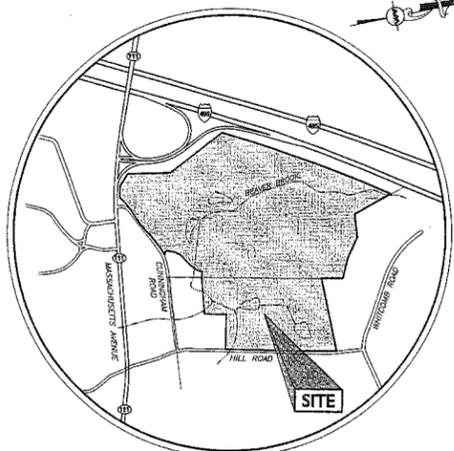
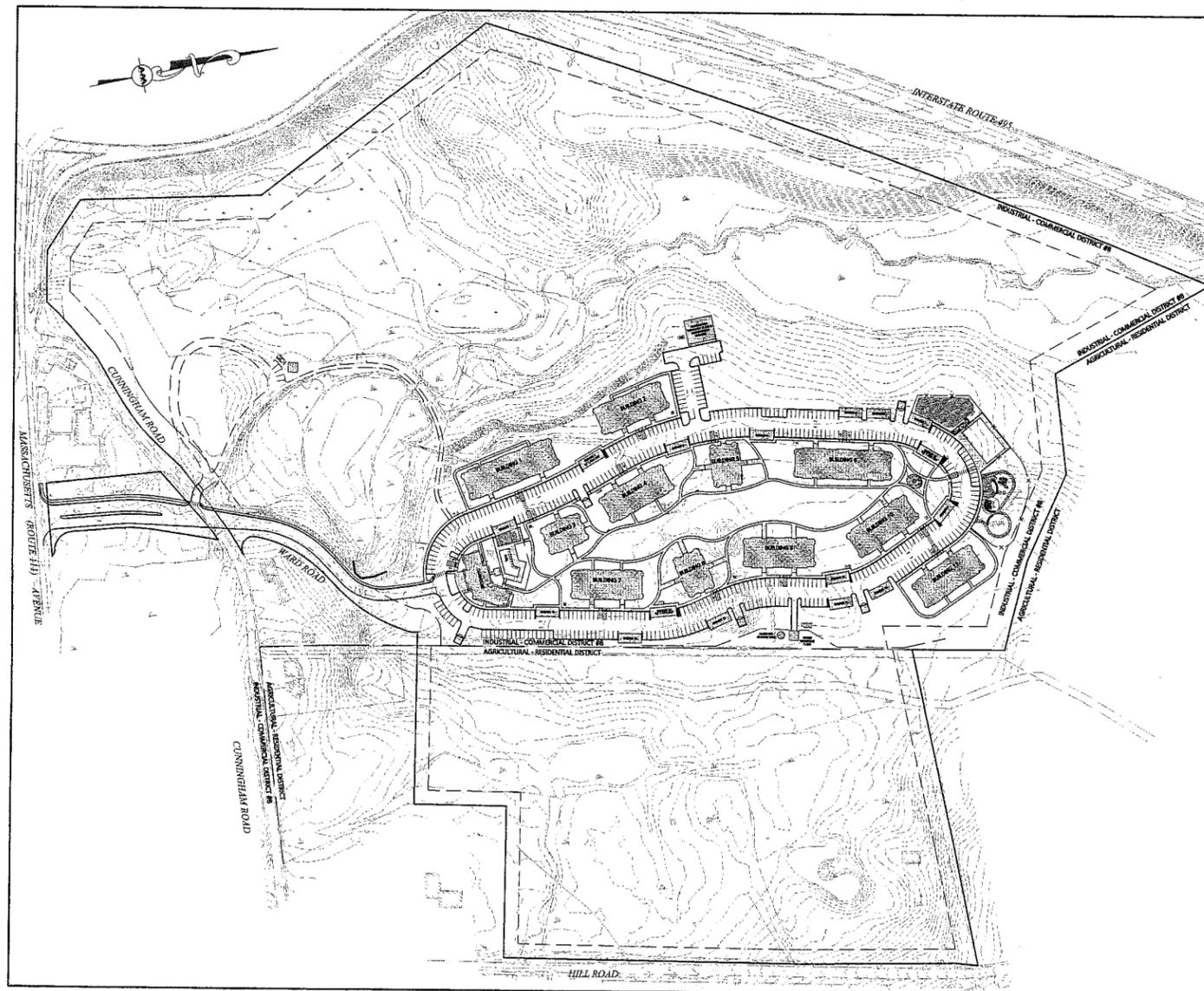


SITE DEVELOPMENT PLANS FOR MULTI-FAMILY DEVELOPMENT JEFFERSON AT BEAVER BROOK BOXBOROUGH, MA



LOCUS MAP
NOT TO SCALE



| LIST OF DRAWINGS | | | |
|--------------------------|-----------|----------|----------|
| DRAWING TITLE | SHEET NO. | ISSUED | REVISED |
| ABBREVIATIONS & NOTES | ABB-1 | 02-11-15 | 02-27-15 |
| EXISTING CONDITIONS PLAN | Sv-1 | 02-04-15 | - |
| LAYOUT & MATERIALS PLAN | C-1A | 02-11-15 | 02-27-15 |
| LAYOUT & MATERIALS PLAN | C-1B | 02-11-15 | 02-27-15 |
| GRADING & DRAINAGE PLAN | C-2A | 02-11-15 | 02-27-15 |
| GRADING & DRAINAGE PLAN | C-2B | 02-11-15 | 02-27-15 |
| UTILITY PLAN | C-3A | 02-11-15 | 02-27-15 |
| UTILITY PLAN | C-3B | 02-11-15 | 02-27-15 |
| EROSION CONTROL PLAN | C-4A | 02-11-15 | 02-27-15 |
| EROSION CONTROL PLAN | C-4B | 02-11-15 | 02-27-15 |
| ELECTRIC PLAN | C-5A | 02-11-15 | 02-27-15 |
| ELECTRIC PLAN | C-5B | 02-11-15 | 02-27-15 |
| SITE LIGHTING PLAN | C-6A | 02-11-15 | 02-27-15 |
| SITE LIGHTING PLAN | C-6B | 02-11-15 | 02-27-15 |
| LANDSCAPING PLAN | C-7A | 02-11-15 | 02-27-15 |
| LANDSCAPING PLAN | C-7B | 02-11-15 | 02-27-15 |
| LANDSCAPING PLAN | C-7C | 02-11-15 | 02-27-15 |
| FIRE TRUCK TURNING PLAN | FT-1 | 02-11-15 | 02-27-15 |
| DETAILS | D-1 | 02-11-15 | 02-27-15 |
| DETAILS | D-2 | 02-11-15 | 02-27-15 |
| DETAILS | D-3 | 02-11-15 | 02-27-15 |
| DETAILS | D-4 | 02-11-15 | 02-27-15 |
| DETAILS | D-5 | 02-11-15 | 02-27-15 |

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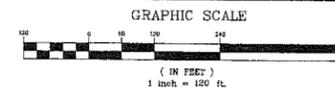
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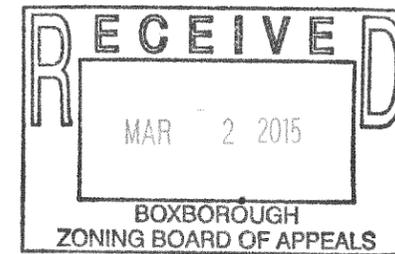
APPLICANT:



PREPARED BY:



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.



ISSUED FOR CONSERVATION COMMISSION: FEBRUARY 11, 2015
ISSUED FOR ZONING BOARD OF APPEALS: FEBRUARY 12, 2015
REVISED PER TOWN COMMENTS: FEBRUARY 27, 2015

GENERAL NOTES

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF BOXBOROUGH REGULATIONS AND CODES AND O.S.H.A. STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND OF THE TOWN OF BOXBOROUGH PLANNING BOARD, AND THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT SPECIFICATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISINFEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER AND THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
- THE AREA OR AREAS OF VEGETATION AND EXIST TO AND FROM THE SITE SHALL BE CLEARED OF ALL ENTRANCE, ROOTS AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
- ALL UNDERGROUND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT, DPW, OR BUILDING DEPARTMENT, AS APPROPRIATE, PRIOR TO BACK FILLING.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF BOXBOROUGH'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BREAK.
- FINISH WALK AND CURB ELEVATIONS VARY FROM FLUSH TO A MAXIMUM OF 6" ABOVE FINISH GRADE.
- PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
- PROPOSED ELECTRIC AND COMMUNICATIONS (TELEPHONE AND CABLE) SYSTEMS LOCATIONS ARE APPROXIMATE ONLY AND SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVING THE PROJECT SITE.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THEM AND THE PROPOSED UTILITIES.

UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE SD335 AND SHALL CONFORM TO ASTM D 3034.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATERLINES AND A MAXIMUM OF 8'-0" COVER.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THE 18" VERTICAL CLEARANCE AND MEETING 10" HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE TO MEET THE REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL UNDERGROUND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT, DPW, OR BUILDING DEPARTMENT, AS APPROPRIATE, PRIOR TO BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES NOT IN PAVEMENT TO BE FOUR INCHES (4") ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (AND TOWN) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF BOXBOROUGH REQUIREMENTS.
- ALL WATER MAINS 3 INCHES AND LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
- DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
- ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF BOXBOROUGH REQUIREMENTS.
- ALL WATER MAIN FITTINGS, VALVES AND TEES ETC. SHALL BE RESTRAINED WITH THRUST BLOCKS AS REQUIRED BY THE TOWN OF BOXBOROUGH. WHERE ADEQUATE RESTRAINT CANNOT BE OBTAINED WITH THRUST BLOCKS, USE OF RETAINER CLAMPS IS REQUIRED. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- THE CONTRACTOR SHALL FIELD VERIFY/LOCATE EXISTING WATER MAINS AND SERVICES.
- VALVES SHALL BE GATE VALVES AND SHALL BE RESILIENT SEAT, MODIFIED WEDGE DISK CONFORMING TO AWWA C-509, AND BE APPROVED BY THE MUNICIPALITY.
- PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL AND MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH THE UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
- SEWER PIPE BEDDING MATERIAL SHALL BE AS SPECIFIED ON THE DRAWINGS. IF LOCAL OR STATE AUTHORITIES REQUIRE DIFFERENT BEDDING OR BACKFILL MATERIAL, THEN THE MORE STRINGENT SHALL APPLY.
- ALL RESTRAINING JOINTS ARE TO BE ACCOMPLISHED WITH "MEGA LUSS" OR APPROVED EQUAL.

GRADING AND DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRE-CAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH WATER TIGHT JOINTS (UNLESS OTHERWISE SPECIFIED).
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO CATCH BASINS, MANHOLES, INFILTRATION SYSTEM, AND WATER QUALITY STRUCTURES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FEET.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FEET.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE SET 0.1' BELOW FINISH GRADE OF PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
- CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- FOR EXISTING CONDITIONS SURVEY, SEE PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND" AS PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED FEBRUARY 4, 2015.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX INCHES (6") OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
- ALL DRAINAGE SHALL CONFORM TO LOCAL REQUIREMENTS.

EROSION CONTROL NOTES

- ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 1992 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE TOWN OF BOXBOROUGH ENGINEERING DEPARTMENT.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
- STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW BALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
- TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE. THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
- ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT UNSTABILIZED AND UNCOVERED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
- CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW BALE FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- STRAW BALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
- ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
- ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAWBALES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
- A CONSTRUCTION ENTRANCE NOT LESS THAN 25 BY 50 FEET CONSISTING OF 1.5 TO 3 INCH DIAMETER CRUSHED STONE SHALL BE PROVIDED AT THE ENTRANCE TO PROPOSED DEVELOPMENT.

