

Site Plan Approval Documents

March 20, 2019 (Revised June 11, 2019)

Harmony of MA

111 & 113 Shrewsbury Street
West Boylston, Massachusetts 01583



BUSINESS DISTRICT
PROJECT SITE
INDUSTRIAL DISTRICT

SCALE: 1"=1000' ±

Applicant:
Harmony of MA
40 Nouvelle Way, Suite N947
Natick, MA 01760
(704)-883-4750

Construction Manager:
McCarty Associates, Inc.
42 Jungle Road
Leominster, MA 01453
(978) 534-8727

Civil Engineer:
McCarty Engineering, Inc.
42 Jungle Road
Leominster, MA 01453
(978) 534-1318

Surveyor:
Jarvis Land Survey
29 Grafton Circle
Shrewsbury, MA 01545
(508) 842-8087

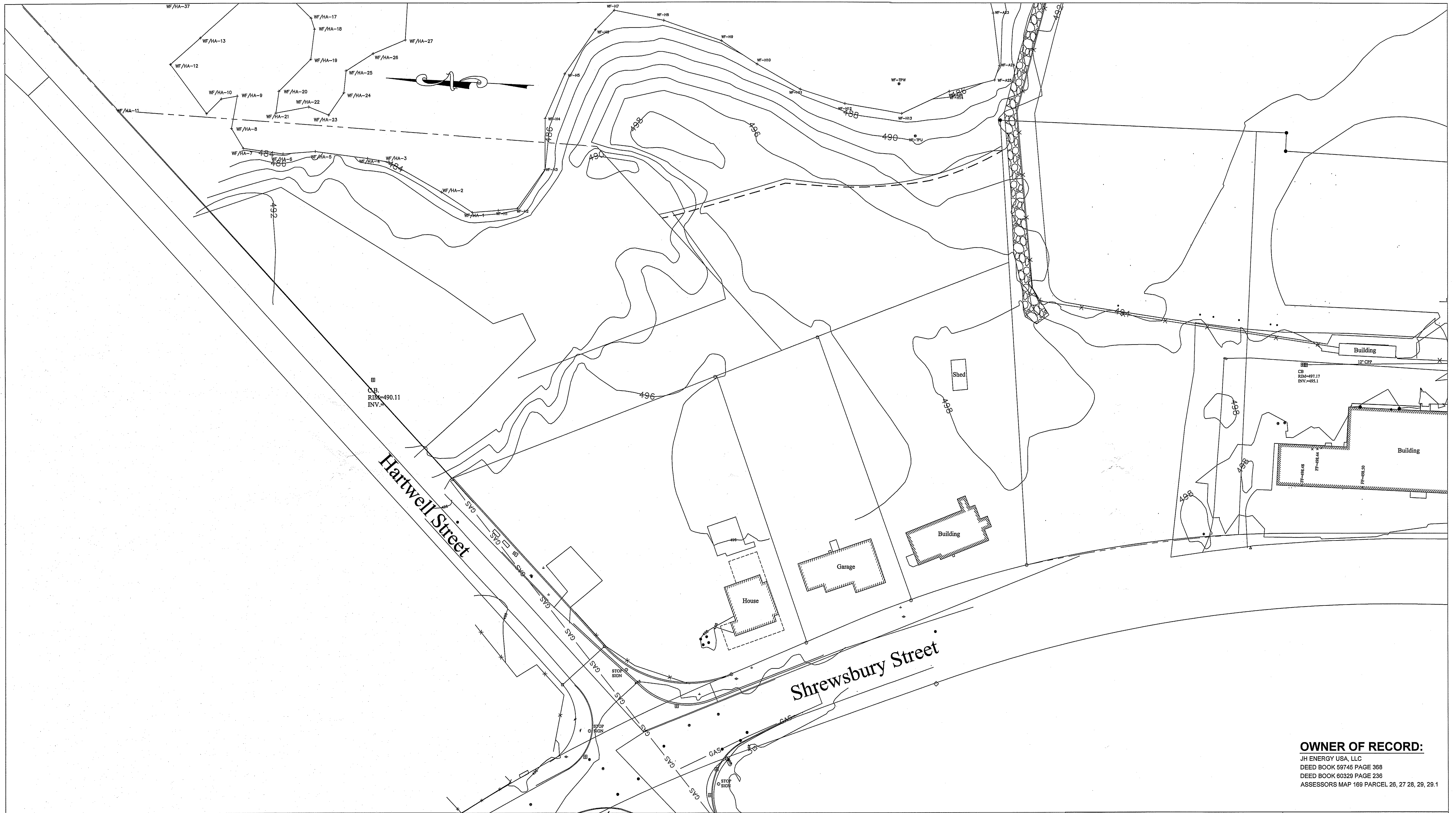
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	Construction Details	
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	Proposed Building Elevation	



Brian R. Marchetti 6/11/19

APPROVED BY THE TOWN OF
WEST BOYLSTON PLANNING BOARD
DATE: 8/21/19

Sarah K. G...
Vincent P. G...
Paul R. Anderson
Mark

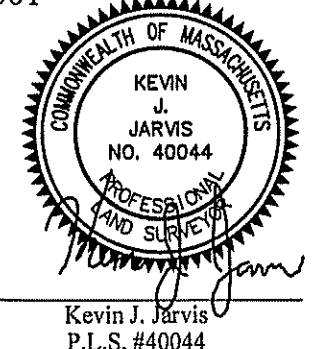


OWNER OF RECORD:

JH ENERGY USA, LLC
DEED BOOK 59745 PAGE 368
DEED BOOK 60329 PAGE 236
ASSESSORS MAP 169 PARCEL 26, 27 28, 29, 29.1

JARVIS LAND SURVEY, INC

29 Grafton Circle
Shrewsbury, MA 01545
Tel. (508) 842-8087 Fax. (508) 842-0661 06-12-19

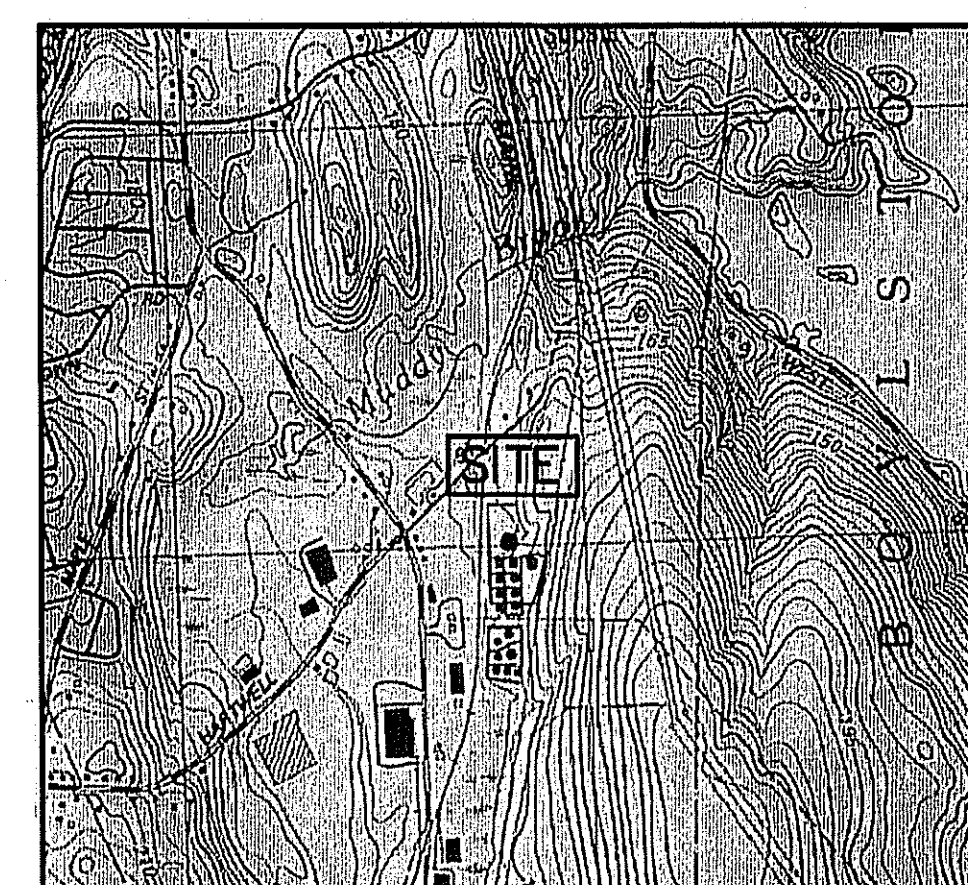
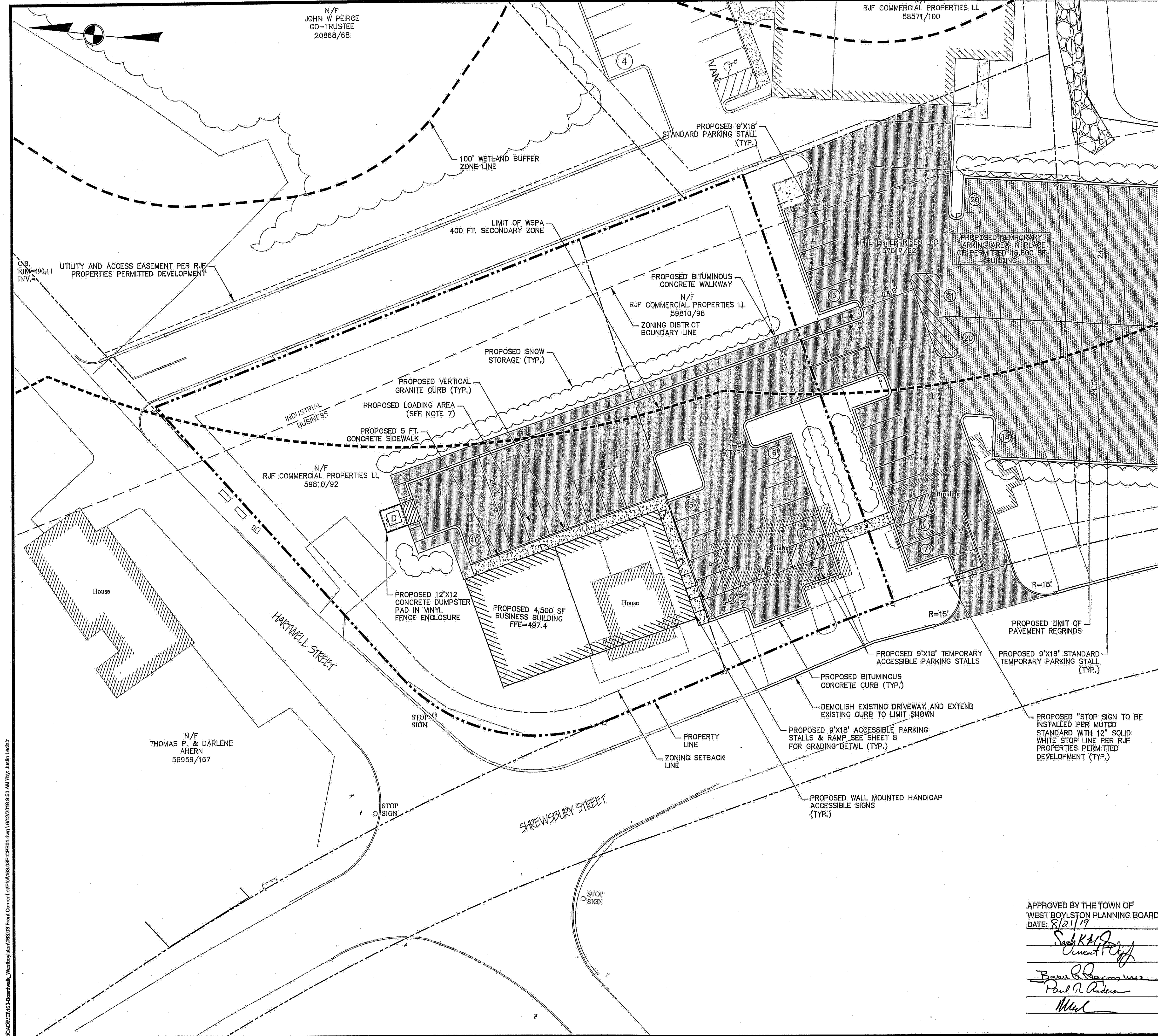


**EXISTING CONDITIONS PLAN
PREPARED FOR
JH ENERGY USA LLC
SHREWSBURY STREET
HARTWELL STREET
WEST BOYLSTON,
MASSACHUSETTS**

DATE:	CHECK:	CALC:	FIELD:	N.B. #	PLAN:
06/12/19	K.J.J.	K.J.J.	DMML	282-47	17-261

0' 30' 60' 90'

SCALE: 1 INCH = 30 FEET



LOCUS PLAN
1"=1,500 FT.±

- NOTES:
- EXISTING CONDITIONS INFORMATION SHOWN IS A COMBINATION OF AS-BUILT SURVEY FOR THE PORTION OF THE SITE WEST OF THE TRAIN TRACKS AND COMPILED RECORD INFORMATION FOR THE PORTION OF THE SITE EAST OF THE TRAIN TRACKS. AS-BUILT SURVEY INFORMATION WAS PROVIDED BY JARVIS LAND SURVEY ON MARCH 8, 2018. INFORMATION SHOWN ON THE PORTION OF THE SITE EAST OF THE TRAIN TRACKS SHOULD BE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR DETAILED SITE DESIGN.
 - THIS PARCEL IS NOT LOCATED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN BASED ON A REVIEW OF THE MASS GIS ONLINE DATA VIEWER.
 - THE PROJECT SITE DOES NOT CONTAIN ANY ESTIMATED HABITATS, PRIORITY HABITATS, OR CERTIFIED VERNAL POOLS BASED ON A REVIEW OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 13TH EDITION, AND MASS GIS ONLINE MAPPING TOOL.
 - THE WETLAND RESOURCE AREAS SHOWN WERE DELINEATED BY ECOTEC, INC. IN JANUARY OF 2018.
 - TREE WORK MUST BE COMPLETED BY COMPANIES HOLDING CURRENT COMPLIANCE AGREEMENTS WITH THE MASSACHUSETTS LONGHORNED BEETLE ERADICATION PROJECT. ANY COMPANY CAN BECOME COMPLIANT BY ATTENDING A TRAINING SESSION AT THE PROGRAM OFFICE IN WORCESTER, MA.
 - PROPOSED PROJECT SHALL BE IN COMPLIANCE WITH MA AAB REGULATIONS.
 - PROPOSED PARKING STALL SHALL BE USED FOR LOADING & UNLOADING OUTSIDE NORMAL BUSINESS HOURS. DELIVERY VEHICLE WILL BE COMPARABLE TO STANDARD WORK VANS OF ADEQUATE SIZE TO FIT IN A STANDARD PARKING SPACE.

ZONING SUMMARY:

PROPOSED LOT:	DISTRICT:	REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
LOT AREA:	INDUSTRIAL	MIN. LOT AREA:	1.0 AC.	1.06 AC.	Y
MIN. FRONTAGE:		MIN. FRONTAGE:	150 FT.	236.4 FT.	Y
MIN. FRONT YARD:		MIN. FRONT YARD:	10 FT.	19.4 FT.	Y
MIN. SIDE YARD:		MIN. SIDE YARD:	10 FT.	8.4 FT.	Y
MIN. REAR YARD:		MIN. REAR YARD:	N/A	N/A	N/A*
MAXIMUM HEIGHT:		MAXIMUM HEIGHT:	50 FT.	≤50 FT.	Y
LOT COVERAGE:		LOT COVERAGE:	40%	35%	Y

*PROPOSED LOT IS A CORNER LOT

PARKING SUMMARY:

REQUIREMENTS:	OFFICE AREAS:	RETAIL AREAS:
OFFICE AREAS:	1 SPACE/500 SF	
RETAIL AREAS:	1 SPACE/250 SF	

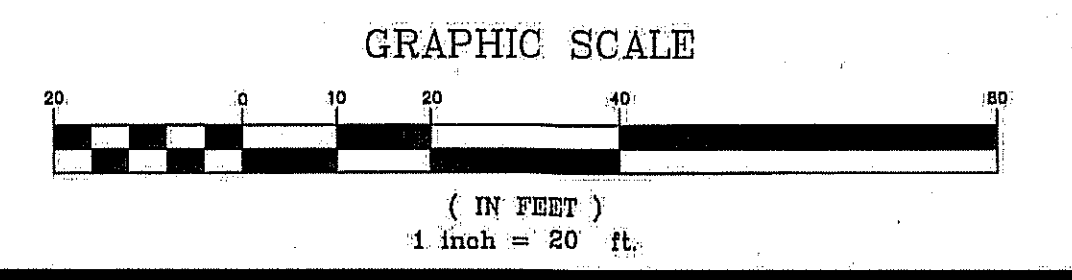
PROPOSED:	OFFICE AREAS:	RETAIL AREAS:
OFFICE AREAS:	2,100 SF	
RETAIL AREAS:	2,400 SF	

PARKING REQUIRED:
OFFICE & PROFESSIONAL: 2,100 SF X 1 SP/500 SF = 5 SP
RETAIL AREAS: 2,400 SF X 1 SP/250 SF = 10 SP
TOTAL SPACES REQUIRED: 15 SPACES

TOTAL PARKING REQUIRED: 15 SPACES
PROPOSED PARKING PROVIDED: 21 SPACES
PROPOSED OVERFLOW PARKING: 92 SPACES
TOTAL PARKING PROVIDED: 113 SPACES

INTERIOR LANDSCAPING:
TOTAL PARKING AREA: 10,830 SF
TOTAL LANDSCAPED AREA: 3,046 SF
MINIMUM: 5%
PERCENTAGE: 28.1%

APPROVED BY THE TOWN OF
WEST BOYLSTON PLANNING BOARD
DATE: 8/21/19
Paul R. Anderson



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision
2	6/11/2019	Response to Comments
1	6/1/2019	Response to Comments

