

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN... 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY... 4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT... 5. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS... 6. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 7. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 8. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 9. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 10. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY...

DEMOLITION NOTES

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SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

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SITE LAYOUT NOTES

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GRADING NOTES

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ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.A.A.) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12181 ET SEQ. AND 42 C.F.R. § 4151 ET SEQ.)... 2. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 3. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 4. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 5. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 6. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 7. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 8. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 9. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 10. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY...

DRAINAGE AND UTILITY NOTES

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OUTSIDE SOURCE NOTES

- 1. ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED BY OTHERS (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN WRITTEN, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY... 2. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 3. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 4. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 5. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 6. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 7. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 8. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 9. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 10. THE CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY...

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes entries like AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS), AC (ACRE / ACRES), ADA (ACCESSIBLE / AMERICANS WITH DISABILITIES ACT), AG (ABOVE GROUND), APPROX (APPROXIMATE), ARCH (ARCHITECTURAL), ASPH (ASPHALT), ASSF (AREA SUBJECT TO STORMWATER FLOWAGE), ASSOC (ASSOCIATION), BC (BOTTOM OF CURB), BF (BASEMENT FLOOR), BIO (BIOGARDEN), BIT (BITUMINOUS), BK (BLOCK), BL (BASELINE), BLDG (BUILDING), BM (BENCH MARK), BRL (BUILDING RESTRICTION LINE), BWV (BORDERING VEGETATIVE WETLAND), CB (CATCH BASIN), CF (CUBIC FEET), CI (CURB INLET), CIT (CHANGE IN TYPE), CL (CENTER LINE), CMP (CORRUGATED METAL PIPE), CO (CLEAN OUT), CONC (CONCRETE), CONN (CONNECTION), COORD (COORDINATE), CPP (CORRUGATED PLASTIC PIPE), CY (CUBIC YARD), DEC (DECORATIVE), DEP (DEPARTMENT OF ENVIRONMENTAL PROTECTION), DET (DETECTION), DIA (DIAMETER), DMH (DRAINAGE MANHOLE), DOM (DOMESTIC), DOT (DEPARTMENT OF TRANSPORTATION), DP (DESIGN POINT), DWL (DASHED WHITE LINE), DYL (DOUBLE YELLOW LINE), EGS (EXISTING GRADE), ELEC (ELECTRIC), ELEV (ELEVATION), EOR (ENGINEER OF RECORD), EOP/EOP (EDGE OF PAVEMENT), ES/EOS (EDGE OF SHOULDER), EW (END WALL), EX (EXISTING), FDC (FIRE DEPARTMENT CONNECTION), FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY), FG (FINISH GRADE), FH (FIRE HYDRANT), FM (FORCE MAIN), FM/OPT (FIBER OPTIC), G (GRADE), GC (GENERAL CONTRACTOR), GEO (GEOCHEMICAL/GEOTECHNICAL), GF/GFE (GARAGE FLOOR ELEVATION (AT DOOR)), GFA (GROSS FLOOR AREA), GH (GRADE HIGH (WALL)), GL (GRADE LOW (WALL)), GRT (GRATE), GT (GREASE TRAP), GV (GATE VALVE), HDPE (HIGH DENSITY POLYETHYLENE), HOR (HORIZONTAL), HP (HIGH POINT), HW (HEADWALL), ICS (INLET CONTROL STRUCTURE), INF (INFILTRATION), INT (INTERSECTION), INV (INVERT), LF (LINEAR FOOT), LOC (LIMIT OF CLEARING), LOD (LIMIT OF DISTURBANCE), LOS (LINE OF SIGHT), LOW (LIMIT OF WORK), LP (LOW POINT), LS (LANDSCAPE).

PROP LINE LEGEND

Table showing symbols for various property lines: PROPERTY LINE, RIGHT-OF-WAY LINE, INTERIOR PROPERTY LINE, LEASE LINE, EASEMENT LINE, SETBACK LINE, LIMIT OF WORK, LIMIT OF DISTURBANCE, SAWCUT LINE, OVERHEAD WIRE, ELECTRIC LINE, TELEPHONE LINE, CABLE LINE, STORM SEWER, GAS LINE, OUTLET CONTROL STRUCTURE, SANITARY MAIN 12" OR GREATER, SANITARY MAIN, SANITARY LATERAL, SANITARY FORCE MAIN, WATER MAIN 12" OR GREATER, WATER MAIN, WATER LATERAL, WATER FIRE LINE, TYPICAL SIGN, POLYPROPYLENE PIPE, PROPOSED, PROPOSED, POINT OF TANGENCY, POINT OF TANGENCY, CURB RETURN, POINT OF VERTICAL INTERSECTION, PAVEMENT, POINT OF VERTICAL TANGENCY, RADIUS/RADI, RIGHTS-OF-WAY / RIGHT-OF-WAY, REINFORCED CONCRETE PIPE, ROOF DRAIN, REGULATIONS, TO BE RELOCATED, REQUIRED, RETENTION, RETAINING WALL, TO BE RETURNED TO OWNER, RAIN GARDEN, SLOPE, SANITARY SEWER, SOIL EROSION AND SEDIMENT CONTROL, SQUARE FEET, SIDE WALKWAY LAYOUT, SANITARY MANHOLE, STATION, STORM WATER / STORM SEWER, SINGLE-SOLID WHITE LINE, STORMWATER POLLUTION PREVENTION PLAN, TO BE ABANDONED, TO BE REMOVED, TO BE VACATED, TOP OF CURB, TIME OF CONCENTRATION, TRENCH DRAIN, TELECOMMUNICATIONS / TELEDATA, TREE PROTECTION FENCE, TO REMAIN, TRANS, TRANSITION, TYPICAL, UNDERGROUND, UTILITY POLE, UNITED STATES GEOLOGICAL SURVEY, VERTICAL, VERIFY IN FIELD, WIDE / WIDTH, WATER LINE, WATER METER, WATER QUALITY UNIT, YARD DRAIN, NUMBER, SLOPE EXPRESSED IN HORIZONTAL-VERTICAL IN FEET, PER MINUS, DEGREE, DIAMETER, FEET/FOOT, INCHES.

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Includes a row for REVISIONS.

PROP SYMBOL LEGEND

Table showing symbols for various utility lines: UTILITY POLE WITH LIGHT, UTILITY POLE, TYPICAL LIGHT, WATER HYDRANT, CLEANOUT, SANITARY MANHOLE, STORM MANHOLE, WATER METER, WATER VALVE, GAS VALVE, TEST PIT, BORING.

Bohler Engineering logo and contact information: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES. Includes phone number (617) 849-8040 and website www.BohlerEngineering.com.

Revisions section with a table for tracking changes. Includes a call to action: 'Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.'

Entitlement Set section. Includes a drawing approval stamp and project information: PROJECT No.: MAB250074-00/0A, DRAWN BY: WGT/AT, CHECKED BY: ZLR, DATE: 01/09/2025, P-CIVIL-SITE-MAB250074-00. Includes a site plan review/special permit set for 'THE COMMONS AT RIVER ROAD'.

Bohler Engineering logo and contact information. Includes address: 45 FRANKLIN STREET, 5th FLOOR, Boston, MA 02110. Phone: (617) 849-8040. Website: www.BohlerEngineering.com. Includes a drawing approval stamp for Z.L. RICHARDS, PROFESSIONAL ENGINEER, LICENSE NO. 19488. Includes sheet title: GENERAL NOTES AND LEGEND, SHEET NUMBER: C-102, and date: ORG. DATE - 01/09/2025.



NAD83

SITE PARKING LEGEND			
QUANTITY	SYMBOL	TYPE	SIZE
106	(XX)	STANDARD PARKING SPACES	9' X 18'
6	(XX)	ACCESSIBLE PARKING SPACES	8' X 18'
46	(XX)	COMPACT PARKING SPACES	8' X 16'

PARKING REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN PARKING STALL SIZE	9 X 18 FT	9 X 18.5 FT	9 X 18 FT
MIN COMPACT PARKING STALL SIZE	8 X 16 FT	8.5 X 16 FT	8 X 16 FT
MIN AISLE WIDTH (80-90 DEG STALLS)	24 FT	24 FT ±	24 FT
MIN SIDE YARD PARKING SETBACK	5 FT	46.4 FT	61.2 FT ±
MIN FRONT YARD PARKING SETBACK	20 FT	27.2 FT	38.1 FT
PARKING COUNT	648 ⁽⁹⁾	115	648 ⁽⁹⁾
MAX COMPACT PARKING STALLS	FOR "ALL DAY PARKERS" ⁽¹⁾	N/A	106 SPACES
COVERED BICYCLE SPACES	216	N/A	216
SITE BICYCLE SPACES		N/A	16

ZONING TABLE			
BASE ZONE: INDUSTRIAL D2 OVERLAY ZONE: MODRR - MULTI-FAMILY OVERLAY DISTRICT (RIVER ROAD) USE: MIXED USE			
BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	N/A	418,900 SF ±	418,900 SF ±
MIN LOT FRONTAGE	50'	1550' ±	1550' ±
MIN YARD SETBACKS			
FRONT YARD	20'	97.9' ±	20.6' ±
SIDE YARD	5'	90.8' ±	154.1' ±
REAR YARD	5'	92.6' ±	59.7' ±
MAX BUILDING HEIGHT (FT)	55' (65) ⁽¹⁾	37.7' ±	64.5' (SP) ⁽¹⁾
MAX BUILDING HEIGHT (STORIES)	4 (5) ⁽¹⁾	3	5 (SP) ⁽¹⁾
MAX LOT COVERAGE	30%	10.0%	22.7%
MIN OPEN SPACE	10%	54.2%	33.3%
MAX UNITS PER ACRE	35 (45) ⁽¹⁾	N/A	45 (SP) ⁽¹⁾

KEY
(W) VARIANCE
(W) WAIVER

MULTI-FAMILY RESIDENTIAL
REQUIRED CAR SPACES = 1.5 SPACES PER DWELLING UNIT
432 UNITS * 1.5 = 648 SPACES

RETAIL²: 4 SPACE PER 1,000 SF
2,950 SF * 4 SPACES/1000 SF = 12 SPACES³

REQUIRED BICYCLE SPACES: 1 BICYCLE SPACE PER 2 DWELLING UNITS
432 DWELLING UNITS = 216 BICYCLE SPACES

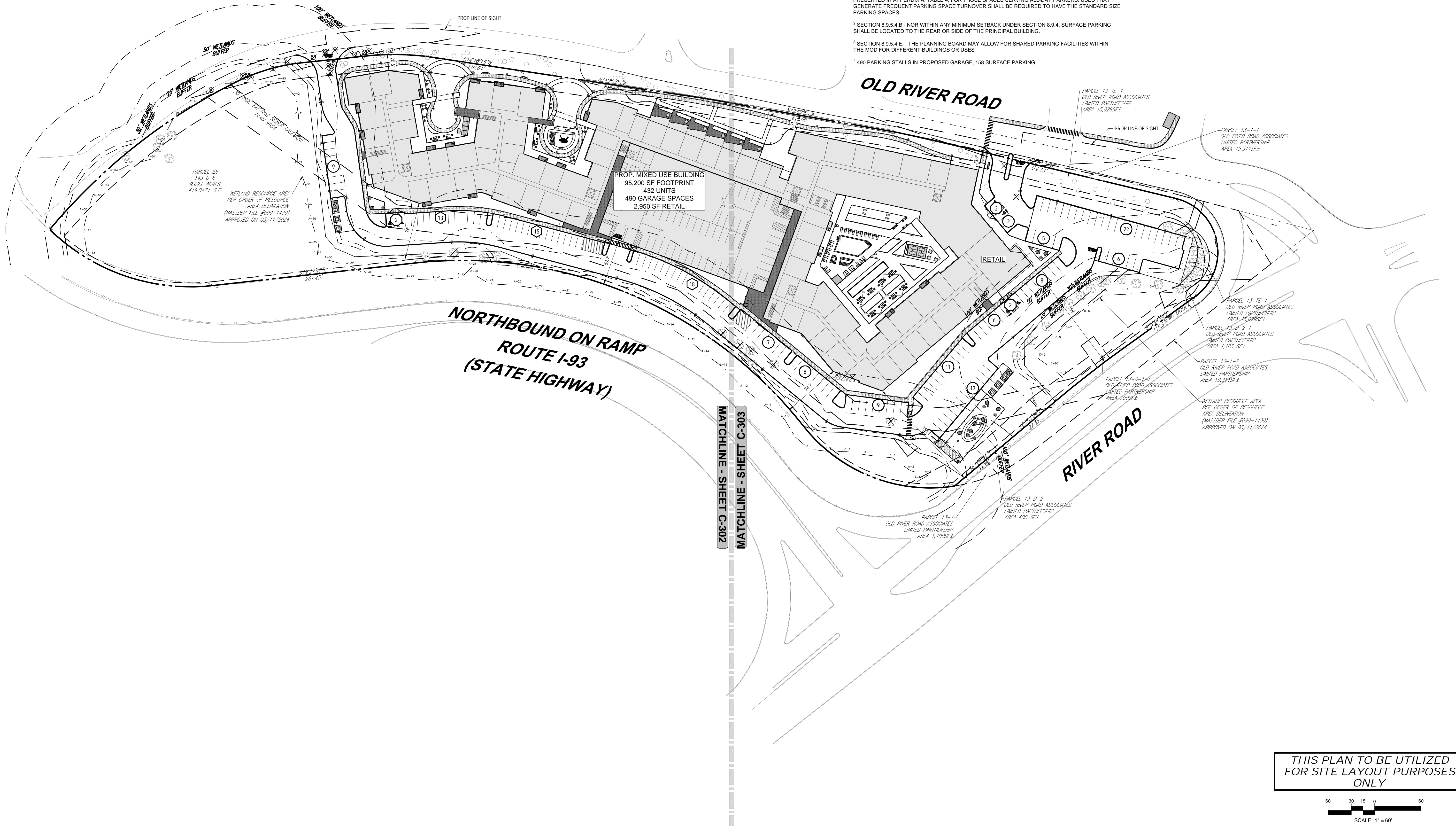
¹ SECTION 8.9.4.5 - THE SIZE OF A PARKING SPACE MAY BE REDUCED TO A COMPACT CAR SPACE AS PRESENTED IN APPENDIX A, TABLE 4, FOR THOSE SPACES SERVING ALL-DAY PARKERS. USES THAT GENERATE FREQUENT PARKING SPACE TURNOVER SHALL BE REQUIRED TO HAVE THE STANDARD SIZE PARKING SPACES.

² SECTION 8.9.5.4 B - NOR WITHIN ANY MINIMUM SETBACK UNDER SECTION 8.9.4. SURFACE PARKING SHALL BE LOCATED TO THE REAR OR SIDE OF THE PRINCIPAL BUILDING.

³ SECTION 8.9.5.4 E - THE PLANNING BOARD MAY ALLOW FOR SHARED PARKING FACILITIES WITHIN THE MOD FOR DIFFERENT BUILDINGS OR USES

⁴ 490 PARKING STALLS IN PROPOSED GARAGE, 158 SURFACE PARKING

SECTION 8.9.4.5 - IN THE MODRR SUBDISTRICT, THE PLANNING BOARD MAY GRANT A SPECIAL PERMIT TO AUTHORIZE AN INCREASE IN THE MAXIMUM BUILDING HEIGHT, UP TO 5 STORIES AND 65 FEET, FOR A MIXED-USE STRUCTURE AND INCREASE THE ALLOWABLE DENSITY TO 45 UNITS PER ACRE.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



ENTITLEMENT SET

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

PROJECT No.: MAB250074-00-0B
DRAWN BY: WJG/AT
CHECKED BY: ZLR
DATE: 01/09/2025
CAD ID: P-CIVL-SITE-MAB250074-00

PROJECT:
SITE PLAN
REVIEW/SPECIAL
PERMIT SET
FOR

JOHN M. CORCORAN & CO. SV + P

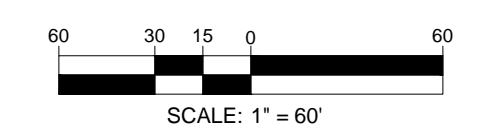
PROPOSED
THE COMMONS AT RIVER ROAD
100 OLD RIVER ROAD
ESSEX COUNTY
TOWN OF ANDOVER, MA 01810
MAP, BLOCK & LOT: 143 - 0 - 8

BOHLER
45 FRANKLIN STREET, 5th FLOOR
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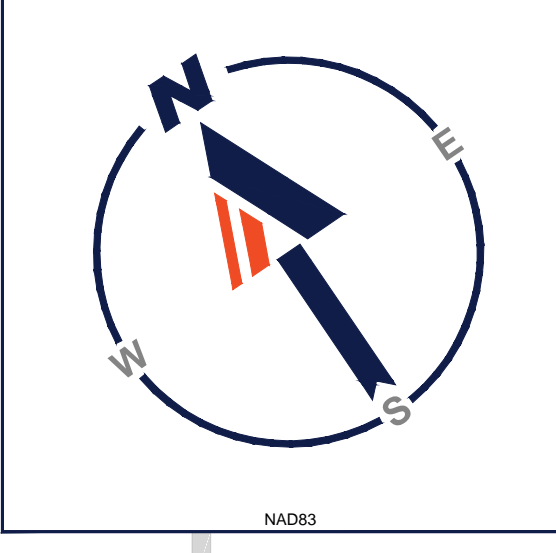
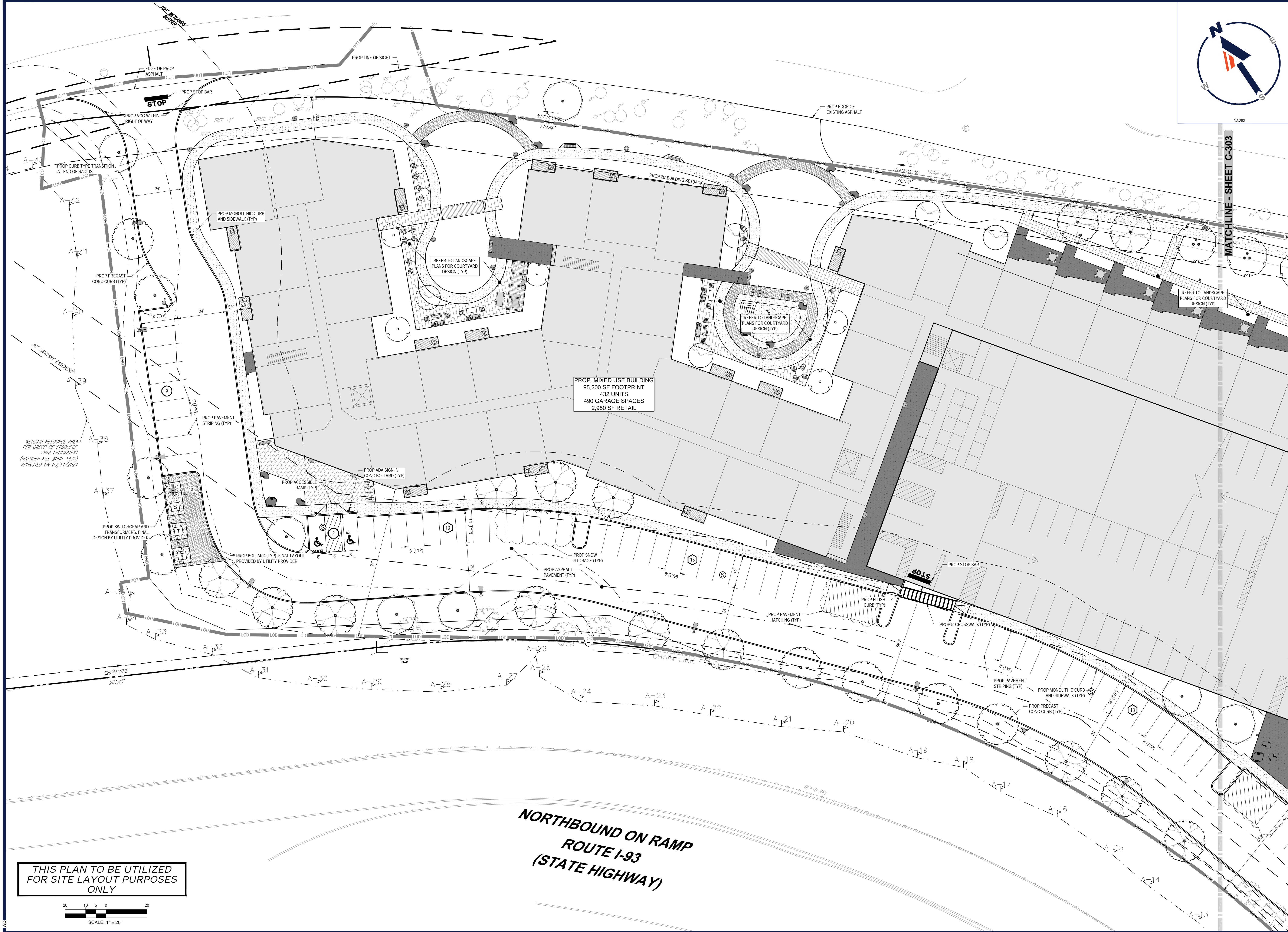
Z.L. RICHARDS
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 151848

SHEET TITLE:
OVERALL
SITE
PLAN
SHEET NUMBER:
C-301
ORG. DATE - 01/09/2025

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JUN 09, 2025
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 CAD ID: P-CIVIL-SITE-MAB250074-00

PROJECT:
SITE PLAN REVIEW/SPECIAL PERMIT SET
 FOR

JOHN M. CORCORAN & CO. **SV + P**

PROPOSED
THE COMMONS AT RIVER ROAD
 100 OLD RIVER ROAD
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 TOWN OF ANDOVER, MA 01810
 MAP, BLOCK & LOT: 143 - 0 - 8

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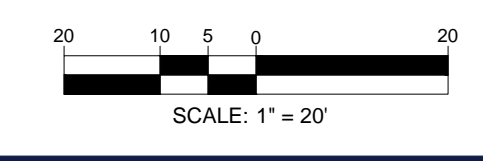
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 ZACHARY L. RICHARDS
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE NO. 01848
 CIVIL ENGINEER

SHEET TITLE:
SITE PLAN A

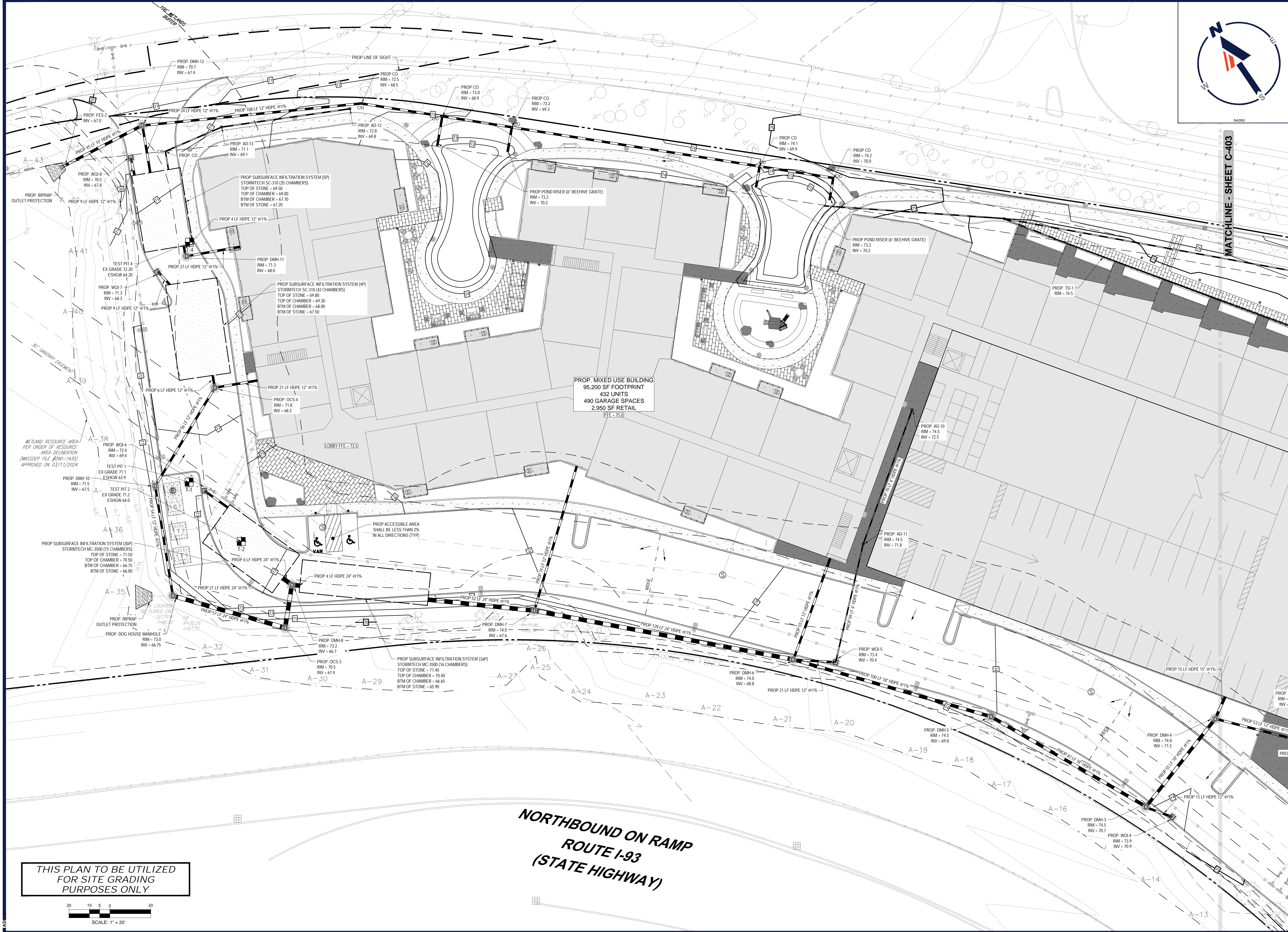
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FOR

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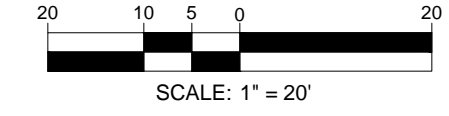
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 MASSACHUSETTS LICENSE # 01848

SHEET TITLE:
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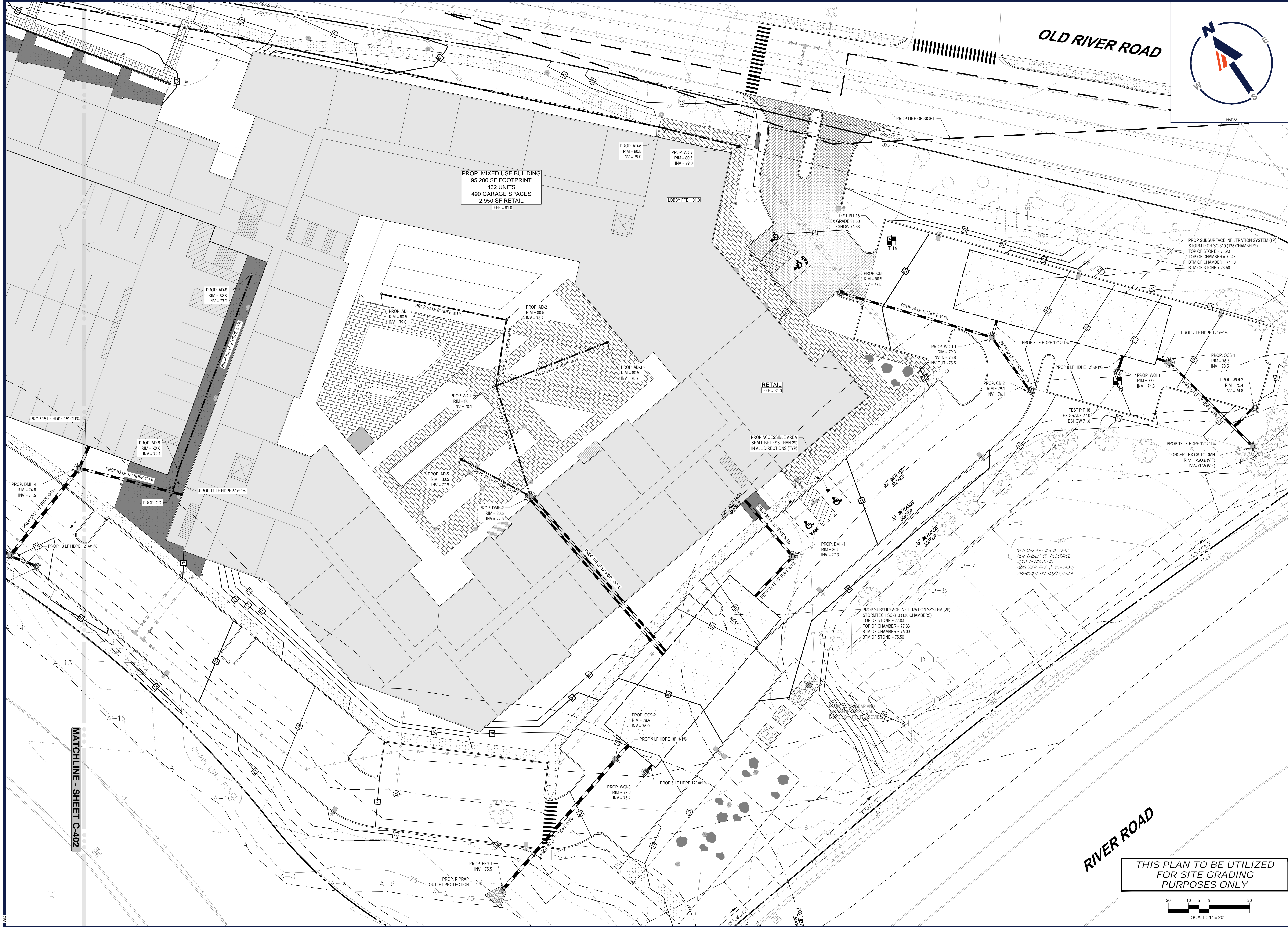
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OLD RIVER ROAD

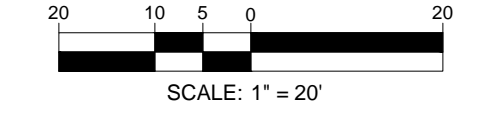


PROP. MIXED USE BUILDING
95,200 SF FOOTPRINT
432 UNITS
490 GARAGE SPACES
2,950 SF RETAIL
FFE = 81.0

RETAIL
FFE = 81.0

WETLAND RESOURCE AREA
PER ORDER OF RESOURCE
AREA DELINEATION
(MASSDEP FILE #090-1430)
APPROVED ON 03/11/2024

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CAD ID: P-CIVIL-SITE-MAB250074-00

PROJECT:
SITE PLAN REVIEW/SPECIAL PERMIT SET
FOR
JOHN M. CORCORAN & CO. **SV + P**
PROPOSED
THE COMMONS AT RIVER ROAD
100 OLD RIVER ROAD
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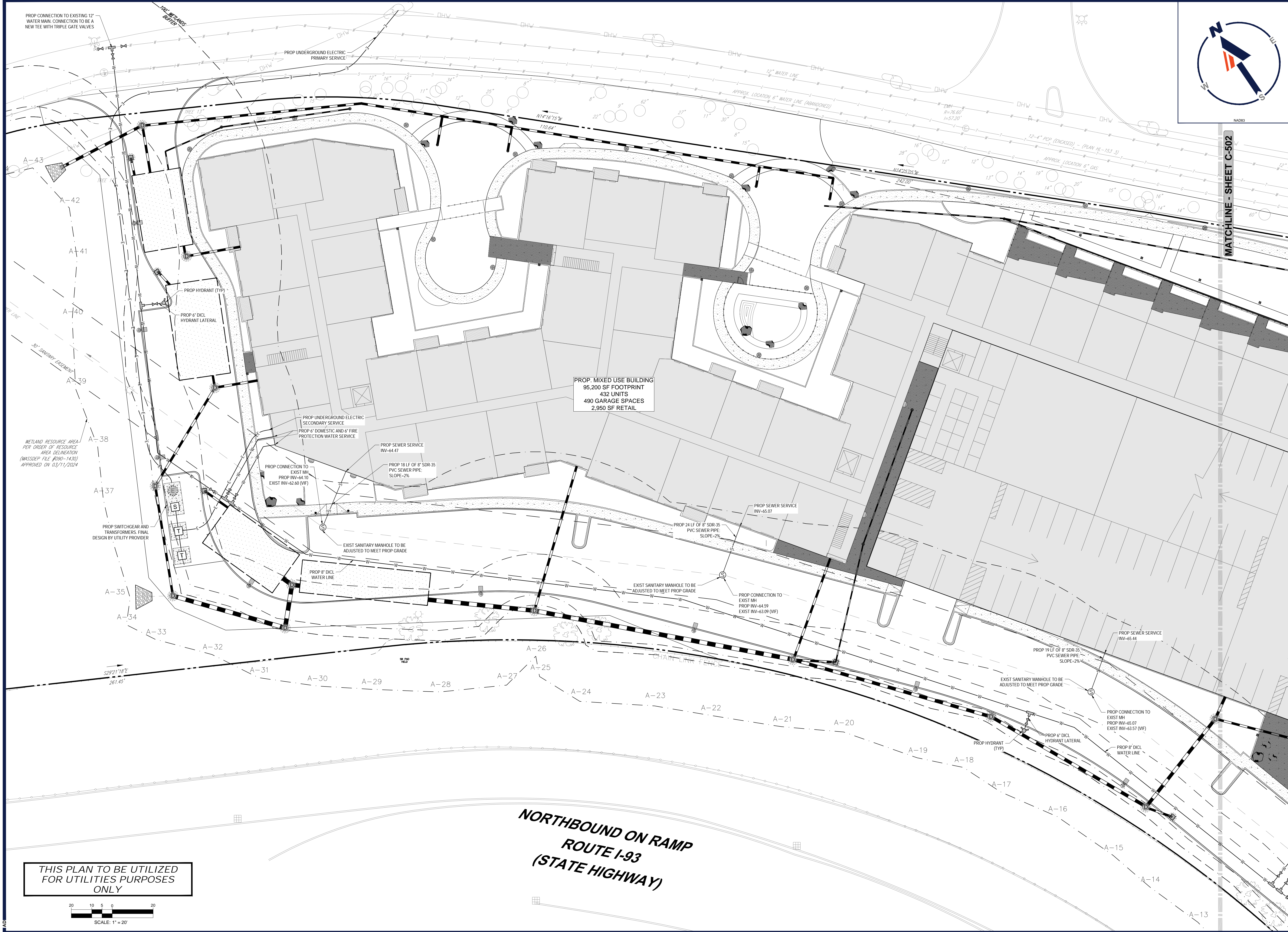
SHEET TITLE:
GRADING PLAN B

SHEET NUMBER:
C-403

ORG. DATE - 01/09/2025

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MATCHLINE - SHEET C-402



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PROJECT:
SITE PLAN REVIEW/SPECIAL PERMIT SET
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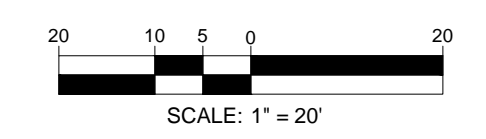
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 ZACHARY L. RICHARDS
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE NO. 01848

SHEET TITLE:
UTILITY PLAN A

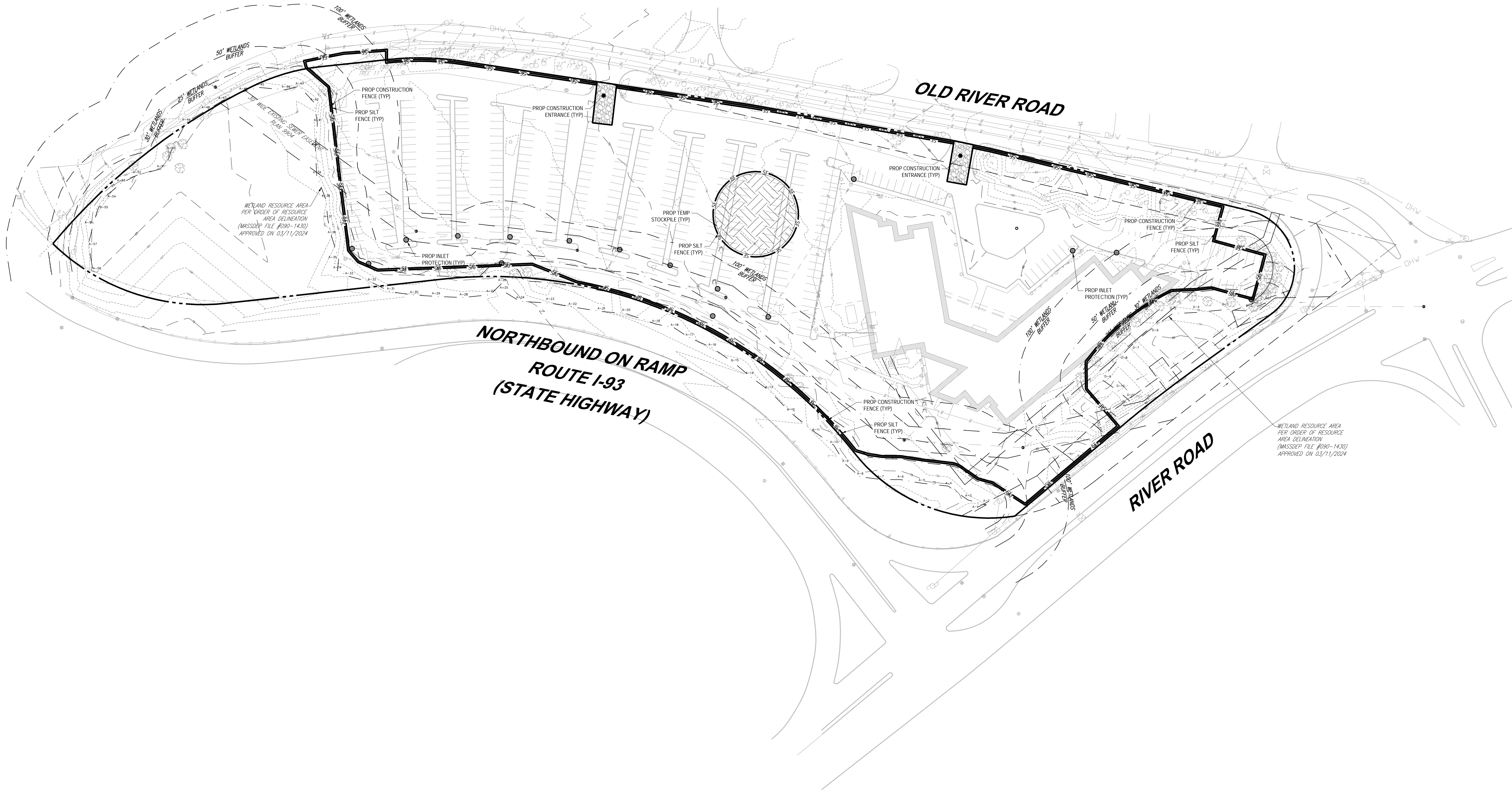
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ORG. DATE - 01/09/2025

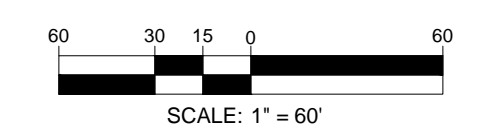
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SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
C-801
 ORG. DATE - 01/09/2025

JUN 09, 2025
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MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

