECT:

PROPOSED
MEDICAL CLINIC

FOR

TORRINGTON
PROPERTIES INC.

PROPOSED
DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJAK
DATE: 10/27/2022
CAD ID: W221017-LSCP-2A

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Phone: (508) 480-9900

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PROFESSIONAL ENGINEER
JOHN A. BOHLER
No. 41530
REGISTERED

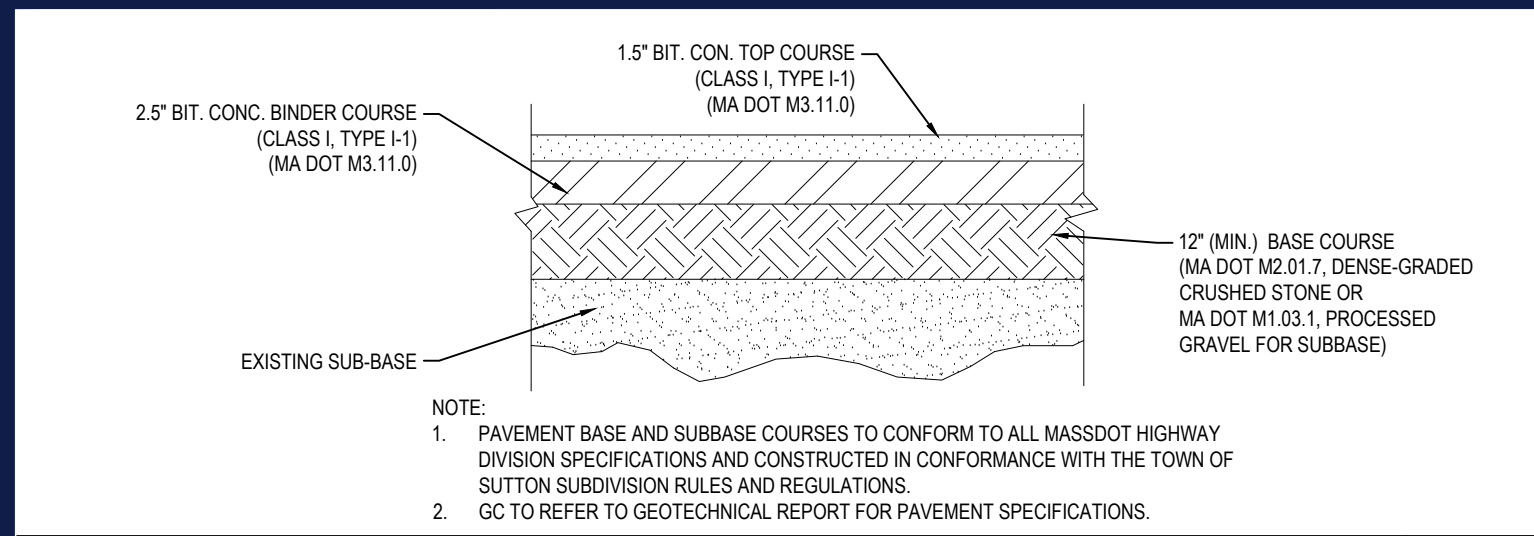
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LIGHTING
PLAN

SHEET NUMBER:
C-703

REVISION 2 - 03/20/2023

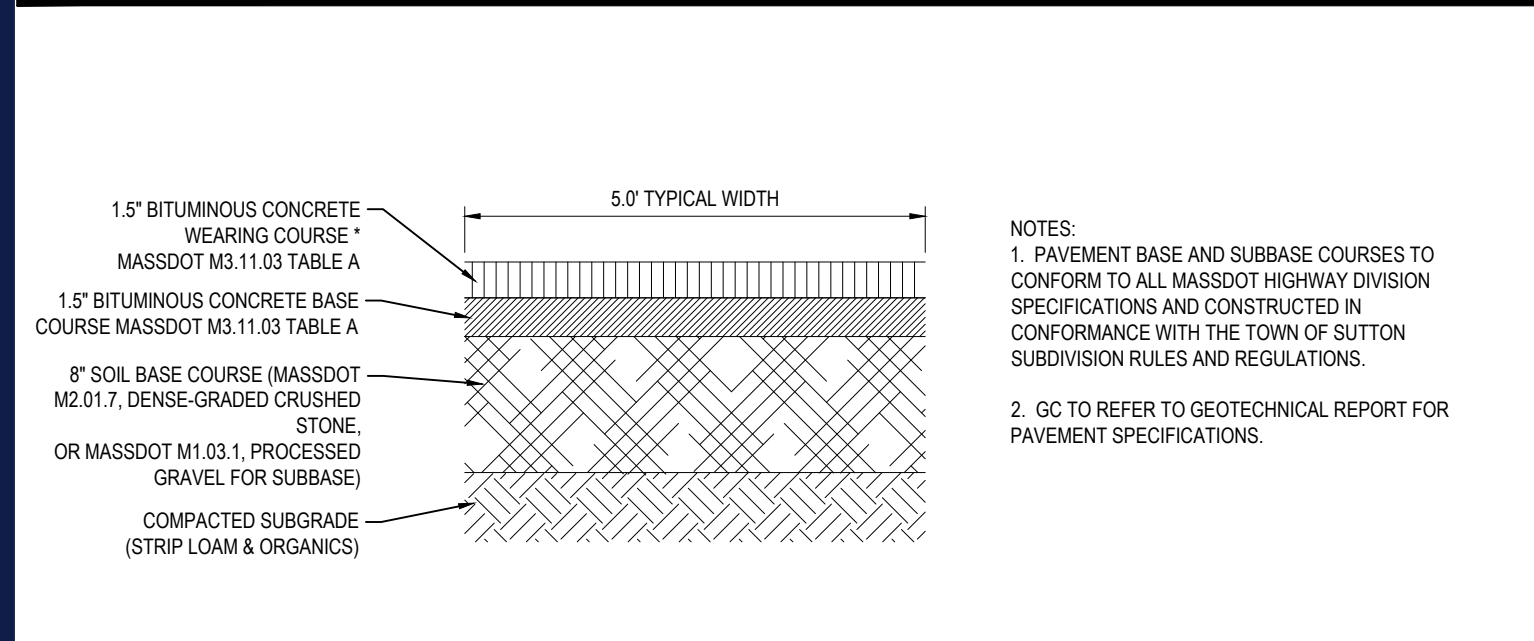
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P:\0221W22107\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W22107 DETL-2A.dwg -> LAYOUT: C-801



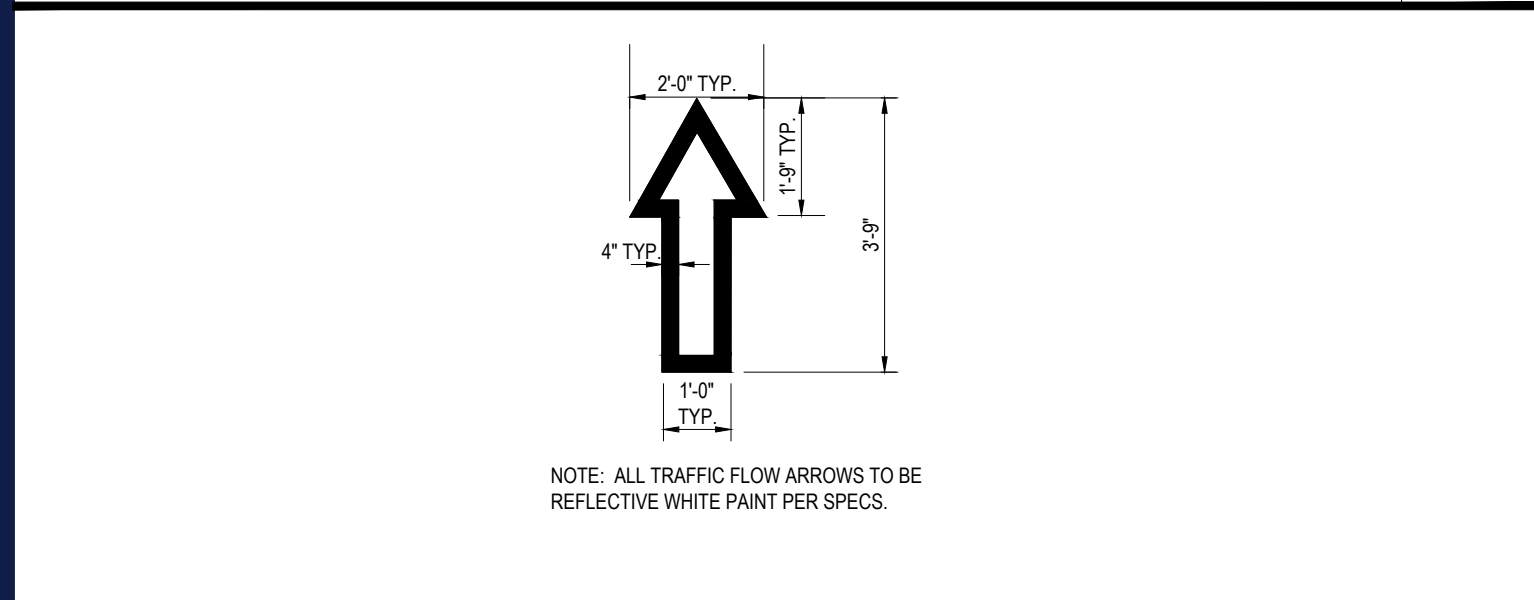
TYPICAL STANDARD DUTY PAVEMENT SECTION

N.T.S.



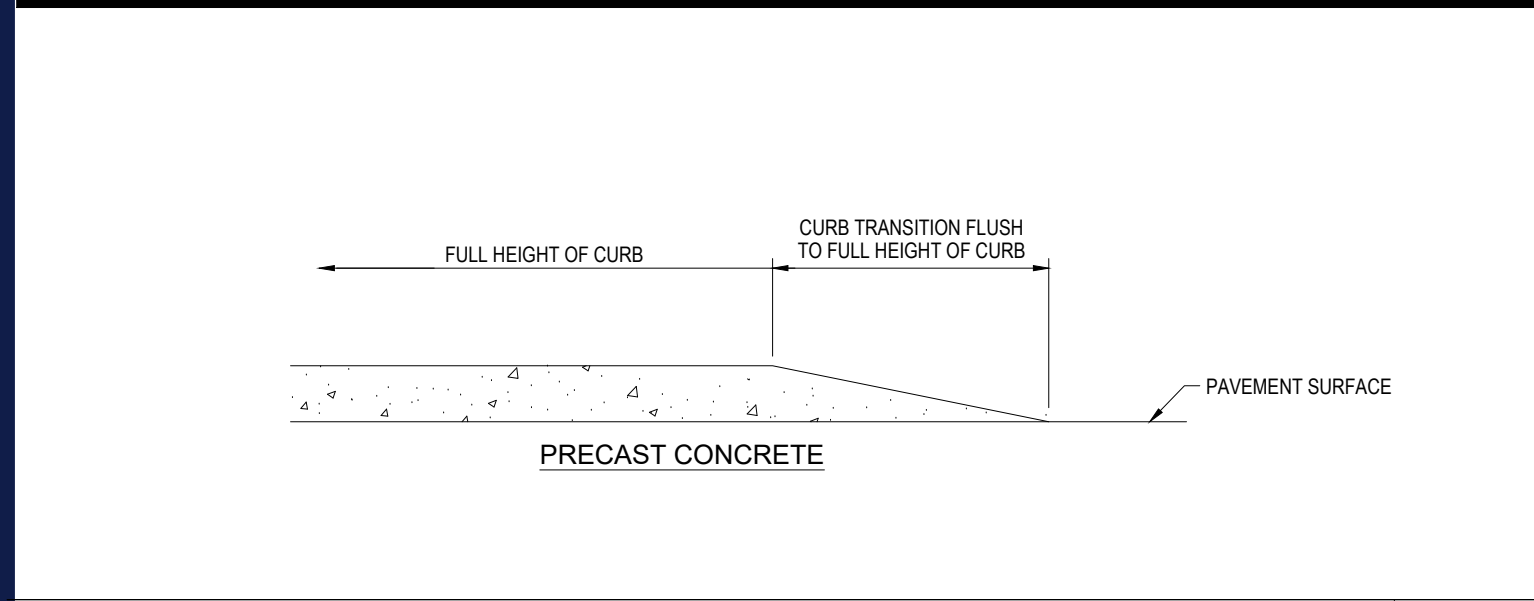
BITUMINOUS CONCRETE SIDEWALK PAVEMENT SECTION

N.T.S.



