Benjamin Dowling, Chair

Landis Hershey, Vice Chair

Kristen Magas

Bruce Wessel

Arsen Hambardzumian

Steffani Pelton

Sasha Cuerda

Town of North Attleborough

ZONING BOARD OF APPEALS

43 South Washington St, North Attleborough, MA 02760

Phone: (508) 699-0100 ext. 2595

PUBLIC MEETING

February 12, 2026 at 6:00 PM

Town Hall, JoAnn Cathcart Conference Room

43 South Washington St, North Attleborough, MA 02760

I. Attendance

II. Continued Public Hearings

a. STACEY POOLE – 41 Stoddard Drive D4183

Documents:

COMP 4183.PDF

III. New Public Hearings

a. STEPHEN R. NELSON– 9 Diamond Street D4206

Documents:

COMP 4206.PDF

b. ALEX RINDONE– 351 Mount Hope Street D4207

Documents:

COMP 4207.PDF

c. DARCY KRINSKY– 80 N Washington Street, Unit dba 86 D4208

Documents:

COMP 4208.PDF

d. TIM INFANTE – 210 East Street D4209

Documents:

COMP 4209.PDF

e. FERN REALTY COMPANY, LLC– 1385 South Washington Street D4210

Documents:

COMP 4210.PDF

f. ROBERT E. DORR, JR. TRUSTEE OF THE DORR FAMILY TRUST 657 Broadway Extension D4211

Documents:

COMP 4211.PDF

IV. Approval Of Minutes And Other Business

a. January 15, 2026

Documents:

ZBA 1.15.2026 MEETING MINUTES.PDF

V. Matters Unforseen By The Chair

VI. Adjournment

ZONE-4183

ZBA Application
Status: Active
Submitted On: 7/28/2025

Primary Location

41 STODDARD DR
NorthAttleborough, MA
02760

Owner

POOLE BRIAN E+MCINERNEY S E
STODDARD DR 41 N
ATTLEBORO, MA 02760

Applicant

Stacey Poole
508-369-5467
staceyepoole@gmail.com
41 Stoddard Drive
North Attleboro, MA 02760

Policies and Procedures

Please click on the blue text below and click the box to agree that you have read the "Policies and Procedures":

Zoning Board of Appeals Policies and Procedures

By checking the box, I confirm I have read, understand and agree to comply with the Policies and Procedures.*

Stacey Poole
Jul 28, 2025

General Information

Contact Name (if different)*

Stacey Poole

Telephone Number*

[redacted]

Email Address*

[redacted]

The undersigned hereby applies to the Zoning Board of Appeal for a (Select one):*

Variance

Name of Applicant*

Stacey Poole

Address of Applicant*

41 Stoddard Drive, North Attleboro, MA 02760

Is the applicant also the property owner?*

Yes

Location of Premises

Street Number*

41

Street Name*

Stoddard Drive

Assessor’s Plat Number*

34

Assessor's Lot Number*

561

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

120.84

Depth*

198 right / 216 left

Area*

23086.8 sqft

Premises Information

Zoning Districts in which premises are located*

R15

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

20 years

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

.

Proposed Building of Structure*

Farmers porch

Proposed Use of Premises*

Porch

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Varience for front yard set back

State Grounds for Exemption, Special Permit or Variance:

Zoning By-Laws

Please click on the blue text below to view the "Town of North Attleborough Zoning By-Laws":

Zoning By-Laws

By checking the box, I confirm that I agree to comply with the Zoning By-Laws.*

☑

Signature

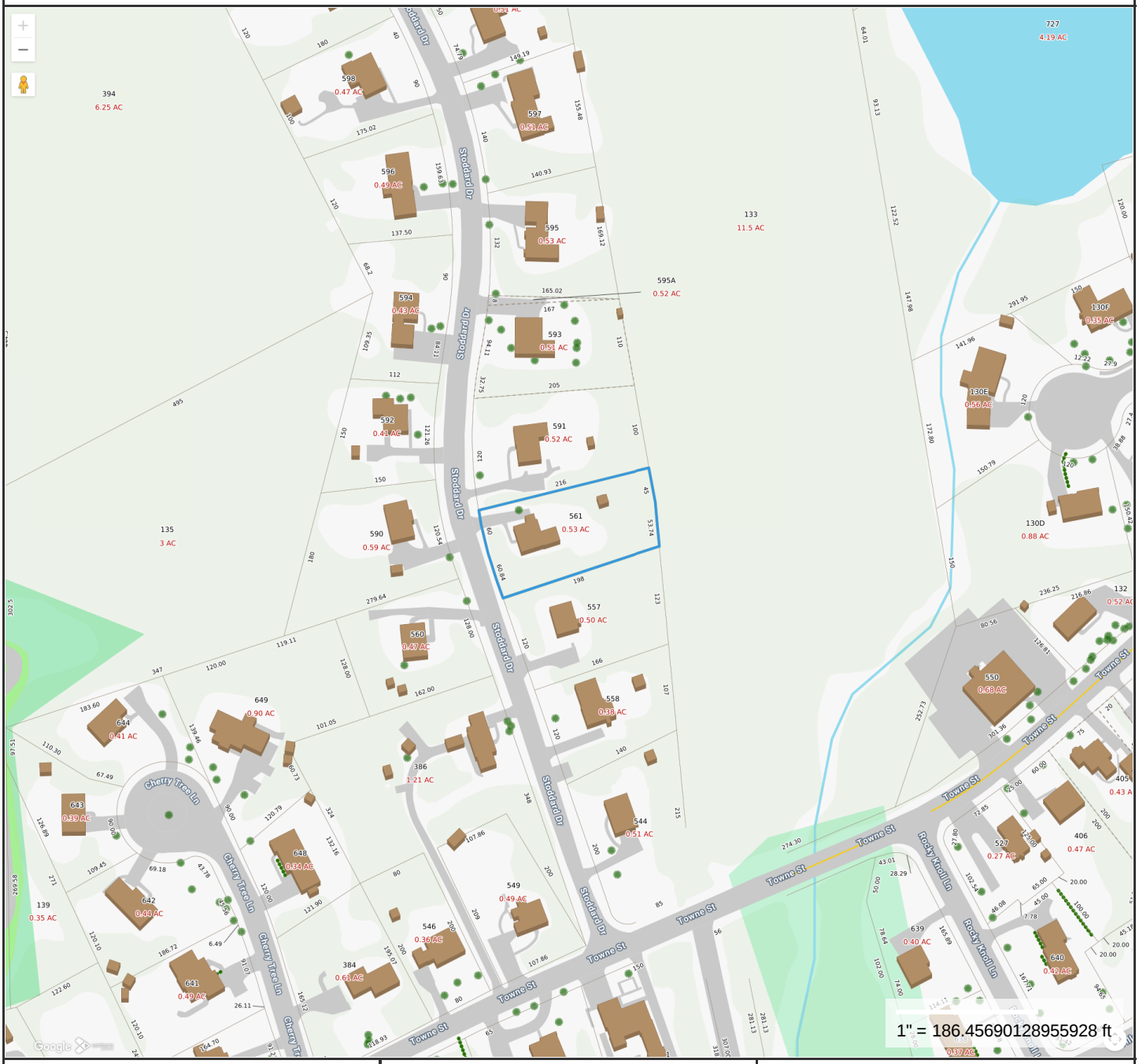
I do hereby certify under the pains and penalties of perjury that the information provided in this application is true and correct. I attest that all information required for review of this submittal is included. If an application is found to be incomplete, the primary contact will be notified, and the application removed from the agenda. I understand that I may not begin the work described on this application until a building permit has been issued*

Stacey Poole
Jul 28, 2025

Note: A location plan and such sketches as may be required by the rules of the Board shall be filed with the application.

Click the following link to apply for the Abutter's List from the Assessor's Department:

Abutter's List Application



Property Information

Property ID	34-561
Location	41 STODDARD DR
Owner	POOLE BRIAN E+MCINERNEY S E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

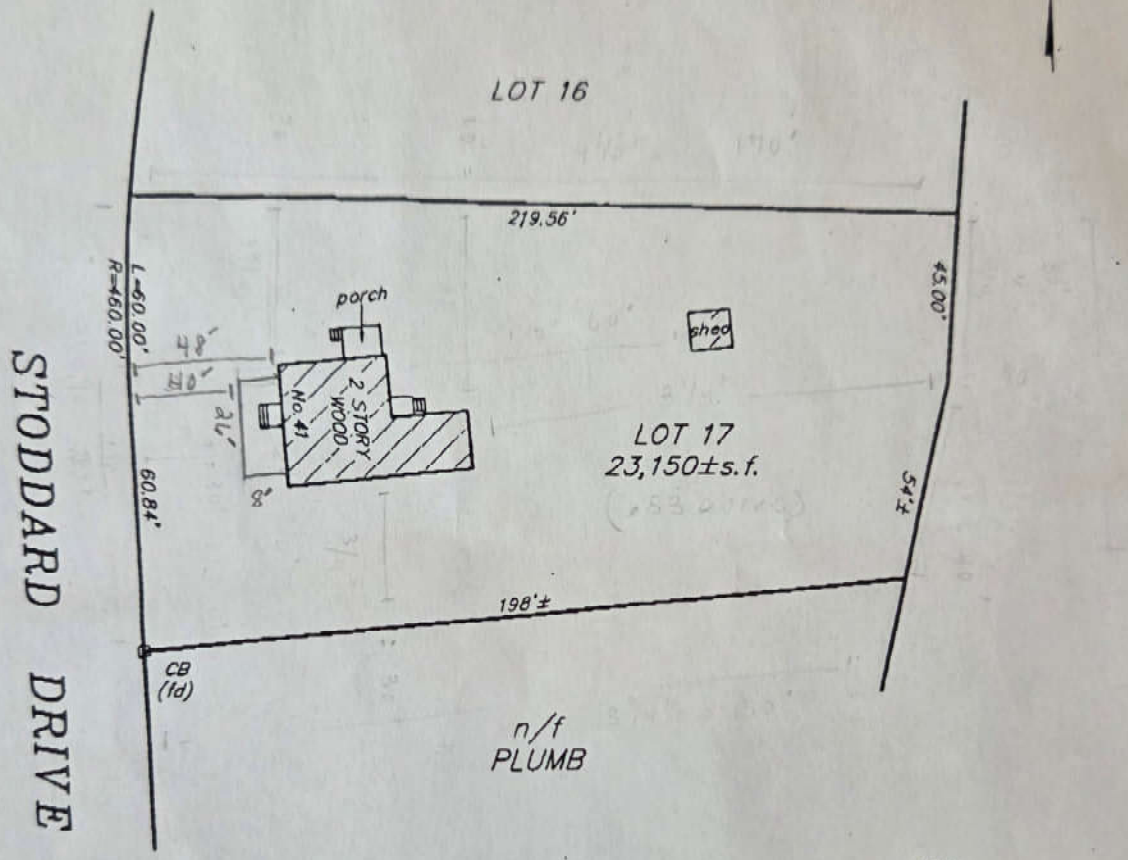
Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Mon Apr 28 2025
Nearmap


Mon Apr 28 2025
Nearmap

CLIENT: ATTORNEYS SPILLANE & SPILLANE/FOXBORO FEDERAL SAVINGS & LOAN		FILE #
DEED REF: BK.9794, PG.21	GRANTOR: JOHN J. & LORI A. LINEHAN	05-040
PLAN REF: PB.137, PG.42	GRANTEE: BRIAN E. POOLE & STACEY E. McINERNEY	



COMMONWEALTH OF MASSACHUSETTS
RICHARD J. LESLIE
No. 38364
REGISTERED PROFESSIONAL LAND SURVEYOR

4/26/05

MORTGAGE INSPECTION PLAN OF LAND IN NORTH ATTLEBORO, MA.

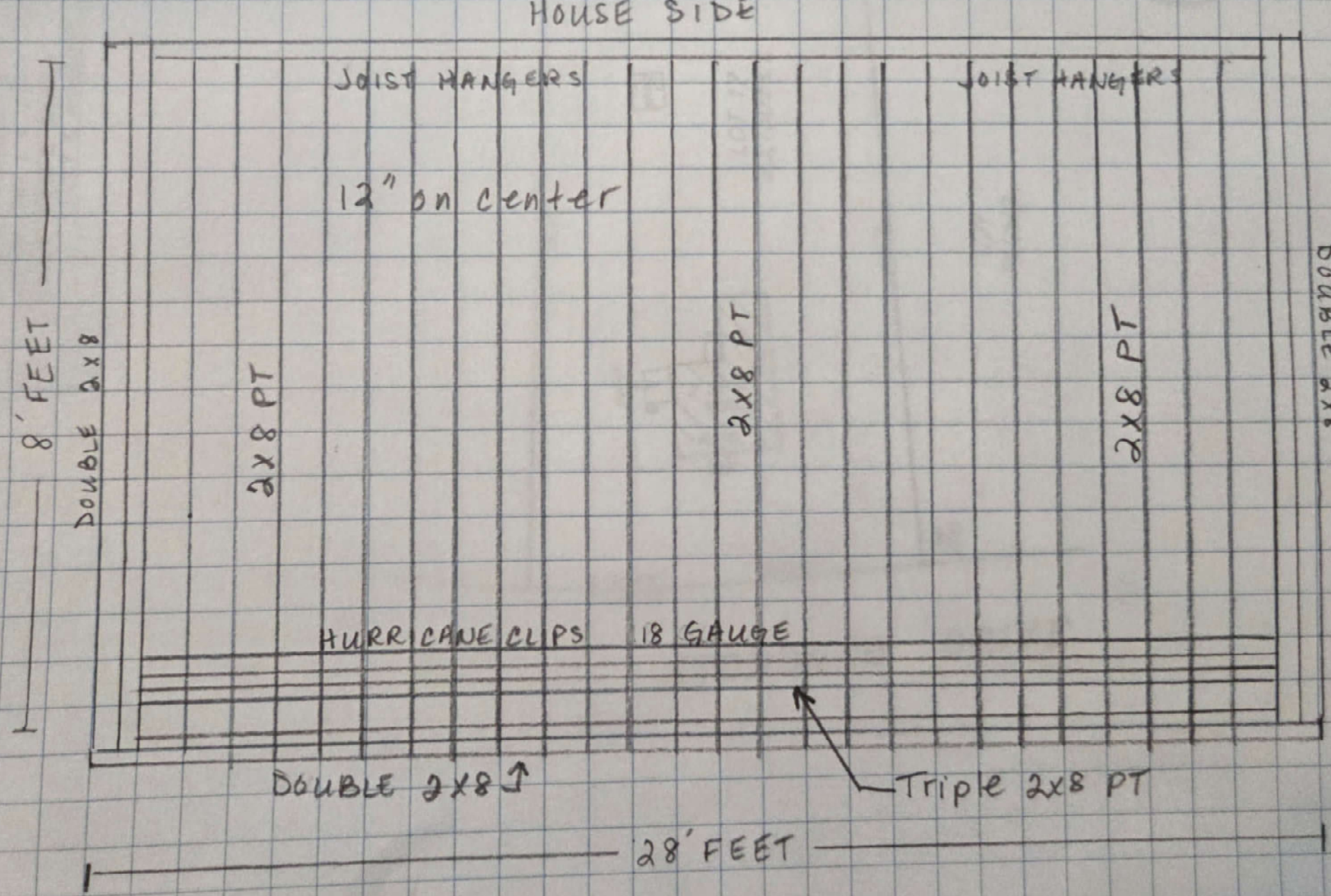
BAY COLONY GROUP, INC., FOXBOROUGH, MA

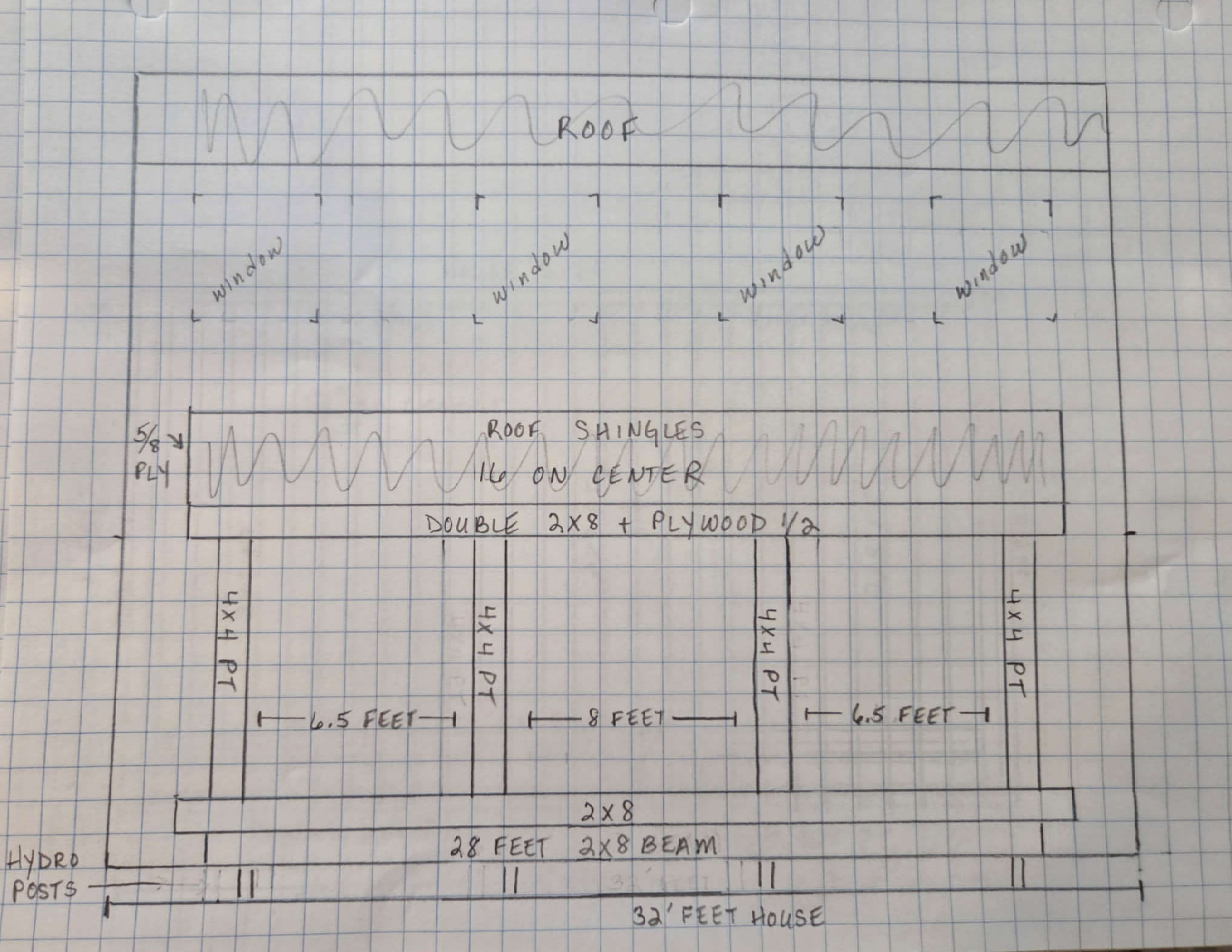
SCALE 1" = 40' DATE: APRIL 26, 2005

I hereby certify to the above named client that to the best of my professional knowledge, information and belief that the location of the dwelling as shown hereon either was in compliance with the local Zoning By-Laws in effect when the dwelling was constructed (with respect to structural setback requirements only), or is exempt from violation enforcement action under Mass. G.L. Title VII, Chapter 40A, Section 7, and that the dwelling shown lies in ZONE "C" as designated on the F.E.M.A. Flood Insurance Rate Maps.

NOTE:

This plan was prepared for BANK USE ONLY and is not to be recorded, or construed as an instrument survey, or to be used to construct fences or other structures. BUILDING INSPECTORS shall not use this as a building permit plan. It should be further understood that if an instrument survey is accomplished at a later date we will not be responsible for any changes that occur.


HOUSE SIDE
JOIST HANGERS
JOIST HANGERS
12" on center
8' FEET
DOUBLE 2x8
2x8 PT
2x8 PT
2x8 PT
DOUBLE 2x8
HURRICANE CLIPS 18 GAUGE
DOUBLE 2x8
Triple 2x8 PT
28' FEET


ROOF
window
window
window
window
5/8 PLY
ROOF SHINGLES
16 ON CENTER
DOUBLE 2X8 + PLYWOOD 1/2
4X4 PT
4X4 PT
4X4 PT
4X4 PT
6.5 FEET
8 FEET
6.5 FEET
2X8
28 FEET 2X8 BEAM
HYDRO POSTS
32' FEET HOUSE

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0100 Ext. 2514 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Chief Assessor

CERTIFIED ABUTTERS LIST

Date:	7/30/2025
Location:	41 STODDARD DR
Map/Lot:	34/561/
Current Owner of Record (as of Jan. 1, 2025)	POOLE BRIAN E+MCINERNEY S E
Mailing Address:	41 STODDARD DR N ATTLEBORO, MA 02760
Board Prepared For:	ZONING BOARD OF APPEALS
Applicant:	STACEY POOLE
Phone:	[redacted]
E-Mail:	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0100 Ext. 2514 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING BOARD OF APPEALS
7/30/2025

SUBJECT PARCEL: 34/561/ **SUBJECT LOCATION**: 41 STODDARD DR

POOLE BRIAN E+MCINERNEY S E
41 STODDARD DR
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
34/133/	GREEN ACRES INVESTMENTS LLC 10 RONALD WAY STOUGHTON, MA 02072	TOWNE ST
34/557/	KHOURY ALEXANDER SAMIR + LAUREN A 31 STODDARD DR N ATTLEBORO, MA 02760	31 STODDARD DR
34/558/	FRAZIER MICHELLE D + BARRY DAVID R 21 STODDARD DR N ATTLEBORO, MA 02760	21 STODDARD DR
34/560/	BLAIS RYAN M 34 STODDARD DR N ATTLEBORO, MA 02760	34 STODDARD DR
34/590/	PALMISANO CHRISTOPHER C + ERINA K BAKER 44 STODDARD DR N ATTLEBORO, MA 02760	44 STODDARD DR
34/591/	MARTIN CHRISTOPHER T + LYNDA 51 STODDARD DR N ATTLEBORO, MA 02760	51 STODDARD DR
34/593/ 595A	WESTGATE NATALIE LOIS 61 STODDARD DR N ATTLEBORO, MA 02760	61 STODDARD DR


STODDARD DR
ROCKY KNOLL LN
WAY
133
11.5 AC
595A
0.52 AC
601
0.56 AC
101
599
0.51 AC
91
597
0.51 AC
81
595
0.53 AC
71
593
0.51 AC
61
591
0.52 AC
51
600
0.49 AC
102
598
0.47 AC
92
596
0.49 AC
80
594
0.43 AC
54
592
0.41 AC
54
590
0.59 AC
44
561
0.53 AC
41
560
0.47 AC
34
557
0.50 AC
31
558
0.38 AC
21
544
0.51 AC
11
386
1.21 AC
2
549
0.49 AC
374
394
6.25 AC
130D
0.88 AC
24
550
0.68 AC
428
536
0.36 AC
439
533
0.44 AC
405
0.43 AC
433
406
0.47 AC
427
527
0.27 AC
419
640
0.42 AC
2
620
0.36 AC
41
390B
0.34 AC
31
639
0.40 AC
1
638
0.37 AC
11
1
0.97 AC
383
395

POOLE BRIAN E + MCINERNEY S E
41 STODDARD DR
N ATTLEBORO, MA 02760

GREEN ACRES INVESTMENTS LLC
10 RONALD WAY
STOUGHTON, MA 02072

KHOURY ALEXANDER SAMIR + LAUREN A
31 STODDARD DR
N ATTLEBORO, MA 02760

FRAZIER MICHELLE D + BARRY DAVID R
21 STODDARD DR
N ATTLEBORO, MA 02760

BLAIS RYAN M
34 STODDARD DR
N ATTLEBORO, MA 02760

PALMISANO CHRISTOPHER C + ERINA K BAKER
44 STODDARD DR
N ATTLEBORO, MA 02760

MARTIN CHRISTOPHER T + LYNDA
51 STODDARD DR
N ATTLEBORO, MA 02760

WESTGATE NATALIE LOIS
61 STODDARD DR
N ATTLEBORO, MA 02760

Record No: ZONE-4206

ZBA Application

Status: Active

Submitted On: 1/7/2026

Location of Premises

Street Number*

9

Street Name*

Diamond Street

Assessor's Plat Number*

42

Assessor's Lot Number*

142

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

75.00

Depth*

85.13 left side, 77.92 right side

Area*

6,115 SF

Premises Information

Zoning Districts in which premises are located*

R-15

Permit Type*

Residential

Number of Units*

1

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

873 SF First floor, 280 SF garage, 40 Porch

Proposed Building of Structure*

524 SF Addition

Proposed Use of Premises*

Single Family Dwelling

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

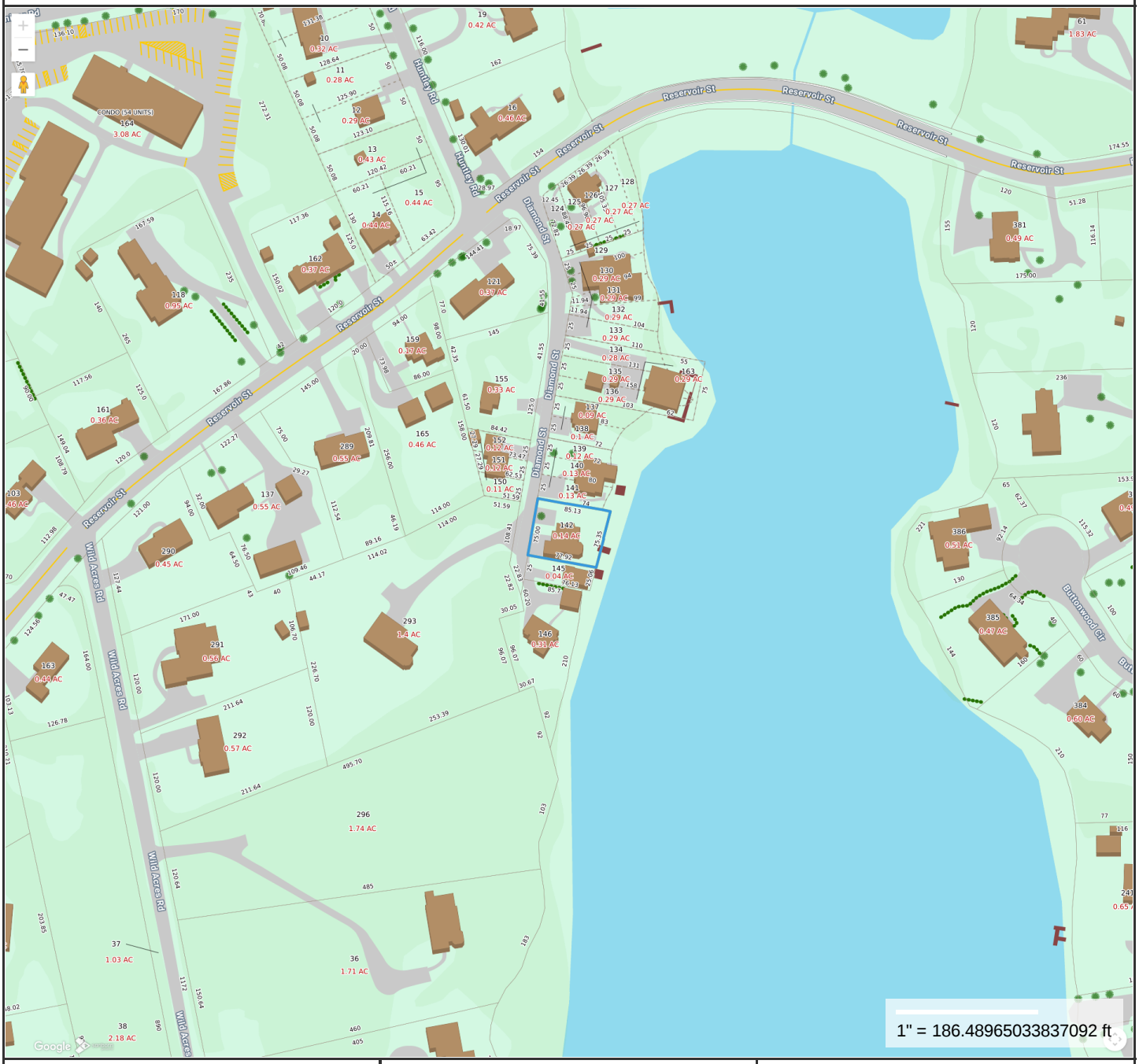
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

1. Chapter 290-13.1 Intensity Schedule A Variance for front yard setback from 40 feet to 16.7 feet (existing). Actual addition setback will be 31.3 Feet.
2. Chapter 290-13.1 Intensity Schedule A Variance for Building Coverage from 25 percent to 28.7 percent
3. Chapter 290-13.1 Intensity Schedule A Variance from Minimum Open Space from 60 percent to 50.8 percent

State Grounds for Exemption, Special Permit or Variance:

1. The existing structure is setback only 16.7 feet. In order to tie the addition to the existing structure a 40 foot setback would present a hardship. The lot is very small (6,115 SF) and also is adjacent to Falls Pond therefore the shape of the lot along with the placement of the existing structure presents a hardship.
2. Because the lot is very small (6,115 SF) creating a functioning addition is not practical without a slight increase in the lot coverage from the existing conditions. Again the placement of the existing structure and the shape of the lot present a hardship.
3. The primary factor here is the size and shape of the lot along with the placement of the existing structure. The request here is to go from a non conforming 53.9 percent to 50.8 percent. The addition would not be a reasonable configuration without the variance. The limits posed by the items mentioned represent a hardship to reasonable use of the land.

The lot is somewhat unique and the proposed work will certainly be in keeping with the neighborhood



Property Information

Property ID	42-142
Location	9 DIAMOND ST
Owner	THE DANA ANN HUDSON TRUST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Nearmap


Mon Apr 28 2025
Nearmap

ASSESSOR'S REFERENCE:
MAP 42, PARCEL 142

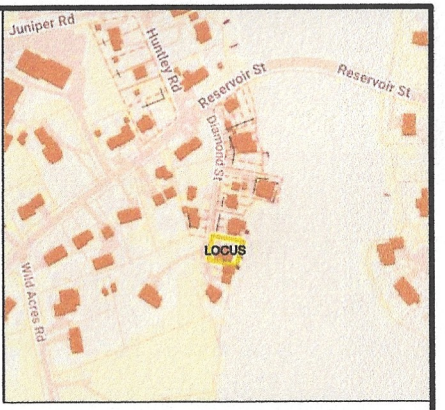
DEED REFERENCE:
BRISTOL COUNTY REGISTRY
OF DEEDS BK 28695, PG 248

PLAN REFERENCE:
BRISTOL COUNTY REGISTRY
OF DEEDS PLAN: BK 323, PG 67

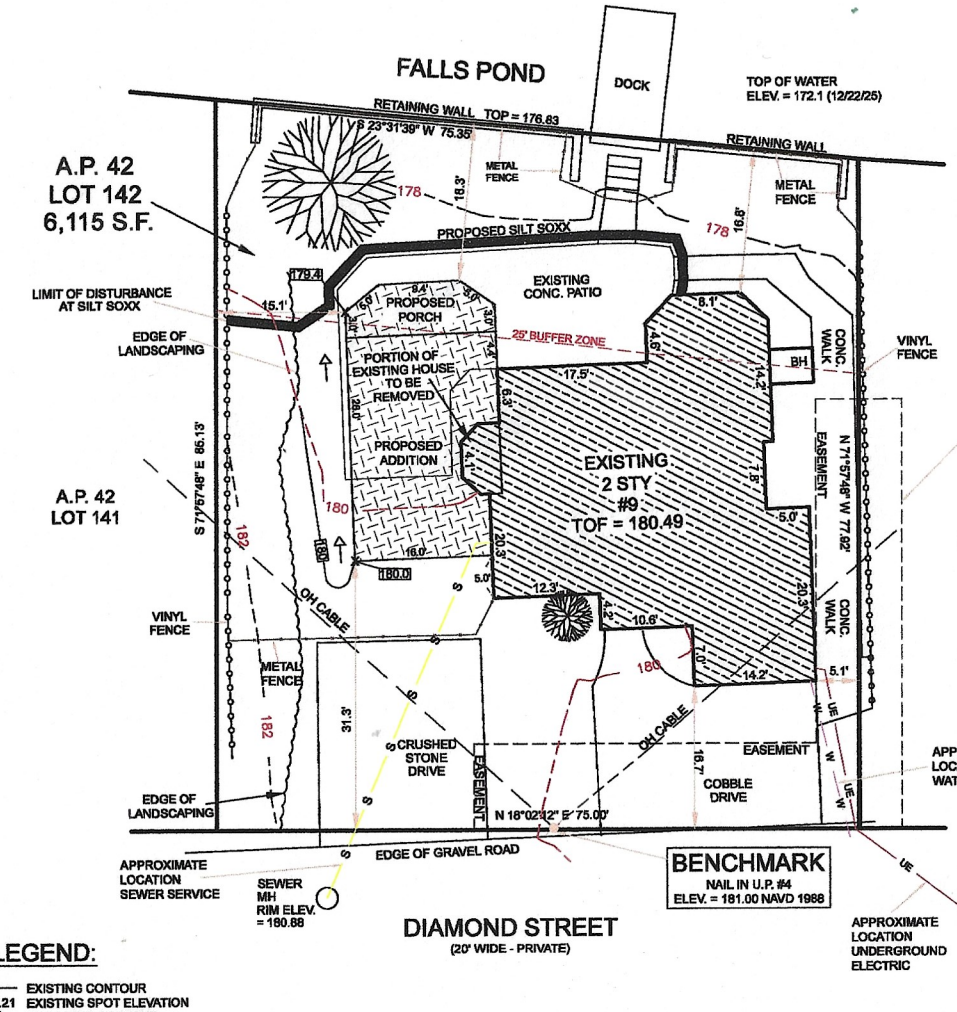
ZONING: R-15

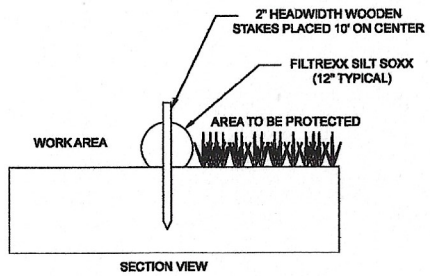
ZONING TABLE:	REQUIRED	CURRENT	PROVIDED
- LOT AREA:	15,000 S.F.	6,115 S.F.	6,115 S.F.
- LOT FRONTAGE:	120 FT.	75.00 FT.	75.00 FT.
- LOT WIDTH:	120 FT.	75.00 FT.	75.00 FT.
- LOT DEPTH:	120 FT.	77.92 FT.	77.92 FT.
- SETBACKS			
FRONT:	40 FT.	16.7 FT.	16.7 FT.
SIDE:	15 FT.	5.1 FT.	5.1 FT.
REAR:	15 FT.	16.8 FT.	16.8 FT.
- MAX. STORIES:	2.5	2.0	2.0
- BUILDING COVERAGE:	25% (1,529 S.F.)	20.4% (1,249 S.F.)	28.7% (1,753 S.F.)
- MIN. OPEN SPACE:	60% (3,669 S.F.)	53.9% (3,297 S.F.)	50.8% (3,108 S.F.)

(LOT COVERAGE INCLUDES BUILDING, DRIVEWAY AREAS, AND REAR PATIO)



LOCUS MAP
N.T.S.





FILTREXX SILT SOXX DETAIL
N.T.S.

LEGEND:

- 180 — EXISTING CONTOUR
- 180.21 — EXISTING SPOT ELEVATION
- 180 — PROPOSED CONTOUR
- 180.2 — PROPOSED SPOT ELEVATION
- DRAINAGE FLOW
- TREE

GRAPHIC SCALE: 1 INCH = 10 FT. (10 0 10 20 30)

DONALD R. WINSOR No. 56642 REGISTERED PROFESSIONAL LAND SURVEYOR — 12-29-25

TYLER A. LAFRENIERE CIVIL No. 60162 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

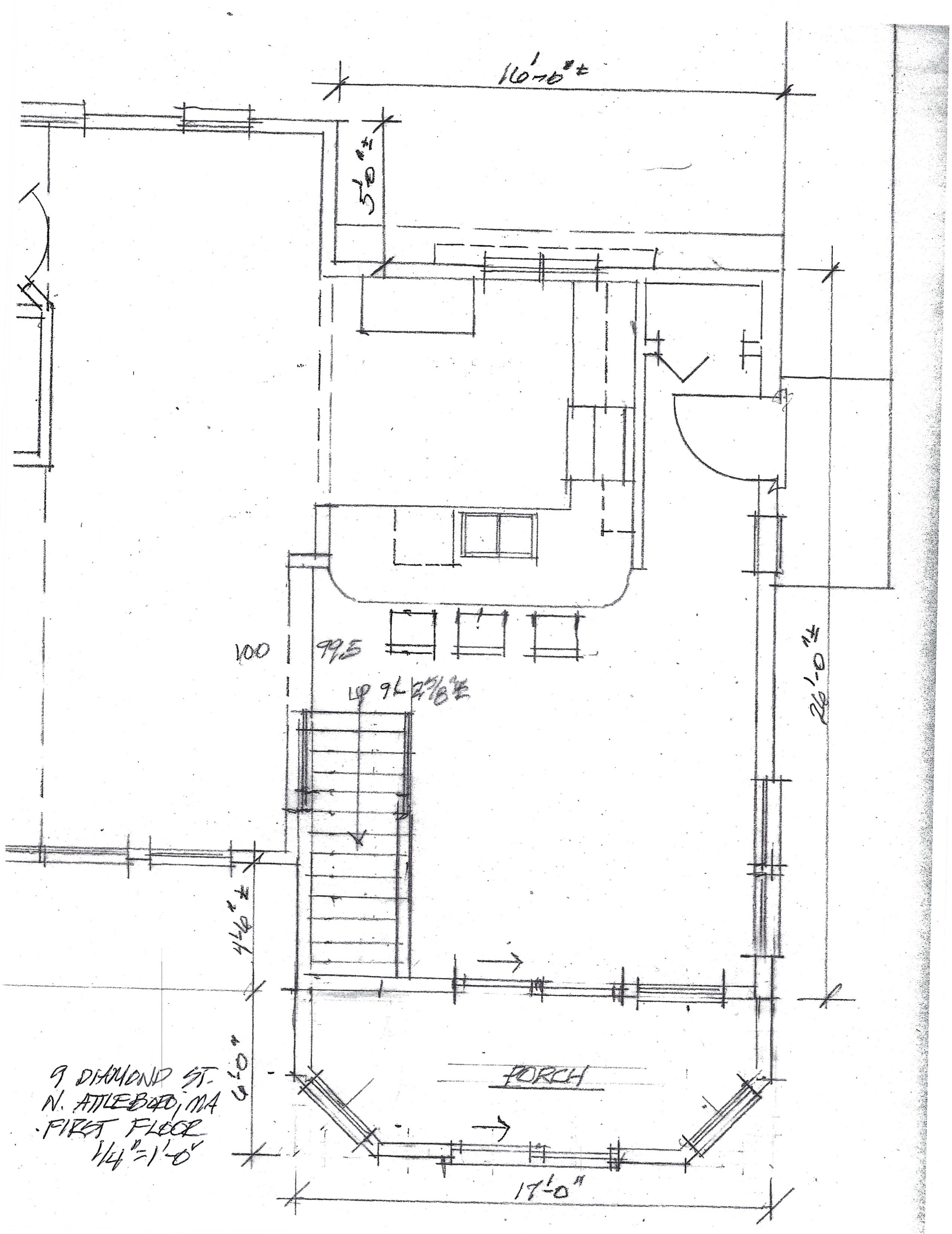
SITE PLAN
9 DIAMOND STREET
NORTH ATTLEBORO, MA

OWNER / APPLICANT:
THE DANA ANN HUDSON TRUST
9 DIAMOND STREET
NORTH ATTLEBORO, MA

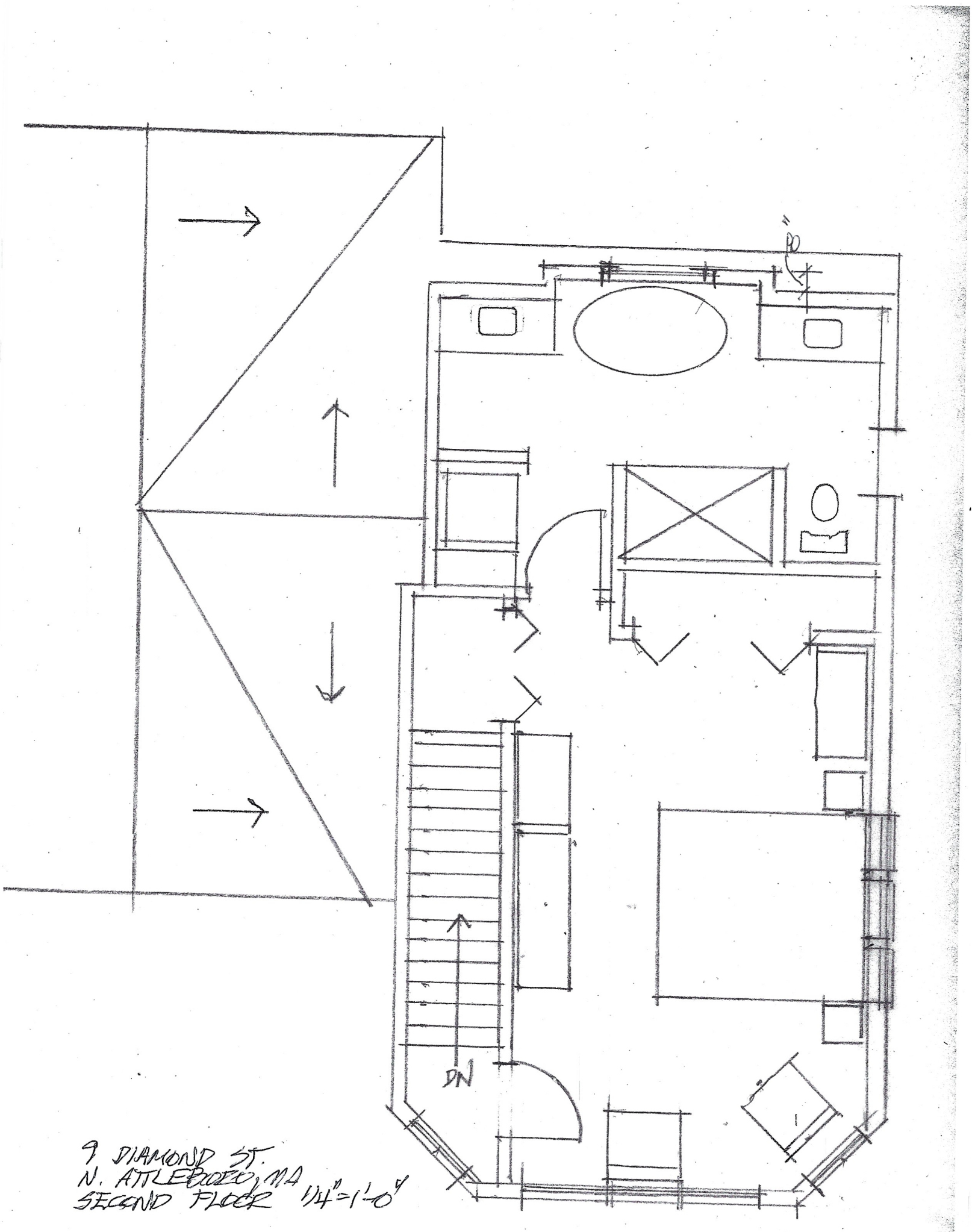
DATE: 12-29-2025	SCALE: 1" = 10'	SHEET 1 OF 1