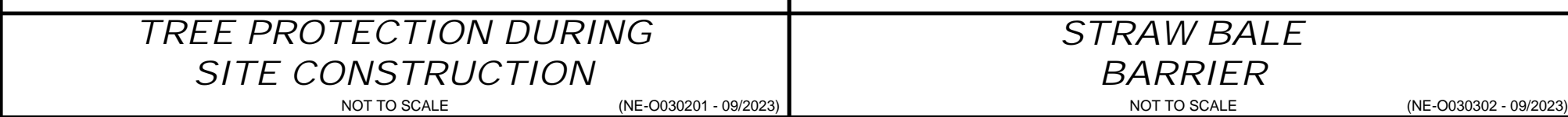
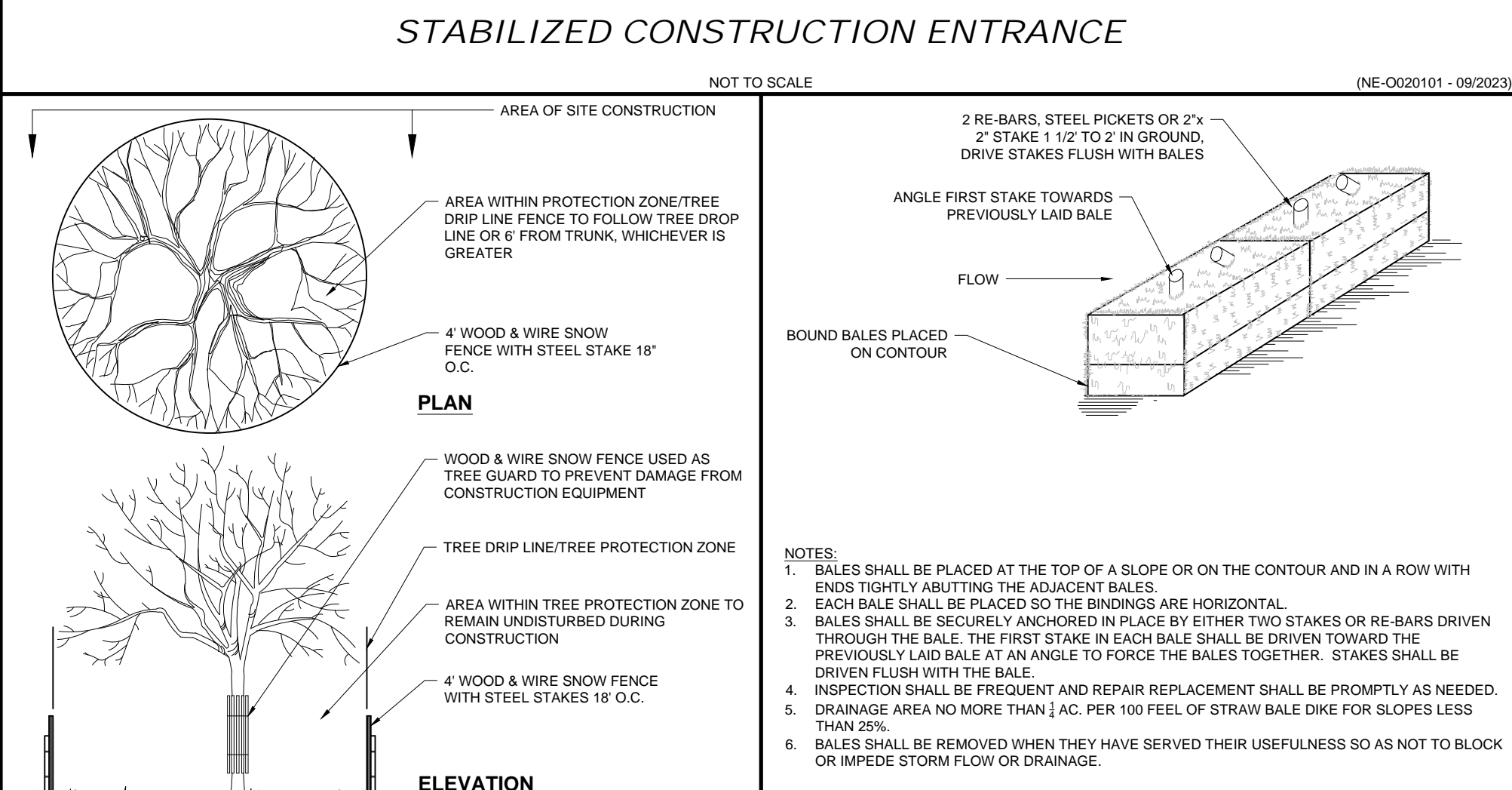
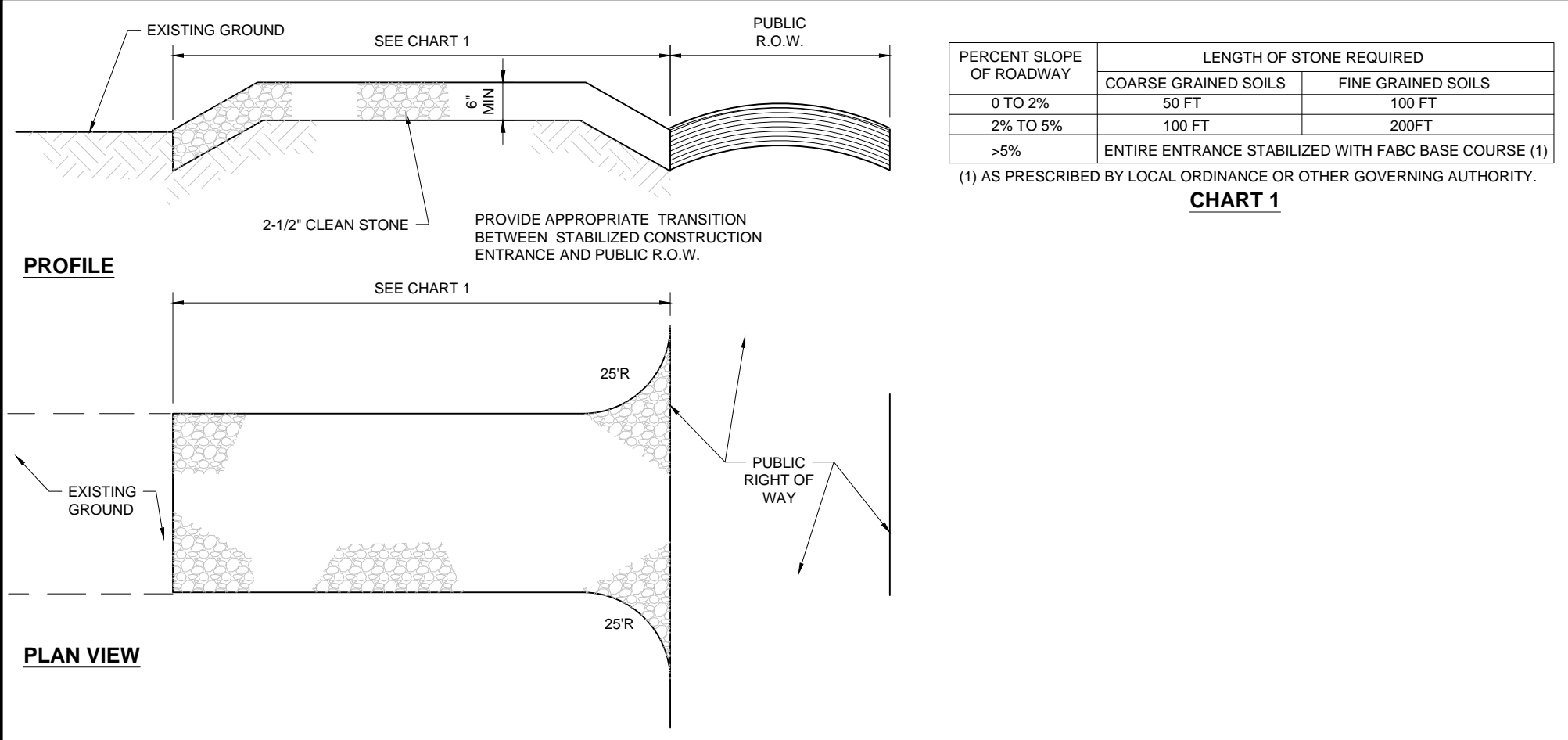
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING EROSION.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - a) SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - b) APPLY LIME/STONING AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIME/STONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LBS PER 1,000 SF).
 - c) FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - d) STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

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

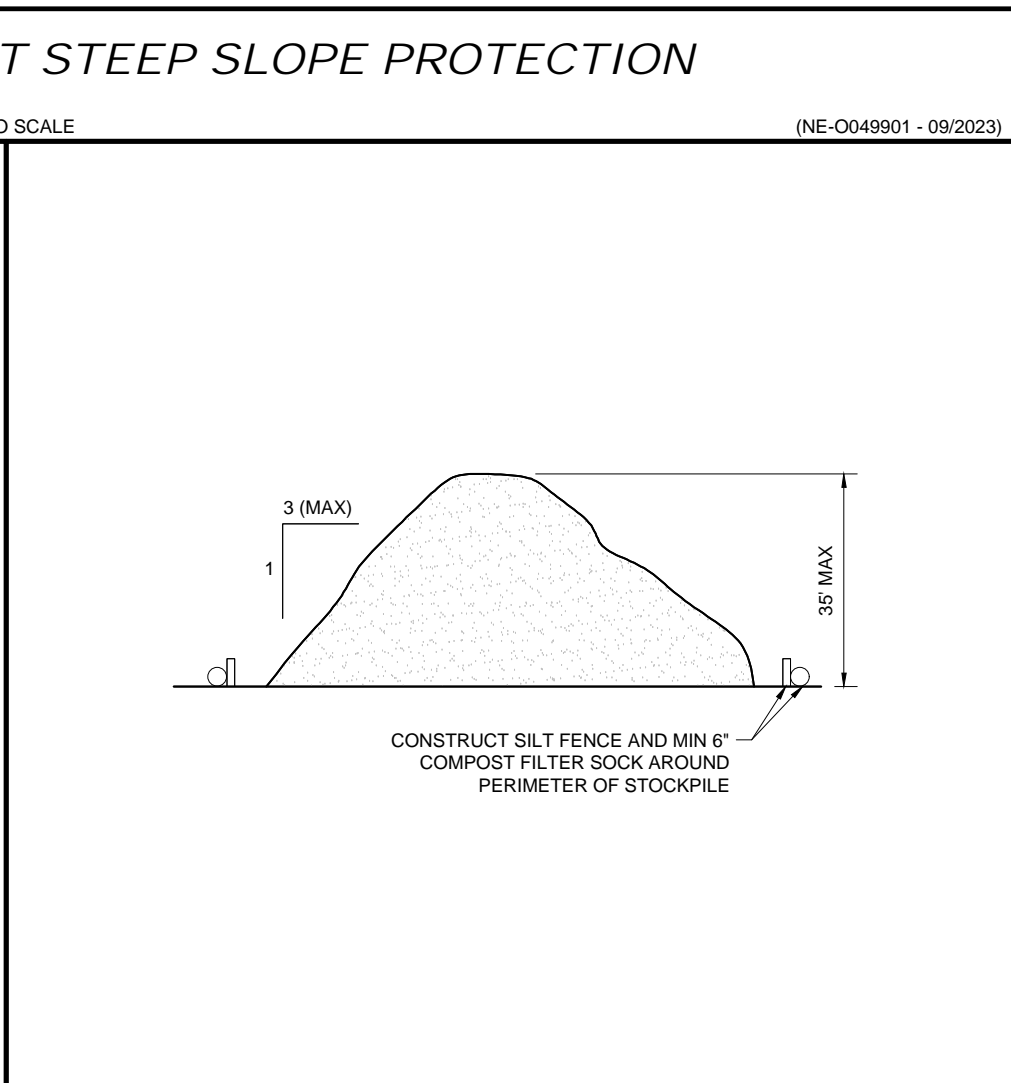
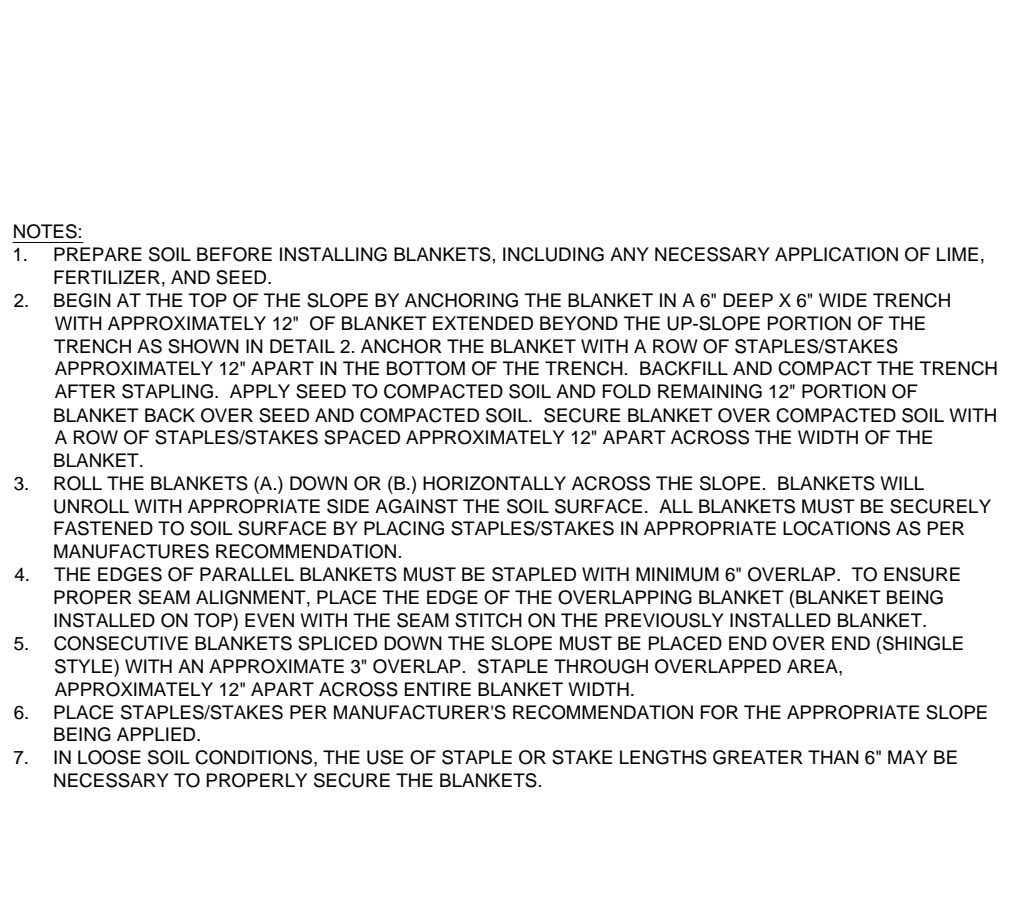
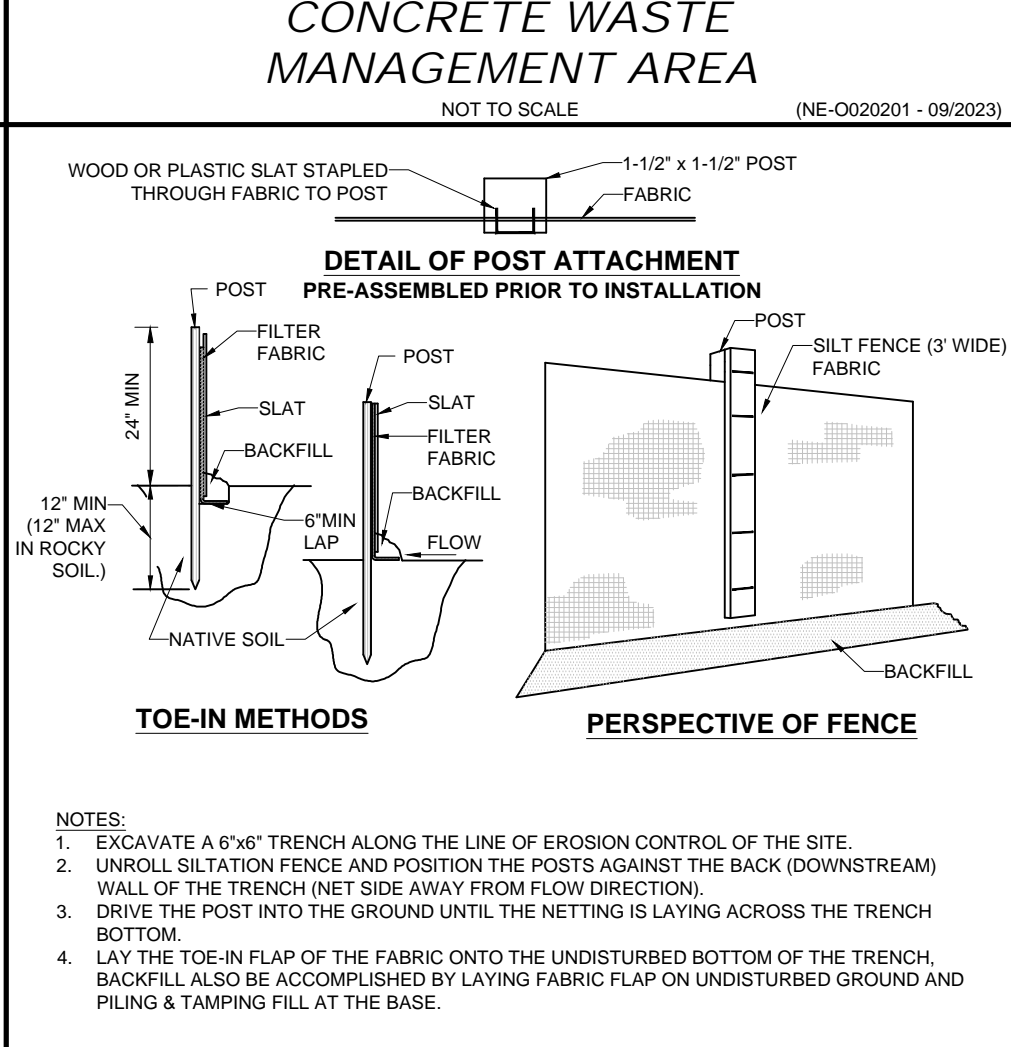
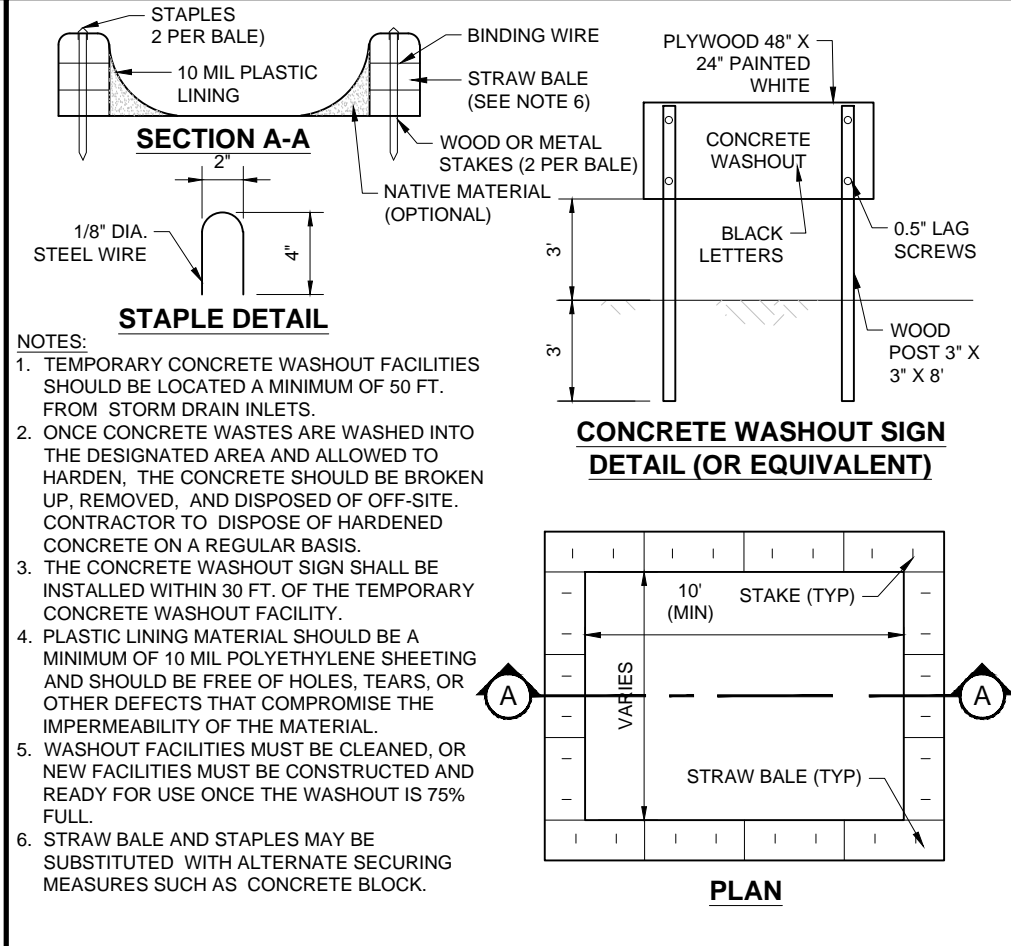
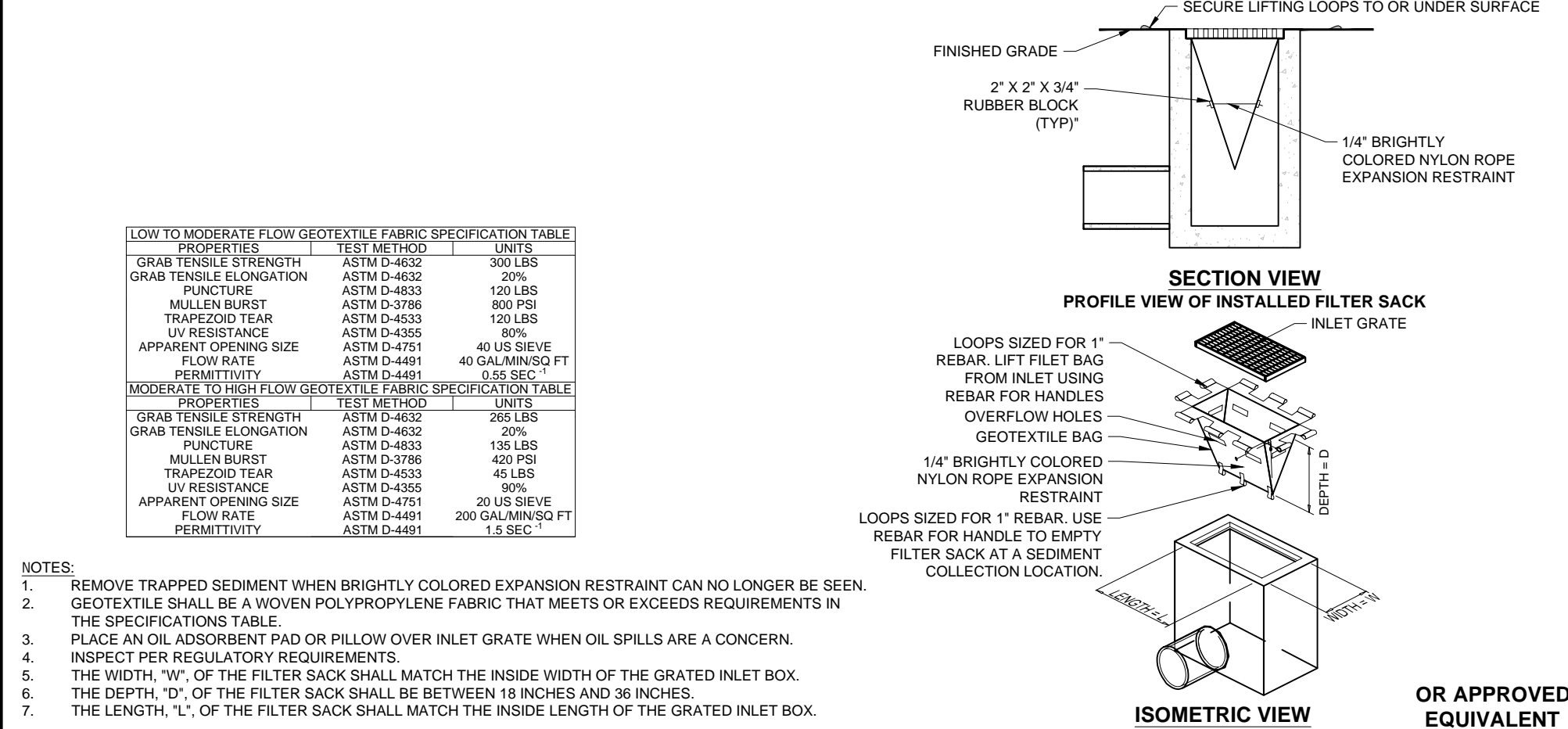
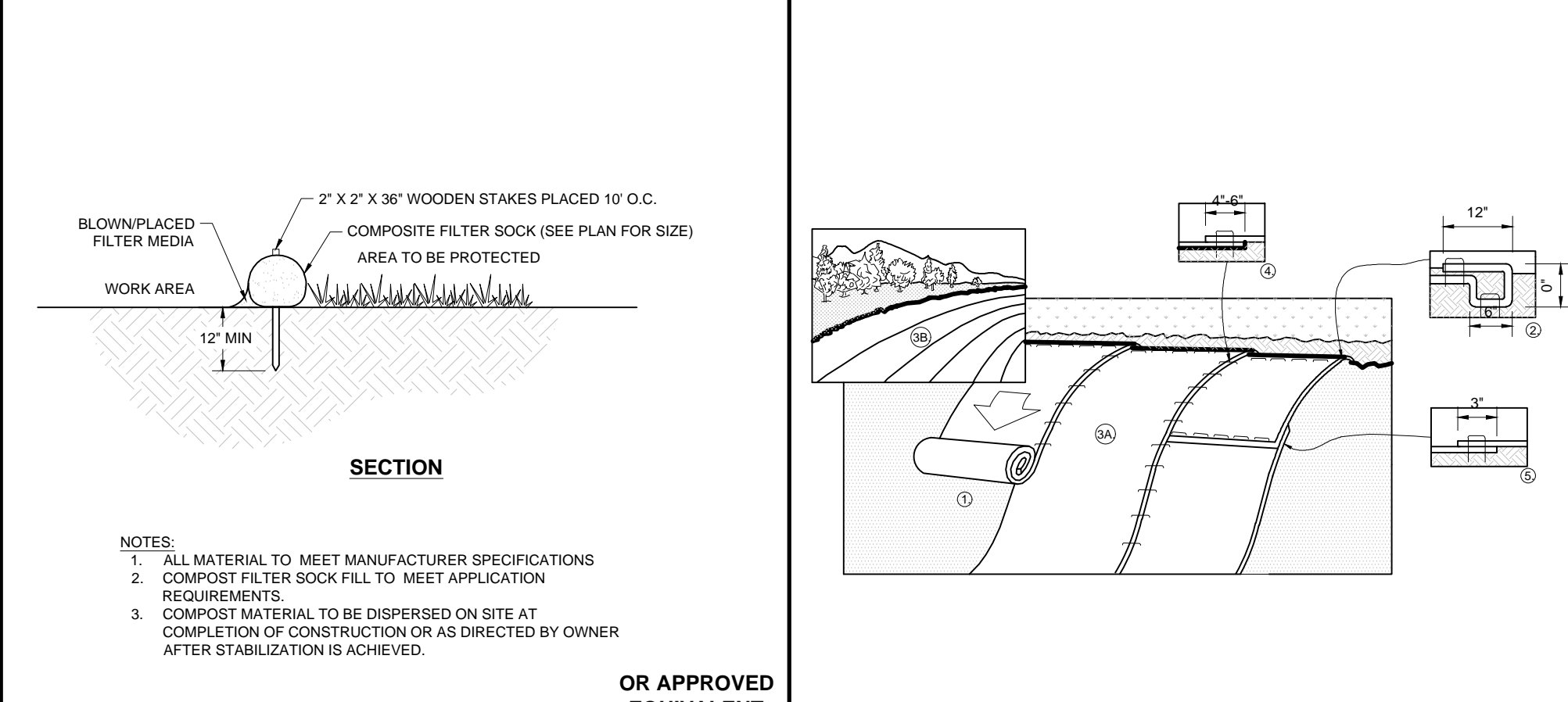
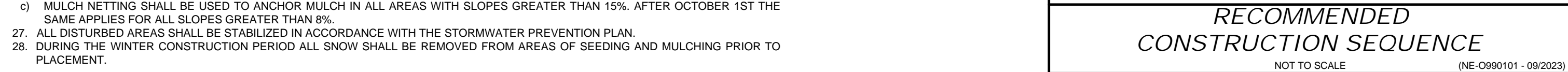
- * A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
- * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SO. YDBLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.
15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 16. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS* AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 2 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 6 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
 17. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
 18. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
 19. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
 20. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
 21. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
 22. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
 23. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
 24. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
 25. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
 26. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED. AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCH/STAPLING APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
 27. MULCHING REQUIREMENTS:
 - a) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - b) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - c) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
 28. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
 29. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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



- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 2. INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 3. INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 4. DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 5. DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 6. CLEARING AND GRUBBING
 7. INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 8. EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 9. CONSTRUCTION OF UTILITIES
 10. STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 11. INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 12. CONSTRUCTION OF BUILDINGS
 13. CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 14. SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 15. FINAL GRADING OF ALL SLOPED AREAS
 16. PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 17. REMOVAL OF THE TEMPORARY SEDIMENT BASINS
 18. PAVE PARKING LOT
 19. LANDSCAPING PER LANDSCAPING PLAN
 20. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER



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CHECKED BY:	ZLR
DATE:	01/09/2025
CAD ID.:	P-CIVIL-SITE-MAB250074-00

PROJECT:

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FOR

JOHN M. CORCORAN & CO. **SV + P**

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TOWN OF ANDOVER, MA 01810
MAP, BLOCK & LOT: 143 - 0 - 8