ABBREVIATIONS

| | | | |
|-----------|----------------------------------|-------|---------------------------------|
| ABAN | ABANDON | L | LENGTH |
| ADJ | ADJUST | LB | LEACHING BASIN |
| | | LP | LIGHT POLE |
| B | BORING | MAT | MATERIAL |
| BC | BOTTOM OF CURB | MAX | MAXIMUM |
| BCB | BITUMINOUS | MCH | MANHOLE |
| BLDG | BITUMINOUS CONCRETE BERM | MIN | MINIMUM |
| BM | BUILDING | MIS | MISCELLANEOUS |
| BOM | BENCH MARK | MTD | MOUNTED |
| BOW | BOTTOM OF SLOPE | MW | MONITORING WELL |
| BRK | BOTTOM OF WALL | | |
| BWB | BRICK | N | NORTH |
| BWB | BUTTERFLY VALVE & BOX | NO | NOT IN CONTRACT |
| BWV | BORDERING VEGETATED WETLAND | NTS | NOT TO SCALE |
| | | | |
| CATV | CABLE TELEVISION | | |
| CB | CATCH BASIN | OC | ON CENTER |
| CF | CUBIC FEET | OD | OUTSIDE DIAMETER |
| CFP | CUBIC FEET PER SECOND | OHW | OVERHEAD WIRE |
| CI | CAST IRON (PIPE) | OWD | OBSERVATION WELL |
| CL | CENTERLINE | | |
| CLDI | CEMENT LINED DUCTILE IRON (PIPE) | PC | POINT OF CURVATURE |
| CM | CONSTRUCTION MANAGER | PCC | POINT OF COMPOUND CURVATURE |
| CMP | CORRUGATED METAL PIPE | PI | POINT OF INTERSECTION |
| CO | CLEAN OUT | PKG | PARKING |
| CONC | CONCRETE | PL | PROPERTY LINE |
| CONST | CONSTRUCTION | PLMB | PLUMBING |
| CONT | CONTRACTOR | POC | POINT ON CURVATURE |
| CRD | COORDINATE | POT | POINT ON TANGENT |
| CUL | CULVERT | PRC | POINT OF REVERSE CURVATURE |
| CUL | CULVERT | PROP. | PROPOSED |
| CY | CUBIC YARD | PT | POINT (OR POINT OF TANGENT) |
| | | PVC | POLYVINYL CHLORIDE (PIPE) |
| | | | |
| DB | DISTRIBUTION BOX | R&R | REMOVE & RESET/REPLACE |
| DBL | DOUBLE | R&S | REMOVE & STACK |
| DEM | DEMOLISH | RCP | REINFORCED CONCRETE PIPE |
| DET | DEFLECTION | RD | ROAD (OR ROOF DRAIN) |
| DI | DUCTILE IRON (PIPE) | RED | REDUCER |
| DIA | DIAMETER | REL | RELOCATE |
| DM | DIMENSION | REM | REMOVE |
| DMH | DRAIN MANHOLE | RET | RETAIN, RETAINING OR RETENTION |
| DW | DOMESTIC WATER (OR DRY WELL) | ROW | RIGHT OF WAY |
| DWG | DRAWING | RR | RAILROAD |
| DYCL | DOUBLE YELLOW CENTERLINE | RWL | RAIN WATER LEADER |
| | | RWD | ROADWAY |
| | | RWY | RAILROAD |
| EHH | ELECTRIC HANDHOLE | SD | SUBDRAIN |
| EL | ELEVATION | SF | SQUARE FEET |
| ELEC | ELECTRIC | SOG | SLOPED GRANITE CURB |
| EMH | ELECTRIC MANHOLE | SP | SEWER MANHOLE |
| EOP | EDGE OF PAVEMENT | SP | STANDPIPE |
| EDR | EDGE OF ROAD | SPEC | SPECIFICATION |
| EW | EDGE OF WETLANDS | STN | STATION |
| ETC | ELECTRIC, TELEPHONE, CABLE | STC | STORMCEPTOR |
| EXIST | EXISTING | STD | STANDARD |
| EXT | EXTERIOR | STR | STRUCTURAL |
| | | SWL | SOLID WHITE EDGE LINE |
| FA | FIRE ALARM | SWL | SOLID WHITE LANE LINE |
| FCC | FLUSH CONCRETE CURB | SYCL | SOLID YELLOW CENTERLINE |
| FES | FLARED END SECTION | | |
| FEE | FINISH FLOOR ELEVATION | TB | TEST BORING |
| FLNP | FIRE LANE NO PARKING | TC | TOP OF CURB |
| FPS | FEET PER SECOND | TEL | TELEPHONE |
| FS | FIRE SERVICE | TMH | TELEPHONE MANHOLE |
| FT | FOOT/FEET | TOS | TOP OF SLOPE |
| | | TOW | TOP OF WALL |
| GC | GENERAL CONTRACTOR | TS&V | TEST PT TAPPING SLLEEVE & VALVE |
| GEN | GENERAL | TYP | TYPICAL |
| GG | GAS GATE | | |
| GR | GUIDE RAIL | UD | UNDERDRAIN |
| GRAN | GRANITE | UL | UNDERWRITERS LABORATORY |
| GV | GATE VALVE | UP | UTILITY |
| GV&B | GATE VALVE & BOX | | |
| GW | GROUND WATER | VCP | VERTIFIED CLAY PIPE |
| | | VERT | VERTICAL |
| HOR | HORIZONTAL | VGC | VERTICAL GRANITE CURB |
| HT | HEIGHT | | |
| HW | HEADWALL | WD | WOOD |
| HWY | HIGHWAY | WG | WATER GATE |
| HYD | HYDRANT | WM | WATER MAIN |
| | | WHW | WATER MANHOLE |
| ID | INSIDE DIAMETER | WSD | WATER SHUTOFF |
| IN | INCHES | | |
| INCL | INCLUDE | | |
| INST | INSTALLED | | |
| INV, I.E. | INVERT, INVERT ELEVATION | | |



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

2. 02/27/2015 REVISED PER TOWN COMMENTS

1. 02/12/2015 ISSUED FOR ZONING BOARD OF APPEALS

REV DATE DESCRIPTION

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PROJECT:

JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015

SCALE: AS NOTED DWG. NAME: C2075-10

DESIGNED BY: SJL CHECKED BY: CMQ

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FAX: (781) 933-8984

WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: ABBREVIATIONS & NOTES SHEET No. ABB-1

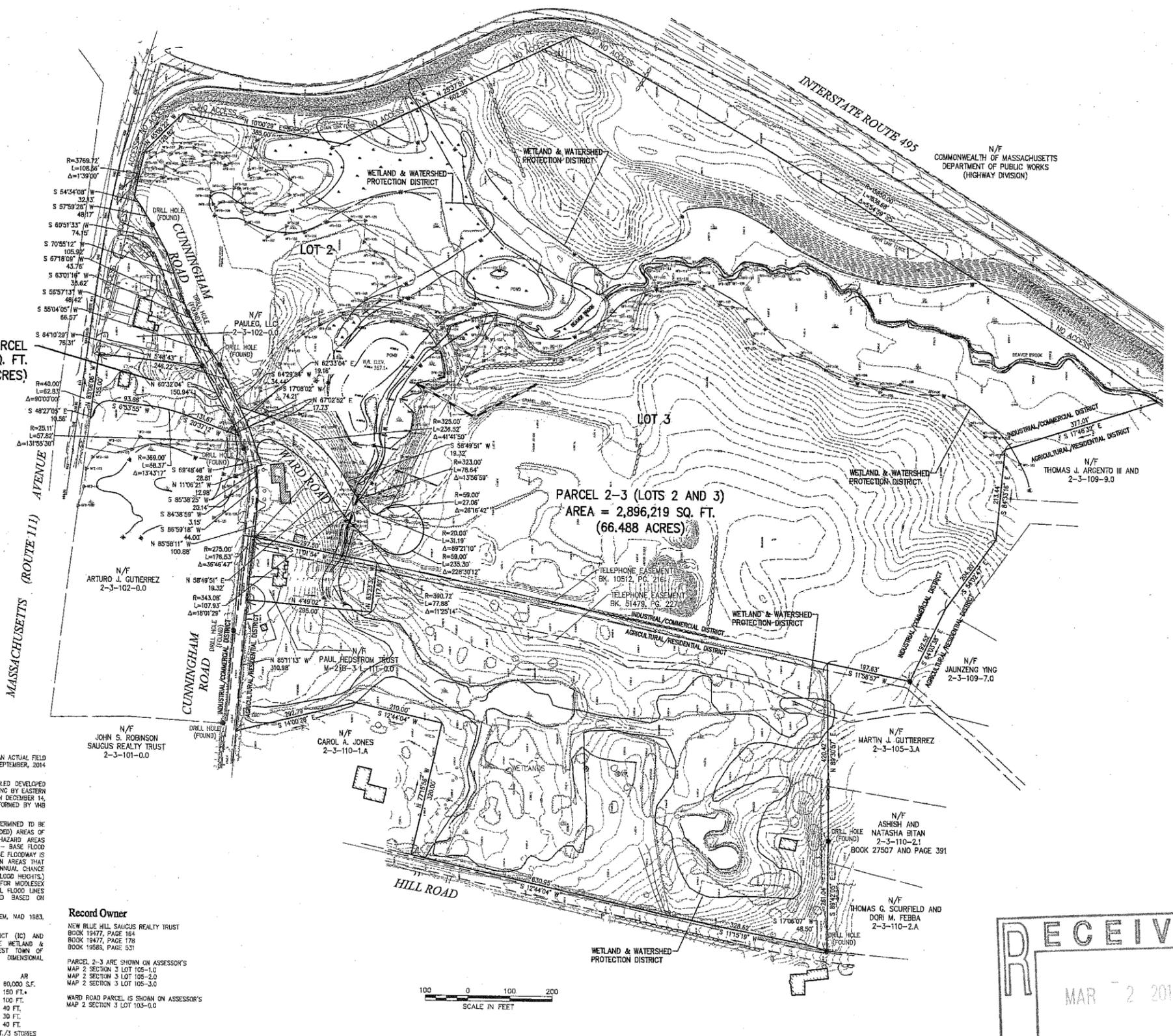
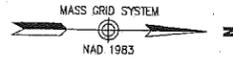




Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286



WARD ROAD PARCEL
AREA = 34,998 SQ. FT.
(0.803 ACRES)

PARCEL 2-3 (LOTS 2 AND 3)
AREA = 2,896,219 SQ. FT.
(66.488 ACRES)

Legend

- Legend items including: DRAIN MANHOLE, CATCH BASIN, SEWER MANHOLE, ELECTRIC MANHOLE, TELEPHONE MANHOLE, MANHOLE, HAND HOLE, WATER GATE, FIRE HYDRANT, GAS GATE, BOLLARD & FLIGHT, STREET SIGN, LIGHT POLE, UTILITY POLE, GUY POLE, GUY WIRE, MONITORING WELL, FLOOD LIGHT, WELL, MARSH, F.F.E. = 45.27, FINISHED FLOOR ELEVATION, CNO COULD NOT OPEN, NPV NO PIPES VISIBLE, DM DOUBLE YELLOW LINE, DWL DASHED WHITE LINE, SYL SINGLE WHITE LINE, F.P.S. OF PAVEMENT, CONCRETE CURB, VERTICAL GRANITE CURB, SLOPED GRANITE EDGE, BITUMINOUS CURB, GUARD RAIL, CHAIN LINK FENCE, DRAINAGE LINE, SEWER LINE, OVERHEAD WIRE, UNDERGROUND ELECTRIC, TELEPHONE LINE, GAS LINE, WATER LINE, TREE LINE, STONE WALL, 100-FT BUFFER ZONE, 100-FT RIVER FRONT AREA, 200-FT RIVER FRONT AREA, LIMIT NEW ANNUAL FISH WATER, LIMIT OF BANK, VEGETATED WETLAND BOUNDARY.

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER, 2014 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE COMPILED DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN IN DECEMBER 14, 2015, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB DURING SEPTEMBER, 2014 AND JANUARY, 2015.
3) THE SITE LIES ENTIRELY WITHIN ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION DETERMINED) AND FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.) AND AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY MAP NUMBER 250700339F DATED JULY 7, 2014. ALL FLOOD LINES SHOWN ARE APPROXIMATE AND CAN BE BETTER DEFINED BASED ON TOPOGRAPHY.
4) THE HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1983.
5) THE SITE LIES WITHIN THE INDUSTRIAL/COMMERCIAL DISTRICT (IC) AND AGRICULTURAL/RESIDENTIAL DISTRICT (AR) AS WELL AS THE WETLAND & WATERSHED PROTECTION DISTRICT ACCORDING TO THE LATEST TOWN OF BOXBOROUGH ZONING MAP. THE FOLLOWING ARE THE DIMENSIONAL REQUIREMENTS AT THE TIME OF THIS SURVEY:

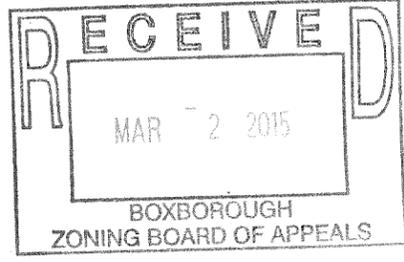
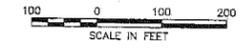
Table with 2 columns: IC and AR. Rows include: MINIMUM LOT AREA (40,000 S.F. / 40,000 S.F.), MINIMUM LOT FRONTAGE (200 FT. / 150 FT.), MINIMUM LOT WIDTH (125 FT. / 100 FT.), MINIMUM FRONT YARD (50 FT. / 40 FT.), MINIMUM SIDE YARD (50 FT. / 30 FT.), MINIMUM REAR YARD (50 FT. / 40 FT.), MAXIMUM BUILDING HEIGHT (45 FT./3 STORIES / 45 FT./3 STORIES).

Record Owner

NEW BLUE HILL SAUGUS REALTY TRUST
BOOK 19477, PAGE 164
BOOK 19477, PAGE 176
BOOK 19589, PAGE 531
PARCEL 2-3 ARE SHOWN ON ASSESSOR'S MAP 2 SECTION 3 LOT 105-1.0, MAP 2 SECTION 3 LOT 105-2.0, MAP 2 SECTION 3 LOT 105-3.0
WARD ROAD PARCEL IS SHOWN ON ASSESSOR'S MAP 2 SECTION 3 LOT 103-0.0

Parcel Description

WARD ROAD, LOT 2 AND A PORTION OF LOT 3 SHOWN ON A PLAN ENTITLED "DEFINITIVE PLAN WARD ROAD IN BOXBOROUGH, MASSACHUSETTS (MIDDLESEX COUNTY)" BY BCS GROUP, INC., DATED APRIL 8, 2003, RECORDED WITH SAID DEEDS AS PLAN 1120 OF 2003.
*EXCLUDES PAUL HEDSTROM PARCEL, SHOWN ON PLAN.



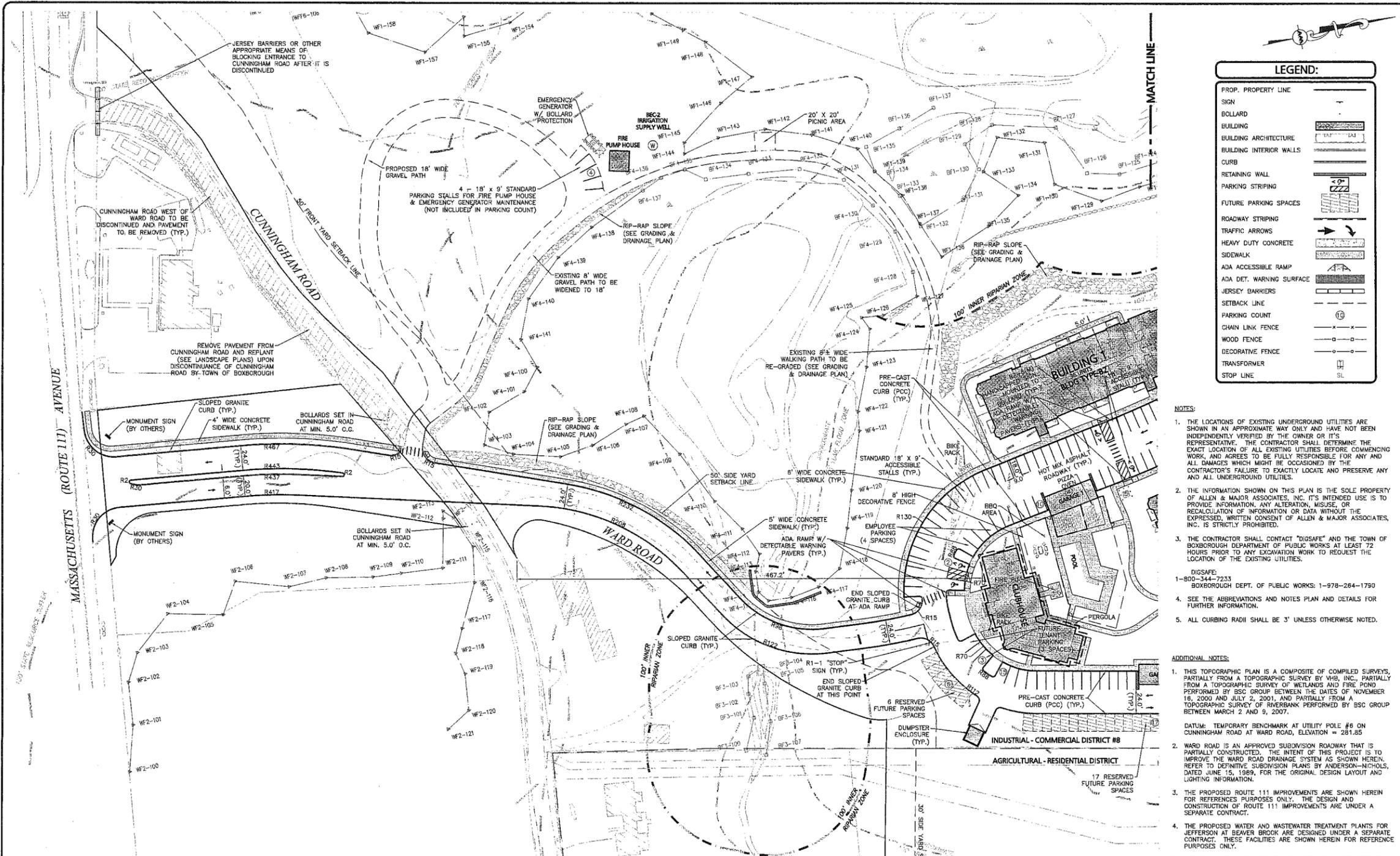
Jefferson at
Beaver Brook
Cunningham Road
Boxborough, Massachusetts

