

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
WETFOORD, MA 01886
DATE: 03/08/2022

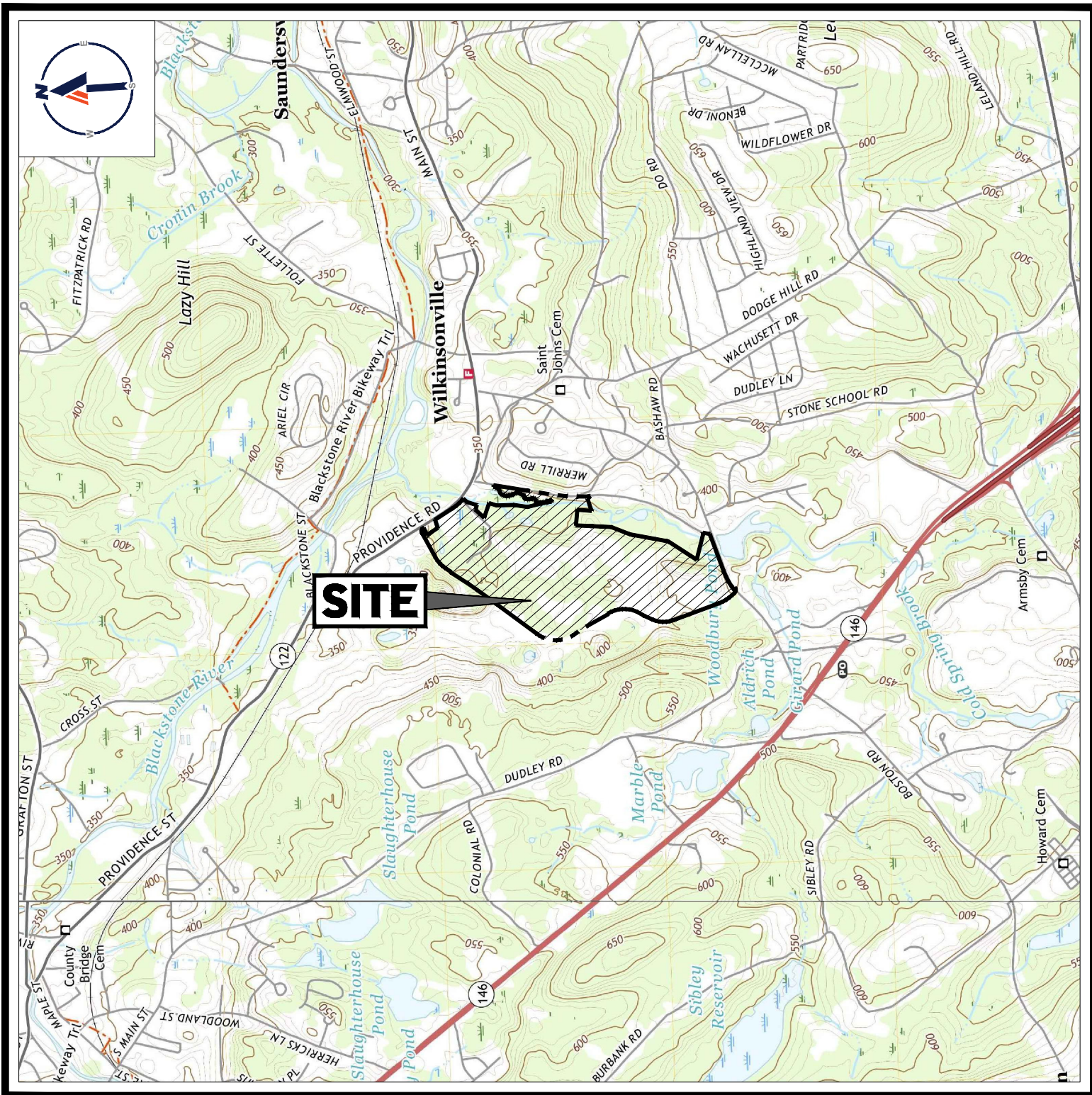
ARCHITECTURAL PLANS:
UNIFIED BUILDING 2 PARTIAL FLOOR PLANS
AND ELEVATION PLANS (11 SHEETS)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/21/2022

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

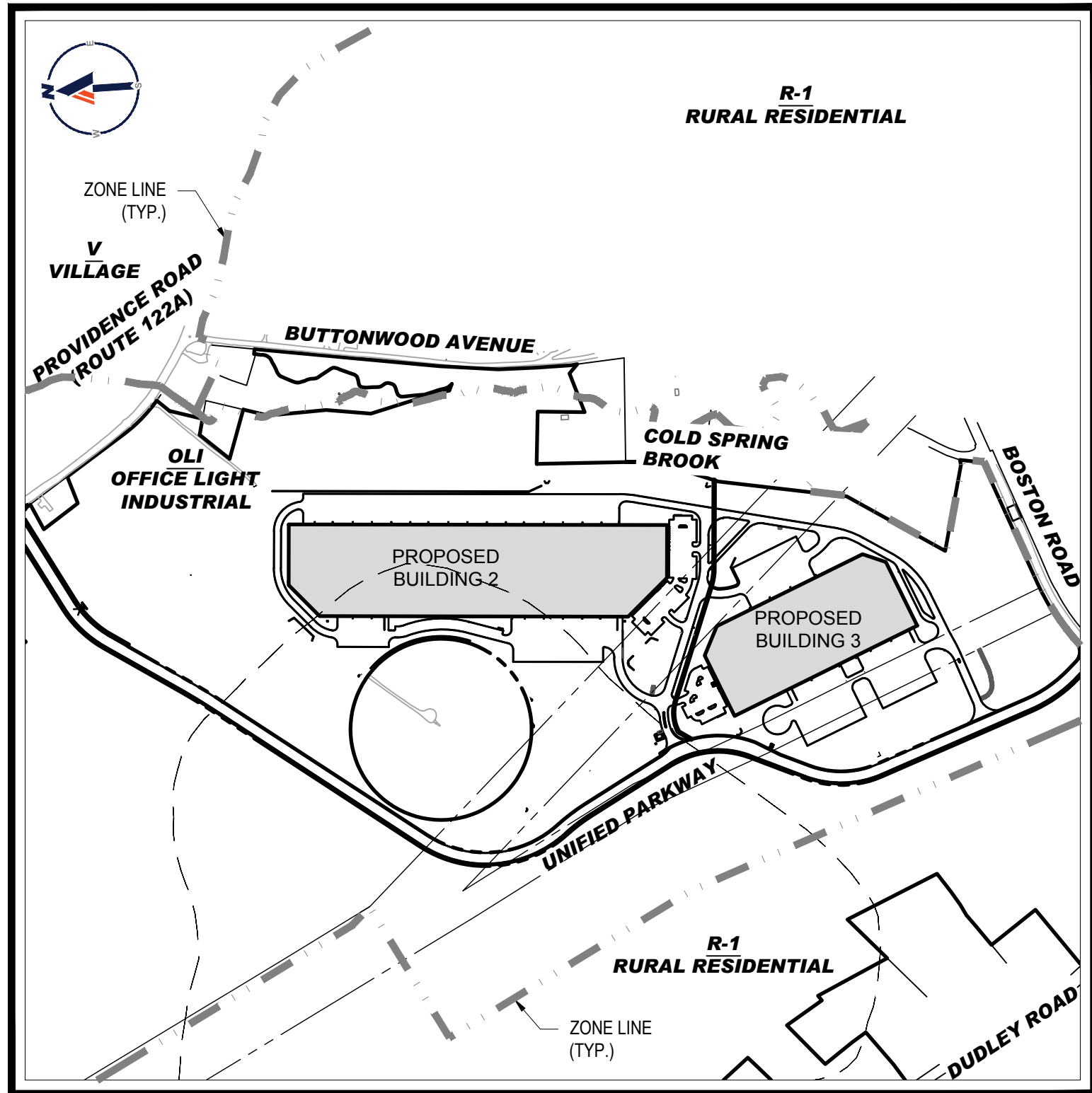
UNIFIED PUMP HOUSE PLANS AND
ELEVATIONS (1 SHEET)
GREGORY J. O'CONNOR ASSOCIATES, INC.
339 MAIN STREET (#510)
WORCESTER, MA 01608
DATE: 03/15/2022

* 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
EROSION AND SEDIMENT CONTROL PLAN (A - E)	C-601 - C-605
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-606
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
UNIFIED BUILDING 2 PARTIAL FLOOR PLANS AND ELEVATION PLANS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	11 SHEETS
UNIFIED BUILDING 3 PARTIAL FLOOR PLANS AND ELEVATION PLANS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	7 SHEETS
UNIFIED BUILDING 2 & 3 RENDERINGS (PREPARED BY GREGORY J. O'CONNOR ASSOCIATES, INC.)	1 SHEET
UNIFIED 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	DRAWN BY
1	06/03/2022	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-1

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR



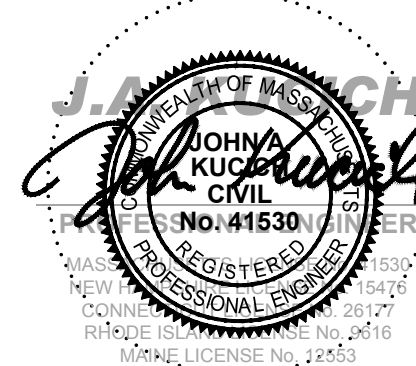
PROPOSED
INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

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

www.BohlerEngineering.com



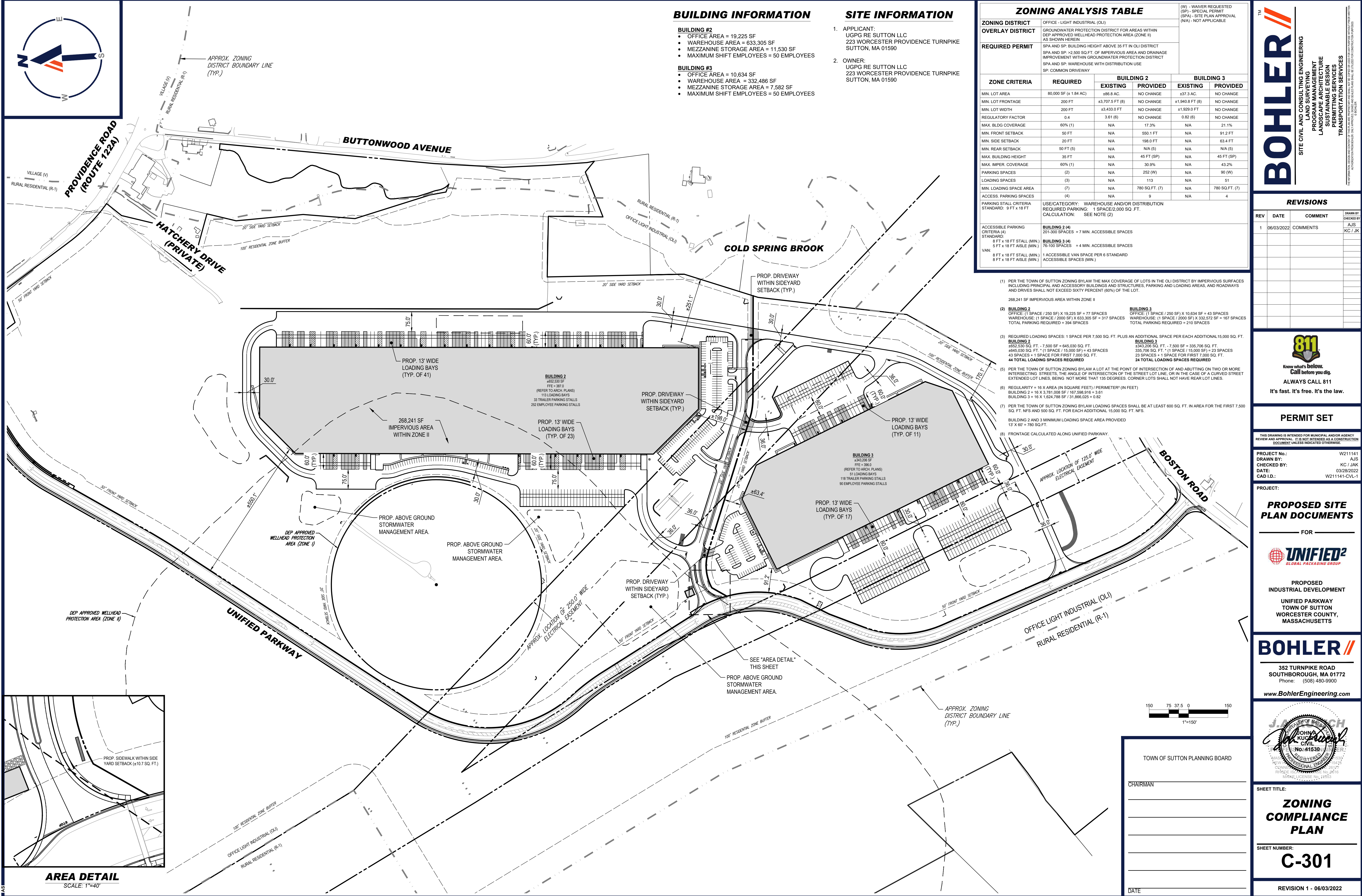
SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

C-101

REVISION 1 - 06/03/2022



SITE INFORMATION

- # ZONING ANALYSIS TABLE
- (W) - WALKER REQUESTED
(S) - SPECIAL PERMIT
(SPA) - SITE PLAN APPROVAL
(N/A) - NOT APPLICABLE
- | ZONING DISTRICT
OVERLAY DISTRICT | OFFICE - LIGHT INDUSTRIAL (OLI) | | | | | |
|--|---|----------|-----------------|-----------|-----------------|-----------------|
| | GROUNDWATER PROTECTION DISTRICT FOR AREAS WITHIN DEP APPROVED WELLDHEAD PROTECTION AREA (ZONE II) AS SHOWN HEREIN | | | | | |
| REQUIRED PERMIT | SPA AND SP BUILDING HEIGHT ABOVE 35 FT IN OLI DISTRICT
SPA AND SP >2,500 SQ. FT. OF IMPERVIOUS AREA AND DRAINAGE IMPROVEMENT WITHIN GROUNDWATER PROTECTION DISTRICT
SPA AND SP WAREHOUSE WITH DISTRIBUTION USE
SP: COMMON DRIVEWAY | | | | | |
| | ZONE CRITERIA | REQUIRED | BUILDING 2 | | BUILDING 3 | |
| | | | EXISTING | PROVIDED | EXISTING | PROVIDED |
| MIN. LOT AREA | 80,000 SF (± 1.84 AC) | | ±86.8 AC. | NO CHANGE | 537.3 AC. | NO CHANGE |
| MIN. LOT FRONTAGE | 200 FT | | ±3,707.5 FT (8) | NO CHANGE | ±1,940.8 FT (8) | NO CHANGE |
| MIN. LOT WIDTH | 200 FT | | ±3,433.0 FT | NO CHANGE | ±1,929.0 FT | NO CHANGE |
| REGULATORY FACTOR | 0.4 | | 3.61 (6) | NO CHANGE | 0.82 (6) | NO CHANGE |
| MAX. BLDG COVERAGE | 60% (1) | N/A | 17.3% | N/A | N/A | 21.1% |
| MIN. FRONT SETBACK | 50 FT | N/A | 550.1 FT | N/A | N/A | 91.2 FT |
| MIN. SIDE SETBACK | 20 FT | N/A | 198.0 FT | N/A | N/A | 63.4 FT |
| MIN. REAR SETBACK | 50 FT (5) | N/A | N/A (5) | N/A | N/A | N/A (5) |
| MAX. BUILDING HEIGHT | 35 FT | N/A | 45 FT (SP) | N/A | 45 FT (SP) | N/A |
| MAX. IMPER. COVERAGE | 60% (1) | N/A | 30.9% | N/A | N/A | 43.2% |
| PARKING SPACES | (2) | N/A | 252 (W) | N/A | 90 (W) | |
| LOADING SPACES | (3) | N/A | 113 | N/A | N/A | 51 |
| MIN. LOADING SPACE AREA | (7) | N/A | 780 SQ. FT. (7) | N/A | N/A | 780 SQ. FT. (7) |
| ACCESS. PARKING SPACES | (4) | N/A | 9 | N/A | N/A | 4 |
| PARKING STALL CRITERIA
STANDARD: 9 FT x 18 FT | USE/CATEGORY: WAREHOUSE AND/OR DISTRIBUTION
REQUIRED PARKING: 1 SPACE/2,000 SQ. FT.
CALCULATION: SEE NOTE (2) | | | | | |
| ACCESSIBLE PARKING CRITERIA (4)
STANDARD:
8 FT x 18 FT STALL (MIN.)
5 FT x 18 FT AISLE (MIN.) | BUILDING 2 (4)
201-300 SPACES = 7 MIN. ACCESSIBLE SPACES

BUILDING 3 (4)
76-100 SPACES = 4 MIN. ACCESSIBLE SPACES | | | | | |
| 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.) | | | | | |

(1) **FOR THE TOWN OF SUTTON ZONING BYLAW** THE MAX COVERAGE OF LOTS IN THE OL DISTRIBUTED BY IMPERVIOUS SURFACES INCLUDING PARKINGS AND ACCESSORY BUILDINGS AND STRUCTURES, INCLUDING PARKINGS AND LOADINGS AREAS, AND ROADWAYS AND DRIVES SHALL NOT EXCEED SIXTY PERCENT (60%) OF THE LOT.

268,241 SF IMPERVIOUS AREA WITHIN ZONE II

BUILDING 2	BUILDING 3
OFFICE: (1 SPACE / 2500 SF) 19,225 SF = 77 SPACES WAREHOUSE: (1 SPACE / 2000 SF) 63,300 SF = 317 SPACES TOTAL PARKING REQUIRED = 394 SPACES	OFFICE: (1 SPACE / 2500 SF) 10,634 SF = 43 SPACES WAREHOUSE: (1 SPACE / 2000 SF) 33,972 SF = 167 SPACES TOTAL PARKING REQUIRED = 210 SPACES

(3) **REQUIRED LOADING SPACES:** 1 SPACE PER 7,500 SQ. FT. PLUS AN ADDITIONAL SPACE PER EACH ADDITIONAL 15,000 SQ. FT.

BUILDING 2	BUILDING 3
652,530 SQ. FT. - 7,500 SF = 645,030 SQ. FT. +645,030 SQ. FT. = 1 SPACE / 15,000 SF = 43 SPACES 23 SPACES + 1 SPACE FOR FIRST 7,000 SQ. FT. 44 TOTAL LOADING SPACES REQUIRED	343,206 SQ. FT. - 7,500 SF = 335,706 SQ. FT. 335,706 SQ. FT. = 1 SPACE / 15,000 SF = 23 SPACES 23 SPACES + 1 SPACE FOR FIRST 7,000 SQ. FT. 24 TOTAL LOADING SPACES REQUIRED

(4) **FOR THE TOWN OF SUTTON ZONING BYLAW** A LOT AT THE POINT OF INTERSECTION OF AND ABUTTING ON TWO OR MORE INTERSECTING STREETS, THE ANGLE OF CORNER INTERSECTION OF THE STREET LOT LINE, OR IN THE CASE OF A CURVED STREET EXTENDED LOT LINE, SHALL NOT MORE THAN 135 DEGREES. CORNER LOTS SHALL NOT HAVE REAR LOT LINES.