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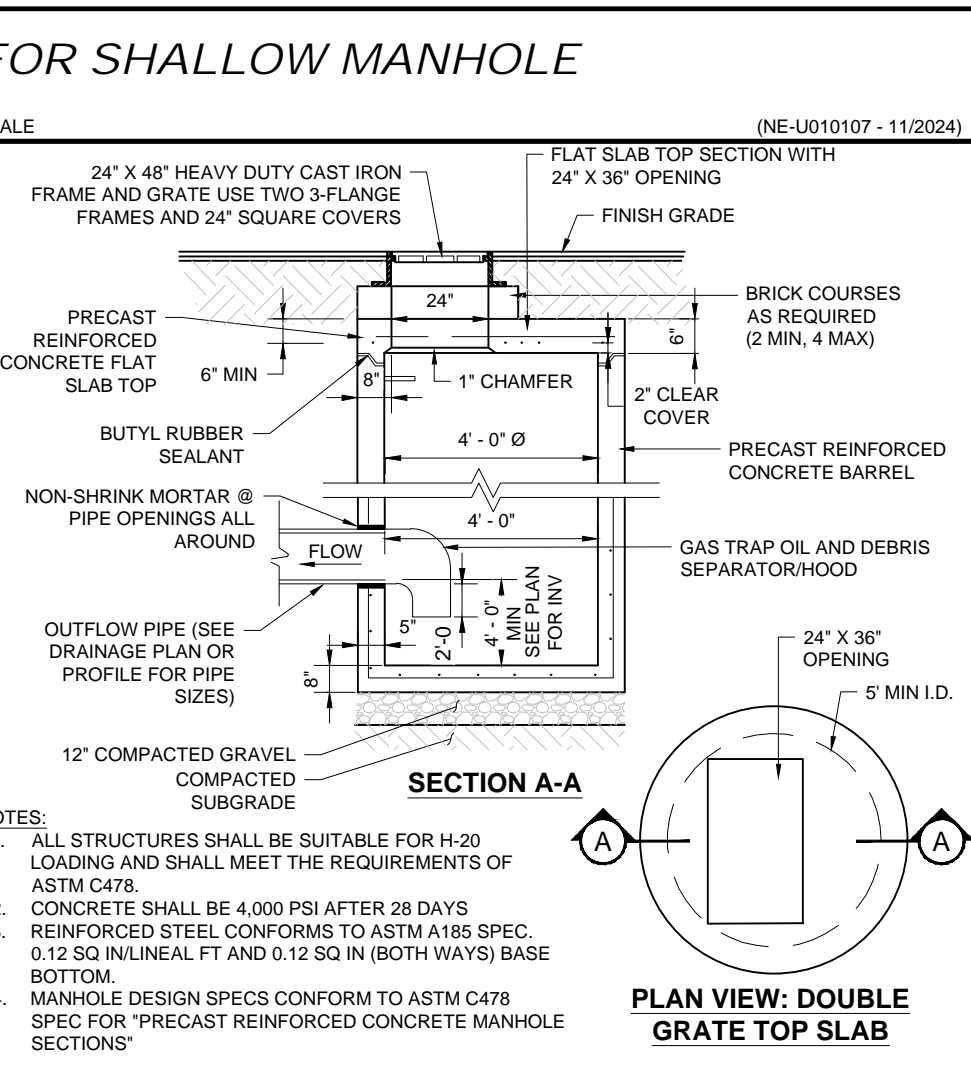
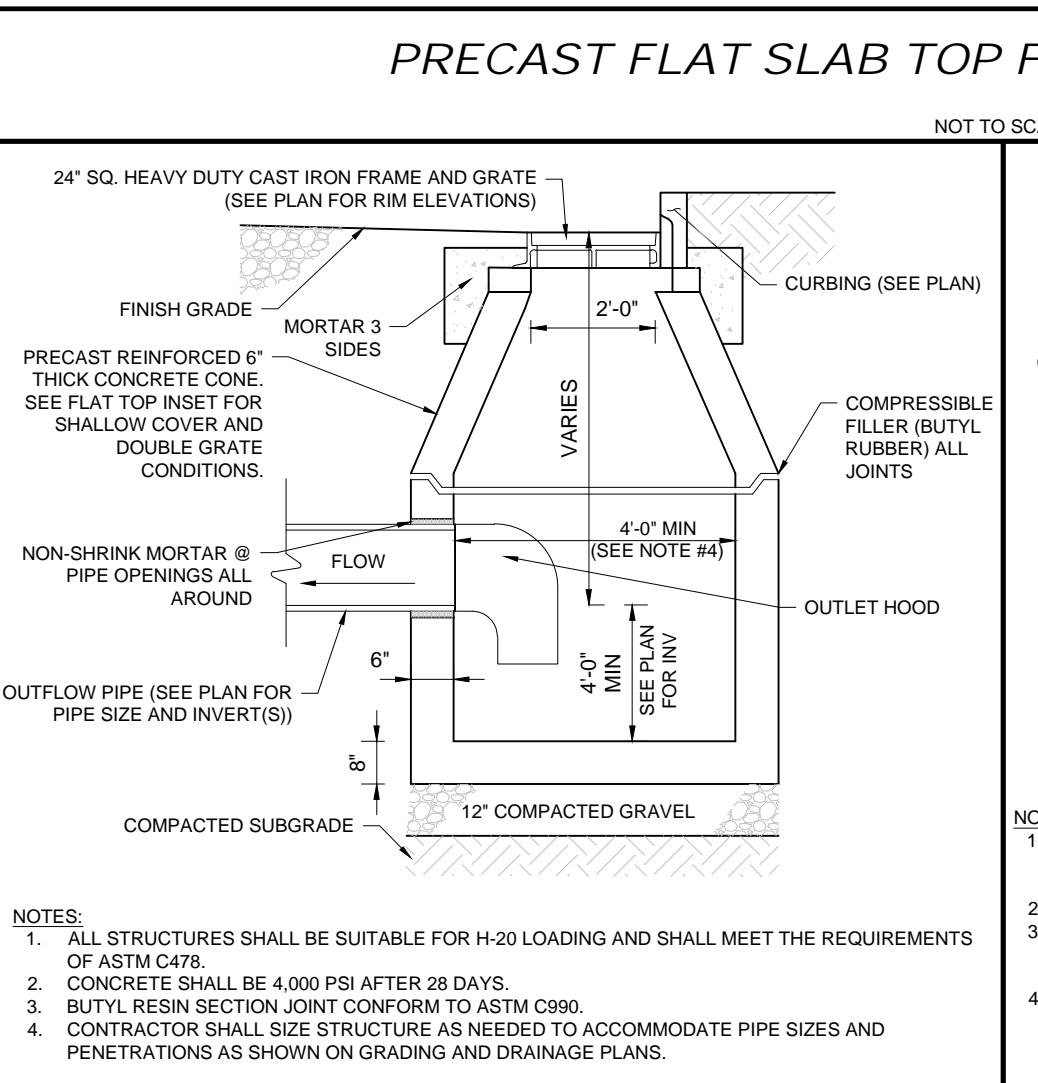
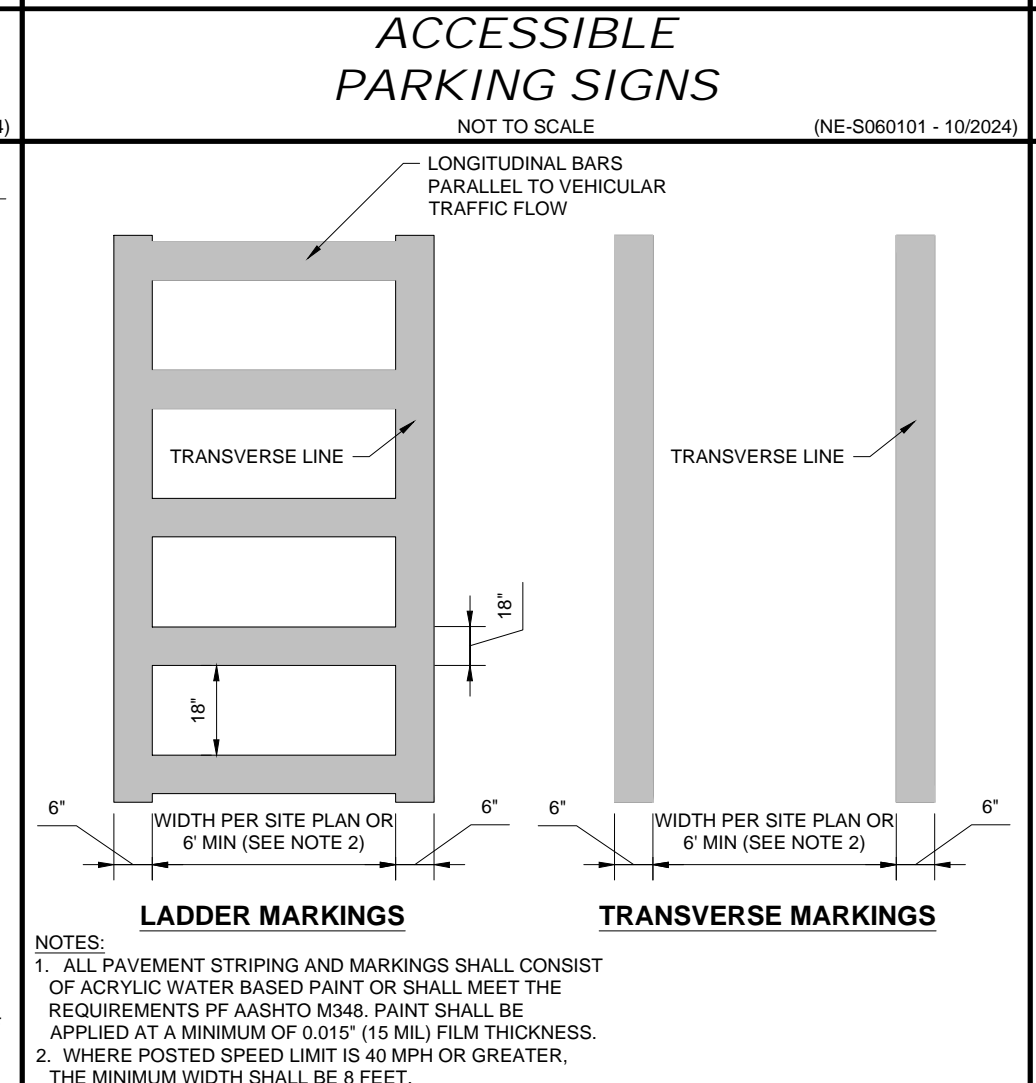
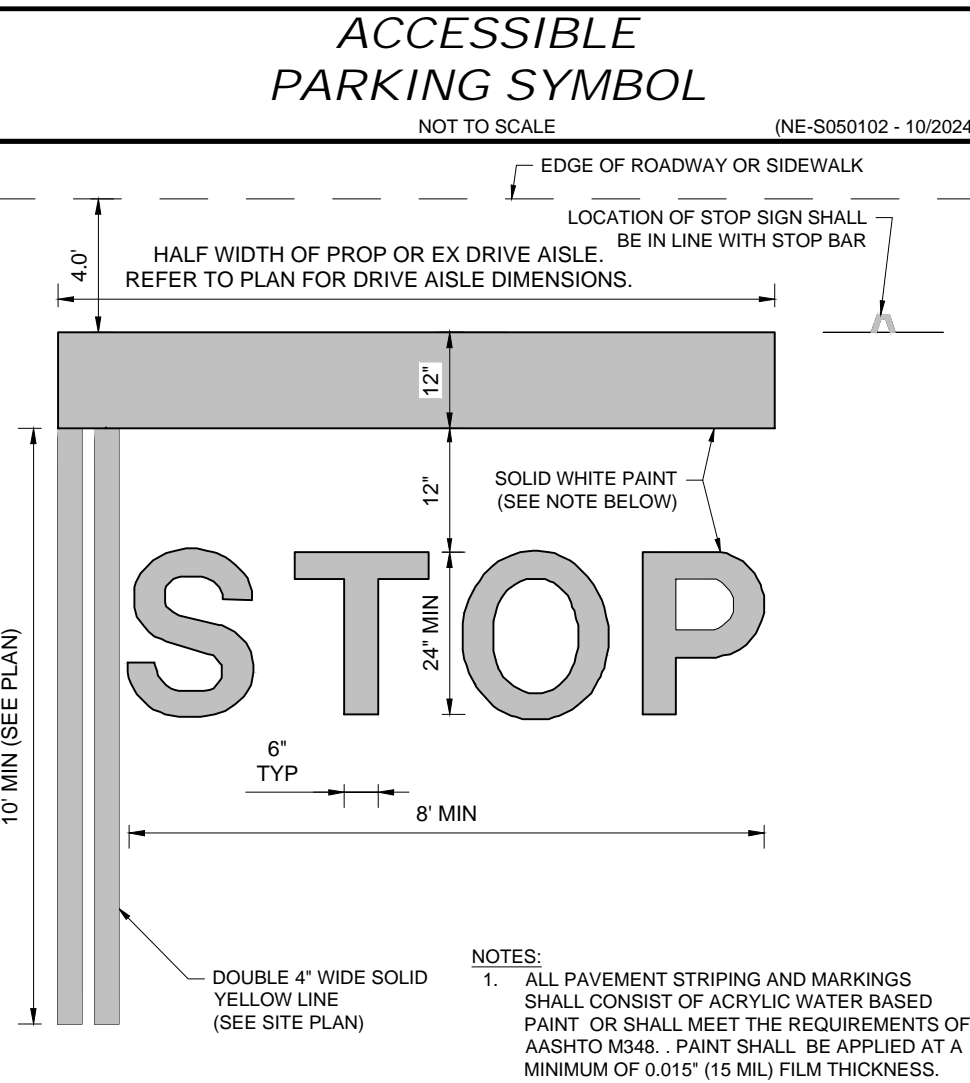
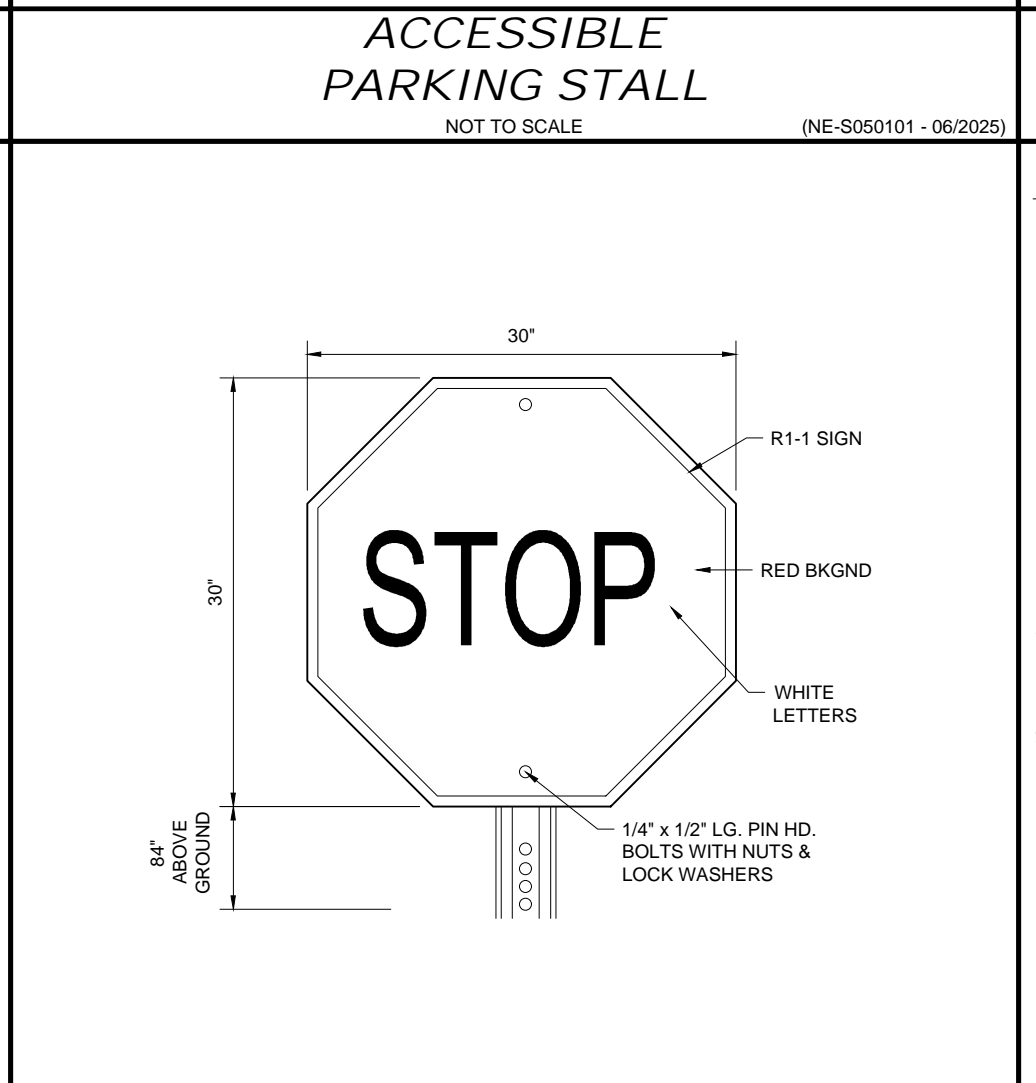
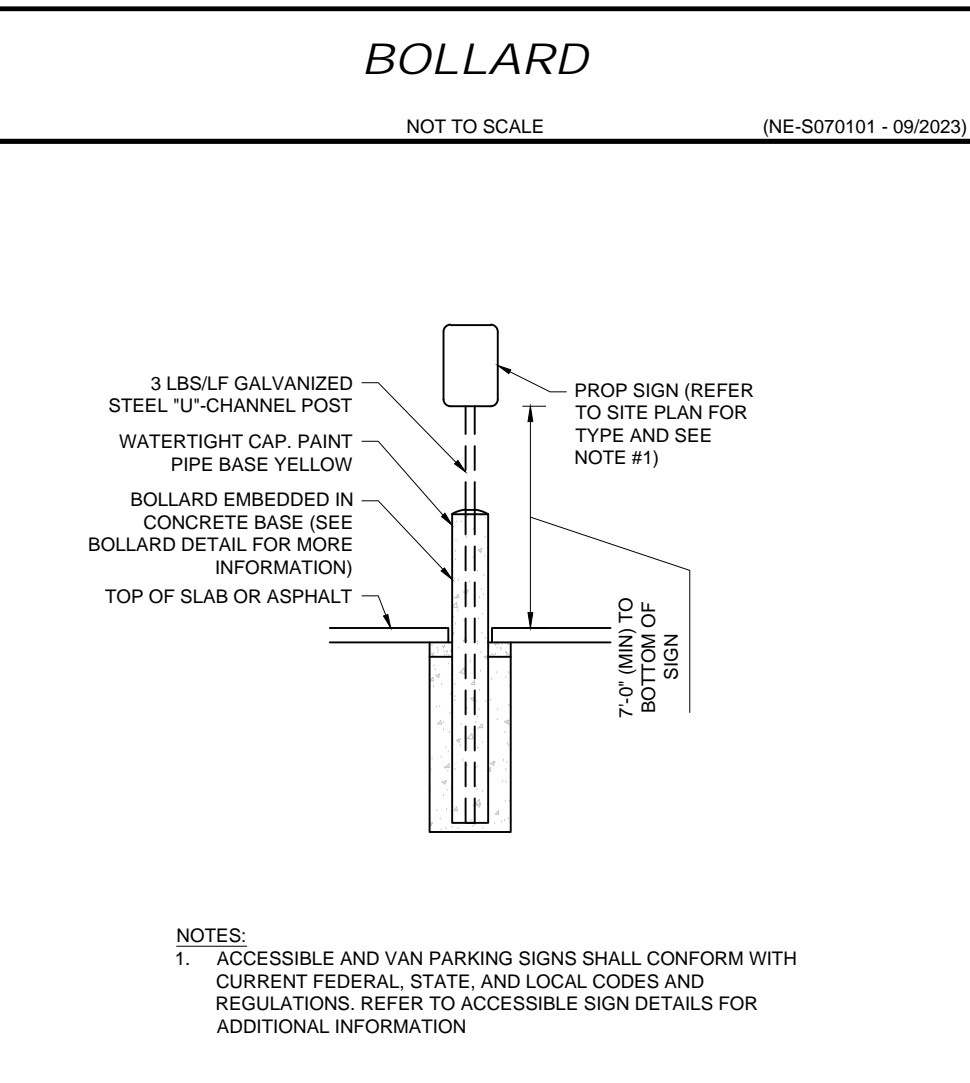
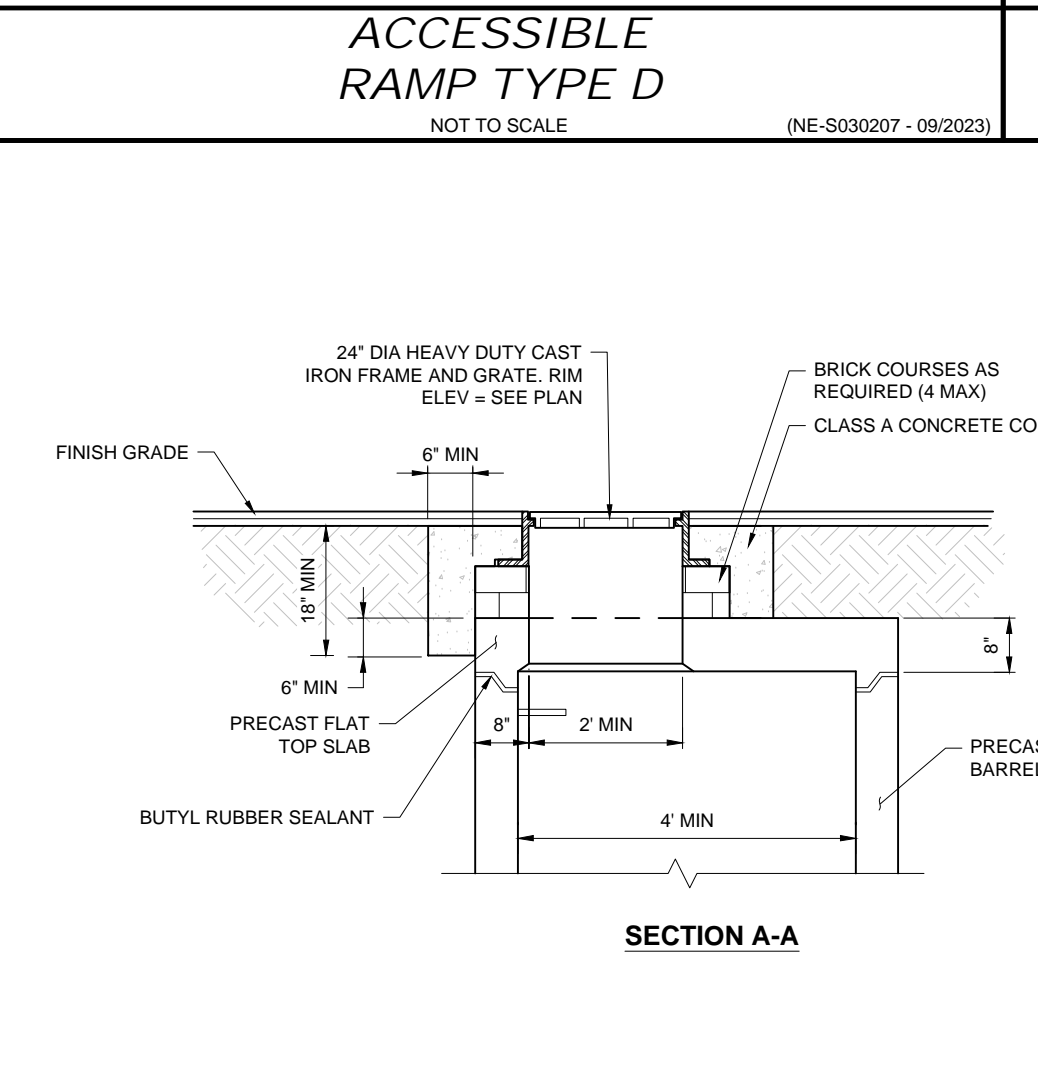
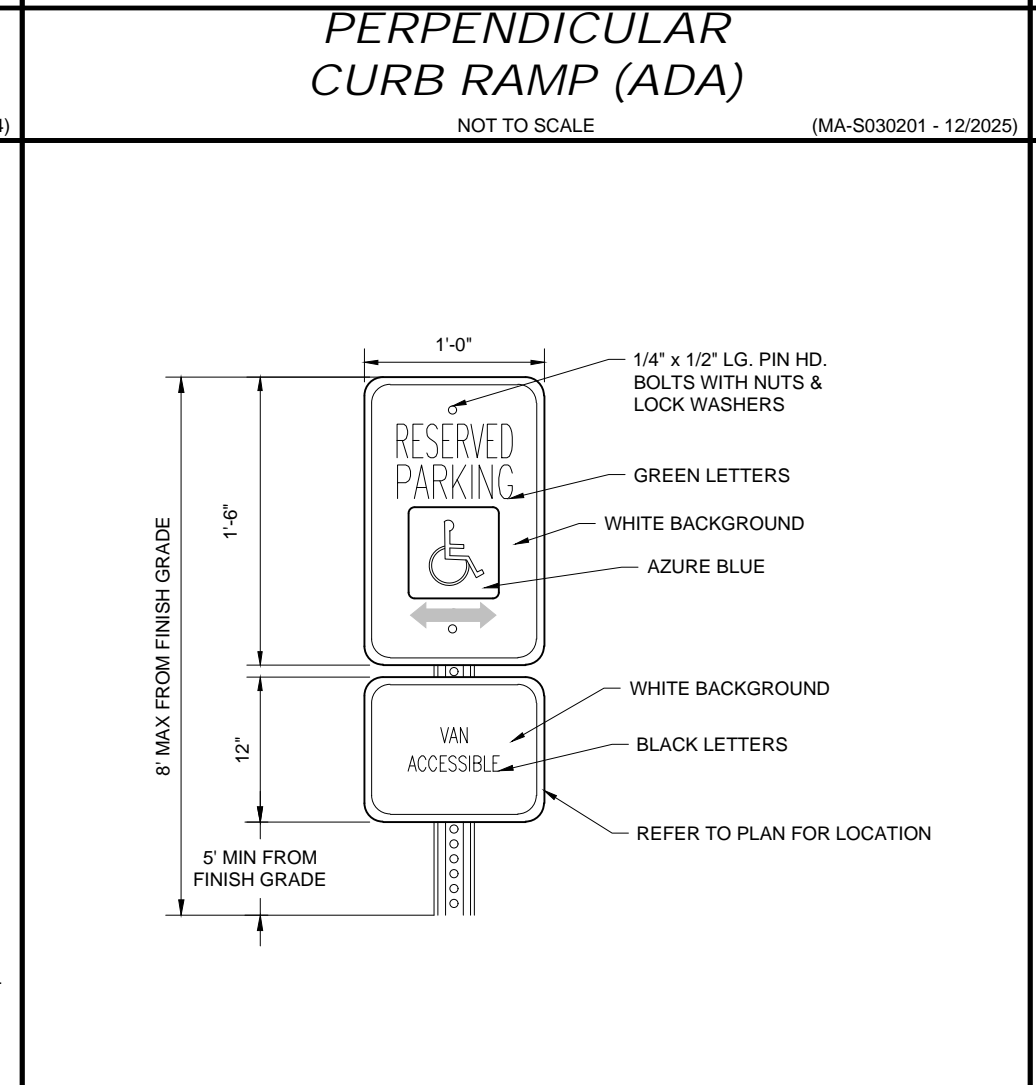
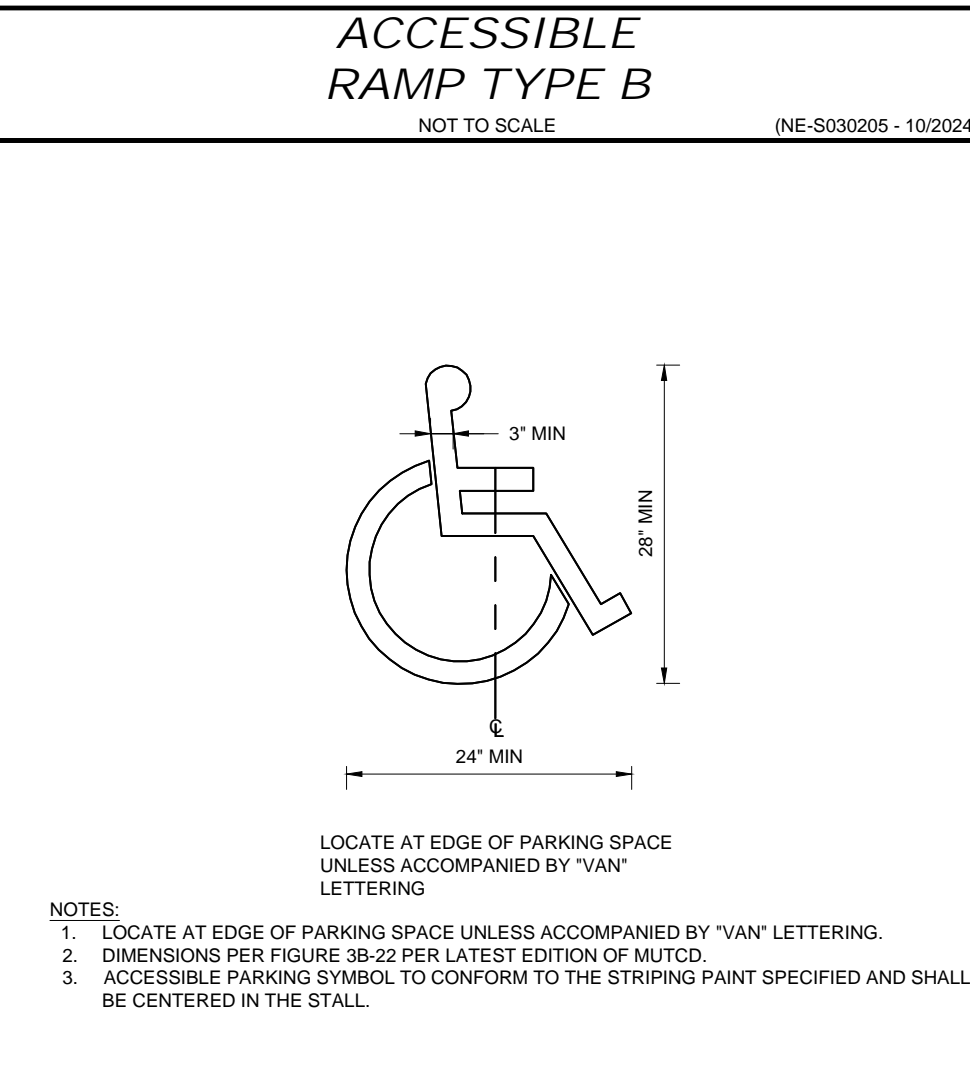
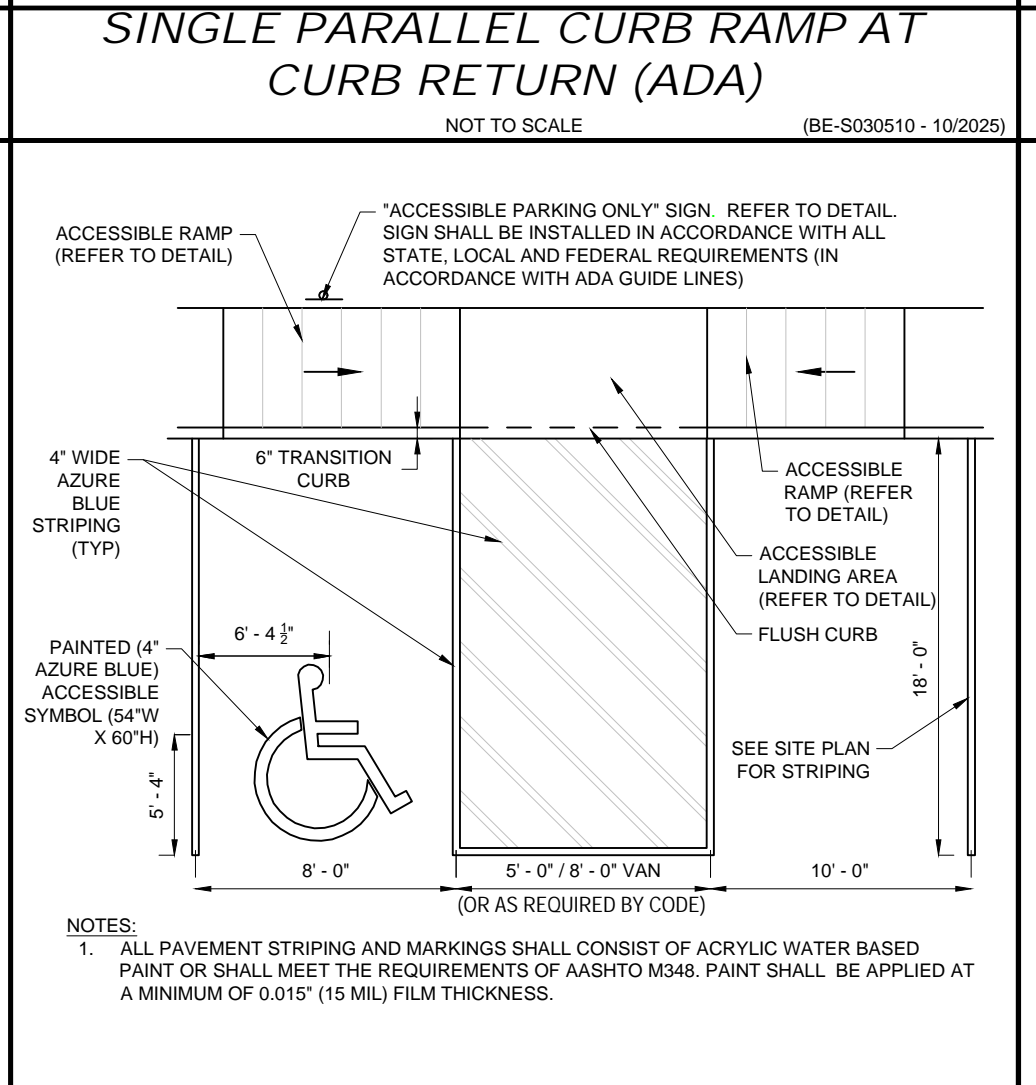
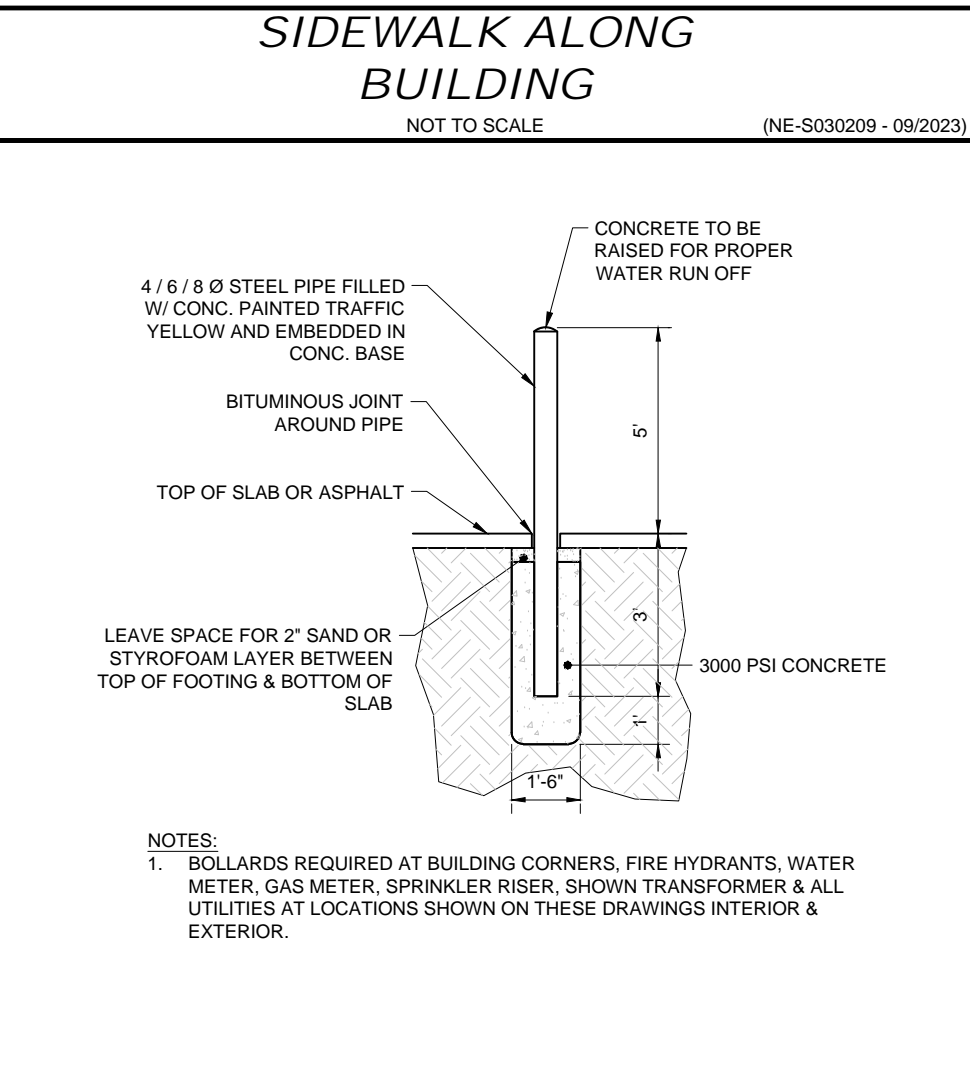
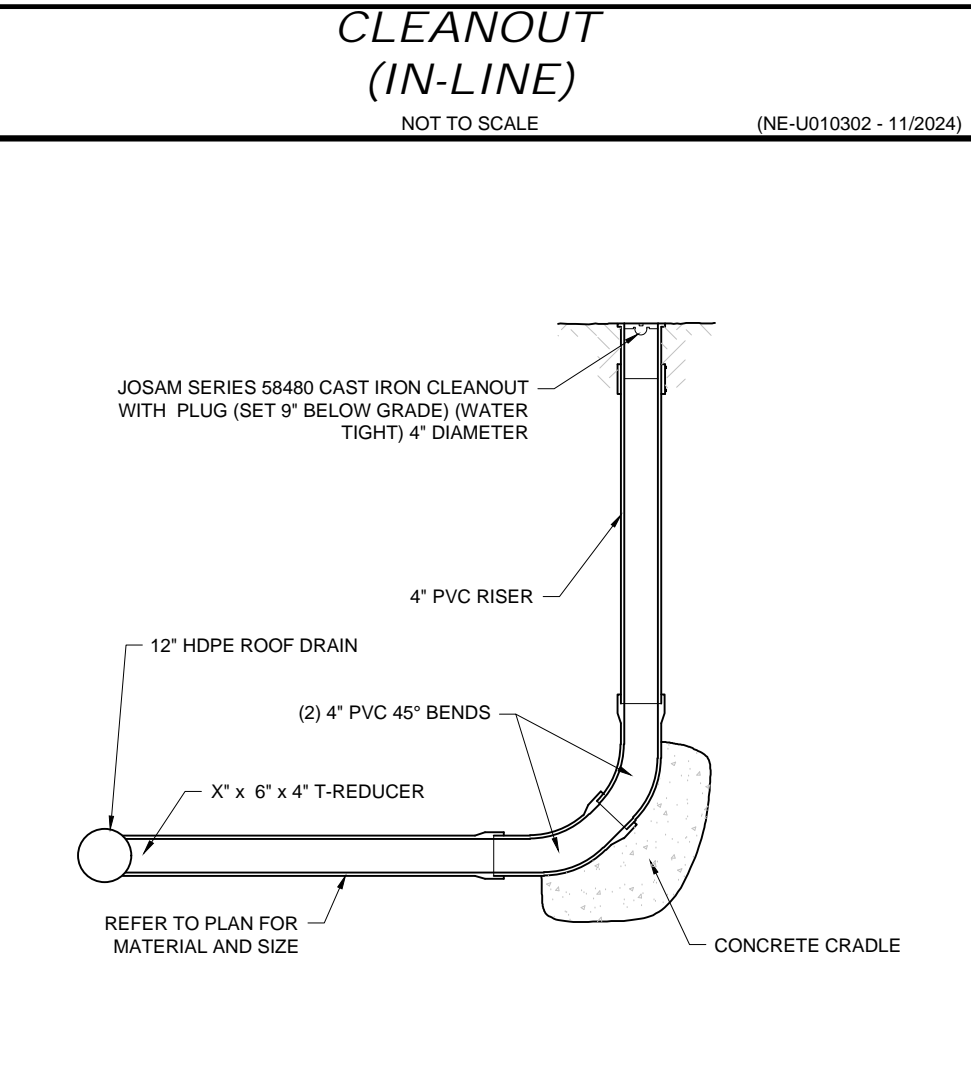
