

LOCUS MAP
(NOT TO SCALE)

MULTI-FAMILY SITE DEVELOPMENT RESIDENCES AT THOREAU

275 FOREST RIDGE ROAD CONCORD, MA

OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742
(339) 883-7836

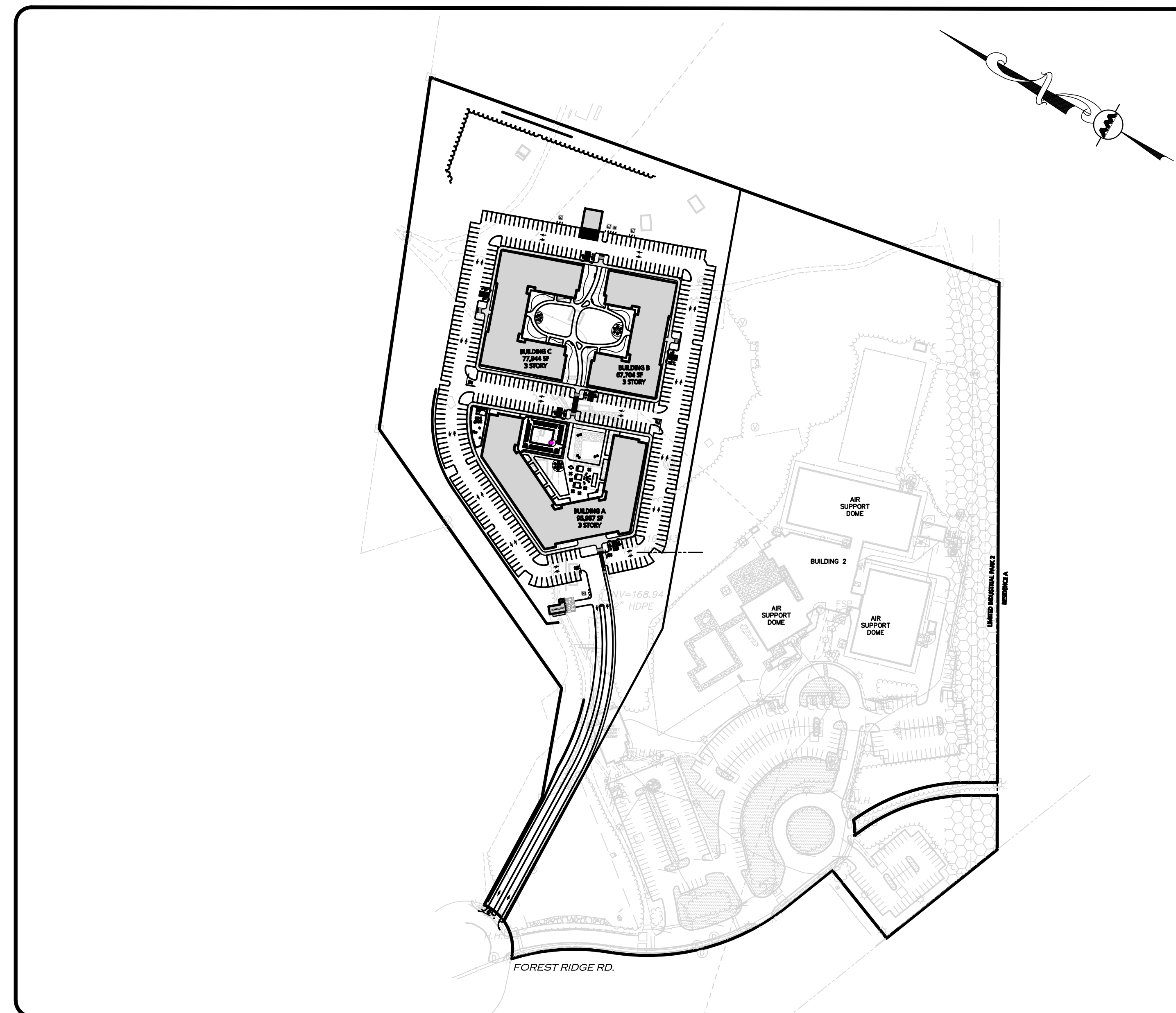
BUILDING ARCHITECT:
THE ARCHITECTURAL TEAM, INC.
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA 02150
(617) 889-4402

CIVIL ENGINEER / LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01888
(781) 935-6889

WASTEWATER ENGINEER:
ONSITE ENGINEERING, INC.
279 EAST CENTRAL STREET
PMB 241
FRANKLIN, MA 02038
(508) 553-0616

TRAFFIC CONSULTANT:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752
(508) 303-0370

LANDSCAPE ARCHITECT:
COPLEY WOLFF DESIGN GROUP, INC.
10 POST OFFICE SQUARE, SUITE 1315
BOSTON, MA 02109
(617) 654-9000



LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	LAST REVISED
COVER	—	10-25-2023	
EXISTING CONDITIONS	V-101	10-25-2023	
EXISTING CONDITIONS	V-102	10-25-2023	
ABBREVIATIONS & NOTES	C-001	12-20-2023	
ABBREVIATIONS & NOTES	C-002	12-20-2023	
LOCUS PLAN	C-100A	12-20-2023	
LOCUS PLAN	C-100B	12-20-2023	
EROSION CONTROL PLAN	C-101A	12-20-2023	
EROSION CONTROL PLAN	C-101B	12-20-2023	
SITE PREPARATION PLAN	C-102A	12-20-2023	
SITE PREPARATION PLAN	C-102B	12-20-2023	
LAYOUT & MATERIALS PLAN	C-103A	12-20-2023	
LAYOUT & MATERIALS PLAN	C-103B	12-20-2023	
LAYOUT & MATERIALS PLAN	C-103C	12-20-2023	
GRADING & DRAINAGE PLAN	C-104A	12-20-2023	
GRADING & DRAINAGE PLAN	C-104B	12-20-2023	
GRADING & DRAINAGE PLAN	C-104C	12-20-2023	
UTILITIES PLAN	C-105A	12-20-2023	
UTILITIES PLAN	C-105B	12-20-2023	
SNOW STORAGE PLAN	C-106A	12-20-2023	
SNOW STORAGE PLAN	C-106B	12-20-2023	
FIRE TRUCK TURNING PLAN	C-107A	12-20-2023	
FIRE TRUCK TURNING PLAN	C-107B	12-20-2023	
DETAILS	C-501	12-20-2023	
DETAILS	C-502	12-20-2023	
DETAILS	C-503	12-20-2023	
DETAILS	C-504	12-20-2023	
DETAILS	C-505	12-20-2023	
DETAILS	C-506	12-20-2023	
DETAILS	C-507	12-20-2023	
DETAILS	C-508	12-20-2023	
OVERALL LANDSCAPE SITE PLAN	L-000	12-20-2023	
LANDSCAPE PLANTING PLAN	L-100	12-20-2023	
LANDSCAPE PLANTING PLAN - ENLARGEMENTS	L-101	12-20-2023	

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - COVER.DWG

PREPARED BY:

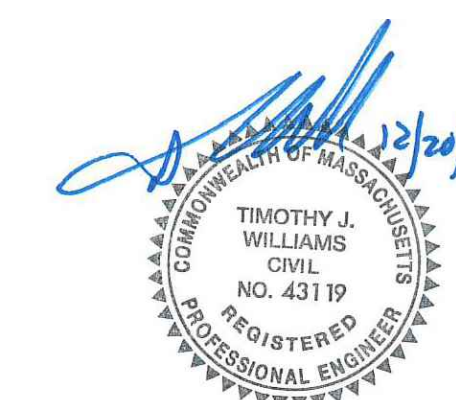
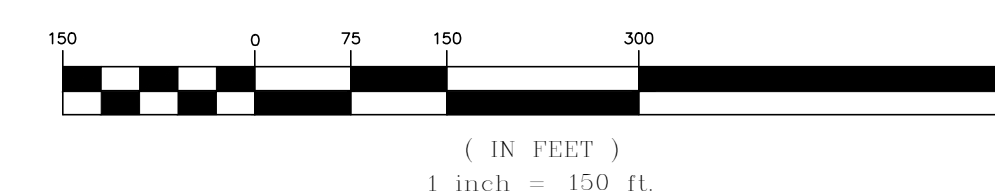


**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

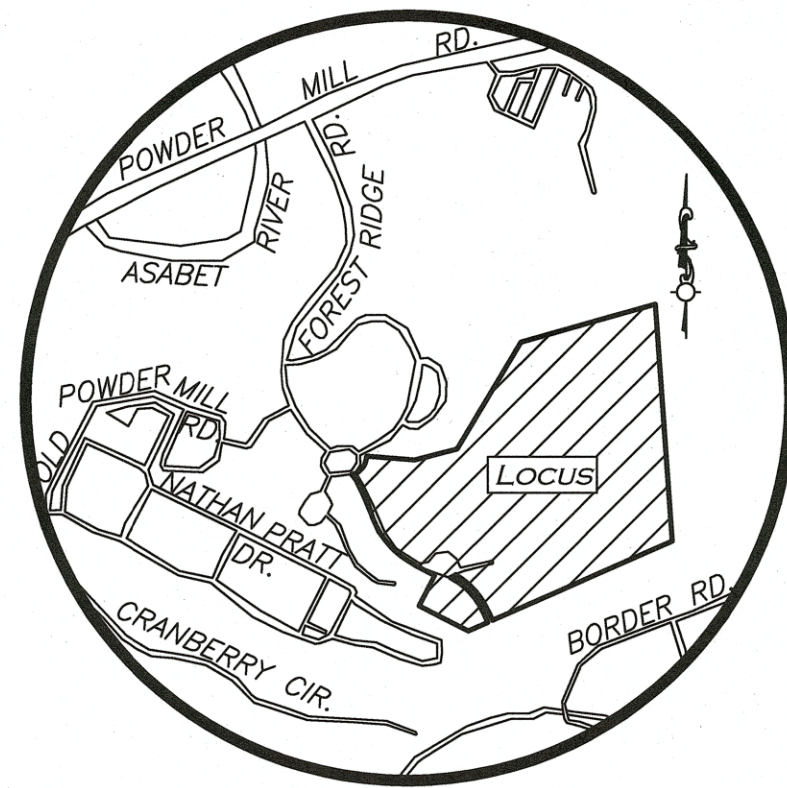
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

GRAPHIC SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR PERMIT: DECEMBER 20, 2023



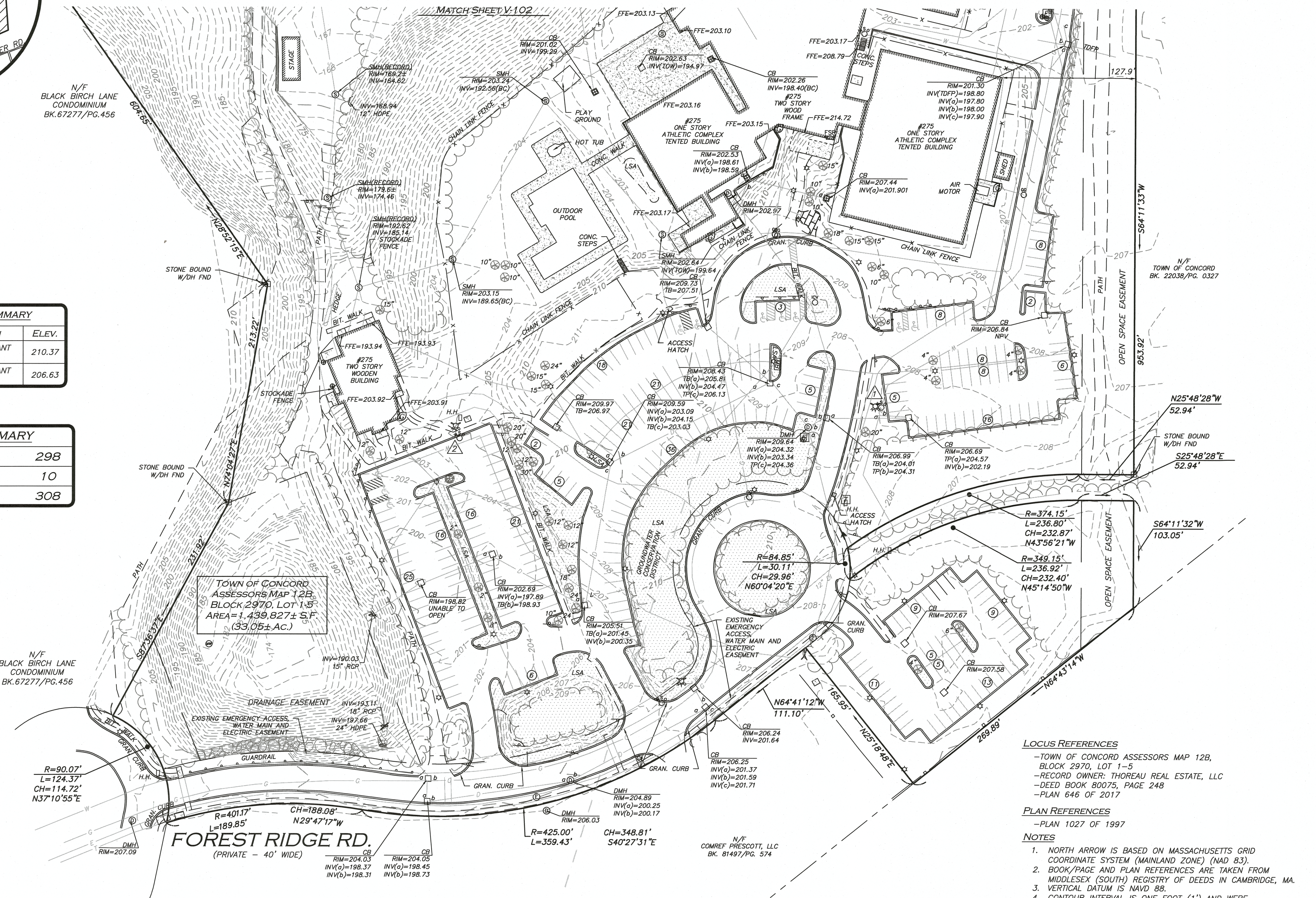
LOCUS MAP
(NOT TO SCALE)

N/F
BLACK BIRCH LANE
CONDOMINIUM
BK. 67277/PG. 456

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	X-CUT ON HYDRANT FLANGE BOLT	210.37
2	X-CUT ON HYDRANT FLANGE BOLT	206.63

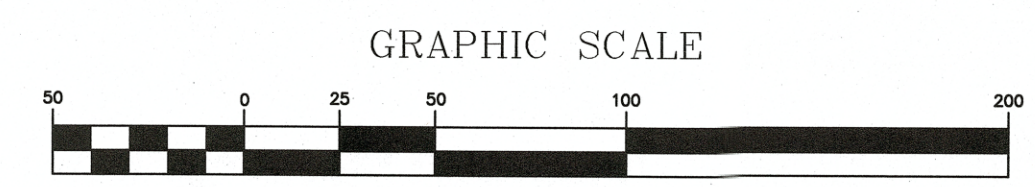
PARKING SUMMARY	
STANDARD STALLS	298
HANDICAPPED STALLS	10
TOTAL STALLS	308

N/F
BLACK BIRCH LANE
CONDOMINIUM
BK. 67277/PG. 456



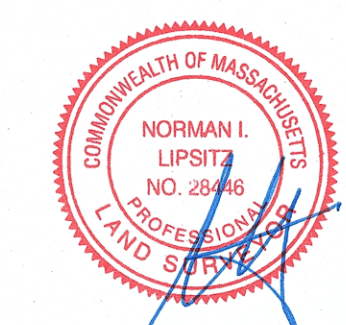
FOREST RIDGE RD.
(PRIVATE - 40' WIDE)

- LOCUS REFERENCES**
- TOWN OF CONCORD ASSESSORS MAP 12B, BLOCK 2970, LOT 1-5
 - RECORD OWNER: THOREAU REAL ESTATE, LLC
 - DEED BOOK 80075, PAGE 248
 - PLAN 646 OF 2017
- PLAN REFERENCES**
- PLAN 1027 OF 1997
- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
 - VERTICAL DATUM IS NAVD 88.
 - CONTOUR INTERVAL IS ONE FOOT (1') AND WERE ESTABLISHED USING RTK GPS OBSERVATION.
 - ALL CURB SHOWN HERE ON IS BITUMINOUS UNLESS OTHERWISE NOTED.
 - SEE SHEET V-102 FOR LEGEND.



WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 20, 2023 AND OCTOBER 24, 2023.

Allen & Major
Dec 20, 2023
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



12/20/23

REV	DATE	DESCRIPTION
1	12/12/23	VARIOUS REVISIONS

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01A DATE: 11/1/23

SCALE: 1" = 50' DWG. NAME: S-3172-01A-EC

DRAFTED BY: KMB CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

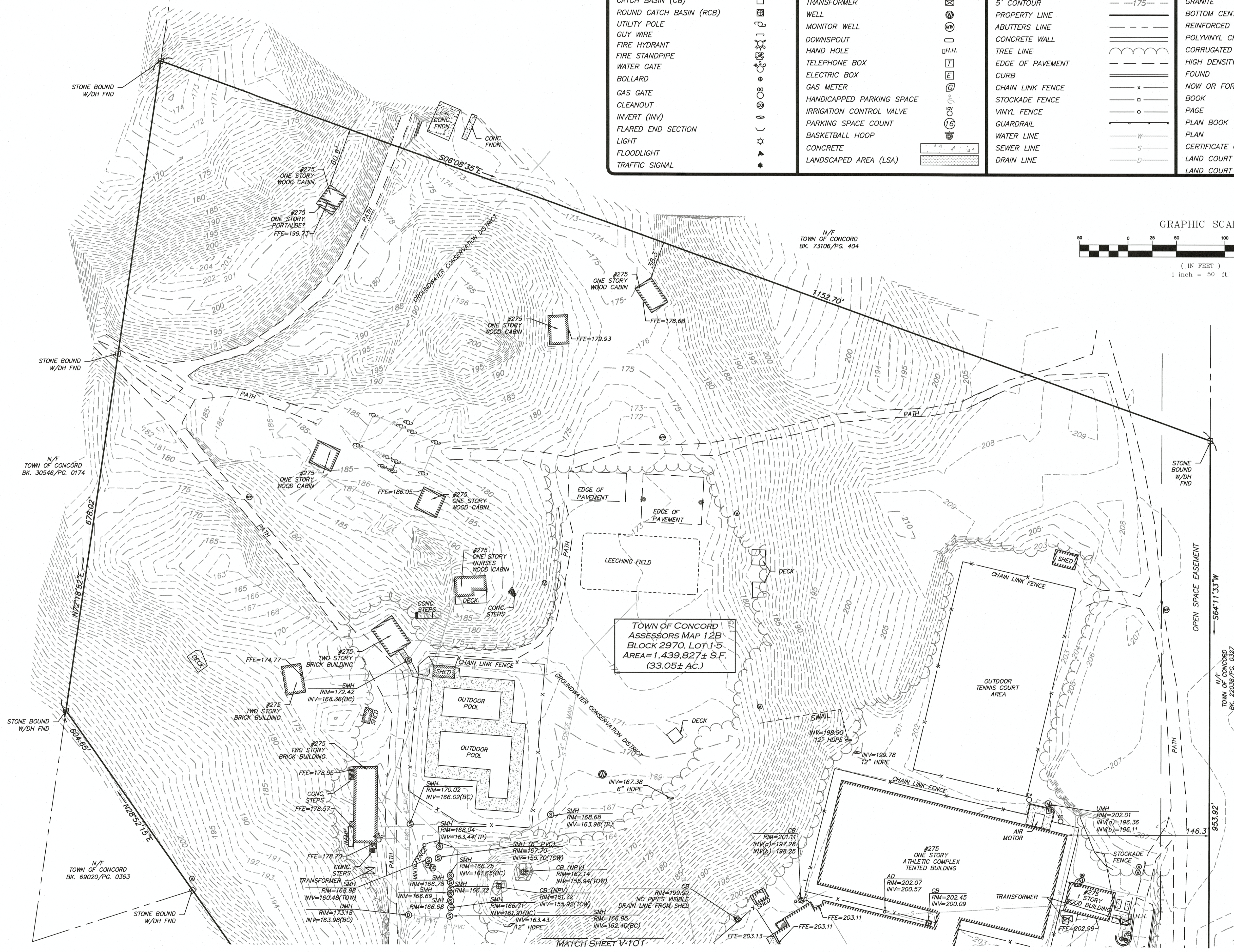
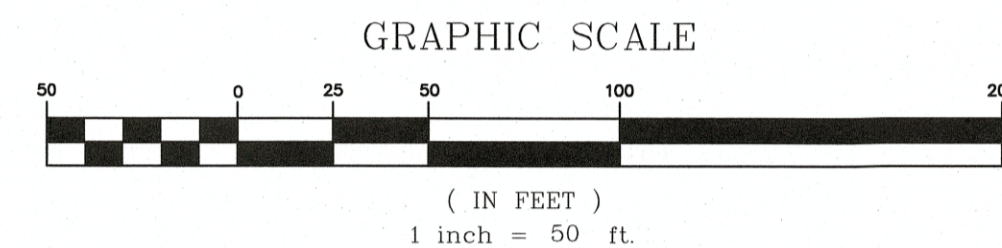
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS/CUSTOMERS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **EXISTING CONDITION** SHEET No. **V-101**

NOTES
 1. SEE SHEET V-101 FOR NOTES, REFERENCES, AND LOCUS MAP.

LEGEND

STONE BOUND (SB)	□	TREE	⊗	RIP-RAP	▨	GAS LINE	—G—
IRON ROD (IR)	○	BUSH / SHRUB	⊗	BRICK	▨	ELECTRIC LINE	—E—
PK NAIL	⊙	VENT	⊕	BUILDING	▨	OVERHEAD WIRES	—OHW—
DRAIN MANHOLE (DMH)	⊕	AREA DRAIN	⊕	BUILDING OVERHANG	▨	FINISHED FLOOR ELEVATION	FFE
SEWER MANHOLE (SMH)	⊕	SIGN	⊕	EASEMENT LINE	▨	BITUMINOUS	BIT.
MISC. MANHOLE (MH)	⊕	MAILBOX	⊕	1' CONTOUR	—176—	CONCRETE	CONC.
CATCH BASIN (CB)	⊕	TRANSFORMER	⊕	5' CONTOUR	—175—	GRANITE	GRAN.
ROUND CATCH BASIN (RCB)	⊕	WELL	⊕	PROPERTY LINE	▨	BOTTOM CENTER (BC)	(BC)
UTILITY POLE	⊕	MONITOR WELL	⊕	ABUTTERS LINE	▨	REINFORCED CONCRETE PIPE	RCP
GUY WIRE	⊕	DOWNSPOUT	⊕	CONCRETE WALL	▨	POLYVINYL CHLORIDE PIPE	PVC
FIRE HYDRANT	⊕	HAND HOLE	⊕	TREE LINE	▨	CORRUGATED METAL PIPE	CMP
FIRE STANDPIPE	⊕	TELEPHONE BOX	⊕	EDGE OF PAVEMENT	▨	HIGH DENSITY POLYETHYLENE PIPE	HDPE
WATER GATE	⊕	ELECTRIC BOX	⊕	CURB	▨	FOUND	FND
BOLLARD	⊕	GAS METER	⊕	CHAIN LINK FENCE	—x—	NOW OR FORMERLY	N/F
GAS GATE	⊕	HANDICAPPED PARKING SPACE	⊕	STOCKADE FENCE	—o—	BOOK	BK.
CLEANOUT	⊕	IRRIGATION CONTROL VALVE	⊕	VINYL FENCE	—o—	PAGE	PG.
INVERT (INV)	⊕	PARKING SPACE COUNT	⊕	GUARDRAIL	—w—	PLAN BOOK	PB.
FLARED END SECTION	⊕	BASKETBALL HOOP	⊕	WATER LINE	—w—	PLAN	PL.
LIGHT	⊕	CONCRETE	⊕	SEWER LINE	—s—	CERTIFICATE OF TITLE	COT
FLOODLIGHT	⊕	LANDSCAPED AREA (LSA)	⊕	DRAIN LINE	—d—	LAND COURT	L.C.
TRAFFIC SIGNAL	⊕					LAND COURT CASE	L.C.C.



WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 20, 2023 AND OCTOBER 24, 2023.

[Signature] Dec 20, 2023
 PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



[Signature] 12/20/23

1	12/12/23	VARIOUS REVISIONS
---	----------	-------------------

APPLICANT/OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01A DATE: 11/1/23

SCALE: 1" = 50' DWG. NAME: S-3172-01A-EC

DRAFTED BY: KMB CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY
 WOBURN, MA 01801-8501
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH
 THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EXISTING CONDITION SHEET No. V-102

NOTES

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
- ZONING DISTRICT IS LIMITED INDUSTRIAL PARK 2 AND THE GROUND WATER CONSERVATION DISTRICT.
- OVERALL LOT SIZE: 33.73± ACRES
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
- ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AB REGULATIONS.
- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

- THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.
- DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFF-SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

- EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
- ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
- TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
- ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
- IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
- ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
- ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

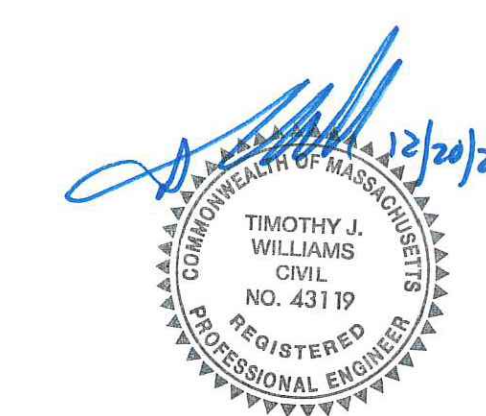
UTILITY NOTES:

- THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - DRAIN - HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
- BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10

- FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
 - ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 - DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ABBREVIATIONS

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



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:

THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: NONE DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: ABBREVIATIONS & NOTES SHEET No. C-001

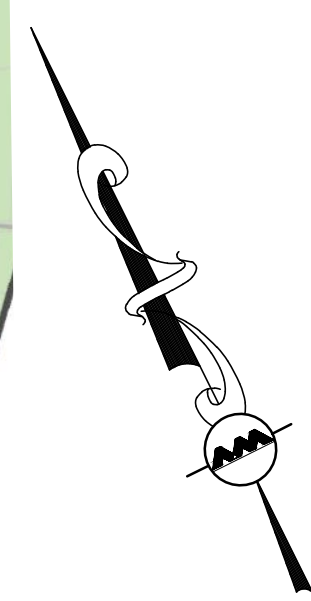
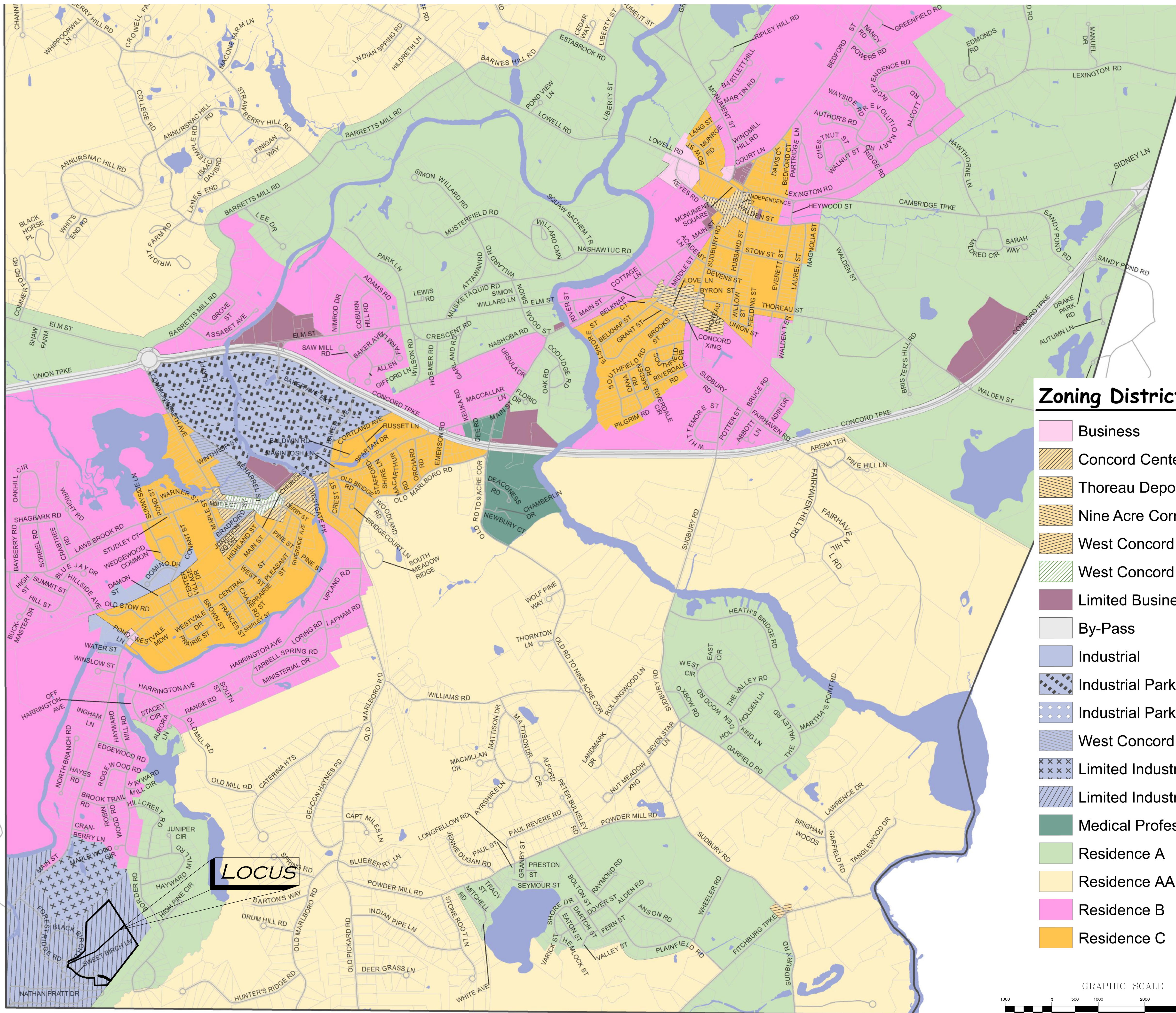
Copyright © 2022 Allen & Major Associates, Inc. All Rights Reserved