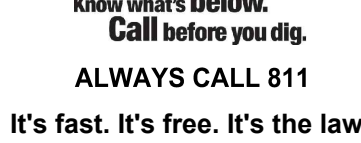
(5) **REGULARITY** = $16 \times \text{AREA (IN SQUARE FEET)} / \text{PERIMETER}^2$ (IN FEET)

BUILDING 2 = $16 \times 3,781,089 \text{ SF} / 167,558.916 = 3.61$
BUILDING 3 = $16 \times 1,624,788 \text{ SF} / 31,866.025 = 0.82$

(7) **FOR THE TOWN OF SUTTON ZONING BYLAW** LOADING SPACES SHALL BE AT LEAST 800 SQ. FT. IN AREA FOR THE FIRST 7,500 SQ. FT. INF. AND 500 SQ. FT. FOR EACH ADDITIONAL 15,000 SQ. FT. INF.

BUILDING 2 AND 3 MINIMUM LOADING SPACE PROVIDED
15 X 60 = 780 SQ. FT.

(8) **FRONTAGE CALCULATED** ALONG UNIFIED PARKWAY.

[illegible]

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-1

PROPOSED SITE PLAN DOCUMENTS

FO



**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



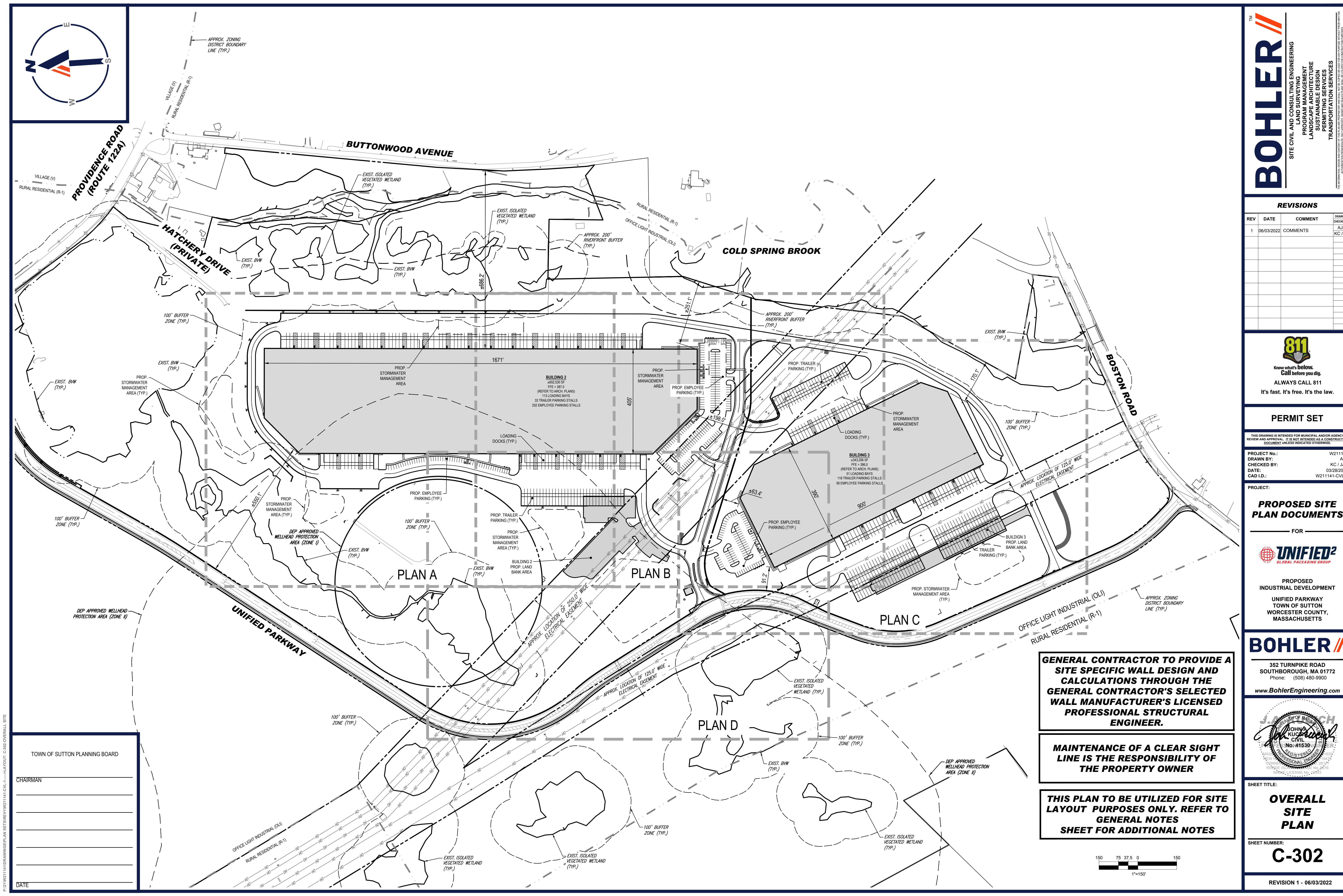
SHEET TITLE

ZONING COMPLIANCE PLAN

SHEET NUMBER

C-301

REVISION 1 - 06/03/2022



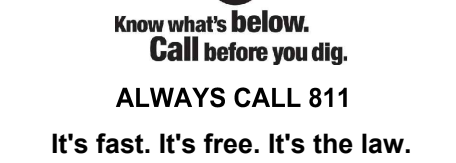
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____

**THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY. REFER TO
GENERAL NOTES
SHEET FOR ADDITIONAL NOTES**

BOHLER

[illegible]

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-CV1
DRAWN BY: A
CHECKED BY: KC / J
DATE: 03/28/20
AD I.D.: W211141-CV1

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

_____ FOR _____



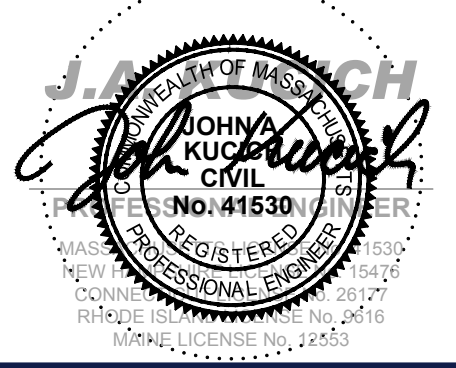
**PROPOSED
INDUSTRIAL DEVELOPMENT**

**UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS**

BOHLER//

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

www.BohlerEngineering.com



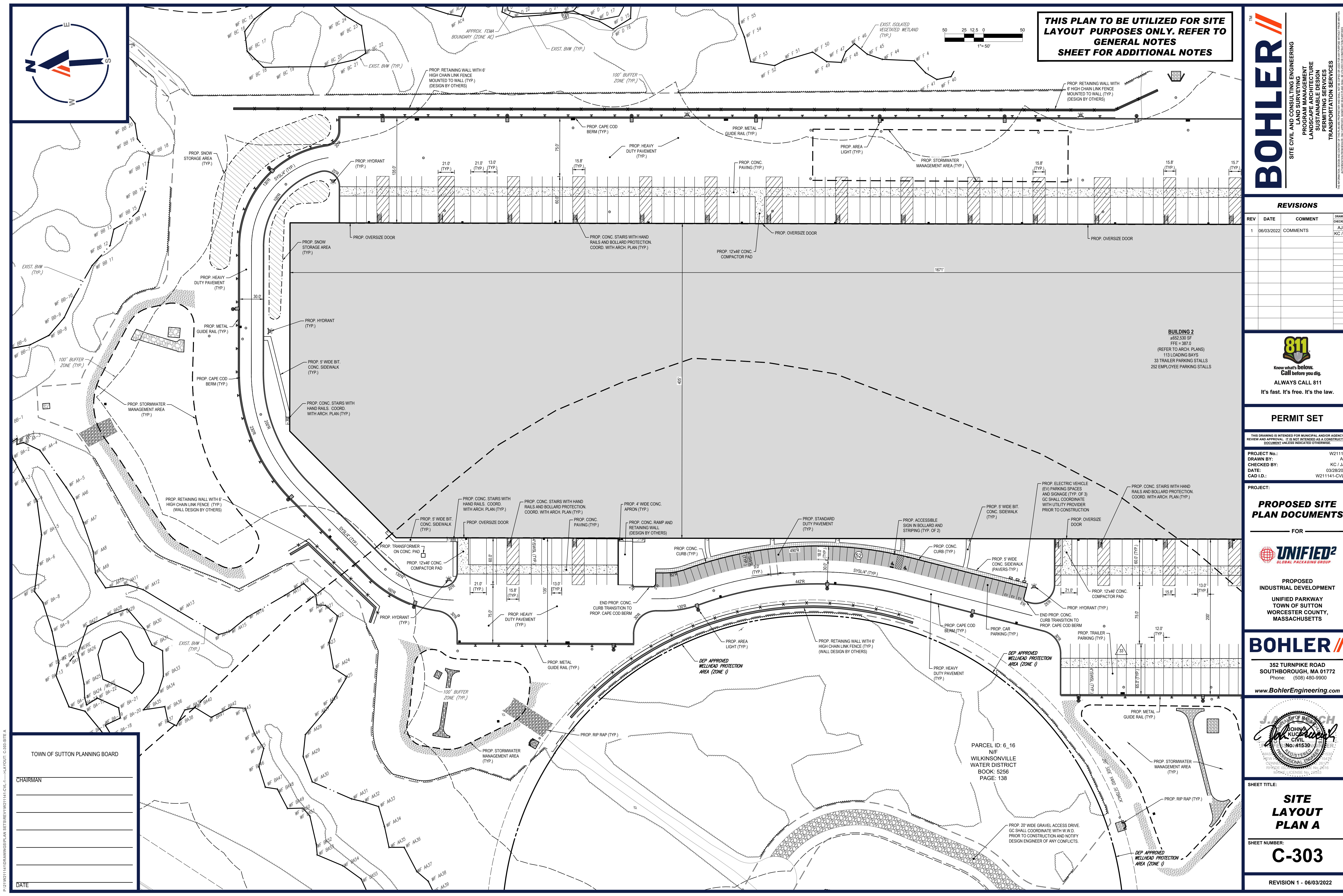
HEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: _____

C-302

REVISION 1 - 06/03/2022



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

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 ID: W211141-CVL-1

PROJECT:

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

J. A. BOHLER, P.E.
JOHN A. BOHLER, P.E.
CIVIL ENGINEER
No. 41530
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
CONTRACT NO. 10177
PROJECT NO. 201616
MORRIS LICENSE NO. 22553

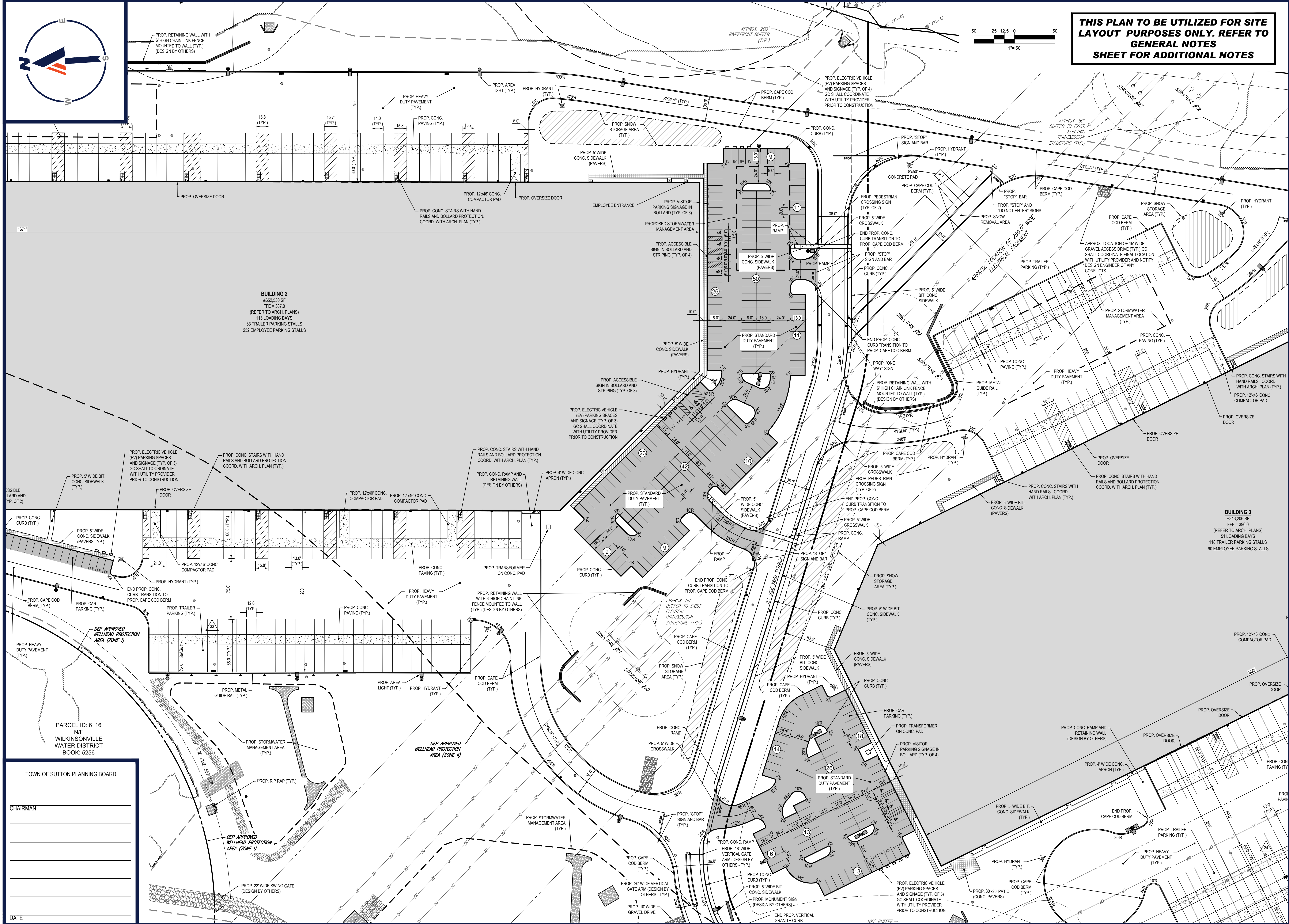
SHEET TITLE:

SITE LAYOUT PLAN A

SHEET NUMBER:

C-303

REVISION 1 - 06/03/2022



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

BOHLER

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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/03/2022	COMMENTS	AJS	KC/JK

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-1

PROJECT:

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. KUCIEMBA
CIVIL ENGINEER
No. 41530
REGISTERED PROFESSIONAL ENGINEER
NEW HAMPSHIRE
CONTRACT NO. 2017-0177
PHONE: 603-882-2418
MOBILE: 603-882-2418

SHEET TITLE:
SITE LAYOUT PLAN B

SHEET NUMBER:
C-304

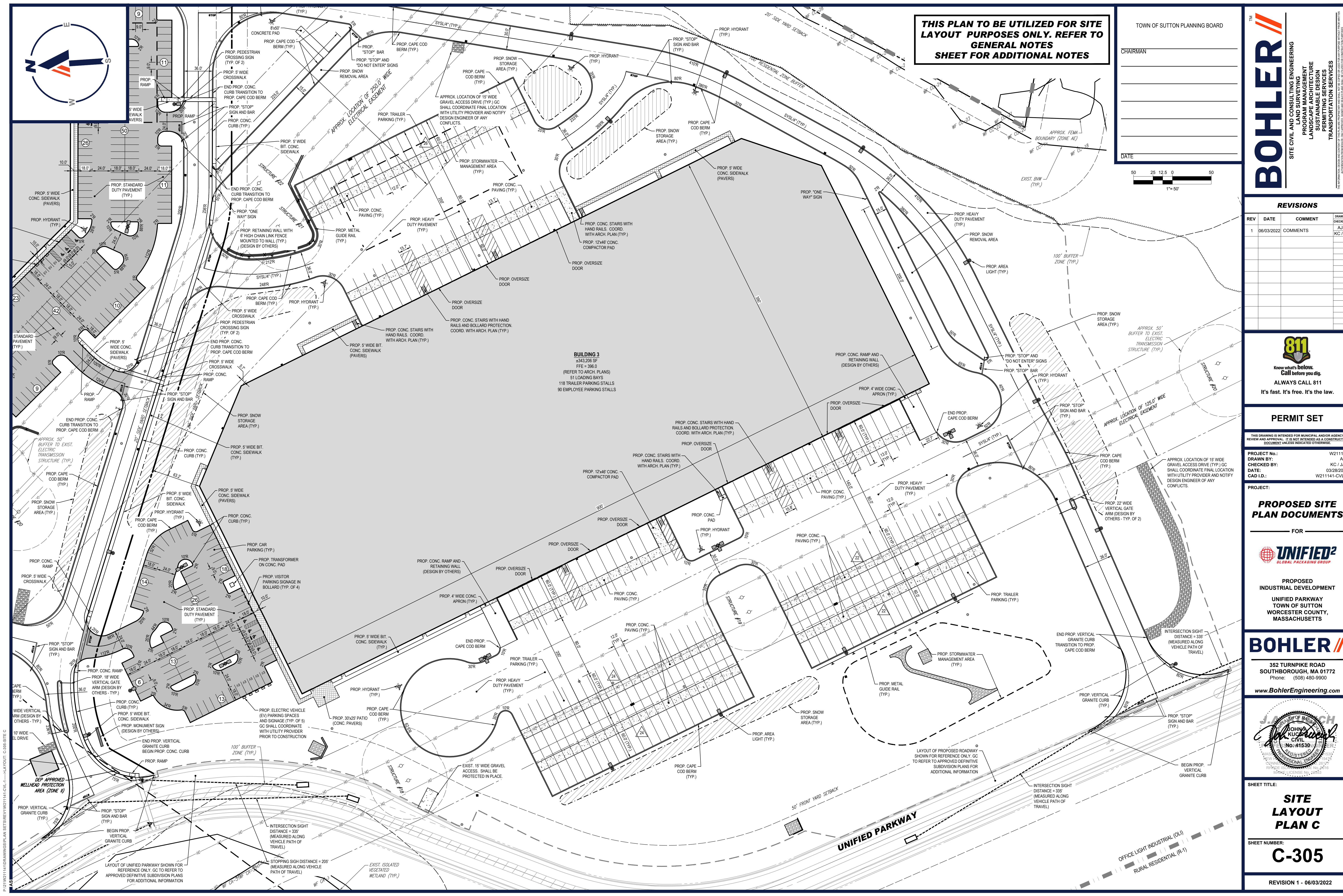
REVISION 1 - 06/03/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

P:\211141\DRAWINGS\PLAN SETS\REV\W211141-CVL-1.dwg - LAYOUT: C-304-SITE B



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____

50 25 12.5 0 50
1"= 50'

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	KC/JK

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 ID: W211141-CVL-1

PROJECT:

