SITE PLAN FOR
EDGEMERE CROSSING AT FLINT POND
180-222 HARTFORD TURNPIKE

DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
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03/17/2017	-	KEYSHEET	EXISTING CONDITIONS (PREPARED BY GUERRIERE & HALNON, INC.)
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03/17/2017	-	PAGE 2 OF 4	EXISTING CONDITIONS (PREPARED BY GUERRIERE & HALNON, INC.)
03/17/2017	-	PAGE 3 OF 4	EXISTING CONDITIONS (PREPARED BY GUERRIERE & HALNON, INC.)
03/17/2017	-	PAGE 4 OF 4	EXISTING CONDITIONS (PREPARED BY GUERRIERE & HALNON, INC.)
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06/19/2019	11/25/2019	C-2A - C-2E	GRADING AND DRAINAGE PLAN
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06/19/2019	-	A1	MARKET BASKET & RETAIL BUILDINGS - PROPOSED DESIGN CONCEPT (PREPARED BY HARRISON FRENCH & ASSOCIATES)
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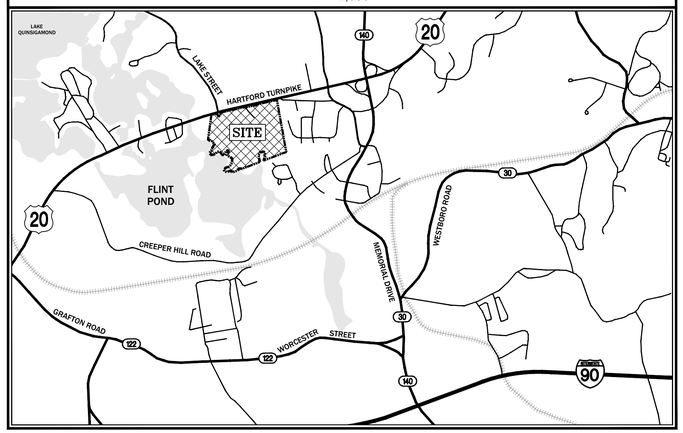
06/19/2019	-	A3	PHARMACY BUILDING - PROPOSED DESIGN CONCEPT (PREPARED BY HARRISON FRENCH & ASSOCIATES)

LOCUS MAP
1" = 2,000'



RJOC

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

ROUTE 20
NOMINEE TRUST
55 CAMBRIDGE PARKWAY
SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
c/o DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

DESIGN TEAM

CIVIL ENGINEERING:
RJ O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE, SUITE 201
STONEHAM, MA 02180
ATTN: ROY SMITH
PHONE: (781) 279-0180

TRAFFIC:
VANASSE HANGEN BRUSTLIN
101 WALNUT STREET, P.O. BOX 9151
WATERTOWN, MA 02472
PHONE: (617) 924-1770

SURVEY:
GUERRIERE AND HALNON, INC.
38 POND STREET, SUITE 205
FRANKLIN, MA 02038
ATTN.: EDWARD J. OBRIEN
PHONE: (508) 528-3221

LEGAL:
FLETCHER TILTON PC
370 MAIN STREET, 12TH FLOOR
WORCESTER, MA 01608
ATTN.: MARK L. DONAHUE
PHONE: (617) 574-6591

ARCHITECTURE:
CUBE 3 STUDIO
370 MERRIMACK STREET, SUITE 337
LAWRENCE, MA 01843
PHONE: 978-989-9900

ARCHITECTURE:
HARRISON FRENCH & ASSOCIATES
31 HAYWARD STREET
FRANKLIN, MA 02038
ATTN: AKSEL SOLBERG, AIA
PHONE: (972) 701-9636

LANDSCAPE ARCHITECT:
VANASSE HANGEN BRUSTLIN
101 WALNUT STREET, P.O. BOX 9151
WATERTOWN, MA 02472
ATTN: STEPHEN F. DERDIARIAN
PHONE: (617) 607-2736

GOVERNMENT/UTILITY CONTACTS

TOWN MANAGER:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: KEVIN J. MIZIKAR
PHONE: (508) 841-8508

HEALTH DEPARTMENT:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ABBY GRAHAM, REGIONAL
PUBLIC HEALTH SPECIALIST
PHONE: (508) 841-8347

FIRE DEPARTMENT:
SHREWSBURY FIRE DEPARTMENT
11 CHURCH ROAD
SHREWSBURY, MA 01545
ATTN: JAMES M. VUONA, FIRE CHIEF
PHONE: (508) 841-8522

POLICE DEPARTMENT:
106 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: JAMES HESTER JR.,
CHIEF OF POLICE
PHONE: (508) 841-8577

PLANNING AND
ECONOMIC DEVELOPMENT:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: KRISTEN D. LAS, ASSISTANT TOWN
MANAGER/ED COORDINATOR
PHONE: (508) 841-8502

DEPARTMENT OF PUBLIC WORKS:
TOWN HALL
100 MAPLE AVENUE, 2ND FLOOR
SHREWSBURY, MA 01545
ATTN: JEFFREY W. HOWLAND, DIRECTOR
PHONE: (508) 841-8502

SEWER COMMISSION:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: ROBERT TOZESKI,
SUPERINTENDENT
PHONE: 508-841-8506

BUILDING INSPECTOR:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: PATRICIA SHEEHAN,
INSPECTOR OF BUILDINGS
PHONE: 508-841-8512

ASSESSOR'S DEPARTMENT:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: CHRISTOPHER REIDY,
PRINCIPAL ASSESSOR
PHONE: 508-841-8501

TOWN ENGINEER:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: ANDREW TRUMAN, PE
SENIOR CIVIL ENGINEER
PHONE: 508-841-8502

CONSERVATION COMMISSION:
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: BRAD STONE, ENGINEER -
CONSERVATION AND STORMWATER
COORDINATOR
PHONE: (508) 841-8502

MASSDOT:
403 BELMONT STREET
WORCESTER, MA 01604
ATTN: JONATHAN GULLIVER, DISTRICT
HIGHWAY DIRECTOR
PHONE: 508-929-3800

GAS:
NSTAR
ONE NSTAR WAY
WESTWOOD, MA 02090
PHONE: 1-800-592-2000

ELECTRIC, CABLE, INTERNET
& TELEPHONE:
SELCO
TOWN HALL
100 MAPLE AVENUE
SHREWSBURY, MA 01545
ATTN: MARK MACIEJEWSKI
PHONE: (508) 841-8618

DRAWING NUMBER:
C-0
PROJECT NUMBER:
19015

Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\DWP Management\Work\19015_COVER.dwg
Nov 27, 2019 - 10:52am

SHEET 1 OF 4

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4

LAKE ST.

HARTFORD TURNPIKE
{ROUTE 20}

#180
PARCEL II
AREA=90,798±SF
(2.08±AC)

#200
PARCEL
III
AREA=417,504±SF
(9.58±AC)

#228
PARCEL I
AREA=2,464,200±SF
(56.6±AC)

N/F ELLIS

N/F PAIGE

N/F J J FARRELL, INC

THE VILLAGE AT
ORCHARD MEADOWS
CONDOMINIUM

N/F BEDENICE

N/F
P.G. REALTY TRUST
FLINT POND ESTATES
CONDOMINIUM

N/F
BOSTON
CONCESSIONS
GROUP

LAKE QUINSIGAMOND
(FLINT POND)
(A GREAT POND)

PART OF FLINT POND

SHREWSBURY
GRAFTON

SHREWSBURY
GRAFTON

SCREEN

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)

LOCUS ADDRESS: 180 HARTFORD TURNPIKE
(PARCEL II)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 286
LOCUS ASSESSOR PARCEL ID: 52 126

LOCUS ADDRESS: 200 HARTFORD TURNPIKE
(PARCEL III)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 52 128

LOCUS ADDRESS: 228 HARTFORD TURNPIKE
(PARCEL I)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 53 054

NOTES:

1. THE EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN AERIAL TOPOGRAPHIC FILE PROVIDED TO GUERRIERE & HALNON, INC. BY CARTER-BURGESS. THE AERIAL PHOTOGRAPHY WAS FLOWN BY CHAS. H. SELLS, INC IN APRIL 2000 FOR THE TOWN OF SHREWSBURY. IN 2004, GUERRIERE & HALNON, INC PERFORMED AN ON GROUND SURVEY TO CONFIRM THE AERIAL TOPOGRAPHY AND LOCATE MISCELLANEOUS DATA NOT SHOWN THEREON (THE "2004 PLAN"). THE TOPOGRAPHY AND ALL OTHER PHYSICAL FEATURES SHOWN HEREON AND DERIVED FROM THE 2004 PLAN WERE NOT FIELD VERIFIED OR UPDATED (IF NECESSARY) BY GUERRIERE & HALNON, INC. DURING THE COURSE OF THIS CURRENT SURVEY.

2. ANY CHANGES TO THIS PROPERTY SINCE THE 2004 PLAN, INCLUDING, BUT NOT LIMITED TO, ANY POSSIBLE BOUNDARY ENCROACHMENTS, ARE NOT DEPICTED ON THIS PLAN.

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4. GUERRIERE & HALNON, INC. PERFORMED AN ON GROUND, GPS BASED, SURVEY TO LOCATE THE WETLAND DELINEATION BETWEEN JANUARY 25 AND JANUARY 27, 2017. THIS DELINEATION WAS THEN OVERLAYED ONTO THE EXISTING FEATURES DERIVED FROM THE 2004 PLAN.

PLAN REFERENCE:
PLAN BOOK 825 PLAN 114

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR
3/17/2017

PROFESSIONAL LAND SURVEYOR

N

MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE
HORIZONTAL DATUM: NAD 1983 (US SURVEY FEET)
(NA2011)(EPHOCH 2010.00)
VERTICAL DATUM: NAVD 1988

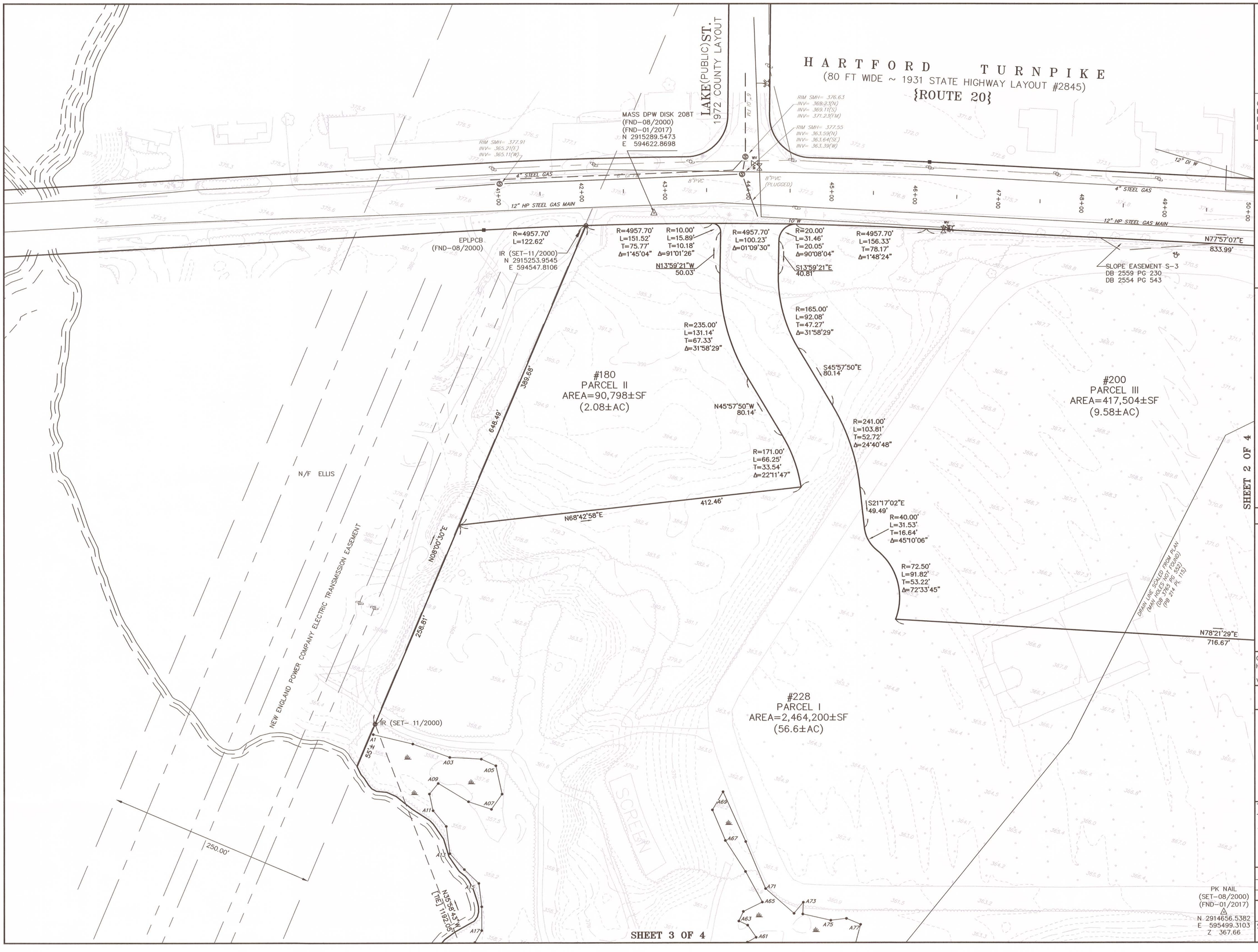
0 50 100 FEET 200 300
0 5 10 20 40 METERS 80

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.guerriereandhalnon.com

EXISTING CONDITIONS
180-228 HARTFORD TURNPIKE
SHREWSBURY
MASSACHUSETTS

DATE	REVISED

DATE	SCALE
MARCH 17, 2017	1"=100'
SHEET	JOB NO.
KEYSHEET	F4092



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OWNER(S)

LOCUS ADDRESS: 180 HARTFORD TURNPIKE
(PARCEL II)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 286
LOCUS ASSESSOR PARCEL ID: 52 126

LOCUS ADDRESS: 200 HARTFORD TURNPIKE
(PARCEL III)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 52 128

LOCUS ADDRESS: 228 HARTFORD TURNPIKE
(PARCEL I)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 53 054

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4. GUERRIERE & HALNON, INC. PERFORMED AN ON GROUND, GPS BASED, SURVEY TO LOCATE THE WETLAND DELINEATION BETWEEN JANUARY 25 AND JANUARY 27, 2017. THIS DELINEATION WAS THEN OVERLAYED ONTO THE EXISTING FEATURES DERIVED FROM THE 2004 PLAN.

PLAN REFERENCE:
PLAN BOOK 825 PLAN 114

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR
3/17/2017

PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE
HORIZONTAL DATUM: NAD 1983 (US SURVEY FEET) (NA2011)(EPHOCH 2010.00)
VERTICAL DATUM: NAVD 1988

0 25 50 FEET 100 150
0 5 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221
Fx. (508) 528-7921
55 WEST CENTRAL STREET
FRANKLIN, MA 02038
www.guerriereandhalnon.com

EXISTING CONDITIONS
180-228 HARTFORD TURNPIKE
SHREWSBURY
MASSACHUSETTS

DATE	REVISED

DATE MARCH 17, 2017	SCALE 1"=50'
SHEET 1 OF 4	JOB NO. F4092

HARTFORD TURNPIKE
(80 FT WIDE ~ 1931 STATE HIGHWAY LAYOUT #2845)
{ROUTE 20}

BM= RIGHT FRONT HOLD DOWN BOLT FIRE HYDRANT ELEVATION= 376.03

PK NAIL (SET–08/2000)
(FND–01/2017)
N 2915544.1025
E 595758.4056
Z 377.36

DHCB (FND–08/2000)

N77°57'07"E
833.99'

N77°57'07"E
634.07'

EPLPSB
(FND–08/2000)

SLOPE EASEMENT S–6
DB 2559 PG 230
DB 2554 PG 543

IR (SET–11/2000)

DB 2273 PG 258
RIGHT OF WAY FOR
12" WATER PIPELINE
(APPROX. LOCATION)

S10°01'03"E
201.83

N12°02'53"W
229.34'

N78°01'08"E
130.16'

N12°01'51"W
175.08'

N78°21'29"E
716.67'

S09°02'34"E
171.87'

S11°44'56"E
123.62'

S10°07'05"E
953.96'

N/F PAIGE

#228
PARCEL I
AREA=2,464,200±SF
(56.6±AC)

SHEET 1 OF 4

SHEET 4 OF 4

PK NAIL
(SET–08/2000)
(FND–01/2017)
N 2914656.5382
E 595499.3103
Z 367.66

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OWNER(S)

LOCUS ADDRESS: 180 HARTFORD TURNPIKE
(PARCEL II)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 286
LOCUS ASSESSOR PARCEL ID: 52 126

LOCUS ADDRESS: 200 HARTFORD TURNPIKE
(PARCEL III)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
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PLAN REFERENCE:
PLAN BOOK 825 PLAN 114

ROBERT E. CONSTANTINE, II No. 49611 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS
5/11/2017
PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS STATE PLANE NAD83 (NA2011) (EPOCH 2010.00)

COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE
HORIZONTAL DATUM: NAD 1983 (US SURVEY FEET) (NA2011)(EPHOCH 2010.00)
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0 25 50 FEET 100 150
0 5 10 20 METERS 40

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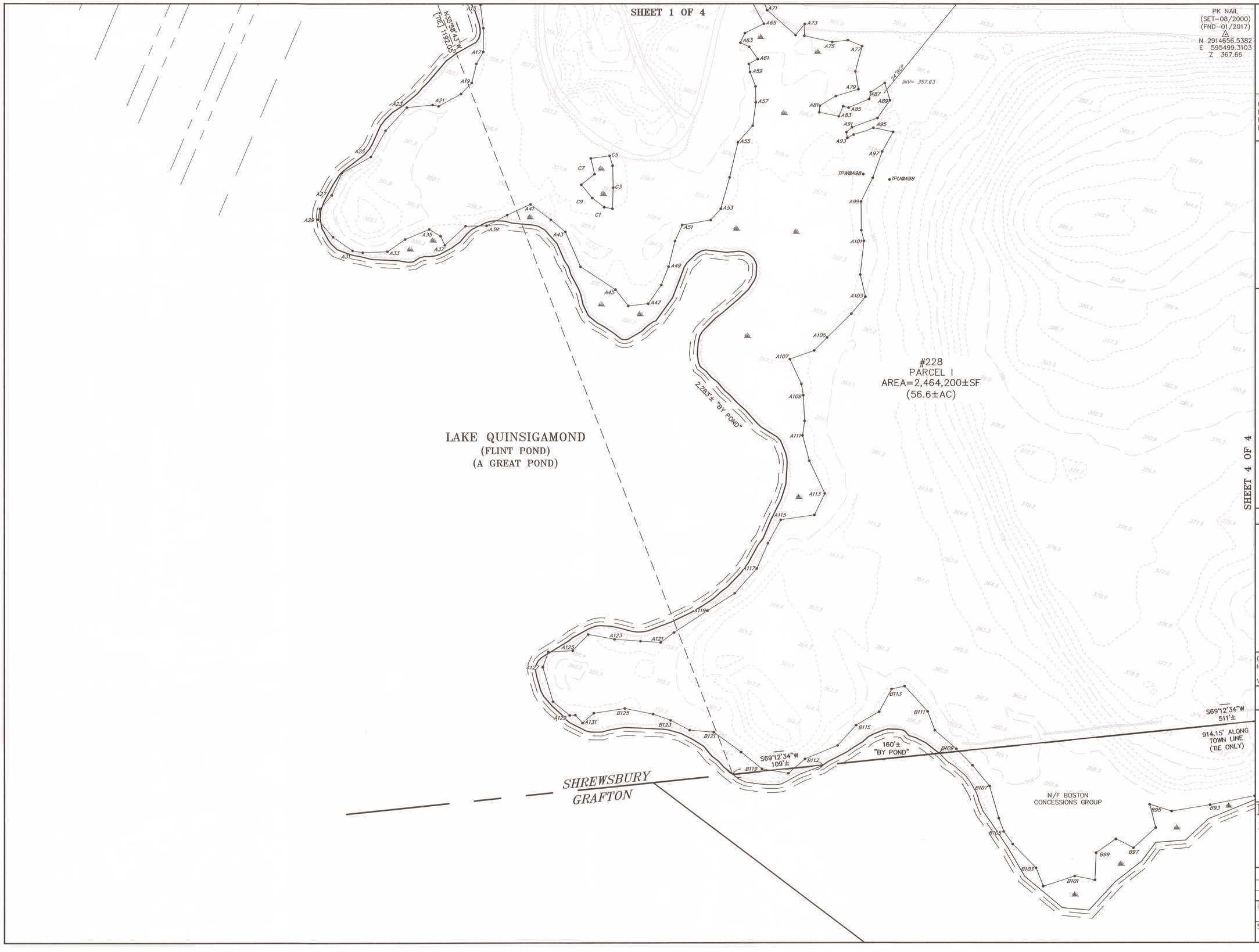
EXISTING CONDITIONS
180–228 HARTFORD TURNPIKE
SHREWSBURY
MASSACHUSETTS

DATE	REVISED

DATE MARCH 17, 2017	SCALE 1"=50'
SHEET 2 OF 4	JOB NO. F4092



UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)

LOCUS ADDRESS: 180 HARTFORD TURNPIKE
(PARCEL II)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 286
LOCUS ASSESSOR PARCEL ID: 52 126

LOCUS ADDRESS: 200 HARTFORD TURNPIKE
(PARCEL III)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 52 128

LOCUS ADDRESS: 228 HARTFORD TURNPIKE
(PARCEL I)
ROUTE 20 NOMINEE TRUST
PAUL E. GLINSKI, TRUSTEE
DEED BK. 21355 PG. 284 & 286
LOCUS ASSESSOR PARCEL ID: 53 054

NOTES:

1. THE EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN AERIAL TOPOGRAPHIC FILE PROVIDED TO GUERRIERE & HALNON, INC. BY CARTER-BURGESS. THE AERIAL PHOTOGRAPHY WAS FLOWN BY CHAS. H. SELLS, INC IN APRIL 2000 FOR THE TOWN OF SHREWSBURY. IN 2004, GUERRIERE & HALNON, INC PERFORMED AN ON GROUND SURVEY TO CONFIRM THE AERIAL TOPOGRAPHY AND LOCATE MISCELLANEOUS DATA NOT SHOWN THEREON (THE "2004 PLAN"). THE TOPOGRAPHY AND ALL OTHER PHYSICAL FEATURES SHOWN HEREON AND DERIVED FROM THE 2004 PLAN WERE NOT FIELD VERIFIED OR UPDATED (IF NECESSARY) BY GUERRIERE & HALNON, INC. DURING THE COURSE OF THIS CURRENT SURVEY.

2. ANY CHANGES TO THIS PROPERTY SINCE THE 2004 PLAN, INCLUDING, BUT NOT LIMITED TO, ANY POSSIBLE BOUNDARY ENCROACHMENTS, ARE NOT DEPICTED ON THIS PLAN.

3. WETLAND DELINEATION WAS PERFORMED BY ECOTEC INC. OF WORCESTER, MA IN JANUARY OF 2017 WITH NO SNOW COVER.

4. GUERRIERE & HALNON, INC. PERFORMED AN ON GROUND, GPS BASED, SURVEY TO LOCATE THE WETLAND DELINEATION BETWEEN JANUARY 25 AND JANUARY 27, 2017. THIS DELINEATION WAS THEN OVERLAYED ONTO THE EXISTING FEATURES DERIVED FROM THE 2004 PLAN.

PLAN REFERENCE:
PLAN BOOK 825 PLAN 114

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR
3/17/2017

PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS STATE PLANE NAD83 (NA2011) (EPOCH 2010.00)

COORDINATE SYSTEM:	MASSACHUSETTS STATE PLANE
HORIZONTAL DATUM:	NAD 1983 (US SURVEY FEET) (NA2011)(EPHOCH 2010.00)
VERTICAL DATUM:	NAVD 1988

0 25 50 FEET 100 150
0 5 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221
Fx. (508) 528-7921
55 WEST CENTRAL STREET
FRANKLIN, MA 02038
www.guerriereandhalnon.com

EXISTING CONDITIONS
180-228 HARTFORD TURNPIKE
SHREWSBURY
MASSACHUSETTS

DATE	REVISED

DATE: MARCH 17, 2017	SCALE: 1"=50'
SHEET: 3 OF 4	JOB NO.: F4092

SHEET 3 OF 4

PK NAIL
(SET–08/2000)
(FND–01/2017)
N 2914656.5382
E 595499.3103
Z 367.66

S10°07'05"E
953.96'

N/F J J FARRELL, INC

THE VILLAGE AT ORCHARD MEADOWS
CONDOMINIUM

#228
PARCEL I
AREA=2,464,200±SF
(56.6±AC)

689'±
"BY POND"

ROUTE 20 OVERLAY DISTRICT
COMMERCIAL–BUSINESS
RURAL B

ROUTE 20 OVERLAY DISTRICT
COMMERCIAL–BUSINESS S69°12'34"W 673.96' (681'± TO WATER)
RESIDENTIAL R–40

S69°12'34"W
511'±

914.15' ALONG
TOWN LINE
(TIE ONLY)

DH (SET– 11/2000)

PART OF FLINT POND

N/F
P.G. REALTY TRUST
FLINT POND ESTATES CONDOMINIUM

S21°42'20"E
24.11'

N 2914210.8445
E 596642.4734

N/F BEDENICE

SHREWSBURY
GRAFTON

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PLAN REFERENCE:
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COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR
3/16/2017

PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE
HORIZONTAL DATUM: NAD 1983 (US SURVEY FEET)
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0 5 10 20 METERS 40

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EXISTING CONDITIONS
180–228 HARTFORD TURNPIKE
SHREWSBURY
MASSACHUSETTS

DATE	REVISED

DATE: MARCH 17, 2017
SCALE: 1"=50'
SHEET: 4 OF 4
JOB NO.: F4092

DEMOLITION NOTES:

1. ALL EXISTING BITUMINOUS CONCRETE PAVEMENT WITHIN THE LIMIT OF WORK SHALL BE PULVERIZED IN PLACE AND MIXED WITH THE ON-SITE MATERIAL OR IMPORT MATERIAL FOR REUSE AS ON-SITE FILL. TO BE REUSED ON-SITE THE MIXED MATERIAL MUST MEET THE SPECIFIED GRADATION FOR FILL MATERIAL AND THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW SITE DRAINAGE AND UTILITIES WHICH ARE TO REMAIN AND/OR BE CONSTRUCTED.
3. DISPOSAL OF ALL DEMOLISHED MATERIAL MUST BE OFF-SITE BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
4. DEMOLITION ACTIVITY ON SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE APPROPRIATE SEDIMENT CONTROLS.
5. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF THE EXISTING ON-SITE UTILITY SERVICES WHETHER DESIGNATED ON THESE DRAWINGS OR DISCOVERED IN THE FIELD. SERVICES SHALL BE CAPPED OFF WHERE DESIGNATED ON THESE PLANS. ALL CAPPING/REMOVAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/GOVERNMENTAL ENTITY STANDARDS.
6. EXISTING DRAIN AND WATER MAIN PIPES TO BE ABANDONED SHALL BE CAPPED AND/OR PLUGGED BY USING BRICKS AND MORTAR, OR PLUGS/CAPS AVAILABLE FROM PIPE SUPPLIERS.
7. WORK INVOLVED IN THE ABANDONMENT OF EXISTING MANHOLES AND CATCH BASINS SHALL BE AS FOLLOWS:
   A. REMOVE EXISTING CASTINGS
   B. REMOVE A MINIMUM OF THE TOP THREE FEET OF THE STRUCTURE.
   C. PLUG ALL PIPES
   D. BACKFILL THE STRUCTURE WITH COMPACTED GRANULAR FILL UP TO THE BOTTOM OF REQUIRED SURFACE MATERIALS.
8. 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 "CALL 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 PLAN.
9. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES THE ON-SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND APPROVED BY THE OWNER AND/OR OWNERS REPRESENTATIVE.
10. EXISTING FOUNDATION ELEMENTS, PAVEMENTS, AND UTILITIES WITHIN THE PROPOSED BUILDING AREAS AND WITHIN THE FOUNDATION BEARING ZONES SHALL BE REMOVED. REMOVAL OF THE BUILDING FOUNDATIONS SHOULD ALSO INCLUDE REMOVAL OF LOOSE BACKFILL FOUND ADJACENT TO EXISTING FOUNDATIONS.

EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE CONTRACTOR SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED.
4. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PHASE I PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND THEY HAVE BEEN INSPECTED AND APPROVED BY THE SHREWSBURY CONSERVATION COMMISSION.
5. ALL EXPOSED AREAS SHALL BE STABILIZED OR SEEDED IMMEDIATELY WHEN GRADING OR EXCAVATING ACTIVITIES HAVE PERMANENTLY CEASED.
6. SHOULD GRADING OR EXCAVATION CONSTRUCTION STOP FOR LONGER THAN 14 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
7. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.25 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY THE GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
8. THIS PLAN SHALL NOT BE CONSIDERED INCLUSIVE OF ALL SEDIMENT AND EROSION CONTROLS REQUIRED. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
9. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SEDIMENT AND EROSION CONTROL REQUIREMENTS THAT APPLY.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
11. IF INSTALLATION OF THE STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, OPEN PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
13. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS WHEN IT IS 25% FULL.
14. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF SITE SPECIFICATIONS.
15. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
16. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND IMMEDIATELY REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON.
17. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED SEDIMENT FENCES AND/OR WATTLES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
18. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THEM UNSUITABLE FOR USE AS FILL.
19. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER THAT DIRECTS STORM RUNOFF TO TEMPORARY DIVERSION DITCHES AND/OR TEMPORARY SEDIMENT BASINS.
20. ALL PROPOSED SLOPES (EXCLUDING ANY RIP RAP SLOPES) STEEPER THAN 3:1 SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUIVALENT) AND PROTECTED FROM EROSION. ADDITIONALLY, THESE AREAS ARE TO BE HYDROSEEDED USING THE SEED MIX SPECIFIED.
21. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL SEDIMENT FENCING WATTLES, ETC. FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
22. TEST PITS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
23. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (IE., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
24. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT OR DEBRIS SPILLED, DROPPED, WASHED, OR TRACKED, ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. SWEEPING SHALL BE PERFORMED ON AN "AS NEEDED" BASIS IN ORDER TO KEEP ROADWAY CLEAR OF SEDIMENT.
25. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITIONS, SEASON AND EXPECTED FUTURE CONSTRUCTION ACTIVITIES.
26. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
27. ANY DEWATERING OF EXCAVATIONS NECESSARY DURING CONSTRUCTION SHALL BE PERFORMED IN A MANNER SUCH THAT NO SEDIMENT-LADEN RUNOFF IS DISCHARGED FROM THE PROJECT SITE. PUMP INTAKES SHALL BE ADEQUATELY PROTECTED AND FLOATED ABOVE THE BOTTOM OF THE EXCAVATION TO MINIMIZE CAPTURED SEDIMENT. ALL PUMPED WATER SHALL BE DISCHARGED TO A TEMPORARY STILLING BASIN. THE BASIN SHALL BE OF ADEQUATE SIZE AND CONFIGURATION TO PROVIDE FOR THE COMPLETE REMOVAL OF SEDIMENT FROM THE PUMPED WATER PRIOR TO DISCHARGE FROM THE SITE.
28. IN THE EVENT THAT EXCAVATION DEWATERING IS REQUIRED WITHIN ANY AREA SUBJECT TO THE JURISDICTION OF THE WETLANDS PROTECTION ACT, THE OWNER'S REPRESENTATIVE SHALL NOTIFY THE CONSERVATION COMMISSION IN ADVANCE OF SUCH WORK, AND SHALL BE RESPONSIBLE TO ENSURE THAT SUCH WATER IS FREE OF SUSPENDED SOLIDS BEFORE BEING DISCHARGED INTO EITHER A WETLAND OR INTO ANY STORM WATER DRAINAGE SYSTEM. THIS REQUIREMENT APPLIES TO ALL FORMS OF DEWATERING, INCLUDING PUMPING AND TRENCHING.
29. SOIL AND OTHER MATERIALS SHALL NOT BE STOCKPILED OR REDISTRIBUTED, EITHER TEMPORARILY OR PERMANENTLY, IN LOCATIONS OR IN SUCH A MANNER AS WOULD CAUSE SUFFOCATION OF TREE ROOT SYSTEMS.
30. PERMANENT SEEDING SHOULD BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. WHEN SEEDING IS FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
31. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES TO CONTROL FUGITIVE DUST ON-SITE DURING CONSTRUCTION.
32. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM TEMPORARY SEDIMENT BASINS AT THE COMPLETION OF THE PROJECT.

Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_NOTES ABB LEGEND.dwg
Nov 26, 2019 - 15:54pm

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT 1-800-DIG-SAFE (344-7233) 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 IMPROVEMENT SHOWN ON THE PLAN.
2. EXISTING CONDITIONS INFORMATION TAKEN FROM THE FOLLOWING PLANS:
   A. ALTA/ACSM LAND TITLE SURVEY, GROSSMAN DEVELOPMENT GROUP, LLC, 193 BOSTON TURNPIKE, SHREWSBURY, MA DATED 7/22/02 WITH LATEST REVISION DATE OF 4/04/14, PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. ENGINEERS & SURVEYORS.
   B. ALTA/ACSM LAND TITLE SURVEY, GROSSMAN DEVELOPMENT GROUP, LLC, 161 BOSTON TURNPIKE, SHREWSBURY, MA DATED 4/04/14 PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. ENGINEERS & SURVEYORS.
   C. THE EXISTING CONDITIONS SHOWN ON THIS PLAN IS A COMBINATION OF INFORMATION TAKEN FROM THE ABOVE MENTIONED PLANS AND AN ACTUAL ON THE GROUND SURVEY PREFORMED BY R.J. O'CONNELL AND ASSOCIATES INC. ON OR BETWEEN 6/10/2014 AND 10/21/2014. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY BY R.J. O'CONNELL AND ASSOCIATES, INC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.
4. ALL CATCH BASINS SHALL BE EQUIPPED WITH GAS/OIL HOODS AND SHALL HAVE 4 FOOT SUMPS.
5. ALL SERVICE CONNECTIONS SHALL BE ADS N-12 "MEGA GREEN" PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.
6. STORM DRAINAGE PIPE SHALL CONFORM TO ASTM 2648 AND ASTM F477, SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 "MEGA GREEN" PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
7. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
8. ALL PROPOSED SLOPES (EXCLUDING ANY RIPRAP SLOPES) STEEPER THAN 3:1 SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUAL) AND PROTECTED FROM EROSION. ADDITIONALLY, THESE AREAS ARE TO BE HYDROSEEDED.
9. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
10. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE CONFORMING TO ASTM C478..
11. ALL DRAINAGE STRUCTURES AND STORM DRAINAGE PIPES AND CHAMBERS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
12. THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
13. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, REVIEWED AND APPROVED BY THE ENGINEER AND THE SHREWSBURY CONSERVATION COMMISSION.
14. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF THE SITE SPECIFICATIONS.
15. ALL ROOF DRAINS TO BUILDINGS SHALL END 10' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
16. ANY RETAINING WALL 3 FEET OR GREATER IN HEIGHT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED ON THE COMMONWEALTH OF MASSACHUSETTS.