RISSER ENGINEERING COMPANY
93 GEORGE LEVEN DRIVE UNIT 3, N. ATTLEBORO, MA
(508) 695-3583

FILE NO. 2596



9 DIAMOND ST.
N. ATTLEBORO, MA
· FIRST FLOOR
1/4" = 1'-0"



9 DIAMOND ST.
N. ATTLEBORO, MA
SECOND FLOOR 1/4"=1'-0"

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/9/2026
Location:	9 DIAMOND ST
Map/Lot:	42/142/
Current Owner of Record (as of Jan. 1, 2025)	THE DANA ANN HUDSON TRUST
Mailing Address:	9 DIAMOND ST N ATTLEBORO, MA 02760
Board Prepared For:	ZONING + CONSERVATION
Applicant:	STEPHEN NELSON
Phone:	
E-Mail:	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING + CONSERVATION
1/9/2026

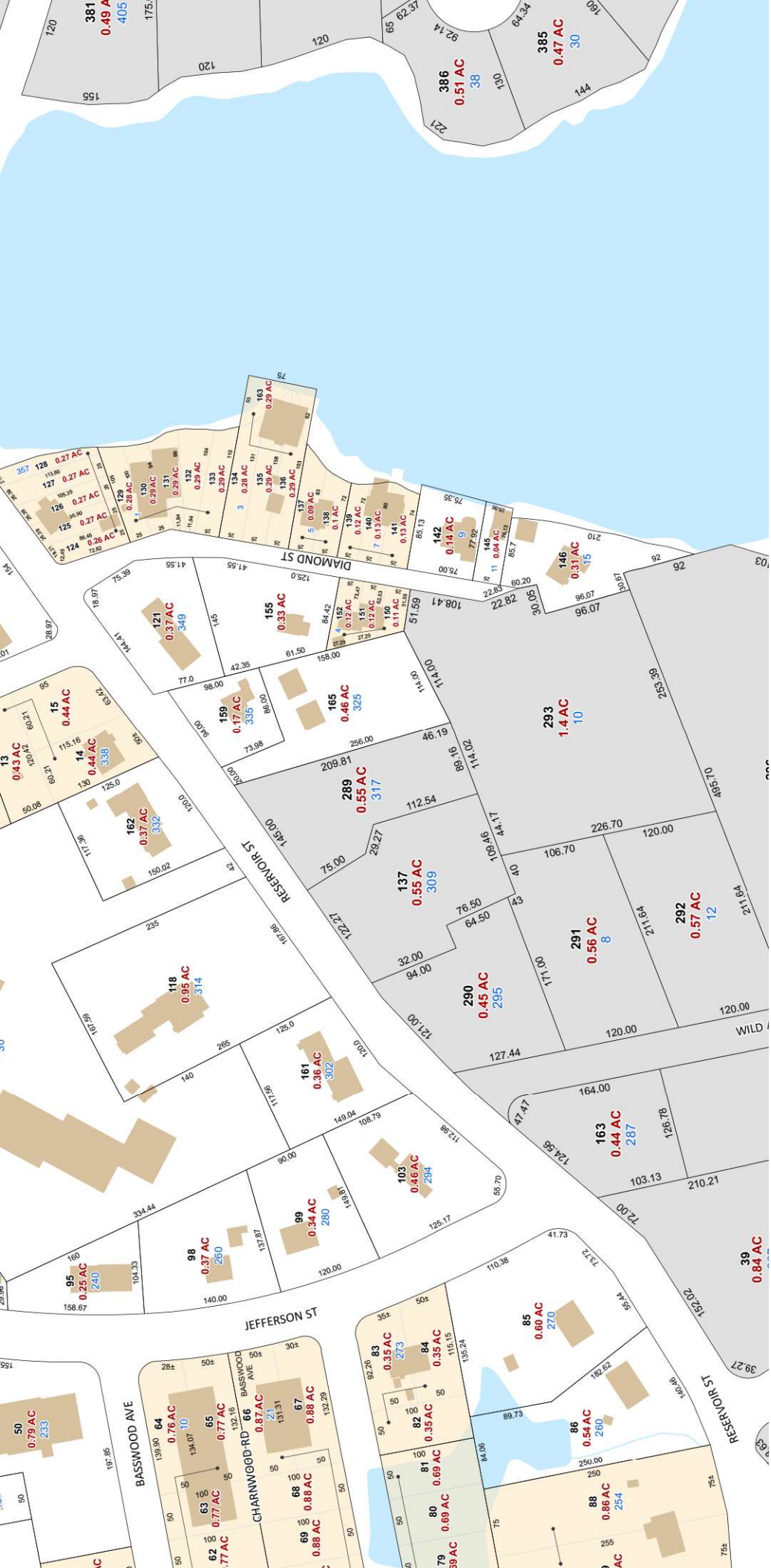
SUBJECT PARCEL: 42/142/ **SUBJECT LOCATION**: 9 DIAMOND ST

THE DANA ANN HUDSON TRUST
9 DIAMOND ST
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
23/137/	LONTOK MARCELINO S + MICHAEL D 309 RESERVOIR ST N ATTLEBORO, MA 02760	309 RESERVOIR ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
23/289/	FAVALORO MICHELLE T + FRANK G JR TRS FMF 317 RESERVOIR ST N ATTLEBORO, MA 02760	317 RESERVOIR ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
23/291/	BOUDREA DONALD + CAROL P 8 WILD ACRES RD N ATTLEBORO, MA 02760	8 WILD ACRES RD
Parcel(s)	**Owner & Mailing Address**	**Property Location**
23/293/	SIMAS RAYMOND J + ADRIENNE S 10 DIAMOND ST N ATTLEBORO, MA 02760	10 DIAMOND ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
23/296/	SARAZIN DENNIS + LISA 14 WILD ACRES RD N ATTLEBORO, MA 02760	14 WILD ACRES RD
Parcel(s)	**Owner & Mailing Address**	**Property Location**
42/121/	SOUSA ELISE + MICHAEL 349 RESERVOIR ST N ATTLEBORO, MA 02760	349 RESERVOIR ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
42/124/ THRU 128	STEPHEN R ALLARD LIVING TR ALLARD STEPHEN R + CUDDINGTON NANCY GARCIA 357 RESERVOIR ST N ATTLEBORO, MA 02760	357 RESERVOIR ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
42/129/ thru 133	PAMELA J WOODIE + BOWNESS WILLIAM A 1 DIAMOND ST N ATTLEBORO, MA 02760	1 DIAMOND ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
42/134/ THRU 136 + 163	SANDLAND ROYAL E + CHERYL G 3 DIAMOND ST N ATTLEBORO, MA 02760	3 DIAMOND ST
Parcel(s)	**Owner & Mailing Address**	**Property Location**
42/137/ 138	BOWNESS WILLIAM A + WOODIE PAMELA JEAN 1 DIAMOND ST N ATTLEBORO, MA 02760	5 DIAMOND ST

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s)	Owner & Mailing Address	Property Location
42/139/ THRU 141	AHLQUIST DONNA MARIE + BEACH ROBERT 7 DIAMOND ST N ATTLEBORO, MA 02760	7 DIAMOND ST
42/145/	JORDE MAUREEN 526 OLD POST RD N ATTLEBORO, MA 02760	11 DIAMOND ST
42/146/	LETOILE ESTELLE 1433 COUNTY ST ATTLEBORO, MA 02703	15 DIAMOND ST
42/155/	BOWNESS WILLIAM A + WOODIE PAMELA JEAN 1 DIAMOND ST N ATTLEBORO, MA 02760	2 DIAMOND ST
42/159/	GIBBONS JOEL + CECILE K 335 RESERVOIR ST N ATTLEBORO, MA 02760	335 RESERVOIR ST
42/165/	TMG CARPENTRY INC 46 BARROWS ST NORTON, MA 02766	325 RESERVOIR ST


DIAMOND ST
RESERVOIR ST
JEFFERSON ST
BASSWOOD AVE
CHARNWOOD RD
WILD
381 0.49 AC 405
386 0.51 AC 38
385 0.47 AC 30
146 0.31 AC 15
142 0.14 AC 9
121 0.37 AC 349
155 0.33 AC
159 0.17 AC 335
165 0.46 AC 325
293 1.4 AC 10
289 0.55 AC 317
137 0.55 AC 309
291 0.56 AC 8
292 0.57 AC 12
290 0.45 AC 295
163 0.44 AC 287
39 0.84 AC
15 0.44 AC
14 0.44 AC 338
13 0.43 AC
162 0.37 AC 332
118 0.95 AC 314
161 0.36 AC 302
103 0.46 AC 294
99 0.34 AC 280
98 0.37 AC 260
95 0.25 AC 240
50 0.79 AC 233
64 0.76 AC 10
65 0.77 AC
66 0.87 AC 21
67 0.88 AC
63 0.77 AC
68 0.88 AC
69 0.88 AC
62 0.77 AC
83 0.35 AC 273
84 0.35 AC
82 0.35 AC
85 0.60 AC 270
86 0.54 AC 260
81 0.69 AC
80 0.69 AC
88 0.86 AC 254

THE DANA ANN HUDSON TRUST
9 DIAMOND ST
N ATTLEBORO, MA 02760

LONTOK MARCELINO S + MICHAEL D
309 RESERVOIR ST
N ATTLEBORO, MA 02760

FAVALORO MICHELLE T + FRANK G JR TRS FMF
317 RESERVOIR ST
N ATTLEBORO, MA 02760

BOUDREA DONALD + CAROL P
8 WILD ACRES RD
N ATTLEBORO, MA 02760

SIMAS RAYMOND J + ADRIENNE S
10 DIAMOND ST
N ATTLEBORO, MA 02760

SARAZIN DENNIS + LISA
14 WILD ACRES RD
N ATTLEBORO, MA 02760

SOUSA ELISE + MICHAEL
349 RESERVOIR ST
N ATTLEBORO, MA 02760

STEPHEN R ALLARD LIVING TR
ALLARD STEPHEN R + CUDDINGTON NANCY
357 RESERVOIR ST
N ATTLEBORO, MA 02760

PAMELA J WOODIE + BOWNESS WILLIAM A
1 DIAMOND ST
N ATTLEBORO, MA 02760

SANDLAND ROYAL E + CHERYL G
3 DIAMOND ST
N ATTLEBORO, MA 02760

BOWNESS WILLIAM A + WOODIE PAMELA J
1 DIAMOND ST
N ATTLEBORO, MA 02760

AHLQUIST DONNA MARIE + BEACH ROBERT
7 DIAMOND ST
N ATTLEBORO, MA 02760

JORDE MAUREEN
526 OLD POST RD
N ATTLEBORO, MA 02760

LETOILE ESTELLE
1433 COUNTY ST
ATTLEBORO, MA 02703

BOWNESS WILLIAM A + WOODIE PAMELA J
1 DIAMOND ST
N ATTLEBORO, MA 02760

GIBBONS JOEL + CECILE K
335 RESERVOIR ST
N ATTLEBORO, MA 02760

TMG CARPENTRY INC
46 BARROWS ST
NORTON, MA 02766

Record No: ZONE-4207

ZBA Application

Status: Active

Submitted On: 1/9/2026

Location of Premises

Street Number*

351

Street Name*

Mount Hope Street

Assessor's Plat Number*

16

Assessor's Lot Number*

130

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

141

Depth*

444

Area*

1.58 AC

Premises Information

Zoning Districts in which premises are located*

R15

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

1.5 years

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

25ft by 26ft

Proposed Building of Structure*

Garage

Proposed Use of Premises*

Garage

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

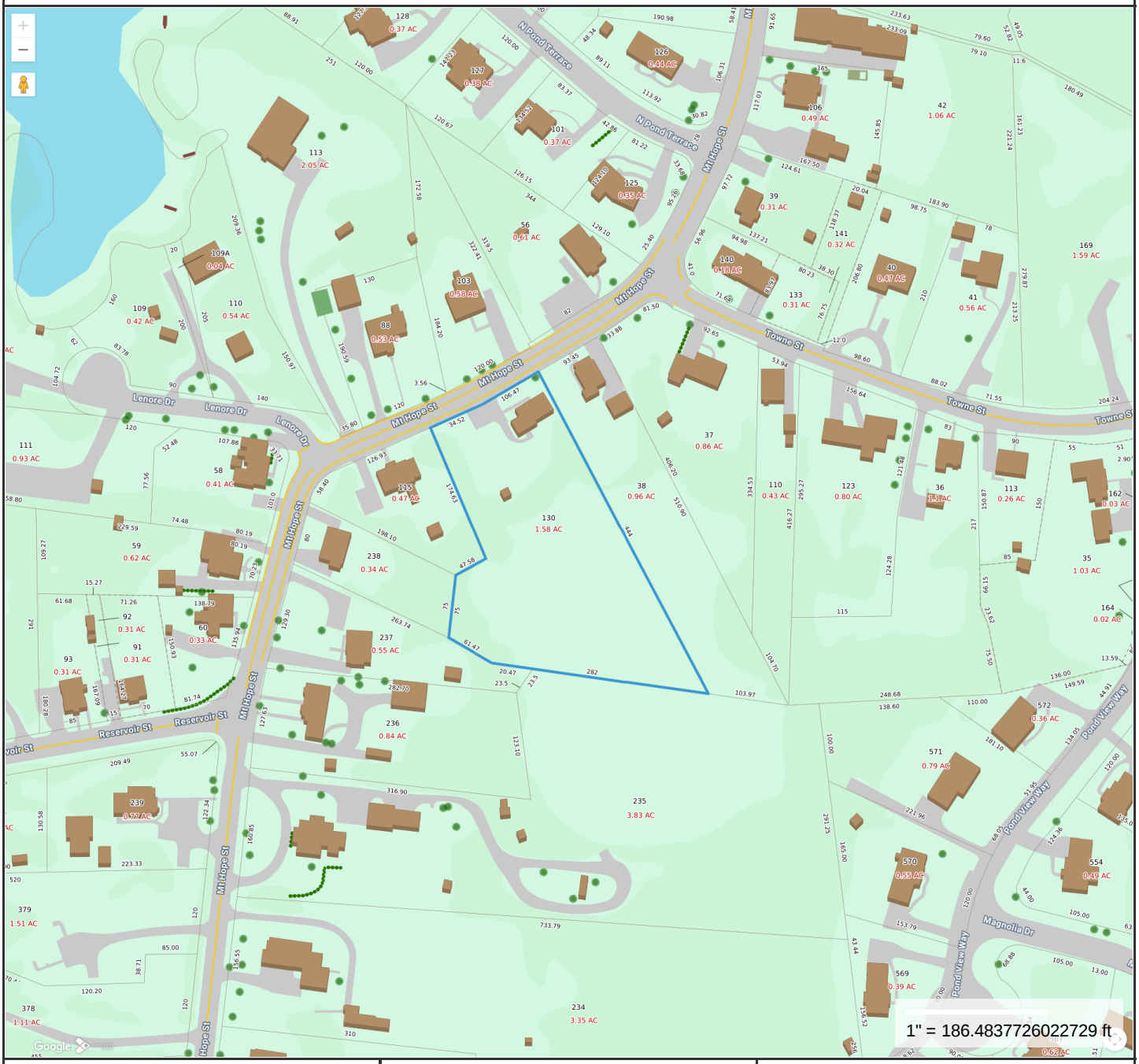
Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Application is made under M.G.L. c. 40A, § 10 and North Attleborough Zoning By-Law Section 290-48(D) for a variance from the setback requirements of Section 290-13.1 (Intensity Schedule A)

State Grounds for Exemption, Special Permit or Variance:

Garage foundation is 37 feet from the front of road. We have wetlands on a large area of our property.



Property Information

Property ID	16-130
Location	351 MT HOPE ST
Owner	RINDONE ALEXANDER + PAIGE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Nearmap


Mon Apr 28 2025
Nearmap

Warning:
The location of underground utilities are approximate only and are taken from existing record data, plans and/or field observations. The contractor shall be responsible for verifying locations in the field prior to excavation.
CALL DIGSAFE @ 811

MAP 16 LOT 38
N/F
WILBER MARILYN A

held bnd for line

Bound found 12/2025

E.O.P.

SIDEWALK

tree

4.8

4.8

25' ZONE

S15° 00' 00"E
444.00

29.7

Land scape

Deck

House No. 351

106.47

N75° 00' 00"E

Lawn

29.7

Walk

Driveway

E.O.P.

Fire Pit

Boulders

489

495

490

Bush

Shed

WET AREA
STANDING WATER ELEVATION 489.1± 12/25

WETLANDS NOT DELINEATED AT TIME OF SURVEY

MAP 16 LOT 235

GOULD MICHAEL P SR + DIANE H

284.32
N66° 00' 00"W

SEE PL BK 220/21
1985
1951 Westcott Plan
scaled 35' wide

N75° 00' 00"E 120.00'

274.80' Measured
274.51'

N81° 19' 36"E

N86° 11' 45"E 155.80'

MOUNT HOPE STREET

N83° 06' 11"E 34.52

E.O.P.

E.O.P.

35.18

37.0

09° 08' 40"E

26'

25'

Ex. Foundation

20.0

500

495

LIMIT OF TOPO
TOE OF SLOPE

PARCEL #2
1.5 ±ACRES

Drill Hole found 12/2025

N6° 53' 50"W 174.63'

100' BUFFER ZONE APPROXIMATE

MAP 16 LOT 115
N/F
SIGMAN DAVID + KATHLEEN

N83° 06' 10"E 47.59

THERE ARE NO PROPOSED STRUCTURES SHOWN ON THIS PLAN

N/F

75.00
N25° 35' 54"E

61.74
N55° 41' 26"W

MAP 16 LOT 238
N/F
BRIGGS GLORIA M

MAP 16 LOT 237
N/F
HOUSTON CHERYL M + MARK A

Bound found 12/2025
.03' in Street

33.60
N16° 16' 38"W

Bound found 12/2025
held bnd

LENORE DRIVE

NOTE: This Plan is based on deeds, available plans, office calculations and an actual field survey. Existing evidence i.e. walls, drillholes, bounds etc. are held as shown on this plan; where there was no physical evidence of property lines or corners, angles and distances from available deeds and plans were used to establish property lines.

DESCRIPTION KEY

- BOUND / DRILL HOLE Found
- BENCH MARK PK 500 ELV ASSUMED
- EXISTING FIRE HYDRANT
- UTILITY POLE
- ——99—— EXISTING CONTOUR (MINOR)
- ——100—— EXISTING CONTOUR (MAJOR)
- TREE LINE
- CHAIN LINK FENCE
- STONE WALL
- SHRUB/TREE/WETLANDS
- E.O.P EDGE OF PAVEMENT

CURRENT ZONING R15 SETBACKS
FRONT: 40' *
SIDE/REAR: 15'*

COMMONWEALTH OF MASSACHUSETTS
FRANK T. RIBELIN
No. 30764
PROFESSIONAL LAND SURVEYOR

Frank T. Ribelin

APPLICANT:	Rindone
OWNER:	Alexander & Paige Rindone
STREET ADDRESS:	351 Mount Hope Street
PLAT INFORMATION:	16/130
LOT ZONING:	* Lot Predates Zoning, Current R15
DEED INFORMATION:	28848/253
PLAN INFORMATION:	pcl 2 45/62

Site Plan

NORTH ATTLEBOROUGH, MA.

SCALE: 1" = 40'
1/8/2026

PREPARED BY
W.T.WHALEN ENGINEERING Co.
481 MOUNT HOPE STREET
NORTH ATTLEBOROUGH, MA.
02760
(508) 699-4604
SINCE 1935

App'd	Drwn. MTW	Calc. MTW	Date 12/18/25	Fbook DC	Screw MTW/NAW	FILE REF. 25-122.dwg	SOURCE PROJ	SOURCE DWG	PROJ NO. 25-122	JOB NO. 25-122

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/13/2026
Location:	351 MT HOPE ST
Map/Lot:	16/130/
Current Owner of Record (as of Jan. 1, 2025)	RINDONE ALEXANDER + PAIGE
Mailing Address:	351 MT HOPE ST N ATTLEBORO, MA 02760
Board Prepared For:	ZONING
Applicant:	ALEX RINDONE
Phone:	[redacted]
E-Mail:	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
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ABUTTERS LISTING
ZONING
1/13/2026

SUBJECT PARCEL: 16/130/

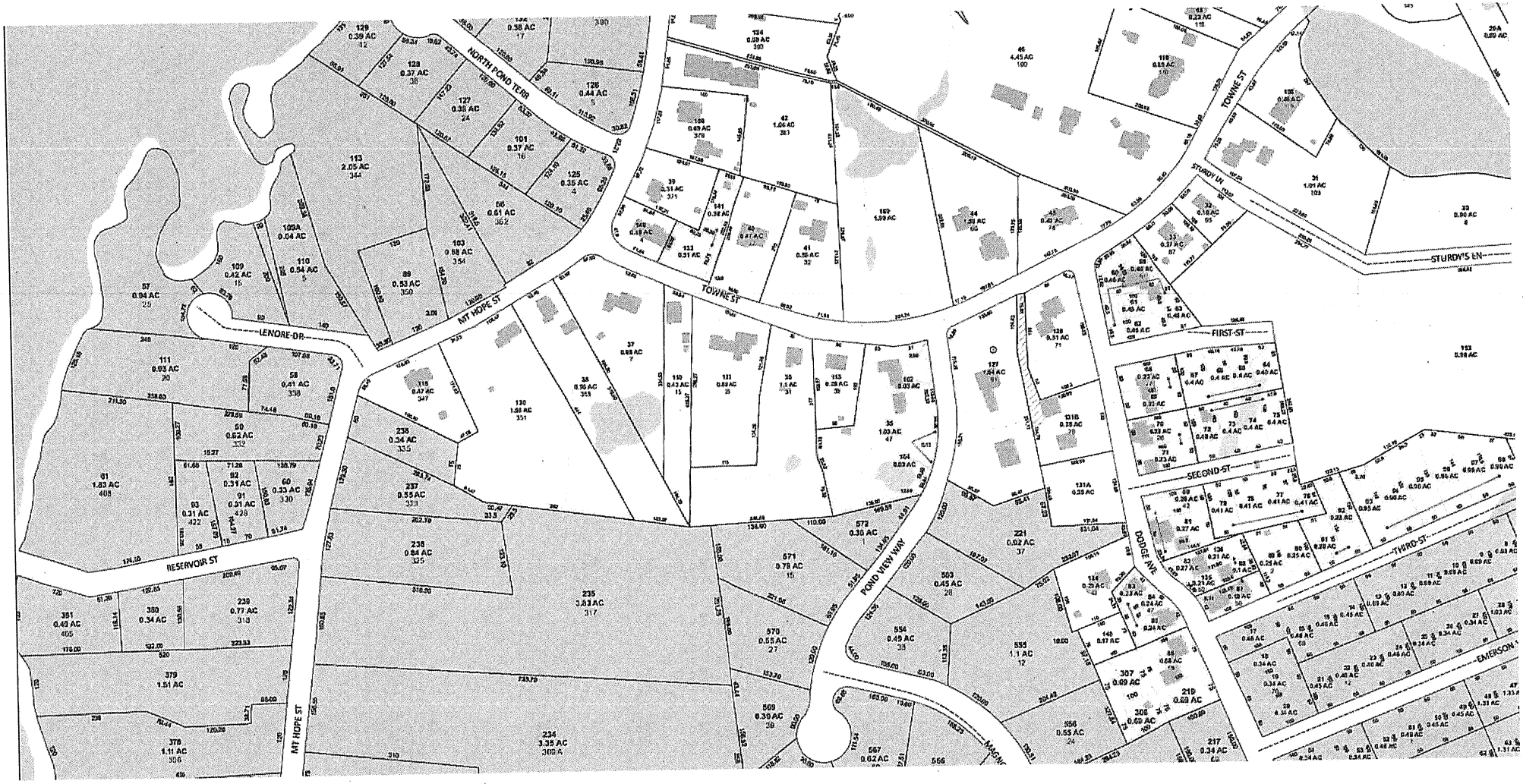
SUBJECT LOCATION: 351 MT HOPE ST

RINDONE ALEXANDER + PAIGE
351 MT HOPE ST
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
14/56/	LAMBERT RICHARD M + CLAUIDIA A TRUSTEES LAMBERT FAMILY REV TRS 362 MT HOPE ST N ATTLEBORO, MA 02760	362 MT HOPE ST
14/88/	FLYNN SEAN W 350 MT HOPE ST N ATTLEBORO, MA 02760	350 MT HOPE ST
14/103/	ALEGRIA MARK +MCMAHAN LAURETTA 354 MT HOPE ST N ATTLEBORO, MA 02760	354 MT HOPE ST
16/37/	HARRIS MATTHEW M + KATE E 7 TOWNE STREET N ATTLEBORO, MA 02760	7 TOWNE ST
16/38/	WILBER MARILYN A 355 MT HOPE ST N ATTLEBORO, MA 02760	355 MT HOPE ST
16/110/	BASTOS MAXIMILLIAN + LISA E 15 TOWNE ST N ATTLEBORO, MA 02760	15 TOWNE ST
16/115/	SIGMAN MYLES DAVID + BLAKE ALAN TRS DAVID PAUL SIGMAN IRREVOCABLE TR 347 MT HOPE ST N ATTLEBORO, MA 02760	347 MT HOPE ST
24/234/	GABOURY MARK + PREWANDOWSKI LINDA 309 MT HOPE ST N ATTLEBORO, MA 02760	309 MT HOPE ST
24/235/	GOULD MICHAEL P SR + DIANE H 317 MT HOPE ST N ATTLEBORO, MA 02760	317 MT HOPE ST
24/236/	SMITH KEVIN J + JOYCE B TRUSTEES KEVIN J SMITH MARITAL TRS 325 MT HOPE ST N ATTLEBORO, MA 02760	325 MT HOPE ST

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s)	Owner & Mailing Address	Property Location
24/237/	HOUSTON CHERYL M + MARK A 329 MT HOPE ST N ATTLEBORO, MA 02760	329 MT HOPE ST
24/238/	BRIGGS GLORIA M 275 SMITH ST ATTLEBORO, MA 02703	335 MT HOPE ST
24/569/	TINO VINCENT R + CARRIE P 39 POND VIEW WAY N ATTLEBORO, MA 02760	39 POND VIEW WAY
24/570/	JOHNSON KENT D + JULIE 27 POND VIEW WAY N ATTLEBORO, MA 02760	27 POND VIEW WAY
24/571/	SAVINI MITCHELL E PATALANO ALICIA R 15 POND VIEW WAY N ATTLEBORO, MA 02760	15 POND VIEW WAY


NORTH POND TERR
TOWNE ST
STURDYS LN
LENORE DR
MT HOPE ST
RESERVOIR ST
POND VIEW WAY
DODGE AVE
FIRST ST
SECOND ST
THIRD ST
EMERSON

RINDONE ALEXANDER + PAIGE
351 MT HOPE ST
N ATTLEBORO, MA 02760

ALEGRIA MARK +MCMAHAN LAURETTA
354 MT HOPE ST
N ATTLEBORO, MA 02760

BASTOS MAXIMILLIAN + LISA E
15 TOWNE ST
N ATTLEBORO, MA 02760

GOULD MICHAEL P SR + DIANE H
317 MT HOPE ST
N ATTLEBORO, MA 02760

BRIGGS GLORIA M
275 SMITH ST
ATTLEBORO, MA 02703

SAVINI MITCHELL E
PATALANO ALICIA R
15 POND VIEW WAY
N ATTLEBORO, MA 02760

LAMBERT RICHARD M + CLAUIDIA A TR
LAMBERT FAMILY REV TRS
362 MT HOPE ST
N ATTLEBORO, MA 02760

HARRIS MATTHEW M + KATE E
7 TOWNE STREET
N ATTLEBORO, MA 02760

SIGMAN MYLES DAVID + BLAKE ALAN TRS
DAVID PAUL SIGMAN IRREVOCABLE TR
347 MT HOPE ST
N ATTLEBORO, MA 02760

SMITH KEVIN J + JOYCE B TRUSTEES
KEVIN J SMITH MARITAL TRS
325 MT HOPE ST
N ATTLEBORO, MA 02760

TINO VINCENT R + CARRIE P
39 POND VIEW WAY
N ATTLEBORO, MA 02760

FLYNN SEAN W
350 MT HOPE ST
N ATTLEBORO, MA 02760

WILBER MARILYN A
355 MT HOPE ST
N ATTLEBORO, MA 02760

GABOURY MARK + PREWANDOWSKI L
309 MT HOPE ST
N ATTLEBORO, MA 02760

HOUSTON CHERYL M + MARK A
329 MT HOPE ST
N ATTLEBORO, MA 02760

JOHNSON KENT D + JULIE
27 POND VIEW WAY
N ATTLEBORO, MA 02760

Record No: ZONE-4208

ZBA Application

Status: Active

Submitted On: 1/12/2026

Location of Premises

Street Number*

80 d/b/a 86

Street Name*

North Washington

Assessor's Plat Number*

2

Assessor's Lot Number*

114

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

2135 sf leased space

Depth*

2135 sf leased space

Area*

2135 sf leased space

Premises Information

Zoning Districts in which premises are located*

C7.5

Permit Type*

Commercial

Number of Units*

1

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

2135 sf leased space

Proposed Building of Structure*

Existing

Proposed Use of Premises*

Pilates studio

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

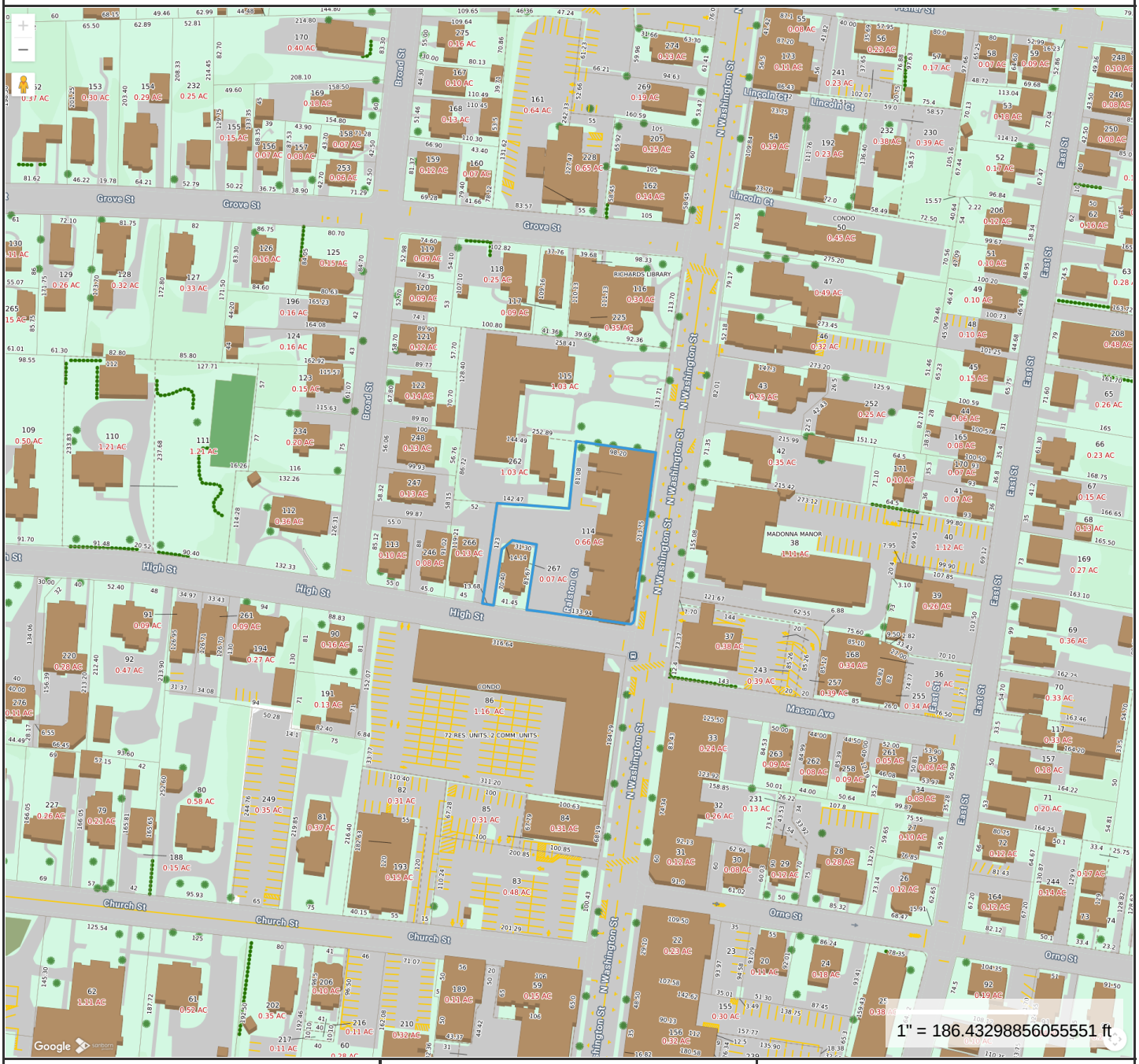
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Retail & service #10

We are requesting a Special Permit for the change of use in the leased space consisting of 2135 sf

State Grounds for Exemption, Special Permit or Variance:

Operations of a Pilates studio



Property Information

Property ID	2-114
Location	80 N WASHINGTON ST
Owner	CHALETZKY STEPHEN E TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

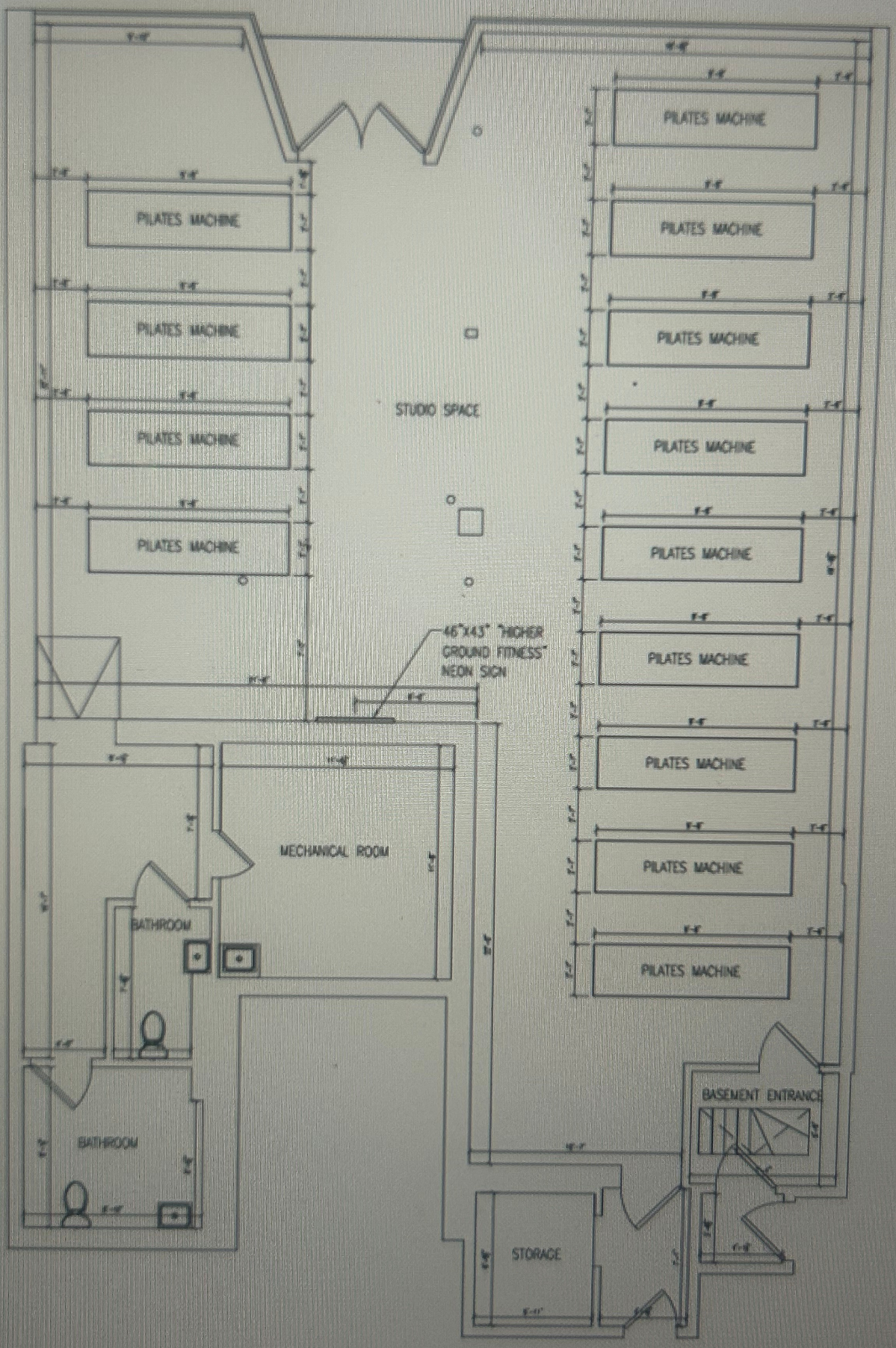
Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Nearmap


Mon Apr 28 2025
Nearmap


PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
PILATES MACHINE
STUDIO SPACE
46"X43" "HIGHER GROUND FITNESS" NEON SIGN
MECHANICAL ROOM
BATHROOM
BATHROOM
STORAGE
BASEMENT ENTRANCE

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/15/2026
Location:	80 N WASHINGTON ST
Map/Lot:	2/114/
Current Owner of Record (as of Jan. 1, 2025) TRUSTEE	CHALETZKY STEPHEN E
Mailing Address: TRSPO BOX 590099	80 N WASHINGTON ST RLTY NEWTON CENTER, MA 02459
Board Prepared For:	ZONING
Applicant:	TARA MULLEN
Phone:	
E-Mail:	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING
1/15/2026

SUBJECT PARCEL: 2/114/ **SUBJECT LOCATION**: 80 N WASHINGTON ST

CHALETZKY STEPHEN E TRUSTEE
80 N WASHINGTON ST RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459

Parcel(s)	Owner & Mailing Address	Property Location
2/86/100	GT EXPRESS INC 250 WAMPANOAG TRAIL STE 102 EAST PROVIDENCE, RI 02915	68 N WASHINGTON ST #100
2/86/102	PACE PLAZA CONDOMINIUM TRUST 68 N WASHINGTON ST N ATTLEBORO, MA 02760	68 A N WASHINGTON ST #102
2/86/201	MAHER MARGARET T TRS MAHER FAMILY IRREVOCABLE TRS 68 N WASHINGTON ST #201 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #201
2/86/202	JACKSON JALANI 68 N WASHINGTON ST #202 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #202
2/86/203	SPIER GREGORY P + KATHRYN CRANE- 124 WASHINGTON ST FOXBORO, MA 02035	68 N WASHINGTON ST #203
2/86/204	VINSON JAMES E 68 N WASHINGTON ST #204 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #204
2/86/205	SOMPAYRAC ZOHRA 68 N WASHINGTON ST # 205 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #205
2/86/206	MURPHY CAITLIN V 68 N WASHINGTON ST UNIT 206 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #206
2/86/207	STAPLETON THOMAS R + BARBARA J 117 FAIRWAY DR ATTLEBORO, MA 02703	68 N WASHINGTON ST #207
2/86/208	SHERIDAN CHRISTOPHER M+CHRISTINA M 68 N WASHINGTON ST UNIT 208 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #208

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
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Parcel(s)	Owner & Mailing Address	Property Location
2/86/209	MENDES RICHARD JOHN + CATHERINE GINLIANE MENDES FAMILY TRS 16722 GREEN COACH RD HACIENDA HEIGHTS, CA 91745	68 N WASHINGTON ST #209
2/86/210	MALKAN JIGNESH + GADA RESHMA 68 N WASHINGTON ST #210 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #210
2/86/211	MUNCHBACH DAVID A 68 N WASHINGTON ST UNIT 211 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #211
2/86/212	SHEVORY AMY LYN 68 N WASHINGTON ST #212 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #212
2/86/213	RAMPURE TEJASWI + SMITHA 3 ENDEAN DR E WALPOLE, MA 02032	68 N WASHINGTON ST #213
2/86/214	ADDESSI ALICIA ANN 68 N WASHINGTON ST #214 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #214
2/86/215	TAMULINAS ANN M 68 N WASHINGTON ST UNIT 215 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #215
2/86/216	CHIRCOP CHARLES M + MARGARET V 68 N WASHINGTON ST UNIT216 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #216
2/86/217	COX KELLIE 68 N WASHINGTON ST #217 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #217
2/86/218	HEALEY EDWARD J JR PO BOX 422 MASHPEE, MA 02649	68 N WASHINGTON ST #218
2/86/301	SANFORD MICHAEL 68 N WASHINGTON ST #301 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #301
2/86/302	TAYLOR REALTY LLC 645 E WASHINGTON ST N ATTLEBORO, MA 02760	68 N WASHINGTON ST #302
2/86/303	FORSYTHE MADELINE 68 N WASHINGTON ST #303 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #303

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s)	Owner & Mailing Address	Property Location
2/86/304	TOON SHAREE 68 N WASHINGTON ST #304 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #304
2/86/305	CARVALHO JULIANE 68 N WASHINGTON ST #305 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #305
2/86/306	DONOHUE VALORIE S + DENIS R + KELLY A 68 N WASHINGTON ST UNIT 306 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #306
2/86/307	PALMERIN KATHRYN S 68 N WASHINGTON ST #307 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #307
2/86/308	PISANO ALDO 68 N WASHINGTON ST # 308 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #308
2/86/309	EMERSON NEAL 68 N WASHINGTON ST UNIT 309 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #309
2/86/310	BEGLEY EDMUND J 68 N WASHINGTON ST #310 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #310
2/86/311	GOLANT CONCETTA + SUSI STACEY L 68 N WASHINGTON ST #311 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #311
2/86/312	BONOME KIMBERLY 68 N WASHINGTON ST #312 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #312
2/86/313	DIXON FAMILY REVOCABLE TR DIXON ELIZABETH M TRS 28 CHAPEL ST CANTON, MA 02364	68 N WASHINGTON ST #313
2/86/314	PLYMPTON STEPHEN K 68 N WASHINGTON ST #314 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #314
2/86/315	PASSANISI LOIS + SEBASTIANO COLLINS KERRI A 68 N WASHINGTON ST #315 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #315
2/86/316	CLOUGH ELIZABETH 68 N WASHINGTON ST #316 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #316