Brian R. Marchetti
6/11/19

Drawn By:	Designed By:	Checked By:
JLL	PJM	JLL

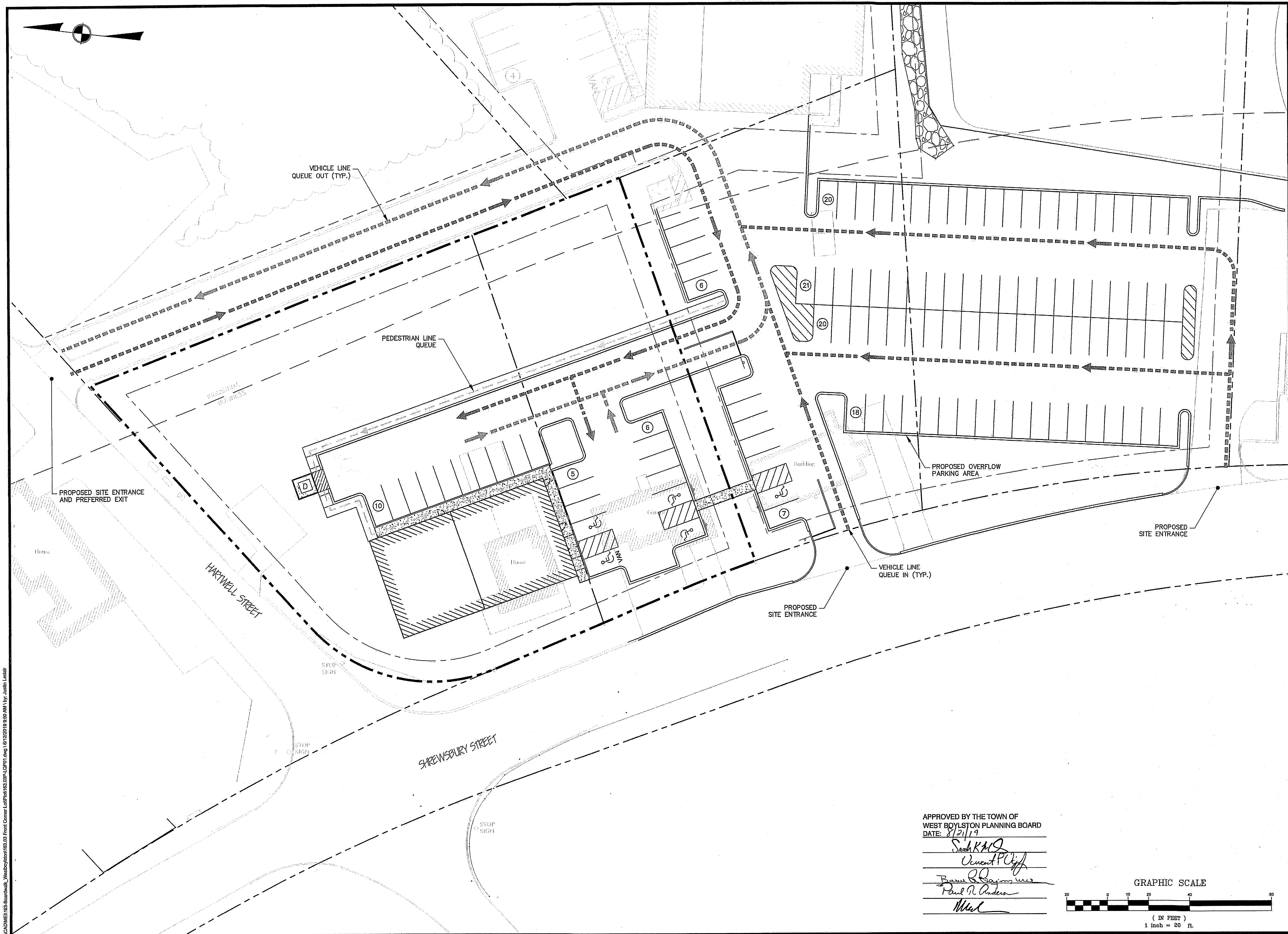
McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

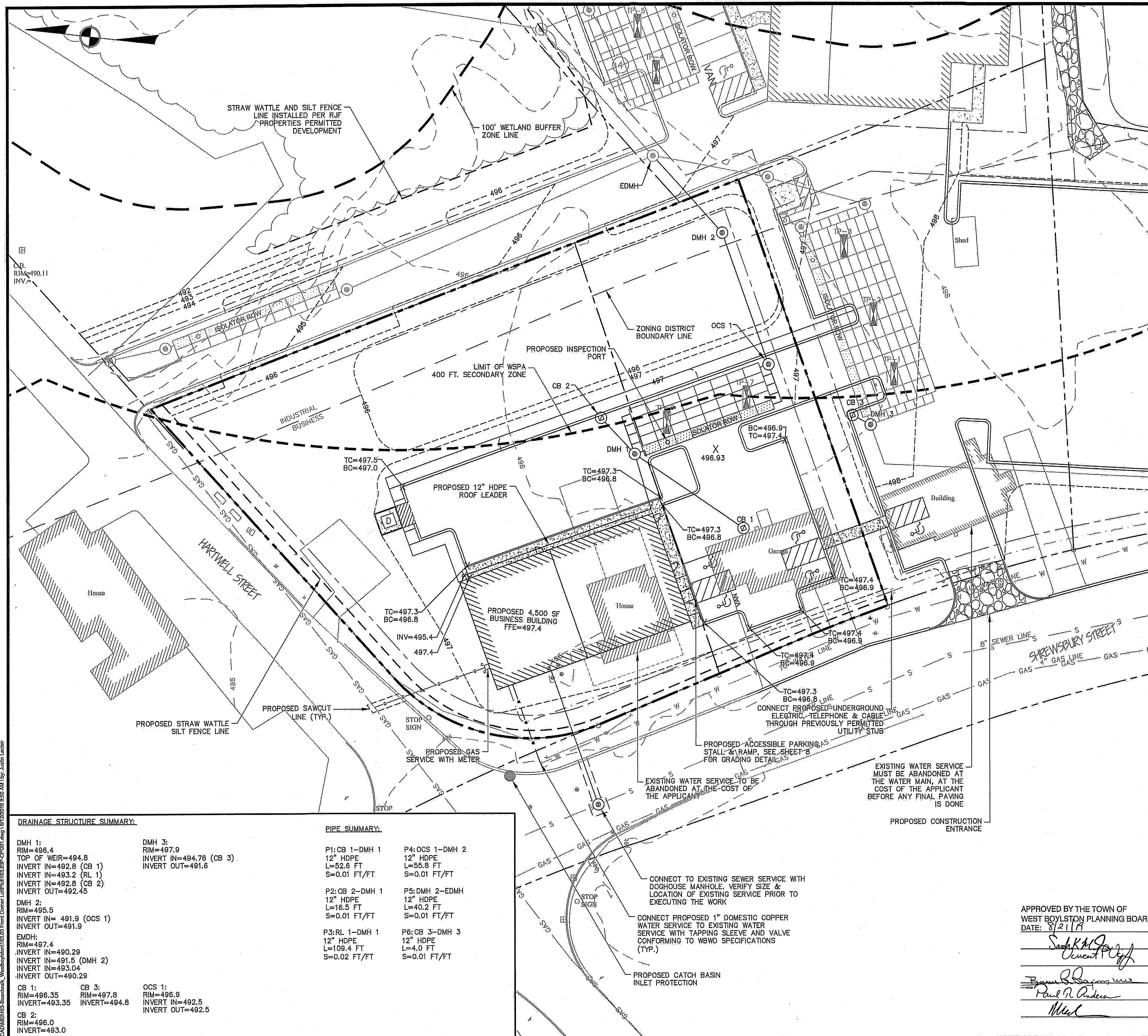
Project Name
**Harmony of MA
111&113
Shrewsbury Street
West Boylston, MA**

Sheet Title
**Layout & Materials
Plan**

Job No:	Sheet No.
163.03	2

File Name: 163.03P-CPB01
Date: March 20, 2019
Scale: 1"=20'





LOCUS PLAN

1"=1,500 FT.±

NOTES:

1. EXISTING CONDITIONS INFORMATION SHOWN IS A COMBINATION OF AS-BUILT SURVEY FOR THE PORTION OF THE SITE WEST OF THE TRAIN TRACKS AND COMPILED RECORD INFORMATION FOR THE PORTION OF THE SITE EAST OF THE TRAIN TRACKS. AS-BUILT SURVEY INFORMATION WAS PROVIDED BY JARVIS LAND SURVEY ON MARCH 8, 2018. INFORMATION SHOWN ON THE PORTION OF THE SITE EAST OF THE TRAIN TRACKS SHOULD BE CONSIDERED APPROXIMATE AND SHOULD NOT BE USED FOR DETAILED SITE DESIGN.
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GENERAL NOTES

1. THE CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL CONFORM TO THE TOWN OF WEST BOYLSTON STANDARDS AND SPECIFICATIONS, LATEST EDITION, AS WELL AS THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS DURING CONSTRUCTION.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO MCCARTY ENGINEERING, INC. AT 978-534-1318.
3. THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
5. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE ON-SITE FOR REUSE. SOIL STOCKPILES SHALL BE NO HIGHER THAN 8'. STOCKPILES SHALL BE ENCLOSED BY TEMPORARY SILT FENCES TO PREVENT TRAVEL OF SEDIMENT TO ADJACENT DRAINAGEWAYS.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
8. DRAINAGE GENERATED AS A RESULT OF TRENCH DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER EROSION CONTROL MEASURES. DISCHARGE INTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
9. WHEN TAPPING EXISTING PRECAST MANHOLES OR SEWER PIPE, DRILL HOLES AT 4" CENTER TO CENTER WITH A STARDRILL AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING THE SECTION OUT.
10. SANITARY SEWER AND WATER MAIN SHALL BE SEPARATED BY 10 FEET MINIMUM HORIZONTALLY. WHEN SEWER AND WATER CROSS, THE WATER MAIN SHALL BE A MINIMUM OF 18" ABOVE THE SEWER PIPE CROWN.
11. UNLESS OTHERWISE SPECIFIED ON THE PLANS, TOP OF ALL WATER MAINS SHALL BE 5.0 FEET BELOW FINISH GRADE.
12. VERIFY LOCATION OF BUILDING UTILITY CONNECTIONS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS.
13. ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION AND DEVELOPMENT SHALL BE CONDUCTED WITH STRICT ACCORDANCE WITH THESE PLANS.
14. CONTRACTOR SHALL REFER TO THE SOTRWMWA POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT SITE FOR ALL CONSTRUCTION PERIOD INSPECTIONS, CONTROLS, AND MANAGEMENT PRACTICES REQUIRED.

GRAPHIC SCALE

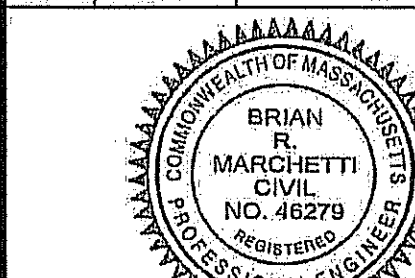


1 inch = 20 ft

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1	6/1/2019	Response to Comments
No.	Date	Revision



Drawn By: JLL Designed By: JLL Checked By: *BSK*

McCarty Engineering, Inc.
Civil Engineers

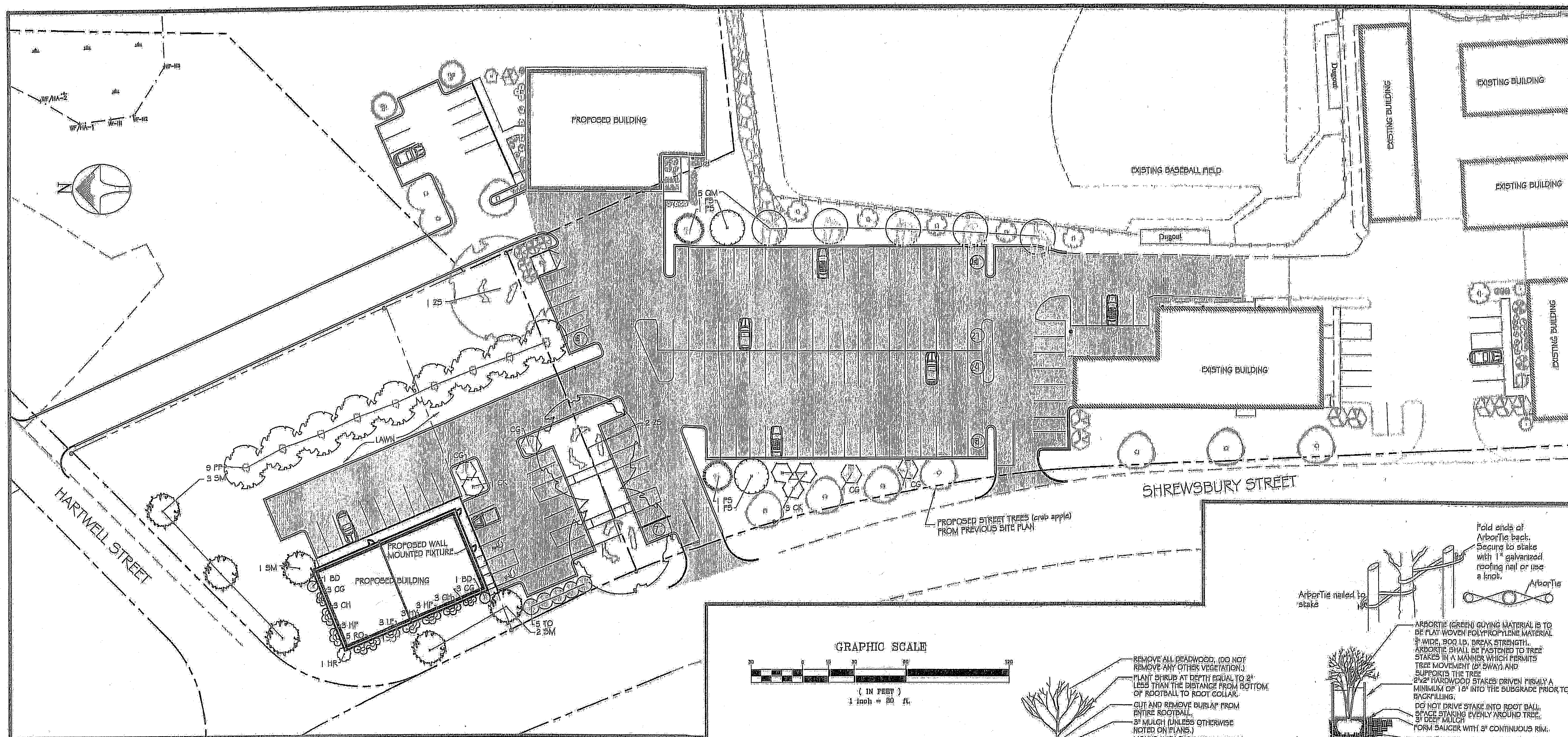
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Project Name
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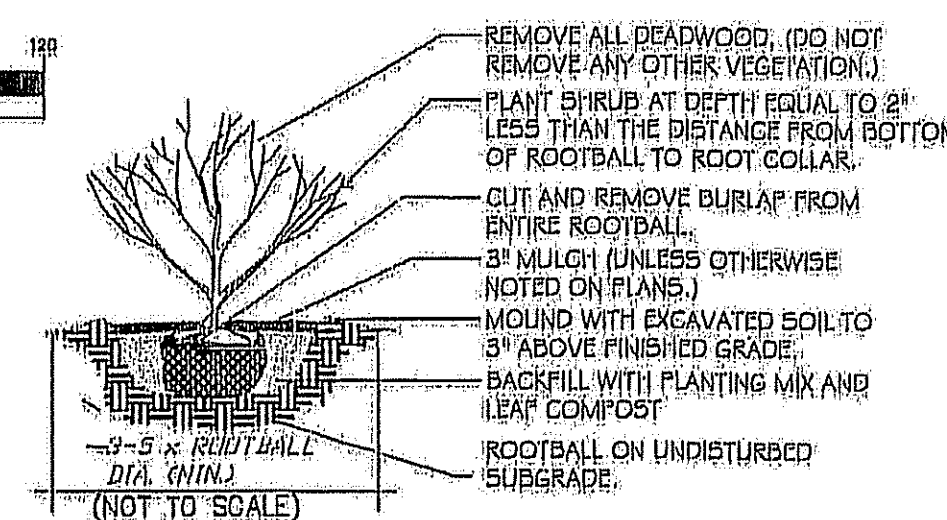
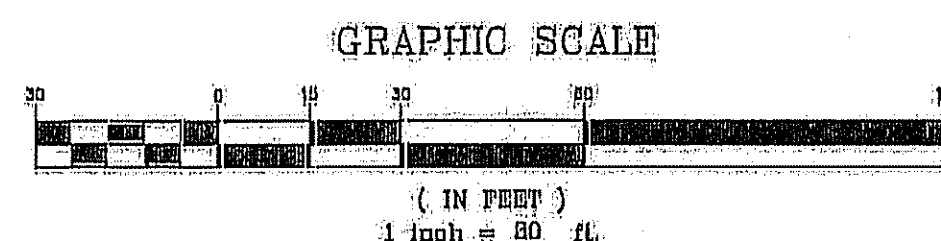
Sheet Title
**Grading, Drainage &
Utility Plan**

Job No: 163.03
File Name: 163.03P-CPG01
Date: March 20, 2019
Scale: 1"=20'