SITE UTILITY NOTES

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2. EXISTING CONDITIONS INFORMATION TAKEN FROM THE FOLLOWING PLANS:
   A. ALTA/ACSM LAND TITLE SURVEY, GROSSMAN DEVELOPMENT GROUP, LLC, 193 BOSTON TURNPIKE, SHREWSBURY, MA DATED 7/22/02 WITH LATEST REVISION DATE OF 4/04/14, PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. ENGINEERS & SURVEYORS.
   B. ALTA/ACSM LAND TITLE SURVEY, GROSSMAN DEVELOPMENT GROUP, LLC, 161 BOSTON TURNPIKE, SHREWSBURY, MA DATED 4/04/14 PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. ENGINEERS & SURVEYORS.
   C. THE EXISTING CONDITIONS SHOWN ON THIS PLAN IS A COMBINATION OF INFORMATION TAKEN FROM THE ABOVE MENTIONED PLANS AND AN ACTUAL ON THE GROUND SURVEY PREFORMED BY R.J. O'CONNELL AND ASSOCIATES INC. ON OR BETWEEN 6/10/2014 AND 10/21/2014. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY BY R.J. O'CONNELL AND ASSOCIATES, INC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.
4. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
5. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN, OR INDICATED.
6. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
7. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, AND BOX.
8. ALL WATER MAINS 3" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON (CLDI) - CLASS 52 AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
9. DOMESTIC WATER AND FIRE PROTECTION SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE, ROAD BOX AND FITTINGS.
10. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
11. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
12. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
13. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.), SDR 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
14. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.
15. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
16. 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. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND BACKFILL AND COMPACTION FOR THE GAS LINE.
17. THE CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING.
18. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED, AS WELL AS THE COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
19. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMERS SHALL BE RUN UNDERGROUND, FROM THE ROAD RIGHT-OF-WAY TO THE TRANSFORMER LOCATION. ASSOCIATED COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. THE CONTRACTOR SHALL FURNISH TELEPHONE CONDUIT(S) AS SHOWN ON PLAN, VERIFY THE LOCATION OF TIE IN AT THE TELEPHONE COMPANY'S SERVICE LINE. PROVIDE NYLON PULL CORDS INSIDE CONDUIT.
21. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
22. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PIPE OR FITTING.
23. ALL WATER AND SANITARY SEWER SERVICE CONNECTIONS TO BUILDINGS SHALL END 10' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
24. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
25. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA AND LOCAL REGULATIONS.
26. APPROVALS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER EACH UTILITY SYSTEM SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO INSTALLATION.
27. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF SITE SPECIFICATIONS.
28. REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.
29. REFER TO SITE ELECTRICAL DRAWINGS FOR OVERHEAD AND UNDERGROUND ELECTRIC, TELEPHONE AND SITE LIGHTING WIRING.
30. GREASE TANK SIZING SHALL BE CONFIRMED BY THE PLUMBING ENGINEER.
31. THE CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS WHICH SHALL INCLUDE BUT NOT BE LIMITED TO, DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL DRAINAGE, WATER, SANITARY, GAS, ELECTRIC, ETC UTILITIES, BUILDINGS, STRUCTURES, CURBING, STRIPING, SIGNAGE, LANDSCAPING, ETC. AS INSTALLED.
32. DETECTABLE WARNING TAPE SHALL BE INSTALLED A MINIMUM OF 1 FT. ABOVE NEW UTILITIES AND IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY'S REQUIREMENTS.

PARKING AND TRAFFIC CONTROL NOTES:

1. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE 2010 AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS FOR ACCESSIBLE DESIGN AND ANY AMENDMENTS THERETO AND 521 CMR ARCHITECTURAL ACCESS BOARD REGULATIONS WHICHEVER IS MORE STRINGENT.
2. ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 502.6.
3. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
4. ALL STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 19 FEET IN LENGTH, WITH 24 FOOT AISLES UNLESS NOTED OR DETAILED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT. PARKING STALLS SHALL BE PAINTED WITH 4-INCH WIDE PAINTED LINES.
6. THE CONTRACTOR SHALL REFER TO THE BUILDING PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF BUILDING APPURTENANCES.
7. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR CONSTRUCTION OF LOADING DOCK AREAS.
8. PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
9. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN CONCRETE AND COMPLY WITH A.D.A. REQUIREMENTS. PRIOR TO INSTALLING HANDICAP RAMPS, THE CONTRACTOR SHALL SUBMIT A DESIGN DETAIL FOR EACH HANDICAP RAMP FOR THE ENGINEER'S APPROVAL.
10. ALL SIDEWALKS ATTACHED TO BUILDINGS WILL BE CONSTRUCTED BY OTHERS.
11. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF THE SITE SPECIFICATIONS.
13. ALL CURBING SHALL BE TYPE VB VERTICAL GRANITE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES IN COMMERCIAL PARKING AND ROADWAY AREAS AND CONCRETE CURB IN RESIDENTIAL PARKING AND ROADWAY AREAS UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
CB		CATCH BASIN
		DOUBLE CATCH BASIN
D		DRAIN MANHOLE
S		SEWER MANHOLE
OT		OTHER MANHOLE
		FIRE HYDRANT
WSO		WATER SHUTOFF VALVE
	CC	CART CORRAL
— D —		DRAIN PIPE
		TREE LINE
— x —	— x —	CHAIN LINK FENCE
		TOP/BOTTOM OF BASIN
— 20 — / — 18 —	— 18 —	CONTOUR
		PROPERTY LINE
B10		WETLAND FLAG
		WETLAND LINE
		METAL GUARDRAIL
	SWEL	SOLID WHITE EDGE LINE
	SYLL	SOLID YELLOW LANE LINE
	SYCL	SOLID YELLOW CENTERLINE
	DYCL	DOUBLE YELLOW CENTERLINE
	BYLL	BROKEN YELLOW LANE LINE
		STONE BERM
	— W —	WATER LINE
	— S —	SEWER LINE
	— G —	GAS LINE
	— T —	TELEPHONE LINE
	— E —	ELECTRIC LINE
	— ohw —	OVERHEAD WIRES
— D —		DRAIN PIPE
		STONE WALL
		TREE
		HEAVY DUTY PAVEMENT
		DIRECTIONAL ARROWS
		CROSSWALK
		HANDICAP ACCESSIBLE PARKING SYMBOL
	R=4.5'	CURB RADIUS
	MCC	MONOLITHIC CONCRETE CURB
	CC	CONCRETE CURB
	VGC	VERTICAL GRANITE CURB
	(BM)	BOLLARD MOUNTED
	CLDI	CEMENT LINED DUCTILE IRON
	PVC	POLYVINYL CHLORIDE
	DOM.	DOMESTIC (WATER)
	FP	FIRE PROTECTION (WATER)
	2D 24	APARTMENT UNIT TYPE/ NUMBER OF UNITS
GV	GV	GATE VALVE
		FLARED END SECTION
		TEE
		WATER VALVE
LP		LIGHT POLE
		DECORATIVE LIGHTING
19	19	PARKING COUNT
	87	TOTAL PARKING COUNTS
		DESIGN-BUILD RETAINING WALL
		SIGN
GEN	GEN	GENERATOR PAD
	T	TRANSFORMER PAD
		VEHICLE TRACKING PAD
		PAVED ACCESS TO BE REMOVED
TP		TEST PIT
UPL		UTILITY POLE
		GUY WIRE
FES	FES	FLARED END SECTION
		SPLASH PAD/RIP RAP
x370.00	X 379.80	SPOT GRADE
TC=100.50 / BC=100.00	TC=100.50 / BC=100.00	TOP/BOTTOM OF CURB
		WETLAND AREA
	R=	RIM ELEVATION
	I=	INVERT ELEVATION
	12"D	DIAMETER OF PIPE
MAST	MAST	MAST ARM POLE
	FF=	FINISH FLOOR ELEVATION
		BUILDING PAD
	— x —	TEMPORARY CONSTRUCTION FENCE
		TEMPORARY DRAINAGE SWALE
		HAY BALE/ STRAW WATTLE
	= = = =	CURBING/SIDEWALK (DEMOLITION AND EROSION CONTROL PLAN

ABBREVIATIONS

ABAN	ABANDON
ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
ADJ	ADJUST
B	BORING
BC	BOTTOM OF CURB ELEVATION
BIT	BITUMINOUS
BIT CONC	BITUMINOUS CONCRETE
BLDG	BUILDING
BM	BENCH MARK
(BM)	BOLLARD MOUNT
BOS	BOTTOM OF SLOPE ELEVATION
BRK	BRICK
BVW	BORDERING VEGETATED WETLAND
BW	BOTTOM OF WALL ELEVATION
BWLL	BROKEN WHITE LANE LINE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CONCRETE CURB
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CL	CENTERLINE
CLDI	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMP	COMPACTOR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTRACTOR
CPP	CORRUGATED POLYETHYLENE PIPE
CUL	CULVERT
CY	CUBIC YARD
DB	DISTRIBUTION BOX
DBL	DOUBLE
DEM	DEMOLISH
DET	DETENTION
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DMH	DRAIN MANHOLE
DOM	DOMESTIC
DW	DRY WELL
DWG	DRAWING
DYCL	DOUBLE YELLOW CENTERLINE
EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FA	FIRE ALARM
FES	FLARED END SECTION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FLNP	FIRE LANE NO PARKING
FP	FIRE PROTECTION
FPS	FEET PER SECOND
FS	FIRE SERVICE
FT	FOOT/FEET
GAL	GALLON
GC	GENERAL CONTRACTOR
GEN	GENERAL
GM	GAS METER
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GUARDRAIL
GV	GATE VALVE
GVL	GRAVEL
GW	GROUNDWATER
HDR	HEADER
HOR	HORIZONTAL
HH	HANDHOLE
HT	HEIGHT
HWY	HIGHWAY
HYD	HYDRANT

I	INVERT ELEVATION
ID	INSIDE DIAMETER
ILSF	ISOLATED LAND SUBJECT TO FLOODING
INST	INSTALLED
INV	INVERT ELEVATION
L	LENGTH
LB	LEACHING BASIN
LOW	LIMIT OF WORK
LP	LIGHT POLE
MCC	MONOLITHIC CONCRETE CURB & SIDEWALK
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	MATERIAL
MW	MONITORING WELL
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC
OHW	OVERHEAD WIRE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLMB	PLUMBING
POA	POINT OF ANALYSIS
PROP	PROPOSED
PT	POINT
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R&R	REMOVE AND RESET/REPLACE
R&S	REMOVE AND STACK
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REM	REMOVE
RML	REMODEL
RET	RETAINING OR RETENTION
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
RWY	ROADWAY
SD	SUBDRAIN
SDWK	SIDEWALK
SF	SQUARE FEET
SGC	SLOPED GRANITE CURB
SGE	SLOPED GRANITE EDGING
SMH	SEWER MANHOLE
SP	STANDPIPE
SPEC	SPECIFICATION
ST	SEPTIC TANK
STA	STATION
STD	STANDARD
STRTL	STRUCTURAL
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLE WHITE LANE LINE
SYCL	SOLID YELLOW CENTERLINE
SYEL	SOLID YELLOW EDGE LINE
TB	TEST BORING
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TMH	TELEPHONE MANHOLE
TOS	TOP OF SLOPE
TP	TEST PIT
TS	TOP OF SIDEWALK
TS&V	TAPPING SLEEVE & VALVE
TYP	TYPICAL
UD	UNDERDRAIN
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UNFIN	UNFINISHED
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
W	WATER
WG	WATER GATE
WM	WATER MAIN
(WM)	WALL MOUNT
WV	WATER GATE VALVE

RJOC

NO.	REVISION	DATE

NO.	REVISION	DATE
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019

PREPARED BY:
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PREPARED FOR:
RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:

DESIGNED BY: RWS
DRAWN BY: MSM
REVIEWED BY: RWS
SCALE: 1" = 40'
DATE: 06/19/2019

DRAWING NAME:
GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND

DRAWING NUMBER: **N-1**

PROJECT NUMBER: 19015

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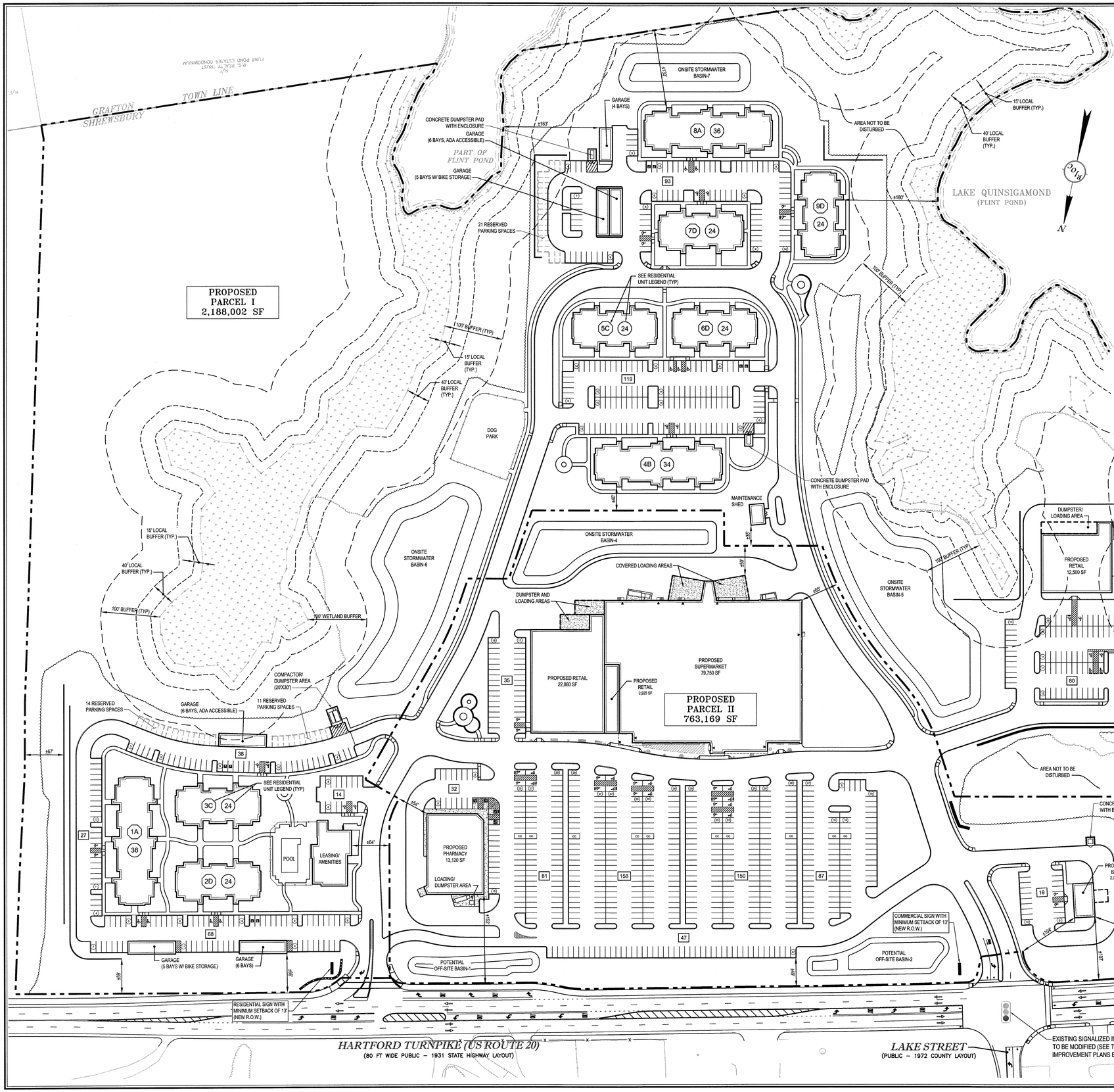

ZONING TABLE

ZONING DISTRICT: ROUTE 20 OVERLAY DISTRICT (2)			
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED (4)	COMPLIANT
MINIMUM LOT AREA (1)	25 ACRES	PARCEL I = 50.23 ACRES PARCEL II = 17.52 ACRES **TOTAL = 67.75 ACRES**	YES
MINIMUM FRONTAGE	150 FEET	PARCEL I = 642.2 FEET PARCEL II = 1,305.8 FEET **TOTAL = 1,948.0 FEET**	YES
MINIMUM FRONT YARD SETBACK	25 FEET	PARCEL I = ±66 FEET PARCEL II = ±104 FEET **OVERALL = ±66 FEET**	YES
MINIMUM SIDE YARD SETBACK	25 FEET	PARCEL I = ±64 FEET PARCEL II = ±54 FEET **OVERALL = ±54 FEET**	YES
MINIMUM REAR YARD SETBACK	25 FEET	PARCEL I = ±133 FEET PARCEL II = ±50 FEET **OVERALL = ±50 FEET**	YES
OPEN SPACE (2)	25%	PARCEL I = ±78.4% PARCEL II = ±33.1% **OVERALL = ±66.7%**	YES
MAXIMUM LOT COVERAGE	35%	PARCEL I = ±5.8% PARCEL II = ±15.8% **OVERALL = ±8.8%**	YES
FLOOR AREA RATIO	1.5	PARCEL I = ±0.14 PARCEL II = ±0.15 **OVERALL = ±0.15**	YES
MAXIMUM IMPERVIOUS COVERAGE	65%	PARCEL I = ±21.6% PARCEL II = ±66.9% **OVERALL = ±33.3%**	YES
MAXIMUM BUILDING HEIGHT	40 FEET	PARCEL I = ≤40 FEET PARCEL II = ≤40 FEET **OVERALL = ≤40 FEET**	YES
MAXIMUM NUMBER OF STORIES	3 STORIES	PARCEL I = 3 STORIES PARCEL II = 1 STORIES **OVERALL = 3 STORIES**	YES

(1) MIXED USE DEVELOPMENT ALLOWED UPON LAND NOT LESS THAN 25 ACRES – SECTION (VII.N.10.A)

(2) SECTION (VII.O.11) ALLOWS A CONTIGUOUS AREA OF LAND TO BE CONSIDERED AS ONE LOT UNDER ONE OWNERSHIP FOR PURPOSE OF COMPLIANCE WITH DIMENSIONAL, SETBACK AND INTENSITY REGULATIONS, DIMENSIONAL REGULATIONS, OFF-STREET PARKING AND OTHER REQUIREMENTS OF THE ZONING BYLAW.

RESIDENTIAL UNIT LEGEND:

1A BUILDING NUMBER AND TYPE

24 NUMBER OF UNITS

PROPOSED RESIDENTIAL APARTMENT PROJECT SUMMARY:		
	NUMBER OF BUILDINGS	UNITS
BUILDING TYPE A (GFA=40,395 SF)	2	72
BUILDING TYPE B (GFA=40,395 SF)	1	34
BUILDING TYPE C (GFA=26,820 SF)	2	48
BUILDING TYPE D (GFA=26,820 SF)	4	96
TOTAL (GFA=282,105 SF)	9	250

RESIDENTIAL PARKING	
RESIDENTIAL PARKING REQUIRED	375 SPACES (1.5 SPACES/UNIT)
RESIDENTIAL PARKING PROVIDED (W/O RESERVED SPACES)	359 SURFACE SPACES + 32 GARAGE SPACES
	391 TOTAL SPACES PROVIDED (1.6 SPACES/UNIT) (W/O RESERVED SPACES)

COMMERCIAL PARKING TABLE			
PARCEL I		PARCEL II	
COMMERCIAL	REQUIRED BY ZONING	COMMERCIAL	REQUIRED BY ZONING
RETAIL 16,500 SF	66 SPACES (4.0/1,000 SF)	RETAIL 25,785 SF	103 SPACES (4.0/1,000 SF)
		SUPERMARKET 79,750 SF	319 SPACES (4.0/1,000 SF)
		PHARMACY 13,120 SF	53 SPACES (4.0/1,000 SF)
		BANK 2,030 SF	8 SPACES (4.0/1,000 SF)
16,500 SF	66 SPACES REQUIRED	120,685 SF	483 SPACES REQUIRED

TOTAL COMMERCIAL PARKING REQUIRED (PARCELS I & II) = 549 SPACES (66+483)

TOTAL COMMERCIAL PARKING PROVIDED (PARCELS I & II) = 689 SPACES (80+609)

80 0 40 80 160

GRAPHIC SCALE IN FEET

NO.	DATE	REVISION
4	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
3	9/20/2019	ISSUED FOR RESPONSE TO TRAFFIC COMMENTS
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

RJOC

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PREPARED FOR:

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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42797
REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 80'
DATE:	06/19/2019

DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

OS-1

PROJECT NUMBER:

19015

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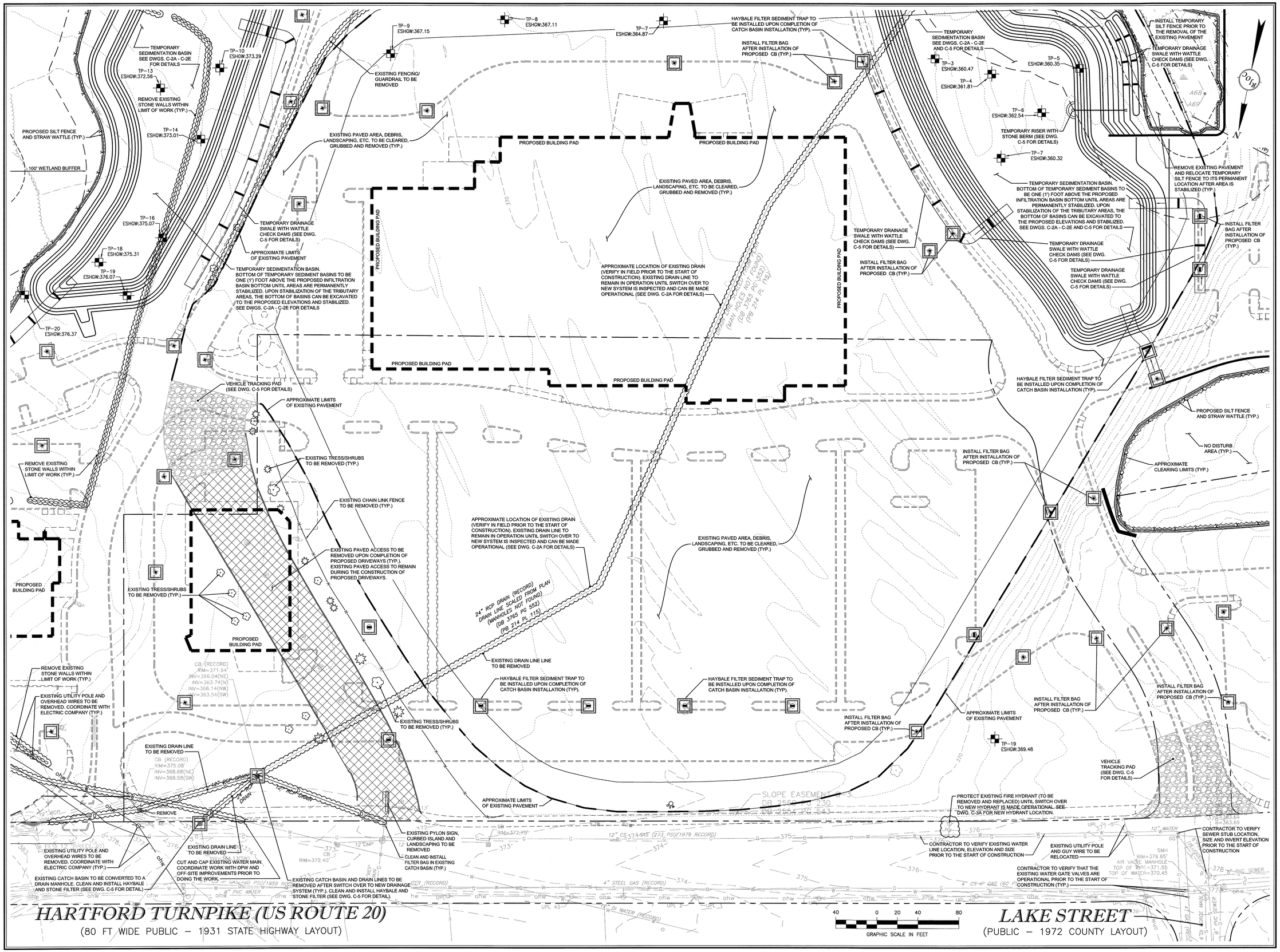
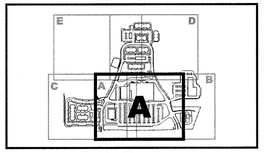
Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_OVERALL.dwg
Nov 26, 2019 - 15:52pm



RJOC



KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

1. SEE DRAWINGS C-5 THROUGH C-11 FOR DETAILS.
2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-1E FOR DEMOLITION AND EROSION CONTROL LEGEND.

PREPARED BY:

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EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42797
REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:

C-1A

PROJECT NUMBER:

19015

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Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_DERO.dwg
Nov 26, 2019 - 15:19pm

TP-8
ESHGW:367.11

TP-7
ESHGW:364.87

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

TEMPORARY SEDIMENTATION BASIN SEE DWGS. C-2A - C-2E AND C-5 FOR DETAILS

TP-3
ESHGW:360.47

TP-4
ESHGW:361.81

TP-5
ESHGW:360.35

TP-6
ESHGW:362.54

TEMPORARY RISER WITH STONE BERM (SEE DWG. C-5 FOR DETAILS)

TP-7
ESHGW:360.32

INSTALL TEMPORARY SILT FENCE PRIOR TO THE REMOVAL OF THE EXISTING PAVEMENT

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

PROPOSED BUILDING PAD (TYP.)

PROPOSED BUILDING PAD

PROPOSED BUILDING PAD

EXISTING PAVED AREA, DEBRIS, LANDSCAPING, ETC. TO BE CLEARED, GRUBBED AND REMOVED (TYP.)

370

100' BUFFER (TYP)

REMOVE EXISTING PAVEMENT AND RELOCATE TEMPORARY SILT FENCE TO ITS PERMANENT LOCATION AFTER AREA IS STABILIZED (TYP.)

TEMPORARY SEDIMENTATION BASIN. BOTTOM OF TEMPORARY SEDIMENT BASINS TO BE ONE (1') FOOT ABOVE THE PROPOSED INFILTRATION BASIN BOTTOM UNTIL AREAS ARE PERMANENTLY STABILIZED. UPON STABILIZATION OF THE TRIBUTARY AREAS, THE BOTTOM OF BASINS CAN BE EXCAVATED TO THE PROPOSED ELEVATIONS AND STABILIZED. SEE DWGS. C-2A - C-2E AND C-5 FOR DETAILS

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

PROPOSED BUILDING PAD (TYP.)

15' LOCAL BUFFER (TYP.)

40' LOCAL BUFFER (TYP.)

100' BUFFER (TYP)

APPROXIMATE LOCATION OF EXISTING DRAIN (VERIFY IN FIELD PRIOR TO THE START OF CONSTRUCTION). EXISTING DRAIN LINE TO REMAIN IN OPERATION UNTIL SWITCH OVER TO NEW SYSTEM IS INSPECTED AND CAN BE MADE OPERATIONAL (SEE DWG. C-2A FOR DETAILS)

24" RCP DRAIN (RECORD) DRAIN LINE SCALED FROM PLAN (MANHOLES NOT FOUND) (DB 3765 PG 552) (PB 214 PL 115)

PROPOSED BUILDING PAD

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

NO DISTURB AREA (TYP.)

APPROXIMATE CLEARING LIMITS (TYP.)

NO DISTURB AREA (TYP.)

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

APPROXIMATE LOCATION OF EXISTING DRAIN (VERIFY IN FIELD PRIOR TO THE START OF CONSTRUCTION). EXISTING DRAIN LINE TO REMAIN IN OPERATION UNTIL SWITCH OVER TO NEW SYSTEM IS INSPECTED AND CAN BE MADE OPERATIONAL (SEE DWG. C-2A FOR DETAILS)

EXISTING PAVED AREA, DEBRIS, LANDSCAPING, ETC. TO BE CLEARED, GRUBBED AND REMOVED (TYP.)

EXISTING DRAIN LINE LINE TO BE REMOVED

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

TP-19
ESHGW:369.48

VEHICLE TRACKING PAD (SEE DWG. C-5 FOR DETAILS)

PROPOSED BUILDING PAD

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP). (SEE DWG. C-5 FOR DETAILS)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

PROTECT EXISTING FIRE HYDRANT (TO BE REMOVED AND REPLACED) UNTIL SWITCH OVER TO NEW HYDRANT IS MADE OPERATIONAL. SEE DWG. C-3A FOR NEW HYDRANT LOCATION.

CONTRACTOR TO VERIFY EXISTING WATER LINE LOCATION, ELEVATION AND SIZE PRIOR TO THE START OF CONSTRUCTION

EXISTING UTILITY POLE AND GUY WIRE TO BE RELOCATED

CONTRACTOR TO VERIFY THAT THE EXISTING WATER GATE VALVES ARE OPERATIONAL PRIOR TO THE START OF CONSTRUCTION (TYP.)

CONTRACTOR TO VERIFY SEWER STUB LOCATION, SIZE AND INVERT ELEVATION PRIOR TO THE START OF CONSTRUCTION

EXISTING BILLBOARD SIGN TO BE REMOVED. COORDINATE SCHEDULE/TIMING WITH OWNERS.

PROPOSED BUILDING PAD

HIGH TENSION TOWER (TYP.)

HIGH TENSION LINES (TYP.)

NEW ENGLAND POWER COMPANY ELECTRIC TRANSMISSION EASEMENT

SLOPE EASEMENT
DB 2554 PG 230
DB 2554 PG 54

LAKE STREET
(PUBLIC – 1972 COUNTY LAYOUT)

40 0 20 40 80
GRAPHIC SCALE IN FEET

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Nov 26, 2019 - 15:20pm

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KEY SHEET

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3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

1. SEE DRAWINGS C-5 THROUGH C-11 FOR DETAILS.
2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-1E FOR DEMOLITION AND EROSION CONTROL LEGEND.

PREPARED BY:
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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:
JOHN J. STOY CIVIL No. 47197 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:
DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:
C-1B

PROJECT NUMBER:
19015

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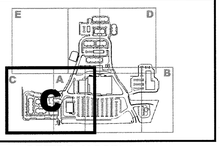

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PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:

C-1C

PROJECT NUMBER:

19015

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N

TEMPORARY SEDIMENTATION BASIN SEE DWGS. C-2A - C-2E FOR DETAILS

TP-13 ESHGW:372.56

TP-10 ESHGW:373.28

TP-9 ESHGW:367.15

TP-8 ESHGW:367.11

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

TP-14 ESHGW:373.01

EXISTING FENCING/ GUARDRAIL TO BE REMOVED

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

100' WETLAND BUFFER

EXISTING PAVED AREA, DEBRIS, LANDSCAPING, ETC. TO BE CLEARED, GRUBBED AND REMOVED (TYP.)

PROPOSED BUILDING PAD

100' BUFFER (TYP)

40' LOCAL BUFFER (TYP)

15' LOCAL BUFFER (TYP.)

APPROXIMATE CLEARING LIMITS (TYP.)

TP-16 ESHGW:375.07

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

TP-18 ESHGW:375.31

TP-19 ESHGW:376.07

TEMPORARY SEDIMENTATION BASIN. BOTTOM OF TEMPORARY SEDIMENT BASINS TO BE ONE (1) FOOT ABOVE THE PROPOSED INFILTRATION BASIN BOTTOM UNTIL AREAS ARE PERMANENTLY STABILIZED. UPON STABILIZATION OF THE TRIBUTARY AREAS, THE BOTTOM OF BASINS CAN BE EXCAVATED TO THE PROPOSED ELEVATIONS AND STABILIZED. SEE DWGS. C-2A - C-2E FOR DETAILS

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

TP-20 ESHGW:376.37

PROPOSED BUILDING PAD

VEHICLE TRACKING PAD (SEE DWG. C-5 FOR DETAILS)

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP). (SEE DWG. C-5 FOR DETAILS)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

EXISTING TRESS/SHRUBS TO BE REMOVED (TYP.)

EXISTING CHAIN LINK FENCE TO BE REMOVED (TYP.)

PROPOSED BUILDING PAD

POOL

EXISTING TRESS/SHRUBS TO BE REMOVED (TYP.)

EXISTING PAVED ACCESS TO BE REMOVED UPON COMPLETION OF PROPOSED DRIVEWAYS (TYP.). EXISTING PAVED ACCESS TO REMAIN DURING THE CONSTRUCTION OF PROPOSED DRIVEWAYS.

APPROXIMATE LOCATION OF EXISTING DRAIN (VERIFY IN FIELD PRIOR TO THE START OF CONSTRUCTION). EXISTING DRAIN LINE TO REMAIN IN OPERATION UNTIL SWITCH OVER TO NEW SYSTEM IS INSPECTED AND CAN BE MADE OPERATIONAL (SEE DWG. C-2A FOR DETAILS)

24" RCP DRAIN (RECORD) DRAIN LINE SCALED FROM PLAN (MANHOLES NOT FOUND) (DB 3765 PG 552) (DB 214 PL 15)

EXISTING TREE TO BE REMOVED (TYP.)

EXISTING UTILITY POLE AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH ELECTRIC COMPANY (TYP.)

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

EXISTING DRAIN LINE TO BE REMOVED

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP.)

APPROXIMATE CLEARING LIMITS (TYP.)

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP.). (SEE DWG. C-5 FOR DETAILS)

APPROXIMATELY 725 LF EXISTING WATER LINE TO BE REMOVED

EXISTING UTILITY POLE AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH ELECTRIC COMPANY (TYP.)

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

EXISTING TRESS/SHRUBS TO BE REMOVED (TYP.)

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

ABANDON EXISTING 12" WATER LINE IN PLACE (LENGTH=50± LF)

EXISTING UTILITY POLE AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH ELECTRIC COMPANY (TYP.)

EXISTING TRESS/SHRUBS TO BE REMOVED (TYP.)

EXISTING DRAIN LINE TO BE REMOVED

REMOVE

EXISTING PYLON SIGN, CURBED ISLAND AND LANDSCAPING TO BE REMOVED

CLEAN AND INSTALL FILTER BAG IN EXISTING CATCH BASIN (TYP.)

CONTRACTOR TO VERIFY WATER MAIN LOCATION, ELEVATION AND SIZE PRIOR TO THE START ON CONSTRUCTION. COORDINATE WORK WITH DPW.

CUT AND CAP EXISTING WATER MAIN. COORDINATE WORK WITH DPW AND OFF-SITE IMPROVEMENTS PRIOR TO DOING THE WORK.

EXISTING UTILITY POLE AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH ELECTRIC COMPANY (TYP.)

EXISTING CATCH BASIN TO BE CONVERTED TO A DRAIN MANHOLE. CLEAN AND INSTALL HAYBALE AND STONE FILTER (SEE DWG. C-5 FOR DETAIL)

EXISTING DRAIN LINE TO BE REMOVED

CUT AND CAP EXISTING WATER MAIN. COORDINATE WORK WITH DPW AND OFF-SITE IMPROVEMENTS PRIOR TO DOING THE WORK

EXISTING CATCH BASIN AND DRAIN LINES TO BE REMOVED AFTER SWITCH OVER TO NEW DRAINAGE SYSTEM (TYP.). CLEAN AND INSTALL HAYBALE AND STONE FILTER (SEE DWG. C-5 FOR DETAIL).

EXISTING DRAIN LINE LINE TO BE REMOVED

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

EXISTING TRESS/SHRUBS TO BE REMOVED (TYP.)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

HARTFORD TURNPIKE (US ROUTE 20)

(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

40 0 20 40 80

GRAPHIC SCALE IN FEET

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

TEMPORARY SEDIMENTATION BASIN. BOTTOM OF TEMPORARY SEDIMENT BASINS TO BE ONE (1') FOOT ABOVE THE PROPOSED INFILTRATION BASIN BOTTOM UNTIL AREAS ARE PERMANENTLY STABILIZED. UPON STABILIZATION OF THE TRIBUTARY AREAS, THE BOTTOM OF BASINS CAN BE EXCAVATED TO THE PROPOSED ELEVATIONS AND STABILIZED. SEE DWGS. C-2A - C-2E AND C-5 FOR DETAILS

TEMPORARY SEDIMENTATION BASIN (SEE DWG. C-2D

TP-8 ESHGW:366.84

TEMPORARY RISER WITH STONE CHECK DAM (SEE DWG. C-5 FOR DETAILS)

APPROXIMATE CLEARING LIMITS (TYP.)

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

NO DISTURB AREA (TYP.)

PART OF FLINT POND

PROPOSED BUILDING PAD

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

LAKE QUINSIGAMOND (FLINT POND)

SEE DRAWING C-2D FOR GRADING DETAILS (TYP.)

15' LOCAL BUFFER (TYP.)

40' LOCAL BUFFER (TYP)

100' BUFFER (TYP)

PROPOSED TREE LINE/WOODED AREA TO REMAIN

TP-W@A98

EXISTING DRAIN LINE TO REMAIN OPERATIONAL UNTIL SWITCH OVER TO PROPOSED DRAIN LINE IS INSPECTED AND MADE OPERATIONAL (SEE DWG. C-2A & C-2D FOR DETAILS)

TP-1 ESHGW:361.23

TP-2 ESHGW:359.98

APPROXIMATE LIMITS OF EXISTING PAVEMENT

TP-9 ESHGW:367.15

TP-8 ESHGW:367.11

TP-7 ESHGW:364.87

TP-10 ESHGW:373.29

EXISTING FENCING/ GUARDRAIL TO BE REMOVED

TEMPORARY SEDIMENTATION BASIN SEE DWGS. C-2A - C-2E AND C-5 FOR DETAILS

TP-3 ESHGW:360.47

TP-4 ESHGW:361.81

TP-5 ESHGW:360.35

INSTALL TEMPORARY SILT FENCE PRIOR TO THE REMOVAL OF THE EXISTING PAVEMENT

PROPOSED BUILDING PAD (TYP.)