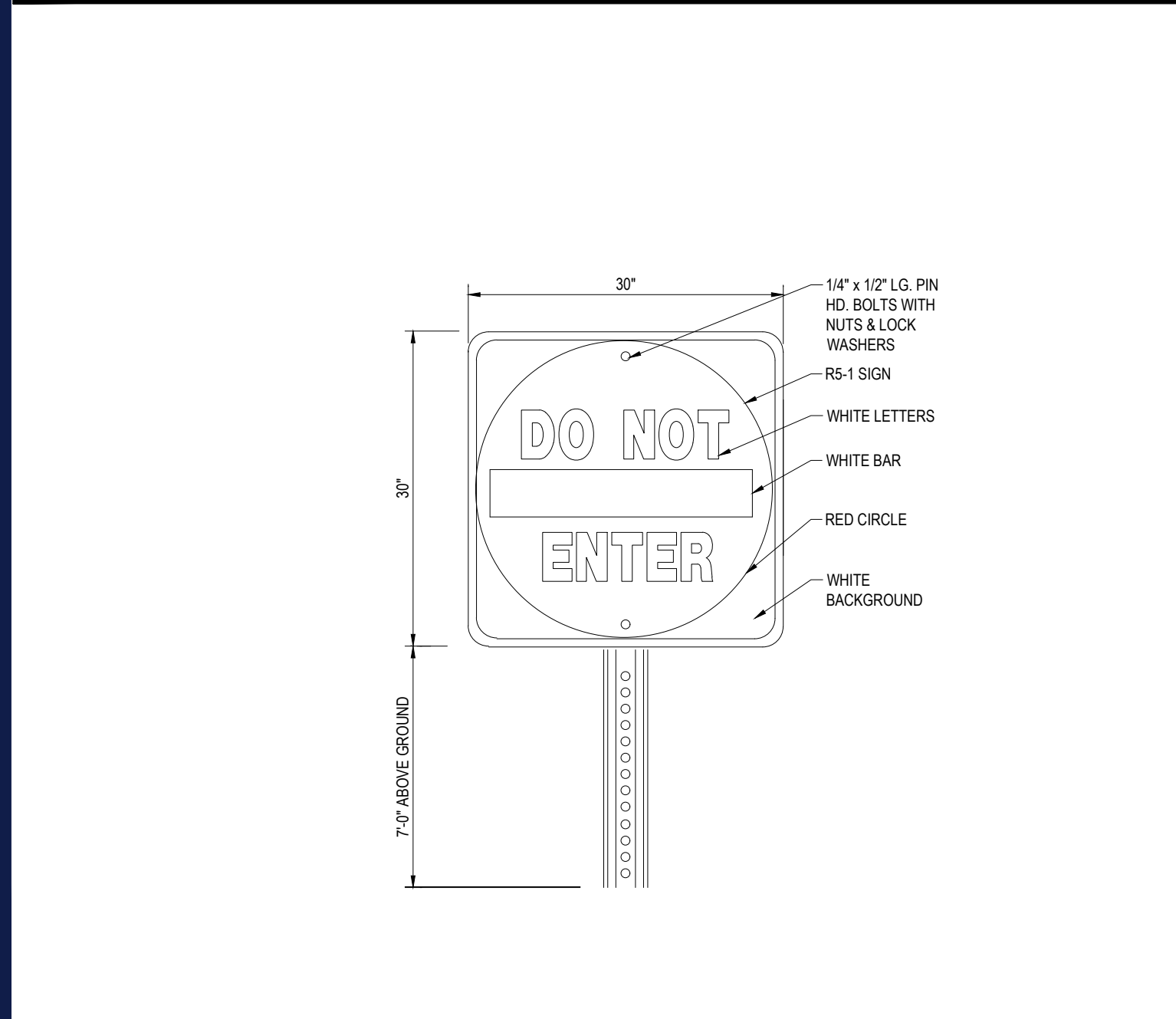
TRAFFIC FLOW ARROW

N.T.S.



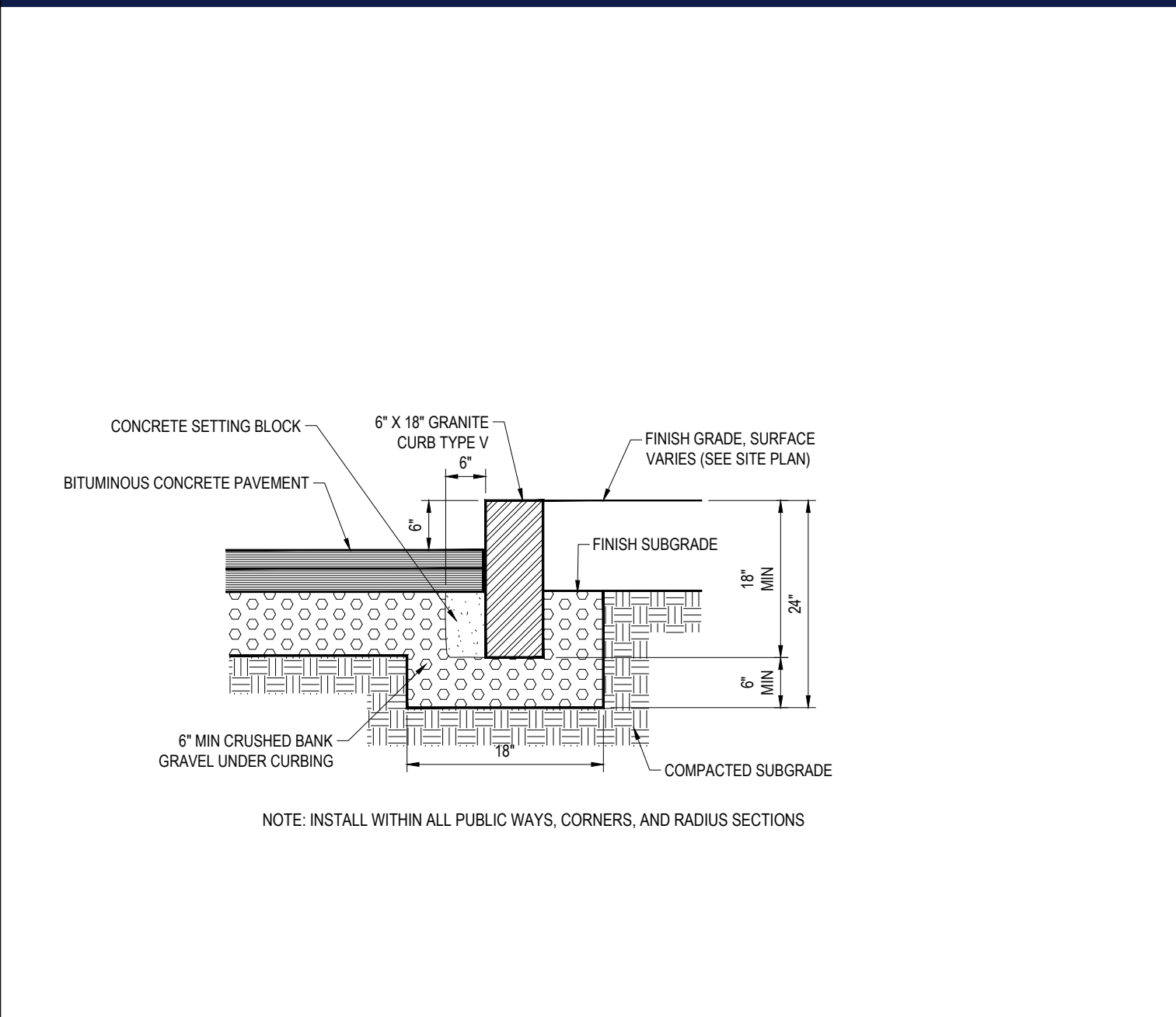
TRANSITION CURB

N.T.S.



"DO NOT ENTER" SIGN

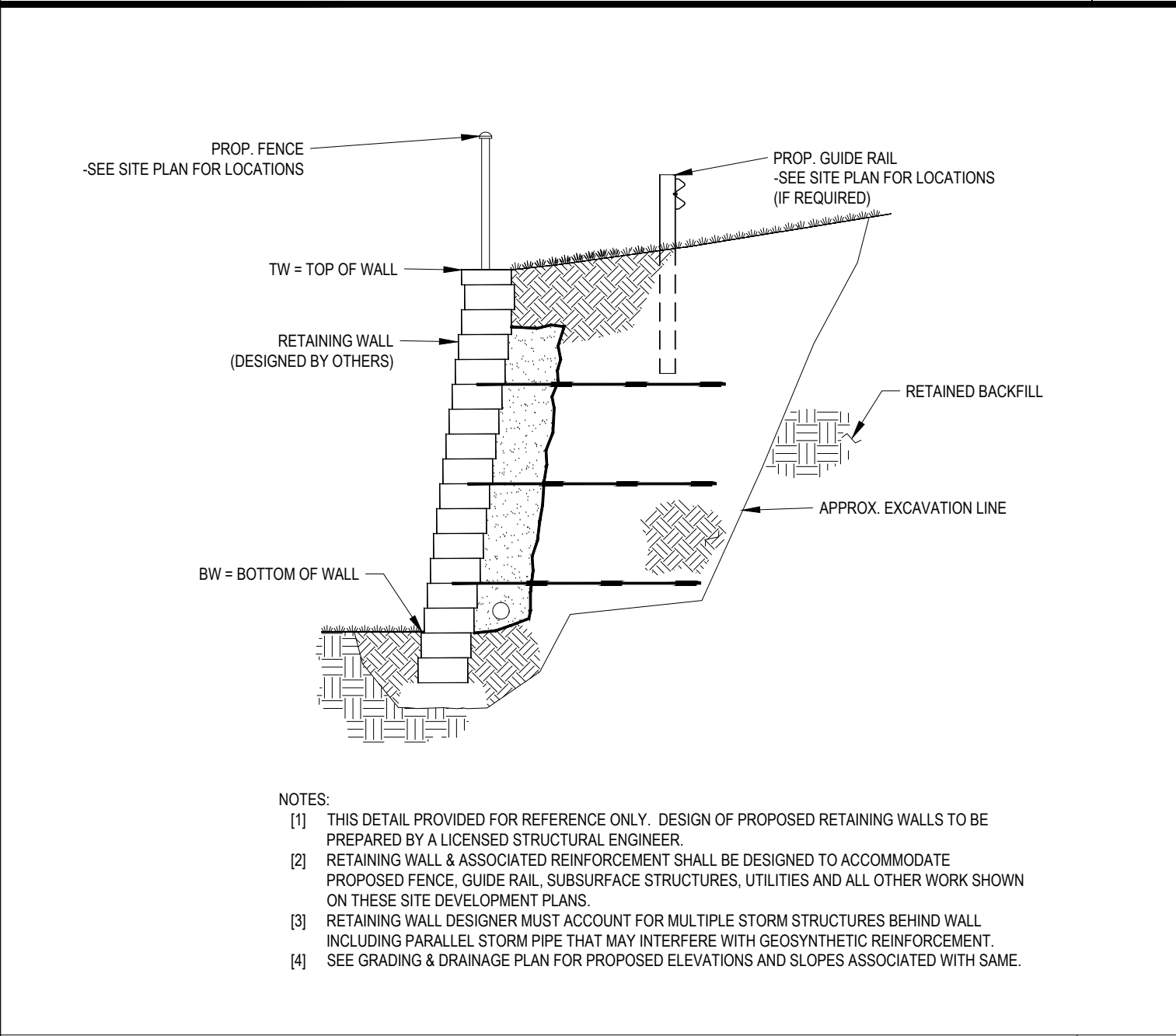
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VERTICAL GRANITE CURB