Sheet No.
4

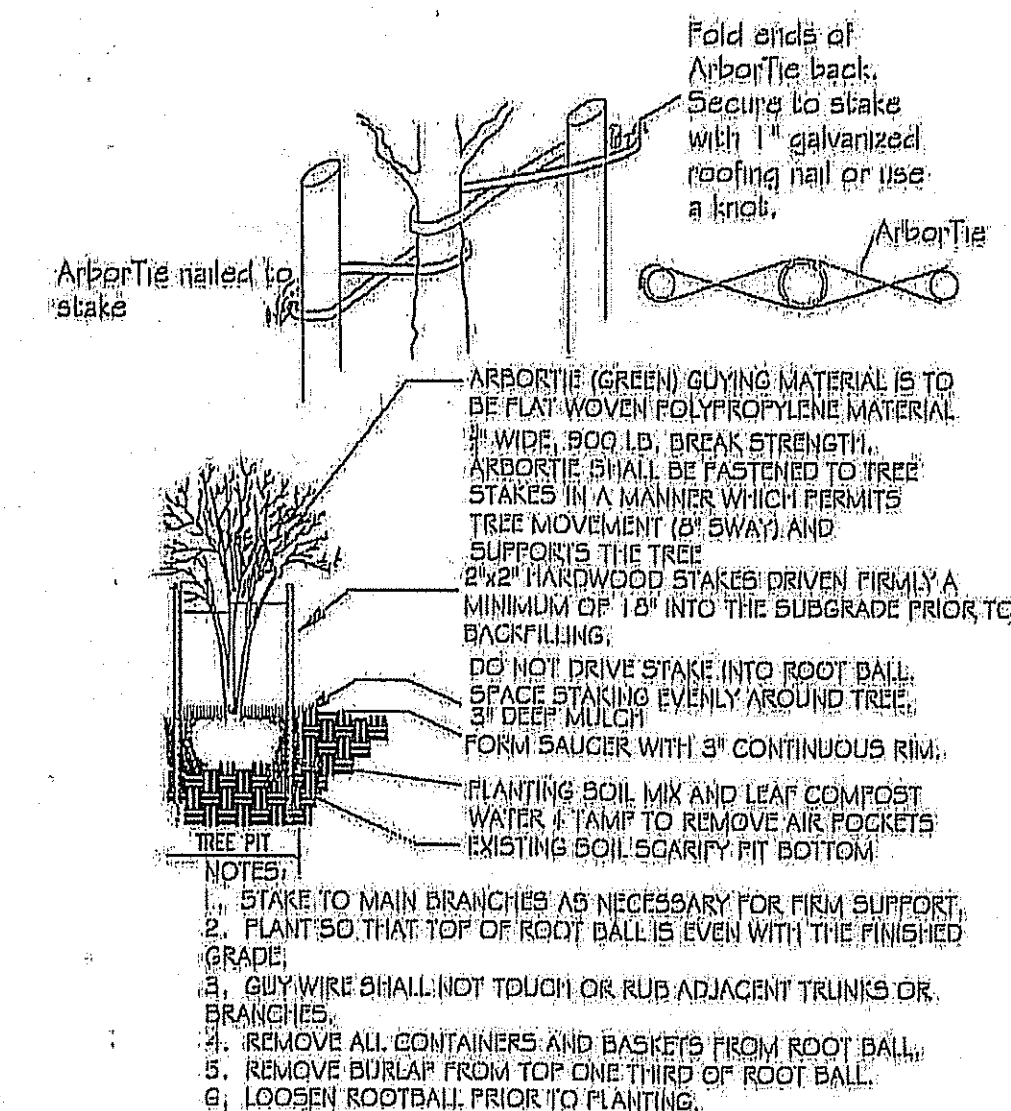


- LANDSCAPING NOTES**
1. NOTIFY DIG-SAFE AT 1-800-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
 9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
 10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 692 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQ. FT.
 15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
 16. THE HYDRO SEED SLURRY SHALL BE A WOOD-BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000 LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
 19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
 20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
 22. ALL TREE AND VEGETATION REMOVAL SHALL BE COMPLETED BY AN ASIAN LONGHORNED BEETLE CERTIFIED CONTRACTOR.
 23. ALL TREES AND SHRUBS TO BE PLANTED SHALL BE ASIAN LONGHORNED BEETLE RESISTANT.

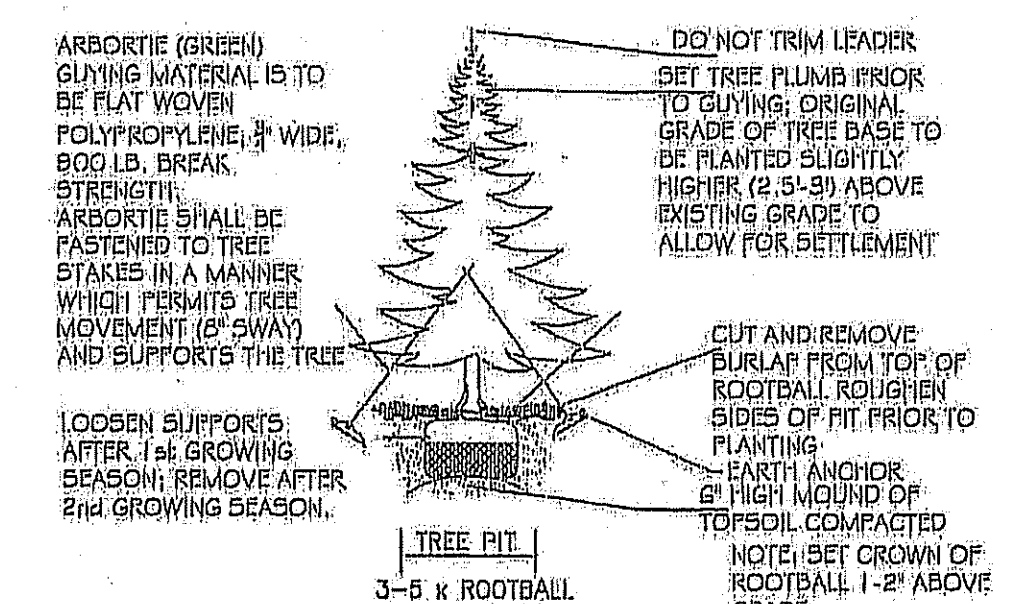


SHRUB PLANTING

Qty/Key	Common Name	Botanical Name	Size	Remarks
TREES				
1	CG	Graecilis 'Hinkley' Cypress	Chamaecyparis obtusa 'Graecilis'	8' Ht. B&B
2	OK	'Cherokee' Brave Dogwood	Cornus florida 'Cherokee Brave'	3" Cal. B&B
2	FS	'Dawson' European Beech	Fagus sylvatica 'Dawsoni'	3" Cal. B&B
2	PP	Persian Parrotia	Parrotia persica	3" Cal. B&B
2	PS	'Hoopall' Blue Spruce	Picea pungens 'Hoopall'	3" Cal. B&B
2	QP	'Green Pillar' Oak	Quercus palustris 'Green Pillar'	3" Cal. B&B
2	SM	'Snowdrift' Crabapple	Malus sp. 'Snowdrift'	3" Cal. B&B
2	TO	'Green Giant' Arborvitae	Thuja x plicata 'Green Giant'	3" Cal. B&B
2	ZS	'Green Vase' Zelkova	Zelkova serrata 'Green Vase'	3" Cal. B&B
SHRUBS				
2	BD	'Pink Delight' Butterfly Bush	Buddleia davidii 'Pink Delight'	24" Ht. B&B
2	HP	Golden Cup St. John's Wort	Hypericum 'Hidcote'	24" Ht. B&B
1	HR	'Blue chiffon' Hibiscus	Hibiscus sylvaticus 'Rose Satin'	48" Ht. B&B
3	HY	'Aetwa' Hydrangea	Hydrangea arborescens 'Aetwa'	36" Ht. B&B
3	LE	'Gloria Rainbow' Leucothoe	Leuc. fantasiensis 'Gloria Rainbow'	24" Ht. B&B
2	RO	'Blushing Knock out' Rose	Rosa sp. 'Blushing Knock Out'	24" Ht. B&B



DECIDUOUS TREE PLANTING



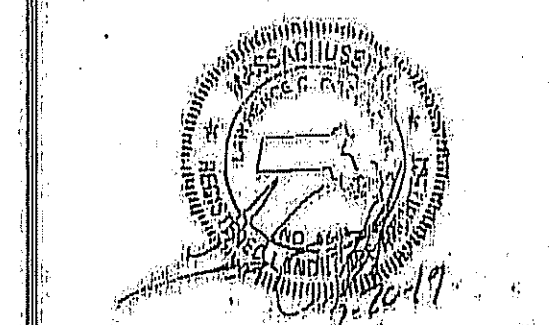
EVERGREEN TREE PLANTING

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DATE: 8/21/19

Paul R. Austin
Michael

No. Date Revision

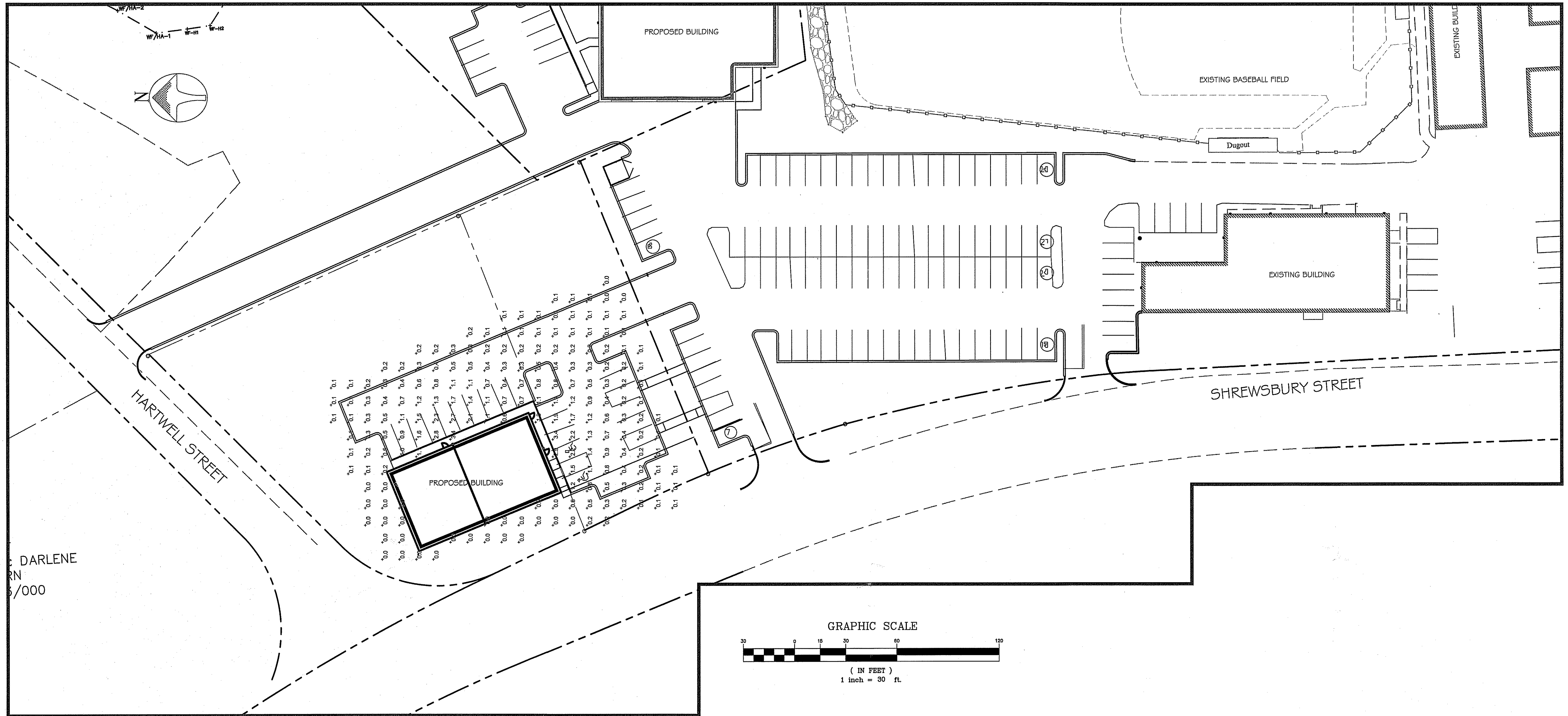


Drawn By: log
Designed By: log
Checked By: log

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Project Name:
Harmony of MA
111&113
Shrewsbury Street
West Boylston, MA
Sheet Title:
Landscape Plan

Job No: 163
File Name: 163P-CFR02
Date: March 20, 2019
Scale: 1"=30'
Sheet No:
5



DARLENE
RN
6/000

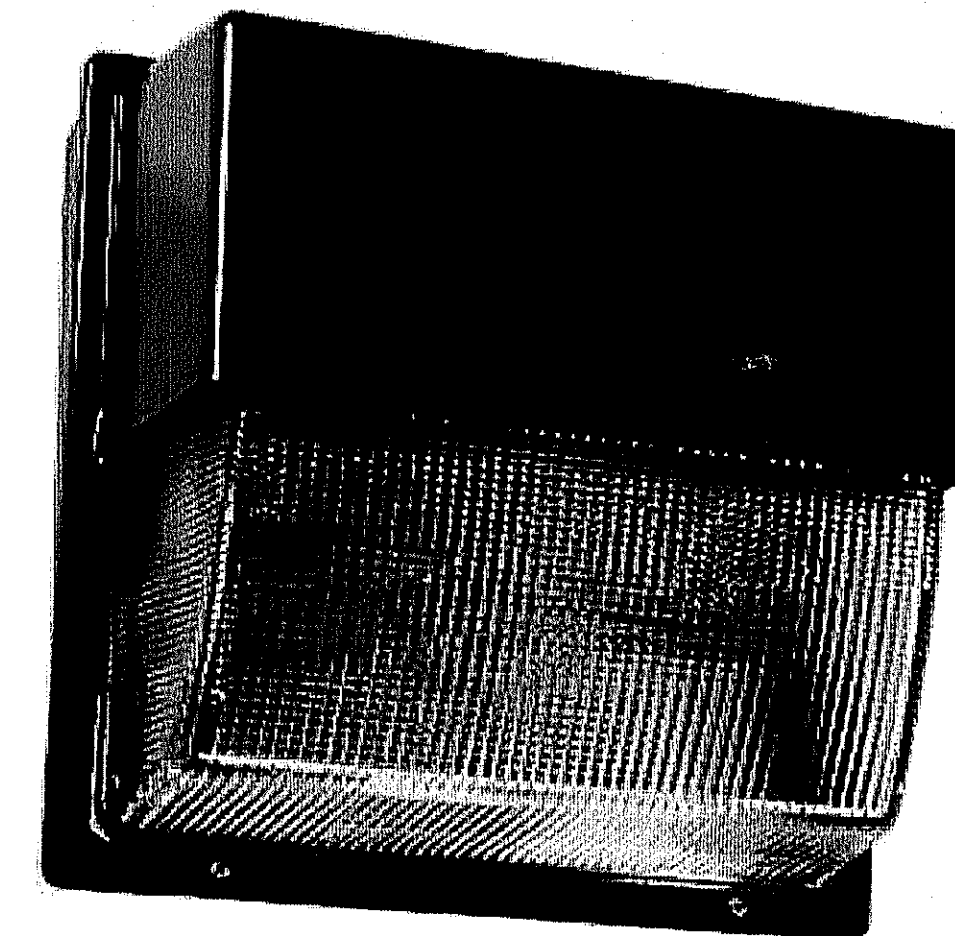
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Calc Zone #1	+	0.5 fc	3.4 fc	0.0 fc	N/A	N/A
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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Holophane	W4GLEDD 30C1000 40K T3M	W4GLEDD, 30 LED, 30C PERFORMAN CE PACKAGE, 4000K CCT, TYPE 3 OPTICS	LED	1	W4GLEDD_30 C1000_40K_ T3M.ies	8374	0.92	104

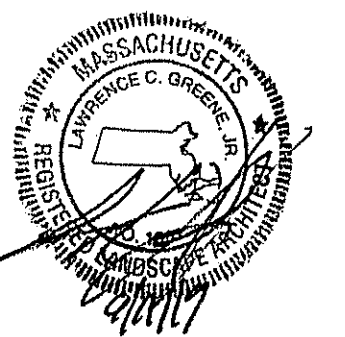


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1	06/11/19	Town Comments	



Drawn By: _____
log

Designed By: _____
log

Checked By: _____

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42 Jungle Road, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