40 0 20 40 80

GRAPHIC SCALE IN FEET

N

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NOTES:

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2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-1E FOR DEMOLITION AND EROSION CONTROL LEGEND.

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.

C/O DSM REALTY, INC.

881 EAST STREET

TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — JOHN J. STOY — CIVIL — No. 42797 — REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	1" = 40'
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DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:

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PROJECT NUMBER:

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GRAFTON
SHREWSBURY
TOWN LINE

PART OF
FLINT POND

N

RJOC

PROPOSED SILT FENCE AND STRAW WATTLE (TYP.)

TEMPORARY SEDIMENTATION BASIN (SEE DWG. C-2D)

TP--8
ESHGW:366.84

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

PROPOSED BUILDING PAD

INSTALL FILTER BAG AFTER INSTALLATION OF PROPOSED CB (TYP.)

APPROXIMATE CLEARING LIMITS (TYP.)

HAYBALE FILTER SEDIMENT TRAP TO BE INSTALLED UPON COMPLETION OF CATCH BASIN INSTALLATION (TYP).

15' LOCAL BUFFER (TYP.)

40' LOCAL BUFFER (TYP)

100' BUFFER (TYP)

TEMPORARY DRAINAGE SWALE WITH WATTLE CHECK DAMS (SEE DWG. C-5 FOR DETAILS)

REMOVE EXISTING STONE WALLS WITHIN LIMIT OF WORK (TYP.)

TEMPORARY RISER WITH STONE CHECK DAM (SEE DWG. C-5 FOR DETAILS)

APPROXIMATE LIMITS OF EXISTING PAVEMENT

TEMPORARY SEDIMENTATION BASIN SEE DWGS. C-2A - C-2E FOR DETAILS

TP--13
ESHGW:372.56

TP--10
ESHGW:373.29

TP--9
ESHGW:367.15

TP--8
ESHGW:367.11

TP--7
ESHGW:364.87

EXISTING FENCING/ GUARDRAIL TO BE REMOVED

40 0 20 40 80
GRAPHIC SCALE IN FEET

DEMOLITION AND EROSION CONTROL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		TOP/BOTTOM OF BASIN
410	410	CONTOUR ELEVATION
		WETLAND LINE
B10		WETLAND FLAG
		TREE LINE
		VEHICLE TRACKING PAD
		PAVED ACCESS TO BE REMOVED
		PROPERTY LINE
TP		TEST PIT
		STONE WALL
x	x	CHAIN LINK FENCE
	x	TEMPORARY CONSTRUCTION FENCE
410	410	CONTOUR
UP		LIGHT POLE
		RETAINING WALL
		PROPOSED CURBING/SIDEWALK
		TEMPORARY DRAINAGE SWALE
		HAY BALE/ STRAW WATTLE
		PROPOSED BUILDING PAD
		TREE
W	W	WATER LINE
S	S	SEWER LINE
G	G	GAS LINE
ohw	ohw	OVERHEAD WIRES
		STONE BERM
		DRAIN LINE
UP		UTILITY POLE
WV		WATER SHUTOFF VALVE
FH		FIRE HYDRANT
		GUY WIRE
CB		CATCH BASIN

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3. SEE DRAWING C-1E FOR DEMOLITION AND EROSION CONTROL LEGEND.

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C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11-25-19

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DATE:	06/19/2019

DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN

DRAWING NUMBER:

C-1E

PROJECT NUMBER:

19015

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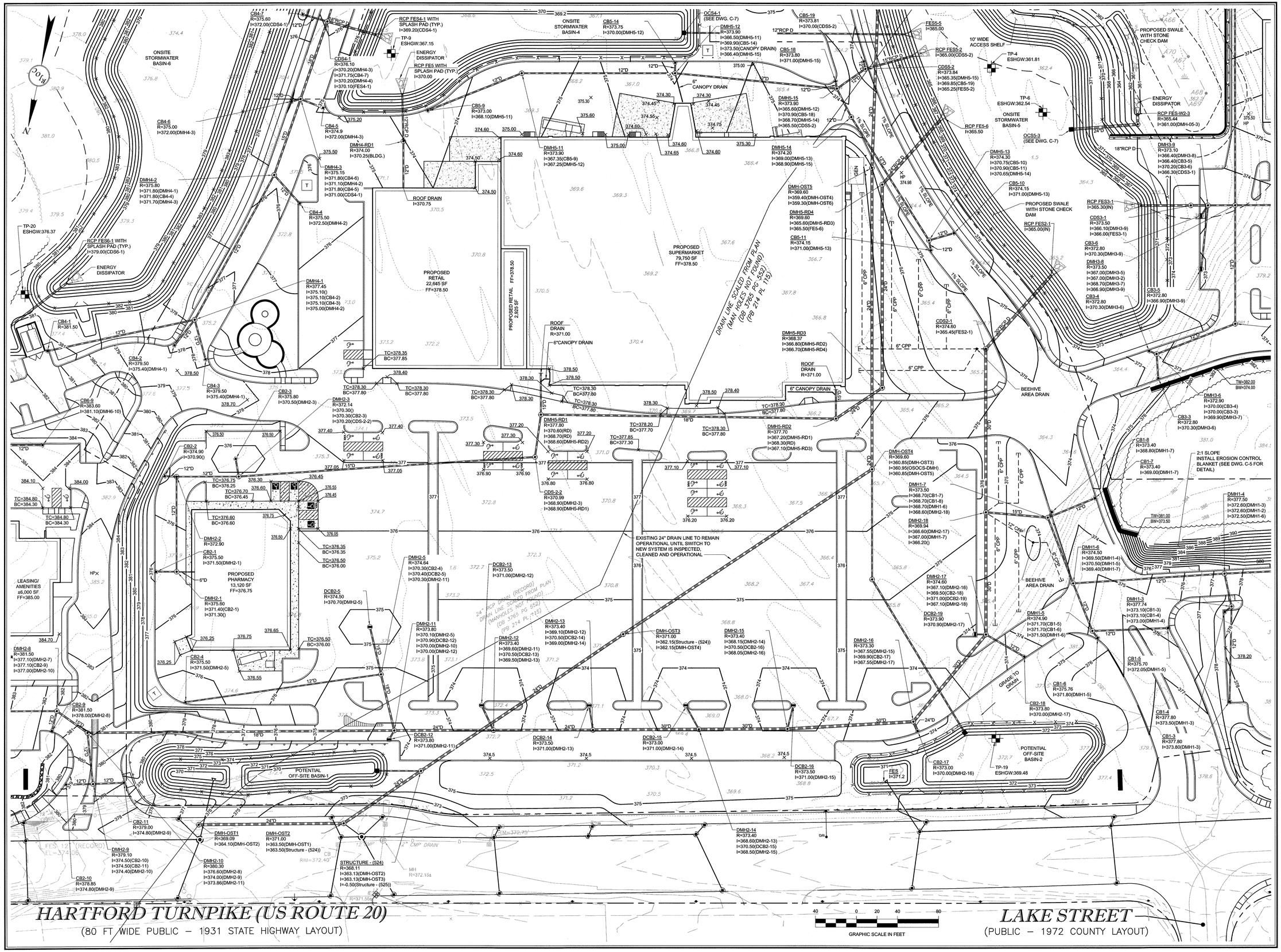

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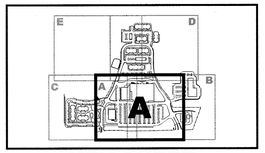

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3. SEE DRAWING C-7 FOR OUTLET STRUCTURE DETAILS.
4. SEE DRAWING C-2E FOR GRADING AND DRAINAGE LEGEND.

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42797
REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	JIR/TRG
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

GRADING AND DRAINAGE PLAN

DRAWING NUMBER:

C-2A

PROJECT NUMBER:

19015

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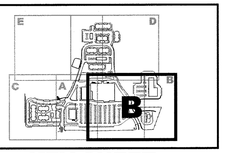
Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\15048_GRD.dwg
Nov 26, 2019 - 16:30pm

RJOC



KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

1. SEE DRAWINGS C-5 THROUGH C-11 FOR DETAILS.
2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-7 FOR OUTLET STRUCTURE DETAILS.
4. SEE DRAWING C-2E FOR GRADING AND DRAINAGE LEGEND.

PREPARED BY:

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SHREWSBURY, MA

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SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

GRADING AND DRAINAGE PLAN

DRAWING NUMBER:

C-2B

PROJECT NUMBER: 19015

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LAKE STREET
(PUBLIC – 1972 COUNTY LAYOUT)

GRAPHIC SCALE IN FEET 40 0 20 40 80

RJOC

N

100' BUFFER (TYP)
40' LOCAL BUFFER (TYP)
15' LOCAL BUFFER (TYP)

ONSITE STORMWATER BASIN-6

ONSITE STORMWATER BASIN-4

CB4-7
R=375.60
I=372.00(CDS4-1)

CDS4-1
R=376.10
I=370.20(DMH4-3)
I=371.75(CB4-7)
I=370.20(DMH4-4)
I=370.10(FES4-1)

TP-9
ESHGW:367.15

ENERGY DISSIPATOR

RCP FES4-1 WITH SPLASH PAD (TYP.)
I=389.20(CDS4-1)

RCP FE5 WITH SPLASH PAD (TYP.)
I=370.00

CB5-9
R=373.00
I=368.10(DMH5-11)

DMH5-11
R=373.90
I=367.35(CB5-9)
I=367.25(DMH5-12)

CB4-6
R=375.00
I=372.00(DMH4-3)

CB4-5
R=374.9
I=372.00(DMH4-3)

DMH4-RD1
R=374.00
I=370.25(BLDG.)

DMH4-3
R=375.15
I=371.80(CB4-6)
I=371.10(DMH4-2)
I=371.80(CB4-5)
I=371.00(CDS4-1)

DMH4-2
R=375.80
I=371.80(DMH4-1)
I=371.80(CB4-4)
I=371.70(DMH4-3)

CB4-4
R=375.50
I=372.50(DMH4-2)

ROOF DRAIN
I=370.75

PROPOSED RETAIL
22,645 SF
FF=378.50

PROPOSED RETAIL
2,925 SF
FF=378.50

DMH4-1
R=377.45
I=375.10()
I=375.10(CB4-2)
I=375.10(CB4-3)
I=375.00(DMH4-2)

ROOF DRAIN
I=371.00

6"CANOPY DRAIN

DMH6-8
R=384.60
I=380.65(DMH6-7)
I=381.75(CB6-7)
I=380.55(DMH6-9)

CB6-7
R=384.50
I=381.80(DMH6-8)

DMH6-9
R=384.60
I=380.30(DMH6-8)
I=381.75(CB6-8)
I=380.20(DMH6-11)

CB6-8
R=384.50
I=381.80(DMH6-9)

DMH6-11
R=384.90
I=380.10(DMH6-9)
I=380.10(DMH6-10)
I=380.00(CDS6-1)

CDS6-1
R=384.20
I=379.85(DMH6-11)
I=379.85(FES6-1)

TP-20
ESHGW:376.37

RCP FES6-1 WITH SPLASH PAD (TYP.)
I=379.00(CDS6-1)

ENERGY DISSIPATOR

CB4-1
R=381.50

CB4-2
R=379.50
I=375.40(DMH4-1)

CB4-3
R=379.50
I=375.40(DMH4-1)

CB2-3
R=375.80
I=370.50(DMH2-3)

DMH2-3
R=372.14
I=370.30()
I=370.30(CB2-3)
I=370.20(CDS-2-2)

DMH5-RD1
R=377.80
I=370.60(RD)
I=368.70(RD)
I=368.60(DMH5-RD2)

CDS-2-2
R=370.99
I=368.90(DMH2-3)
I=368.90(DMH5-RD1)

TW=408.00
BW=310.00

TW=409.00
BW=400.00

TW=404.00
BW=400.00

DMH6-7
R=385.00
I=380.90(DMH6-6)
I=380.80(CB6-6)
I=380.90(DMH6-4)
I=380.80(DMH6-8)

DMH6-5
R=385.90
I=382.10(DMH6-5)
I=382.00(DMH6-7)

DMH6-5
R=385.80
I=382.40(CB6-4)
I=382.40(CB6-5)
I=382.30(DMH6-6)

CB6-5
R=385.50
I=383.00(DMH6-5)

CB6-4
R=385.50
I=383.00(DMH6-5)

CB6-1
R=385.70
I=383.60(DMH6-1)

TC=386.00
BC=385.50

GARAGE FF=384.79
(6 BAYS, ADA ACCESSIBLE)

TC=385.45
BC=385.00

TC=385.40
BC=385.00

TC=385.40
BC=385.00

DMH6-10
R=383.90
I=380.90(CB6-9)
I=380.80(DMH6-11)

CB6-9
R=383.60
I=381.10(DMH6-10)

CB2-2
R=374.90
I=370.90()

TC=376.75
BC=376.25

TC=376.70
BC=376.45

TC=376.60
BC=376.60

DMH2-2
R=372.90

CB2-1
R=375.50
I=371.50(DMH2-1)

PROPOSED PHARMACY
13,120 SF
FF=376.75

DMH2-1
R=375.60
I=371.40(CB2-1)
I=371.30()

TC=376.35
BC=376.35

TC=376.50
BC=376.00

DMH2-5
R=374.64
I=370.30(CB2-4)
I=370.40(DCB2-5)
I=370.30(DMH2-11)

DCB2-5
R=374.50
I=370.70(DMH2-5)

TC=376.50
BC=376.00

DCB2-13
R=373.50
I=371.00(DMH2-12)

DMH2-11
R=373.80
I=370.10(DMH2-5)
I=370.90(DCB2-12)
I=370.00(DMH2-10)
I=370.00(DMH2-12)

DMH2-12
R=373.40
I=369.60(DMH2-11)
I=370.50(DCB2-13)
I=369.50(DMH2-13)

DMH2-13
R=373.40
I=369.10(DMH2-12)
I=370.50(DCB2-14)
I=369.00(DMH2-14)

DCB2-12
R=373.80
I=371.00(DMH2-11)

DCB2-14
R=373.50
I=371.00(DMH2-13)

24"RCP (RECORD) DRAIN LINE SOLD TO FIRM (MANHOLES NOT FOUND) (DB 3765 PG 454) (DB 214 PL 715)

24" RCP DRAIN LINE (RECORD) (DB 3765 PG 454) (DB 214 PL 715)

DMH6-1
R=385.50
I=383.40(CB6-1)
I=382.85(DMH6-2)

CB6-2
R=385.75
I=383.30(DMH6-2)

DMH6-3
R=385.35
I=382.60(AD6-1)
I=383.25(CB6-3)
I=382.50(DMH6-4)
I=382.75(DMH6-2)

CB6-3
R=385.75
I=383.30(DMH6-3)

DMH6-4
R=386.00
I=381.50(DMH6-3)
I=381.40(DMH6-7)

DMH6-2
R=385.40
I=383.25(CB6-2)
I=382.60(DMH6-3)
I=383.30(DMH6-1)

DMH2-6
R=384.50
I=380.40(CB2-7)
I=378.70(DMH2-7)

DMH2-7
R=384.50
I=378.30(DMH2-6)
I=380.40(CB2-8)
I=378.20(DMH2-8)

DMH2-8
R=381.50
I=377.10(DMH2-7)
I=377.10(CB2-9)
I=377.00(DMH2-10)

CB2-9
R=381.50
I=378.00(DMH2-8)

CB2-8
R=384.20
I=380.50(DMH2-7)

CB2-7
R=384.20
I=380.50(DMH2-6)

CB2-6
R=384.20
I=379.41(Structure - (533))

AD6-1
R=384.60
I=383.05(DMH6-3)

DMH2-9
R=379.10
I=374.50(CB2-10)
I=374.50(CB2-11)
I=374.40(DMH2-10)

CB2-11
R=379.00
I=374.80(DMH2-9)

CB2-10
R=378.85
I=374.80(DMH2-9)

DMH2-10
R=380.30
I=376.60(DMH2-8)
I=374.00(DMH2-9)
I=373.86(DMH2-11)

DMH-OST1
R=369.00
I=364.10(DMH-OST2)

DMH-OST2
R=371.00
I=363.50(DMH-OST1)
I=363.50(Structure - (524))

STRUCTURE - (524)
R=368.11
I=363.13(DMH-OST2)
I=363.13(DMH-OST3)
I=0.50(Structure - (525))

POTENTIAL OFF-SITE BASIN-1

GARAGE FF=384.50
(6 BAYS)

FF=386.00 GARAGE
(5 BAYS W/ BIKE STORAGE)

FF=386.34

FF=385.67

FF=387.00

POOL

LEASING/ AMENITIES
±6,000 SF
FF=385.00

HPX

12" WATER MAIN

12" SEWER MAIN

12" CMP DRAIN

18"RCP

24"RCP

15"D

12"D

6"D

HARTFORD TURNPIKE (US ROUTE 20)
(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

WF-CC6 100' WETLAND BUFFER

WF-CC5

WF-CC4

WF-CC2

GRAPHIC SCALE IN FEET
40 0 20 40 80

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Nov 26, 2019 - 16:31pm

RJOC

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JOHN J. STOY
CIVIL
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DATE:	06/19/2019

DRAWING NAME:

GRADING AND DRAINAGE PLAN

DRAWING NUMBER:

C-2C

PROJECT NUMBER: 19015

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PART OF FLINT POND

LAKE QUINSIGAMOND (FLINT POND)

RCP FES7-1 WITH SPLASH PAD (TYP.) I=370.60(CDS7-1)
CDS7-1 R=377.50 I=371.20(DMH7-15) I=371.10(FES7-1)
TP-8 ESHGW:366.84
ONSITE INFILTRATION BASIN-7
OCS7-1 (SEE DWG. C-7)
24"RCP D
15"RCP D
DMH7-15 R=378.80 I=372.00(DMH7-14) I=375.40(CB7-14) I=371.90(CDS7-1)
CB7-14 R=378.65 I=375.50(DMH7-15)
CB7-13 R=378.70 I=375.50(DMH7-14)
TW=379.50 BW=364.00
TC=379.50 BC=379.00
GARAGE (4 BAYS)
CB7-7 R=381.44 I=374.00(DMH7-7)
GARAGE FF=379.00 (5 BAYS W/ BIKE STORAGE)
GARAGE FF=379.00 (6 BAYS, ADA ACCESSIBLE)
TC=379.00 BC=378.50
TW=379.50 BW=372.00
DMH7-4 R=378.52 I=374.35(DMH7-2) I=374.25(DMH7-5) I=374.70(DMH7-3)
TC=379.50 BC=379.00
DMH7-2 R=379.70 I=375.00(DMH7-1) I=374.90(DMH7-4)
100' BUFFER (TYP)
15' LOCAL BUFFER (TYP)
40' LOCAL BUFFER (TYP)
DMH7-1 R=378.87 I=375.55(CB7-1) I=375.55(CB7-2) I=375.45(DMH7-2)
CB7-1 R=378.71 I=375.70(DMH7-1)
FF=380.00
DMH7-14 R=378.75 I=372.50(DMH7-8) I=375.40(CB7-13) I=372.90(DMH7-13) I=372.40(DMH7-15)
CB7-12 R=378.50 I=375.75(DMH7-13)
DMH7-13 R=378.60 I=373.40(DMH7-12) I=375.70(CB7-12) I=373.30(DMH7-14)
CB7-10 R=378.75 I=375.75(DMH7-11)
TC=379.80 BC=379.30
DMH7-11 R=378.75 I=375.70(CB7-10) I=374.50(DMH7-10) I=374.40(DMH7-12)
TW=362.00 BW=362.00
TW=379.00 BW=363.00
TW=379.00 BW=362.50
TW=362.00 BW=362.00
CB7-11 R=378.50 I=375.75(DMH7-12)
CB7-9 R=378.50 I=375.75(DMH7-10)
DMH7-8 R=378.80 I=373.20(DMH7-6) I=372.80(DMH7-7) I=373.10(DMH7-14)
DMH7-12 R=378.60 I=374.00(DMH7-11) I=375.70(CB7-11) I=373.90(DMH7-13)
DMH7-5 R=378.80 I=373.80(DMH7-4) I=375.40(CB7-5) I=373.70(DMH7-6)
CB7-5 R=378.50 I=375.50(DMH7-5)
DMH7-10 R=378.75 I=374.85(DMH7-9) I=375.70(CB7-9) I=374.75(DMH7-11)
DMH7-9 R=378.90 I=375.20(CB7-8) I=375.10(DMH7-10)
CB7-8 R=378.50 I=375.35(DMH7-9)
CB7-4 R=377.89 I=374.90(DMH7-3)
DMH7-3 R=378.16 I=374.80(CB7-4) I=374.45(DMH7-4) I=374.80(CB7-3)
CB7-3 R=377.89 I=374.90(DMH7-3)
FF=380.00
DMH5-19 R=380.73 I=378.38(DMH5-17) I=374.70(CB5-24) I=374.05(DMH5-23)
CB5-24 R=378.90 I=374.80(DMH5-19)
CB7-2 R=378.71 I=375.70(DMH7-1)
DMH5-16 R=378.10 I=375.20(CB5-20) I=375.20(CB5-21) I=375.10(DMH5-17)
379.40 HP
CB5-20 R=377.80 I=375.50(DMH5-16)
DMH5-17 R=379.00 I=374.75(DMH5-16) I=374.70(CB5-22) I=374.65(DMH5-19)
CB5-22 R=378.80 I=374.80(DMH5-17)
379.25
379.65
CB5-21 R=377.80 I=375.30(DMH5-16)
CB5-25 R=378.80 I=374.25(DMH5-21)
379.20
379.40 HP
DMH5-21 R=380.60 I=378.50(CB5-25) I=374.70(CB5-27) I=373.55(DMH5-22)
DMH5-22 R=378.90 I=373.35(DMH5-21) I=373.25(DMH5-23)
377.10
376.95
377.65
CB5-30 R=375.55 I=370.50(DMH5-26)
CB5-27 R=378.80 I=374.80(DMH5-21)
CB5-31 R=375.55 I=370.50(DMH5-26)
DMH5-26 R=375.60 I=370.20(DMH5-25) I=370.20(CB5-30) I=370.20(CB5-31) I=370.10(CDS5-3)
DMH-OST8 R=371.50 I=358.30(DMH-OST5) I=357.75(DMH-OST7)
DOG PARK
OCS6-1 (SEE DWG. C-7)
380.00
MAINT. SHED
CDS5-3 R=371.70 I=368.80(DMH5-26) I=368.70(FES5-3)
18"RCP D
RCP FES5-3 I=367.90(CDS5-3)
OCS4-1 (SEE DWG. C-7)
DMH5-12 R=373.90 I=366.50(DMH5-11) I=369.90(CB5-14) I=373.50(CANOPY DRAIN) I=366.40(DMH5-15)
CB5-19 R=373.81 I=370.00(CDS5-2)
12"RCP D
CB5-18 R=373.80 I=371.00(DMH5-15)
CB7-6 R=377.80 I=374.80(DMH7-5)
RCP FES4-1 WITH SPLASH PAD (TYP.) I=369.20(CDS4-1)
ONSITE STORMWATER BASIN-4
CB5-14 R=373.75 I=370.00(DMH5-12)
TP-9 ESHGW:367.15
ENERGY DISSIPATOR
RCP FES WITH SPLASH PAD (TYP.) I=370.00
CDS4-1 R=376.10 I=370.20(DMH4-3) I=371.75(CB4-7) I=370.20(DMH4-4) I=370.10(FES4-1)
CB4-7 R=375.60 I=372.00(CDS4-1)
6" CANOPY DRAIN
AREA TO REMAIN UNDISTURBED
DMH5-23 R=378.70 I=373.85(DMH5-19) I=373.00(DMH5-22) I=372.90(DMH5-24)
DMH5-24 R=377.14 I=372.40(DMH5-23) I=372.30(DMH5-25)
CB5-28 R=377.00 I=372.20(DMH5-25)
DMH5-25 R=377.06 I=371.90(DMH5-24) I=371.00(CB5-29) I=371.00(CB5-28) I=371.80(DMH5-26)
CB5-29 R=377.00 I=372.00(DMH5-25)
PROPOSED SWALE WITH STONE CHECK DAMS
SPLASH PAD
24"RCP D
DMH-O5-1 R=366.90 I=363.90(OCS5-1) I=361.50(FES-W2-1)
EXISTING 24" PIPE TO REMAIN
DMH-O5-2 R=366.36 I=363.20(OCS5-2) I=361.20(FES-W2-2)
DMH-OST7 R=364.54 I=358.20(DMH-OST6)
TP-1 ESHGW:361.23
OCS5-2 (SEE DWG. C-7)
OCS5-1 (SEE DWG. C-7)
FES5-5 I=365.00
RCP FES5-2 I=365.00(CDS5-2)
10' WIDE ACCESS SHELF
CDS5-2 R=373.84 I=365.35(DMH5-15) I=369.85(CB5-19) I=365.25(FES5-2)
TP-4 ESHGW:361.81
PROPOSED SWALE WITH STONE CHECK DAM
DMH3-4 R=372.50 I=368.40(DMH3-3) I=368.30(DMH3-5) I=368.40()
DMH3-5 R=373.30 I=368.00(DMH3-4) I=368.00(DMH3-8)
DMH3-3 R=371.70 I=368.80(CB3-2) I=368.80() I=368.70(DMH3-4)
CB3-2 R=371.50 I=369.00(DMH3-3)
ROOF DRAIN I=TBD
ROOF DRAIN I=TBD
PROPOSED RETAIL 12,500 SF FF=376.00
40' LOCAL BUFFER (TYP)
15' LOCAL BUFFER (TYP)

40 0 20 40 80
GRAPHIC SCALE IN FEET

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KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	8/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

1. SEE DRAWINGS C-5 THROUGH C-11 FOR DETAILS.
2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-7 FOR OUTLET STRUCTURE DETAILS.
4. SEE DRAWING C-2E FOR GRADING AND DRAINAGE LEGEND.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	JIR/TRG
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:
GRADING AND DRAINAGE PLAN

DRAWING NUMBER:
C-2D

PROJECT NUMBER: 19015

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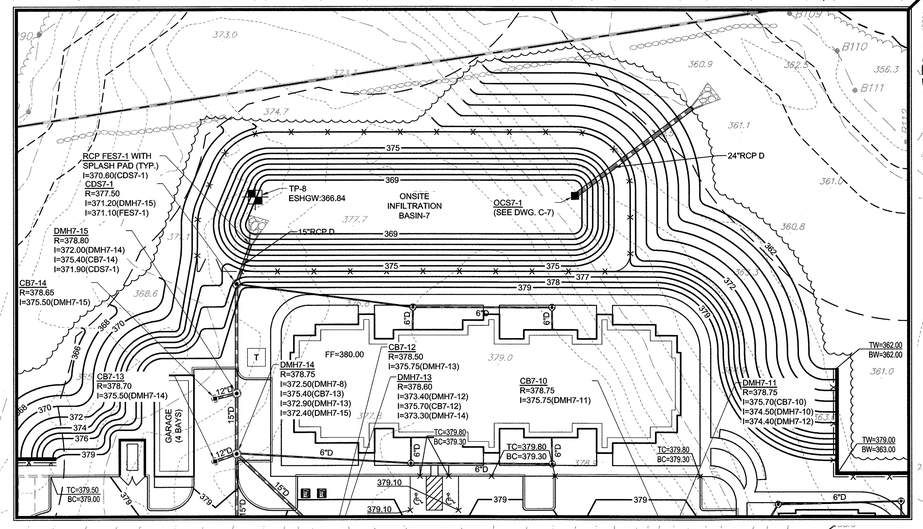

INSET
SCALE: 1"=40'

GRADING AND DRAINAGE LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		CHAIN LINK FENCE
		DOUBLE CATCH BASIN
		DRAIN MANHOLE
		DRAIN PIPE
		FLARED END SECTION
		GENERATOR PAD
		METAL GUARD RAIL
		GUY WIRE
		HANDICAP ACCESSIBLE PARKING SYMBOL
		LIGHT POLE
		MAST ARM POLE
		RETAINING WALL
		ROOF DRAIN
		SLOPE (CUT OR FILL)
		SPLASH PAD/RIP RAP
		SPOT GRADE
		TEST PIT LOCATION
		TOP/BOTTOM OF CURB
		TOP OF SLOPE
		BOTROM OF WALL TOP OF WALL
		TRANSFORMER PAD
		WETLAND AREA
	FF=	FINISH FLOOR ELEVATION
		CONTOUR ELEVATION
		DRAIN PIPE
	R=	RIM ELEVATION
	I=	INVERT ELEVATION
	12"D	DIAMETER OF PIPE
	CPP	CORRUGATED PLASTIC PIPE

GRAPHIC SCALE IN FEET
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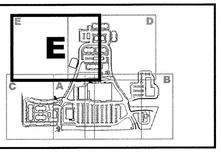

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JOHN J. STOY
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REGISTERED PROFESSIONAL ENGINEER
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ONSITE STORMWATER BASIN-6

SMH R=375.00 I=370.10(IN) I=370.10(IN) I=370.00(OUT)

POTENTIAL LOCATION OF TRANSFORMER (BY SELCO)

8" PVC

SMH R=374.60 I=369.00(IN) I=368.90(OUT)

8" CLDI

6" CLDI

3" DOMESTIC

GREASE TANK R=375.00 I=370.60(IN) I=370.35(OUT)

4" SEWER STUB I=370.75

8" SEWER STUB I=370.75

SMH R=375.05 I=370.30(IN) I=370.20(OUT)

8" FIRE PROTECTION

SMH R=374.00 I=368.50(IN) I=368.50(IN) I=368.40(OUT)

ONSITE STORMWATER BASIN-5

SMH R=375.10 I=371.10(IN) I=371.00(OUT)

6" SEWER STUB I=371.25

6" FIRE PROTECTION

1-1/2" DOMESTIC

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

POTENTIAL LOCATION FOR EMERGENCY GENERATOR WITH BOLLARDS

PROPOSED RETAIL 22,645 SF FF=378.50

PROPOSED RETAIL 2,925 SF FF=378.50

PROPOSED SUPERMARKET 79,750 SF FF=378.50

SMH R=375.15 I=367.00(IN) I=366.90(OUT)

8" GV

12"X12"X8" TEE

8"X8"X8" TEE

8" GV

8"X6" REDUCER

6" GV

HYDRANT (TYP.)

6" GV

PROPOSED HYDRANT (TYP)

8"X8"X6" TEE

PROPOSED HYDRANT (TYP.)

12" CLDI

8" CLDI

LEASING/ AMENITIES ±6,000 SF FF=385.00

PROPOSED PHARMACY 13,120 SF FF=376.75

1-1/2" DOMESTIC

6" FIRE PROTECTION

6" SEWER STUB I=371.50

8"X8"X6" TEE

6" GV

8"X6" REDUCER

6" GV

6" SEWER STUB I=379.50

SMH R=383.80 I=379.00(IN) I=377.00(OUT)

SMH R=382.00 I=375.00(IN) I=375.00(IN) I=374.90(OUT)

6" PVC

8" FIRE PROTECTION

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

PROPOSED HYDRANT (TYP)

SMH R=376.00 I=371.00(IN) I=370.90(OUT)

SMH R=380.20 I=369.30(IN) I=371.20(IN) I=369.20(OUT)

SMH R=368.29 I=366.60(IN) I=366.50(OUT)

SMH R=374.35 I=365.60(IN) I=365.60(IN) I=365.50(OUT)

SMH R=375.10 I=370.20(IN) I=368.20(OUT)

CONNECTION TO HARTFORD TURNPIKE TO BE COORDINATED WITH SELCO

SMH R=377.52 I=364.65(IN) I=364.55(OUT)

POTENTIAL OFF-SITE BASIN-1

POTENTIAL OFF-SITE BASIN-2

8" GV

HYDRANT (TYP.)

SMH R=377.50 I=364.15(IN) I=364.05(OUT)

SMH RIM=377.64' A=363.64 B=363.69 C=363.54

HYDRANT (TYP.)

CUT & CAP COORDINATE WATER WITH DPW AND OFFSITE ROADWAY IMPROVEMENTS

CONNECTION TO HARTFORD TURNPIKE TO BE COORDINATED WITH SELCO

12" GV

12"X6" REDUCER

8"X8"X6" TAP SLEEVE AND VALVE GATE VALVE ROADBOX

CONNECT TO PROPOSED SEWER MANHOLE COORDINATE SEWER CONNECTION WITH DPW AND OFFSITE ROADWAY IMPROVEMENTS

CONNECT TO EXISTING 10" WATER. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO START OF CONSTRUCTION. COORDINATE ALL WORK WITH DPW.

12"X10" REDUCER

10" GV

SMH RIM=376.65' AIR VALVE MANHOLE TOP OF PIPE=371.55 TOP OF WATER=376.45

HARTFORD TURNPIKE (US ROUTE 20)

(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

LAKE STREET

(PUBLIC – 1972 COUNTY LAYOUT)

40 0 20 40 80

GRAPHIC SCALE IN FEET

Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\15048_UTIL.dwg
Nov 26, 2019 - 16:33pm

RJOC

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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.

C/O DSM REALTY, INC.

881 EAST STREET

TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — JOHN J. STOY — CIVIL — No. 42797 — REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C-3A

PROJECT NUMBER:

19015

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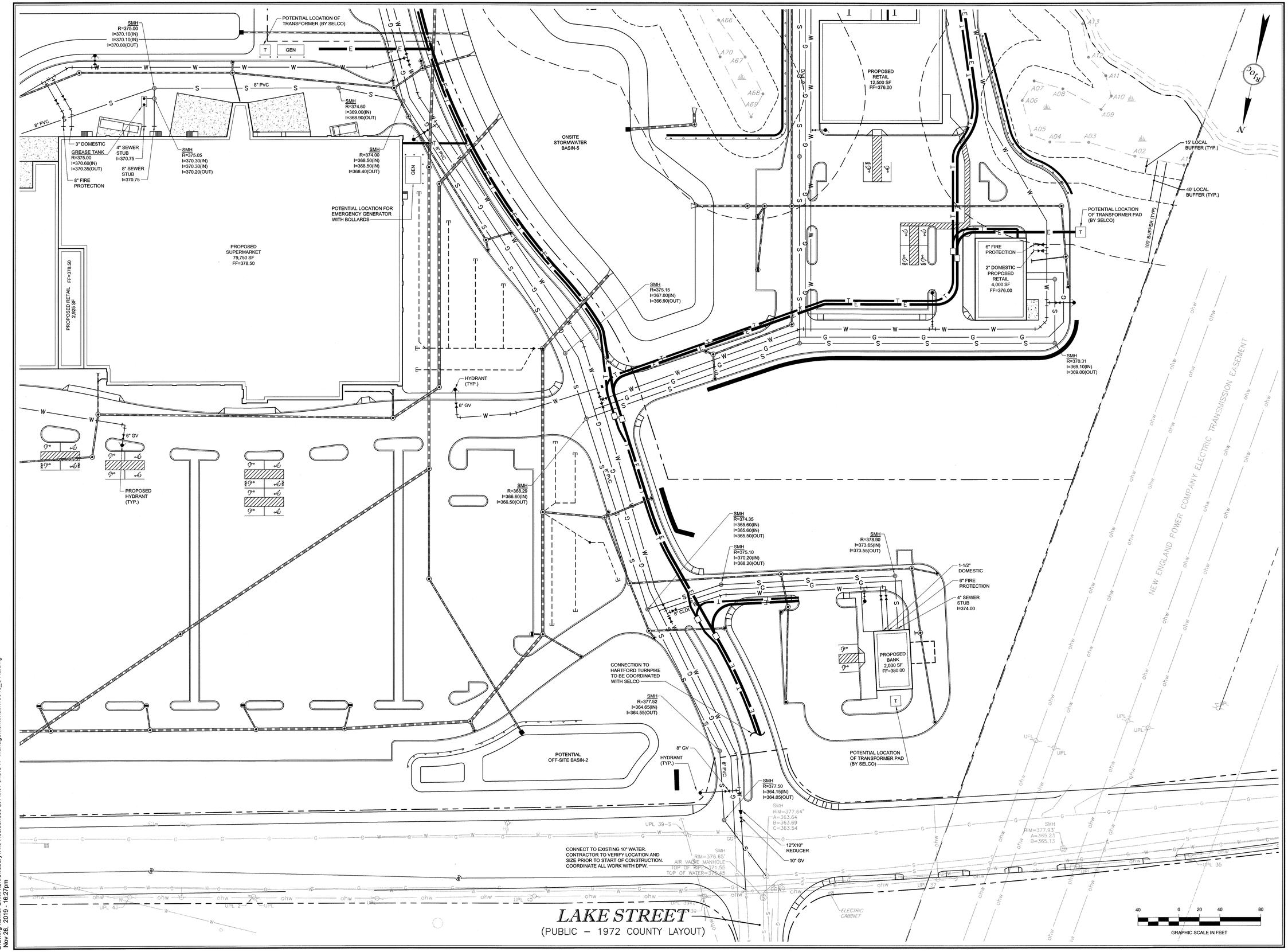

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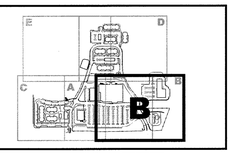

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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42791
REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C-3B

PROJECT NUMBER: 19015

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RJOC

N

100' BUFFER (TYP)

40' LOCAL BUFFER (TYP)

15' LOCAL BUFFER (TYP.)