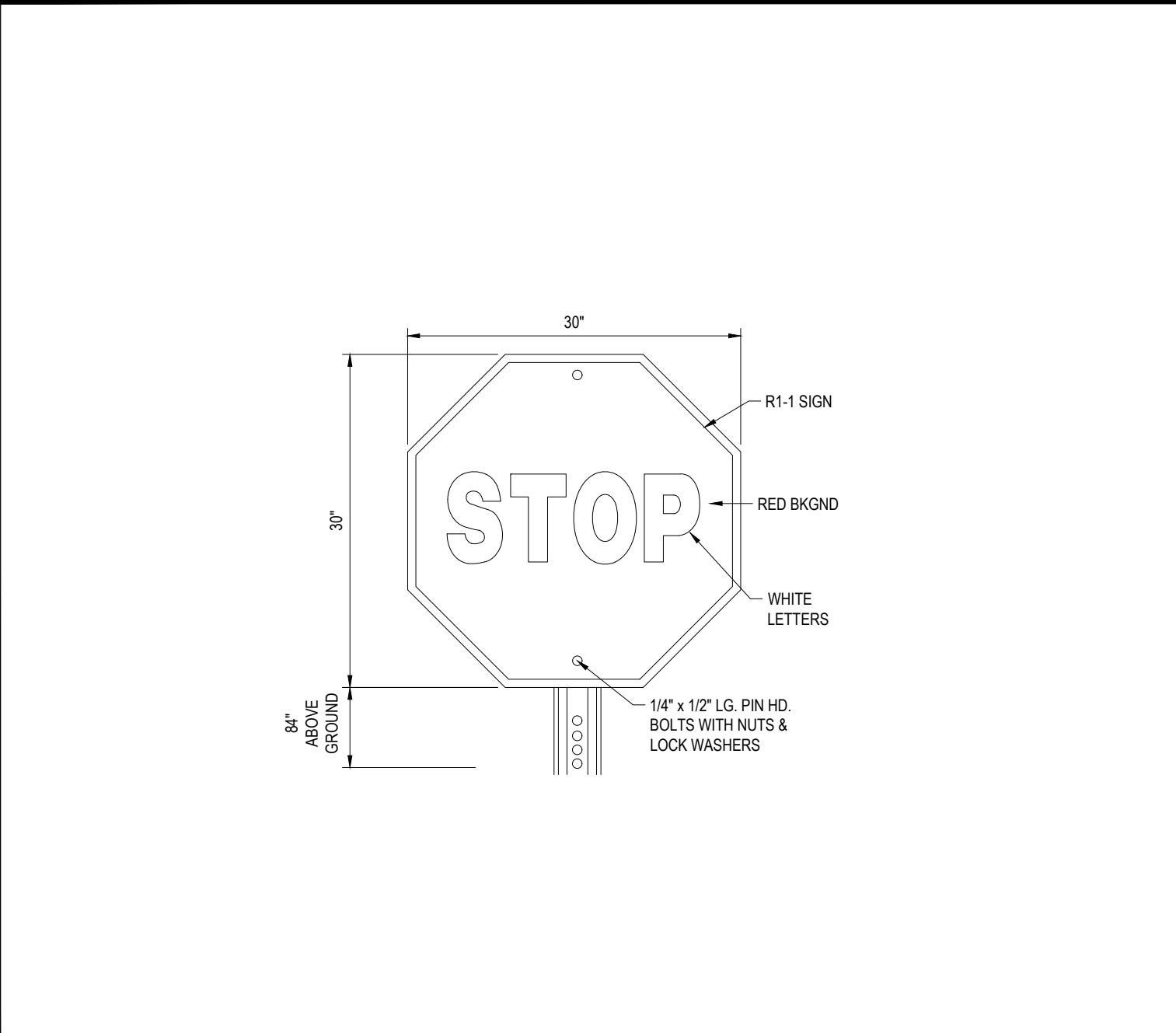
NOT TO SCALE (\$300.01xx.07/2022)

N.T.S.



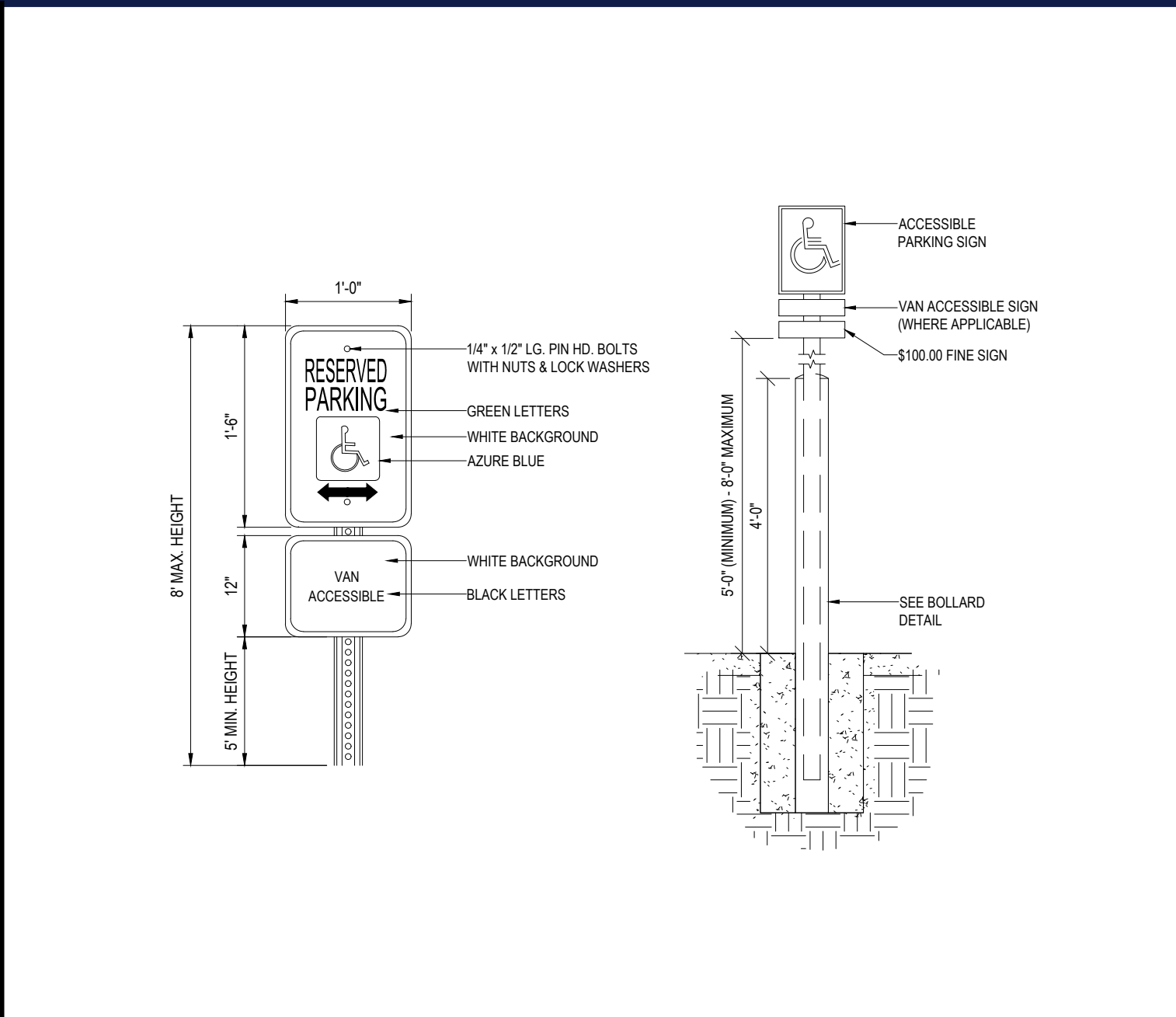
REINFORCED RETAINING WALL

N.T.S.



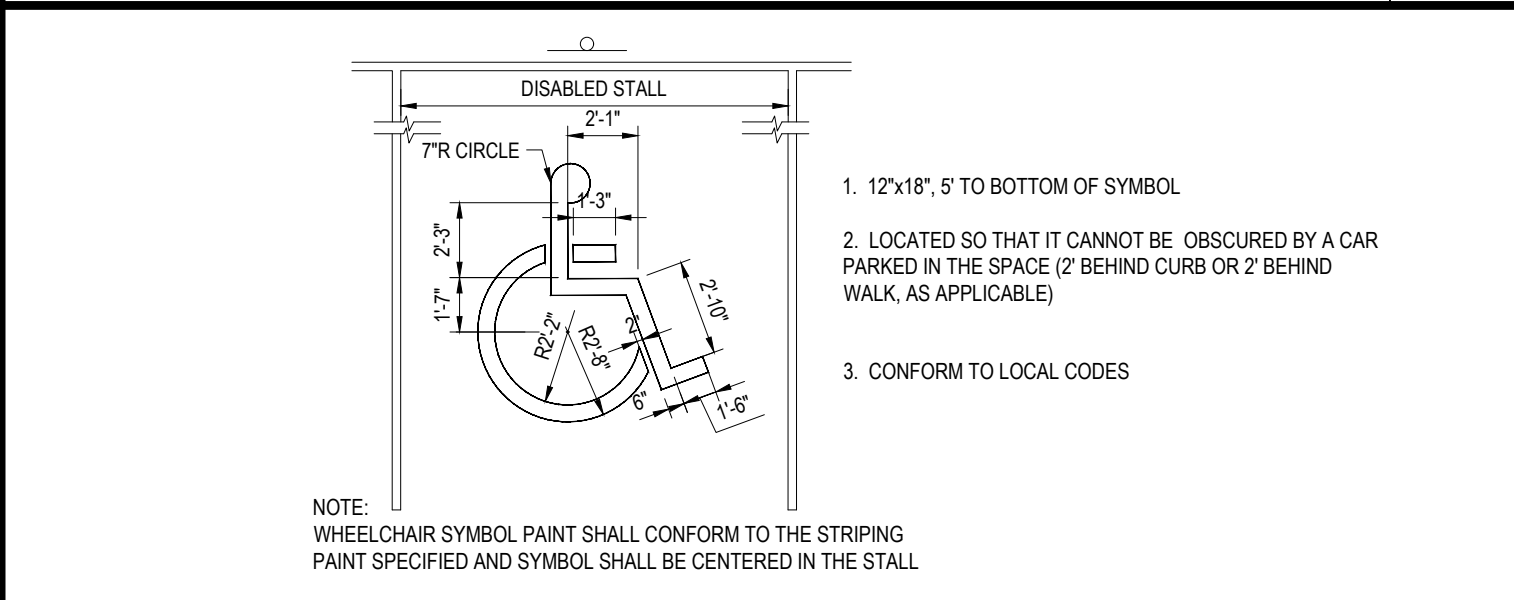
STOP SIGN

N.T.S.



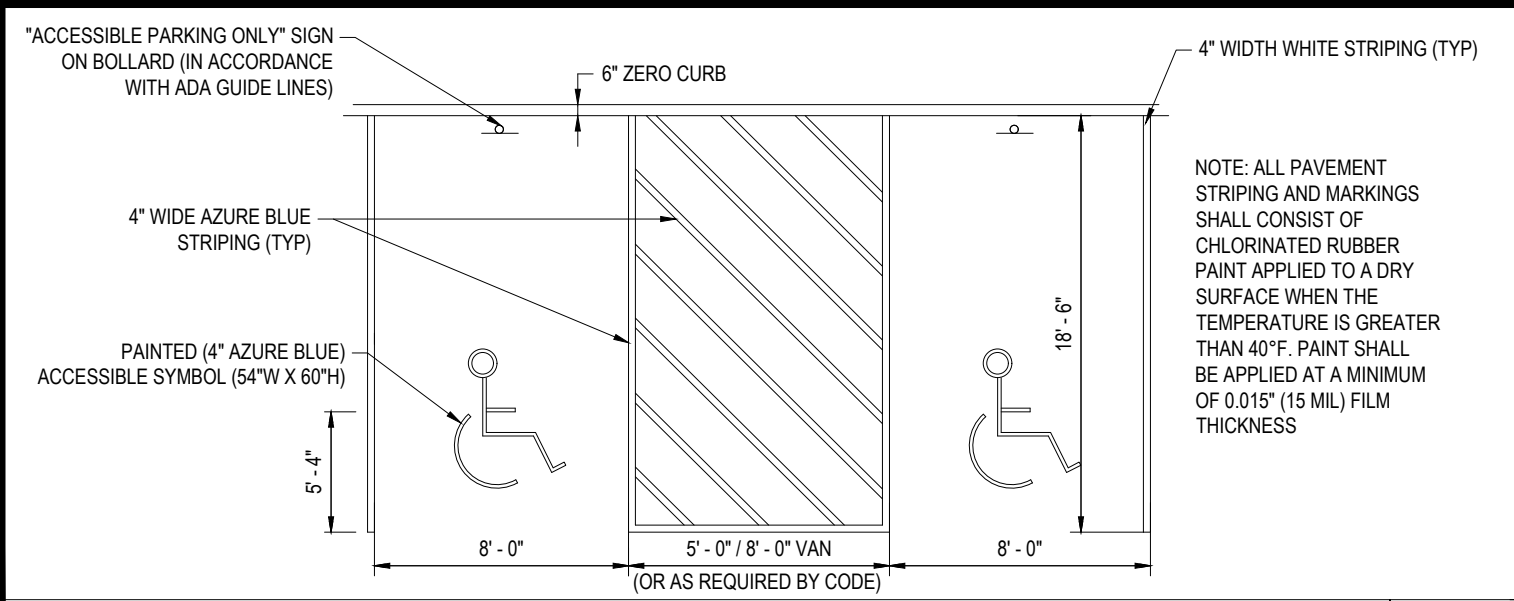
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL

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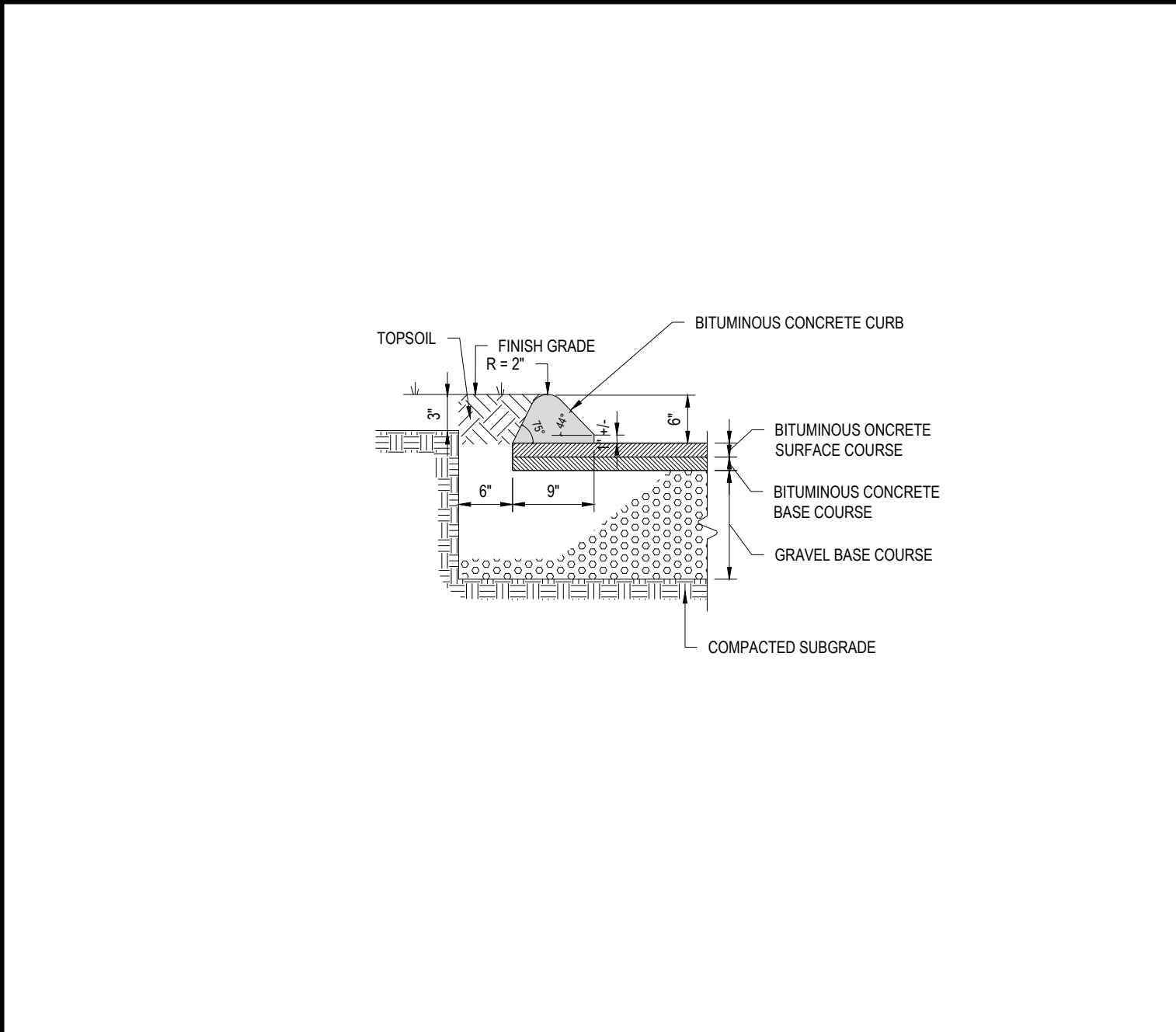
ACCESSIBLE PARKING SPACE PAINTING DETAIL

N.T.S.



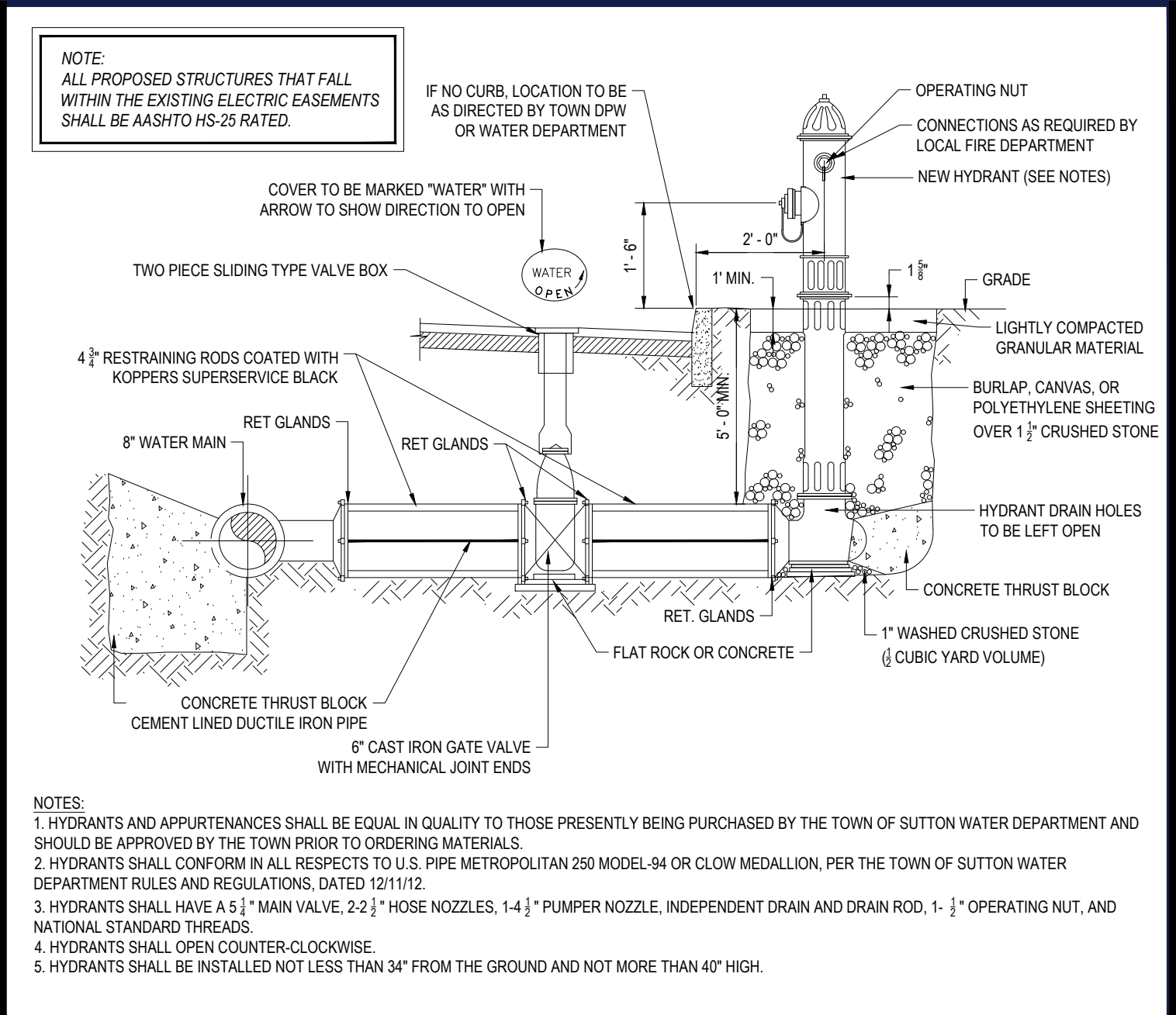
HANDICAPPED STALL MARKING & PARKING LOT STRIPING DETAIL

N.T.S.



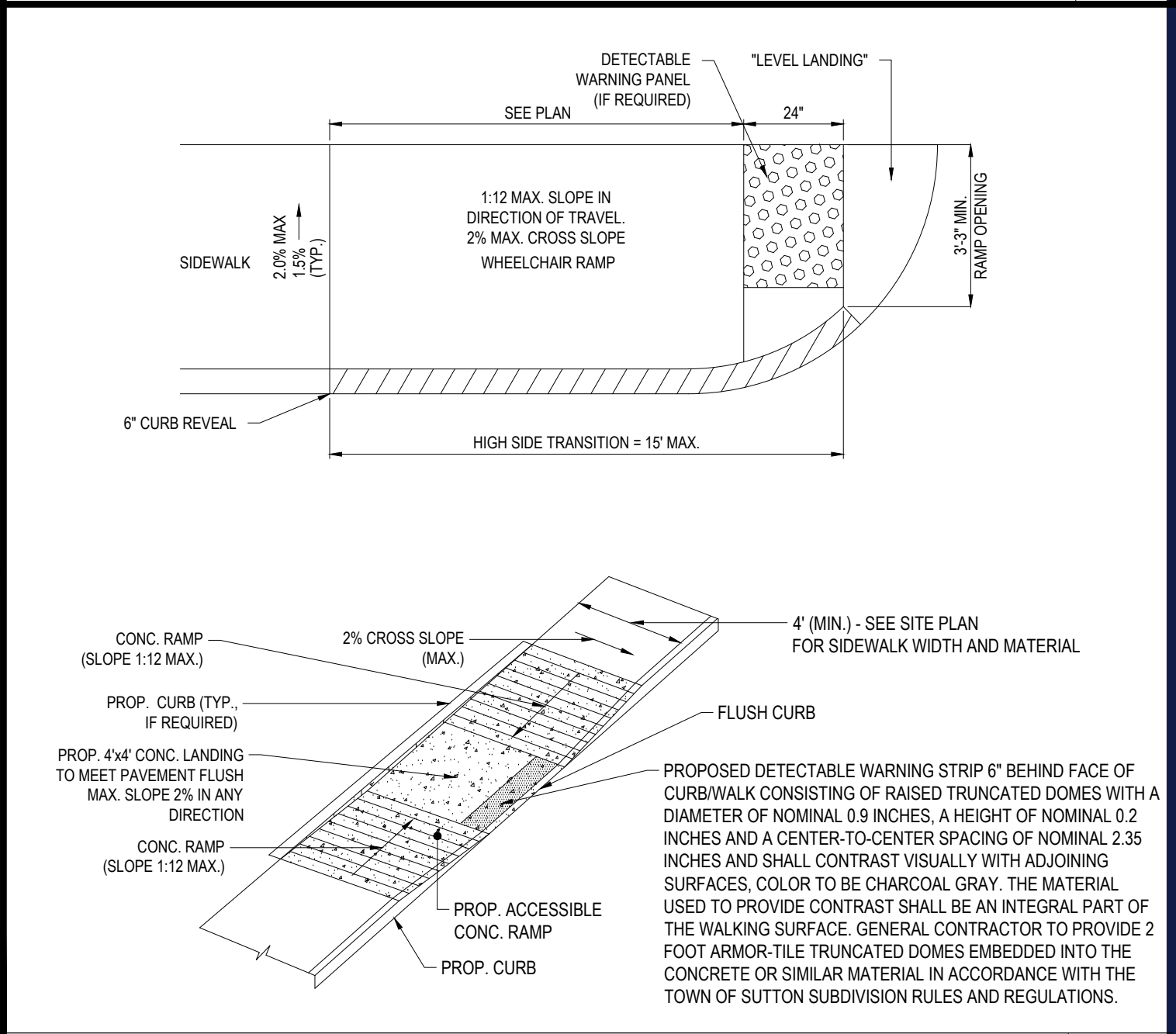
BITUMINOUS CONCRETE CURB

N.T.S.



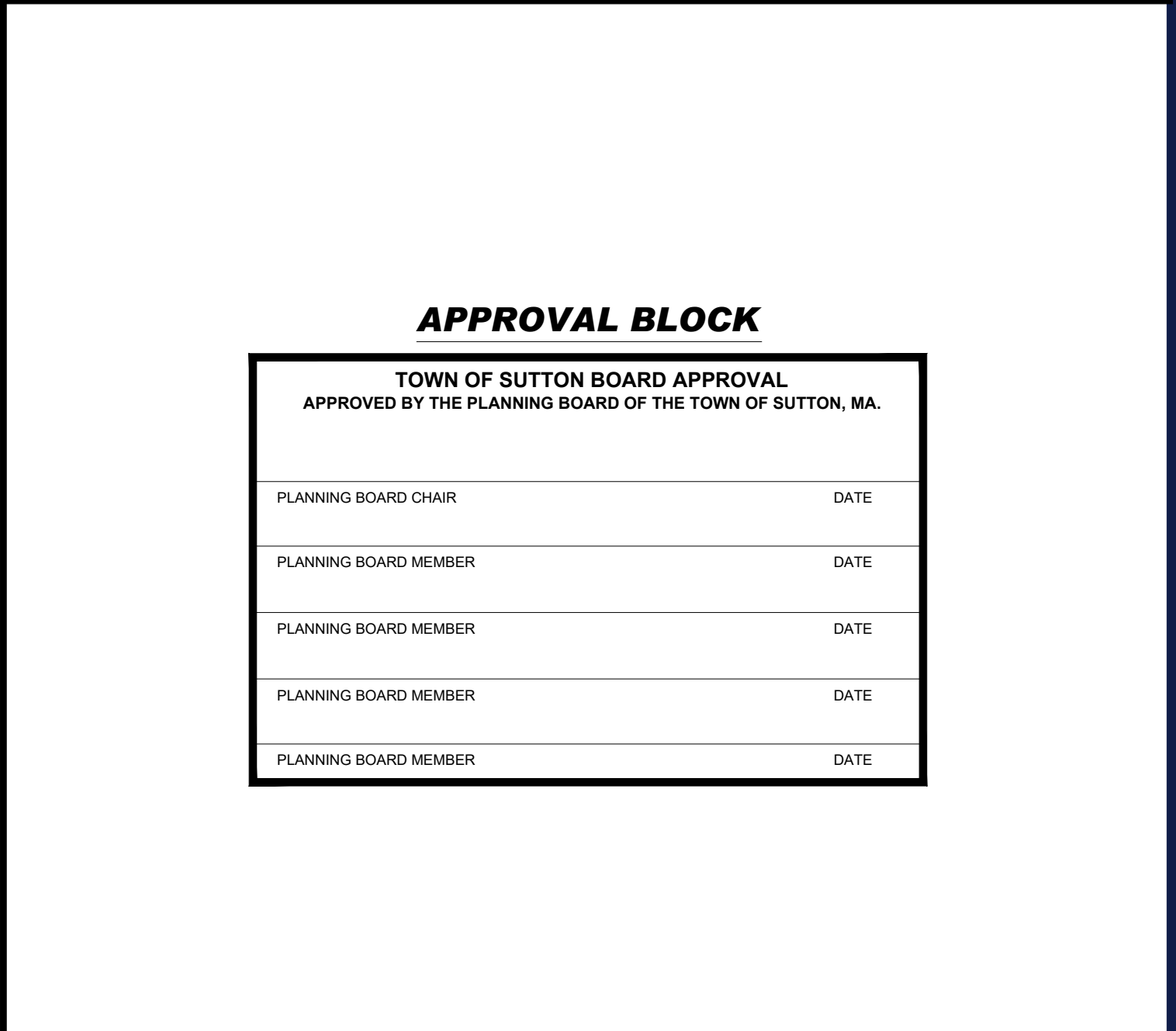
HYDRANT & VALVE INSTALLATION

N.T.S.