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s)	Owner & Mailing Address	Property Location
2/86/317	PETRUCCI RHONDA + STONE NEIL J 68 N WASHINGTON ST #317 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #317
2/86/318	CARROLL KATHLEEN M 68 N WASHINGTON ST #318 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #318
2/86/401	MCCAFFERTY CATHERINE A 68 N WASHINGTON ST #401 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #401
2/86/402	PEARSON BRUCE E + BONNIE L 68 N WASHINGTON ST UNIT 402 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #402
2/86/403	DEROSA DOMENIC J + ELAINE M 68 N WASHINGTON ST UNIT 403 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #403
2/86/404	BLACKER DENISE P 68 N WASHINGTON ST UNIT 404 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #404
2/86/405	SAHANI PANKAJ DILIP 68 N WASHINGTON ST N ATTLEBORO, MA 02760	68 N WASHINGTON ST #405
2/86/406	CURRAN JOSEPH P + ALIBRIO-CURRAN FRANCES 68 N WASHINGTON ST UNIT 406 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #406
2/86/407	GARNHAM SHIRLEY A 68 N WASHINGTON ST UNIT 407 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #407
2/86/408	SUVALL ROBERT A 68 N WASHINGTON ST UNIT 408 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #408
2/86/409	DENG HUI 68 N WASHINGTON ST #409 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #409
2/86/410	MORIZIO STEVEN J 68 N WASHINGTON ST #410 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #410
2/86/411	BELLAVANCE SUZANNE 68 N WASHINGTON ST # 411 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #411

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
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Parcel(s)	Owner & Mailing Address	Property Location
2/86/412	SAMMA JAMEELA R 68 N WASHINGTON ST UNIT 412 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #412
2/86/413	FITZMAURICE DEBORAH J 68 N WASHINGTON ST UNIT 413 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #413
2/86/414	ROJAS LAURA + JOSE ANGEL 68 N WASHINGTON ST # 414 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #414
2/86/415	WARD PAUL J 68 N WASHINGTON ST UNIT 415 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #415
2/86/416	HEGARTY SEAN P 68 N WASHINGTON ST UNIT 416 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #416
2/86/417	LANDRY LESLIE A 68 N WASHINGTON ST #417 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #417
2/86/418	SALTZBERG STACY C 68 N WASHINGTON ST UNIT 418 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #418
2/86/501	OLSON NINA V PO BOX 2563 ATTLEBORO FALLS, MA 02763	68 N WASHINGTON ST #501
2/86/502	NARBUT THOMAS E II + TERESA D 68 N WASHINGTON ST #502 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #502
2/86/503	DEJONG EILEEN 68 N WASHINGTON ST UNIT 503 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #503
2/86/504	LEADEN MAUREEN L 68 N WASHINGTON ST UNIT 504 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #504
2/86/505	OUELLETTE H FRANCES 68 N WASHINGTON ST #505 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #505
2/86/506	JONES TINA L + BRIAN 68 N WASHINGTON ST #506 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #506

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Parcel(s)	Owner & Mailing Address	Property Location
2/86/507	BAKER MORIAH 68 N WASHINGTON ST #507 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #507
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/508	CAISSIE ANDREA M + JAMES R 68 N WASHINGTON ST #508 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #508
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/509	MARTIN FRANCIS 68 N WASHINGTON ST #509 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #509
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/510	STARK MELANIE ANN 68 N WASHINGTON ST #510 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #510
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/511	STRONG LEIGH 117 BAYBERRY RD N ATTLEBORO, MA 02760	68 N WASHINGTON ST #511
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/512	FOLEY STEVEN L 68 N WASHINGTON ST UNIT 512 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #512
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/513	FLYNN DANIEL E 68 N WASHINGTON ST UNIT 513 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #513
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/514	SILVIA JENNIFER ALICE 68 N WASHINGTON ST #514 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #514
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/515	BRUNELL DAVID 68 N WASHINGTON ST #515 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #515
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/516	PINA LUIS O +NINA MARIA PINA 68 N WASHINGTON ST #516 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #516
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/517	DIGIOVANNI ZOPITO R TRS LUCIO Z DIGIOVANNI LIVING TR 68 N WASHINGTON ST #517 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #517
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/86/518	DIGIOVANNI NATHAN E 68 N WASHINGTON ST #518 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #518
Parcel(s)	**Owner & Mailing Address**	**Property Location**
2/115/ 262	GRACE EPISCOPAL CHURCH OF N. A. 104 N WASHINGTON ST N ATTLEBORO, MA 02760	104 N WASHINGTON ST

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
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North Attleborough, Ma 02760
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Parcel(s)	Owner & Mailing Address	Property Location
2/116/ 225	INHABITANTS OF TOWN OF NORTH ATTLEBOROUG LIBRARY 43 S WASHINGTON ST N ATTLEBORO, MA 02760	118 N WASHINGTON ST
2/117/	MYRTHOU MJ LLC 129 SCOTT ST ATTLEBORO, MA 02703	12 GROVE ST
2/118/	CHALETZKY STEPHEN E TRUSTEE 18 GROVE ST REALTY TRS P O BOX 590099 NEWTON CENTER, MA 02459	18 GROVE ST
2/121/	NA 25 BROAD ST LLC 54 SHELDON RD WRENTHAM, MA 02093-1728	25 BROAD ST
2/122/	BALEST RICHARD P + MAXINE E 36 LAKE ST NORFOLK, MA 02056	17 BROAD ST
2/246/	ROUHANA ZIAD + ANGELIQUE TRUSTEES 19-21 HIGH STREET RLTY TRS C/O HANSEN PM ATTLEBORO, MA 02703	19 HIGH ST
2/247/	7 BROAD STREET LLC 18 ATLANTIC CT EAST WALPOLE, MA 02032	7 BROAD ST
2/248/	7 BROAD STREET LLC 18 ATLANTIC CT EAST WALPOLE, MA 02032	13 BROAD ST
2/266/	ROUHANA ANGELIQUE C/O HANSEN PM ATTLEBORO, MA 02703	15 HIGH ST
2/267/	BLANCHARD ATHANASE GREGORY + GERSEY 11 HIGH ST N ATTLEBORO, MA 02760	11 HIGH ST
5/37/ 243+257	SHARON CREDIT UNION 30 POND ST SHARON, MA 02067	73 N WASHINGTON ST
5/38/ 40	MADONNA MANOR INC 450 HIGHLAND AVE FALL RIVER, MA 02720	85 N WASHINGTON ST

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BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
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Parcel(s)	Owner & Mailing Address	Property Location
5/42/	CHALETZKY STEPHEN E TRS 101 NORTH WASHINGTON STREET RLTY PO BOX 590099 NEWTON CENTER, MA 02459	101 N WASHINGTON ST


GROVE ST
FISHER ST
LINCOLN CT
BROAD ST
N WASHINGTON ST
RICHARDS LIBRARY
MADONNA MANOR
MASON AVE
ORNE ST
RICHARDS AVE
CONDO
72 RES. UNITS, 2 COMM. UNITS

CHALETZKY STEPHEN E TRUSTEE
80 N WASHINGTON ST RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459

GT EXPRESS INC
250 WAMPANOAG TRAIL STE 102
EAST PROVIDENCE, RI 02915

PACE PLAZA CONDOMINIUM TRUST
68 N WASHINGTON ST
N ATTLEBORO, MA 02760

MAHER MARGARET T TRS MAHER FAMILY
IRREVOCABLE TRS
68 N WASHINGTON ST #201
N ATTLEBORO, MA 02760

JACKSON JALANI
68 N WASHINGTON ST #202
N ATTLEBORO, MA 02760

SPIER GREGORY P + KATHRYN CRANE-
124 WASHINGTON ST
FOXBORO, MA 02035

VINSON JAMES E
68 N WASHINGTON ST #204
N ATTLEBORO, MA 02760

SOMPAYRAC ZOHRA
68 N WASHINGTON ST # 205
N ATTLEBORO, MA 02760

MURPHY CAITLIN V
68 N WASHINGTON ST UNIT 206
N ATTLEBORO, MA 02760

STAPLETON THOMAS R + BARBARA J
117 FAIRWAY DR
ATTLEBORO, MA 02703

SHERIDAN CHRISTOPHER M+CHRISTINA M
68 N WASHINGTON ST UNIT 208
N ATTLEBORO, MA 02760

MENDES RICHARD JOHN + CATHERINE GINLIANE
MENDES FAMILY TRS
16722 GREEN COACH RD
HACIENDA HEIGHTS, CA 91745

MALKAN JIGNESH + GADA RESHMA
68 N WASHINGTON ST #210
N ATTLEBORO, MA 02760

MUNCHBACH DAVID A
68 N WASHINGTON ST UNIT 211
N ATTLEBORO, MA 02760

SHEVORY AMY LYN
68 N WASHINGTON ST #212
N ATTLEBORO, MA 02760

RAMPURE TEJASWI + SMITHA
3 ENDEAN DR
E WALPOLE, MA 02032

ADDESSI ALICIA ANN
68 N WASHINGTON ST #214
N ATTLEBORO, MA 02760

TAMULINAS ANN M
68 N WASHINGTON ST UNIT 215
N ATTLEBORO, MA 02760

CHIRCOP CHARLES M + MARGARET V
68 N WASHINGTON ST UNIT216
N ATTLEBORO, MA 02760

COX KELLIE
68 N WASHINGTON ST #217
N ATTLEBORO, MA 02760

HEALEY EDWARD J JR
PO BOX 422
MASHPEE, MA 02649

SANFORD MICHAEL
68 N WASHINGTON ST #301
N ATTLEBORO, MA 02760

TAYLOR REALTY LLC
645 E WASHINGTON ST
N ATTLEBORO, MA 02760

FORSYTHE MADELINE
68 N WASHINGTON ST #303
N ATTLEBORO, MA 02760

TOON SHAREE
68 N WASHINGTON ST #304
N ATTLEBORO, MA 02760

CARVALHO JULIANE
68 N WASHINGTON ST #305
N ATTLEBORO, MA 02760

DONOHUE VALORIE S + DENIS R + KELLY A
68 N WASHINGTON ST UNIT 306
N ATTLEBORO, MA 02760

PALMERIN KATHRYN S
68 N WASHINGTON ST #307
N ATTLEBORO, MA 02760

PISANO ALDO
68 N WASHINGTON ST # 308
N ATTLEBORO, MA 02760

EMERSON NEAL
68 N WASHINGTON ST UNIT 309
N ATTLEBORO, MA 02760

BEGLEY EDMUND J
68 N WASHINGTON ST #310
N ATTLEBORO, MA 02760

GOLANT CONCETTA + SUSI STACEY L
68 N WASHINGTON ST #311
N ATTLEBORO, MA 02760

BONOME KIMBERLY
68 N WASHINGTON ST #312
N ATTLEBORO, MA 02760

DIXON FAMILY REVOCABLE TR
DIXON ELIZABETH M TRS
28 CHAPEL ST
CANTON, MA 02364

PLYMPTON STEPHEN K
68 N WASHINGTON ST #314
N ATTLEBORO, MA 02760

PASSANISI LOIS + SEBASTIANO
COLLINS KERRI A
68 N WASHINGTON ST #315
N ATTLEBORO, MA 02760

CLOUGH ELIZABETH
68 N WASHINGTON ST #316
N ATTLEBORO, MA 02760

PETRUCCI RHONDA + STONE NEIL J
68 N WASHINGTON ST #317
N ATTLEBORO, MA 02760

CARROLL KATHLEEN M
68 N WASHINGTON ST #318
N ATTLEBORO, MA 02760

MCCAFFERTY CATHERINE A
68 N WASHINGTON ST #401
N ATTLEBORO, MA 02760

PEARSON BRUCE E + BONNIE L
68 N WASHINGTON ST UNIT 402
N ATTLEBORO, MA 02760

DEROSA DOMENIC J + ELAINE M
68 N WASHINGTON ST UNIT 403
N ATTLEBORO, MA 02760

BLACKER DENISE P
68 N WASHINGTON ST UNIT 404
N ATTLEBORO, MA 02760

SAHANI PANKAJ DILIP
68 N WASHINGTON ST
N ATTLEBORO, MA 02760

CURRAN JOSEPH P + ALIBRIO-CURRAN FRANCES
68 N WASHINGTON ST UNIT 406
N ATTLEBORO, MA 02760

GARNHAM SHIRLEY A
68 N WASHINGTON ST UNIT 407
N ATTLEBORO, MA 02760

SUVALL ROBERT A
68 N WASHINGTON ST UNIT 408
N ATTLEBORO, MA 02760

DENG HUI
68 N WASHINGTON ST #409
N ATTLEBORO, MA 02760

MORIZIO STEVEN J
68 N WASHINGTON ST #410
N ATTLEBORO, MA 02760

BELLAVANCE SUZANNE
68 N WASHINGTON ST # 411
N ATTLEBORO, MA 02760

SAMMA JAMEELA R
68 N WASHINGTON ST UNIT 412
N ATTLEBORO, MA 02760

FITZMAURICE DEBORAH J
68 N WASHINGTON ST UNIT 413
N ATTLEBORO, MA 02760

ROJAS LAURA + JOSE ANGEL
68 N WASHINGTON ST # 414
N ATTLEBORO, MA 02760

WARD PAUL J
68 N WASHINGTON ST UNIT 415
N ATTLEBORO, MA 02760

HEGARTY SEAN P
68 N WASHINGTON ST UNIT 416
N ATTLEBORO, MA 02760

LANDRY LESLIE A
68 N WASHINGTON ST #417
N ATTLEBORO, MA 02760

SALTZBERG STACY C
68 N WASHINGTON ST UNIT 418
N ATTLEBORO, MA 02760

OLSON NINA V
PO BOX 2563
ATTLEBORO FALLS, MA 02763

NARBUT THOMAS E II + TERESA D
68 N WASHINGTON ST #502
N ATTLEBORO, MA 02760

DEJONG EILEEN
68 N WASHINGTON ST UNIT 503
N ATTLEBORO, MA 02760

LEADEN MAUREEN L
68 N WASHINGTON ST UNIT 504
N ATTLEBORO, MA 02760

OUELLETTE H FRANCES
68 N WASHINGTON ST #505
N ATTLEBORO, MA 02760

JONES TINA L + BRIAN
68 N WASHINGTON ST #506
N ATTLEBORO, MA 02760

BAKER MORIAH
68 N WASHINGTON ST #507
N ATTLEBORO, MA 02760

CAISSIE ANDREA M + JAMES R
68 N WASHINGTON ST #508
N ATTLEBORO, MA 02760

MARTIN FRANCIS
68 N WASHINGTON ST #509
N ATTLEBORO, MA 02760

STARK MELANIE ANN
68 N WASHINGTON ST #510
N ATTLEBORO, MA 02760

STRONG LEIGH
117 BAYBERRY RD
N ATTLEBORO, MA 02760

FOLEY STEVEN L
68 N WASHINGTON ST UNIT 512
N ATTLEBORO, MA 02760

FLYNN DANIEL E
68 N WASHINGTON ST UNIT 513
N ATTLEBORO, MA 02760

SILVIA JENNIFER ALICE
68 N WASHINGTON ST #514
N ATTLEBORO, MA 02760

BRUNELL DAVID
68 N WASHINGTON ST #515
N ATTLEBORO, MA 02760

PINA LUIS O +NINA MARIA PINA
68 N WASHINGTON ST #516
N ATTLEBORO, MA 02760

DIGIOVANNI ZOPITO R TRS
LUCIO Z DIGIOVANNI LIVING TR
68 N WASHINGTON ST #517
N ATTLEBORO, MA 02760

DIGIOVANNI NATHAN E
68 N WASHINGTON ST #518
N ATTLEBORO, MA 02760

GRACE EPISCOPAL CHURCH OF N. A.
104 N WASHINGTON ST
N ATTLEBORO, MA 02760

INHABITANTS OF TOWN OF NORTH
ATTLEBOROUG
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

MYRTHOU MJ LLC
129 SCOTT ST
ATTLEBORO, MA 02703

CHALETZKY STEPHEN E TRUSTEE
18 GROVE ST REALTY TRS
P O BOX 590099
NEWTON CENTER, MA 02459

NA 25 BROAD ST LLC
54 SHELDON RD
WRENTHAM, MA 02093-1728

BALEST RICHARD P + MAXINE E
36 LAKE ST
NORFOLK, MA 02056

ROUHANA ZIAD + ANGELIQUE TRUSTEES
19-21 HIGH STREET RLTY TRS
C/O HANSEN PM
ATTLEBORO, MA 02703

7 BROAD STREET LLC
18 ATLANTIC CT
EAST WALPOLE, MA 02032

7 BROAD STREET LLC
18 ATLANTIC CT
EAST WALPOLE, MA 02032

ROUHANA ANGELIQUE
C/O HANSEN PM
ATTLEBORO, MA 02703

BLANCHARD ATHANASE GREGORY + GERSEY
11 HIGH ST
N ATTLEBORO, MA 02760

SHARON CREDIT UNION
30 POND ST
SHARON, MA 02067

MADONNA MANOR INC
450 HIGHLAND AVE
FALL RIVER, MA 02720

CHALETZKY STEPHEN E TRS 101 NORTH
WASHINGTON STREET RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459

Record No: ZONE-4209

ZBA Application

Status: Active

Submitted On: 1/14/2026

Location of Premises

Street Number*

210

Street Name*

East Street

Assessor's Plat Number*

6

Assessor's Lot Number*

110

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

47.50

Depth*

74.68

Area*

30,492 sqft

Premises Information

Zoning Districts in which premises are located*

R-10S

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

10/15/2025

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

5x13

Proposed Building of Structure*

5x13

Proposed Use of Premises*

Front Porch

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

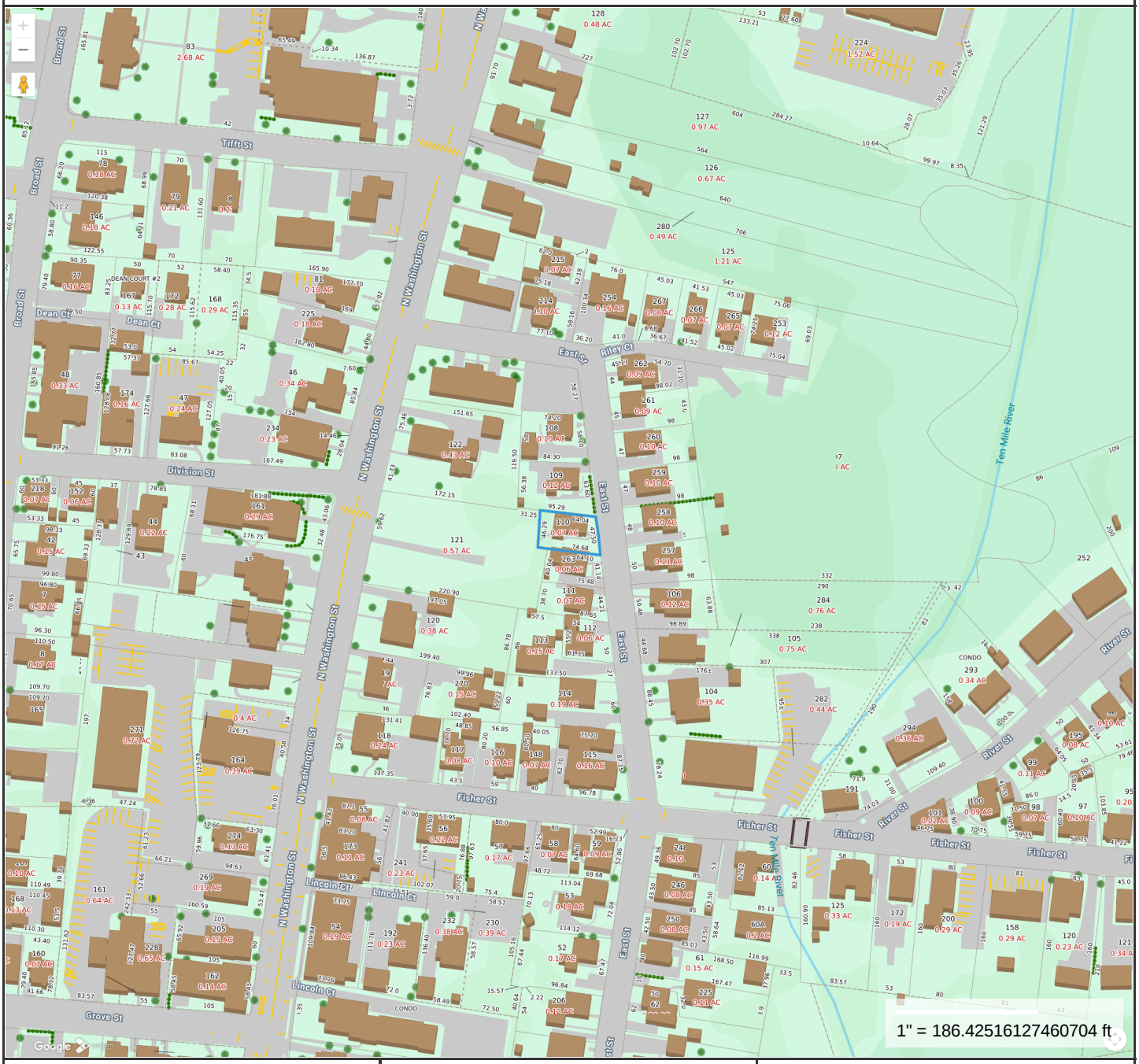
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Article IV, Intensity Regulations, Schedule A for a Front Yard Setback

R-10S Front Yard Setback - 30 Feet Required, Existing = 13 feet at closest corner, 17 foot variance requested

State Grounds for Exemption, Special Permit or Variance:

The purpose for the variance request is to rebuild a front porch deck. There is an existing front porch with dimensions of 13' wide and 5' deep. After purchasing the home in October 2025, a permit was pulled to do a full gut and remodel of the home. The home had not been lived in for several years and was severely deteriorated. After a full gut of the home, structural needs were evaluated and addressed. The covered front porch was in need of a new deck and footings; no footings existed. The front porch was supported by cedar logs set on grade. The floor boards of the porch were missing and the deck was pulling off the house. The roof of the porch remains and is supported by temporary supports to prevent collapse. This has triggered a ZBA filing ordered by the Building Department. A new deck will need to be constructed at the same size of existing area, 13'x5'. Additionally, the porch will be enclosed with walls to support the roof. There will be no additional area needed or requested outside the existing footprint.



Property Information

Property ID	6-110
Location	210 EAST ST
Owner	SPOONER WAYNE E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

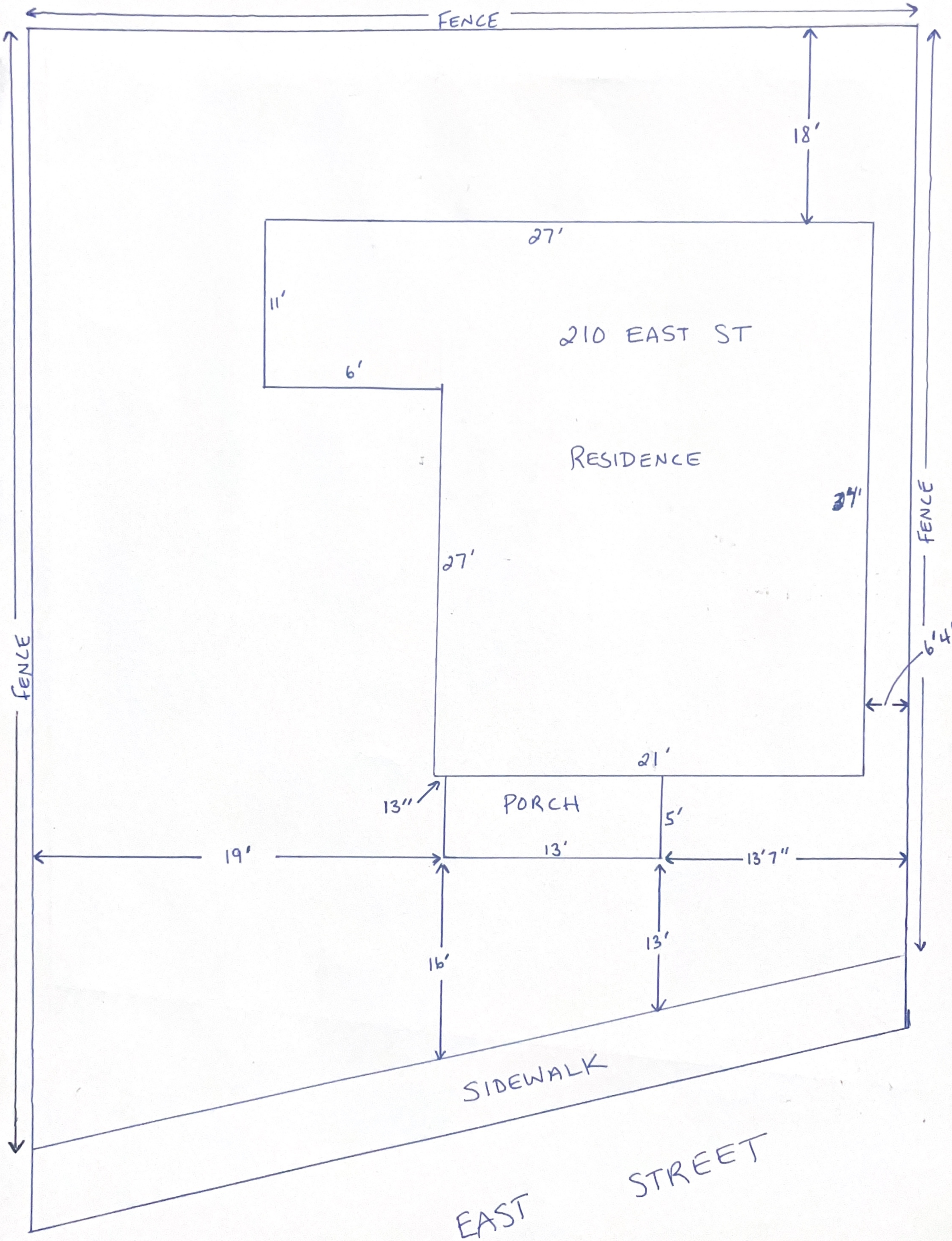
Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Nearmap


Mon Apr 28 2025
Nearmap


FENCE
18'
27'
11'
210 EAST ST
6'
RESIDENCE
34'
27'
FENCE
6'4"
FENCE
21'
13"
PORCH
5'
19'
13'
13'7"
16'
13'
SIDEWALK
EAST STREET

Building Information

Building 1 : Section 1

Year Built:	1850
Living Area:	1,007
Replacement Cost:	$372,434
Building Percent Good:	58
Replacement Cost Less Depreciation:	$216,000

Building Attributes

Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Standard
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	

Rebuild Deck

Existing Roof Remains

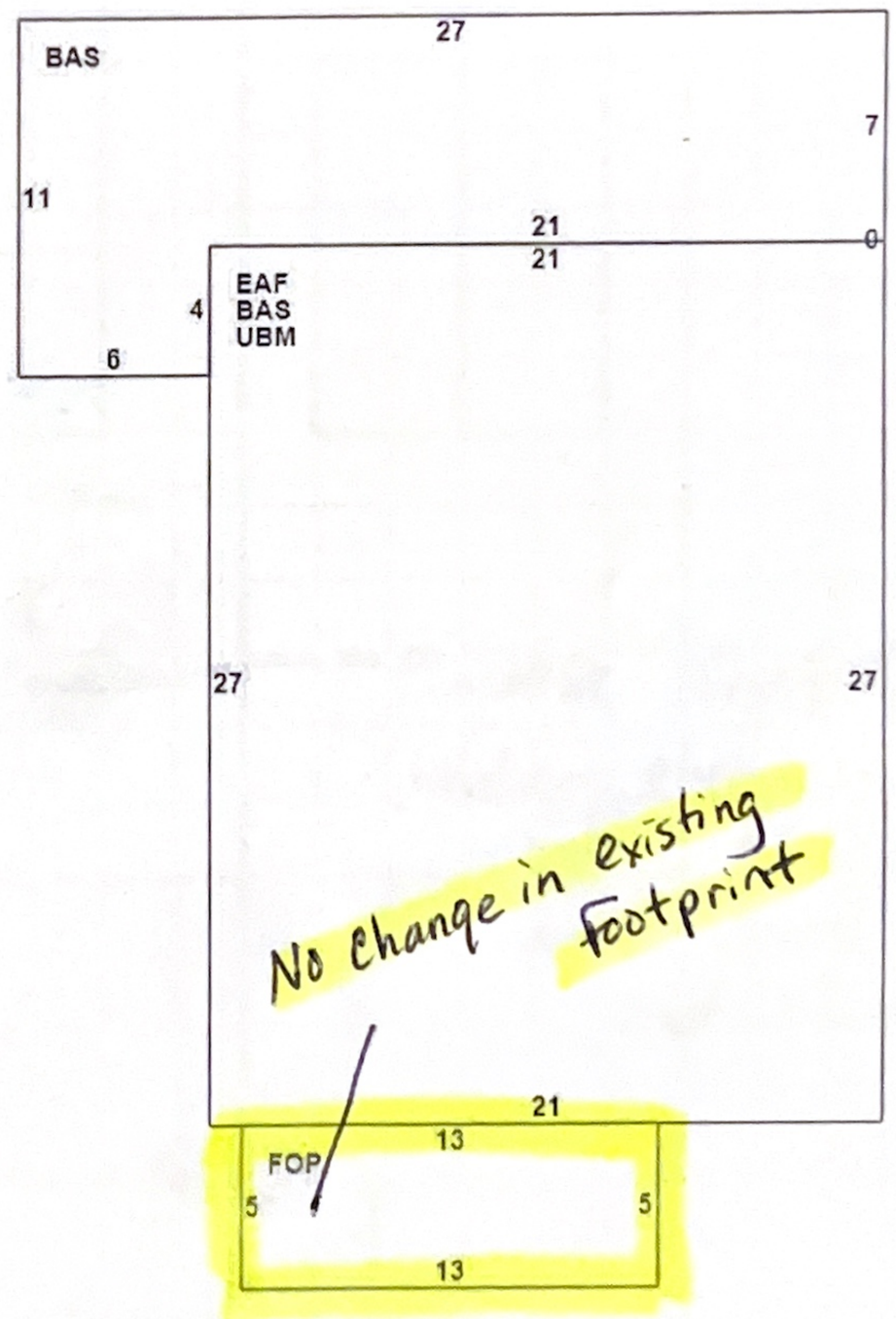
Enclose Porch

Building Photo



(https://images.vgsi.com/photos2/NorthattleboroPhotos///0030/P1040180

Building Layout Install 3 Footings

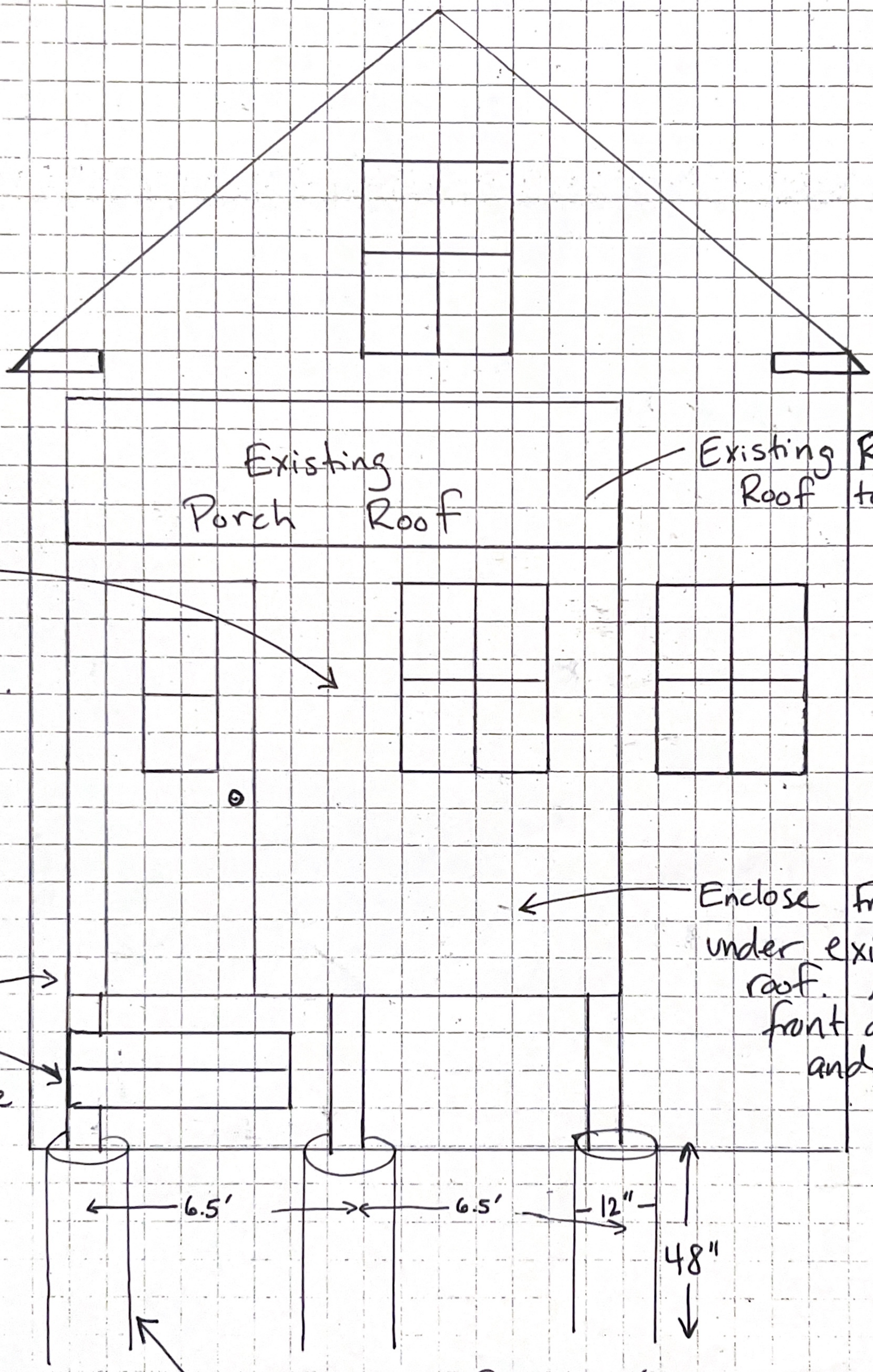


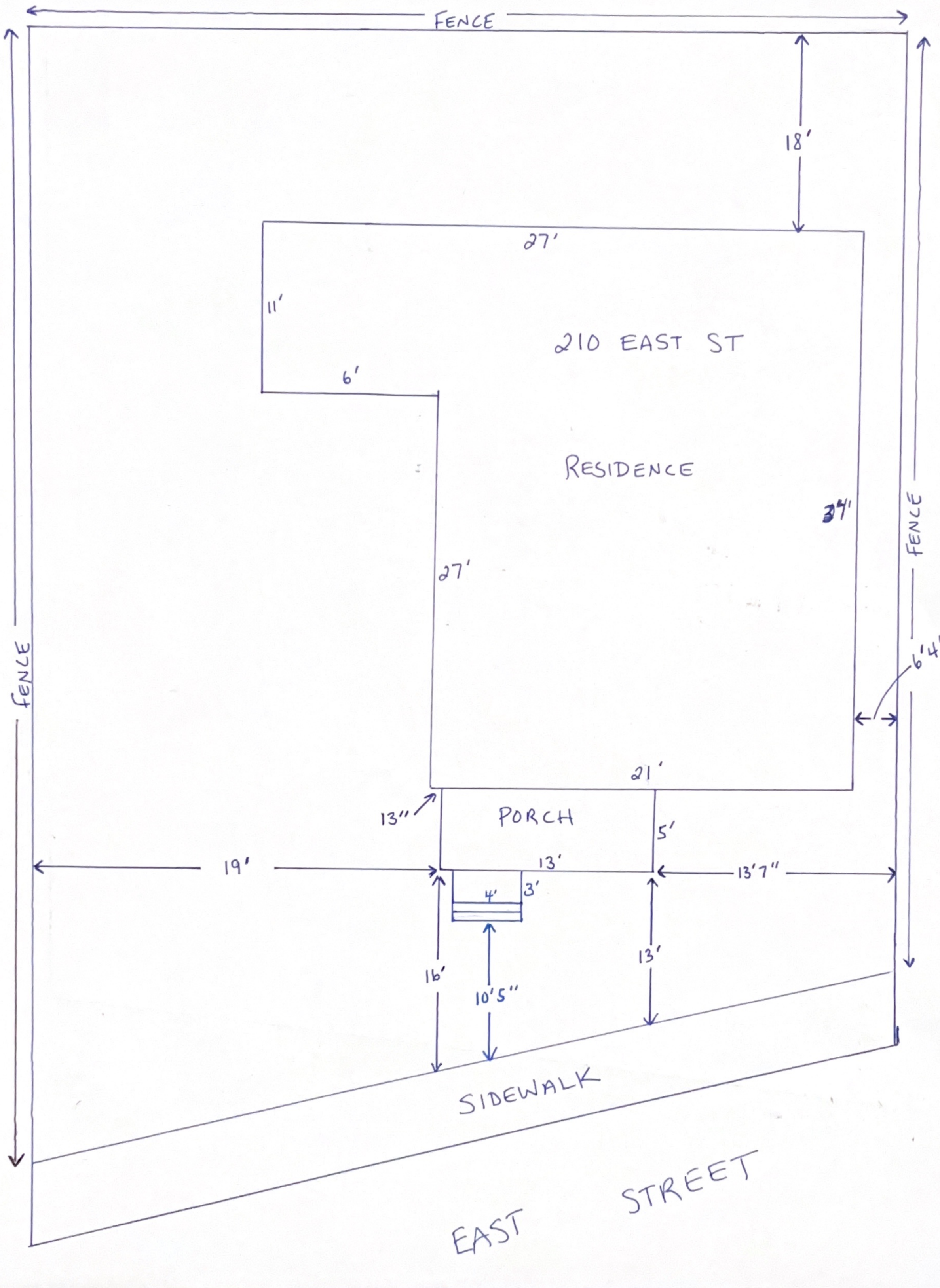
No change in existing footprint

(ParcelSketch.ashx?pid=1179&bid=1150)

Building Sub-Areas (sq ft)			Legend
		Gross	Living

FRONT OF HOUSE
210 EAST ST




FENCE
18'
27'
11'
6'
210 EAST ST
RESIDENCE
27'
34'
FENCE
FENCE
6'4"
21'
13"
PORCH
5'
19'
13'
13'7"
4'
3'
16'
10'5"
13'
SIDEWALK
EAST
STREET

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/22/2026
Location:	210 EAST ST
Map/Lot:	6/110/
Current Owner of Record (as of Jan. 1, 2025)	LINDSEY ST LLC
Mailing Address:	1221 OAKHILL AVE N ATTLEBORO, MA 02703
Board Prepared For:	ZONING
Applicant:	ELIOT T. BRAIS
Phone:	[redacted]
E-Mail:	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS

43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING
1/22/2026

SUBJECT PARCEL: 6/110/

SUBJECT LOCATION: 210 EAST ST

LINDSEY ST LLC
1221 OAKHILL AVE
N ATTLEBORO, MA 02703

Parcel(s)	Owner & Mailing Address	Property Location
6/108/	FABRE EVANTZ 218 EAST ST N ATTLEBORO, MA 02760	218 EAST ST
6/109/	ROGERS SEAN P + CAROL ANNE 214 EAST ST N ATTLEBORO, MA 02760	214 EAST ST
6/111/	OREST REALTY COMPANY LLC 776R WASHINGTON ST CANTON, MA 02021	202 EAST ST
6/112/	COLE CHRISTOPHER M + QUACH HUONG TU THI 198 EAST ST N ATTLEBORO, MA 02760	198 EAST ST
6/113/	COWAN GLENN E + LAUREN M 196 EAST ST N ATTLEBORO, MA 02760	196 EAST ST
6/120/	GRANT JEFFREY A + DEBRA L 171 N WASHINGTON ST N ATTLEBORO, MA 02760	171 N WASHINGTON ST
6/121/	E AND E CORP 555 ELM ST N ATTLEBORO, MA 02760	181 N WASHINGTON ST
6/122/	DEMERS PAULINE L + PETER J 189 N WASHINGTON ST N ATTLEBORO, MA 02760	189 N WASHINGTON ST
6/257/	MERISIER DALEE 205 EAST ST N ATTLEBORO, MA 02760	205 EAST ST
6/258/	FARIA JOAO P + ANA P 209 EAST ST N ATTLEBORO, MA 02760	209 EAST ST
6/259/	BROWN DARYN 24 BROAD ST N ATTLEBORO, MA 02760	211 EAST ST

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s)
6/263/

Owner & Mailing Address
MCCLAIN CHARNITA L
206 EAST ST
N ATTLEBORO, MA 02760

Property Location
206 EAST ST

FISHER ST
EAST ST
N WASHINGTON ST
RILEY CT
N CT
0.25 AC
235
0.28 AC
63
157
0.16 AC
62
163
0.11 AC
165
103
225
0.15 AC
61
169
0.08 AC
250
0.2 AC
60A
41
0.14 AC
60
39
0.08 AC
246
175
0.10 AC
248
179
0.45 AC
50
CONDO
125
0.10 AC
51
158
0.12 AC
205
164
0.38 AC
232
0.39 AC
230
15
0.23 AC
192
11
0.19 AC
54
135
0.18 AC
52
168
0.17 AC
57
19
0.22 AC
56
9
0.23 AC
241
0.11 AC
173
145
0.08 AC
59
29
0.09 AC
58
0.07 AC
23
0.17 AC
174
53
0.24 AC
159
0.08 AC
117
14
0.10 AC
116
18
0.07 AC
118
22
0.16 AC
115
26
0.19 AC
114
192
0.15 AC
270
167
0.17 AC
119
161
0.38 AC
120
171
0.15 AC
113
196
0.06 AC
112
198
0.07 AC
111
202
0.06 AC
110
206
0.07 AC
210
0.57 AC
121
181
0.43 AC
122
189
0.12 AC
109
214
0.10 AC
108
218
0.31 AC
123
240
0.21 AC
103
185
0.43 AC
102
42
0.35 AC
104
191
0.44 AC
282
0.75 AC
105
195
0.12 AC
106
201
0.78 AC
284
0.11 AC
257
205
0.10 AC
258
209
0.10 AC
259
211
0.10 AC
260
215
0.09 AC
261
219
0.09 AC
262
223
2.43 AC
107
0.16 AC
124
207
0.11 AC
211
0.07 AC
213
0.10 AC
214
231
0.16 AC
225
0.08 AC
267
1
0.07 AC
266
2
0.12 AC
265
3
0.12 AC
253
4
1.21 AC
125
215
0.49 AC
280
219
0.67 AC
126
223
0.97 AC
127
229
0.11 AC
82
214

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N ATTLEBORO, MA 02703

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N ATTLEBORO, MA 02760

E AND E CORP
555 ELM ST
N ATTLEBORO, MA 02760

DEMERS PAULINE L + PETER J
189 N WASHINGTON ST
N ATTLEBORO, MA 02760

MERISIER DALEE
205 EAST ST
N ATTLEBORO, MA 02760

FARIA JOAO P + ANA P
209 EAST ST
N ATTLEBORO, MA 02760

BROWN DARYN
24 BROAD ST
N ATTLEBORO, MA 02760

MCCLAIN CHARNITA L
206 EAST ST
N ATTLEBORO, MA 02760

Record No: ZONE-4210

ZBA Application

Status: Active

Submitted On: 1/15/2026

Location of Premises

Street Number*

1385

Street Name*

South Washington

Assessor's Plat Number*

27

Assessor's Lot Number*

47

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

914.3

Depth*

531.8

Area*

11.87 acres

Premises Information

Zoning Districts in which premises are located*

C-60

Permit Type*

Commercial

Number of Units*

0

How long have you owned the above premises?*

Since 1-26-2021

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

Shopping center as shown on plans.
159,000 sq. ft. plus 6,000 sq. ft. restaurant

Proposed Building of Structure*

Convert TGI Fridays into bank with drive-through

Proposed Use of Premises*

Convert TGI Fridays into bank with drive-through

Number of Families to Use Building*

0

Application for In-Law Dwelling*

No

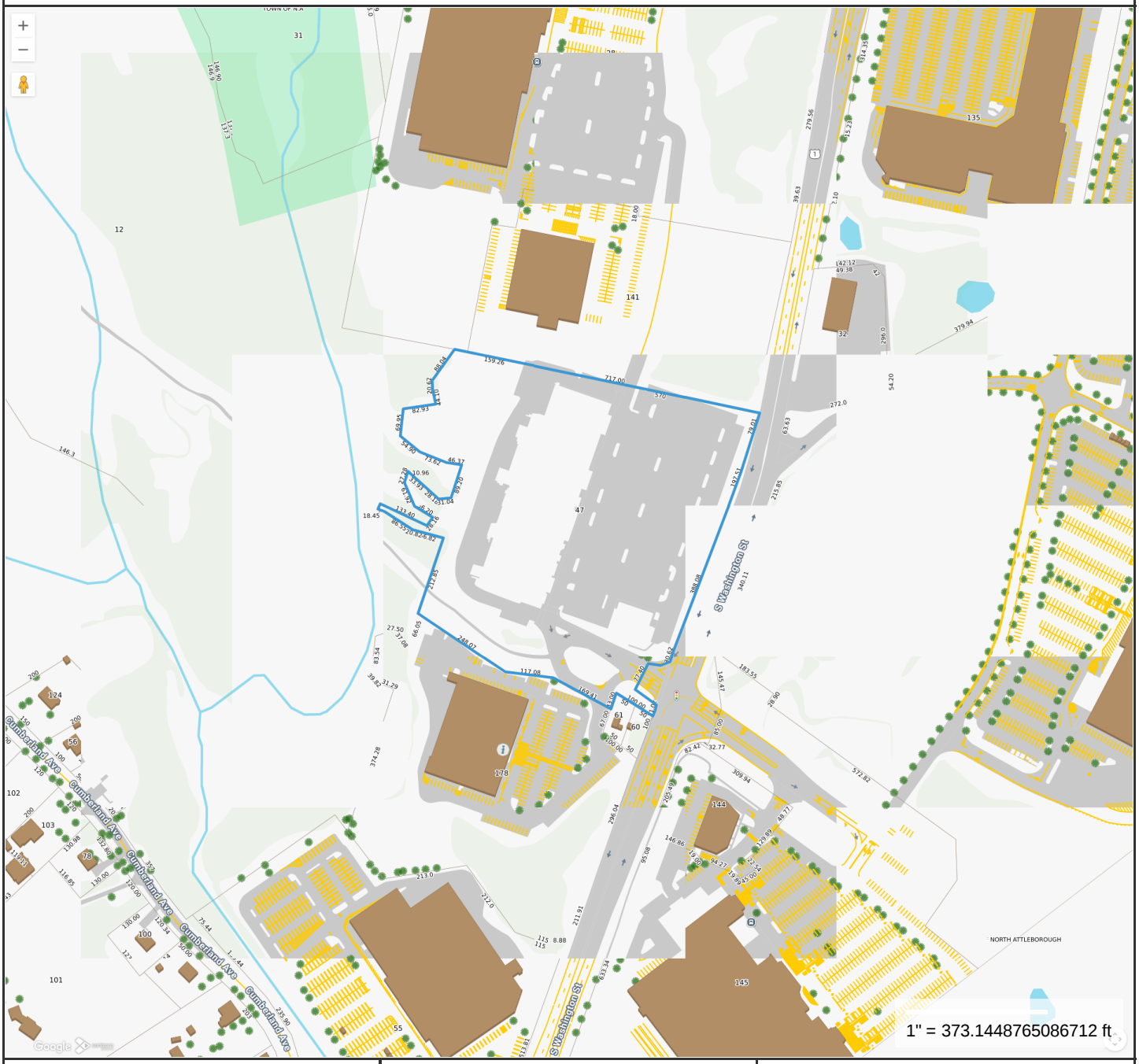
Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Use Schedule B Retail Service 4
Drive-through establishment

State Grounds for Exemption, Special Permit or Variance:

The proposed use as a bank with a drive-through will be a less intensive use with less traffic than the previously existing restaurant. This change will meet the standards set forth in the by-law for inssuance of a special permit.