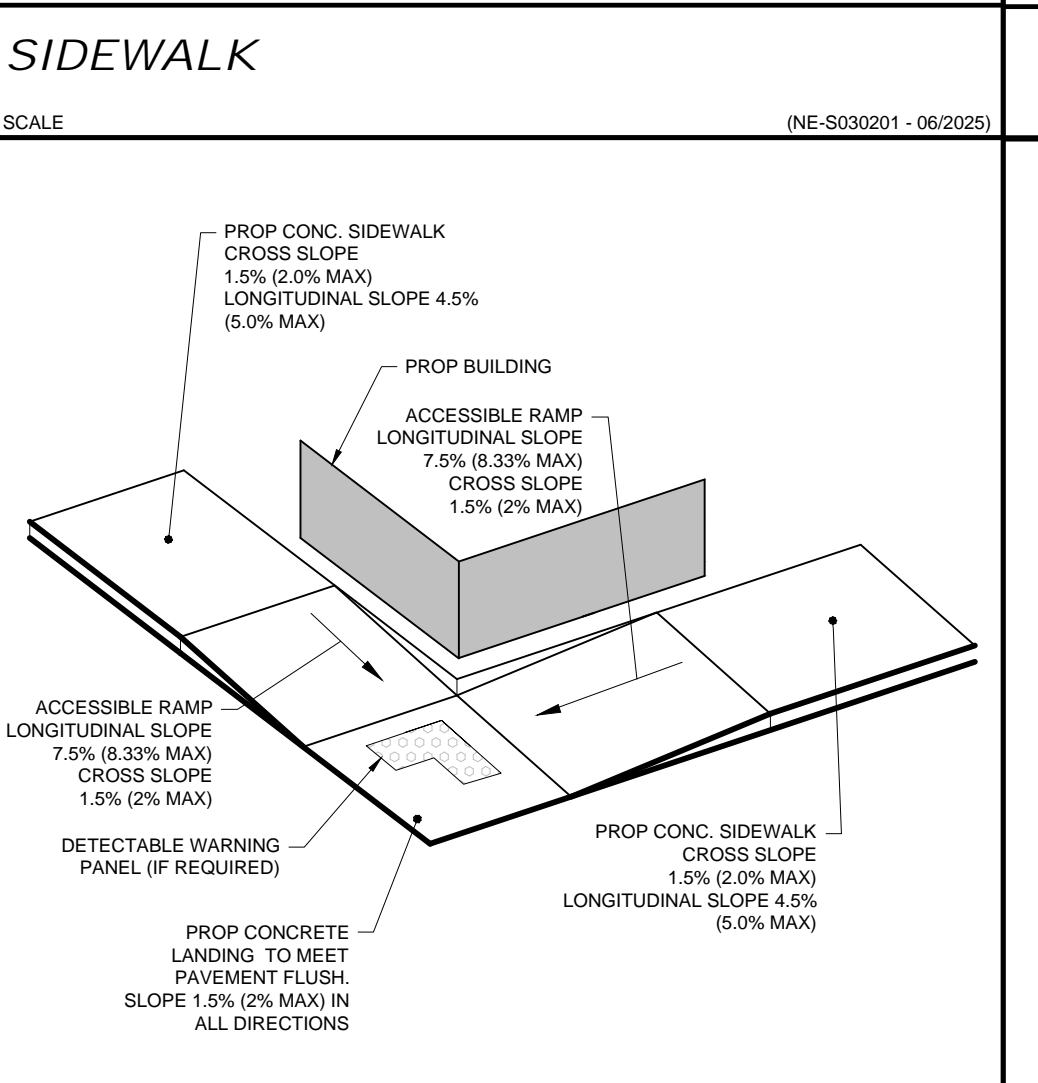
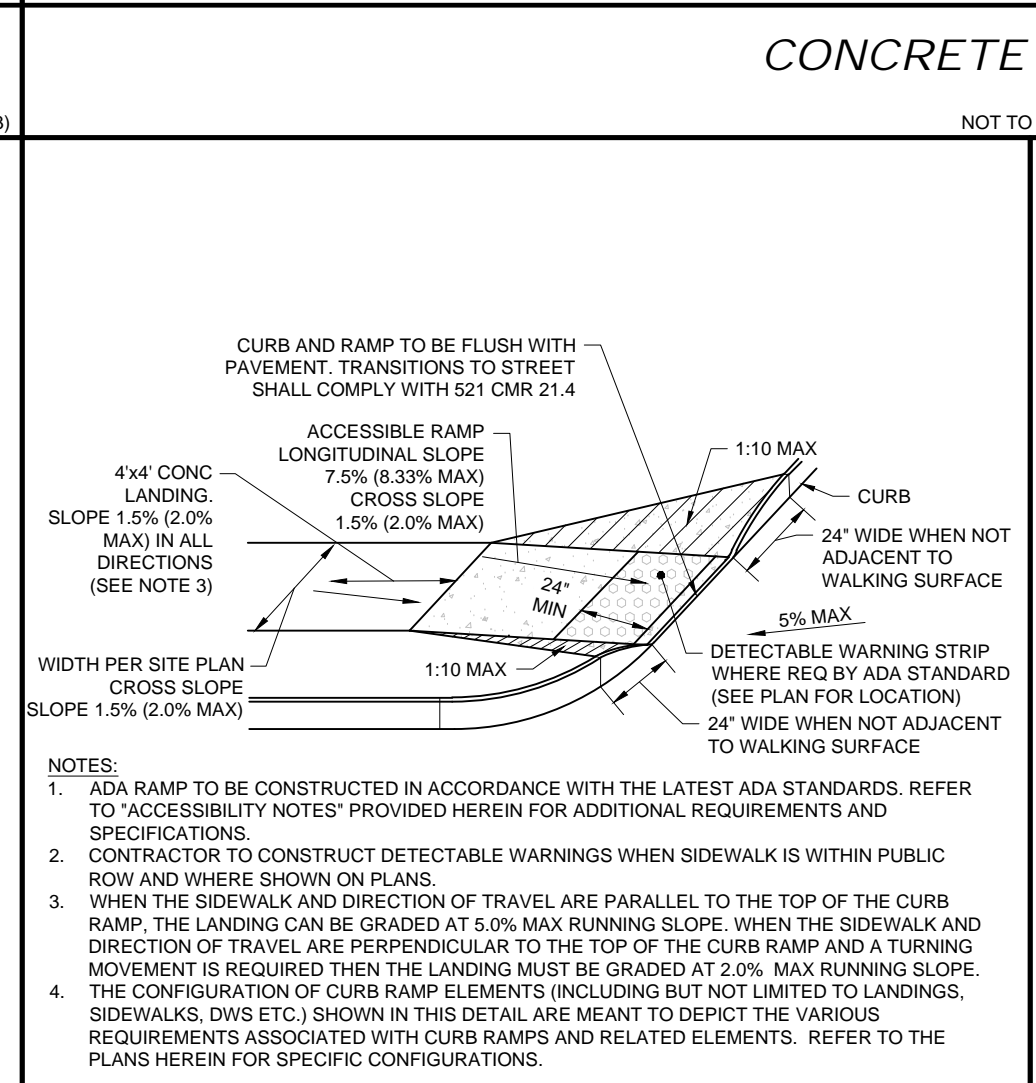
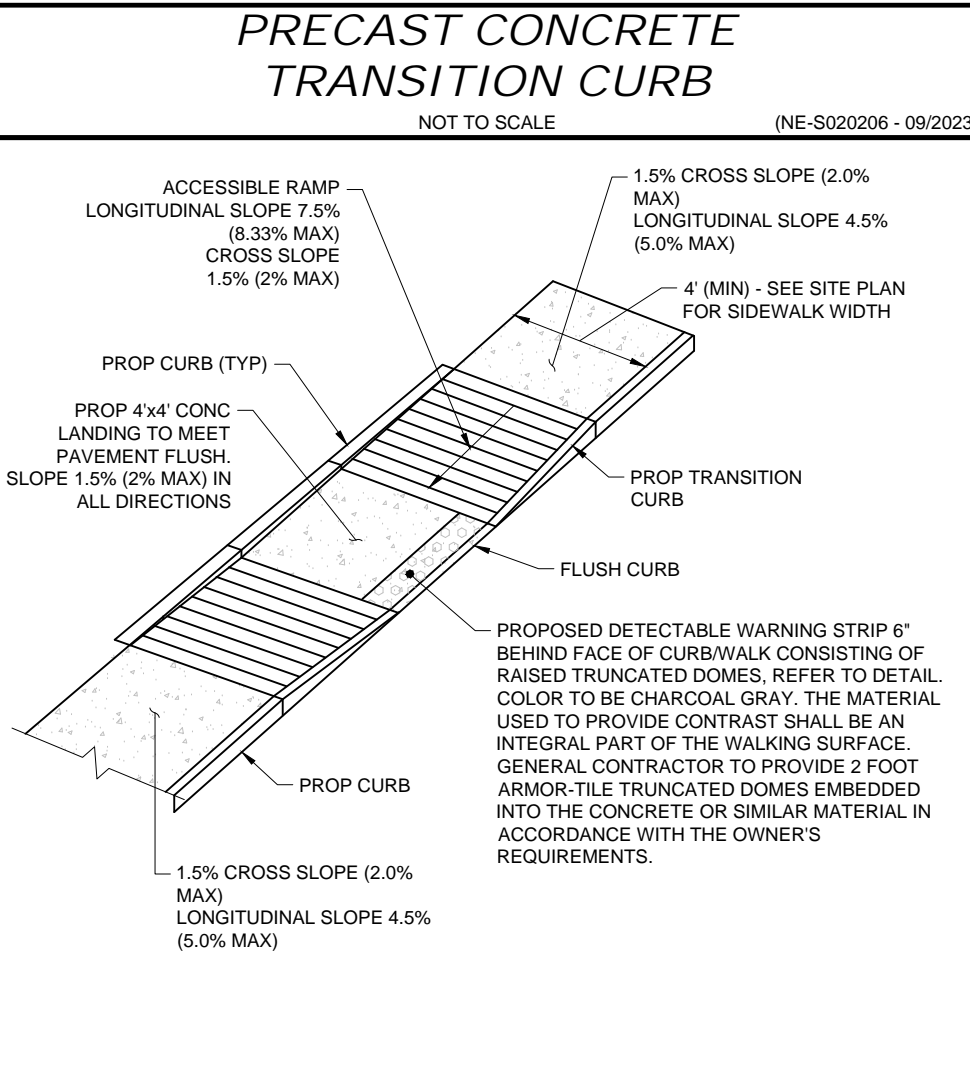
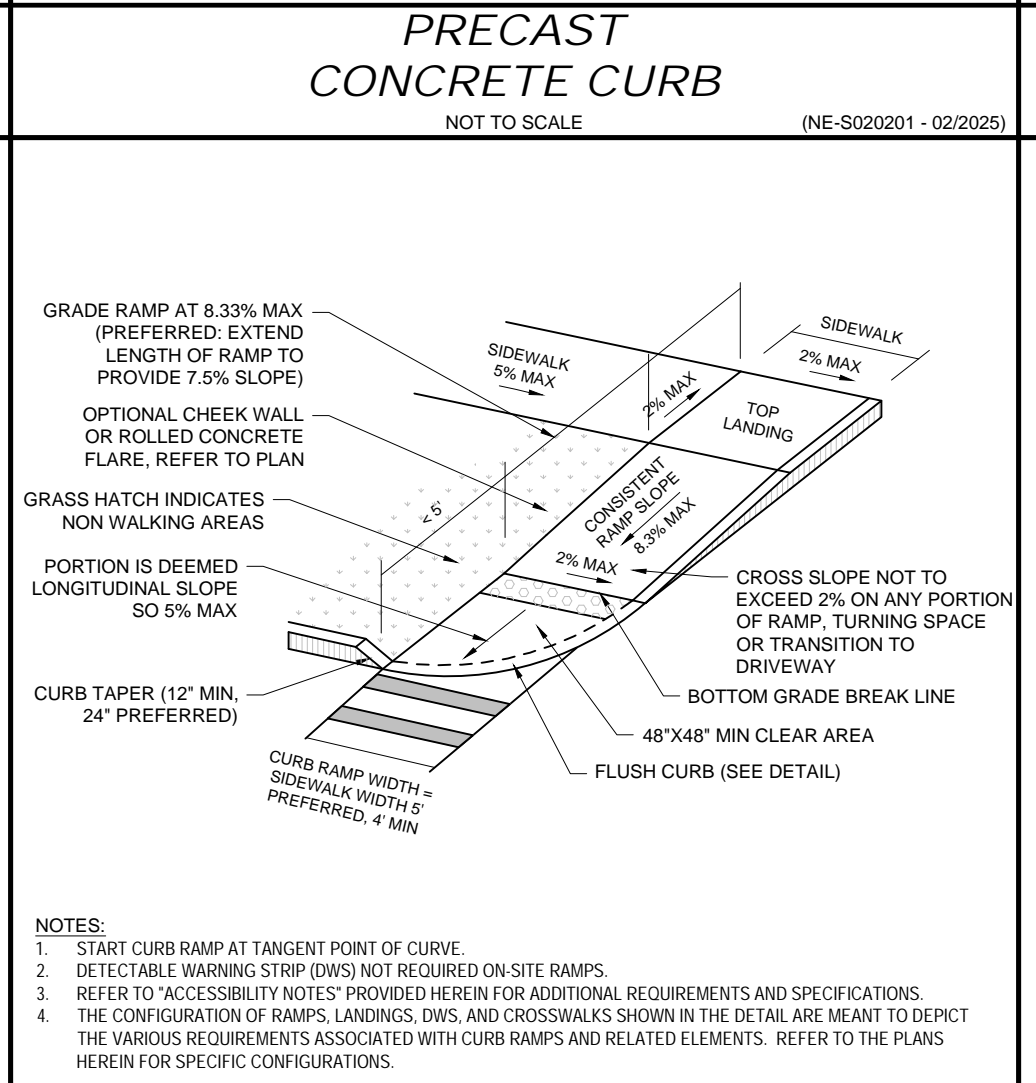
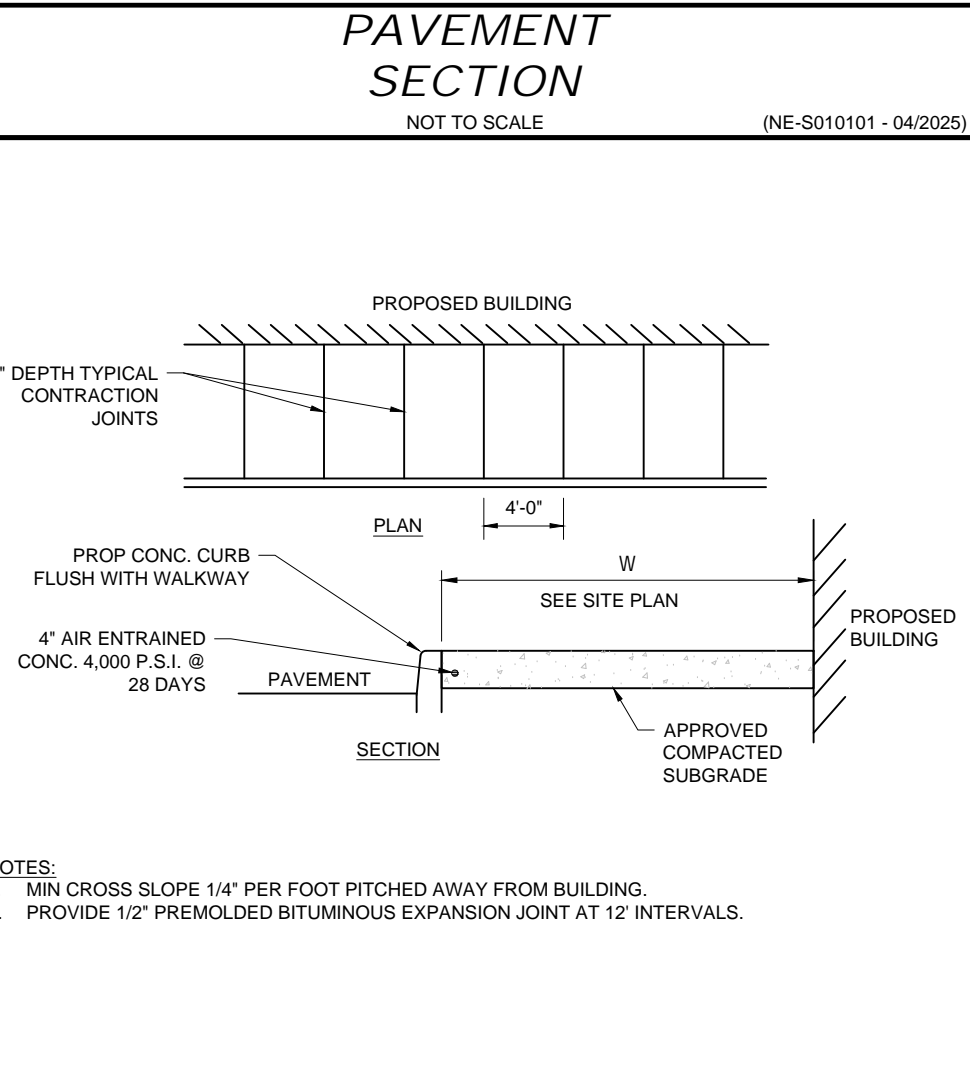
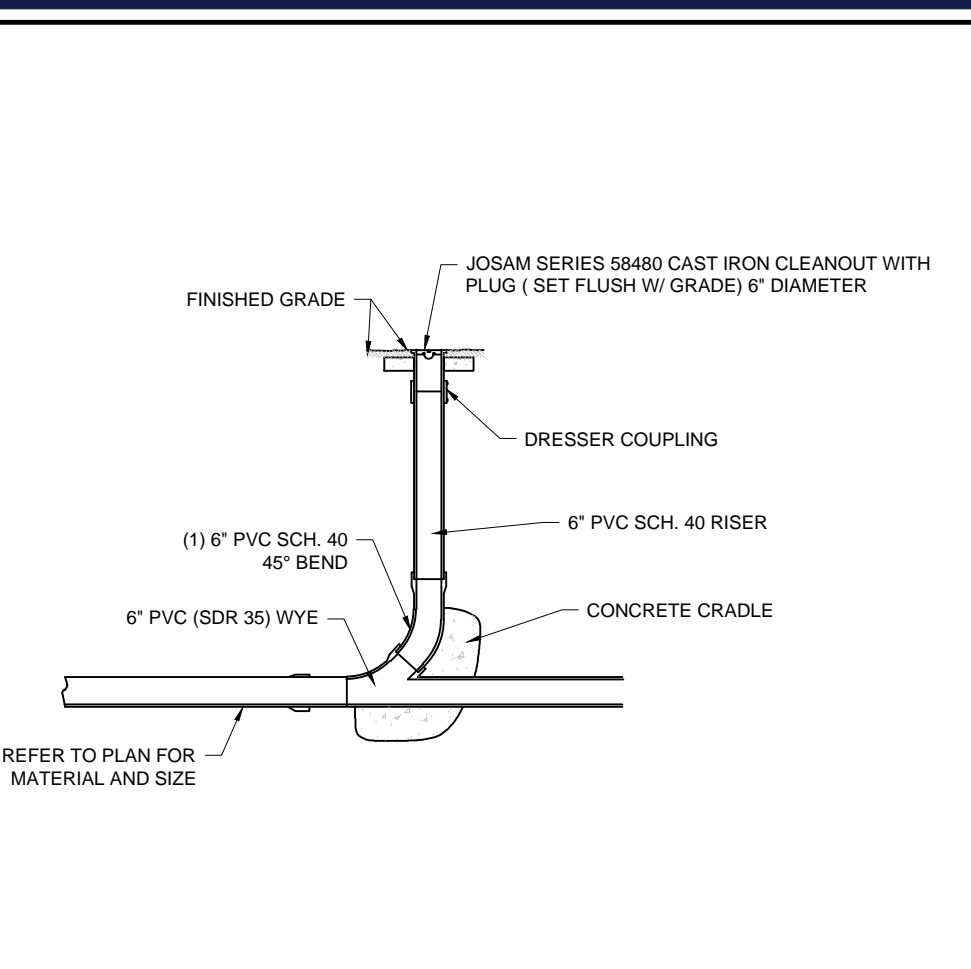
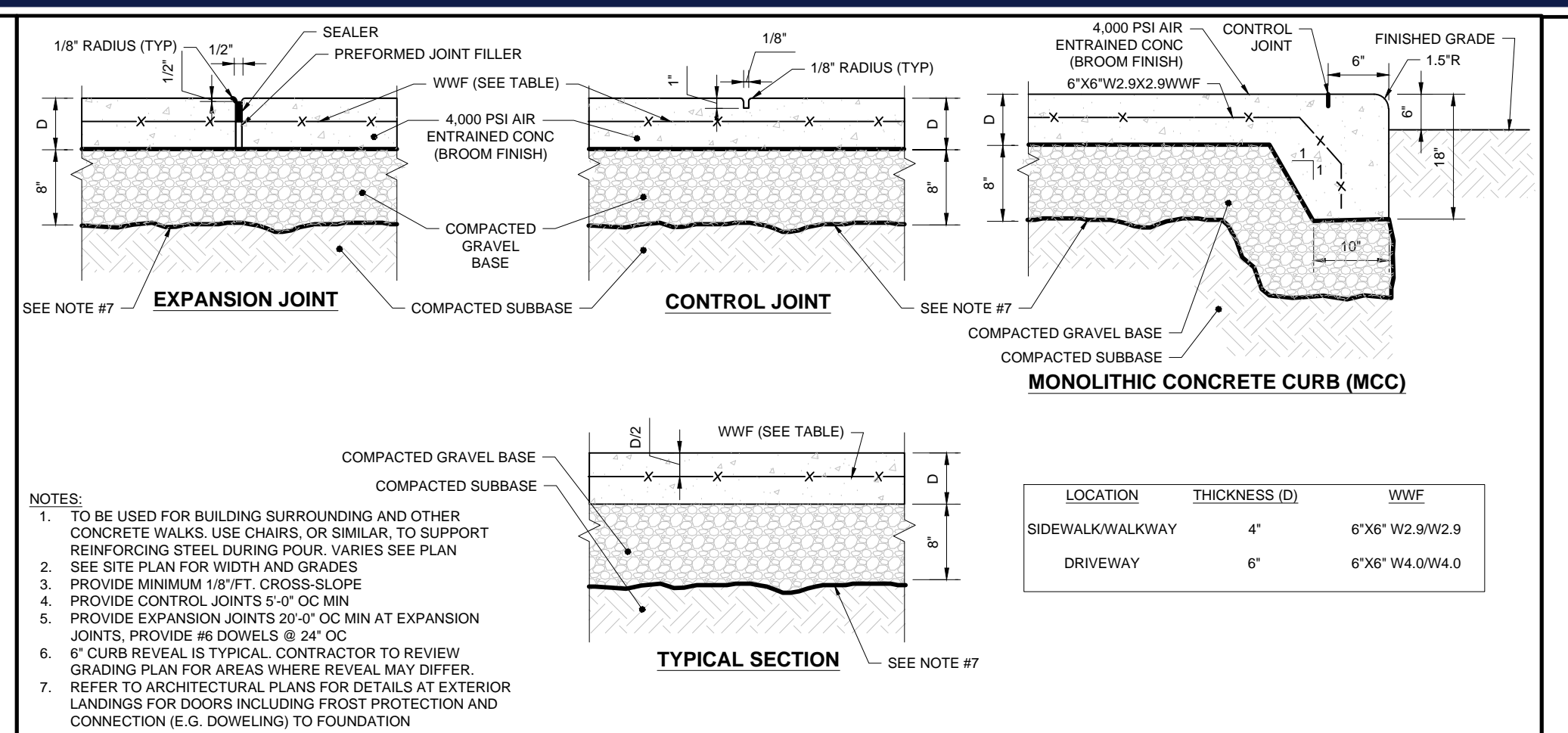
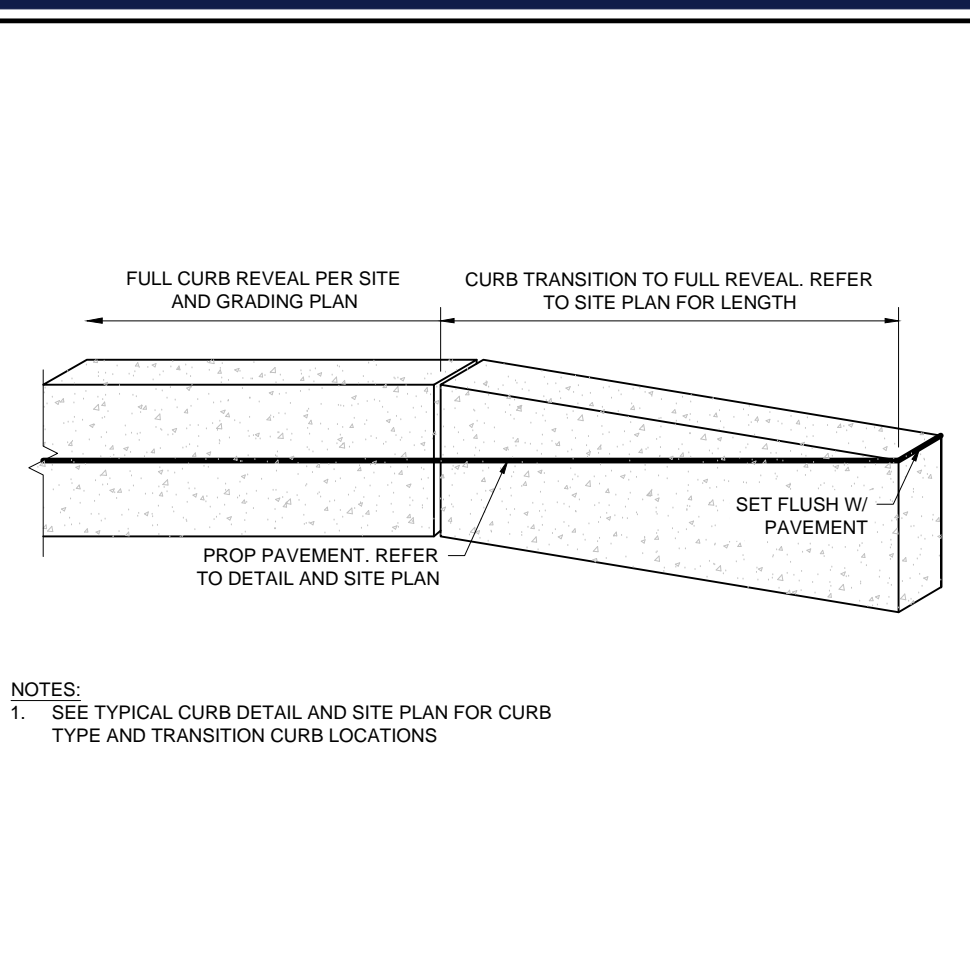
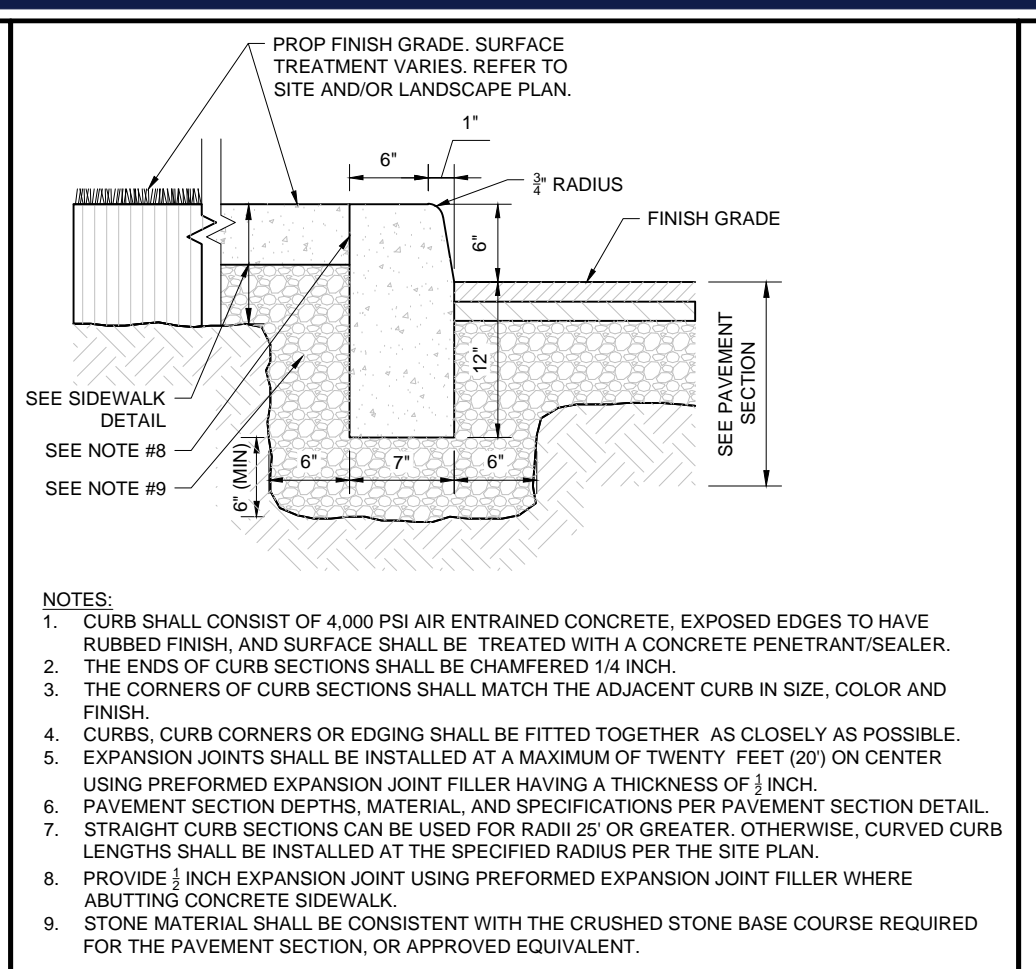
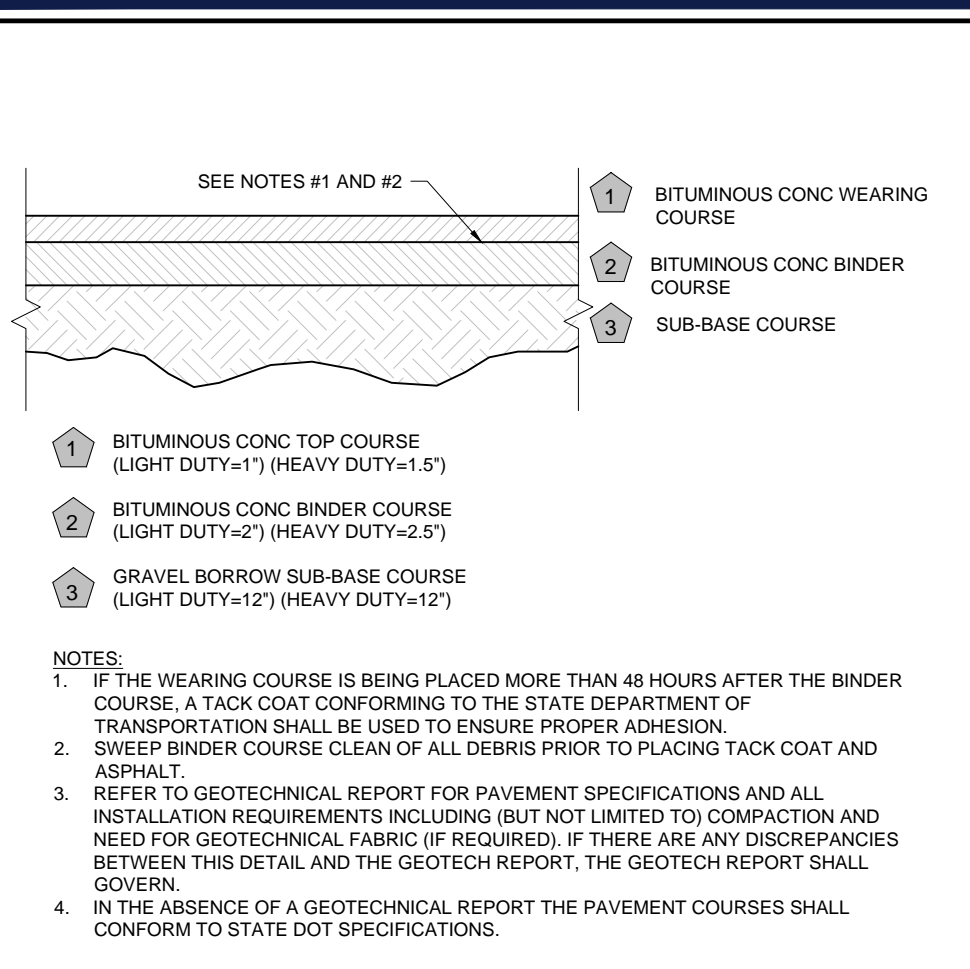
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PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE # 18148