Project Name

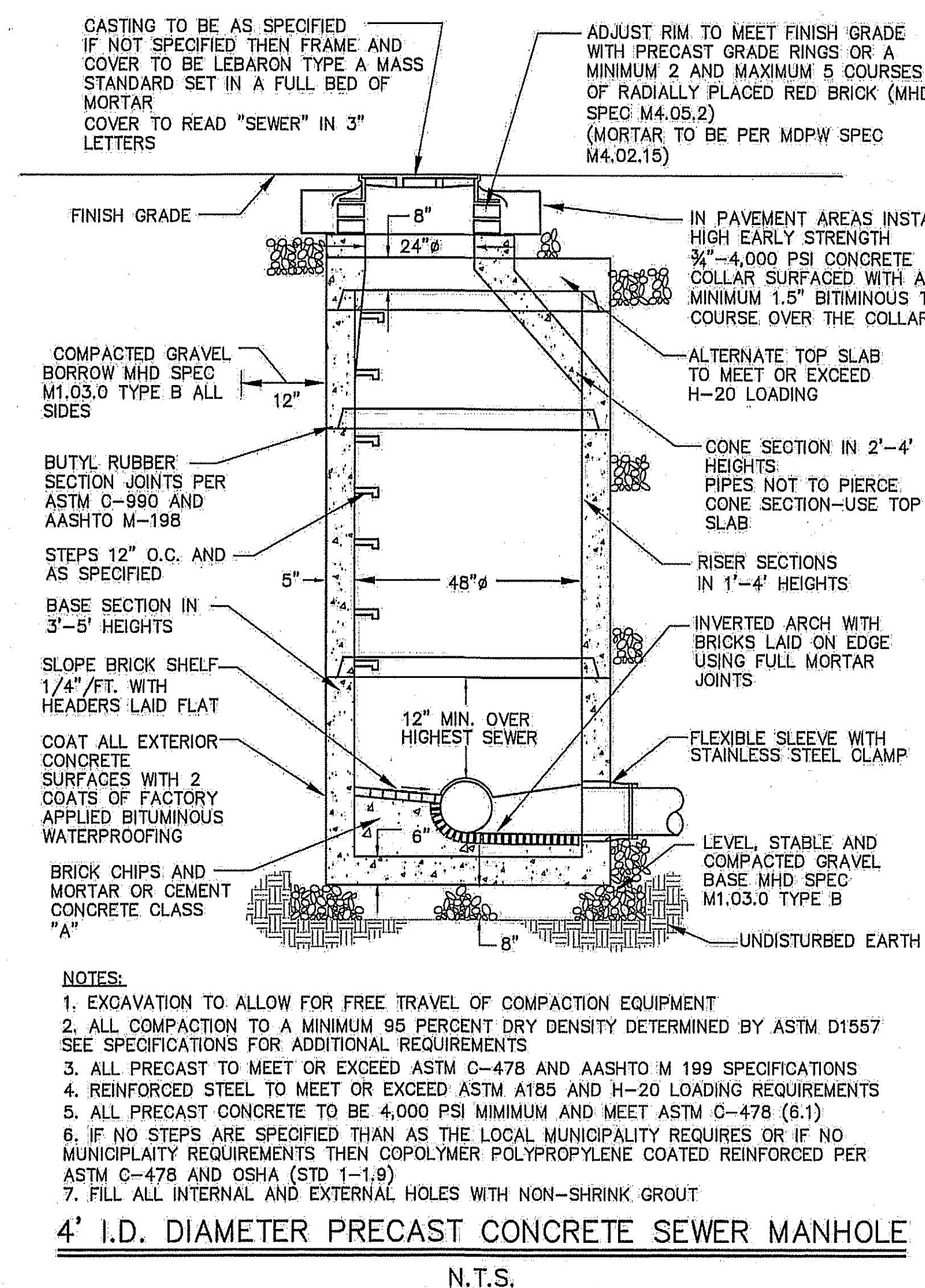
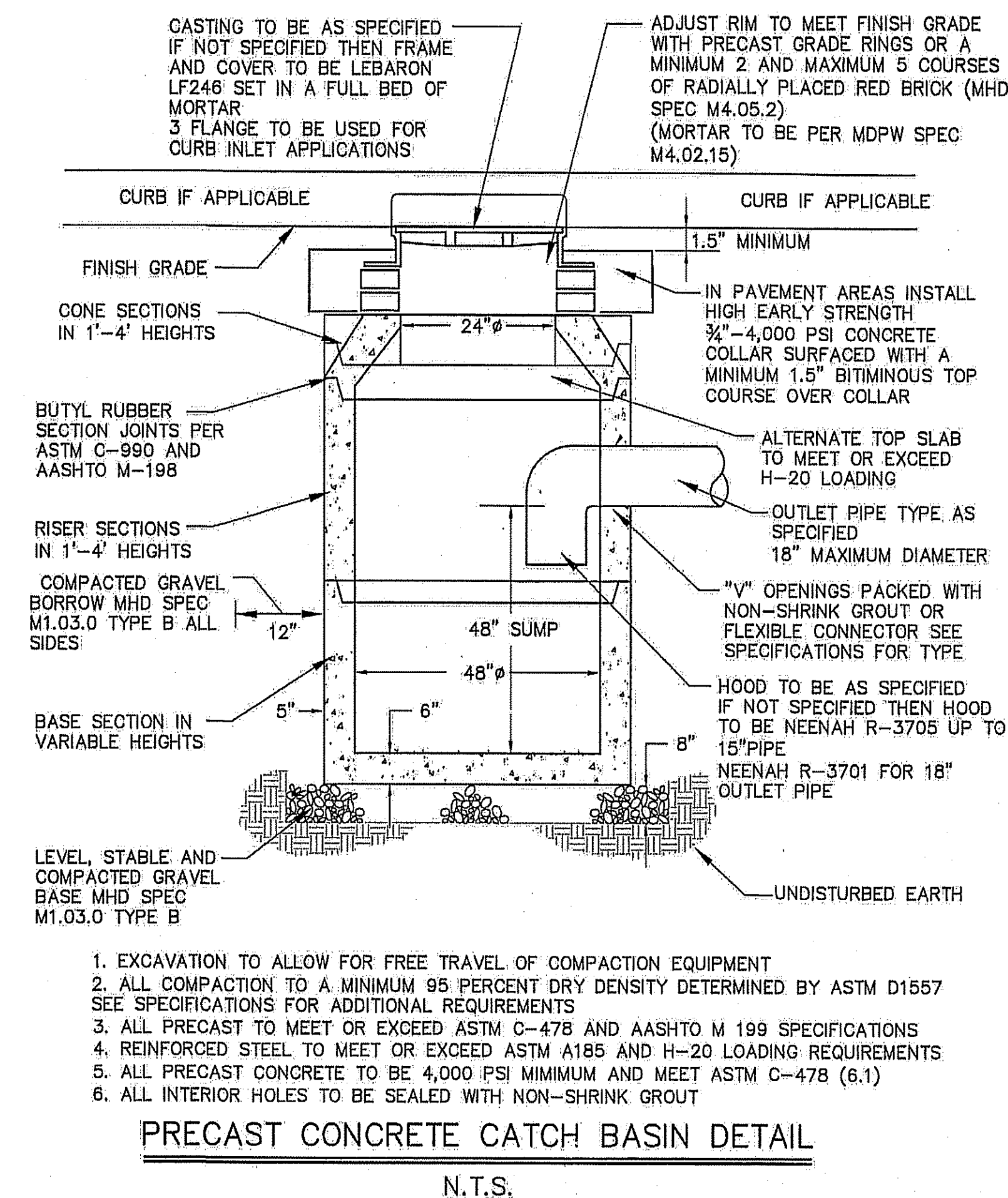
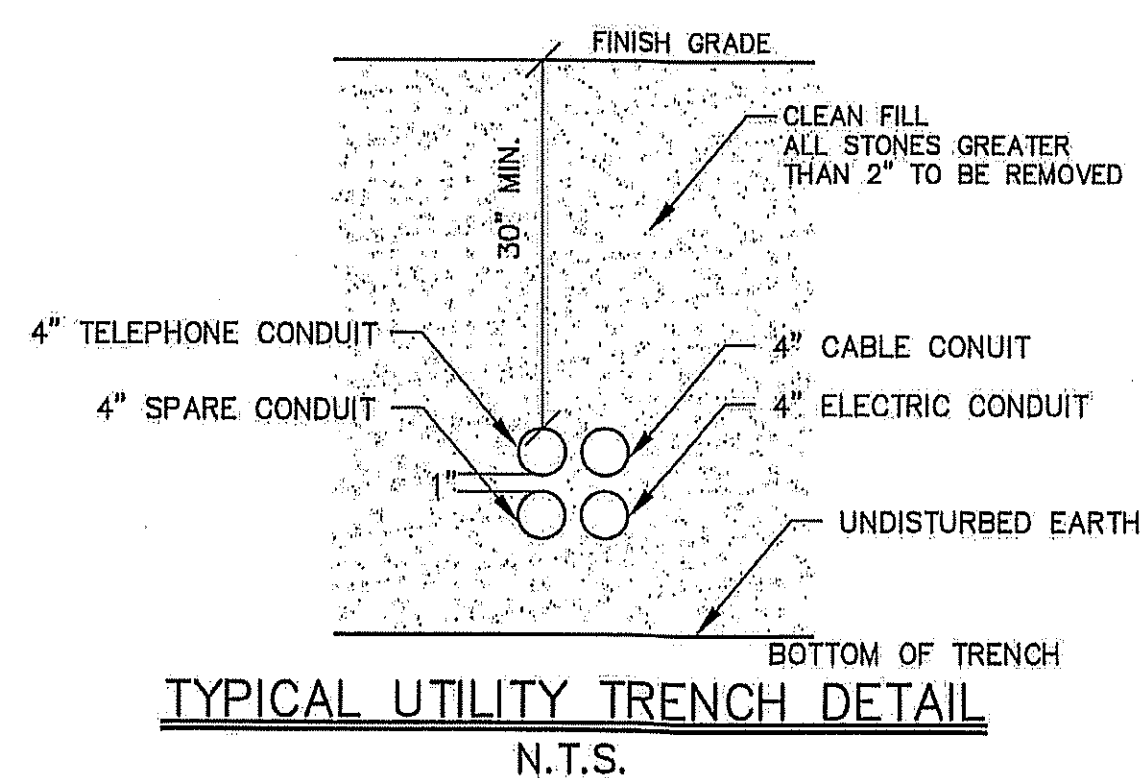
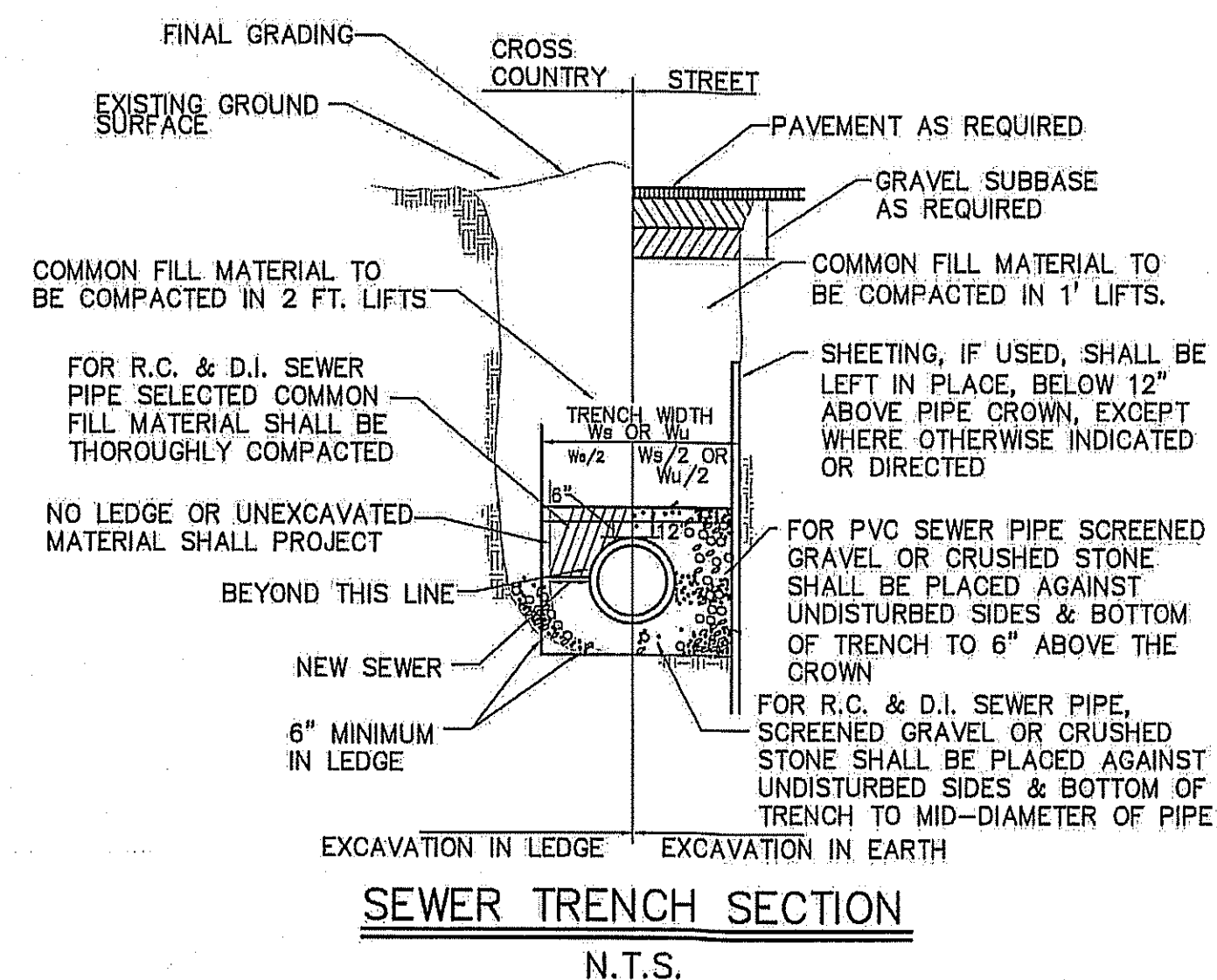
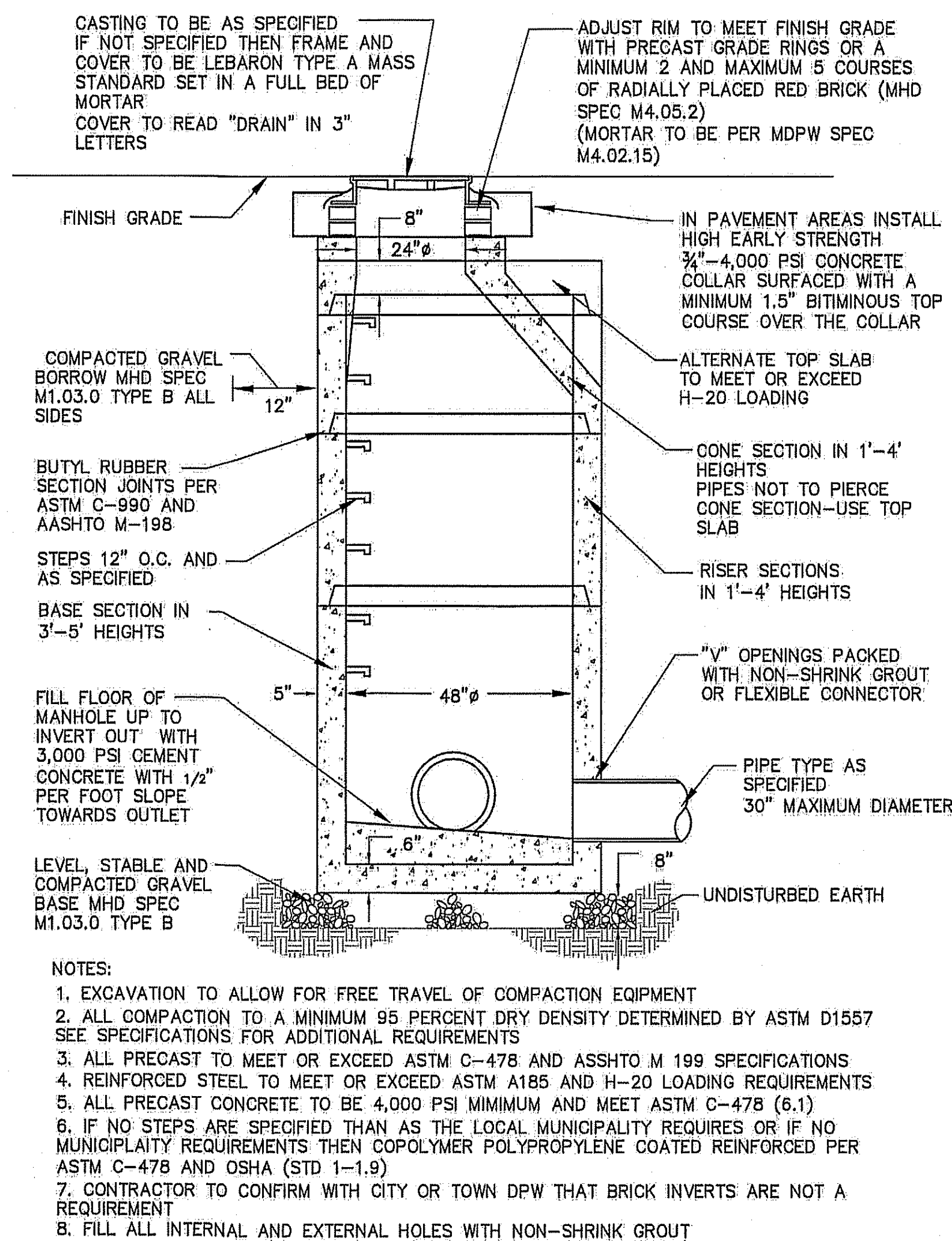
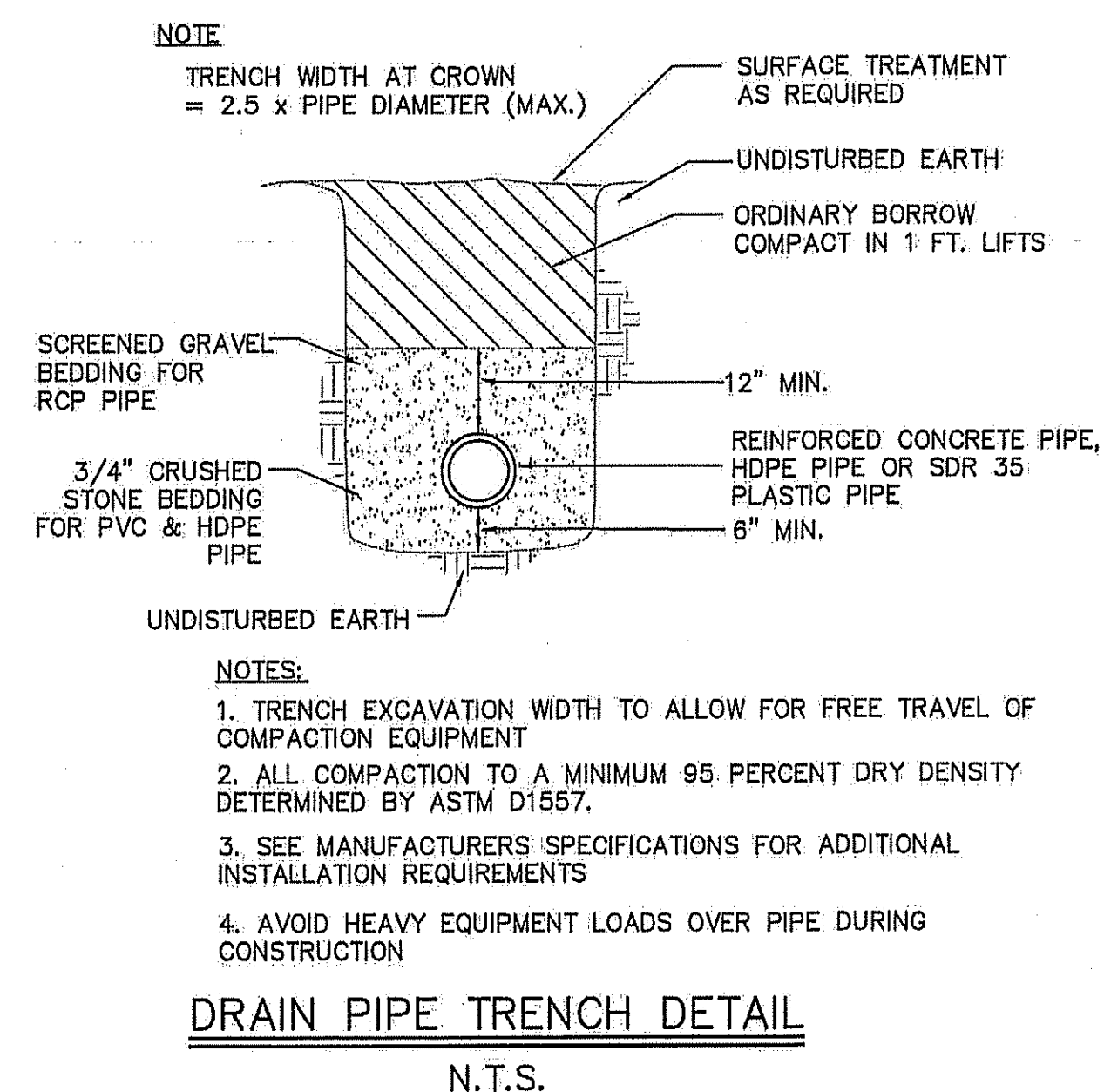
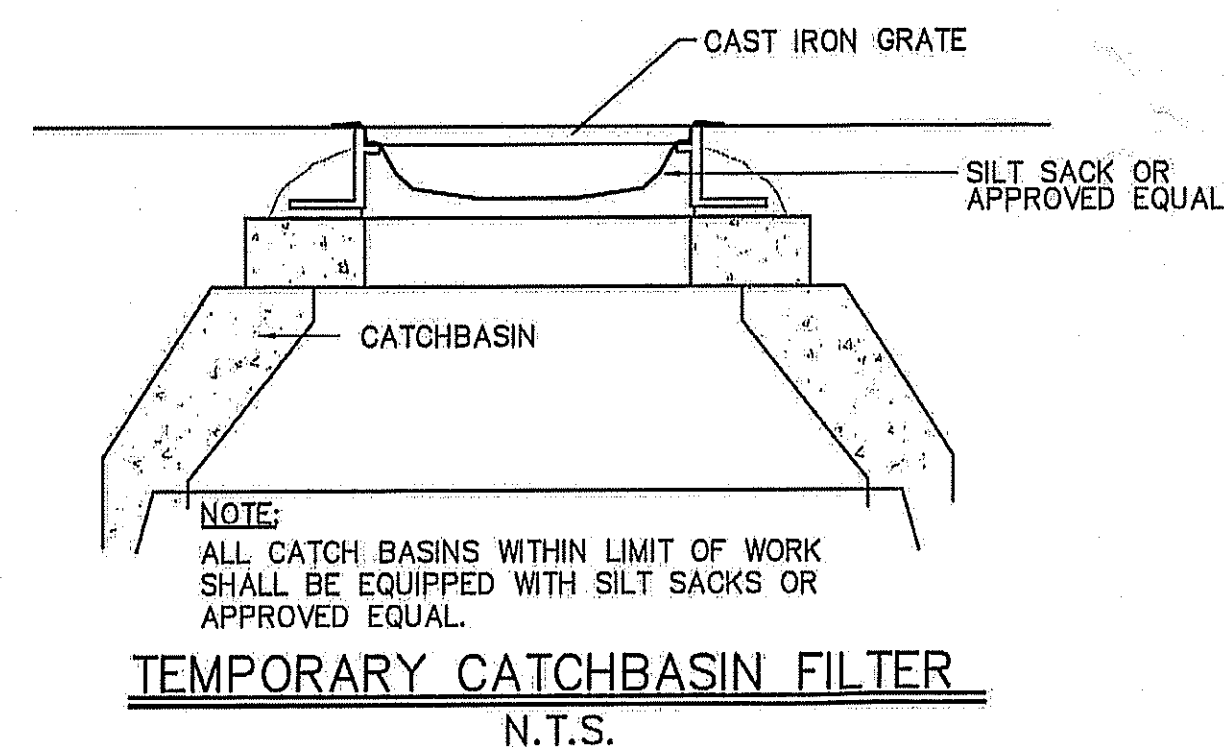
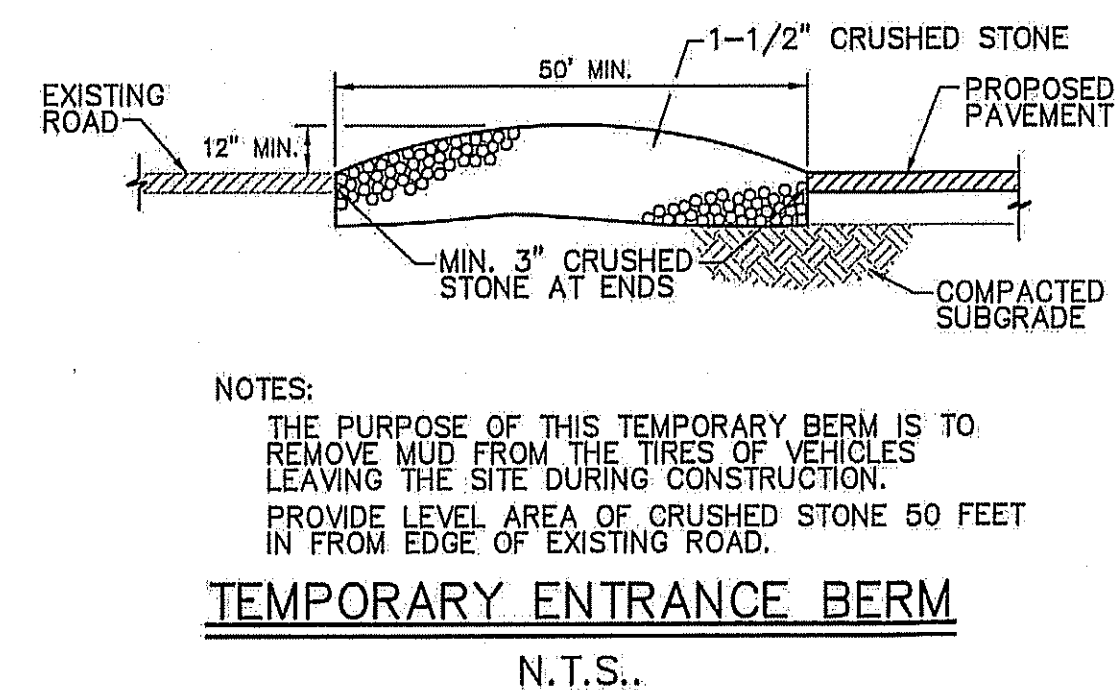
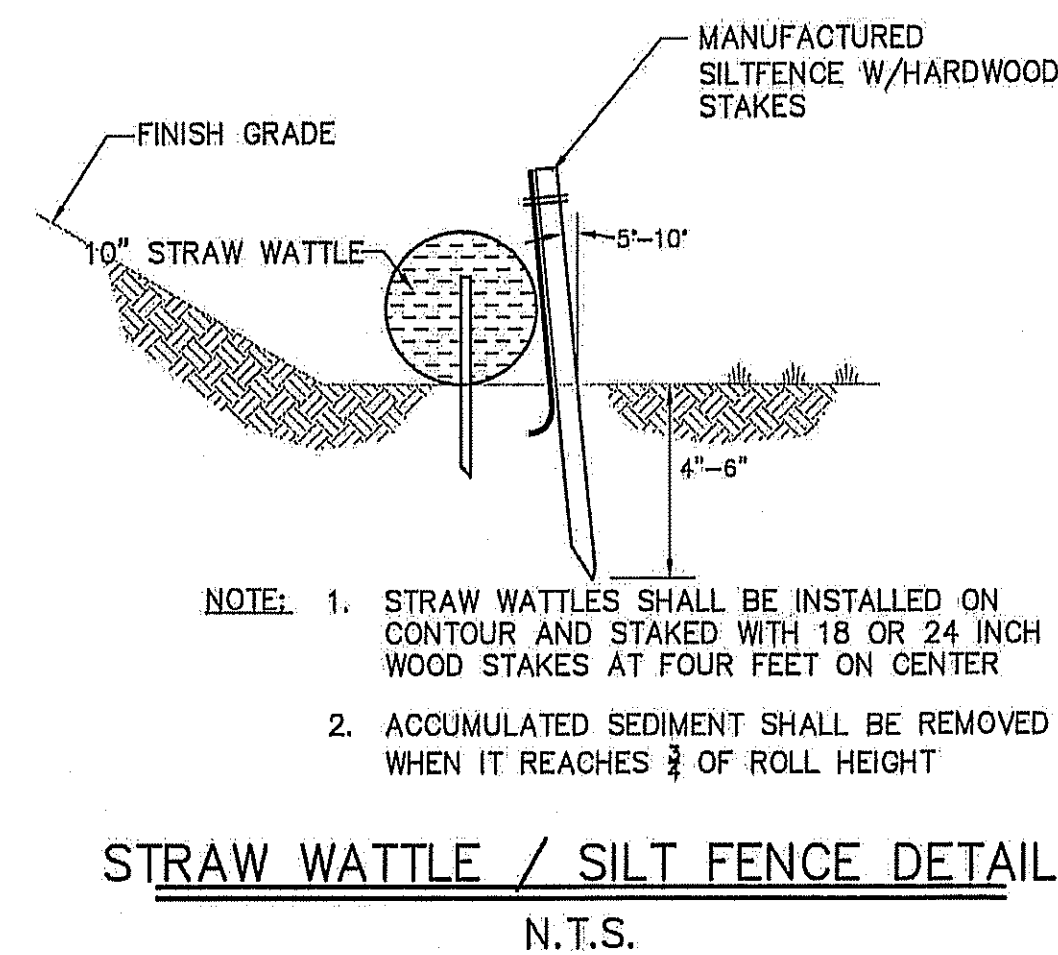
RJF Properties
Shrewsbury &
Hartwell Street
West Boylston, MA

