

PROPOSED SITE PLAN DOCUMENTS

FOR



INDUSTRIAL DEVELOPMENT

LOCATION OF SITE:
UNIFIED PARKWAY, TOWN OF SUTTON
WORCESTER COUNTY, MASSACHUSETTS

REFERENCES

EXISTING CONDITIONS PLAN OF LAND:
WSP USA, INC.
9 EXECUTIVE PARK DR, SUITE 101
MERRIMACK, NH 03054
DATE: 03/28/2022

GEOTECHNICAL ENGINEERING REPORT:
SANBORN HEAD & ASSOCIATES, INC.
1 TECHNOLOGY PARK DRIVE
WET FORD, MA 01886
DATE: 03/08/2022

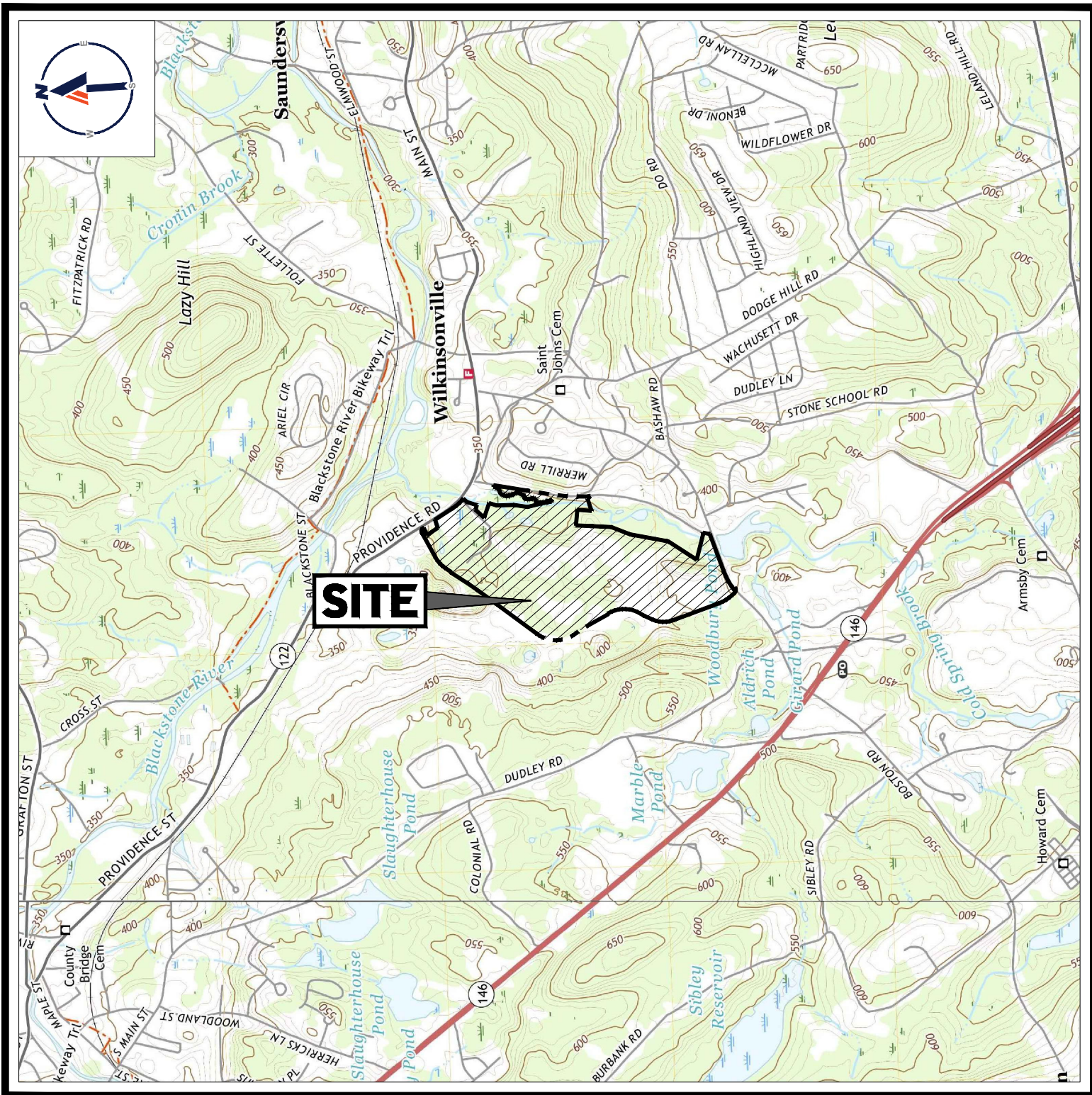
ARCHITECTURAL PLANS:
UNIFIED BUILDING 2 PARTIAL FLOOR PLANS
AND ELEVATION PLANS (11 SHEETS)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/21/2022

UNIFIED BUILDING 3 PARTIAL FLOOR PLANS
AND ELEVATION PLANS (7 SHEETS)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/21/2022

UNIFIED BUILDING 2
AND 3 RENDERINGS (1 SHEET)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/21/2022

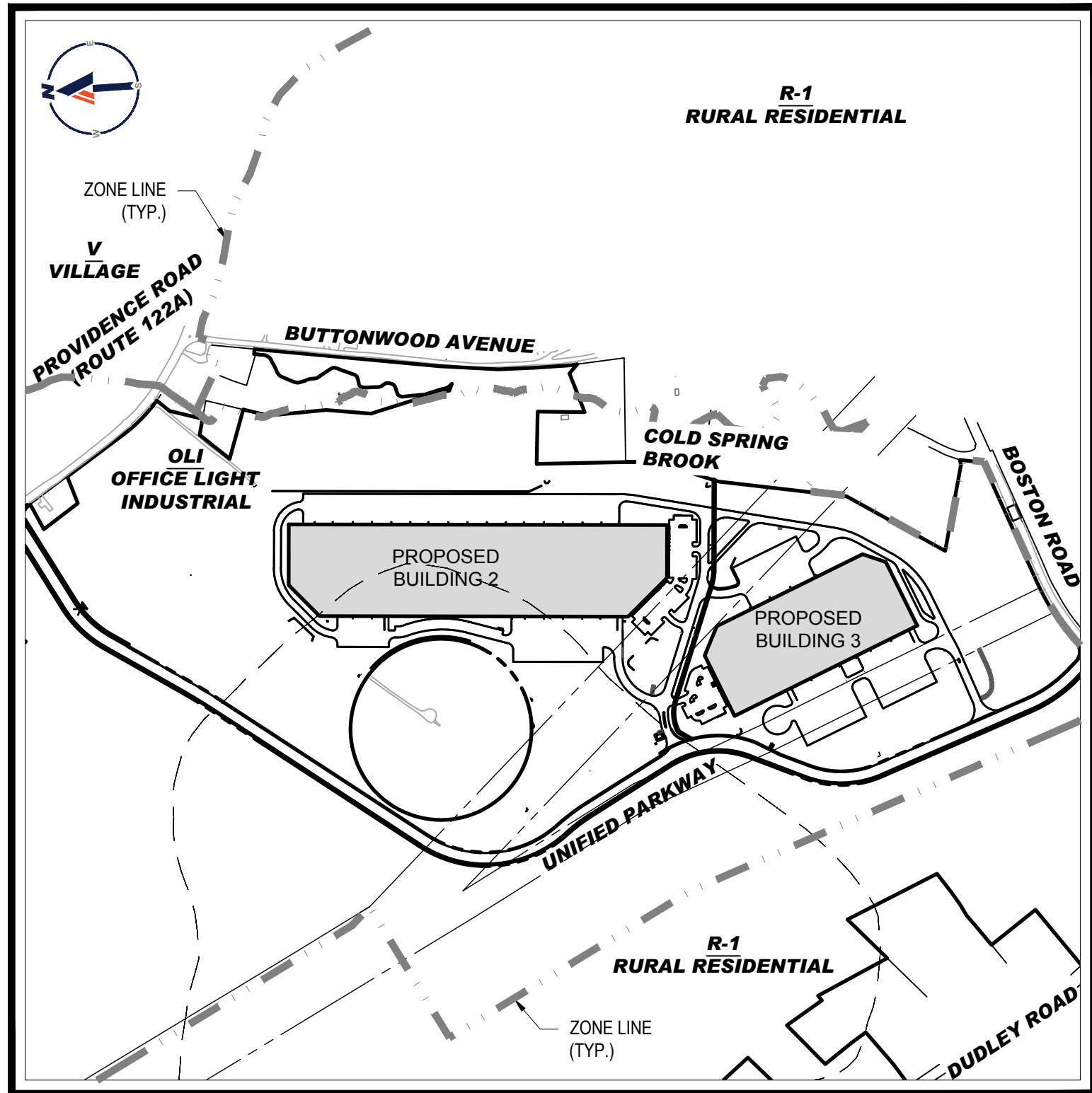
UNIFIED PUMP HOUSE PLANS AND
ELEVATIONS (1 SHEET)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/15/2022

* THE ABOVE REFERENCED DOCUMENTS ARE
INCORPORATED BY REFERENCE AS PART OF THESE
PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT
CERTIFY THE ACCURACY OF THE WORK REFERENCED
OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP

SCALE: 1" = 2,000'
SOURCE: WORCESTER SOUTH AND GRAFTON MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 600'

PREPARED BY

BOHLER //

WAIVER LIST:

TOWN OF SUTTON ZONING BYLAW

SECTION IV.B.1

- DRIVEWAYS LOCATED IN SIDE YARD SETBACK

SECTION IV.B.2

- LOADING AND UNLOADING SPACES SHALL NOT BE LESS THAN 14 FEET IN WIDTH

SECTION IV.B.3 (TABLE 4)

- REQUIRED PARKING FOR WAREHOUSE AND/OR DISTRIBUTION USE

SECTION IV.B.4.e

- MAXIMUM DRIVEWAY WIDTH OF 30 FEET FOR TWO-WAY TRAFFIC

SECTION IV.B.5.c.3

- INTERIOR LANDSCAPED AREAS TO LIMIT UNBROKEN ROWS OF PARKING

SECTION IV.C.4

- PLANS AT A SCALE OF 1"=20'

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
ZONING COMPLIANCE PLAN	C-301
OVERALL LAYOUT PLAN	C-302
LAYOUT PLAN (A - D)	C-303 - C-306
OVERALL GRADING AND DRAINAGE PLAN	C-401
GRADING AND DRAINAGE PLAN (A - D)	C-402 - C-405
DRAINAGE SCHEDULE	C-406
OVERALL UTILITY PLAN	C-501
UTILITY PLAN (A - E)	C-502 - C-506
OVERALL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL PLAN (A - E)	C-602 - C-606
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-607
OVERALL LANDSCAPE PLAN	C-701
LANDSCAPE PLAN (A - D)	C-702 - C-705
LANDSCAPE NOTES AND DETAILS	C-706
PROPOSED PHOTOMETRIC LIGHT PLAN (A - C)	C-707 - C-709
DETAIL SHEETS	C-901 - C-905
EXISTING CONDITIONS PLAN OF LAND (PREPARED BY WSP USA, INC.)	9 SHEETS
UN1F1ED BUILDING 2 PARTIAL FLOOR PLANS AND ELEVATION PLANS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	11 SHEETS
UN1F1ED BUILDING 3 PARTIAL FLOOR PLANS AND ELEVATION PLANS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	7 SHEETS
UN1F1ED BUILDING 2 & 3 RENDERINGS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	1 SHEET
UN1F1ED PUMP HOUSE PLANS AND ELEVATIONS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	1 SHEET

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

BOHLER //

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/03/2022	COMMENTS	AJS KC / JK
2	06/10/2022	WETLAND LINE REVISION	CFD KC / JK
3	07/06/2022	PB COMMENTS	AJS KC / JK



Know what's below.
Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

PERMIT SET

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.: W211141
DRAWN BY: AJS
CHECKED BY: KC / JAK
DATE: 03/28/2022
CAD ID: W211141-CVL-3

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED
INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER //

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

www.BohlerEngineering.com



SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

C-101

REVISION 3 - 07/06/2022

STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
CB-103	378.00		376.00 (DMH-106)	12"	7'	2.81%
CB-104	378.00		374.00 (DMH-109)	12"	9'	1.15%
CB-200	383.80		379.00 (DMH-201)	12"	11'	1.74%
CB-200A	384.50		380.50 (DMH-200)	12"	54'	2.31%
CB-301	387.48		383.40 (DMH-608A)	12"	18'	1.11%
CB-304	381.72		377.00 (DMH-303)	12"	113'	1.15%
CB-500	383.44		378.00 (DMH-500)	15"	164'	0.67%
CB-503	385.82		382.00 (DMH-504)	12"	26'	1.17%
CB-503A	385.81		382.00 (DMH-504)	12"	18'	1.67%
CB-504	384.10		380.00 (DMH-507)	12"	10'	2.97%
CB-505	384.10		380.00 (DMH-507)	12"	91'	2.09%
CB-507	383.80		379.80 (DMH-505A)	12"	81'	0.89%
CB-508	390.08		383.50 (DMH-511)	12"	22'	1.33%
CB-509	390.08		383.50 (DMH-511)	12"	14'	2.10%
CB-510	385.10		381.10 (DMH-512)	12"	114'	0.53%
CB-511	384.90		381.50 (DMH-512)	12"	61'	0.81%
CB-512	384.20		381.20 (DMH-512)	12"	110'	0.64%
CB-602	392.43		389.00 (DMH-606)	12"	48'	3.09%
CB-604	386.33		381.50 (DMH-609)	12"	52'	0.95%
CB-605	384.97		381.50 (DMH-609)	12"	51'	0.98%

STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
CB-606	391.85		385.00 (DMH-610)	12"	22'	1.78%
CB-607	391.68		385.00 (DMH-610)	12"	15'	2.75%
CB-702	393.65		388.00 (DMH-701)	12"	30'	2.68%
CB-703	397.58		392.00 (DMH-701)	12"	90'	4.12%
CB-800	393.33		388.50 (DMH-800)	12"	235'	1.87%
CB-801	389.14		384.37 (DMH-800)	12"	53'	0.50%
CB-803	385.04		382.50 (DMH-800A)	12"	33'	0.52%
DCB-100	379.24		375.00 (DMH-100)	15"	197'	1.02%
DCB-101	379.25		375.00 (DMH-100)	12"	11'	1.75%
DCB-102	379.25		375.00 (DMH-101)	15"	50'	0.99%
DCB-201	382.34		378.00 (DMH-111)	12"	144'	0.55%
DCB-203	379.86		375.80 (DMH-111)	15"	34'	0.89%
DCB-302	382.60		377.35 (DMH-608A)	15"	230'	0.50%
DCB-303	379.20		375.25 (DMH-302)	15"	10'	1.57%
DCB-305	379.20		375.20 (DMH-304)	15"	8'	1.24%
DCB-400	379.24		375.20 (DMH-400)	15"	204'	0.78%
DCB-401	379.30		375.00 (DMH-400)	15"	13'	1.58%
DCB-402	379.24		372.20 (DMH-404)	15"	15'	3.02%
DCB-403	379.27		372.20 (DMH-403)	15"	16'	2.86%
DCB-501	382.26		377.00 (DMH-501)	12"	34'	1.18%