ACCESSIBLE RAMP

N.T.S.



APPROVAL BLOCK

TOWN OF SUTTON BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.

PLANNING BOARD CHAIR	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE

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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GBJAK
DATE: 10/27/2022
CAD ID: W221017-DETL-2A

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON PROPERTIES INC.

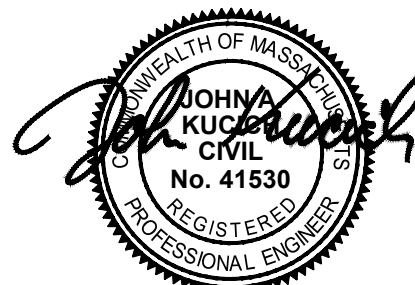
PROPOSED DEVELOPMENT

MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS



352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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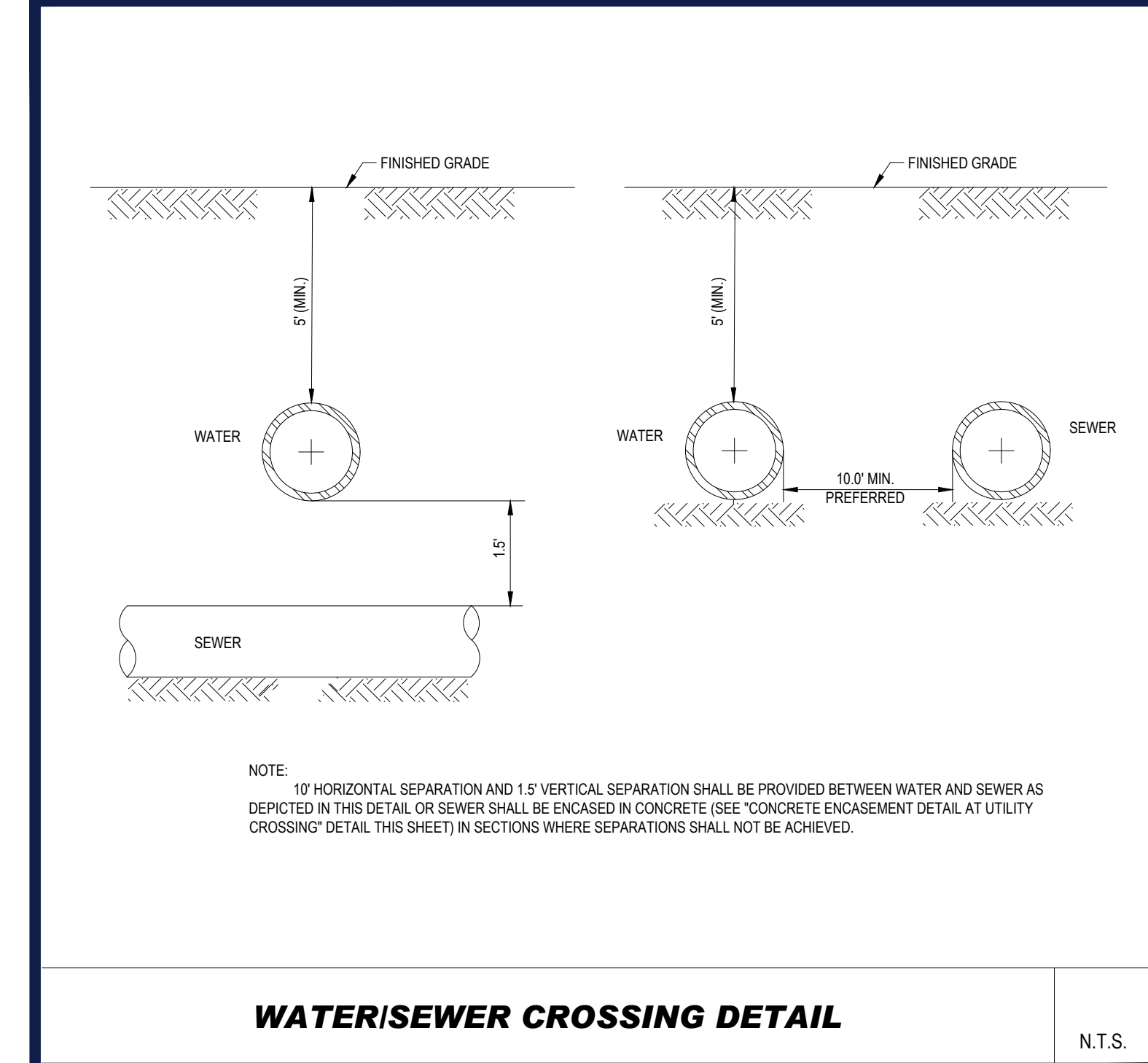
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DETAIL SHEET

SHEET NUMBER:

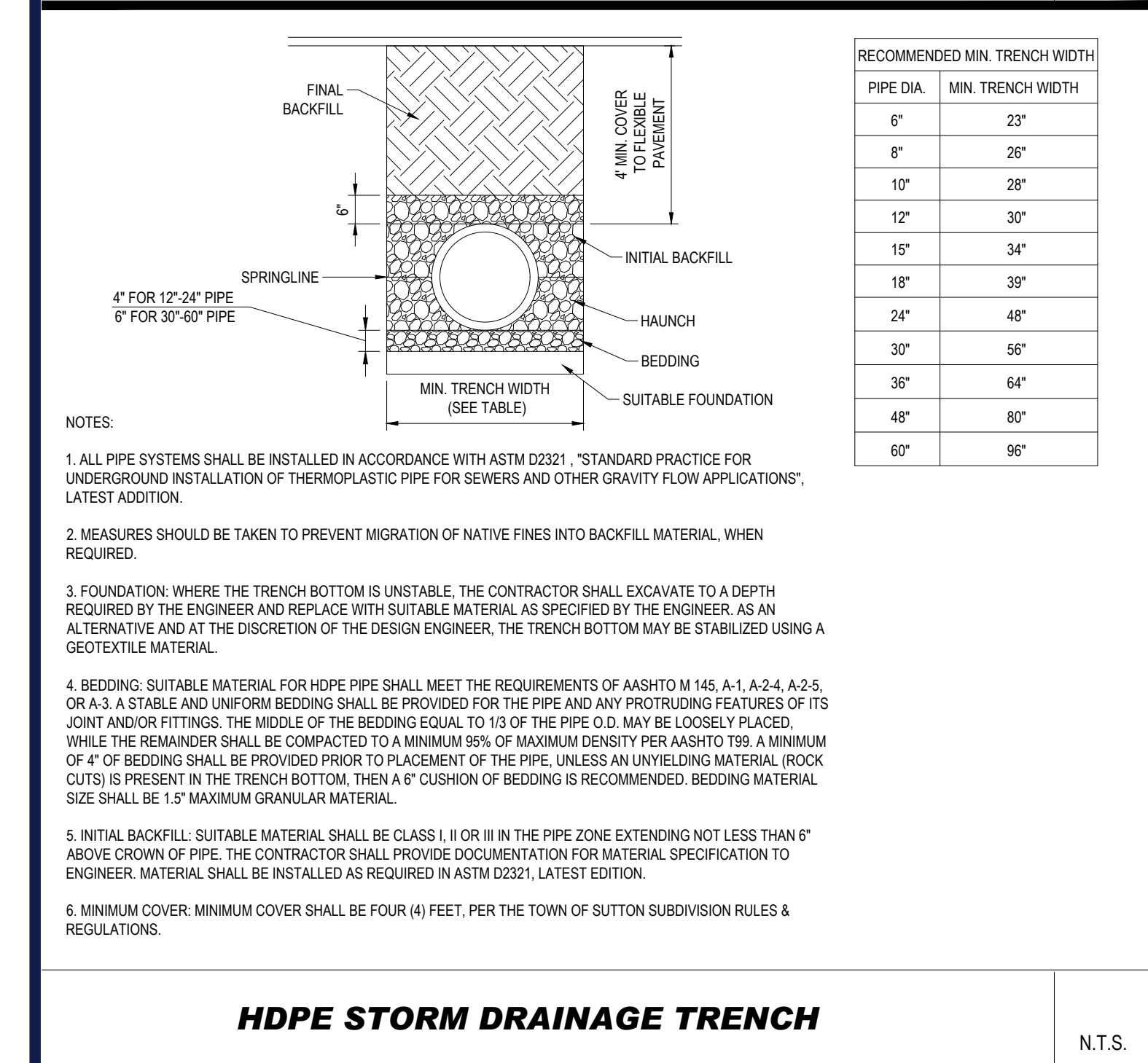
C-801

REVISION 2 - 03/20/2023



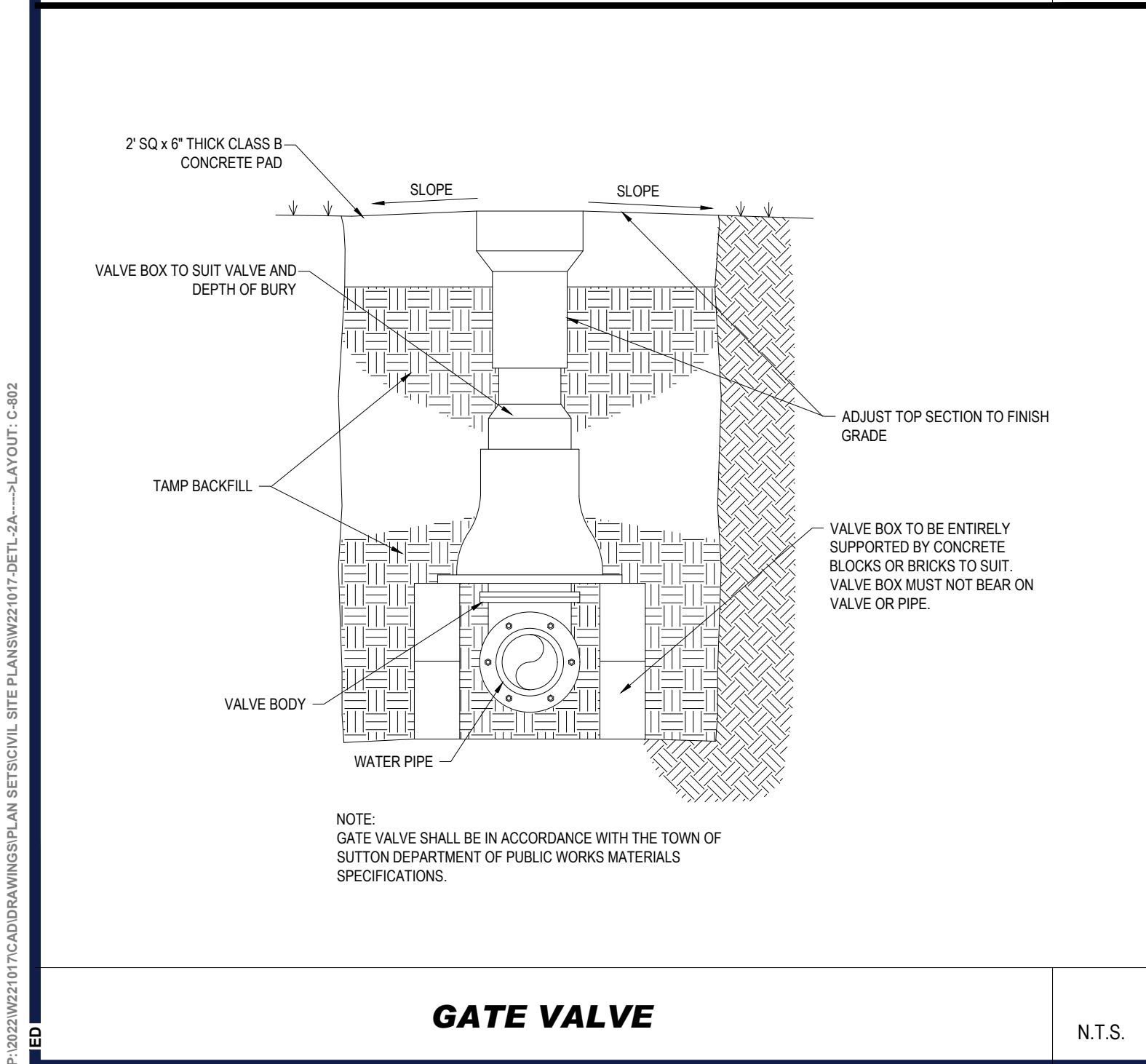
WATER/SEWER CROSSING DETAIL

N.T.S.