Sheet Title

Lighting
Plan

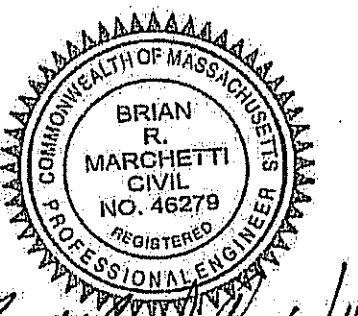
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File Name: 163P-CPB02
Date: March 20, 2019
Scale: 1"=30'

Sheet No.
6



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR
THE PURPOSE OF OBTAINING STATE
AND LOCAL PERMITS AND ARE NOT
INTENDED TO BE USED AS
CONSTRUCTION DOCUMENTS.

2	6/11/2019	No Change
1	6/1/2019	No Change
No.	Date	Revision



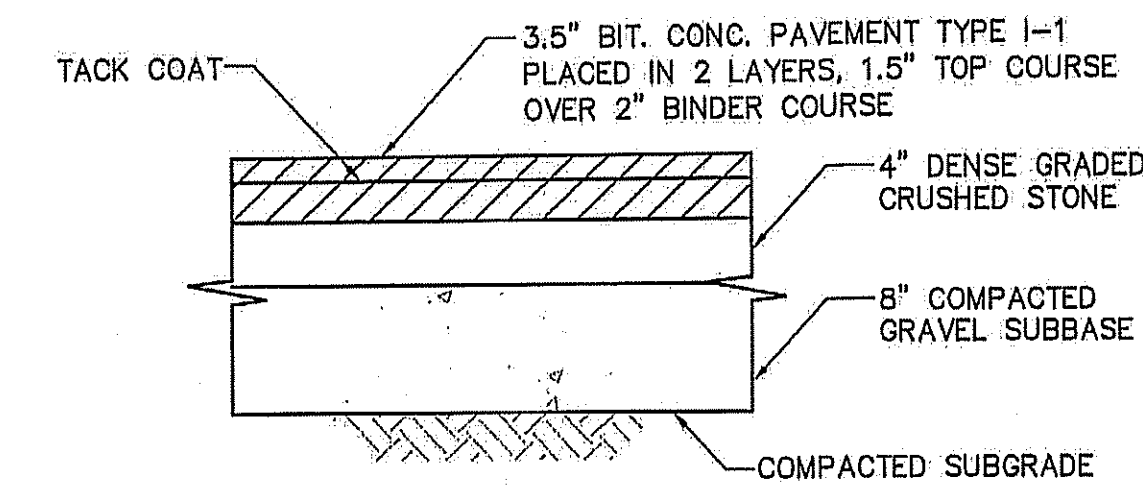
Drawn By: JLL Designed By: PJM Checked By: ARM

McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Leominster, MA 01453
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www.mccartyvdb.com

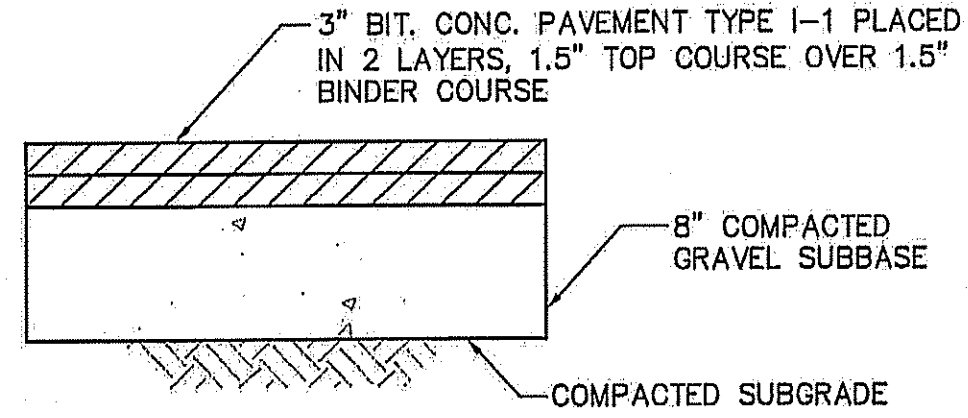
Project Name
Harmony of MA
111&113
Shrewsbury Street
West Boylston, MA

Sheet Title
Construction
Details

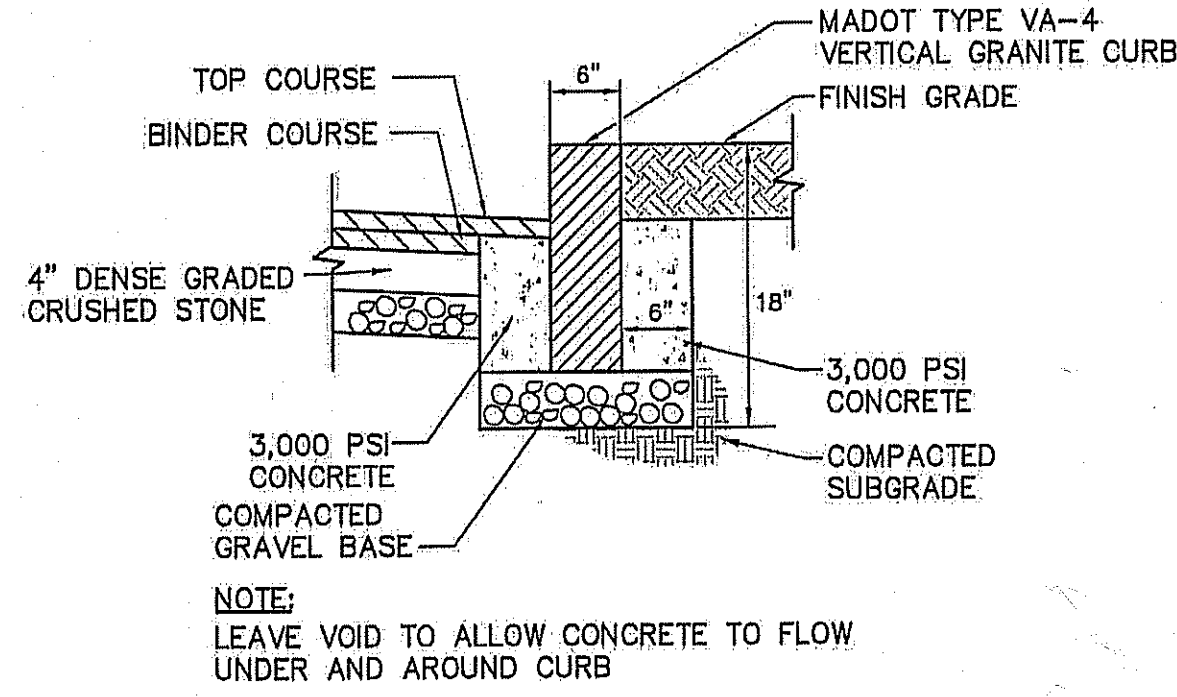
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Date: March 20, 2019
Scale: N.T.S.



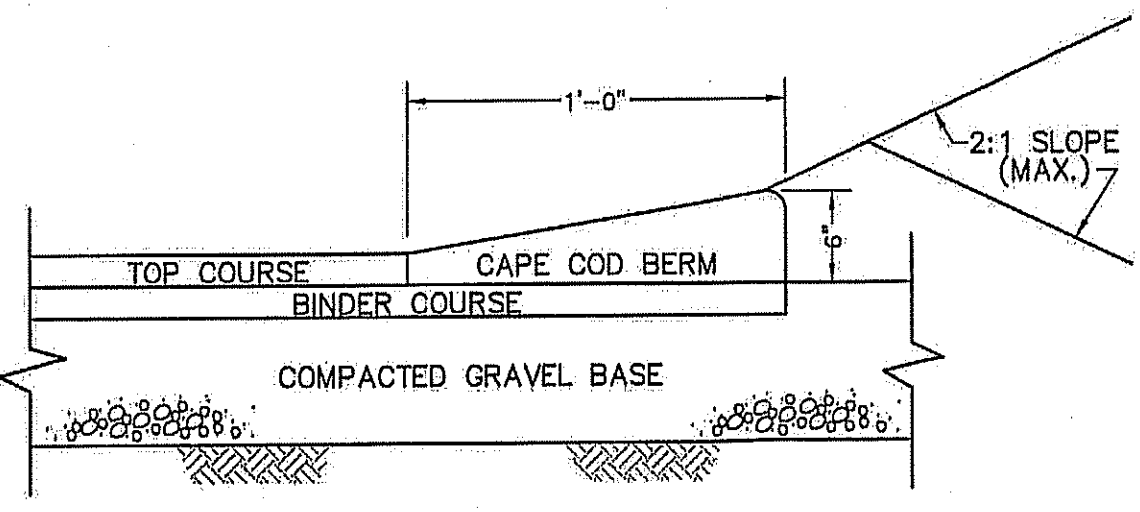
BITUMINOUS CONCRETE PAVEMENT DETAIL
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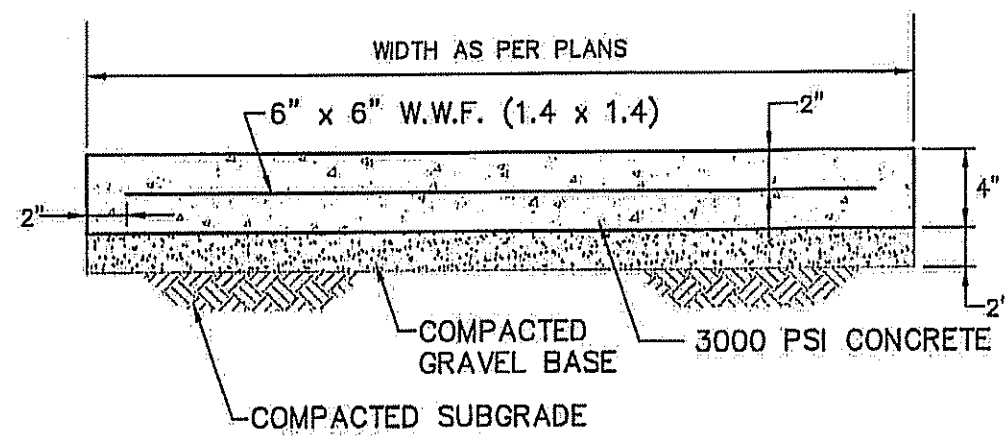
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N.T.S.