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-802

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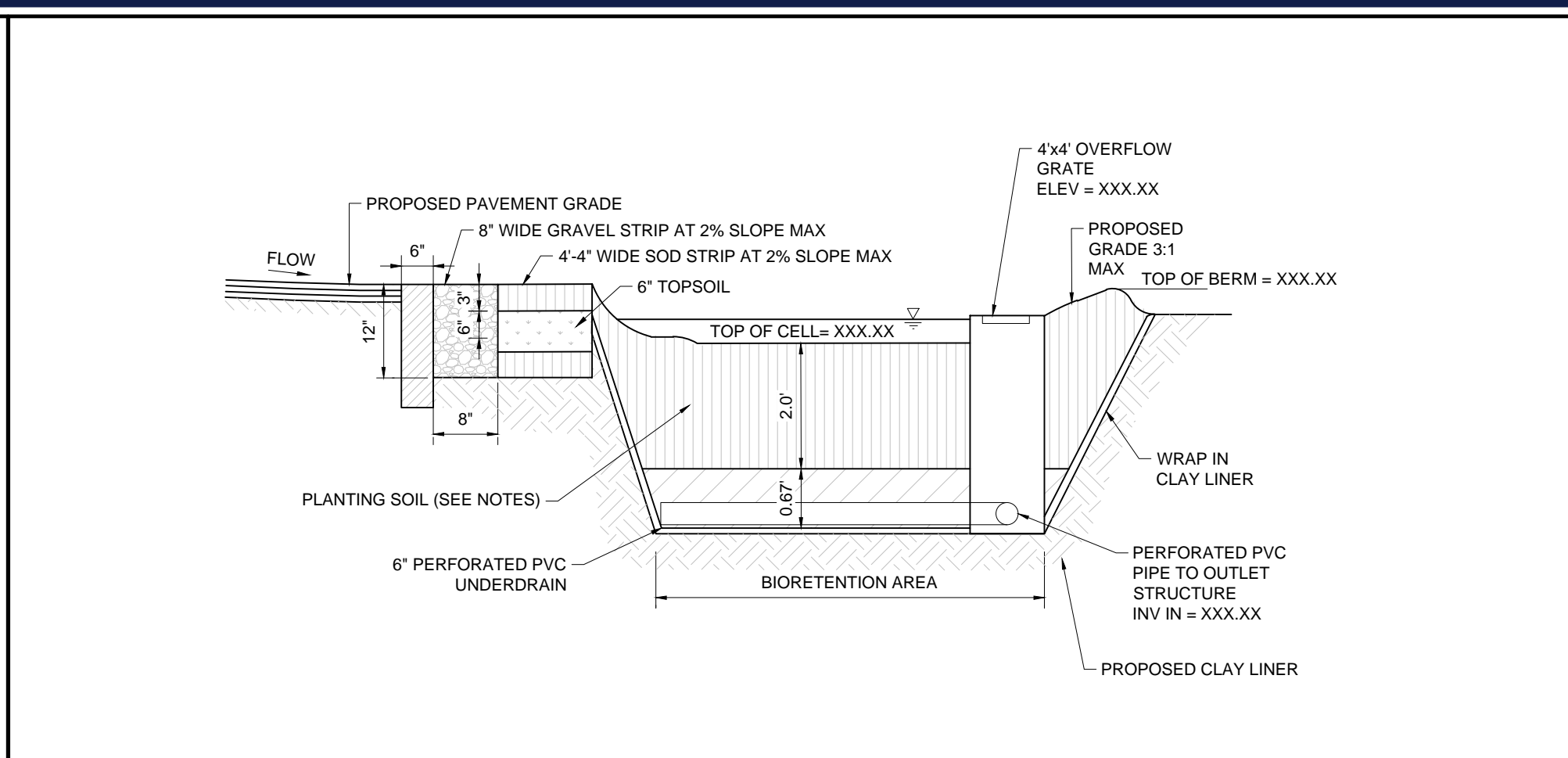
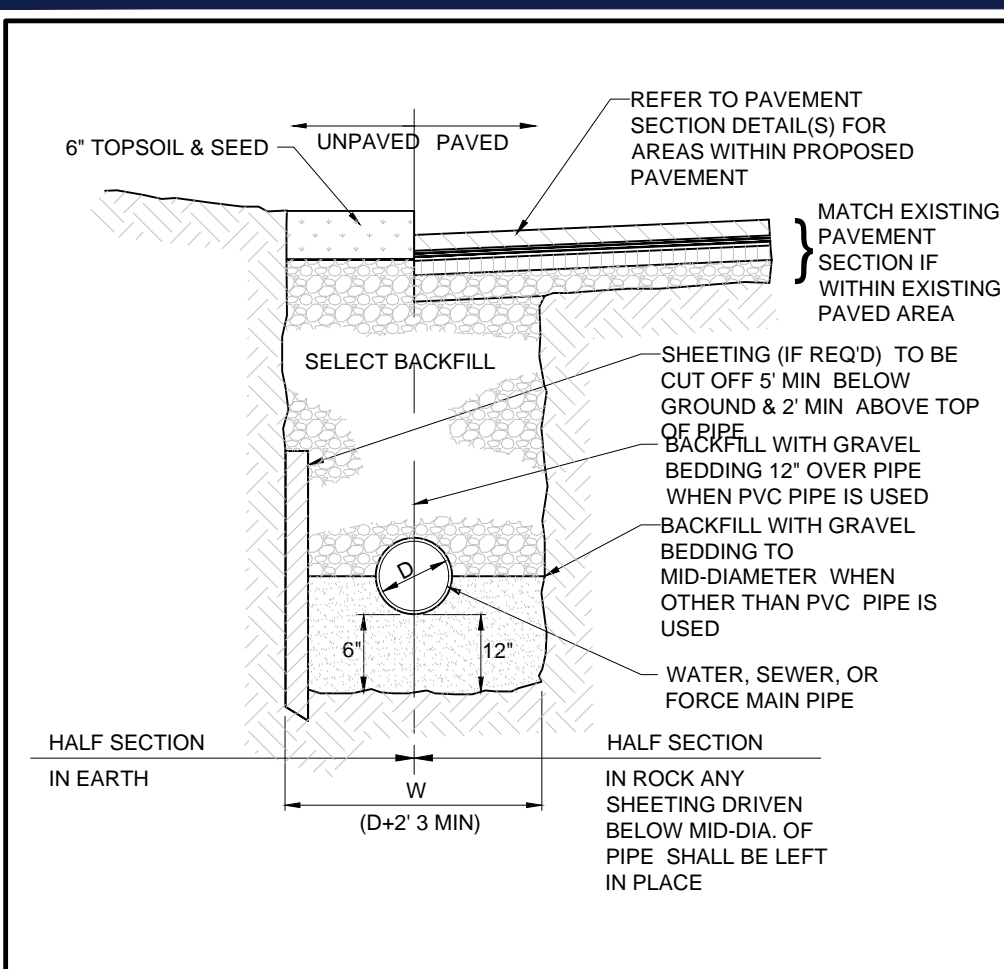
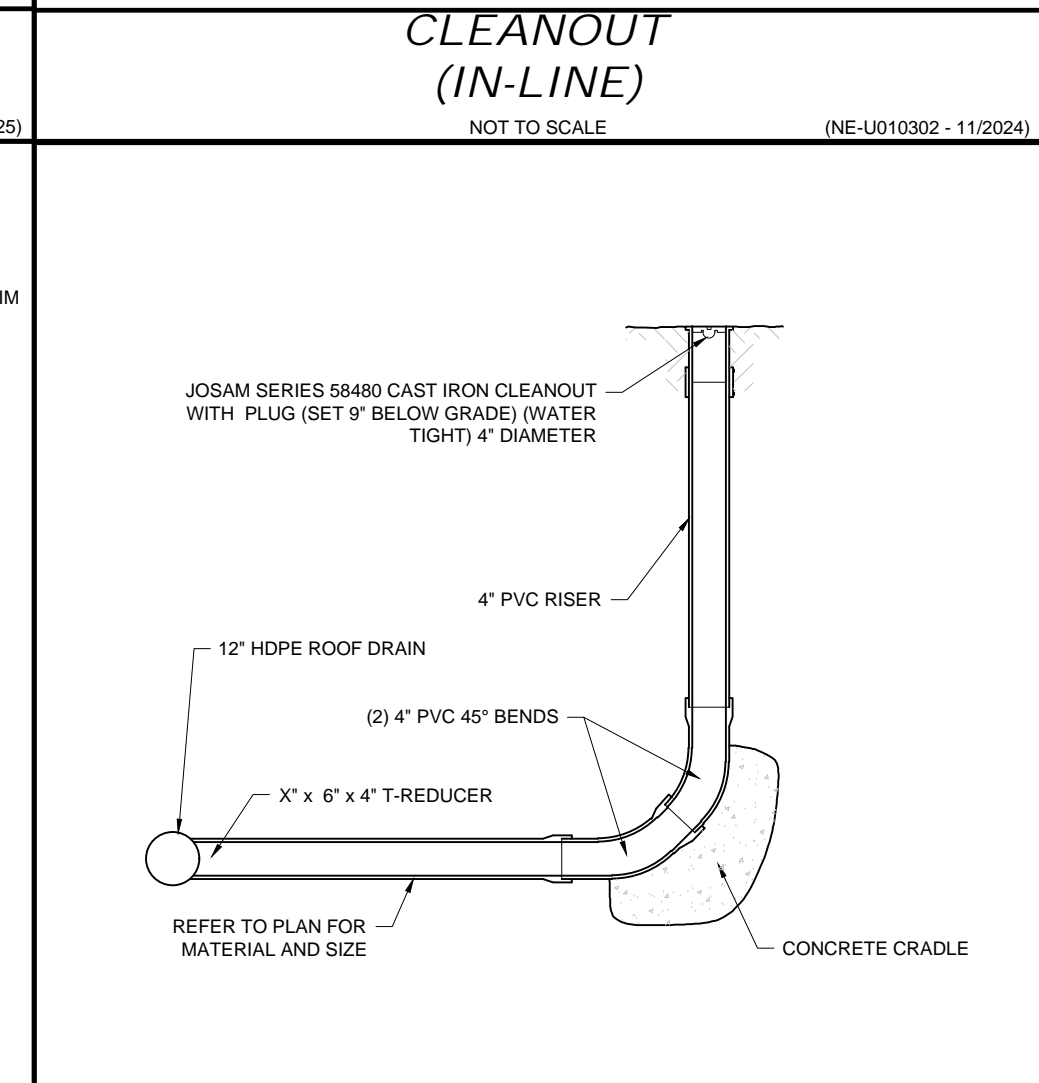
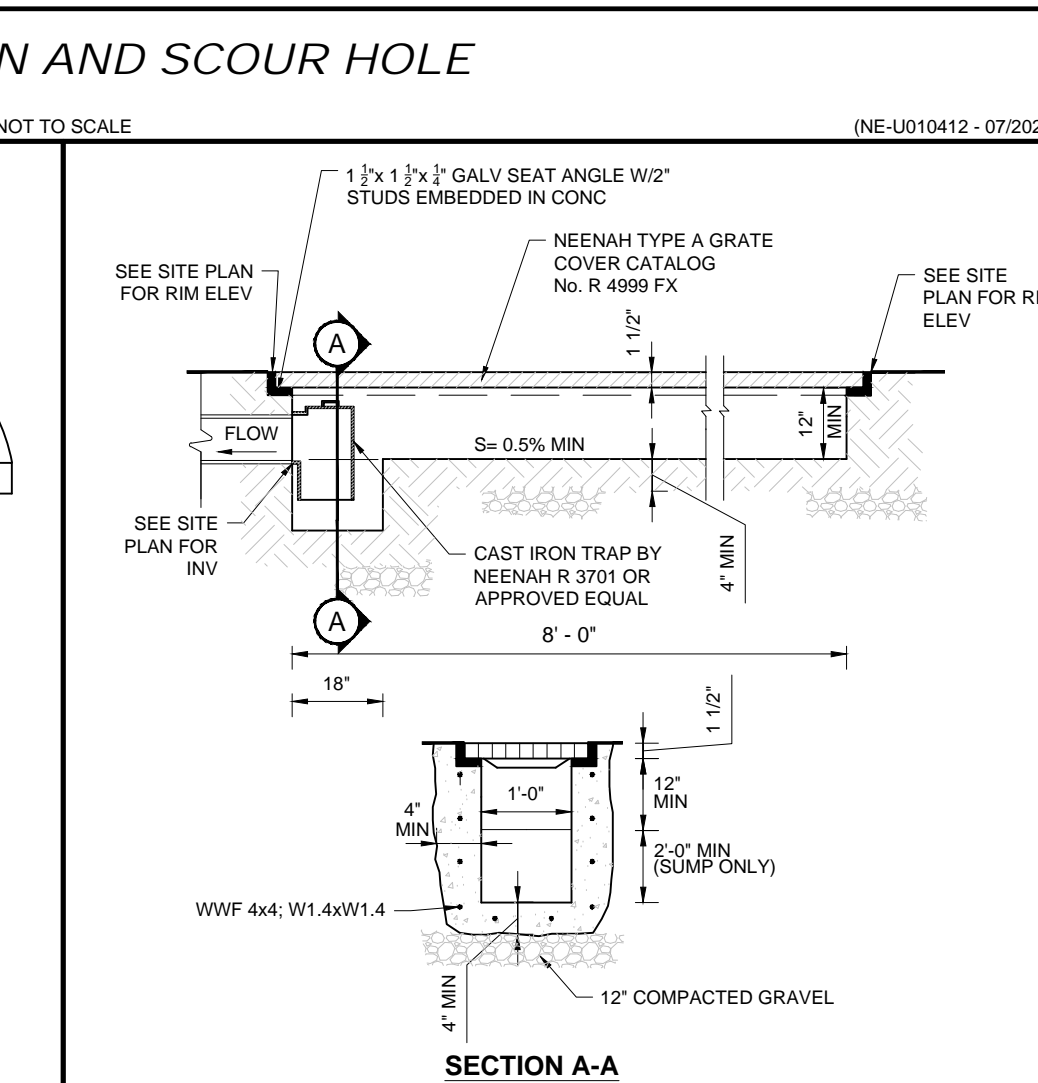
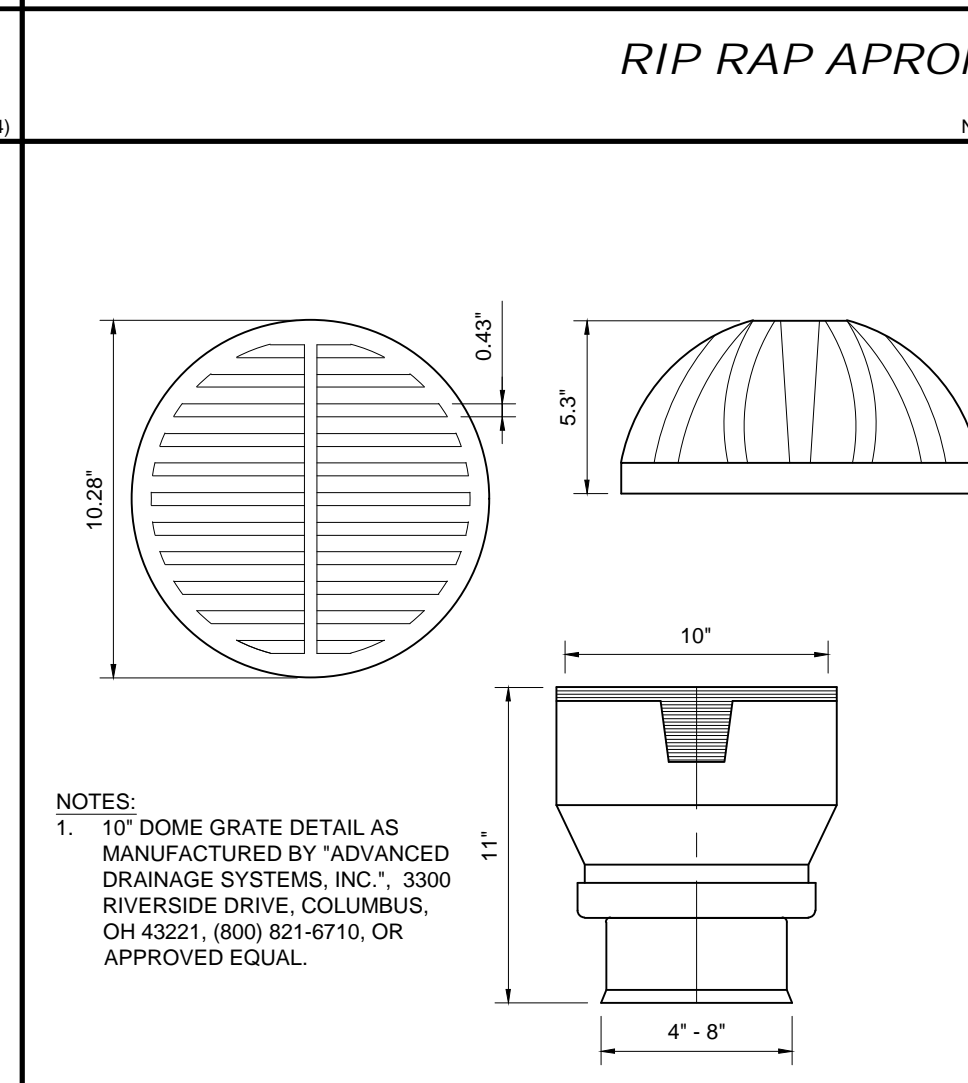
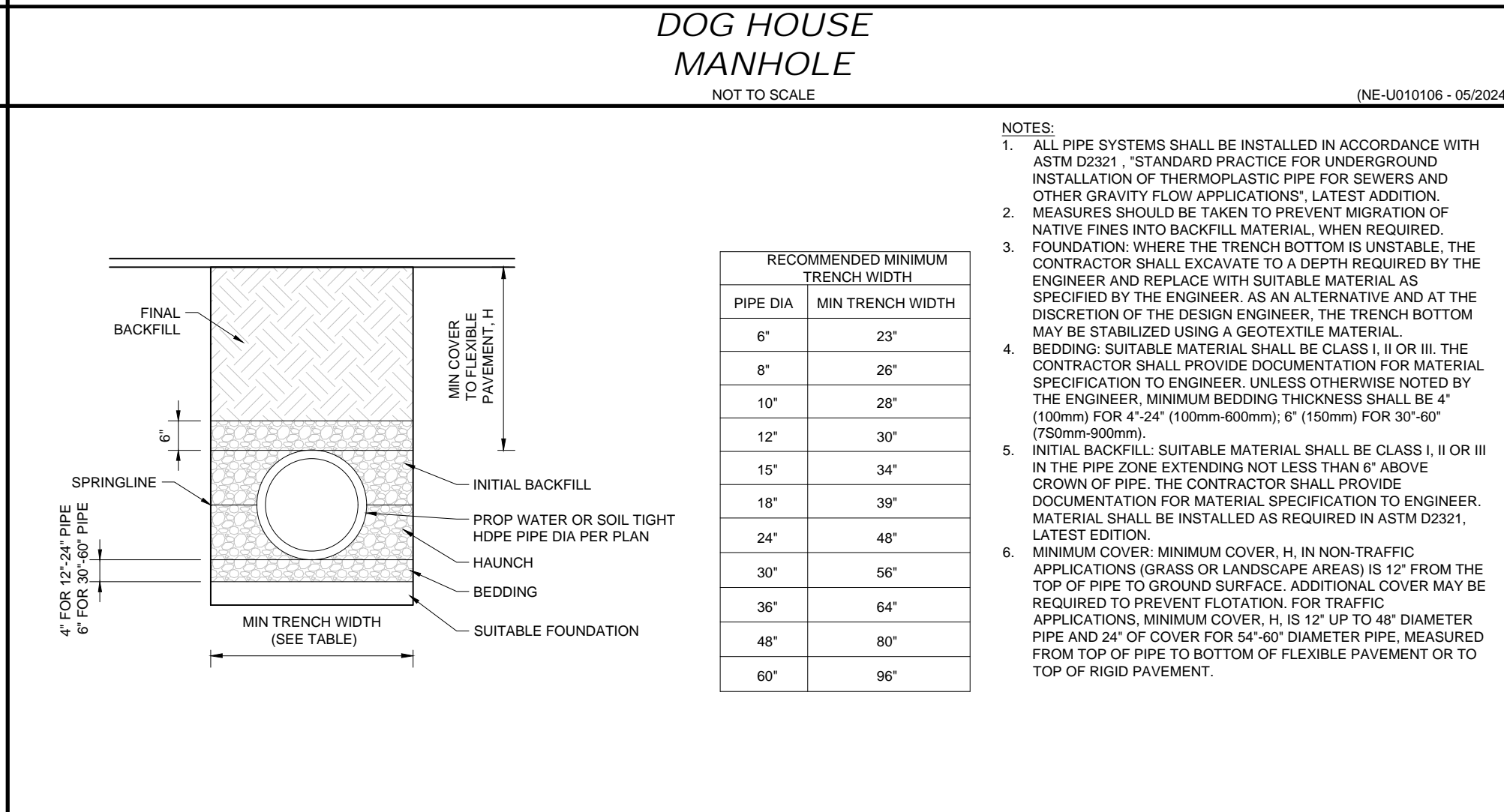
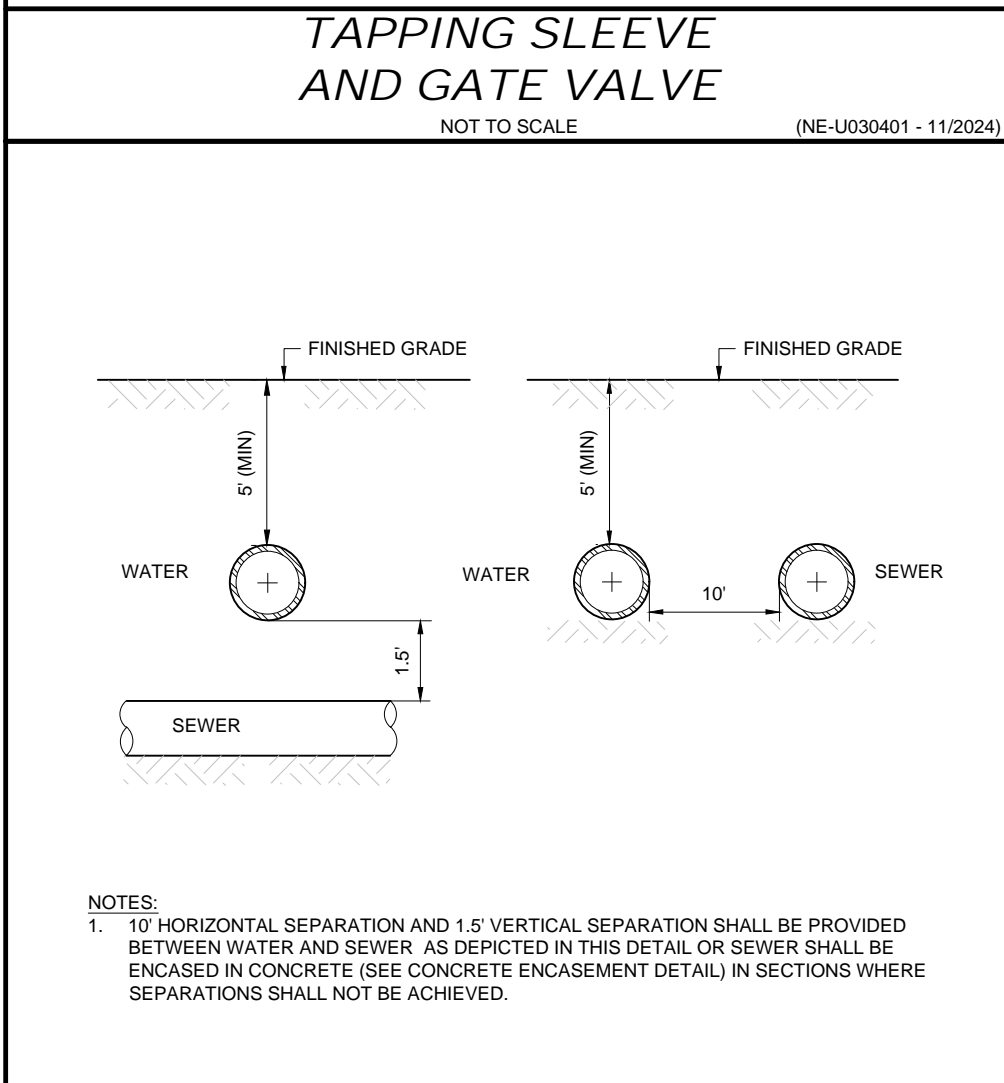
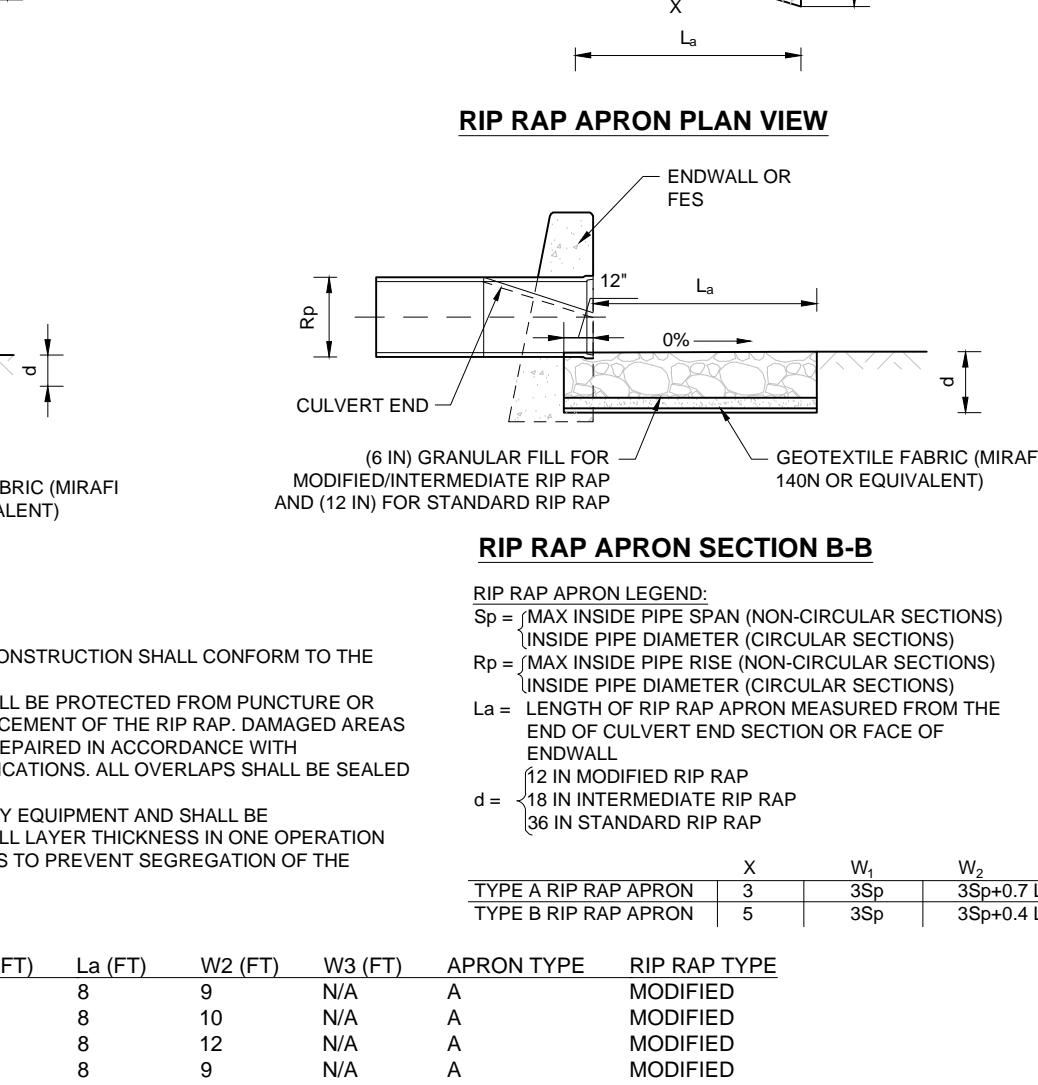
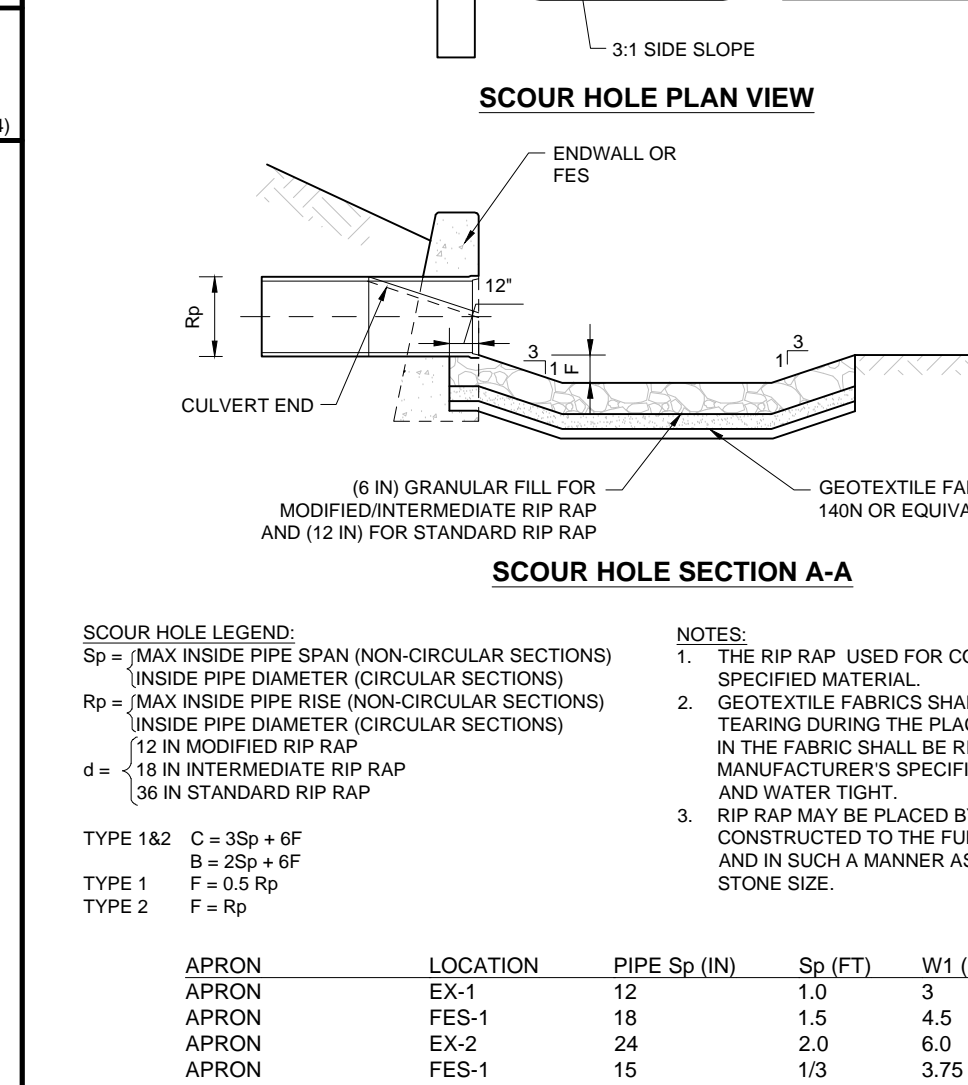
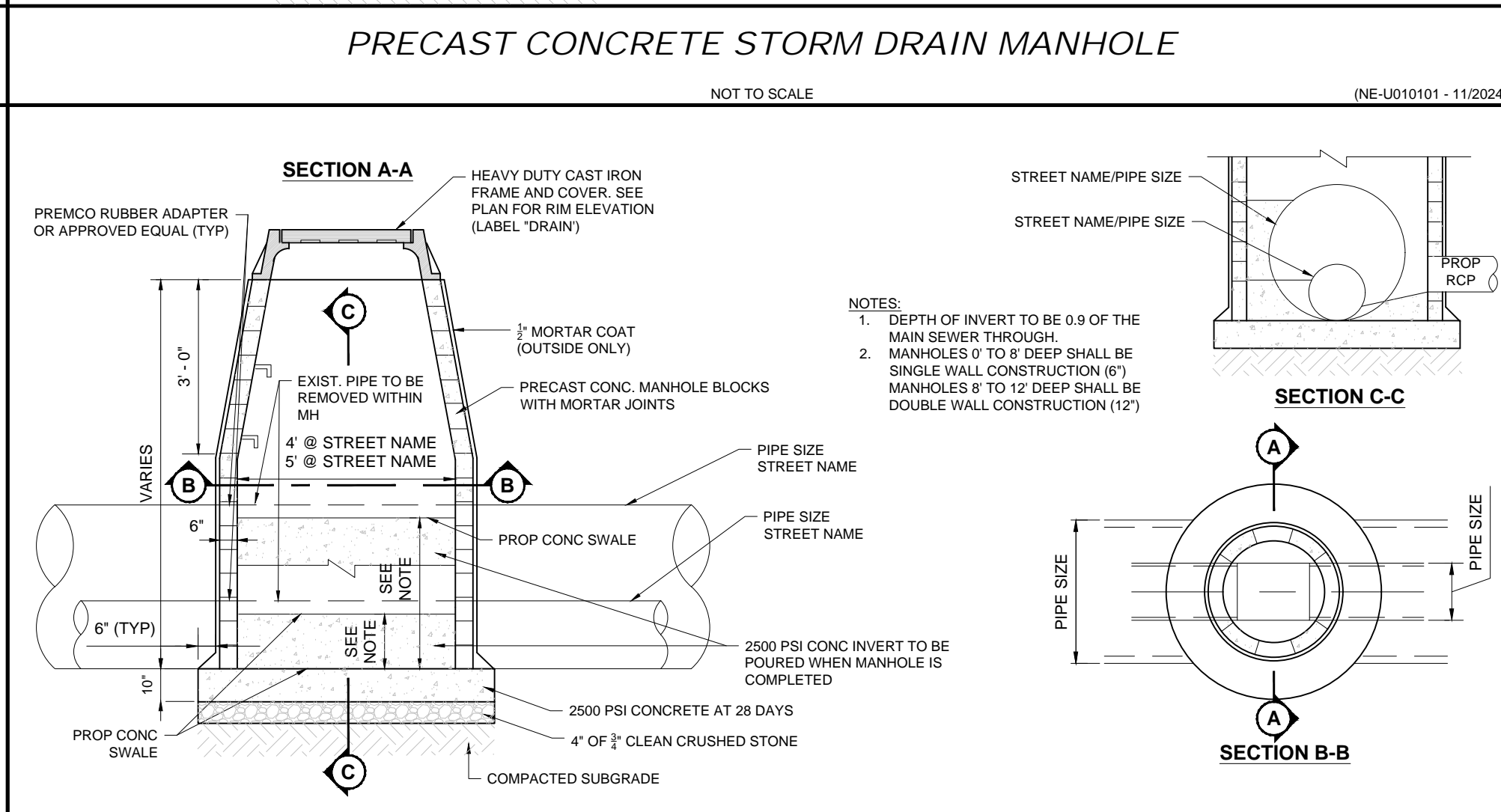
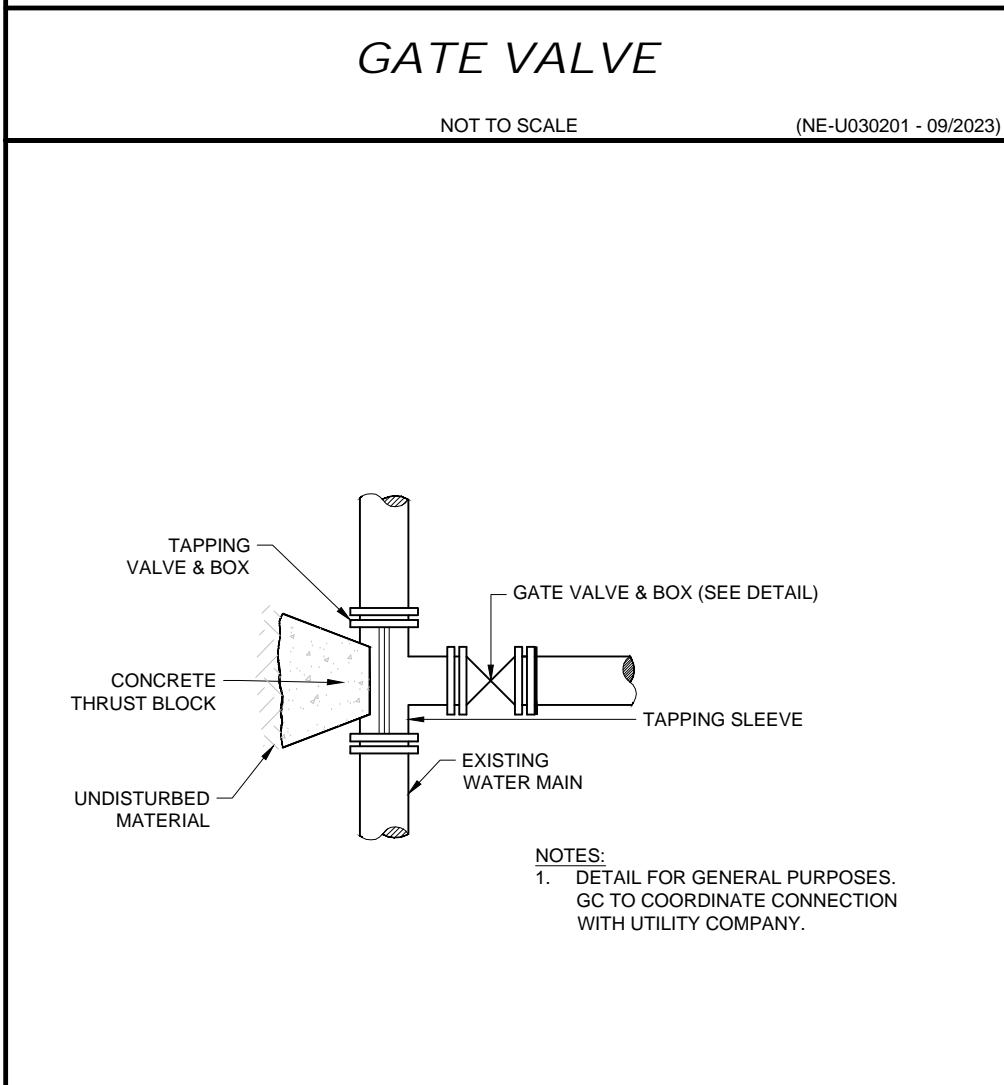
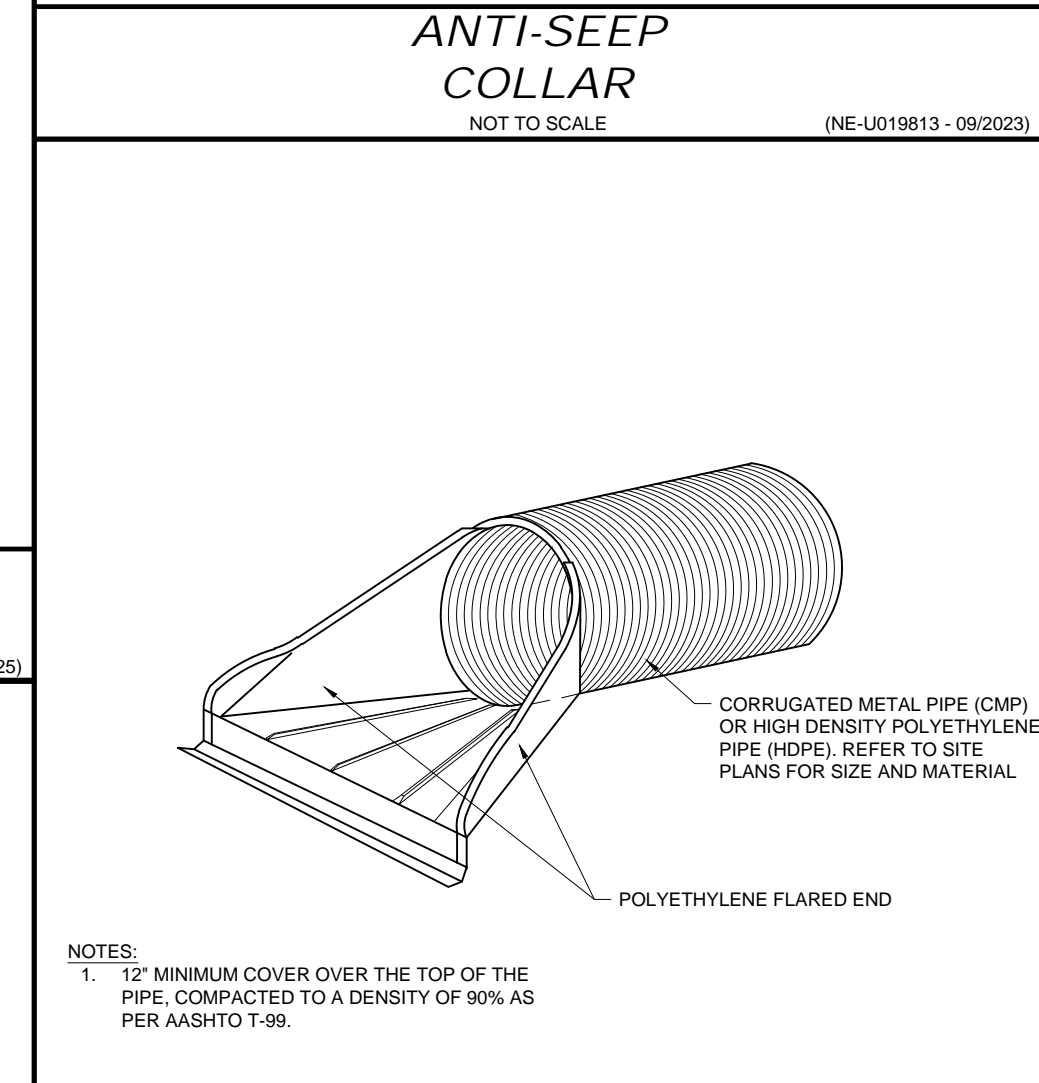
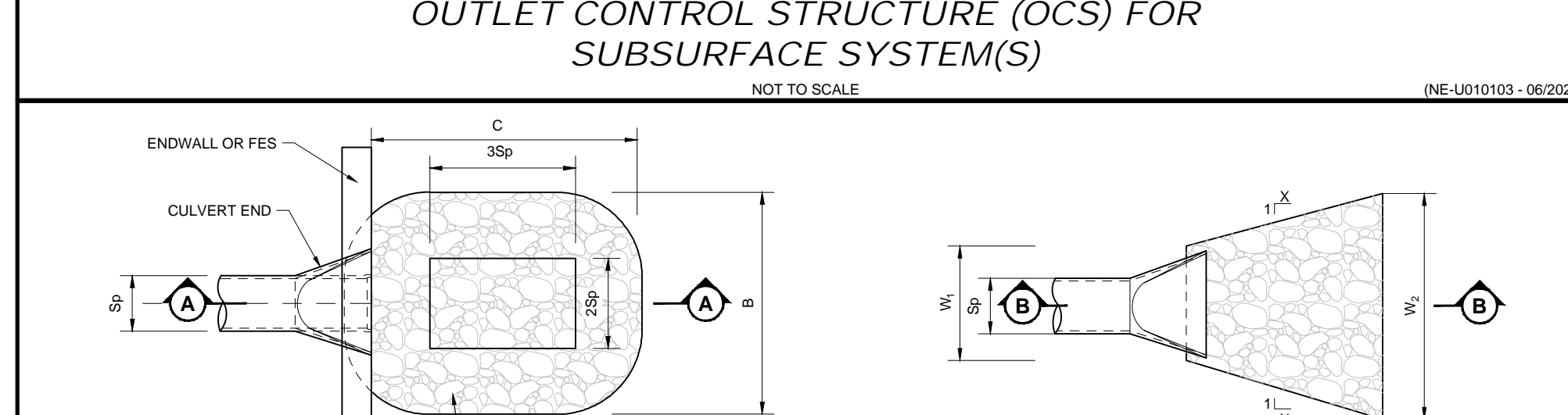
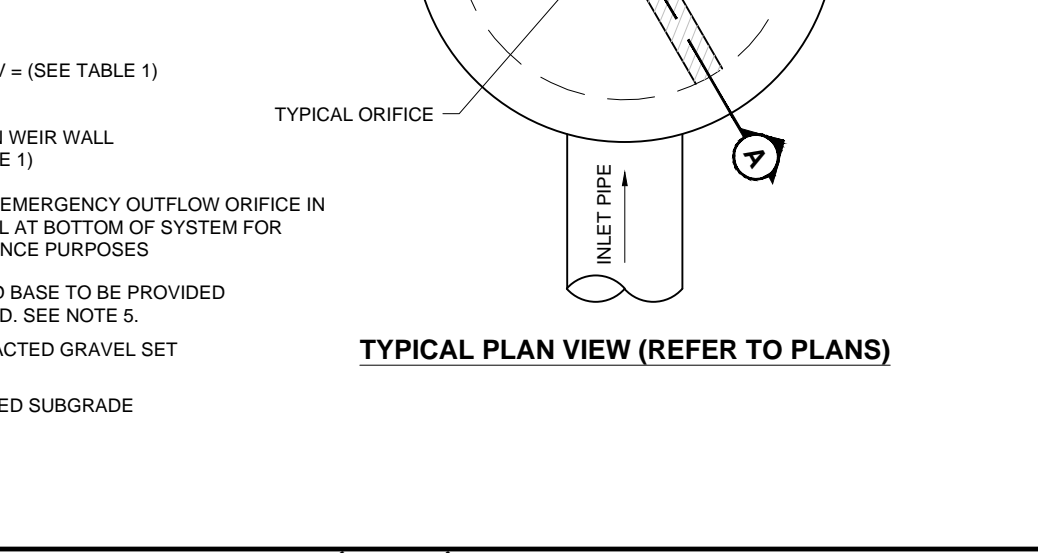
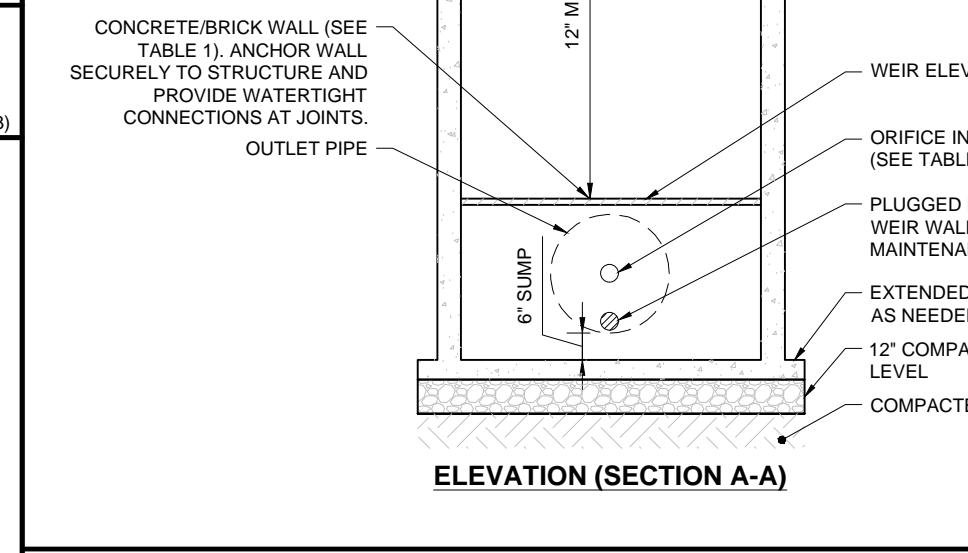
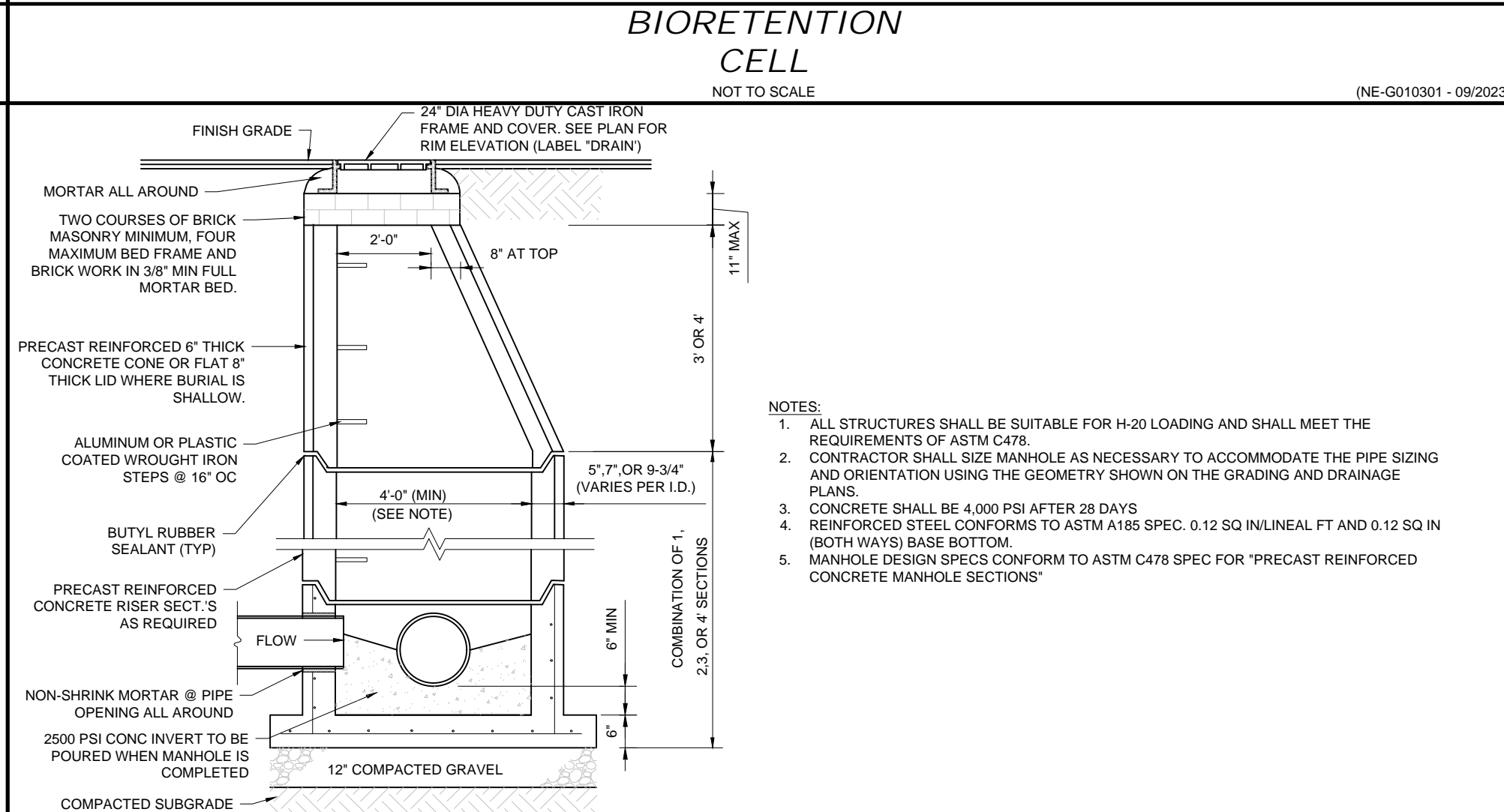
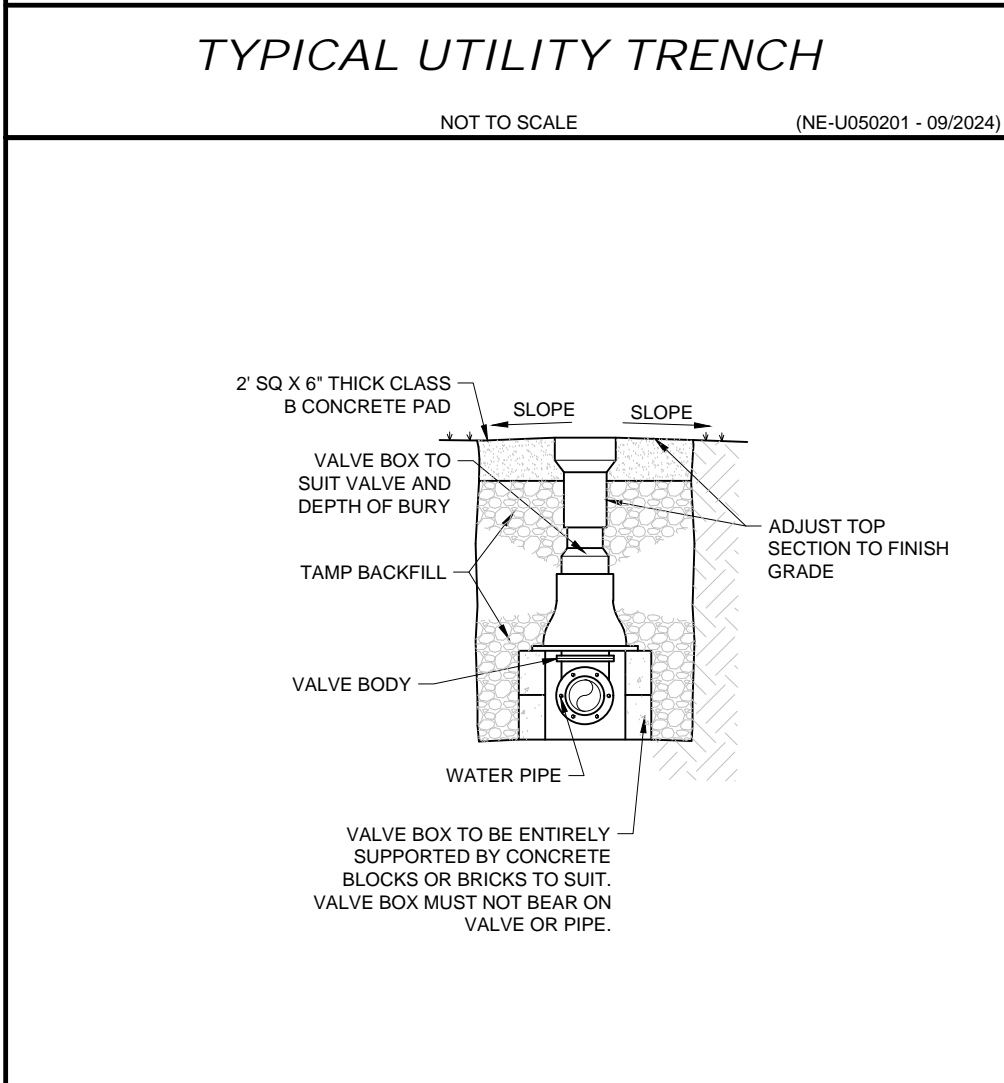
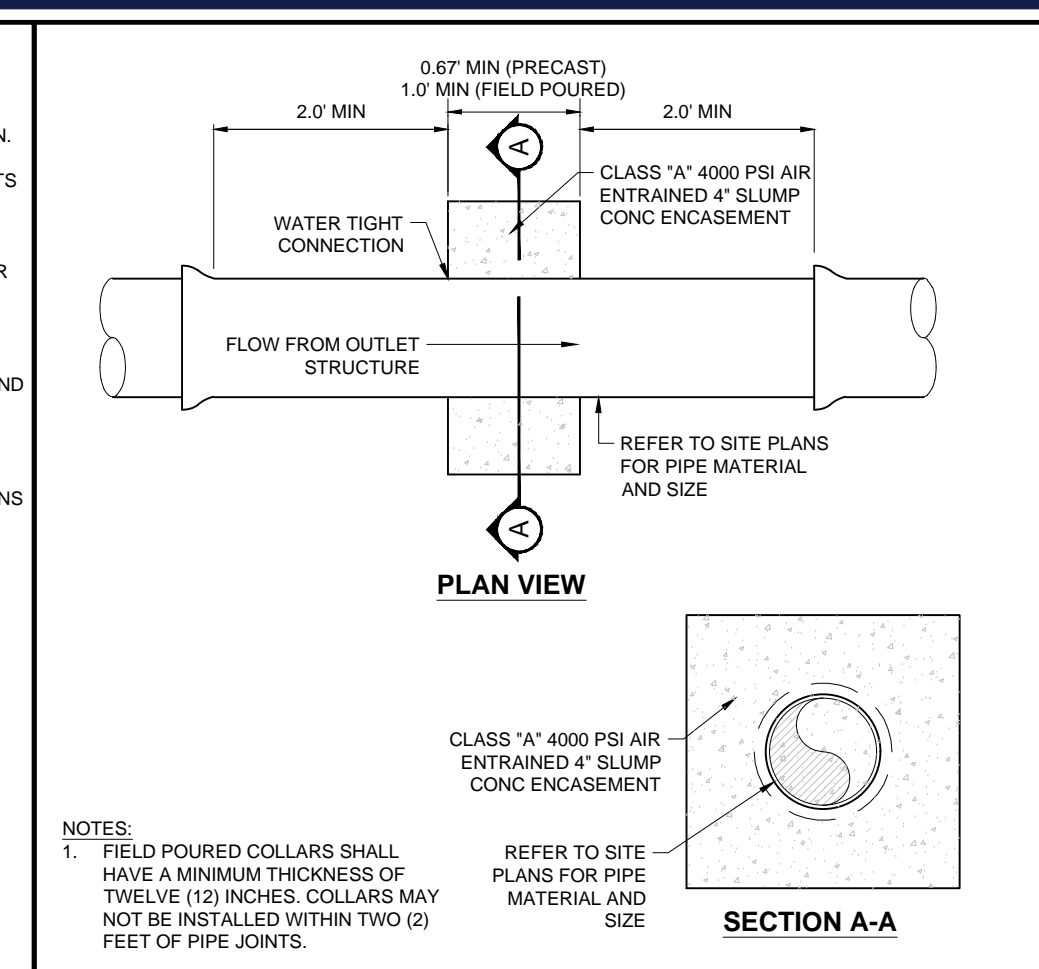
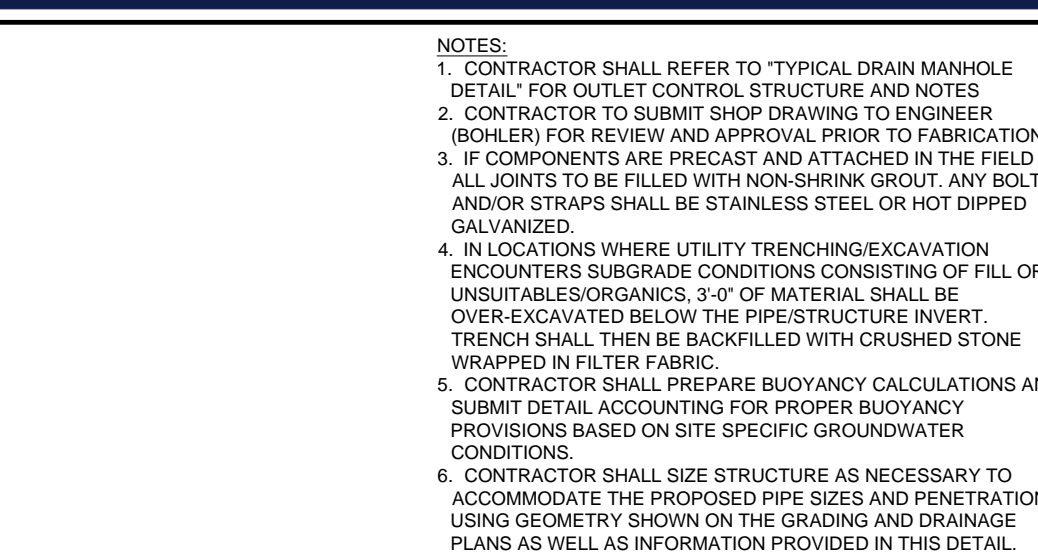