Property Information

Property ID	27-47
Location	1385 S WASHINGTON ST
Owner	FERN REALTY CO LLC,IANTOSCA ,ET AL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Imagery © 2025 Nearmap, HERE
80 ft
Nearmap


Mon Apr 28 2025
Imagery © 2025 Nearmap, HERE
80 ft
Nearmap

Tilton & Associates, Inc.
81 John L. Dietsch Boulevard
North Attleborough, MA 02763
P. 508-699-4120
F. 508-699-7810

January 28, 2026

John F.D. Jacobi, III, Esq.
Coogan Smith, LLP
144 Bank Street
P.O. Box 2320
Attleboro, MA 02703

Re: Proposed Major Modification for Bank of America Branch with Two Drive-Through ATMs (ZBA Special Permit)
1385 S. Washington Street, North Attleborough, MA 02760
TAI#3479.10

Via Email: [redacted]

Dear Attorney Jacobi:

TAI is currently preparing a Zoning Board of Appeals (ZBA) Major Modification for a Bank with two ATM Drive-through Aisles for the Red Rock Plaza Shopping Center. Our goal is to be able to meet the January 15th submission deadline for the February 12th ZBA hearing. We also plan to submit concurrently to the Planning Board so both reviews can proceed in parallel at Town Hall. We are writing to coordinate our efforts with your office regarding the proposed redevelopment project.

Enclosed Plan Set

The enclosed plans included in this package are considered complete, subject to final review by the bank and project team and no major changes are anticipated. The submission includes Existing Conditions Plans, a complete Proposed Site Civil Set (layout, materials, grading, drainage, utilities, erosion control and details), Landscape, Lighting, and Architectural Plans.

Project Summary:

This project proposes the redevelopment of the former TGI Friday's building and site for a new Bank of America branch, including two drive-thru facilities. Planned site improvements will address traffic circulation, ADA accessibility, onsite parking, stormwater management, utility infrastructure, and fire emergency vehicle access. All modifications will incorporate architectural and branding elements consistent with Bank of America's current design standards.

Zoning:

This project involves a change in use from a restaurant to a financial institution and includes request for a zoning exception to allow drive-thru facilities.

The applicant will seek a Special Use Permit or Exception as authorized by the Zoning Board of Appeals, per Article VIII § 290-48H of the Town of North Attleborough Zoning Bylaw, and in accordance with Article V § 290-18.1, Schedule B under Retail and Service, Principal Use #4 –-Drive-through establishments in the C-60 Zoning Business District.

Please note the following explanatory notes associated with the Zoning Table. The items noted below identify existing nonconforming conditions:

Lot Zoned both Commercial District (C-60) & Residential District (R-20)

All proposed site improvements are located entirely within the Commercial (C-60) Zoning District, and all zoning requirements referenced reflect this district.

Land Taking & Zero Damages Agreement resulting in Zoning non-conformity

The subject area is nonconforming with respect to minimum open space and front yard setback requirements under North Attleborough, MA Zoning Requirements per §290-13.1, Table of Intensity Regulations (Schedule A). This nonconformity is the result of the alteration and layout of South Washington Street (Route 1) as a state highway under Layout No. 7639 by the Commonwealth of Massachusetts, Department of Highways, dated June 5, 2003, and recorded at the Bristol County Registry of Deeds in Book 12252, Pages 169–173, together with the associated Zero Damages Agreement, which resulted in a reduction of the land area.

Grading, Drainage & Utility Work:

Regrading of the site is engineered to maintain positive drainage flow, facilitate effective stormwater management, and ensure ADA compliance.

New drainage structures will be installed and integrated with the existing stormwater system serving the surrounding shopping plaza. As part of this work, building roof downspouts will be captured and directed into the stormwater system, reducing surface runoff. The redesigned stormwater flow will tie into existing onsite pretreatment structures, supporting continued compliance with Town of North Attleborough and MA stormwater regulations.

Site utility improvements will include modifications and connections to support the proposed building layout and drive-thru configuration, including adjustments to water, sewer, and electrical services.

Per the request of the North Attleborough Fire Chief, the fire department connection (FDC) will be relocated as part of utility coordination.

Site Plan Improvements:

In addition the grading, drainage and utility plans described above there will be additional site improvements as follows.

Existing exterior lighting on the building will be removed, including all decorative fixtures, gooseneck lights, and pilaster-mounted lighting.

A new site lighting design will be provided to ensure proper illumination and enhanced site security needed by the bank. We believe that they will be designed to meet the applicable requirements of the Town of North Attleborough.

Existing asphalt pavement within the designated construction limits will be resurfaced.

Landscaping improvements will enhance the overall site aesthetics and will be designed in compliance with applicable Town of North Attleborough regulations.

New curbing is proposed to support improved traffic circulation and to complement the stormwater management plan.

Architectural Improvements:

Architectural improvements will be primarily cosmetic in nature and will not alter the existing building footprint. The exterior finish of the building will be updated.

The existing stone veneer at the entrance tower will be removed and replaced with white metal paneling, consistent with Bank of America's current design prototype. The entrance canopy will be removed and replaced with a new canopy design, per the architectural elevation drawings.

A new architectural canopy will be installed over the ATMs and drive-thru lanes consistent with the bank's design standards.

The exterior walk-in coolers and associated fencing will be removed to prepare the site for the new use.

Existing doors will be replaced in their current locations, door openings and locations will remain unchanged, with the exception of one existing door on the north facade that will be infilled and converted to a window and a relocated rear exit will be installed.

Signage

We are not including any sign information other than what is shown on the architectural plans and those are for informational purposes. The bank will apply for a sign permit through the building department when they are ready. Their signs will conform to the sign by-law, or they will apply for a variance under a separate filing.

Landlord Coordination:

Paul Bourque of DAI Property Management is coordinating the permitting effort with ownership, and he may be reached at:

Paul J. Bourque [redacted]
Director of Leasing
DAI Property Management Co. Inc.
325 Wood Road, Suite 202
Braintree, MA 02184
[redacted]

If you have any questions or recommendations following your review of the North Attleborough Zoning Bylaws, please do not hesitate to contact our office. As you may recall, this site was previously subject to a Special Permit issued by the Planning Board. This permit will require amending, as has been done in past applications for the same site.

We look forward to your input and collaboration on this project.

Thank you,

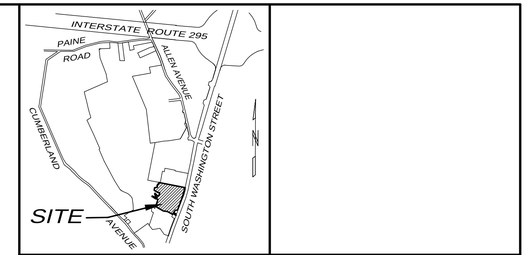
TILTON & ASSOCIATES, INC.

Larry E. Tilton, PLS

President

Cc. File #3479.01 Zoning Narrative

MAJOR MODIFICATION
FOR A
BANK WITH ATM DRIVE-THRU
FOR
RED ROCK PLAZA
SHOPPING CENTER
JANUARY 15, 2026



LOCUS MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

INDEX OF PLANS

TILTON AND ASSOCIATES, INC.

SHEET NO.	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	EXISTING CONDITIONS - DETAIL VIEW
4.	PROPOSED CONDITIONS - LAYOUT & MATERIALS
5.	PROPOSED CONDITIONS - GRADING & UTILITIES
6.	CONSTRUCTION DETAIL
C-101 to C-902	SITE CIVIL PLANS (BY BOHLER)
L-101 & L-102	LANDSCAPE PLANS (BY BOHLER)
LU-4	LIGHTING PLAN (BY GMR)
A2.01, A3.01 & A9.00	ARCHITECTURAL PLANS & ELEVATIONS (BY ADC)

CIVIL/SITE:

BOHLER ENGINEERING

GENERAL NOTE:

FINAL CIVIL ENGINEERING CONSTRUCTION DOCUMENTS PREPARED BY BOHLER ENGINEERING WILL BE SUBMITTED TO THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD IN SUPPORT OF THE MINOR MODIFICATION REQUEST, AS REFERENCED IN THE SPECIAL PERMIT ISSUED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS AS A CONDITION SET FORTH IN THE FINAL DECISION.



ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT
R 20 - RESIDENTIAL

ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)

DEED REFERENCE: DEED BK. 9173 PG. 72
DEED BK. 19617 PG. 104
RECORDED IN BRISTOL COUNTY
NORTHERN DISTRICT REGISTRY OF DEEDS

PLAN REFERENCE:

1) PLAN ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MASSACHUSETTS PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED DECEMBER 10, 1998, DRAWING NO. 5, PREPARED BY TILTON & ASSOCIATES, INC., A COPY OF WHICH PLAN IS RECORDED IN PLAN BOOK 379, PLAN 33.

2) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY SOUTH WASHINGTON STREET - REDROCK IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED FEBRUARY 25, 1999, PREPARED BY TILTON & ASSOCIATES, INC.

3) PLAN ENTITLED "PROPOSED FUTURE CONNECTOR EASEMENT IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MAY 13, 1999, PREPARED BY TILTON & ASSOCIATES, INC. RECORDED IN DEED BK. 8293 PG. 123

4) AN UNRECORDED PLAN ENTITLED "EASEMENT PLAN OF LAND IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MARCH 12, 1999, PREPARED BY TILTON & ASSOCIATES, INC.

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RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

APPLICANT:

DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184
TEL: (781) 848-3778

LAND SURVEYOR / CIVIL ENGINEER:

TILTON AND ASSOCIATES, INC.
81 JOHN L. DIETSCH BOULEVARD
P.O. BOX 467
NORTH ATTLEBOROUGH, MA 02761
TEL: (508) 699-4120
WEB: WWW.TILTON-ASSOC.COM
E-MAIL: DWGS@TILTON-ASSOC.COM

SITE CIVIL / LANDSCAPE ARCHITECTURE:

BOHLER
50 WASHINGTON STREET
SUITE 2000
WESTBOROUGH, MA 01581
TEL: 508-480-9900

ARCHITECT:

ADC
200 CONTINENTAL DR.
NEWARK, DE 19713
TEL: 302-505-1254

LIGHTING:

GMR
1629 SMIRL DRIVE
SUITE 200
HEALTH, TX 75032
TEL: 972-771-6038

COVER SHEET
FOR
RED ROCK PLAZA
SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

SCALE: NOT TO SCALE *DRAWN BY: RLI, AZA* *JOB NO. 3479.01*
DATE: JANUARY 15, 2026 *CHECKED BY: THL, LET* *DWG.NO. 1*

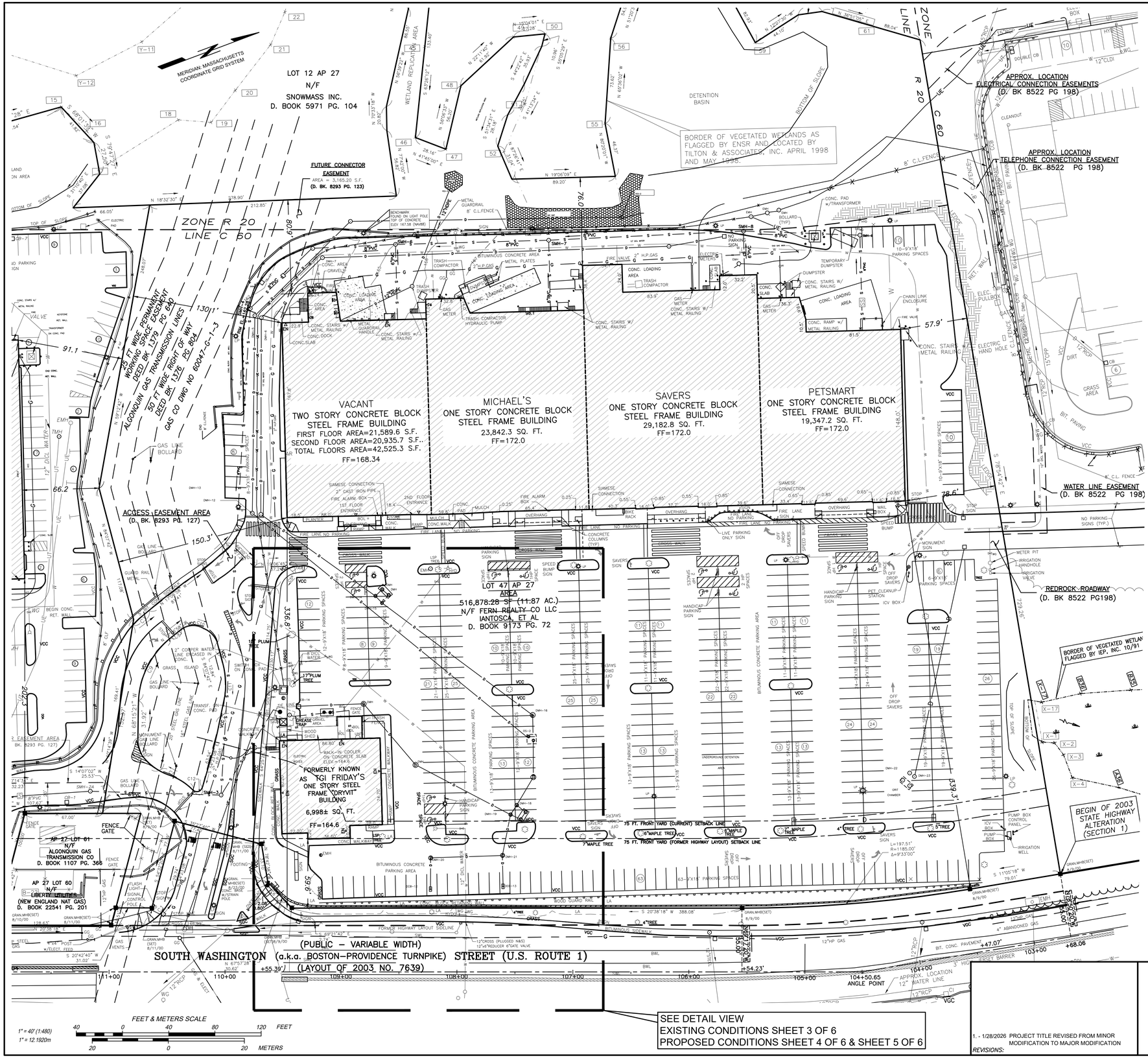
PREPARED BY
TILTON AND ASSOCIATES, INC.
81 John Dietsch Boulevard
P.O. Box 467
North Attleborough, MA 02761
Tel: (508)699-4120 Fax: (508)699-7810
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

REVISIONS:
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

DALE MACKINNON CIVIL NO. 34675 REGISTERED PROFESSIONAL ENGINEER

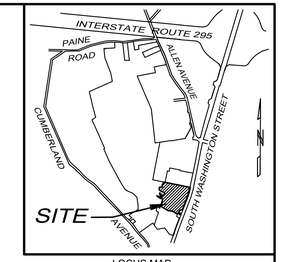
LARRY E. TILTON NO. 24988 REGISTERED PROFESSIONAL LAND SURVEYOR 1/28/2026

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LEGEND

CBw/DH (FND)	CONCRETE BOUND WITH DRILL HOLE FOUND	— S —	SEWER SERVICE
TMH	TELEPHONE MANHOLE	—SS—	SEWER SERVICE
SMH	SEWER MANHOLE	—D—	DRAIN LINE
EMH	ELECTRIC MANHOLE	RET.	RETAINING
—UE—	UNDERGROUND ELECTRIC	LP	LIGHT POLE
DMH	DRAIN MANHOLE	FES	FLARED END SECTION
CB	CATCH BASIN	65.5	FINISHING FLOOR ELEVATION
DCB	DOUBLE CATCH BASIN	HP	HANDICAPPED PARKING
HYD	HYDRANT	AR	ACCESS RAMP
—W—	WATER	FM	FORCE MAIN
DICL	DUCTILE IRON CEMENT LINED	UE	UNDERGROUND ELECTRIC
WG	WATER GATE	BIT.	BITUMINOUS
GG	GAS GATE	CLF	CHAIN LINK FENCE
CONC.	CONCRETE	OS	OUTLET STRUCTURE
RCP	REINFORCED CONCRETE PIPE	VCC	VERTICAL CONCRETE CURB
PVC	POLYVINYL CHLORIDE	VGC	VERTICAL GRANITE CURB
CPP	CORRUGATED PLASTIC PIPE		LANDSCAPE TREE
BOL	BOLLARD	LA	LANDSCAPE AREA



LOCUS MAP

SCALE: 1" = 2000'

ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT
R 20 - RESIDENTIAL

ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)
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RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

PARKING EXISTING SUMMARY TABLE

REQUIRED PARKING SPACE FOR THE RETAIL : ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE
REQUIRED PARKING SPACE FOR THE RESTAURANT : ONE FOR EACH FOUR SEATS OF TOTAL SEATING CAPACITY

RETAIL STORE NAME	TOTAL AREA IN SQ.FT.	REQUIRED PARKING	PARKING PROVIDED
VACANT (TWO STORY) (LOT 47 AP 27)	42,525.3 SQ.FT.	170	170
MICHAEL'S (ONE STORY) (LOT 47 AP 27)	23,842.3 SQ.FT.	95	94
SAVERS (ONE STORY) (LOT 47 AP 27)	29,182.8 SQ.FT.	117	116
PETSMART (ONE STORY) (LOT 47 AP 27)	19,347.2 SQ.FT.	77	76
TGI FRIDAY'S (ONE STORY) (LOT 47 AP 27)	7,264 SQ.FT. (302 SEATS)	76	76
TOTAL RETAIL + RESTAURANT (LOT 47 AP 27)	114,897.6 SQ.FT. +7,264	460+76 =536	532
BEST BUY (ONE STORY) (LOT 178 AP 27)	45,699.6 SQ.FT.	183	226
TOTAL RETAIL STORES & RESTAURANT	160,621.1 SQ. FT. + 7,264 SQ.FT.	719	758

HANDICAP ACCESSIBLE REQUIRED **	HANDICAP ACCESSIBLE PROVIDED
15	20

** NUMBER OF HANDICAPPED SPACES IS BASED ON THE REQUIRED PARKING COUNT

MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES IS 2 PERCENT OF TOTAL SPACES IF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FROM 501 TO 1000 SPACES

EXISTING CONDITIONS
FOR
RED ROCK PLAZA SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR

DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

SCALE: 1"=40'
DATE: JANUARY 15, 2026

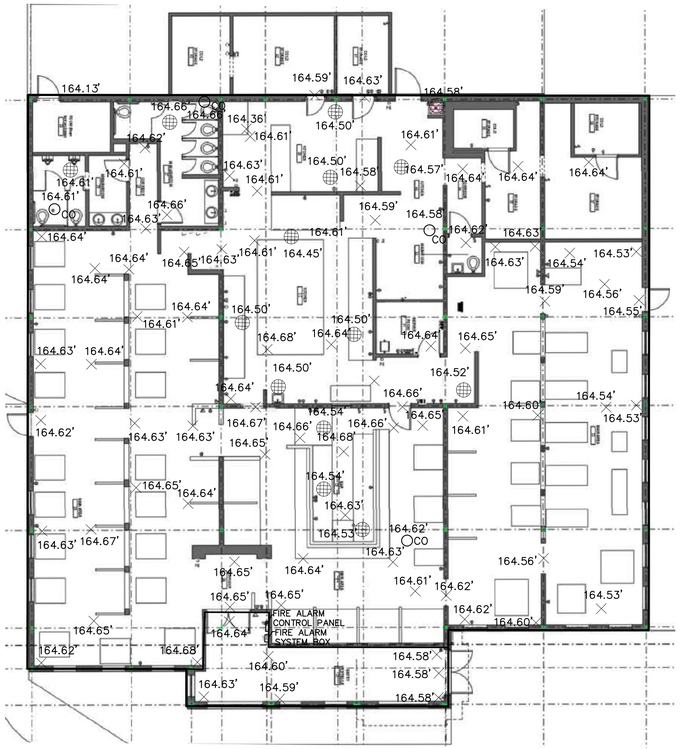
DRAWN BY: RLI *JOB NO. 3479.01*
CHECKED BY: THL, LET *DWG.NO. 1*

REVISIONS:
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

COMMONWEALTH OF MASSACHUSETTS
LARRY E. TILTON
No. 51063
REGISTERED PROFESSIONAL LAND SURVEYOR
1/28/2026

PREPARED BY
TILTON AND ASSOCIATES, INC.
81 John Dietsch Boulevard
P.O. Box 467
North Attleborough, MA 02761
Tel: (508)699-4120 Fax: (508)699-7810
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

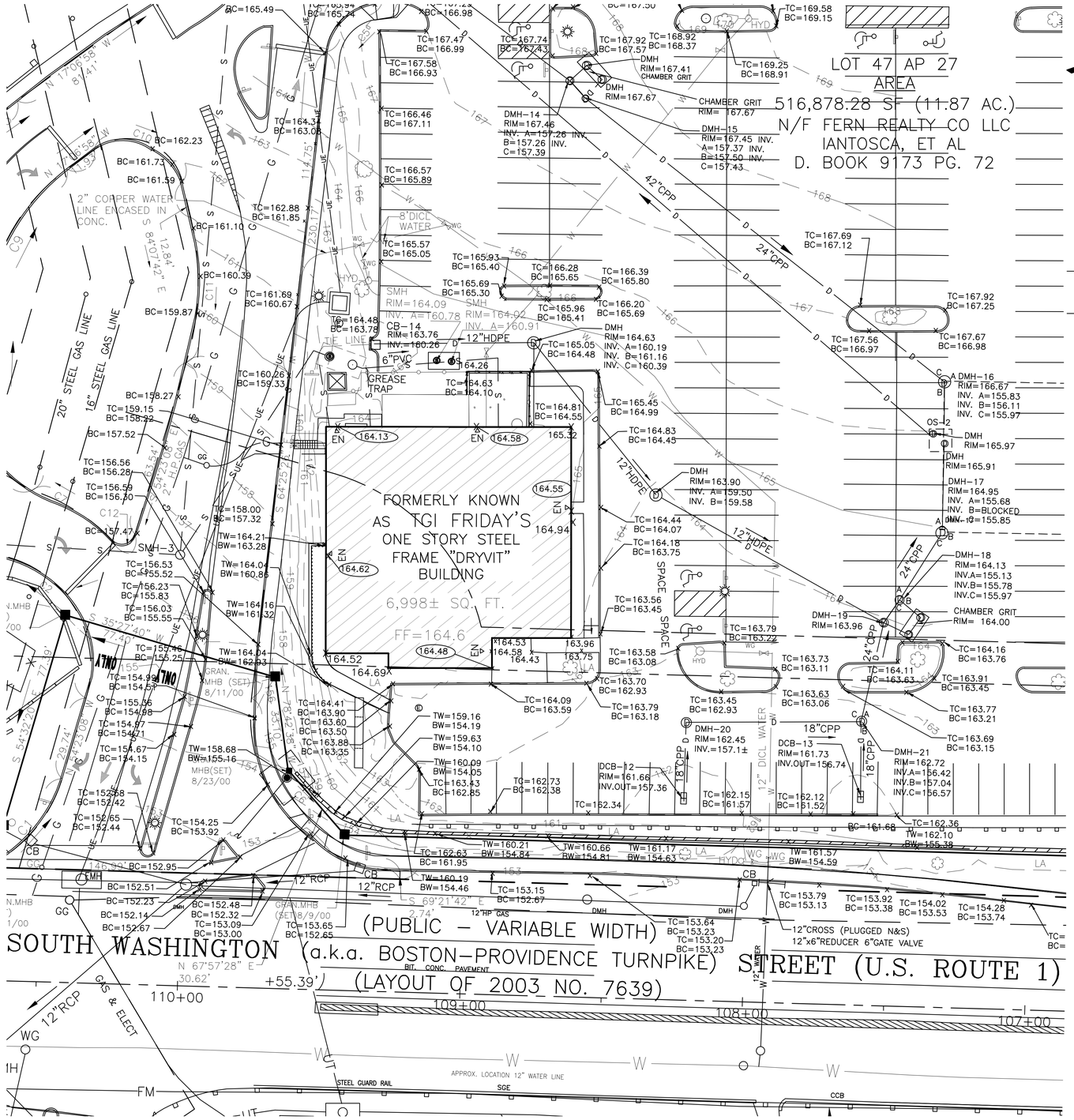
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FORMERLY KNOWN AS TGI'S FRIDAY BUILDING
WITH INTERIOR SPOT ELEVATIONS

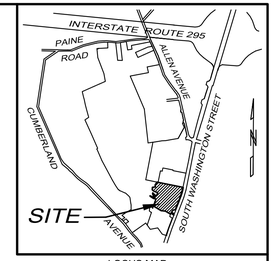
FEET & METERS SCALE
1" = 10' (1:120)
1" = 3.0480m
10 0 10 20 FEET
5 0 5 METERS

DETAIL VIEW
SCALE 1"=10'



FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.0960m
20 0 20 40 60 FEET
10 0 10 METERS

DETAIL VIEW
SCALE 1"=20'



LOCUS MAP
SCALE: 1" = 2000'

LEGEND

CBw/DH	CONCRETE BOUND WITH DRILL HOLE	—S—	SEWER SERVICE
(FND)	FOUND	—D—	DRAIN LINE
TMH	TELEPHONE MANHOLE	RET.	RETAINING
SMH	SEWER MANHOLE	LP	LIGHT POLE
EMH	ELECTRIC MANHOLE	162.5	FINISHED FLOOR ELEVATION
—UE—	UNDERGROUND ELECTRIC	HP	HANDICAPPED PARKING
DMH	DRAIN MANHOLE	AR	ACCESS RAMP
CB	CATCH BASIN	FM	FORCE MAIN
DCB	DOUBLE CATCH BASIN	UE	UNDERGROUND ELECTRIC
HYD	HYDRANT	BIT.	BITUMINOUS
—W—	WATER	CLF	CHAIN LINK FENCE
DICL	DUCTILE IRON CEMENT LINED	OS	OUTLET STRUCTURE
WG	WATER GATE	VCC	VERTICAL CONCRETE CURB
GG	GAS GATE	VGC	VERTICAL GRANITE CURB
CONC.	CONCRETE	BOL	BOLLARD
RCP	REINFORCED CONCRETE PIPE	LA	LANDSCAPING AREA
PVC	POLYVINYL CHLORIDE		LANDSCAPE TREE
CPP	CORRUGATED PLASTIC PIPE	CO	CLEAN OUT
	FLOOR DRAIN		

ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT
R 20 - RESIDENTIAL

ASSESSOR'S REFERENCE: AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY)
AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)

DEED REFERENCE: DEED BK. 9173 PG. 72
DEED BK. 19617 PG. 104
RECORDED IN BRISTOL COUNTY
NORTHERN DISTRICT REGISTRY OF DEEDS

PLAN REFERENCE:

1) PLAN ENTITLED "PLAN OF LAND IN NORTH ATTLEBOROUGH, MASSACHUSETTS PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED DECEMBER 10, 1998, DRAWING NO. 5, PREPARED BY TILTON & ASSOCIATES, INC., A COPY OF WHICH PLAN IS RECORDED IN PLAN BOOK 379, PLAN 33.

2) PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY SOUTH WASHINGTON STREET - REDROCK IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED FEBRUARY 25, 1999, PREPARED BY TILTON & ASSOCIATES, INC.

3) PLAN ENTITLED "PROPOSED FUTURE CONNECTOR EASEMENT IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MAY 13, 1999, PREPARED BY TILTON & ASSOCIATES, INC. RECORDED IN DEED BK. 8293 PG. 123

4) AN UNRECORDED PLAN ENTITLED "EASEMENT PLAN OF LAND IN NORTH ATTLEBOROUGH," PREPARED FOR PACKARD DEVELOPMENT, SCALE: 1"=60', DATED MARCH 12, 1999, PREPARED BY TILTON & ASSOCIATES, INC.

5) PLAN ENTITLED " PLAN OF ROAD IN THE TOWN OF NORTH ATTLEBOROUGH , BRISTOL COUNTY - ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS, SCALE 1"=20', DATED JUNE 5, 2003, PREPARED BY TILTON & ASSOCIATES, INC. PLAN BOOK 416, PAGES 76,77 &78 - LAYOUT NO. 7639.

RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

EXISTING CONDITIONS
DETAIL VIEW
FOR
RED ROCK PLAZA
SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

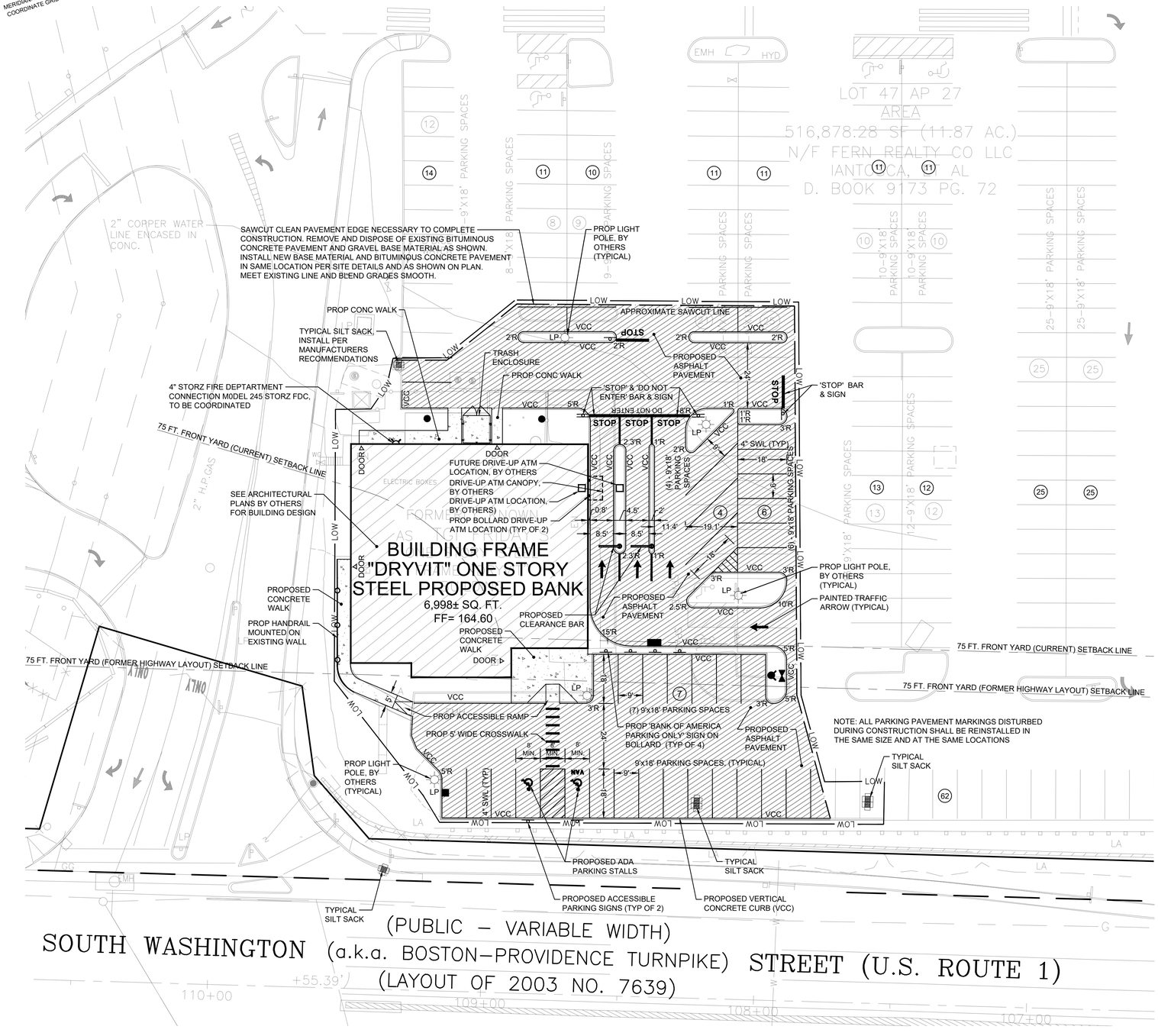
SCALE: AS NOTED
DATE: JANUARY 15, 2026
DRAWN BY: RLI, AZA *JOB NO. 3479.01*
CHECKED BY: THL, LET *DWG.NO. 1*

REVISIONS:
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

COMMONWEALTH OF MASSACHUSETTS
LARRY E. TILTON
No. 21078
REGISTERED PROFESSIONAL LAND SURVEYOR
1/28/2026

PREPARED BY
TILTON AND ASSOCIATES, INC.
81 John Dietsch Boulevard
P.O. Box 467
North Attleborough, MA 02761
Tel: (508)699-4120 Fax: (508)699-7810
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

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DETAIL VIEW
SCALE 1"=20'

FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.0960m
20 0 20 40 60 FEET
10 0 10 METERS

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE TITLE REPORT USED TO DEFINE EASEMENTS AND OTHER RECORDINGS WAS SUPPLIED TO THIS OFFICE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. H-980278 EFFECTIVE DATE: JANUARY 15, 1999 AT 8:00 A.M.
3. SEE FLOOD INSURANCE RATE MAP TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS, COMMUNITY-PANEL NUMBER 25005C0111G, EFFECTIVE DATE JULY 16, 2015. PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AREA DETERMINED TO BE OF MINIMAL FLOODING.
4. ALL PHYSICAL EVIDENCE OF BOUNDARIES ARE AS INDICATED ON THE PLAN.
5. ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED.
6. SEE RECIPROCAL EASEMENT AGREEMENT BETWEEN REDROCK NA, LLC, DAYTON HUDSON CORPORATION AND CHAPMAN & COLE, RECORDED IN DEED BOOK 8522 PAGE 198.
7. SEE RECIPROCAL EASEMENT AND COVENANT AGREEMENT BETWEEN BEST BUY STORES, L.P. AND REDROCK NA, LLC, RECORDED IN DEED BOOK 8293 PAGE 127.
8. A VARIANCE, DECISION NO. 1672, WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS ON AUGUST 18, 1998 FOR:
   A) 9FT. WIDE X 18FT. LONG PARKING SPACE
   B) BUILDING HEIGHT TO 35 FEET MAXIMUM
   C) MORE THAN ONE BUILDING ON A LOT WITHOUT SIDE YARD SETBACK
   D) LANDSCAPE
   E)PERMIT A SOLID WALL OR FENCE SUBSTITUTED FOR A LANDSCAPE BOTTOM
   RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8163 PAGE 149.
9. A VARIANCE, DECISION NO. 1696, WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS ON OCTOBER 27, 1998 TO ALLOW A PORTION OF A PET SUPPLY STORE TO INCLUDE A VETERINARY HOSPITAL FOR SMALL ANIMALS, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8163 PAGE 158.
10. A SPECIAL PERMIT WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS SPECIAL PERMIT NO.124 ON NOVEMBER 5, 1998, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 8139 PAGE 15.
11. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS SPECIAL PERMIT NO.138 ON NOVEMBER 7, 2002, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 11329 PAGE 75.
12. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS ADDENDUM A ON AUGUST 20, 2009, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 18386 PAGE 324.
13. A MODIFICATION OF A SPECIAL PERMIT NO.124 WAS GRANTED BY THE TOWN OF NORTH ATTLEBOROUGH PLANNING BOARD ISSUED AS ADDENDUM A ON MARCH 7, 2024, RECORDED AT THE BRISTOL (NORTHERN DISTRICT) COUNTY, REGISTRY OF DEEDS BOOK 28804 PAGE 201.

ZONING TABLE			
ZONE: C 60 - COMMERCIAL DISTRICT R 20 - RESIDENTIAL DISTRICT * USE: BANK W/ DRIVE-THRU			
ZONING REQUIREMENTS PER §290-13.1 TABLE OF INTENSITY REGULATIONS SCHEDULE A			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA (ACRES)	60,000 SF (1.38± AC)	11.87± AC.	11.87± AC.
MIN. LOT WIDTH (FEET)	200'	773.2'±	773.2'±
MIN. LOT DEPTH (FEET)	250'	531.8'±	531.8'±
MIN. LOT FRONTAGE (FEET)	200'	914.3'±	914.3'±
MIN. YARD SETBACKS:			
FRONT YARD (FEET)	75.0'	59.6'± **	59.6'± **
SIDE YARD (FEET)	25.0'	57.9'±	57.9'±
REAR YARD (FEET)	75.0'	76.0'±	76.0'±
MAX. PERMITTED HEIGHT (FEET)	30.0'	22.0'±	22.0'±
MAX. NO. OF STORIES	2 1/2	1	1
MAX. BUILDING COVERAGE (PERCENT)	35.0%	23.6%±	23.6%±
MIN. OPEN SPACE (PERCENT)	40.0%	32.2%± **	32.4%± **

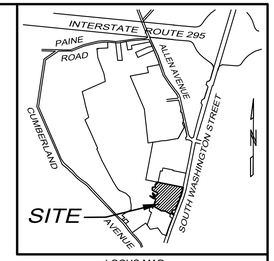
* PROPOSED SITE IMPROVEMENTS TO BE LOCATED ENTIRELY WITHIN COMMERCIAL (C-60) DISTRICT ONLY AND ZONING REQUIREMENTS ARE REFLECTIVE OF SAME
**THE SUBJECT AREA IS NON-CONFORMING WITH CURRENT FRONT YARD SETBACK AND OPEN SPACE REQUIREMENTS DUE TO THE ALTERATION AND LAYOUT OF SOUTH WASHINGTON STREET (ROUTE 1) AS A STATE HIGHWAY UNDER LAYOUT NO. 7639 BY THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF HIGHWAYS, DATED JUNE 5, 2003, RECORDED AT BRISTOL COUNTY REGISTRY OF DEEDS, BOOK 12252, PAGES 169-173, TOGETHER WITH ASSOCIATED ZERO DAMAGES AGREEMENT WHICH RESULTED IN A REDUCTION OF LAND AREA.