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

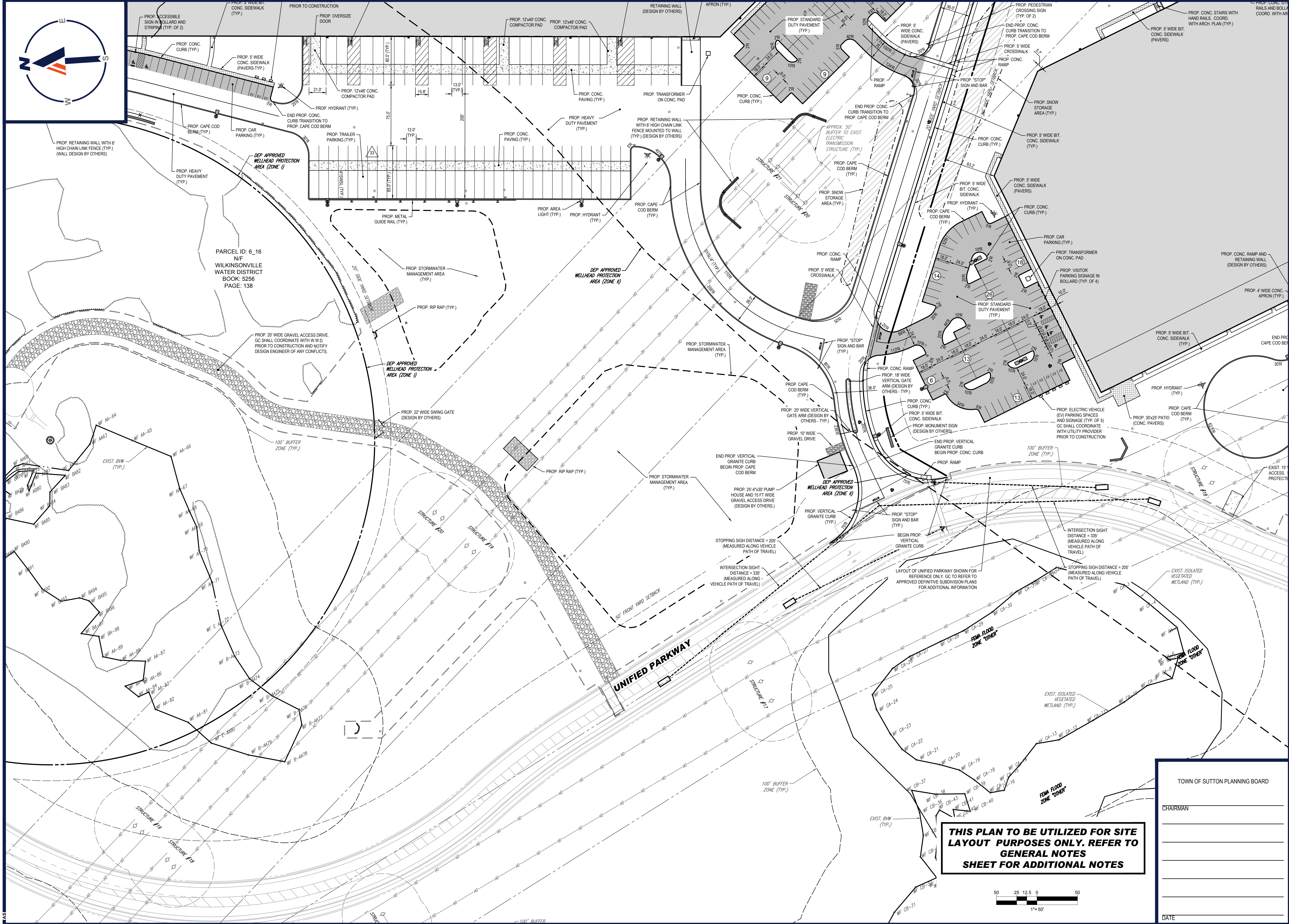
J. A. BOHLER, INC.
JOHN A. BOHLER
No. 41530
REGISTERED PROFESSIONAL ENGINEER
NEW JERSEY
CONTRACT NO. 101-177
PHONE NO. 908-245-1418
MACHINE LICENSE NO. 22453

SHEET TITLE:
SITE LAYOUT PLAN C

SHEET NUMBER:
C-305

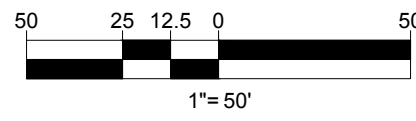
REVISION 1 - 06/03/2022

P:\211141\DRAWINGS\PLAN SETS\REV\W211141-CVL-1-3-LAYOUT-C-305-SITE C



— PROP. 20' WIDE GRAVEL ACCESS DRIVE.
GC SHALL COORDINATE WITH W.W.D.
PRIOR TO CONSTRUCTION AND NOTIFY
DESIGN ENGINEER OF ANY CONFLICTS.

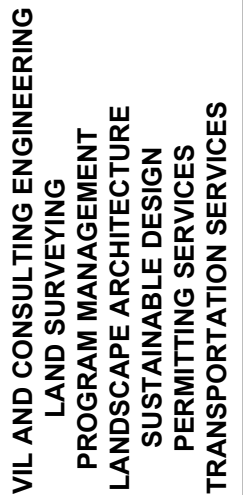
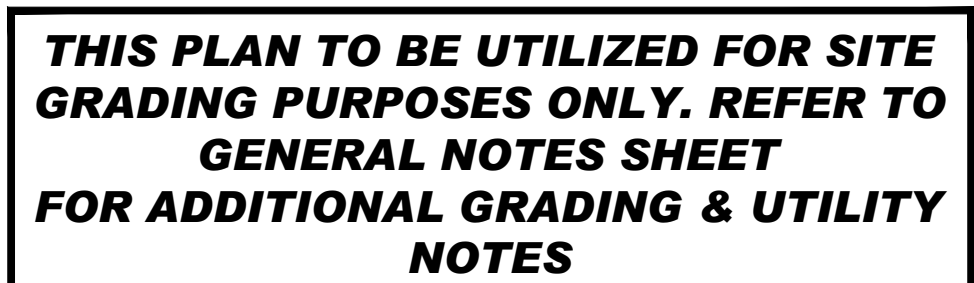
**THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY. REFER TO
GENERAL NOTES
SHEET FOR ADDITIONAL NOTES**



DATE _____

C-306

REVISION 1 - 06/03/2022

[illegible]

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:

FOR _____



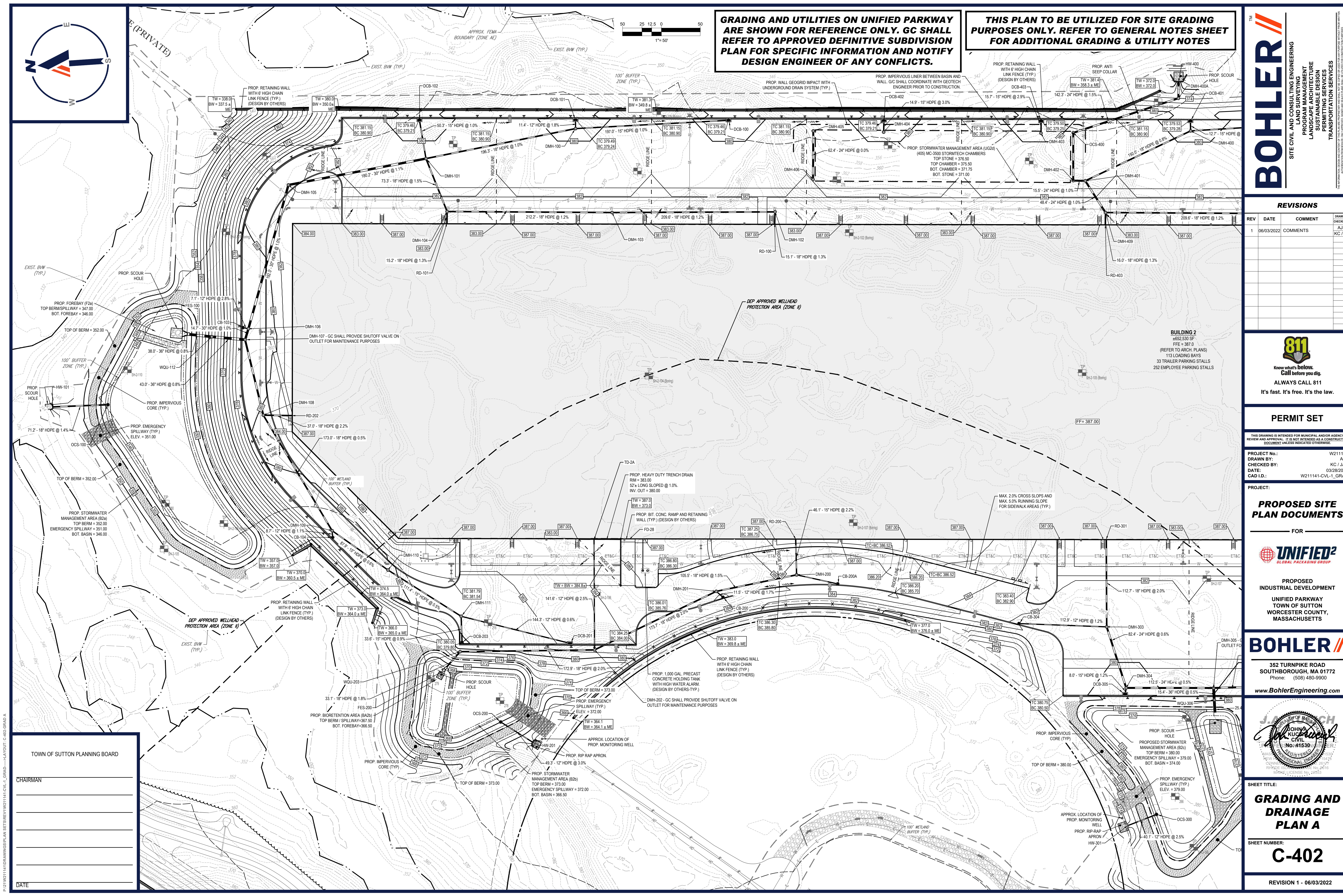
BOHLER //

www.BohlerEngineering.com



SHEET NUMBER:

REVISION 1 - 06/03/2022



GRADING AND UTILITIES ON UNIFIED PARKWAY ARE SHOWN FOR REFERENCE ONLY. GC SHALL REFER TO APPROVED DEFINITIVE SUBDIVISION PLAN FOR SPECIFIC INFORMATION AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS.

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

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	KC/JK

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 ID: W211141-CV-1_GRAD

PROJECT:

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

J. A. BOHLER, P.E.
Professional Engineer
No. 41530
MASSACHUSETTS
CONTRACT EXPIRATION DATE 01/17/2026
PHONE: (508) 480-9900
MOBILE: (508) 480-9900

SHEET TITLE:
GRADING AND DRAINAGE PLAN A

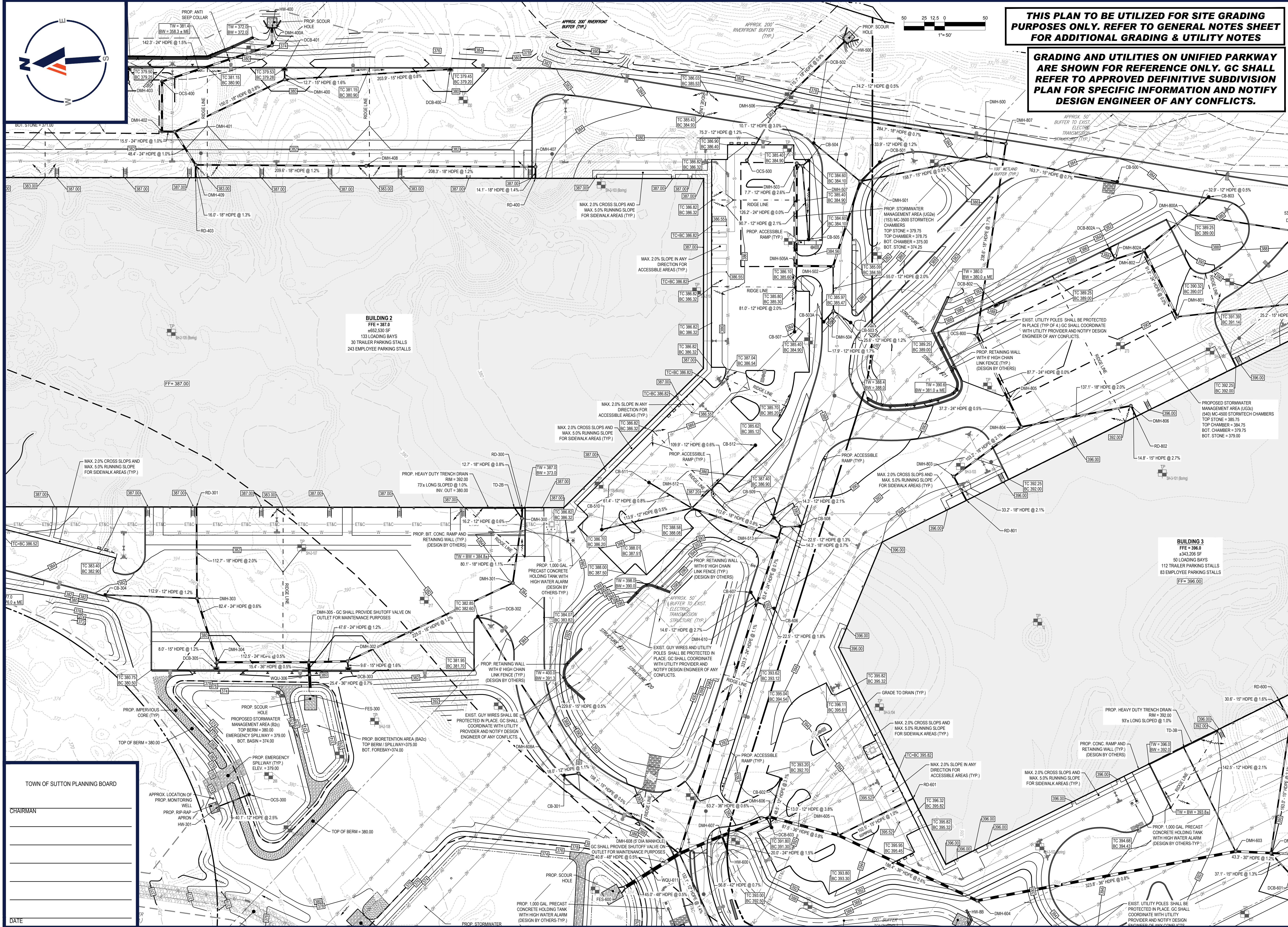
SHEET NUMBER:
C-402

REVISION 1 - 06/03/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN	
DATE	

P:\211141\DRAWINGS\PLAN SETS\REV\W211141-CV-1_GRAD--LAYOUT-C-402.GRD A



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

GRADING AND UTILITIES ON UNIFIED PARKWAY ARE SHOWN FOR REFERENCE ONLY. GC SHALL REFER TO APPROVED DEFINITIVE SUBDIVISION PLAN FOR SPECIFIC INFORMATION AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS.

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 KC / JK

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-1 GRAD

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. BOHLER
REGISTERED PROFESSIONAL ENGINEER
No. 41530
MASSACHUSETTS
EXPIRATION DATE 12/31/2024
MACHINE LICENSE NO. 22453

SHEET TITLE:
GRADING AND DRAINAGE PLAN B

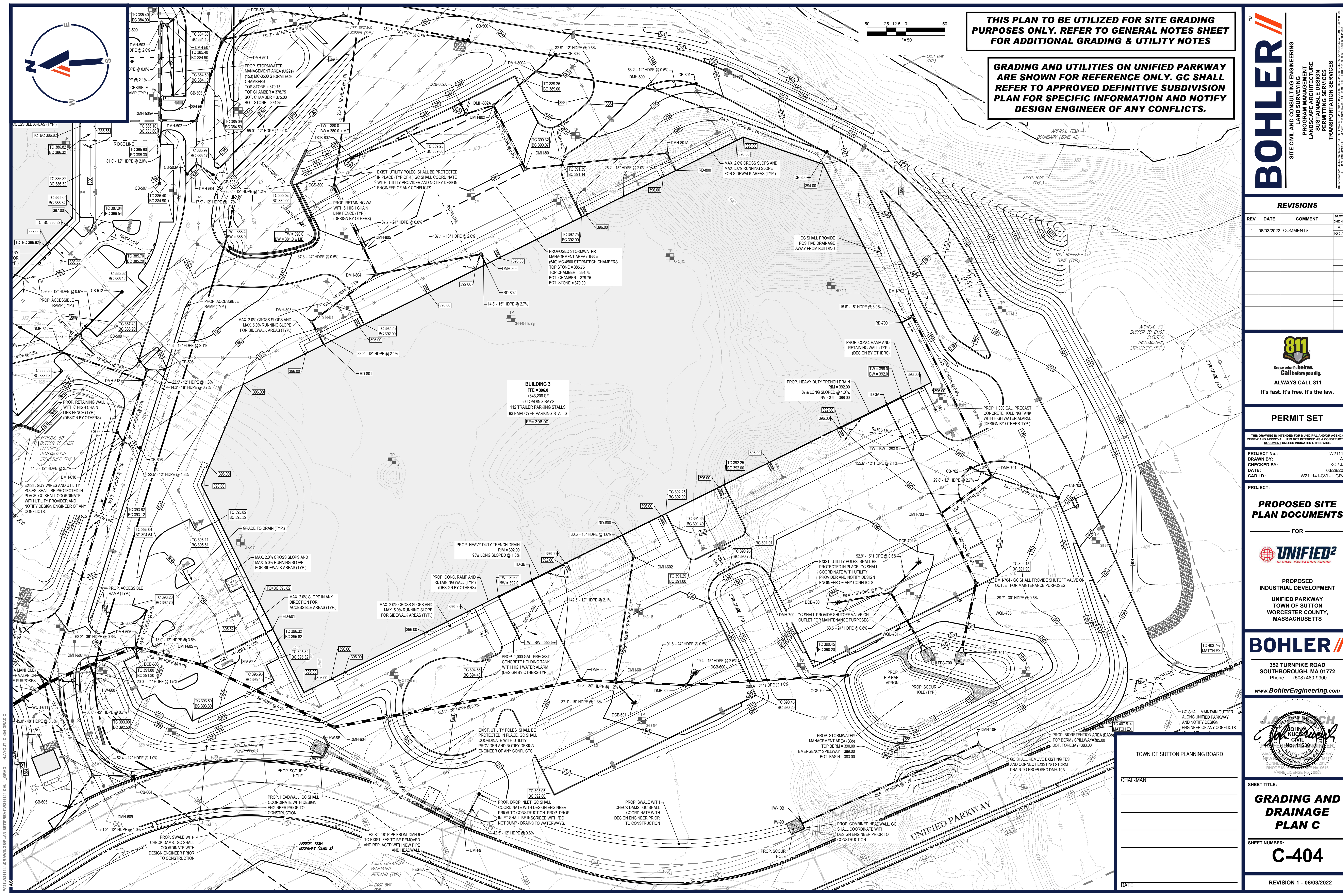
SHEET NUMBER:
C-403

REVISION 1 - 06/03/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN	
DATE	

P:\21\W211141\DRAWINGS\PLAN SET\REV\W211141-CVL-1-GRAD.dwg -LAYOUT: C-403-GRAD.B



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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/03/2022	COMMENTS	AJS	KC/JK

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 ID: W211141-CVL-1_GRAD

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. BOHLER
REGISTERED PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 12727
MASSACHUSETTS LICENSE NO. 22553