DIG SAFE



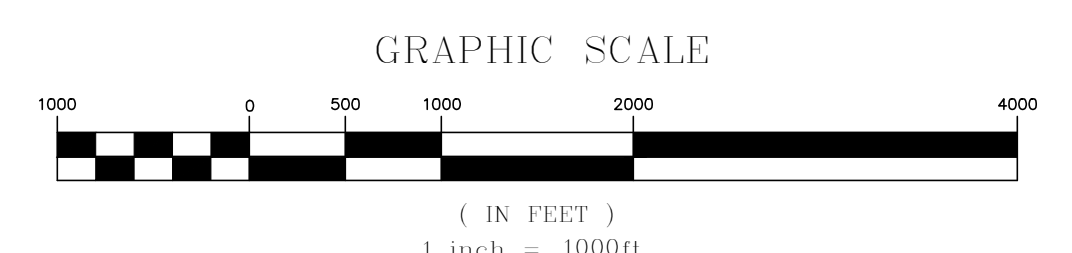
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\3172-01_1000 SCALE LOCUS PLAN.DWG



Zoning Districts

- Business
- Concord Center Business
- Thoreau Depot Business
- Nine Acre Corner Business
- West Concord Business
- West Concord Village
- Limited Business
- By-Pass
- Industrial
- Industrial Park A
- Industrial Park B
- West Concord Industrial
- Limited Industrial Park 1
- Limited Industrial Park 2
- Medical Professional
- Residence A
- Residence AA
- Residence B
- Residence C



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023
 SCALE: 1" = 1000' DWG. NAME: C-3172-01
 DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

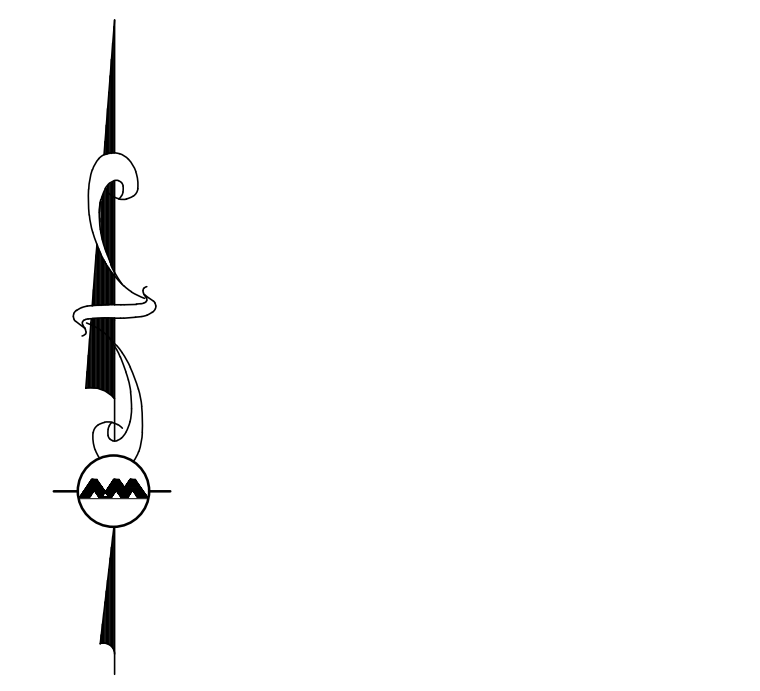
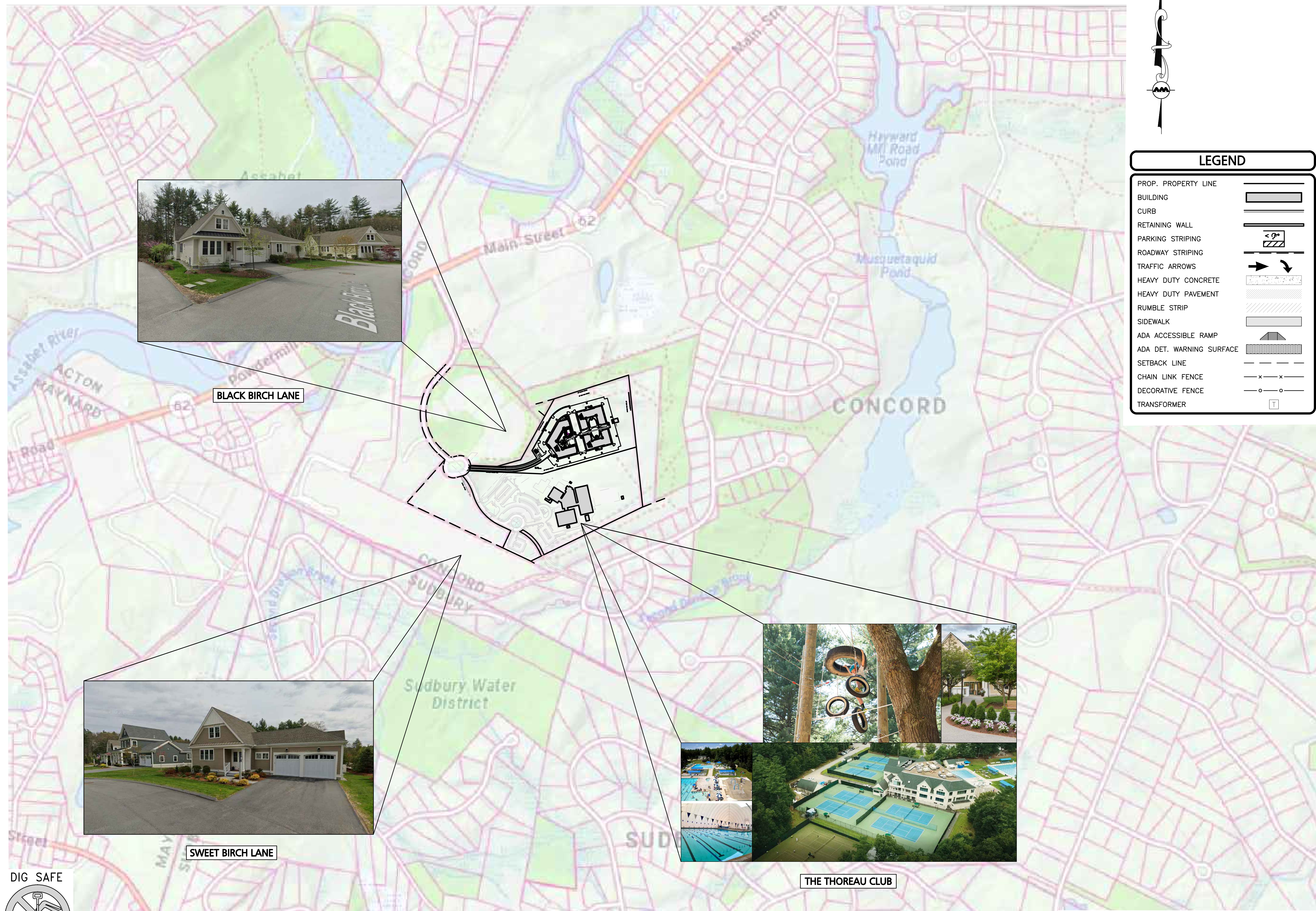
ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 w w a l l e m a j o r . c o m
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **LOCUS PLAN** SHEET No. **C-100A**
Copyright © 2023 Allen & Major Associates, Inc. All Rights Reserved.

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01_400_SCALELOCUS_PLAN.DWG



LEGEND	
PROP. PROPERTY LINE	
BUILDING	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
RUMBLE STRIP	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SETBACK LINE	
CHAIN LINK FENCE	
DECORATIVE FENCE	
TRANSFORMER	



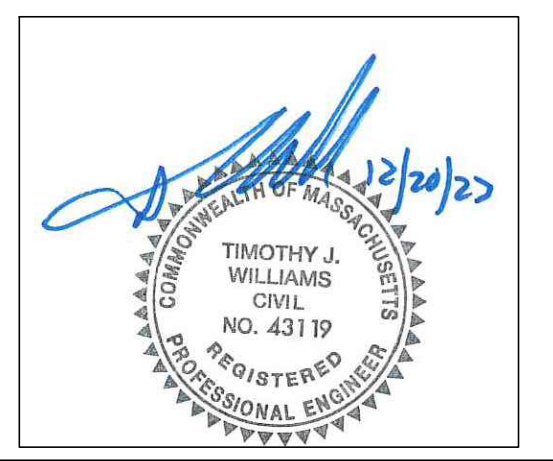
BLACK BIRCH LANE



SWEET BIRCH LANE



THE THOREAU CLUB



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023
 SCALE: 1" = 400' DWG. NAME: C-3172-01
 DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 w o r n a l l e n a j o r . c o m
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

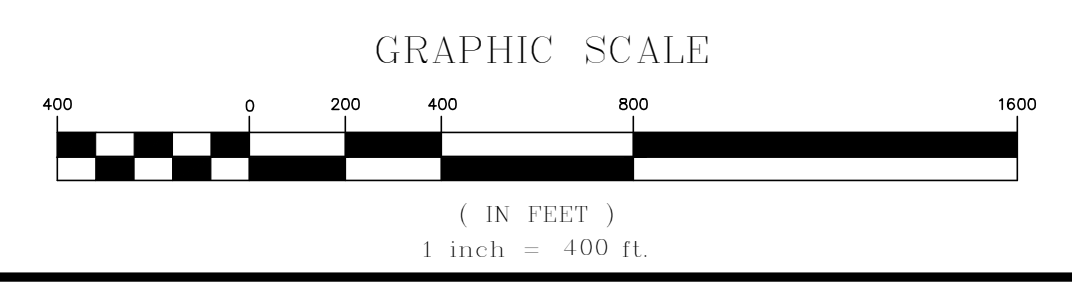
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

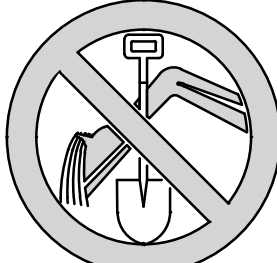
DRAWING TITLE: **LOCUS PLAN** SHEET No. **C-100B**