Existing Conditions
Plan of Land

Sv-1

Sheet of 1

Project Number 05734.02



LEGEND:

| | |
|--------------------------|-----|
| PROP. PROPERTY LINE | --- |
| SIGN | — |
| BOLLARD | — |
| BUILDING | — |
| BUILDING ARCHITECTURE | — |
| BUILDING INTERIOR WALLS | — |
| CURB | — |
| RETAINING WALL | — |
| PARKING STRIPING | — |
| FUTURE PARKING SPACES | — |
| ROADWAY STRIPING | — |
| TRAFFIC ARROWS | — |
| HEAVY DUTY CONCRETE | — |
| SIDEWALK | — |
| ADA ACCESSIBLE RAMP | — |
| ADA DET. WARNING SURFACE | — |
| JERSEY BARRIERS | — |
| SETBACK LINE | — |
| PARKING COUNT | — |
| CHAIN LINK FENCE | — |
| WOOD FENCE | — |
| DECORATIVE FENCE | — |
| TRANSFORMER | — |
| STOP LINE | — |

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
- DIGSAFE:**
 1-800-344-7233
 BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-284-1790
- SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
 - ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.

- ADDITIONAL NOTES:**
- THIS TOPOGRAPHIC PLAN IS A COMPOSITE OF COMPILED SURVEYS, PARTIALLY FROM A TOPOGRAPHIC SURVEY BY V&B, INC. PARTIALLY FROM A TOPOGRAPHIC SURVEY OF WETLANDS AND FIRE POND PERFORMED BY BSC GROUP BETWEEN THE DATES OF NOVEMBER 18, 2000 AND JULY 2, 2001, AND PARTIALLY FROM A TOPOGRAPHIC SURVEY OF RIVERBANK PERFORMED BY BSC GROUP BETWEEN MARCH 2 AND 9, 2007.
 - DATUM: TEMPORARY BENCHMARK AT UTILITY POLE #6 ON CUNNINGHAM ROAD AT WARD ROAD, ELEVATION = 281.85
 - WARD ROAD IS AN APPROVED SUBDIVISION ROADWAY THAT IS PARTIALLY CONSTRUCTED. THE INTENT OF THIS PROJECT IS TO IMPROVE THE WARD ROAD DRAINAGE SYSTEM AS SHOWN HEREIN. REFER TO DEFINITIVE SUBDIVISION PLANS BY ANDERSON-NICHOLS, DATED JUNE 15, 1989, FOR THE ORIGINAL DESIGN LAYOUT AND LIGHTING INFORMATION.
 - THE PROPOSED ROUTE 111 IMPROVEMENTS ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY. THE DESIGN AND CONSTRUCTION OF ROUTE 111 IMPROVEMENTS ARE UNDER A SEPARATE CONTRACT.
 - THE PROPOSED WATER AND WASTEWATER TREATMENT PLANTS FOR JEFFERSON AT BEAVER BROOK ARE DESIGNED UNDER A SEPARATE CONTRACT. THESE FACILITIES ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER OR ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
 - CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS AND WHEN AUTHORIZED BY THE CONSERVATION COMMISSION.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STATE AND LOCAL REQUIREMENTS.
 - CONTRACTOR TO COORD. WITH OWNER ON SCOPE OF WORK FOR VISTA PRUNING OF EXISTING TREES ON APPLICANT'S PROPERTY FOR VIEW OF HORSE FARM. VISTA PRUNING SCOPE TO ONLY INCLUDE TRIMMING OF SOME TREE LIMBS AND REMOVAL OF SOME LIMITED SMALL BRUSH, NO TREE REMOVAL.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

| | | |
|-----|------------|------------------------------------|
| REV | DATE | DESCRIPTION |
| 2 | 02/27/2015 | REVISED PER TOWN COMMENTS |
| 1 | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |

APPLICANT:
 JPI
 3 WEST MAIN STREET, SUITE 203
 IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
 BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015
 SCALE: DWG. NAME: C2075-10
 DESIGNED BY: SL CHECKED BY: CMQ



ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com

100 CONMEMORATE WAY
 P.O. BOX 2118
 WOBURN MA 01888-0118
 TEL: (781) 933-6889
 FAX: (781) 933-8886

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN
 SHEET NO.: C-1A

DIMENSIONAL REQUIREMENTS: INDUSTRIAL - COMMERCIAL (IC) DISTRICT

| ITEM | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|-----------------------------|---------------------------|--------------------------------|--------------------------------|
| LOT AREA (MIN.) | 80,000 S.F. 1.84 ACRES | 2,799,535 S.F. 64.27± ACRES | 2,799,535 S.F. 64.27± ACRES |
| UPLAND LOT AREA (MIN.) | 20% | 74.5% | 74.5% |
| LOT FRONTAGE (MIN.) | 200' | 679.9' | 679.9' |
| LOT WIDTH (MIN.) | 125' | >125' | >125' |
| FRONT YARD BUILDING SETBACK | 50' (MIN.) | N/A | 467.2' |
| SIDE YARD BUILDING SETBACK | 50' (MIN.) | N/A | 88.5' |
| REAR YARD BUILDING SETBACK | 50' (MIN.) | N/A | 83.6' |
| LOT COVERAGE (MAX.) | 30% | N/A | 12.8% |
| BUILDING STORIES (MAX.) | 3 STORIES | N/A | 3 STORIES |
| BUILDING HEIGHT (MAX.) | 45' | N/A | 35' |
| FLOOR AREA RATIO | 0.10 | N/A | 0.11 |

* MULTI-FAMILY DWELLINGS SHALL BE ALLOWED IN THE INDUSTRIAL-COMMERCIAL DISTRICT THROUGH A COMPREHENSIVE PERMIT

OFF-STREET PARKING SUMMARY

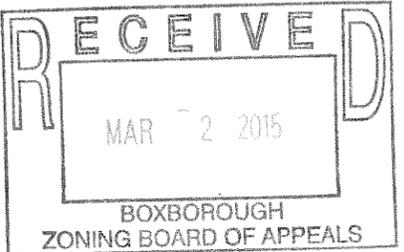
USE: RESIDENTIAL USES, INCLUDING SINGLE FAMILY, TWO FAMILY, AND MULTI-FAMILY
 1.85 SPACES PER UNIT

PARKING SUMMARY:
 MULTI-FAMILY: 244 UNITS x 1.85 SPACES/UNIT = 451 SPACES
 TOTAL OFF-STREET PARKING REQUIREMENT = 451 SPACES

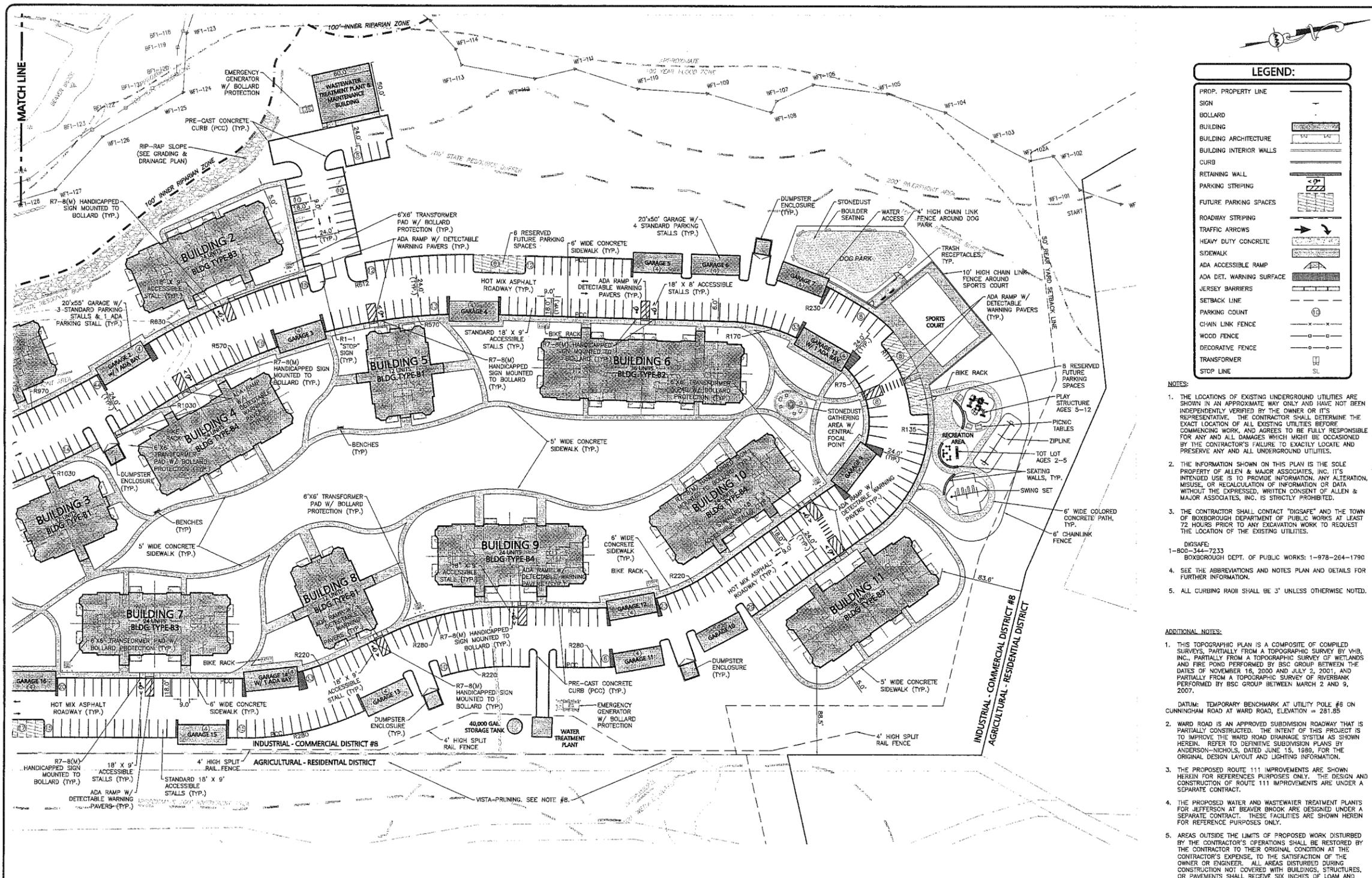
ADA REQUIRED: THERE ARE BETWEEN 401-500 PARKING SPACES, REQUIRING 9 TOTAL PARKING STALLS TO BE ACCESSIBLE.
 ADA PROVIDED: 18 TOTAL ACCESSIBLE PARKING, WITH 12 BEING VAN ACCESSIBLE & 3 LOCATED IN PARKING GARAGES.

**37 LAND BANKED RESERVED FUTURE PARKING STALLS

| UNCOVERED PARKING | GARAGE PARKING | TOTAL PROVIDED | TOTAL REQUIRED | **TOTAL FUTURE BUILD-OUT |
|---------------------|-----------------------|---------------------|-----------------------|--------------------------|
| STANDARD (9' x 18') | ACCESSIBLE (9' x 18') | STANDARD (9' x 18') | ACCESSIBLE (9' x 18') | |
| 372 | 15 | 61 | 3 | 451 |
| | | | | 488 |



DIG SAFE
 BEFORE YOU DIG
 CALL 811 OR
 1-888-360-SAFE
 1-888-344-7233



LEGEND:

| | |
|--------------------------|-----|
| PROP. PROPERTY LINE | --- |
| SIGN | — |
| BOLLARD | — |
| BUILDING | ▒ |
| BUILDING ARCHITECTURE | ▒ |
| BUILDING INTERIOR WALLS | ▒ |
| CURB | — |
| RETAINING WALL | — |
| PARKING STRIPING | — |
| FUTURE PARKING SPACES | — |
| ROADWAY STRIPING | — |
| TRAFFIC ARROWS | → |
| HEAVY DUTY CONCRETE | ▒ |
| SIDEWALK | ▒ |
| ADA ACCESSIBLE RAMP | — |
| ADA DET. WARNING SURFACE | ▒ |
| JERSEY BARRIERS | — |
| SETBACK LINE | — |
| PARKING COUNT | — |
| CHAIN LINK FENCE | — |
| WOOD FENCE | — |
| DECORATIVE FENCE | — |
| TRANSFORMER | — |
| STOP LINE | — |

- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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 3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF BOXBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
- ADDITIONAL NOTES:**
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 2. DATUM: TEMPORARY BENCHMARK AT UTILITY POLE #6 ON CUNNINGHAM ROAD AT WARD ROAD, ELEVATION = 281.85
 3. WARD ROAD IS AN APPROVED SUBDIVISION ROADWAY THAT IS PARTIALLY CONSTRUCTED. THE INTENT OF THIS PROJECT IS TO IMPROVE THE WARD ROAD DRAINAGE SYSTEM AS SHOWN HEREIN. REFER TO DEFINITIVE SUBDIVISION PLANS BY ANDERSON-NICHOLS, DATED JUNE 15, 1989, FOR THE ORIGINAL DESIGN LAYOUT AND LIGHTING INFORMATION.
 4. THE PROPOSED ROUTE 111 IMPROVEMENTS ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY. THE DESIGN AND CONSTRUCTION OF ROUTE 111 IMPROVEMENTS ARE UNDER A SEPARATE CONTRACT.
 5. THE PROPOSED WATER AND WASTEWATER TREATMENT PLANTS FOR JEFFERSON AT BEAVER BROOK ARE DESIGNED UNDER A SEPARATE CONTRACT. THESE FACILITIES ARE SHOWN HEREIN FOR REFERENCE PURPOSES ONLY.
 6. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER OR ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
 7. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS AND WHEN AUTHORIZED BY THE CONSERVATION COMMISSION.
 8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STATE AND LOCAL REQUIREMENTS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

2/27/15

WILLIAMS CIVIL ENGINEER

PROJECT: JEFFERSON AT BEAVER BROOK, BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015
SCALE: DWG. NAME: C2075-10
DESIGNED BY: SA CHECKED BY: CMG



WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET NO. C-1B

DIMENSIONAL REQUIREMENTS: INDUSTRIAL - COMMERCIAL (IC) DISTRICT

| ITEM | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|-----------------------------|---------------------------|--------------------------------|--------------------------------|
| LOT AREA (MIN.) | 80,000 S.F. 1.84 ACRES | 2,799,535 S.F. 64.27± ACRES | 2,799,535 S.F. 64.27± ACRES |
| UPLAND LOT AREA (MIN.) | 20% | 74.5% | 74.5% |
| LOT FRONTAGE (MIN.) | 200' | 679.9' | 679.9' |
| LOT WIDTH (MIN.) | 125' | >125' | >125' |
| FRONT YARD BUILDING SETBACK | 50' (MIN.) | N/A | 467.2' |
| SIDE YARD BUILDING SETBACK | 50' (MIN.) | N/A | 88.5' |
| REAR YARD BUILDING SETBACK | 50' (MIN.) | N/A | 83.6' |
| LOT COVERAGE (MAX.) | 30% | N/A | 12.8% |
| BUILDING STORIES (MAX.) | 3 STORIES | N/A | 3 STORIES |
| BUILDING HEIGHT (MAX.) | 45' | N/A | 35' |
| FLOOR AREA RATIO | 0.10 | N/A | 0.11 |

OFF-STREET PARKING SUMMARY

USE: RESIDENTIAL USES, INCLUDING SINGLE FAMILY, TWO FAMILY, AND MULTI-FAMILY

1.85 SPACES PER UNIT

PARKING SUMMARY:

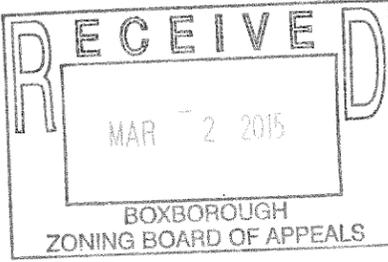
MULTI-FAMILY: 244 UNITS x 1.85 SPACES/UNIT = 451 SPACES
TOTAL OFF-STREET PARKING REQUIREMENT = 451 SPACES

ADA REQUIRED: THERE ARE BETWEEN 401-500 PARKING SPACES, REQUIRING 9 TOTAL PARKING STALLS TO BE ACCESSIBLE.

ADA PROVIDED: 18 TOTAL ACCESSIBLE PARKING, WITH 12 BEING VAN ACCESSIBLE & 3 LOCATED IN PARKING GARAGES.

**J7 LAND BANKED RESERVED FUTURE PARKING STALLS

| UNCOVERED PARKING | GARAGE PARKING | TOTAL PROVIDED | TOTAL REQUIRED | **TOTAL FUTURE BUILD-OUT |
|---------------------|-----------------------|---------------------|-----------------------|--------------------------|
| STANDARD (9' x 18') | ACCESSIBLE (9' x 18') | STANDARD (9' x 18') | ACCESSIBLE (9' x 18') | |
| 372 | 15 | 61 | 3 | 451 |
| | | | | 486 |





LEGEND:

| | |
|-----------------------------|------|
| DRAIN MANHOLE | ○ |
| CATCH BASIN | ○ |
| FLARED END SECTION | ○ |
| OIL/GRIIT SEPARATOR | ○ |
| DRAIN LINE | — |
| RIPRAP OUTFALL | ▨▨▨▨ |
| HEADWALL | — |
| 10' CONTOUR | — |
| 2' CONTOUR | — |
| SPOT GRADE | x128 |
| LIMIT OF INFILTRATION STONE | — |
| INFILTRATION CHAMBERS | ▭ |



REVISIONS:

| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |
| 2 | 02/27/2015 | REVISED PER TOWN COMMENTS |

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO.: 2075-01 **DATE:** 02-11-2015
SCALE: 1"=40' **DWG. NAME:** C2075-10
DESIGNED BY: SJL **CHECKED BY:** CMQ

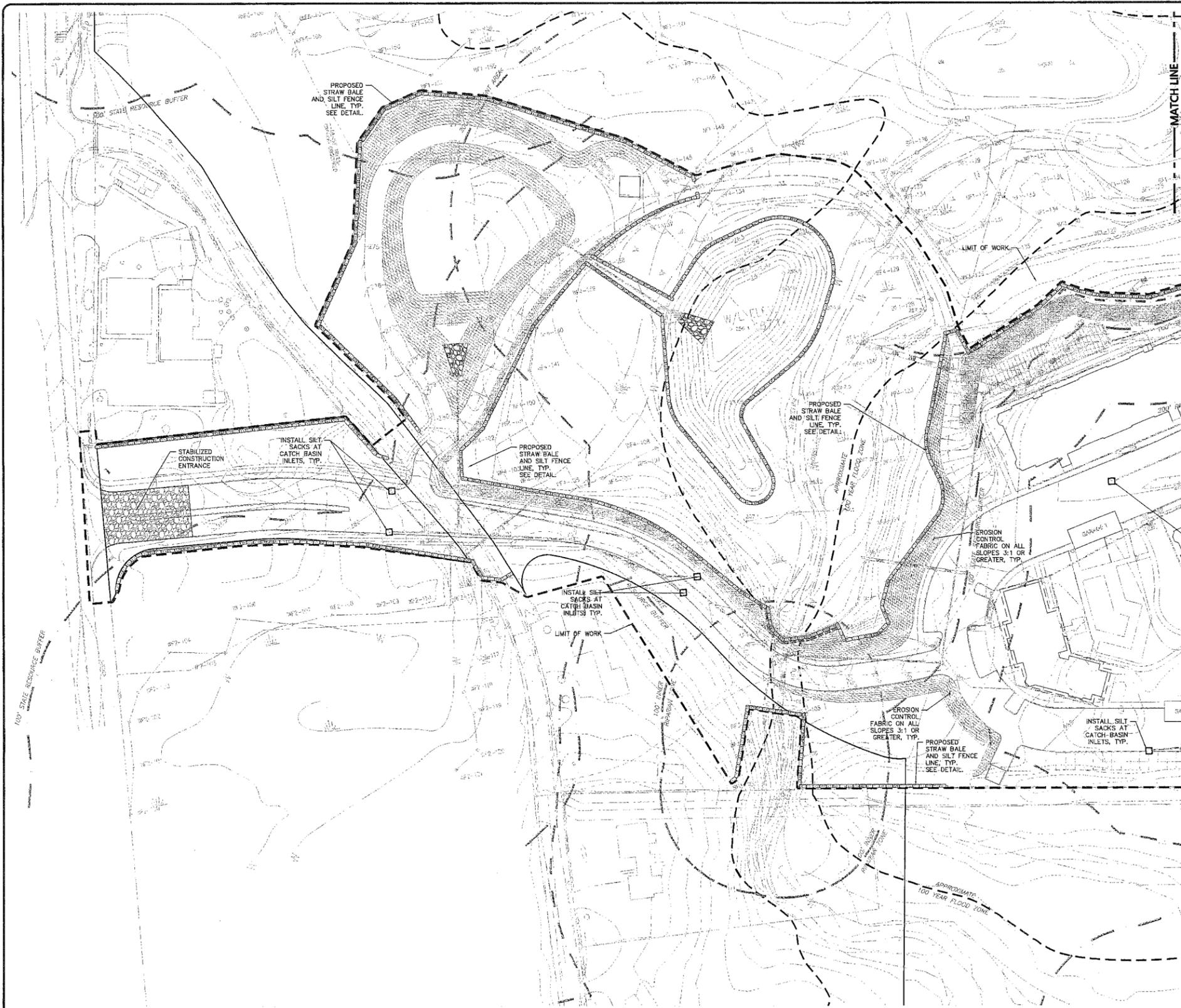
PROFESSIONAL ENGINEER FOR:
ALLEN & MAJOR ASSOCIATES, INC.

RECEIVED
MAR 2 2015
BOXBOROUGH
ZONING BOARD OF APPEALS

GRAPHIC SCALE:
1 inch = 40 ft

DRAWING TITLE: GRADING & DRAINAGE PLAN **SHEET No.:** C-2A

DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



LEGEND:

| | |
|-------------------------------------|-------|
| SILT FENCE | —SF— |
| STRAWBALE & SILT FENCE LINE | —SFB— |
| EROSION CONTROL FABRIC | ▨ |
| SILT SACK | □ |
| STABILIZED CONST. ENTRANCE | ▤ |
| STOCKPILE/CONSTRUCTION STAGING AREA | ▥ |
| LIMIT OF WORK LINE | --- |

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 DIGSAFE: 1-800-344-7233
 BOXBOROUGH DEPT. OF PUBLIC WORKS: 1-978-264-1764
 - SEE THE ABBREVIATIONS AND NOTES PLAN, SHEET ABB-1 FOR EROSION CONTROL NOTES.
 - CONTRACTOR TO DE-WATER ON-SITE ONLY, NO DE-WATERING CAN OUTLET TO EXISTING DRAINAGE OR TO TOWN OF BOXBOROUGH STREET DRAINAGE.



WAVES OF TOWN OF BOXBOROUGH ZONING BYLAW:

1.4000 USE REGULATIONS SCHEDULE:
 WAVEVER TO PERMIT SINGLE-FAMILY AND HALF-FAMILY ATTACHED RESIDENTIAL USES AND OTHERS PROVIDED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E. THE PROPOSED TWO (2) SINGLE FAMILY WHELLOWS AND THE PROPOSED 244 APARTMENT UNITS IN FLOOR (F1) MULTI-FAMILY BUILDINGS, FOR A TOTAL OF 246 UNITS)

1.4000 USE REGULATIONS SCHEDULE:
 WAVEVER TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL USES, I.E. A CLUBHOUSE/RECREATION CENTER.

2.5000 DIMENSIONAL SCHEDULE:
 WAVEVER OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.

2.6000 SURFACE CIRCULATION AND LANDSCAPING REQUIREMENTS:
 WAVEVER OF REQUIREMENT THAT AUTOMATIC FIREWORKS SHALL NOT BE USED FROM 10:00 P.M. TO 5:00 P.M. IN ORDER TO ALLOW PARKING OF 8 FEET BY 18 FEET.

2.6100 MULTIPLE BUILDINGS ON ONE LOT:
 WAVEVER OF REQUIREMENT THAT THERE BE MORE THAN ONE BUILDING IS PERMITTED TO BE BUILT ON ONE LOT.

2.6200 ACCESSORY USES:
 WAVEVER OF REQUIREMENT THAT ACCESSORY USES TO BUILDINGS BE PERMITTED UNDER THIS COMPREHENSIVE PERMIT.

2.6300 OFFICE BUILDINGS:
 WAVEVER OF REQUIREMENT THAT OFFICE BUILDINGS BE PERMITTED IN THE OFFICE PARK, TOWN CENTER, AND INDUSTRIAL-COMMERCIAL DISTRICTS.

2.6400 PRIVATE COMMUNITY DEVELOPMENTS:
 WAVEVER OF REQUIREMENT THAT PRIVATE COMMUNITY DEVELOPMENTS BE ALLOWED IN THE OFFICE PARK ONLY BY SPECIAL PERMIT FROM THE PLANNING BOARD OF APPEALS UNDER THIS COMPREHENSIVE PERMIT.

2.7000 SPECIAL BUILDINGS ADVERSE PROTECTION DISTRICT:
 WAVEVER OF REQUIREMENT THAT THERE BE NO DISTRICT OF SANITARY WASTE OR A SPECIAL BUILDING ADVERSE PROTECTION DISTRICTS AND BUILDINGS PERMIT FOR AREAS OF ADVERSE PROTECTION DISTRICTS COMMENCE WITHIN ONE (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF HARD ROAD AND A FINE POND WITHIN 100' OF W-DISTRICT.

2.7000(1) DESIGN REQUIREMENTS:
 WAVEVER OF REQUIREMENT THAT WHERE A PORTION OF THE SITE IS LOCATED OUTSIDE OF THE ADVERSE PROTECTION DISTRICT, POTENTIAL FOR EROSION SHALL BE MINIMIZED BY THE INSTALLATION OF EROSION CONTROL MEASURES AS SPECIFIED IN THE PLAN. THESE MEASURES SHALL BE LOCATED OUTSIDE OF THE DISTRICT BOUNDARIES IN ORDER TO ALLOW PROTECTION DISTRICTS.

2.7100(1) AND (2) W-DISTRICT USE REGULATIONS:
 WAVEVER OF REQUIREMENT FOR SPECIAL PERMIT FOR USE IN THE DISTRICT IN ORDER TO SUBSIDIZE APPROVAL UNDER THIS COMPREHENSIVE PERMIT.

2.7100 SUBMITTALS:
 WAVEVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT ONE COMPREHENSIVE SUBMISSION TO THE BOARD TO BE ACCEPTED FOR UNDER 30 DAYS.

2.7100 PROCEDURES:
 WAVEVER OF REQUIREMENT FOR SPECIAL PERMIT APPLICATIONS TO BE PREPARED AND SUBMITTED TO THE BOARD OF APPEALS, IN ORDER TO PERMIT A SINGLE COMPREHENSIVE PERMIT SUBMISSION TO THE BOARD TO BE ACCEPTED UNDER ALL C.A. 24A.

2.7200 LANDS BORDERING THE W-DISTRICT:
 WAVEVER OF REQUIREMENT THAT SPECIAL PERMIT TO PLACE STRUCTURES WITHIN ONE HUNDRED (100') FEET OF THE W-DISTRICT, IN ORDER TO PERMIT CONSTRUCTION OF HARD ROAD AND A FINE POND WITHIN 100' OF W-DISTRICT.