GRADING AND DRAINAGE PLAN C

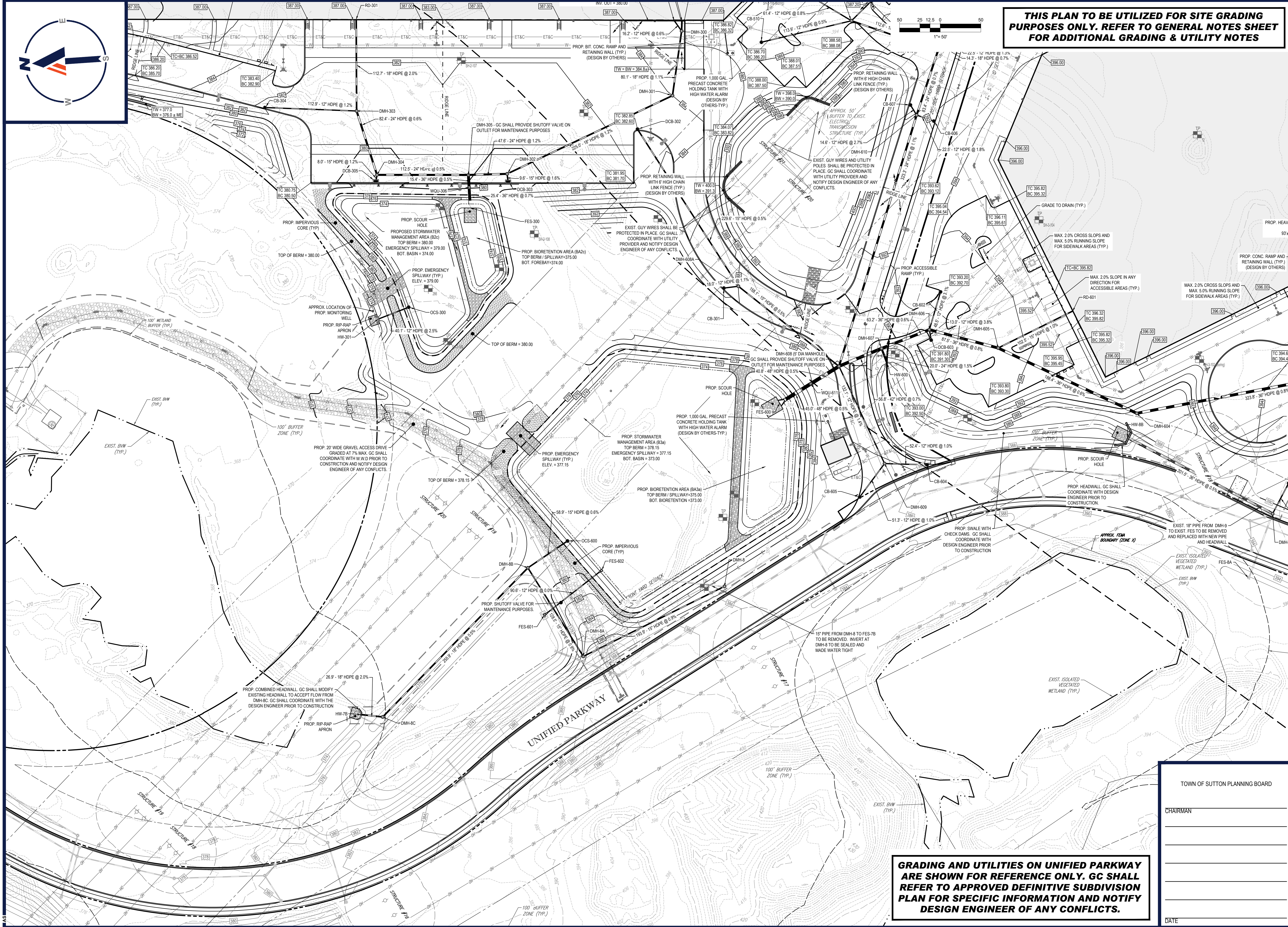
SHEET NUMBER:
C-404

REVISION 1 - 06/03/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____



GRADING AND UTILITIES ON UNIFIED PARKWAY ARE SHOWN FOR REFERENCE ONLY. GC SHALL REFER TO APPROVED DEFINITIVE SUBDIVISION PLAN FOR SPECIFIC INFORMATION AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS.

REVISION 1 - 06/03/2022

DATE _____

P:\11W21141\DRAWINGS\PLAN SETS\REV1\W21141-CVL-1_GRAD--LAYOUT- C-406-TABLE

AS

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		375.00 (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%

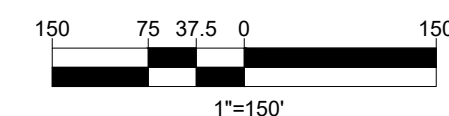
STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DCB-502	382.15		377.00 (DMH-501)	12"	22'	0.54%
DCB-600	387.90		383.00 (DMH-600)	15"	19'	2.58%
DCB-601	389.28		383.00 (DMH-601)	15"	37'	1.35%
DCB-603	391.10		388.00 (DMH-606)	12"	13'	3.84%
DCB-700	387.70		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	375.13	373.00 (DMH-8B)	372.55 (HW-7B)	18"	27'	2.04%
DMH-9	388.55	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	389.33	387.20 (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	376.50 (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	379.70 (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		

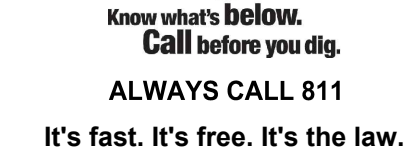
STORM STRUCTURE SCHEDULE						
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE
DMH-404	379.66	371.75 (DCB-402)	371.75 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		
DMH-405	380.99	371.75 (DMH-406)	371.75 (UG2a)	UNDERGROUND SWMA REFER TO DETAIL		
DMH-406	381.96	371.75 (UG2a)	371.75 (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 (DCB-807) 374.10 (OCS-500)	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	380.50 (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) 385.00 (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						



**ALL PROP. UTILITY CONNECTIONS
WITHIN THE EXIST. ROADWAY SHALL
BE IN ACCORDANCE WITH THE TOWN
OF SUTTON SPECIFICATIONS**

[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 _____

**BOHLER //**

www.BohlerEngineering.com

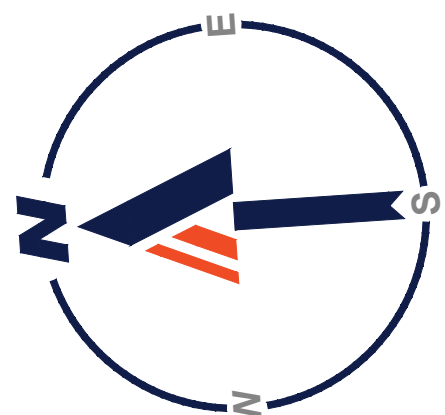


SHEET NUMBER: _____

REVISION 1 - 06/03/2022

CHAIRMAN _____

DATE _____



UTILITIES ON UNIFIED PARKWAY ARE SHOWN FOR REFERENCE ONLY. GC SHALL REFER TO APPROVED DEFINITIVE SUBDIVISION PLAN FOR SPECIFIC INFORMATION AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS

[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-1_UTIL

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:

**UTILITY
PLAN C**

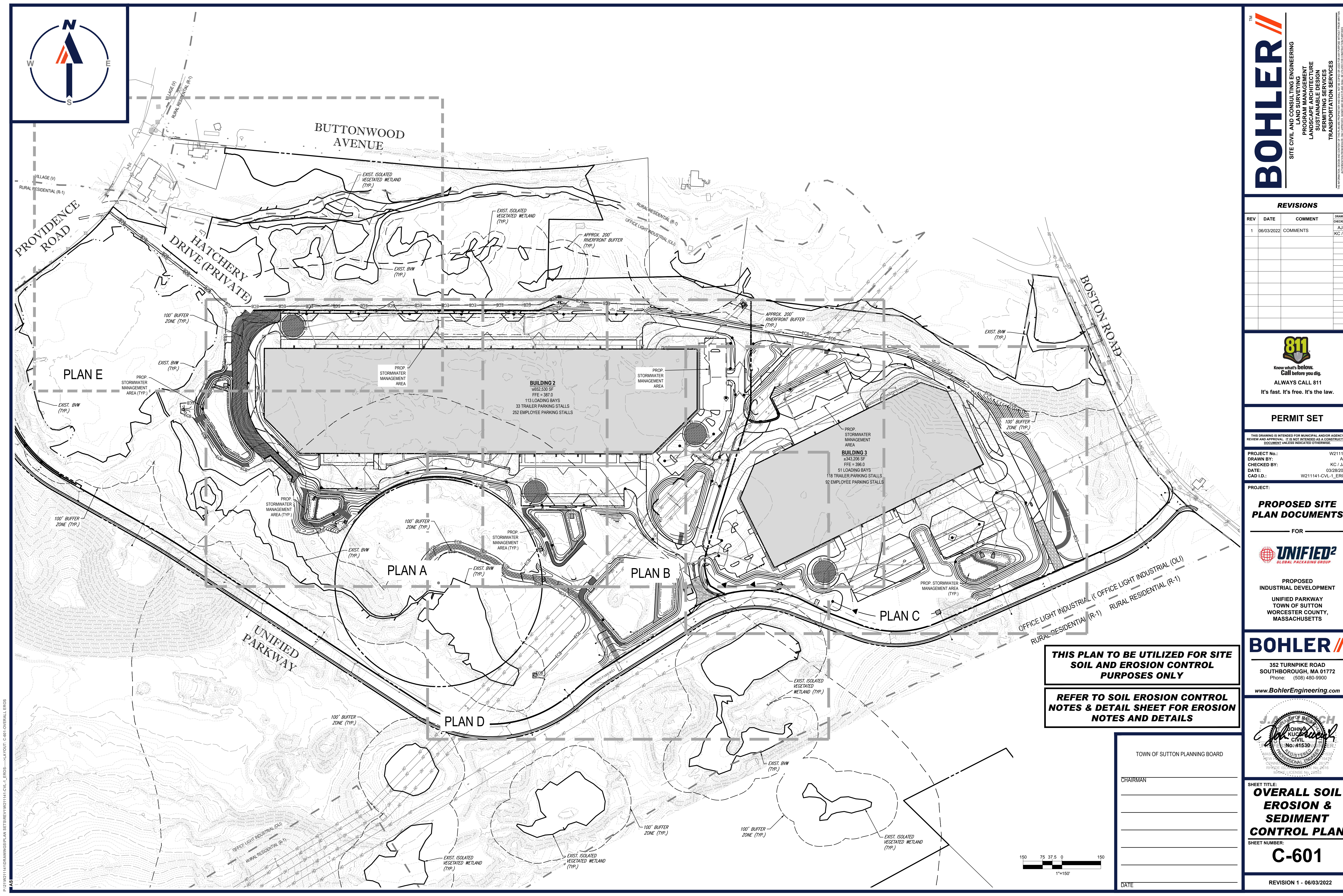
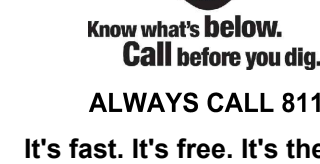
SHEET NUMBER

C-504

REVISION 1 - 06/03/2022



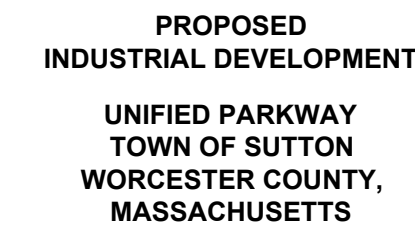
03/21/2021 02/12/2021 01/21/2021 12/14/2020 11/14/2020 10/14/2020 09/14/2020 08/14/2020 07/14/2020 06/14/2020 05/14/2020 04/14/2020 03/14/2020 02/14/2020 01/14/2020 12/14/2019 11/14/2019 10/14/2019 09/14/2019 08/14/2019 07/14/2019 06/14/2019 05/14/2019 04/14/2019 03/14/2019 02/14/2019 01/14/2019 12/14/2018 11/14/2018 10/14/2018 09/14/2018 08/14/2018 07/14/2018 06/14/2018 05/14/2018 04/14/2018 03/14/2018 02/14/2018 01/14/2018 12/14/2017 11/14/2017 10/14/2017 09/14/2017 08/14/2017 07/14/2017 06/14/2017 05/14/2017 04/14/2017 03/14/2017 02/14/2017 01/14/2017 12/14/2016 11/14/2016 10/14/2016 09/14/2016 08/14/2016 07/14/2016 06/14/2016 05/14/2016 04/14/2016 03/14/2016 02/14/2016 01/14/2016 12/14/2015 11/14/2015 10/14/2015 09/14/2015 08/14/2015 07/14/2015 06/14/2015 05/14/2015 04/14/2015 03/14/2015 02/14/2015 01/14/2015 12/14/2014 11/14/2014 10/14/2014 09/14/2014 08/14/2014 07/14/2014 06/14/2014 05/14/2014 04/14/2014 03/14/2014 02/14/2014 01/14/2014 12/14/2013 11/14/2013 10/14/2013 09/14/2013 08/14/2013 07/14/2013 06/14/2013 05/14/2013 04/14/2013 03/14/2013 02/14/2013 01/14/2013 12/14/2012 11/14/2012 10/14/2012 09/14/2012 08/14/2012 07/14/2012 06/14/2012 05/14/2012 04/14/2012 03/14/2012 02/14/2012 01/14/2012 12/14/2011 11/14/2011 10/14/2011 09/14/2011 08/14/2011 07/14/2011 06/14/2011 05/14/2011 04/14/2011 03/14/2011 02/14/2011 01/14/2011 12/14/2010 11/14/2010 10/14/2010 09/14/2010 08/14/2010 07/14/2010 06/14/2010 05/14/2010 04/14/2010 03/14/2010 02/14/2010 01/14/2010 12/14/2009 11/14/2009 10/14/2009 09/14/2009 08/14/2009 07/14/2009 06/14/2009 05/14/2009 04/14/2009 03/14/2009 02/14/2009 01/14/2009 12/14/2008 11/14/2008 10/14/2008 09/14/2008 08/14/2008 07/14/2008 06/14/2008 05/14/2008 04/14/2008 03/14/2008 02/14/2008 01/14/2008 12/14/2007 11/14/2007 10/14/2007 09/14/2007 08/14/2007 07/14/2007 06/14/2007 05/14/2007 04/14/2007 03/14/2007 02/14/2007 01/14/2007 12/14/2006 11/14/2006 10/14/2006 09/14/2006 08/14/2006 07/14/2006 06/14/2006 05/14/2006 04/14/2006 03/14/2006 02/14/2006 01/14/2006 12/14/2005 11/14/2005 10/14/2005 09/14/2005 08/14/2005 07/14/2005 06/14/2005 05/14/2005 04/14/2005 03/14/2005 02/14/2005 01/14/2005 12/14/2004 11/14/2004 10/14/2004 09/14/2004 08/14/2004 07/14/2004 06/14/2004 05/14/2004 04/14/2004 03/14/2004 02/14/2004 01/14/2004 12/14/2003 11/14/2003 10/14/2003 09/14/2003 08/14/2003 07/14/2003 06/14/2003 05/14/2003 04/14/2003 03/14/2003 02/14/2003 01/14/2003 12/14/2002 11/14/2002 10/14/2002 09/14/2002 08/14/2002 07/14/2002 06/14/2002 05/14/2002 04/14/2002 03/14/2002 02/14/2002 01/14/2002 12/14/2001 11/14/2001 10/14/2001 09/14/2001 08/14/2001 07/14/2001 06/14/2001 05/14/2001 04/14/2001 03/14/2001 02/14/2001 01/14/2001 12/14/2000 11/14/2000 10/14/2000 09/14/2000 08/14/2000 07/14/2000 06/14/2000 05/14/2000 04/14/2000 03/14/2000 02/14/2000 01/14/2000 12/14/1999 11/14/1999 10/14/1999 09/14/1999 08/14/1999 07/14/1999 06/14/1999 05/14/1999 04/14/1999 03/14/1999 02/14/1999 01/14/1999 12/14/1998 11/14/1998 10/14/1998 0

[illegible]

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

PROJECT:

— FOR —



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

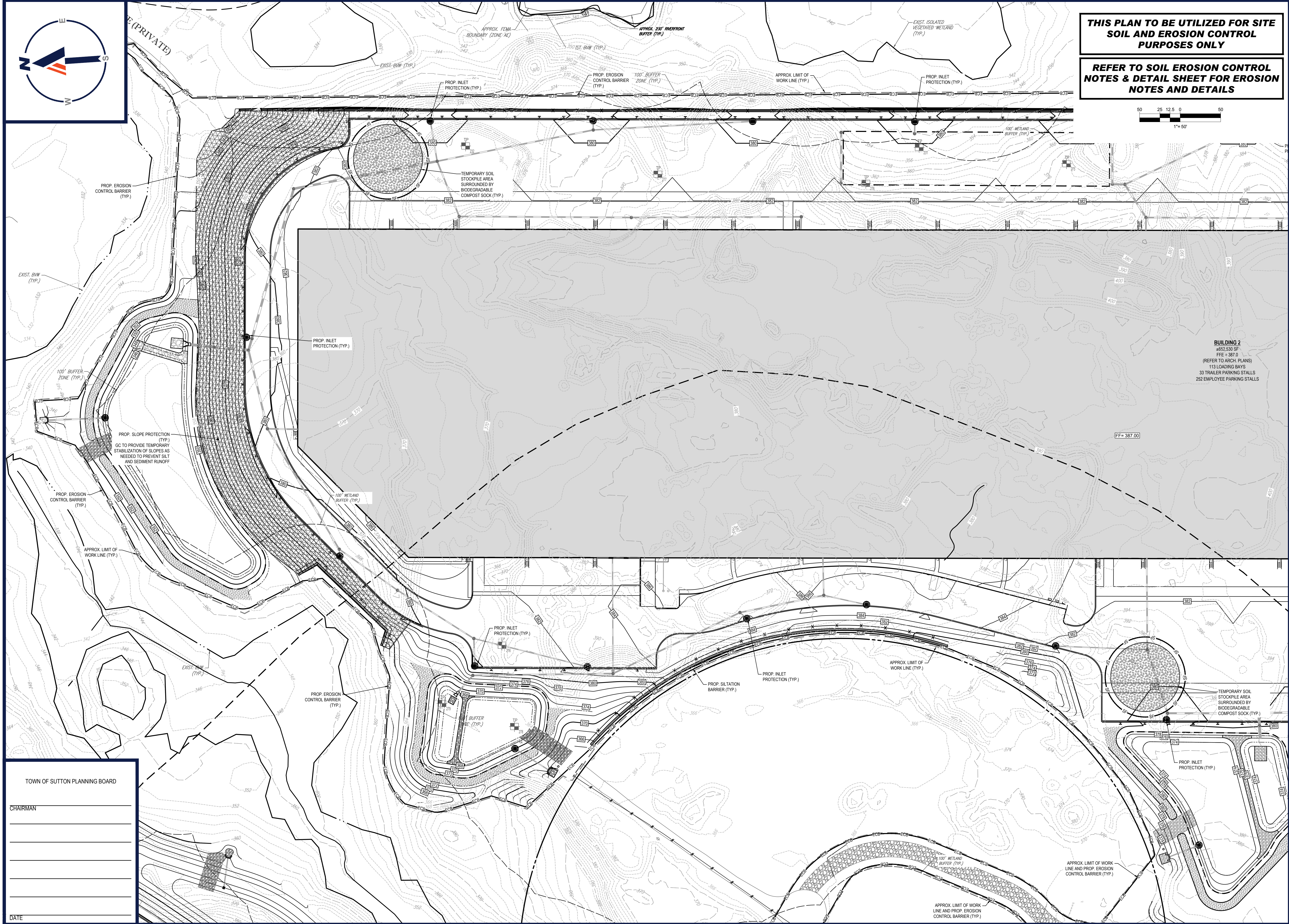
A circular professional engineer seal for the Commonwealth of Massachusetts. The seal features the text "COMMONWEALTH OF MASSACHUSETTS" around the top and "REGISTERED PROFESSIONAL ENGINEER" around the bottom. In the center, the name "JOHN A. KUCUK" is written above "CIVIL" and "No. 41530". A signature, "John A. Kucuk", is written across the seal. The seal is stamped over a background of faint, repeating text: "J.A. KUCUK", "REGISTERED PROFESSIONAL ENGINEER", "MASS. REG. NO. 41530", "NEW ENG. REG. NO. 15476", "CONNECTICUT REG. NO. 26127", "RHODE ISLAND REG. NO. 2616", and "MAINE LICENSE NO. 12553".