PARKING SUMMARY TABLE			
REQUIRED PARKING SPACE FOR THE RETAIL : ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE REQUIRED PARKING SPACE FOR THE OFFICE : ONE PER EACH 250 S.F. OF GROSS FLOOR SPACE			
RETAIL STORE NAME	TOTAL AREA IN SQ.FT.	REQUIRED PARKING	PARKING PROVIDED
VACANT (TWO STORY) (LOT 47 AP 27)	42,525.3 SQ.FT.	170	181
MICHAEL'S (ONE STORY) (LOT 47 AP 27)	23,842.3 SQ.FT.	95	104
SAVERS (ONE STORY) (LOT 47 AP 27)	29,182.8 SQ.FT.	117	126
PETSMART (ONE STORY) (LOT 47 AP 27)	19,347.2 SQ.FT.	77	86
BEST BUY (ONE STORY) (LOT 178 AP 27)	45,699.6 SQ.FT.	183	226
SUB-TOTAL RETAIL (LOT 47 AP 27) (LOT 178 AP 27)	160,597.2 SQ. FT.	642	723
BANK (OFFICE) (ONE STORY) (LOT 47 AP 27)	6,998 SQ. FT.	28	28
TOTAL RETAIL STORES & BANK (OFFICE) (LOT 47 AP 27) (LOT 178 AP 27)	167,595.2 SQ. FT.	670	751

HANDICAP ACCESSIBLE REQUIRED **	HANDICAP ACCESSIBLE PROVIDED
15	20

** NUMBER OF HANDICAPPED SPACES IS BASED ON THE REQUIRED PARKING COUNT

MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES IS 2 PERCENT OF TOTAL SPACES IF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FROM 501 TO 1000 SPACES



LOCUS MAP
SCALE: 1" = 2000'

LEGEND:

CB⌀/DH	CONCRETE BOUND WITH DRILL HOLE
(FND)	FOUND
TMH	TELEPHONE MANHOLE
SMH	SEWER MANHOLE
EMH	ELECTRIC MANHOLE
UE	UNDERGROUND ELECTRIC
DMH	DRAIN MANHOLE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
HYD	HYDRANT
W	WATER
DICL	DUCTILE IRON CEMENT LINED
WG	WATER GATE
GG	GAS GATE
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE
	FLOOR DRAIN
CO	CLEAN OUT
	LANDSCAPE TREE
LA	LANDSCAPING AREA
S	SEWER SERVICE
D	DRAIN LINE
RET.	RETAINING
LP	LIGHT POLE
167.5	FINISHED FLOOR ELEVATION
HP	HANDICAPPED PARKING
AR	ACCESS RAMP
FM	FORCE MAIN
UE	UNDERGROUND ELECTRIC
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
OS	OUTLET STRUCTURE
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BOL	BOLLARD
PROP	PROPOSED
COORD	COORDINATION
TYP	TYPICAL
HYD	HYDRANT
1	NUMBER OF PARKING SPACES
LP	PROP LIGHT POLE, BY OTHERS
LOW	APPROXIMATE LIMIT OF WORK
	APPROXIMATE SAWCUT LINE

ZONING REFERENCE:	C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT R 20 - RESIDENTIAL
ASSESSOR'S REFERENCE:	AP 27 LOT 47 (AP 27 LOT 44, 47 FORMERLY) AP 27 LOT 178 (AP 27 PORTION OF LOT 12 FORMERLY)
DEED REFERENCE:	DEED BK. 9173 PG. 72 DEED BK. 10617 PG. 104 RECORDED IN BRISTOL COUNTY NORTHERN DISTRICT REGISTRY OF DEEDS
RECORD OWNER:	FERN REALTY CO LLC, IANTOSCA, ET AL 325 WOOD RD SUITE 202 BRAINTREE, MA 02184
APPLICANT:	DAI PROPERTY MANAGEMENT CO., INC. 325 WOOD ROAD, SUITE 202 BRAINTREE, MASSACHUSETTS 02184

PROPOSED CONDITIONS LAYOUT AND MATERIALS
FOR
RED ROCK PLAZA SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

SCALE: 1"=20'
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DRAWN BY: AZA *JOB NO. 3479.01*
CHECKED BY: THL, LET *DWG.NO. 1*

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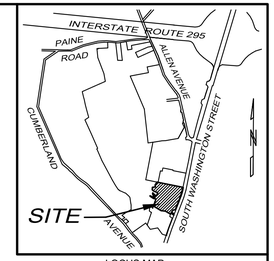
COMMONWEALTH OF MASSACHUSETTS — EMILE ABOUCHACRA — CIVIL — No. 34575 — REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS — LARRY S. TILTON — No. 49304 — REGISTERED PROFESSIONAL LAND SURVEYOR — 1/28/2026

PREPARED BY
TILTON AND ASSOCIATES, INC.
81 John Dietsch Boulevard
P.O. Box 467
North Attleborough, MA 02761
Tel: (508)699-4120 Fax: (508)699-7810
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MERIDIAN: MASSACHUSETTS
COORDINATE GRID SYSTEM



LOCUS MAP
SCALE: 1" = 2000'

LEGEND

CBw/DH	CONCRETE BOUND WITH DRILL HOLE	— S —	SEWER SERVICE
(FND)	FOUND	— D —	DRAIN LINE
TMH	TELEPHONE MANHOLE	RET.	RETAINING
SMH	SEWER MANHOLE	LP	LIGHT POLE
EMH	ELECTRIC MANHOLE	167.2	FINISHED FLOOR ELEVATION
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CONC.	CONCRETE	O BOL	BOLLARD
RCP	REINFORCED CONCRETE PIPE		LANDSCAPE TREE
PVC	POLYVINYL CHLORIDE		
CPP	CORRUGATED PLASTIC PIPE	LA	LANDSCAPING AREA
	FLOOR DRAIN		PROP LIGHT POLE, BY OTHERS
CO	CLEAN OUT	PROP	PROPOSED
	DIRECTIONAL FLOW	COORD	COORDINATION
LOW	APPROXIMATE LIMIT OF WORK	TYP	TYPICAL
	APPROXIMATE SAWCUT LINE	HYD	HYDRANT
			PROP LIGHT POLE, BY OTHERS

ZONING REFERENCE: C 60 - LIMITED HIGHWAY COMMERCIAL DISTRICT
R 20 - RESIDENTIAL

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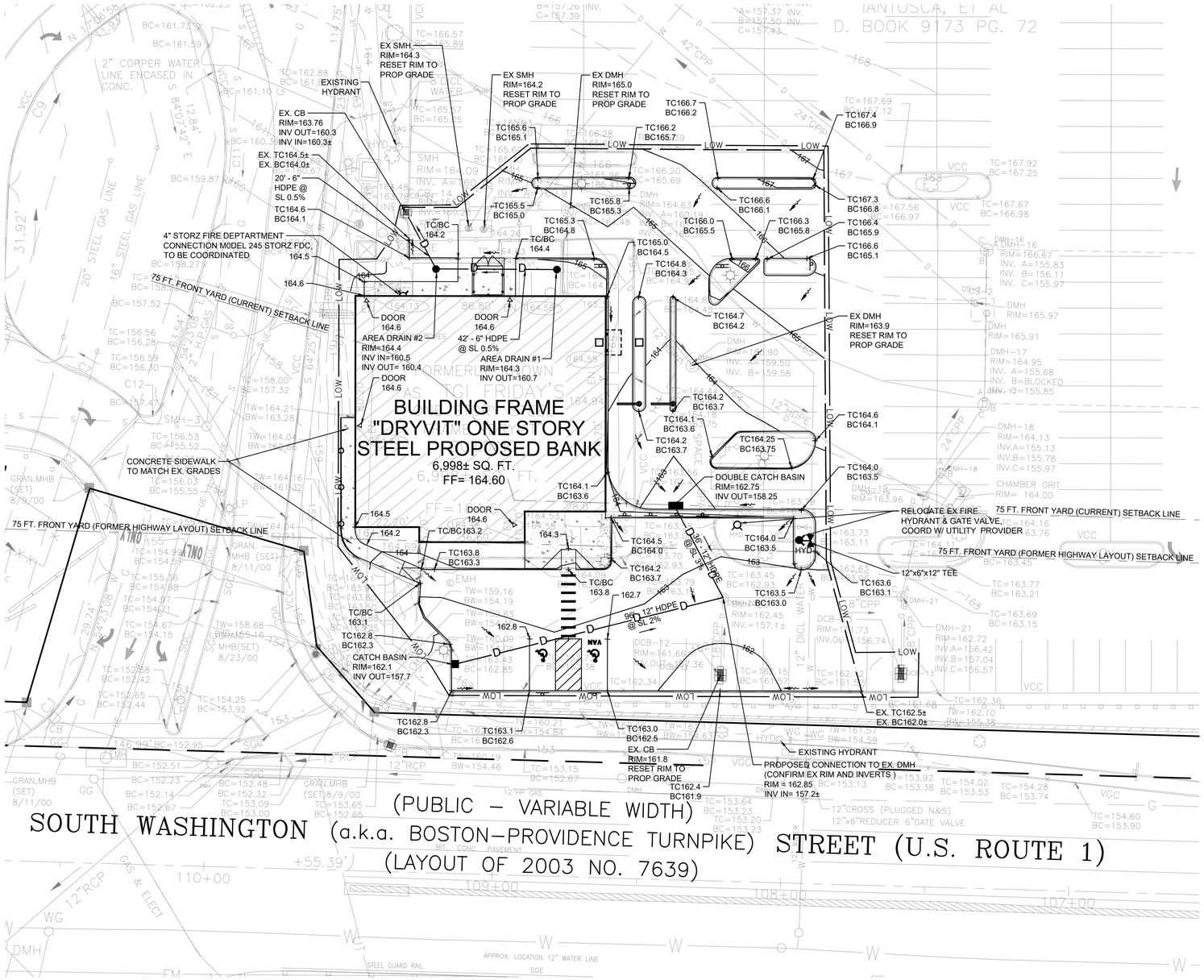
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RECORD OWNER: FERN REALTY CO LLC, IANTOSCA, ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

APPLICANT: DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184



DETAIL VIEW
SCALE 1"=20'

FEET & METERS SCALE
1" = 20' (1:240)
1" = 6.0960m
20 0 20 40 60 FEET
10 0 10 METERS

PROPOSED CONDITIONS GRADING AND UTILITIES
FOR
RED ROCK PLAZA SHOPPING CENTER
IN
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

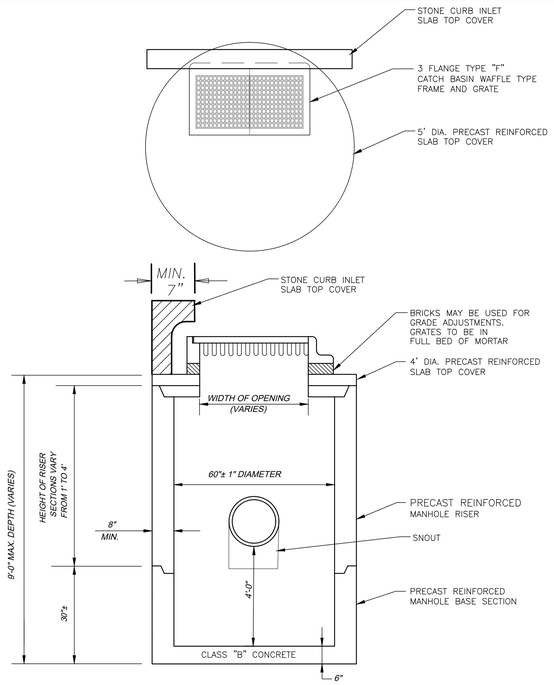
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REVISIONS:
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
NO. 34015
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY
TILTON AND ASSOCIATES, INC.
81 John Dietsch Boulevard
P.O. Box 467
North Attleborough, MA 02761
Tel: (508)699-4120 Fax: (508)699-7810
PROFESSIONAL LAND SURVEYORS, CIVIL ENGINEERS AND CONSULTANTS

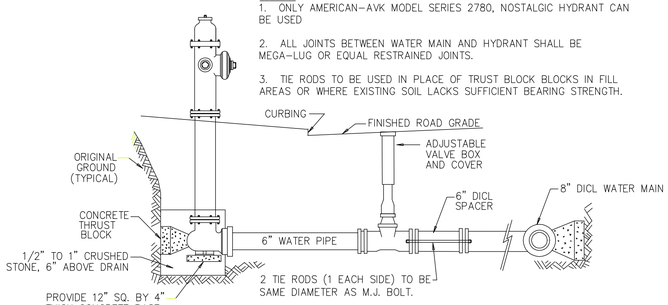
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PRECAST CONCRETE CATCH BASIN WITH DOUBLE CATCH BASIN GRATES DETAIL

(9 FEET OR LESS IN DEPTH)

NOT TO SCALE



NOTES:

1. ONLY AMERICAN–AVK MODEL SERIES 2780, NOSTALGIC HYDRANT CAN BE USED
2. ALL JOINTS BETWEEN WATER MAIN AND HYDRANT SHALL BE MEGA–LUG OR EQUAL RESTRAINED JOINTS.
3. TIE RODS TO BE USED IN PLACE OF TRUST BLOCK BLOCKS IN FILL AREAS OR WHERE EXISTING SOIL LACKS SUFFICIENT BEARING STRENGTH.

(NOT TO SCALE)

NOTE:

1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.
2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF NORTH ATTLEBOROUGH'S DEPARTMENT OF PUBLIC WORKS.

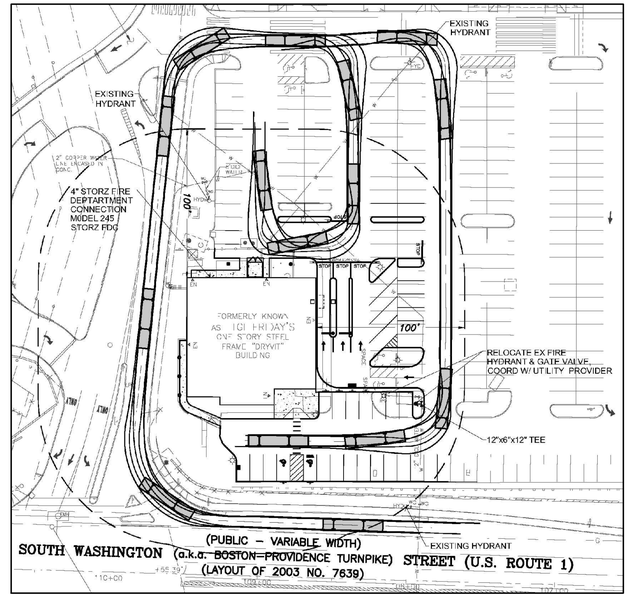
TYPICAL HYDRANT AND VALVE DETAIL TOWN OF NORTH ATTLEBOROUGH

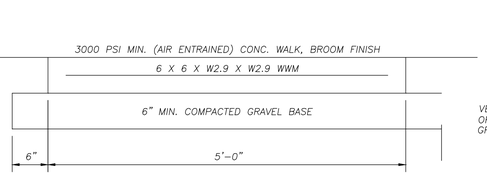
NOT TO SCALE



STORZ FIRE CONNECTION

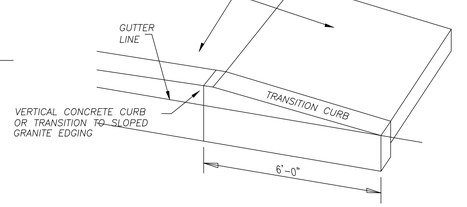
NOT TO SCALE





TYPICAL SECTION CONCRETE WALKWAY DETAIL

(NOT TO SCALE)

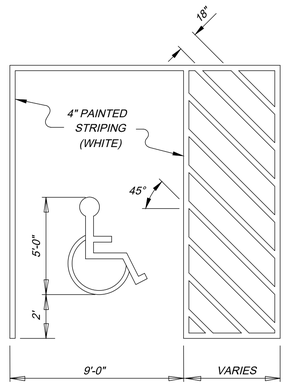


NOTE:

1. PROVIDE 6' TRANSITION CURB SECTION AT TERMINAL END OF THE VERTICAL CONCRETE CURB SECTIONS AND AT HANDICAP RAMPS AS SHOWN ON PLANS

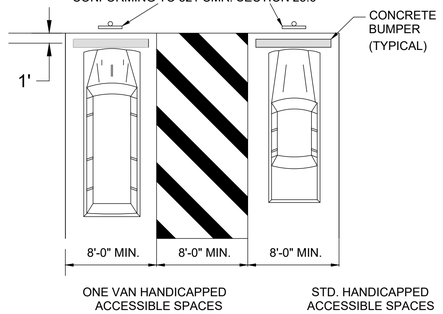
TRANSITION GRANITE CURB DETAIL

(NOT TO SCALE)



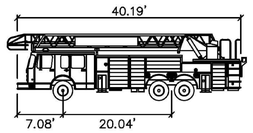
ACCESSIBLE PARKING DETAIL

(NOT TO SCALE)



DOUBLE STALL ACCESSIBLE PARKING

(NOT TO SCALE)



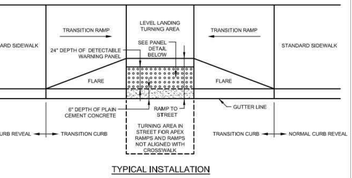
FIRE APPARATUS – NAFD LADDER ONE – PIERCE

FIRE TRUCK MOVEMENT ANALYSIS

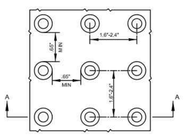
NOT TO SCALE

LEGEND

- PROPOSED BANK MODIFICATIONS
- PROPOSED TRAFFIC FLOW FOR BANK
- LADDER ONE – PIERCE
- NAFD NORTH ATTLEBOROUGH FIRE DEPARTMENT



TYPICAL INSTALLATION



DETAIL OF DETECTABLE WARNING PANEL



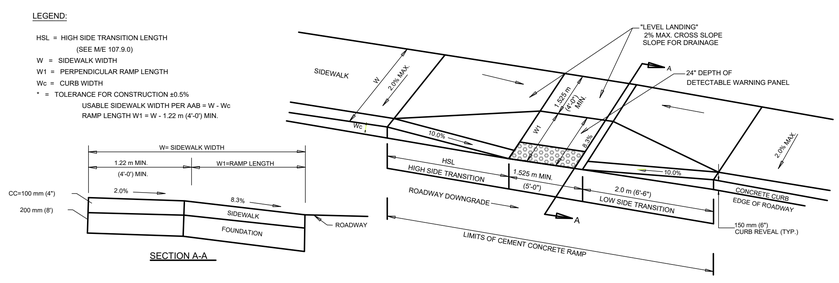
SECTION A–A

NOTE:

PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS AND STANDARD RAMP TERMINOLOGY DETAIL

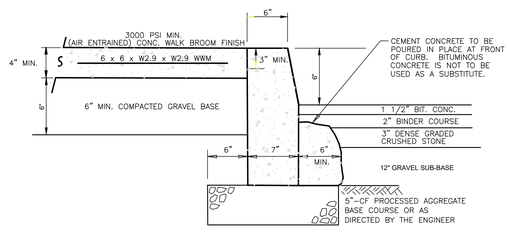
(NOT TO SCALE)



SECTION A–A

MASS HIGHWAY 107.2.0 HANDICAPPED ACCESS PERPENDICULAR CURB CUT

(NOT TO SCALE)



VERTICAL CONCRETE CURB, SIDEWALK & PAVEMENT DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS FOR RED ROCK PLAZA SHOPPING CENTER IN NORTH ATTLEBOROUGH, MASSACHUSETTS

PREPARED FOR

DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MASSACHUSETTS 02184

SCALE: NOT TO SCALE
DATE: JANUARY 15, 2026

DRAWN BY: RLI, AZA JOB NO. 3479.01
CHECKED BY: THL, LET DWG.NO. 1

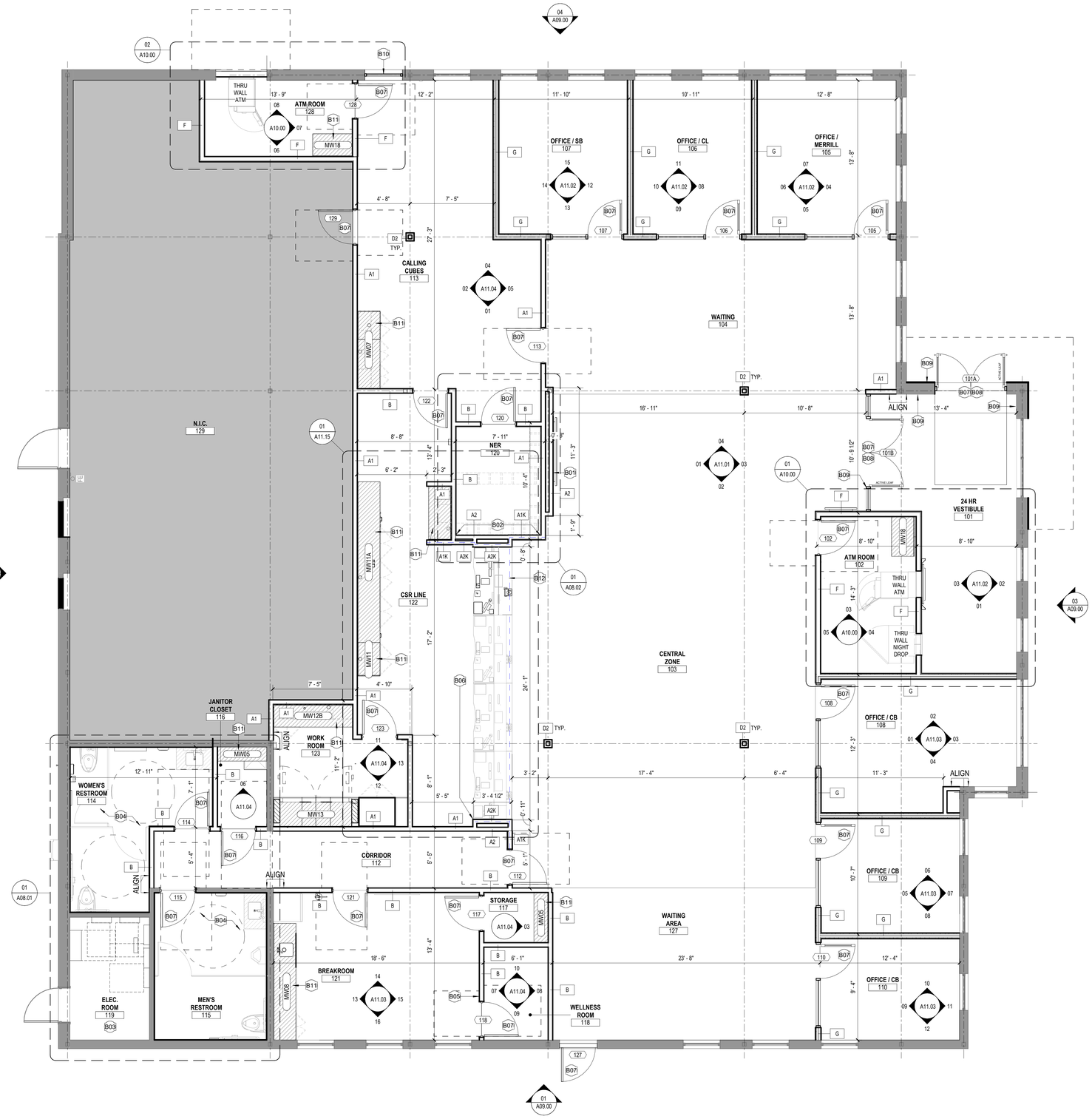
REVISIONS:
1. - 1/28/2026 PROJECT TITLE REVISED FROM MINOR MODIFICATION TO MAJOR MODIFICATION

COMMONWEALTH OF MASSACHUSETTS — DALE MACKINNON — CIVIL — No. 34575 — REGISTERED PROFESSIONAL ENGINEER

PREPARED BY

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SHEET NOTES

B01	PROVIDE 3/4" F.T. PLYWOOD BLOCKING
B02	PROVIDE 3/4" FIRE RATED PLYWOOD AT ALL SIDES INDICATED, INSTALLED ABOVE FINISHED FLOOR TO 8'-0" HIGH. ALL WALL POWER/DATA OUTLETS SHALL BE RECESSED AND FLUSH WITH THE PLYWOOD PANELS.
B03	PROVIDE 4" HIGH PRECAST CONCRETE PAD FOR THE CENTRAL INVERTER. COORDINATE LOCATION WITH THE ELECTRICAL DRAWINGS.
B04	PROVIDE COMPLETE SEALANT AT ALL TOP OF PARTITIONS AT THE METAL DECK ELEVATION.
B05	BANK STANDARD WELLNESS ROOM SIGNAGE PROVIDED BY B+N AND INSTALLED BY GC.
B06	G.C. TO COORDINATE HOLD DIMENSION WITH CSR LINE SHOP DRAWINGS
B07	NEW DOOR, FRAME & HARDWARE. REFER TO HARDWARE SCHEDULED FOR MORE INFORMATION.
B08	INSTALL NEW AUTOMATIC DOOR OPERATOR(S) AND ACTUATORS AT VESTIBULE ENTRANCE DOORS; RE: HARDWARE SCHEDULE.
B09	INSTALL NEW PUSH PLATES. COORDINATE LOCATION OF PUSH PLATES WITH SECURITAS.
B10	PROVIDE NEW STOREFRONT GLAZING TO MATCH EXISTING SIZE & STYLE.
B11	PROVIDE AND INSTALL NEW MILLWORK; REFER TO FINISH PLAN & INTERIOR ELEVATIONS FOR MORE INFORMATION.
B12	DASHED LINE INDICATES KEVLAR INSTALLATION EXTENT.

GENERAL NOTES

A	FOR ADDITIONAL GENERAL NOTES, LEGENDS AND SCHEDULES, REFER TO SHEETS A00.00, A00.10, A00.40, AND A00.50
B	UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 4" FROM ADJACENT PERPENDICULAR PARTITION.
C	VERIFY ALL EQUIPMENT WITH VENDOR.
D	PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
E	PROVIDE WATER RESISTANT GYPSUM BOARD AT WET AREA.
F	PROVIDE EMBLEM SIGN IF REQUIRED.

LEGEND

- SHEET NOTES
- AREA OUT OF THE SCOPE OF PROJECT
- NEW PARTITION
- REFERENCE TO PARTITION TYPE
- NEW DOOR
- COLUMN GRID
- ROOM NAME
- ROOM NUMBER
- DOOR NUMBER
- DOOR NUMBER
- HARDWARE
- DOOR TYPE
- REVISION REFERENCE
- DIRECTION OF ELEVATION
- ELEVATION NUMBER ON SHEET
- SHEET WHERE SHOWN
- DETAIL NUMBER
- SHEET WHERE SHOWN
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- MILLWORK
- MILLWORK SCHEDULE TAG
- ALIGN
- FIRE EXTINGUISHER CABINET (F.E.C.)
- BLOCKING REQUIRED FOR MILLWORK

BANK OF AMERICA

NORTH ATTLEBORO
IFO
1385 S. Washington Street
North Attleborough MA 02760
SERIAL NUM./MANH. ID: MA6-369
PROJECT ID: 02819P428748
VERSION: 02
BULLETIN:Q2-2025

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ISSUE DATE AND DESCRIPTION

No	DATE	ISSUE DESCRIPTION	BY
01	07/28/2025	SCHEMATIC DESIGN 90%	BM/NA
02	08/19/2025	DESIGN DEVELOPMENT 60%	BM

REVISIONS

No	DATE	DESCRIPTION	BY

QUALIFIER LICENSE NUMBER AR0010536
Raymundo Feito, RA 21AI02049200

Seal / Signature

Project Name
NORTH ATTLEBORO

Project Number
25072

Description
CONSTRUCTION PLAN

Scale
1/4" = 1'-0"

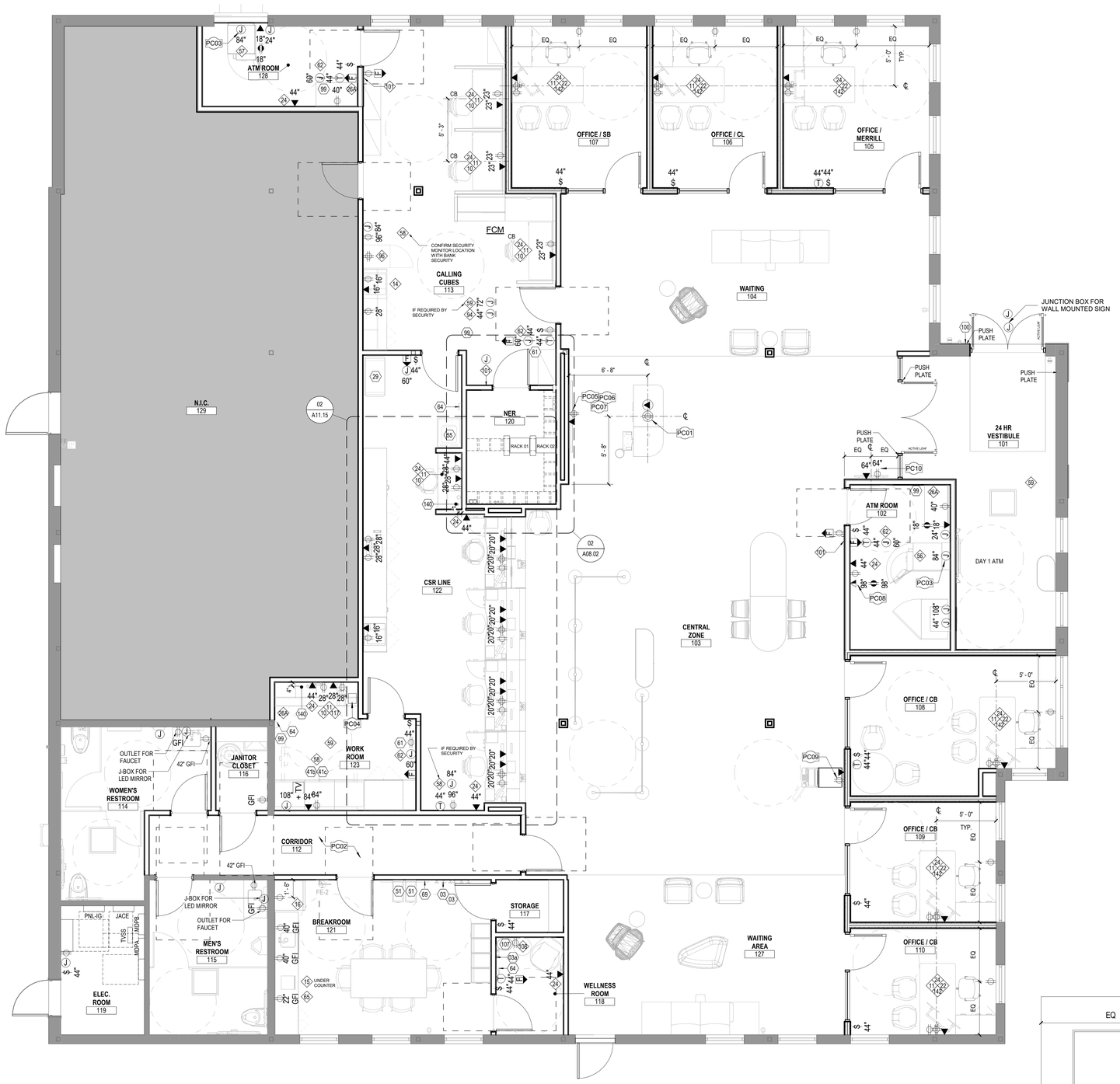
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CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

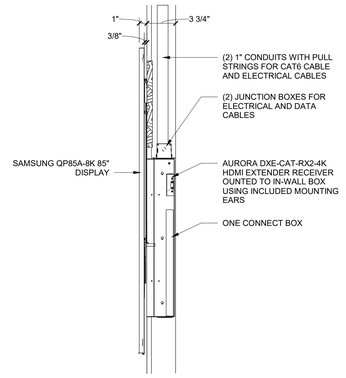
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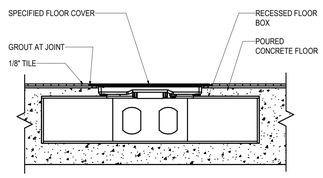
POWER AND COMUNICATION PLAN

SCALE: 1/4" = 1'-0" 01



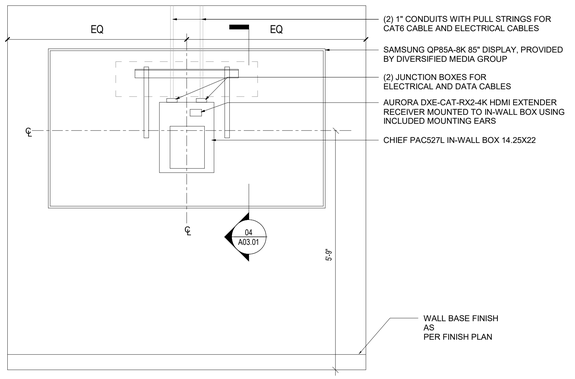
85" MEDIA WALL ELEVATION

SCALE: 1 1/2" = 1'-0" 04



FLOOR BOX INSTALLATION

SCALE: 3" = 1'-0" 03



85" MEDIA WALL ELEVATION

SCALE: 3/4" = 1'-0" 02

SHEET NOTES

PC01	FLUSH MOUNTED FLOOR ELECTRICAL POWER BOX. COORDINATE WITH ELECTRICAL DRAWINGS AND REFER TO DETAIL 03 FOR INSTALLATION GUIDELINES
PC02	PROVIDE JUNCTION BOX FOR ALL MOUNTED SECURITY CAMERA AS REQUIRED FOR LATEST BAC STANDARDS. CONFIRM WITH BANK'S SECURITY VENDOR.
PC03	PROVIDE JUNCTION BOX FOR SURROUND CENTERED BEHIND SURROUND ON ATM ROOM SIDE AT 84" AFF.
PC04	PROVIDE CONTAINER FOR E-WASTE/BATTERY RECYCLING. COORDINATE WITH BANK LEED MANAGER.
PC05	COORDINATE TV P/C WITH ELEVATION AND VENDOR CUTSHEET. PROVIDE CHIEFN LSTU "FIXED THINSTALL UNIVERSAL" TV MOUNT OVER 18" HIGH 3/4" FIRE TREATED PLYWOOD BLOCKING FASTENED TO MINIMUM OF (2) METAL STUDS.
PC06	PROVIDE (2) 1" CONDUIT FOR POWER AND DATA CONNECTED TO (2) J-BOXES BEHIND MONITOR . COORDINATE WITH EQUIPMENT CUTSHEET.
PC07	PROVIDE CHIEF PAC527L IN-WALL BOX RECESSED BEHIND MONITOR WALL TO HOUSE VENDOR PROVIDED ONE-CONNECT BOX. REFER TO VENDOR CUTSHEET FOR FURTHER INFO.
PC08	PROVIDE DEDICATED DUPLEX OUTLET AND QUAL DATA DROP 4" BELOW CEILING FOR 'NEVER DOWN WIFI' EQUIPMENT.
PC09	PROVIDE NEW LEGRAND EVOLUTION EFSB4 RECESSED BOX FOR POWER/COMM. AT LOCATION SHOWN. CONCEAL ALL FEEDS INTO BOX. SEE SHEET A10.04 FOR MORE INFORMATION.
PC10	PROVIDE ARLINGTON INDUSTRIES TVB613 IN-WLL EQUIPMENT BOX CONTAINING DUPLEX NEMA 5-20R POWER RECEPTACLE AND (2) SHIELDED CAT6 RJ45 RECEPTACLES INSTALLED IN EQUIPMENT BOX (FURNISHED & INSTALLED BY GC).

GENERAL NOTES

A	REFER TO INTERIOR ELEVATIONS FOR ORIENTATION OF MOUNTED OUTLETS. OTHERWISE, OUTLETS SHOULD BE MOUNTED VERTICALLY. OUTLETS SHOWN WITH ONLY A "+" SIGN SHALL BE LOCATED 1" CLEAR ABOVE THE SCHEDULED MILLWORK COUNTER. OUTLETS TO BE COORDINATED WITH COUNTER HEIGHT.
B	REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
C	FURNITURE SHOWN FOR REFERENCE ONLY.
D	REFER TO SERIES A00 FOR ABBREVIATIONS AND GENERAL NOTES.
E	LOCATION OF CORES TO BE CONFIRMED WITH ARCHITECT.
F	USE LUTRON ARCHITECTURAL SERIES FOR ALL WALL ACCESSORIES. FOR WALLS WITH DARK PAINT USE: COLOR: BLACK ; FOR WHITE AND LIGHT WALLS USE COLOR: WHITE.
G	WIRELESS HOLD UP DOUBLE BUTTON WILL BE INSTALLED AT TELLER POSITIONS, PLATFORM DESKS, FOR PERSONNEL ENTRY AND EXIT, AND ANYWHERE A HOLD UP IS CONSIDERED NECESSARY IN A BANKING CENTER. THE NEW WIRELESS INTERFACE MODULE WILL BE LOCATED IN THE NEW ROOM BY THE ALARM PANEL.
H	WALL-MOUNTED OUTLETS AND J-BOXES TO BE AT 18" A.F.F. TO CENTER OF OUTLET BOX, UNLESS NOTED OTHERWISE.
I	UNLESS NOTED OTHERWISE, PROVIDE JUNCTION BOXES FOR ALL WALL MOUNTED FIRE PROTECTION EQUIPMENT SUCH AS FIRE STROBES, FIRE PULL AND ALL SECURITY EQUIPMENT.
J	FIRE DEVICE COVERS SHALL BE WHITE UNLESS THIS CONFLICTS WITH LOCAL JURISDICTIONAL REQUIREMENTS.
K	COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
L	VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
M	VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
N	GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
O	INDICATED DIMENSIONS ARE TO THE CENTERLINE OF OUTLET, SWITCH OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS NOTED OTHERWISE.
P	INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK TO BACK.
Q	PROVIDE ONE-PIECE TYPE GANG COVER PLATES, UNLESS NOTED OTHERWISE.
R	IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
S	INSTALL DOOR BELL PUSH BUTTON COVER PLATE WHEN PUSH BUTTON IS LOCATED ON PARTITION WALL. REFER TO A/E NOTES FOR ADDITIONAL INFORMATION.
T	ALL DOOR CHIMES TO BE SET AT TWO TONES, UNLESS NOTED OTHERWISE. REFER TO A/E NOTES FOR ADDITIONAL INFORMATION.
U	PROVIDE JUNCTION BOX FOR ALL MOUNTED SECURITY CAMERAS AS REQUIRED FOR LATEST BAC STANDARDS. CONFIRM WITH BANK'S SECURITY VENDOR.
V	SEE REFLECTED CEILING PLAN FOR MEDIA WALL SPEAKER LOCATIONS
W	ALL DEVICES IN TYPE G PARTITION TO HAVE ACOUSTICAL PUTTY PADS AROUND THE BOXES.