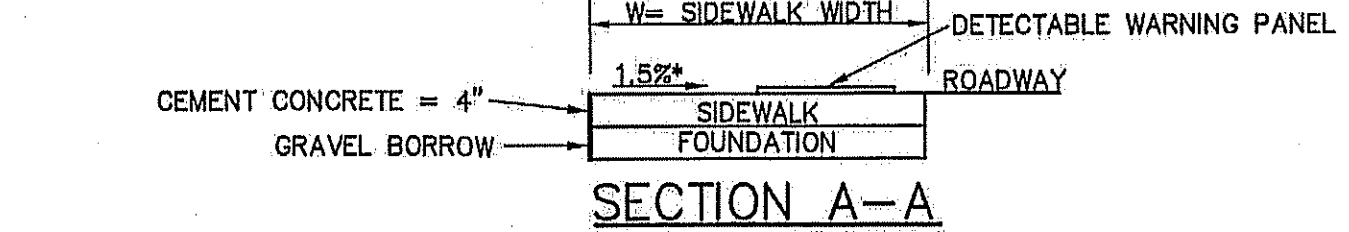
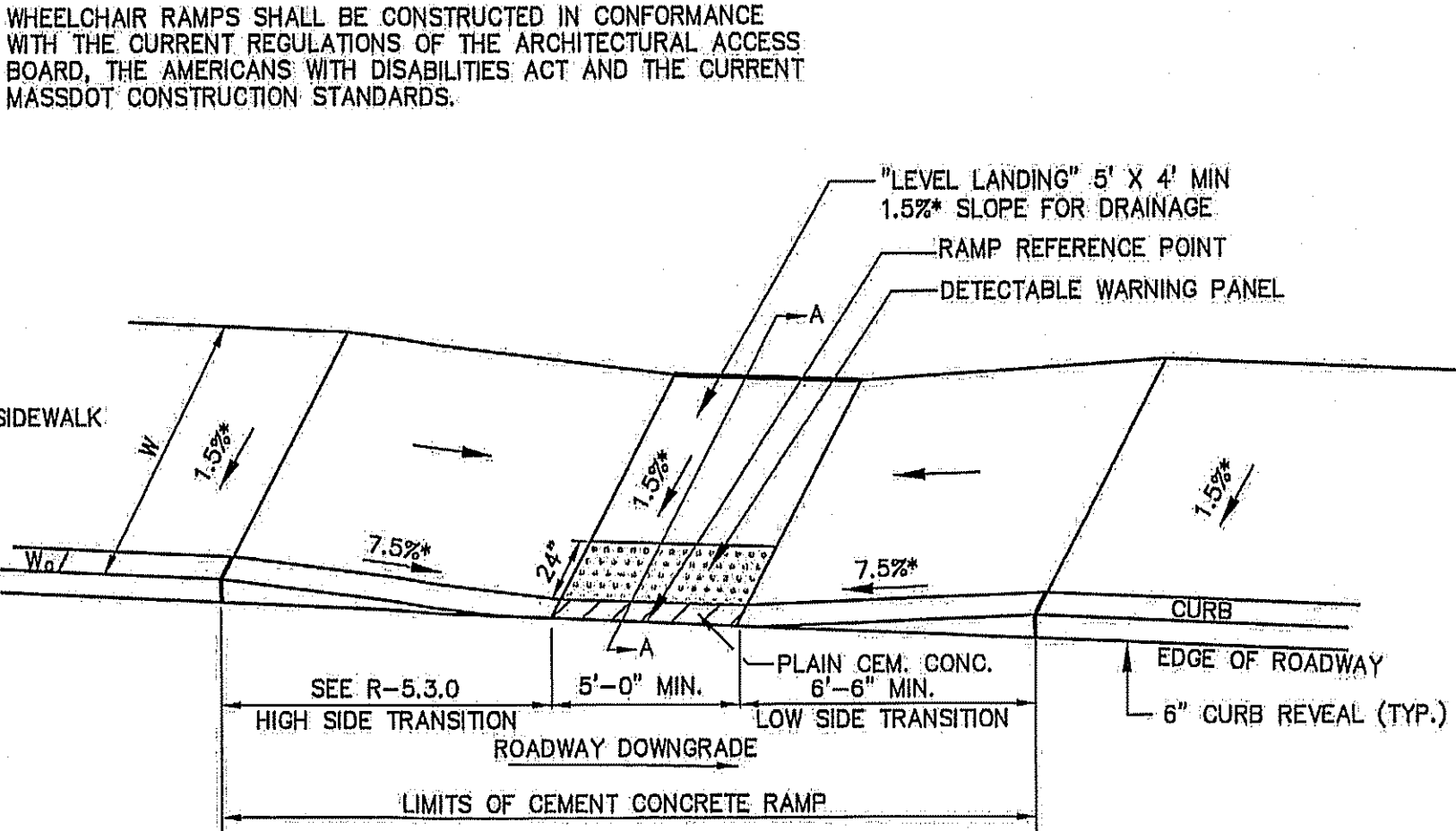
VERTICAL GRANITE CURB DETAIL
N.T.S.



BITUMINOUS CONCRETE BERM DETAIL
N.T.S.

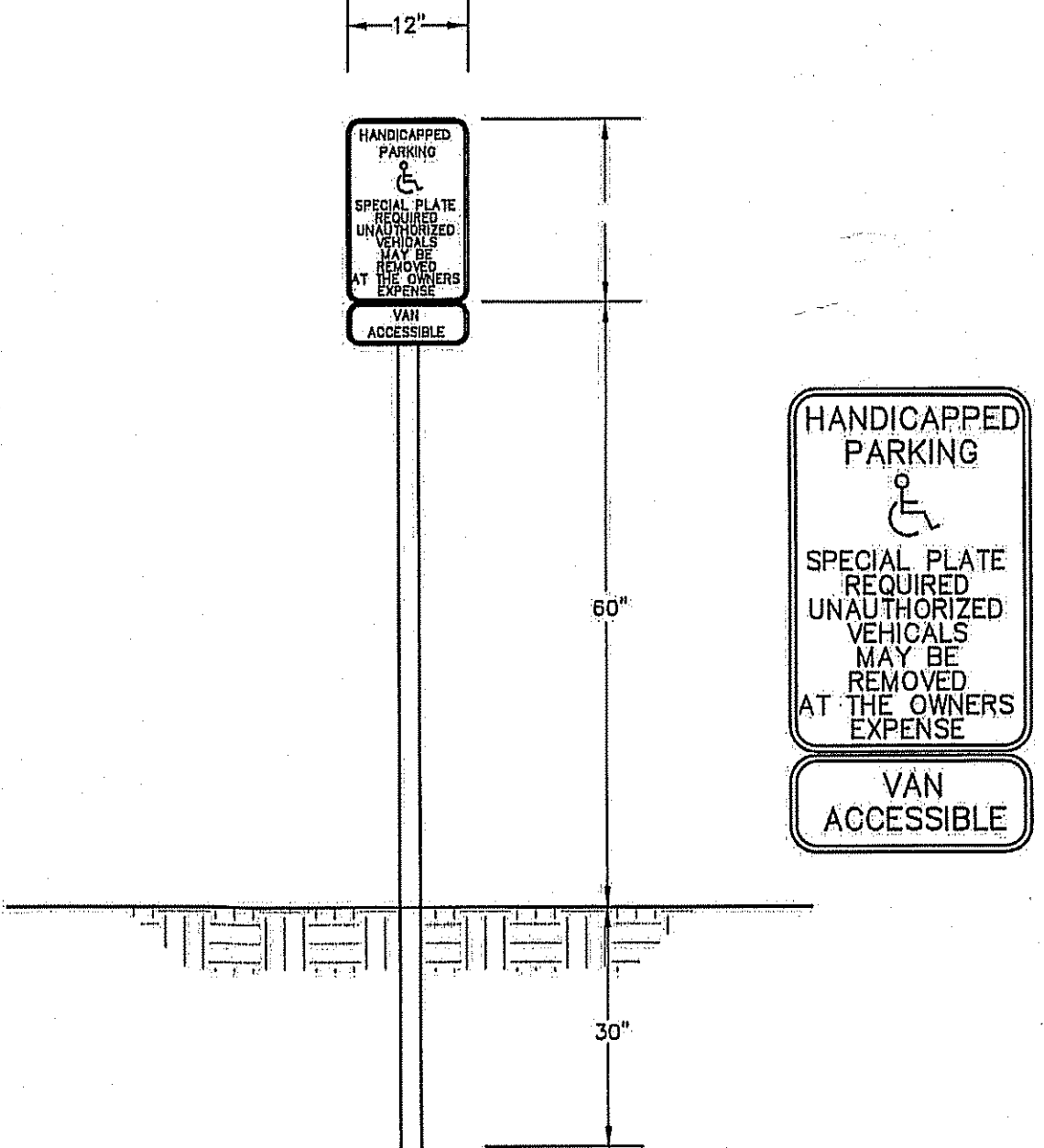


CONCRETE SIDEWALK DETAIL
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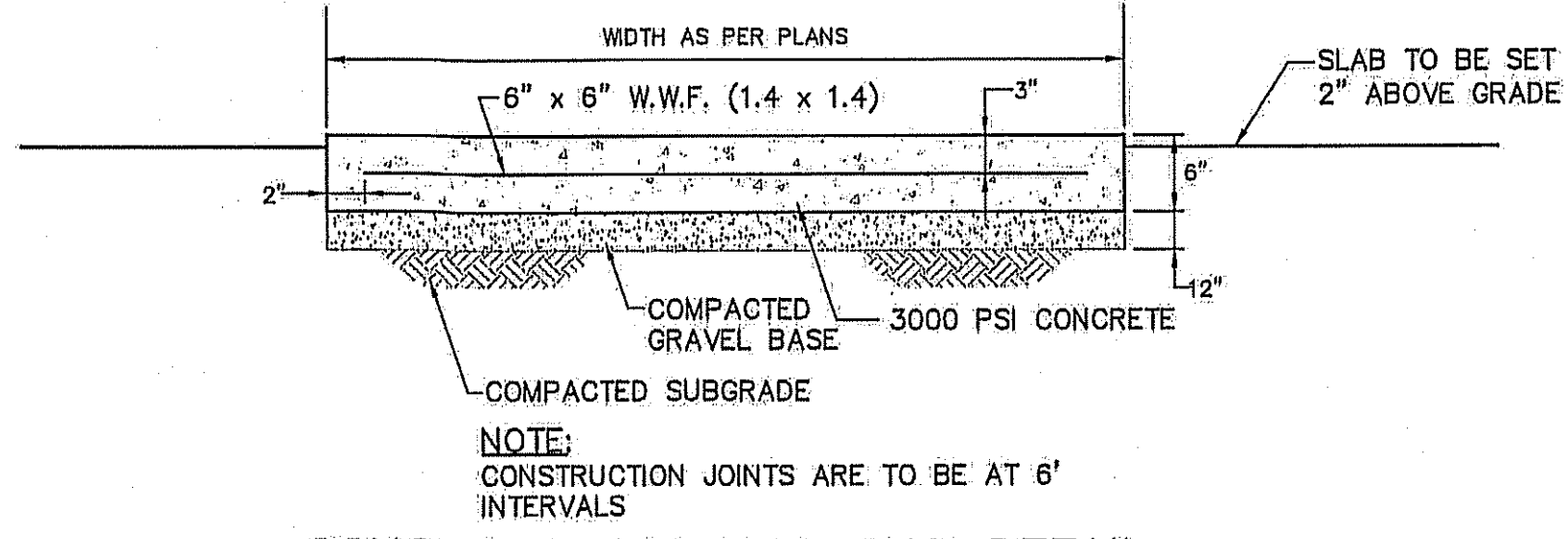


WHEELCHAIR RAMP TYPE A
N.T.S.

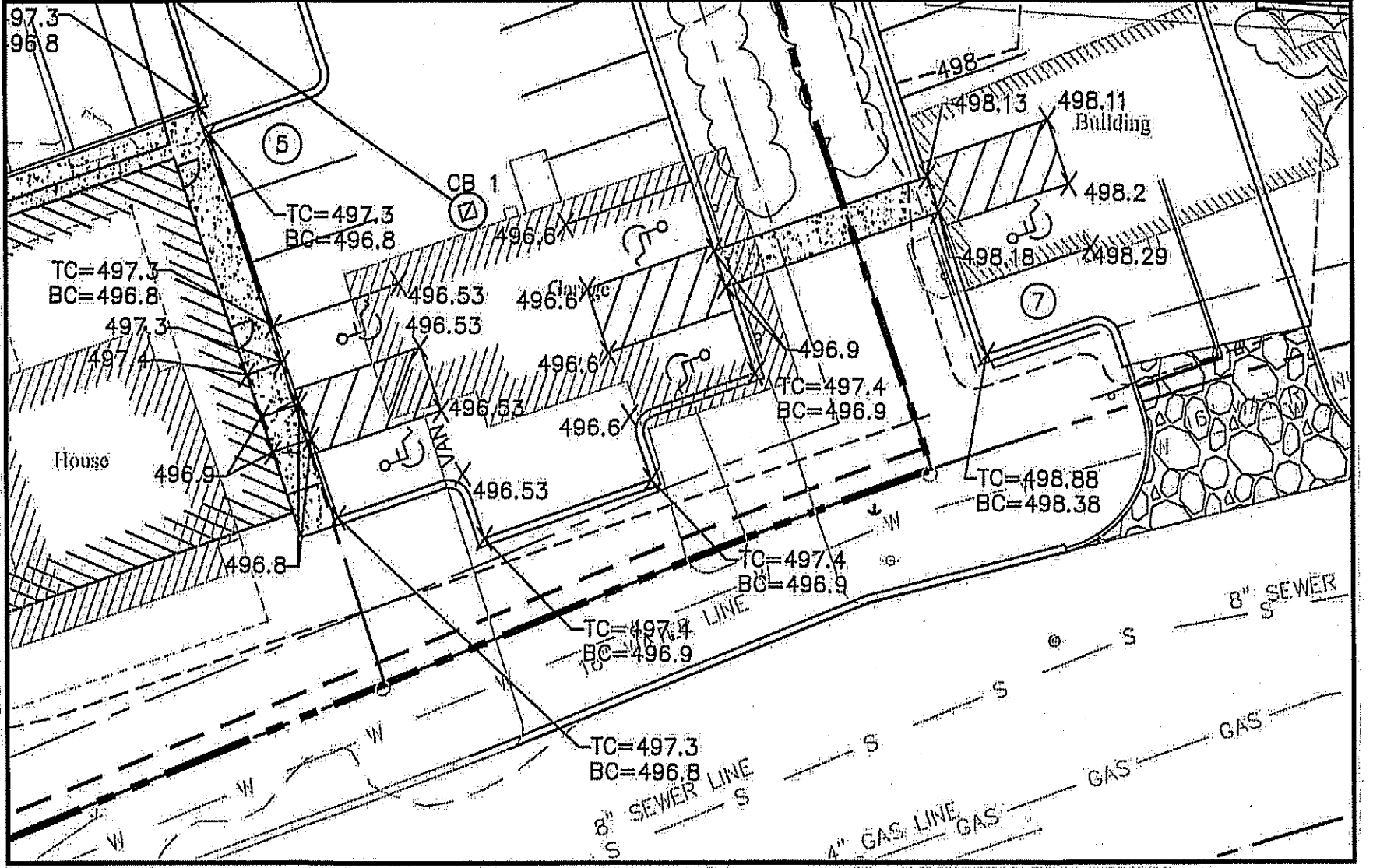
LEGEND:
W = SIDEWALK WIDTH
W = CURB WIDTH
* = TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$
USABLE SIDEWALK WIDTH PER AAB = W-W
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"



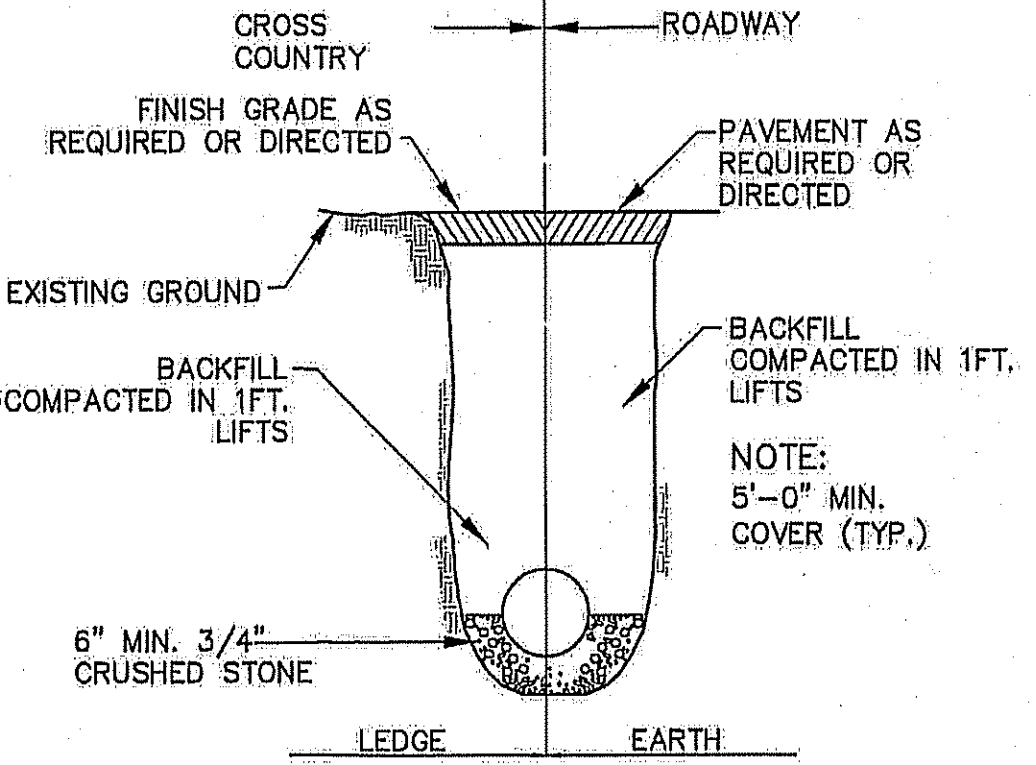
HANDICAPPED PARKING SIGN DETAIL
N.T.S.