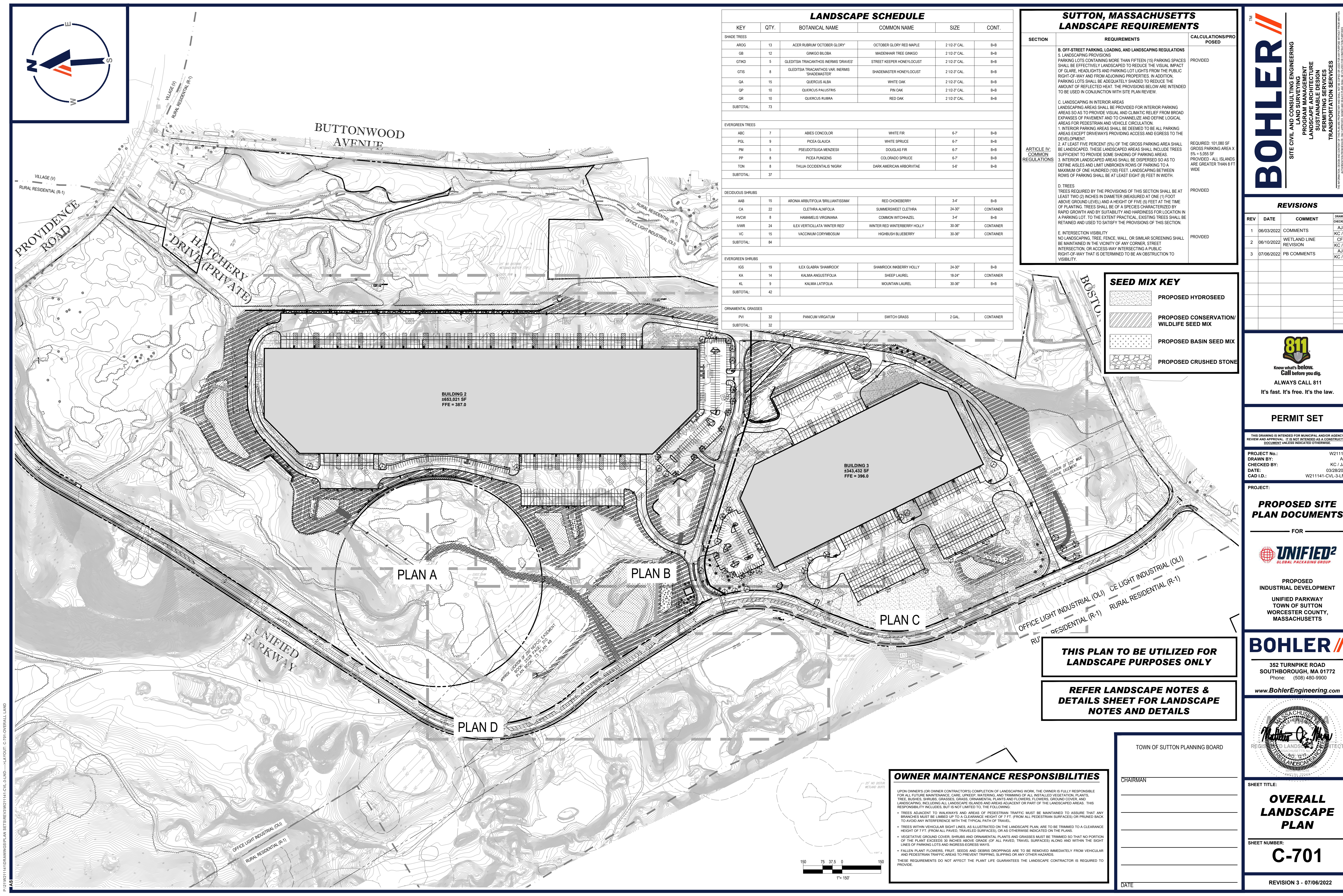
STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DCB-502	382.15		377.00 (DMH-501)	12"	74'	0.54%
DCB-600	387.90		383.00 (DMH-600)	15"	19'	2.58%
DCB-601	389.28		383.00 (DMH-601)	15"	37'	1.35%
DCB-603	391.10		388.00 (DMH-606)	12"	13'	3.84%
DCB-700	387.70		384.30 (DMH-700)	18"	69'	0.72%
DCB-701	389.60		384.10 (DMH-700)	15"	53'	0.57%
DCB-802	387.80		383.80 (DMH-802A)	15"	157'	0.51%
DCB-802A	387.80		383.80 (DMH-802A)	15"	14'	0.71%
DMH-8	385.29		377.30 (DMH-8A)	15"	194'	0.93%
DMH-8A	384.87	375.50 (DMH-8)	375.50 (DMH-8B)	15"	128'	0.93%
DMH-8B	378.38	374.30 (DMH-8A) 374.30 (OCS-600)	374.30 (DMH-8C)	18"	256'	0.51%
DMH-8C	378.00	373.00 (DMH-8B)	372.55 (HW-7B)	18"	27'	2.04%
DMH-9	394.00	387.00 (I)	387.00 (HW-4B)	36"	201'	0.50%
DMH-10B	403.40		399.00 (HW-10B)	18"	249'	1.21%
DMH-100	379.55	374.80 (DCB-101) 373.00 (DCB-100)	372.90 (DMH-101)	18"	196'	0.97%
DMH-101	380.64	371.00 (DMH-100) 374.50 (DCB-102) 371.00 (DMH-104)	370.90 (DMH-105)	30"	180'	1.05%
DMH-102	382.55	378.80 (RD-100)	378.70 (DMH-103)	18"	210'	1.24%
DMH-103	382.58	376.10 (DMH-102)	376.00 (DMH-104)	18"	212'	1.18%
DMH-104	382.56	378.80 (RD-101) 373.50 (DMH-103)	372.10 (DMH-101)	18"	73'	1.50%
DMH-105	381.53	369.00 (DMH-101)	368.90 (DMH-106)	30"	192'	0.99%

STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DMH-106	378.22	367.00 (DMH-105) 375.80 (CB-103)	366.90 (DMH-107)	30"	15'	1.02%
DMH-107	378.35	370.90 (DMH-108) 366.75 (DMH-106)	356.35 (WQU-112)	36"	43'	0.81%
DMH-108	380.17	377.20 (RD-203) 372.50 (DMH-109)	372.40 (DMH-107)	24"	100'	1.50%
DMH-109	378.34	373.65 (DMH-110) 373.90 (CB-104)	373.40 (DMH-108)	18"	173'	0.52%
DMH-110	379.74	375.50 (DMH-111)	374.20 (DMH-109)	15"	88'	0.63%
DMH-111	380.55	375.50 (DCB-203) 377.20 (DCB-201)	377.10 (DMH-110)	15"	111'	0.54%
DMH-200	385.65	379.25 (CB-200A) 379.00 (RD-200)	378.75 (DMH-201)	18"	105'	1.47%
DMH-201	384.23	377.20 (DMH-201) 378.80 (CB-200)	377.10 (DMH-202)	18"	174'	2.01%
DMH-202	382.81	373.60 (DMH-201) 376.50 (TD-2A)	373.50 (WQU-203)	18"	173'	2.02%
DMH-300	383.40	378.90 (RD-300) 379.90 (TD-2B)	378.80 (DMH-301)	18"	80'	1.12%
DMH-301	384.00	377.90 (DMH-300)	377.80 (DMH-302)	18"	225'	1.20%
DMH-302	379.41	375.10 (DMH-301) 375.10 (DCB-303)	375.00 (DMH-305)	24"	48'	1.15%
DMH-303	380.87	375.70 (CB-304) 376.70 (RD-301)	375.60 (DMH-304)	24"	82'	0.61%
DMH-304	379.38	375.10 (DCB-305) 375.10 (DMH-303)	375.00 (DMH-305)	24"	112'	0.49%
DMH-305	380.10	374.45 (DMH-304) 374.45 (DMH-302)	374.35 (WQU-306)	36"	15'	0.52%
DMH-400	379.59	373.60 (DCB-400) 374.80 (DCB-401)	373.50 (DMH-401)	18"	150'	0.80%
DMH-400A	374.00	369.60 (OCS-400)	368.25 (HW-400)	24"	21'	1.54%
DMH-401	381.44	373.00 (DMH-400) 372.30 (DMH-400)	372.20 (DMH-402)	24"	15'	0.97%
DMH-402	381.40	372.05 (DMH-401)	371.75 (OCS-400) 371.75 (UG2a)	24"	62'	0.00%
DMH-403	379.69	371.75 (DCB-403)	371.75 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		

STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DMH-404	379.66	371.75 (DCB-402)	371.75 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		
DMH-405	380.99	371.75 (DMH-406)	371.75 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		
DMH-406	381.96	371.75 (UG2a)	371.75 (DMH-405)	24"	62'	0.00%
DMH-407	383.11	378.80 (RD-400)	378.70 (DMH-408)	18"	208'	1.20%
DMH-408	382.70	376.20 (DMH-407)	376.10 (DMH-409)	18"	210'	1.19%
DMH-409	382.56	378.80 (RD-403) 373.60 (DMH-408)	373.50 (DMH-401)	24"	48'	1.03%
DMH-500	384.60	376.90 (CB-500)	376.80 (DMH-501)	15"	159'	0.50%
DMH-501	382.82	376.60 (DCB-502) 376.00 (DMH-500) 376.60 (DCB-501)	375.90 (DMH-502)	24"	110'	0.50%
DMH-502	384.90	380.50 (DMH-504) 375.35 (DMH-501)	375.25 (DMH-505A)	24"	45'	0.56%
DMH-503	384.39	375.00 (DMH-507)	375.00 (DMH-505A) 375.00 (UG2a)	24"	126'	0.00%
DMH-504	385.82	381.70 (CB-503A) 381.70 (CB-503)	381.60 (DMH-502)	12"	55'	2.00%
DMH-505A	384.95	375.00 (DMH-503) 375.00 (DMH-502) 378.16 (CB-507)	375.00 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		
DMH-506	384.05	373.10 (DMH-807) 374.10 (DMH-507)	373.00 (HW-500)	18"	116'	0.86%
DMH-507	384.32	379.70 (CB-504) 378.10 (CB-505)	375.20 (DMH-503)	12"	8'	2.61%
DMH-511	390.45	383.20 (CB-509) 383.20 (CB-508)	378.90 (DMH-513)	18"	14'	0.70%
DMH-512	387.75	390.50 (CB-510) 381.00 (CB-511) 380.50 (CB-512)	380.40 (DMH-513)	18"	113'	0.80%
DMH-513	390.69	378.80 (DMH-511) 379.50 (DMH-512)	378.70 (DMH-610)	24"	83'	0.72%
DMH-600	388.32	381.00 (OCS-700) 382.50 (DCB-600)	380.90 (DMH-601)	24"	92'	0.54%
DMH-601	390.04	384.00 (DMH-602) 382.50 (DCB-601) 380.40 (DMH-600)	379.70 (DMH-603)	30"	43'	1.15%
DMH-602	391.37	387.50 (RD-600)	387.40 (DMH-601)	15"	163'	2.09%

STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DMH-603	391.17	379.20 (DMH-601) 365.00 (TD-3B)	379.10 (DMH-604)	36"	324'	0.77%
DMH-604	379.68	376.60 (DMH-603)	376.50 (DMH-605)	36"	188'	0.58%
DMH-605	393.17	375.40 (DMH-604) 386.00 (RD-601)	375.30 (DMH-606)	36"	88'	0.80%
DMH-606	391.07	387.50 (DCB-603) 387.50 (CB-602) 374.60 (DMH-605)	374.50 (DMH-607)	36"	63'	0.63%
DMH-607	388.38	377.20 (HW-600) 374.10 (DMH-606)	374.00 (DMH-608)	42"	57'	0.65%
DMH-608	387.87	374.60 (DMH-610) 373.63 (DMH-607) 379.00 (DMH-609) 375.30 (DMH-608A)	373.53 (WQU-611)	48"	41'	0.51%
DMH-608A	388.00	376.20 (DCB-302) 383.20 (CB-301)	376.10 (DMH-608)	15"	158'	0.51%
DMH-609	385.86	381.00 (CB-605) 381.00 (CB-604)	380.90 (DMH-608)	12"	132'	1.44%
DMH-610	392.06	384.60 (CB-607) 384.60 (CB-606) 378.10 (DMH-513)	378.00 (DMH-608)	24"	323'	1.05%
DMH-700	389.07	383.80 (DCB-700) 383.80 (DCB-701)	383.70 (WQU-701)	24"	54'	0.82%
DMH-701	393.78	387.20 (CB-702) 385.10 (DMH-702) 388.30 (CB-703)	385.00 (DMH-703)	24"	80'	0.87%
DMH-702	396.00	386.53 (RD-700)	386.43 (DMH-701)	24"	230'	0.58%
DMH-703	391.35	384.30 (DMH-701) 384.80 (TD-3A)	384.20 (DMH-704)	30"	100'	0.54%
DMH-704	391.39	383.66 (DMH-703)	383.56 (WQU-705)	30"	40'	0.50%
DMH-800	388.74	384.10 (CB-800) 384.10 (CB-801)	384.10 (DMH-800A)	15"	155'	0.50%
DMH-800A	385.93	382.33 (CB-803) 383.33 (DMH-800)	382.34 (DMH-802)	18"	70'	0.49%
DMH-801	390.16	382.00 (DMH-801A)	379.75 (DMH-802) 379.75 (UG3C)	24"	92' 124'	0.00% 0.00%
DMH-801A	395.10	387.50 (RD-800)	387.40 (DMH-801)	15"	183'	2.94%
DMH-802	388.68	379.75 (DMH-801) 382.00 (DMH-800A) 382.00 (DMH-802A)	379.75 (UG3C)	3"	125'	0.00%
DMH-802A	388.11	383.00 (DCB-802) 383.70 (DCB-802A)	382.90 (DMH-802)	18"	37'	2.42%

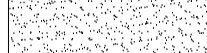

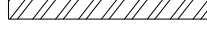
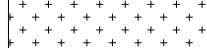
STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DMH-803	393.30	387.30 (RD-801)	387.20 (DMH-804)	18"	103'	2.13%
DMH-804	390.93	382.10 (DMH-806) 385.00 (DMH-803)	380.90 (DMH-805)	24"	37'	0.54%
DMH-805	390.14	380.70 (DMH-804)	379.75 (OCS-800) 379.75 (UG3C)	24" 3"	88' 124'	0.00% 0.00%
DMH-806	391.79	387.60 (RD-802)	384.90 (DMH-804)	18"	137'	2.04%
DMH-807	385.06	375.10 (OCS-800)	375.00 (DMH-506)	18"	285'	0.67%
FD-2A			383.00 (T-200A)	6"	41'	7.26%
FD-2B			383.00 (T-201A)	6"	41'	7.24%
FD-3A			392.00 (T-300A)	6"	34'	6.77%
FD-3B			392.00 (T-301A)	6"	34'	4.68%
FES-100		351.00 (WQU-112)				
FES-200		367.50 (WQU-203)				
FES-300		374.00 (WQU-306)				
FES-600		373.00 (WQU-611)				
FES-601		373.00 (FES-602)				
FES-602			373.00 (FES-601)	12"	91'	0.00%
FES-700		383.00 (WQU-701)				
FES-701		383.00 (WQU-705)				
HW-7B		372.00 (DMH-8C)				
HW-8B		386.00 (DMH-9)				
HW-9B						



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3' CAL.	B+B
GB	12	GINKGO BILBOA	MAIDENHAR TREE GINKGO	2 1/2-3' CAL.	B+B
GTID	5	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER HONEYLOCUST	2 1/2-3' CAL.	B+B
GTIS	8	GLEDITSIA TRIACANTHOS VAR. INERMIS SHADEMASTER	SHADEMASTER HONEYLOCUST	2 1/2-3' CAL.	B+B
QA	15	QUERCUS ALBA	WHITE OAK	2 1/2-3' CAL.	B+B
QP	10	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3' CAL.	B+B
QR	10	QUERCUS RUBRA	RED OAK	2 1/2-3' CAL.	B+B
SUBTOTAL:	73				
EVERGREEN TREES					
ABC	7	ABIES CONCOLOR	WHITE FIR	6-7'	B+B
PGL	9	PICEA GLAUCA	WHITE SPRUCE	6-7'	B+B
PM	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7'	B+B
PP	8	PICEA PUNGENS	COLORADO SPRUCE	6-7'	B+B
TON	8	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
SUBTOTAL:	37				
DECIDUOUS SHRUBS					
AAB	15	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
CA	22	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
HWCW	8	HAMMELIS VIRGINIANA	COMMON WITCHHAZEL	3-4'	B+B
IWR	24	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER
YC	15	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	30-36"	CONTAINER
SUBTOTAL:	84				
EVERGREEN SHRUBS					
ISS	19	ILEX GLABRA 'SHAMROCK'	SHAMROCK INBERRY HOLLY	24-30"	B+B
KA	14	KALMA ANGUSTIFOLIA	SHEEP LAUREL	18-24"	CONTAINER
KL	9	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B
SUBTOTAL:	42				
ORNAMENTAL GRASSES					
PVI	32	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER
SUBTOTAL:	32				