LEGEND

- SHEET NOTES
- NOT IN CONTRACT
- WALL MOUNTED DUPLEX
- WALL MOUNTED QUADRUPLEX
- WALL MOUNTED DUPLEX-DEDICATED
- WALL MOUNTED 1 TELE / 2 DATA RECEPTACLE. DUAL DROP
- WALL MOUNTED TELE/DATA RECEPTACLE. SINGLE DROP
- WALL MOUNTED TELE/DATA RECEPTACLE. SINGLE DROP
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION
- WALL MOUNTED RECEPTACLE FOR TV, CAMERA OR MONITOR; 3" SQUARE
- FLUSH FLOOR MOUNTED DUPLEX
- FLUSH FLOOR MOUNTED 1 TELE / 2 DATA RECEPTACLE
- FLUSH FLOOR MOUNTED TELE/DATA. SINGLE DROP
- EQUIPMENT WITHOUT POWER SUPPLY
- EQUIPMENT WITH POWER SUPPLY
- FIRE ALARM PULL BOX
- FIRE ALARM HORN/STROBE
- DIGITAL TEMPERATURE SENSOR

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ISSUE DATE AND DESCRIPTION			
No	DATE	ISSUE DESCRIPTION	BY
01	07/28/2025	SCHEMATIC DESIGN 90%	BM/NA
02	08/19/2025	DESIGN DEVELOPMENT 60%	BM

REVISIONS

No	DATE	DESCRIPTION	BY

QUALIFIER LICENSE NUMBER AR0010536
Raymundo Feito, RA 21AI02049200

Seal / Signature

Project Name
NORTH ATTLEBORO

Project Number
25072

Description
POWER AND COMMUNICATION PLAN

Scale
As indicated

A03.01

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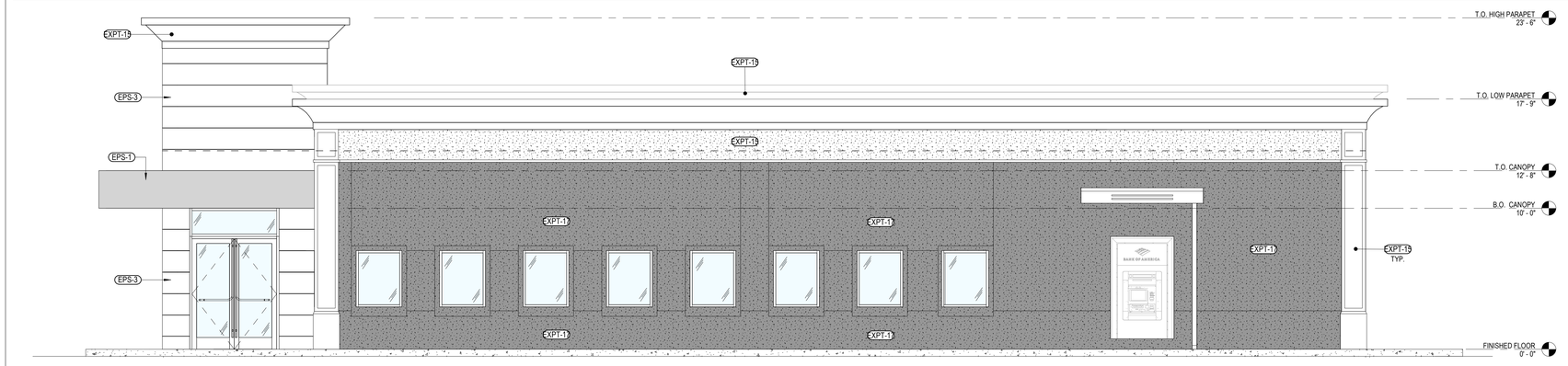
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EAST ELEVATION

SCALE: 1/4" = 1'-0"

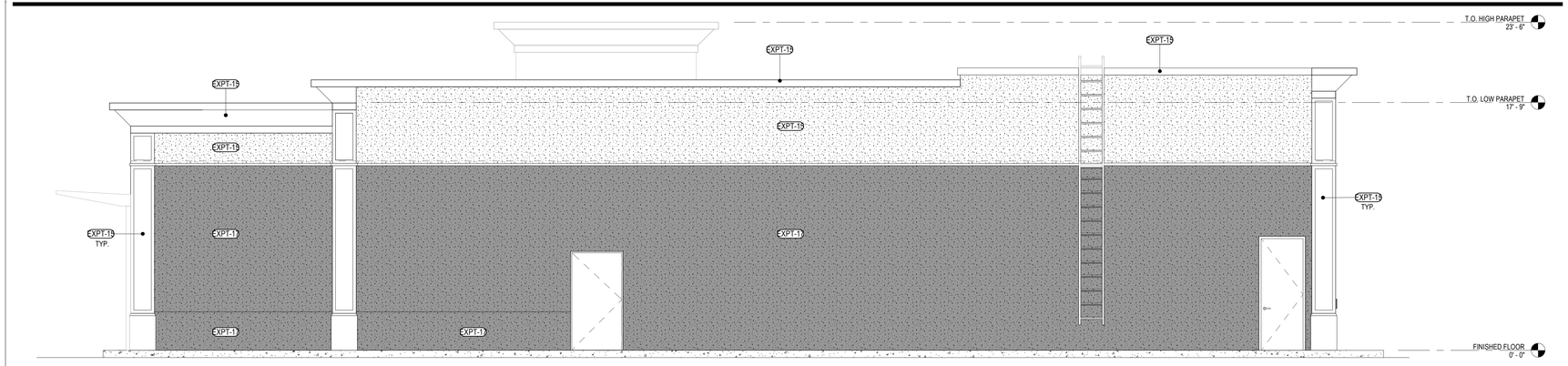
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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

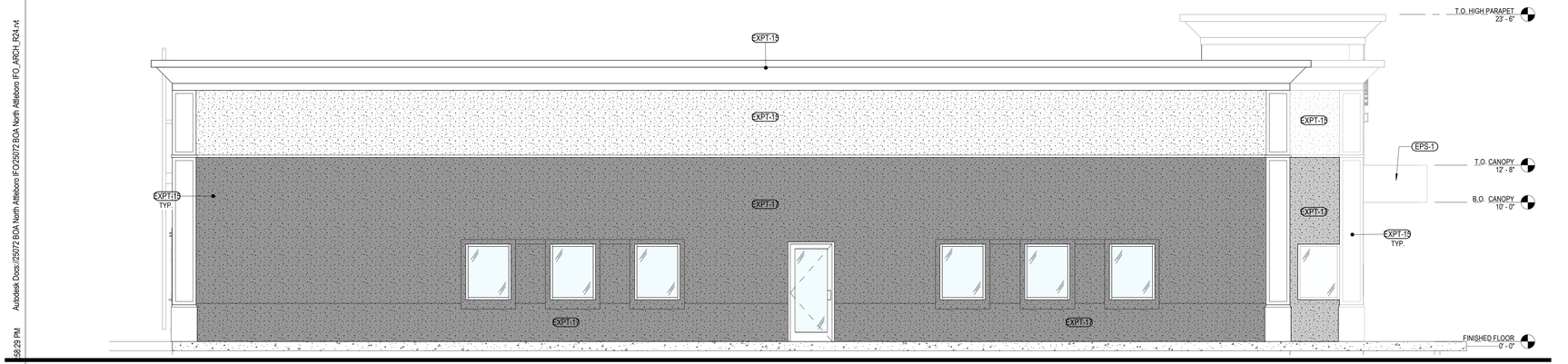
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WEST ELEVATION

SCALE: 1/4" = 1'-0"

02



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

01

EXTERIOR FINISH SCHEDULE

ALUMINUM GLAZING FRAME

AF-02	ALUMINUM STOREFRONT SYSTEM COLOR: MATCH EXISTING FINISH

GLAZING

GL-02	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-03	1/2" TEMPERED MONOLITHIC GLASS
GL-04	5/8" TEMPERED MONOLITHIC GLASS

EXTERIOR CLADDING SYSTEM

EPS-1	CITADEL ENVELOPE 2000 RAINSCREEN (RS), FINISH: CITADEL CLEAR ANODIZED SATIN
	ALTERNATE:
EPS-1A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM EC-200 DRY JOINT SYSTEM, FINISH: CLEAR ANODIZED SATIN PANEL THICKNESS: RB4CAFR
EPS-3	CITADEL ENVELOPE 2000 RAINSCREEN (RS), FINISH: CITADEL ARCTIC WHITE SATIN
	ALTERNATE:
EPS-3A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM EC-200 DRY JOINT SYSTEM, FINISH: PURE WHITE (COLORWELD500) PANEL THICKNESS: 4.0FRC5PWH4

FLASHING BASE

SS-1	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-2	BRAKE METAL BASE AT EPS-3/EPS-3A COLOR SHALL MATCH WALL FINISH PER SAMPLE

BRAKE METAL

BM-1	BRAKE METAL TO MATCH ALUMINUM STOREFRONT SYSTEM

EXTERIOR PAINT

(PAINTED TO MATCH STUCCO)

EXPT-15	BENJAMIN MOORE SUPER WHITE (OC-152)
EXPT-17	BENJAMIN MOORE CHARCOAL SLATE FLAT (HC-178)

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT	BLACK
METAL PANEL/SIDING TO METAL PANEL/ SIDING	MATCH CLIP
WINDOW FRAME/ STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL/SIDING TO STUCCO	MATCH STUCCO
METAL PANEL/SIDING TO STOREFRONT	MATCH FRAME

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IFO
1385 S. Washington Street
North Attleborough MA 02760
SERIAL NUM./MANH. ID: MA6-369
PROJECT ID: 02819P428748
VERSION: 02
BULLETIN:Q2-2025

ADC
ARCHITECTURAL DESIGN COLLABORATIVE
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NEWARK ● DE 19713
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ISSUE DATE AND DESCRIPTION

No	DATE	ISSUE DESCRIPTION	BY
01	07/28/2025	SCHEMATIC DESIGN 90%	BM/NA
02	08/19/2025	DESIGN DEVELOPMENT 60%	BM
03	09/30/2025	DESIGN DEVELOPMENT 90%	BM/NA

REVISIONS

No	DATE	DESCRIPTION	BY

QUALIFIER LICENSE NUMBER AR0010536
Raymundo Feito, RA 21AR02049200

Seal / Signature

Project Name
NORTH ATTLEBORO

Project Number
25072

Description
EXTERIOR ELEVATIONS

Scale
As indicated

A09.00

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Autodesk Docs://25072 BOA North Attleboro IFO/25072 BOA North Attleboro IFO_ARCH_R24.rvt
9/30/2025 2:58:29 PM

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED

BANK OF AMERICA

1385 SOUTH WASHINGTON STREET
TOWN OF NORTH ATTLEBOROUGH
BRISTOL COUNTY, MASSACHUSETTS
MAP 27, LOTS 47 & 178

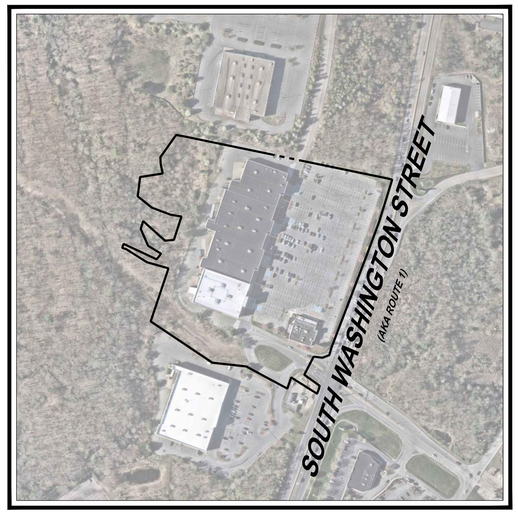
REFERENCES AND CONTACTS

REFERENCES
♦EXISTING CONDITIONS SURVEY:
TILTON AND ASSOCIATES, INC.
81 JOHN L. DIETSCH BOULEVARD
NORTH ATTLEBOROUGH, MA 02763
DATED: JANUARY 15, 2026

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



USGS MAP
SCALE: 1" = 1,000'
SOURCE: USGS



AERIAL MAP
SCALE: 1" = 250'
SOURCE: NEARMAP AERIAL IMAGERY

OWNER
FERN REALTY CO LLC
325 WOOD ROAD, SUITE 202
BRAINTREE, MA 02184

DEVELOPER
DAI PROPERTY MANAGEMENT CO., INC.
325 WOOD ROAD, SUITE 202
BRAINTREE, MA 02184

PREPARED BY

BOHLER

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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

THE DRAWINGS, DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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PERMIT SET

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

PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT

1385 SOUTH WASHINGTON STREET
BRISTOL COUNTY
NORTH ATTLEBOROUGH,
MASSACHUSETTS
MAP 27, LOTS 47 & 178

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
www.BohlerEngineering.com

JOHN A. KUCICH — CIVIL — 43434 — REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 43530
NEW HAMPSHIRE LICENSE No. 19476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 1 - 01/28/2026

Jan 28, 2026
P:\2024\MAA240461.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-CNDS-MAA240461.00-0A-----LAYOUT: C-101 COVR
MB

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFICATIONS MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE UNDERTAKEN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL OF THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE BECAUSE OF DIMENSIONS, MEASUREMENTS OR GRADES INCORRECTLY LAID OUT IN THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS ARE APPROXIMATE AND ARCHITECTURAL IN NATURE. THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK, SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS AND ITEMS REFERENCED FROM SURVEY DOCUMENTS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; OR, (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE DUE TO MINING ACTIVITY IN THE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR SHALL REPAIR, AT CONTRACTOR'S COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE, ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, LIGHTING AND ANY OTHER ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST BE PERFORMED BY A QUALIFIED CONTRACTOR EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER REPRESENTING THE OWNER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THE CONTRACTOR AND OWNER AGREE TO AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THE PROFESSIONAL OF RECORD AND BOHLER NAMED AS ADDITIONAL INSURED ON ALL OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND SHALL PROVIDE NOTICE OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ALL CLAIMS, ACTIONS, SUITS, DEMANDS, LIABILITIES, INJURIES, LOSSES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF THE CONTRACTOR'S INSURANCE.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONTRACTOR'S SELECTED METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH IN THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER, NOR THE PRESENCE OF BOHLER AND THE FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREINAFTER COLLECTIVELY, THE "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY BODY HAVING JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THESE NOTES AND THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER'S REVIEW SHALL IN NO WAY BE CONSTRUED AS EXERCISING CONTROL OVER OR JURISDICTION OVER THE PROTECTIVE MEASURES OR PROCEDURES. BOHLER'S REVIEW WILL NOT BE EXHAUSTIVE, AND WILL PERFORM ITS REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRECTED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS JUDGMENTS, CLAIMS, INJURES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE PROFESSIONAL OF RECORD AND BOHLER'S RECOMMENDATIONS, AND, FURTHER, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

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. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/REMOVALS OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE COMPLETE AND THOROUGH REMOVAL OF THE WAY SUITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK SHALL BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL STRUCTURES AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES DISTURBED UNDER PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN STRICT ACCORDANCE WITH ALL OSHA AND ALL STATE, LOCAL, AND JURISDICTIONAL REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR CONTIGUOUS TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC, AND ALL PROPERTY AND STRUCTURES ON AND CONTIGUOUS TO ACTIVITY. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED (PERSONS AT ANY TIME) PERSONS ONTO THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY BODY HAVING JURISDICTION OVER THE PROJECT AND/OR PROPERTY.

MASSACHUSETTS DEMOLITION NOTES

(Rev. 1/2023)

1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.)
7. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
8. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
9. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
10. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

MASSACHUSETTS SITE NOTES

(Rev. 5/2024)

1. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
2. ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
3. THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
4. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
5. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
6. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL, RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND /OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNS ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
7. CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

MASSACHUSETTS ACCESSIBILITY DESIGN GUIDELINES

(Rev. 5/2024)

1. IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 521 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

MASSACHUSETTS GRADING NOTES

(Rev. 5/2024)

1. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
3. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (GH & GL) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
4. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES)
5. STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
6. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
7. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
8. FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
   - 8.1. THE OWNER OR THE OWNER'S CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE AISLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL(S) CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
   - 8.2. PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY. SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/AAB REQUIREMENTS.
10. CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
11. CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING.
12. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

MASSACHUSETTS DRAINAGE NOTES

(Rev. 1/2023)

1. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
2. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS INDICATED ON THE PLANS OTHERWISE.
3. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR APPROVED EQUIVALENT.

MASSACHUSETTS UTILITY NOTES

(Rev. 7/2024)

1. THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRAFFIC CONTROL AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
2. ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
3. SEWERS CONVEYING SANITARY FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST, AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
4. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
5. UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
6. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
7. UNLESS CLEARLY INDICATED OTHERWISE ALL SANITARY PIPE MUST BE:
   - 7.1. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
   - 7.2. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
   - 7.3. UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
   - 7.4. FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
   - 7.5. CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE SYSTEMS WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
8. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
9. GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
10. TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

Jan 23, 2026
P:\2024\MA\24\40461.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-MA240461.00-0A-----1A LAYOUT, C-103 JSRS
MB

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE DESIGN, IDEAS AND CONCEPTS OF THESE PLANS, SPECIFICATIONS AND REPORTS ARE THE PROPERTY OF BOHLER AND SHALL NOT BE USED OR LOANED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT
1385 SOUTH WASHINGTON STREET
BRISTOL COUNTY
NORTH ATTLEBOROUGH, MASSACHUSETTS
MAP 27, LOTS 47 & 178

BOHLER
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CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

JURISDICTIONAL NOTES

SHEET NUMBER:

C-103

REVISION 1 - 01/28/2026

PROP PAVEMENT SAWCUT (TYP)
TREE (TBR)
VCC (TBR)
EX TRANSFORMER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
EX DRAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
EX WATER LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
GREASE TRAP (TO REMAIN AND BE PROTECT DURING CONSTRUCTION)
EX CB TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
EX DMH TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
TRANSFORMER ON CONC. PAD (TO REMAIN AND BE PROTECT DURING CONSTRUCTION)
GRAVEL AREA (TBR)
EX SEWER LINE & EX GREASE TRAP TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
FENCE GATE (TBR)
CONCRETE WALKWAY (TBR)
WOOD SHED (TBR)
WALK-IN COOLER ON CONCRETE SLAB (TBR) ELEV.=164.6
BOLLARD (TBR)
FENCE TRASH (TBR)
EXISTING ENTRANCE
APPROX. LOCATION OF EX FDC TO BE REMOVED AND RELOCATED/REPLACED
EX HANDRAIL TO BE REMOVED AND REPLACED
EX CONC. BLOCK RETAINING WALL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
FORMERLY KNOWN AS TGI FRIDAY'S
ONE STORY STEEL FRAME "DRYVIT" BUILDING
6,998± SQ. FT
FF=164.6
(SEE ARCH/MEP PLANS PREPARED BY OTHERS FOR BUILDING DESIGN. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD OR OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION)
CONC. WALK (TBR)
CONC. BLOCK RET. WALL
RAMP (TBR)
CONC. WALKWAY (TBR)
APPROX LIMIT OF WORK (TYP)
ASPHALT PAVEMENT (TO BE REMOVED & REPAVED)
PAVEMENT STRIPING (TBR)
ACCESSIBLE PARKING SIGN (TBR)
EX LIGHT POLE TO BE REMOVED AND RELOCATED (SEE LIGHTING PLAN)
EX HYDRANT, GATE VALVE, AND ASSOCIATED WATER LINE TO BE REMOVED AND RELOCATED (SEE GRADING, DRAINAGE AND UTILITY PLAN)
EX DRAINAGE INFRASTRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
PROP PAVEMENT SAWCUT (TYP)
CONTRACTOR TO COORDINATE WITH PROPERTY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION
THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY
SCALE: 1" = 10'

Jan 28, 2026
P:\2024\MAA240461.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-MAA240461.00-0A-----LAYOUT: C-201 DEMO

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PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT
1385 SOUTH WASHINGTON STREET
BRISTOL COUNTY
NORTH ATTLEBOROUGH, MASSACHUSETTS
MAP 27, LOTS 47 & 178

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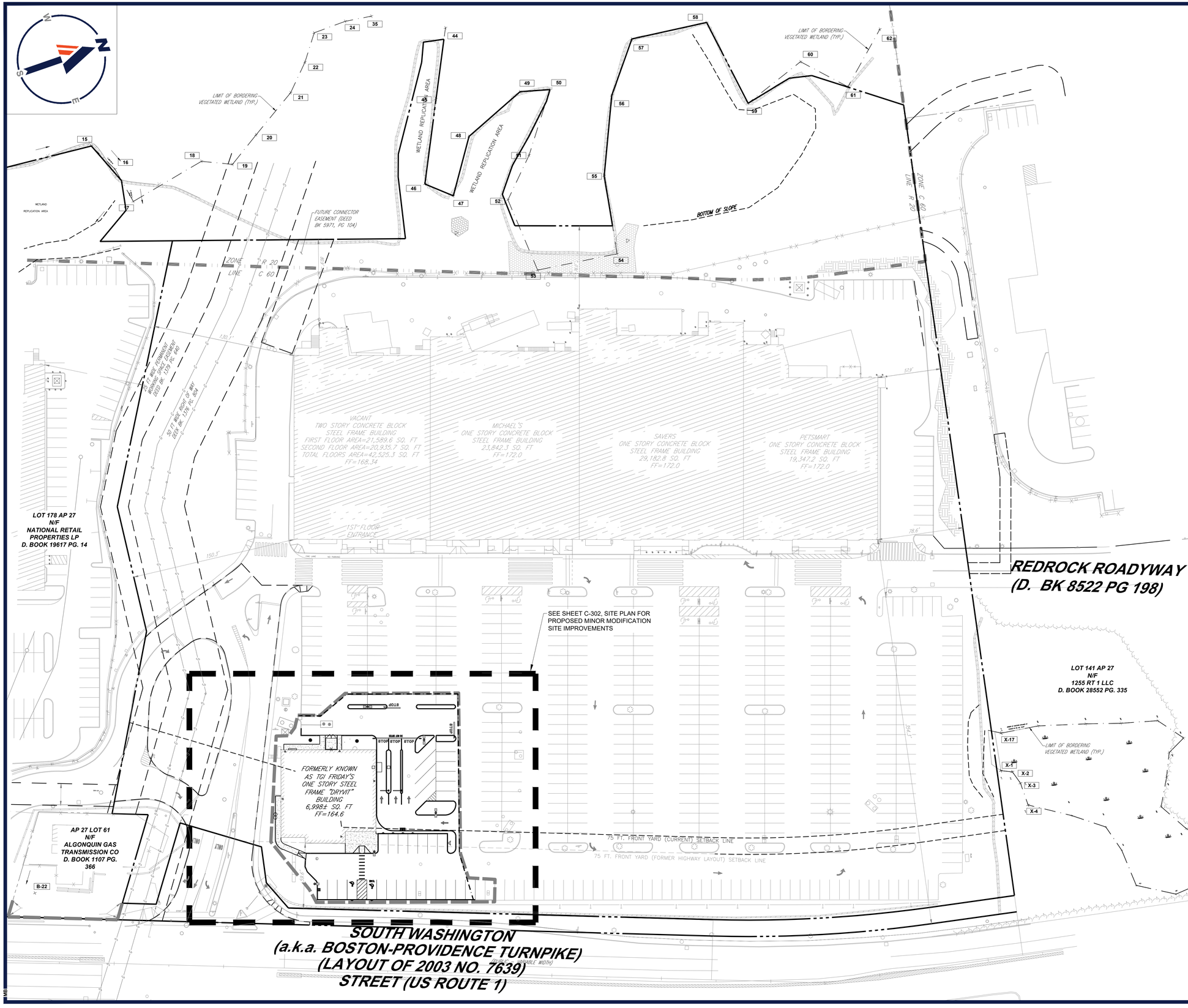
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

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40 20 10 0 40

SCALE: 1" = 40'

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MB

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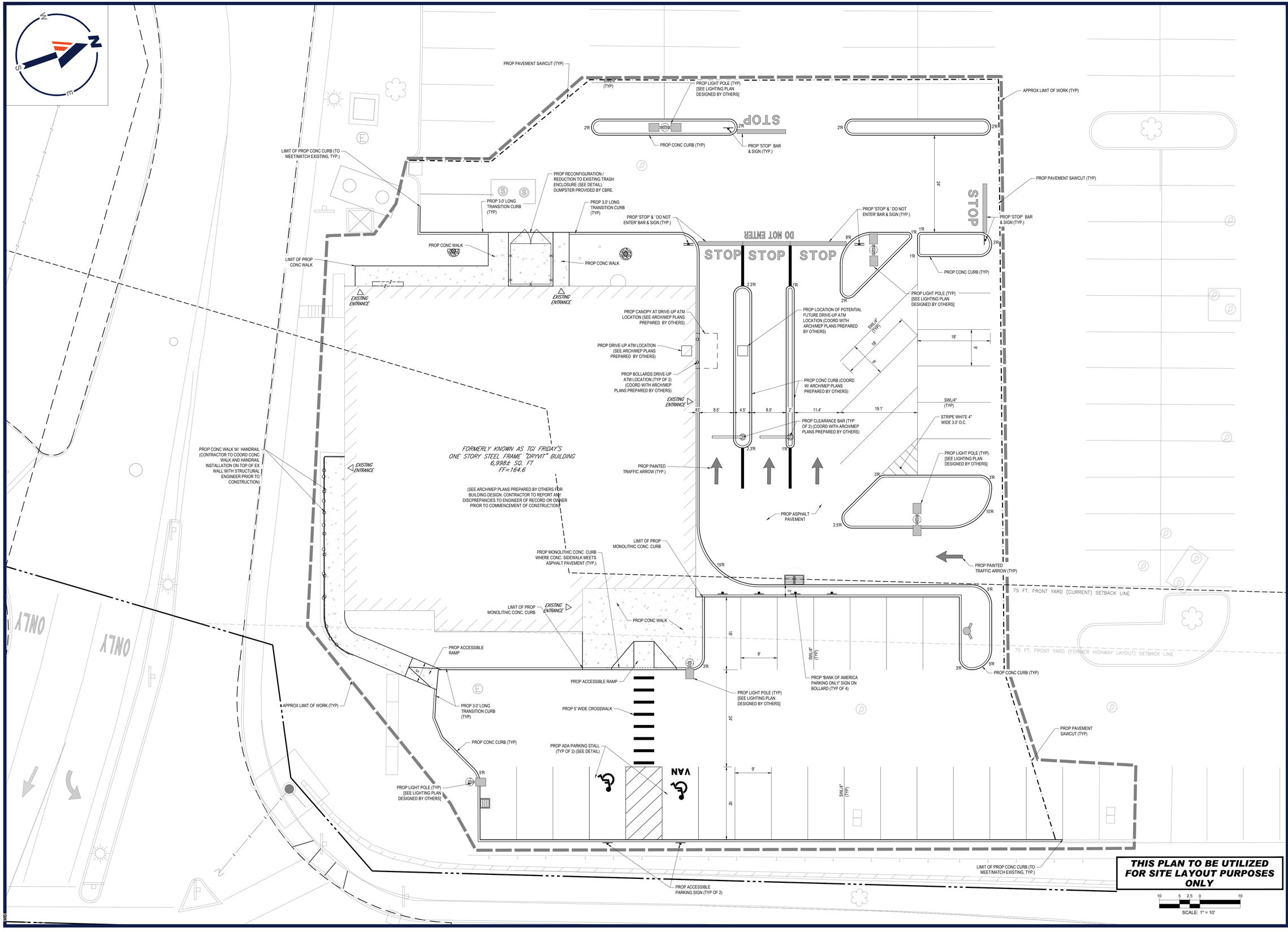
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 01/28/2026



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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

REVISION 1 - 01/28/2026

PROP. WATERTIGHT CONNECTION TO EXIST. CB, INV.=160.26 (CONTRACTOR SHALL CONFIRM EX RIM AND INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS)

PROP PAVEMENT SAWCUT (TYP)

EX SMH
RIM=164.30
(CONTRACTOR TO RESET RIM ELEVATION TO MATCH PROP GRADES SHOWN HEREON)

SMH
RIM=164.09
INV. A=160.78

SMH
RIM=164.02
INV. A=160.91

12"HDPE

EX DMH
RIM=164.97
(CONTRACTOR TO RESET RIM ELEVATION TO MATCH PROP GRADES SHOWN HEREON)

RIM=164.63
INV. A=161.26
INV. B=161.16
INV. C=160.39

APPROX LIMIT OF WORK (TYP)

PROP PAVEMENT SAWCUT (TYP)

PROP RIP-RAP (TYP)

PROP 20 LF 6" HDPE @ 0.50%

PROP AREA DRAIN #2
RIM=164.40
INV. IN=160.46
INV. OUT=160.36

PROP RIP-RAP (TYP)

EXISTING ENTRANCE

PROP 4" STORZ FIRE DEPARTMENT CONNECTION MODEL 245 (CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT DURING CONSTRUCTION)

EX SMH
RIM=164.18
(CONTRACTOR TO RESET RIM ELEVATION TO MATCH PROP GRADES SHOWN HEREON)

PROP 42 LF 6" HDPE @ 0.50%

PROP AREA DRAIN #1
RIM=164.25
INV.=160.67

EXISTING ENTRANCE

EXISTING ENTRANCE

FORMERLY KNOWN AS TGI FRIDAY'S
ONE STORY STEEL FRAME "DRYVIT" BUILDING
6,998± SQ. FT
FF=164.6

FF 164.60

(SEE ARCH/MEP PLANS PREPARED BY OTHERS FOR BUILDING DESIGN. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD OR OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION)

PROP CONC SIDEWALK TO MATCH EX TOP OF WALL GRADES. (CONTRACTOR TO COORD. W/ STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION)

EXISTING ENTRANCE

EXISTING ENTRANCE

MAX 1:12 SLOPE WITHIN ACCESSIBLE RAMP (SEE DETAIL)

PROP 96 LF 12" HDPE @ 3.00%

PROP RELOCATED OF EX FIRE HYDRANT & GATE VALVE (COORD W/ UTILITY PROVIDER PRIOR TO CONSTRUCTION)

PROP 12"X6"X12" TEE

APPROX LIMIT OF WORK (TYP)

MAX 2.0% IN ALL DIRECTIONS WITHIN PROPOSED ACCESSIBLE SPACES & AISLE (TYP)

PROP 96 LF 12" HDPE @ 1.88%

PROP CONNECTION TO EX DMH (CONTRACTOR SHALL CONFIRM EX RIM AND INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS)
RIM=162.85
INV IN 157.20±

A-20
PROP CB
GRT 162.10
INV OUT 157.69 (12") EXDMH

EX DMH
RIM=163.95
(CONTRACTOR TO RESET RIM ELEVATION TO MATCH PROP GRADES SHOWN HEREON)

A-10
PROP DBL CB
GRT 162.75
INV OUT 158.25 (12") EXDMH

EX DCB-12
RIM=161.80
(CONTRACTOR TO RESET RIM ELEVATION TO MATCH PROP GRADES SHOWN HEREON)

PROP PAVEMENT SAWCUT (TYP)

EX DRAINAGE INFRASTRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

CONTRACTOR TO CONFIRM WITH UTILITY PROVIDERS THAT EXISTING SERVICES TO REMAIN ARE SUITABLE AND NO OTHER IMPROVEMENTS ARE NEEDED

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES INTENDED TO REMAIN AND NOTIFY OWNER & ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

10 5 2.5 0 10
SCALE: 1" = 10'

Jan 28, 2026
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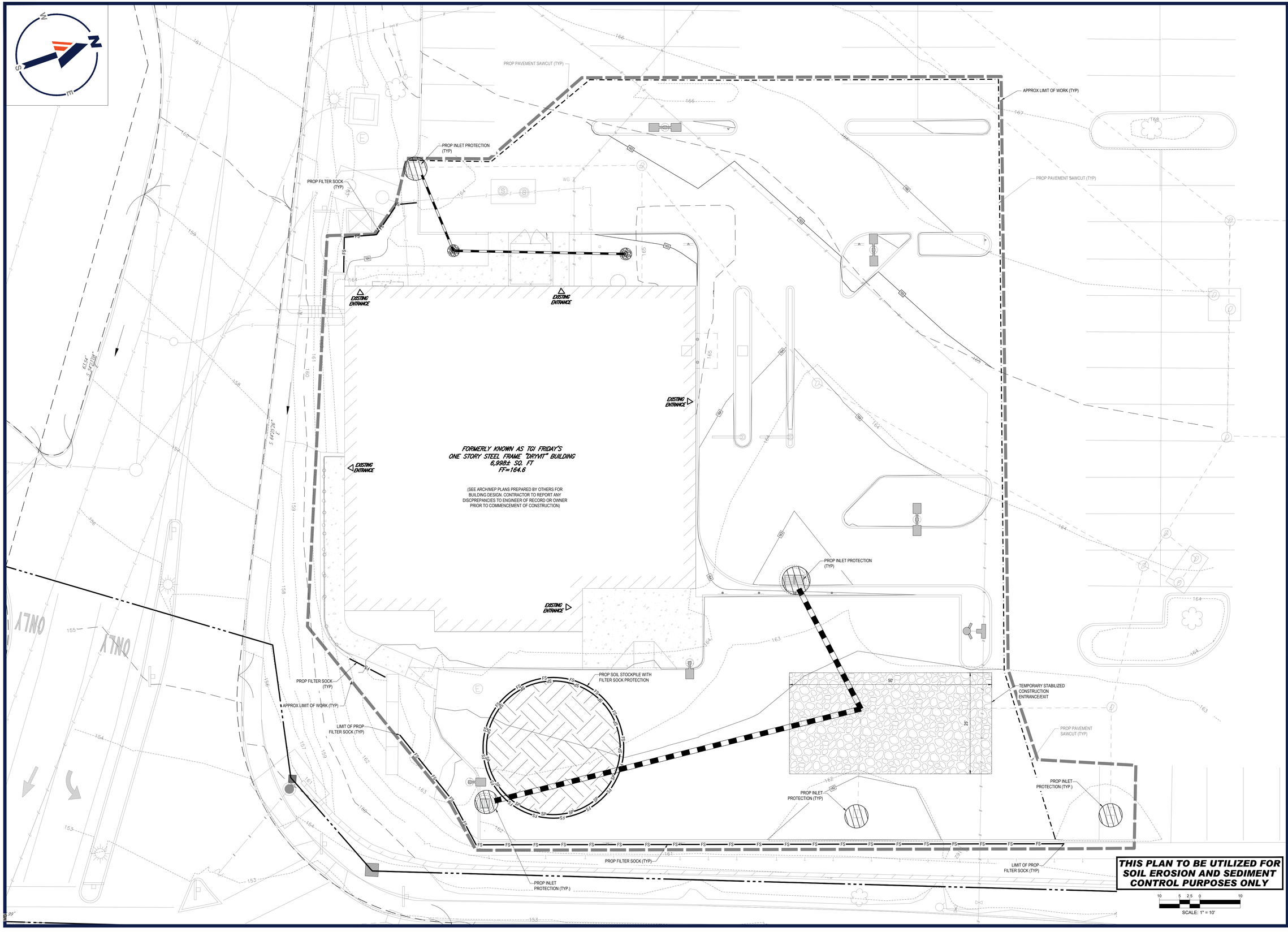
SHEET TITLE:

GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NUMBER:

C-401

REVISION 1 - 01/28/2026



Jan 29, 2026
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SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

REVISION 1 - 01/28/2026

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

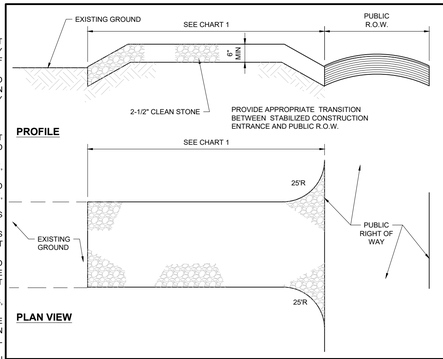
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE 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 DEVICES 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 RUNOFF PROBLEMS.
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 LIMESTONE 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 LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
    c) FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOD 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	MULCH	MULCH RATE (1000 SF)
PROTECTED AREA	STRAW	100 POUNDS
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 SQ. YD/BLOCK); 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.
    a) 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 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 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.
16. 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.
17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. 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.
19. 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.
20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
22. 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.
23. 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.
24. 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 SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS 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.
26. 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%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. 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 PLAN(S) 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 JURISDICTIONAL 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.



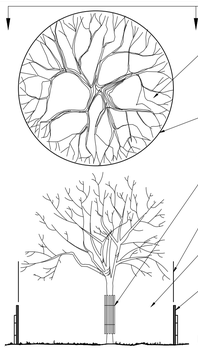
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

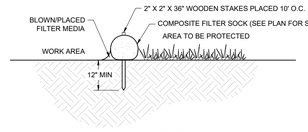
STABILIZED CONSTRUCTION ENTRANCE

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TREE PROTECTION DURING SITE CONSTRUCTION

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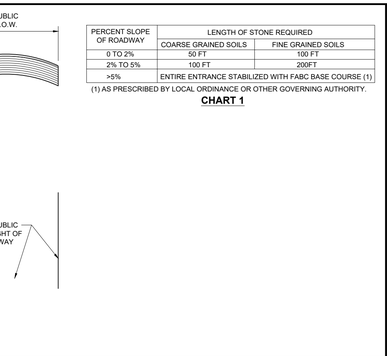


NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS
2. COMPOST FILTER SOCK FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE AT COMPLETION OF CONSTRUCTION OR AS DIRECTED BY OWNER AFTER STABILIZATION IS ACHIEVED.

OR APPROVED EQUIVALENT

COMPOST FILTER SOCK

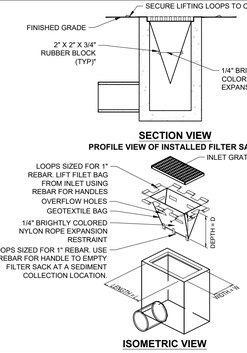
NOT TO SCALE (NE-O040201 - 09/2023)



NOTES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS.
2. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFF-SITE. CONTRACTOR TO DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
5. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASTE IS 75% FULL.
6. STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.

CONCRETE WASTE MANAGEMENT AREA

NOT TO SCALE (NE-O020201 - 09/2023)



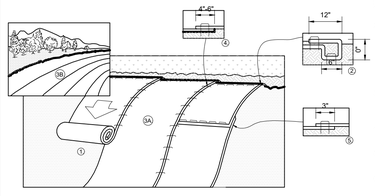
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	88%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	130 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

NOTES:
1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

OR APPROVED EQUIVALENT

INLET PROTECTION WITH MANUFACTURED INSERT

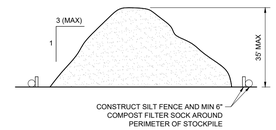
NOT TO SCALE (NE-O050101 - 09/2023)



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET STEEP SLOPE PROTECTION

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TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

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LAND SURVEYING
PROGRAM MANAGEMENT
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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PROJECT No.: MAA240461.00-0A
DRAWN BY: AWL
CHECKED BY: MKB
DATE: 01/15/2026
CAD I.D.: P-CIVL-CNDS

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT

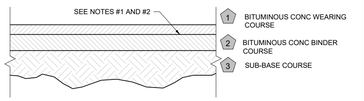
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PAVEMENT SECTION

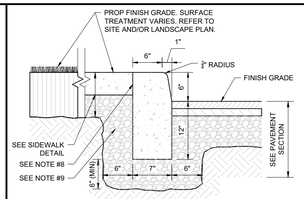
NOT TO SCALE (NE-S010101 - 04/2025)



NOTES:
1. IF THE WEARING COURSE IS BEING PLACED MORE THAN 48 HOURS AFTER THE BINDER COURSE, A TACK COAT CONFORMING TO THE STATE DEPARTMENT OF TRANSPORTATION SHALL BE USED TO ENSURE PROPER ADHESION.
2. SWEEP BINDER COURSE CLEAN OF ALL DEBRIS PRIOR TO PLACING TACK COAT AND ASPHALT.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS AND ALL INSTALLATION REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) COMPACTION AND NEED FOR GEOTECHNICAL FABRIC (IF REQUIRED). IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE GEOTECH REPORT, THE GEOTECH REPORT SHALL GOVERN.
4. IN THE ABSENCE OF A GEOTECHNICAL REPORT THE PAVEMENT COURSES SHALL CONFORM TO STATE DOT SPECIFICATIONS.

PRECAST CONCRETE CURB

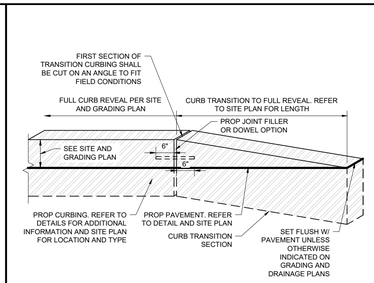
NOT TO SCALE (NE-S020201 - 02/2025)



NOTES:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH, AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF ½ INCH.
6. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL.
7. STRAIGHT CURB SECTIONS CAN BE USED FOR RADII 25' OR GREATER. OTHERWISE, CURVED CURB LENGTHS SHALL BE INSTALLED AT THE SPECIFIED RADIUS PER THE SITE PLAN.
8. PROVIDE ½ INCH EXPANSION JOINT USING PREFORMED EXPANSION JOINT FILLER WHERE ABUTTING CONCRETE SIDEWALK.
9. STONE MATERIAL SHALL BE CONSISTENT WITH THE CRUSHED STONE BASE COURSE REQUIRED FOR THE PAVEMENT SECTION, OR APPROVED EQUIVALENT.

TRANSITION CURB

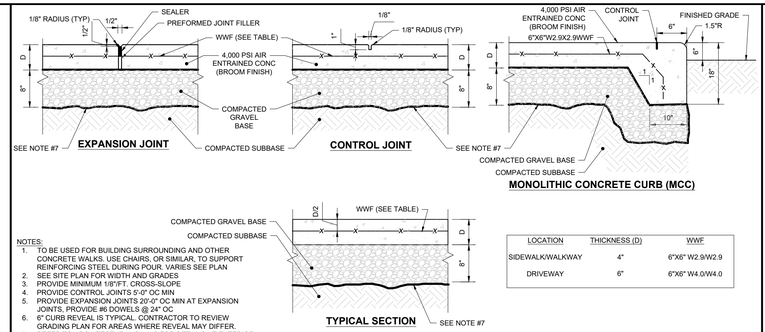
NOT TO SCALE (NE-S020303 - 03/2025)



NOTES:
1. SEE TYPICAL CURB DETAILS FOR ADDITIONAL INFORMATION AS WELL AS SITE PLAN FOR TRANSITION CURB TYPE AND LOCATIONS.
2. ALL TRANSITIONS COMPRISED OF RADIUS SECTION SHALL BE COORDINATED WITH MANUFACTURER.

CONCRETE SIDEWALK

NOT TO SCALE (NE-S030201 - 06/2025)

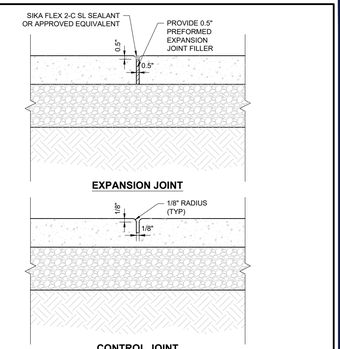


NOTES:
1. TO BE USED FOR BUILDING SURROUNDING AND OTHER CONCRETE WALKS. USE CHAIRS, OR SIMILAR, TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN
2. SEE SITE PLAN FOR WIDTH AND GRADES
3. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
4. PROVIDE CONTROL JOINTS 5'-0" OC MIN
5. PROVIDE EXPANSION JOINTS 20'-0" OC MIN AT EXPANSION JOINTS, PROVIDE #6 DOWELS @ 24" OC
6. 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL MAY DIFFER.
7. REFER TO ARCHITECTURAL PLANS FOR DETAILS AT EXTERIOR LANDINGS FOR DOORS INCLUDING FROST PROTECTION AND CONNECTION (E.G. DOWELING) TO FOUNDATION

LOCATION	THICKNESS (D)	WWF
SIDEWALK/WALKWAY	4"	6"X6" W2.9/W2.9
DRIVEWAY	6"	6"X6" W4.0/W4.0

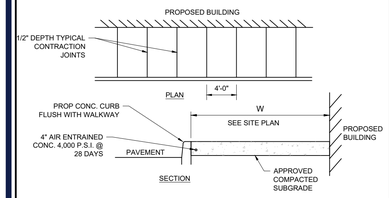
SIDEWALK CONSTRUCTION JOINTS

NOT TO SCALE (BE-S030401 - 08/2023)



SIDEWALK ALONG BUILDING

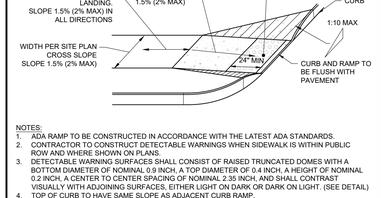
NOT TO SCALE (NE-S030209 - 09/2023)



NOTES:
1. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS.

ACCESSIBLE RAMP TYPE C

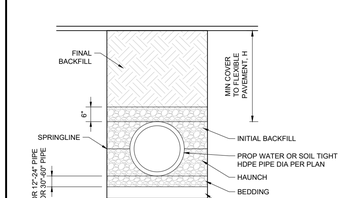
NOT TO SCALE (NE-S030206 - 10/2024)



NOTES:
1. ADA RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE SHOWN ON PLANS.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. TOP OF CURB TO HAVE SAME SLOPE AS ADJACENT CURB RAMP.

HDPE STORM PIPE TRENCH

NOT TO SCALE (NE-U019812 - 11/2024)

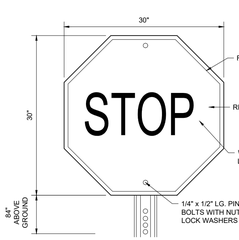


RECOMMENDED MINIMUM TRENCH WIDTH	
PIPE DIA	MIN TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 , "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

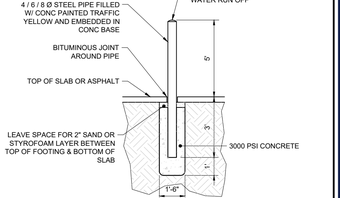
STOP SIGN

NOT TO SCALE (NE-S060202 - 09/2023)



BOLLARD

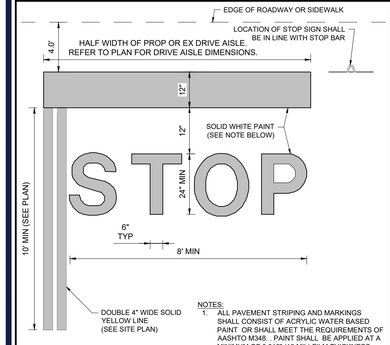
NOT TO SCALE (NE-S070101 - 09/2023)



NOTES:
1. BOLLARDS REQUIRED AT BUILDING CORNERS, FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, SHOWN TRANSFORMER & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.

ACCESSIBLE PARKING STALL

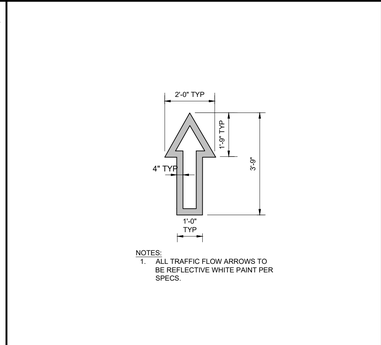
NOT TO SCALE (NE-S050101 - 06/2025)



NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF ACRYLIC WATER BASED PAINT OR SHALL MEET THE REQUIREMENTS OF AASHTO M348. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

ACCESSIBLE PARKING SYMBOL

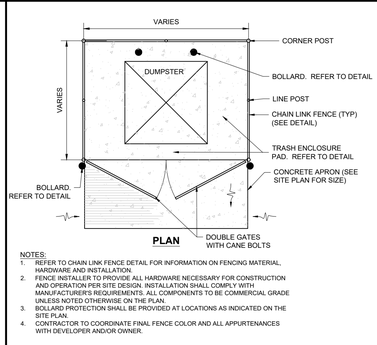
NOT TO SCALE (NE-S050102 - 10/2024)



NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

ACCESSIBLE PARKING SIGNS

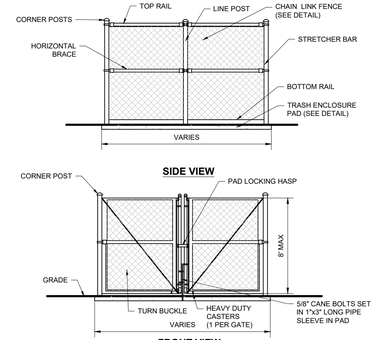
NOT TO SCALE (NE-S060101 - 10/2024)



NOTES:
1. REFER TO CHAIN LINK FENCE DETAIL FOR INFORMATION ON FENCING MATERIAL, HARDWARE AND INSTALLATION.
2. FENCE INSTALLER TO PROVIDE ALL HARDWARE NECESSARY FOR CONSTRUCTION AND OPERATION PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS. ALL COMPONENTS TO BE COMMERCIAL GRADE UNLESS NOTED OTHERWISE ON THE PLAN.
3. BOLLARD PROTECTION SHALL BE PROVIDED AT LOCATIONS AS INDICATED ON THE SITE PLAN.
4. CONTRACTOR TO COORDINATE FINAL FENCE COLOR AND ALL APPURTENANCES WITH DEVELOPER AND/OR OWNER.