2.7300 PERMIT APPROVAL & DESIGN REVIEW:
 WAVEVER OF REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING BOARD OF APPEALS FOR MULTI-FAMILY DEVELOPMENTS AND PARKING AREAS ASSOCIATED WITH MULTI-FAMILY STRUCTURES.

2.8000 BUILDING PERMITS:
 WAVEVER OF REQUIREMENT THAT NO BUILDING PERMIT SHALL BE ISSUED BY THE TOWN OF BOXBOROUGH UNLESS THE WORKER APPROVAL OF A SITE PLAN BY THE PLANNING BOARD.

WAVES FROM TOWN OF BOXBOROUGH REGULATIONS FOR THE METHOD AND

SECTION 2.5.1 PERFORMANCE STANDARDS:
 WAVEVER OF PROVISION OF PARKING LOTS, PERMANENT STRUCTURES, AND SANITARY WASTE DISPOSAL SYSTEMS WITHIN ADJACENT LAND RESOURCES IN ORDER TO ALLOW THE PLACEMENT OF THE PROPOSED SANITARY WASTE DISPOSAL SYSTEM WITHIN THE PARALLEL LANE AND OTHER SPORA DEVELOPMENTS WITHIN THE PLAN APPROVED FOR THE PROJECT UNDER THIS COMPREHENSIVE PERMIT.

WAVES FROM BOXBOROUGH COMPREHENSIVE PERMIT RULES OF THE TOWN OF BOXBOROUGH:

SECTION 3.000(1) LIST OF REGISTERED ENGINEERS:
 WAVEVER OF REQUIREMENT THAT THIS PLAN PROVIDES A COMPLETE LIST OF ALL REGISTERED ENGINEERS AT THE TIME OF THE METAL FILING OF THE APPLICATION IN ORDER TO PERMIT THE USE OF THE METAL FILING OF THE PROJECT EVOLVES THROUGH THE HEARING AND APPROVAL PROCESS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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| REV | DATE | DESCRIPTION |
| 2. | 02/27/2015 | REVISED PER TOWN COMMENTS |
| 1. | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |

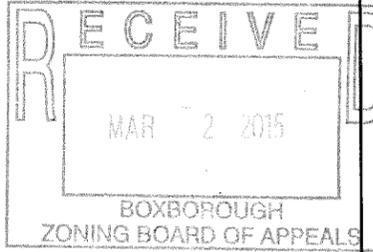
APPLICANT:
 JPI
 3 WEST MAIN STREET, SUITE 203
 IRVINGTON, NY 10533

PROJECT:
 JEFFERSON AT BEAVER BROOK
 BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015

SCALE: 1"=40' DWG. NAME: C2075-10

DESIGNED BY: SIL CHECKED BY: CMQ

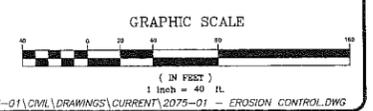


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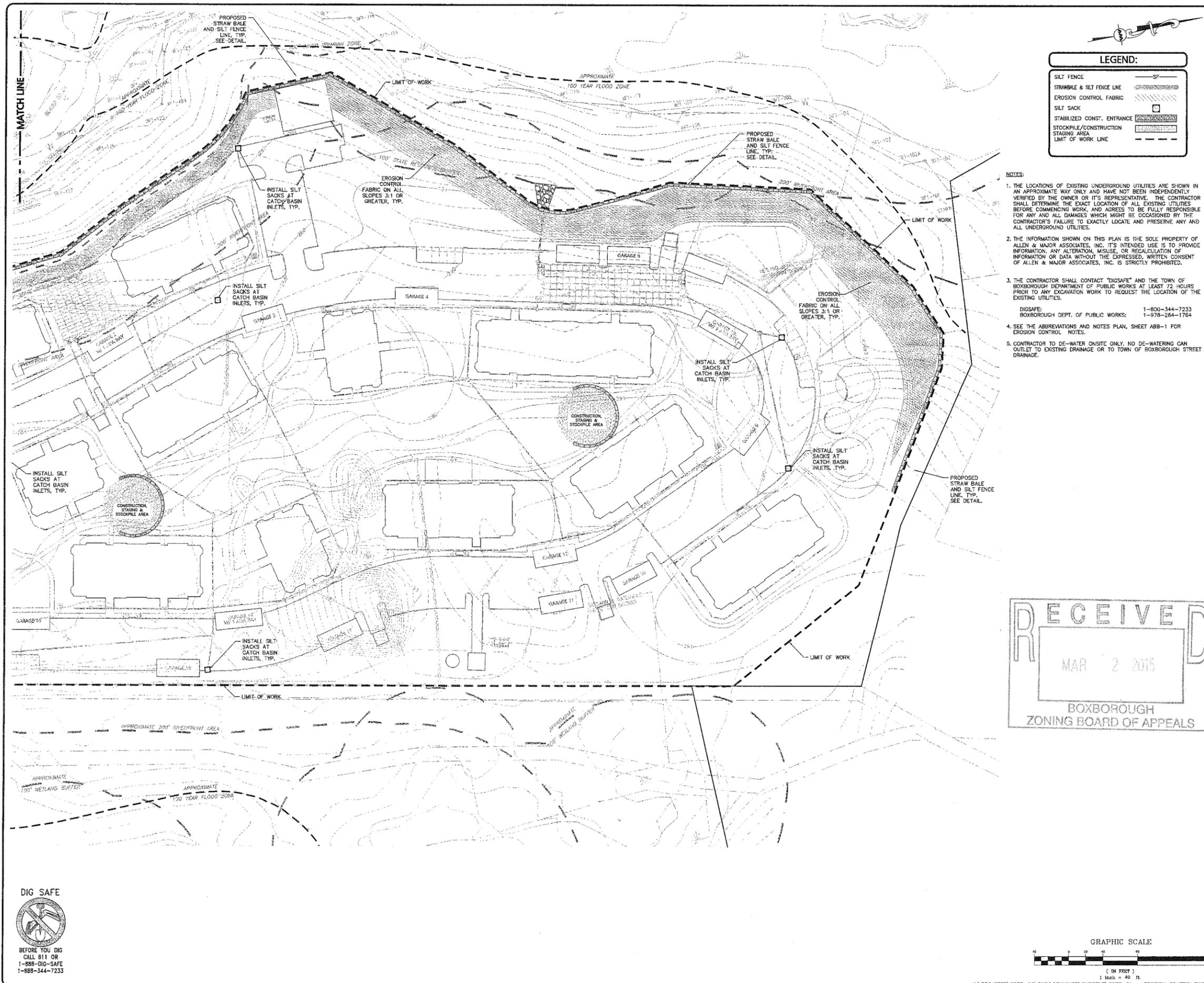
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DRAWING TITLE: EROSION CONTROL PLAN SHEET No. C-4A



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| SILT FENCE | SF |
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| SILT SACK | □ |
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WARRANTY OF TOWN OF BOXBOROUGH ZONING BY-LAWS:

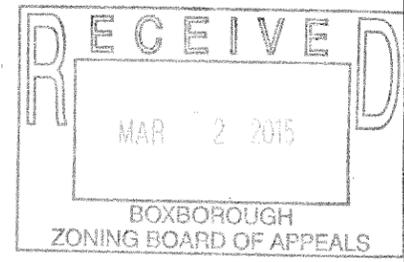
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PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

2. 02/27/2015 REVISED PER TOWN COMMENTS
 1. 02/12/2015 ISSUED FOR ZONING BOARD OF APPEALS

APPLICANT:
 JPI
 3 WEST MAIN STREET, SUITE 203
 IRVINGTON, NY 10533



PROJECT:
 JEFFERSON AT BEAVER BROOK
 BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015
 SCALE: 1"=40' DWG. NAME: C2075-10
 DESIGNED BY: SJA CHECKED BY: CMG

FORWARDED BY:

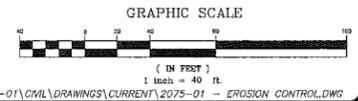
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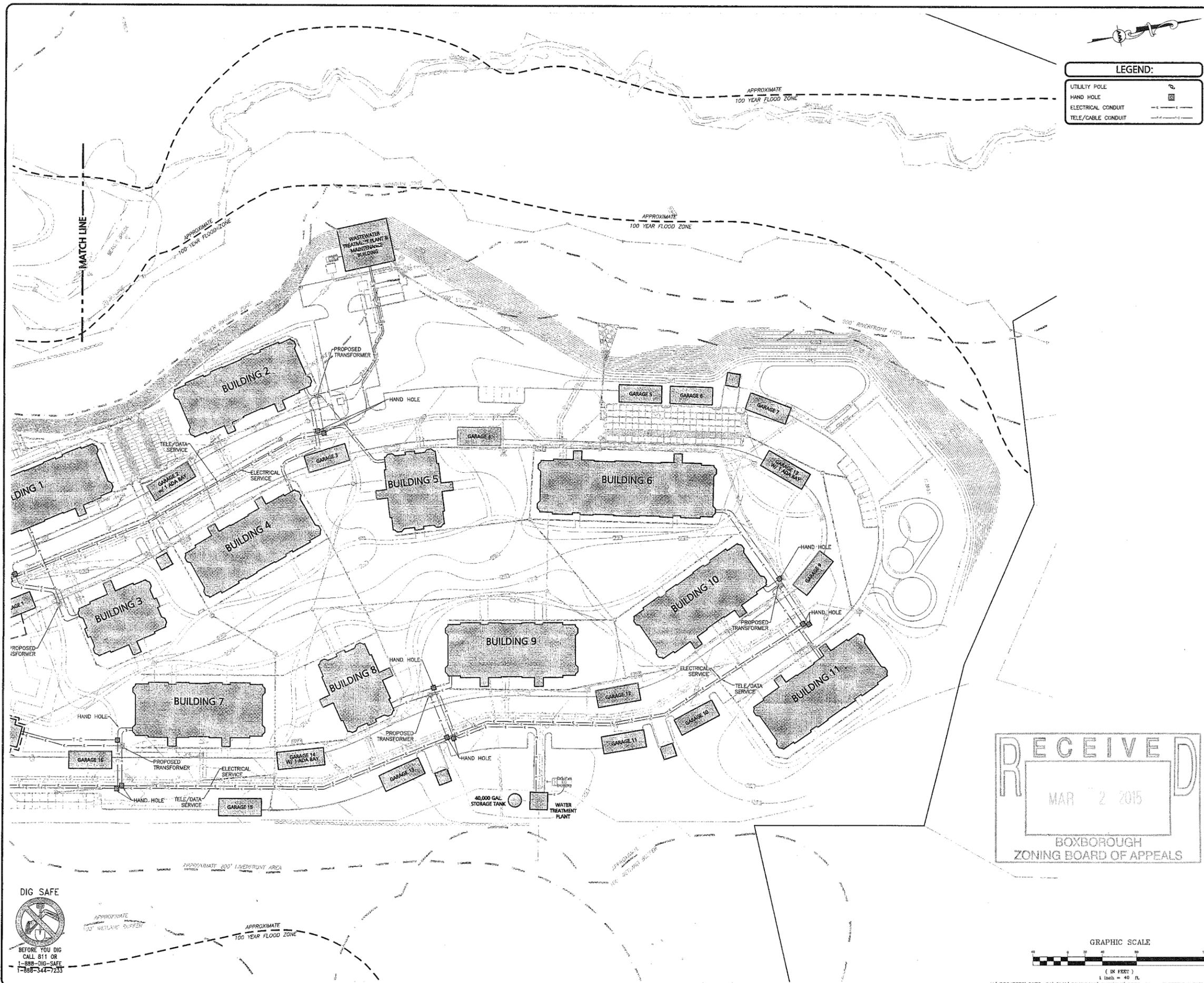
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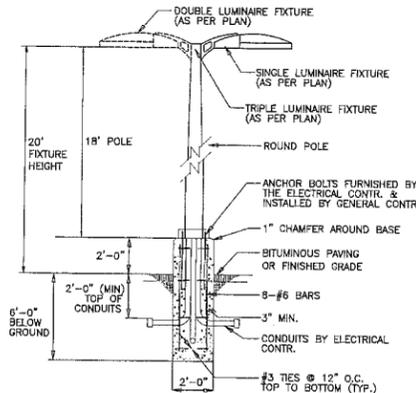


WAVES FROM TOWN OF BOXBOROUGH ZONING REGULATIONS:

4.4.01 USE REGULATIONS SCHEDULE B-2 (COMMERCIAL DISTRICT) (C-2) (SINGLE-FAMILY RESIDENTIAL) (S-1) (S-2) (S-3) (S-4) (S-5) (S-6) (S-7) (S-8) (S-9) (S-10) (S-11) (S-12) (S-13) (S-14) (S-15) (S-16) (S-17) (S-18) (S-19) (S-20) (S-21) (S-22) (S-23) (S-24) (S-25) (S-26) (S-27) (S-28) (S-29) (S-30) (S-31) (S-32) (S-33) (S-34) (S-35) (S-36) (S-37) (S-38) (S-39) (S-40) (S-41) (S-42) (S-43) (S-44) (S-45) (S-46) (S-47) (S-48) (S-49) (S-50) (S-51) (S-52) (S-53) (S-54) (S-55) (S-56) (S-57) (S-58) (S-59) (S-60) (S-61) (S-62) (S-63) (S-64) (S-65) (S-66) (S-67) (S-68) (S-69) (S-70) (S-71) (S-72) (S-73) (S-74) (S-75) (S-76) (S-77) (S-78) (S-79) (S-80) (S-81) (S-82) (S-83) (S-84) (S-85) (S-86) (S-87) (S-88) (S-89) (S-90) (S-91) (S-92) (S-93) (S-94) (S-95) (S-96) (S-97) (S-98) (S-99) (S-100) (S-101) (S-102) (S-103) (S-104) (S-105) (S-106) (S-107) (S-108) (S-109) (S-110) (S-111) (S-112) (S-113) (S-114) (S-115) (S-116) (S-117) (S-118) (S-119) (S-120) (S-121) (S-122) (S-123) (S-124) (S-125) (S-126) (S-127) 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| Luminaire Schedule | | | | | | |
|--------------------|-----|-------|--------|----------------|-------------------|-------|
| Symbol | Qty | Label | Height | Arrangement | Total Lamp Lumens | LLF |
| ■ | 37 | A | 18' | SINGLE | N.A. | 0.900 |
| ■ | 5 | AN | 18' | 2 @ 90 DEGREES | N.A. | 0.900 |
| ■ | 2 | AB | 18' | BACK-BACK | N.A. | 0.900 |

| Calculation Summary | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min |
| CalcPts | Illuminance | Fc | 0.83 | 9.4 | 0.0 | N.A. |