TABLE 1: OCS DETAILS

BASIN #	OCS #	WEIR ELEV	WEIR LENGTH (FT)	ORIFICE SIZE (IN)	ORIFICE INV
1P	OCS-1	75.45	4	4"x24"	74.30
2P	OCS-2	76.85	4	N/A	N/A
3P	OCS-3	68.35	4	N/A	N/A
4P	OCS-4	69.30	4	N/A	N/A
5P	OCS-5	68.55	4	N/A	N/A
6P	OCS-6	73.20	N/A	6"	N/A



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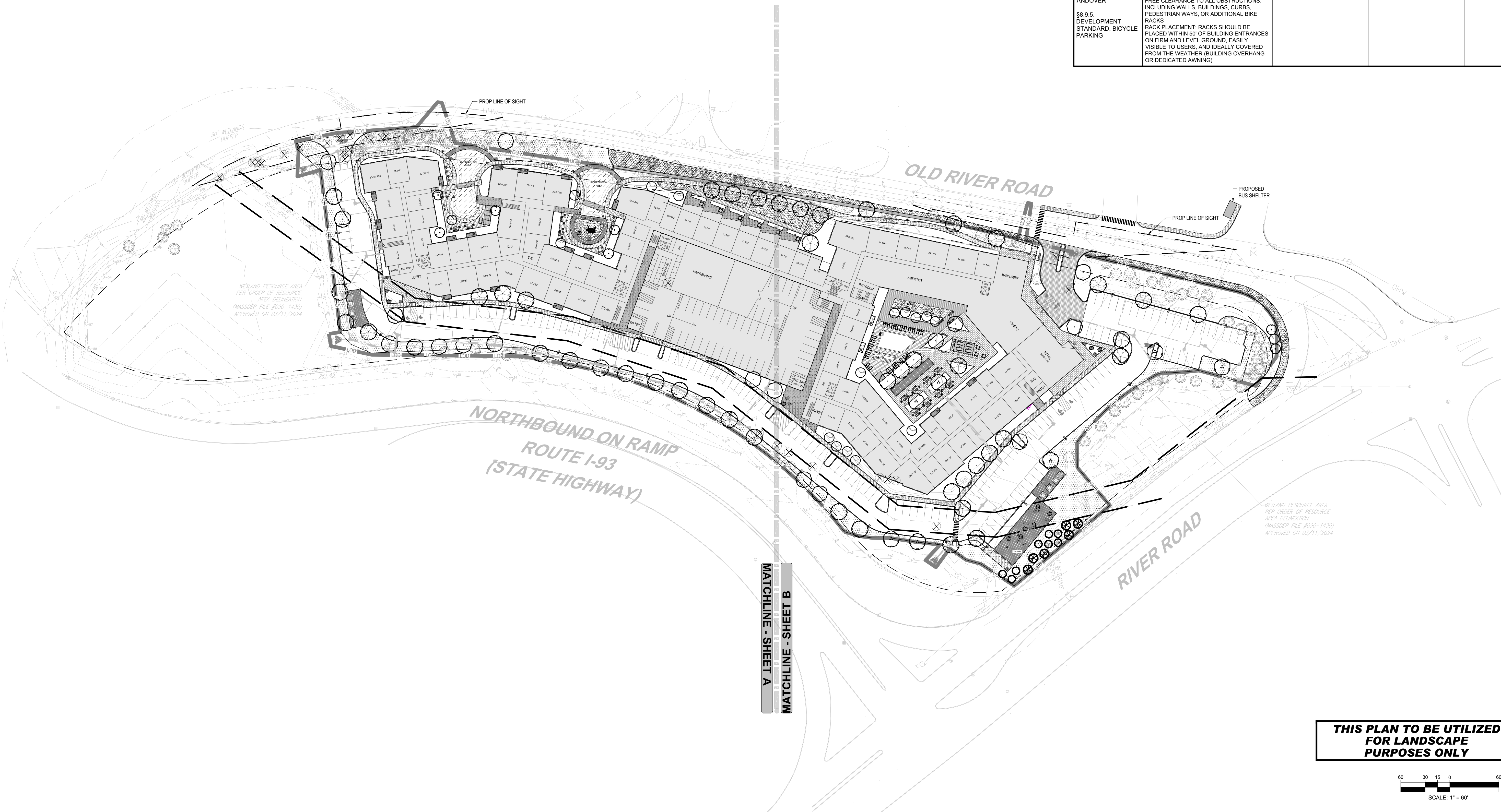
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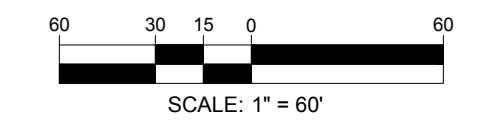
ANDOVER, MASSACHUSETTS LANDSCAPE REQUIREMENTS				
SECTION	REQUIREMENT	PROPOSED	CALCULATION	COMPLIANCE
ANDOVER BYLAWS §5.1.8. PARKING IN INDUSTRIAL DISTRICTS	6. EACH PARKING AREA SHALL BE ENCLOSED (EXCEPT FOR ACCESS POINTS) BY A LANDSCAPED BUFFER NOT LESS THAN 12 FEET WIDE, PLANTED WITH SHADE TREES. 7. EACH PARKING AREA SHALL HAVE INTERIOR LANDSCAPING AREAS, PRIMARILY PLANTED WITH TREES, EQUIVALENT IN SIZE TO AT LEAST 5% OF THE PARKING AREAS TOTAL PAVEMENT AREA.	3,119 SQUARE FEET OF INTERIOR LANDSCAPING AREA REQUIRED 5,311 SQUARE FEET OF INTERIOR LANDSCAPING PROPOSED IN PARKING AREA	TOTAL PAVEMENT AREA = 62,378 SQUARE FEET 5% LANDSCAPING REQUIRED = 3,119 SQUARE FEET	COMPLIES
ANDOVER BYLAWS §8.9.4. DIMENSIONAL REGULATIONS	1. DEVELOPMENT IN THE MOD SHALL COMPLY WITH THE FOLLOWING DIMENSIONAL AND DENSITY REGULATIONS: MINIMUM OPEN SPACE: 10% MODRR	125,359 SQUARE FEET OF OPEN SPACE REQUIRED 169,989 SQUARE FEET OF OPEN SPACE PROPOSED	SITE TOTAL AREA = 417,864 SQUARE FEET 10% OPEN SPACE = 125,359 SQUARE FEET	COMPLIES
ANDOVER BYLAWS §SECTION 5.0 - PARKING AREA DESIGN	2. THE INTERIOR OF PARKING AREAS AND ALL INTERNAL CIRCULATION AREAS TO THE SITE SHOULD BE SHADED BY DECIDUOUS TREES EITHER RETAINED OR PLANTED BY THE DEVELOPER. THERE SHOULD BE A SUFFICIENT TREE CANOPY TO COVER 30 PERCENT OF THE PARKING AREA WITHIN 15 YEARS OF PLANTING THE TREES IDENTIFIED IN AN APPROVED APPLICATION.	18,713 SQUARE FEET OF CANOPY COVER REQUIRED IN PARKING AREA 47,783 SQUARE FEET OF TREE CANOPY COVER IN PARKING AREA PROPOSED	TOTAL PAVEMENT AREA = 62,378 SQUARE FEET 30% TREE CANOPY COVER = 18,713 SQUARE FEET	COMPLIES
ANDOVER BYLAWS §8.9.5. DEVELOPMENT STANDARD, BICYCLE PARKING	D. THE PLANNING BOARD MAY ADOPT RULES AND REGULATIONS AND GUIDELINES FOR THE DESIGN AND PLACEMENT OF BICYCLE RACKS FOR LONG-TERM AND SHORT-TERM BICYCLE PARKING.			COMPLIES
WALK BIKE ANDOVER §8.9.5. DEVELOPMENT STANDARD, BICYCLE PARKING	RACK STYLE: POST AND RING STYLE STRONGLY PREFERRED, BUT OTHER STYLES SUCH AS "INVERTED U" MAY STILL SATISFY ALL CRITERIA RACK SPACING/CLEARANCE: MINIMUM 3' FREE CLEARANCE TO ALL OBSTRUCTIONS, INCLUDING WALLS, BUILDINGS, CURBS, PEDESTRIAN WAYS, OR ADDITIONAL BIKE RACKS RACK PLACEMENT: RACKS SHOULD BE PLACED WITHIN 50' OF BUILDING ENTRANCES ON FIRM AND LEVEL GROUND, EASILY VISIBLE TO USERS, AND IDEALLY COVERED FROM THE WEATHER (BUILDING OVERHANG OR DEDICATED AWNING)	16 VISITOR BIKE SPACES HAVE BEEN LOCATED WITHIN 50' OF BUILDING ENTRANCES	8 BIKE RACKS * 2 BIKES PER RACK = 16 VISITOR BIKE SPACES	COMPLIES



WETLAND RESOURCE AREA PER ORDER OF RESOURCE AREA DELINEATION (MASSREG FILE #090-1430) APPROVED ON 03/11/2024

WETLAND RESOURCE AREA PER ORDER OF RESOURCE AREA DELINEATION (MASSREG FILE #090-1430) APPROVED ON 03/11/2024

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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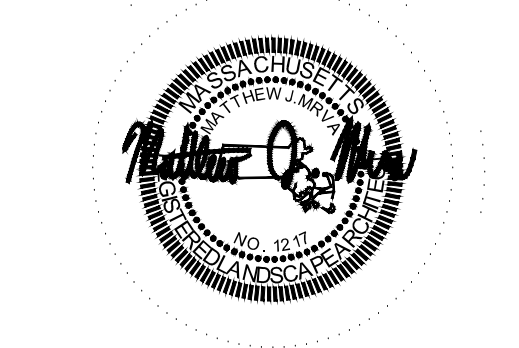
PROJECT No.: MAB250074-00-0A
DRAWN BY: WG/AT
CHECKED BY: ZLR
DATE: 01/09/2025
CAD ID: P-CIVIL-SITE-MAB250074-00

SITE PLAN REVIEW/SPECIAL PERMIT SET
FOR

JOHN M. CORCORAN & CO. **SV + P**

PROPOSED
THE COMMONS AT RIVER ROAD
100 OLD RIVER ROAD
ESSEX COUNTY
TOWN OF ANDOVER, MA 01810
MAP, BLOCK & LOT: 143 - 0 - 8

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
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SHEET TITLE:
OVERALL LANDSCAPE PLAN

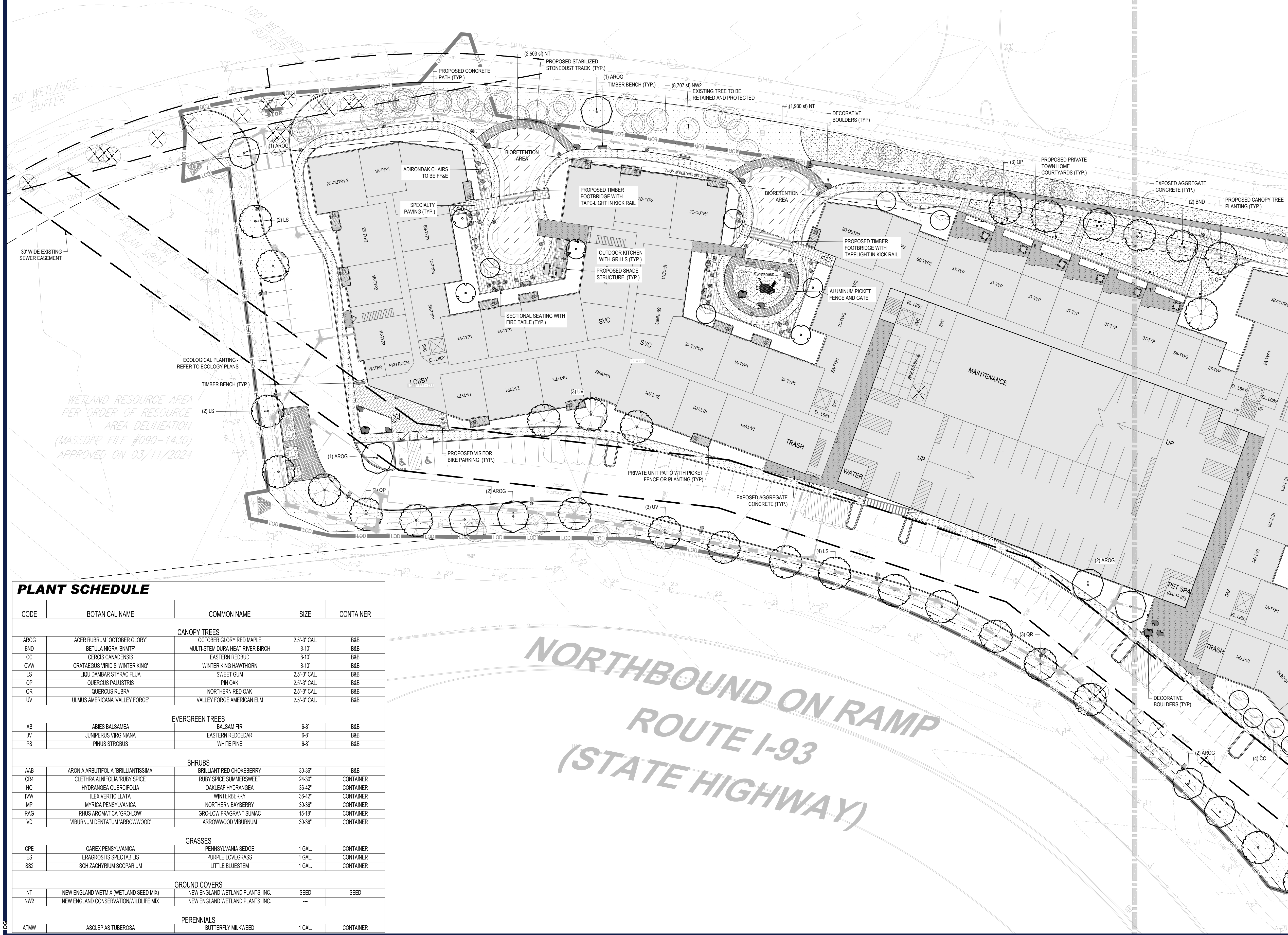
SHEET NUMBER:
L-100

ORG. DATE - 01/09/2025

Jan 09, 2025
 P:\2025\MA\B25007-00\CAD\DRAWINGS\PLAN SETS\LANDSCAPE SITE PLANS\IP-PLAD-SITE-MAB250074-00-0A-LAYOUT_L-100.dwg



NAD83



PLANT SCHEDULE

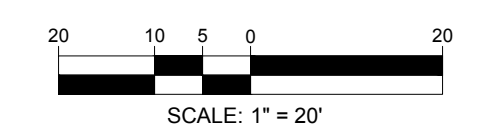
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES				
AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"-3" CAL	B&B
BND	BETULA NIGRA 'BNMTF'	MULTI-STEM DURA HEAT RIVER BIRCH	8-10'	B&B
CC	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B&B
CWV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8-10'	B&B
LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5"-3" CAL	B&B
QP	QUERCUS PALUSTRIS	PIN OAK	2.5"-3" CAL	B&B
QR	QUERCUS RUBRA	NORTHERN RED OAK	2.5"-3" CAL	B&B
UV	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2.5"-3" CAL	B&B
EVERGREEN TREES				
AB	ABIES BALSAMEA	BALSAM FIR	6-8'	B&B
JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-8'	B&B
PS	PINUS STROBUS	WHITE PINE	6-8'	B&B
SHRUBS				
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	BRILLIANT RED CHOKEBERRY	30-36"	B&B
CR4	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24-30"	CONTAINER
HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER
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MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
VD	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	30-36"	CONTAINER
GRASSES				
CPE	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	CONTAINER
ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL	CONTAINER
SS2	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	CONTAINER
GROUND COVERS				
NT	NEW ENGLAND WETMIX (WETLAND SEED MIX)	NEW ENGLAND WETLAND PLANTS, INC.	SEED	SEED
NW2	NEW ENGLAND CONSERVATION/WILDLIFE MIX	NEW ENGLAND WETLAND PLANTS, INC.	---	---
PERENNIALS				
ATMV	ASCLEPUS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	CONTAINER

MATERIALS LEGEND		
KEY	SYMBOL	DESCRIPTION
SEE CIVIL	[Symbol]	CONCRETE PAVING
	[Symbol]	SPECIALTY PAVING
	[Symbol]	EXPOSED AGGREGATE CONCRETE
	[Symbol]	VEHICULAR GRADE SPECIALTY PAVING
	[Symbol]	PORCELAIN PAVERS
	[Symbol]	STABILIZED STONEDUST
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	[Symbol]	TIMBER SCREEN WITH GATE
	[Symbol]	18" STONE MAINTENANCE STRIP
	[Symbol]	BIKE RACKS
	[Symbol]	SHADE STRUCTURE
	[Symbol]	DOG WASTE BIN AND BAG DISPENSER
	[Symbol]	DOG DRINKING FOUNTAIN
	[Symbol]	OUTDOOR KITCHEN
	[Symbol]	FIRE PIT / FIRE TABLE
	[Symbol]	TIMBER BENCH
	[Symbol]	BOULDERS
BY OTHERS	[Symbol]	ADA POOL LIFT
FF&E	[Symbol]	WASTE BIN
FF&E	[Symbol]	MOVEABLE PLANTER
FF&E	[Symbol]	CAFE SEATING WITH UMBRELLA
FF&E	[Symbol]	DINING TABLE
FF&E	[Symbol]	ADIRONDACK CHAIR
FF&E	[Symbol]	SECTIONAL SEATING
FF&E	[Symbol]	POOL LOUNGERS
FF&E	[Symbol]	POOL CABANA
FF&E	[Symbol]	SECTIONAL SEATS
FF&E	[Symbol]	CORNHOLE BOARD

MATERIALS PLAN NOTES:

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2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
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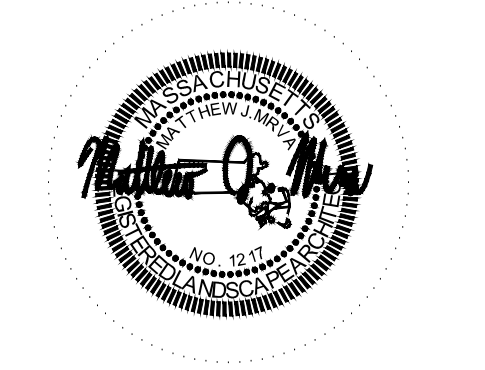
PROJECT No.: MAB250074-00-0A
DRAWN BY: ZLR
DATE: 01/09/2025
CAD ID: P-CIVIL-SITE-MAB250074-00

SITE PLAN REVIEW/SPECIAL PERMIT SET

JOHN M. CORCORAN & CO **SV + P**

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MAP, BLOCK & LOT: 143 - 0 - 8

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SHEET TITLE:

LANDSCAPE PLAN A

SHEET NUMBER:
L-101

ORG. DATE - 01/09/2025

Jan 09, 2025 P:\2025\MAB250074-00\CAD\DRAWINGS\PLAN SET\LANDSCAPE SITE PLAN\PLAD-SITE-MAB250074-00-0A-LAYOUT-L-101.dwg



MATCHLINE - SHEET A



OLD RIVER ROAD

RIVER ROAD

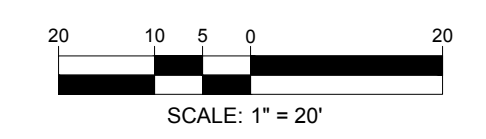
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
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AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5'-3' CAL	B&B
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NW2	NEW ENGLAND CONSERVATION/WILDLIFE MIX	NEW ENGLAND WETLAND PLANTS, INC.	---	---
PERENNIALS				
ATMV	ASCLEPIS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	CONTAINER

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BY OTHERS	[Symbol]	ADA POOL LIFT
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PROJECT No.: MAB250074-00-0A
DRAWN BY: WG/AT
CHECKED BY: ZLR
DATE: 01/09/2025
CAD ID.: P-CIVIL-SITE-MAB250074-00

JOHN M. CORCORAN & CO. **SV + P**

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MAP, BLOCK & LOT: 143 - 0 - 8

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SHEET TITLE:
LANDSCAPE PLAN B

SHEET NUMBER:
L-102

ORG. DATE - 01/09/2025

Jan 09, 2025 P:\2025\MA250074-00\CAD\DRAWINGS\PLAN SETS\LANDSCAPE SITE PLANS\PL-AD-SITE-MAB250074-00-0A-LAYOUT-1-102



NAD83

LIGHTING LEGEND		
KEY	SYMBOL	DESCRIPTION
LP1		PARKING LOT LIGHTPOLE
PT1		PEDESTRIAN LIGHTPOLE
B1		LIGHT BOLLARD
WM2		WALL PACK

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PROJECT No.: MAB250074-00-0A
 DRAWN BY: WJGAT
 CHECKED BY: ZLR
 DATE: 01/09/2025
 CAD ID: P-CIVIL-SITE-MAB250074-00

SITE PLAN REVIEW/SPECIAL PERMIT SET
 FOR

JOHN M. CORCORAN & CO. **SV + P**

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 TOWN OF ANDOVER, MA 01810
 MAP, BLOCK & LOT: 143 - 0 - 8

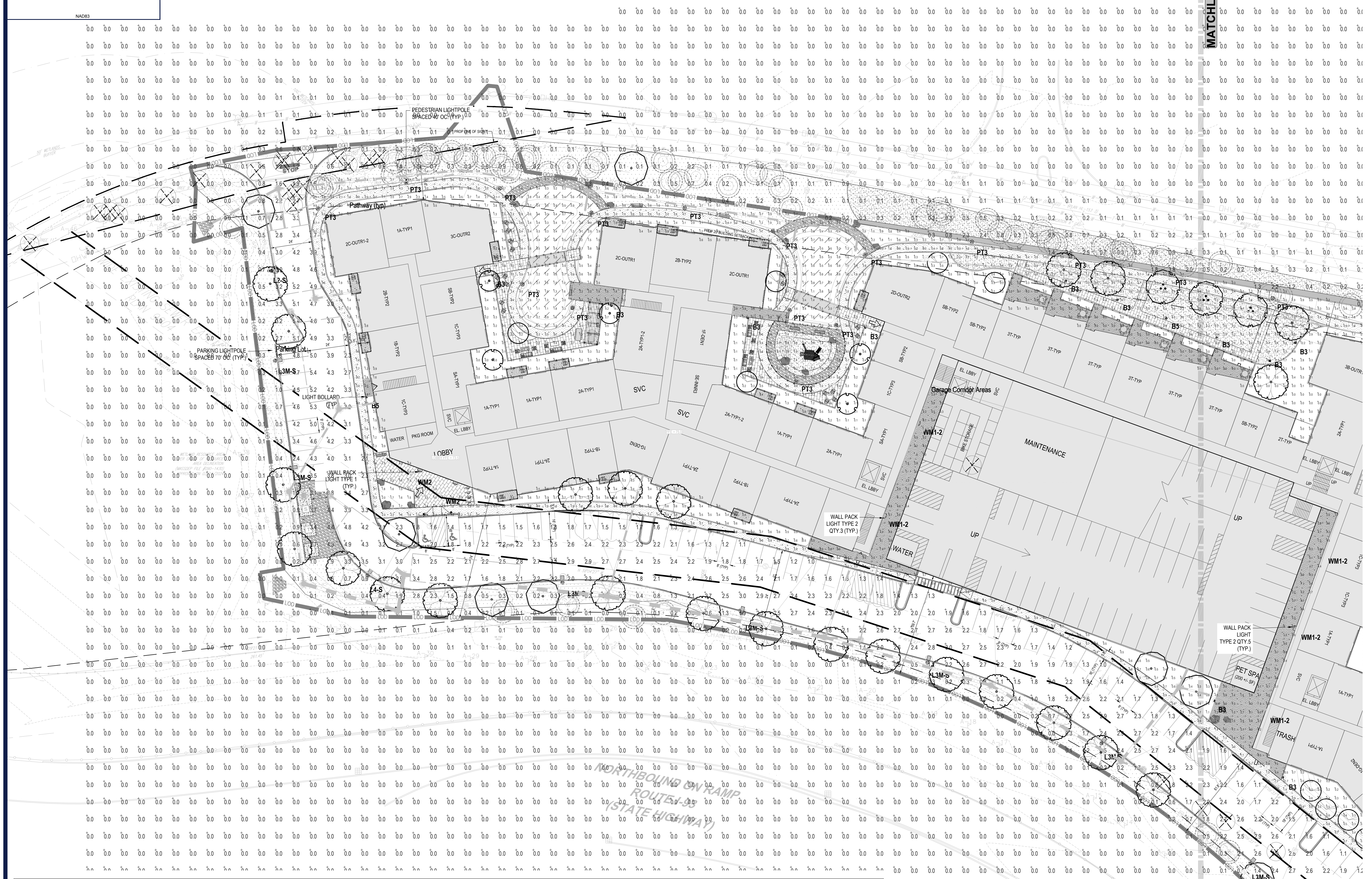
BOHLER
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 BOSTON, MA 02110
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SHEET TITLE:
LIGHTING PLAN A

SHEET NUMBER:
L-201

ORG. DATE - 01/09/2025



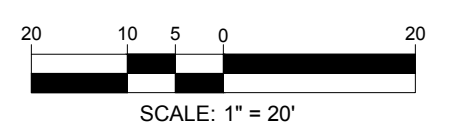
MATCHLINE - SHEET B

LIGHTING PLAN NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLOSER INSPECTION AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE. HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

Luminaire Schedule						
Scenario: L3						
Symbol	Label	Qty	Arrangement	Manufacturer	Description	LLF
	B3	15	Single	U.S. ARCHITECTURAL LIGHTING	AXMRB-PLED-NL-HI-W-12LED-350mA-30K	0.920
	B5	3	Single	U.S. ARCHITECTURAL LIGHTING	AXMRB-PLED-NL-VSQ-W-12LED-350mA-30K	0.920
	L2-S	1	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-II-80LED-525mA-30K-HS	0.920
	L3M-S	11	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-III-M-80LED-525mA-30K-HS	0.920
	L4-S	5	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-IV-80LED-525mA-30K-HS	0.920
	L5M_2	1	Back-Back	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-VSQ-M-80LED-525mA-30K	0.920
	PT3	20	Single	U.S. ARCHITECTURAL LIGHTING	PAC18-PT2-PLED-AL-ASY-48LED-175mA-30K	0.920
	WM1-2	5	Single	U.S. ARCHITECTURAL LIGHTING	PAC-WM-PLED-II-20LED-525mA-30K	0.920
	WM2	5	Single	ALVA LIGHT	SADIE_SILVER	0.920

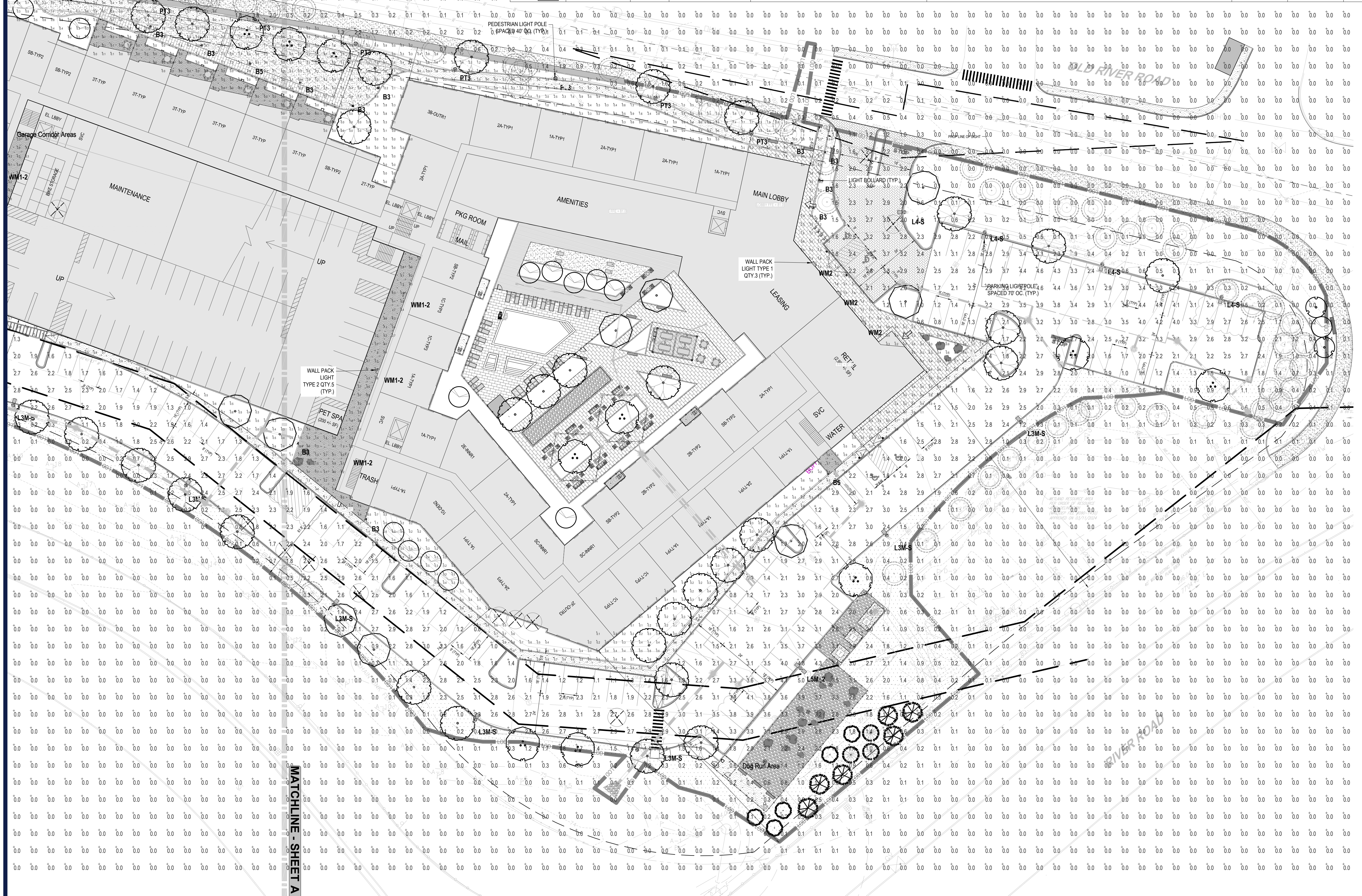
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY





Symbol	Label	Qty	Arrangement	Manufacturer	Description	Lum. Watts	Lum. Lumens	LLF
⊙	B3	15	Single	U.S. ARCHITECTURAL LIGHTING	AXMRB-PLED-NL-III-W-12LED-350mA-30K	13	1596	0.920
⊙	B5	1	Single	U.S. ARCHITECTURAL LIGHTING	AXMRB-PLED-NL-VSQ-W-12LED-350mA-30K	13	1782	0.920
⊙	L2-S	1	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-II-80LED-525mA-30K-HS	129.7	12779	0.920
⊙	L3M-S	11	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-III-M-80LED-525mA-30K-HS	129.7	12928	0.920
⊙	L4-S	5	Single	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-IV-80LED-525mA-30K-HS	129.7	13353	0.920
⊙	L5M_2	1	Back-Back	U.S. ARCHITECTURAL LIGHTING	PAC24-PLED-VSQ-M-80LED-525mA-30K	129.7	18084	0.920
⊙	PT3	20	Single	U.S. ARCHITECTURAL LIGHTING	PAC18-PT2-PLED-AL-ASY-48LED-175mA-30K	26.5	3081	0.920
⊙	WM1-2	5	Single	U.S. ARCHITECTURAL LIGHTING	PAC-WM-PLED-II-20LED-525mA-30K	35.5	4676	0.920
⊙	WM2	5	Single	ALVA LIGHT	SADIE_SILVER	20.08	907	0.920

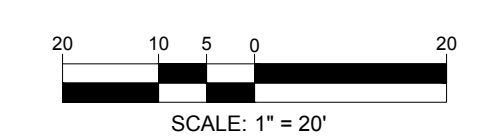
KEY	SYMBOL	DESCRIPTION
LP1	⊙	PARKING LOT LIGHTPOLE
PT1	⊙	PEDESTRIAN LIGHTPOLE
B1	⊙	LIGHT BOLLARD
W1/W2	⊙	WALL PACK



LIGHTING PLAN NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER (FOR DIMMING LMS-21 TESTING (OR MOST RECENT EDITION)). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
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- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS. UNLESS OTHERWISE NOTED, LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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ENTITLEMENT SET

PROJECT No.: MAB250074-00-0A
 DRAWN BY: WGIAT
 CHECKED BY: ZLR
 DATE: 01/09/2025
 CAD ID.: P-CIVIL-SITE-MAB250074-00

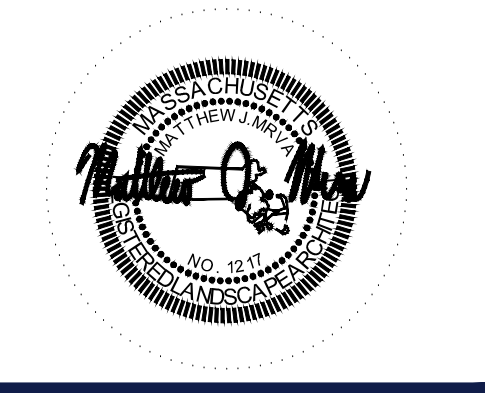
SITE PLAN REVIEW/SPECIAL PERMIT SET

FOR

JOHN M. CORCORAN & CO. **SV + P**

PROPOSED
 THE COMMONS AT RIVER ROAD
 100 OLD RIVER ROAD
 ESSEX COUNTY
 TOWN OF ANDOVER, MA 01810
 MAP, BLOCK & LOT: 143 - 0 - 8