<h1 style="text-align: center;">SUTTON, MASSACHUSETTS</h1> <h2 style="text-align: center;">LANDSCAPE REQUIREMENTS</h2>		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE IV: COMMON REGULATIONS	<p>B. OFF-STREET PARKING, LOADINGS, AND LANDSCAPING REGULATIONS</p> <p>5. LANDSCAPING PROVISIONS</p> <p>PARKING LOTS CONTAINING MORE THAN FIFTEEN (15) PARKING SPACES SHALL BE EFFECTIVELY LANDSCAPED TO REDUCE THE VISUAL IMPACT OF GLARE, HEADLIGHTS AND PARKING LIGHTS AND FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJOINING PROPERTIES. IN ADDITION, PARKING LOTS SHALL BE ADEQUATELY SHADED TO REDUCE THE AMOUNT OF REFLECTED HEAT. THE PROVISIONS BELOW ARE INTENDED TO BE USED IN CONJUNCTION WITH SITE PLAN REVIEW.</p>	PROVIDED
	<p>C. LANDSCAPING IN INTERIOR AREAS</p> <p>LANDSCAPING SHALL BE PROVIDED FOR INTERIOR PARKING AREAS SO AS TO PROVIDE VISUAL AND CLIMATIC RELIEF FROM BROAD EXPANSES OF PAVEMENT AND TO CHANNELIZE AND DEFINE LOGICAL AREAS FOR PEDESTRIAN AND VEHICLE CIRCULATION.</p>	
	<p>1. INTERIOR PARKING AREAS SHALL BE DESIGNED TO BE ALL PAVING AREAS EXCEPT DRIVEWAYS PROVIDING ACCESS AND EGRESS TO THE DEVELOPMENT.</p>	
	<p>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.</p>	REQUIRED: 101,080 SF GROSS PARKING AREA X 5% = 5,055 SF
	<p>3. INTERIOR LANDSCAPED AREAS SHALL BE DISPERSED SO AS TO DEFINE ALLEYS AND LIMIT UNBROKEN ROWS OF PARKING TO A MAXIMUM OF ONE HUNDRED (100) FEET. LANDSCAPING BETWEEN ROWS OF PARKING SHALL BE AT LEAST EIGHT (8) FEET IN WIDTH.</p>	PROVIDED - ALL ISLANDS ARE GREATER THAN 8 FT WIDE
	<p>D. TREES</p> <p>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.</p>	PROVIDED
	<p>E. INTERSECTION VISIBILITY</p> <p>NO LANDSCAPING, TREE, FENCE, WALL, OR OTHER SCREENING SHALL BE MAINTAINED IN THE VICINITY OF ANY CORNER, STREET INTERSECTION, OR ACCESSARY INTERESTING CHARACTERISTIC RIGHT-OF-WAY THAT IS DETERMINED TO BE AN OBSTRUCTION TO VISIBILITY.</p>	PROVIDED

SEED MIX KEY

	PROPOSED HYDROSEED
	PROPOSED CONSERVATION/ WILDLIFE SEED MIX
	PROPOSED BASIN SEED MIX
	PROPOSED CRUSHED STONE

[illegible]

ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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.:	W211141
DRAWN BY:	AJS
CHECKED BY:	KC / JAK
DATE:	03/28/2022
CAD I.D.:	W211141-CVL-3-LND

PROJECT

**PROPOSED SITE
PLAN DOCUMENTS**

— FOR —



**PROPOSED
INDUSTRIAL DEVELOPMENT**

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER //

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

www.BohlerEngineering.com



SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER

C-701

REVISION 3 - 07/06/2022

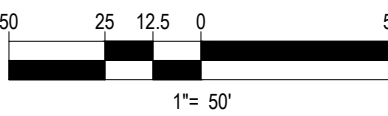
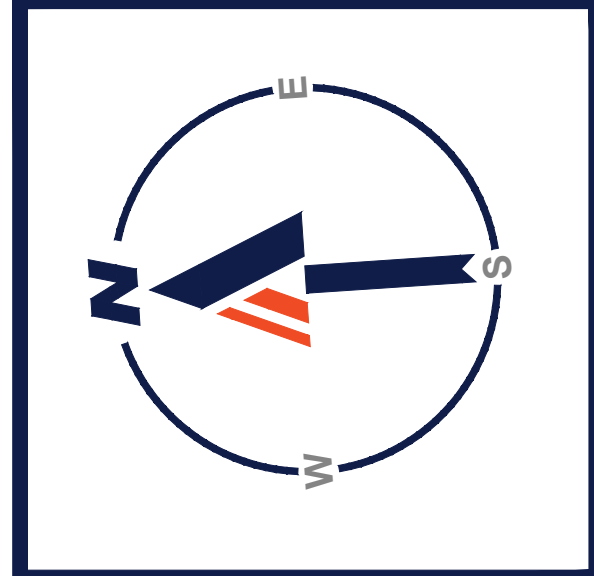
OWNER MAINTENANCE RESPONSIBILITIES

[illegible]

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE _____



**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER TO SHEET C-701 FOR
LANDSCAPE SCHEDULE AND SEEDING
LEGEND**

**REFER TO LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS ADVERTISEMENT ARE FOR INFORMATION PURPOSES ONLY. THE INFORMATION IS NOT A CONTRACT. THE CONTRACT SHALL BE THE CONTRACT DOCUMENTS APPROVED BY THE ARCHITECT/ENGINEER AND THE OWNER.

BOHLER

REVISIONS

[illegible]

Know what's **below.**
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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.: W211141
DRAWN BY: AJS
CHECKED BY: KC / JAK
DATE: 03/28/2022
CAD I.D.: W211141-CVL-3-LND

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

_____ FOR _____



**PROPOSED
INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS**

BOHLER//

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

www.BohlerEngineering.com



SHEET TITLE:

**LANDSCAPE
PLAN A**

HEET NUMBER: _____

C-702

REVISION 3 - 07/06/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____

CHAIRMAN

DATE _____

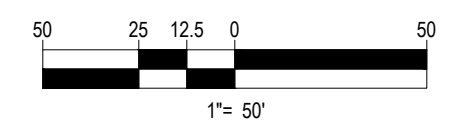


PROP. 4" DEPTH OF 1 - 1 1/2" CRUSHED STONE OVER FILTER FABRIC (TYP.)

APPROX. 200' RIVETFRONT
BUFFER (TYP.)

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER TO LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



BUILDING 2
±652,530 SF
FFE = 387.0
(REFER TO ARCH. PLANS)
113 LOADING BAYS
33 TRAILER PARKING STALLS
252 EMPLOYEE PARKING STALLS

BUILDING 3
±343,206 SF
FFE = 396.0
(REFER TO ARCH. PLANS)
51 LOADING BAYS
118 TRAILER PARKING STALLS
90 EMPLOYEE PARKING STALLS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS

[illegible]

ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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

PROJECT No.:	W211141
DRAWN BY:	AJS
CHECKED BY:	KC / JAK
DATE:	03/28/2022
AD I.D.:	W211141-CVL-3-LND

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

OR —



PROPOSED INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER //

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

www.BohlerEngineering.com



HEET TITLE:

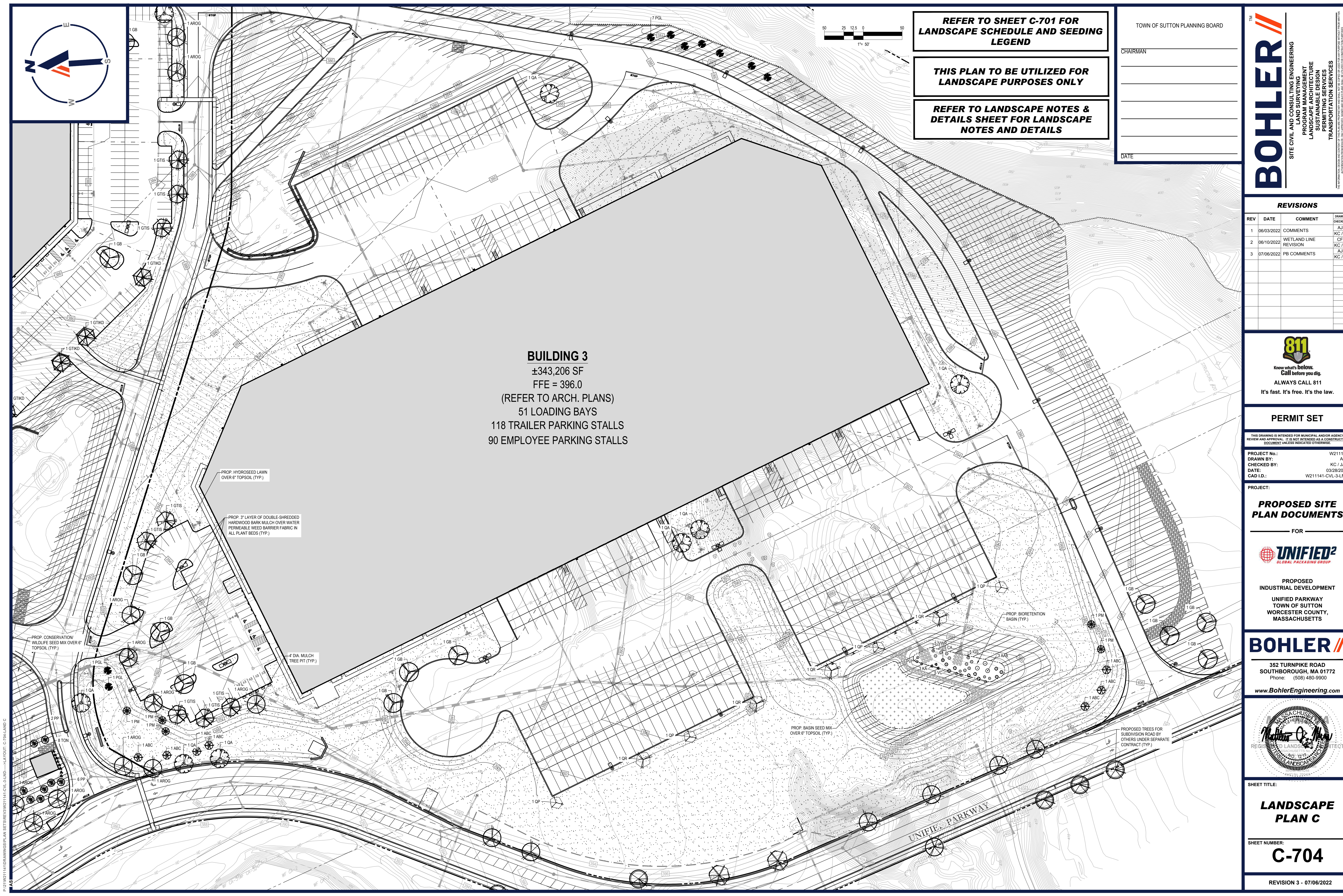
LANDSCAPE PLAN B

SHEET NUMBER:

C-703

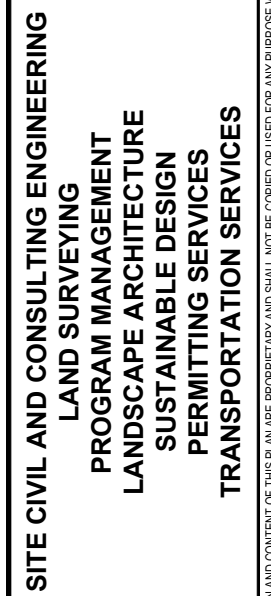
REVISION 3 - 07/06/2022

p:\21\W211141\DRAWINGS\PLAN SETS\REV3\W211141-CVL-3-LND----->LAYOUT: C-703-LAND B



**REFER TO LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

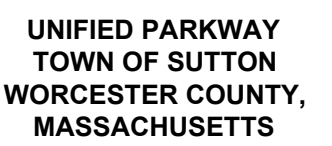
DATE _____

[illegible]

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

PROJECT:

— FOR —

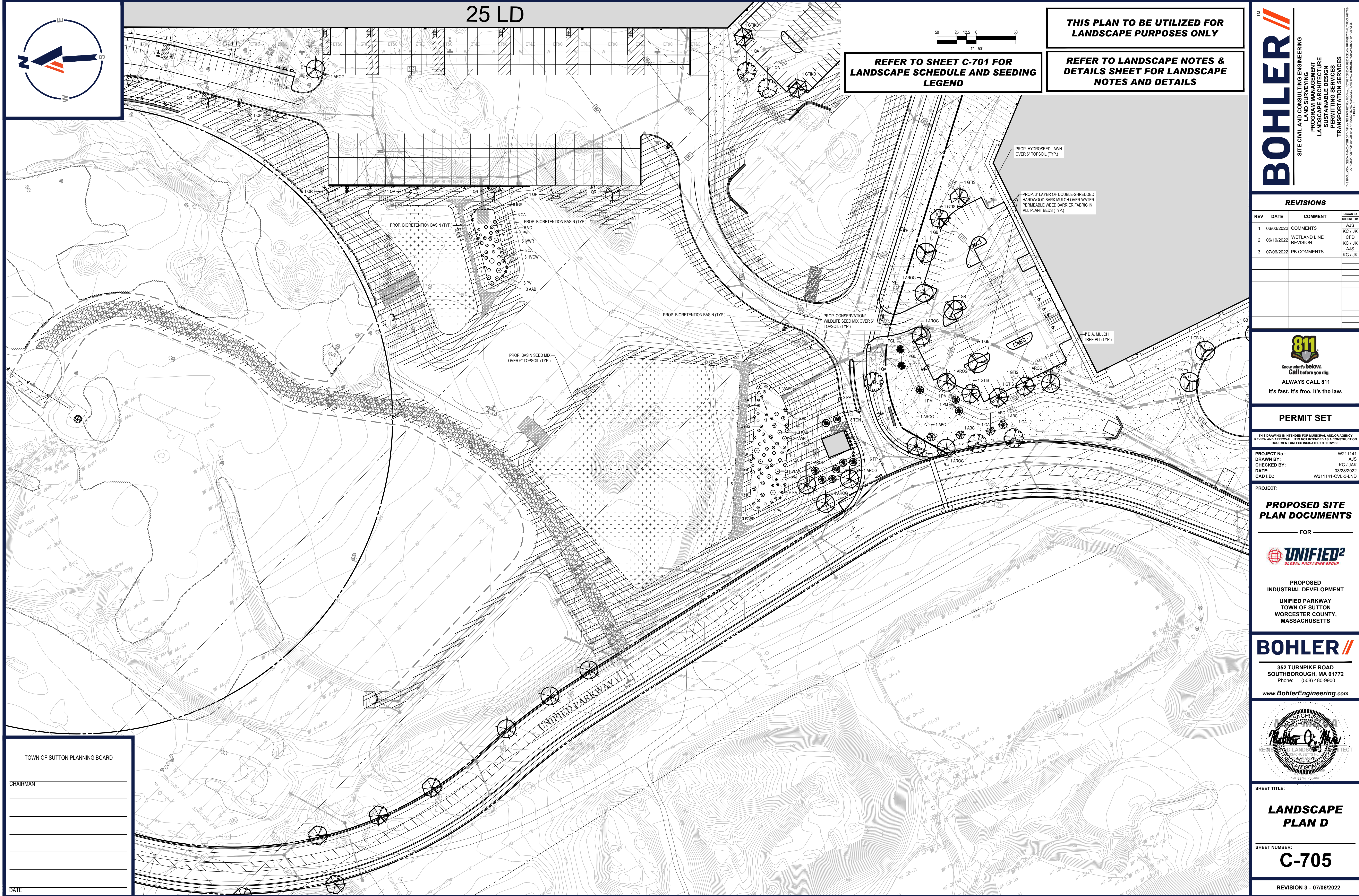


www.BohlerEngineering.com



SHEET NUMBER:

REVISION 3 - 07/06/2022



**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER TO LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

**REFER TO LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



**Know what's below.
Call before you dig.**

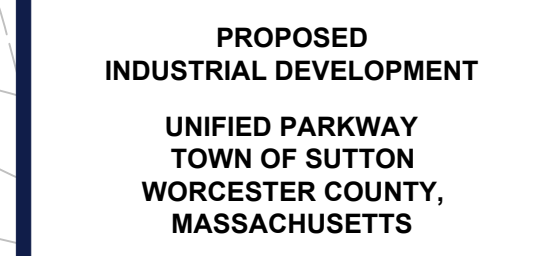
ALWAYS CALL 811

It's fast. It's free. It's the law.