B37 B38 B39 B40 B41 B42 B43 B44 B45 B46 B47 B48 B49 B50 B51 B52 B53 B54 B55 B56 B57 B58 B59 B60 B61

ONSITE STORMWATER BASIN-6

SMH
R=375.00
I=370.10(IN)
I=370.10(IN)
I=370.00(OUT)

8" CLDI

8" PVC

3" DOMESTIC

GREASE TANK
R=375.00
I=370.60(IN)
I=370.35(OUT)

4" SEWER STUB
I=370.75

8" SEWER STUB
I=370.75

8" FIRE PROTECTION

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

SMH
R=375.10
I=371.10(IN)
I=371.00(OUT)

6" SEWER STUB
I=371.25

6" FIRE PROTECTION

1-1/2" DOMESTIC

PROPOSED RETAIL
22,645 SF
FF=378.50

PROPOSED RETAIL
2,925 SF
FF=378.50

GARAGE FF=384.75
(6 BAYS, ADA ACCESSIBLE)

8" GV

12"x12"x8" TEE

8"x8"x8" TEE

6" GV

8"x6" REDUCER

6" CLDI

PROPOSED HYDRANT (TYP)

PROPOSED HYDRANT (TYP.)

12" CLDI

PROPOSED PHARMACY
13,120 SF
FF=376.75

1-1/2" DOMESTIC

6" SEWER STUB
I=371.50

8"x8"x6" TEE

8"X6" REDUCER

4" DOMESTIC

6" FIRE PROTECTION

FF=386.34

FF=385.67

8" SEWER STUB
I=380.70

FF=387.00

SMH
R=386.70
I=379.70(IN)
I=379.60(OUT)

8" PVC

SMH
R=386.20
I=380.50(IN)
I=380.50(IN)
I=380.60(OUT)

8" SEWER STUB
I=381.50

8" SEWER STUB
I=380.60

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

POOL

LEASING/ AMENITIES
±6,000 SF
FF=385.00

6" SEWER STUB
I=379.50

SMH
R=383.80
I=379.00(IN)
I=377.00(OUT)

SMH
R=382.00
I=375.00(IN)
I=375.00(IN)
I=374.90(OUT)

SMH
R=386.90
I=380.30(IN)
I=381.20(OUT)

SMH
R=386.80
I=380.90(IN)
I=380.80(OUT)

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

SMH
R=386.20
I=380.40(IN)
I=380.30(OUT)

FF=386.00 GARAGE
(5 BAYS W/ BIKE STORAGE)

GARAGE FF=384.50
(6 BAYS)

SMH
R=386.50
I=378.60(IN)
I=379.60(IN)
I=378.50(OUT)

SMH
R=369.30(IN)
I=371.20(IN)
I=369.20(OUT)

SMH
R=376.00
I=371.00(IN)
I=370.90(OUT)

POTENTIAL OFF-SITE BASIN-1

HYDRANT (TYP.)

CUT & CAP
COORDINATE WATER WITH DPW AND OFFSITE ROADWAY IMPROVEMENTS

CONNECTION TO HARTFORD TURNPIKE TO BE COORDINATED WITH SELCO

CONNECT TO PROPOSED SEWER MANHOLE
COORDINATE SEWER CONNECTION WITH DPW AND OFFSITE ROADWAY IMPROVEMENTS

12"X8" REDUCER

12" GV

8"x6"x6" TAP SLEEVE AND VALVE GATE VALVE ROADBOX

SMH
RIM=423.88'

SMH
RIM=422.41'
A=415.31
B=414.46
C=414.26

SMH
RIM=413.57'
A=414.17
B=414.07

UPL 1

UPL 48

UPL 47

UPL 43

WF#CC2 WF#CC5 WF#CC6 WF#CC4

HARTFORD TURNPIKE (US ROUTE 20)

(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

40 0 20 40 80

GRAPHIC SCALE IN FEET

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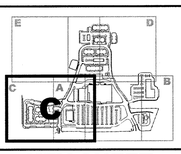

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CIVIL
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REGISTERED PROFESSIONAL ENGINEER

11-25-19

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DRAWN BY:	KPM
REVIEWED BY:	RWS
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DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C-3C

PROJECT NUMBER: 19015

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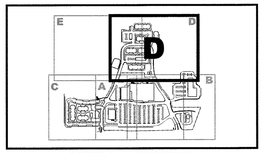

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11-25-19

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C-3D

PROJECT NUMBER: 19015

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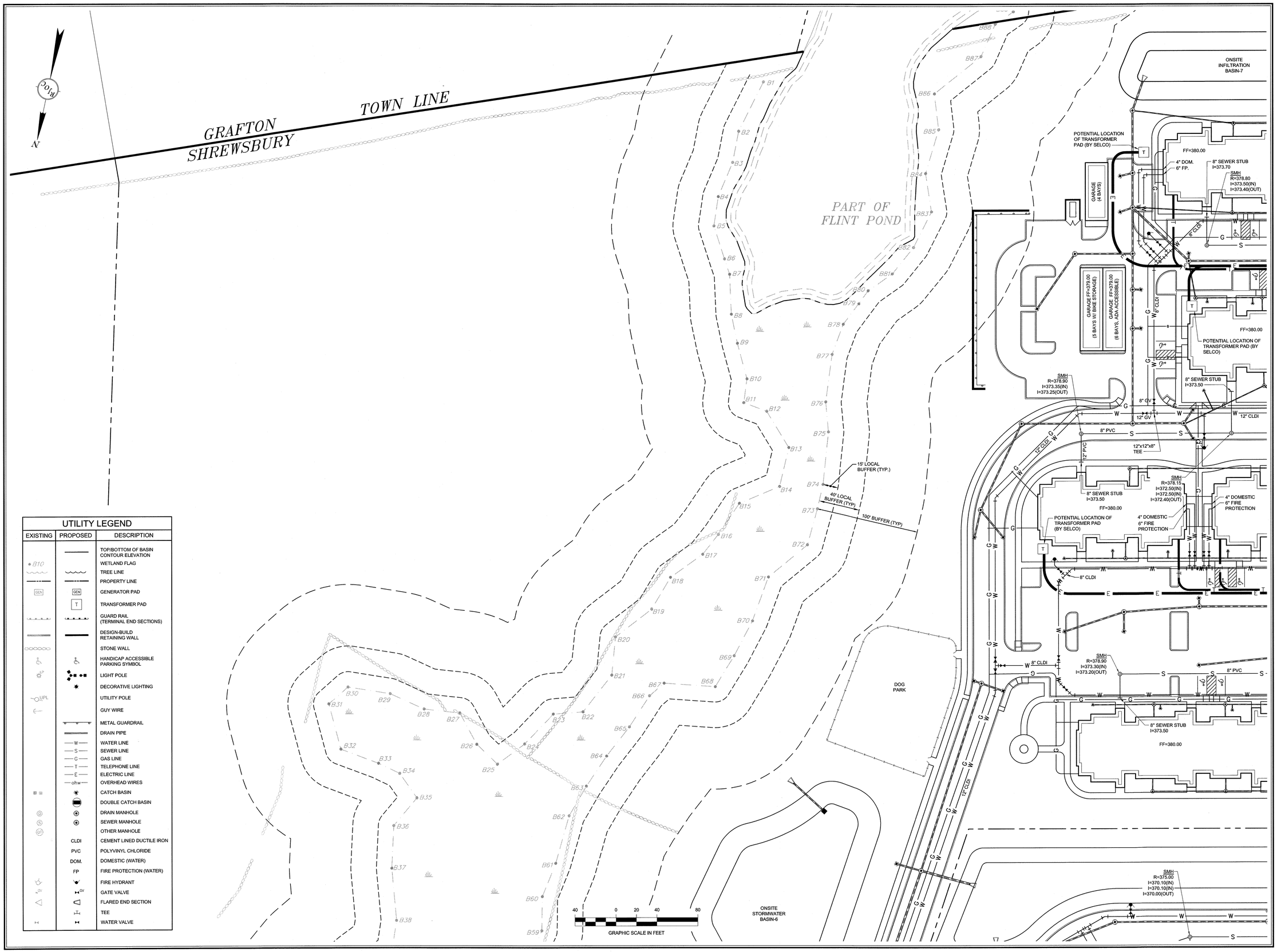
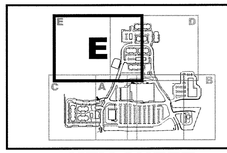


UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		TOP/BOTTOM OF BASIN CONTOUR ELEVATION
B10		WETLAND FLAG
		TREE LINE
		PROPERTY LINE
GEN	GEN	GENERATOR PAD
	T	TRANSFORMER PAD
		GUARD RAIL (TERMINAL END SECTIONS)
		DESIGN-BUILD RETAINING WALL
		STONE WALL
		HANDICAP ACCESSIBLE PARKING SYMBOL
LP		LIGHT POLE
		DECORATIVE LIGHTING
UPL		UTILITY POLE
		GUY WIRE
		METAL GUARDRAIL
		DRAIN PIPE
W	W	WATER LINE
S	S	SEWER LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
E	E	ELECTRIC LINE
ohw	ohw	OVERHEAD WIRES
		CATCH BASIN
		DOUBLE CATCH BASIN
D	D	DRAIN MANHOLE
S	S	SEWER MANHOLE
OT		OTHER MANHOLE
	CLDI	CEMENT LINED DUCTILE IRON
	PVC	POLYVINYL CHLORIDE
	DOM.	DOMESTIC (WATER)
	FP	FIRE PROTECTION (WATER)
		FIRE HYDRANT
GV	GV	GATE VALVE
		FLARED END SECTION
		TEE
		WATER VALVE

RJOC



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CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C-3E

PROJECT NUMBER:

19015

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Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\15048_UTIL.dwg
Nov 26, 2019 - 15:44pm

RJOC

ONSITE STORMWATER BASIN-6
ONSITE STORMWATER BASIN-4
ONSITE STORMWATER BASIN-5
TRANSITION TO CONCRETE CURB (SEE NOTE #4-TYP.)
POTENTIAL LOCATION OF TRANSFORMER (BY SELCO)
TRANSITION TO CONCRETE CURB (SEE NOTE #4-TYP.)
4' HIGH CHAIN LINK FENCE WITH ACCESS GATES (TYP.)
HEAVY DUTY PAVEMENT (TYP.)
POTENTIAL LOCATION FOR EMERGENCY GENERATOR WITH BOLLARDS
COMPACTOR AREA
DUMPSTER AND LOADING AREAS (TYP)
COVERED LOADING AREAS (TYP)
BREAD RAMP
POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)
PROPOSED SUPERMARKET 79,750 SF
PROPOSED RETAIL 22,645 SF
PROPOSED RETAIL 2,925 SF
POTENTIAL LOCATION FOR EMERGENCY GENERATOR WITH BOLLARDS
TIP CURB DOWN FOR ACCESS TO SNOW STORAGE AREA
SEE LANDSCAPE PLANS FOR DETAILS (TYP.)
6' WIDE SIDEWALK
TIP DOWN CURB
W11A-2
3' SWEL (TYP.)
HEAVY DUTY PAVEMENT (TYP.)
GATES
4' HIGH CHAIN LINK FENCE WITH ACCESS GATES (TYP.)
COMPACTOR/ DUMPSTER AREA (20'X30')
SITE LIGHT POLE (TYP.)
TIP CURB DOWN FOR ACCESS TO BASIN
EXPOSED AGGREGATE RAMP (TYP)
R7-8(BM)
3' WIDE RAISED PLANTER (TYP)
MODIFIED VERTICAL GRANITE CURB (6" REVEAL)
HEAVY DUTY PAVEMENT (TYP.)
OUTDOOR SALES AREA
REDBOX KIOSK
BIKE RACK (TYP)
BENCH (TYP)
CAROUSEL
DECORATIVE LAMP POST (TYP)
RAISED PLANTER (TYP)
TUBE RAIL (TYP)
PAINTED CROSSWALK
HEAVY DUTY PAVEMENT (TYP.)
SNOW STORAGE AREA
100' BUFFER (TYP)
40' LOCAL BUFFER (TYP)
15' LOCAL BUFFER (TYP)
DESIGN BUILD MODULAR BLOCK RETAINING WALL WITH GUARDRAIL AND FENCE
6' WIDE LANDSCAPE STRIP (TYP.)
6' WIDE SIDEWALK (TYP.)
4' HIGH CHAIN LINK FENCE WITH ACCESS GATES (TYP.)
TIP CURB DOWN FOR ACCESS TO BASIN
R2-1-20 W11A-2
SNOW STORAGE AREA
SITE LIGHT POLE (TYP.)
GRAVITY "DESIGN BUILD" RETAINING WALL (SEE DWG. C-10 FOR DETAILS)
AREA NOT TO BE DISTURBED (TYP.)
TIP CURB DOWN FOR ACCESS TO SNOW STORAGE AREA
PROPOSED PHARMACY 13,120 SF
MOUNTABLE CURB SECTION TO ALLOW EMERGENCY ACCESS/EGRESS TO THE RESIDENTIAL AREA (SEE DETAIL ON DWG. C-11)
TRANSITION FROM VERTICAL GRANITE CURB TO MOUNTABLE CURB
LEASING/ AMENITIES ±6,000 SF
POTENTIAL BUS STOP
CONCRETE RUMBLE STRIP (SEE DETAIL ON DWG. C-11)
PROPOSED PARCEL II APPROXIMATELY 763,169± SF
LIMIT OF GUARDRAIL
POTENTIAL OFF-SITE BASIN-1
POTENTIAL OFF-SITE BASIN-2
4' HIGH CHAIN LINK FENCE WITH ACCESS GATES AND GUARDRAIL (TYP.)
LOW STONE WALL
RESIDENTIAL SIGN
MIXED USE PATH (SEE PLANS BY OTHERS)
POTENTIAL ROUTE 20 R.O.W.
SEE OFFSITE ROADWAY IMPROVEMENTS BY OTHERS (TYP.)
COMMERCIAL SIGN
EXISTING SIGNALIZED INTERSECTION TO BE MODIFIED (SEE TRAFFIC IMPROVEMENT PLANS BY OTHERS)

HARTFORD TURNPIKE (US ROUTE 20)
(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

LAKE STREET
(PUBLIC – 1972 COUNTY LAYOUT)

GRAPHIC SCALE IN FEET
40 0 20 40 80

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RJOC

KEY SHEET

NO.	DATE	REVISION
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

NOTES:
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2. SEE DRAWING N-1 FOR GENERAL NOTES, ABBREVIATIONS AND OVERALL LEGEND.
3. SEE DRAWING C-4E FOR TRAFFIC CONTROL SCHEDULE AND LEGEND.
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5. SEE DRAWING C-9 FOR PAVEMENT SECTIONS.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
No. 42797
REGISTERED PROFESSIONAL ENGINEER
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:
SITE, PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:
C-4A

PROJECT NUMBER:
19015

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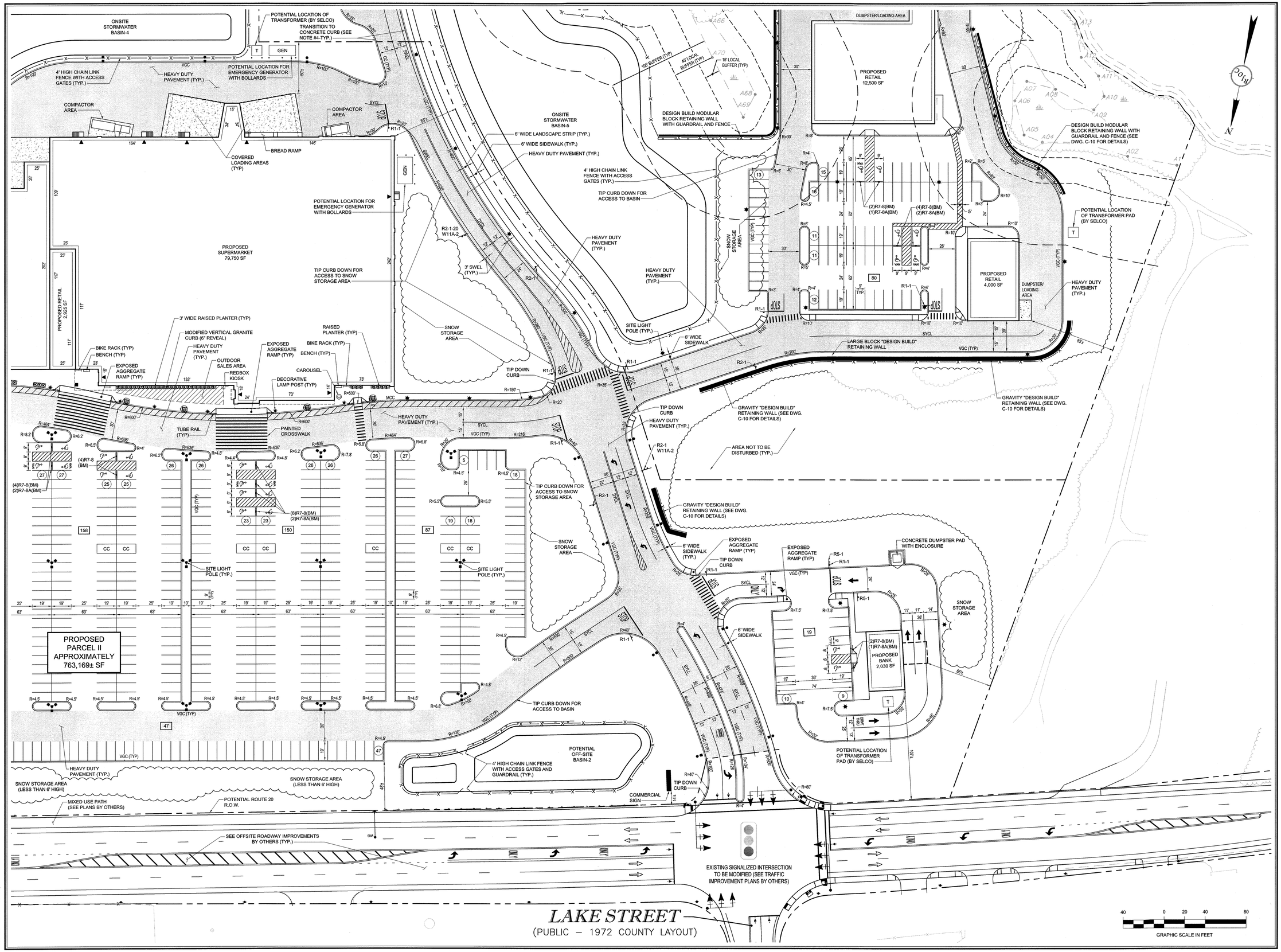

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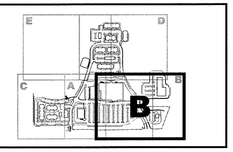

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TEWKSBURY, MA 01876

PROJECT NAME:

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SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — JOHN J. STOY — CIVIL — No. 42797 — REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

SITE, PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C-4B

PROJECT NUMBER: 19015

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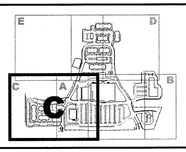

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SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42797
REGISTERED PROFESSIONAL ENGINEER

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

SITE, PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C-4C

PROJECT NUMBER: 19015

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Nov 26, 2019 - 16:12pm

PART OF FLINT POND

LAKE QUINSIGAMOND (FLINT POND)

4' HIGH CHAIN LINK FENCE WITH ACCESS GATES (TYP.)

ONSITE INFILTRATION BASIN-7

4' HIGH BLACK VINYL CHAIN LINK FENCE WITH ACCESS GATE

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

TIP CURB DOWN FOR ACCESS TO BASIN

CONCRETE DUMPSTER PAD WITH ENCLOSURE

SNOW STORAGE AREA

GARAGE (4 BAYS)

AREA NOT TO BE DISTURBED (TYP.)

DESIGN BUILD MODULAR BLOCK RETAINING WALL WITH FENCE (SEE DWG. C-10 FOR DETAILS)

SITE LIGHT POLE (TYP.)

ELECTRIC VEHICLE CHARGING STATION

DESIGN BUILD MODULAR BLOCK RETAINING WALL WITH GUARDRAIL FENCE (SEE DWG. C-10 FOR DETAILS)

21 RESERVE SPACES (TYP)

GARAGE (6 BAYS W/ BIKE STORAGE)

GARAGE (6 BAYS, ADA ACCESSIBLE)

POTENTIAL LOCATION OF TRANSFORMER PAD (BY SELCO)

SEE LANDSCAPE PLANS FOR DETAILS (TYP.)

100' BUFFER (TYP)

40' LOCAL BUFFER (TYP)

15' LOCAL BUFFER (TYP)

6' WIDE SIDEWALK (TYP.)

6' WIDE LANDSCAPE STRIP (TYP.)

HEAVY DUTY PAVEMENT (TYP.)

RAISED CROSSWALK (SEE DWG. C-11 FOR DETAILS)

DOG PARK WITH 4' HIGH BLACK VINYL CHAIN LINK FENCE WITH ACCESS GATES

3' SWEL (TYP.)

SNOW STORAGE AREA

DUMPSTER AREA

MAINT. SHED

ONSITE STORMWATER BASIN-4

TRANSITION TO CONCRETE CURB (SEE NOTE #4-TYP.)

4' HIGH CHAIN LINK FENCE WITH ACCESS GATES (TYP.)

VGC

HEAVY DUTY PAVEMENT (TYP.)

POTENTIAL LOCATION FOR EMERGENCY GENERATOR WITH BOLLARDS

GEN

POTENTIAL LOCATION OF TRANSFORMER (BY SELCO)

TRANSITION TO CONCRETE CURB (SEE NOTE #4-TYP.)

GRAPHIC SCALE IN FEET

40 0 20 40 80

DESIGN BUILD MODULAR BLOCK RETAINING WALL WITH GUARDRAIL AND FENCE (SEE DWG. C-10 FOR DETAILS)

PROPOSED RETAIL 12,500 SF

DUMPSTER/LOADING AREA

VGC (TYP)

Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\CIVP Management\Main\19015_PTC.dwg
Nov 28, 2019 - 15:49pm

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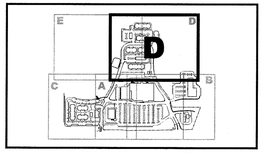

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NOTES:

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PREPARED BY:

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SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

SITE, PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C-4D

PROJECT NUMBER: 19015

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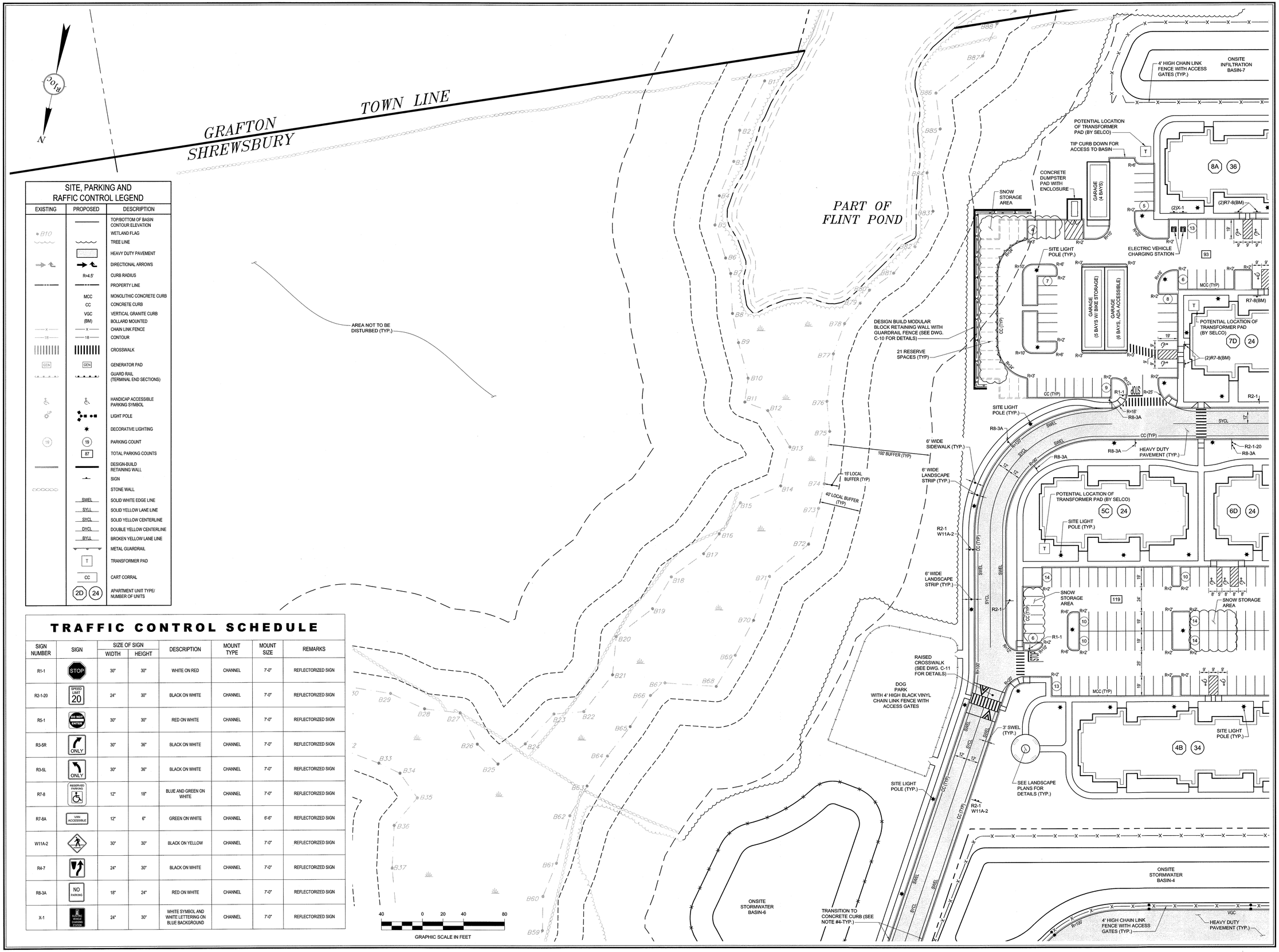


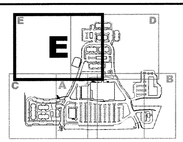
SITE, PARKING AND RAFFIC CONTROL LEGEND

EXISTING	PROPOSED	DESCRIPTION
B10		TOP/BOTTOM OF BASIN CONTOUR ELEVATION
		WETLAND FLAG
		TREE LINE
		HEAVY DUTY PAVEMENT
		DIRECTIONAL ARROWS
	R=4.5'	CURB RADIUS
		PROPERTY LINE
MCC		MONOLITHIC CONCRETE CURB
CC		CONCRETE CURB
VGC		VERTICAL GRANITE CURB
(BM)		BOLLARD MOUNTED
X	X	CHAIN LINK FENCE
18	18	CONTOUR
		CROSSWALK
GEN	GEN	GENERATOR PAD
		GUARD RAIL (TERMINAL END SECTIONS)
		HANDICAP ACCESSIBLE PARKING SYMBOL
		LIGHT POLE
		DECORATIVE LIGHTING
19	19	PARKING COUNT
	87	TOTAL PARKING COUNTS
		DESIGN-BUILD RETAINING WALL
		SIGN
		STONE WALL
	SWEL	SOLID WHITE EDGE LINE
	SYLL	SOLID YELLOW LANE LINE
	SYCL	SOLID YELLOW CENTERLINE
	DYCL	DOUBLE YELLOW CENTERLINE
	BYLL	BROKEN YELLOW LANE LINE
		METAL GUARDRAIL
	T	TRANSFORMER PAD
	CC	CART CORRAL
	2D 24	APARTMENT UNIT TYPE/ NUMBER OF UNITS

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT SIZE	REMARKS
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R2-1-20	SPEED LIMIT 20	24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-1	DO NOT ENTER	30"	30"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-6R	ONLY	30"	36"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-5L	ONLY	30"	36"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	RESERVED PARKING	12"	18"	BLUE AND GREEN ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12"	6"	GREEN ON WHITE	CHANNEL	6'-6"	REFLECTORIZED SIGN
W11A-2	PED XING	30"	30"	BLACK ON YELLOW	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-7		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R8-3A	NO PARKING	18"	24"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
X-1	ELECTRIC VEHICLE CHARGING STATION	24"	30"	WHITE SYMBOL AND WHITE LETTERING ON BLUE BACKGROUND	CHANNEL	7'-0"	REFLECTORIZED SIGN

RJOC



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5. SEE DRAWING C-9 FOR PAVEMENT SECTIONS.

PREPARED BY:

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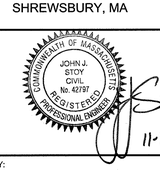

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

SITE, PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:

C-4E

PROJECT NUMBER:

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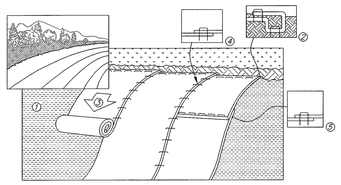
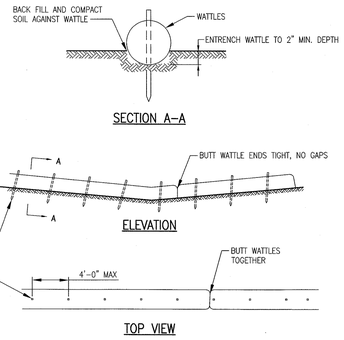


NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACK FILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO PREPARED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF THE BLANKET BACK OVER SEED AND SOIL. SECURE BLANKET OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS DOWN ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE.
4. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
6. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
7. EROSION CONTROL BLANKETS SHALL BE INSTALLED FOLLOWING MANUFACTURERS SPECIFICATIONS.
8. SHALL BE INSTALLED ON SLOPES STEEPER THAN 3:1.
9. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

9 EROSION CONTROL BLANKET DETAIL FOR SLOPE INSTALLATION

SCALE: N.T.S.

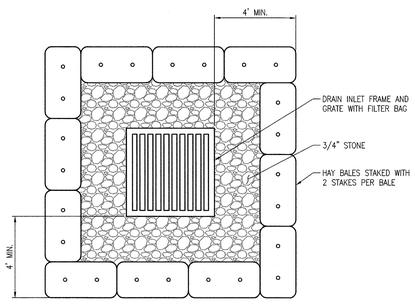


NOTES:

1. WATTLES SHALL BE A MACHINE PRODUCED TUBE THAT IS CERTIFIED WEED FREE FORAGE.
2. THE NETTING SHALL CONSIST OF SEAMLESS HIGH DENSITY POLYETHYLENE AND ETHYL VINYL ACETATE AND CONTAIN ULTRA VIOLET INHIBITORS.
3. INSPECT FREQUENTLY AND REPAIR OR REPLACE PROMPTLY THROUGHOUT CONSTRUCTION.

7 TYPICAL SINGLE ROW WATTLE INSTALLATION DETAIL

SCALE: N.T.S.

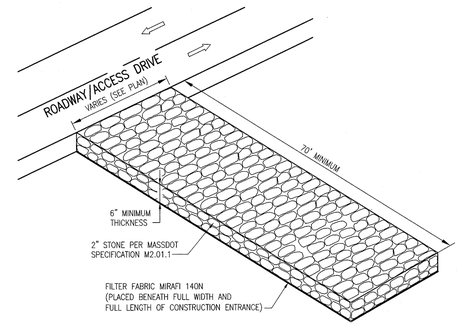


NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 2-2"x2" WOOD STAKES PER BALE OR 2-1/2" DIAMETER STEEL RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECT FREQUENTLY AND REPAIR OR REPLACE PROMPTLY THROUGHOUT CONSTRUCTION.
4. INSTALL AROUND ALL EXISTING AND PROPOSED CATCH BASINS AND INCLUDE THE INSTALLATION OF FILTER BAGS.

4 TYPICAL HAYBALE FILTER DETAIL

SCALE: N.T.S.

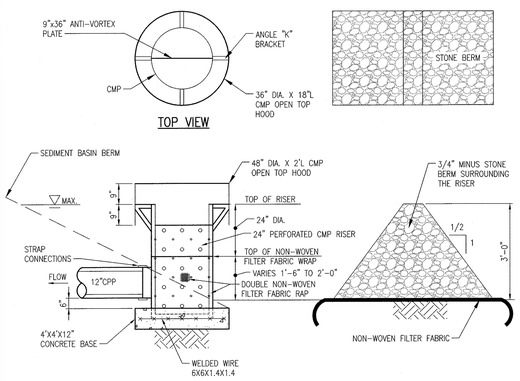


NOTE:

1. INSPECT FREQUENTLY AND REPAIR OR REPLACE PROMPTLY THROUGHOUT CONSTRUCTION.

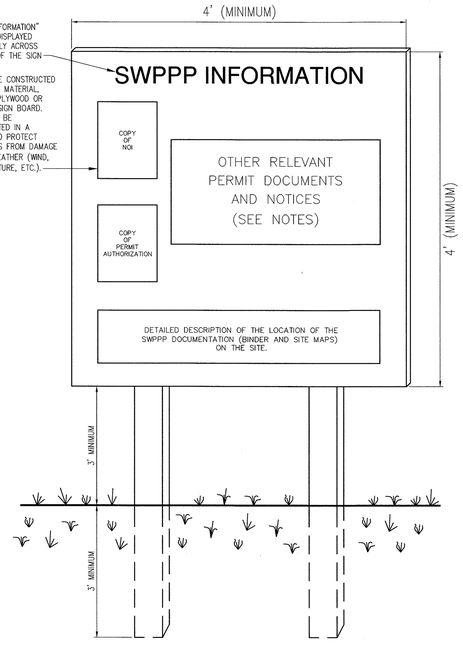
1 CONSTRUCTION ENTRANCE

SCALE: N.T.S.



10 TEMPORARY RISER

SCALE: N.T.S.

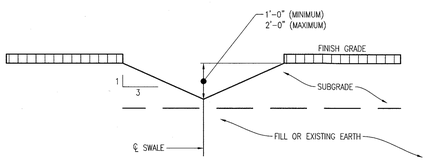


NOTES:

1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) NOTICES MUST INCLUDE INFORMATION ON HOW TO CONTACT THE EPA TO OBTAIN A COPY OF THE SWPPP AND HOW TO CONTACT THE EPA IF STORMWATER POLLUTION IS OBSERVED IN THE DISCHARGE.
5) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
6) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

8 SWPP INFORMATION SIGN

SCALE: N.T.S.

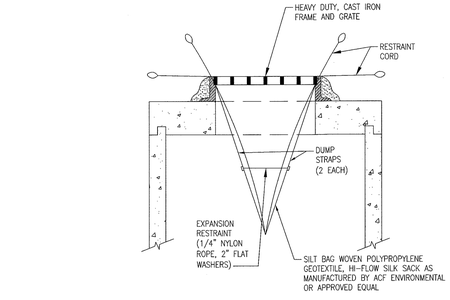


NOTE:

1. INSPECT FREQUENTLY AND REPAIR OR REPLACE PROMPTLY THROUGHOUT CONSTRUCTION.

5 TEMPORARY DRAINAGE SWALE DETAIL

SCALE: N.T.S.