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
 www.BohlerEngineering.com

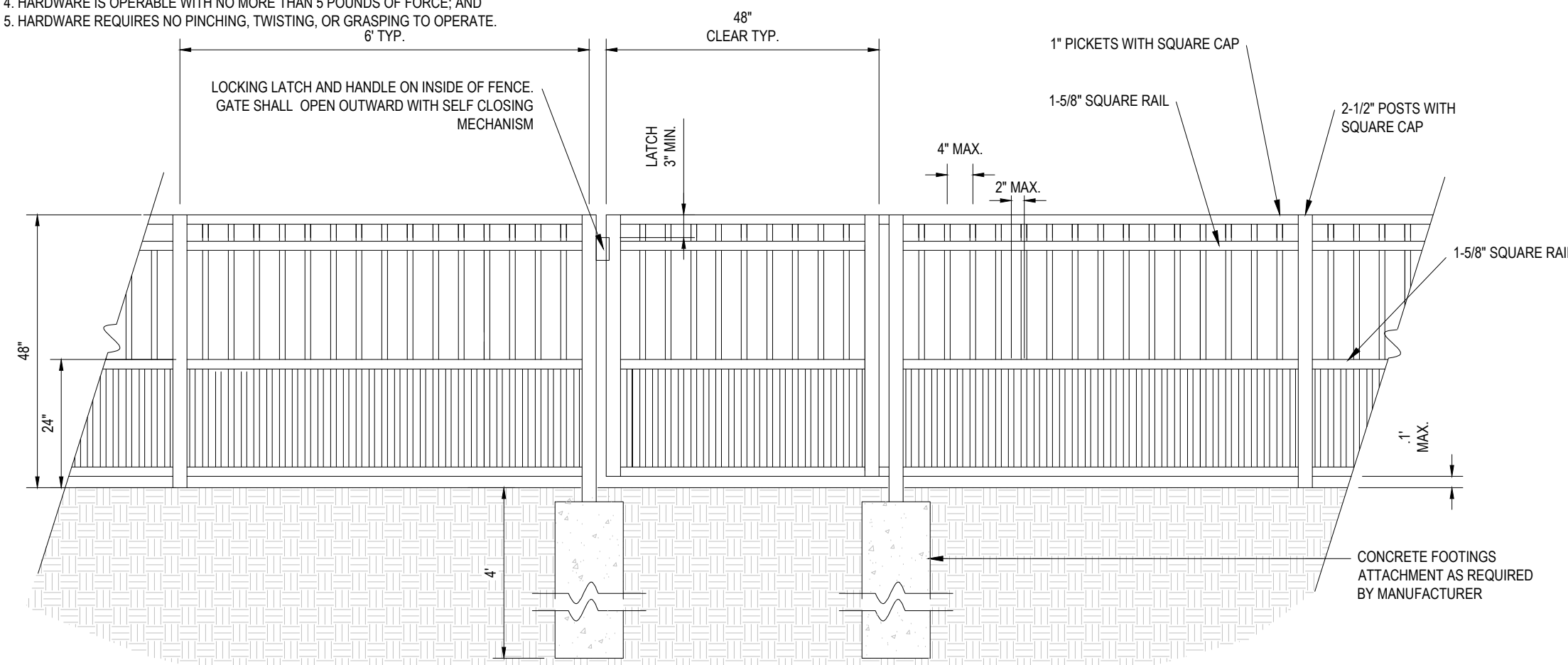


SHEET TITLE:
LIGHTING PLAN B

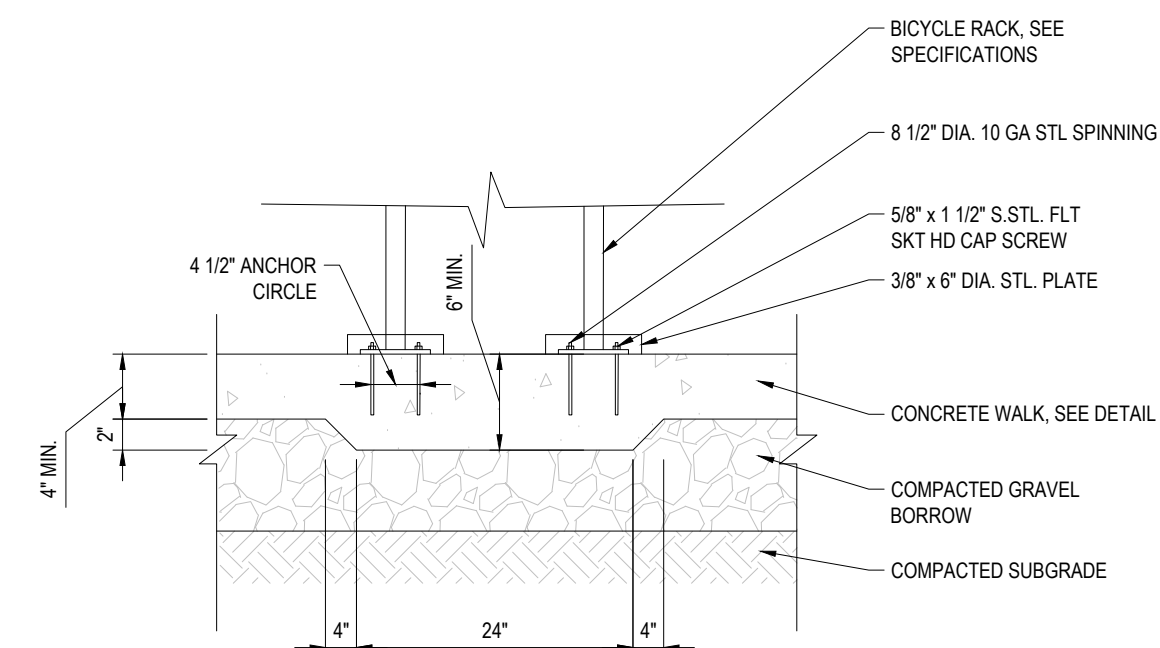
SHEET NUMBER:
L-202

ORG. DATE - 01/09/2025

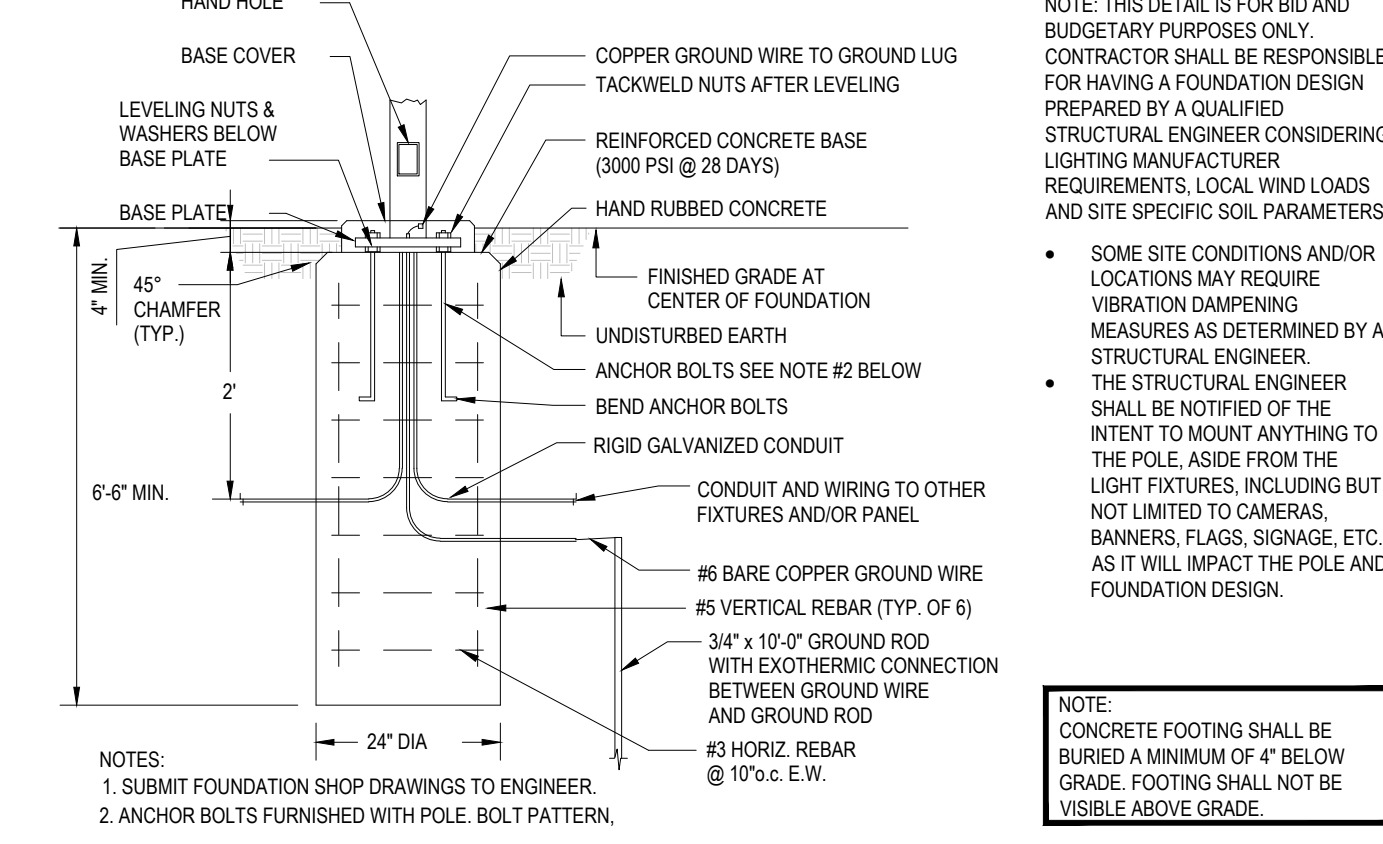
- NOTES:
 1. HARDWARE IS PROVIDED ON BOTH SIDES OF THE GATE.
 2. HARDWARE DOES NOT REQUIRE REACHING OVER THE GATE TO OPERATE.
 3. HARDWARE IS OPERABLE WITH ONE HAND.
 4. HARDWARE IS OPERABLE WITH NO MORE THAN 5 POUNDS OF FORCE, AND
 5. HARDWARE REQUIRES NO PINCHING, TWISTING, OR GRASPING TO OPERATE.
 6 TYP.



3 DOGPARK METAL PICKET FENCE
NOT TO SCALE



2 LOOP BIKE RACK - 2 BIKES
NOT TO SCALE



1 LIGHTPOLE FOOTING
NOT TO SCALE

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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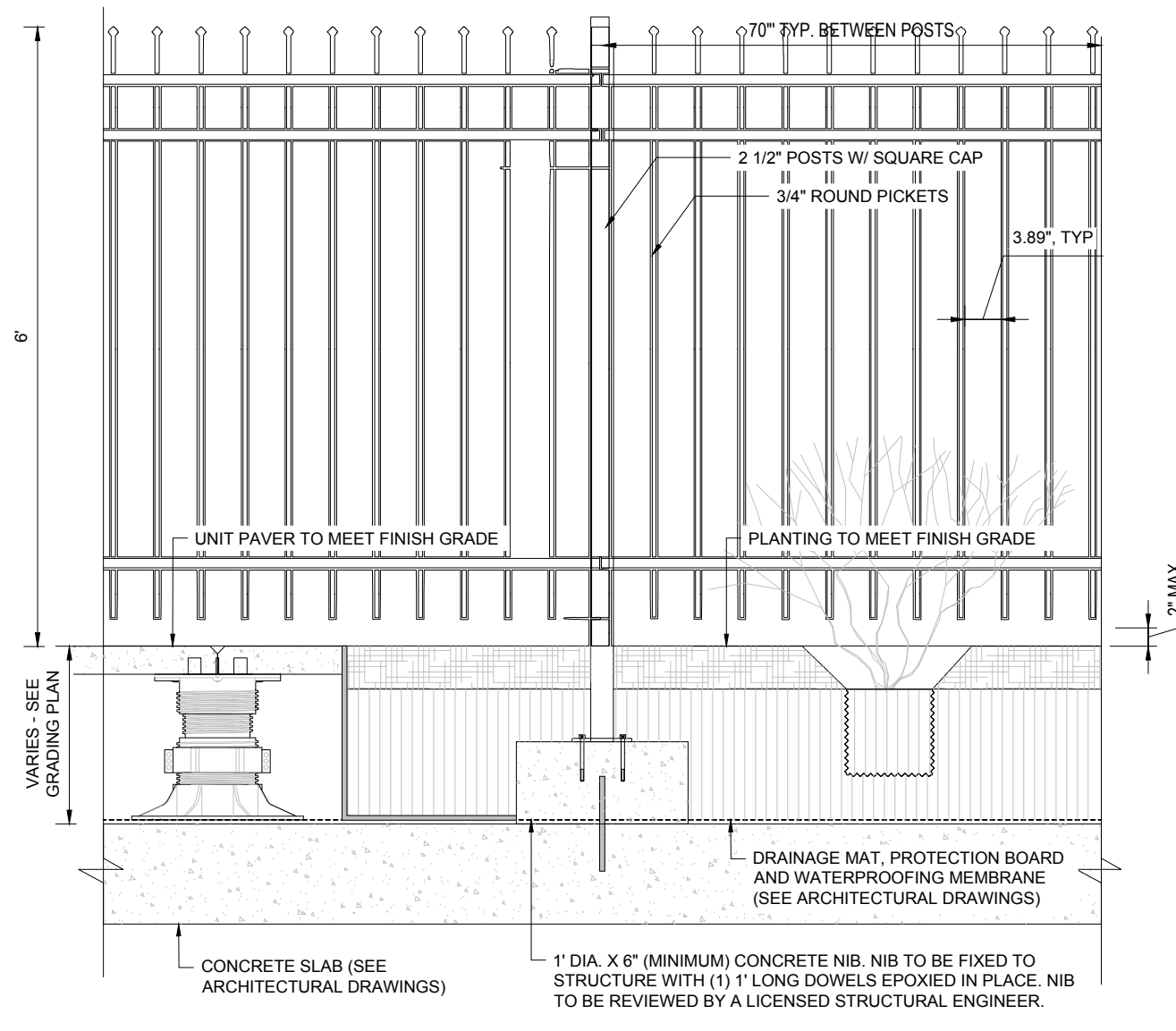
ENTITLEMENT SET
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
 PROJECT No.: MAB250074.00-0A
 DRAWN BY: WG/AT
 CHECKED BY: ZLR
 DATE: 01/09/2025
 CAD I.D.: P-CIVIL-SITE-MAB250074.00

JOHN M. CORCORAN & CO. SV + P
 PROPOSED THE COMMONS AT RIVER ROAD
 100 OLD RIVER ROAD
 ESSEX COUNTY
 TOWN OF ANDOVER, MA 01810
 MAP, BLOCK & LOT: 143 - 0 - 8

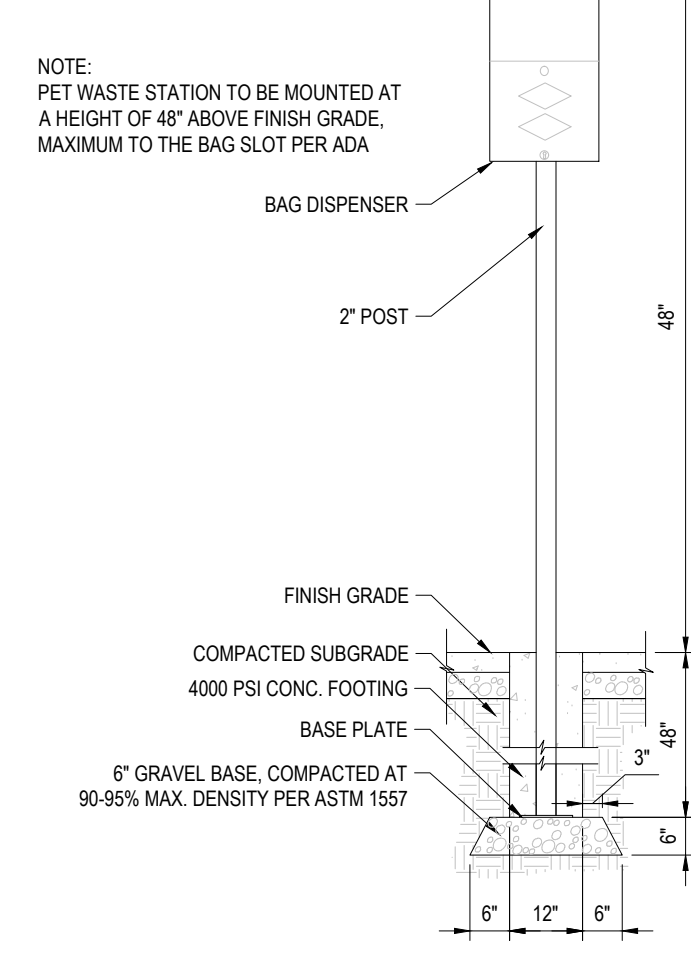
BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
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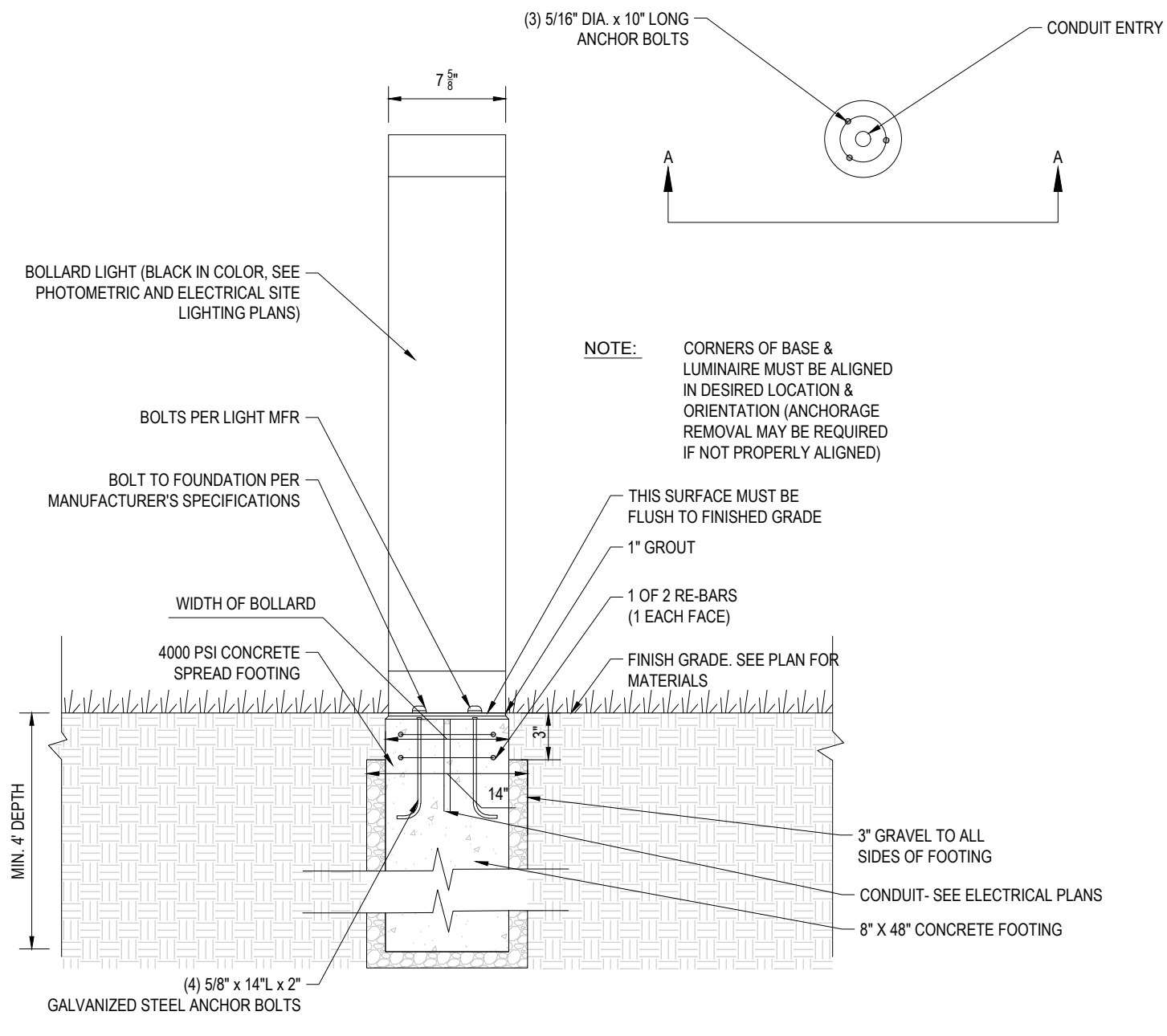
SHEET TITLE:
LANDSCAPE DETAILS
 SHEET NUMBER:
L-301
 ORG. DATE - 01/09/2025



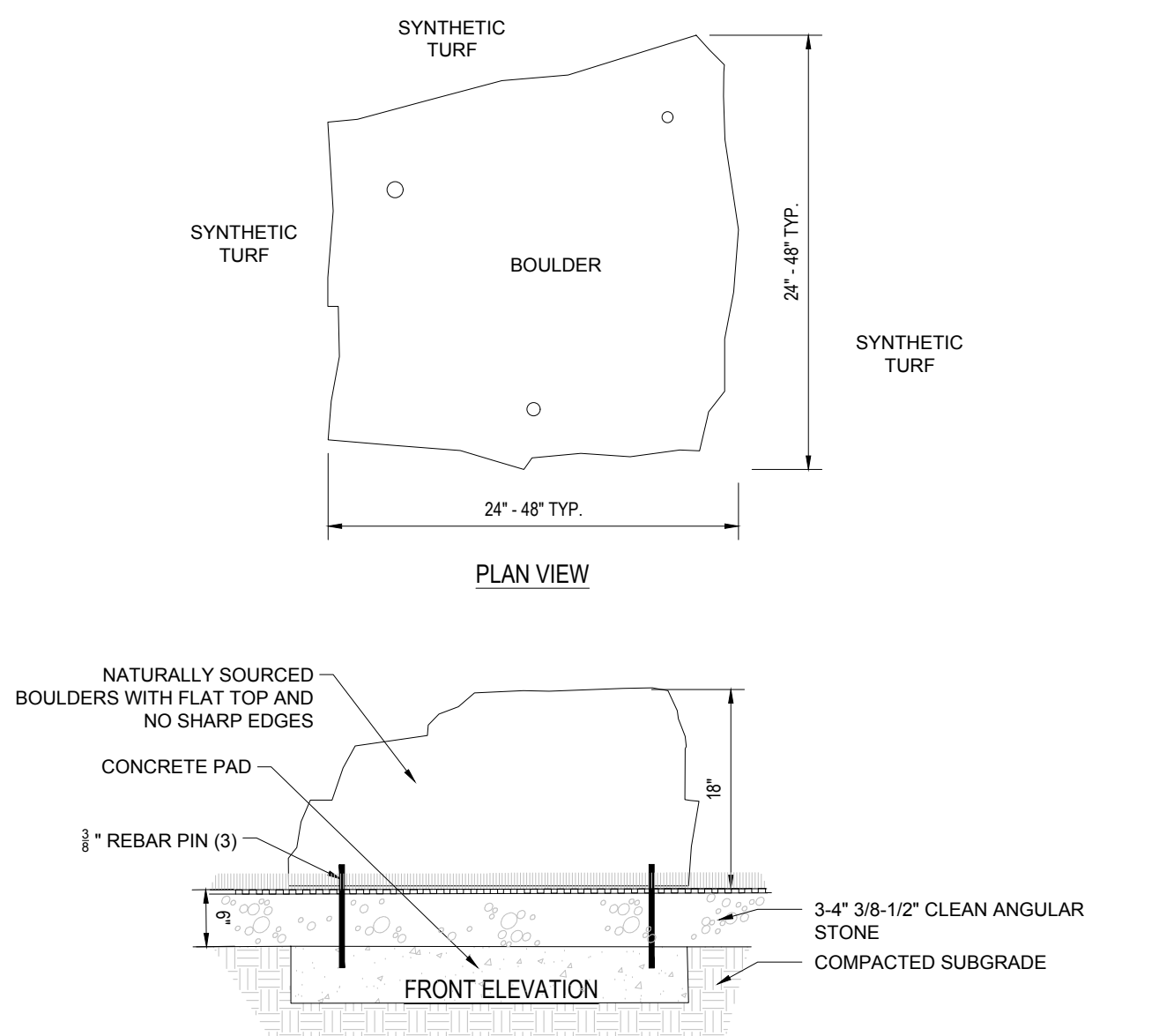
6 ALUMINUM PICKET FENCE
NOT TO SCALE



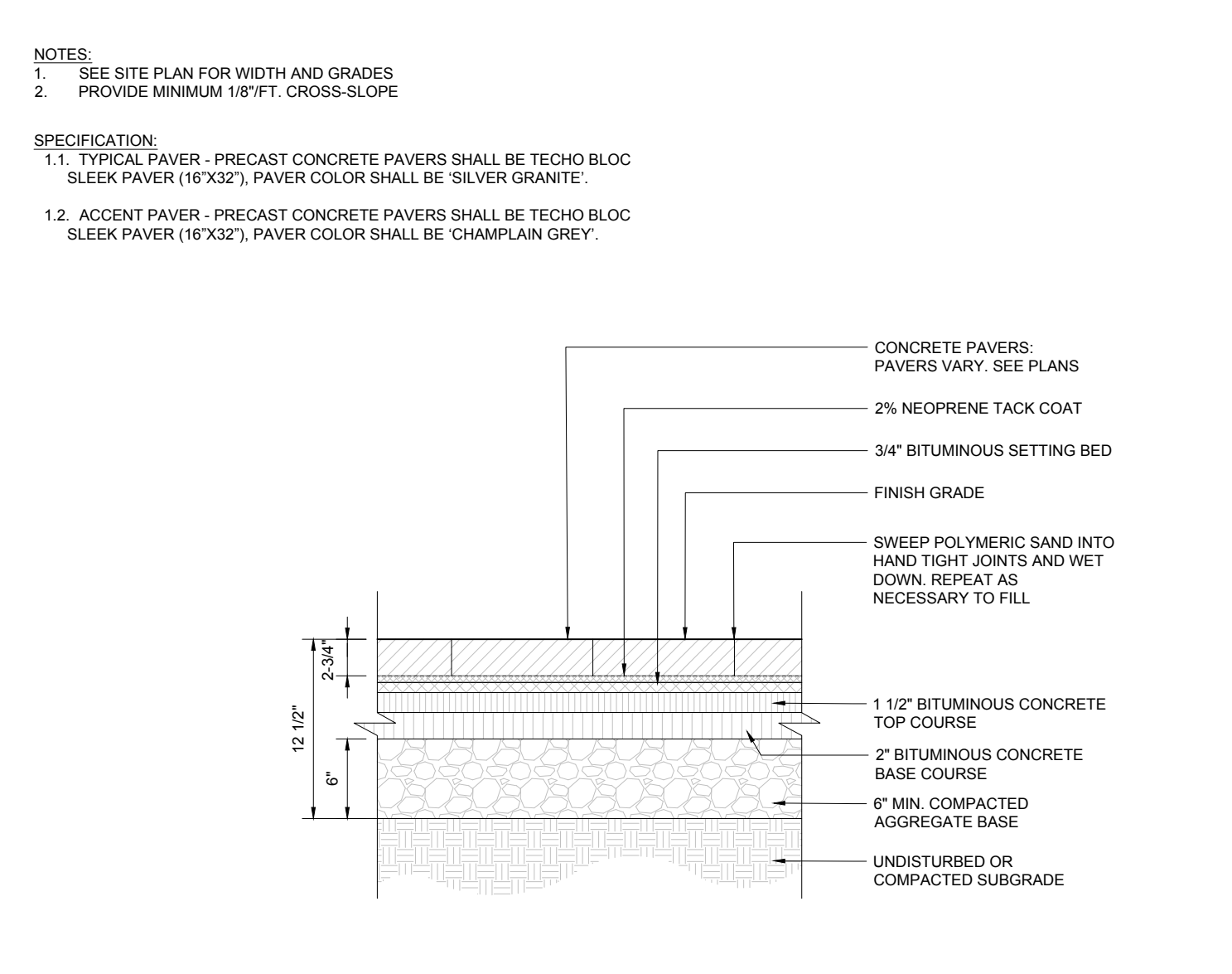
5 DOG WASTE BIN
NOT TO SCALE



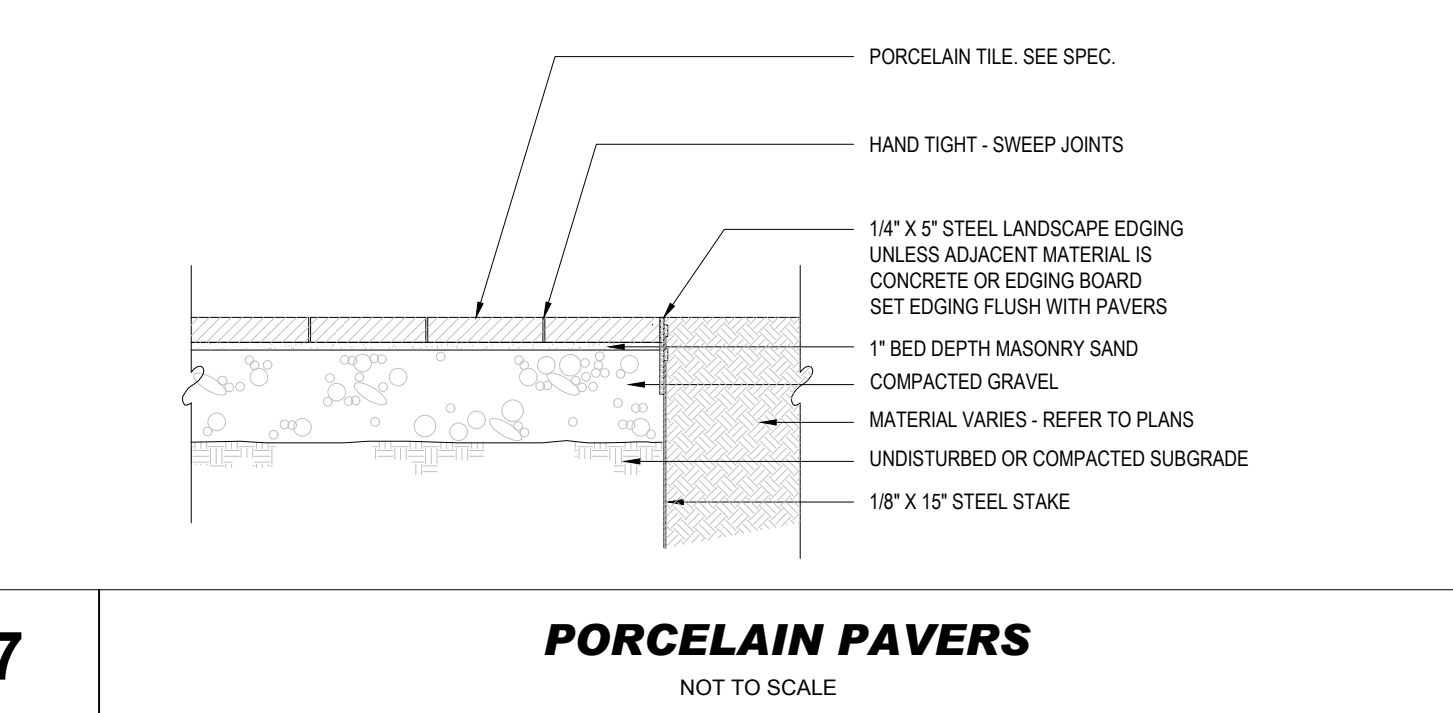
4 LIGHT BOLLARD
NOT TO SCALE



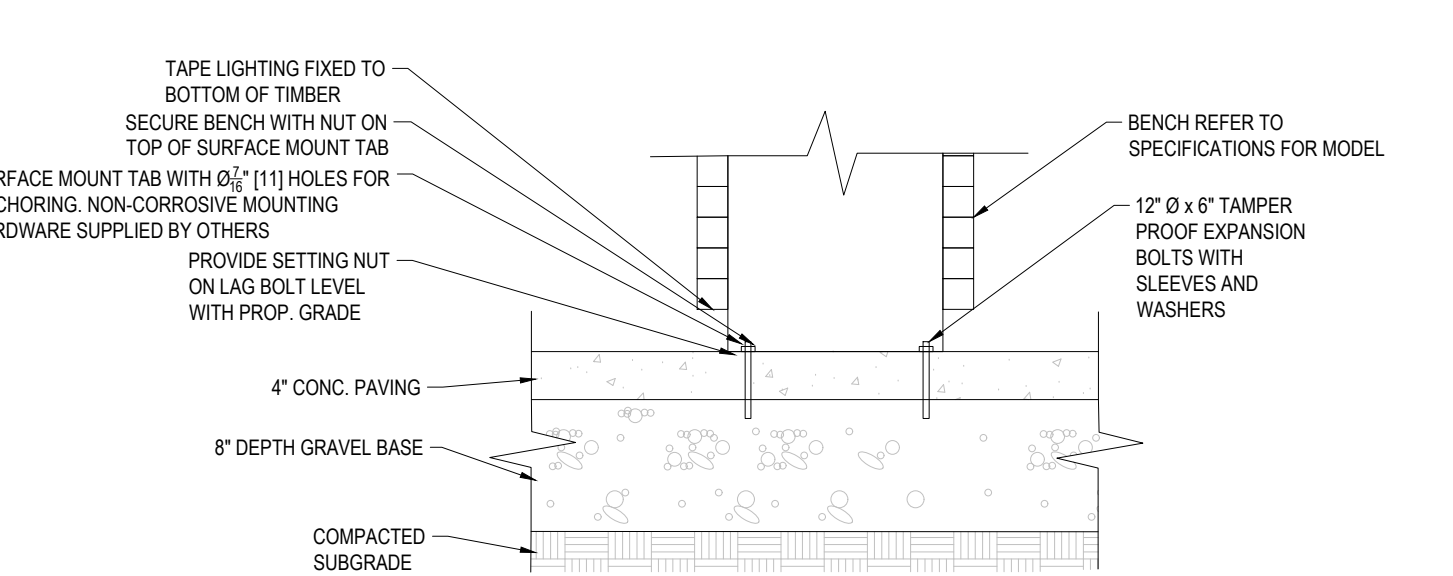
10 NATURAL BOULDERS AT DOG PARK
NOT TO SCALE



9 CONCRETE PAVERS ON BITUMINOUS
NOT TO SCALE

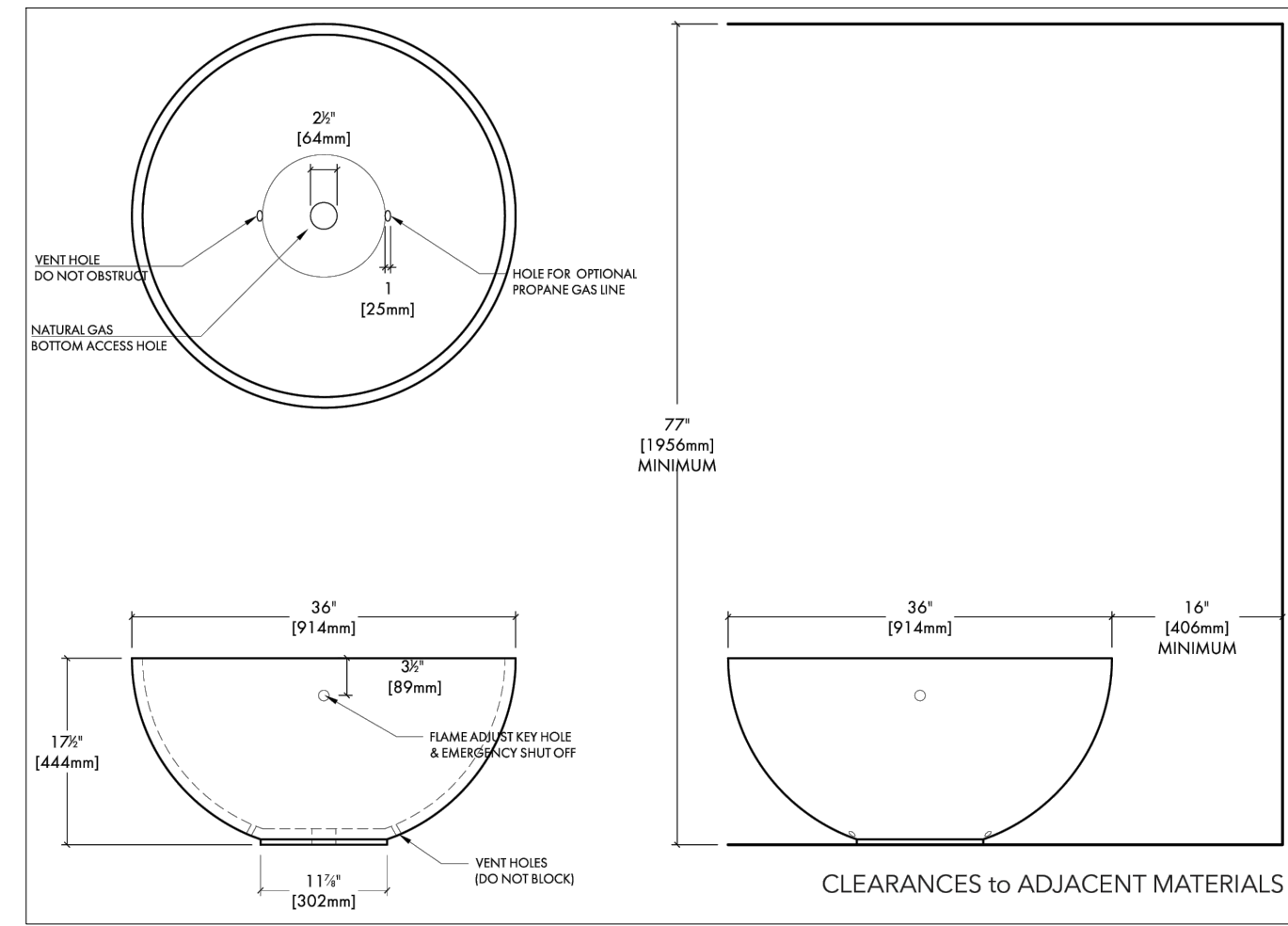


7 PORCELAIN PAVERS
NOT TO SCALE



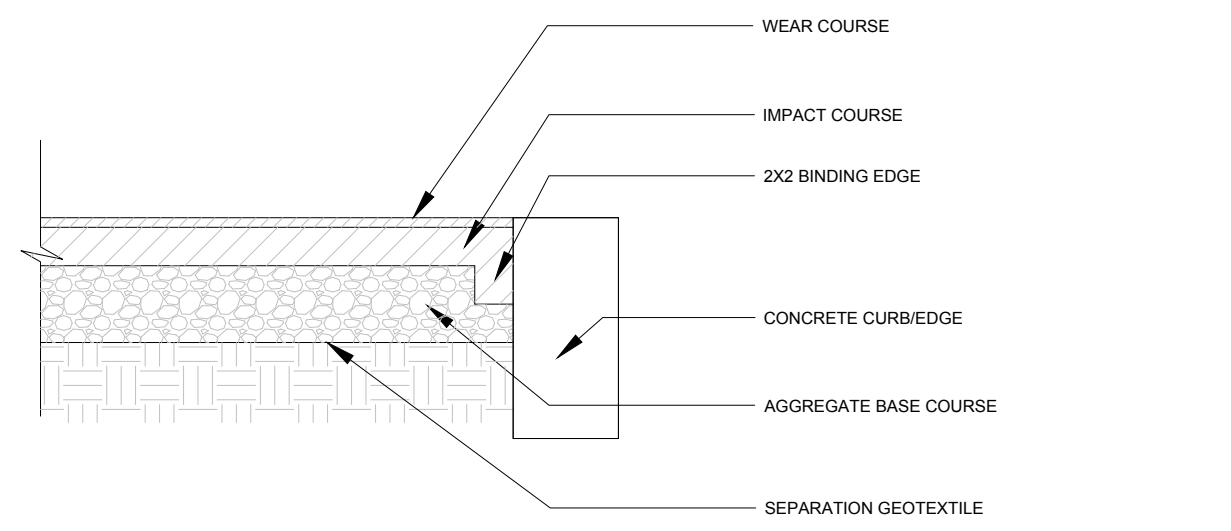
8 TIMBER BENCH
NOT TO SCALE

JUN 09, 2025
 P:\025\MAB250074\01\CADD\DRAWINGS\PLAN SET\LANDSCAPE SITE PLAN\SP-PLAD-SITE-MAB250074.00.dwg - LAYOUT - L-301