SHEET NUMBER

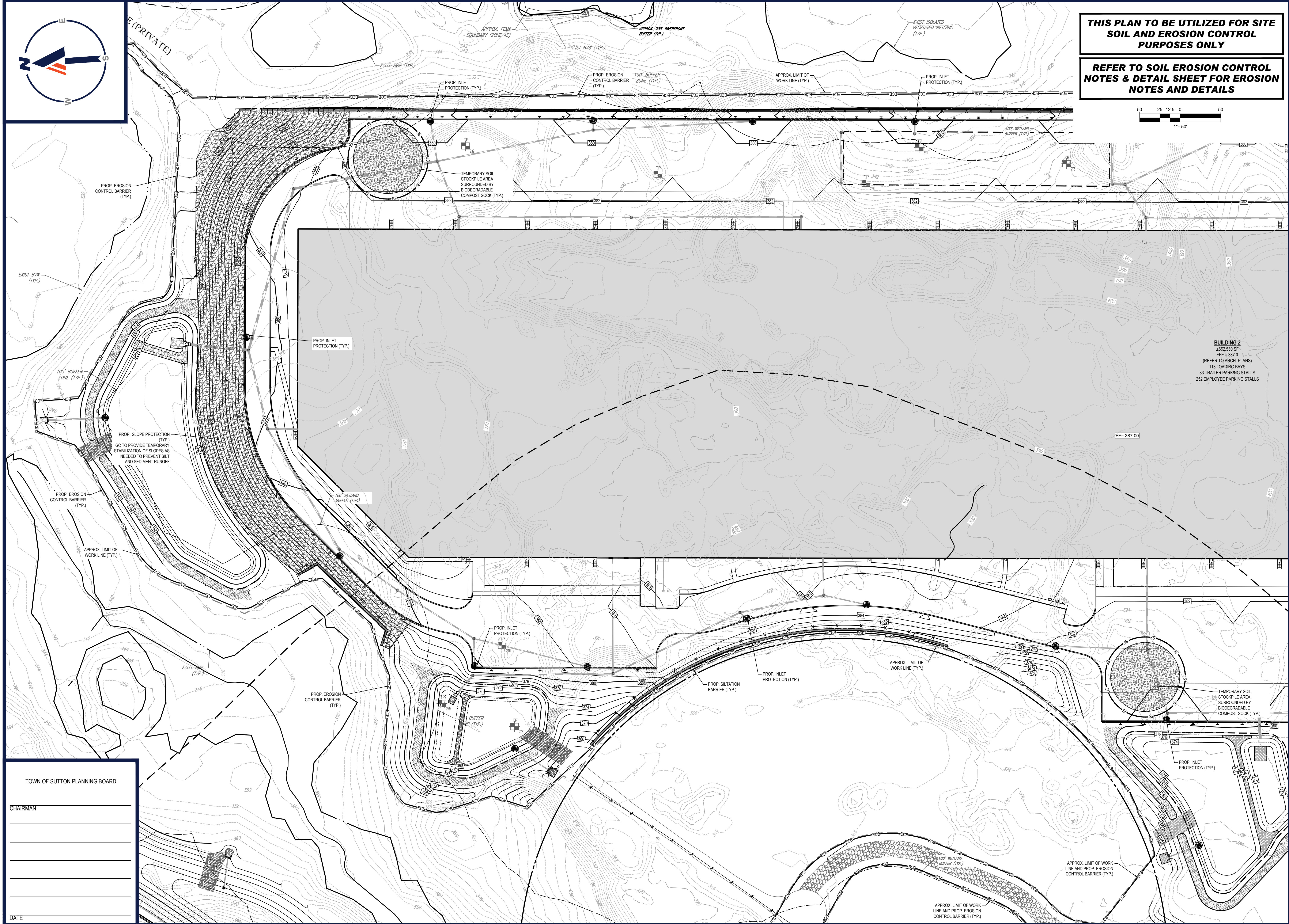
REVISION 1 - 06/03/2022

CHAIRMAN


DATE _____



**REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS**



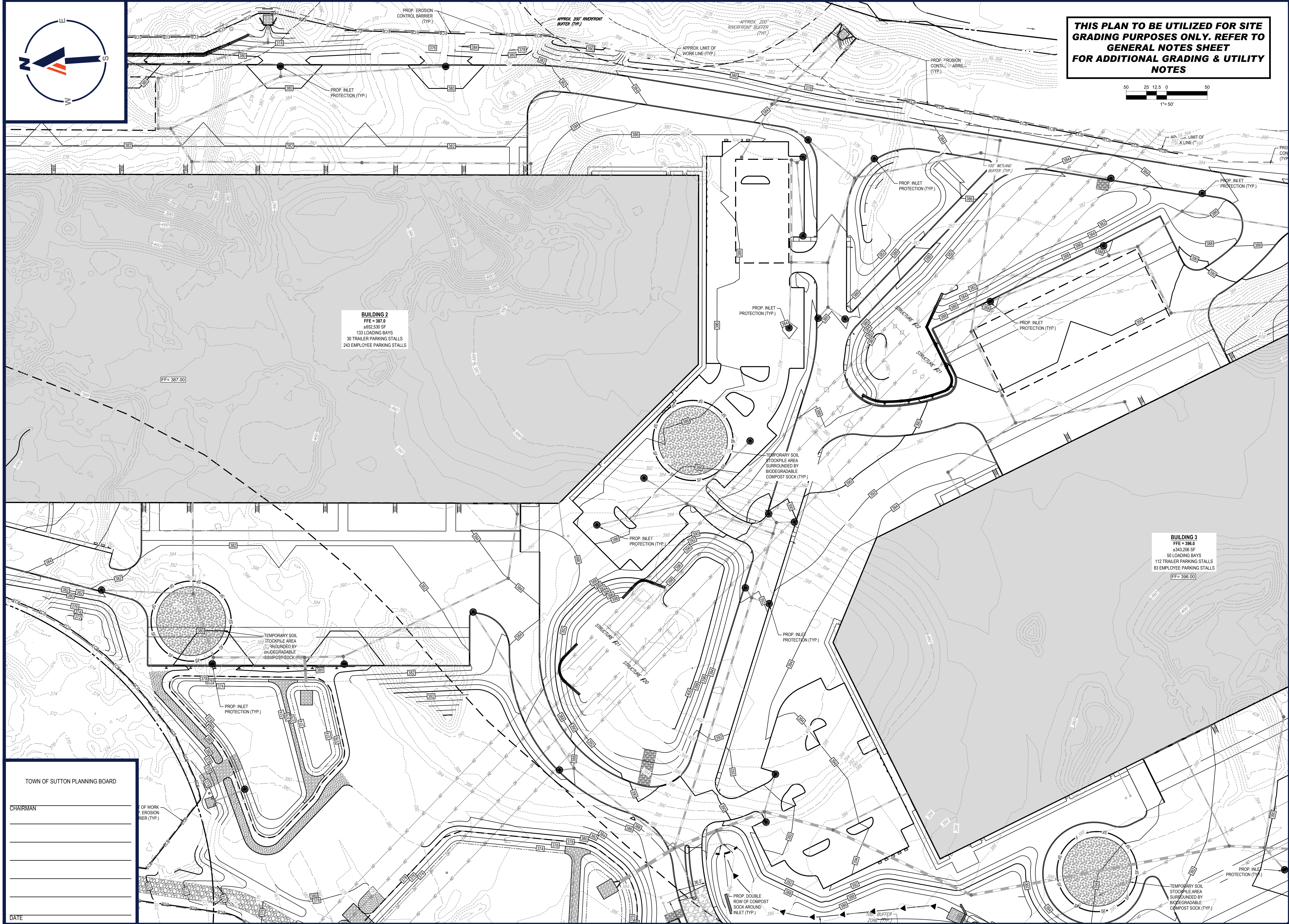
REVISION 1 - 06/03/2022



TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____



50 25 12.5 0 50

1" = 50'

REVISIONS

[illegible]

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 No.:	W211141
DRAWN BY:	AJS
CHECKED BY:	KC / JAK
DATE:	03/28/2022
CAD I.D.:	W211141-CVL-1_EROS

PROJECT:

- FOR -

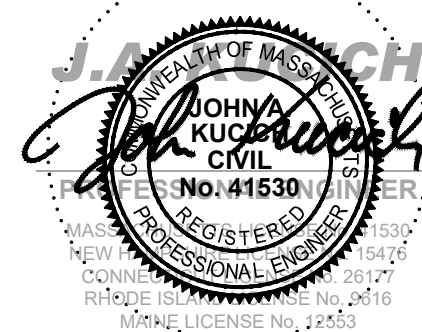


**PROPOSED
INDUSTRIAL DEVELOPMENT**

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

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

www.BohlerEngineering.com



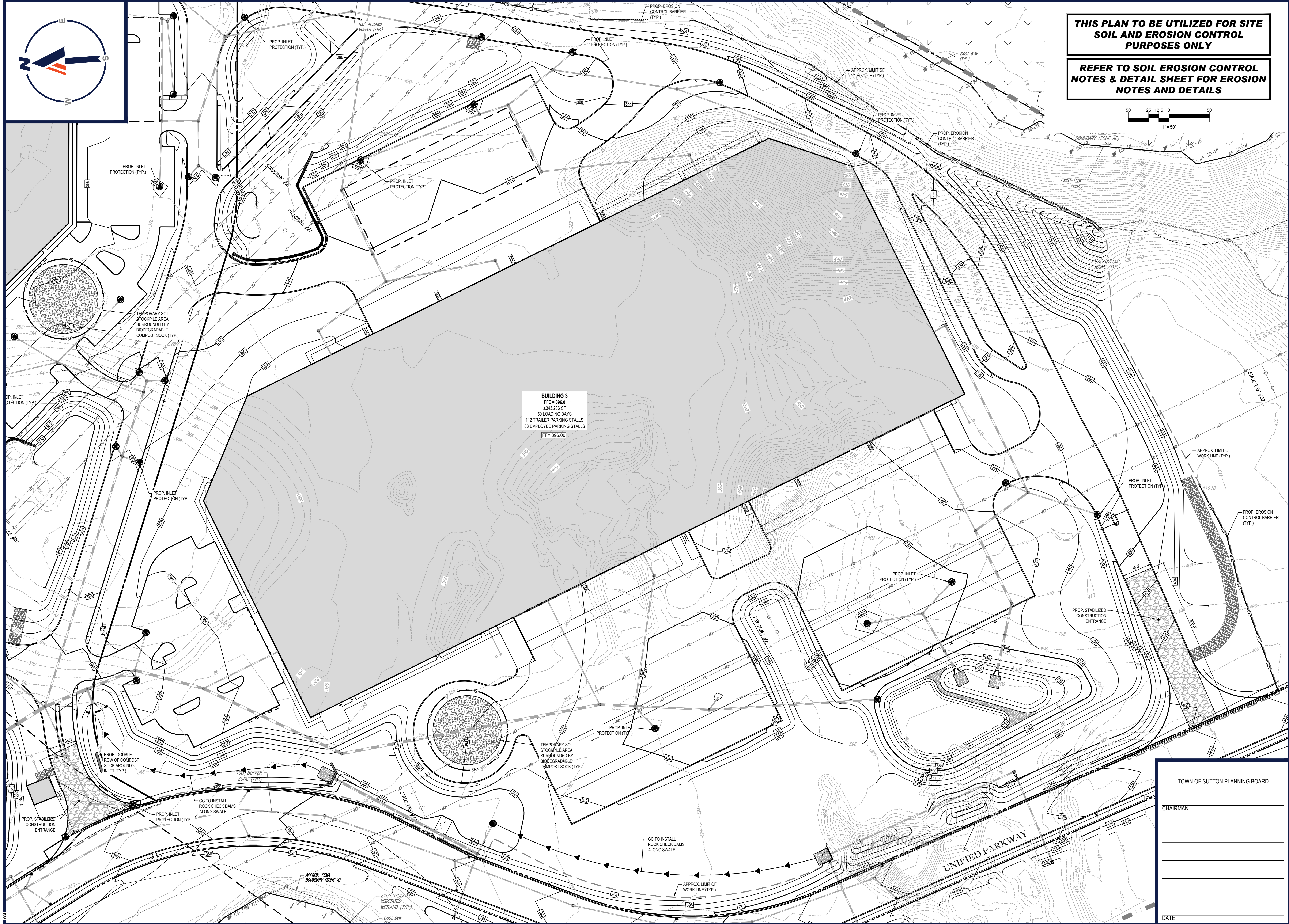
SHEET TITLE:
**SOIL EROSION
& SEDIMENT
CONTROL
PLAN B**

SHEET NUMBER:

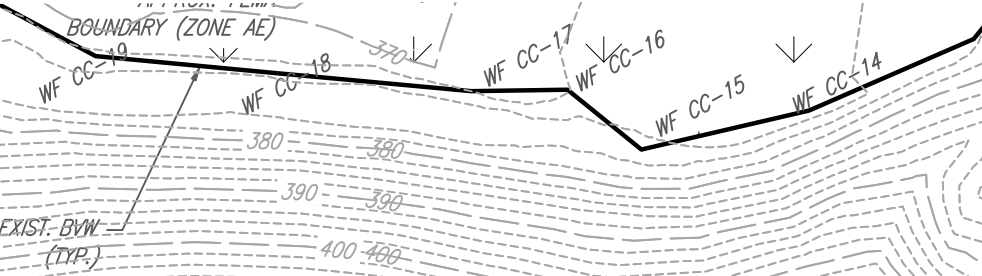
C-603

REVISION 1 - 06/03/2022

P:\21\W21114\1\DRAWINGS\PLAN SETS\REV1\W211141-CVL-1_EROS----->LAYOUT- C-603-EROS B



**REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS**



REVISIONS

**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:

— FOR —



BOHLER//

www.BohlerEngineering.com



CHAIRMAN

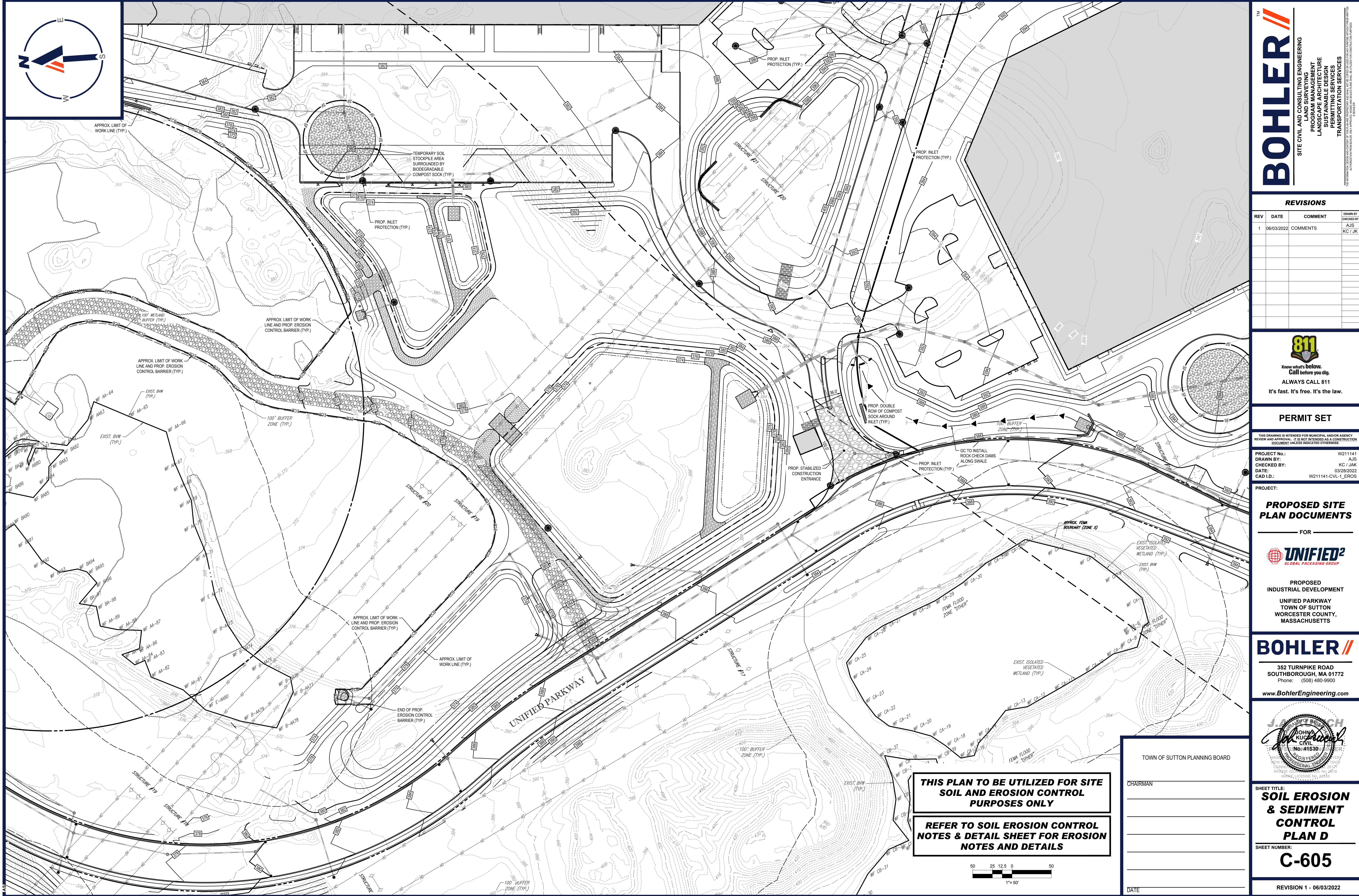
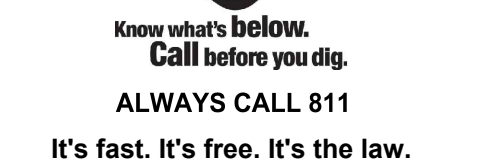
DAT

SHEET TITLE:
**SOIL EROSION
& SEDIMENT
CONTROL
PLAN C**

SHEET NUMBER:

C-604

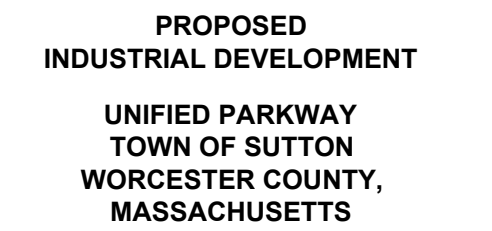
REVISION 1 - 06/03/2022

[illegible]