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

PROJECT:

_____ FOR _____



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

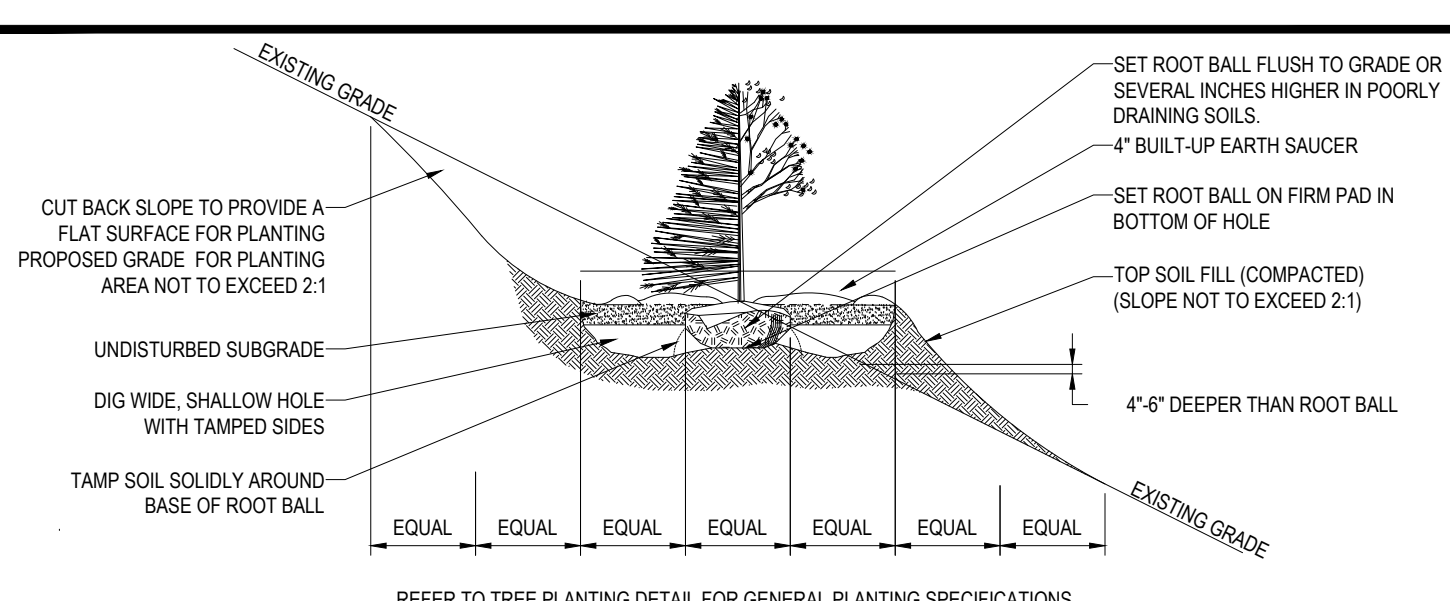
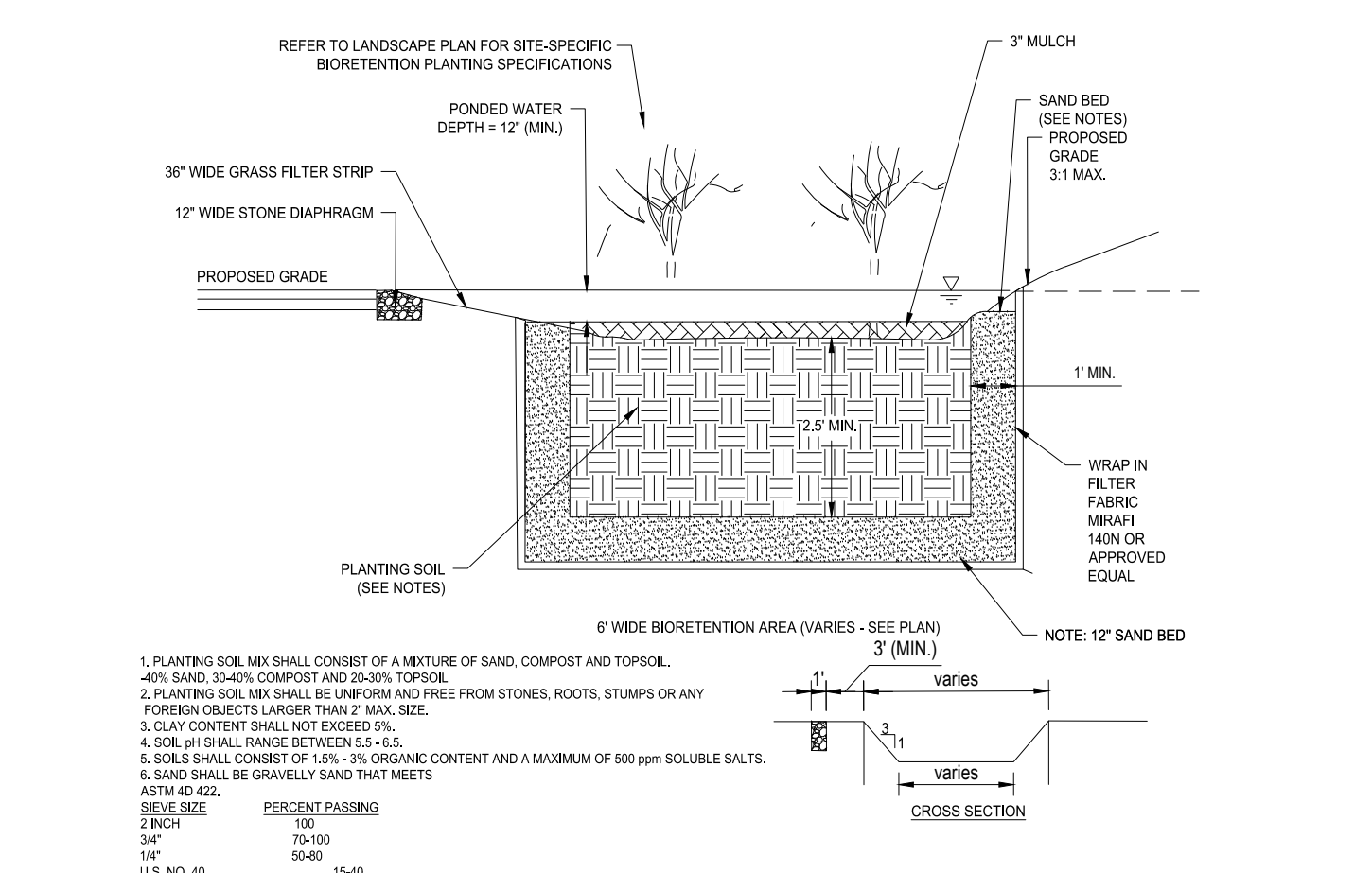


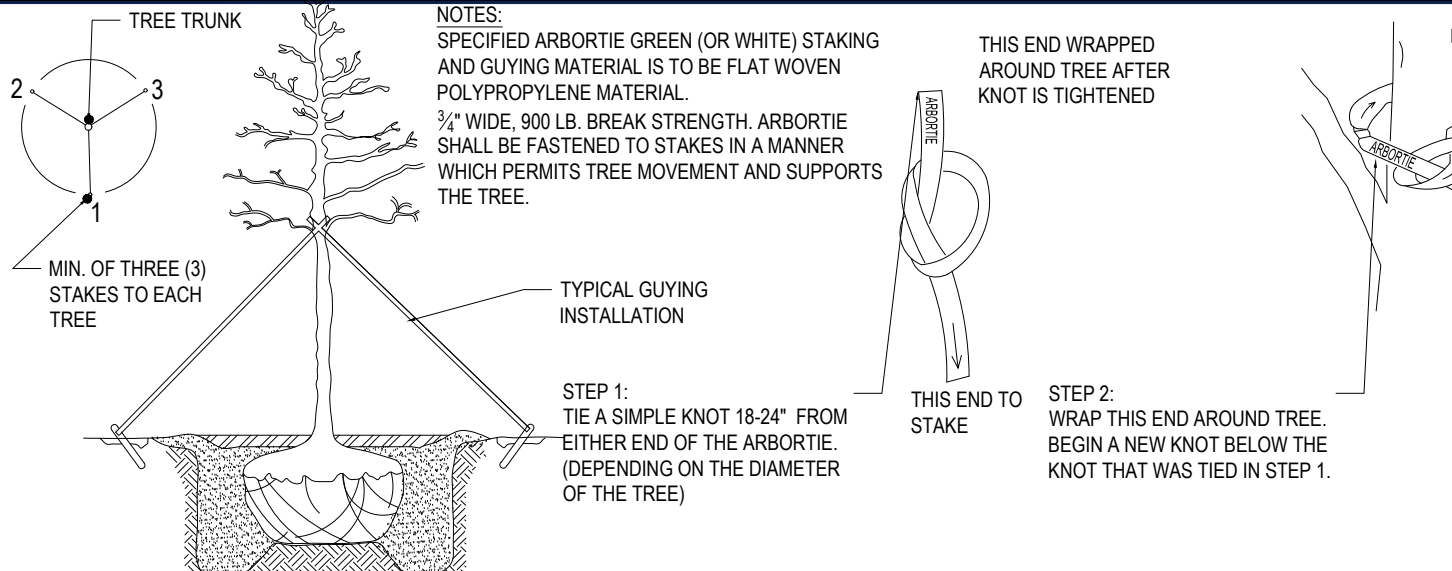
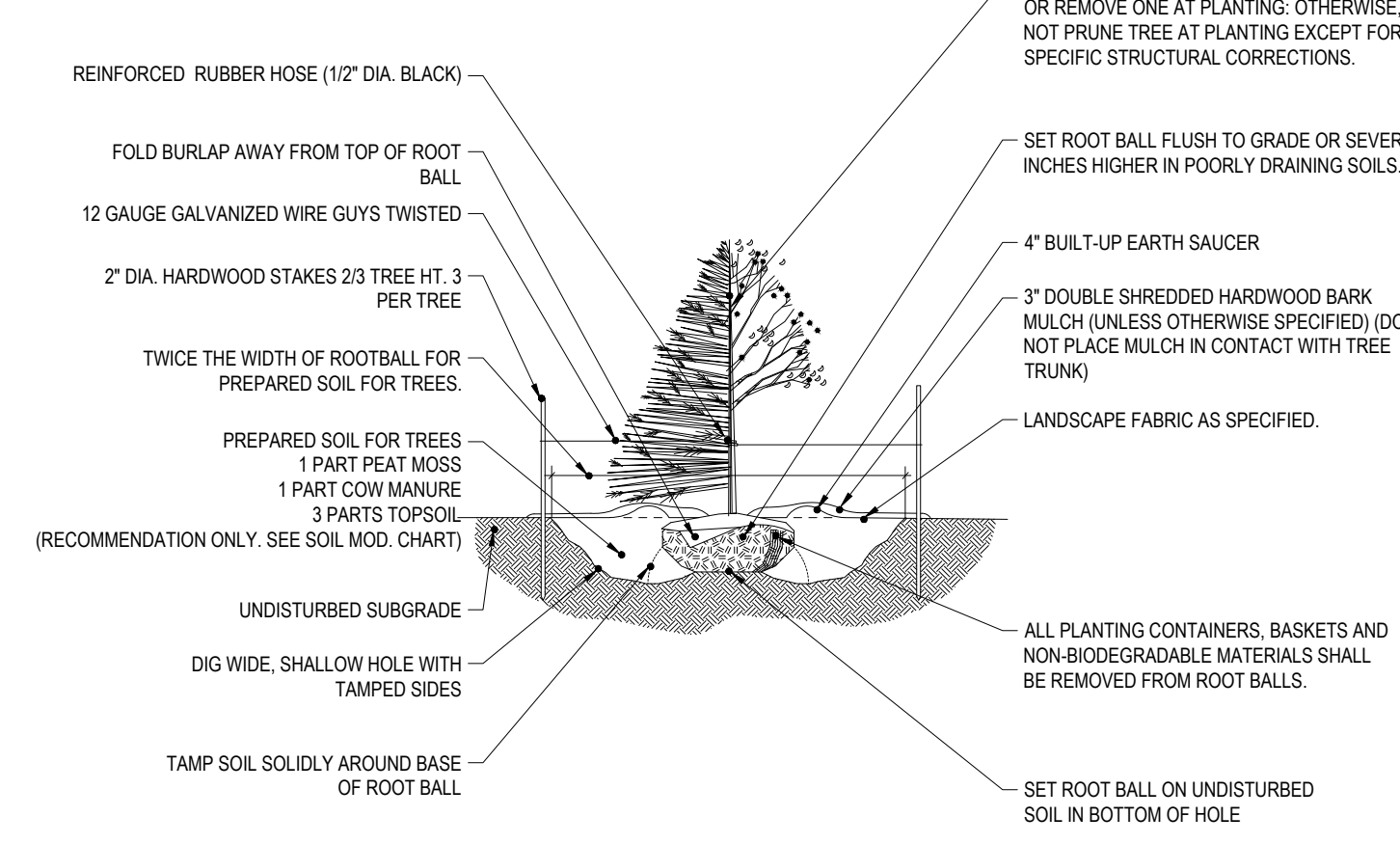
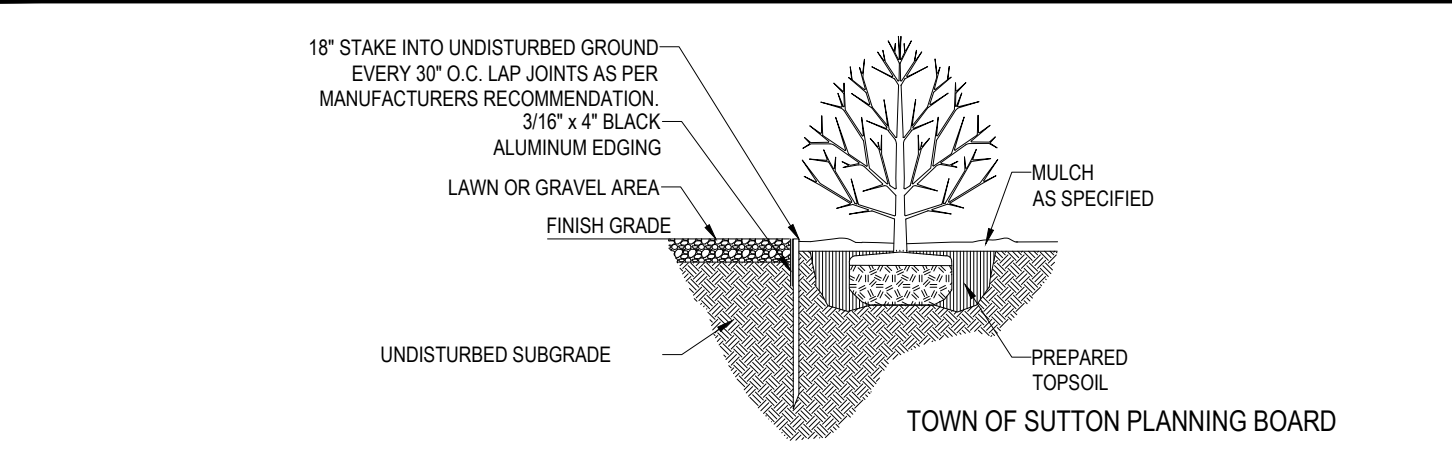
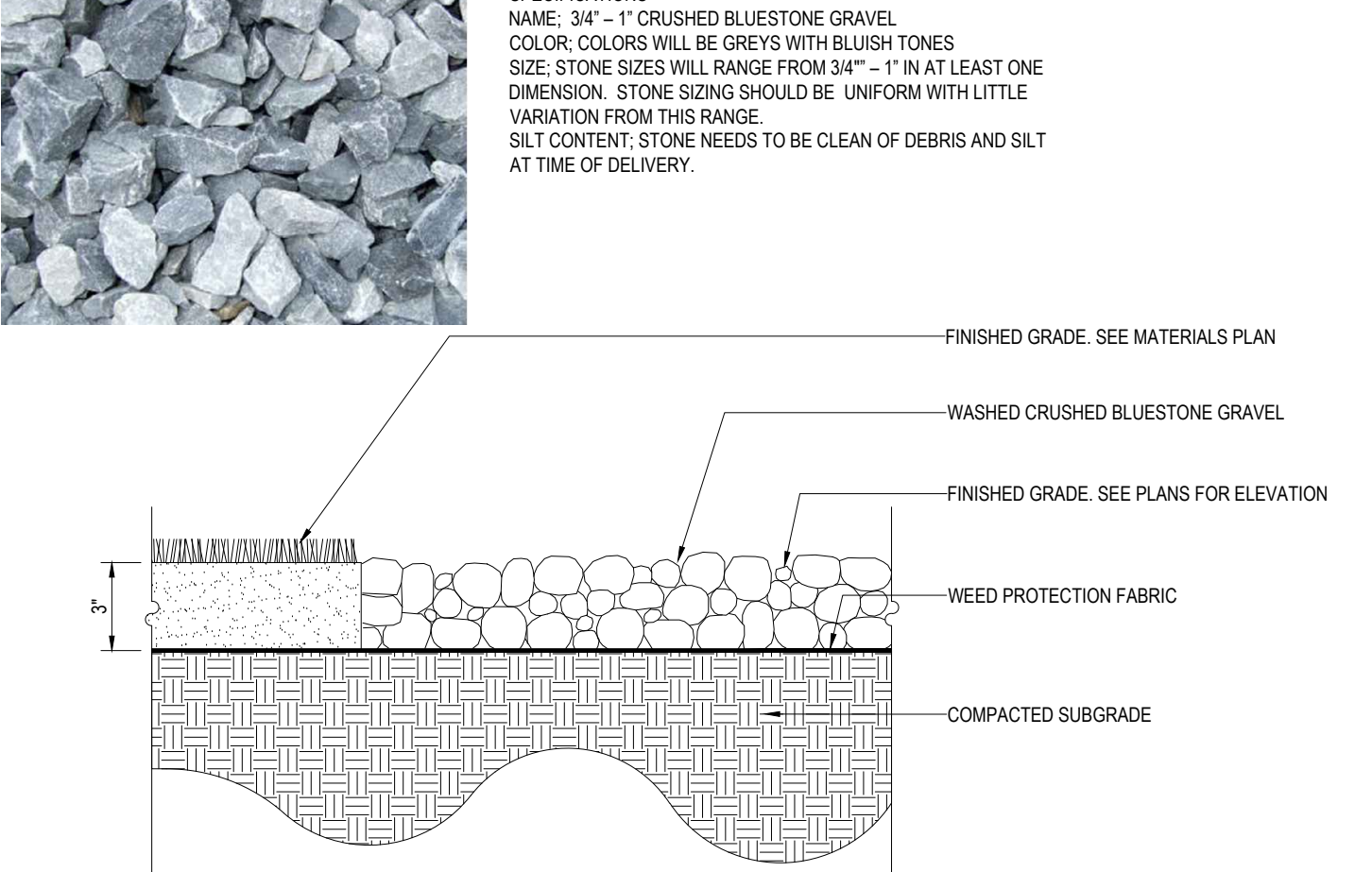
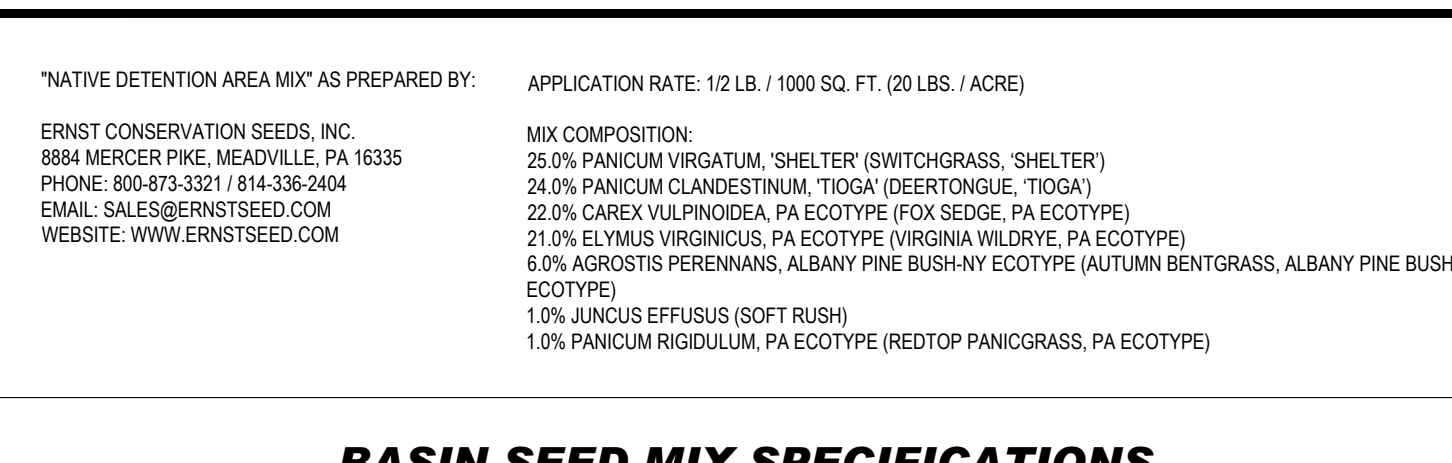
SHEET NUMBER:
C-705