DIG SAFE

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



DIG SAFE



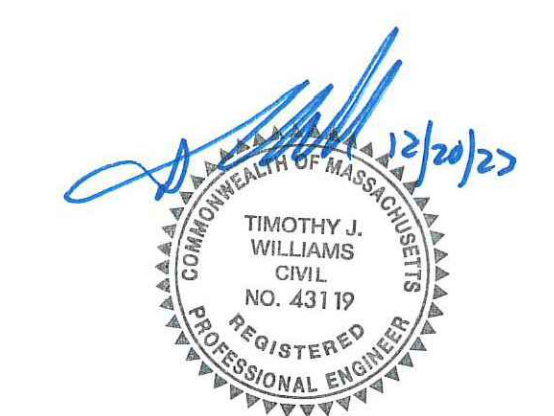
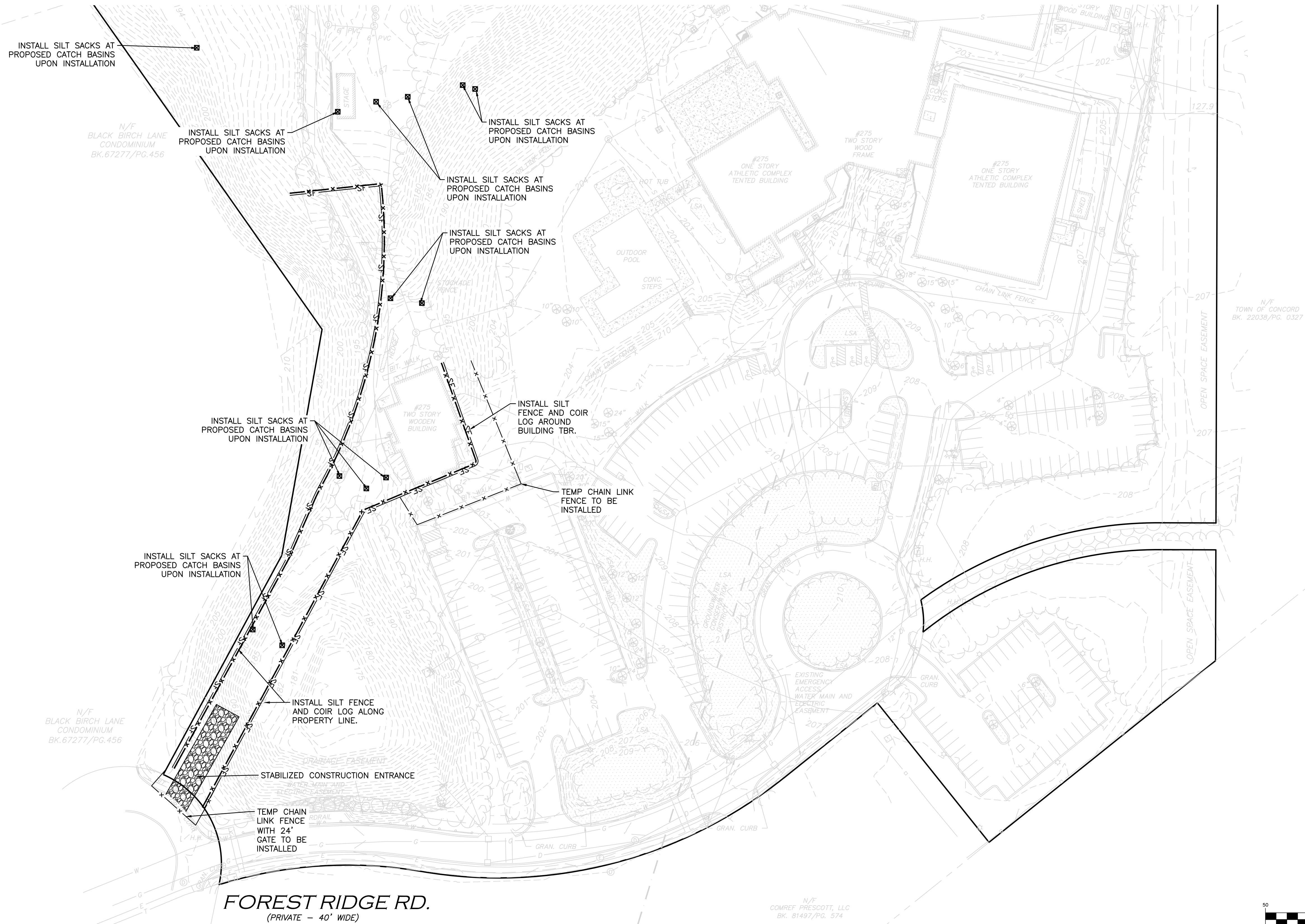
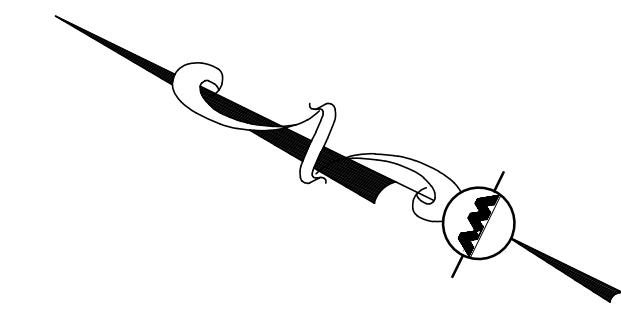
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

LEGEND

SILT FENCE	—SF—
TUBULAR BARRIER	—x—x—
STOCKPILE/STAGING AREA	[Hatched Box]
CATCH BASIN FILTER	☒
CONSTRUCTION FENCE	—x—x—
STABILIZED ENTRANCE	[Stippled Box]

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
DIGSAFE: 1-888-344-7233



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

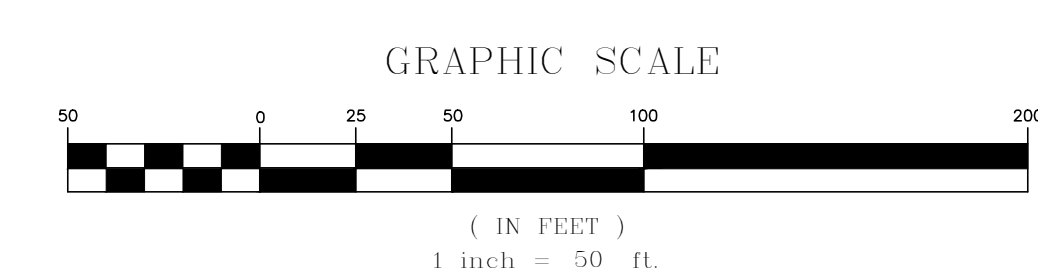
PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EROSION CONTROL PLAN
SHEET No. C-101A



N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01-EROSION CONTROL.DWG

N/F BLACK BIRCH LANE CONDOMINIUM BK.67277/PG.456

N/F BLACK BIRCH LANE CONDOMINIUM BK.67277/PG.456

N/F COMREF PRESCOTT, LLC BK. 81497/PG. 574

N/F TOWN OF CONCORD BK. 22038/PG. 0327

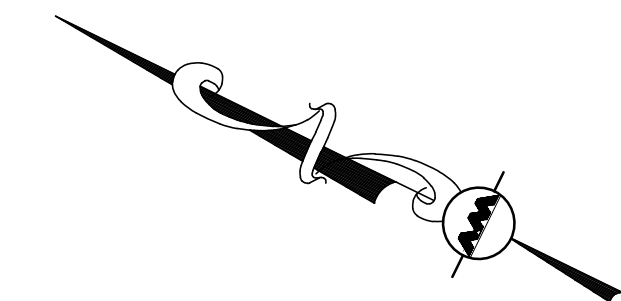
DIG SAFE



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

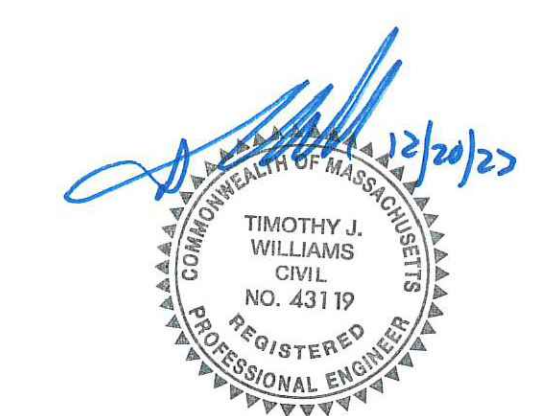
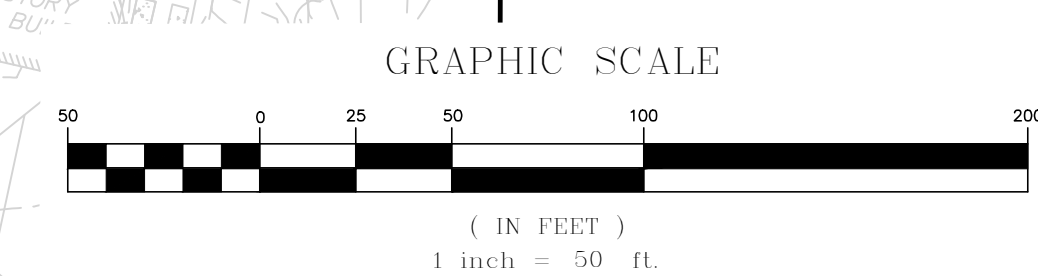
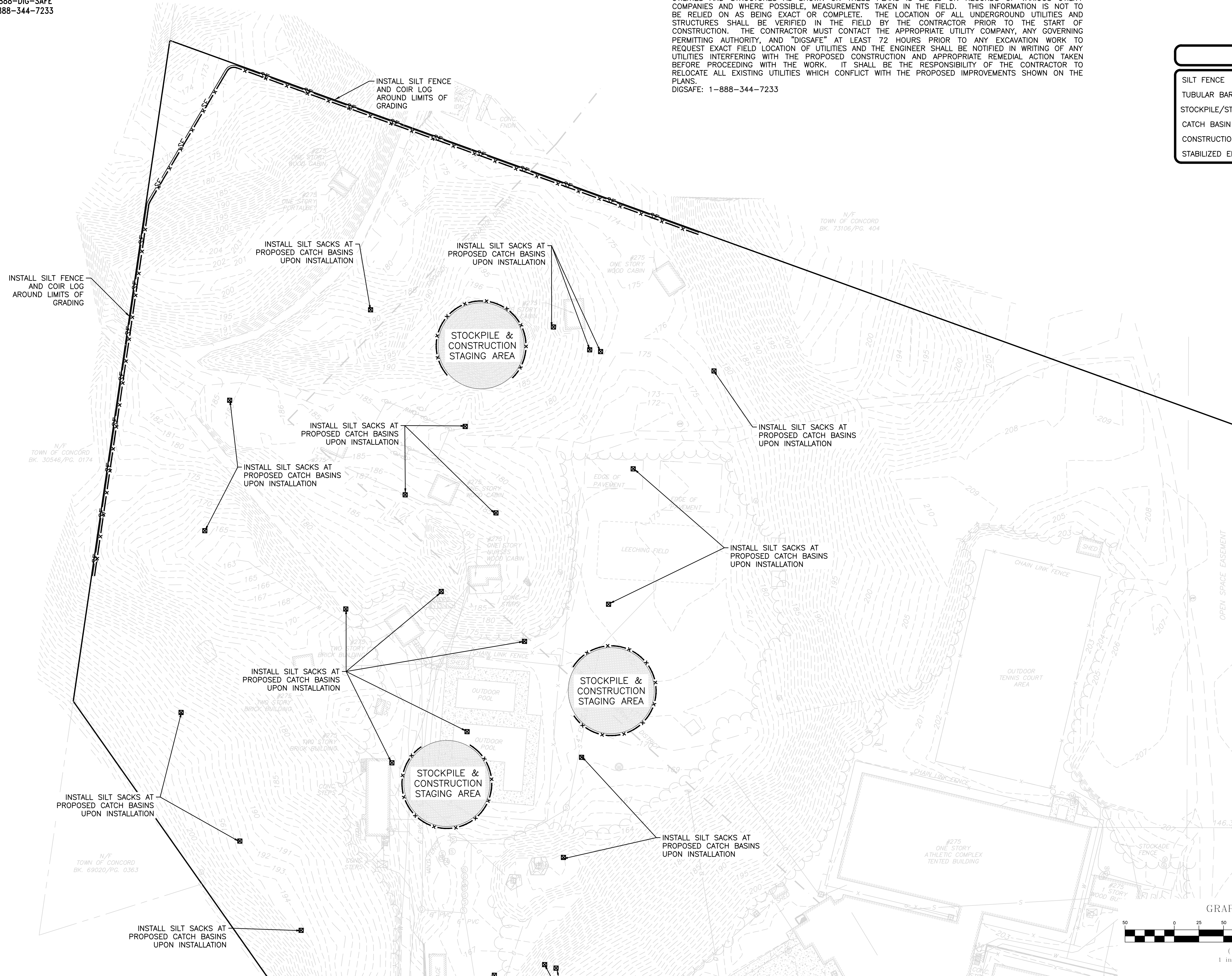
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE DIGSAFE: 1-888-344-7233



LEGEND

SILT FENCE	—SF—
TUBULAR BARRIER	—x—x—
STOCKPILE/STAGING AREA	
CATCH BASIN FILTER	⊠
CONSTRUCTION FENCE	—x—x—
STABILIZED ENTRANCE	



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **EROSION CONTROL PLAN** SHEET No. **C-101B**