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

PROJECT:

FOR _____

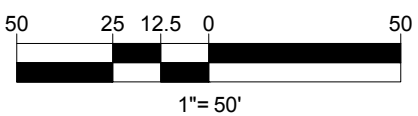


**352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772**
Phone: (508) 480-9900
www.BohlerEngineering.com



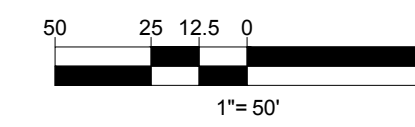
REVISION 1 - 06/03/2022

**REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS**



CHAIRMAN

DATE _____



**THIS PLAN TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS**

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ENGINEERING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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-1_EROS

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:
**SOIL EROSION
& SEDIMENT
CONTROL
PLAN E**

SHEET NUMBER:

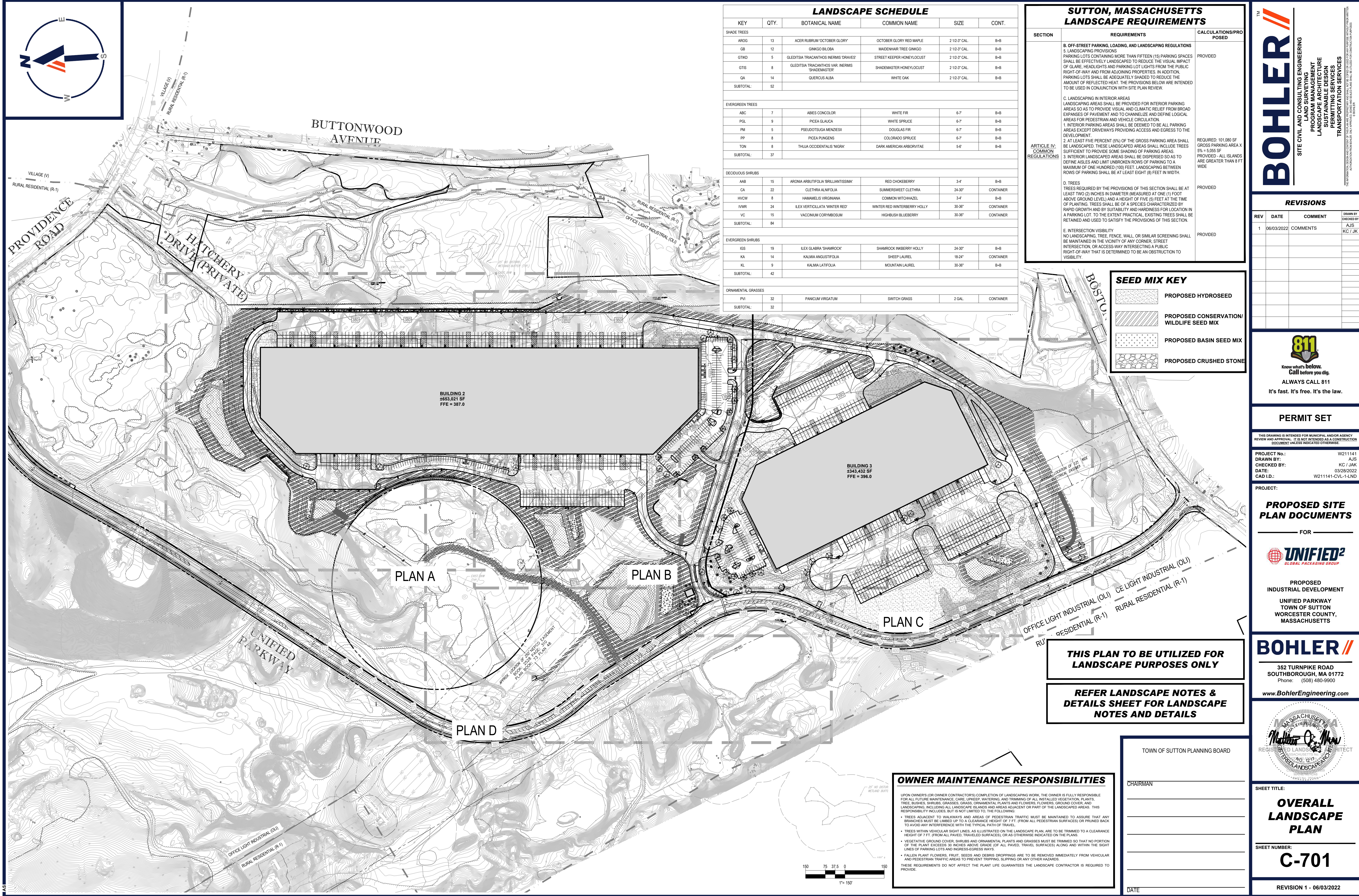
C-606

REVISION 1 - 06/03/2022

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN





DATE _____



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 BILOBA	MAIDENHAIR TREE GINKGO	2 1/2-3' CAL.	B+B	
GTKD	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	14	QUERCUS ALBA	WHITE OAK	2 1/2-3' CAL.	B+B	
SUBTOTAL:	52					
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 MENZESII	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	
HCWV	8	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3-4'	B+B	
IWR	24	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER	
VC	15	VACUINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	30-36"	CONTAINER	
SUBTOTAL:	84					
EVERGREEN SHRUBS						
IGS	19	ILEX GLABRA 'SHAMROCK'	SHAMROCK INBERRY HOLLY	24-30"	B+B	
KA	14	KALMA ANGUSTIFOLIA	SHEEP LAUREL	18-24"	CONTAINER	
KL	9	KALMA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B	
SUBTOTAL:	42					
ORNAMENTAL GRASSES						
PVI	32	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER	
SUBTOTAL:	32					

SUTTON, MASSACHUSETTS LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE IV: COMMON REGULATIONS	<p>B. OFF-STREET PARKING, LOADING, AND LANDSCAPING REGULATIONS</p> <p>15. LANDSCAPING PROVISIONS</p> <p>PARKING LOTS CONTAINING MORE THAN FIFTEEN (15) PARKING SPACES SHALL BE EFFECTIVELY SHADED TO REDUCE THE VISUAL IMPACT OF GLARE, HEADLIGHTS AND PARKING LOT LIGHTS FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT 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 INTERIOR AREAS</p> <p>LANDSCAPING AREAS 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 PARKING 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.</p>	REQUIRED: 101,080 SF GROSS PARKING AREA X 5% = 5,055 SF
	<p>3. SUFFICIENT TO PROVIDE SOME SHADING OF PARKING AREAS.</p> <p>3.1 INTERIOR PARKING AREAS SHALL BE DISPERSED SO AS TO DEFINE AISLES 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 RESISTANT TO 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 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.</p>	PROVIDED

SEED MIX KEY

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

[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-CV1-1-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



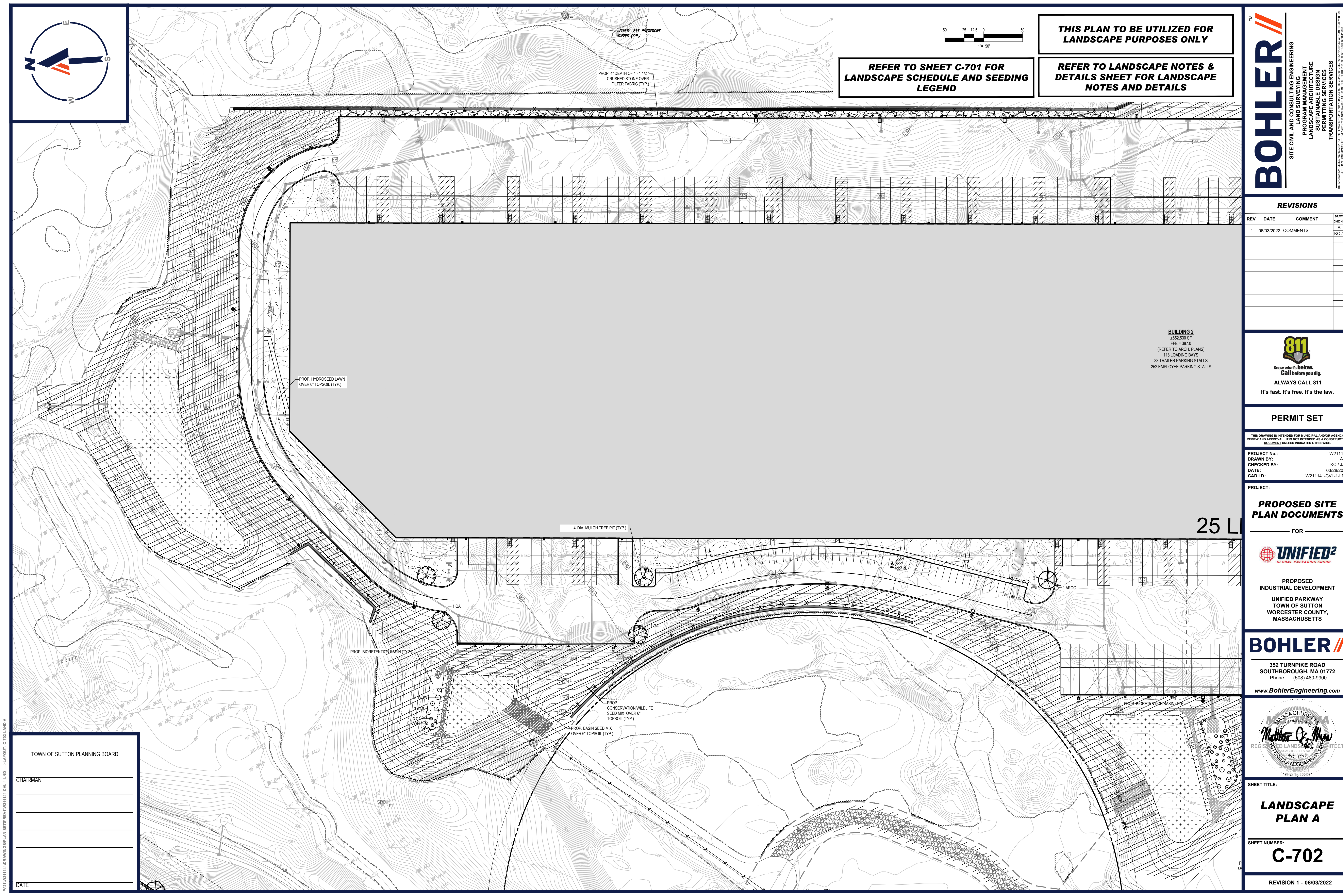
SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 1 - 06/03/2022



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

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

REVISIONS

[illegible]

PERMIT SET

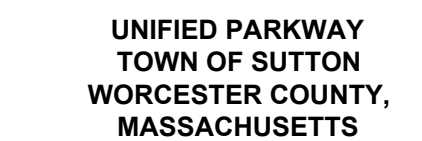
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	W2111
DRAWN BY:	A
CHECKED BY:	KC / J.
DATE:	03/28/20
CAD I.D.:	W211141-CVL-1-LN

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

— FOR —

**BOHLER**

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

www.BohlerEngineering.com

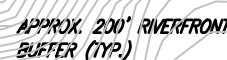


**LANDSCAPE
PLAN A**

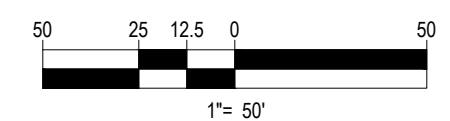
SHEET NUMBER

C-702

REVISION 1 - 06/03/2022



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



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

[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-1-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:

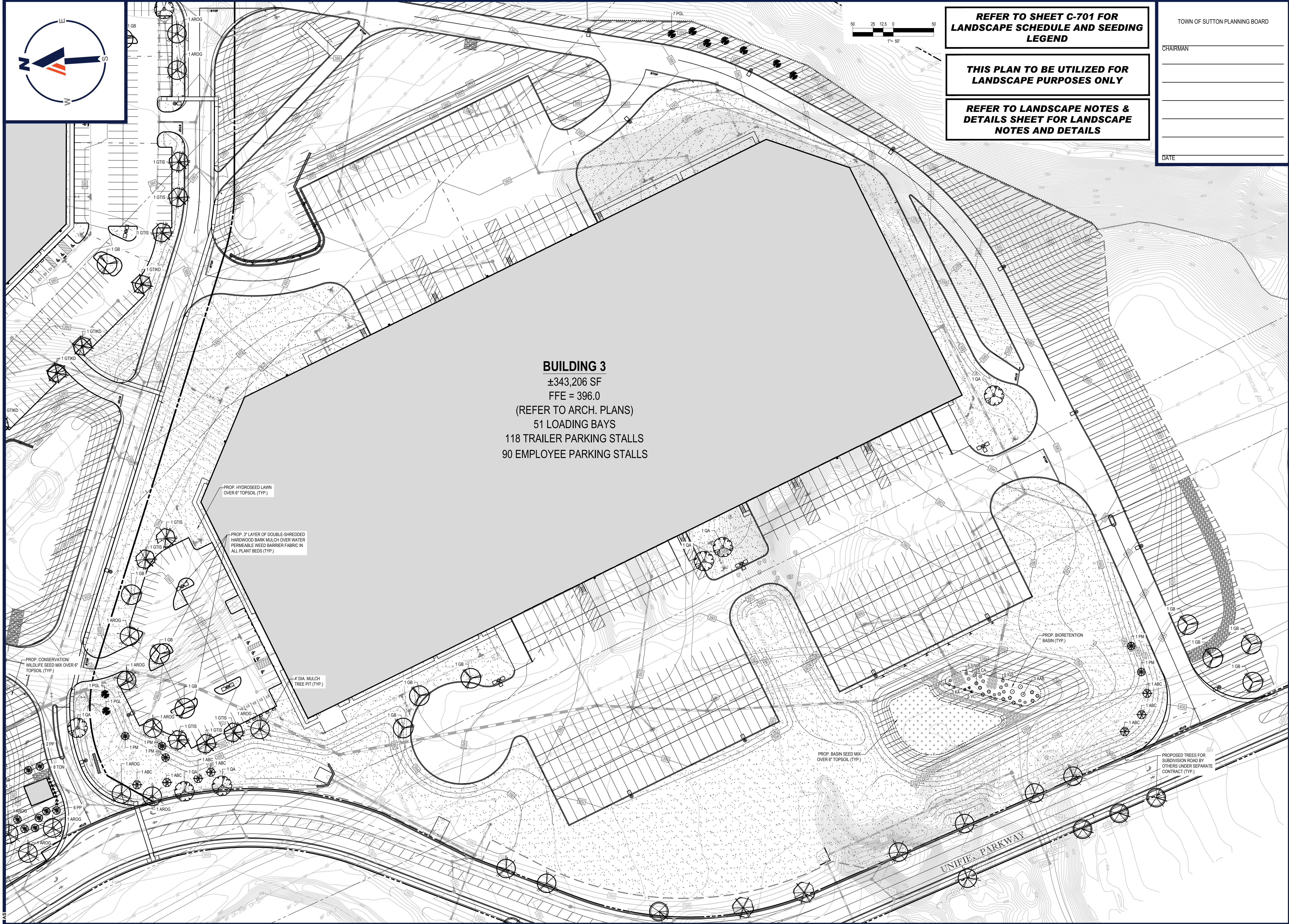
**LANDSCAPE
PLAN B**

SHEET NUMBER:

C-703

REVISION 1 - 06/03/2022

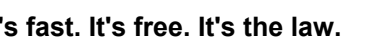
!21W211141DRAWINGS\PLAN SETS\REV1\W211141-CVL-1-LND----->LAYOUT-C-703-LAND B



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

DATE _____

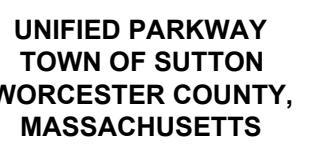
REVIEWS

[illegible]

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

PROJECT:

OR _____



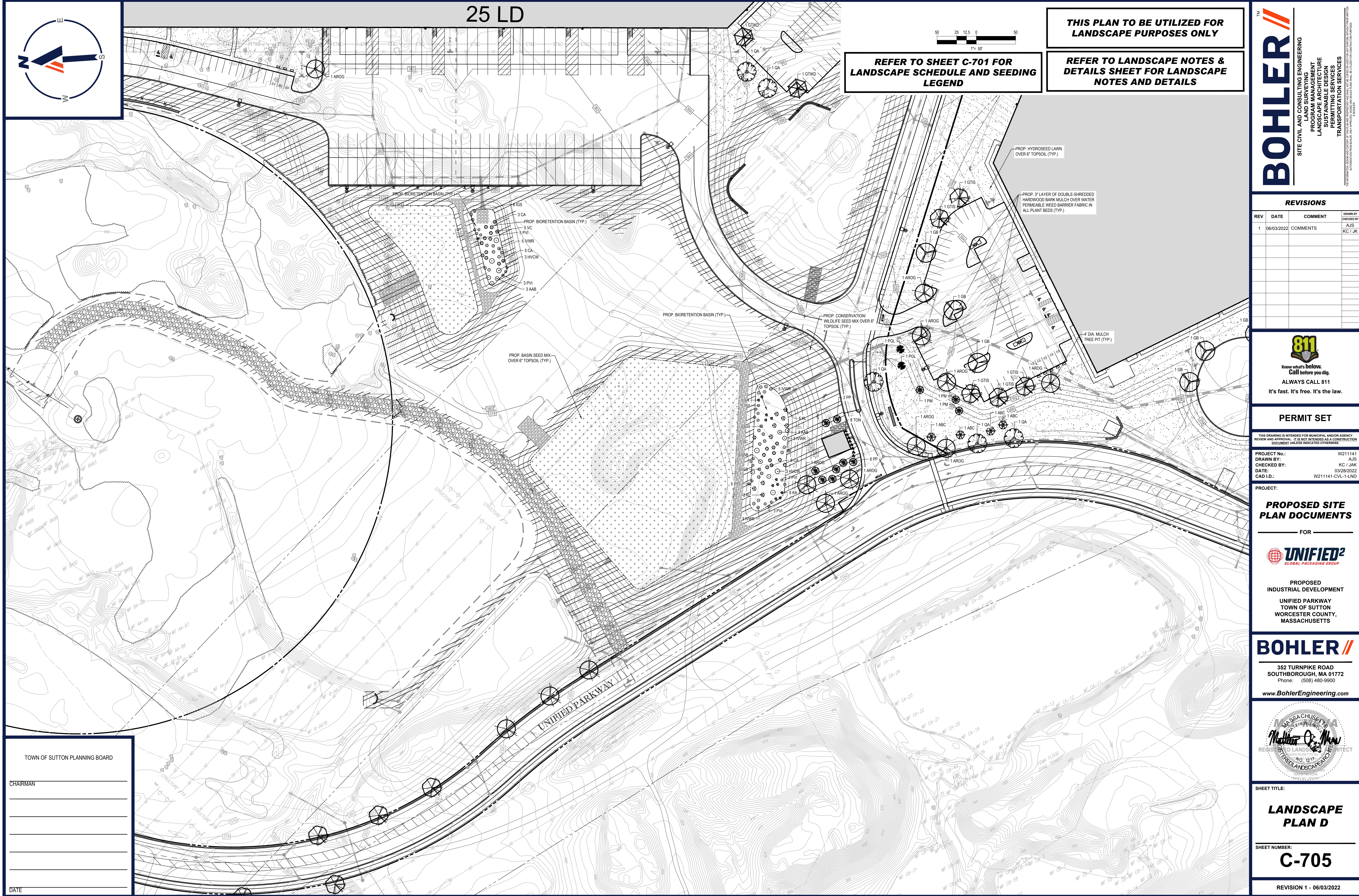
www.BohlerEngineering.com



SHEET NUMBER:

C-704

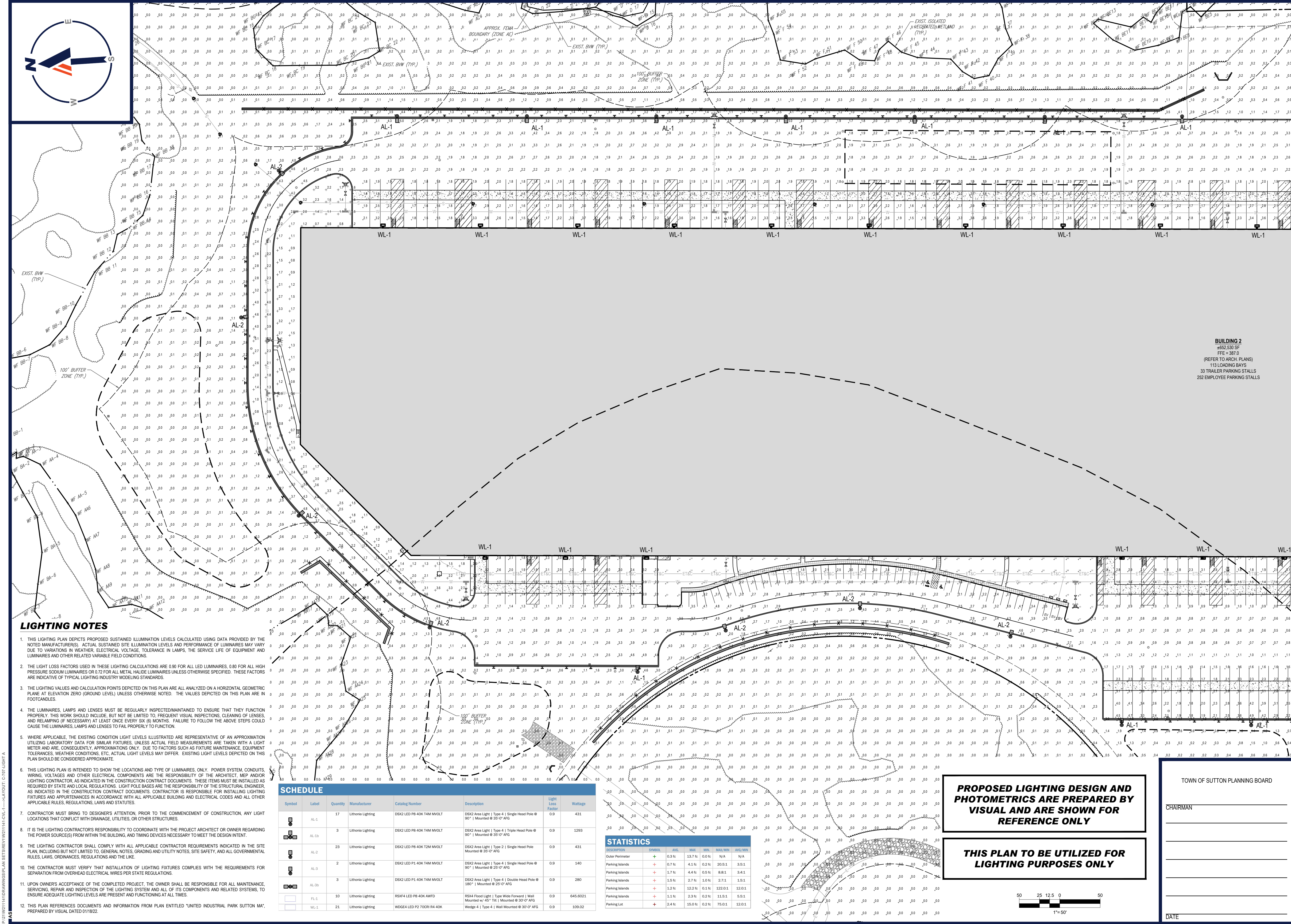
VISION 1 - 06/03/2022



REVISION 1 - 06/03/2022

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

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 ID: W211141-CVL-1

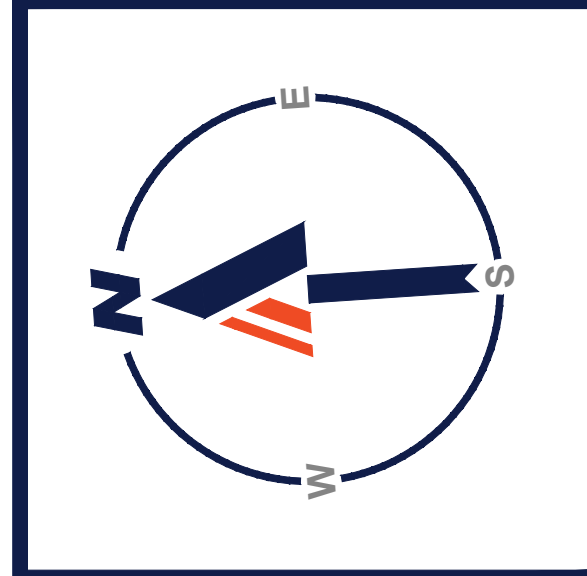
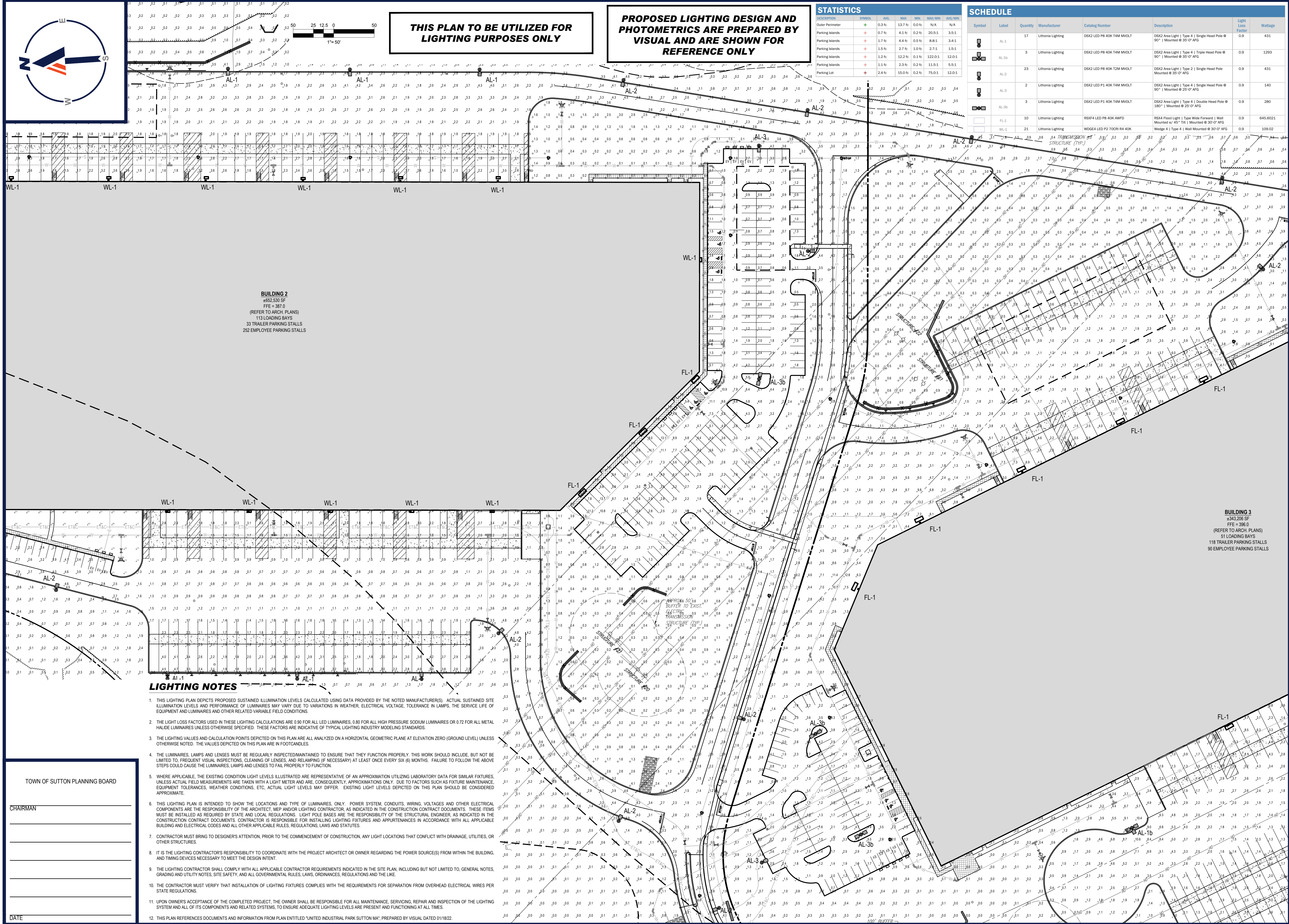
PROPOSED SITE PLAN DOCUMENTS
FOR
UNIFIED²
GLOBAL PACKAGING GROUP
PROPOSED INDUSTRIAL DEVELOPMENT
UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

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

J. A. BOHLER, INC.
JOHN A. BOHLER, P.E.
No. 41530
MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
NEW BEDFORD, MA 01946
CONTRACT NO. 19177
PHONE NO. 508-480-9900
FAX NO. 508-480-9901
MASS. LICENSE NO. 21253

TOWN OF SUTTON PLANNING BOARD
CHAIRMAN
DATE








SHEET TITLE: PROPOSED PHOTOMETRIC LIGHTING PLAN A
SHEET NUMBER: **C-707**
REVISION 1 - 06/03/2022



THIS PLAN TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY

PROPOSED LIGHTING DESIGN AND
PHOTOMETRICS ARE PREPARED BY
VISUAL AND ARE SHOWN FOR
REFERENCE ONLY

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter	+	0.3%	13.7%	0.0%	N/A	N/A
Parking Islands	+	0.7%	4.1%	0.2%	20.5:1	3.5:1
Parking Islands	+	1.7%	4.4%	0.5%	8.8:1	3.4:1
Parking Islands	+	1.5%	2.7%	1.0%	2.7:1	1.5:1
Parking Islands	+	1.2%	12.2%	0.1%	122.0:1	12.0:1
Parking Islands	+	1.1%	2.3%	0.2%	11.5:1	5.5:1
Parking Lot	+	2.4%	15.0%	0.2%	75.0:1	12.0:1

SCHEDULE							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	AL-1	17	Lithonia Lighting	DSX2 LED P8 40K 14M MVOLT	DSX2 Area Light Type 4 Single Head Pole @ 90° Mounted @ 35'-0" AFG	0.9	431
	AL-1b	3	Lithonia Lighting	DSX2 LED P8 40K 14M MVOLT	DSX2 Area Light Type 4 Triple Head Pole @ 90° Mounted @ 35'-0" AFG	0.9	1293
	AL-2	23	Lithonia Lighting	DSX2 LED P8 40K 12M MVOLT	DSX2 Area Light Type 2 Single Head Pole Mounted @ 35'-0" AFG	0.9	431
	AL-3	2	Lithonia Lighting	DSX2 LED P1 40K 14M MVOLT	DSX2 Area Light Type 4 Single Head Pole @ 90° Mounted @ 25'-0" AFG	0.9	140
	AL-3b	3	Lithonia Lighting	DSX2 LED P1 40K 14M MVOLT	DSX2 Area Light Type 4 Double Head Pole @ 180° Mounted @ 25'-0" AFG	0.9	280
	FL-1	10	Lithonia Lighting	RSX4 LED P8 40K AWF	RSX4 Flood Light Type Wide Forward Wall Mounted w/ 45° Tilt Mounted @ 30'-0" AFG	0.9	645.6021
	WL-1	21	Lithonia Lighting	WDS64 LED P2 70CRI R4 40K	Wedge 4 Type 4 Wall Mounted @ 30'-0" AFG	0.9	109.02

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

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 FOOTCANDLES.
- 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 FUTURE 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.
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION FROM PLAN ENTITLED "UNIFIED INDUSTRIAL PARK SUTTON MA", PREPARED BY VISUAL DATED 01/18/22.

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/03/2022	COMMENTS	AJS KC/JK



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-1

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED
INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS



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

www.BohlerEngineering.com



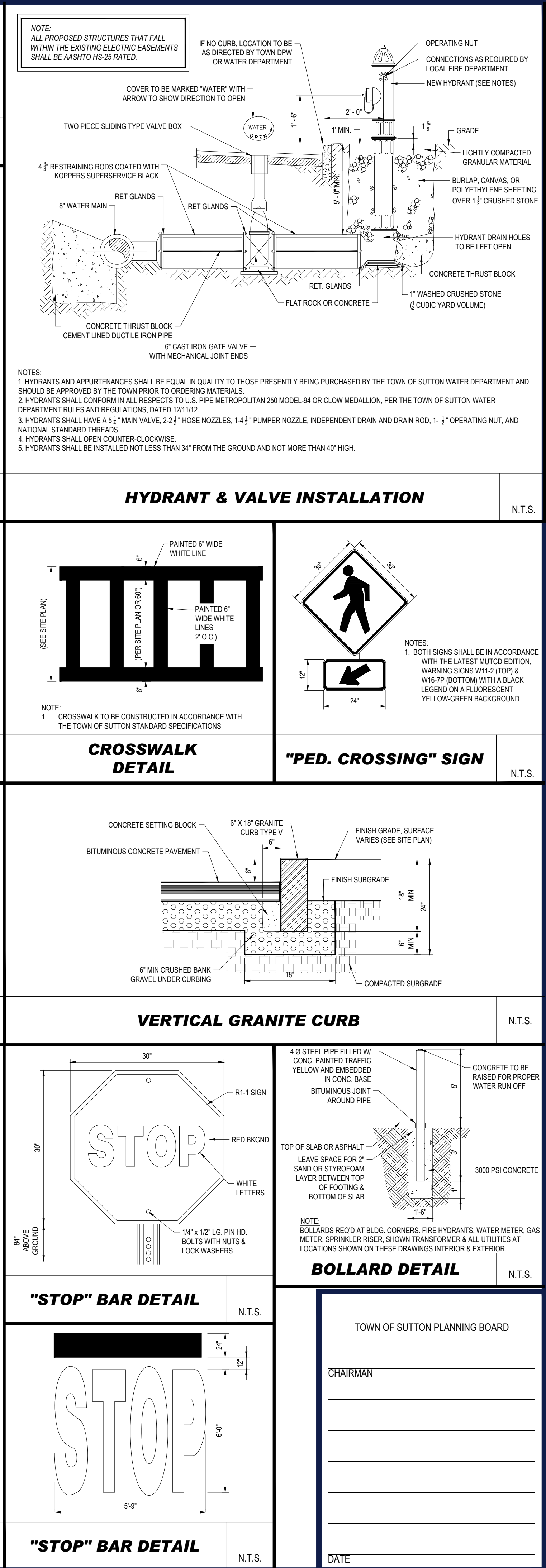
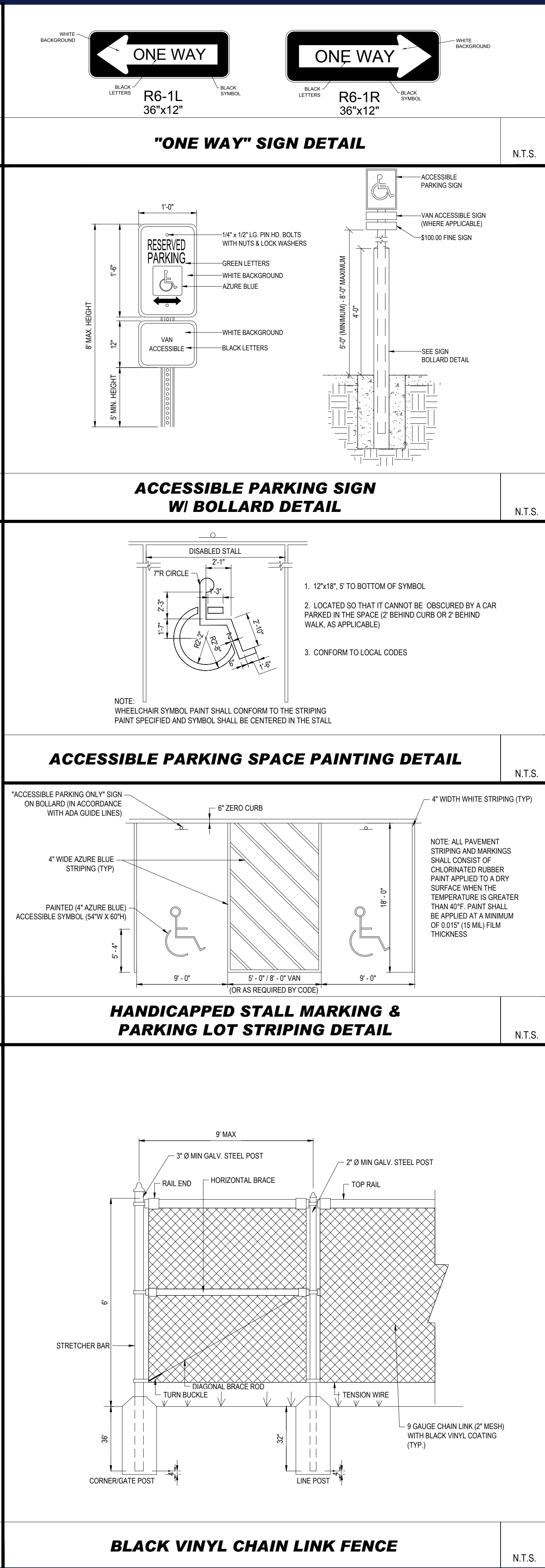
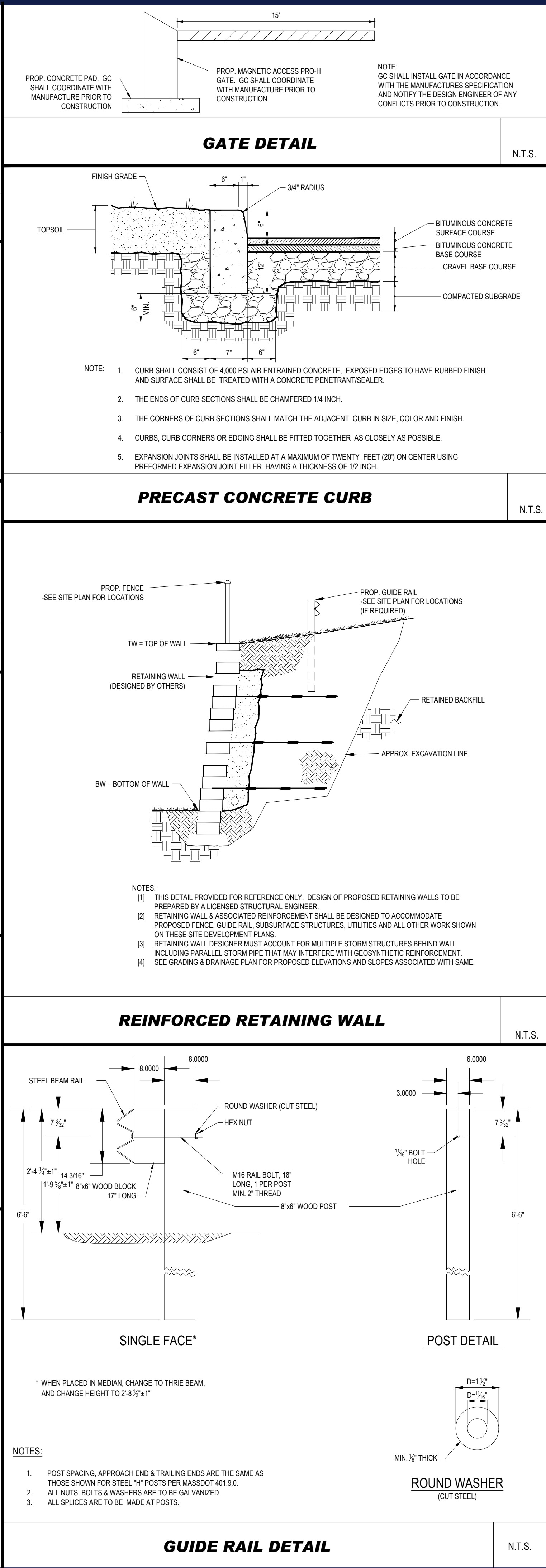
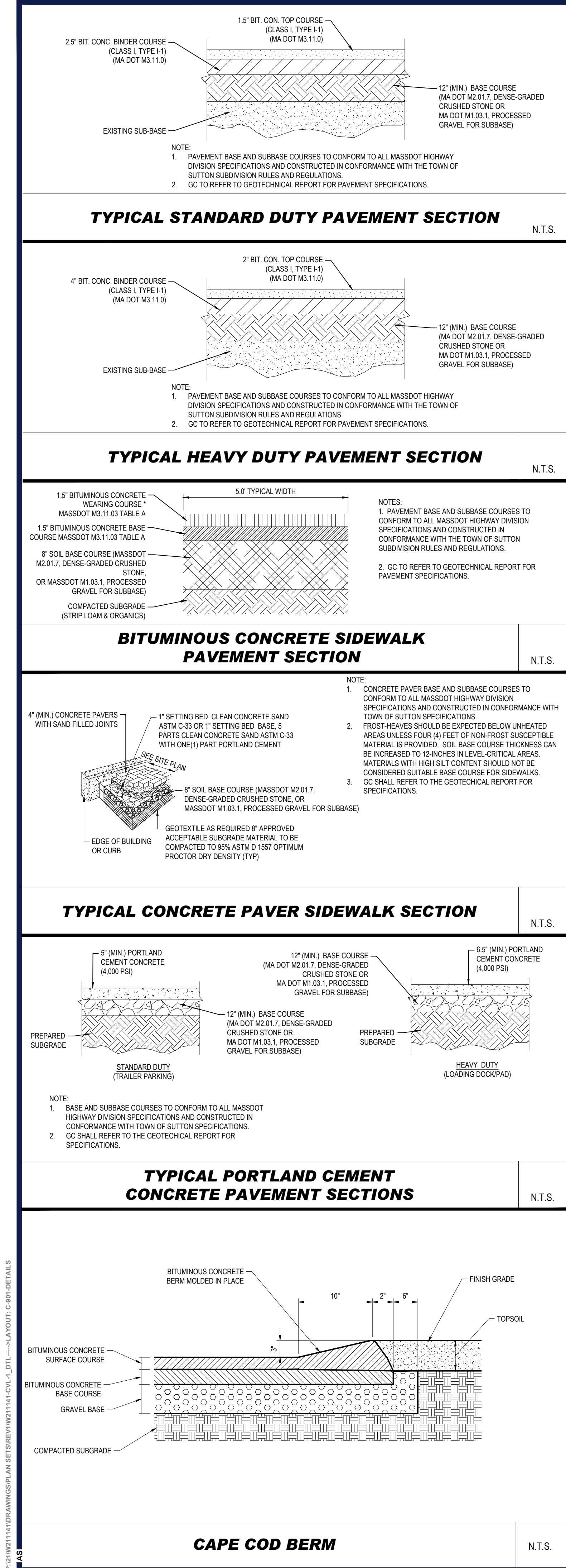
SHEET TITLE:
**PROPOSED
PHOTOMETRIC
LIGHTING
PLAN B**