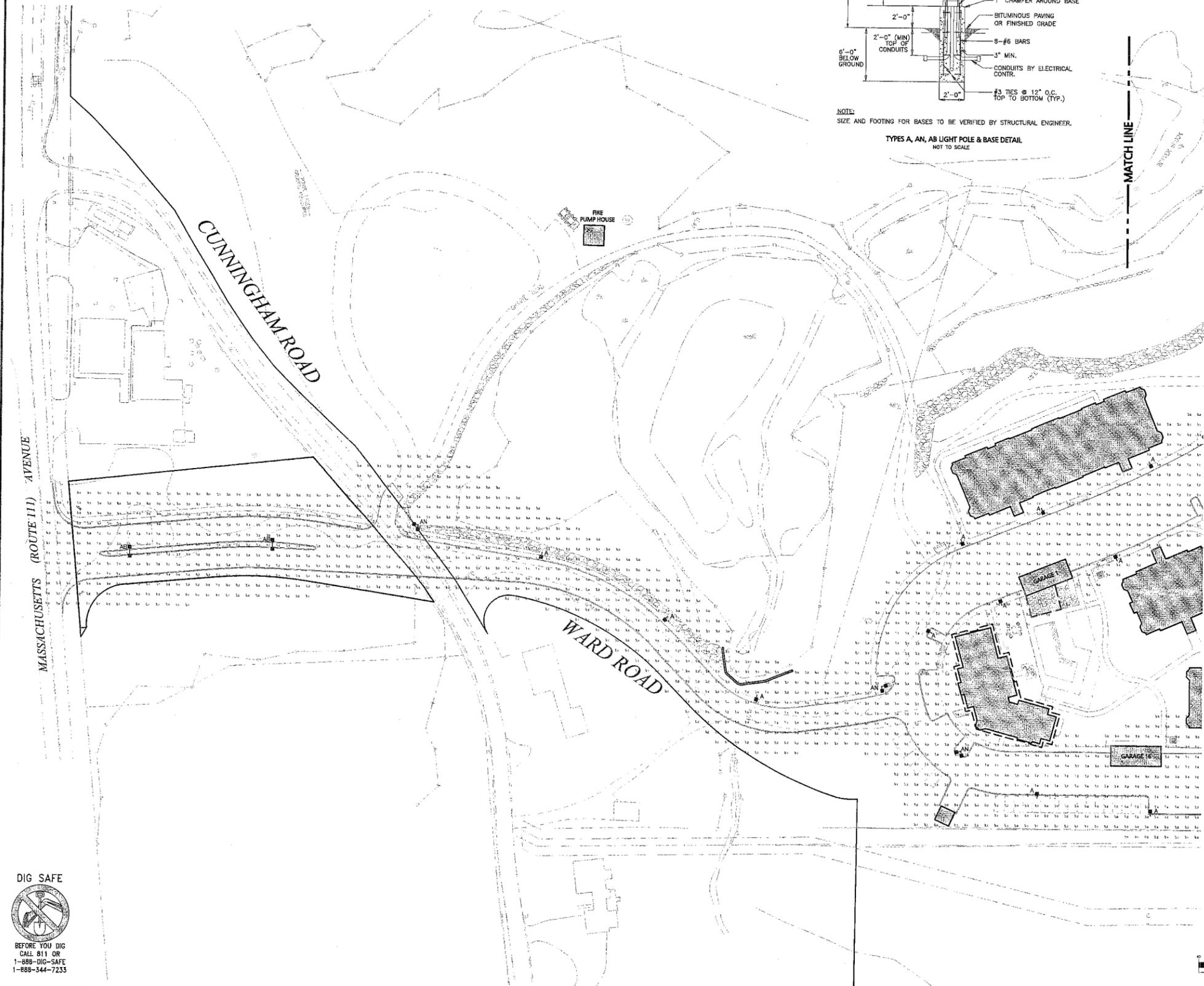
NOTE:
SIZE AND FOOTING FOR BASES TO BE VERIFIED BY STRUCTURAL ENGINEER.

TYPES A, AN, AB LIGHT POLE & BASE DETAIL
NOT TO SCALE

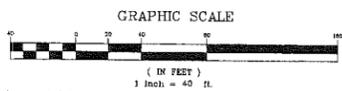
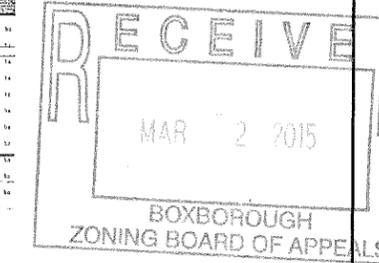
- NOTES:
- ALL LIGHTING FIXTURES SHALL BE MANUFACTURED BY US ARCHITECTURAL LIGHTING OR APPROVED EQUAL.

CONTACT INFORMATION:
PAUL ABDELLA
OMNI-LITE, INC.
263 WHINN STREET
BURLINGTON, MA 01803
PHONE: 781-272-2300
FAX: 781-272-0759
www.omnilite.com

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL PARKING AREA AND ACCESS DRIVE LIGHTS SHALL OPERATE ON A PHOTO-CELL & PROGRAMMABLE TIMER.
- CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.
- WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-544-7233



MAJORS OF TOWN OF BOXBOROUGH ZONING BYLAW:
4.4.0001 USE REGULATIONS SCHEDULE:
MAJORS TO PERMIT SINGLE-FAMILY AND MULTI-FAMILY ATTACHED HOUSING USES NOT OTHERWISE PERMITTED IN THE INDUSTRIAL COMMERCIAL DISTRICT (I.E. THE PROPOSED TWO (2) SINGLE-FAMILY DWELLINGS AND THE PROPOSED 24 WARDWICK UNITS IN CLERK (11) MULTI-FAMILY BUILDINGS FOR A TOTAL OF 246 UNITS)
MAJORS TO PERMIT A USE WHICH IS NOT OTHERWISE ACCESSORY TO INDUSTRIAL-COMMERCIAL, USE, I.E. A TELECOMMUNICATIONS OFFICE.
5.0002 DIMENSIONAL SCHEDULE:
MAJORS OF REQUIREMENT FOR A MAXIMUM FLOOR AREA RATIO OF 0.10.
6.0004 SURFACE, CIRCULATION, AND LANDSCAPING REQUIREMENTS
MAJORS OF REQUIREMENT THAT AUTOMATIC PARKING SPACES SHALL NOT BE LESS THAN 7.5 FEET BY 30 FEET, IN ORDER TO ALLOW PARKING SPACES TO BE USED BY 30 FEET BY 30 FEET.
6.0103 MULTIPLE BUILDINGS ON ONE LOT:
MAJORS OF REQUIREMENT THAT WHERE MORE THAN ONE BUILDING IS PERMITTED ON A LOT, THE TOTAL FLOOR AREA SHALL BE LIMITED TO THE PERMITTED FLOOR AREA OF THE LOT.
6.0104 SPECIAL REQUIREMENTS:
MAJORS OF REQUIREMENT THAT PRIVATE CONSTRUCTION SHALL BE PERMITTED UNDER THIS COMPREHENSIVE PERMIT.
MAJORS OF REQUIREMENT THAT PRIVATE CONSTRUCTION SHALL BE PERMITTED UNDER THIS COMPREHENSIVE PERMIT.
7.0000 SPECIAL REQUIREMENTS:
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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 2. | 02/27/2015 | REVISED PER TOWN COMMENTS |
| 1. | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO. 207501 DATE: 02-11-2015

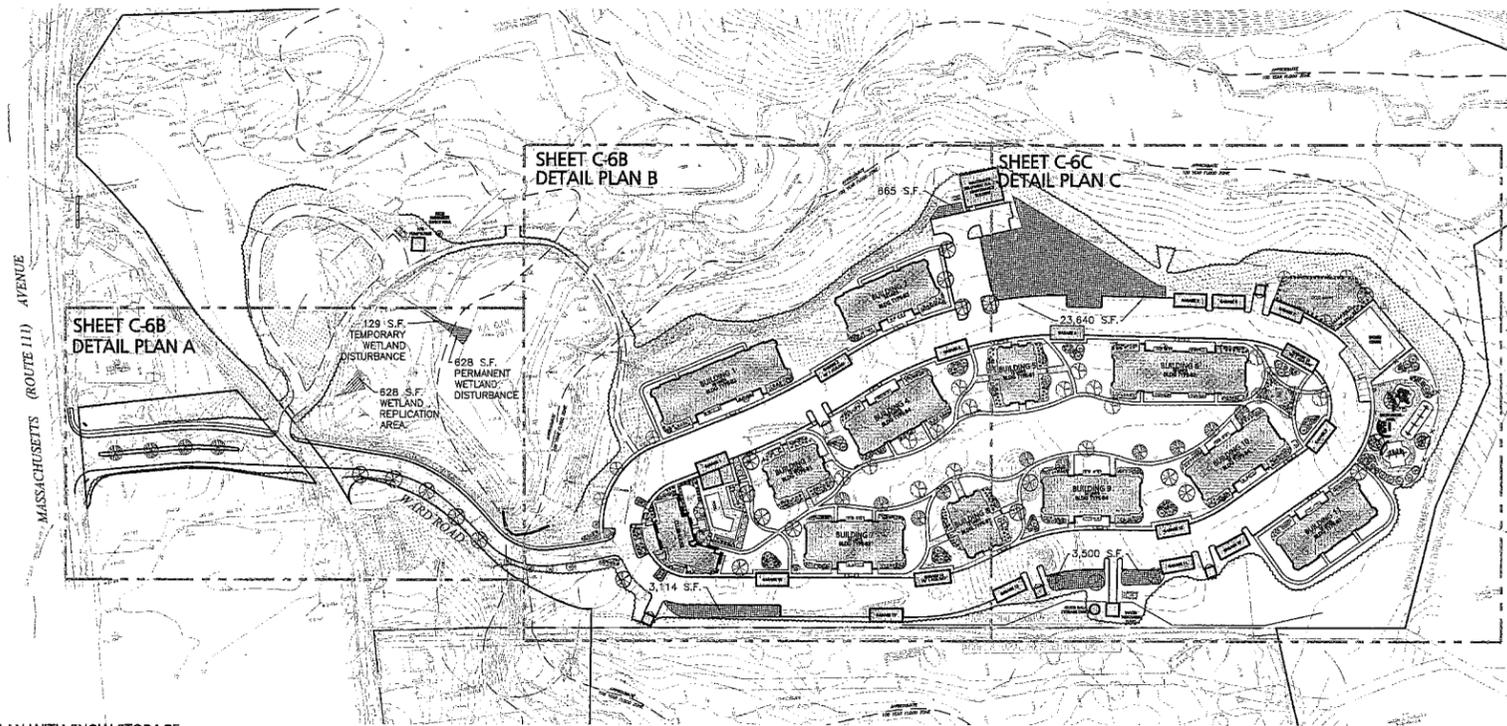
SCALE: 1"=47' DWG. NAME: C2075-10

DESIGNED BY: SLL CHECKED BY: CMQ



THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THE PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MOIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY RESERVE ALL INDICATION OF THE DOCUMENTS AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORDED COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: LIGHTING PLAN SHEET NO. C-6A



LOCUS PLAN WITH SNOW STORAGE
SCALE: 1"=100'

PLANT SCHEDULE - TREES, SHRUBS & PERENNIALS

| KEY | QUANTITY | BOTANICAL NAME | COMMON NAME | MIN. SIZE | SPACING | COMMENTS |
|----------------------------------|----------|--------------------------------------|----------------------------------|-----------------|----------|----------|
| TREES | | | | | | |
| AC | 12 | ACER GINNALA | AMUR MAPLE | 6'-7" HT. | AS SHOWN | B&B |
| FP | 6 | FRAXINUS PENNSYLVANICA 'SUMMIT' | SUMMIT GREEN ASH | 2.5"-3" CAL. | AS SHOWN | B&B |
| GT | 27 | GLEDITSIA TRIACANTHOS | HONEY LOCUST | 2.5"-3" CAL. | AS SHOWN | B&B |
| TC | 14 | TILIA CORDATA | LITTLELEAF LINDEN | 3" CAL. | AS SHOWN | B&B |
| UP | 19 | ULMUS PARVIFOLIA 'ALLEE' | LACEBARK ELM | 2.5"-3" CAL. | AS SHOWN | B&B |
| EVERGREEN/FLOWERING TREES | | | | | | |
| AC | 25 | ABIES CONCOLOR | WHITE FIR | 8'-10" HT. | AS SHOWN | B&B |
| PP | 31 | PICEA PLUNGENS 'FAT ALBERT' | COLORADO BLUE SPRUCE | 7'-8" HT. | AS SHOWN | B&B |
| PS | 4 | PINUS STROBUS 'FASTIGIATA' | EASTERN WHITE PINE | 7'-8" HT. | AS SHOWN | B&B |
| PR | 7 | PRUNUS CERASIFERA 'NEWPORT' | NEWPORT PLUM | 2.5"-3" CAL. | AS SHOWN | B&B |
| TE | 33 | THUJA OCCIDENTALIS 'EMERALD' | EMERALD ARBOVITAE | 5'-6" HT. | AS SHOWN | B&B |
| SR | 14 | SYRINGA RETICULATA 'IVORY SILK' | JAPANESE TREE LILAC | 2"-2.5" CAL. | AS SHOWN | B&B |
| SHRUBS | | | | | | |
| CV | 39 | CALLUNA VULGARIS 'ROSEA' | ROSEA HEATHER | 1'-1.5" HT. | AS SHOWN | POT |
| CD | 52 | CALLUNA VULGARIS 'DARLYNSIS' | DARLYNSIS HEATHER | 1'-1.5" HT. | AS SHOWN | POT |
| HI | 16 | HIBISCUS SYRIACUS 'MARINA' | ROSE OF SHARON | 3'-4" HT. | AS SHOWN | POT |
| HY | 92 | 'TWIST AND SHOUT' HYDRANGEA | TWIST AND SHOUT HYDRANGEA | 2'-2.5" HT. | AS SHOWN | POT |
| JC | 98 | JUNIPERUS CHINENSIS VAR. 'SARGENTII' | GREEN SARGENT JUNIPER | 18"-24" SPD. | AS SHOWN | POT |
| KL | 111 | MINIATURE MOUNTAIN LAUREL | MINIATURE MOUNTAIN LAUREL | 1.5"-2" HT. | AS SHOWN | POT |
| MD | 49 | MICRODIDIA DECUSSATA | SIBERIAN CARPET CYPRESS | 2"-2.5" SPREAD. | AS SHOWN | POT |
| MY | 18 | MYRTICA PENNSYLVANICA | SAMBERRY | 3'-3.5" HT. | AS SHOWN | POT |
| RC | 37 | RHOODODENDRON 'CUNNINGHAM'S WHITE' | CUNNINGHAM'S WHITE RHOODODENDRON | 2.5"-3" HT. | AS SHOWN | POT |
| RO | 144 | RHOODODENDRON 'PINK KNOCKOUT ROSES' | PINK KNOCKOUT ROSE | 2.5"-3" HT. | AS SHOWN | POT |
| RP | 73 | RHOODODENDRON OLGA MEZITT | OLGA MEZITT RHOODODENDRON | 2.5"-3" HT. | AS SHOWN | POT |
| TX | 78 | TAXUS CUSPIDATA 'GREENWAY' | GREENWAY SPREADING YEW | 2'-2.5" HT. | AS SHOWN | POT |

LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BOXBOROUGH, MA.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7333) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.

| KEY | QUANTITY | BOTANICAL NAME | COMMON NAME | MIN. SIZE | SPACING | COMMENTS |
|-------------------|----------|--|--------------------|-----------|----------|--|
| PERENNIALS | | | | | | |
| AA | TBD | ALLIUM FLATUNENSE | GIANT ALLIUM | BULBS | 6" O.C. | STAGGERED |
| CZ | TBD | COREOPSIS 'ZAGREB' | ZAGREB TICKSEED | 1 GAL. | 15" O.C. | STAGGERED |
| EP | TBD | LEHNINGIA PURPUREA 'MAGNUS' | PURPLE CONEFLOWER | 2 GAL. | 18" O.C. | STAGGERED |
| HP | TBD | HEMEROCALLIS 'PARSON WEE' | DAYLILY | 2 GAL. | 18" O.C. | STAGGERED |
| HR | TBD | HEMEROCALLIS 'ROSEY RETURNS' | DAYLILY | 2 GAL. | 18" O.C. | STAGGERED |
| HB | TBD | HOSTA 'BLUE CADET' | BLUE CADET HOSTA | 2 GAL. | 18" O.C. | STAGGERED |
| HG | TBD | HOSTA 'GUACAMOLE' | GUACAMOLE HOSTA | 2 GAL. | 18" O.C. | STAGGERED |
| HP | TBD | HOSTA 'PATRIOT' | PATRIOT HOSTA | 2 GAL. | 18" O.C. | STAGGERED |
| LB | TBD | LEUCANTHEMUM X SUPERBUM 'BROOKLYN' | SHASTA DAISY | 2 GAL. | 18" O.C. | STAGGERED |
| LP | TBD | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LIRIOPE | 2 GAL. | 18" O.C. | STAGGERED |
| LV | TBD | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LIRIOPE | 2 GAL. | 18" O.C. | STAGGERED |
| LS | TBD | LIRIOPE SPICATA | CREeping LIRIOPE | 2 GAL. | 18" O.C. | STAGGERED |
| DA | TBD | NARCISSUS SPECIES: 'JETTIE', 'MINNOW', 'FEBRUARY GOLD' & 'BELL BELL' | DAFFODIL | BULBS | 8" O.C. | STAGGERED, MIX EQUAL AMOUNTS OF EACH SPECIES |
| PA | TBD | PAPAVER ORIENTAL BRILLIANT | ORIENTAL POPPY | 2 GAL. | 24" O.C. | STAGGERED |
| PL | TBD | PHYSOCALIA ATRIPLEXIFOLIA 'LITTLE SPIRE' | RUSSIAN SAGE | 3 GAL. | 24" O.C. | STAGGERED |
| RF | TBD | RUBRICKIA FULGIDA FULGIDA | CONEFLOWER | 2 GAL. | 18" O.C. | STAGGERED |
| SA | TBD | SALVIA 'RHAPSODY IN BLUE' | MEADOW SAGE | 2 GAL. | 18" O.C. | STAGGERED |
| SL | TBD | SEDUM 'AUTUMN JOY' | SEDUM | 2 GAL. | 18" O.C. | STAGGERED |
| TU | TBD | TULIPA PINK & WHITE MIXTURE | TULIPS | BULBS | 6" O.C. | STAGGERED |

LANDSCAPE NOTES (cont.)

- ANY FALL TRANSPANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SPREAD NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES & NEW ENGLAND CONSERVATION/WILDLIFE MIX ON AREAS NOTED ON THE PLAN. MIX EACH SEPARATE MIX TOGETHER AT 50/50 RATIO. (SEE SEED MIX SPECIFICATION ON THIS SHEET)
- SPREAD AT A RATIO OF 1 LB PER 800 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-546-8000.
- SEEDED AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION IN THE FALL.
- SPREAD NEW ENGLAND WETLAND MIX AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES ON AREAS NOTED ON THE PLAN. MIX EACH SEPARATE MIX TOGETHER AT 80/20 RATIO. (SEE SEED MIX SPECIFICATION ON THIS SHEET)
- SPREAD AT A RATIO OF 1 LB PER 800 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-546-8000.
- SEEDED AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION IN THE FALL.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL. TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

TOWN OF BOXBOROUGH, MA, ZONING SUMMARY:

REQUIRED:
6200 LANDSCAPING, SCREENING, AND OUTDOOR LIGHTING
6201 YARDS
EXCEPT AS PROVIDED ELSEWHERE IN THIS BYLAW, EVERY REQUIRED FRONT YARD, AS DEFINED HEREIN, SHALL BE MAINTAINED AS PERMANENT OPEN SPACE IN GRASS, GROUND COVER, TREES, PLANTINGS, SHRUBS, AND NATURAL ELEMENTS OF THE SITE, AND SHALL REMAIN FREE OF ANY BUILDINGS, ACCESSORY BUILDINGS, OR PARKING AREAS.

(1) IN ANY BUSINESS, OFFICE PARK, OR INDUSTRIAL-COMMERCIAL DISTRICT, THE REQUIRED FRONT YARD SETBACK MAY NOT BE USED FOR PARKING. A LANDSCAPED AREA SHALL BE REQUIRED FOR AT LEAST THE DEPTH OF THE FRONT YARD SETBACK BEGINNING AT THE STREET LINE AND EXTENDING THE FULL LENGTH OF THE FRONTAGE UNINTERRUPTED EXCEPT FOR PERMITTED ENTRANCE AND EXIT DRIVES. IN A BUSINESS DISTRICT THE SIDE AND REAR YARD SETBACKS MAY BE USED FOR PARKING PROVIDED THAT NO PARKING IS LOCATED WITHIN 10 FEET OF THE LOT LINE. IN AN OFFICE PARK OR INDUSTRIAL-COMMERCIAL DISTRICT THE SIDE AND REAR YARD SETBACKS SHALL NOT BE USED FOR PARKING.

PROVIDED:
NO PARKING IS PROVIDED WITHIN ANY FRONT, SIDE, OR REAR YARD SETBACK, WHERE POSSIBLE, NATURAL EXISTING ELEMENTS OF THE SITE (VEGETATION) WITHIN THE REQUIRED FRONT SETBACK HAVE BEEN MAINTAINED. IN ADDITION, AREAS OF OPEN SPACE WITH GRASS, TREES, PLANTINGS, SHRUBS HAVE BEEN MAINTAINED WITHIN THE FRONT YARD SETBACK AREA.

REQUIRED:
6202 SCREENING
WHERE ANY OF THE USES LISTED BELOW OCCUR ADJACENT TO ANY RESIDENTIAL OR INSTITUTIONAL USE, OR TO A LOT IN A RESIDENTIAL DISTRICT, THERE SHALL BE PROVIDED A DENSE SCREEN WITHIN THE REQUIRED YARD AREA, OR AROUND THE PARTICULAR USE, WHICHEVER IS APPROPRIATE AS DETERMINED BY THE INSPECTOR OF BUILDINGS. ALL SUCH SCREENING SHALL BE MAINTAINED BY THE OWNER IN ASIGHTLY CONDITION AT ALL TIMES. THE BOARD OF APPEALS MAY, BY SPECIAL PERMIT, WAIVE OR REDUCE THE ABOVE REQUIRED SCREENING REQUIREMENTS WHERE IT IS EVIDENT THAT, BECAUSE OF TOPOGRAPHY OR OTHER CONDITIONS REGULAR TO THE SITE, A LESSER AMOUNT OF SCREENING WOULDNOT TEND TO INCREASE NUISANCE, REDUCE PROPERTY VALUES OR AMENITIES, OR INCREASE HAZARDS TO LIFE, HEALTH OR PUBLIC SAFETY.

(1) THE FOLLOWING USES SHALL BE SCREENED AS PROVIDED HEREIN:
(A) PARKING AREAS OR OFF-STREET LOADING AREAS.
(B) THE SCREEN SHALL CONSIST OF:
(A) NATURAL MATERIALS ON THE SITE, INCLUDING EXISTING TREES AND WOODS, OR EVERGREEN PLANTINGS, AT LEAST THREE FEET IN HEIGHT AT THE TIME OF PLANTING AND WHICH WILL NORMALLY AT MATURITY REACH AT LEAST FIVE FEET IN HEIGHT; OR
(B) A WALL OR FENCE NOT MORE THAN EIGHT FEET HIGH CONSTRUCTED OF DURABLE MATERIALS AT LEAST FIFTY PERCENT GRADE, SUPPLEMENTED WITH PLANTINGS, TREES, GRASS, AND OTHER LANDSCAPE ELEMENTS.
(C) WHERE THE PROPOSED USE IS LOCATED IN THE OFFICE PARK OR THE INDUSTRIAL-COMMERCIAL DISTRICT, A CONTINUOUS BUFFER, LANDSCAPED UTILIZING NATURAL FEATURES AND PLANTINGS TO PROVIDE AN EFFECTIVE SCREEN FOR THE PROPOSED OPERATION, SHALL BE MAINTAINED WITHIN ALL REQUIRED YARDS OR SETBACK AREAS. NOTWITHSTANDING ANYTHING IN THIS BYLAW TO THE CONTRARY, NO PARKING AREA SHALL BE CONTAINED WITHIN THIS BUFFER.

PROVIDED:
A CONTINUOUS LANDSCAPE BUFFER SCREEN UTILIZING NATURAL FEATURES INCLUDING EXISTING WOODS, AND PROPOSED EVERGREEN PLANTINGS HAS BEEN PROVIDED WITHIN ALL REQUIRED YARDS AND SETBACK AREAS. NO PARKING IS CONTAINED WITHIN THIS BUFFER.

(SEE NOTES ABOVE FOR APPLICATION RATE OF SEED MIXES)

NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES:

- CREeping RED FESCUE
- CANADA WILD RYE
- ANNULAR RYEGRASS
- RYEGRASS
- BLUE GRAMA
- LITTLE BLUESTEM
- INDIAN GRASS
- ROUGH BENTGRASS/TICKLEGRASS
- UPLAND BENTGRASS

NEW ENGLAND CONSERVATION/WILDLIFE MIX:

- VIRGINIA WILD RYE
- LITTLE BLUESTEM
- RIG BLUESTEM
- CREeping RED FESCUE
- SWITCH GRASS
- FARTHRIDGE PEA
- DEER TONGUE
- INDIAN GRASS
- OX EYE SUNFLOWER
- COMMON MILKWEED
- SPOTTED JOE PYE WEED
- GRASS LEAVED GOLDENROD
- BLUE VERVAIN
- NEW ENGLAND ASTER
- EARLY GOLDENROD

NEW ENGLAND WETMIX (WETLAND SEED MIX):

- CAREX VULPINODEA
- CAREX LURIDA LURID
- CAREX SCOPARIA
- VERBENA HASTATA
- SCIRPUS ATROVIRENS
- CAREX LITorea
- BIDENS CERNUA
- CAREX OMOIDA
- CAREX CRINITA
- JUNCUS EFFUSUS
- SCIRPUS OXYPERNUS
- GLYCERIA GRANDIS
- EUPATORIUM MACULATUM
- EUPATORIUM PERfolIATUM
- ALISMA SUBCROTICATUM
- ASTER PUNICEUS
- GLYCERIA CANADENSIS
- SCIRPUS VALIDUS SOFT
- ASCLEPIAS INCARNATA
- SMILAX RINGENS

GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY ARM PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
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LEGEND:

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING OVERHANG
- BUILDING ARCHITECTURE
- CURB
- RETAINING WALL
- CONCRETE SIDEWALK
- ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS
- CHAIN LINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- TRANSFORMER
- WETLAND DISTURBANCE
- WETLAND REPLICATION
- TEMPORARY WETLAND DISTURBANCE
- APPROX. LIMIT OF CLEARING BY PROP. TREELINE TO REMAIN
- SEED MIX (SEE NOTE #19)
- PERENNIALS
- SHRUBS
- DECIDUOUS TREES
- FLOWERING TREES
- EVERGREEN TREES
- SNOW STORAGE AREA

NOTES:

- SNOW WILL BE STOCKPILED ON SITE UNTIL THE ACCUMULATED SNOW CAN BE REMOVED AND DISPOSED OF OFF-SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSACHUSETTS DEP, BUREAU OF RESOURCE PROTECTION - SNOW DISPOSAL GUIDELINE PERMIT-01. GOVERNING THE PROPER DISPOSAL OF SNOW. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO FOLLOW THESE GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.
- APPROXIMATE TOTAL SNOW STORAGE AREA ON SITE: 30,919± S.F.

GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

2. 02/27/2015 REVISED PER TOWN COMMENTS
1. 02/12/2015 ISSUED FOR ZONING BOARD OF APPEALS

| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 2 | 02/27/2015 | REVISED PER TOWN COMMENTS |
| 1 | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO. 2075-01 | DATE: 02-11-2015

SCALE: 1"=100' | DWG. NAME: C075-10

DESIGNED BY: JGJ/SIL | CHECKED BY: RB/CMQ

PREPARED BY:

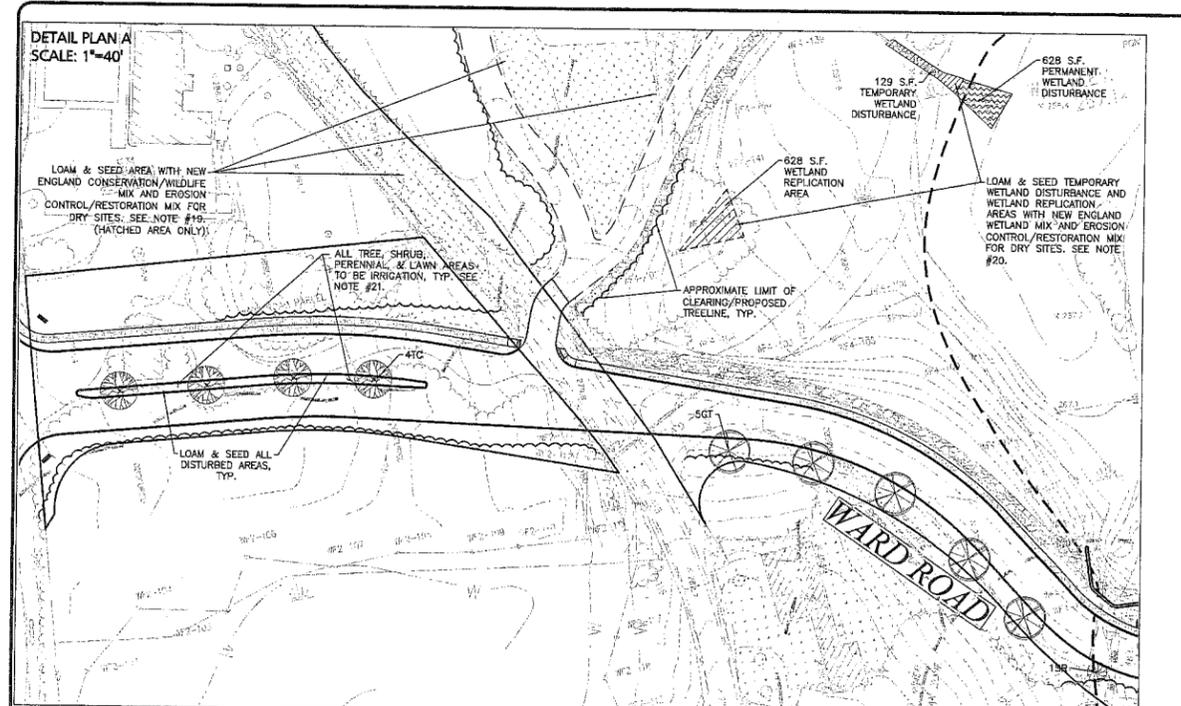
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DRAWING TITLE: **LANDSCAPE & SNOW STORAGE PLAN** | SHEET No. **C-7A**

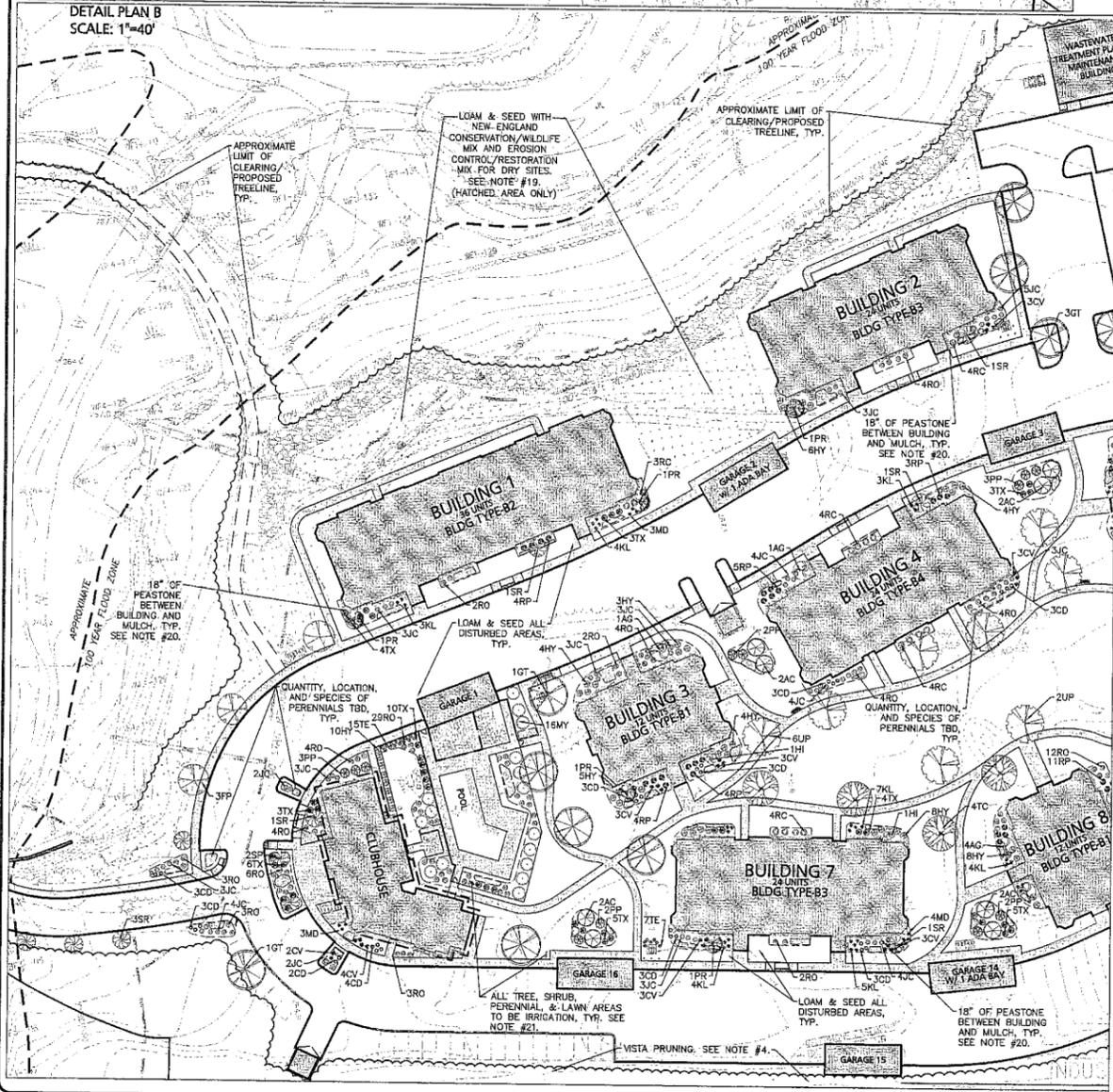


LOAM AND SEEDING NOTES:

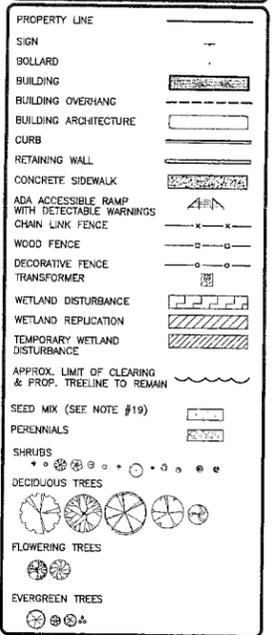
CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

| SCIENTIFIC NAME | COMMON NAME | PROPORTION BY WEIGHT | PERCENT PURITY | PERCENT GERMINATION |
|-------------------------------|---------------------------|----------------------|----------------|---------------------|
| FESTUCA RUBRA "RUBRA" | CREeping RED FESCUE | 37% | 95% | 90% |
| PAO PRAENTENSIS "BARON" | BARON KENTUCKY BLUEGRASS | 40% | 85% | 90% |
| LOLIUM PERENNE "PALMER" | PALMER PERENNIAL RYEGRASS | 15% | 95% | 90% |
| FESTUCA RUBRA COMMUTATA WILMA | WILMA CHEWINGS | 8% | 95% | 80% |

- SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
- SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, AND SOIL STABILIZER "LUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
- COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
- LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
- CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

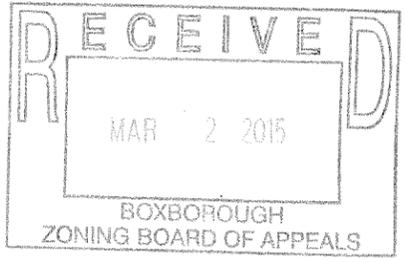


LEGEND:



GENERAL NOTES:

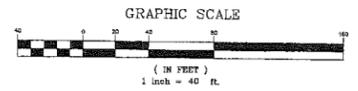
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- CONTRACTOR TO COORD. WITH OWNER ON SCOPE OF WORK FOR VISTA PRUNING OF EXISTING TREES ON APPLICANT'S PROPERTY FOR VIEW OF HORSE FARM. VISTA PRUNING SCOPE TO ONLY INCLUDE TRIMMING OF SOME TREE LIMBS AND REMOVAL OF SOME LIMITED SMALL BRUSH, NO TREE REMOVAL.



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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 02/12/2015 | ISSUED FOR ZONING BOARD OF APPEALS |
| 2 | 02/27/2015 | REVISED PER TOWN COMMENTS |

APPLICANT:
JPI
3 WEST MAIN STREET, SUITE 203
IRVINGTON, NY 10533

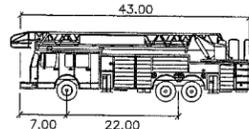
PROJECT:
JEFFERSON AT BEAVER BROOK
BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015
SCALE: 1"=40' DWG. NAME: C2075-10
DESIGNED BY: JG/SL CHECKED BY: RB/CMQ

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
P.O. BOX 1118
WOUBURN MA 01886-0118
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DRAWING TITLE: LANDSCAPE PLAN SHEET No. C-7B

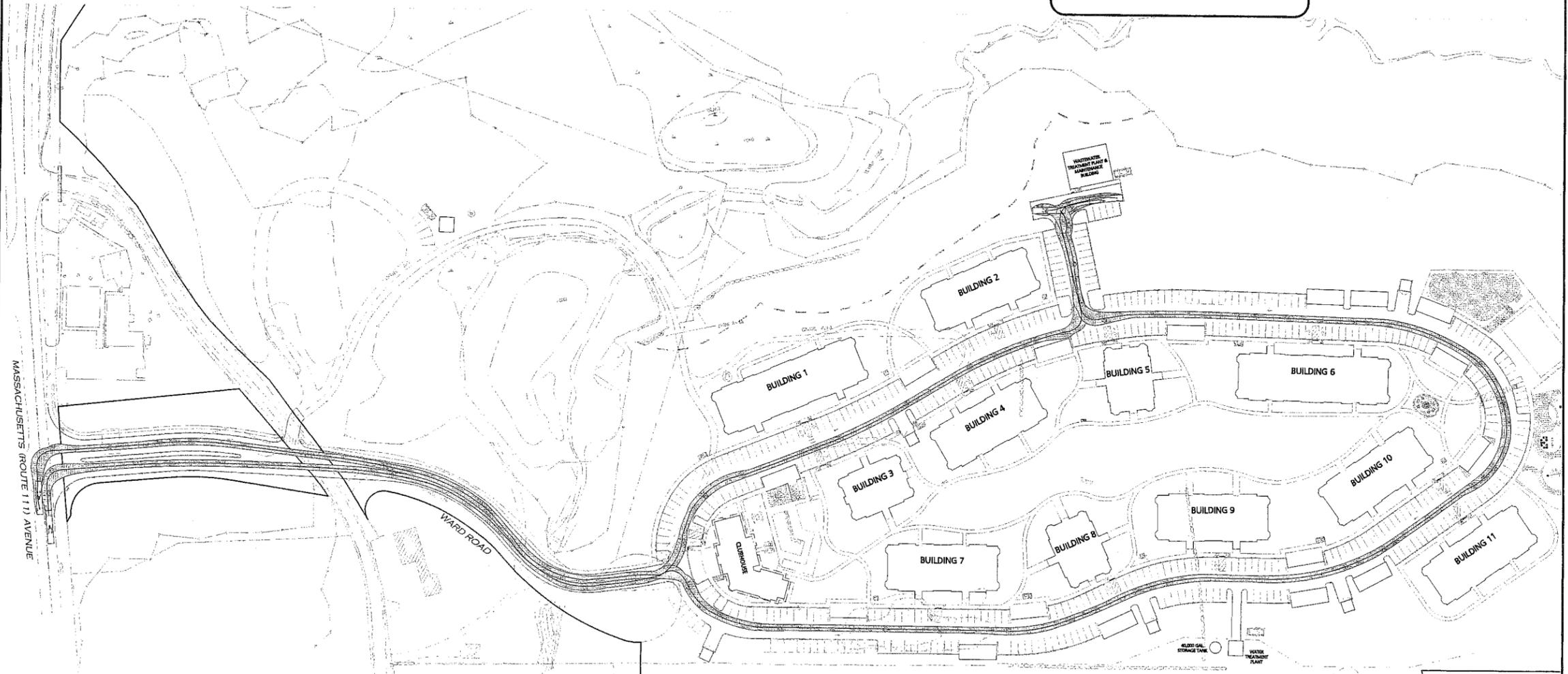


Aerial Fire Truck

| | feet |
|-------------------|--------|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 33.3 |

NOTES:

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2. ALL STANDPIPE AND HYDRANT LOCATIONS TO BE REVIEWED WITH FIRE DEPARTMENT PRIOR TO INSTALLATIONS.



BOARD OF ZONING REGULATIONS BOXBOROUGH, MASSACHUSETTS
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MASSACHUSETTS ROUTE 111 AVENUE

WARD ROAD

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 7

BUILDING 8

BUILDING 5

BUILDING 6

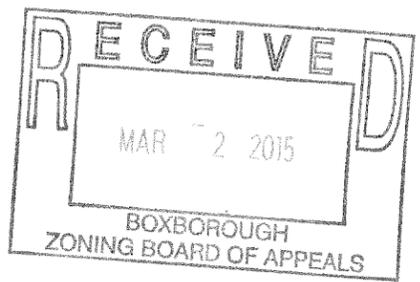
BUILDING 9

BUILDING 10

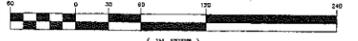
BUILDING 11

4000 GAL. STORAGE TANK

WATER TREATMENT PLANT



GRAPHIC SCALE



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 BOXBOROUGH, MA

PROJECT NO. 2075-01 DATE: 02-11-2015
 SCALE: 1"=60' DWG. NAME: C2075-10
 DESIGNED BY: SIL CHECKED BY: CMD

PREPARED BY:

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DRAWING TITLE: FIRETRUCK TURNING PLAN SHEET No. FT-1