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01-EROSION CONTROL.DWG

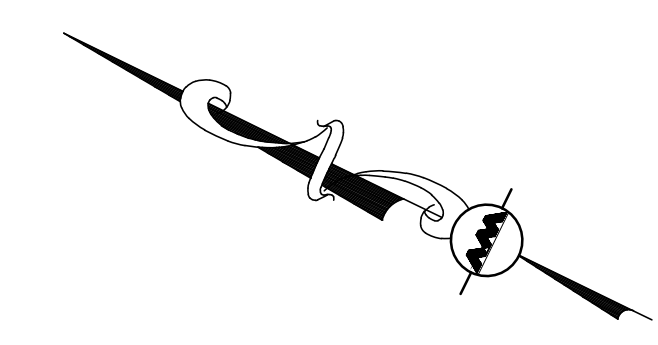
DIG SAFE



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

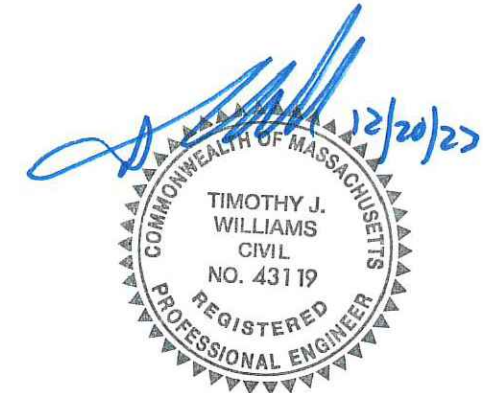
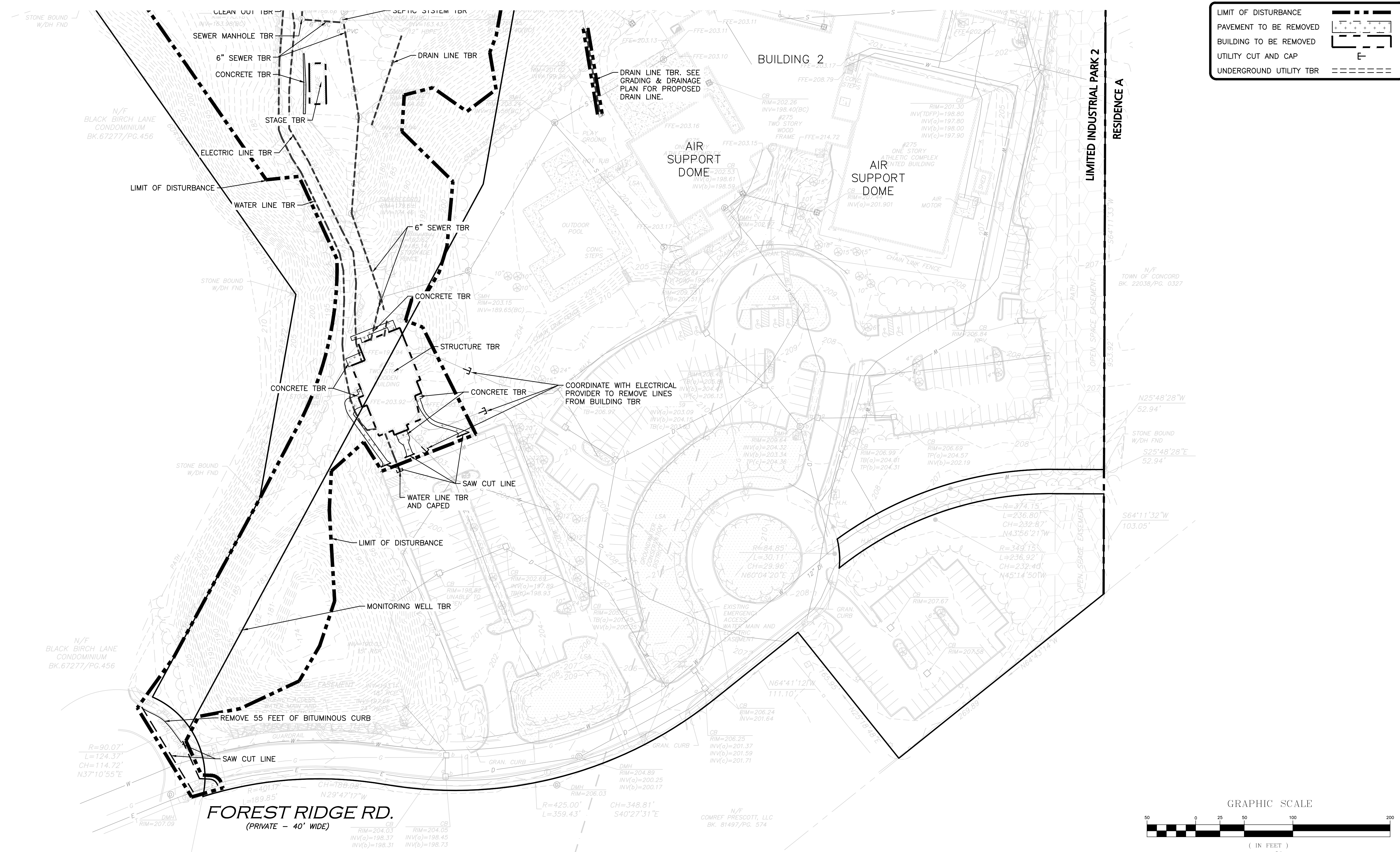
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50'.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
DIGSAFE: 1-888-344-7233
4. CONTRACTOR TO ENSURE MINIMUM COVER IS MAINTAINED AT ALL TIMES, BOTH DURING AND POST CONSTRUCTION, OVER EXISTING UTILITIES TO REMAIN. CONTRACTOR TO NOTIFY ENGINEER SHOULD PROPER COVER NOT BE POSSIBLE AFTER ESTABLISHING BURIAL DEPTHS OF EXISTING UNDERGROUND UTILITIES.



LEGEND

- LIMIT OF DISTURBANCE [Symbol: Dashed line]
- PAVEMENT TO BE REMOVED [Symbol: Stippled area]
- BUILDING TO BE REMOVED [Symbol: Dotted area]
- UTILITY CUT AND CAP [Symbol: T-shaped symbol]
- UNDERGROUND UTILITY TBR [Symbol: Dashed line with cross-ticks]



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: 1" = 50' DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **SITE PREPARATION PLAN** SHEET No. **C-102A**

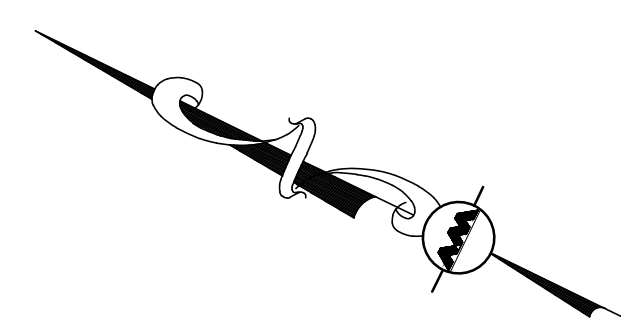
N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - SITE-PREP.DWG

DIG SAFE



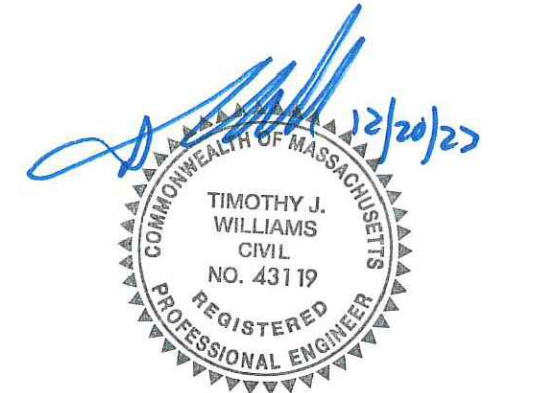
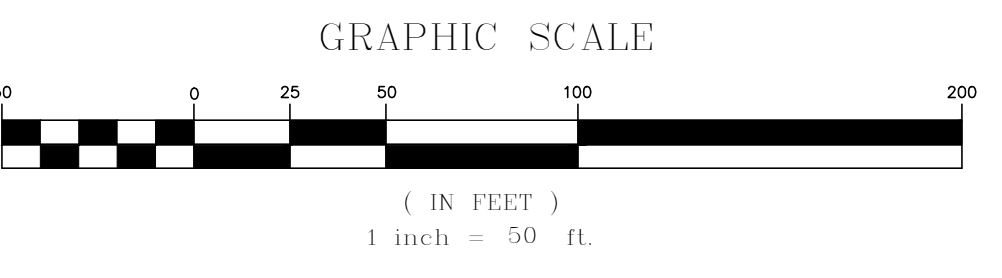
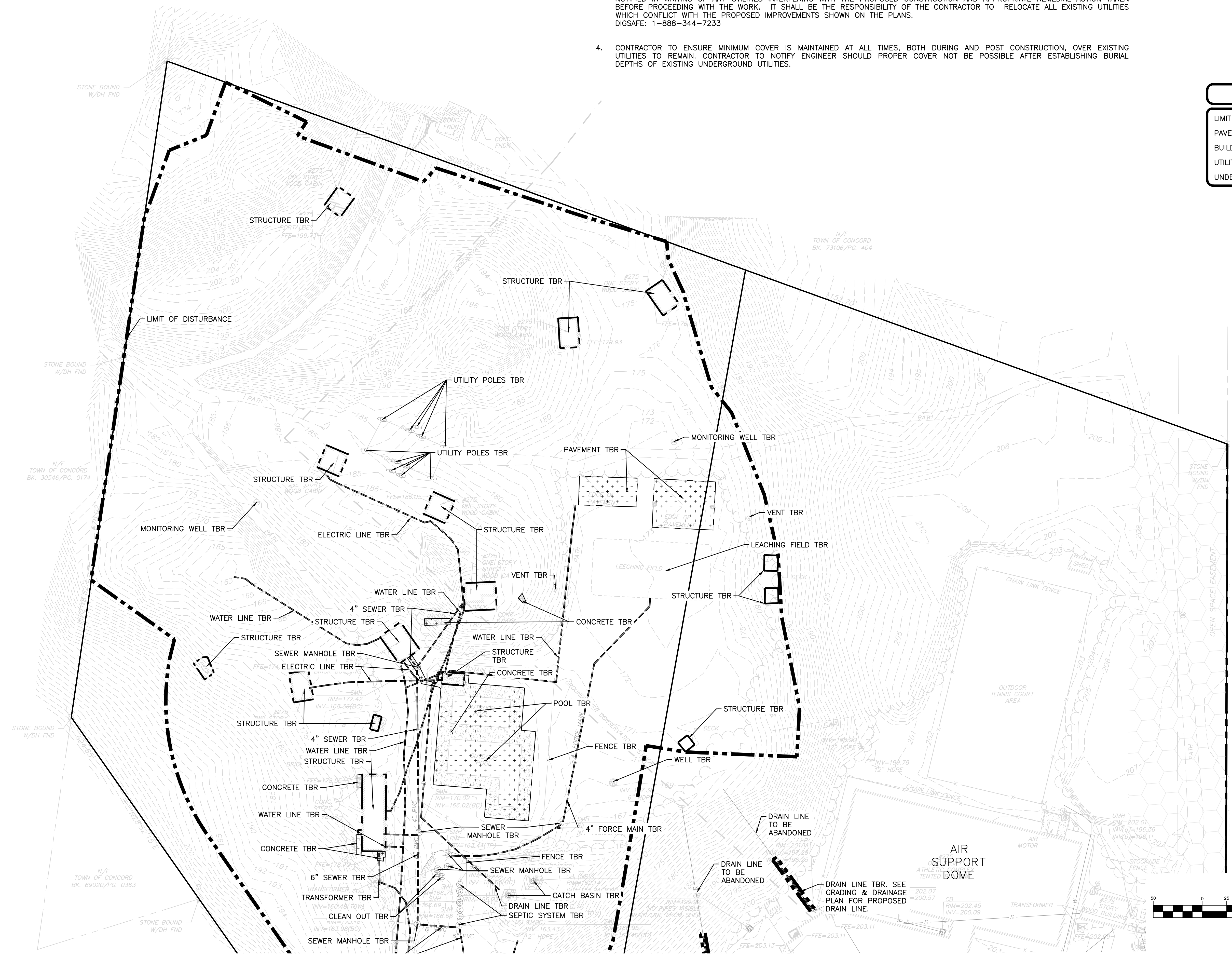
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

- NOTES:**
1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50'.
 3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIGSAFE: 1-888-344-7233
 4. CONTRACTOR TO ENSURE MINIMUM COVER IS MAINTAINED AT ALL TIMES, BOTH DURING AND POST CONSTRUCTION, OVER EXISTING UTILITIES TO REMAIN. CONTRACTOR TO NOTIFY ENGINEER SHOULD PROPER COVER NOT BE POSSIBLE AFTER ESTABLISHING BURIAL DEPTHS OF EXISTING UNDERGROUND UTILITIES.



LEGEND

- LIMIT OF DISTURBANCE: [Dashed line symbol]
- PAVEMENT TO BE REMOVED: [Stippled area symbol]
- BUILDING TO BE REMOVED: [Dotted area symbol]
- UTILITY CUT AND CAP: [Line with 'E' symbol]
- UNDERGROUND UTILITY TBR: [Dashed line symbol]



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

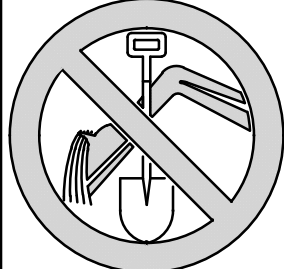
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **SITE PREPARATION PLAN** SHEET No. **C-102B**

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - SITE-PREP.DWG

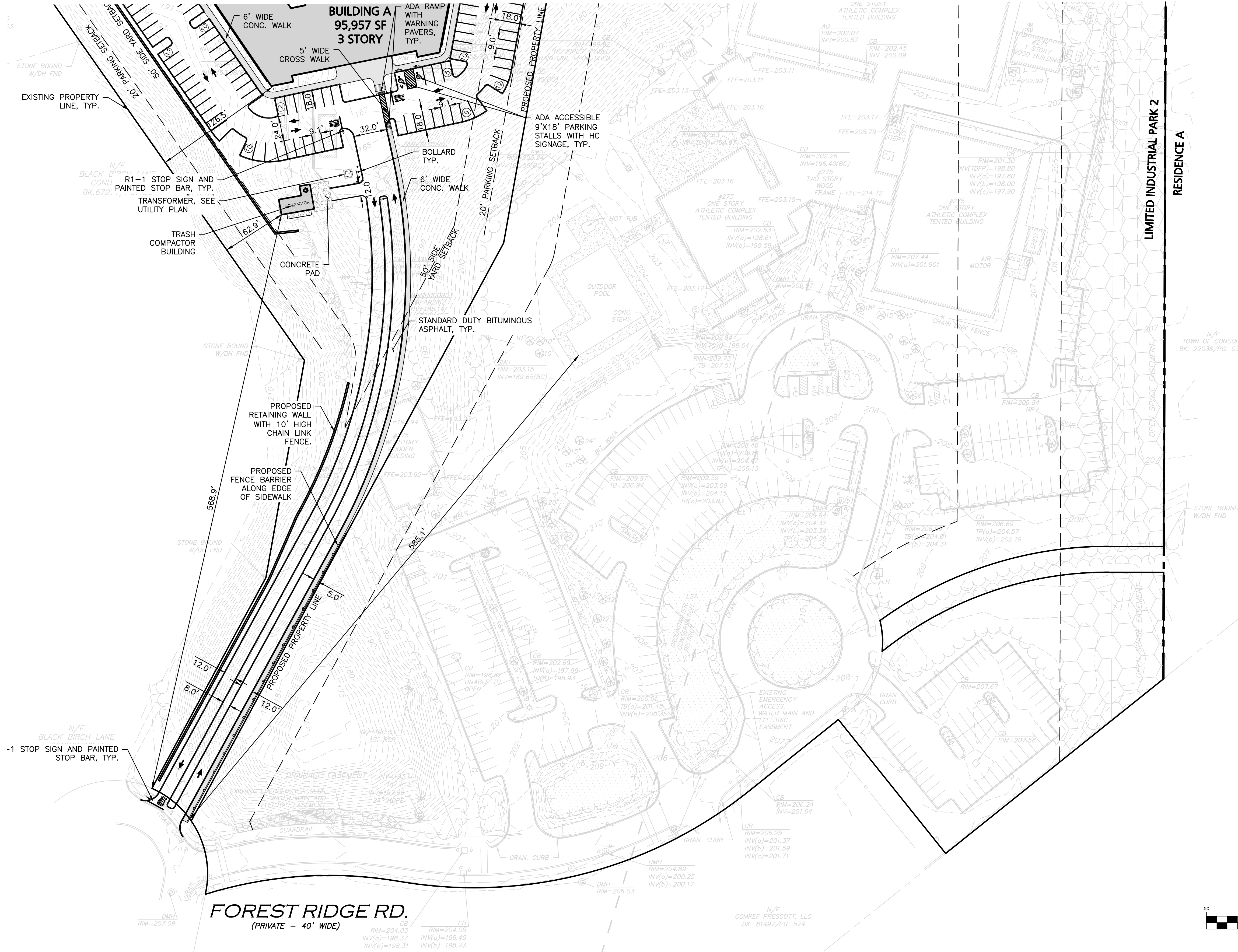
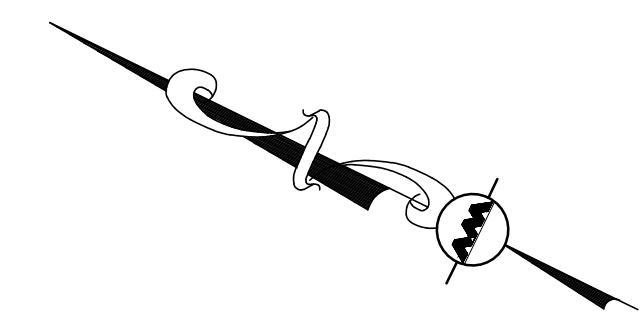
DIG SAFE



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

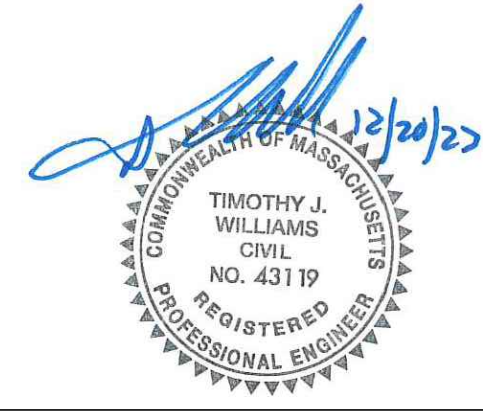
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50'.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIGSAFE: 1-888-344-7233
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL CURBING SHALL BE EXTRUDED CONCRETE W/MONOLITHIC CURING ALONG SIDEWALKS UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL BE 6 FEET MINIMUM WIDTH UNLESS OTHERWISE NOTED.