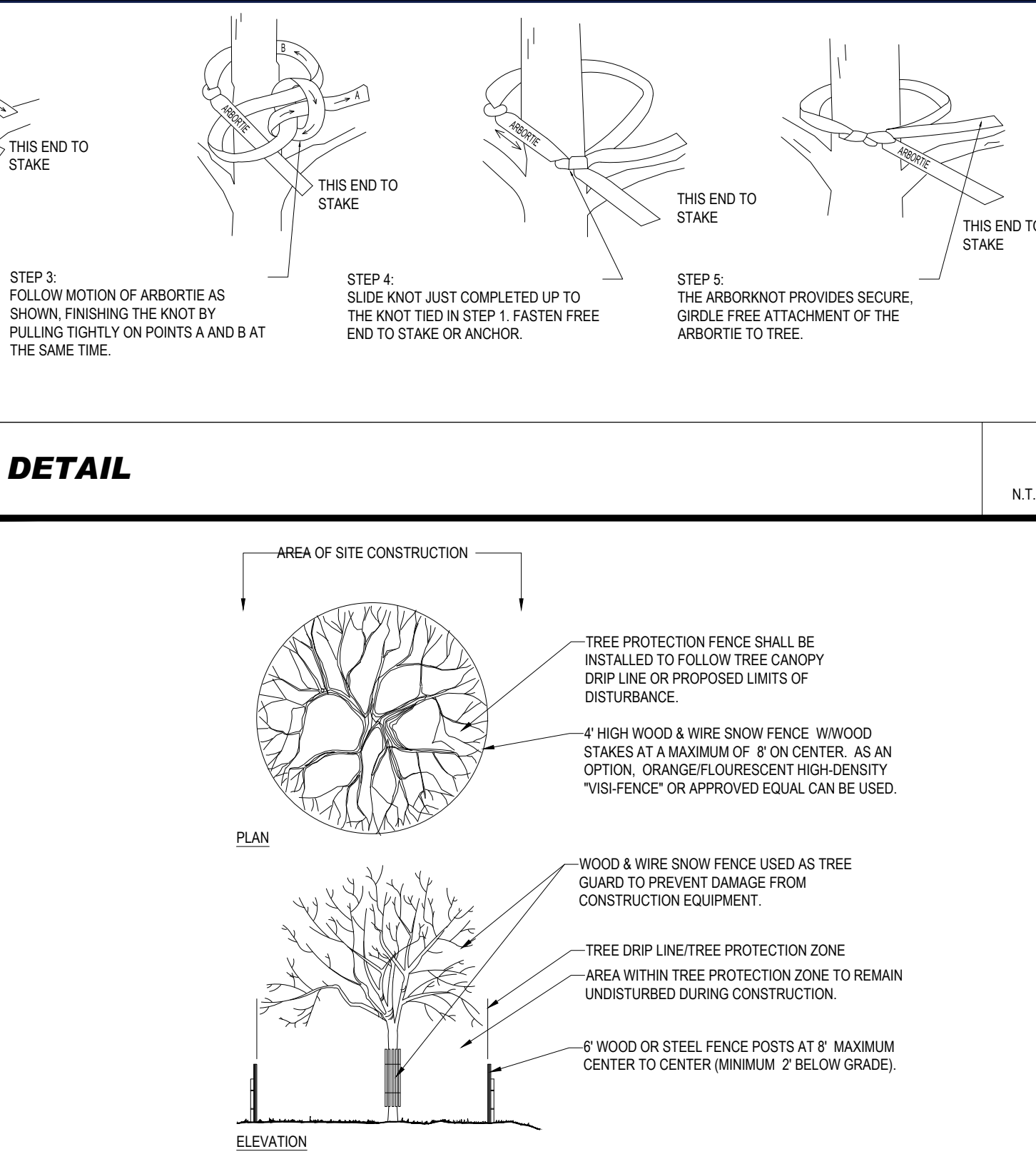
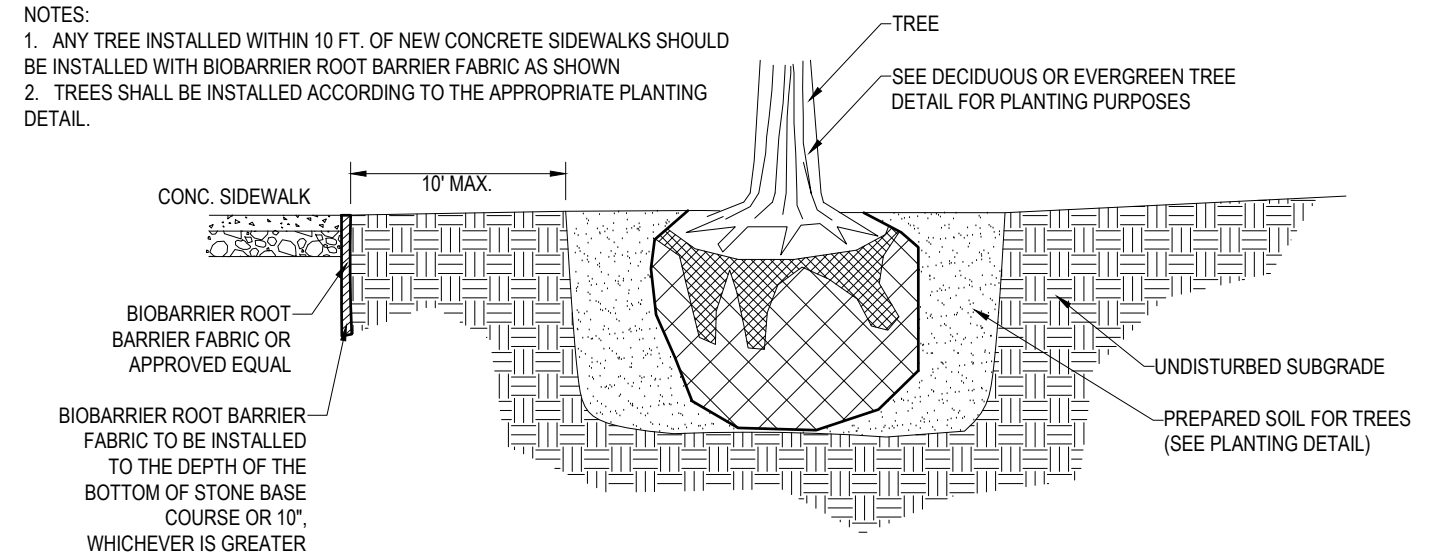
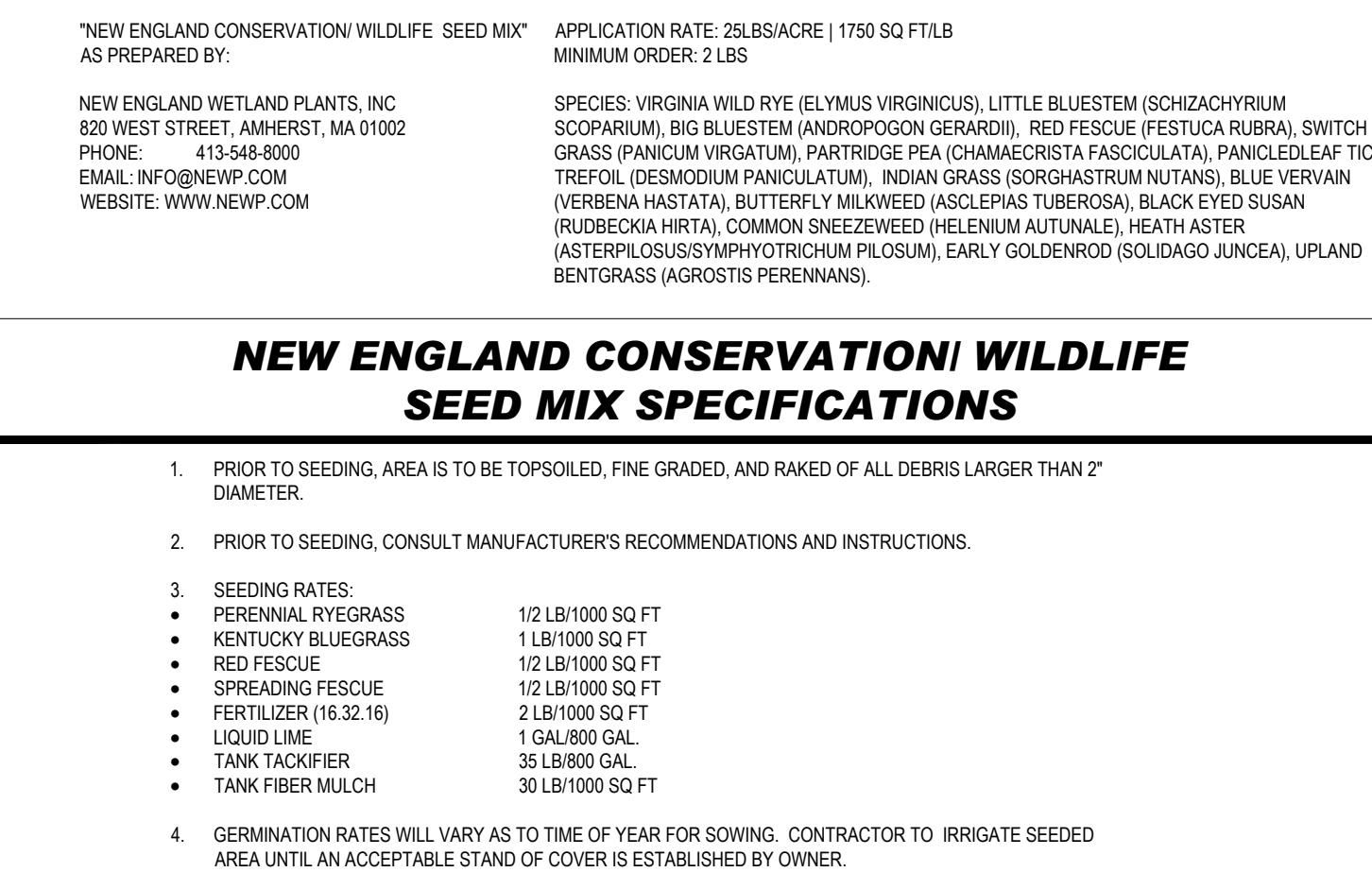
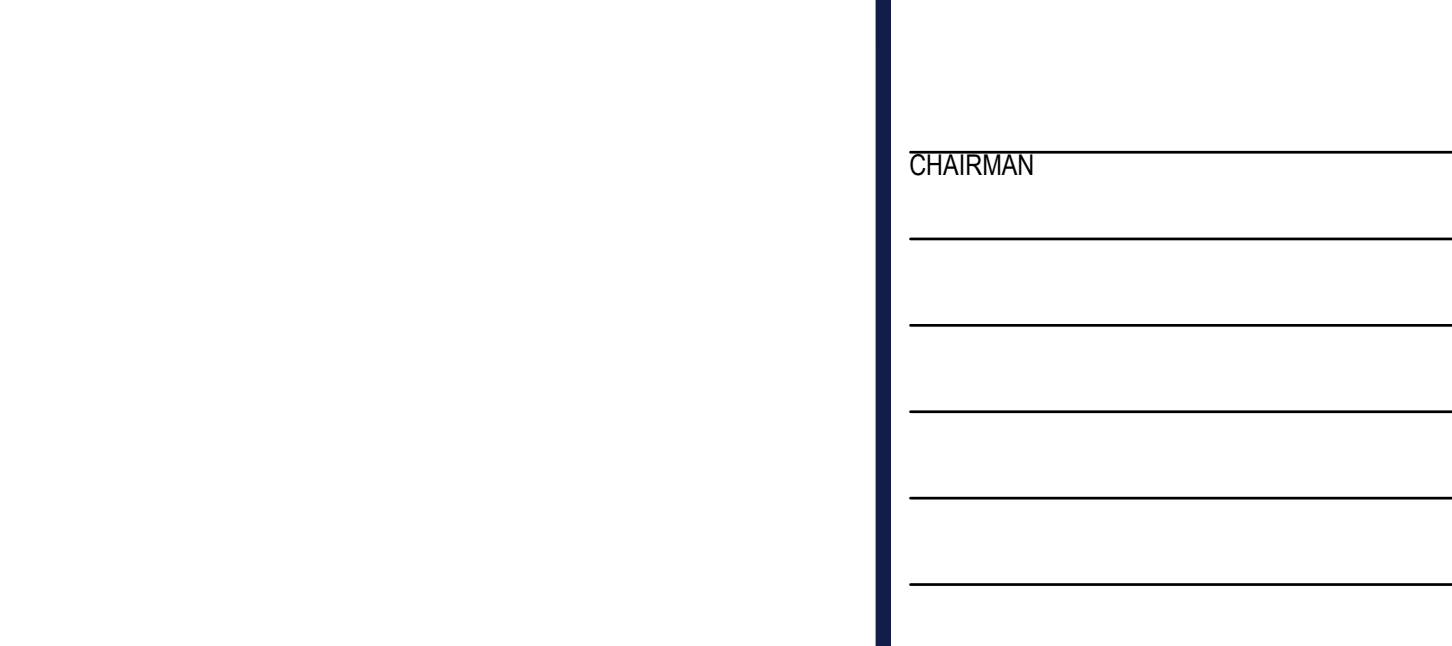
REVISION 3 - 07/06/2022

P:\21\W21114\1\DRAWINGS\PLAN SETS\REV3\W211141-CVL-3-LND-----LAYOUT: C-705-LAND D

LANDSCAPE SPECIFICATIONS	
1. SCOPE OF WORK	
1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	
2. MATERIALS	
2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.	
2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.	
2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOODED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.	
2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.	
2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE REGEED TO HOLD SOD IN PLACE.	
2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.	
2.5. FERTILIZER	
2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.	
2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	
2.6. PLANT MATERIAL	
2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).	
2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.	
2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AND AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.	
2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.	
2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH- WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EDGES OR LARVAE.	
2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	
2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.	
2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	
3. GENERAL WORK PROCEDURES	
3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.	
3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	
4. SITE PREPARATIONS	
4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	
4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND SHARP. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.	
4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	
5. TREE PROTECTION	
5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	
5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.	
5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.	
5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.	
6. SOIL MODIFICATIONS	
6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.	
6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.	
6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.	
6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.	
6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.	
6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.	
7. FINISHED GRADING	
7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.	
7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADING LESS THE THICKNESS OF TOPSOIL THICKNESS (1").	
7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.	
7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.	
8. TOPSOILING	
8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.	
8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.	
8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.	
8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY) [SEE SPECIFICATION 6.A.I].	
8.4.1. 20 POUNDS GRO-POWER OR APPROVED SOIL CONDITIONER/FERTILIZER	
8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER	
8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.	
9. PLANTING	
9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.	
9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.	
9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.	
9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.	
9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.	
9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED COVER SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER, AS OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:	
9.6.1. PLANTS: MARCH 15 TO DECEMBER 15	
9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1	
9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.	
9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:	
ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES	PLATANUS X ACERIFOLIA POPULUS VARIETIES PRUNUS VARIETIES PRUNUS VARIETIES

9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:	9.8.1. 1 PART PEAT MOSS	9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME	9.8.3. 3 PARTS TOPSOIL BY VOLUME	9.8.4. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.				
9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.				
9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.				
9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL, AS PER MANUFACTURER'S RECOMMENDATION.				
9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.				
9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.				
9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.				
10. TRANSPLANTING (WHEN REQUIRED)				
10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.				
10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.				
10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.				
10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.				
10.5. PLANTING SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.				
10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.				
11. WATERING				
11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.				
11.2. SITE OWNER SHALL PROVIDE WATER AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.				
11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.				
12. GUARANTEE				
12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.				
12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.				
12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.				
12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.				
13. CLEANUP				
13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.				
13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.				
14. MAINTENANCE (ALTERNATIVE BID)				
14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/GROWER THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.				
				