SIGN IN BOLLARD

NOT TO SCALE (NE-S060201 - 12/2024)



DO NOT ENTER SIGN

NOT TO SCALE (NE-S060203 - 09/2023)

CROSSWALK

NOT TO SCALE (NE-S050401 - 07/2025)

NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF ACRYLIC WATER BASED PAINT OR SHALL MEET THE REQUIREMENTS PF AASHTO M348. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.
2. WHERE POSTED SPEED LIMIT IS 40 MPH OR GREATER, THE MINIMUM WIDTH SHALL BE 8 FEET.

ACCESSIBLE PARKING SIGNS

NOT TO SCALE (NE-S060101 - 10/2024)

NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF ACRYLIC WATER BASED PAINT OR SHALL MEET THE REQUIREMENTS OF AASHTO M348. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

ACCESSIBLE PARKING SYMBOL

NOT TO SCALE (NE-S050102 - 10/2024)

NOTES:
1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.
2. DIMENSIONS PER FIGURE 3B-22 PER LATEST EDITION OF MUTCD.
3. ACCESSIBLE PARKING SYMBOL TO CONFORM TO THE STRIPING PAINT SPECIFIED AND SHALL BE CENTERED IN THE STALL.

ACCESSIBLE PARKING SIGNS

NOT TO SCALE (NE-S060101 - 10/2024)

SIGN IN BOLLARD

NOT TO SCALE (NE-S060201 - 12/2024)

NOTES:
1. ACCESSIBLE AND VAN PARKING SIGNS SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. REFER TO ACCESSIBLE SIGN DETAILS FOR ADDITIONAL INFORMATION

DO NOT ENTER SIGN

NOT TO SCALE (NE-S060203 - 09/2023)

CROSSWALK

NOT TO SCALE (NE-S050401 - 07/2025)

STOP BAR

NOT TO SCALE (NE-S050301 - 06/2025)

NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF ACRYLIC WATER BASED PAINT OR SHALL MEET THE REQUIREMENTS OF AASHTO M348. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

TRAFFIC FLOW ARROW

NOT TO SCALE (NE-S050302 - 10/2024)

TRASH ENCLOSURE WITH CHAIN LINK FENCE

NOT TO SCALE (NE-S100401 - 05/2025)

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT

1385 SOUTH WASHINGTON STREET
BRISTOL COUNTY
NORTH ATTLEBOROUGH, MASSACHUSETTS
MAP 27, LOTS 47 & 178

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SHEET TITLE:

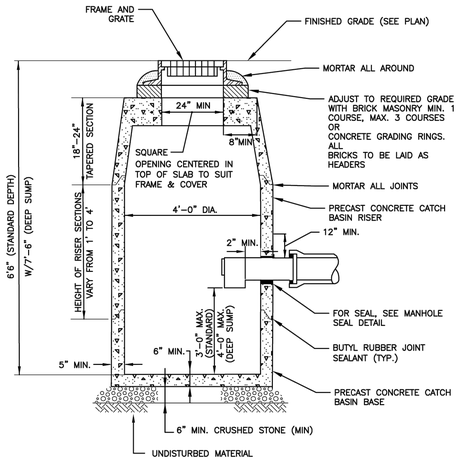
CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

REVISION 1 - 01/28/2026

Jan 28, 2026
P:\2024\MAA240461.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-MAA240461.00-0A—LAYOUT: C-901 DETL
MKB

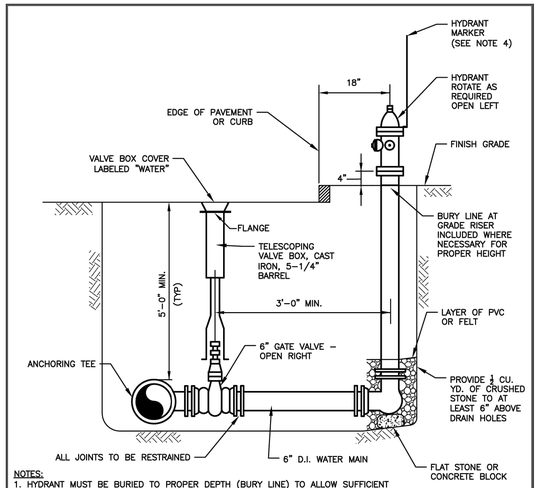


NOTES:
1. STEEL REINFORCING TO MEET OR EXCEED H20 LOADING
2. MINIMUM DEPTH OF SUMP TO BE 2 FT
3. WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24"X27"
4. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE
5. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE STANDARD SPECIFICATIONS
6. PLUG ALL LIFTING HOLES IN & OUT WITH HYDRAULIC CEMENT

	TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated: 03/24/2023
	CATCH BASIN DETAIL N.T.S.	Detail Number: D-3.2

TOWN OF NORTH ATTLEBOROUGH CATCH BASIN DETAIL

NOT TO SCALE



NOTES:
1. HYDRANT MUST BE BURIED TO PROPER DEPTH (BURY LINE) TO ALLOW SUFFICIENT CLEARANCE TO BOLT/UNBOLT THE UPPER BARREL AND SAFETY FLANGES, IF NEEDED, INSTALL EXTENSION

2. USE BOTH MEGA–LUG RESTRAINT GLANDS AND THRUST BLOCKS. THRUST BLOCKING SHALL HAVE A MINIMUM OF 3 SQUARE FEET AGAINST UNDISTURBED EARTH

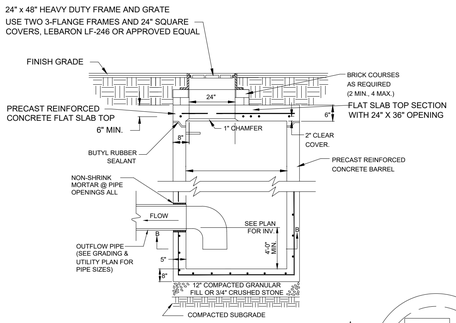
3. FIRE HYDRANT PER NORTH ATTLEBOROUGH DPW STANDARDS. REFER TO THE LATEST EDITION OF THE TOWN OF NORTH ATTLEBOROUGH DPW CONSTRUCTION SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.

4. ALL FIRE HYDRANTS SHALL HAVE INSTALLED A 60" HYDRANT MARKER WITH SPRING MOUNTED FIBERGLASS SHAFT AND RED STRIPES OR EQUAL.

	TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS	Date Last Updated: 03/02/2023
	HYDRANT ASSEMBLY DETAIL N.T.S.	Detail Number: W-6.1

TOWN OF NORTH ATTLEBOROUGH HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



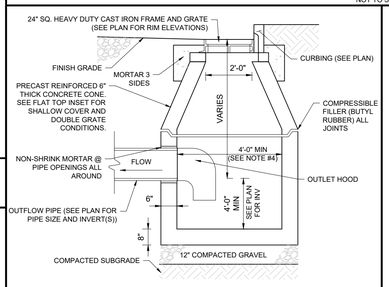
NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS

3.CONTRACTOR TO SIZE STRUCTURE AS REQUIRED TO ACCOMMODATE ALL PIPE PENETRATIONS SHOWN ON PLANS.

PRECAST CONCRETE CATCH BASIN WITH DOUBLE GRATE

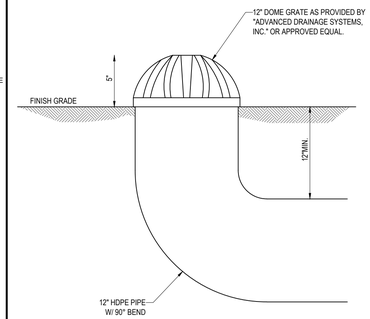
NOT TO SCALE



NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
3. BUTYL RESIN SECTION JOINT CONFORM TO ASTM C990.
4. CONTRACTOR SHALL SIZE STRUCTURE AS NEEDED TO ACCOMMODATE PIPE SIZES AND PENETRATIONS AS SHOWN ON GRADING AND DRAINAGE PLANS.

PRECAST CONCRETE DEEP SUMP CATCH BASIN

NOT TO SCALE (NE-U010201 - 02/2025)



AREA DRAIN

NOT TO SCALE



NOTE: SHOWN FOR GRAPHICAL PURPOSES ONLY.
COORDINATE WITH MEP PLANS PREPARED BY OTHERS.

STORZ FIRE CONNECTION

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1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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PROJECT No.:	MAA240461.00-0A
DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT

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BRISTOL COUNTY
NORTH ATTLEBOROUGH,
MASSACHUSETTS
MAP 27, LOTS 47 & 178

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MAINE LICENSE No. 12553

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

REVISION 1 - 01/28/2026

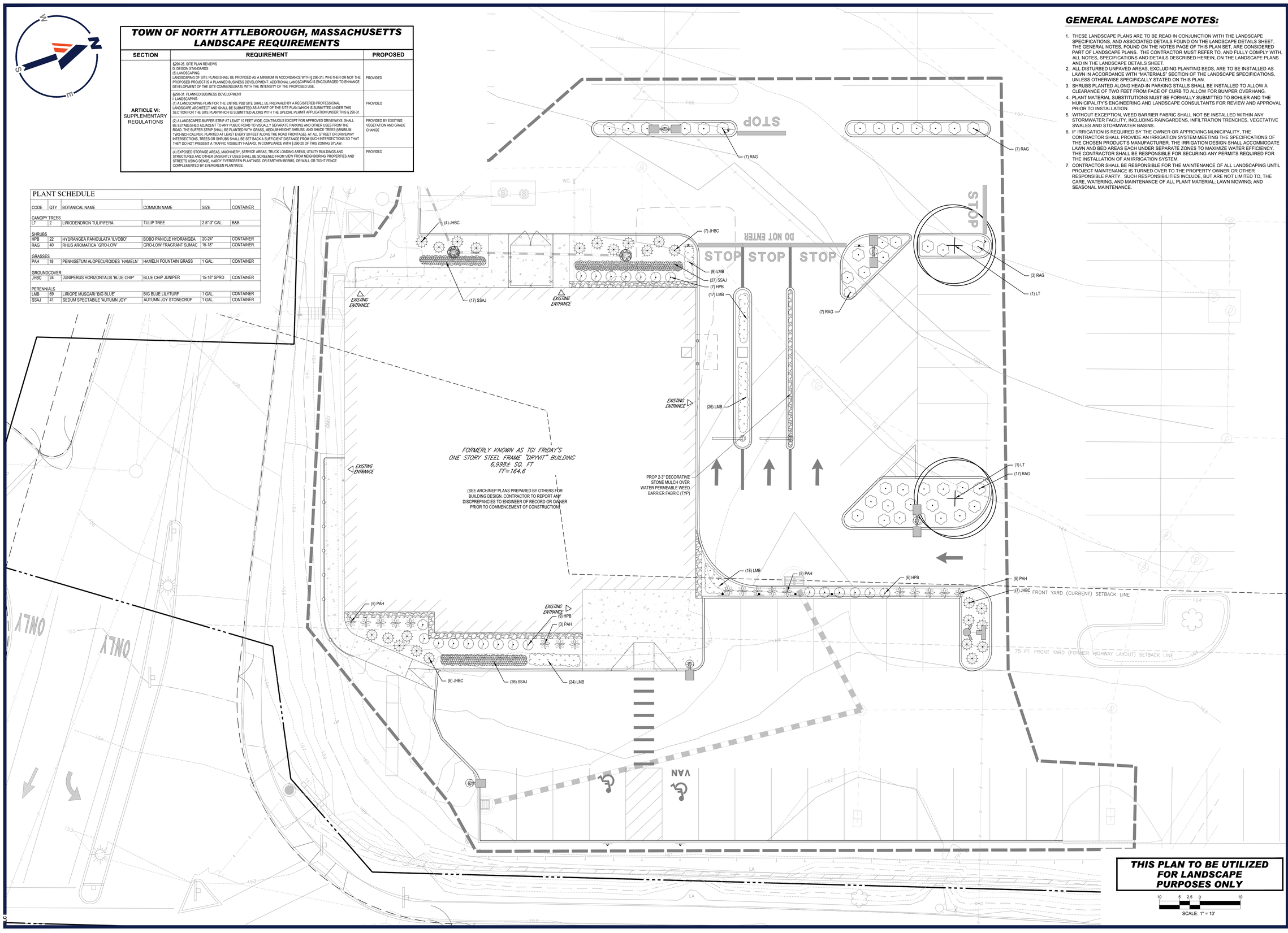
Jan 28, 2026
P:\2024\MAA240461.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-MAA240461.00-0A-----LAYOUT: C-902 DETL
MKB

TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS
LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
ARTICLE VI: SUPPLEMENTARY REGULATIONS	§290-26. SITE PLAN REVIEWS D. DESIGN STANDARDS (5) LANDSCAPING. LANDSCAPING OF SITE PLANS SHALL BE PROVIDED AS A MINIMUM IN ACCORDANCE WITH § 290-311, WHETHER OR NOT THE PROPOSED PROJECT IS A PLANNED BUSINESS DEVELOPMENT. ADDITIONAL LANDSCAPING IS ENCOURAGED TO ENHANCE DEVELOPMENT OF THE SITE COMMENSURATE WITH THE INTENSITY OF THE PROPOSED USE.	PROVIDED
	§290-31. PLANNED BUSINESS DEVELOPMENT I. LANDSCAPING (1) A LANDSCAPING PLAN FOR THE ENTIRE PBD SITE SHALL BE PREPARED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT AND SHALL BE SUBMITTED AS A PART OF THE SITE PLAN WHICH IS SUBMITTED UNDER THIS SECTION FOR THE SITE PLAN WHICH IS SUBMITTED ALONG WITH THE SPECIAL PERMIT APPLICATION UNDER THIS § 290-31.	PROVIDED
	(2) A LANDSCAPED BUFFER STRIP AT LEAST 10 FEET WIDE, CONTINUOUS EXCEPT FOR APPROVED DRIVEWAYS, SHALL BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD TO VISUALLY SEPARATE PARKING AND OTHER USES FROM THE ROAD. THE BUFFER STRIP SHALL BE PLANTED WITH GRASS, MEDIUM-HEIGHT SHRUBS, AND SHADE TREES (MINIMUM TWO-INCH CALIPER, PLANTED AT LEAST EVERY 50 FEET ALONG THE ROAD FRONTAGE). AT ALL STREET OR DRIVEWAY INTERSECTIONS, TREES OR SHRUBS SHALL BE SET BACK A SUFFICIENT DISTANCE FROM SUCH INTERSECTIONS SO THAT THEY DO NOT PRESENT A TRAFFIC VISIBILITY HAZARD, IN COMPLIANCE WITH § 290-20 OF THIS ZONING BYLAW.	PROVIDED BY EXISTING VEGETATION AND GRADE CHANGE
	(4) EXPOSED STORAGE AREAS, MACHINERY, SERVICE AREAS, TRUCK LOADING AREAS, UTILITY BUILDINGS AND STRUCTURES AND OTHER UNSIGHTLY USES SHALL BE SCREENED FROM VIEW FROM NEIGHBORING PROPERTIES AND STREETS USING DENSE, HARDY EVERGREEN PLANTINGS, OR EARTHEN BERMS, OR WALL OR TIGHT FENCE COMPLEMENTED BY EVERGREEN PLANTINGS.	PROVIDED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL.	B&B
SHRUBS					
HPB	22	HYDRANGEA PANICULATA 'ILVOBO'	BOBO PANICLE HYDRANGEA	20-24"	CONTAINER
RAG	40	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
GRASSES					
PAH	18	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHBC	24	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS					
LMB	69	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
SSAJ	41	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER



GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

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SCALE: 1" = 10'

Jan 12, 2026
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1	1/28/2026	PER PLANNING COMMENTS	MKB / JAK

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DRAWN BY:	AWL
CHECKED BY:	MKB
DATE:	01/15/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

PROPOSED MAJOR MODIFICATION PLANS

FOR

BANK OF AMERICA

PROPOSED DEVELOPMENT

1385 SOUTH WASHINGTON STREET
BRISTOL COUNTY
NORTH ATTLEBOROUGH,
MASSACHUSETTS
MAP 27, LOTS 47 & 178

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M.J. MRVA
No. 1576
REGISTERED LANDSCAPE ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
OHIO No. 250433

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

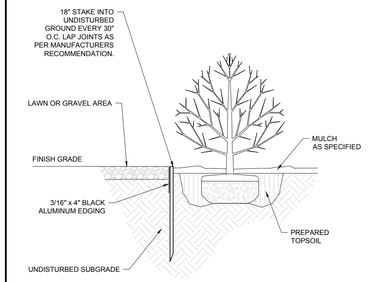
REVISION 1 - 01/28/2026

MASSACHUSETTS LANDSCAPE SPECIFICATION

1. SCOPE OF WORK:
   - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   - GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   - TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   - LAWN:
     - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
     - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
     - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
     - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
   - FERTILIZER:
     - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
     - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. CONTRACTOR TO ADHERE TO STATE REGULATIONS REGARDING APPLICATION OF FERTILIZERS.
   - PLANT MATERIAL:
     - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z80.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
     - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
     - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
     - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
     - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
     - CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
     - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
     - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
   - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
   - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
   - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINING ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION
   - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
   - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
   - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
   - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS
   - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
   - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
     - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
     - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING
   - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
   - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
   - CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   - ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
     - 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
     - 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
   - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   - INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
   - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
   - ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
   - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
     - PLANTS: MARCH 15 TO DECEMBER 15
     - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
     - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
   - FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

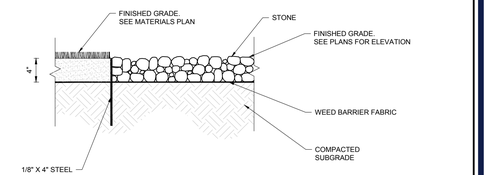
   - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
     - 1 PART PEAT MOSS
     - 1 PART COMPOSTED COW MANURE BY VOLUME
     - 3 PARTS TOPSOIL BY VOLUME
     - 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
       - -- 2 TABLETS PER 1 GALLON PLANT
       - -- 3 TABLETS PER 5 GALLON PLANT
       - -- 4 TABLETS PER 15 GALLON PLANT
       - -- LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
   - FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   - ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   - ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
   - GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
   - NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
   - ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
   - ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
10. TRANSPLANTING (WHEN REQUIRED)
    - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
    - IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
    - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
    - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
    - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
    - F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6') DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
    - NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
    - SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
    - IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE
    - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
    - ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
    - TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
    - LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. CLEANUP
    - UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
    - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
14. MAINTENANCE (ALTERNATIVE BID):
    - A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



BLACK ALUMINUM EDGING

NOT TO SCALE (NE-L030301 - 07/2025)

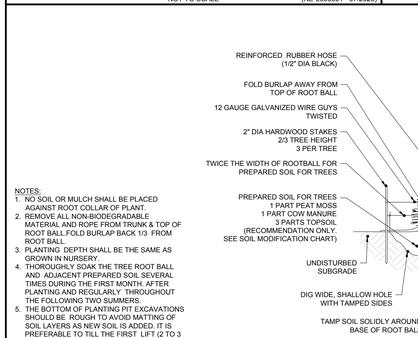




SPECIFICATIONS
NAME: 2"-3" RIVER BED STONE
COLOR: COLORS WILL BE BROWNS, GREYS, AND TANS WITH LITTLE LILACS OR BURGUNDY TONES.
SHAPE: PRIMARILY ROUND OR OVAL SCREENED STONE WITH NO SHARP ANGULAR SIDES OR FACES.
SIZE; STONE SIZES WILL RANGE FROM 2"-3" IN AT LEAST ONE DIMENSION. STONE SIZING SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE.
SILT CONTENT; STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY.

DECORATIVE STONE MULCH

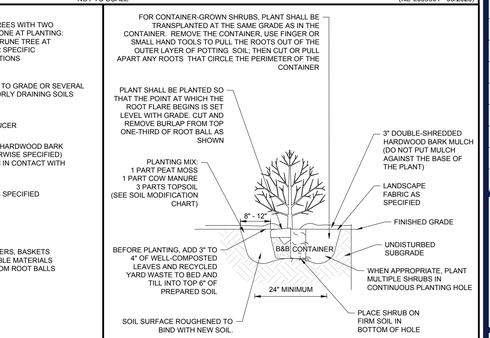
NOT TO SCALE (NE-L039901 - 06/2025)



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH. AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN) OF PLANTING SOIL INTO THE SUBSOIL.

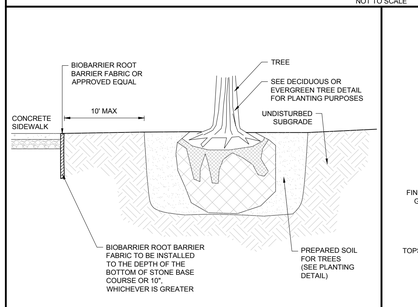
TREE PLANTING

NOT TO SCALE (NE-L040101 - 07/2025)



SHRUB PLANTING

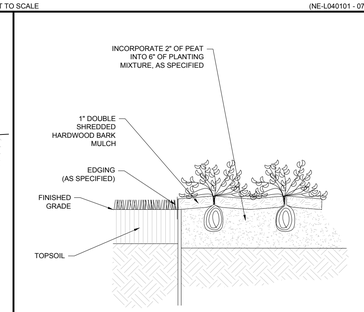
NOT TO SCALE (NE-L040103 - 07/2025)



NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN.
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

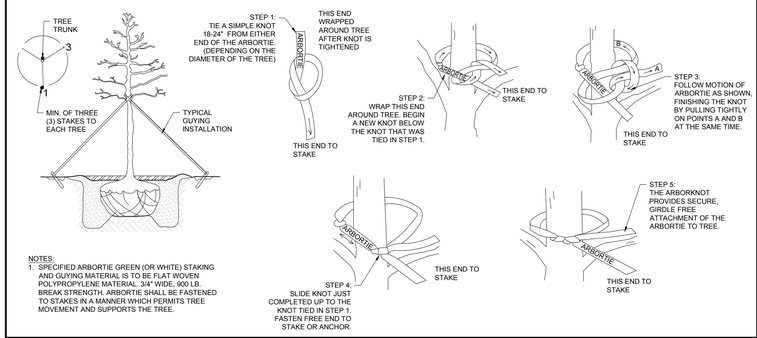
BIOBARRIER ROOT BARRIER

NOT TO SCALE (NE-L049901 - 07/2025)



GROUNDCOVER PLANTING

NOT TO SCALE (NE-L040104 - 07/2025)


TREE TRUNK
3
1
MIN. OF THREE (3) STAKES TO EACH TREE
TYPICAL GUYING INSTALLATION
STEP 1: TIE A SIMPLE KNOT 18-24" FROM EITHER END OF THE ARBORTIE. (DEPENDING ON THE DIAMETER OF THE TREE)
THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED
ARBORTIE
THIS END TO STAKE
STEP 2: WRAP THIS END AROUND TREE. BEGIN A NEW KNOT BELOW THE KNOT THAT WAS TIED IN STEP 1.
THIS END TO STAKE
B
A
STEP 3: FOLLOW MOTION OF ARBORTIE AS SHOWN, FINISHING THE KNOT BY PULLING TIGHTLY ON POINTS A AND B AT THE SAME TIME.
THIS END TO STAKE
STEP 4: SLIDE KNOT JUST COMPLETED UP

Project Name: Bank of America

Date: January 28, 2026

FORM P

$825 Application Fee (Plus sliding scale for new building footprint square commercial footage, per current fee schedule)

APPLICATION FOR
A PLANNED BUSINESS DEVELOPMENT

TO THE PLANNING BOARD:

The undersigned herewith submits the accompanying application for the property located in the Town of North Attleborough for review of a Planned Business Development under the requirements of the Zoning Act and the North Attleborough Zoning By-Laws, and the Planning Board's Rules and Regulations Governing Special Permits for Planned Business Developments in the Town of North Attleborough.

1. Name of Applicant Fern Realty Company, LLC

   Address 325 Wood Road, Suite 202, Braintree, MA 02184

2. Name of Engineer or Surveyor Tilton & Associates, Inc.

   Address 81 John L. Dietsch Blvd., North Attleborough, MA 02763

3. Deed of Property Recorded in Northern Bristol County Registry of Deeds

   Registry Book 9173 Page 072

4. Assessor's Plat Number 27 Lot Number 47

5. Zoning District C-60

6. Location and Description of Building Proposal: Major modification to special permit #124 Planned Business Development

Fern Realty Company, LLC
By Its Attorney,

Signature of Owner .....
John F.D. Jacobi, III

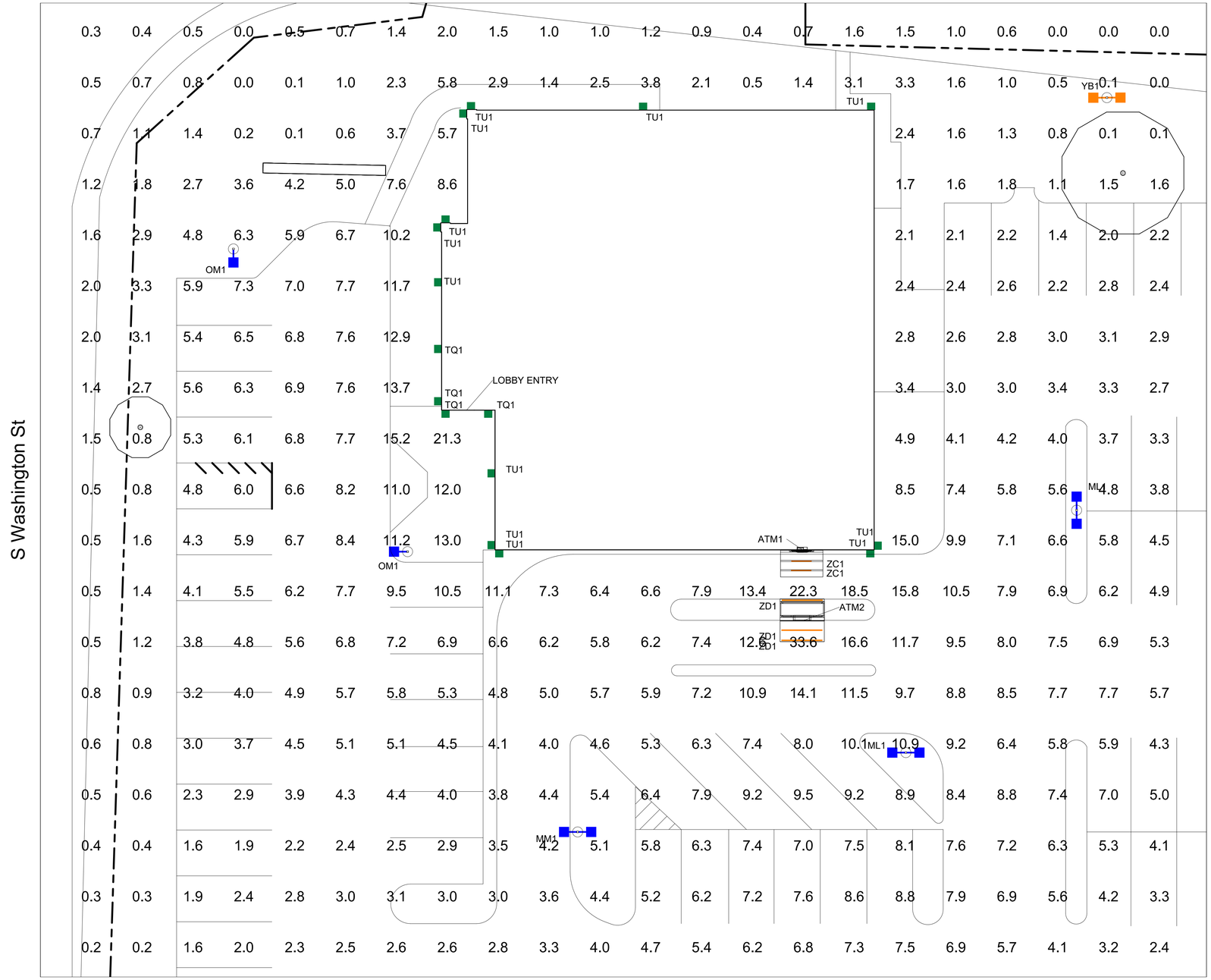
Address 325 Wood Road, Suite 202, Braintree, MA 02184

*Through this application, the applicant gives the Planning Board and its agents the right to access the property above referenced for review of this application.

NOTES:

1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
	4	ML1	2	CREE	OSQ	OSQL-C-30L-40K7-5L-UL-NM-BZ	ADD NEW POLE AND FIXTURE	35' - 0" AFG	OSQ-ML-C-DA-BZ	B5-U0-G4	POLE MOUNT	0.175	700 W
	2	MM1	1	CREE	OSQ	OSQL-C-40L-40K7-5L-UL-NM-BZ	ADD NEW POLE AND FIXTURE	38' - 0" AFG	OSQ-ML-C-DA-BZ	B5-U0-G4	POLE MOUNT	0.236	472 W
	2	OM1	2	CREE	OSQ	OSQL-C-40L-40K7-4M-UL-NM-BZ	ADD NEW POLE AND FIXTURE	35' - 0" AFG	OSQ-ML-C-DA-BZ	B4-U0-G4	POLE MOUNT	0.236	472 W
	4	TQ1	-	CREE	OSQW	OSQW-C-2L-40K7-3M-UL-WM-BZ	REPLACE EXISTING FIXTURE	MATCH EXISTING	-	B1-U0-G1	WALL MOUNT	0.016	64 W
	12	TU1	-	CREE	OSQW	OSQW-C-2L-40K7-4M-UL-WM-BZ	REPLACE EXISTING FIXTURE	MATCH EXISTING	-	B1-U0-G1	WALL MOUNT	0.016	192 W
	36	WB1	-	-	-	-	REMOVE AND PATCH	-	-	-	FLOOD	0	0 W
	2	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W
	2	ZC1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.032	64 W
	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W
GRAND TOTAL WATTAGE													2156 W



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
= PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
= INDICATES NEW SECURITY FENCE
= BURIED ELECTRICAL CIRCUIT

SCALE: 3/32" = 1'-0"

V2 251024

REVISION NO.	DESCRIPTION	REVISED BY
1		
2		
3		

Red Rock Plaza
MA6-369
1385 S Washington St,
North Attleboro, MA 02760

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	DRAWN BY:
CAS	CAS
REVIEWED BY:	APPROVED BY:
AWD	KRM

SHEET NO.
LU-4

CALCULATION SUMMARY FULL SITE

Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	4.9 fc	33.6 fc	0.0 fc	0.0 fc	0.0 fc
PARKING LOT @ GRADE	4.8 fc	12.0 fc	1.3 fc	3.7 fc	9.2 fc

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

FUSS & O'NEILL
600 Unicorn Park Drive
Woburn, MA 01801
781.932.3201
www.fando.com

February 9, 2026

Larry Tilton, PLS
President
Tilton & Associates, Inc.
81 John L. Dietsch Boulevard
North Attleborough, MA 02763

RE: Trip Generation Comparison
Red Rock Plaza
1385 South Washington Street
North Attleborough, MA

Dear Mr. Tilton:

This trip generation summary letter has been prepared to compare the traffic generation from the former TGI Friday's to a proposed bank with two ATM drive-through lanes at the existing Red Rock Plaza in North Attleborough, MA. Based on the trip generation analysis performed, the bank is expected to generate fewer trips during both the weekday morning and evening peak hours.

Project Description

The site is located at 1385 South Washington Street, on the west side, between Cumberland Avenue and Allen Avenue. The existing property includes a mixed-use commercial building comprising approximately 114,900 square feet (sf) of retail space and the existing TGI Friday's restaurant building (approximately 7,000 sf with 302 seats). Access is provided by way of a full movement signalized driveway to South Washington Street and an internal access driveway to the Target store to the north of the site. Additional signalized access to South Washington Street is provided through the Target property at Allen Avenue.

The proposed Project consists of renovating the existing TGI Friday's building and replacing it with a commercial bank with two (2) drive-through ATM lanes. Seven (7) employees are anticipated for the bank. Access will continue to be provided by way of the full movement driveway to South Washington Street and the internal driveway to the Target store to the north of the site.

Site Traffic Generation

Site generated traffic for this comparison was based on trip-generation empirical data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation, 12th Edition*[1]. This publication is an industry-accepted resource for determining trip generation. The data used by ITE considers all vehicular traffic related to a specific land use; this includes, but is not limited to, residents, employees, visitors, delivery drivers, or other service personnel.

[1] *Trip Generation,* Twelfth Edition; Institute of Transportation Engineers; Washington, DC; 2025.

Trips were estimated based on Land Use Code (LUC) 912 – Drive-In Bank and LUC 932 High Turnover Sit-Down Restaurant. A summary of this exercise is provided in Table 1. Trip generation estimation worksheets are attached.

Table 1
Trip-Generation Summary

	Former TGI Friday's Trips[a]	Proposed Drive-In Bank Trips[b]	Change in Trips
Average Weekday Daily Traffic	726	246	(480)
Weekday Morning Peak Hour:			
Entering	35	10	(25)
Exiting	28	7	(21)
Total	63	17	(46)
Weekday Evening Peak Hour:			
Entering	39	26	(13)
Exiting	25	28	3
Total	64	54	(10)

a - Based on ITE LUC 932 – High Turnover Sit-Down Restaurant; 6.998 ksf.
b - Based on ITE LUC 912 – Drive In Bank; 2 Drive-through lanes.

Conclusion

As can be seen in Table 1, on a typical weekday, the proposed bank project is expected to generate 480 fewer daily vehicle trips than the previous restaurant. During the weekday morning peak hour, the bank is expected to generate 46 fewer trips (25 vehicles entering and 21 vehicles exiting). During the weekday evening peak hour, the bank is expected to generate 10 fewer vehicle trips (13 fewer vehicles entering and 3 additional vehicles exiting). The slight increase in exiting trips is most likely attributable to the bank closing and the employees leaving the bank. Overall, compared to the previous restaurant use, the proposed bank will have less of a traffic impact than the former restaurant.

If you have any questions, feel free to give me a call.

Sincerely,



Kenneth Cram, P.E.
Director of Traffic Engineering

Appendix

Trip Generation Worksheets

Project: 1385 South Washington Street, N. Attleborough, MA

Project Component	ITE LUC 912 Lanes Drive-in Bank	ITE LUC 932 SF High Turnover Sit-Down Restaurant	
Project Size (KSF):		6.998	KSF
Project Size (Lanes):	2.000		Lanes
Weekday Daily:	246	726	
Weekday Morning Peak Hour of Adjacent Street Traffic			
In	10	35	
Out	7	28	
Total	17	63	
Weekday Evening Peak Hour of Adjacent Street Traffic			
In	26	39	
Out	28	25	
Total	54	64	

Source: ITE Trip Generation Manual, 12th Edition
ND = No Data

1385 South Washington Street, N. Attleborough, MA

Land Use Code (LUC) 932 - High-Turnover (Sit-Down) Restaurant
Source: Institute of Transportation Engineers (ITE) - 12th Edition

Average Vehicle Trips Ends vs: ksf
Independent Variable (X): 6.998

AVERAGE WEEKDAY DAILY

T = 103.75 * (X) — 50 Studies, Avg size = 5.00 ksf
T = 103.75 * (7.00) — R^2 = NG; AR = 103.75
T = 726.04
T = 726 vehicle trips 103.74
with 50% (363 vpd) entering and 50% (363 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 8.97 * (X) — 32 Studies, Avg size = 5.00 ksf
T = 8.97 * (7.00) — R^2 = NG; AR = 8.97
T = 62.77
T = 63 vehicle trips
with 55% (35 vph) entering and 45% (28 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF GENERATOR

T = 12.17 * (X) — 49 Studies, Avg size = 5.00 ksf
T = 12.17 * (7.00) — R^2 = NG; AR = 12.17
T = 85.17
T = 85 vehicle trips
with 59% (50 vph) entering and 41% (35 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 9.18 * (X) — 100 Studies, Avg size = 5.00 ksf
T = 9.18 * (7.00) — R^2 = NG; AR = 9.18
T = 64.24
T = 64 vehicle trips
with 61% (39 vph) entering and 39% (25 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF GENERATOR

T = 15.44 * (X) — 53 Studies, Avg size = 5.00 ksf
T = 15.44 * (7.00) — R^2 = NG; AR = 15.44
T = 108.05
T = 108 vehicle trips
with 51% (55 vph) entering and 49% (53 vph) exiting.

1385 South Washington Street, N. Attleborough, MA

Land Use Code (LUC) 912 - Drive-In Bank
Source : Institute of Transportation Engineers (ITE) Trip Generation, 12th Edition

Average Vehicle Trips Ends vs.: No. of Drive-through lanes
Independent Variable (X): 2.000 ksf

AVERAGE WEEKDAY DAILY

T = 121.05 * (X) + 9.22 — 21 Studies, Avg size = 5 lanes
T = 121.05 * (2.000) + 9.22 — R^2 = 0.56; AR = 123.01
T = 251.32
T = 252 vehicle trips
with 50% (126 vpd) entering and 50% (126 vpd) exiting.
R^2<0.75, use AR 123 vpd) entering and 50% (123 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 8.20 * (X) + 1.92 — 38 Studies, Avg size = 4 lanes
T = 8.20 * (2.000) + 1.92 — R^2 = 0.55; AR = 8.65
T = 18.32
T = 18 vehicle trips
with 60% (11 vph) entering and 40% (7 vph) exiting.
R^2<0.75, use AR 10 vph) entering and 40% (7 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 26.98 * (X) — 111 Studies, Avg size = 3 lanes
T = 26.98 * (2.000) — R^2 = NG; AR = 26.98
T = 53.96
T = 54 vehicle trips
with 49% (26 vph) entering and 51% (28 vph) exiting.

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/20/2026
Location:	1385 S WASHINGTON ST
Map/Lot:	27/47/
Current Owner of Record (as of Jan. 1, 2025) ,ET AL	FERN REALTY CO LLC,IANTOSCA
Mailing Address:	325 WOOD RD SUITE 202 BRAINTREE, MA 02184
Board Prepared For:	ZONING
Applicant:	TILTION & ASSOCIATES
Phone:	[redacted]
E-Mail: ASSOC.COM	

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS

43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING
1/20/2026

SUBJECT PARCEL: 27/47/ **SUBJECT LOCATION:** 1385 S WASHINGTON ST

FERN REALTY CO LLC,IANTOSCA ,ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

Parcel(s)
26/28/

Owner & Mailing Address
DAYTON HUDSON CORPORATION
C/O TARGET CORP TAX DEPT T-1190
PO BOX 9456
MINNEAPOLIS, MN 55440

Property Location
1205 S WASHINGTON ST

Parcel(s)
27/10/

Owner & Mailing Address
NORTH ATTLEBORO MKPLACE II LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

Property Location
1360 S WASHINGTON ST

Parcel(s)
27/12/

Owner & Mailing Address
SNOWMASS INC
PO BOX 55287
HOUSTON, TX 77255

Property Location
S WASHINGTON ST

Parcel(s)
27/60/

Owner & Mailing Address
LIBERTY UTILITIES (NEW ENGLAND NAT GAS)
ATTN: ACCOUNTS PAYABLE
15 BUTTRICK RD
LONDONDERRY, NH 03053

Property Location
1423 S WASHINGTON ST

Parcel(s)
27/61/

Owner & Mailing Address
ALGONQUIN GAS TRANSMISSION CO
TRANSMISSION COMPANY
PO BOX 2629
ADDISON, TX 75001

Property Location
S WASHINGTON ST

Parcel(s)
27/141/ LOT 1

Owner & Mailing Address
1255 RT 1 LLC
PO BOX 127
SHERBORN, MA 01770

Property Location
1255 S WASHINGTON ST

Parcel(s)
27/144/

Owner & Mailing Address
NORTH ATTLEBORO MKPLACE III LLC
C/O N ATTLEBORO MKETPLACE III LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

Property Location
1400 S WASHINGTON ST

Parcel(s)
27/145/

Owner & Mailing Address
NORTH ATTLEBORO MARKETPLACE LLC
C/O WAL-MART INC #2366
ATTN: PROPERTY TAX DEPT
BENTONVILLE, AR 72716-0555

Property Location
1470 S WASHINGTON ST

Parcel(s)
27/178/

Owner & Mailing Address
NATIONAL RETAIL PROPERTIES LP
C/O NNN REIT LP
ORLANDO, FL 32801

Property Location
1461 S WASHINGTON ST


S WASHINGTON ST
S WASHINGTON ST
CUMBERLAND AVE

FERN REALTY CO LLC,IANTOSCA ,ET AL
325 WOOD RD SUITE 202
BRAINTREE, MA 02184

DAYTON HUDSON CORPORATION
C/O TARGET CORP TAX DEPT T-1190
PO BOX 9456
MINNEAPOLIS, MN 55440

NORTH ATTLEBORO MKPLACE II LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

SNOWMASS INC
PO BOX 55287
HOUSTON, TX 77255

LIBERTY UTILITIES (NEW ENGLAND NAT GAS)
ATTN: ACCOUNTS PAYABLE
15 BUTTRICK RD
LONDONDERRY, NH 03053

ALGONQUIN GAS TRANSMISSION CO
TRANSMISSION COMPANY
PO BOX 2629
ADDISON, TX 75001

1255 RT 1 LLC
PO BOX 127
SHERBORN, MA 01770

NORTH ATTLEBORO MKPLACE III LLC
C/O N ATTLEBORO MKETPLACE III LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

NORTH ATTLEBORO MARKETPLACE LLC
C/O WAL-MART INC #2366
ATTN: PROPERTY TAX DEPT
BENTONVILLE, AR 72716-0555

NATIONAL RETAIL PROPERTIES LP
C/O NNN REIT LP
ORLANDO, FL 32801

Record No: ZONE-4211

ZBA Application

Status: Active

Submitted On: 1/15/2026

Location of Premises

Street Number*

657

Street Name*

Broadway Extension

Assessor's Plat Number*

7

Assessor's Lot Number*

85

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

102.31

Depth*

190

Area*

24,860 sqft

Premises Information

Zoning Districts in which premises are located*

R15

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

Property was transferred into current Trust on October 17, 2025.