LEGEND

- PROP. PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- CURB
- RETAINING WALL
- PARKING STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- SIDEWALK
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- GRAVEL ACCESS
- SETBACK LINE
- PARKING COUNT
- CHAIN LINK FENCE
- TRANSFORMER
- TREE LINE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

PREPARED BY:



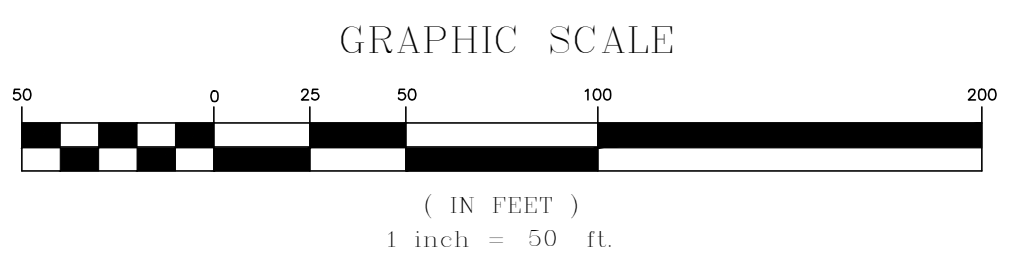
ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

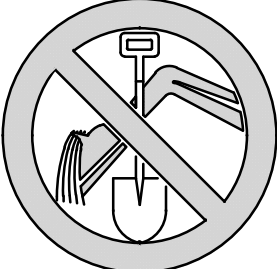
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **LAYOUT & MATERIALS PLAN**
SHEET No. **C-103A**



N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - LAYOUT & MATERIALS.DWG

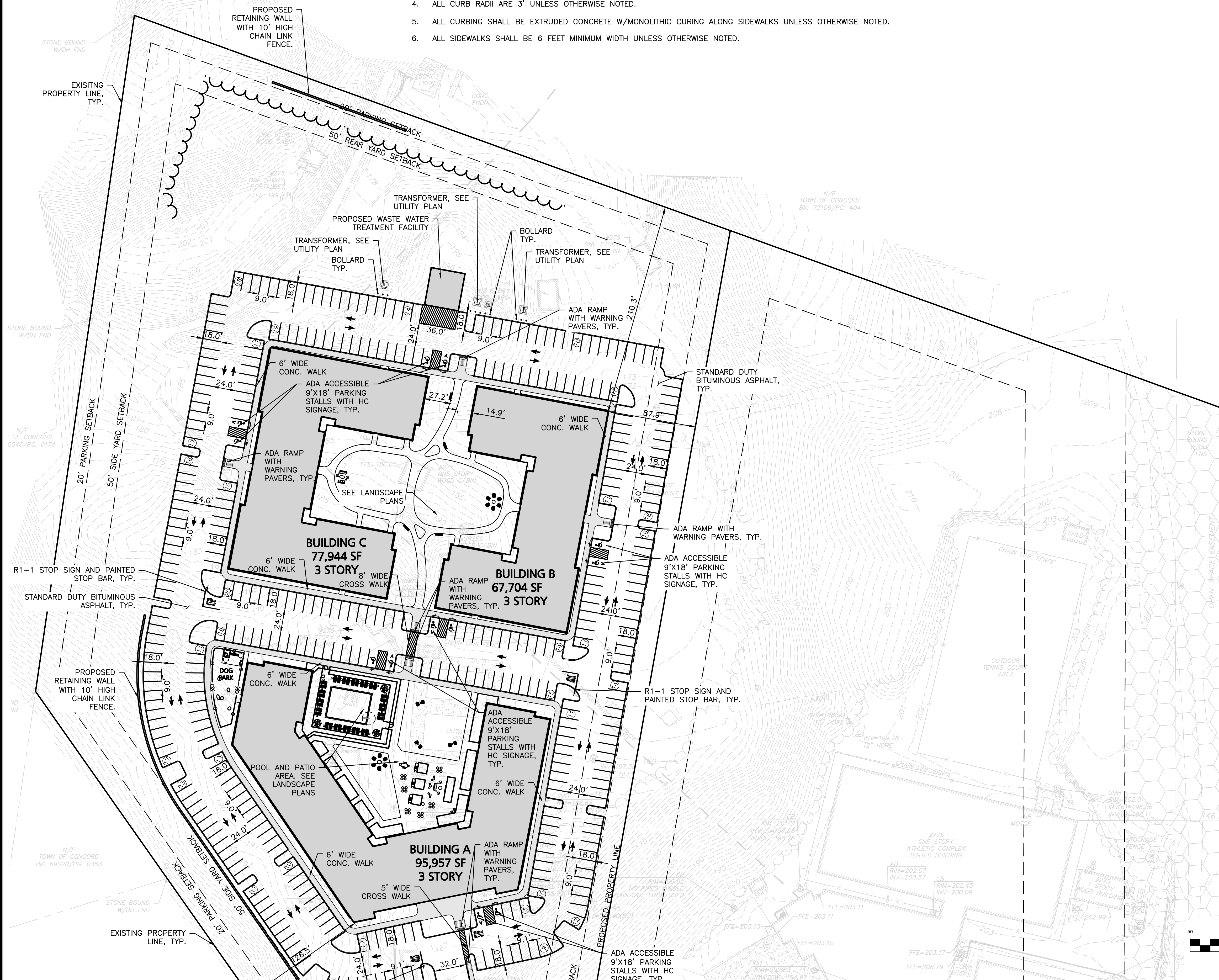
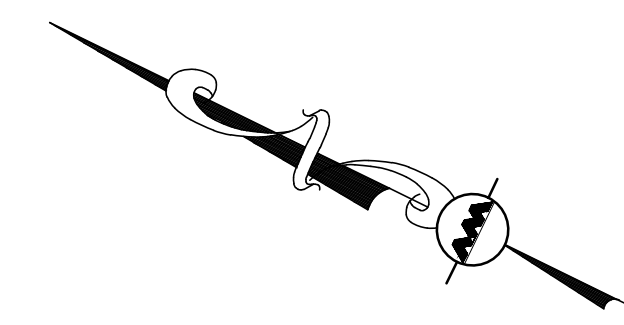
DIG SAFE



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

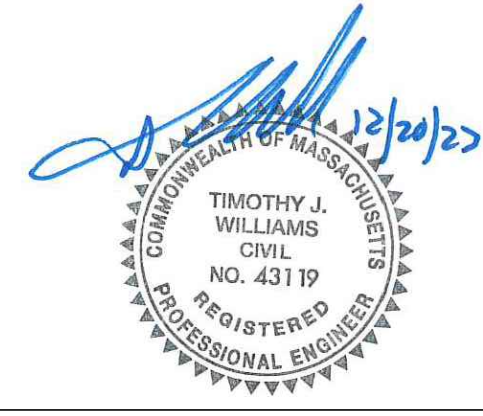
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50'.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIGSAFE: 1-888-344-7233
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL CURBING SHALL BE EXTRUDED CONCRETE W/MONOLITHIC CURING ALONG SIDEWALKS UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL BE 6 FEET MINIMUM WIDTH UNLESS OTHERWISE NOTED.



LEGEND

- PROP. PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- CURB
- RETAINING WALL
- PARKING STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- SIDEWALK
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- GRAVEL ACCESS
- SETBACK LINE
- PARKING COUNT
- CHAIN LINK FENCE
- TRANSFORMER
- TREE LINE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

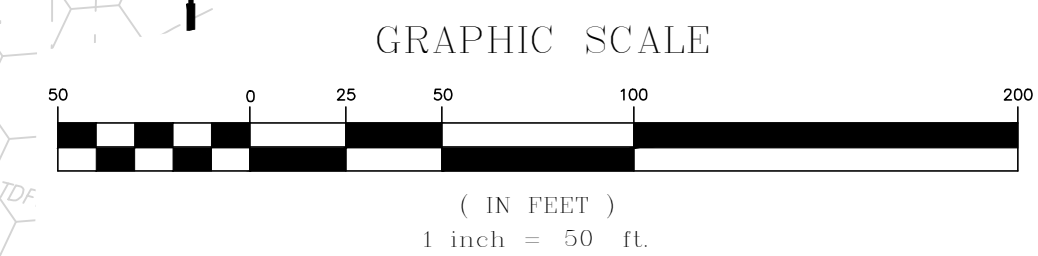
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-103B**



N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - LAYOUT & MATERIALS.DWG

OFF-STREET PARKING SUMMARY - LOT 5F2

USE: TENNIS COURTS
 3 SPACES PER COURT PLUS (1) SPACE PER EMPLOYEE ON THE LARGEST SHIFT
 11 TENNIS COURTS * 3 + 12 EMPLOYEES = 45 SPACES

SWIMMING POOL
 1 SPACES PER 75 SQUARE FEET OF GROSS WATER AREA
 9,202 SQ.FT. OF WATER AREA = 123 SPACES

FITNESS CLUB
 1 SPACES PER 250 SQUARE FEET OF GROSS FLOOR AREA
 21,900 SQ.FT. / 250 = 88 SPACES

OUTDOOR RECREATIONAL FACILITY
 1 SPACES PER 4 PERSONS GENERALLY EXPECTED ON THE PREMISES AT ONE TIME
 125 PERSONS = 32 SPACES

TOTAL REQUIRED = 288

ADA REQUIRED: 7 TOTAL PARKING STALLS SHALL BE ACCESSIBLE
 (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

ADA PROVIDED: 10 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
300	10	310	288

DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK2 (LIP2)

ITEM	REQUIRED/ALLOWED	EXISTING	LOT 5F1	LOT 5F2
LOT AREA MINIMUM	217,800± S.F. 5.0± ACRES	1,439,826± S.F. 33.05± ACRES	570,160± S.F. 13.09± ACRES	869,666± S.F. 19.96± ACRES
FRONTAGE (MIN)	50 FEET	122.5 FEET	50 FEET	74.4 FEET
FRONT YARD (MIN)	50 FEET	352± FEET	568.4± FEET	585.1± FEET
SIDE YARD (MIN)	50 FEET	68.9 FEET	71.3 FEET	65.6 FEET
SIDE YARD (MIN) ABUTTING RESIDENTIAL DISTRICT	200 FEET	96.6* FEET	N/A	96.6* FEET
REAR YARD (MIN)	50 FEET	38.5 FEET	210.3 FEET	460.5± FEET
PARKING SETBACK (MIN)	20 FEET	<20 FEET*	>20 FEET	<20 FEET*
LOT COVERAGE (MAX.)	35%	274,114± S.F. 18.9%	410,838± S.F. 72%	248,265± S.F. 28.3%
BUILDING HEIGHT/STORIES (MAX.)	40'/3	26.2'/2	40'/3	26.2'/2
FLOOR AREA RATIO (MAX.)**	3,000 SQ.FT. PER ACRE 3,000 SQ.FT. * 5.0 AC. = 15,000	3,000 SQ.FT * 33.22 AC. = 99,660 (MAX.) 67,847 SQ.FT**	3,000 SQ.FT * 13.08 AC. = 39,240 (MAX.) 242,880 SQ.FT	3,000 SQ.FT * 20.1 AC. = 60,300 (MAX.) 60,188 SQ.FT**

*EXISTING NON-CONFORMING
 **DOES NOT INCLUDE SPORT DOMES.

NOTE:
 LOT 5F2 GROSS SQUARE FOOTAGE TAKEN FROM RECORD ALTA PLAN AND TOWN OF CONCORD ACCESSORS INFORMATION.

OFF-STREET PARKING SUMMARY - LOT 5F1

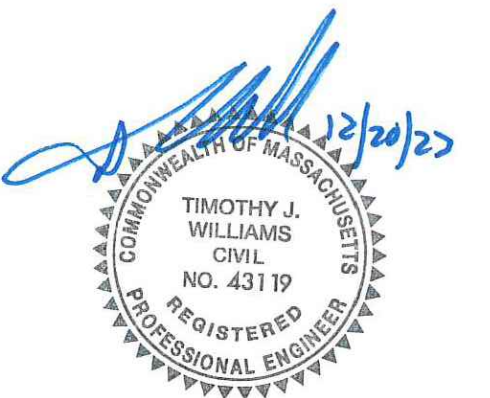
USE: MULTI-FAMILY RESIDENTIAL
 2 SPACES PER DWELLING UNIT
 216 DWELLING UNITS PROPOSED * 2 SPACES = 432 SPACES

ADA REQUIRED: 9 TOTAL PARKING STALLS SHALL BE ACCESSIBLE
 (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ADA ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
394	12	406	432

PROPOSED PARKING RATIO = 1.84 PER UNIT



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:
 THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
 THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: 1" = 50' DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

LAYOUT & MATERIALS PLAN C-103C

Copyright © 2023 Allen & Major Associates, Inc.
 All Rights Reserved

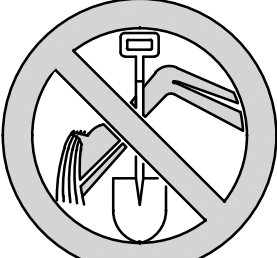
N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - LAYOUT & MATERIALS.DWG

DIG SAFE



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

DIG SAFE



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

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF CHELMSFORD AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE: 1-800-344-7233

4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITY CONNECTIONS SHOULD BE COORDINATED WITH THE MEP PRIOR TO CONSTRUCTION.
5. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR THE FINAL LOCATIONS OF PROPOSED ROOF DRAINS. LOCATIONS ARE SHOWN HEREON FOR COORDINATION PURPOSES ONLY.

10. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

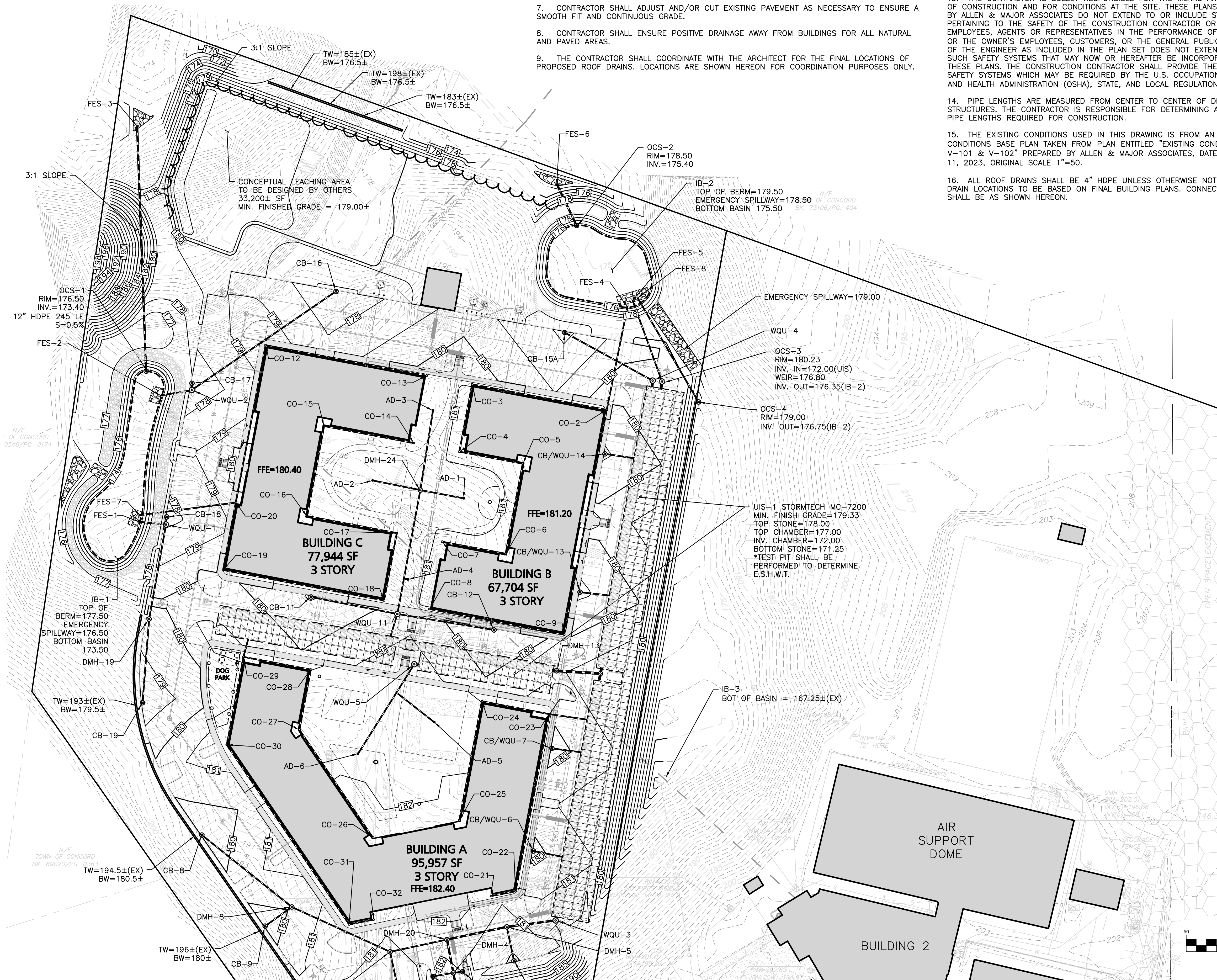
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
12. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY/TOWN MADOT, MADEP, MWRA, MUTCD, AND AASHTO.

13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

14. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF DRAINAGE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING APPROPRIATE PIPE LENGTHS REQUIRED FOR CONSTRUCTION.

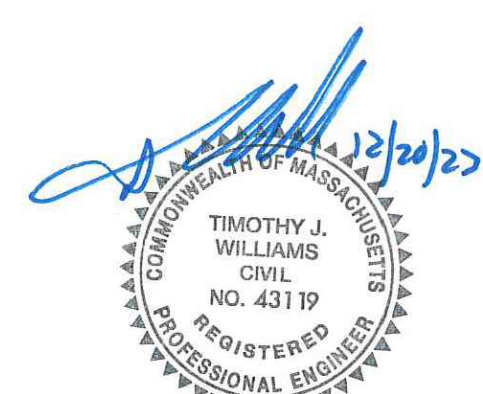
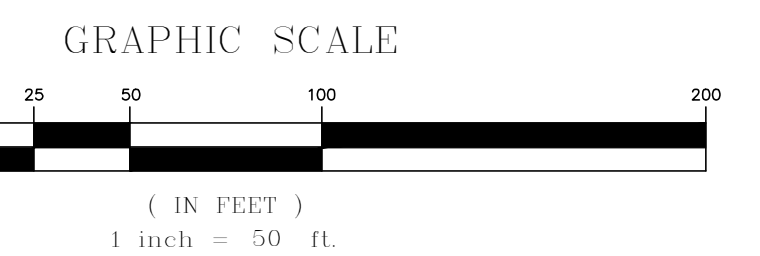
15. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50.

16. ALL ROOF DRAINS SHALL BE 4" HDPE UNLESS OTHERWISE NOTED. ROOF DRAIN LOCATIONS TO BE BASED ON FINAL BUILDING PLANS. CONNECTION POINTS SHALL BE AS SHOWN HEREON.



LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN - DOUBLE GRATE
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- HEADWALL
- 10' CONTOUR
- 2' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN
- FLOW DIRECTION



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: 1" = 50' DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

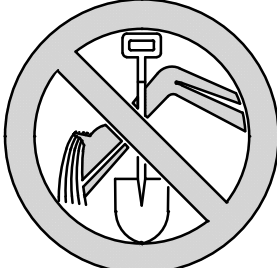
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-104B**

Copyright © 2023 Allen & Major Associates, Inc. All Rights Reserved

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - GRADING & DRAINAGE.DWG

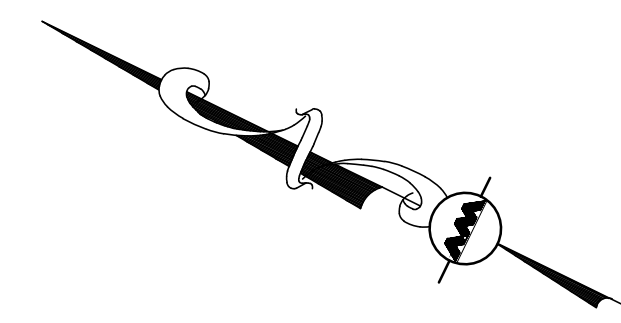
DIG SAFE



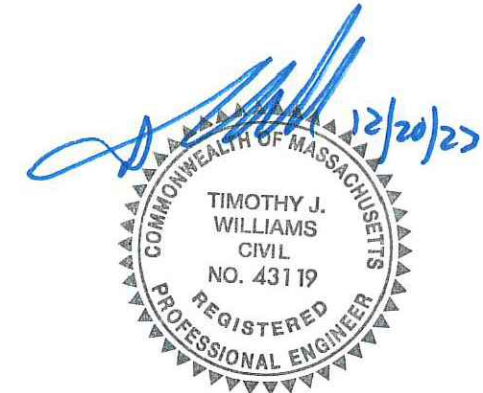
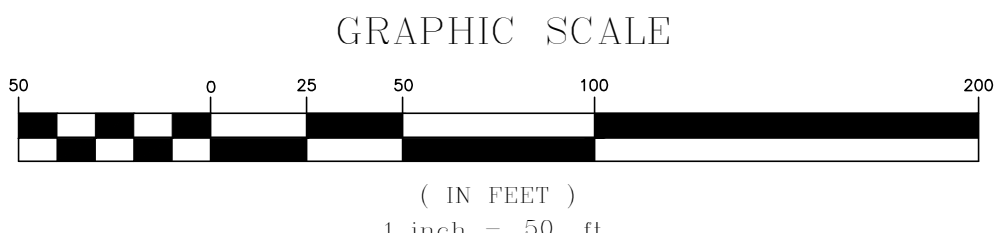
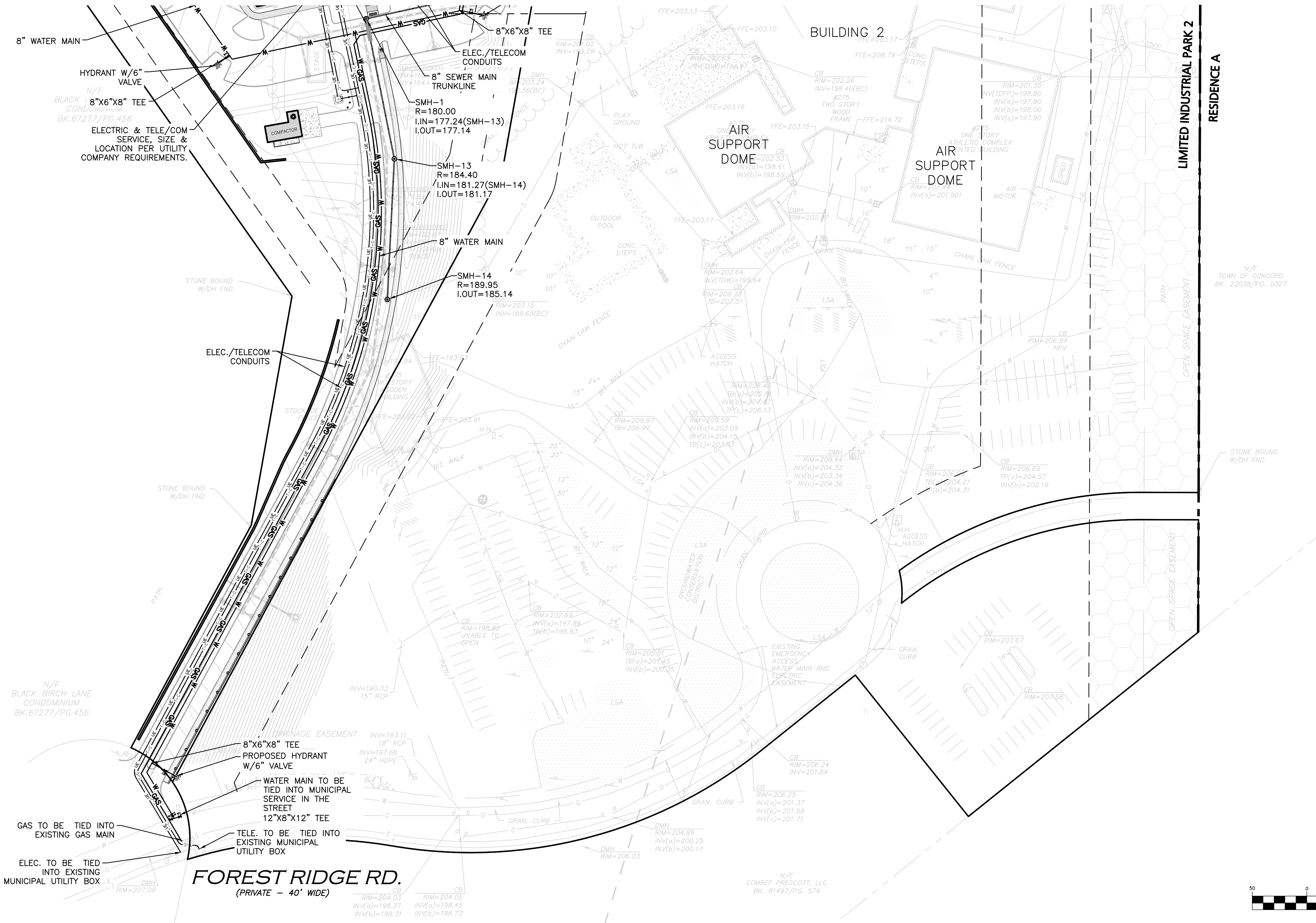
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITY CONNECTIONS SHOULD BE COORDINATED WITH THE MEP PRIOR TO CONSTRUCTION.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY/TOWN MADOT, MADEP, MWRA, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING APPROPRIATE PIPE LENGTHS REQUIRED FOR CONSTRUCTION.
- THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50'.
- ELECTRIC & TELE/DATA SERVICES SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR EXACT SIZE & LAYOUT OF DUCT BANKS.