TREE PLANTING DETAIL - ON SLOPE				
N.T.S.				
				
BIORETENTION AREA				

	
ARBORTIE STAKING DETAIL	
N.T.S.	
	
TREE PLANTING DETAIL	
N.T.S.	
	
BLACK ALUMINUM EDGING	
N.T.S.	
	
CRUSHED STONE BED	
	
BASIN SEED MIX SPECIFICATIONS	

	
TREE PROTECTION DURING SITE CONSTRUCTION	
N.T.S.	
	
BIOBARRIER ROOT BARRIER DETAIL	
N.T.S.	
	
NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX SPECIFICATIONS	
	
HYDROSEED SPECIFICATIONS	
CHAIRMAN	
SHEET TITLE:	
LANDSCAPE NOTES AND DETAILS	
SHEET NUMBER:	
C-706	
REVISION 3 - 07/06/2022	

BOHLER

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

REV	DATE	COMMENT	DRAWN BY
1	06/03/2022	COMMENTS	AJS
2	06/10/2022	WETLAND LINE REVISION	CFD
3	07/06/2022	PB COMMENTS	KC / JAK
			AJS
			KC / JAK

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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.: W211141
DRAWN BY: AJS
CHECKED BY: KC / JAK
DATE: 03/28/2022
CAD LID: W211141-CVL-3-LND