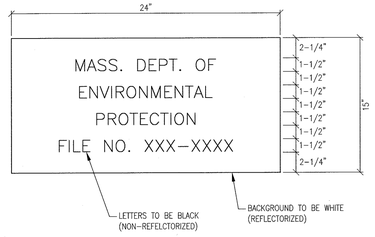


NOTES:

1. INSTALL SILT BAG IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE, THE SILT BAG IS FULL AND SHOULD BE EMPTIED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE SILT BAG PER MANUFACTURER'S INSTRUCTIONS.

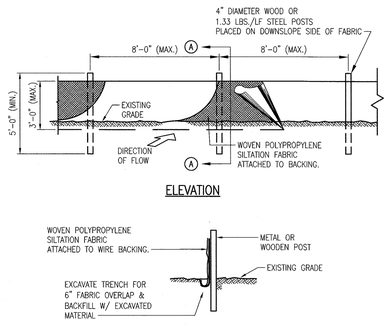
2 TYPICAL FILTER BAG DETAIL

SCALE: N.T.S.



11 TYPICAL MASSACHUSETTS DEP SIGN DETAIL

SCALE: N.T.S.

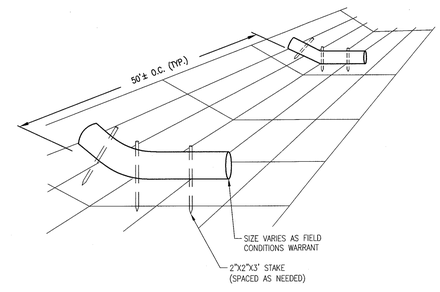


NOTE:

IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH A MINIMUM OF 6" DEPTH OF SOIL.

6 SILTATION FENCE DETAIL

SCALE: N.T.S.



NOTES:

1. EROSION CHECK TO BE OF STRAW WATTLES SECURED TO THE GROUND WITH 3' LONG GRADE STAKES.
2. INSPECT FREQUENTLY AND REPAIR OR REPLACE PROMPTLY THROUGHOUT CONSTRUCTION.

3 STRAW WATTLE CHECKDAM DETAIL

SCALE: N.T.S.

RJOC

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

PREPARED BY:
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DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:

EROSION CONTROL DETAILS

DRAWING NUMBER:

C-5

PROJECT NUMBER:

19015

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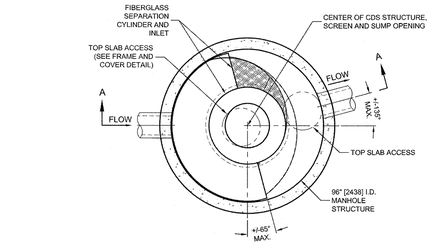
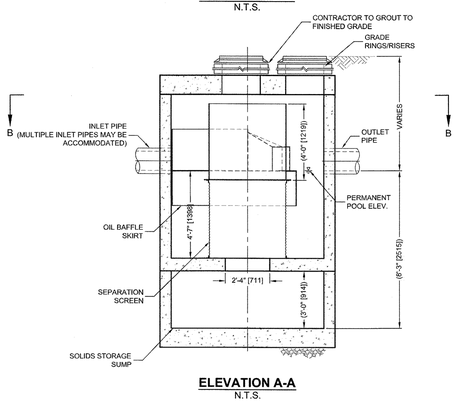
Nov 26, 2019 - 15:36pm

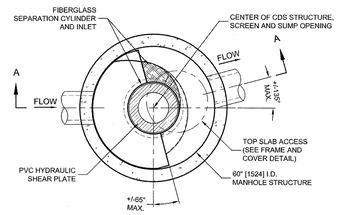


PLAN VIEW B-B
N.T.S.

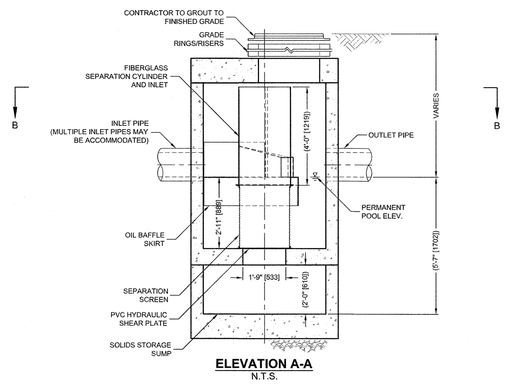


ELEVATION A-A
N.T.S.

5 *CDS4040-6-C-DTL (CDS2-1)*
SCALE: N.T.S.

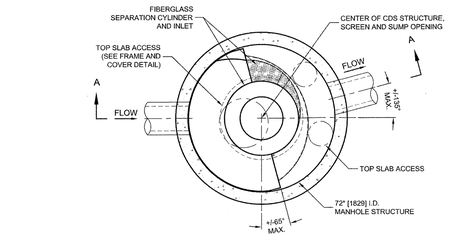


PLAN VIEW B-B
N.T.S.

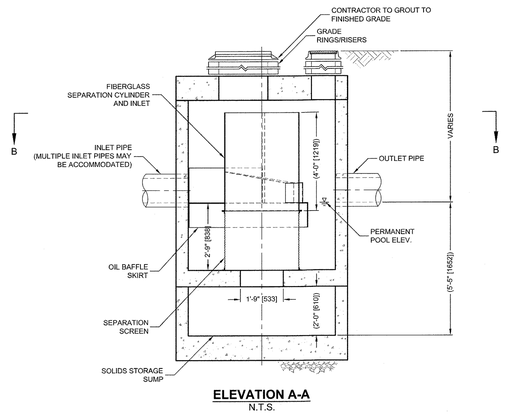


ELEVATION A-A
N.T.S.

3 *CDS2025-5-C-DTL (CDS5-1)*
SCALE: N.T.S.

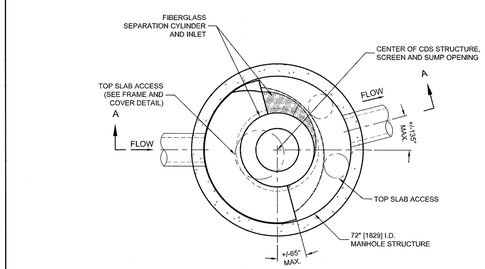


PLAN VIEW B-B
N.T.S.

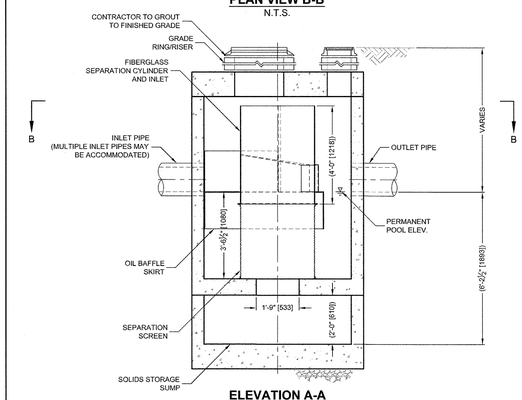


ELEVATION A-A
N.T.S.

1 *CDS3020-6-C-DTL (CDS5-2, CDS6-1, CDS7-1)*
SCALE: N.T.S.

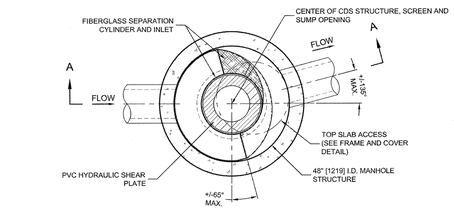


PLAN VIEW B-B
N.T.S.

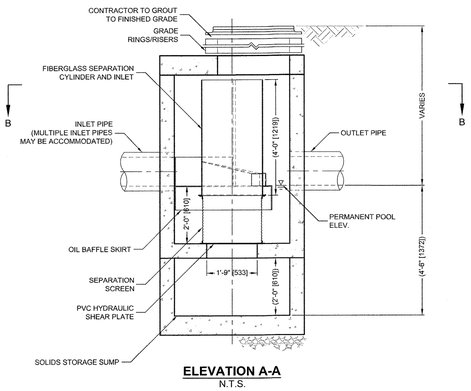


ELEVATION A-A
N.T.S.

4 *CDS3030-6-C-DTL (CDS4-1)*
SCALE: N.T.S.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

2 *CDS2015-4-C-DTL (CDS2-2, CDS1-1)*
SCALE: N.T.S.

RJOC

NO.	DATE	REVISION
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	9/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
NO.	DATE	REVISION

PREPARED BY:
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80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:

DRAINAGE DETAILS I

DRAWING NUMBER:

C-6

PROJECT NUMBER:

19015

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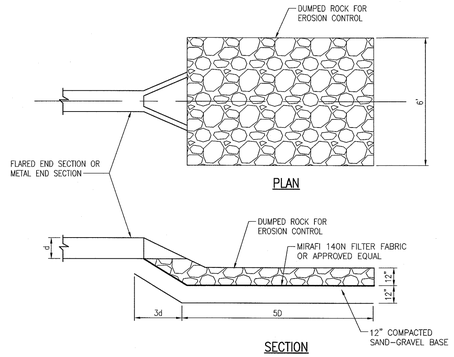
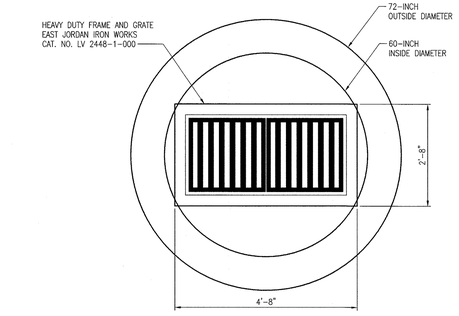
Nov 26, 2019 - 15:49pm



7 TYPICAL SPLASH PAD DETAIL

SCALE: N.T.S.

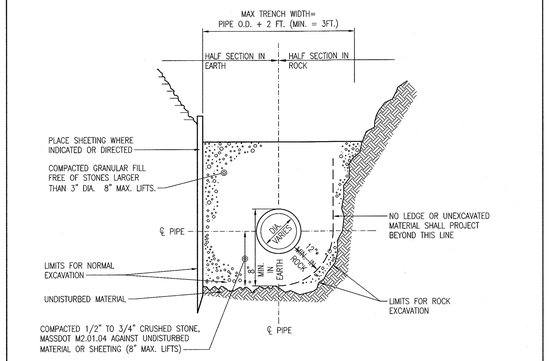


NOTES:

1. CATCH BASIN COVER SLAB TO BE CAST WITH 22" x 4 7/8" OPENING TO ACCOMMODATE FRAME AND GRATE.
2. COVER SLAB TO MEET OR EXCEED H-20 LOADING.

4 TYPICAL DOUBLE CATCH BASIN GRATE DETAIL

SCALE: N.T.S.



NOTE:

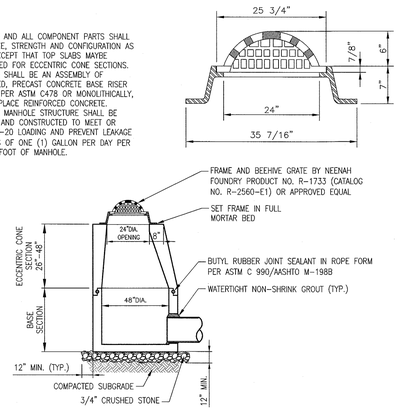
1. METHODS OF INSTALLATION MUST MEET OR EXCEED THE TOWN OF SHREWSBURY'S DPW STANDARDS.

1 TYPICAL DRAIN TRENCH

SCALE: N.T.S.

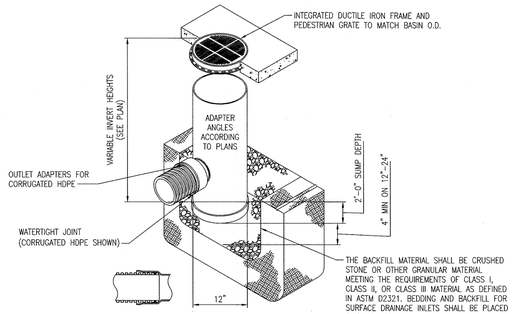
NOTES:

MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H-20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.



8 BEEHIVE AREA DRAIN DETAIL

SCALE: N.T.S.

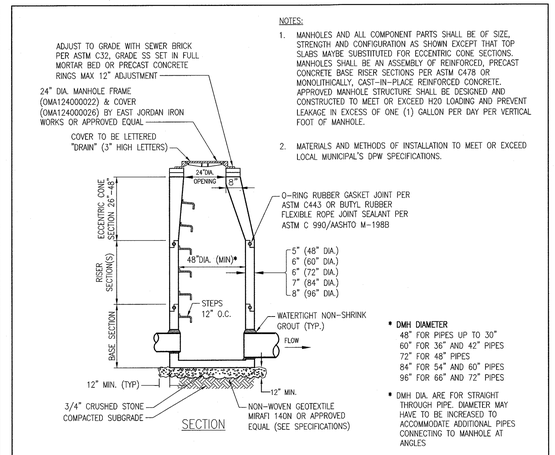


NOTES:

1. 12" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. 12" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTMD3212 FOR CORRUGATED HDPE.
5. ALL COMPONENTS SHALL BE AS MANUFACTURED BY NYLOPLAST U.S.A., INC. OR APPROVED EQUAL.
6. PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING.

5 AREA DRAIN WITH PEDESTRIAN GRATE

SCALE: N.T.S.

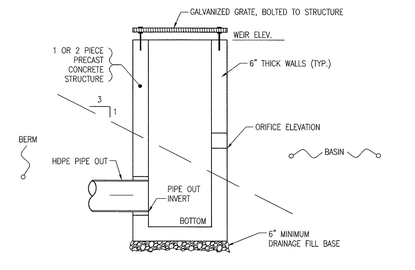


NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. MATERIALS AND METHODS OF INSTALLATION TO MEET OR EXCEED LOCAL MUNICIPAL'S DPW SPECIFICATIONS.

2 TYPICAL PRECAST CONCRETE DRAIN MANHOLE (DMH)

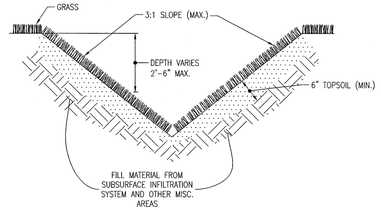
SCALE: N.T.S.



OCS-	ORIFICE TYPE	ORIFICE SIZE	ORIFICE ELEV.	WEIR ELEV.	PIPE INV. OUT	DIMENSIONS OF STRUCTURE
4-1	CIRCULAR	4"	370.70	372.20	370.50	4X4
5-1	RECTANGULAR	36"X6"	366.60	369.40	365.00	4X4
6-1	CIRCULAR	4"	379.40	382.00	379.00	4X4
7-1	CIRCULAR	4"	370.80	373.40	370.80	4X4

9 OUTLET CONTROL STRUCTURE (OSC)

SCALE: N.T.S.

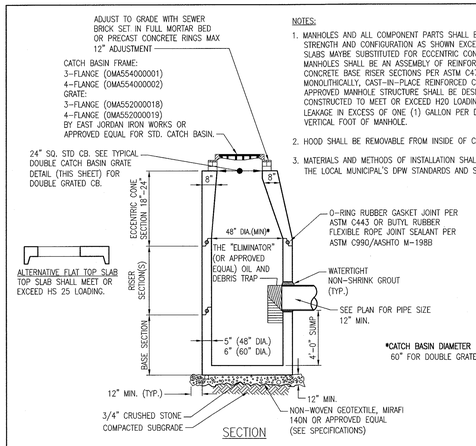


NOTE:

1. PLACE JUTE NETTING TO STABILIZE SWALE UNTIL A PERMANENT VEGETATED COVER IS ESTABLISHED.

6 DRAINAGE CHANNEL

SCALE: N.T.S.



NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. HOOD SHALL BE REMOVABLE FROM INSIDE OF CATCH BASIN
3. MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPAL'S DPW STANDARDS AND SPECIFICATIONS.

3 TYPICAL PRECAST CONCRETE CATCH BASIN WITH DEEP SUMP AND HOOD

SCALE: N.T.S.

RJOC

NO.	DATE	REVISION
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
NO.	DATE	REVISION

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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RT 20 NOMINEE TRUST

55 CAMBRIDGE PARKWAY, SUITE 200

CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.

C/O DSM REALTY, INC.

881 EAST STREET

TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — JOHN J. STOY — CIVIL — No. 42197 — REGISTERED PROFESSIONAL ENGINEER — 11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:

DRAINAGE DETAILS II

DRAWING NUMBER:

C-7

PROJECT NUMBER:

19015

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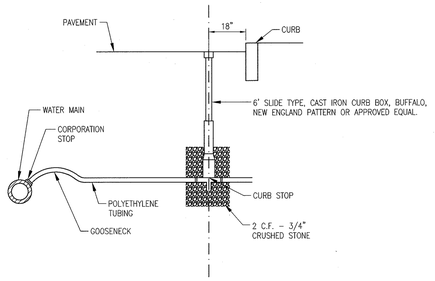
Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_C-7_DRAINAGE DET II.dwg
Nov 26, 2019 - 15:44pm

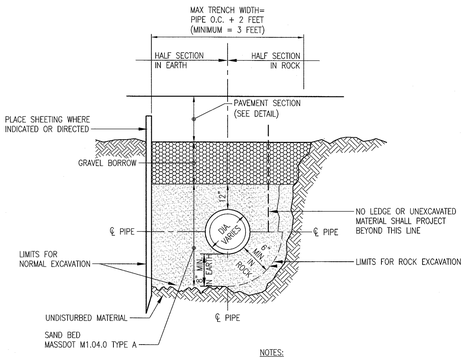


NOTES:

1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.
2. INSTALLATION AND MATERIALS TO BE IN ACCORDANCE WITH TOWN OF SHREWSBURY WATER DEPARTMENT SPECIFICATIONS.

10 TYPICAL WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

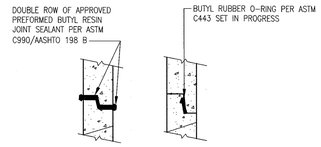


NOTES:

1. WATER MATERIALS AND METHOD OF INSTALLATION MUST MEET OR EXCEED THE TOWN OF SHREWSBURY'S WATER DEPARTMENT'S SPECIFICATIONS.
2. MAINTAIN A MINIMUM OF 5' OF COVER OVER THE TOP OF ALL WATER LINES.

7 TYPICAL WATER TRENCH DETAIL

SCALE: N.T.S.

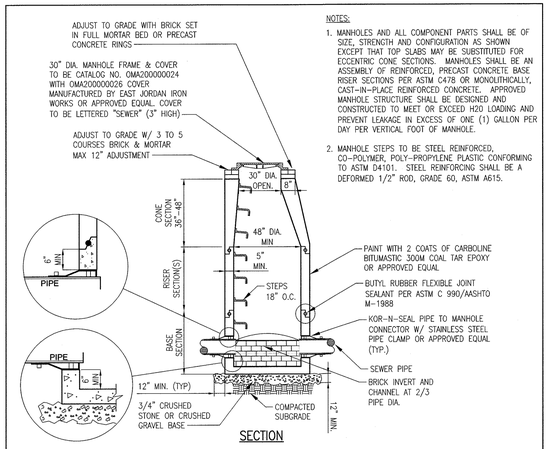


NOTES:

1. HORIZONTAL JOINTS BETWEEN PRECAST CONCRETE MANHOLE SECTIONS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. JOINTS SHALL BE MADE WATERTIGHT WITH A BUTYL RUBBER O-RING PER ASTM C443 OR A DOUBLE ROW OF BUTYL RESIN JOINT SEALANT IN ROPE FORM CONFORMING TO AASHTO 198 B/ASTM C990.
2. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN/CITY SPECIFICATIONS.

4 SEWER MANHOLE JOINTING METHODS

SCALE: N.T.S.

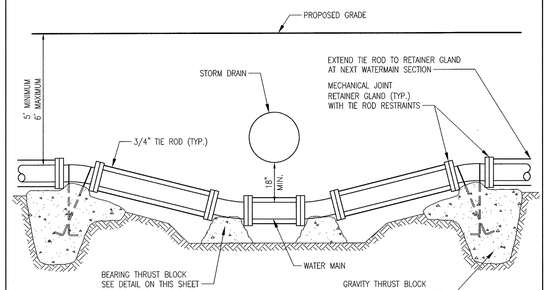


NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAY BE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE, RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. MANHOLE STEPS TO BE STEEL REINFORCED, CO-POLYMER, POLY-PROPYLENE PLASTIC CONFORMING TO ASTM D4101. STEEL REINFORCING SHALL BE A DEFORMED 1/2" ROD, GRADE 60, ASTM A615.

1 PRECAST CONCRETE SEWER MANHOLE (SMH) WITH BRICK INVERT

SCALE: N.T.S.

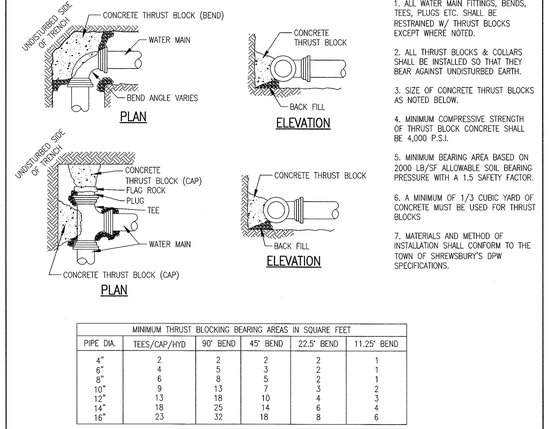


NOTE:

WATER MATERIALS AND METHOD OF INSTALLATION MUST MEET OR EXCEED SHREWSBURY'S DPW SPECIFICATIONS.

11 TYPICAL WATER MAIN OFFSET DETAIL

SCALE: N.T.S.



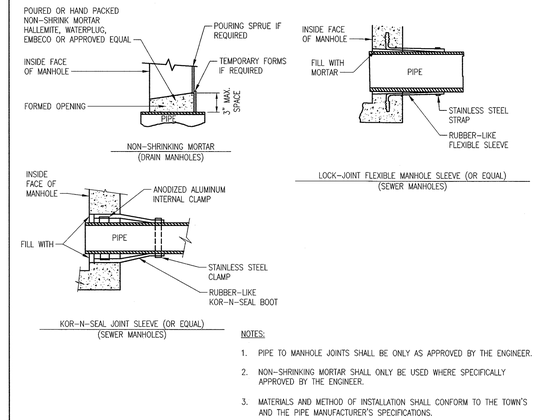
NOTES:

1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 4,000 P.S.I.
5. MINIMUM BEARING AREA BASED ON 2000 LB/SF ALLOWABLE SOIL BEARING PRESSURE WITH A 1.5 SAFETY FACTOR.
6. A MINIMUM OF 1/3 CUBIC YARD OF CONCRETE MUST BE USED FOR THRUST BLOCKS
7. MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF SHREWSBURY'S DPW SPECIFICATIONS.

MINIMUM THRUST BLOCKING BEARING AREAS IN SQUARE FEET					
PIPE DIA.	TEES/CAP/HYD	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	2	2	2	1
6"	4	5	3	2	1
8"	6	8	5	2	1
10"	9	13	7	3	2
12"	13	18	10	4	3
14"	18	25	14	6	4
16"	23	32	18	8	6

8 TYPICAL THRUST BLOCK DETAIL

SCALE: N.T.S.

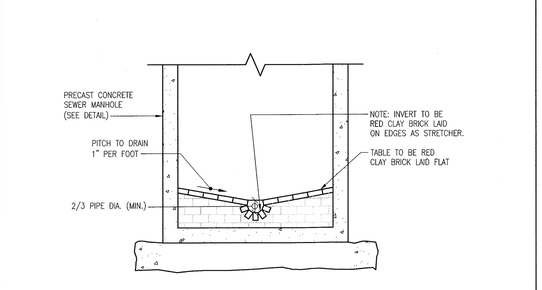


NOTES:

1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER.
2. NON-SHRINKING MORTAR SHALL ONLY BE USED WHERE SPECIFICALLY APPROVED BY THE ENGINEER.
3. MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN'S AND THE PIPE MANUFACTURER'S SPECIFICATIONS.

5 PIPE CONNECTIONS TO MANHOLE DETAIL

SCALE: N.T.S.

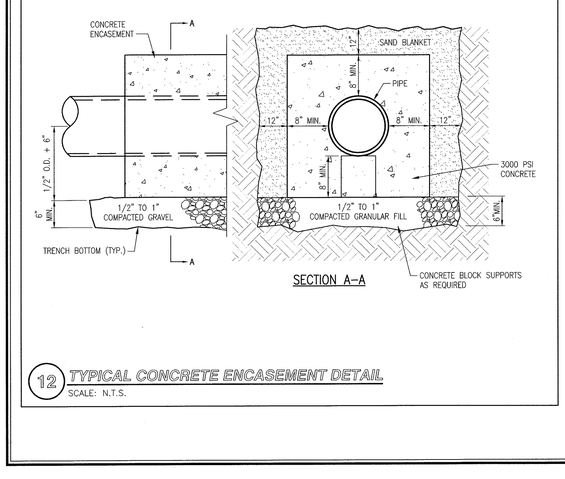


NOTE:

MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF SHREWSBURY SEWER DEPARTMENT SPECIFICATIONS.

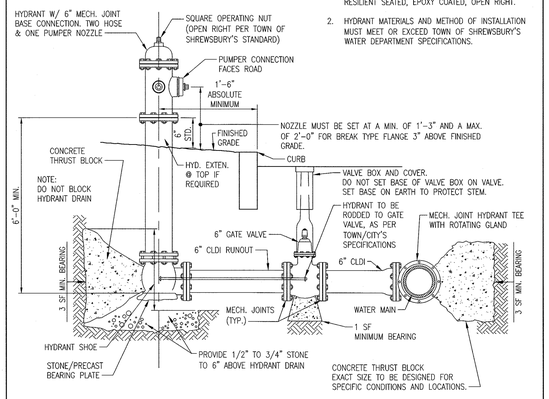
2 TYPICAL BRICK INVERT SECTION FOR SEWER MANHOLE

SCALE: N.T.S.



12 TYPICAL CONCRETE ENCASEMENT DETAIL

SCALE: N.T.S.

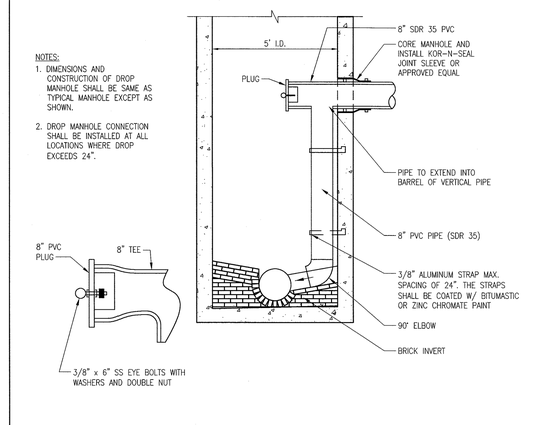


NOTES:

1. HYDRANTS SHALL BE AMERICAN DARLING B-84-B, OPEN RIGHT, AND ALL GATE VALVES SHALL BE RESILIENT SEATED, EPOXY COATED, OPEN RIGHT.
2. HYDRANT MATERIALS AND METHOD OF INSTALLATION MUST MEET OR EXCEED TOWN OF SHREWSBURY'S WATER DEPARTMENT SPECIFICATIONS.

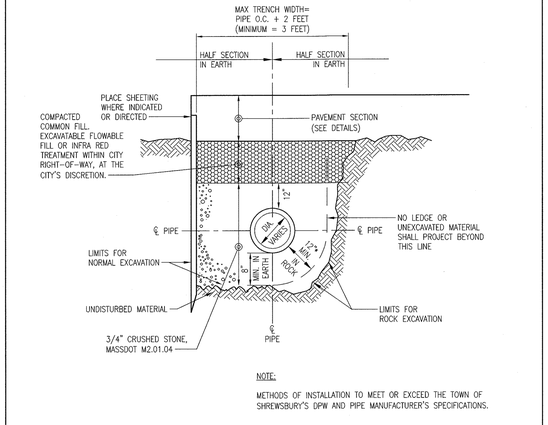
9 TYPICAL FIRE HYDRANT CONNECTION DETAIL

SCALE: N.T.S.



6 TYPICAL INTERIOR DROP MANHOLE CONNECTION DETAIL

SCALE: N.T.S.



NOTE:

METHODS OF INSTALLATION TO MEET OR EXCEED THE TOWN OF SHREWSBURY'S DPW AND PIPE MANUFACTURER'S SPECIFICATIONS.

3 TYPICAL SEWER TRENCH DETAIL

SCALE: N.T.S.

Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\O\VP Management\Main\19015_C-8_UTILITY DET.dwg
Nov 26, 2019 - 15:45pm

RJOC

NO.	DATE	REVISION
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

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DEMOULAS SUPER MARKETS, INC.

C/O DSM REALTY, INC.

881 EAST STREET

TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:

UTILITY DETAILS

DRAWING NUMBER:

C-8

PROJECT NUMBER:

19015

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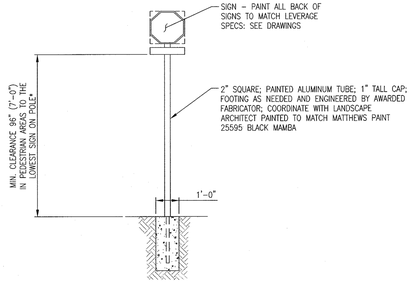
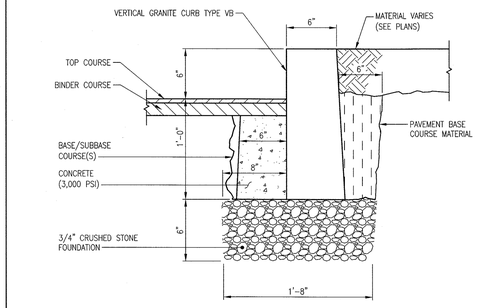


TYPICAL REGULATORY SIGNS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

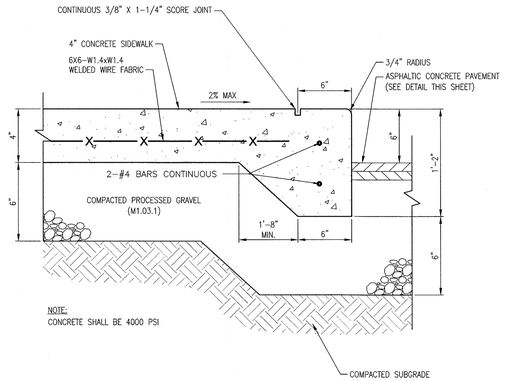
1. STOP SIGN
2. YIELD SIGN
3. SPEED LIMIT SIGN
4. PEDESTRIAN CROSSWALK
5. DIRECTIONAL SIGN
6. ETC

*NOTE: SEE SIGN PACKAGE FOR LOCATIONS AND HEIGHTS BASED UPON SITE SPECIFIC CONDITIONS.

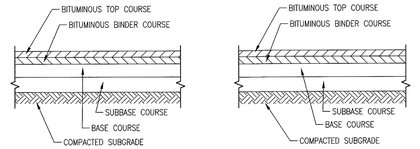
7 INTERIOR REGULATORY SIGN
SCALE: N.T.S.



4 TYPICAL VERTICAL GRANITE CURB DETAIL
SCALE: N.T.S.



2 TYPICAL CONCRETE SIDEWALK W/ MONOLITHIC CURB
SCALE: N.T.S.



STANDARD DUTY PAVEMENT | HEAVY DUTY PAVEMENT

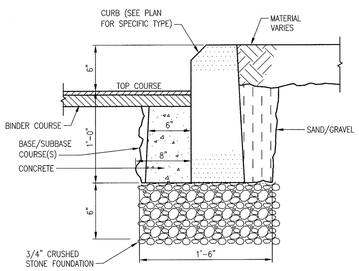
PAVEMENT LAYER	STANDARD DUTY PAVEMENT	HEAVY DUTY PAVEMENT	BIKE PATH PAVEMENT
TOP COURSE BITUMINOUS PAVEMENT SECTION M3.11.00	1-1/2 INCHES	1-1/2 INCHES	1½ INCHES
BINDER COURSE BITUMINOUS PAVEMENT SECTION M3.11.00	2 INCHES	2-1/2 INCHES	1½ INCHES
BASE COURSE SEE NOTE 4	4 INCHES	6 INCHES	4 INCHES
SUBBASE COURSE (GRANULAR FILL M1.03.0, TYPE C)	4 INCHES	6 INCHES	4 INCHES

PAVEMENT SECTION TABLE

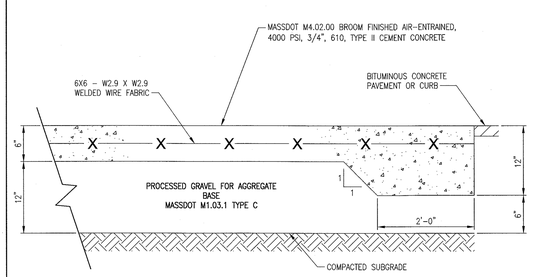
NOTES:

1. NO SOILS DATA WAS PROVIDED FOR THE PAVEMENT DESIGN THEREFORE THE ENGINEER MAKES NO WARRANTEE OR GUARANTEE FOR THE LIFE OF THE PAVEMENT.
2. BITUMINOUS TOP COURSE SHALL MEET MASSDOT ITEM M3.11.00 TABLE A (TOP COURSE)
3. BITUMINOUS BINDER COURSE SHALL MEET MASSDOT ITEM M3.11.00 TABLE A (BINDER COURSE)
4. BASE COURSE MATERIAL SHALL BE DENSE GRADED CRUSHED STONE FOR SUBBASE, MASSDOT ITEM M2.01.7, PROCESSED GRAVEL FOR SUBBASE, MASSDOT ITEM M1.03.1 OR RECLAIMED PAVEMENT BORROW MATERIAL, MASSDOT ITEM M1.11.0.
5. FOR AREAS OF TRENCH RESTORATION, A MINIMUM OF 5 INCHES OF PAVEMENT SHALL BE PROVIDED.

1 TYPICAL PAVEMENT DETAIL
SCALE: N.T.S.



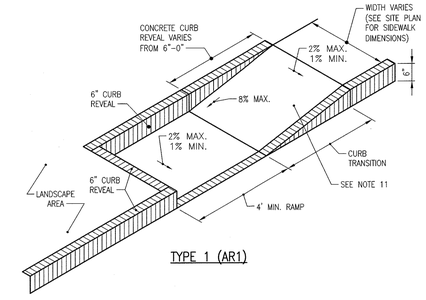
8 TYPICAL CURB FOUNDATION DETAIL - ALL CURB TYPES
SCALE: N.T.S.



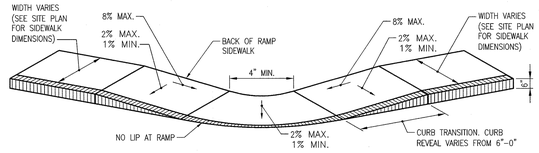
5 TYPICAL CONCRETE PAD PAVEMENT SECTION
SCALE: N.T.S.

NOTES:

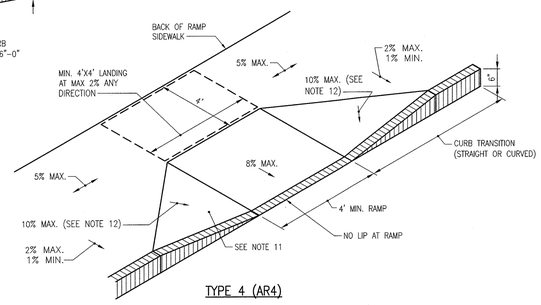
1. SEE PLANS FOR CURB TYPE.
2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE MA REGULATIONS AND ADA.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.)
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. ALL RAMPS SHALL BE CEMENT CONCRETE WITH BROOM NON-SLIP SURFACE.