SHEET NUMBER:
C-708

REVISION 1 - 06/03/2022

P:\11\211141\DRAWINGS\PLAN SETS\REV\11\211141\CVL_1.DTL-->LAYOUT: C-901-DETAILS

AS



BOHLER

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/03/2022	COMMENTS	AJS	KC/JK

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 ID: W211141-CVL-1_DTL

PROPOSED SITE PLAN DOCUMENTS

FOR

UNIFIED2
GLOBAL PACKAGING GROUP

PROPOSED INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

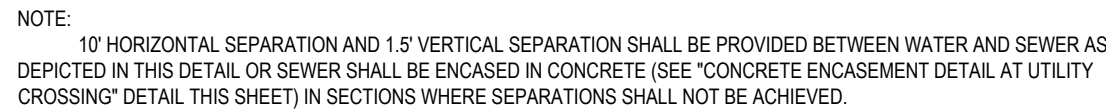
BOHLER

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

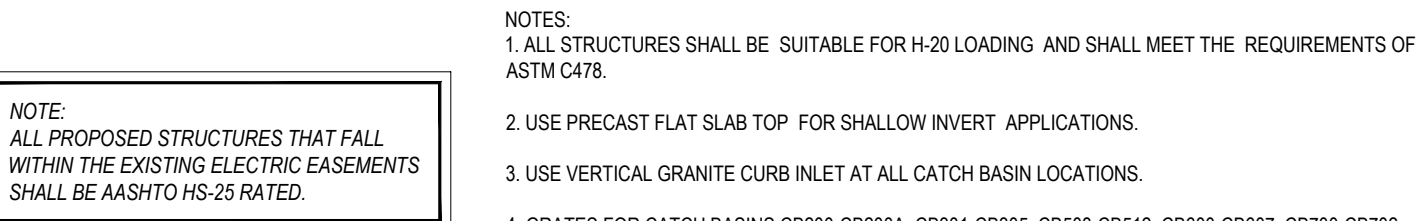
DETAIL SHEET

SHEET NUMBER: **C-901**

REVISION 1 - 06/03/2022



N.T.S.



N.T.S.



LOCATION	D (in.)	F (ft.)	C (ft.)	B (ft.)	d (in.)
HW-101	18	0.75	9	7.5	6
HW-400	24	1.00	9	7.5	12
FES-100	36	1.50	18	15	12
FES-200	18	0.75	9	7.5	6
FES-300	36	1.50	18	15	12
FES-600	42	1.75	21	17.5	18
FES-701	30	1.25	15	12.5	12
HW-9B	36	1.50	18	15	12
HW-10B	36	1.50	18	15	12
HW-8B	36	1.50	18	15	12

[illegible]

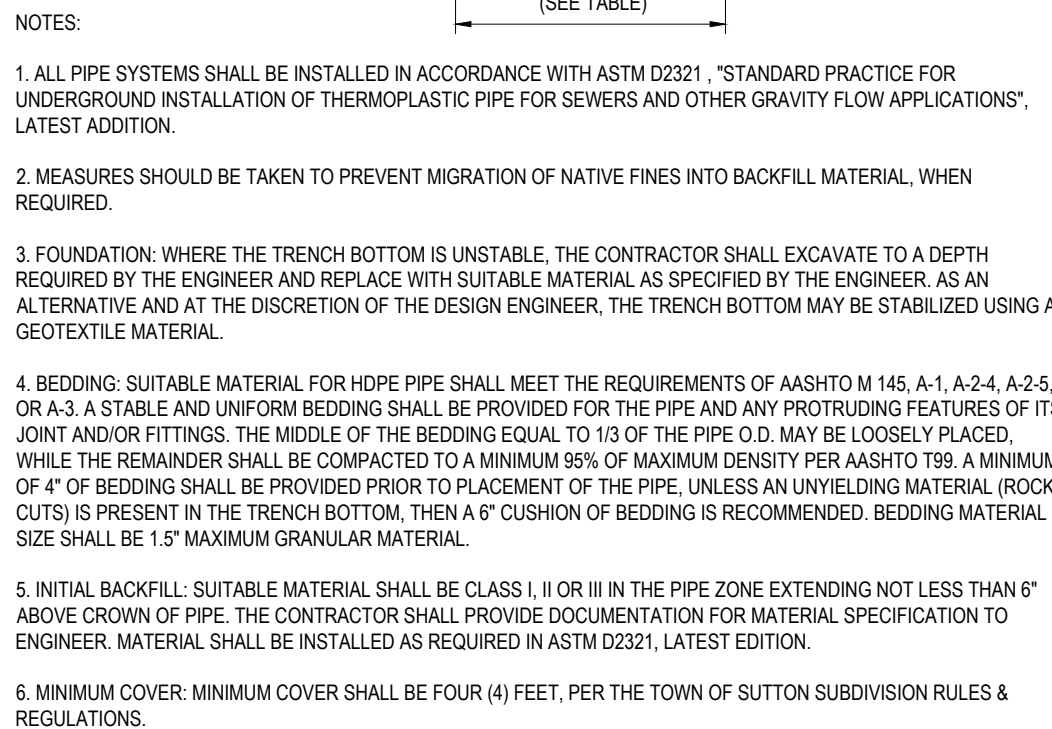
PROJECT:

- FOR

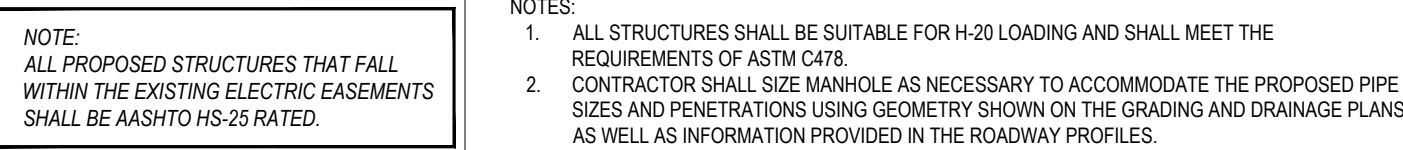


SHEET NUMBER

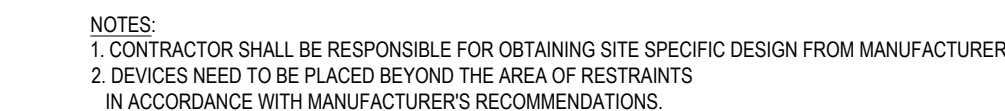
REVISION 1 - 06/03/2022



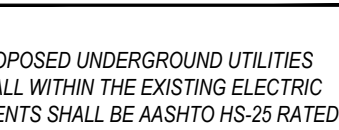
N.T.S.



N.T.S



N.T.



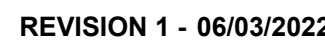
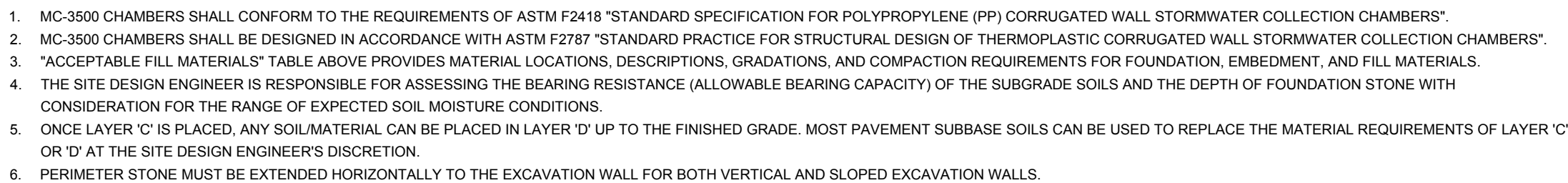
N.T.S

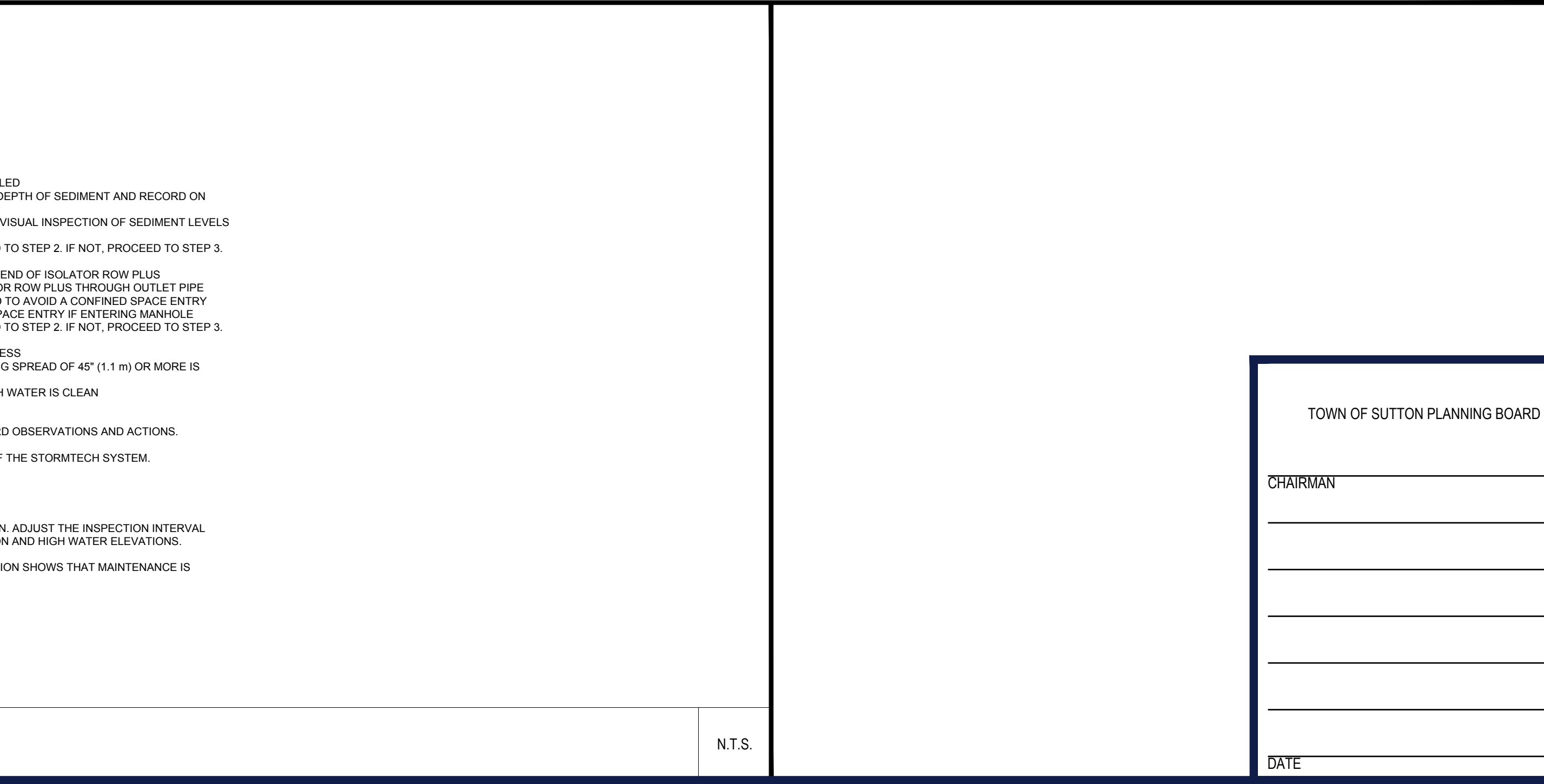
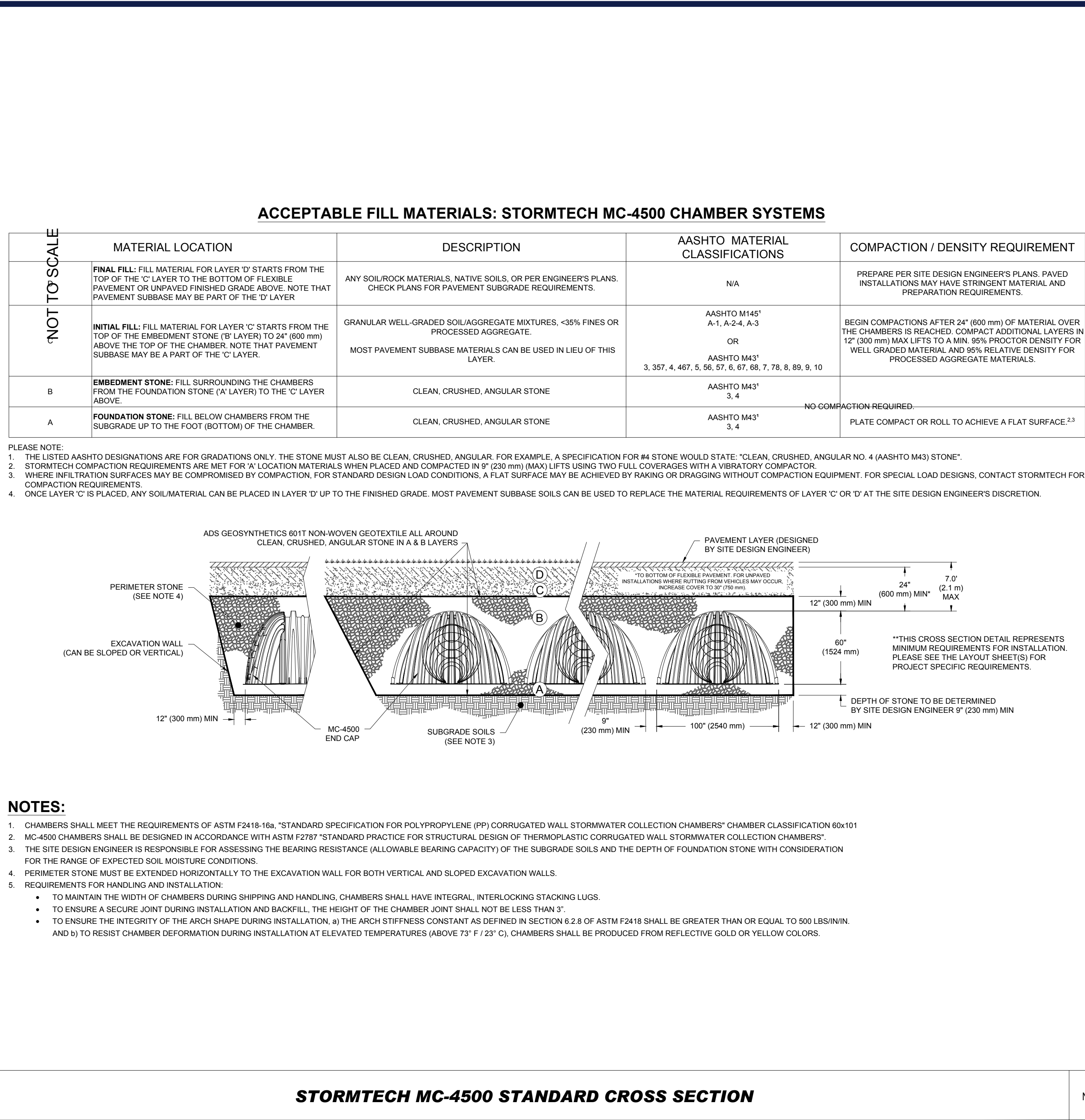


TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE _____



[illegible]