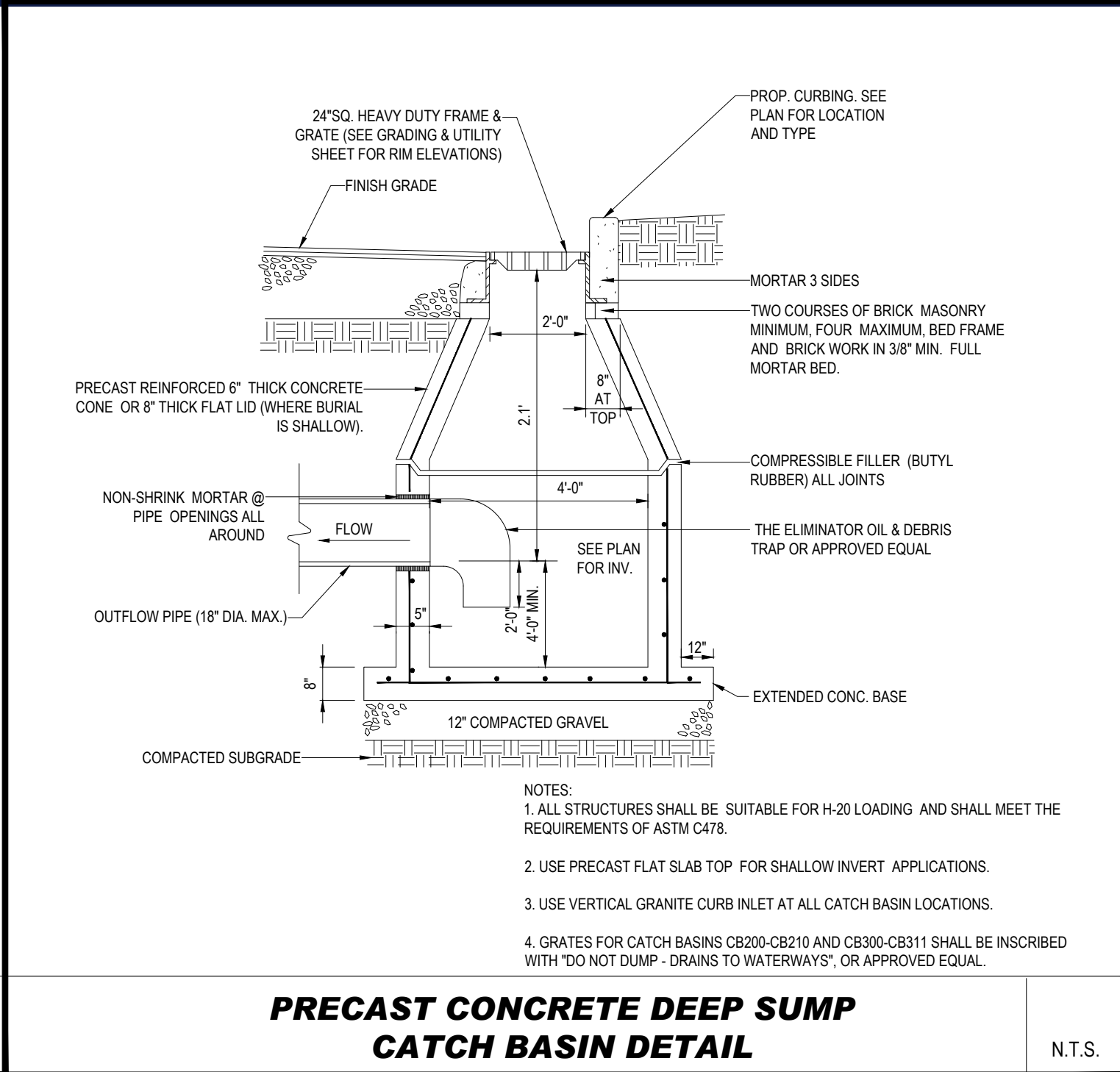
HDPE STORM DRAINAGE TRENCH

N.T.S.



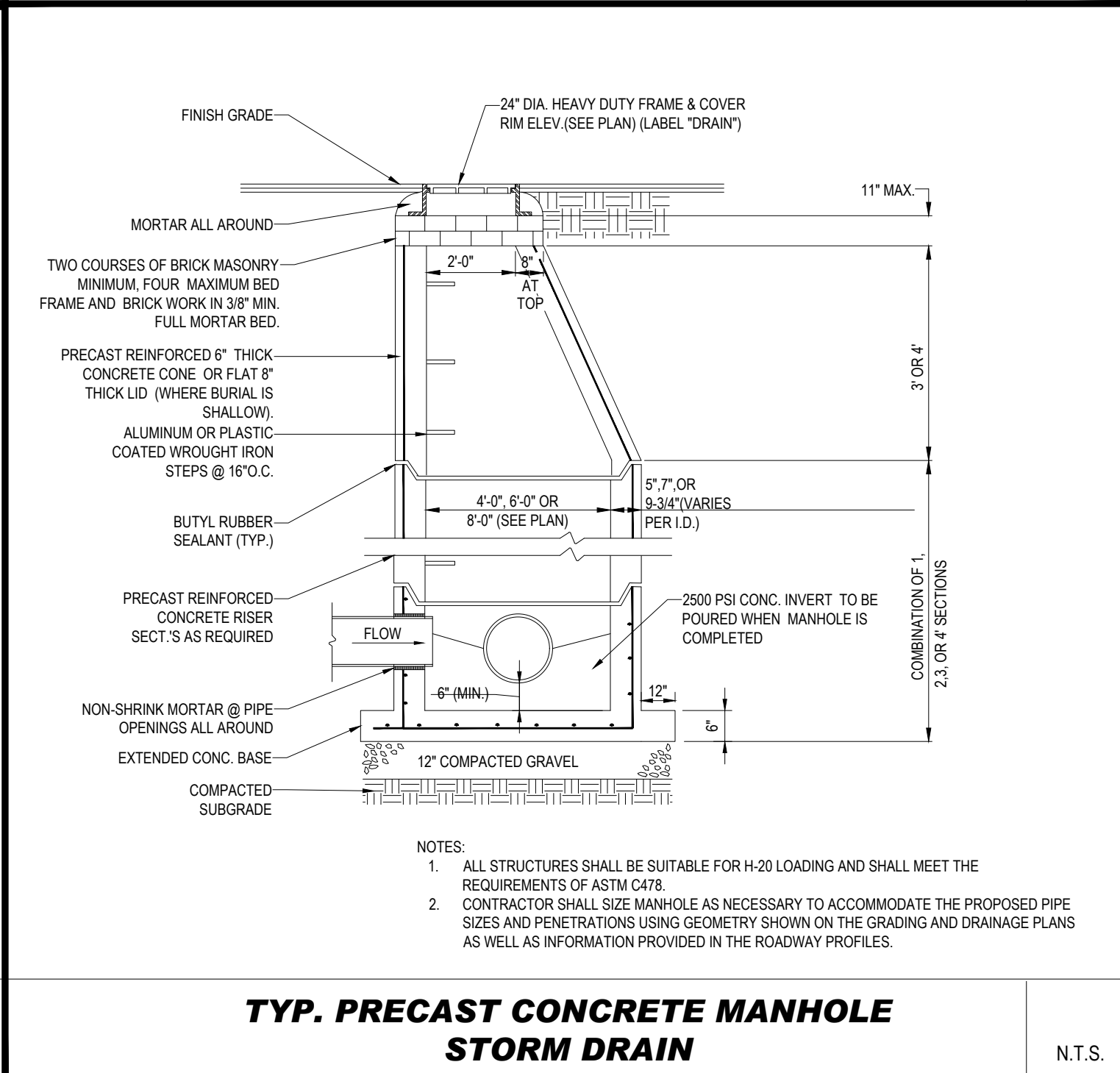
GATE VALVE

N.T.S.



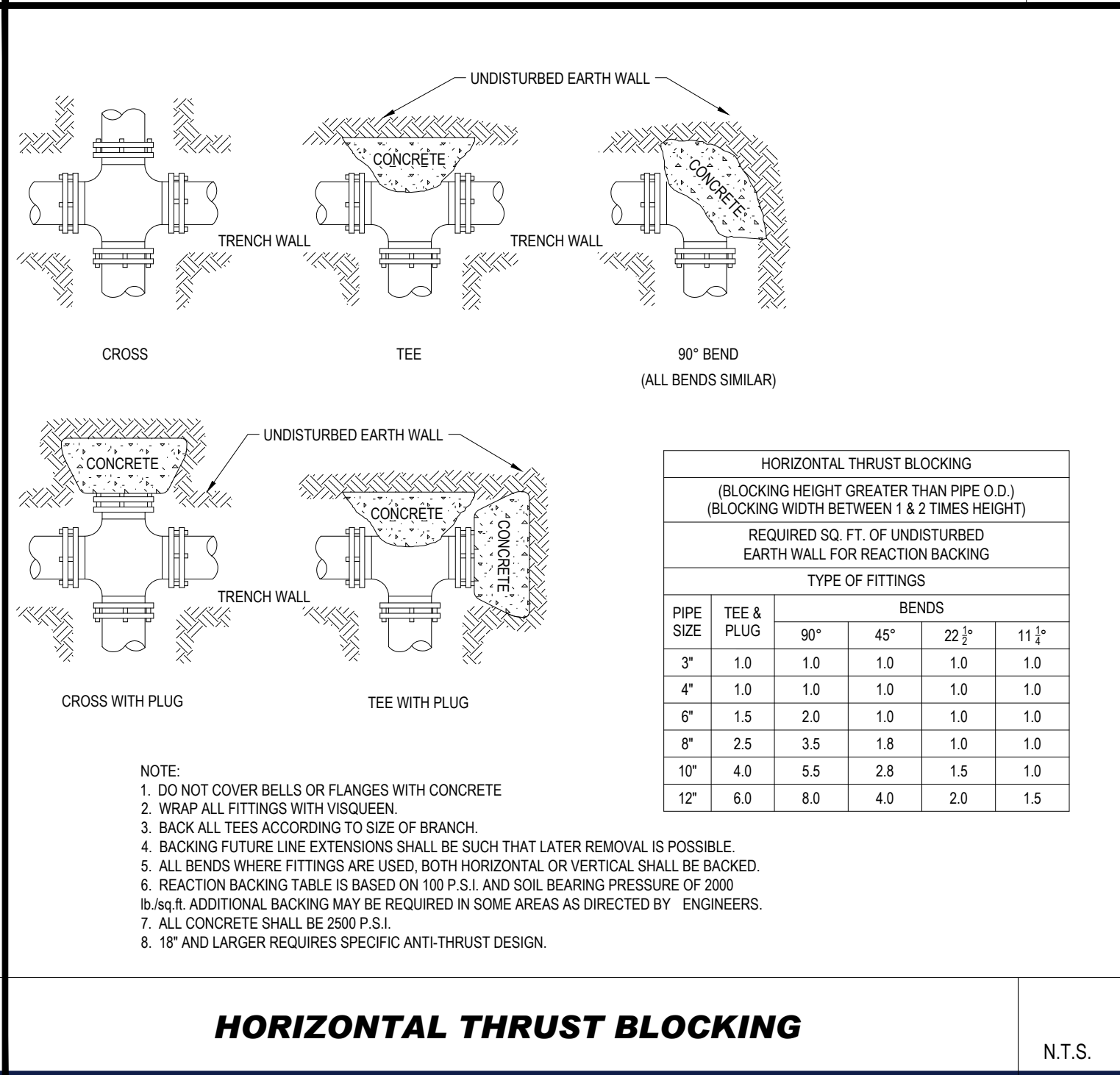
PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

N.T.S.