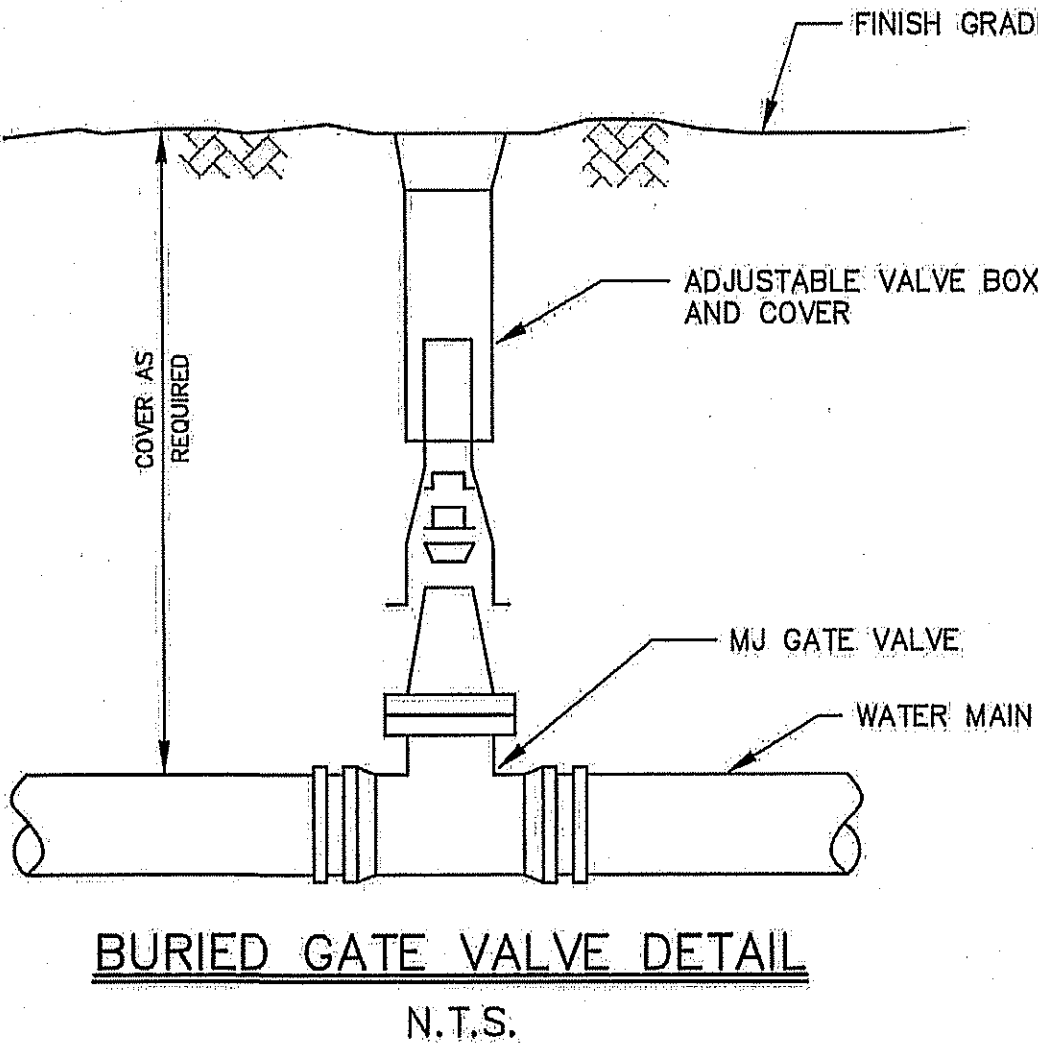
CONCRETE DUMPSTER PAD DETAIL
N.T.S.



ACCESSIBLE RAMP DETAIL
1"=20'



TYPICAL WATER MAIN TRENCH DETAIL
N.T.S.



BURIED GATE VALVE DETAIL
N.T.S.

APPROVED BY THE TOWN OF WEST BOYLSTON PLANNING BOARD
DATE: 8/21/19
[Signature]
[Signature]
[Signature]

NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

2	6/11/2019	Response to Comments
1	6/1/2019	Response to Comments
No.	Date	Revision

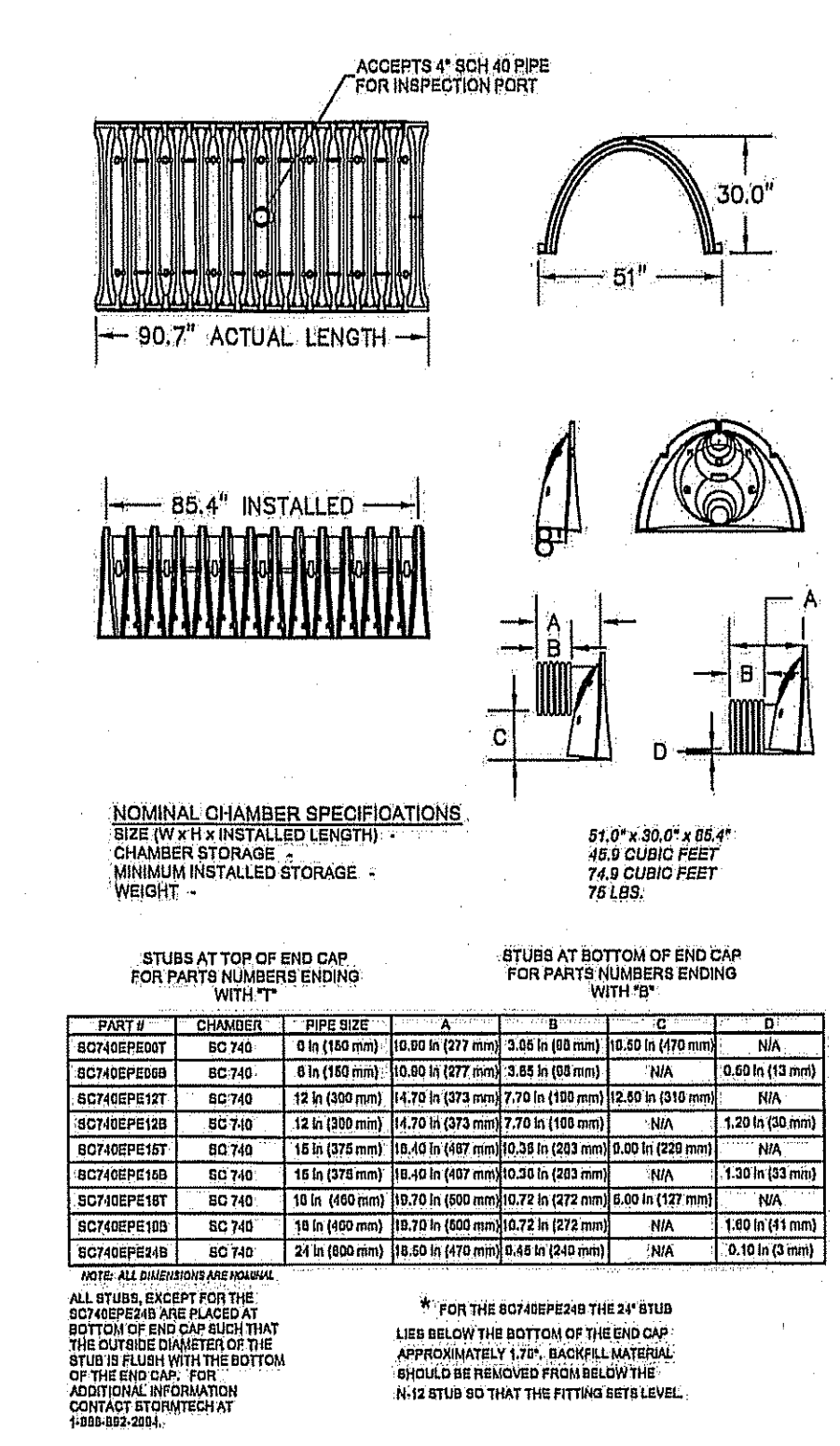
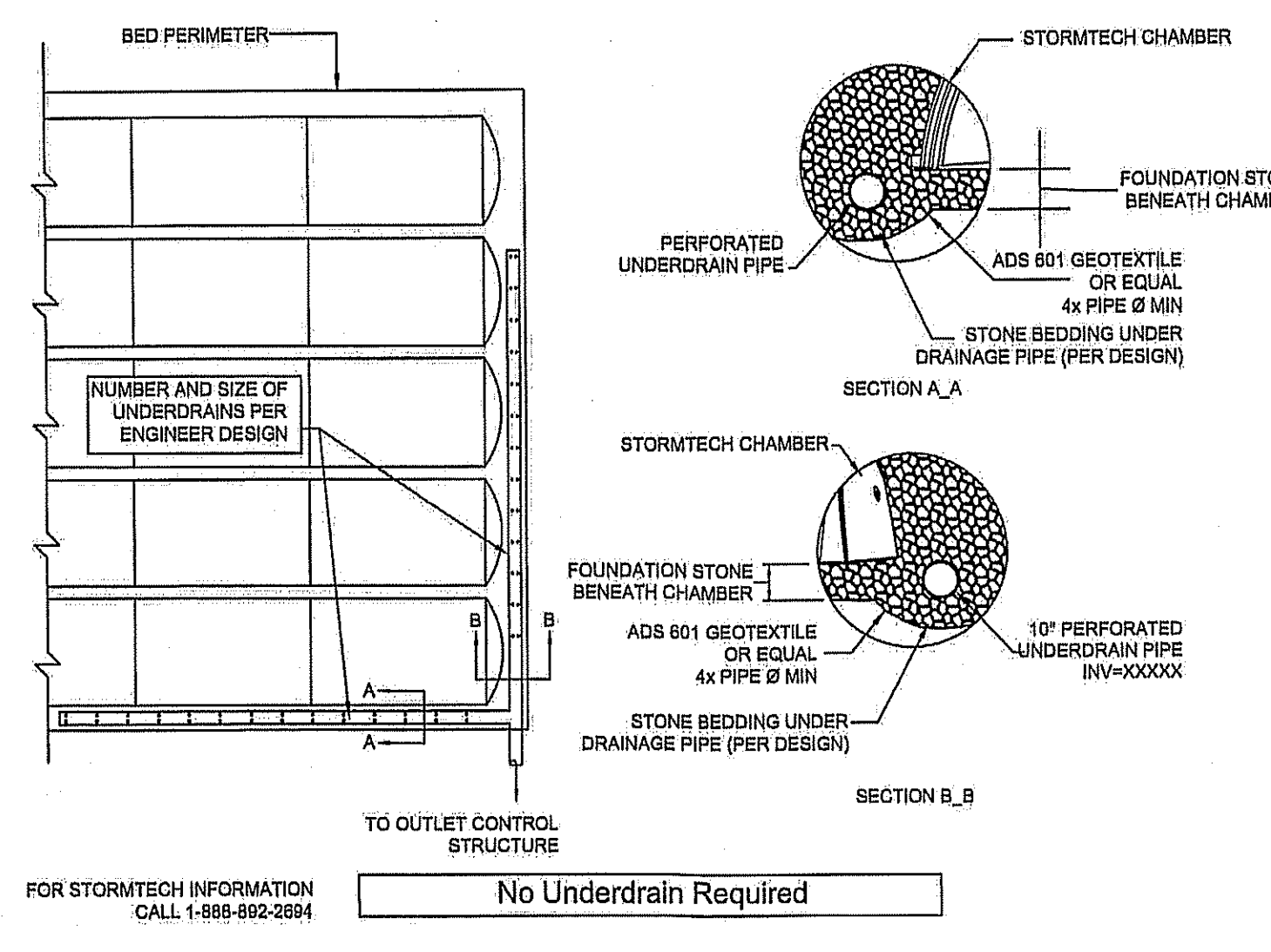
BRIAN R. MARCHETTI
CIVIL ENGINEER
NO. 46279
MASSACHUSETTS
6/11/19
J.B. Marchetti

McCarthy Engineering, Inc.
Civil Engineers
42 Ingle Road, Leominster, MA 01453
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www.mccartydb.com

Project Name
**Harmony of MA
111&113
Shrewsbury Street
West Boylston, MA**

Sheet Title
**Construction
Details**

Job No: 163.03
File Name: 163.03P-DET02
Date: March 20, 2019
Scale: N.T.S.
Sheet No.
8



STORMTECH UNDERDRAIN DETAIL

NOTES:

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
2. THE INSTALLATION OF STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL **1-888-892-2694** OR VISIT **WWW.STORMTECH.COM** TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

Diagram illustrating the cross-section of a stormwater management chamber (SC-740) installed in a pavement structure. The diagram shows the following components and dimensions:

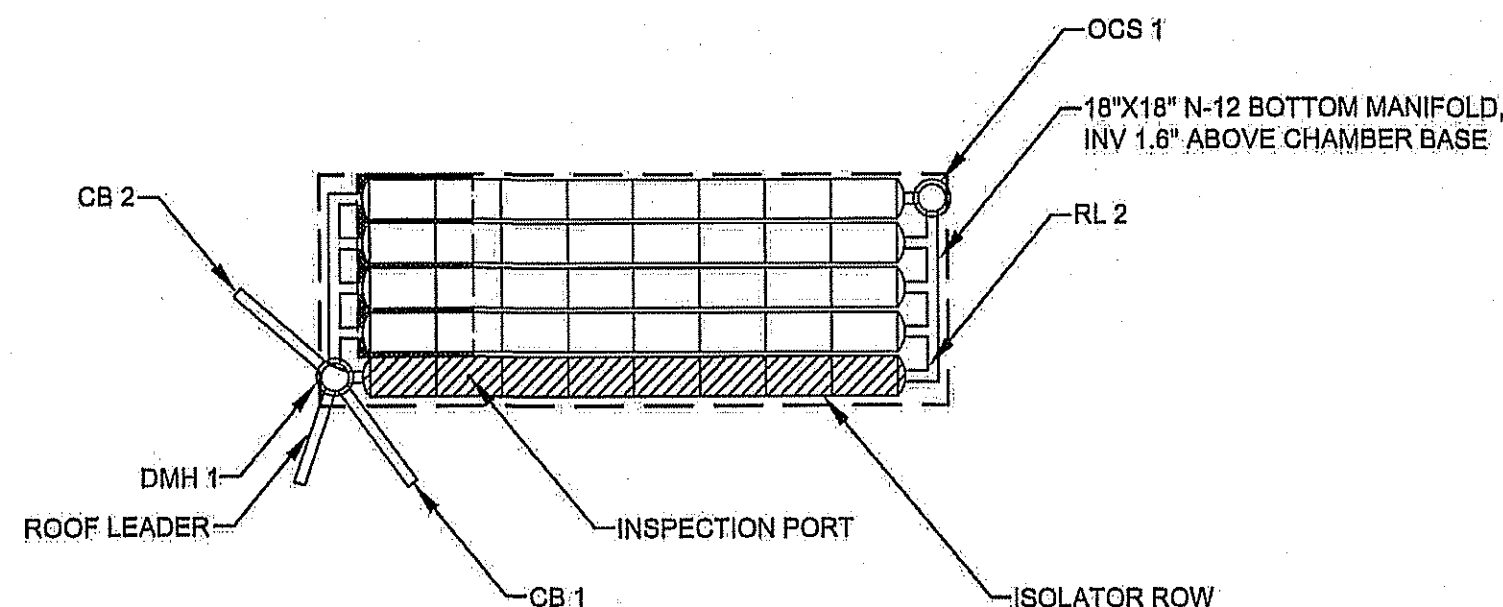
- PAVEMENT**: The top surface layer.
- FLOOR BOX FRAME AND LID W/S.S. CAP SCREW LID CLOSURE**: The top access point.
- INSPECTION PORT WITH SCREW-IN CAP**: A vertical access point on the side.
- CLASS "C" CONCRETE**: The base layer below the pavement.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE**: A layer separating the concrete from the chamber.
- 4" PVC RISER**: The vertical pipe connecting the chamber to the top frame.
- SC-740 CHAMBER**: The main stormwater storage unit, shown with internal baffles.
- INSPECTION PORT TO BE ATTACHED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER**: A secondary access point on the side.
- Dimensions**: The chamber height is indicated as **18" MIN.** and **96" MAX.**
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE**: A layer below the chamber.

FOR STORMTECH INFORMATION CALL 1-888-892-2694

TECHNICAL DETAILS

PROPOSED ELEVATION
 TOP OF STONE: 495.45
 BOTTOM OF STONE: 491.95
 TOP OF CHAMBER: 494.95
 BOTTOM OF CHAMBER: 492.45

STORMTECH INSPECTION PORT DETAIL



APPROVED BY THE TOWN OF
WEST BOLYSTON PLANNING BOARD

DATE: 8/21/19

Sarah KALZ
Ancient P.O. [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear]
Bryan B. [unclear] [unclear] [unclear] [unclear] [unclear]
Paul R. Anderson
Muel

This drawing was prepared to support the design engineer for the proposed conversion. It is the ultimate responsibility of the design engineer to assure that the stormwater system's design is in full compliance with all applicable laws and regulations. It is the design engineer's responsibility to ensure that the StormTech products are designed in accordance with StormTech minimum requirements. StormTech LLC does not approve plans, sizing, or system designs. The design engineer is responsible for all design decisions.