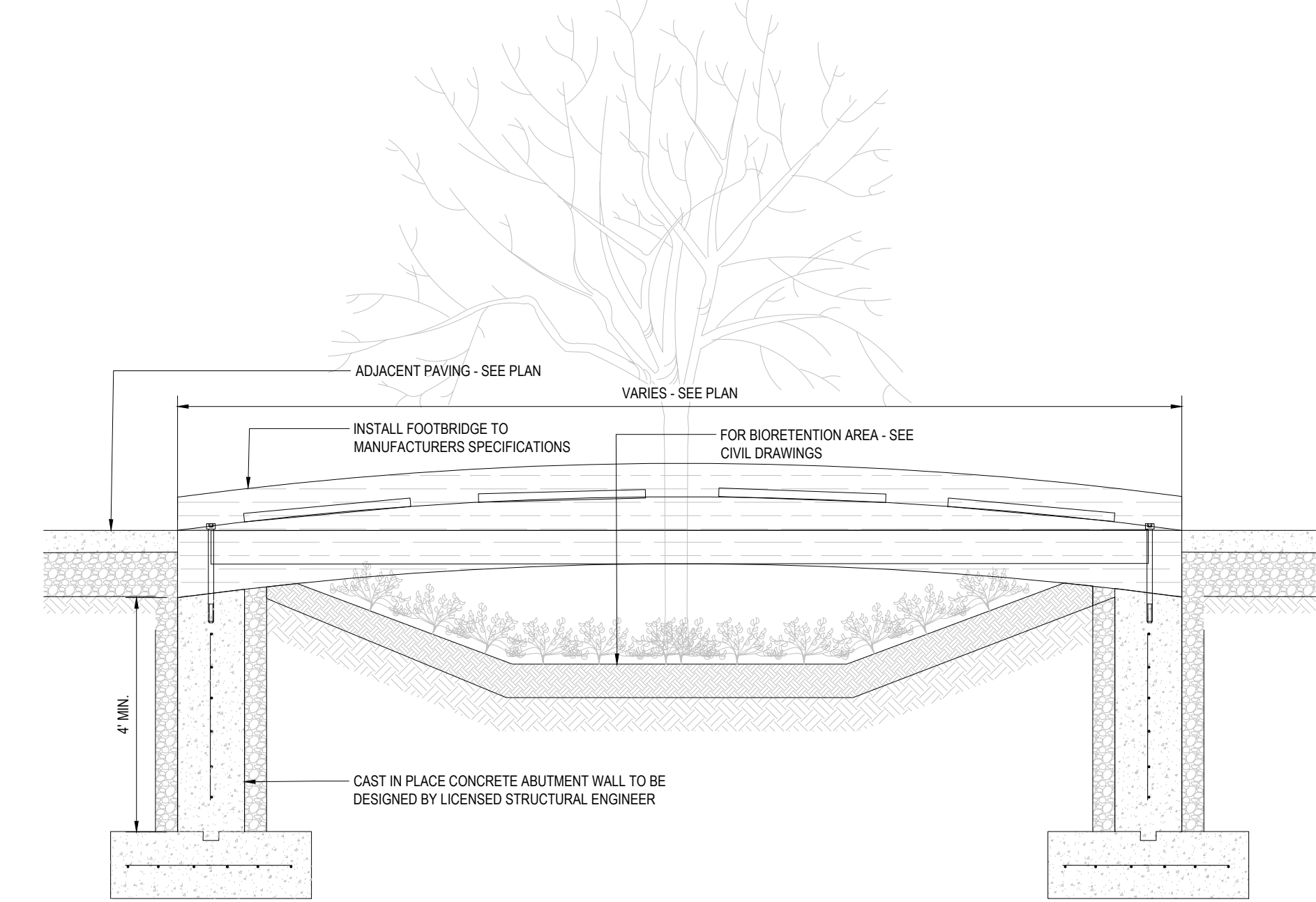
NOTES:
1. CONTRACTOR TO PROVIDE ELECTRONIC START AND EMERGENCY GAS SHUTOFF BUTTONS SEPARATE FROM THE FIRE BOWL LOCATED WITHIN NEARBY LANDSCAPE AREAS. REFER TO THE UTILITY DRAWINGS FOR LOCATIONS. THE BUTTONS ARE TO BE ADA COMPLIANT.
2. FINAL COLOR/FINISH FOR ALL SITE FURNITURE TO BE SELECTED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

2 FIRE PLACE
NOT TO SCALE

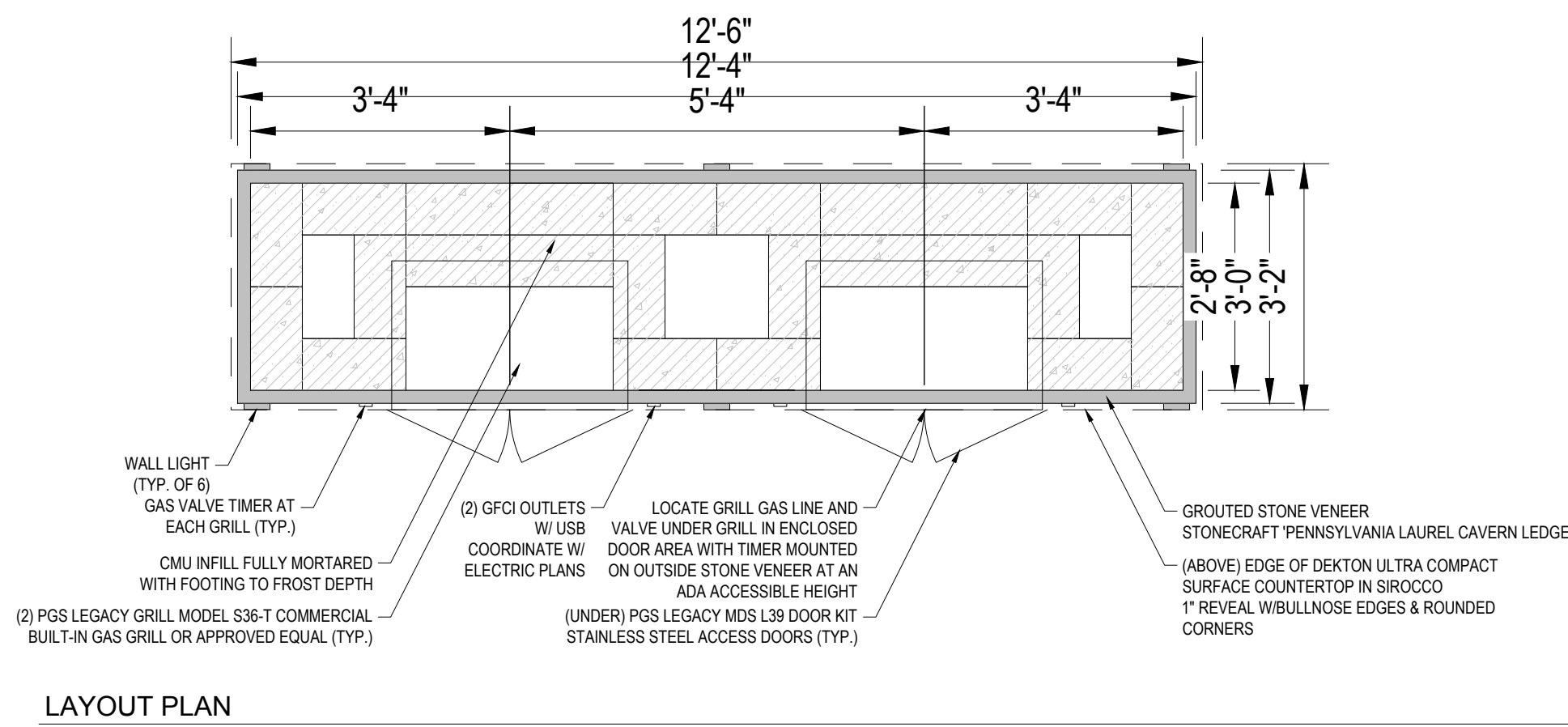


3 POUR IN PLACE SURFACING
NOT TO SCALE

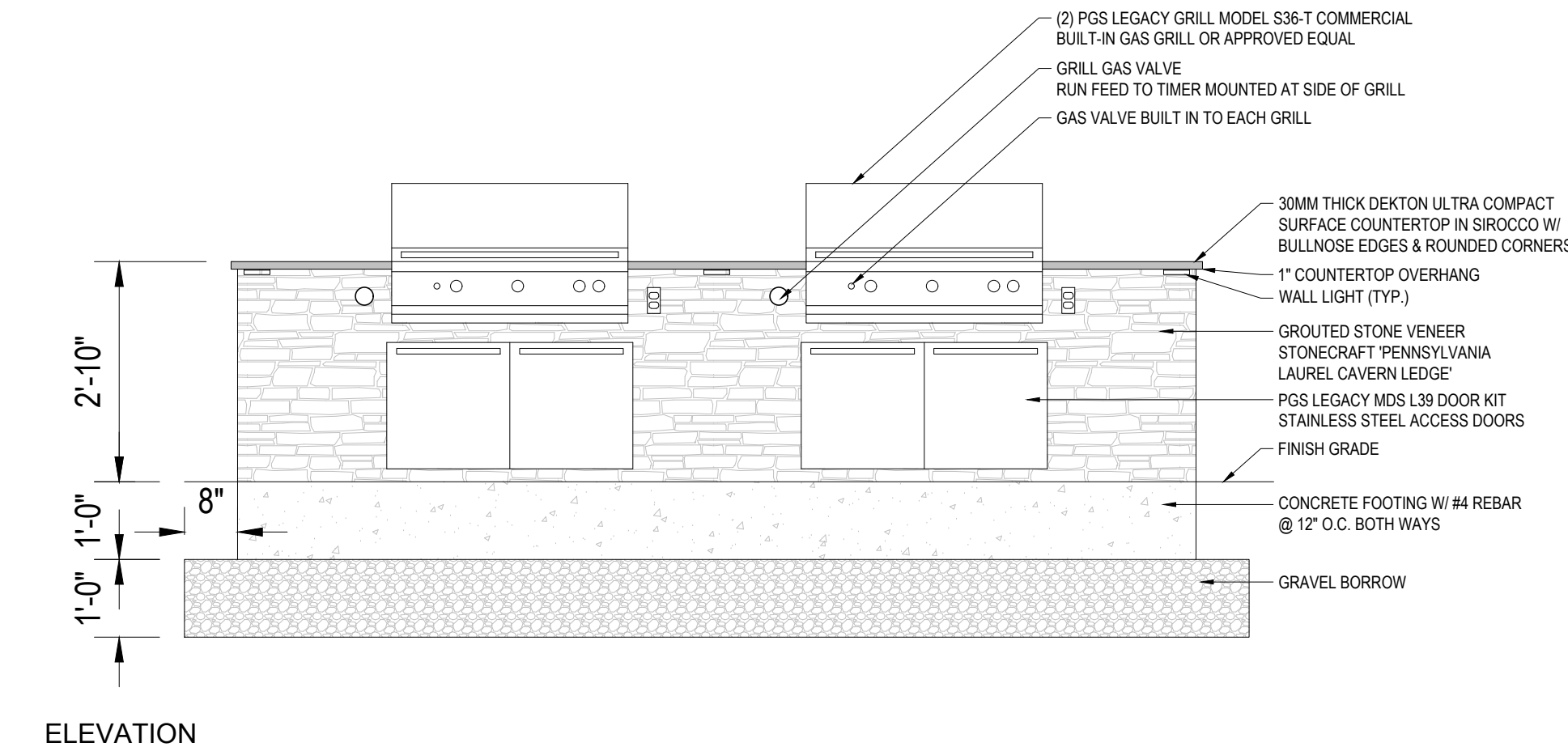
BASIS OF DESIGN:
WOODLAND FOOTBRIDGE AS MANUFACTURED
ENWOOD STRUCTURES



6 TIMBER FOOTBRIDGE
NOT TO SCALE



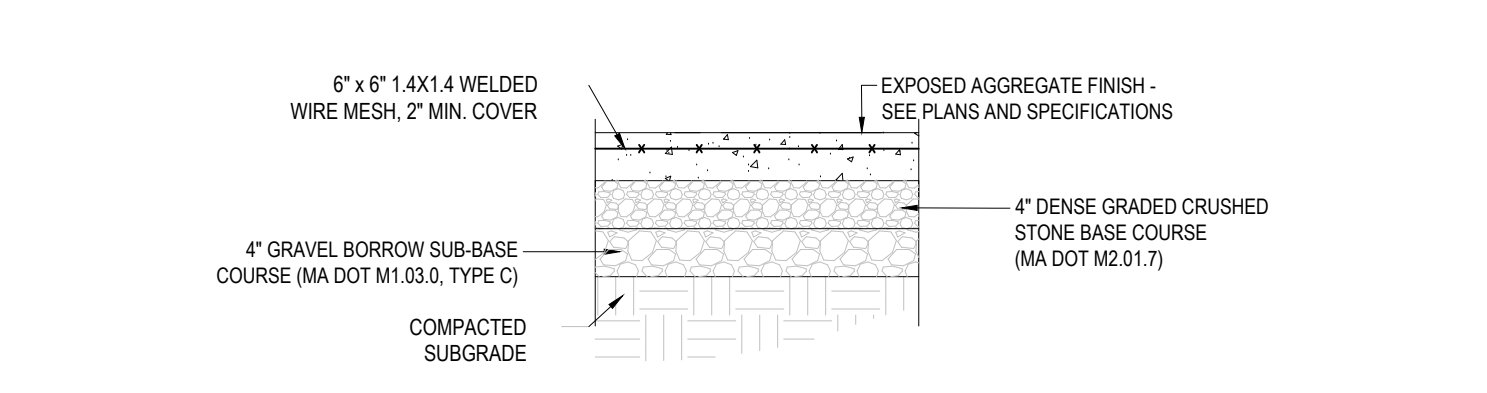
LAYOUT PLAN



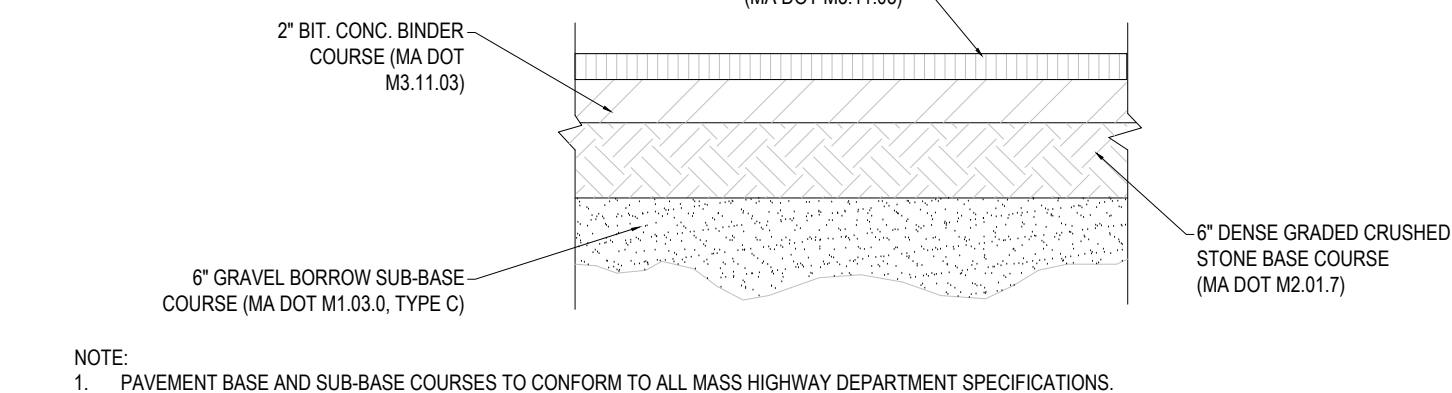
ELEVATION

NOTES:
1. REFER TO MANUFACTURER'S INFORMATION FOR ADDITIONAL REQUIREMENTS AND MEASUREMENTS.
2. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT & AVALONBAY FOR APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES IN DIMENSIONS & LAYOUT.
4. CONTRACTOR RESPONSIBLE FOR GAS FEED LINE INSTALLATION BY LICENSED MASSACHUSETTS PLUMBER.
5. CONTRACTOR RESPONSIBLE FOR ANY ELECTRICAL FEED LINES & ASSOCIATED WORK REQUIRED.
6. COORDINATE WITH PLUMBING & ELECTRIC DRAWINGS FOR SERVICE LINES.
7. CONTACT LOUI HEMIGHAUS WITH AEI CORPORATION FOR ADDITIONAL INFORMATION
ADDRESS: 2641 DU BRIDGE AVE
IRVINE, CA 92606
OFFICE: 949-474-3070
CELL: 949-491-1763
EMAIL: LHEMIGHAUS@AEICORPORATION.COM
WEBSITE: WWW.AEICORPORATION.COM

1 OUTDOOR KITCHEN
NOT TO SCALE



5 EXPOSED AGGREGATE CONCRETE
NOT TO SCALE



4 VEHICULAR BITUMINOUS CONCRETE
NOT TO SCALE

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ENTITLEMENT SET

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

PROJECT No.: MA250074.00-0A
DRAWN BY: WG/AT
CHECKED BY: ZLR
DATE: 01/09/2025
CAD I.D.: P-CIVIL-SITE-MA250074.00

SITE PLAN REVIEW/SPECIAL PERMIT SET
FOR
JOHN M. CORCORAN & CO. **SV + P**

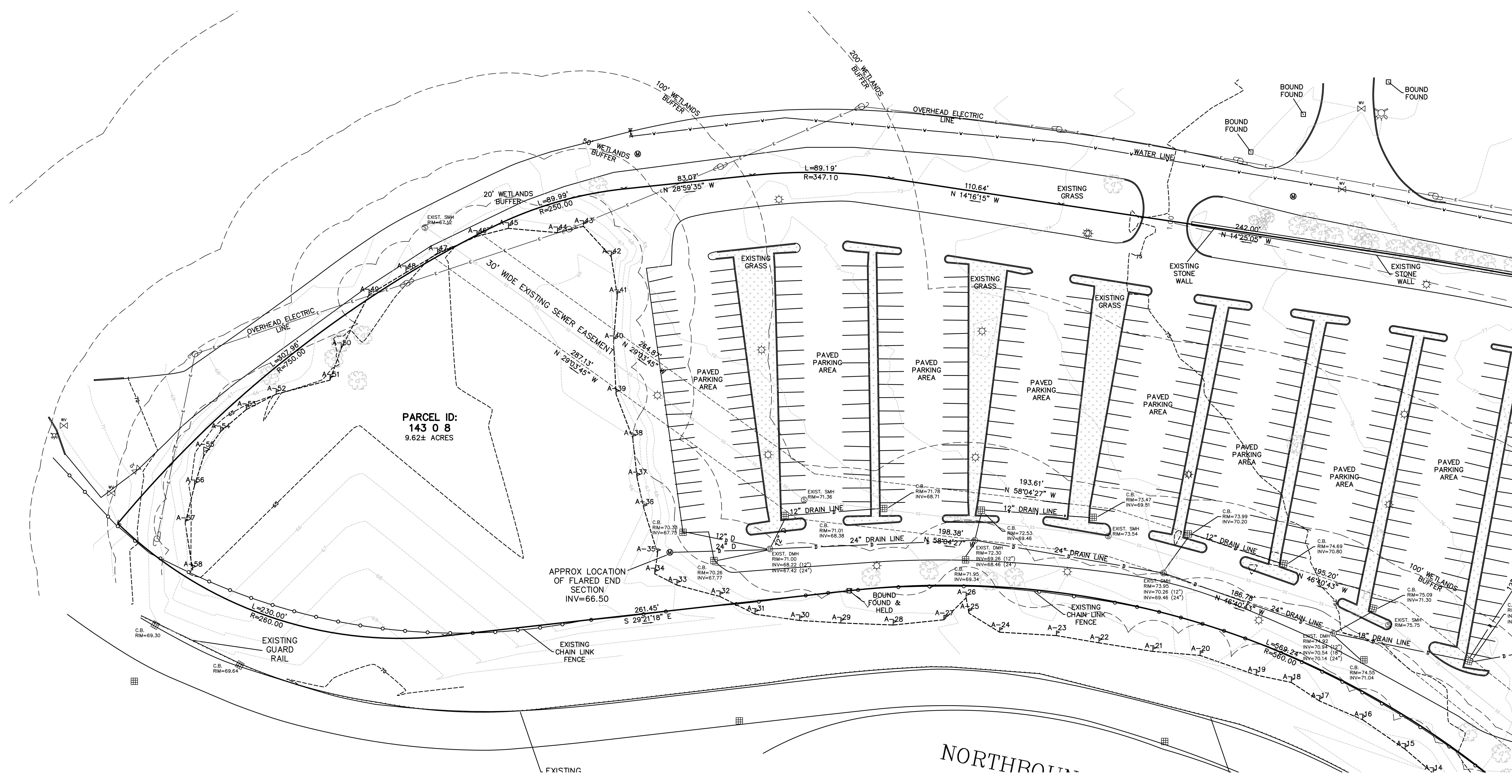
PROPOSED
THE COMMONS AT RIVER ROAD
100 OLD RIVER ROAD
ESSEX COUNTY
TOWN OF ANDOVER, MA 01810
MAP, BLOCK & LOT: 143 - 0 - 8

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
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SHEET TITLE:
LANDSCAPE DETAILS
SHEET NUMBER:
L-302

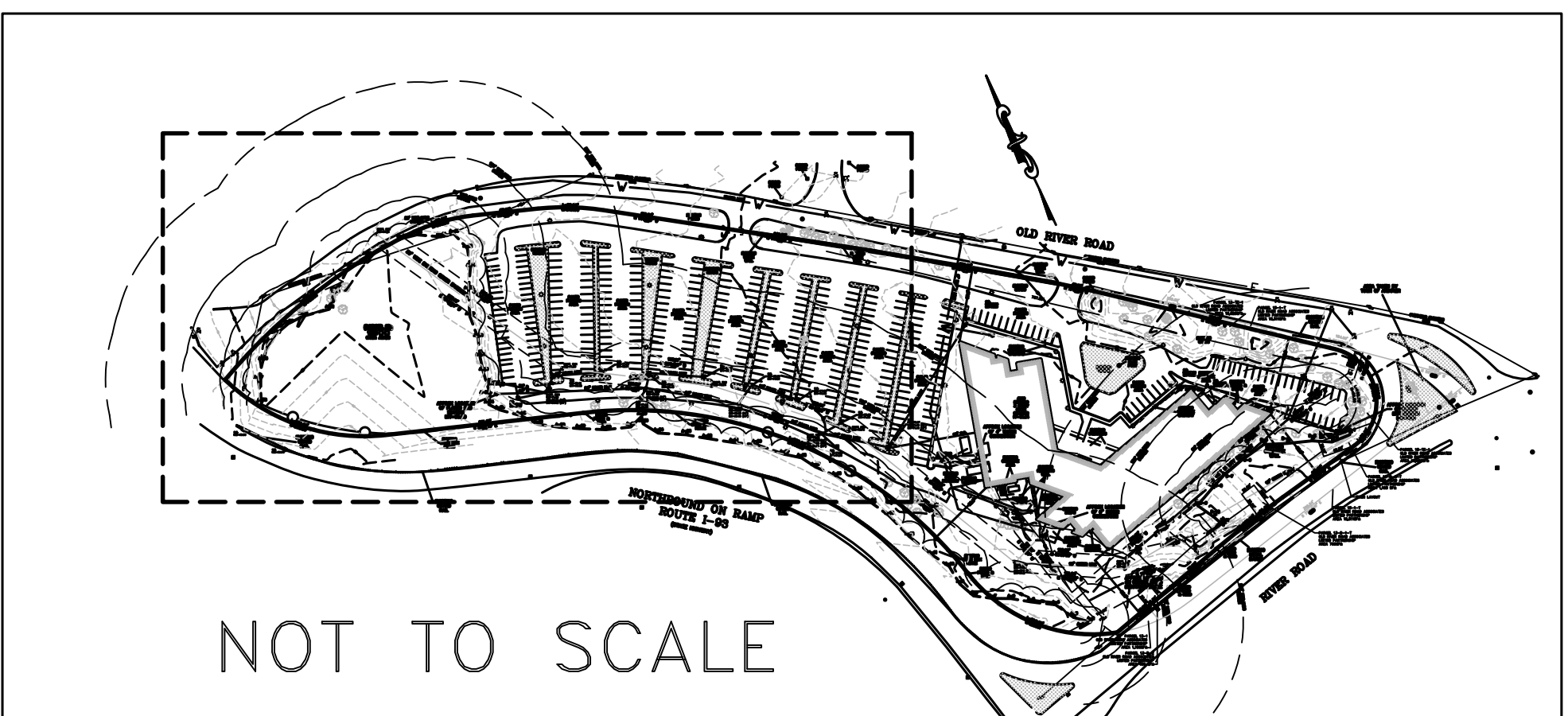
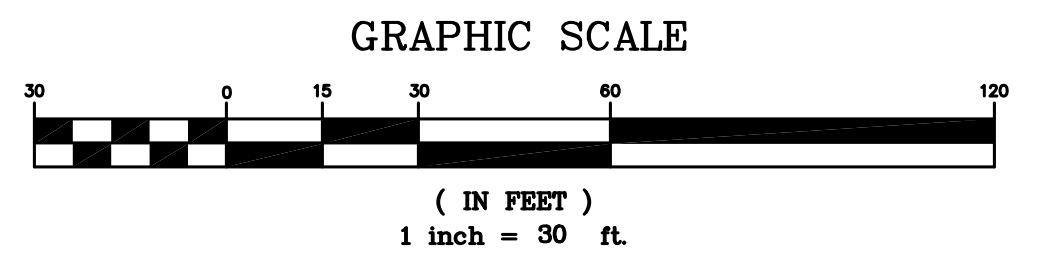
ORG. DATE - 01/09/2025



PARCEL ID:
143 0 8
9.62± ACRES

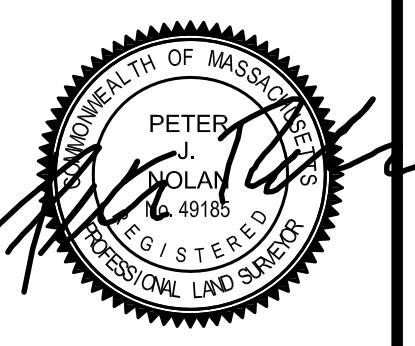
APPROX LOCATION
OF FLARED END
SECTION
INV=66.50

NORTH



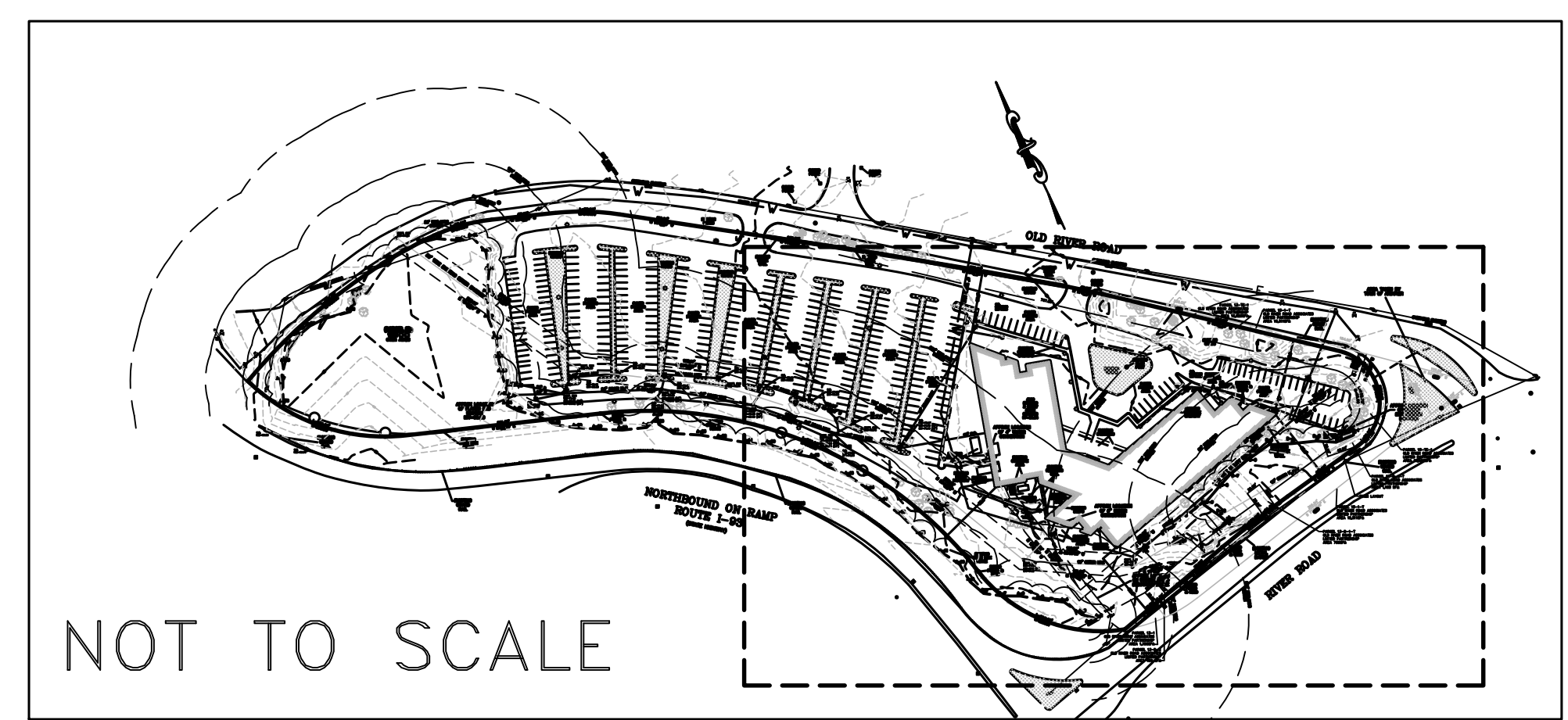
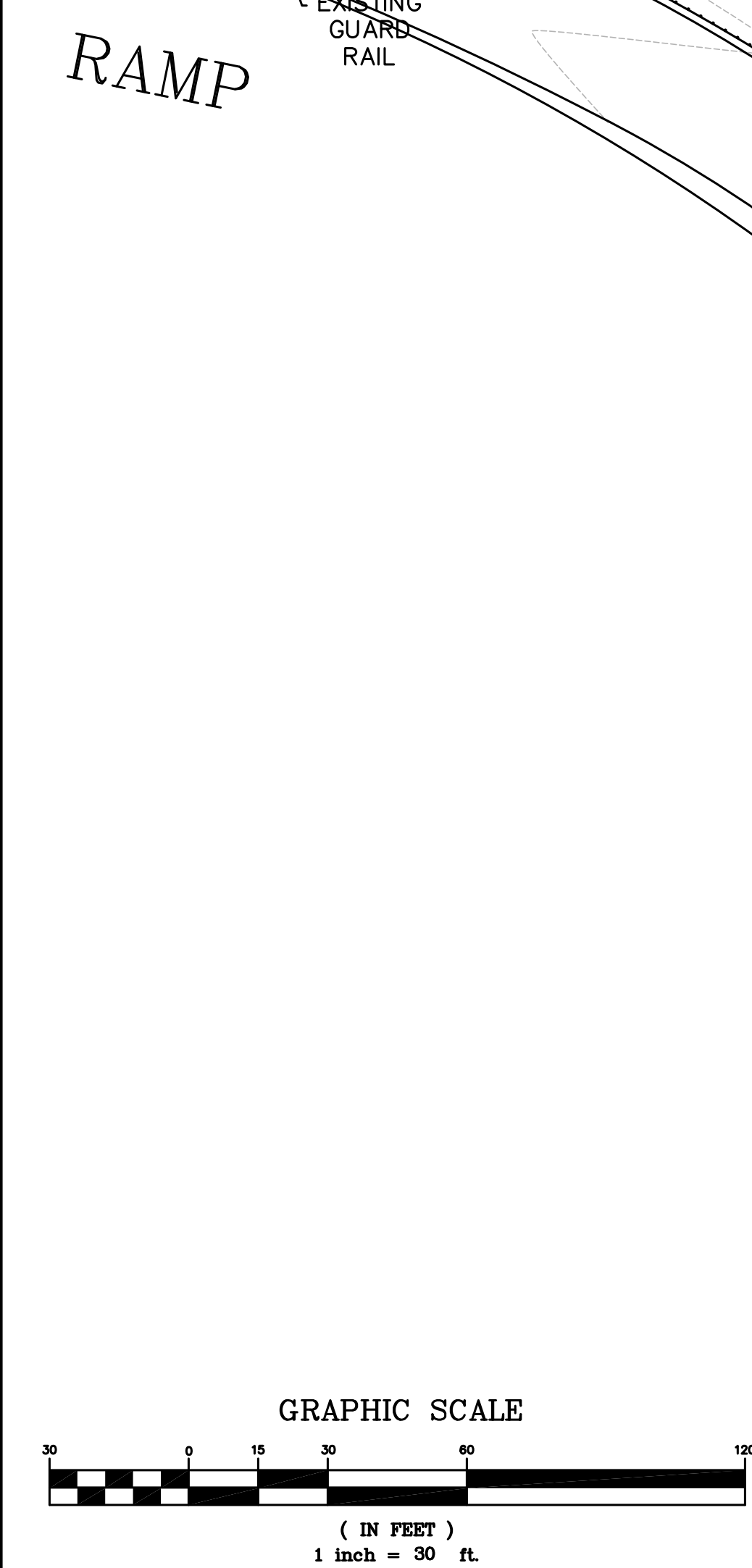
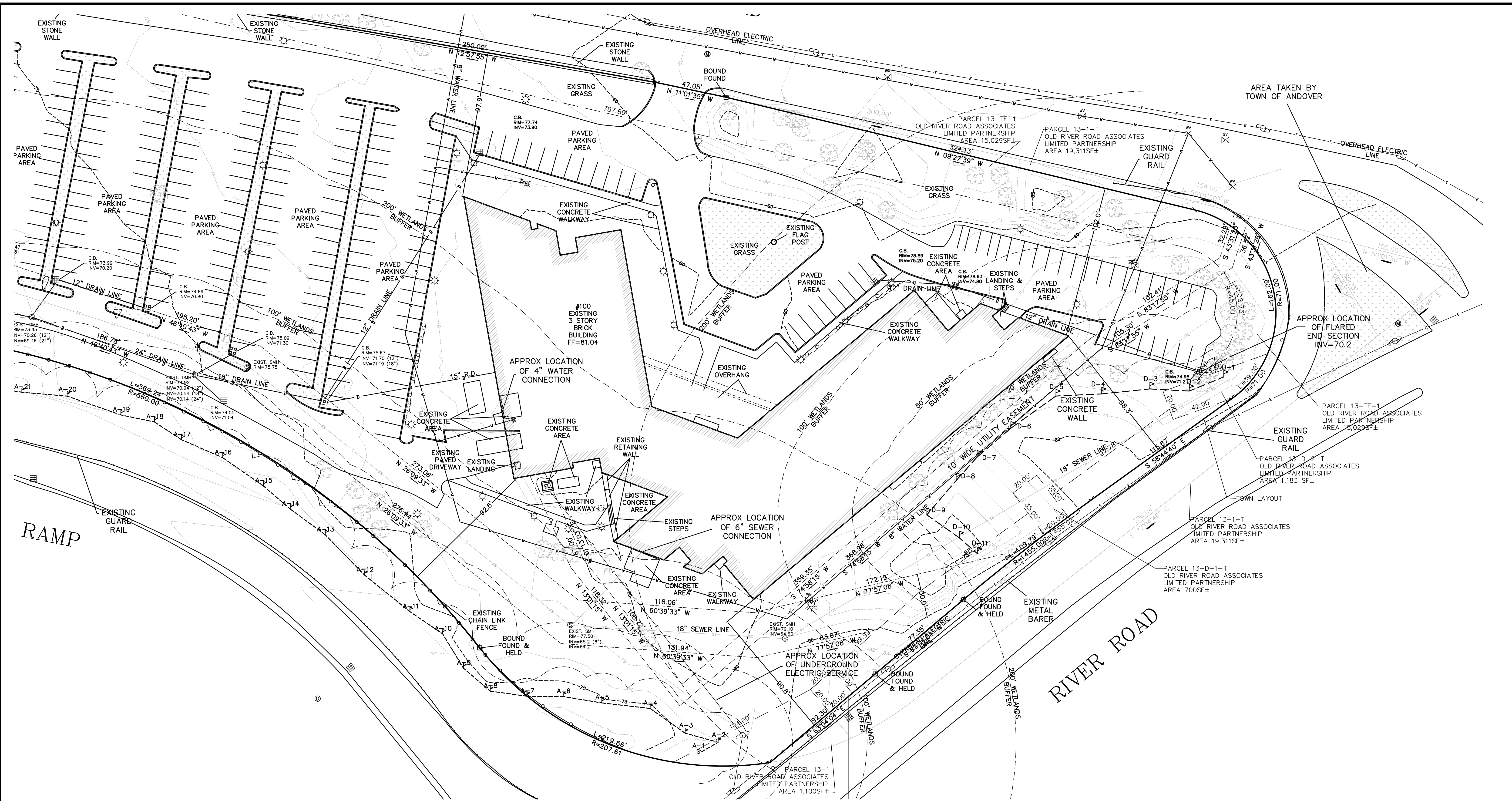
PREPARED FOR:
100 Old River Road LLC
155 Middlesex Turnpike
Burlington, MA 01803

SCALE	1"=30'		
DATE	9/14/2023		
SHEET	2		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS		
DRAWN BY	JRH		
CHKD BY	PJN		
APPD BY	PJN		
REV	DATE	REVISION	BY
100 OLD RIVER ROAD ANDOVER MASSACHUSETTS			
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1, NEWTON, MA 02458 PHONE: 857 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			



SHEET NO.

2/3



PREPARED FOR:
 100 Old River Road LLC
 155 Middlesex Turnpike
 Burlington, MA 01803

SCALE 1"=30'			
DATE 9/14/2023	REV	DATE	REVISION
SHEET 3			
PLAN NO. 1 OF 1	100 OLD RIVER ROAD ANDOVER MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS		
DRAWN BY JRH			
CHKD BY P-JN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com		
APPD BY P-JN	SHEET NO.		3/3