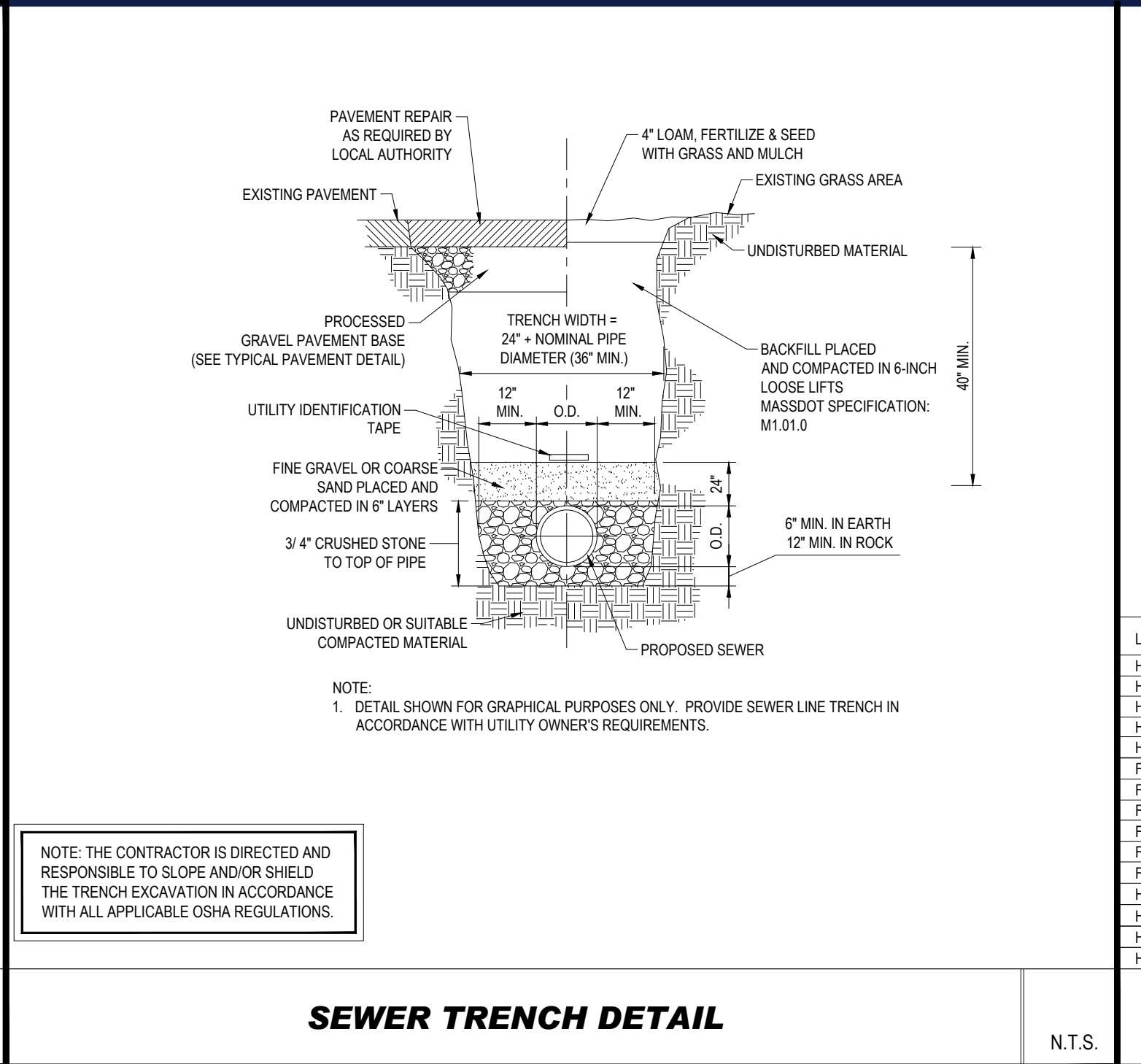
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.



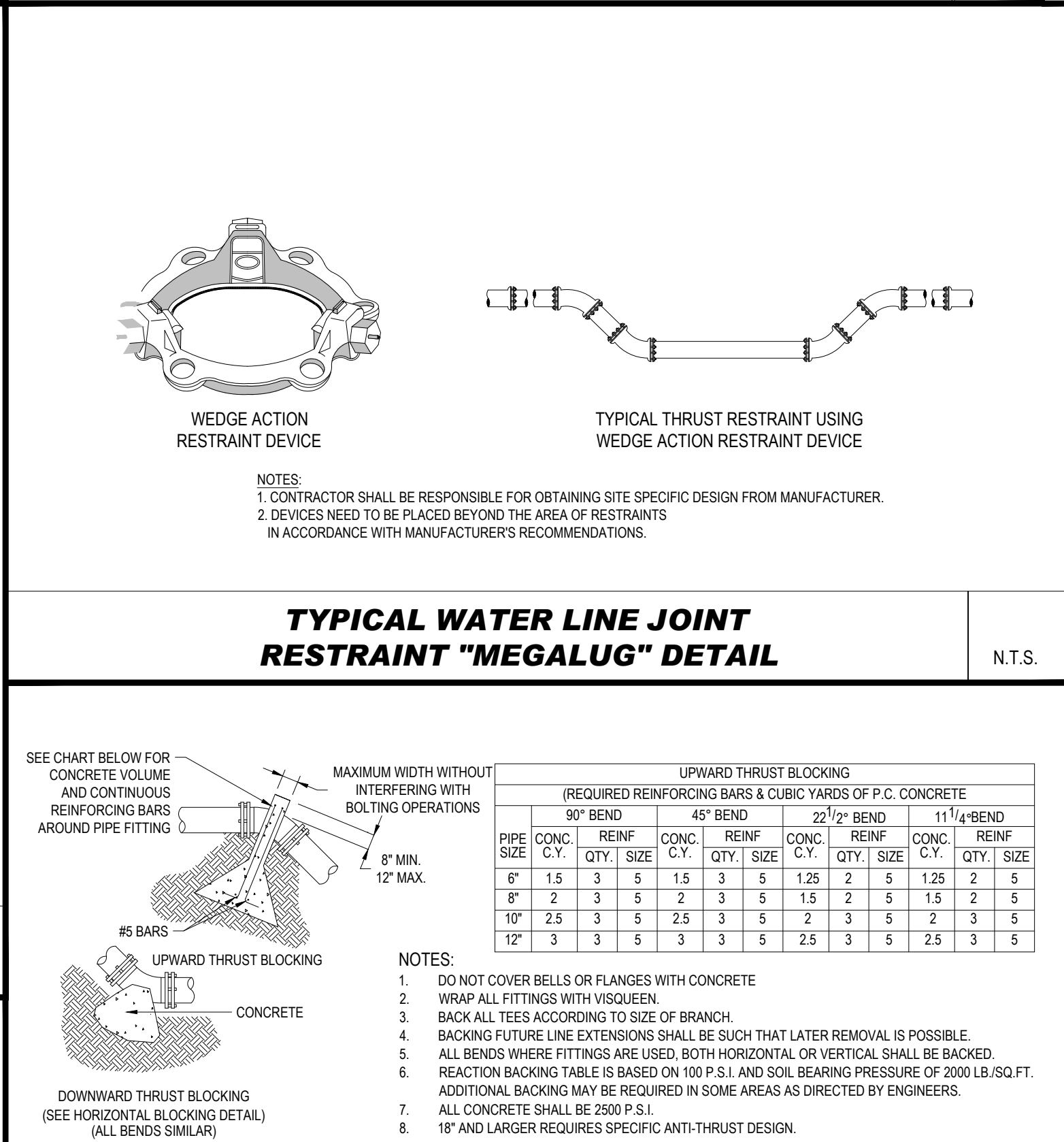
HORIZONTAL THRUST BLOCKING

N.T.S.



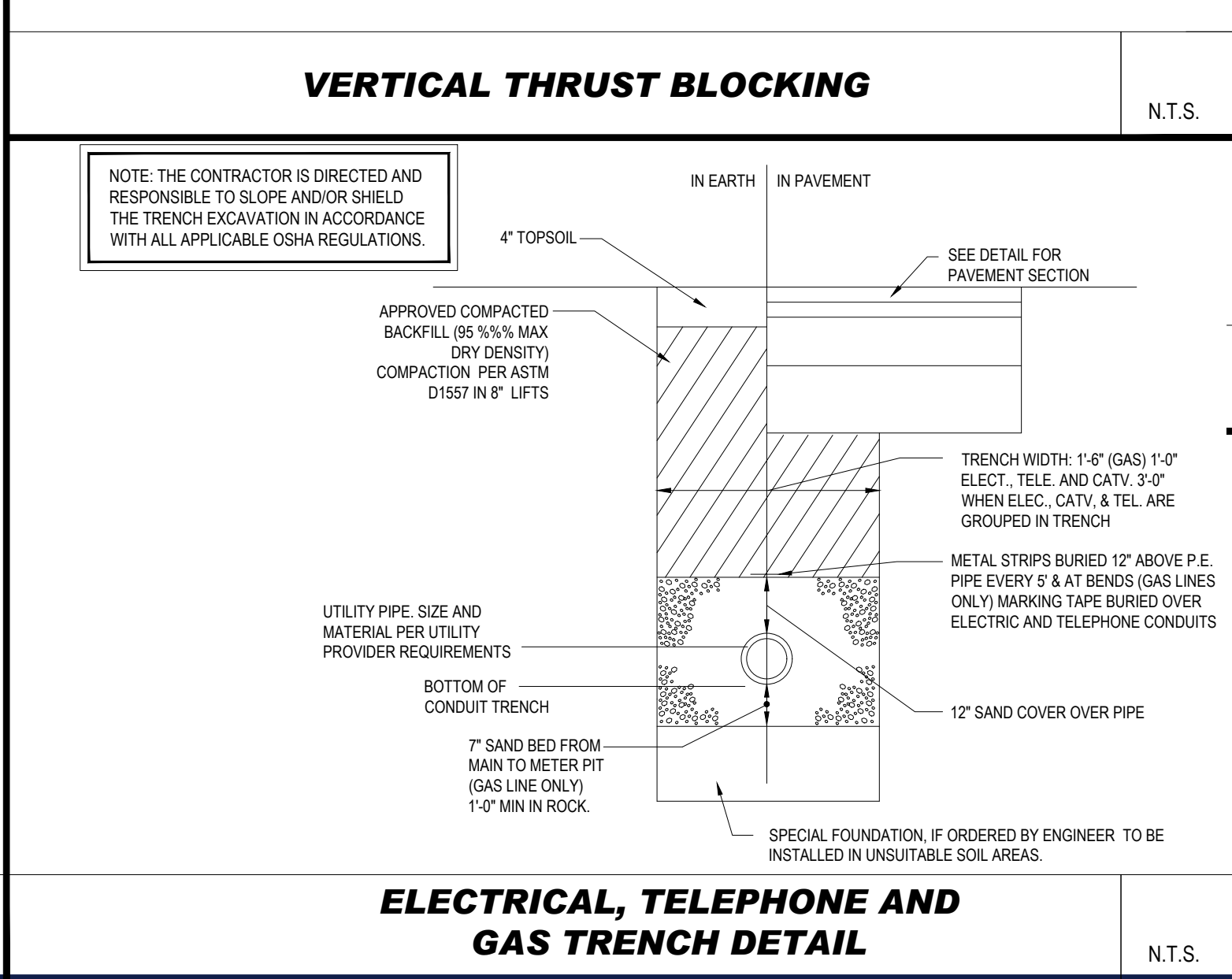
SEWER TRENCH DETAIL

N.T.S.



TYPICAL WATER LINE JOINT RESTRAINT "MEGALUG" DETAIL

N.T.S.