REVISIONS	DATE
No Change	6/11/2019
No Change	6/11/2019

STORMTECH LLC
20 BEAVER RD SUITE 104
WETHERSFIELD, CT 06109
tel: 888-892-2694
fax: 860-328-8401
WWW.STORMTECH.COM

Stormtech filtration Basin Details

STORMTECH SC-740 CHAMBER DETAIL SHEET			
SAVED AS	183.03P-DET-Stormtech 2		
DRAWN BY	JLL	CHECKED BY	BRM
SCALE	NTS	DRAWING NO.	
DATE	3/20/2019		
PROJECT NO.	183.03		
		9	



PROJECT NAME	RJF Properties Shrewsbury & Hartwell Street West Boylston, MA
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STORMWATER MANAGEMENT OPERATION & MAINTENANCE PLAN:

1. PARTY RESPONSIBLE FOR OPERATION AND MAINTENANCE:

THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE SWM SYSTEM INCLUDING THE STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM AND THE INFILTRATION CHAMBERS.

2. INSPECTION AND MAINTENANCE SCHEDULE:

THE TABLE OUTLINES THE INSPECTION AND MAINTENANCE SCHEDULE FOR THE VARIOUS ELEMENTS OF THE SWM SYSTEM.

SWM ELEMENT INSPECTION/MAINTENANCE TASK FREQUENCY

DEEP SUMP CATCH BASINS	INSPECT STRUCTURE REMOVE SEDIMENT	MONTHLY
UNDERGROUND INFILTRATION BASIN	INSPECT STRUCTURE REMOVE SEDIMENT	ANNUALLY

3. ROUTINE AND NON-ROUTINE MAINTENANCE TASKS DETAILS:

UNDERGROUND INFILTRATION BASIN

ONCE CONSTRUCTED, BASIN WILL BE INSPECTED AT A MINIMUM AFTER SEVERAL STORM EVENTS FOR THE FIRST YEAR AND ANNUALLY THEREAFTER TO CONFIRM DRAINAGE SYSTEM FUNCTIONS AS DESIGNED. PROBLEMS WILL BE ADDRESSED IMMEDIATELY.

SYSTEM SHALL BE CLEANED AS REQUIRED PER THE MANUFACTURER'S RECOMMENDATIONS.

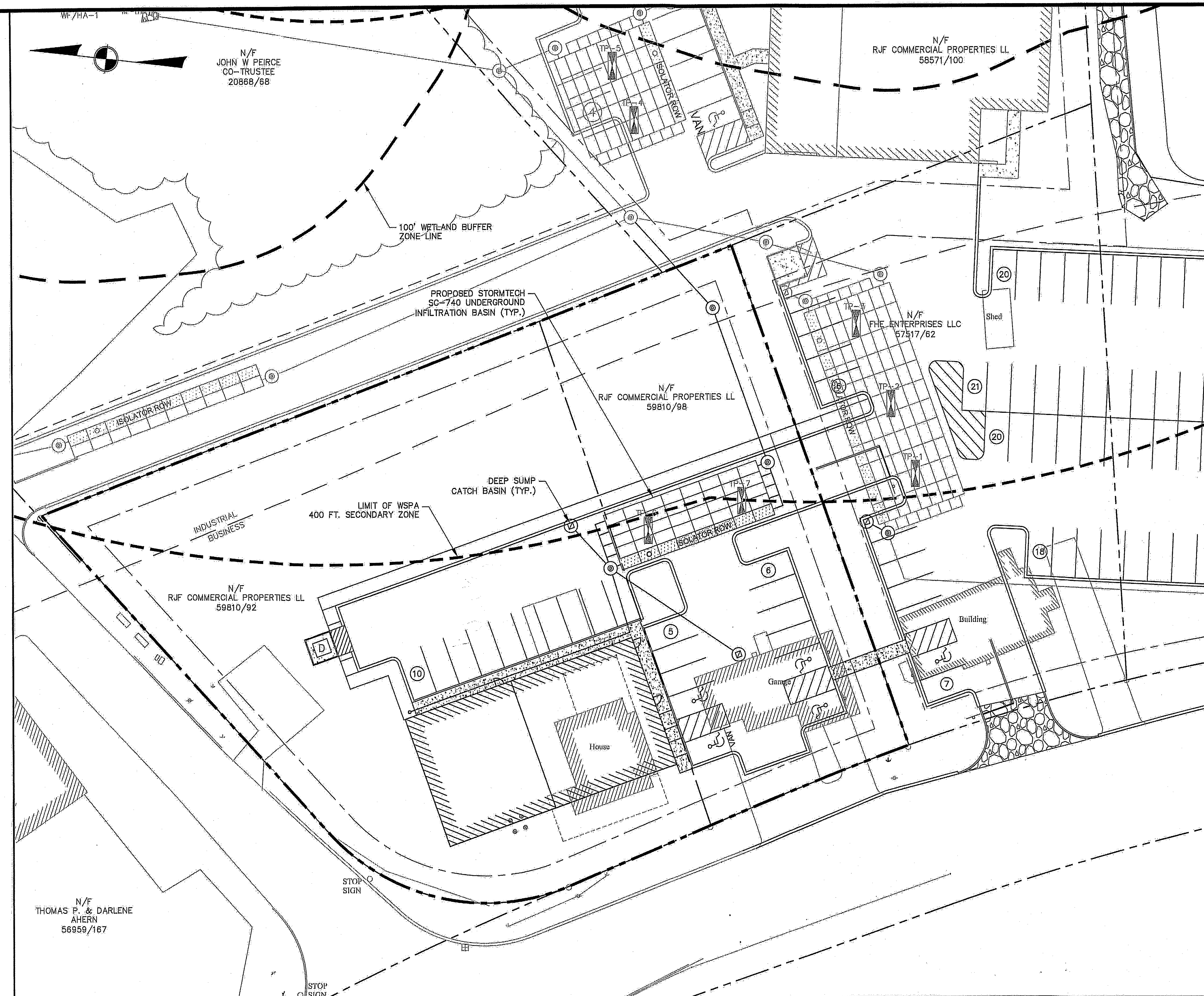
DEEP SUMP CATCH BASINS:

BASIN GRATES AND COVERS SHOULD BE INSPECTED MONTHLY FOR REPAIR AND CLEANING OF CLOGGED GRATES. VERIFY THAT INVERTS ARE SECURE AND FREE FLOWING. MEASURE DEPTH OF SEDIMENT BELOW WATER LINE.

BASINS ARE TO BE CLEAN A MINIMUM OF TWICE PER YEAR. ONE OF THESE CLEANINGS TO OCCUR BEFORE APRIL 15TH OF EACH YEAR AND ONE SHALL OCCUR BEFORE SEPTEMBER 15TH OF EACH YEAR. BASINS MAY BE CLEANED WITH EITHER A CLAMSHELL DEVICE OR A VACUUM PUMP.

ALL LIQUID, SEDIMENT, AND HYDROCARBONS SHALL BE PUMPED FROM THE SUMP OF EACH BASIN AT LEAST TWICE PER YEAR AT INTERVALS CORRESPONDING WITH THE CATCH BASIN CLEANING.

ALL SEDIMENT, WATER AND HYDROCARBONS SHOULD BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS.



BMP LOCATIONS
1"=20'

APPROVED BY THE TOWN OF
WEST BOYLSTON PLANNING BOARD
DATE: 8/21/19

Paul H. Anderson
Michael

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No.	Date	Revision
2	6/11/2019	No Change
1	6/1/2019	No Change



Drawn By: JLL
Designed By: BRM
Checked By: 7/5/19

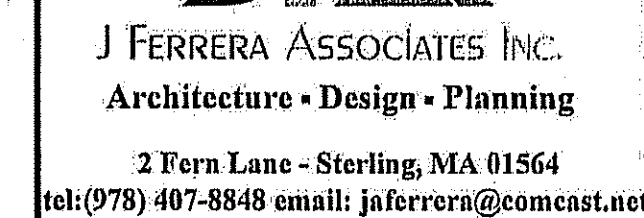
McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Loominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

Project Name
Harmony of MA
111&113
Shrewsbury Street
West Boylston, MA
Sheet Title
O & M
Plan

Job No: 163.03
File Name: 163.03P-Notes01
Date: March 20, 2019
Scale: 1"=20'
Sheet No.
10

Hartwell Street
West Boylston, MA

New Construction



APPROVED BY THE TOWN OF
WEST BOYLSTON PLANNING
BOARD
DATE: 8/21/19

Sarah K M Q

Banu R. Bayarjura

Paul R Andersen



NO.	DATE	DESCRIPTION
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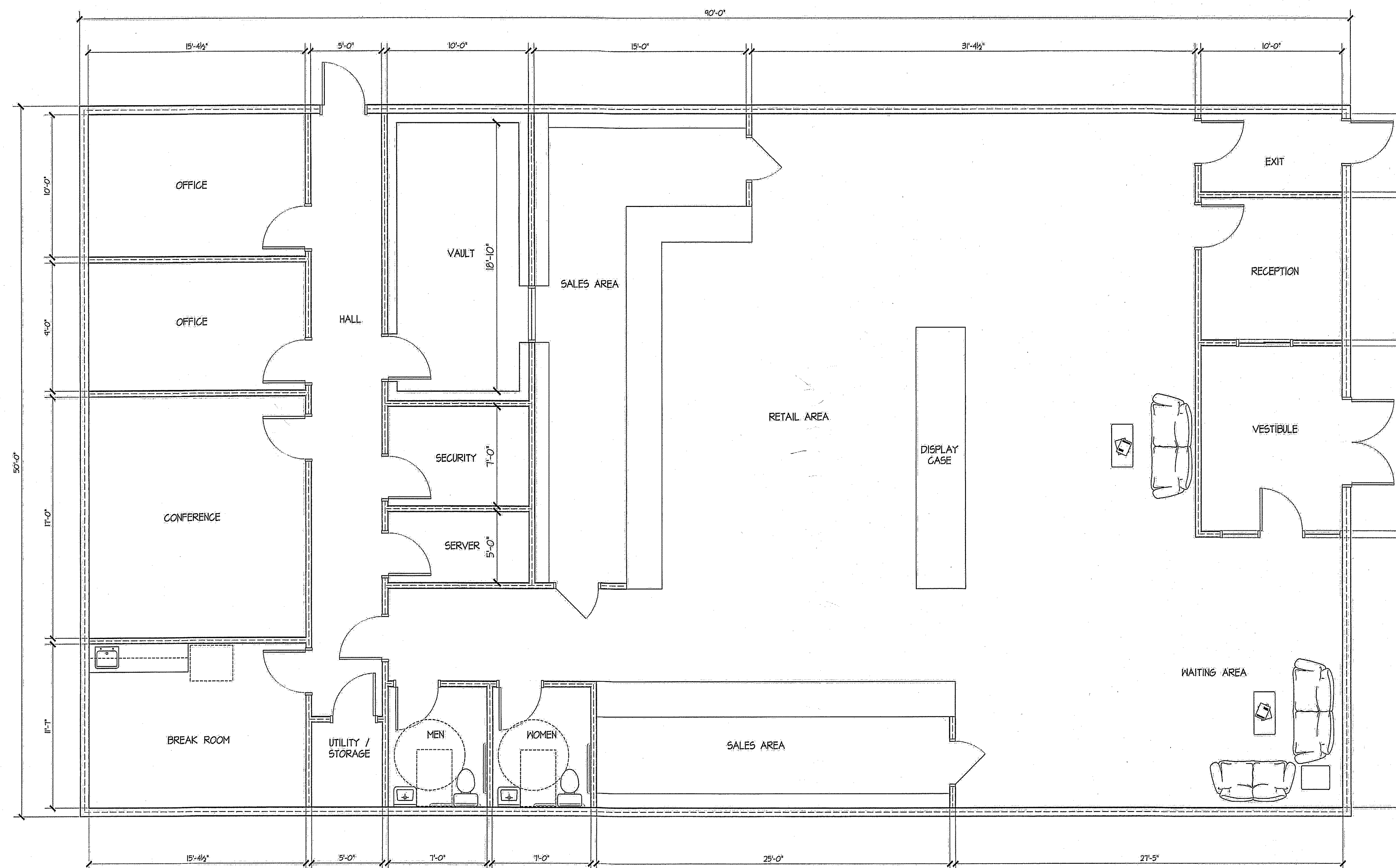
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PROPOSED FLOOR PLAN

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FILE:	
DRAWN:	JAF
SCALE :	3/16" = 1'-0"
DATE:	03-25-2019

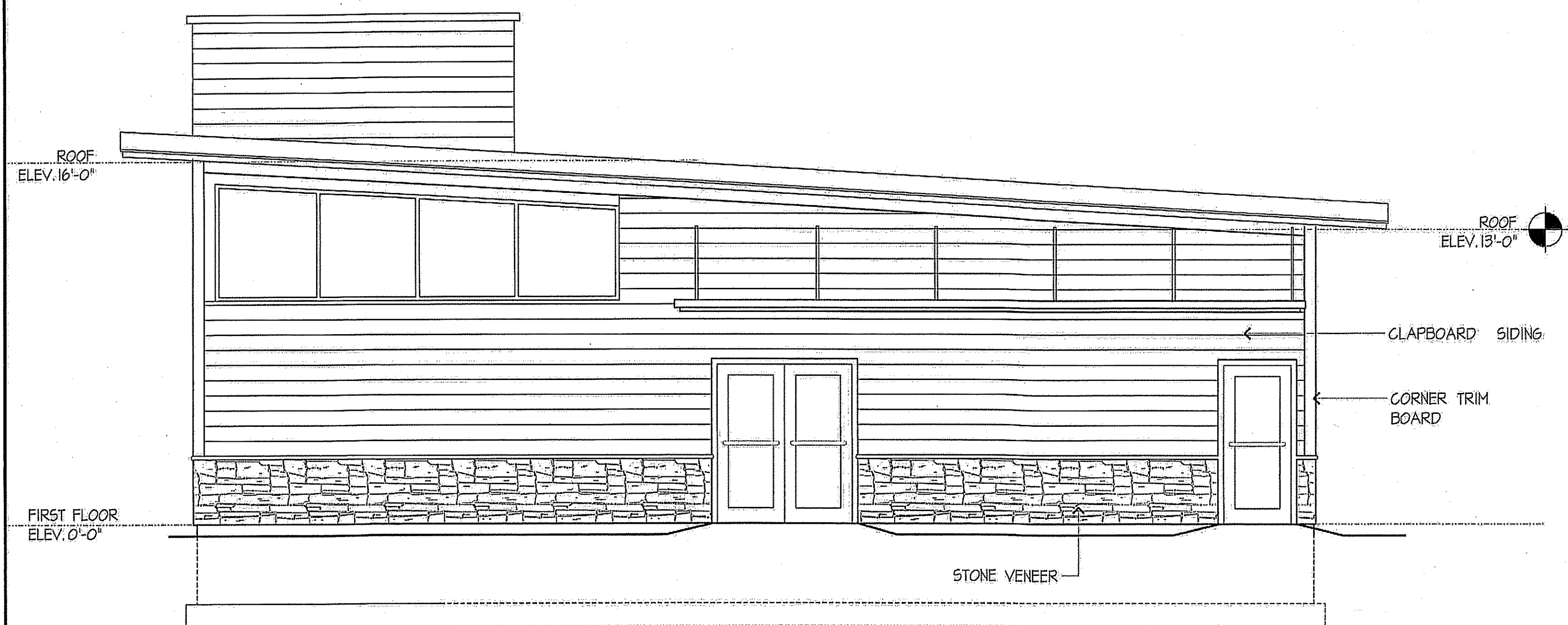
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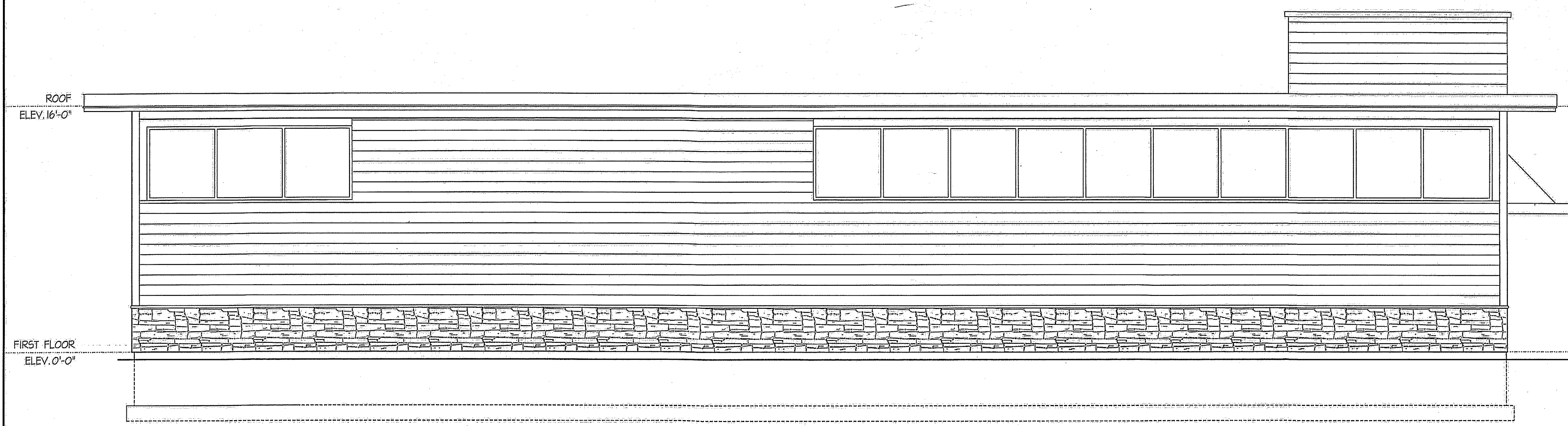


PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"



① FRONT ELEVATION
SCALE: 1/4" = 1'-0"



① SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Harmony of MA

Hartwell Street
West Boylston, MA

New Construction



J FERRERA ASSOCIATES INC.
Architecture • Design • Planning
2 Fern Lane - Sterling, MA 01564
tel: (978) 407-8848 email: jaferrera@comcast.net



Total Project Solutions
From Concept to Completion

APPROVED BY THE TOWN OF
WEST BOYLSTON PLANNING
BOARD
DATE: 8/21/19

Sarah K. M. J.
Circuit Court

Paul R. Anderson
Paul R. Anderson

Wend

DATE	DESCRIPTION

SHEET TITLE:

PROPOSED
ELEVATIONS

Job No.:	19100
FILE:	
DRAWN:	JAF
SCALE:	3/16" = 1'-0"
DATE:	03-25-2019

SHEET IDENTIFICATION:

A-2