PROPOSED SITE PLAN DOCUMENTS

FOR

UNIFIED2

GLOBAL PACKAGING GROUP

PROPOSED INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

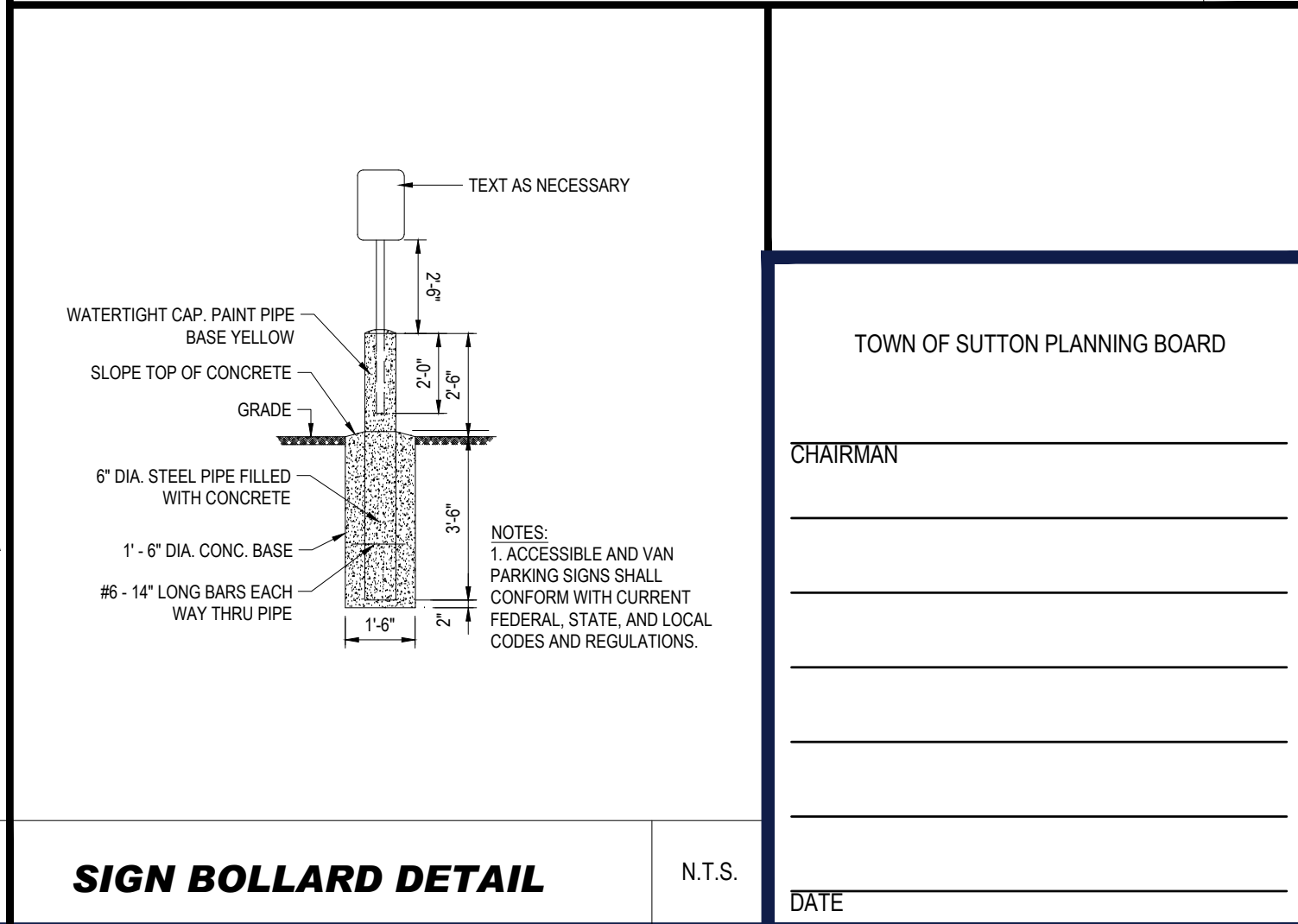
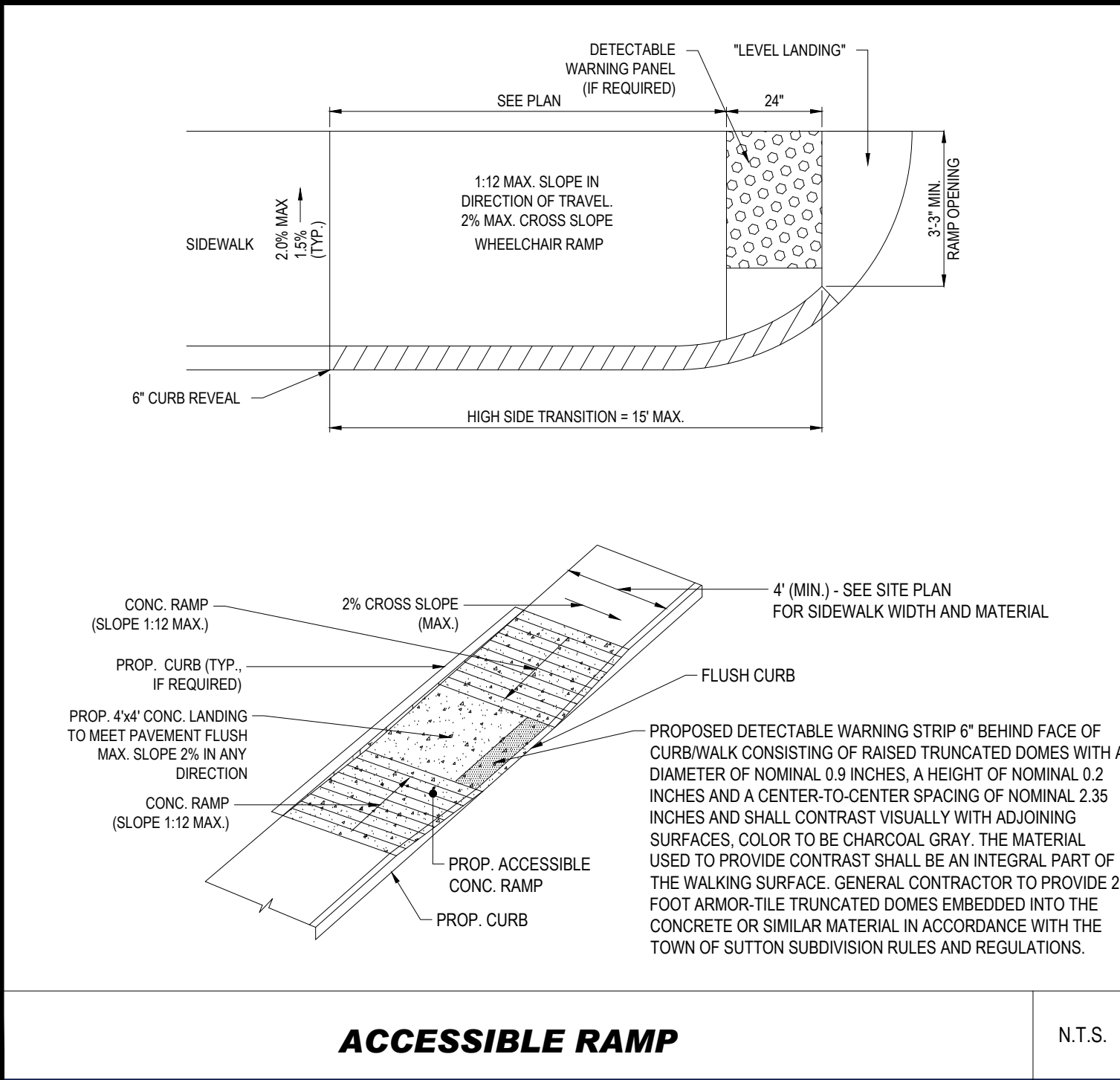
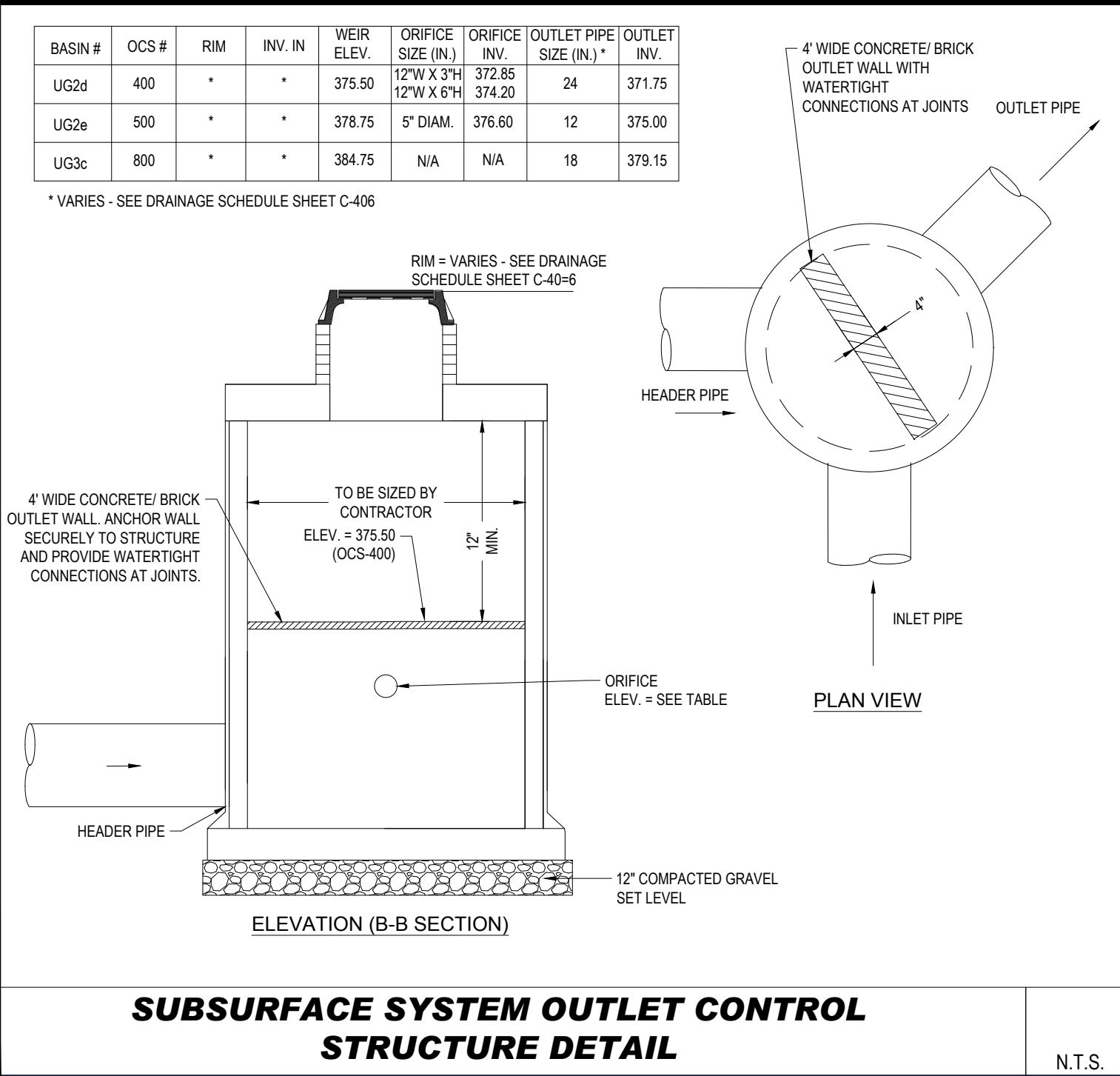
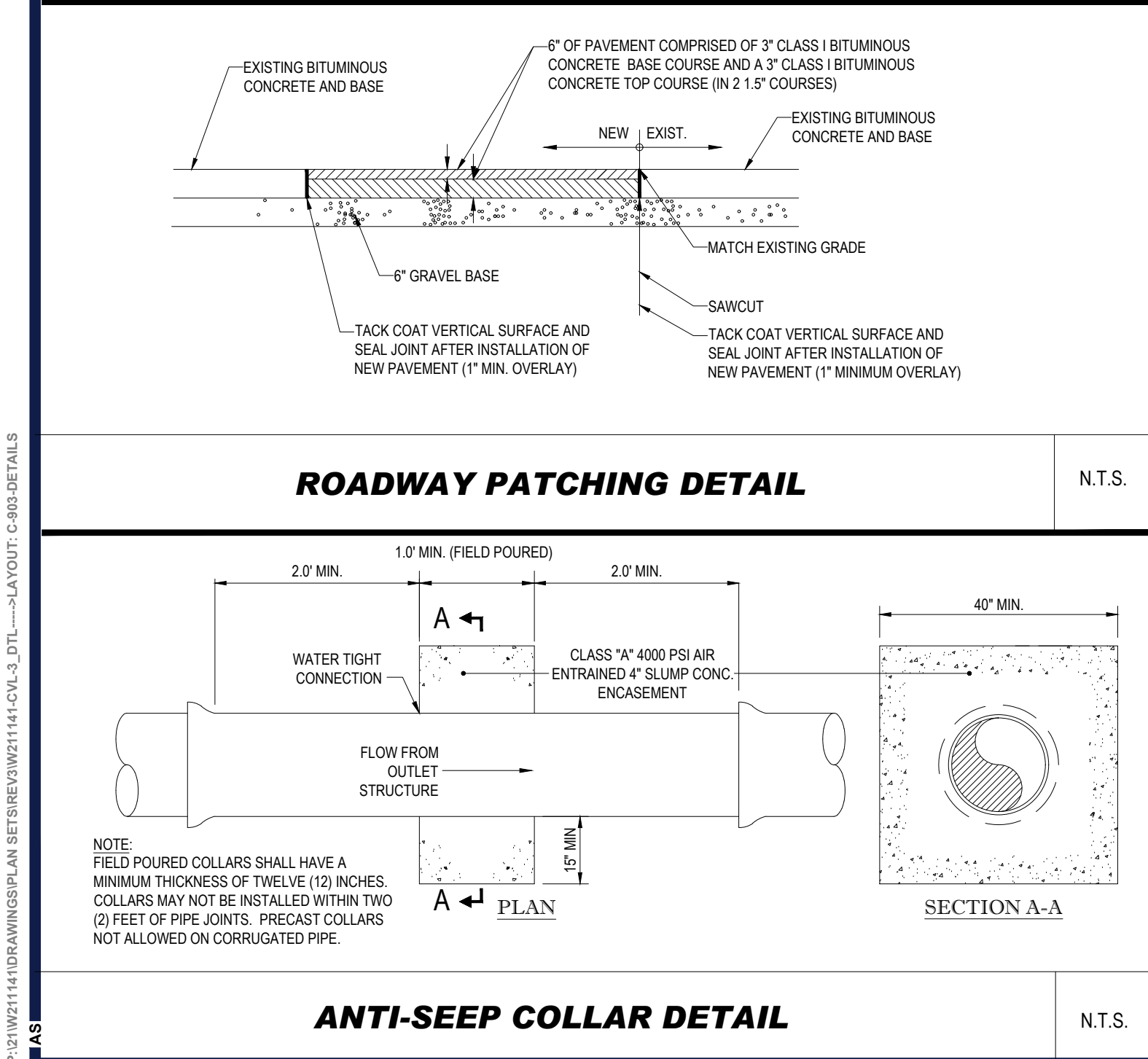
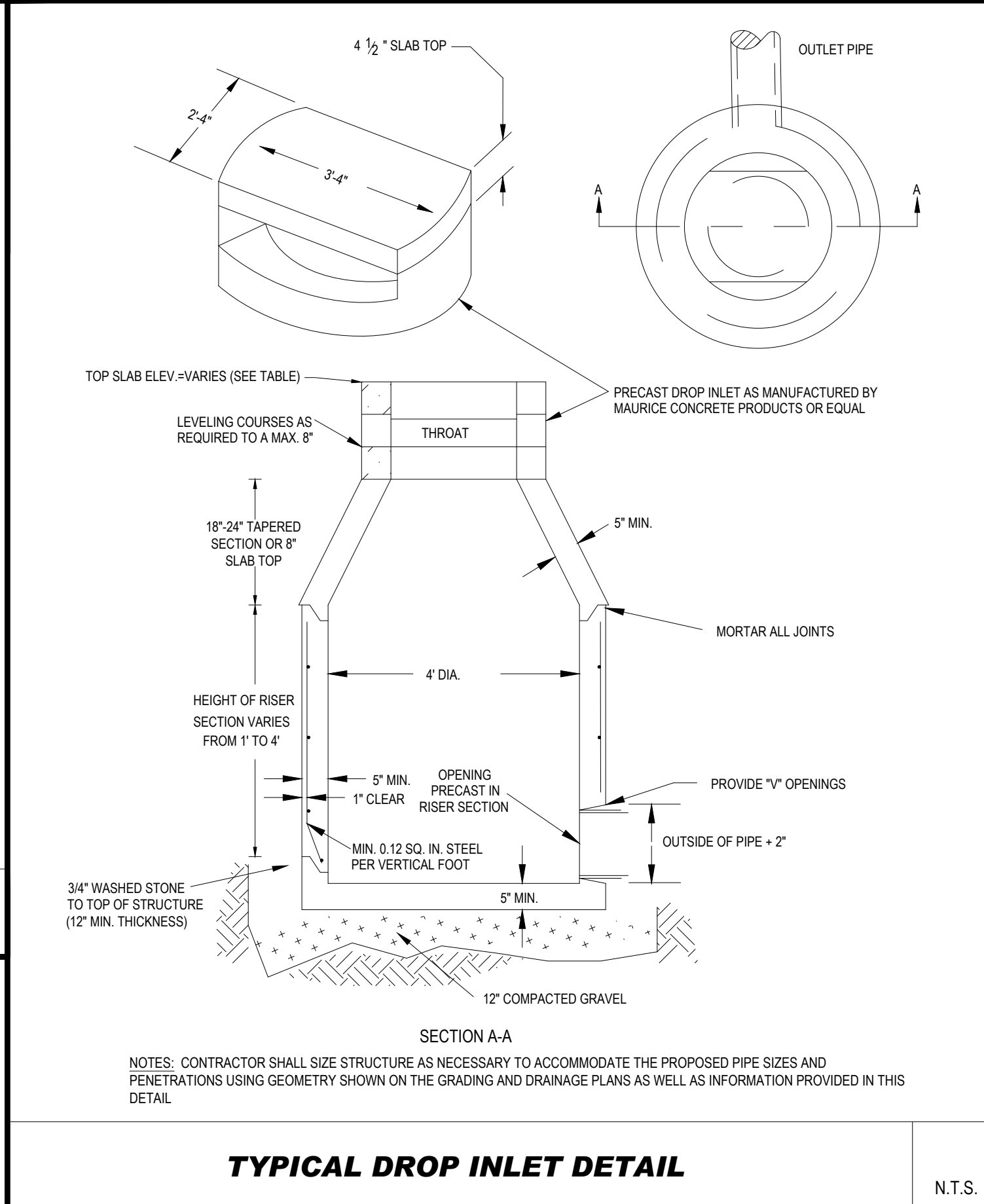
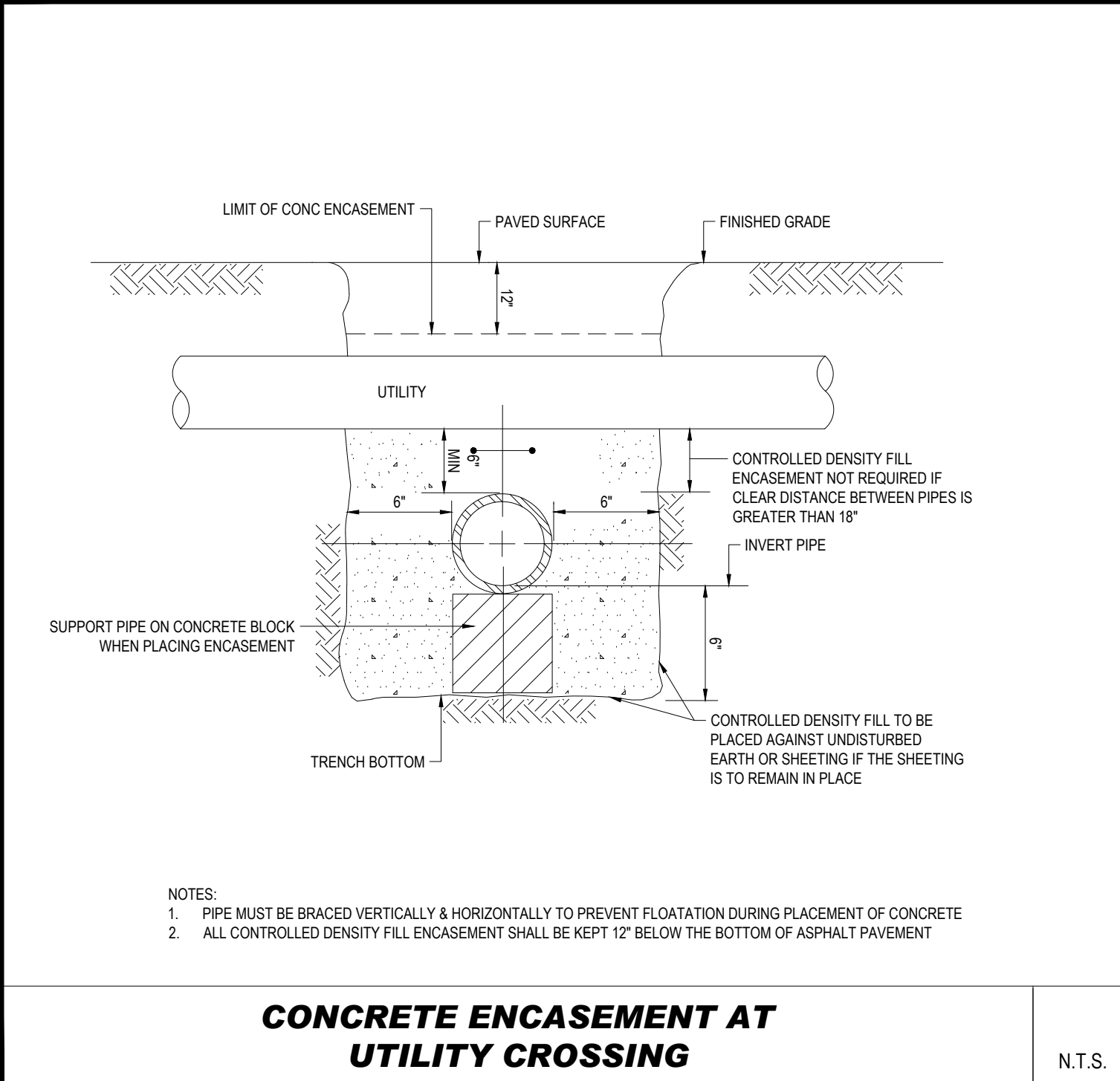
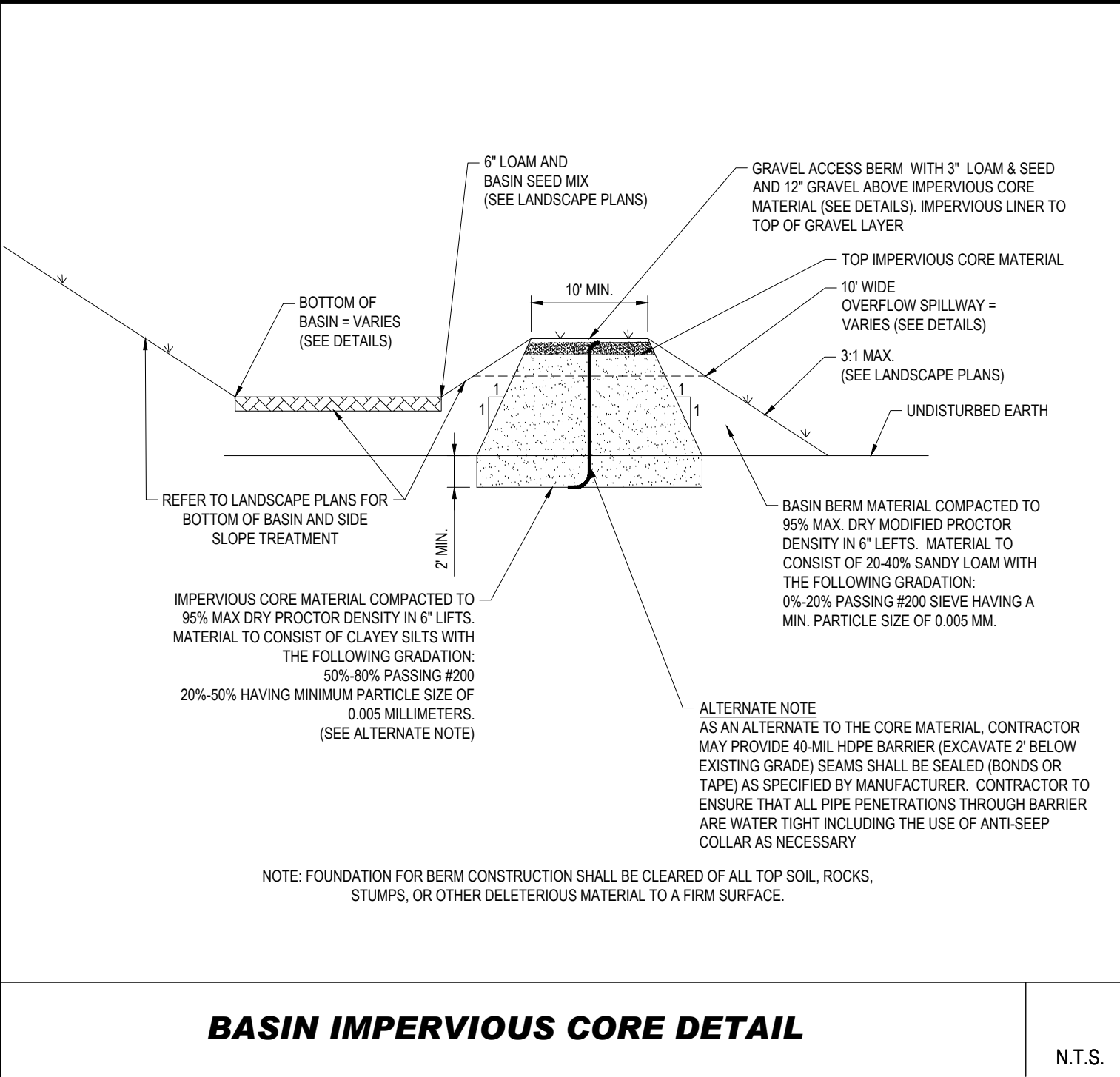
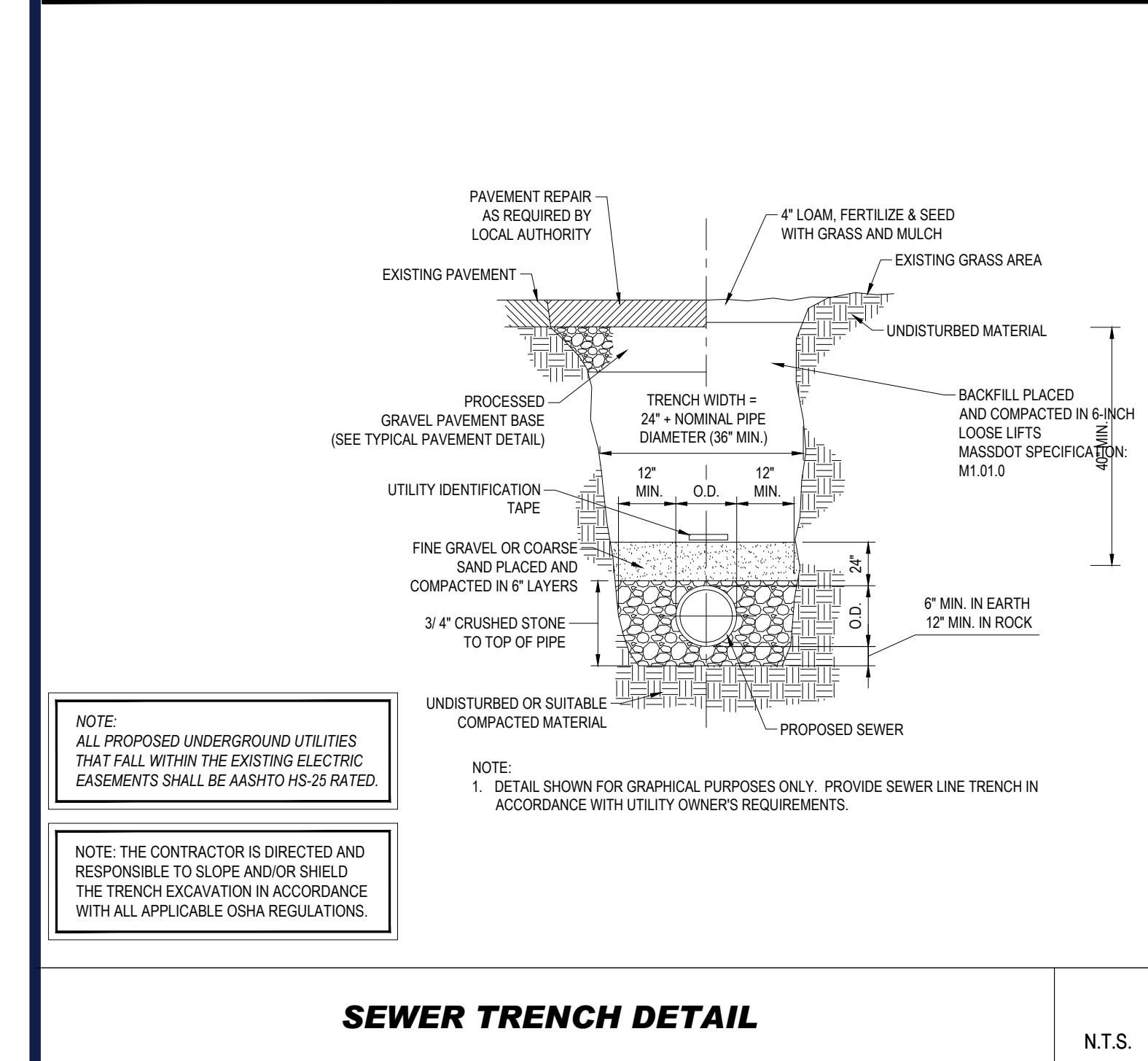
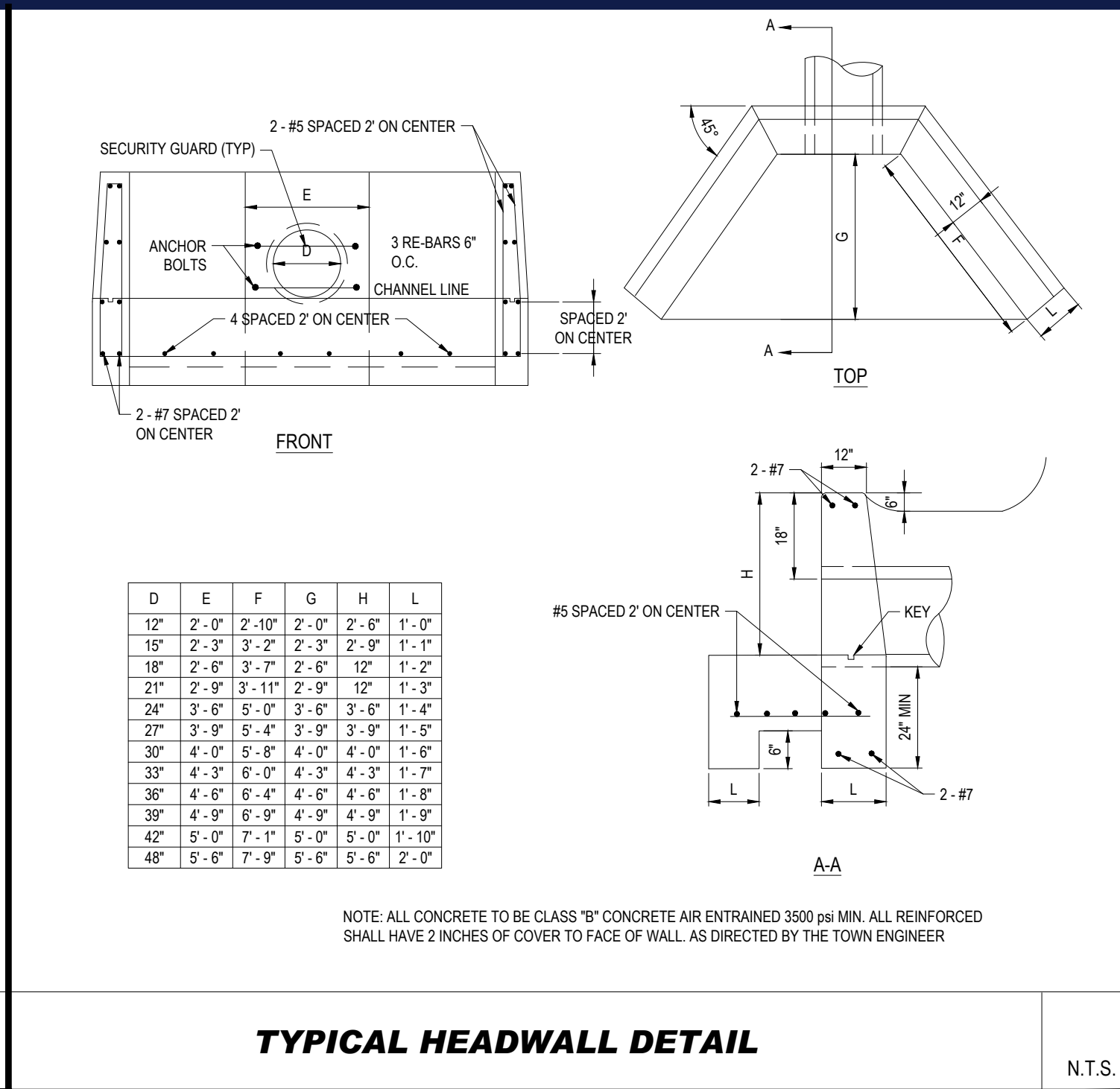
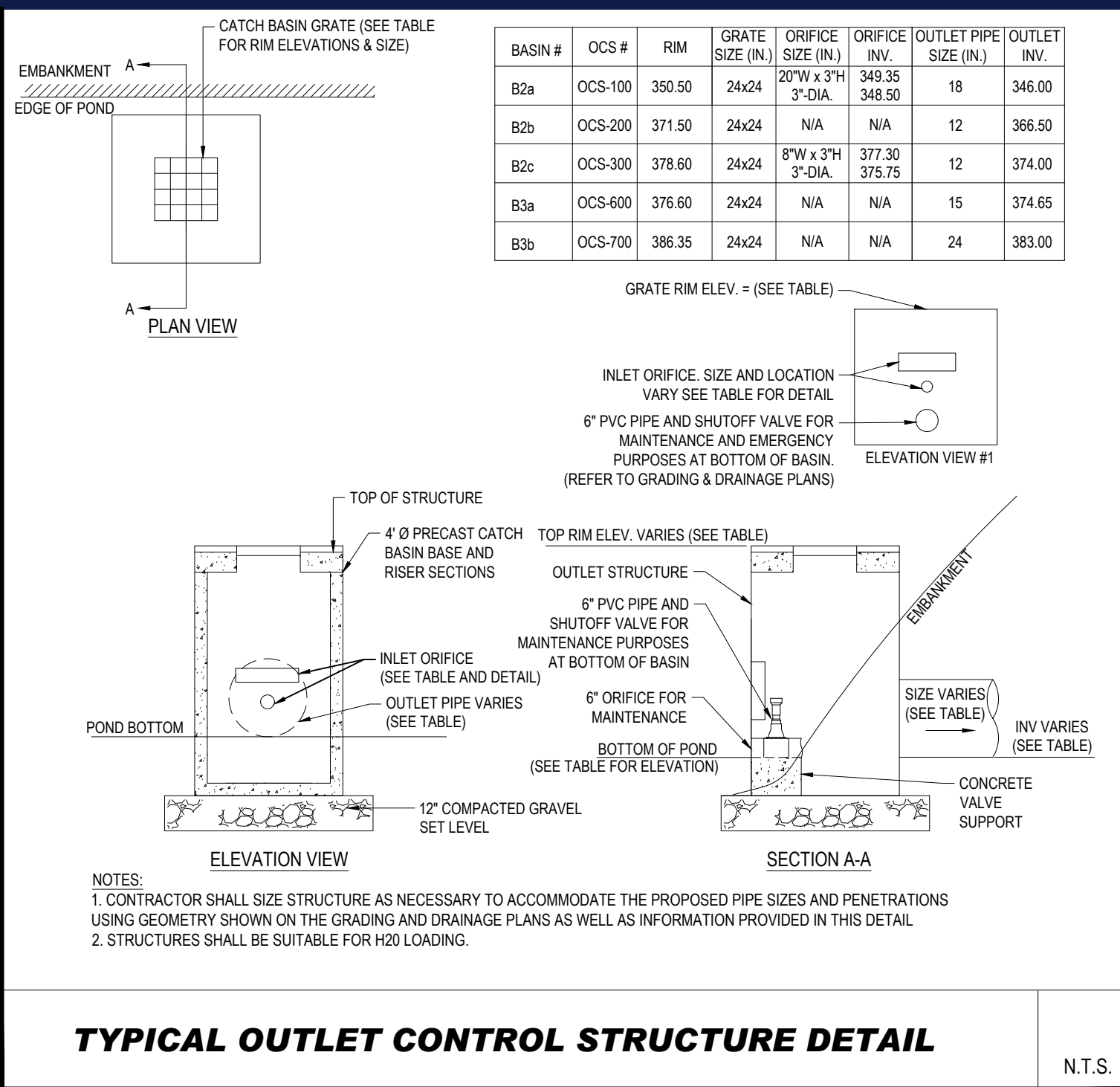
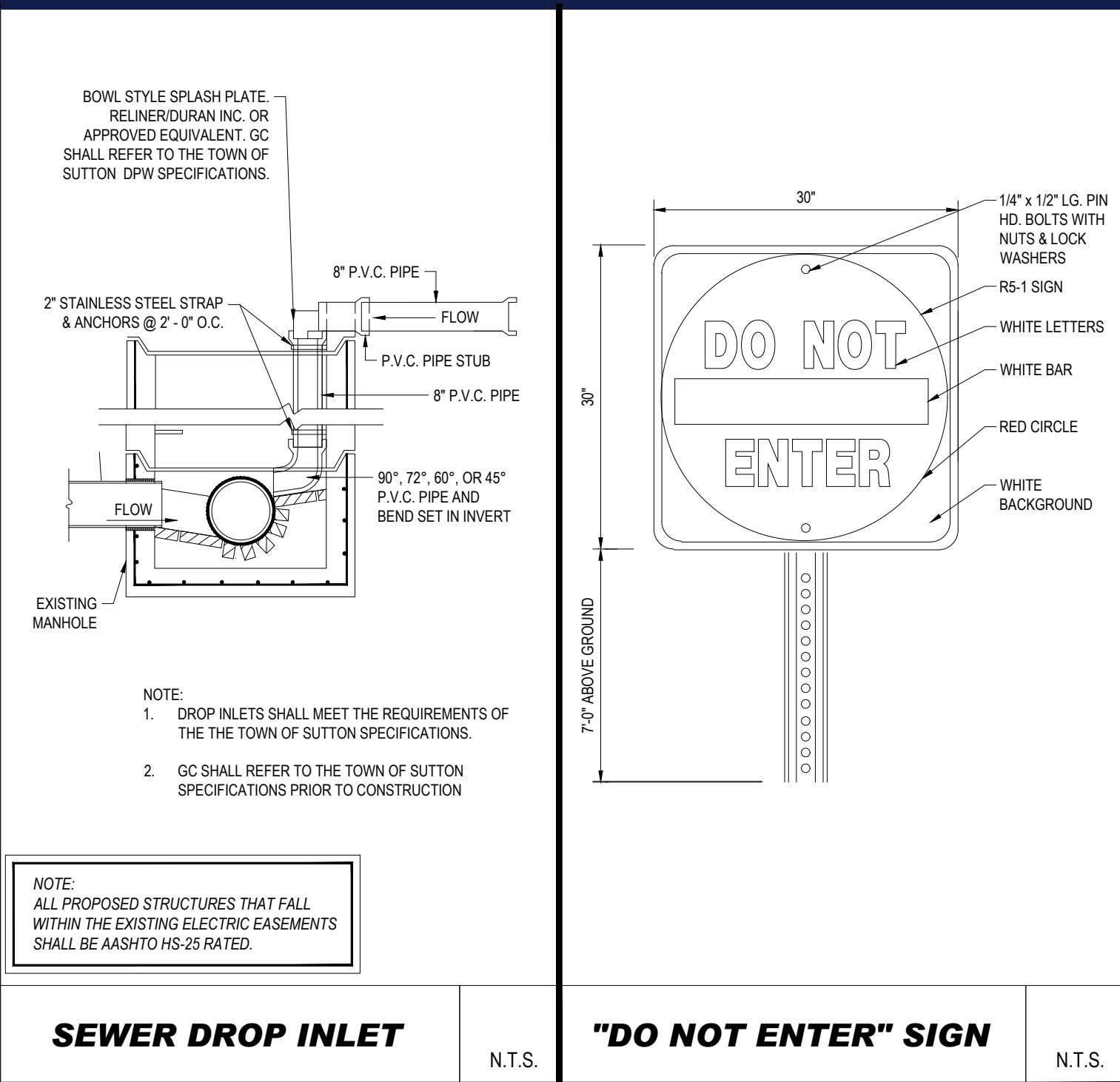
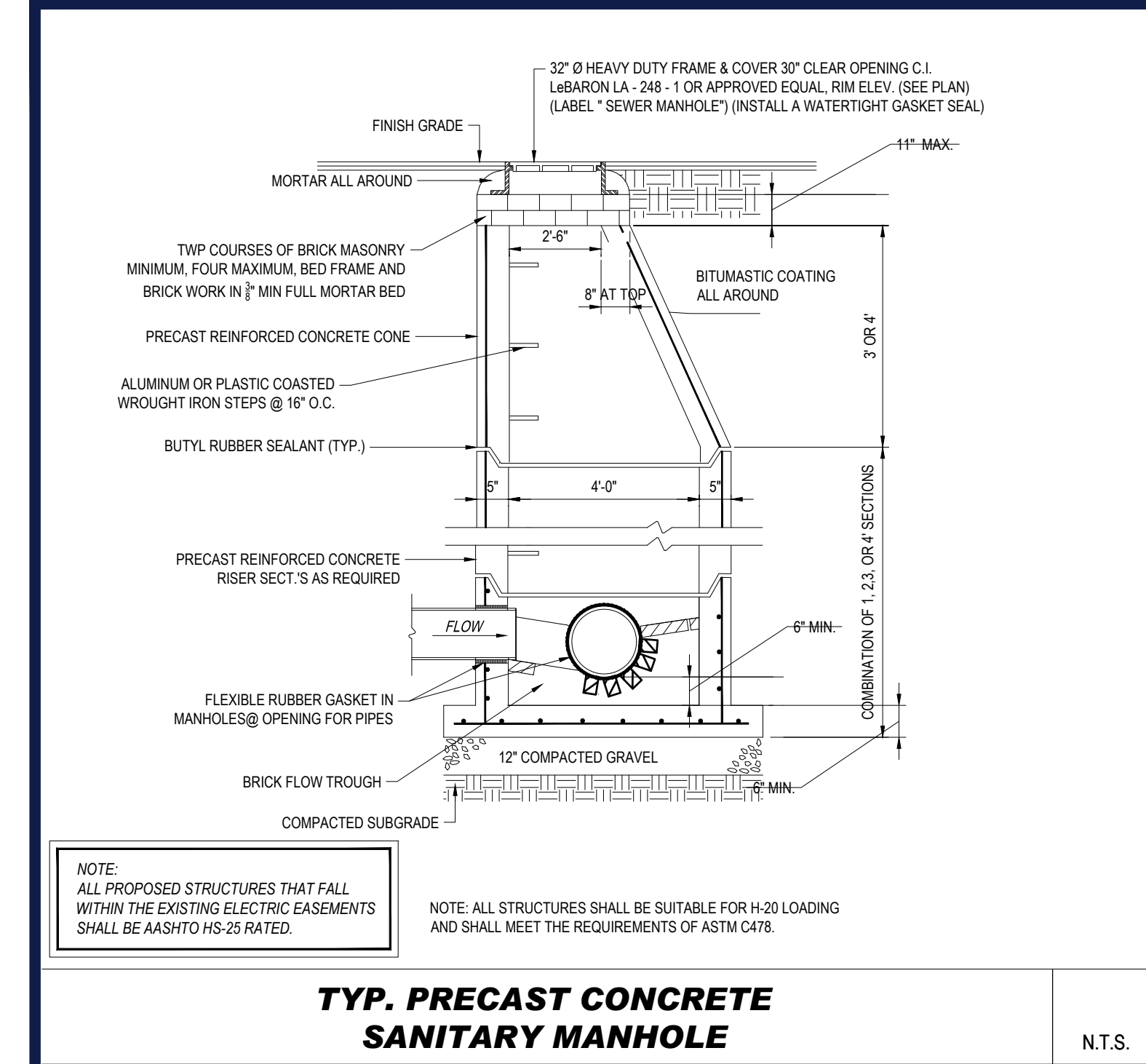
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT
No. 121
MASSACHUSETTS
EXPIRATION DATE: 06/30/2028

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS
SHEET NUMBER:
C-706
REVISION 3 - 07/06/2022

P:\21\W211141\DRAWINGS\PLAN SET SETS\REV\W211141-CVL-3-LND---LAYOUT- C-706-LNOTE

P:\11\211141\DRAWINGS\PLAN SETS\REVISED\211141\CVL-3_DTL-->LAYOUT: C-903-DETAILS



BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	06/03/2022	COMMENTS	AJS
2	06/10/2022	WETLAND LINE REVISION	KC / JAK
3	07/06/2022	PB COMMENTS	AJS

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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.: W211141
DRAWN BY: AJS
CHECKED BY: KC / JAK
DATE: 03/28/2022
CAD I.D.: W211141-CVL-3_DTL

PROPOSED SITE PLAN DOCUMENTS

FOR

UNIFIED2
GLOBAL PACKAGING GROUP

PROPOSED INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

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

JOHN A. KUCHAR
CIVIL
No. 41530
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
LICENSE NO. 41530
EXPIRATION DATE 12/31/2025

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DETAIL SHEET

SHEET NUMBER: **C-903**

REVISION 3 - 07/06/2022