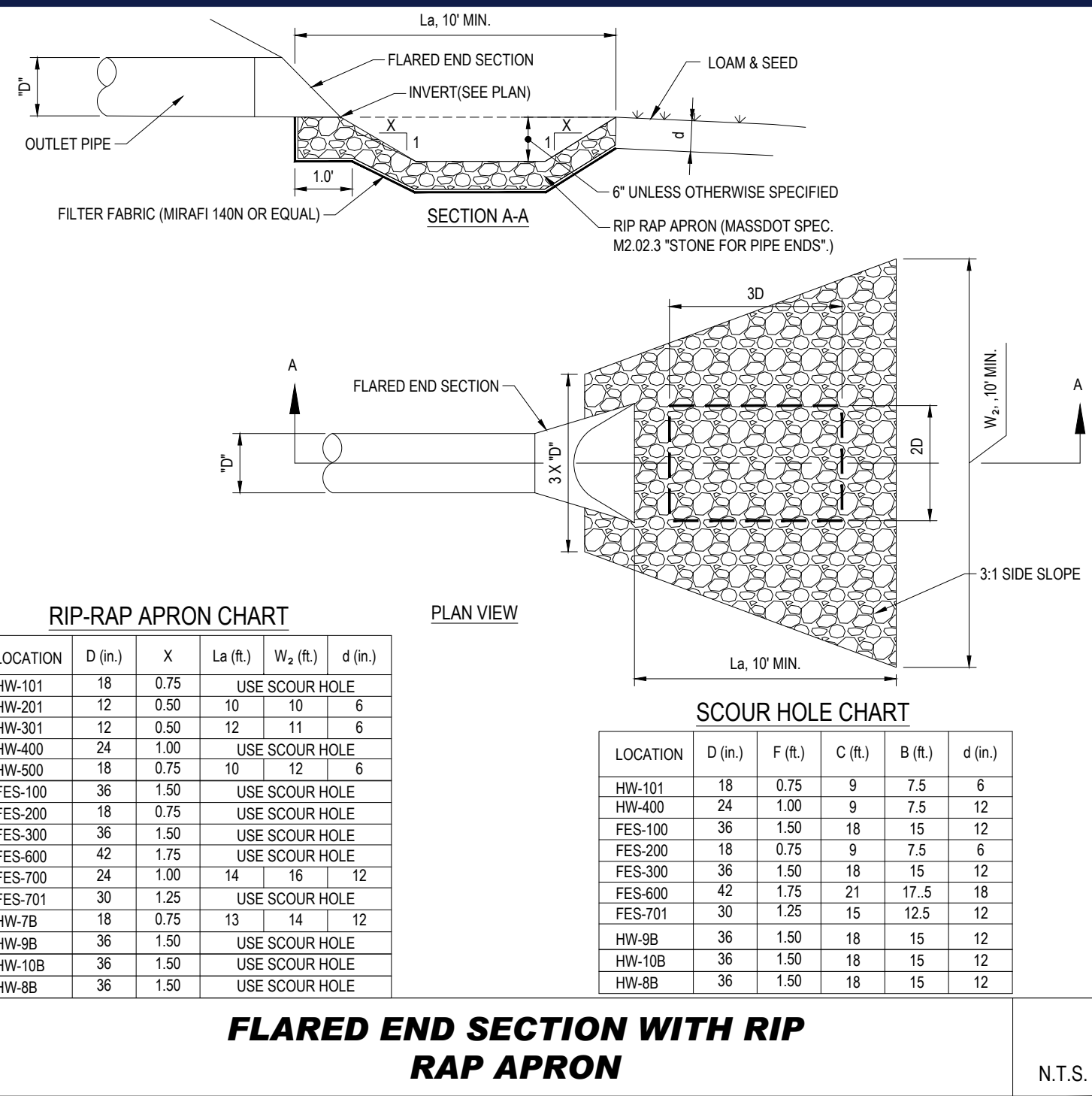


VERTICAL THRUST BLOCKING

N.T.S.

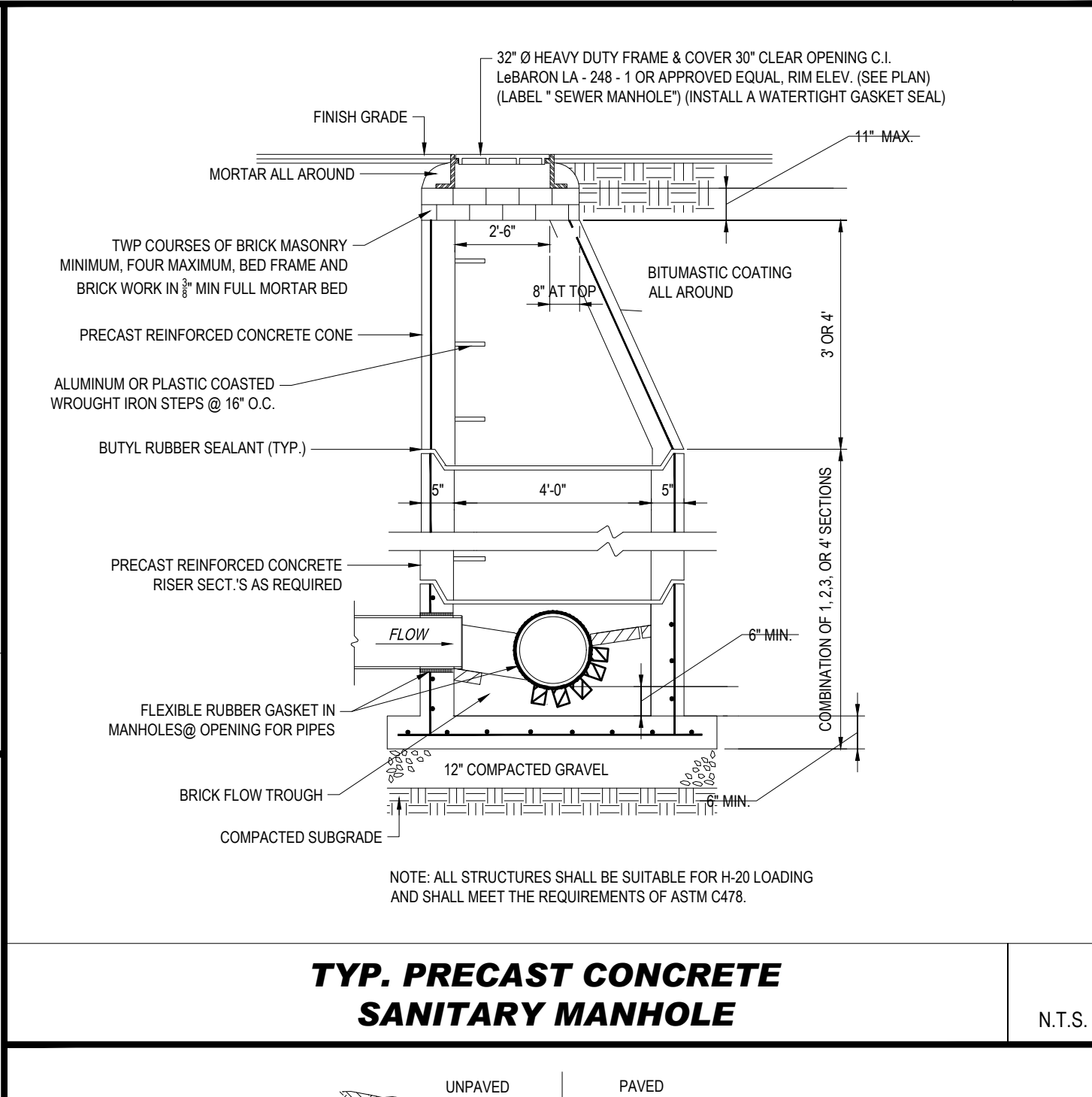
ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S.



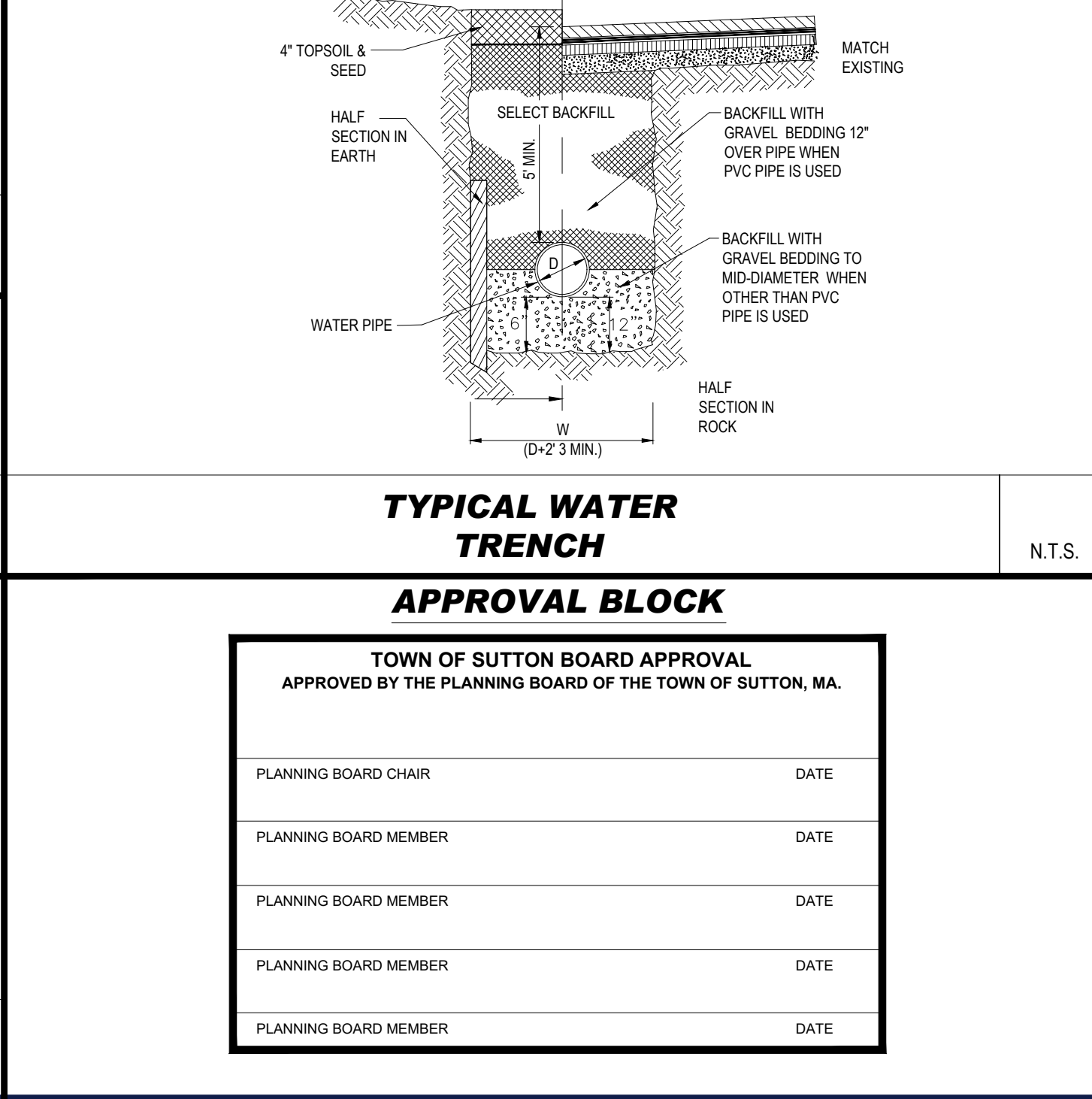
FLARED END SECTION WITH RIP RAP APRON

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



TYPICAL WATER TRENCH

N.T.S.

APPROVAL BLOCK

N.T.S.

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PROJECT No.: W221017

DRAWN BY: GBJ/JAK

CHECKED BY: 10/27/2022

DATE: W221017-DET1-2A

CAD ID:

PROJECT:

PROPOSED MEDICAL CLINIC

FOR

TORRINGTON PROPERTIES INC.

PROPOSED DEVELOPMENT

MAP: #10 LOT: #93

15 PLEASANT VALLEY ROAD,

TOWN OF SUTTON ,

WORCESTER COUNTY,

MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD

SOUTHBOROUGH, MA 01772

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SEAL

COMMONWEALTH OF MASSACHUSETTS

JOHN A. BOHLER

CIVIL ENGINEER

No. 41530

REGISTERED

PROFESSIONAL ENGINEER

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

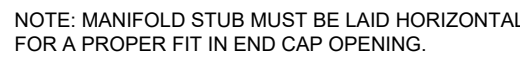
C-802

REVISION 2 - 03/20/2023

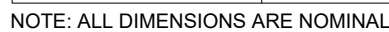
P:\0222\W221017\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\W221017-DET1-2A.dwg-->LAYOUT: C-802



N.T.S.



U.T.S.

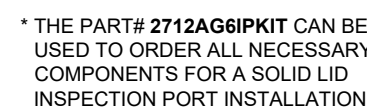


CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

N.T.S.



- ### STORMTECH MC-3500 STANDARD CROSS SECTION



2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY



N.T.S.

N.T.S.

REVISION 2 - 03/20/2023

SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

REVISION 2 - 03/20/2023

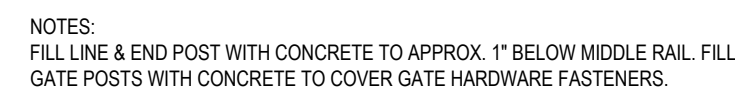
Home Standby Generators

*7042-2 & 7043-2 specifications



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PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE
PLANNING BOARD MEMBER	DATE



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PROJECT No.: W221017
DRAWN BY: EVD
CHECKED BY: GB/JAK
DATE: 10/27/2022
CAD I.D.: W221017-DETL-2A

PROJECT:

**PROPOSED
MEDICAL CLINIC**

- FOR -

**TORRINGTON
PROPERTIES INC.**

PROPOSED DEVELOPMENT

**MAP: #10 LOT: #93
15 PLEASANT VALLEY ROAD,
TOWN OF SUTTON ,
WORCESTER COUNTY,
MASSACHUSETTS**

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**DETAIL
SHEET**

SHEET NUMBER:

C-804

REVISION 2 - 03/20/2023