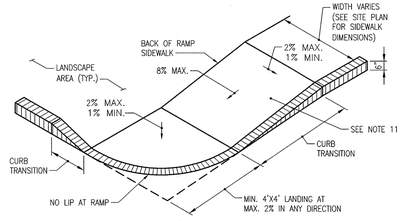
TYPE 1 (AR1)



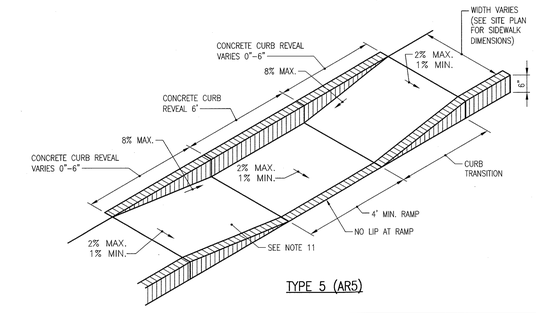
TYPE 2 (AR2)



TYPE 4 (AR4)

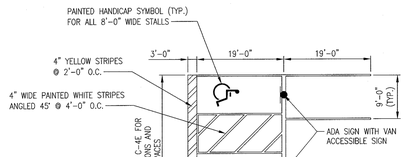


TYPE 3 (AR3)

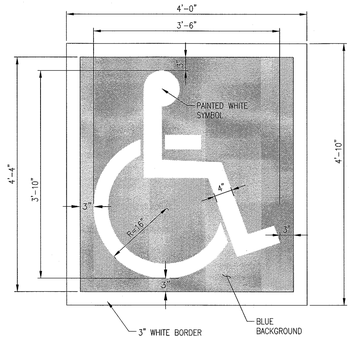


TYPE 5 (AR5)

3 ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.



9 TYPICAL SINGLE STRIPING W/ HANDICAP SPACES FOR 9'-0" STANDARD STALL WIDTH DETAIL
SCALE: N.T.S.



6 TYPICAL PAINTED HANDICAP SYMBOL WITH BLUE BACKGROUND
SCALE: N.T.S.

NO.	DATE	REVISION
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

PREPARED BY:
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CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:

JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:

SITE PARKING AND TRAFFIC CONTROL DETAILS I

DRAWING NUMBER:

C-9

PROJECT NUMBER:

19015

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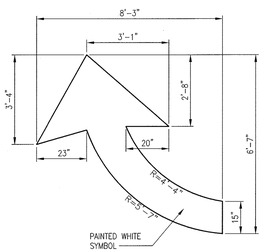
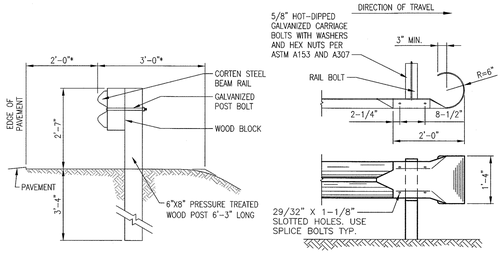
Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_C-9_PTC DET I.dwg
Nov 26, 2019 - 15:45pm



10 TYPICAL PAINTED TURN ARROW DETAIL
SCALE: N.T.S.



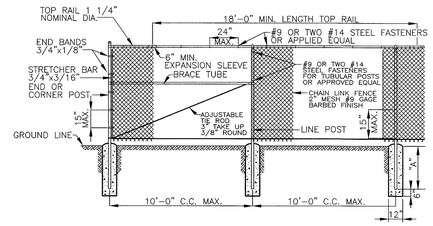
TYPICAL GUIDE RAIL TYPE TL-3 TERMINAL SECTION

NOTES:

1. GUARD RAIL SHALL CONFORM TO THE REQUIREMENTS OF THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION 601, M8.07.0 AND THE CONSTRUCTION STANDARDS.
2. RAIL TIMBER SHALL MEET THE REQUIREMENTS OF AASHTO M168 AND SHALL BE PRESSURE TREATED PER AASHTO M133.

* ENGINEER TO MODIFY/VERIFY DIMENSIONS ON A JOB SPECIFIC BASIS.

7 TYPICAL GUARDRAIL TYPE SS/TERMINAL SECTION DETAILS
SCALE: N.T.S.



END OR CORNER POSTS:
NOMINAL 2" DIAMETER GALVANIZED STEEL PIPE OR 2 1/2"x2"H SECTION.

LINE POSTS:
NOMINAL 1-1/2" DIAMETER GALVANIZED STEEL PIPE OR 1-7/8"x1-5/8" STEEL H SECTION.

BRACE TUBES
NOMINAL 1-1/4" DIA. GALVANIZED STEEL PIPE.

LINE GATE & END POST BASE ("A")
2'-6" FOR 4' HIGH FENCE
3'-0" FOR 6' HIGH FENCE
5'-0" FOR ALL OTHERS

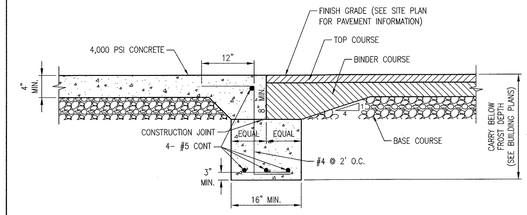
STRETCHER BARS:

LENGTH TO BE 1 INCH LESS THAN FULL HEIGHT OF FABRIC. ONE STRETCHER BAR FOR EACH GATE AND END POST AND TWO STRETCHER BARS FOR CORNER AND BRACING.

NOTES:

1. CONTRACTOR TO INCLUDE PRICE FOR BLACK VINYL CHAIN LINK FENCE AS SHOWN ON DRAWINGS C-4A THROUGH C-4E, LABELED "SITE, PARKING AND TRAFFIC CONTROL PLAN."
2. BRACING NOT REQUIRED FOR 4'-0" FENCE.

4 TYPICAL 4' CHAIN LINK FENCE DETAIL
SCALE: N.T.S.

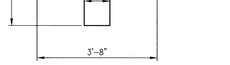


1 CONCRETE/ASPHALT PAVEMENT JOINT DETAIL
SCALE: N.T.S.

11 4' HIGH CHAIN LINK FENCE MOUNTED TO GUARDRAIL
SCALE: N.T.S.

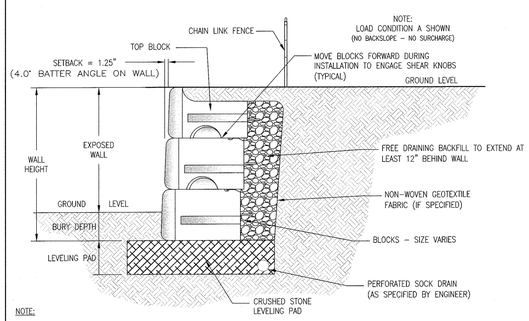
NOTE:
ALL OTHER PAVEMENT LETTERINGS SHALL CONFORM TO THE DIMENSIONS OF THIS DETAIL UNLESS OTHERWISE NOTED.

8 TYPICAL PAINTED "STOP" DETAIL
SCALE: N.T.S.



5 TYPICAL PAINTED ARROW DETAIL
SCALE: N.T.S.

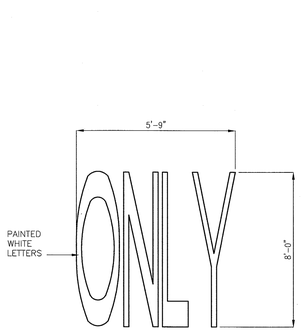
2 TYPICAL BOLLARD DETAIL
SCALE: N.T.S.



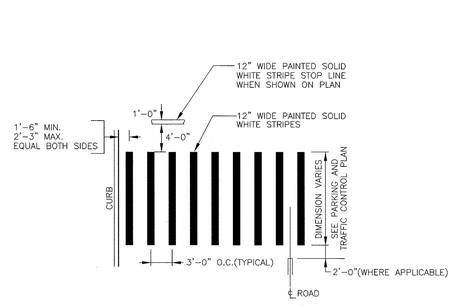
NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH RETAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED ENGINEER. THE CONTRACTOR WILL SUBMIT TO THE ENGINEER A SET OF RETAINING WALL PLANS FOR REVIEW OF DIMENSIONAL REQUIREMENTS PRIOR TO INSTALLATION OF THE WALL. DESIGN OF RETAINING WALL TO INCLUDE A GLOBAL STABILITY ANALYSIS USING FEDERAL HIGHWAY ADMINISTRATION CRITERIA.

12 TYPICAL GRAVITY "DESIGN BUILD" WALL (REDI-ROCK OR APPROVED EQUAL)
SCALE: N.T.S.



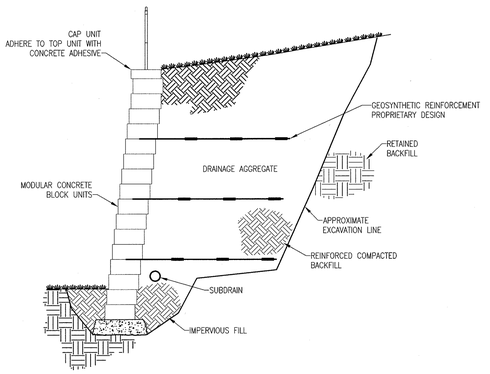
9 TYPICAL PAINTED "ONLY" DETAIL
SCALE: N.T.S.



NOTES:

1. ROAD CENTERLINE (STRIPE) TO ALIGN WITH STRIPE OR SPACE CENTERLINE (SPACE SHOWN).
2. ALIGN WITH ACCESSIBLE CURB RAMPS AND/OR EDGE OF ROAD.

6 TYPICAL 90° PAINTED CROSSWALK DETAIL
SCALE: N.T.S.



NOTE:

1. WALL DESIGN DIMENSIONS AND MATERIALS FOR GENERAL REFERENCE ONLY. ALL WALLS SHALL BE "DESIGN BUILD" PER VERSA-LOK RETAINING WALL.

3 MODULAR CONCRETE RETAINING WALL - "DESIGN BUILD"
SCALE: N.T.S.

RJOC

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:
COMMONWEALTH OF MASSACHUSETTS JOHN J. STOY CIVIL No. 40797 REGISTERED PROFESSIONAL ENGINEER
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	06/19/2019

DRAWING NAME:
SITE PARKING AND TRAFFIC CONTROL DETAILS II

DRAWING NUMBER:
C-10

PROJECT NUMBER:
19015

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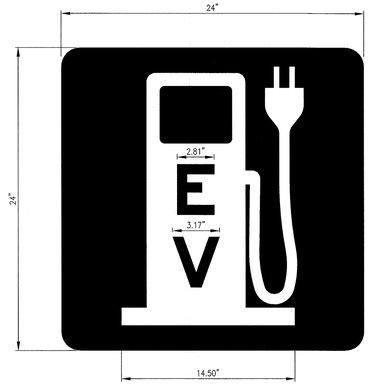
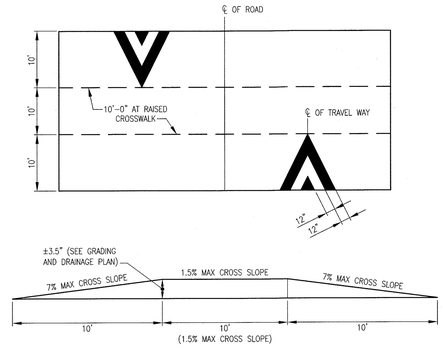
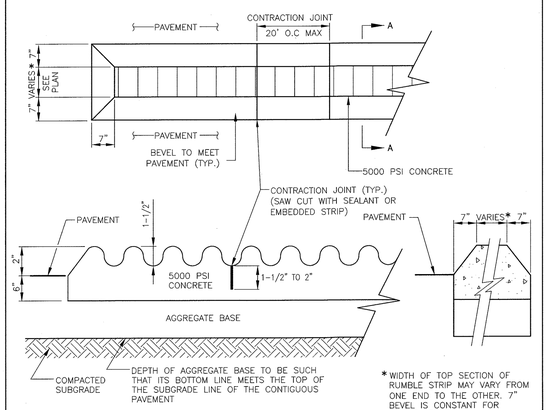
Nov 26, 2019 - 15:47pm



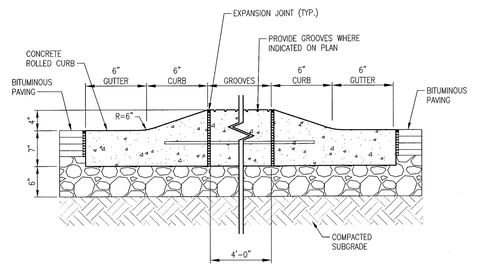
4 **TYPICAL PAINTED 'ELECTRIC VEHICLE CHARGING' SYMBOL**
SCALE: N.T.S.



1 **RAISED PEDESTRIAN CROSSWALK**
SCALE: N.T.S.



2 **TYPICAL CONCRETE RUMBLE STRIP DETAIL**
SCALE: N.T.S.



3 **TYPICAL 4-INCH CONCRETE MOUNTABLE CURB DETAIL**
SCALE: N.T.S.

RJOC

NO.	REVISION	DATE
1	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:
JOHN J. STOY CIVIL No. 42797 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	MSM
REVIEWED BY:	RWS
SCALE:	NOT TO SCALE
DATE:	10/01/2019

DRAWING NAME:
SITE PARKING AND TRAFFIC CONTROL DETAILS III

DRAWING NUMBER:
C-11

PROJECT NUMBER:
19015

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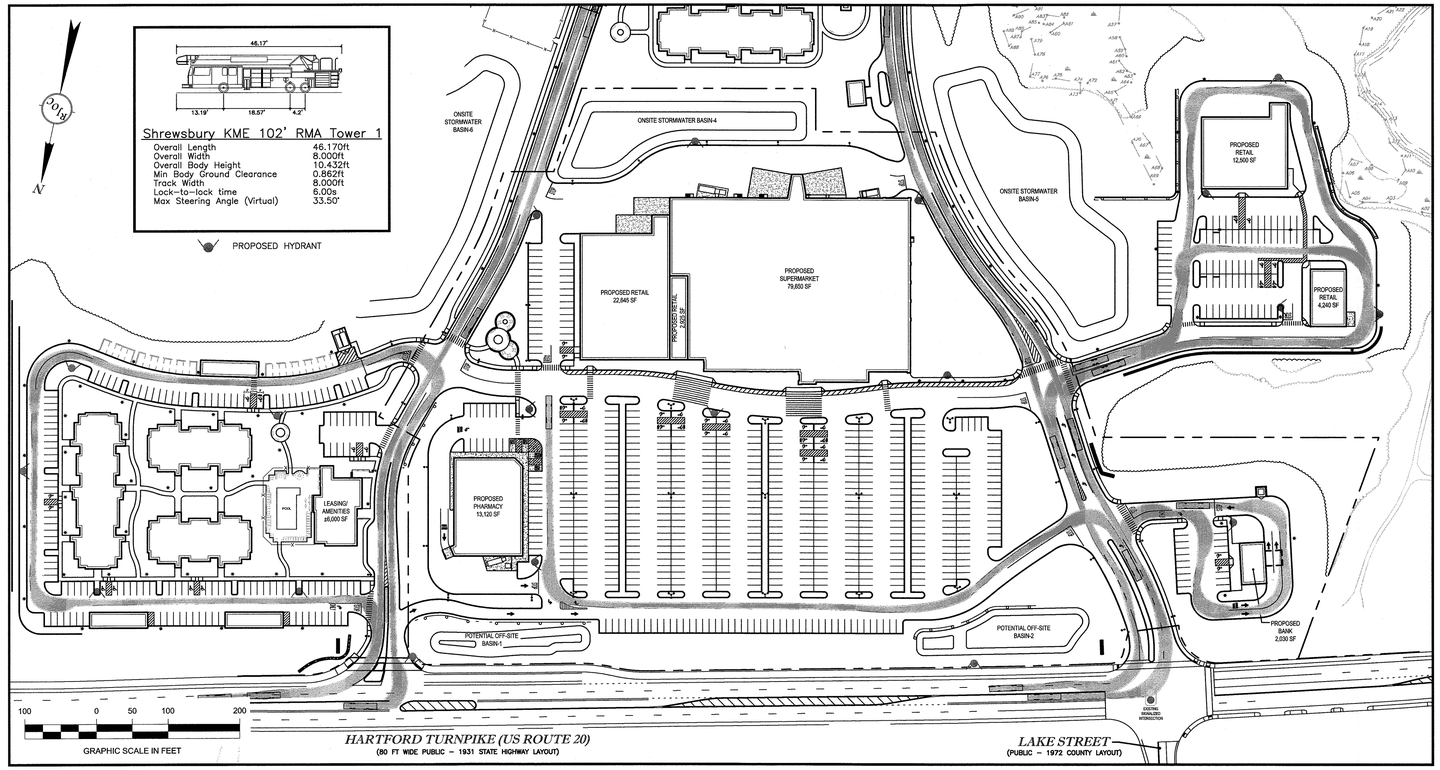
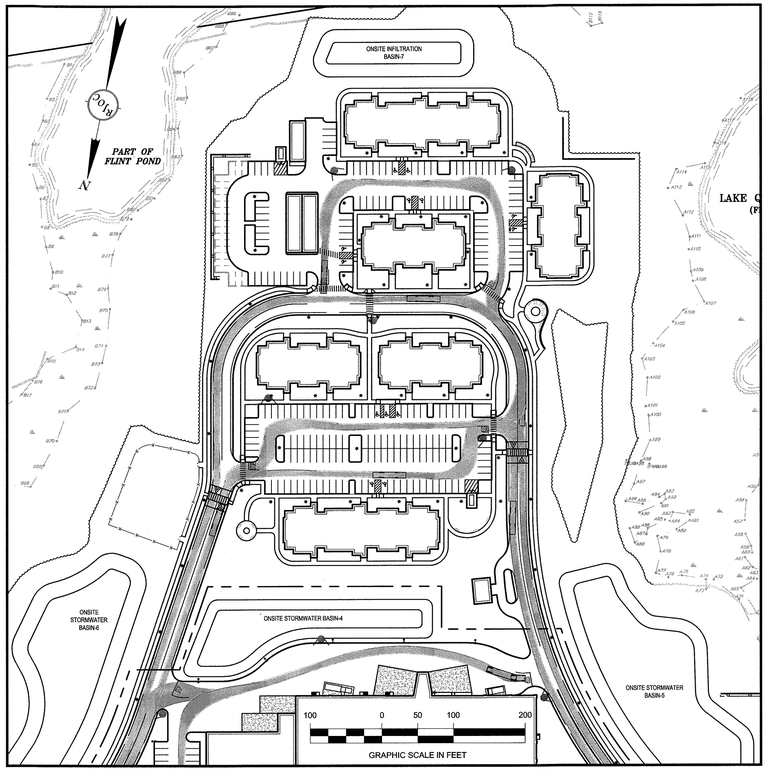
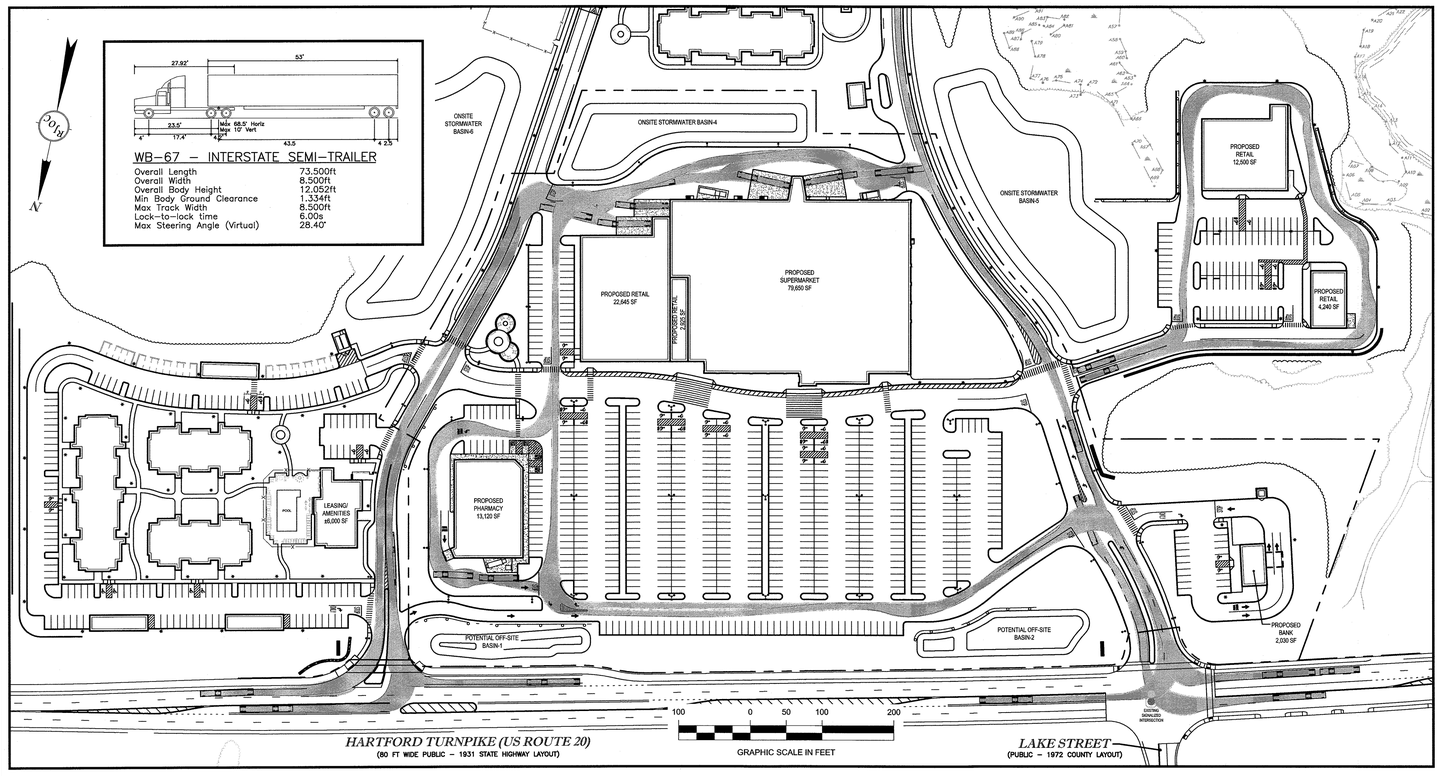
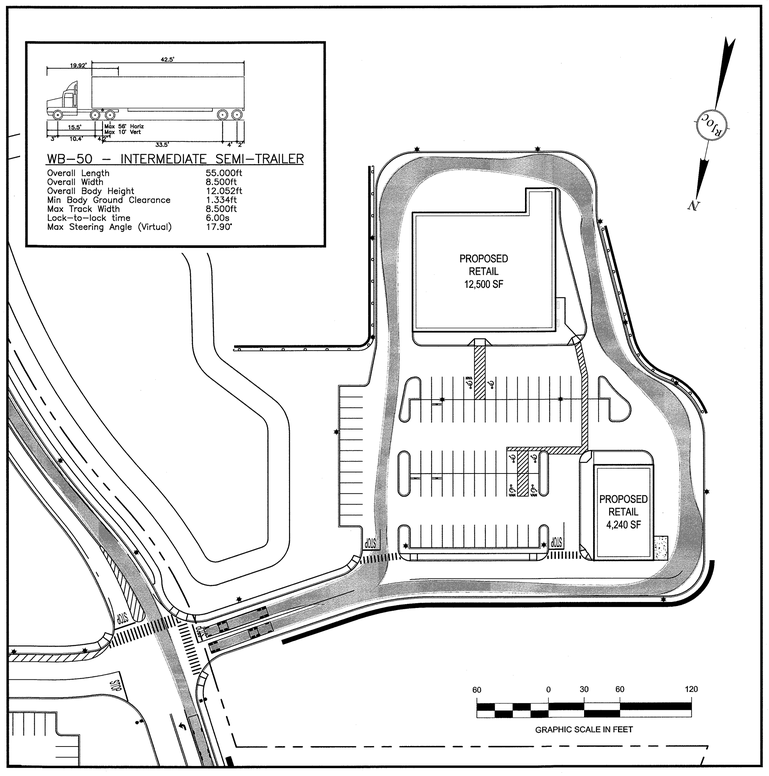
Nov 26, 2019 - 15:48pm









NO.	REVISION	DATE
1	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN J. STOY
CIVIL
No. 42787
REGISTERED
PROFESSIONAL ENGINEER
11-25-19

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	SEE PLAN
DATE:	07/24/2019

DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

C-12

PROJECT NUMBER:

19015

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Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Main\19015_C-12 TRUCK TURNING.dwg
Nov 26, 2019 - 15:40pm

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	40	Acer rubrum `Armstrong`	Armstrong Red Maple	2 1/2 - 3" CAL.
AR	61	Acer rubrum `Red Sunset`	Red Sunset Maple	2 1/2 - 3" CAL.
AS	11	Acer saccharum `Green Mountain`	Green Mountain Sugar Maple	2 1/2 - 3" CAL.
GT	6	Gleditsia triacanthos `Skyline`	Skyline Honeylocust	2 1/2 - 3" CAL.
LT	72	Liriodendron tulipifera `Emerald City`	Emerald City Tulip Tree	2 1/2 - 3" CAL.
NS	3	Nyssa sylvatica `Black Tupelo`	Black Tupelo	2 1/2 - 3" CAL.
QP	51	Quercus palustris	Pin Oak	2 1/2 - 3" CAL.
QR	24	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
UP	51	Ulmus parvifolia `Allee`	Allee Lacebark Elm	2 1/2 - 3" CAL.
ZS	20	Zelkova serrata `Green Vase`	Green Vase Zelkova	2 1/2 - 3" CAL.

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PG	14	Picea glauca	White Spruce	6 - 7' HT.
PP	29	Picea pungens glauca	Colorado Blue Spruce	6 - 7' HT.
TP	7	Thuja plicata `Green Giant`	Western Red Cedar	6 - 7' HT.

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AL	20	Amelanchier laevis	Allegheny Serviceberry	2 - 2 1/2" CAL.
BN	35	Betula nigra `Heritage`	Multi-Stem Heritage River Birch	10 - 12' HT.
CC	34	Cercis canadensis	Eastern Redbud	2 - 2 1/2" CAL.
CF	16	Cornus florida `Appalachian Snow`	Appalachian Snow Dogwood	2 - 2 1/2" CAL.
MS	48	Malus hybrid `Spring Snow`	Spring Snow Crab Apple	2 - 2 1/2" CAL.
PO	48	Prunus x okame	Okame Cherry	2 - 2 1/2" CAL.
PC	98	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2 1/2 - 3" CAL.

SAPLINGS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR-1	19	Acer rubrum `Red Sunset`	Red Sunset Maple	1 - 1 1/2" CAL.
AL-1	15	Amelanchier laevis	Allegheny Serviceberry	1 - 1 1/2" CAL.
BN-1	14	Betula nigra `Heritage`	Heritage River Birch	3 - 4' HT.
NS-1	3	Nyssa sylvatica `Black Tupelo`	Black Tupelo	1 - 1 1/2" CAL.

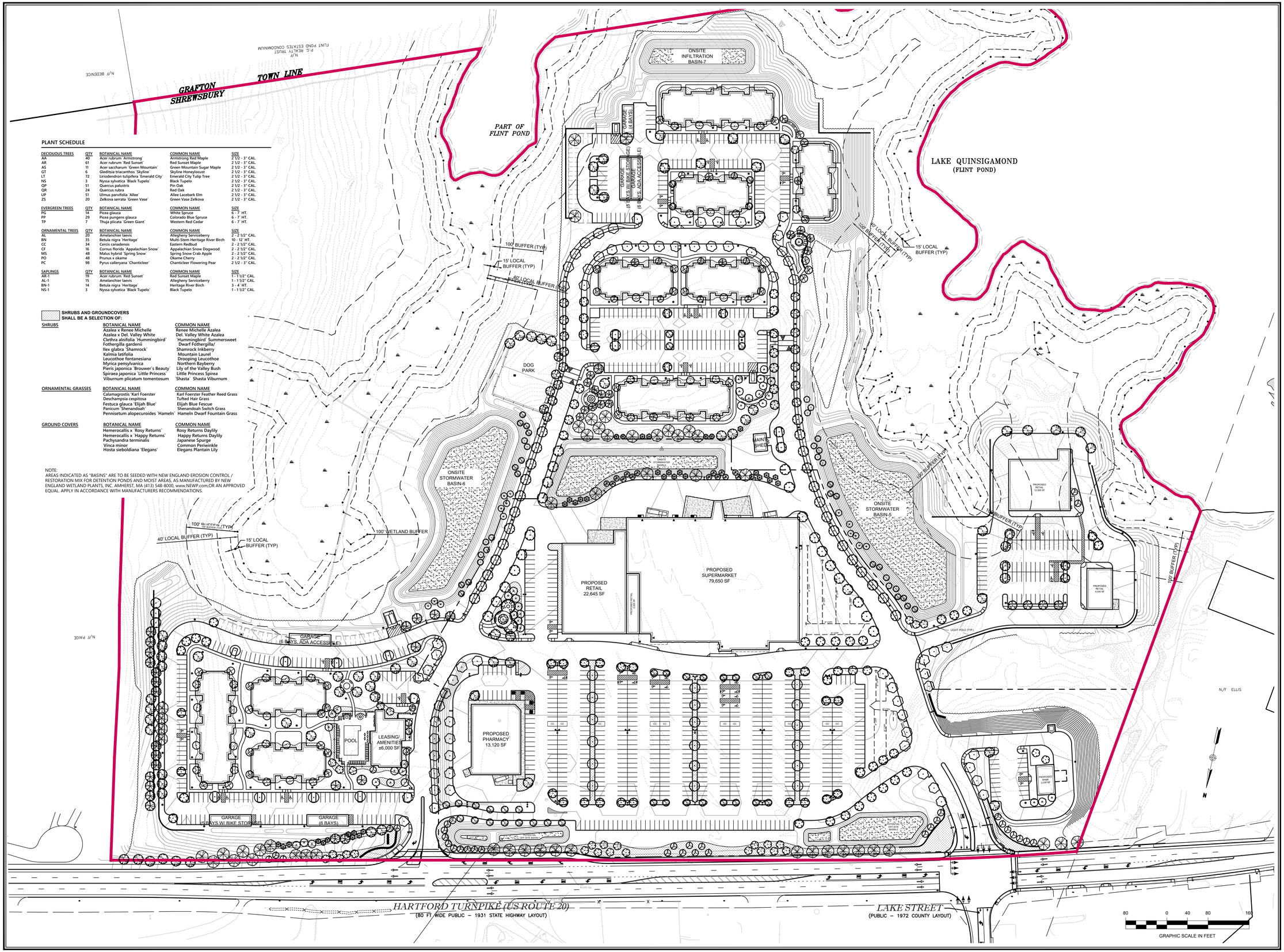
SHRUBS AND GROUNDCOVERS SHALL BE A SELECTION OF:

SHRUBS	BOTANICAL NAME	COMMON NAME
	Azalea x Renee Michelle	Renee Michelle Azalea
	Azalea x Del. Valley White	Del. Valley White Azalea
	Clethra alnifolia `Hummingbird`	`Hummingbird` Summersweet
	Fothergilla gardenii	Dwarf Fothergilla/
	Ilex glabra `Shamrock`	Shamrock Inkberry
	Kalmia latifolia	Mountain Laurel
	Leucothoe fontanesiana	Drooping Leucothoe
	Myrica pensylvanica	Northern Bayberry
	Pieris japonica `Brouwer's Beauty`	Lily of the Valley Bush
	Spiraea japonica `Little Princess`	Little Princess Spirea
	Viburnum plicatum tomentosum	`Shasta` Shasta Viburnum

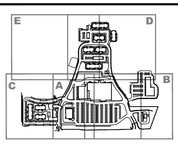
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
	Calamagrostis `Karl Foerster`	Karl Foerster Feather Reed Grass
	Deschampsia cespitosa	Tufted Hair Grass
	Festuca glauca `Elijah Blue`	Elijah Blue Fescue
	Panicum `Shenandoah`	Shenandoah Switch Grass
	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Hemerocallis x `Rosy Returns`	Rosy Returns Daylily
	Hemerocallis x `Happy Returns`	Happy Returns Daylily
	Pachysandra terminalis	Japanese Spurge
	Vinca minor	Common Periwinkle
	Hosta sieboldiana `Elegans`	Elegans Plantain Lily

NOTE:
AREAS INDICATED AS "BASINS" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



RJOC



KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781-279-0180 RJOCONNELL.COM

PREPARED FOR:
RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 80'
DATE:	06/19/2019

DRAWING NAME:
OVERALL LANDSCAPE PLAN

DRAWING NUMBER:
L-1

PROJECT NUMBER:
19015

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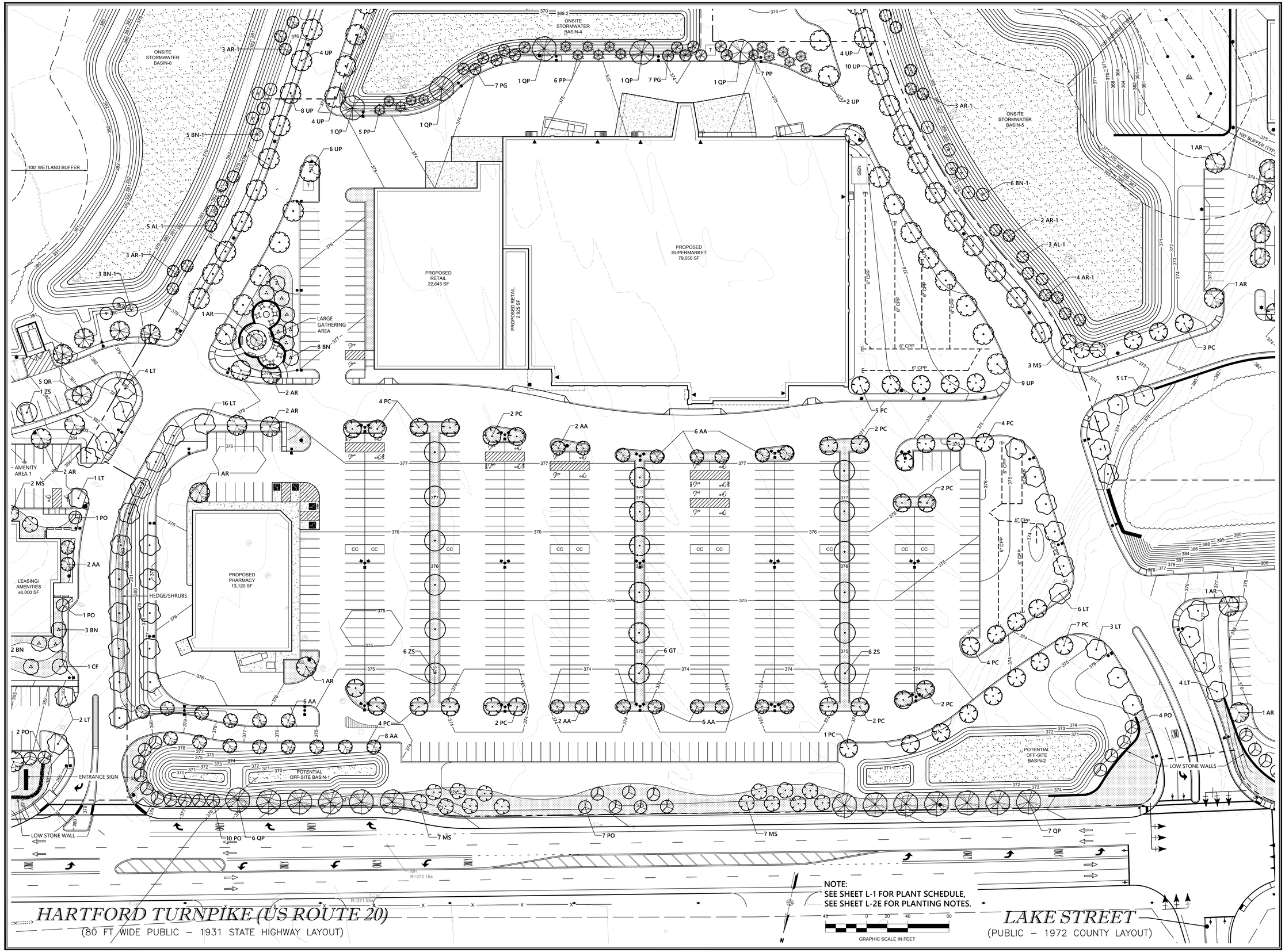
Drawing name: \\Vhb\gbl\proj\Wat-TS\13775.03 Landscape\cad\dt\Planset\1377503-LA.dwg
Nov 22, 2019 - 12:06pm



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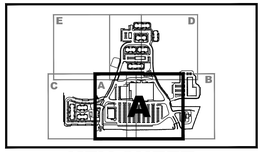
RJOC



KEY SHEET

NO.	DATE	REVISION
3	11/25/2019	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

NOTES:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

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55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142
DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:
EDGEMERE CROSSING AT FLINT POND
SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:
LANDSCAPE PLAN

DRAWING NUMBER:
L-2A

PROJECT NUMBER:
19015

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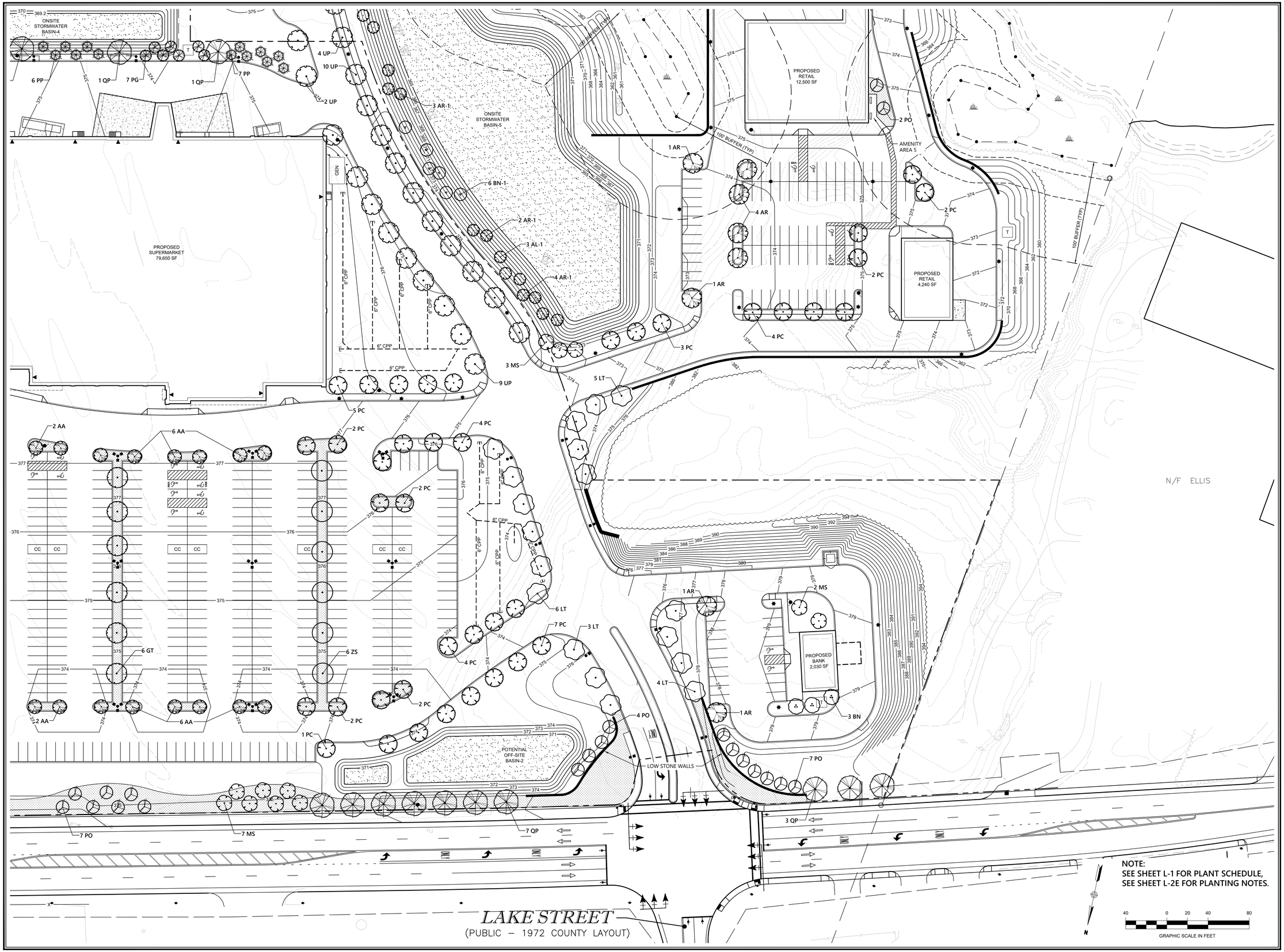

RJOC

KEY SHEET

NO.	REVISION	DATE
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1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L-2B

PROJECT NUMBER: 19015

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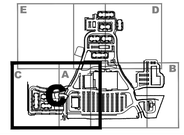
Nov 22, 2019 - 12:06pm

RJOC



KEY SHEET

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2	6/27/2019	ISSUED FOR NOTICE OF INTENT
1	6/19/2019	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

NOTES:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180

PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L-2C

PROJECT NUMBER:

19015

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NOTE:
SEE SHEET L-1 FOR PLANT SCHEDULE,
SEE SHEET L-2E FOR PLANTING NOTES.