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

1,314

Proposed Building of Structure*

2600

Proposed Use of Premises*

Single Family Home

Number of Families to Use Building*

1

Application for In-Law Dwelling*

No

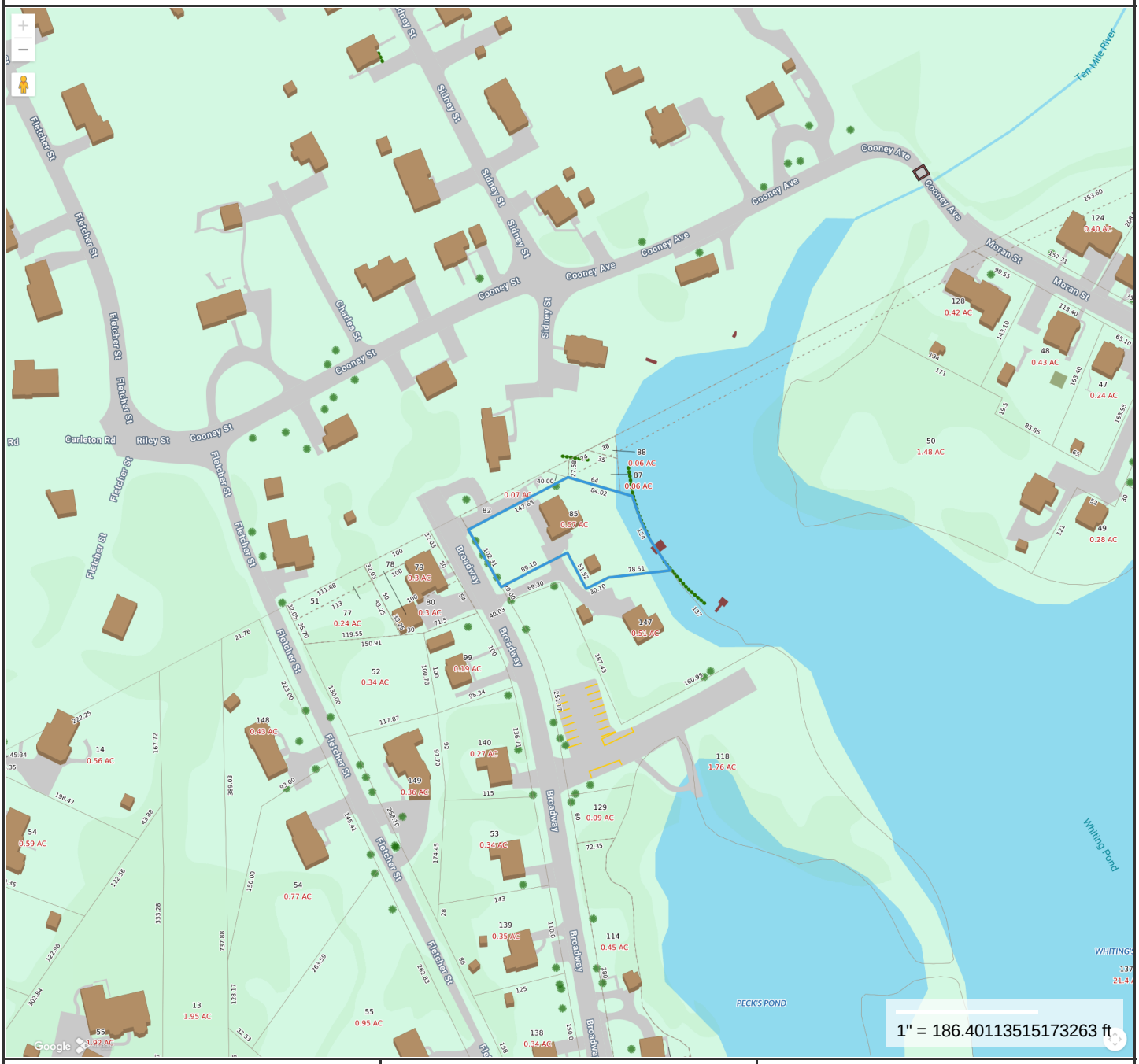
Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

MGL 40. A section 10.

State Grounds for Exemption, Special Permit or Variance:

See Narrative and Memorandum in support.



Property Information

Property ID	7-85
Location	657 BROADWAY EXT
Owner	DORR ROBERT E + GRACE M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
Data updated June 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


Sun Sep 28 2025
Imagery © 2025 Nearmap, HERE
10 ft
Nearmap


Mon Apr 28 2025
Imagery © 2025 Nearmap, HERE
10 ft
Nearmap

NARRATIVE AND MEMORANDUM

IN SUPPORT OF VARIANCE UNDER M.G.L. c. 40A, § 10
Variance Application – Lot Width

Property: 657 Broadway Extension, North Attleboro, Massachusetts 02760
Owner: Robert Dorr, Trustee of the Dorr Family Trust
Zoning District: R15
Requested Relief: Variance from minimum lot width requirement

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I. Overview

This application for a variance is submitted pursuant to M.G.L. c. 40A, § 10, and seeks relief solely from the minimum lot width requirement.

The zoning bylaw requires a minimum lot width of 120 feet measured at the building setback from the roadway. At approximately seventy-seven (77) feet back from the road, where the proposed structure begins, the subject lot has a width of approximately 102 feet. At approximately ninety (90) feet back from the road, the lot widens substantially to approximately 153 feet, and throughout the rear portion of the lot the width remains in excess of 150 feet.

The proposed structure is located primarily in the rear portion of the lot, where the lot width substantially exceeds the zoning requirement. Only a very small portion of the structure lies within the narrower portion of the lot, and that condition has no material impact on the layout, spacing, or functionality of the home.

The parcel contains approximately 24,860 square feet, well in excess of the 15,000-square-foot minimum lot area required in the R15 district. The proposal does not involve subdivision, increased density, or the creation of an additional buildable lot. The intent is to maintain the property as a single-family home kept within the family, not to generate profit or intensify use.

II. The Variance Standard Under M.G.L. c. 40A, § 10

To grant a variance, the Zoning Board of Appeals must find:

1. Circumstances relating to the soil conditions, shape, or topography of the land that do not generally affect the zoning district;
2. That literal enforcement of the bylaw would result in substantial hardship, financial or otherwise; and

3. That relief may be granted without substantial detriment to the public good and without nullifying or derogating from the intent of the zoning bylaw.

III. Application of the Variance Criteria

1. Unique Shape and Topography of the Lot

The subject parcel is irregularly shaped, widening significantly toward the rear and narrowing closer to the roadway.

In addition, the property slopes downward toward Whiting's Pond, creating topographic constraints that limit feasible building locations. These combined conditions—irregular shape and sloping topography—are unique to this parcel and not generally present throughout the zoning district.

While the lot meets and exceeds minimum area requirements, its geometry causes the lot width at the building setback line to fall short of the bylaw requirement, despite the lot being substantially wider throughout the majority of its depth.

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2. Substantial Hardship

Strict enforcement of the 120-foot lot width requirement would impose a substantial hardship by effectively preventing reasonable residential use of the property in its current configuration.

The owners have explored alternatives, including rehabilitation of the existing structure rather than new construction. However, due to the irregular lot shape and the downward slope of the land toward the lake, the cost and feasibility of rehabilitating the existing structure would be prohibitive and impractical.

The proposed home will be a modest-sized single-family residence, designed to fit comfortably within the rear portion of the lot where the width far exceeds zoning requirements. The owners' intent is simply to maintain a family residence, not to subdivide the lot for sale to a third party or to intensify development.

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3. No Substantial Detriment to the Public Good; No Derogation of Zoning Intent

Granting the requested lot width variance will not result in any substantial detriment to the public good and will not undermine the intent of the zoning bylaw.

Specifically:

- The lot area far exceeds minimum requirements;
- The structure is located primarily where the lot width is approximately 150 feet, well above the required 120 feet;
- There is no subdivision, no increase in density, and no change in use;
- All setback, coverage, and height requirements are otherwise met;
- Emergency access, spacing, and neighborhood character are fully preserved.

The purpose of lot width requirements is to ensure adequate spacing, access, and orderly development. Those objectives are fully satisfied here, as the functional building envelope lies almost entirely within a portion of the lot that substantially exceeds zoning dimensional standards.

IV. Conclusion

For the foregoing reasons, the applicant respectfully requests that the Zoning Board of Appeals grant a variance from the minimum lot width requirement, permitting a lot width of approximately 102 feet at the building setback line, where 120 feet is otherwise required.

The deviation is modest, localized, and purely technical in nature; the lot is substantially larger than required; the proposed home is modest in scale; and the relief sought will allow continued family ownership without altering neighborhood character or zoning objectives.

The application satisfies all three prongs of M.G.L. c. 40A, § 10, and represents an appropriate and equitable exercise of the Board's variance authority.

*** Electronic Recording ***
Doc# 00031784
Bk: 29583 Pg: 235 Page: 1 of 3
Recorded: 10/17/2025 03:47 PM
ATTEST: Barry J. Amaral, Register
Bristol County North Registry of Deeds

****
MASSACHUSETTS EXCISE TAX
Bristol County ND ROD 001
Date: 10/17/2025 03:47 PM
Ctrl#
Fee: $.00 Cons: $.00
****

Quitclaim Deed

I, **Grace M. Dorr**, for consideration of Less than One Hundred (<$100.00) Dollars, grant to **Robert E. Dorr, Jr., Trustee of the Dorr Family Trust** u/d/t dated October 13, 2025 and established pursuant to a Trustee's Certificate under M.G.L. ch 184 §35 recorded herewith, of 19 Cooney Avenue, Plainville, MA,

With QUITCLAIM COVENANTS

Parcel One:

The land in said North Attleborough together with the buildings and improvements thereon situate on the southerly side of Cooney Avenue, bounded and described as follows:

Beginning at a point in the southerly line of said Avenue, at the northeast corner of land now or formerly of Roy; thence running southerly by said Roy land and land now or formerly of Davignon, 290 feet; thence running eastly by other land now or formerly of Davignon, 173 feet to whiting's point; thence running northerly, westerly and northeasterly by said Pond to land now or formerly of Lacombe; thence running northwesterly by said Lacombe land, 64 feet to said Avenue; thence running westerly by said Avenue, 64 feet to the point of beginning.

Being Lots No. 24 and 25 as shown on that plan entitled "Whiting Terrace made by J.A. Latham 1906", and the land in the rear of said Lot No. 24.

Property Address: 657 Broadway Extension, N. Attleboro, MA

Parcel Two:

The land in said North Attleborough, together with the buildings and improvements thereon, situate on the southeast corner of Cooney Avenue and Charles Street, and being Lots No. 22 and 23 as shown on a plan of Whiting Terrace, Made by J.A. Latham, C.E. dated April 1906 and on file with the Bristol County N.D. Registry of Deeds. Said lots are bounded:

NORTHERLY	by Cooney Avenue, 70 feet;
EASTERLY	by Lot No. 24 on said plan, 102 feet;
SOUTHERLY	by land now or formerly of Cargill, about 75 feet; and
WESTERLY	by Charles Street, 100.09

For Grantor's title see deed recorded with the Bristol County N.D. Registry of Deeds in Book 1720, Page 617

Grantor herein releases any and all rights of homestead she may have acquired in and to the subject property by statute or otherwise and further states under the pains and penalties of perjury, no other person has the right to claim homestead benefits in said property.

Title Not Examined

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Executed as a sealed instrument this 13th day of October, 2025.

Grace M. Dorr

Commonwealth of Massachusetts

Bristol, ss.

On this 13th day of October, 2025, before me, the undersigned notary public, personally appeared Grace M. Dorr, the above-named and proved to me through satisfactory evidence of identification, being a MA DL to be the person whose name is signed on this document and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.

Michelle L. Tiews
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires September 1, 2028

Notary Public: Michelle L. Tiews
My Commission Expires: 9/1/28

DESCRIPTION KEY

- ⊡ BOUND DRILL HOLE FOUND
- WV ⋈ WATER GATE VALVE
- — — —99— — — EXISTING CONTOUR (MINOR)
- — — —100— — — EXISTING CONTOUR (MAJOR)
- UTILITY POLE
- PK FOUND 204.61



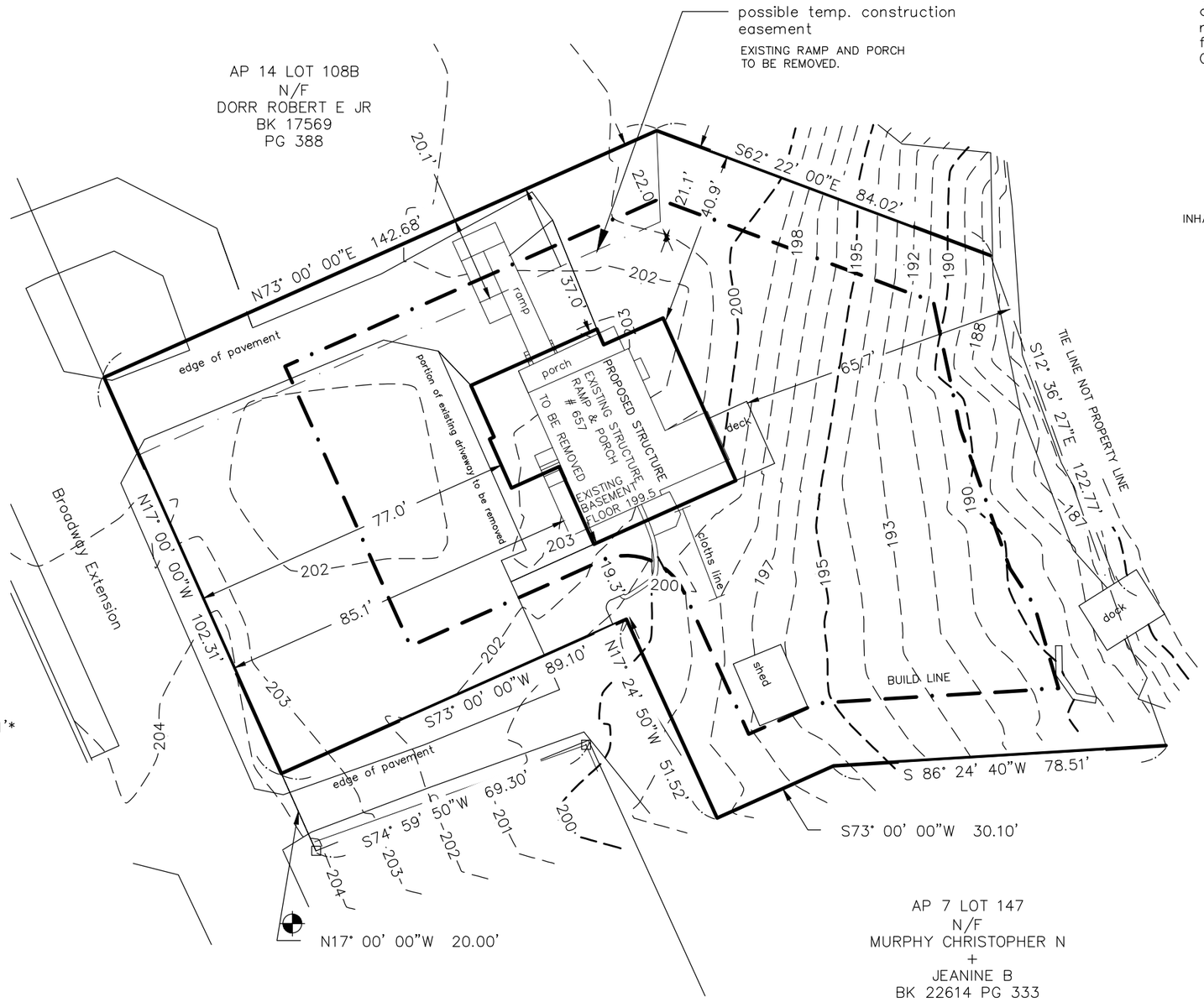
Zoning Table
Per Town website 290 Attachment 1 Intensity
Schedule A For current zone R15

Min. Area: 15,000 sq.ft.	Existing: 24,860 sq.ft.
Min. Lot Frontage: 120'	Existing Lot Frontage: 102.31'*
Min. Lot Width: 120'	Existing @ 85.1' back, Width: 102.31'*
	Prop. @ 77.0' back, Width: 102.31'
Min. Lot Depth: 120'	Existing Lot Depth: 190'±
Min. Yard Front: 40'	Prop. Yard Front: 77'
Min. Yard Side: 15'	Prop. Yard Side: 19.3'
Min. Yard Rear: 15'	Prop. Yard Rear: 65+'
Max. Height: 30'	Prop. Height: See Builder's Plan
Max. No. Storie: 2 1/2	Prop. No. Storie: See Builder's Plan
Max. Building Coverage: 25%	Prop. Building Coverage: 9%
Min. Open Space: 60%	Prop. Open Space: 77%

* Variance granted from minimum frontage requirements.

See Decision #1313 dated 12/17/91 Recorded Bk. 4932 Pg.207
and Plan Bk. 325 Pg. 19 Approved by Planning Board 7/30/92

NOTE: This Plan is based on deeds, available plans, office calculations and an actual field survey. Existing evidence i.e. walls, drillholes, bounds etc. are held as shown on this plan; where there was no physical evidence of property lines or corners, angles and distances from available deeds and plans were used to establish property lines.



Warning:
The location of underground utilities are approximate only and are taken from existing record data, plans and/or field observations. The contractor shall be responsible for verifying locations in the field prior to excavation.
CALL DIGSAFE @ 811

COMMONWEALTH OF MASSACHUSETTS
FRANK T. RIBELIN
No. 30764
PROFESSIONAL LAND SURVEYOR

Frank T. Ribelin

REVISED 1/12/26: EXISTING BASEMENT FLOOR LABEL
REVISED 1/13/26: LOT WIDTH LABEL, OPEN SPACE 23 TO 77%

JOB NO.	PROJ NO.	SOURCE DWG	SOURCE PROJ	FILE REF.	Fbook	Date	Calc.	Drwn.	App'd
25-146	25-146	21-051	21-051	25-146.DWG		12/5/25	NW	NW	

APPLICANT:
OWNER: Dorr ROBERT E JR TRS
STREET ADDRESS: 657 BROADWAY EXTENSION
PLAT INFORMATION: 7/85A
LOT ZONING: R15
DEED INFORMATION: BK 29583/235
PLAN INFORMATION: BK 325/19

Proposed Structure
North Attleboro, Ma

SCALE: 1" = 30'

PREPARED BY
W.T.WHALEN ENGINEERING Co.
481 MOUNT HOPE STREET
NORTH ATTLEBOROUGH, MA.
02760
(508) 699-4604
SINCE 1935



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Steven and Nicole Hebert

NEW CONSTRUCTION
SINGLE FAMILY DETACHED

ZONING DISTRICT: R-15	BUILDER'S LOT ____	1064 SF FIRST FLOOR	DRAWN: 7/13/23	
MAP: 7 LOT: 85A	657 BROADWAY	1434 SF SECOND FLOOR	REV: 1/7/26	
LOT SIZE: 24,860 SF	NORTH ATTLEBORO, MA	2498 SF TOTAL	REV:	
			REV:	

Drawn By:
Robert Cole
bob@flairhomesinc.com

ALL CONSTRUCTION TO CONFORM
TO MASS BUILDING CODE, 780 CMR
10th Ed. STRETCH ENERGY CODE

SCALE: 1/4"=1'-0" PAGE 1

12" DIA CONC FTG
ON 24" DIA CONC BASE
MIN 4' BELOW GRADE

7'-9" 7'-9" 11"

DECK FOOTINGS
16' X 10' DECK ABOVE

46'-0"

4'-0" 42'-0"

9'-9"

STEVEN and NICOLE HEBERT
657 BROADWAY STREET
NORTH ATTLEBORO

TOTAL FOUNDATION
FOOTPRINT 1941 S.F.

BASEMENT
1070 S.F.

GARAGE ABOVE
758 S.F.

PORCH ABOVE
113 S.F.

15'-4"

49'-0"

32'-6"

1'-2"

4'-0" 9'-4"

6'-10"

13'-4" 11'-10"

24'-10"

26'-0"

2'-6"

4'-2"

30'-0"

36'-8"

6'-8"

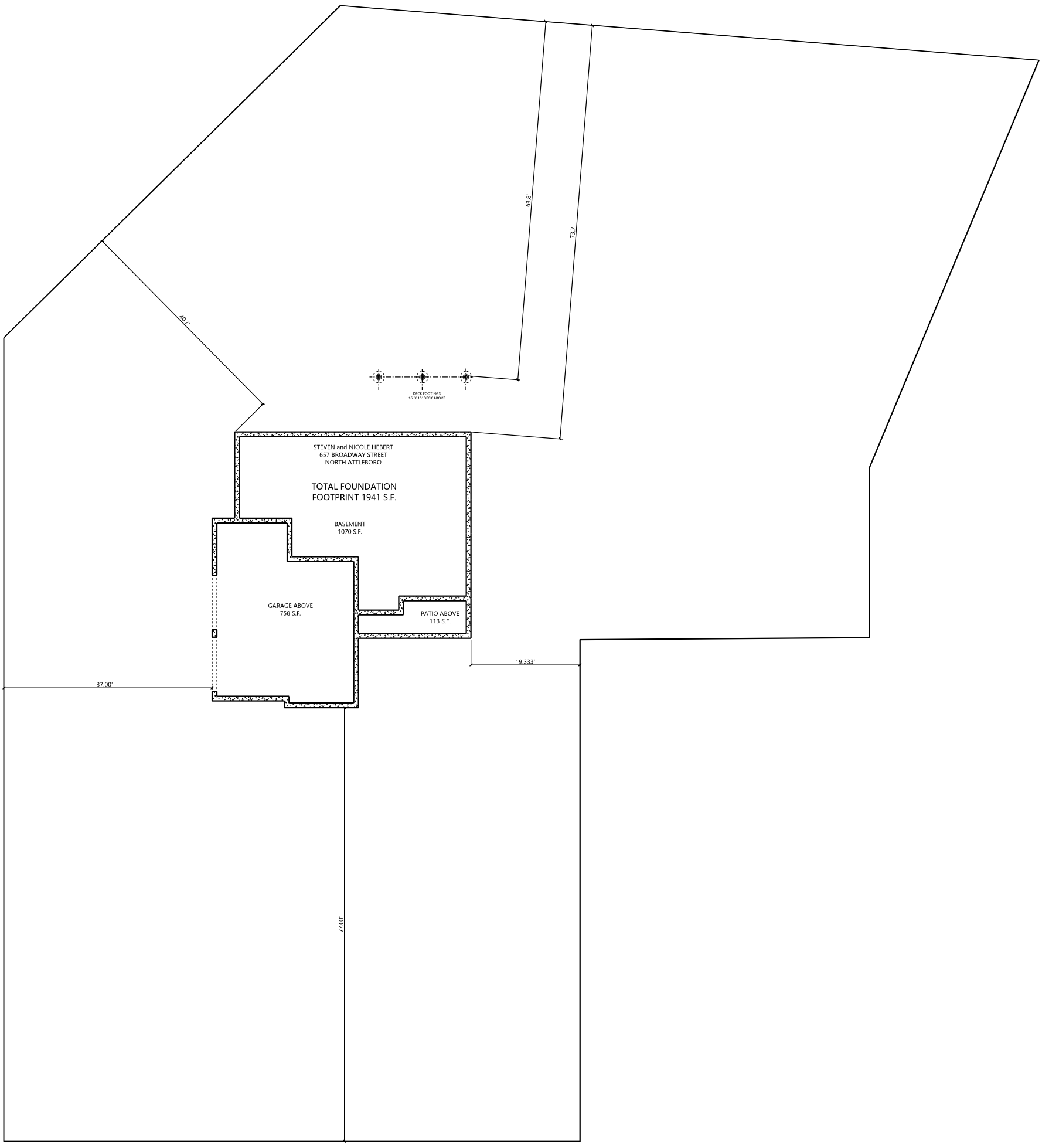
12'-4"

49'-0"

13'-4" 12'-8" 8'-0" 12'-0"

26'-0" 20'-0"

46'-0"


63.8'
73.7'
40.7'
DECK FOOTINGS
16' X 10' DECK ABOVE
STEVEN and NICOLE HEBERT
657 BROADWAY STREET
NORTH ATTLEBORO
TOTAL FOUNDATION
FOOTPRINT 1941 S.F.
BASEMENT
1070 S.F.
GARAGE ABOVE
758 S.F.
PATIO ABOVE
113 S.F.
19.333'
37.00'
77.00'

'26 JAN 13 PM 5:05

TOWN OF PLAINVILLE
Board of Assessors

190 South Street - P. O. Box 1717
Plainville, Massachusetts 02762
Telephone: 508-695-3142x430
Fax:508-695-1319
Email: boa@plainville.ma.us

WE HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ABUTTERS LIST FOR
ASSESSORS MAP: 14 LOT: 141
DATE: 1/14/26
PLAINVILLE BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST
(Allow 10 days for Final List)

Date of Request: January 13, 2026

Email: [redacted]

Requested by: Patrick K. Sullivan, Esq.

Phone: [redacted]

Signature:

Fee: $20 + $1.00/abutter > 25

Owner of Property: Robert E. Dorr, Jr. Trustee of the Dorr Family Trust

Street Address of Property: 657 Broadway Extension, North Attleboro, MA 02760

*~~Town of North Attleboro~~

Assessors' Map: 7 14

Assessors' Parcel(s): ~~85~~ 141

Check Type of List required

Board/Permit	√	# of Labels	Required Abutter notification	Regulation
Planning Board – Subdivision		3	Direct Abutters incl. across streets or watercourses	PGC 540-53(3) & MGL Ch. 41 §81-T
Planning Board – Special Permit Zoning Board – Variance/Special Permit/Exceptions	X	4	Direct Abutters incl. across streets or watercourses, plus abutters to abutters within 300 ft. of site boundaries.	MGL Ch. 40A §11
Conservation Commission		3	Direct Abutters incl. across streets and water bodies and all property owners within 300' of the property lines.	See 310 CMR 10.05(4) & PGC 900-5 (A & B)
Board of Health		3	Direct Abutters incl. across streets or watercourses	PGC §759-04
Board of Selectmen			See Selectman's Office for more details	
Other				

Notes:

1. The "most recent" abutters list is the one generated on Jan. 1 of each year. If a list is submitted from a prior year it will not be considered correct.
2. If abutters exist in an abutting town, a certified list & the correct number of labels must be submitted from that town also.
3. A separate list will be created for each box checked above, with a fee charged for each list. If you are submitting a list for multiple boards and want only one list, please just check the most expansive list and request the additional labels only. A fee may be charged for the additional labels.

Rev. 05/01/2019

300 feet Abutters List Report

Plainville, MA
January 14, 2026

WE HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ABUTTERS LIST FOR
ASSESSORS MAP: 14 LOT: 141
DATE: 1-14-26
PLAINVILLE BOARD OF ASSESSORS

Subject Property:

Parcel Number: 14-141
CAMA Number: 14-141
Property Address: 0 CHARLES ST

Mailing Address: ROBINSON JR. STEVEN R.
660 BROADWAY EXT
NORTH ATTLEBORO, MA 02760

Abutters:

Parcel Number: 12-152
CAMA Number: 12-152
Property Address: REAR WEST BACON ST

Mailing Address: PLAINVILLE TOWN OF R R TRACKS
142 SOUTH ST
PLAINVILLE, MA 02762

Parcel Number: 14-103
CAMA Number: 14-103
Property Address: 0 FLETCHER ST

Mailing Address: RIOUX MARK
P O BOX 2697
ATTLEBORO FALLS, MA 02763

Parcel Number: 14-104A
CAMA Number: 14-104A
Property Address: 22 FLETCHER ST

Mailing Address: CHICOINE BRIAN
22 FLETCHER ST
PLAINVILLE, MA 02762

Parcel Number: 14-105
CAMA Number: 14-105
Property Address: 1 RILEY ST

Mailing Address: KIPP DARREN W KIPP MARY ANN
PO BOX 3041
N ATTLEBORO, MA 02760

Parcel Number: 14-107
CAMA Number: 14-107
Property Address: 3 RILEY ST

Mailing Address: OCONNELL, JOSEPH V. AND SUSAN
515 SOUTH MAIN ST
RAYNHAM, MA 02767

Parcel Number: 14-107A
CAMA Number: 14-107A
Property Address: 30 FLETCHER ST

Mailing Address: IVATTS, ERIN IVATTS PAUL
28 MOUNT PLEASANT ST
WESTPORT, MA 02790

Parcel Number: 14-108
CAMA Number: 14-108-5
Property Address: 5 RILEY ST

Mailing Address: DORR FAMILY TRUST DORR ROBERT E JR, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108
CAMA Number: 14-108-7
Property Address: 7 RILEY ST

Mailing Address: DORR FAMILY TRUST DORR ROBERT E, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108B
CAMA Number: 14-108B-17
Property Address: 17 COONEY AVE

Mailing Address: DORR FAMILY TRUST DORR ROBERT E JR, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108B
CAMA Number: 14-108B-19
Property Address: 19 COONEY AVE

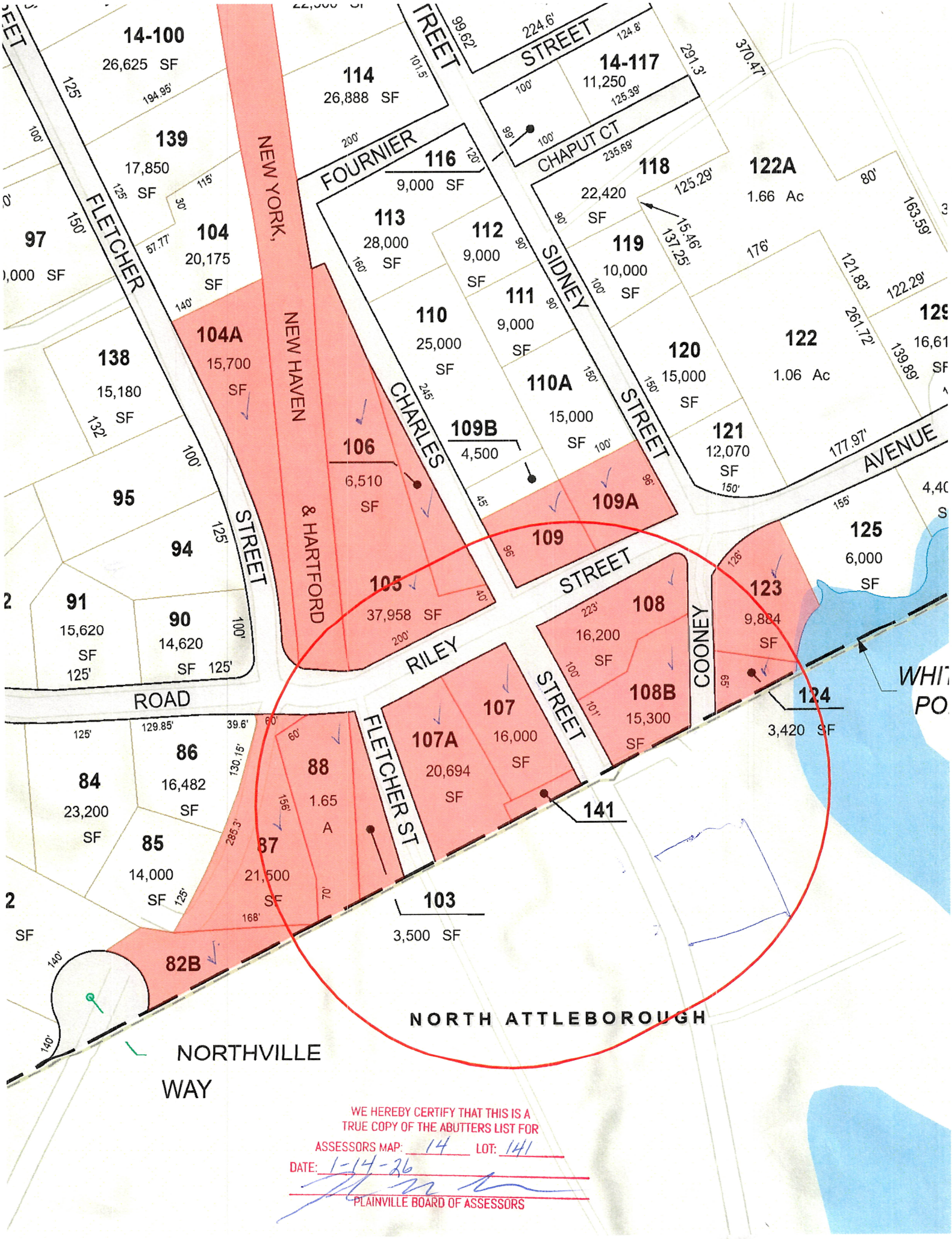
Mailing Address: DORR ROBERT E JR
19 COONEY AVE
PLAINVILLE, MA 02762

300 feet Abutters List Report

Plainville, MA
January 14, 2026

WE HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ABUTTERS LIST FOR
ASSESSORS MAP: 14 LOT: 141
DATE: 1-14-26
PLAINVILLE BOARD OF ASSESSORS

Parcel Number:	14-109	Mailing Address:	LUMNAH JAMES H
CAMA Number:	14-109	✓	2 SIDNEY ST
Property Address:	4 RILEY ST		PLAINVILLE, MA 02762
Parcel Number:	14-109A	Mailing Address:	MAILLY GERALD R JR
CAMA Number:	14-109A	✓	11 NEWELL LANE
Property Address:	6 RILEY ST		MANSFIELD, MA 02048
Parcel Number:	14-123	Mailing Address:	ROBERTS DORIS A
CAMA Number:	14-123	✓	14 COONEY AVE
Property Address:	14 COONEY AVE		PLAINVILLE, MA 02762
Parcel Number:	14-141	Mailing Address:	ROBINSON JR. STEVEN R.
CAMA Number:	14-141	✓	660 BROADWAY EXT
Property Address:	0 CHARLES ST		NORTH ATTLEBORO, MA 02760
Parcel Number:	14-82B	Mailing Address:	HEBERT, GREGORY P HEBERT, LAURA E
CAMA Number:	14-82B	✓	51 NORTHVILLE WAY
Property Address:	51 NORTHVILLE WAY		NORTH ATTLEBORO, MA 02760
Parcel Number:	14-87	Mailing Address:	OLSZEWSKI, MARK P. TRUSTEE OF
CAMA Number:	14-87	✓	OLZEWSKI IRREVOCABLE TRUST
Property Address:	28 FLETCHER ST		PO BOX 1702
			PLAINVILLE, MA 02762
Parcel Number:	14-88	Mailing Address:	PLAINVILLE TOWN OF
CAMA Number:	14-88	✓	190 SOUTH ST
Property Address:	0 FLETCHER ST		PLAINVILLE, MA 02762



WE HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF THE ABUTTERS LIST FOR
ASSESSORS MAP: 14 LOT: 141
DATE: 1-14-26

PLAINVILLE BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date:	1/21/2026
Location:	657 BROADWAY EXT
Map/Lot:	7/85/ 82
Current Owner of Record (as of Jan. 1, 2025)	DORR ROBERT E JR TRS
Mailing Address: AVE	DORR FAMILY TR19 COONEY PLAINVILLE, MA 02762
Board Prepared For:	ZONING
Applicant:	PATRICK K. SULLIVAN, ESQ.
Phone:	[redacted]
E-Mail:	[redacted]

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS

TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING
1/21/2026

SUBJECT PARCEL: 7/85/ 82

SUBJECT LOCATION: 657 BROADWAY EXT

DORR ROBERT E JR TRS
DORR FAMILY TR
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel(s)
7/78/ 79 + 80

Owner & Mailing Address
ROBINSON STEVEN R JR + KELSEY M
660 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
660 BROADWAY EXT

Parcel(s)
7/87/ 88

Owner & Mailing Address
ROBERTS DORIS A
14 COONEY AVE
PLAINVILLE, MA 02762

Property Location
COONEY AVE

Parcel(s)
7/99/

Owner & Mailing Address
KLEIMOLA WILLIAM III
652 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
652 BROADWAY EXT

Parcel(s)
7/118/

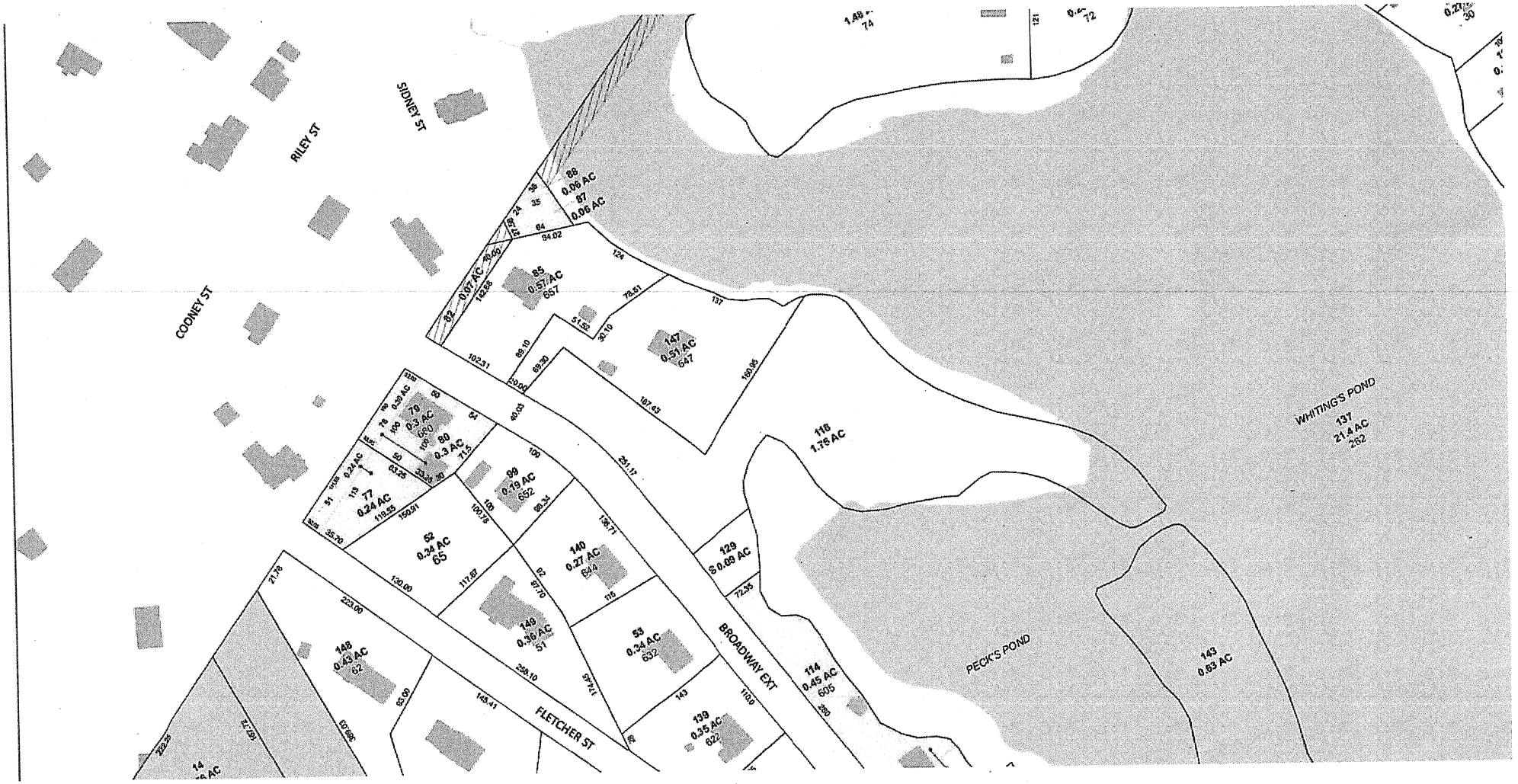
Owner & Mailing Address
INHABITANTS OF TOWN OF NORTH ATTLEBOROUG
CONSERVATION
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

Property Location
629 BROADWAY EXT

Parcel(s)
7/147/

Owner & Mailing Address
MURPHY CHRISTOPHER N + JEANINE B
647 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
647 BROADWAY EXT


SIDNEY ST
RILEY ST
COONEY ST
FLETCHER ST
BROADWAY EXT
WHITING'S POND
PECK'S POND
88
0.06 AC
87
0.06 AC
85
0.57 AC
657
147
0.51 AC
647
118
1.76 AC
137
21.4 AC
262
79
0.3 AC
680
80
0.3 AC
77
0.24 AC
99
0.19 AC
652
52
0.34 AC
65
140
0.27 AC
644
129
0.09 AC
149
0.36 AC
51
53
0.34 AC
632
139
0.35 AC
622
114
0.45 AC
605
143
0.83 AC
148
0.43 AC
62
14

DORR ROBERT E JR TRS
DORR FAMILY TR
19 COONEY AVE
PLAINVILLE, MA 02762

ROBINSON STEVEN R JR + KELSEY M
660 BROADWAY EXT
N ATTLEBORO, MA 02760

ROBERTS DORIS A
14 COONEY AVE
PLAINVILLE, MA 02762

KLEIMOLA WILLIAM III
652 BROADWAY EXT
N ATTLEBORO, MA 02760

INHABITANTS OF TOWN OF NORTH
CONSERVATION
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

MURPHY CHRISTOPHER N + JEANINE B
647 BROADWAY EXT
N ATTLEBORO, MA 02760

Town of North Attleborough

ZONING BOARD OF APPEALS

43 South Washington Street, North Attleborough, MA 02760 | P 508.699.0100 x2596
www.nattleboro.board/zoning-board-of-appeals

MINUTES
PUBLIC MEETING
January 15, 2026 6:00 PM

ROLL CALL

Members Present:
Benjamin Dowling
Landis Hershey
Kristen Magas
Bruce Wessel

Members Absent:
Arsen Hambardzumian
Steffani Pelton
Sasha Cuerda

Staff Present:
Kate Ballow, *Administrative Coordinator*

CONTINUED PUBLIC HEARINGS

STACEY POOLE – 41 Stoddard Drive D4183

Landis Hershey made a motion to continue the public meeting for Stacey Poole – 41 Stoddard Drive D4183 to the February 12, 2026, meeting.
Second by Benjamin Dowling Motion Carried 4-0
Voting Members: Benjamin Dowling, Landis Hershey, Kristen Magas and Bruce Wessel

NEW PUBLIC HEARINGS

STEPHEN R. NELSON– 387 North Washington Street D4204

Pursuant to the advertisement and notice, the Board held a public hearing on said application January 15, 2026. Prior to the hearing, members of the Board reviewed all documents submitted with the application. All supporting documents and plans being discussed were available for public viewing on North Attleboro's Website at the Zoning Board of Appeals Meeting Agenda. It was further explained that the legal notice would be read into the record, the Board would ask questions and then any member of the audience who would like to be heard on the matter would have a chance to speak. At the hearing, the legal notice was read into record.

Stephen Nelson, an architect representing Brian Stanek of Stanek Construction Inc., presented a request to install a conforming pole sign on the property. Mr. Nelson explained to the Board that several properties adjacent to the site, also located within the C 7.5 zoning district, currently have similar pole signs. He stated that he and his client designed the proposed sign to be consistent with the existing signage in the area and to complement the surrounding aesthetic. The proposed sign would have a total height of 15 feet and would comply with all applicable sign requirements for the C 7.5 district. It would be set back the required 10 feet from the roadway. In response to questions from the Board, Mr. Nelson confirmed that the sign would be internally illuminated from dusk and would be turned off around 10:00 or 11:00 p.m. He further stated that the new sign would be located in the same general area as the existing sign, but adjusted to meet the required 10-

foot setback. When asked about potential impacts on sight lines, Mr. Nelson indicated that there would be none. The Board concurred that the proposed location would be the least impactful on sight lines, particularly given the nearby intersection. Abutter Vickie Kusleika, 38 Elmwood Street, sought confirmation regarding the sign's location and hours of illumination and stated that she was not opposed to the application. No additional attendees wished to speak in favor of or in opposition to the application.

Bruce Wessel made a motion in favor of granting the sign Variance as presented in the application with the following condition:

1. The sign shall be located at the midpoint of the Route One frontage and shall conform to the setback requirements set forth in the Zoning Board of Appeals Bylaw.

Second by Kristen Magas, Motion Carried 4-0
Voting Members: Benjamin Dowling, Landis Hershey, Kristen Magas and Bruce Wessel

APPROVAL OF MINUTES

Approve Meeting Minutes from 12.16.2025

Kristen Magas made a motion to approve the minutes from December 16, 2025.
Second by Benjamin Dowling
Motion carried 4-0

OTHER BUSINESS

ADJOURNMENT

Landis Hershey made a motion to adjourn the public meeting at 6:18pm.
Second by *Benjamin Dowling*
Motion carried 4-0