GRAPHIC SCALE IN FEET (40 0 20 40 80)

HARTFORD TURNPIKE (US ROUTE 20)
(80 FT WIDE PUBLIC – 1931 STATE HIGHWAY LAYOUT)

N/F PAIGE

Drawing name: \\Vhb\ghlpro\Wat-TS\13775.03 Landscape\cadld\Planset\13775503-LA.dwg
Nov 22, 2019 - 12:07pm

PART OF
FLINT POND

LAKE QUINSIGAMOND
(FLINT POND)

ONSITE
INFILTRATION
BASIN-7

GARAGE
(4 BAYS)

GARAGE
(6 BAYS W/ BIKE STORAGE)

GARAGE
(6 BAYS, ADA ACCESSIBLE)

DOG
PARK

AMENITY
AREA 2

AMENITY
AREA 3

AMENITY
AREA 4

MAINT
SHED

ONSITE
STORMWATER
BASIN-4

100' BUFFER (TYP)

15' LOCAL
BUFFER (TYP)

40' LOCAL
BUFFER (TYP)

NOTE:
SEE SHEET L-1 FOR PLANT SCHEDULE,
SEE SHEET L-2E FOR PLANTING NOTES.

PROP
RET
12,5

GRAPHIC SCALE IN FEET
40 0 20 40 80

Drawing name: \\Rhb\gbl\proj\Wat-TS\13775.03 Landscape\cad\ld\Planset\1377503-LA.dwg
Nov 22, 2019 - 12:07pm

RJOC

KEY SHEET

NO.	DATE
3	11/25/2019
	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW
2	6/27/2019
	ISSUED FOR NOTICE OF INTENT
1	6/19/2019
	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW

NOTES:

PREPARED BY:
RJO'CONNELL
& ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L-2D

PROJECT NUMBER:

19015

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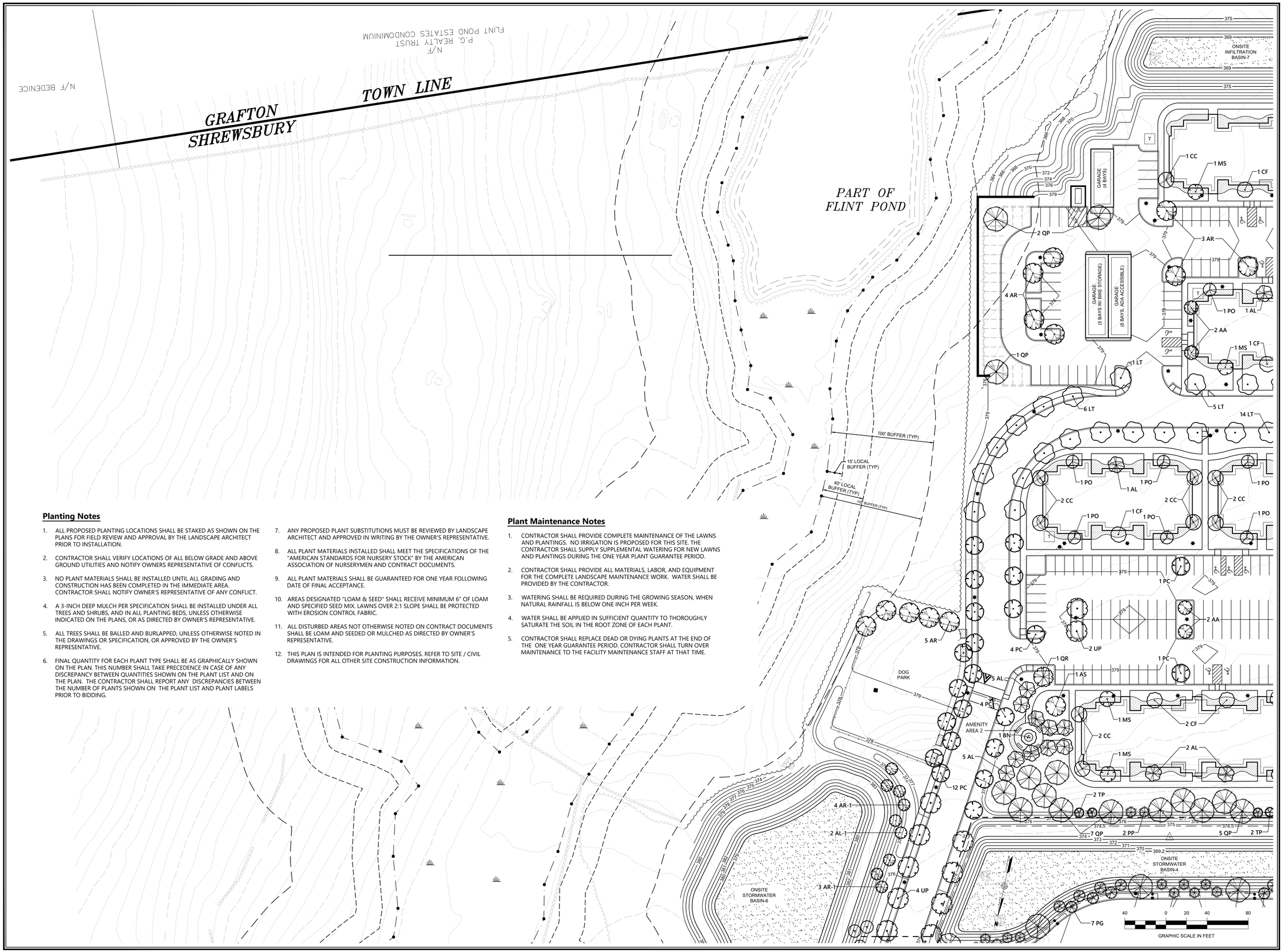

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

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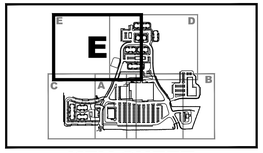

KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

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& ASSOCIATES, INC.
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DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L-2E

PROJECT NUMBER:

19015

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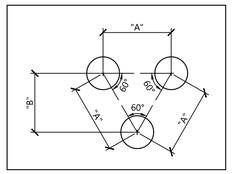
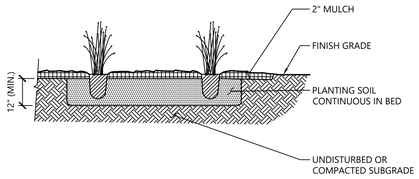
Drawing name: \\Vhb\gbl\proj\Wat-TS\13775.03 Landscape\cad\ldt\Planset\13775O3-LA.dwg
Nov 22, 2019 - 12:07pm

PLANT SPACING

PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 ½ IN. O.C.
12 IN. O.C.	10 ½ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

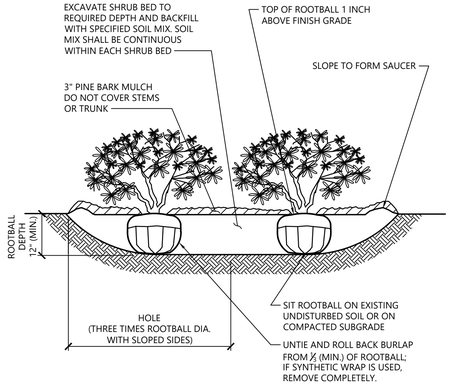




Perennial and Ornamental Grass Planting

1/16

N.T.S. Source: VHB LD_618



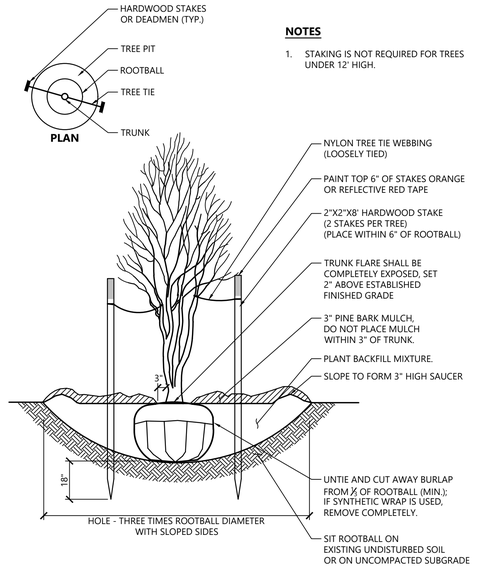
NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting

1/16

N.T.S. Source: VHB LD_601



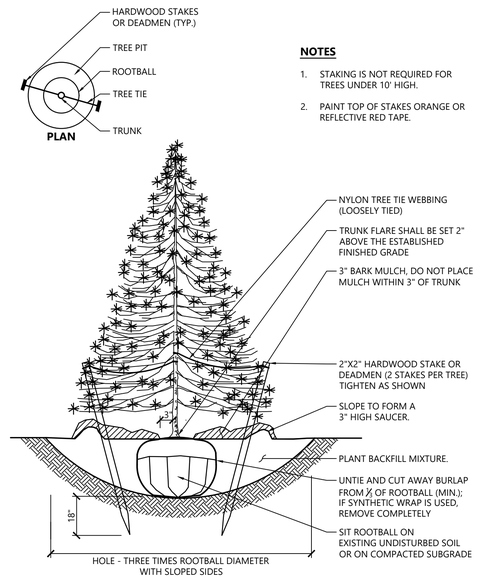
NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 12' HIGH.

Multistem Tree Planting

1/16

N.T.S. Source: VHB LD_606



NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

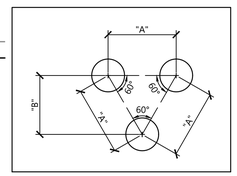
Evergreen Tree Planting

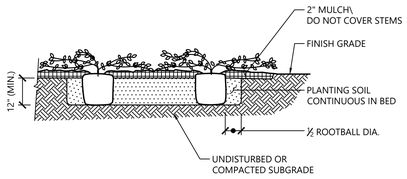
1/16

N.T.S. Source: VHB LD_604

PLANT SPACING

PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 ½ IN. O.C.
12 IN. O.C.	10 ½ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.

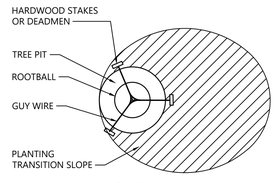


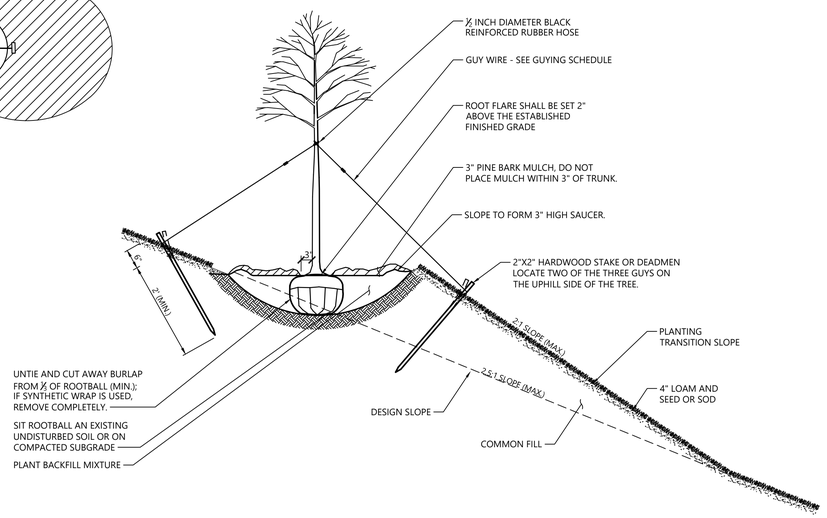


Ground Cover Planting

1/16

N.T.S. Source: VHB LD_615

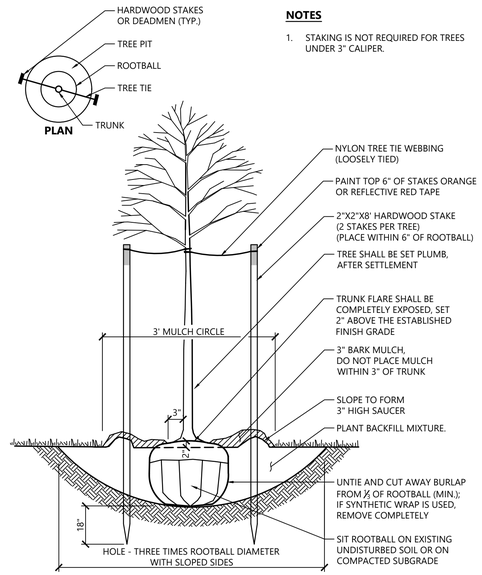




Tree Planting on Slope

5/17

N.T.S. Source: VHB LD_605d



NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

Tree Planting (For Trees Under 4" Caliper)

9/18

N.T.S. Source: VHB LD_602

RJOC

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SEAL:

DESIGNED BY:	SFD
DRAWN BY:	WHH
REVIEWED BY:	XXX
SCALE:	1" = 40'
DATE:	06/19/2019

DRAWING NAME:

LANDSCAPE
DETAILS

DRAWING NUMBER:

L-3

PROJECT NUMBER:

19015

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Drawing name: \\Vhb\gbl\proj\Wat-TS\13775.03 Landscape\cadd\dt\Planset\13775503-LA.dwg
Nov 21, 2019 - 15:57pm

Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
	19	A3	ML740-24L40T3-MDL018-CA	SINGLE	1.5	12426	0.900	ML740-24L40T3-MDL018-CA.
	5	A4	ML740-24L40T4-MDL018-CA	SINGLE	1.5	11782	0.900	ML740-24L40T4-MDL018-CA.
	2	B	ML730-24L40T3-MDL018-CA	BACK-BACK	1.5	12426	0.900	ML730-24L40T3-MDL018-CA.
	1	C2	OSQ-A-xx-2ME-T-40K-ULxxxxx CONF	SINGLE	1.5	21902	0.900	OSQ-A-XX-2ME-T-40K-ULXXX
	10	C4bl	OSQ-A-xx-4ME-T-40K-U-BLSLF CONF	SINGLE	1.5	16830	0.900	OSQ-A-XX-4ME-T-40K-ULXXX
	6	C5	OSQ-A-xx-5ME-U-40K-ULxxxxx CONF	SINGLE	1.5	24666	0.900	OSQ-A-XX-5ME-U-40K-ULXXX
	52	D3	ML660-12L40T3-MDL014-SV1	SINGLE	0	3968	0.900	ML660-12L40T3-MDL014-SV1
	3	D5	ML660-12L40T5-MDL014-SV1	SINGLE	0	3904	0.900	ML660-12L40T5-MDL014-SV1
	4	E3	ML760-24L40T3-MDL018-CA	SINGLE	0	9829	0.900	ML760-24L40T3-MDL018-CA.
	5	E5	ML760-24L40T5-MDL018-CA	SINGLE	0	10201	0.900	ML760-24L40T5-MDL018-CA.
	37	E3a	ML740-24L40T3-MDL018-CA	SINGLE	0	12426	0.900	ML740-24L40T3-MDL018-CA.
	3	EALIV	EALP03_J4AH740________	SINGLE	1.5	24100	0.900	EALP03_J4AH740________.I
	15	EALV3Y	EALP03_J5SH740________	3 @ 120 DEGREES	1.5	24100	0.900	EALP03_J5SH740________.I

LumNo	Label	X	Y	Z	Orient	Tilt
1	E3a	596215.5	2915558	22	282.257	0
2	E3a	596108.5	2915537.25	22	282.257	0
3	E3a	596302.5	2915535.25	22	192.502	0
4	E3a	596025.875	2915518.25	22	282.257	0
5	E3a	595913.875	2915495	22	282.257	0
6	D3	596253.5	2915490	12	102.413	0
7	A3	595823.125	2915487.37	22	192.596	0
8	D3	596194.5	2915478.12	12	102.413	0
9	D3	596142.5	2915466.87	12	102.413	0
10	D3	596087	2915454.87	12	102.413	0
11	D3	596026	2915441.62	12	102.413	0
12	E3a	596324.5	2915436.5	22	192.19	0
13	D3	596267.625	2915433.12	12	12.789	0
14	D3	595966.25	2915429.12	12	102.413	0
15	D3	595903.875	2915415.37	12	102.413	0
16	D3	596183.625	2915414.12	12	195.33	0
17	B	595725	2915411.25	22	102.079	0
18	A3	595842.25	2915403.12	22	195.835	0
19	B	595609.75	2915386.25	22	102.079	0
20	D3	596276.875	2915384.37	12	12.789	0
21	EALV3Y	595556.25	2915370.5	30	102	0
22	A3	595773	2915347.25	22	191.486	0
23	D3	596190.75	2915343.62	12	194.172	0
24	EALV3Y	595421	2915343	30	102	0
25	D3	596138.75	2915342.75	12	133.898	0
26	E3a	596344.875	2915340.37	22	192.222	0
27	D3	596080.25	2915330.5	12	161.89	0
28	D3	596290.375	2915323.87	12	12.789	0
29	EALV3Y	595293.5	2915315.12	30	102	0
30	D3	595861.375	2915306.87	12	190.886	0
31	D3	596026.875	2915302.25	12	123.381	0
32	EALV3Y	595164.75	2915287.25	30	102	0
33	D3	596212.5	2915282.5	12	189.181	0
34	D3	596300.5	2915273.37	12	11.31	0
35	A3	595864.875	2915260.87	22	180.338	0
36	D3	595997.875	2915259.5	12	208.61	0
37	A3	594796	2915259.37	22	209.006	0
38	EALV3Y	595032.5	2915250.5	30	131.717	0
39	E3a	596365.75	2915244.37	22	186.858	0
40	A3	595794.875	2915239.62	22	192.137	0
41	D3	596226.625	2915238.5	12	262.191	0
42	D3	596158	2915237.5	12	270	0
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44	D3	596099	2915229.25	12	280.929	0
45	D3	596289	2915228.62	12	260.331	0
46	A3	594727.125	2915224.5	22	22.395	0
47	D3	596038.5	2915217.87	12	283.178	0
48	EALV3Y	595450	2915206.25	30	102	0
49	D3	595977.75	2915201.62	12	289.417	0
50	C5	594664.125	2915181.37	20	283.241	0
51	E3a	596223.75	2915179.87	22	80.621	0
52	EALV3Y	595321.875	2915178.37	30	102	0
53	D3	595923.5	2915177.75	12	306.229	0
54	E3a	596131.75	2915176	22	101.017	0

LumNo	Label	X	Y	Z	Orient	Tilt
56	E3a	596316.875	2915170	22	105.297	0
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58	E3a	596043.625	2915160.12	22	103.059	0
59	A3	595845.625	2915157.62	22	168.69	0
60	EALV3Y	595195.25	2915150.75	30	102	0
61	A3	595676.875	2915139.37	22	101.925	0
62	A3	594792.375	2915131.37	22	39.375	0
63	EALV3Y	595061	2915123.75	30	102	0
64	E3a	595955.875	2915109.5	22	121.88	0
65	EALV3Y	595612.125	2915105.12	30	102	0
66	EALV3Y	595477	2915085.62	30	102	0
67	C2	594588.125	2915083.5	20	14.225	0
68	C5	594690.75	2915083.12	20	102.2	0
69	EALV3Y	595344.75	2915077.87	30	102	0
70	A3	595751.375	2915077.25	22	87.355	0
71	A3	595876.125	2915077.25	22	121.773	0
72	A3	594927.875	2915076.75	22	210.81	0
73	EALIV	595687.5	2915064.87	22	190.735	0
74	A3	595809.5	2915050.25	22	163.639	0
75	EALV3Y	595216.25	2915048.37	30	102	0
76	A3	594877.75	2915045.12	22	28.346	0
77	EALV3Y	595092.5	2915019.12	30	102	0
78	A3	594971.875	2915000.62	22	212.351	0
79	EALIV	595702.625	2914988.75	22	191.31	0
80	E3a	595144.375	2914977.12	22	102.193	0
81	A3	594920.375	2914969	22	32.402	0
82	E3a	595086	2914965.25	22	102.193	0
83	E3a	595773.625	2914952.5	22	163.945	0
84	E3a	595028.625	2914950.12	22	102.931	0
85	EALIV	595721.625	2914905.37	22	191.896	0
86	E3a	594910.25	2914882.12	22	121.983	0
87	E3a	595003.625	2914862.37	22	41.348	0
88	E3a	595754.25	2914852.25	22	172.635	0
89	C5	594783.25	2914809.5	20	11.207	0
90	C4bl	594562.625	2914808.87	20	284.036	0
91	A4	595676.25	2914805.37	22	104.205	0
92	E3a	595080.75	2914800.62	22	47.357	0
93	C5	594671.25	2914785.25	20	191.189	0
94	A4	595592.375	2914759.5	22	142.822	0
95	E3a	595742.375	2914753.25	22	176.401	0
96	E3a	595150.125	2914729.37	22	40.208	0
97	C4bl	594859.375	2914728.37	20	191.257	0
98	A4	595504.75	2914714.12	22	103.182	0
99	C4bl	594546.875	2914713.25	20	15.51	0
100	A4	595407.75	2914692.62	22	104.205	0
101	C5	594778.5	2914684.5	20	100.565	0
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103	C5	594682.75	2914661.62	20	100.565	0
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106	C4bl	594851	2914645.25	20	191.257	0
107	C4bl	594589.875	2914630.12	20	67.227	0
108	C4bl	594642.25	2914588.87	20	24.535	0
109	C4bl	594864.375	2914563	20	192.006	0

LumNo	Label	X	Y	Z	Orient	Tilt
111	E3a	595246.75	2914559.25	22	18.541	0
112	D3	595629.375	2914543.75	12	281.499	0
113	D5	595673.5	2914536.62	12	192.665	0
114	D3	595581.5	2914532.62	12	281.499	0
115	D3	595520.75	2914520.12	12	281.499	0
116	C4bl	594683.375	2914511.75	20	18.716	0
117	D3	595455.125	2914506	12	281.499	0
118	D3	595401.125	2914495	12	281.499	0
119	D3	595368	2914489.12	12	281.499	0
120	C4bl	594843	2914483.75	20	103.711	0
121	D5	595314.875	2914475.62	12	351.951	0
122	E3a	595733.125	2914468.62	22	192.546	0
123	E5	595633.875	2914468.12	20	191.651	0
124	E3a	595274	2914464.75	22	16.26	0
125	C4bl	594744.125	2914462.75	20	103.081	0
126	E5	595528.625	2914445.12	20	191.651	0
127	D3	595332.125	2914417.25	12	13.643	0
128	E5	595390.625	2914416.75	20	191.254	0
129	D3	595659.5	2914399	12	102.68	0
130	D3	595599.125	2914385.25	12	102.68	0
131	D3	595537.125	2914372.5	12	102.68	0
132	E3a	595751.75	2914368.62	22	182.184	0
133	E3a	595295.125	2914364.5	22	12.93	0
134	D3	595481.375	2914361	12	102.68	0
135	D3	595422.25	2914347.62	12	102.68	0
136	D3	595363.5	2914334.87	12	102.68	0
137	E3a	595630.625	2914280.5	22	282.249	0
138	E3a	595714.125	2914279.62	22	132.947	0
139	E3a	595325.125	2914262.62	22	29.338	0
140	E3a	595537.5	2914260.87	22	280.937	0
141	E3a	595437.375	2914239.25	22	276.729	0
142	E3	595595.25	2914213.87	22	11.76	0
143	D3	595537.5	2914213.62	12	101.427	0
144	E5	595724.25	2914204.25	22	102.134	0
145	D3	595478.625	2914202.12	12	101.427	0
146	D3	595426.125	2914190.75	12	101.427	0
147	E3a	595365.375	2914184.37	22	0.408	0
148	D3	595584.375	2914161.25	12	11.361	0
149	D3	595433	2914144.12	12	192.868	0
150	E5	595740.75	2914132.12	22	102.134	0
151	D3	595345.625	2914130.62	12	12.236	0
152	D3	595560.375	2914121.75	12	281.489	0
153	E3	595613.5	2914117.37	22	326.165	0
154	D3	595507	2914110.5	12	281.489	0
155	D3	595445.875	2914097.75	12	281.489	0
156	E3	595429.5	2914072.87	22	238.482	0
157	E3	595651.25	2914058.75	22	11.634	0
158	D3	595362.125	2914052.62	12	12.236	0
159	D3	595599.125	2914039.5	12	101.646	0
160	D3	595532.875	2914025.5	12	101.646	0
161	D3	595469.5	2914011.37	12	101.646	0
162	D5	595411.5	2913999.62	12	101.646	0

NOTE: ALL LIGHT FIXTURES/POLES ARE DARK SKY COMPLIANT

OMNI-LITE, INC.
263 WINN STREET BURLINGTON, MA. 01803
PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT: Shrewsbury Edgemere Mixed Use Dev.

CLIENT: XXX

SCALE: FEET | FILE: omni shrewsbury edgemere mix use 00.adm

DATE: 11/18/2019 | SALES PERSON: Paul Abdella

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N

80 0 40 80 160
GRAPHIC SCALE IN FEET

RJOC

KEY SHEET

NO.	REVISION	DATE
3	REISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	11/25/2019
2	ISSUED FOR NOTICE OF INTENT	6/27/2019
1	ISSUED FOR SPECIAL PERMIT AND SITE PLAN REVIEW	6/19/2019

NOTES:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

RT 20 NOMINEE TRUST
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142

DEMOULAS SUPER MARKETS, INC.
C/O DSM REALTY, INC.
881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING
AT FLINT POND
SHREWSBURY, MA

SEAL:

DESIGNED BY:
DRAWN BY:
REVIEWED BY:
SCALE:
DATE: 06/19/2019

DRAWING NAME:

PHOTOMETRIC PLAN

DRAWING NUMBER: SL-1

PROJECT NUMBER: 19015

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Drawing name: \\Vhb\gbl\proj\Wat-TS\13775.03 Landscape\cad\ld\Planset\1377503-Photometric.dwg
Nov 21, 2019 - 13:30pm

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ROUTE 20 - SHREWSBURY, MA
BUILDING SUMMARY & UNIT MIX

BUILDING TYPE A (36 UNITS)

BUILDINGS 1 AND 8

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	752	3	4	4	11	11	8,272	30.6%
A1-G2	1 BED/1 BATH	1	752	1	0	0	1	1	752	2.8%
A2	1 BED/1 BATH	1	808	2	2	2	6	6	4,848	16.7%
		Average SF	*771*	6	6	6	18	18	13,872	50%
B1	2 BED/2 BATH	2	1,120	1	2	2	5	10	5,600	13.9%
B1-G2	2 BED/2 BATH	2	1,120	1	0	0	1	2	1,120	2.8%
B2	2 BED/2 BATH	2	1,154	4	4	4	12	24	13,848	33.3%
		Average SF	*1,143*	6	6	6	18	36	20,568	50%
TOTALS		*Average SF*	*957*	12	12	12	36	54	34,440	100%

BUILDING TYPE B (34 UNITS)

BUILDING 4

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	752	3	4	4	11	11	8,272	32.4%
A1-G2	1 BED/1 BATH	1	752	1	0	0	1	1	752	2.9%
A2	1 BED/1 BATH	1	808	2	2	2	6	6	4,848	17.6%
		Average SF	*771*	6	6	6	18	18	13,872	53%
B1	2 BED/2 BATH	2	1,120	2	2	2	6	12	6,720	17.6%
B1-G2	2 BED/2 BATH	2	1,120	0	0	0	0	0	0	0.0%
B2	2 BED/2 BATH	2	1,154	2	4	4	10	20	11,540	29.4%
		Average SF	*1,141*	4	6	6	16	32	18,260	47%
TOTALS		*Average SF*	*945*	10	12	12	34	50	32,132	100%

BUILDING TYPE C (24 UNITS)

BUILDINGS 3 AND 5

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	752	3	4	4	11	11	8,272	45.8%
A1-G2	1 BED/1 BATH	1	0	1	0	0	1	1	0	4.2%
A2	1 BED/1 BATH	1	808	0	0	0	0	0	0	0.0%
		Average SF	*689*	4	4	4	12	12	8,272	50%
B1	2 BED/2 BATH	2	1,120	0	0	0	0	0	0	0.0%
B2	2 BED/2 BATH	2	1,154	3	4	4	11	22	12,694	45.8%
B2-G2	2 BED/2 BATH	2	1,154	1	0	0	1	2	1,154	4.2%
		Average SF	*1,154*	4	4	4	12	24	13,848	50%
TOTALS		*Average SF*	*922*	8	8	8	24	36	22,120	100%

BUILDING TYPE D (24 UNITS)

BUILDINGS 2, 6, 7, AND 9

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	752	4	4	4	12	12	9,024	50.0%
A1-G2	1 BED/1 BATH	1	752	0	0	0	0	0	0	0.0%
A2	1 BED/1 BATH	1	808	0	0	0	0	0	0	0.0%
		Average SF	*752*	4	4	4	12	12	9,024	50%
B1	2 BED/2 BATH	2	1,120	0	0	0	0	0	0	0.0%
B2	2 BED/2 BATH	2	1,154	3	4	4	11	22	12,694	45.8%
B2-G2	2 BED/2 BATH	2	1,154	1	0	0	1	2	1,154	4.2%
		Average SF	*1,154*	4	4	4	12	24	13,848	50%
TOTALS		*Average SF*	*953*	8	8	8	24	36	22,872	100%

PARKING SUMMARY

SURFACE PARKING SPACES	**359**
GARAGE PARKING SPACES	**32**
TOTAL PARKING SPACES	**391**
PARKING RATIO	**1.56**

GROUP 2 SUMMARY

	# OF BLDGS	UNITS
BUILDING TYPE A	2	**4**
BUILDING TYPE B	1	**1**
BUILDING TYPE C	2	**4**
BUILDING TYPE D	**4**	**4**
% OF TOTAL		***5.20%***
TOTALS	**9**	**13**

PROJECT SUMMARY

	# OF BLDGS	UNITS
BUILDING TYPE A	2	**72**
BUILDING TYPE B	1	**34**
BUILDING TYPE C	2	**48**
BUILDING TYPE D	**4**	**96**
TOTALS	**9**	**250**

project information:
Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:
Route 20 Nominee Trust
55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:
Re-Issued for SP/SPR Dated November 25, 2019
NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: AA
drawing checked by: BC/NG
drawing scale:
drawing date: 25 November 2019
project number: 18192.00 MA
drawing revisions:

No.	Description	Date

registration:

drawing name:
Unit Mix

drawing number:
A-002

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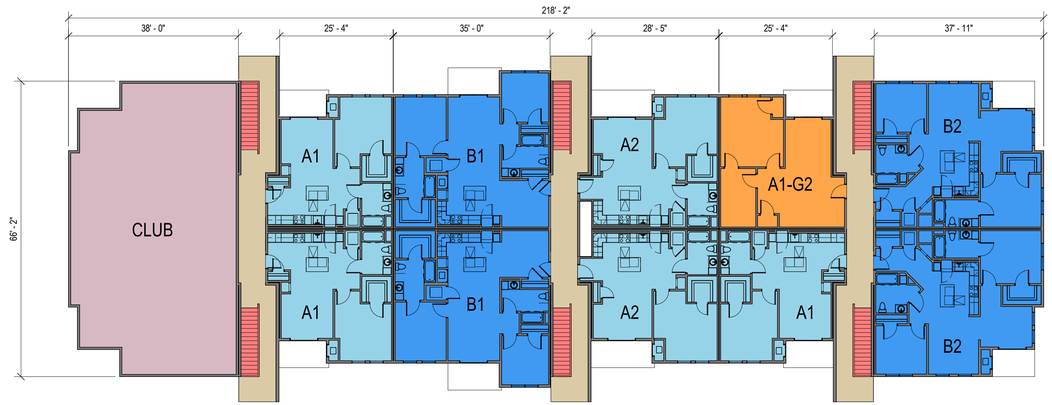
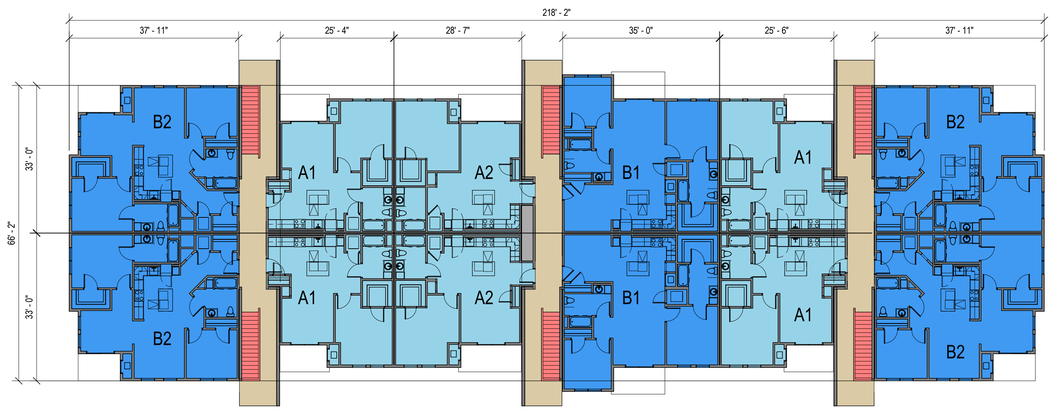
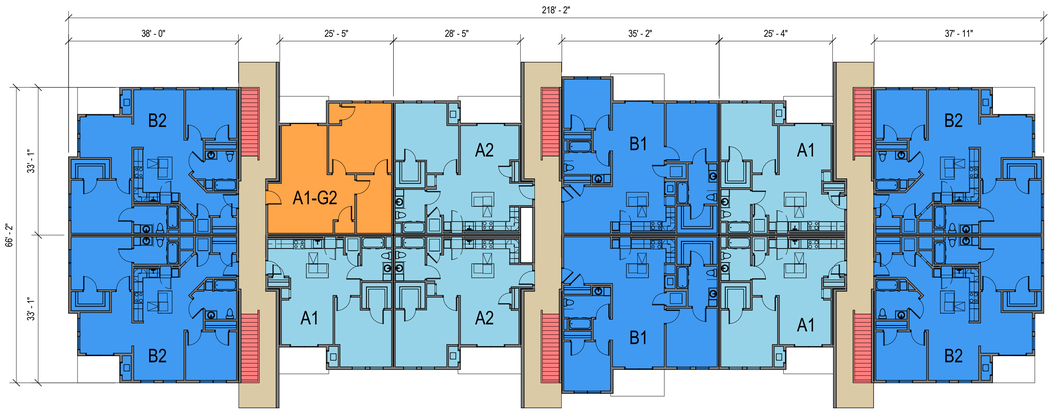


P1 - First Floor - Building B (36 Unit Alt) 2
1/16" = 1'-0"



P2 - Second Floor - Building A, B (36 Unit) 3
1/16" = 1'-0"



P1 - First Floor - Building A (36 Unit) 1
1/16" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building Type A and Type B Floor Plans

drawing number:

A-100

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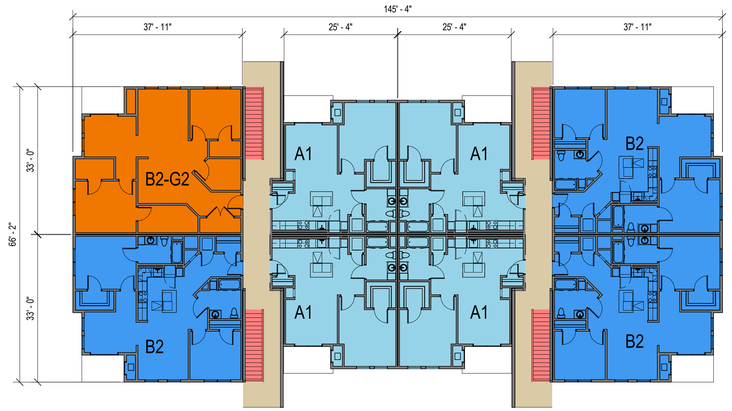
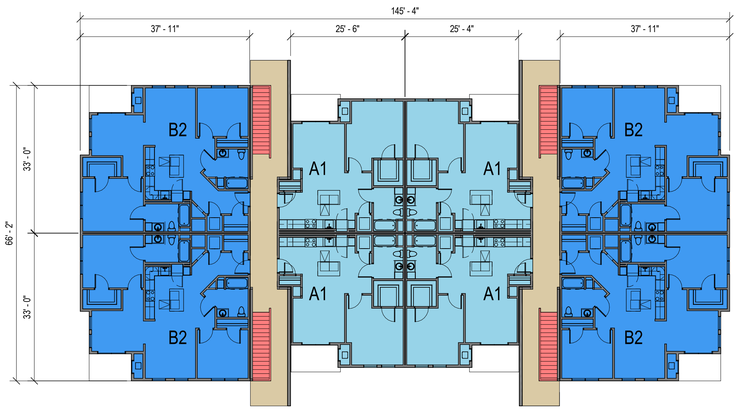
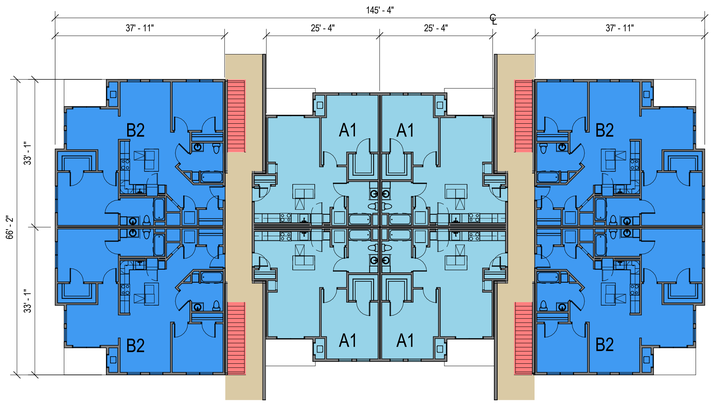


P1 - First Floor - Building D (24 Unit) 2
1/16" = 1'-0"



P2 - Second Floor - Building C, D (24 Unit) 3
1/16" = 1'-0"



P1 - First Floor - Building C (24 Unit) 1
1/16" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building Type C and Type D Floor Plans

drawing number:

A-101

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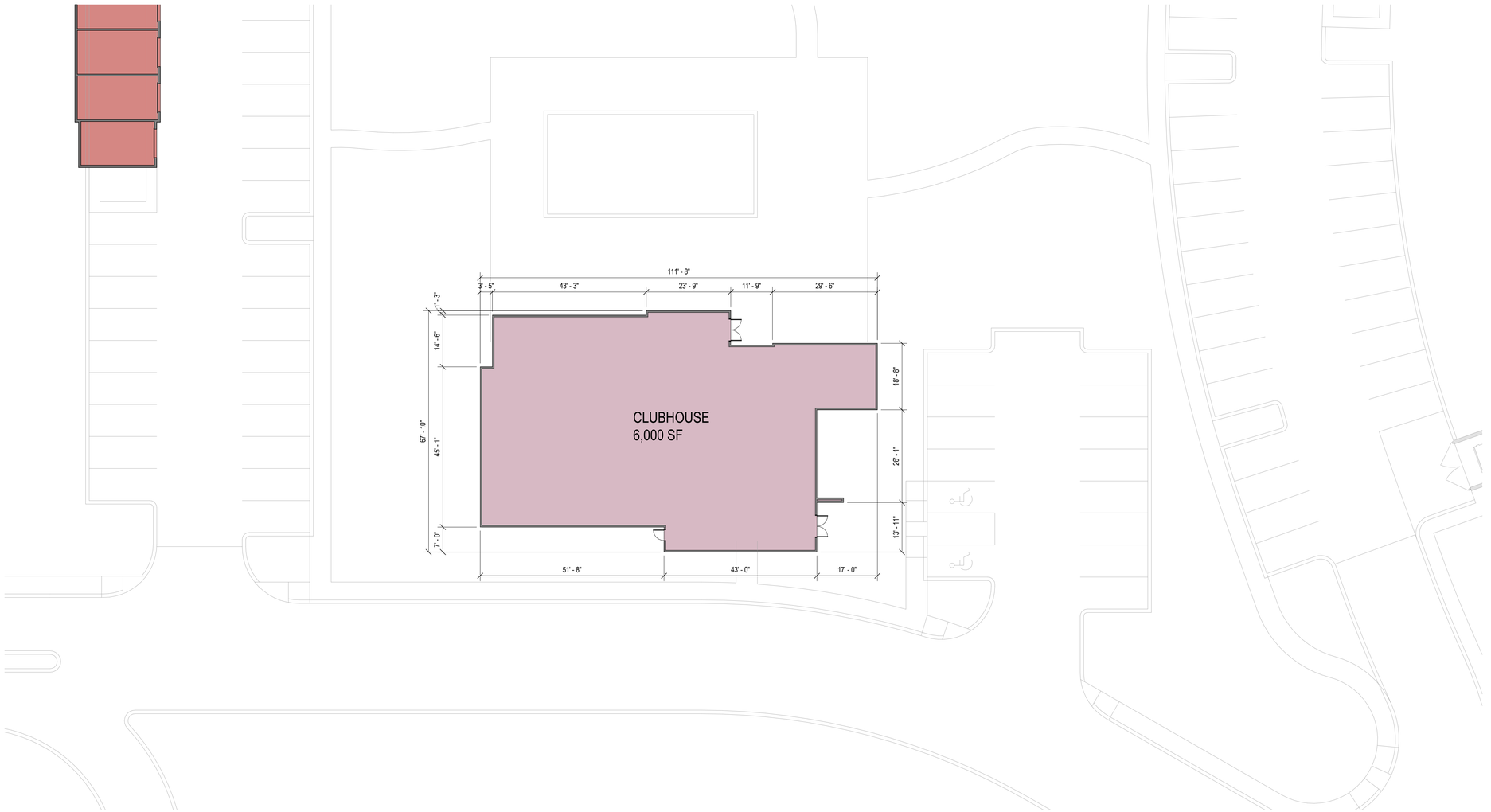

P1 - First Floor - Clubhouse
1/16" = 1'-0"

1

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Clubhouse Floor Plan

drawing number:

A-102

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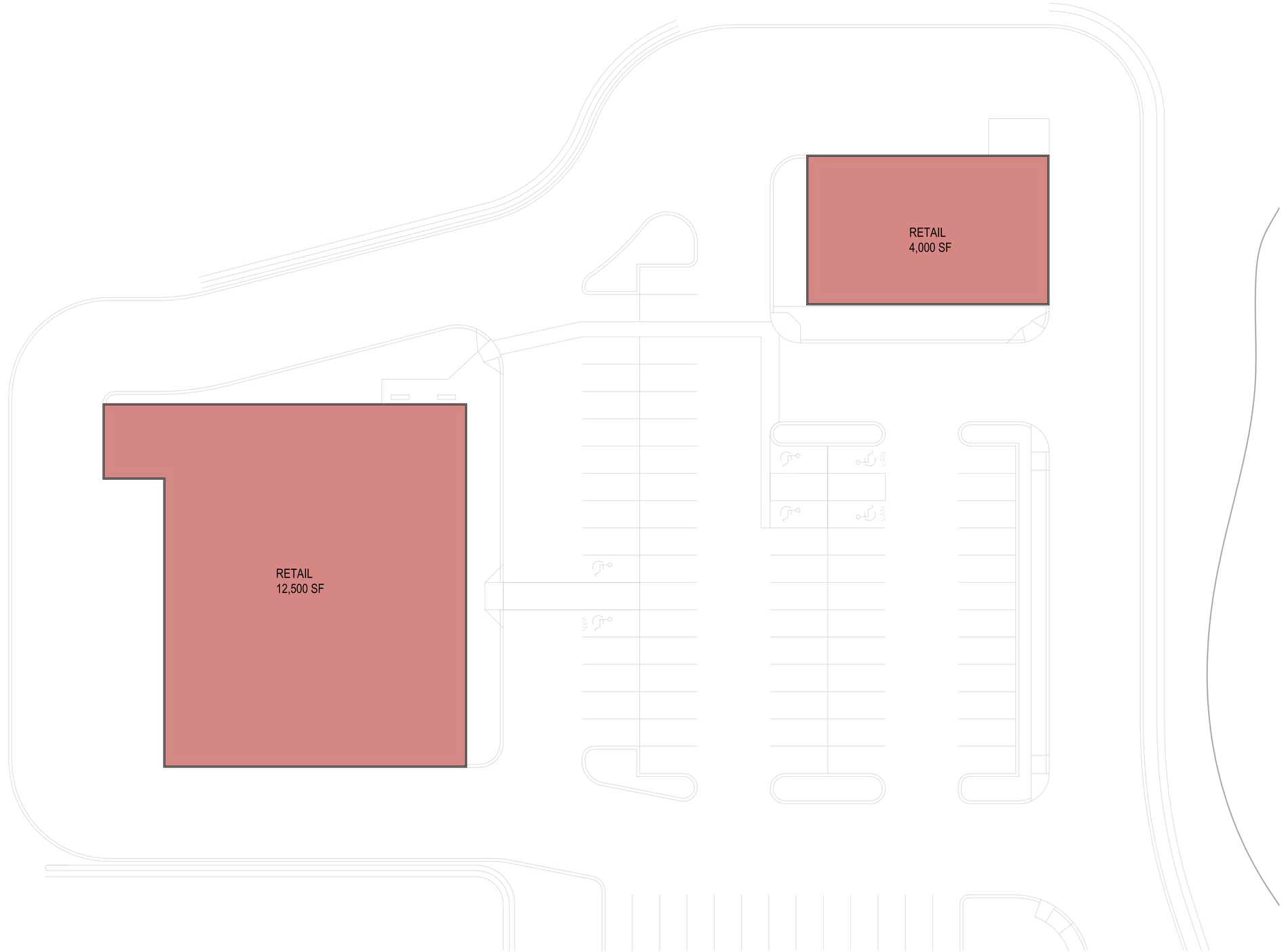

P1 - First Floor - Retail

1/16" = 1'-0"

1

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project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Retail Floor Plan

drawing number:

A-103

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Type A Long Elevation 1
1/8" = 1'-0"

Type A Short Elevation 2
1/8" = 1'-0"

project information:
Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:
Route 20 Nominee Trust
55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:
Re-Issued for SP/SPR Dated November 25, 2019
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/8" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building Type A - Conceptual Elevations

drawing number:
A-200

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Type B Long Elevation
1/8" = 1'-0"

1

Type B Short Elevation
1/8" = 1'-0"

2

project information:
Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:
Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:
Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/8" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building Type B - Conceptual Elevations

drawing number:
A-201

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Types C, D Long Elevation — 1

1/8" = 1'-0"

Types C, D Short Elevation — 2

1/8" = 1'-0"

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project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

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NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/8" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building Types C and D - Conceptual Elevations

drawing number:

A-202

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North Elevation

West Elevation

South Elevation

East Elevation

project information:
Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:
Route 20 Nominee Trust
55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:
Re-Issued for SP/SPR Dated November 25, 2019
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/8" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Clubhouse Conceptual Elevations

drawing number:
A-210

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Retail West Elevation - Building B 2

1/8" = 1'-0"

Retail South Elevation - Building A 1

1/8" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1/8" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Retail Conceptual Elevations

drawing number:

A-211

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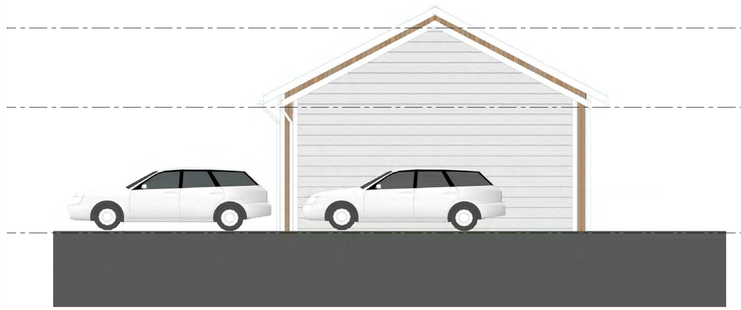
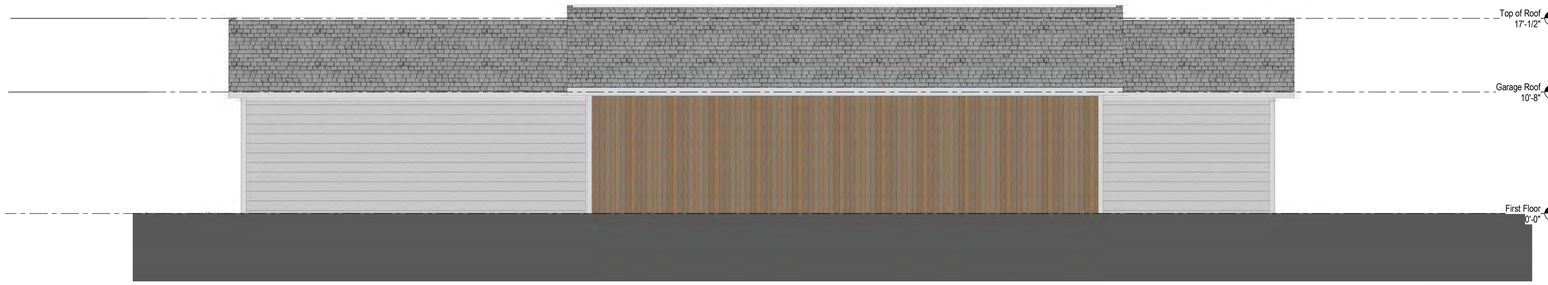
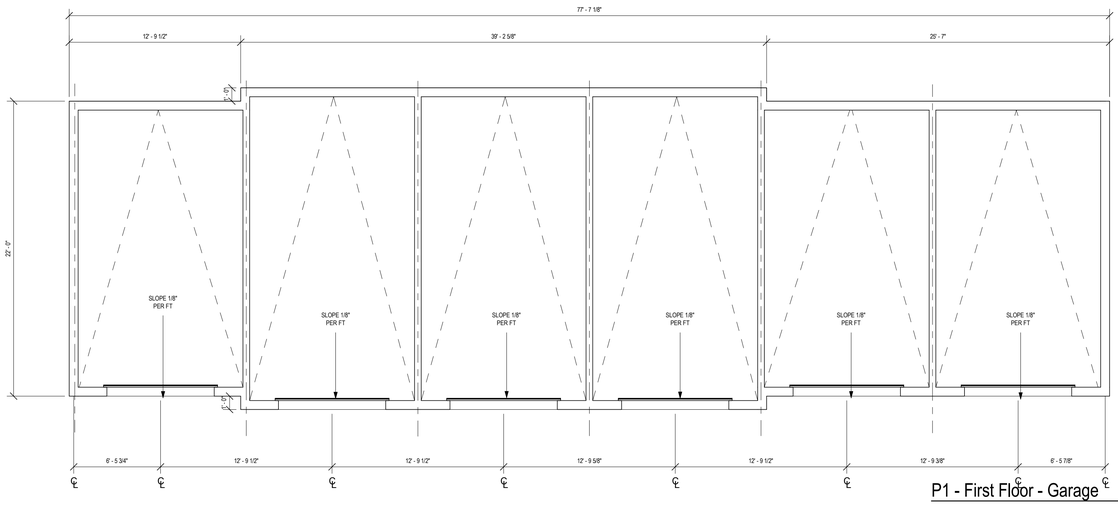


Garage Front and Side Elevations 3
3/16" = 1'-0"



Garage Rear Elevation 2
3/16" = 1'-0"



P1 - First Floor - Garage 1
3/16" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	BC/NG
drawing scale:	3/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Residential Garage Design

drawing number:

A-212

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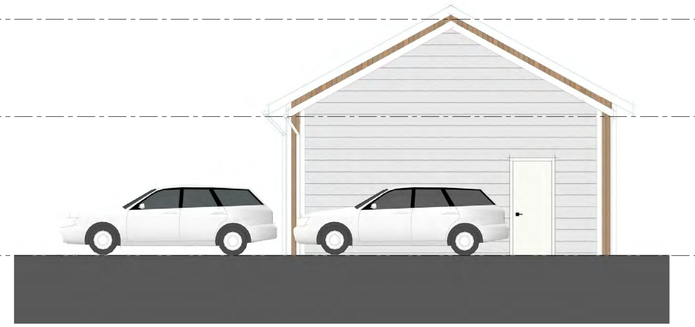
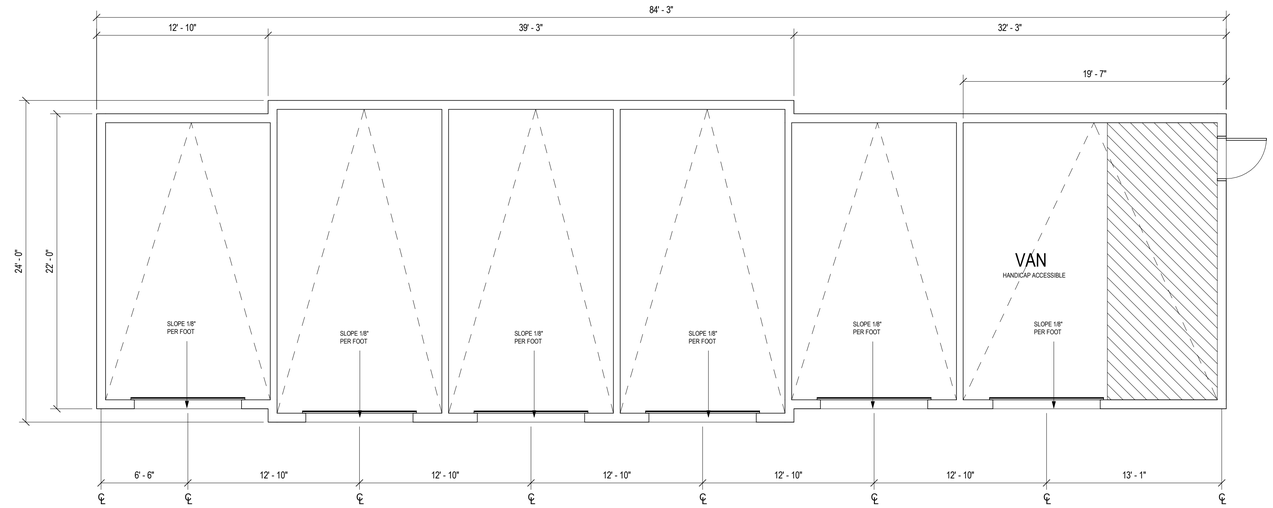


ADA Garage Front and Side Elevations 3
3/16" = 1'-0"

ADA Garage Rear Elevation 2
3/16" = 1'-0"



P1 - First Floor - ADA Garage 1
3/16" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	BC/NG
drawing scale:	3/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Residential Garage Design

drawing number:

A-213

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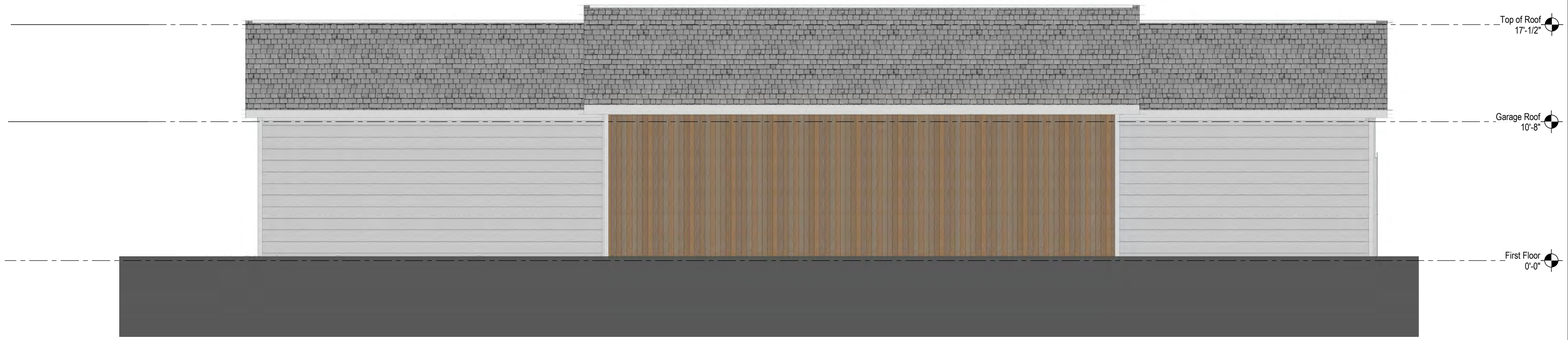
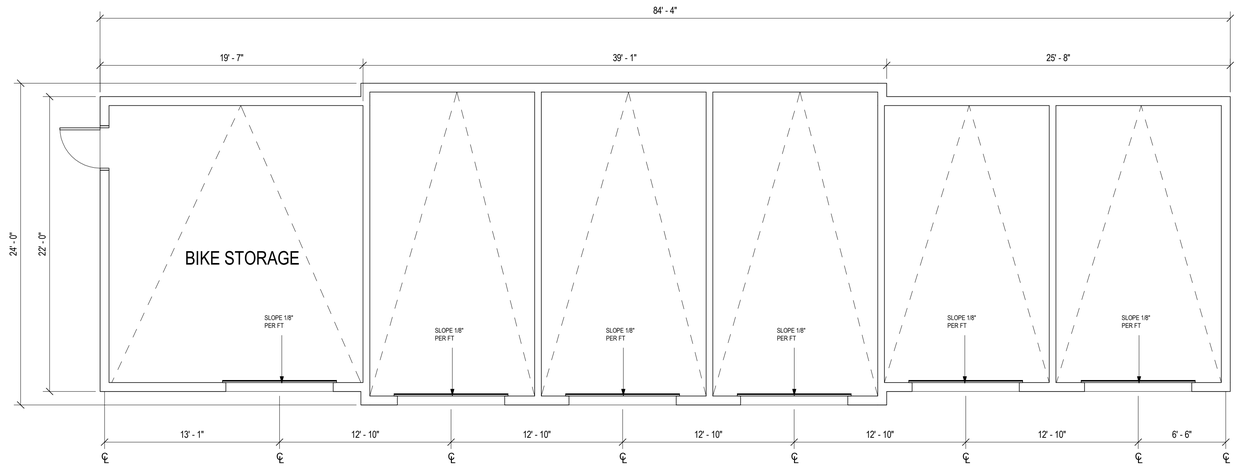
Garage w/ Bike Storage Front and Side Elevations 3
3/16" = 1'-0"



Garage w/ Bike Storage Rear Elevation 2
3/16" = 1'-0"



P1 - First Floor - Garage w/ Bike Storage 1
3/16" = 1'-0"

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	BC/NG
drawing scale:	3/16" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Residential Garage Design

drawing number:

A-214

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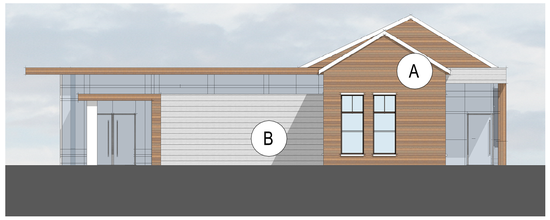

A

Fiber Cement Siding
Wood Tone/ Texture

B

Fiber Cement Siding
Light Gray

C

Fiber Cement Panel
White or Cream

project information:

Edgemere Crossing at Flint Pond
Hartford Pike, Shrewsbury, MA

client information:

Route 20 Nominee Trust

55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

consultant information:

issuance:

Re-Issued for SP/SPR Dated November 25, 2019

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	BC/NG
drawing scale:	1 1/2" = 1'-0"
drawing date:	25 November 2019
project number:	18192.00 MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Conceptual Materials

drawing number:

A-260

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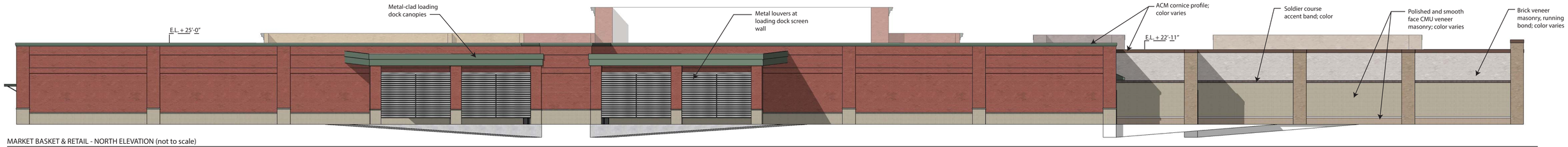
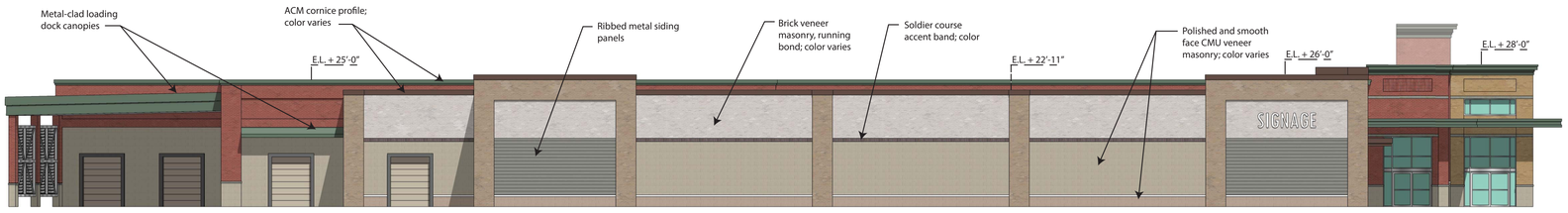


MARKET BASKET & RETAIL - NORTH ELEVATION (not to scale)

MARKET BASKET & RETAIL - EAST ELEVATION (not to scale)



MARKET BASKET & RETAIL - WEST ELEVATION (not to scale)

MARKET BASKET & RETAIL - SOUTH ELEVATION (not to scale)

MARKET BASKET & RETAIL - SOUTH EASTCORNER PERSPECTIVE

MARKET BASKET & RETAIL - SOUTH WEST CORNER PERSPECTIVE

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A1 MARKET BASKET & RETAIL BUILDINGS - PROPOSED DESIGN CONCEPT
Shrewsbury, Massachusetts
June 12, 2019

DSM Realty
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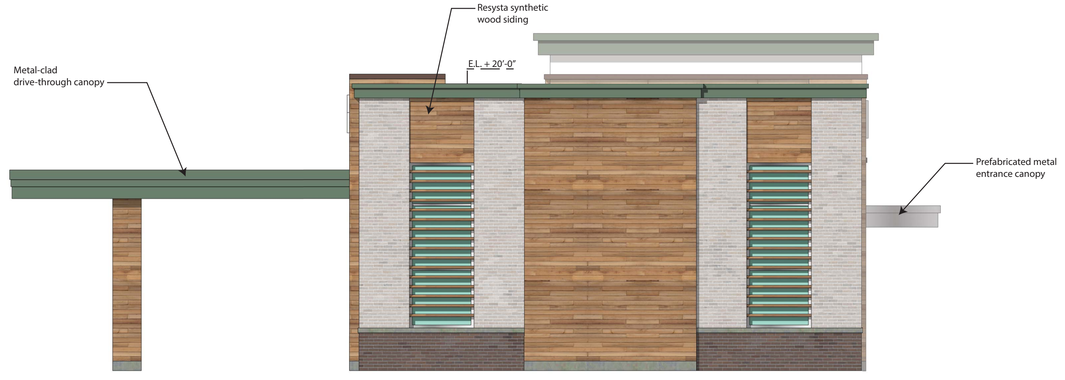
978-749-3900

BANK - EAST ELEVATION (not to scale)



BANK - NORTH ELEVATION (not to scale)

BANK - WEST ELEVATION (not to scale)

BANK - SOUTH ELEVATION (not to scale)

BANK - SOUTH WEST CORNER PERSPECTIVE

BANK - NORTH EAST CORNER PERSPECTIVE

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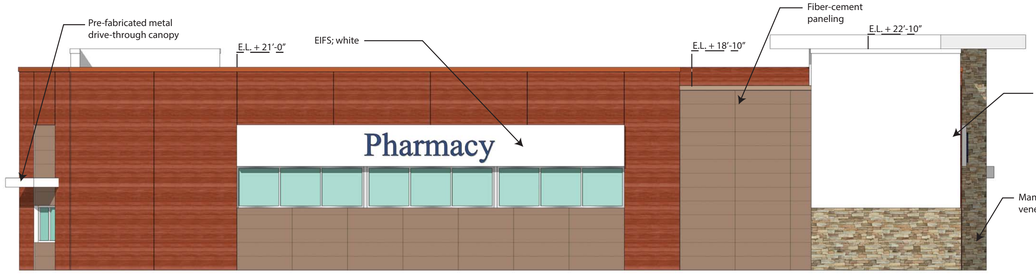
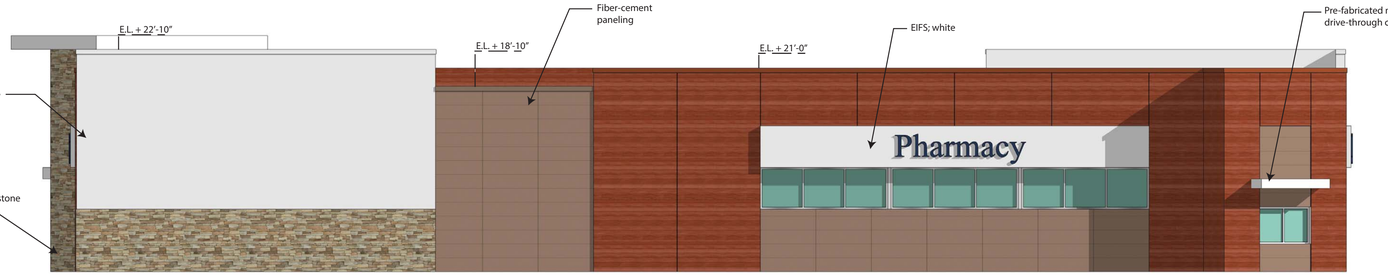


CVS - SOUTH ELEVATION (not to scale)



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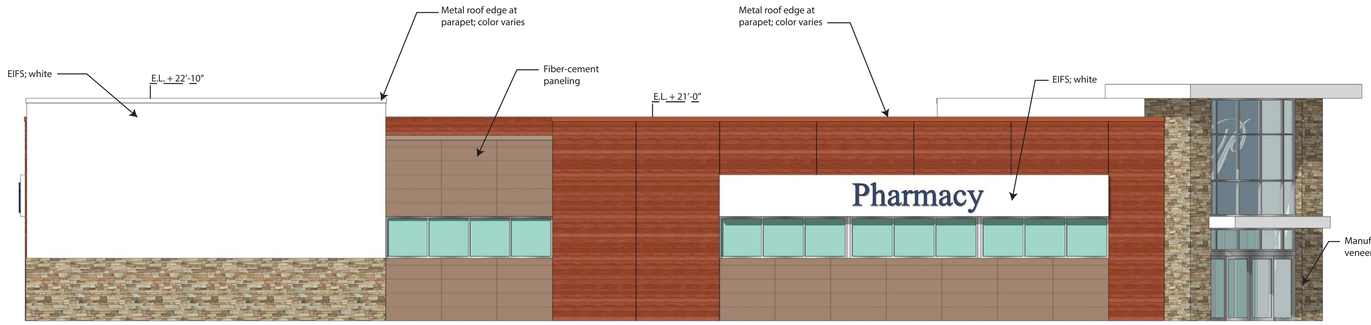
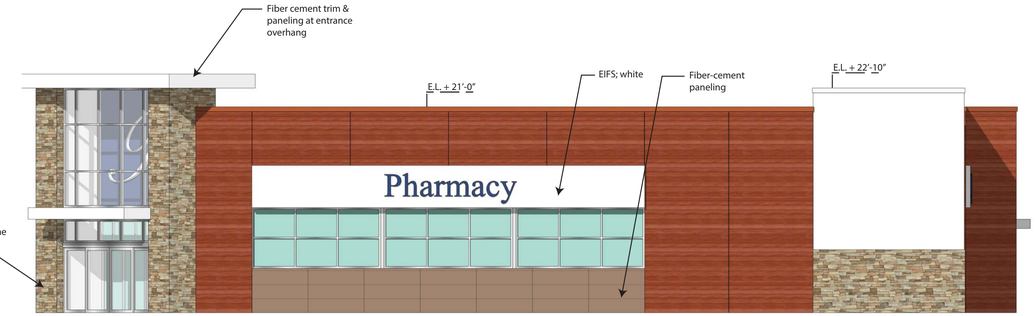


CVS - EAST ELEVATION (not to scale)



CVS - NORTH ELEVATION (not to scale)

CVS - SOUTH WEST CORNER PERSPECTIVE

CVS - NORTH EAST CORNER PERSPECTIVE

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A3 PHARMACY BUILDING - PROPOSED DESIGN CONCEPT
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June 12, 2019

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