LEGEND	
SEWER MANHOLE	⊙
ELECTRICAL CONDUIT	— E — E —
TELE/CABLE CONDUIT	— T/C — T/C —
SEWER LINE	— S — S —
SEWER FORCEMAIN	— FM —
CONCRETE PIPE ENCASUREMENT	▬
WATER LINE	— W —
WATER (FIRE SERVICE)	— W-F —
WATER (DOMESTIC SERVICE)	— W-D —
WATER VALVE	⊕
HYDRANT	⊕



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023
SCALE: 1" = 50' DWG. NAME: C-3172-01
DESIGNED BY: BP CHECKED BY: TJW

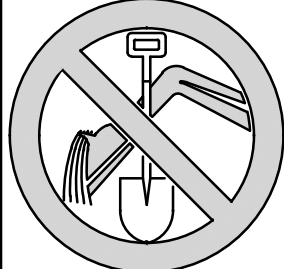
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
UTILITIES PLAN	C-105A

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - UTILITIES.DWG

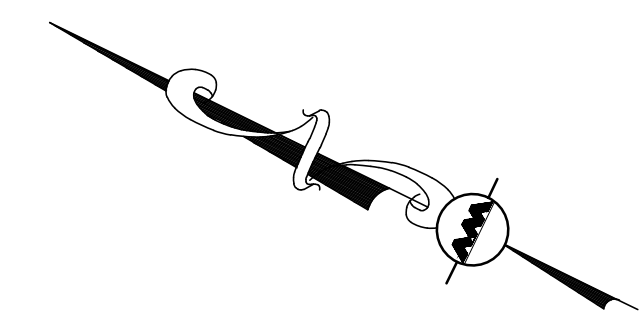
DIG SAFE



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

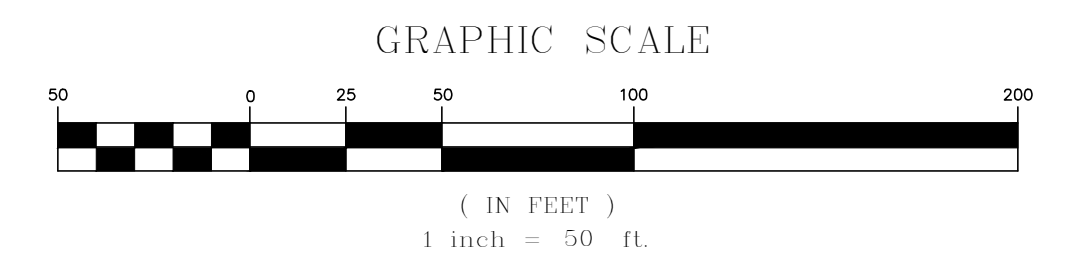
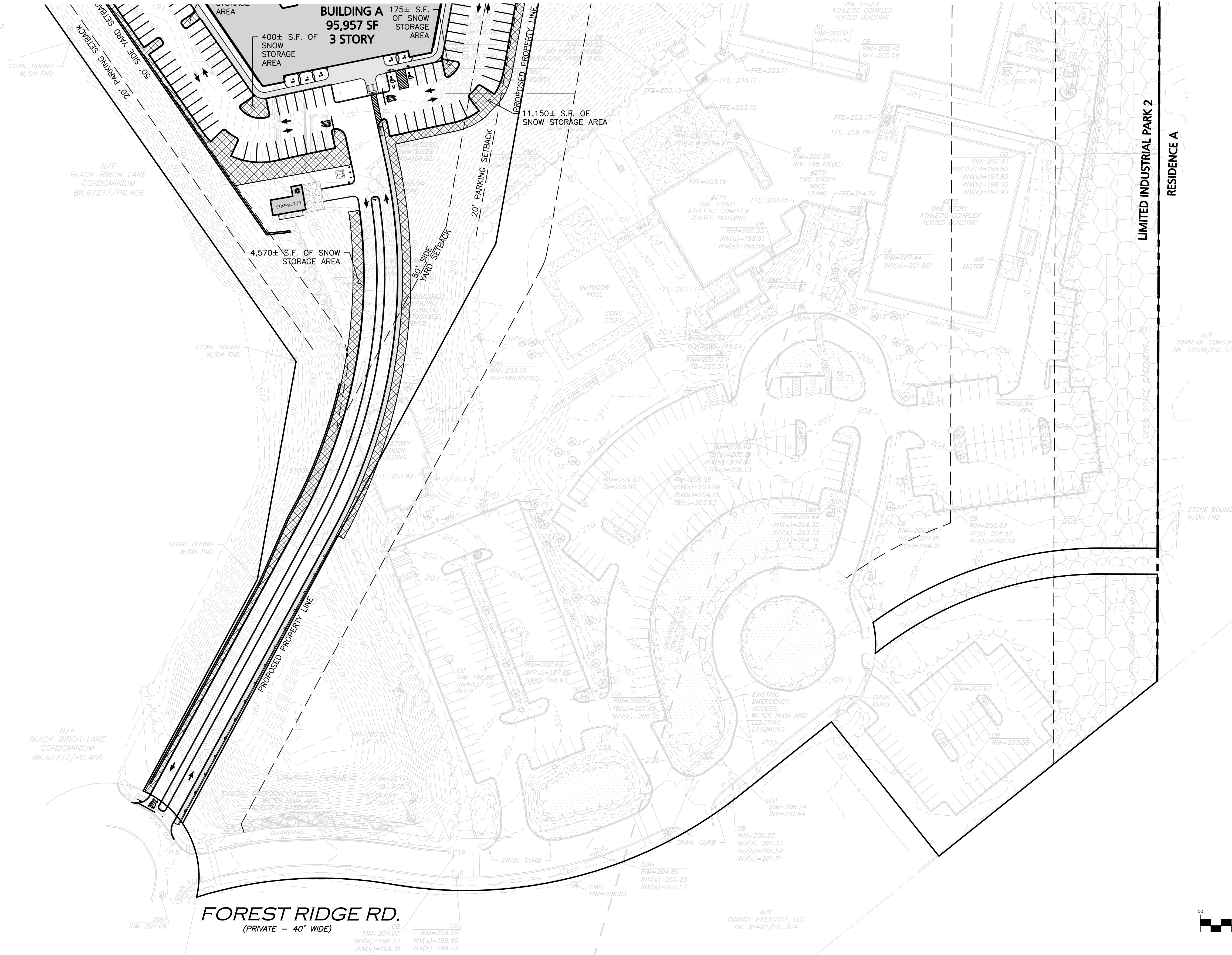
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
DIGSAFE: 1-888-344-7233
4. SNOW SHALL NOT BE PLOWED TOWARDS ANY AREA PROTECTED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT. ADDITIONALLY, IT IS PROHIBITED TO DUMP SNOW IN STORMWATER PONDS.
5. SNOW SHALL BE STOCKPILED ON SITE IN LOCATIONS SHOWN UNTIL THE ACCUMULATED SNOW BECOMES A HAZARD TO THE DAILY OPERATIONS OF THE SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSDEP DISPOSAL GUIDELINES.



LEGEND

SNOW STORAGE AREA



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

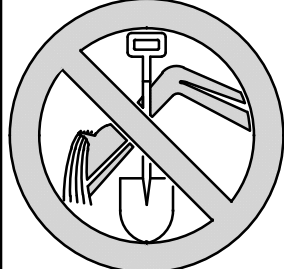
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
SNOW STORAGE PLAN	C-103A

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - SNOW STORAGE.DWG

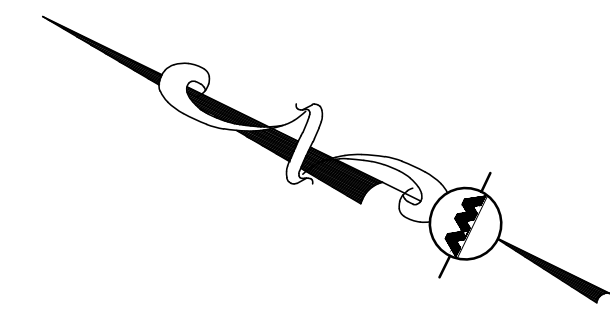
DIG SAFE



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

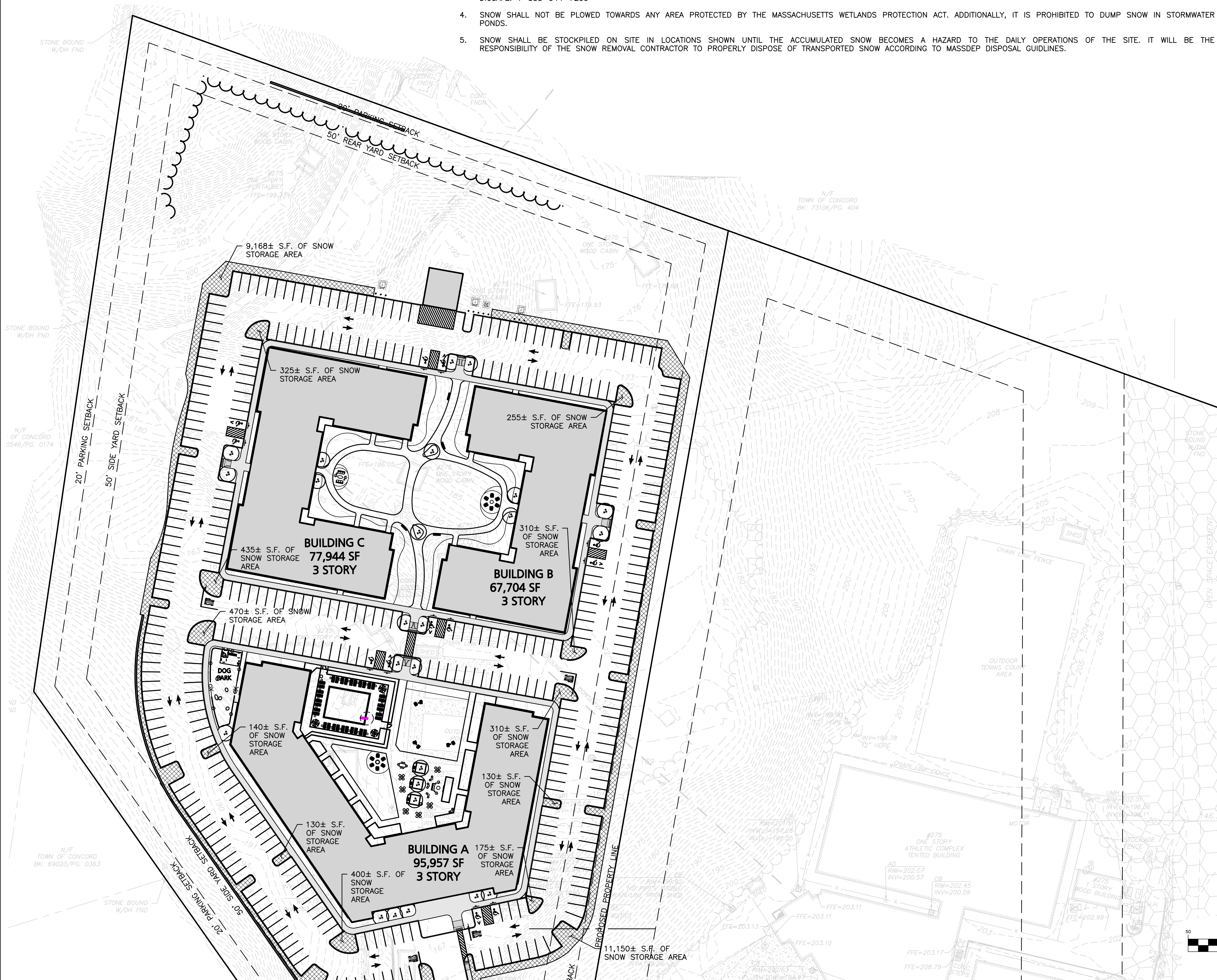
NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS BASE PLAN TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS - V-101 & V-102" PREPARED BY ALLEN & MAJOR ASSOCIATES, DATED OCTOBER 11, 2023, ORIGINAL SCALE 1"=50', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. DIGSAFE: 1-888-344-7233
4. SNOW SHALL NOT BE PLOWED TOWARDS ANY AREA PROTECTED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT. ADDITIONALLY, IT IS PROHIBITED TO DUMP SNOW IN STORMWATER PONDS.
5. SNOW SHALL BE STOCKPILED ON SITE IN LOCATIONS SHOWN UNTIL THE ACCUMULATED SNOW BECOMES A HAZARD TO THE DAILY OPERATIONS OF THE SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSDEP DISPOSAL GUIDELINES.

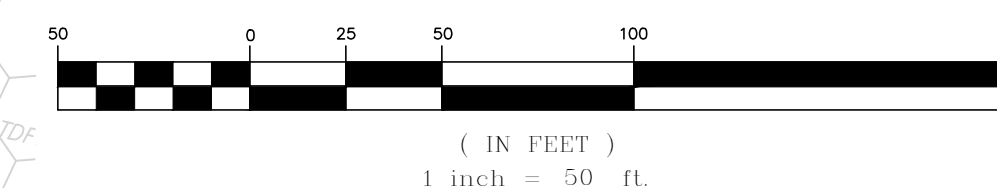


LEGEND

SNOW STORAGE AREA



GRAPHIC SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:

THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: 1" = 50' DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

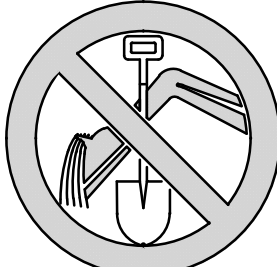
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

SNOW STORAGE PLAN C-103B

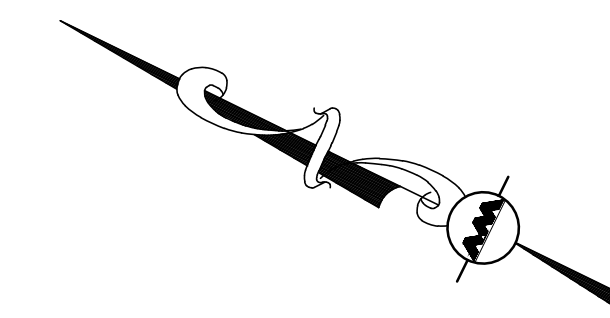
Copyright © 2023 Allen & Major Associates, Inc.
All Rights Reserved

DIG SAFE

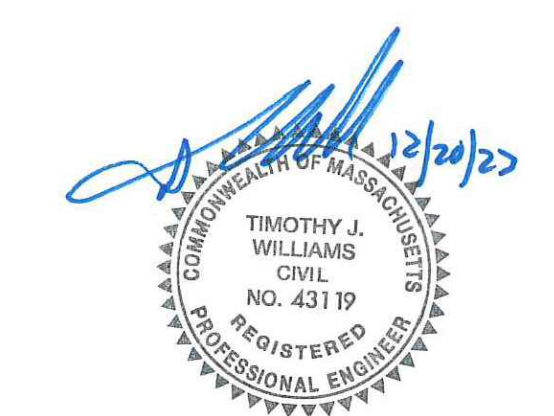


BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

Concord Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	9.910ft
Overall Body Height	8.044ft
Min Body Ground Clearance	0.955ft
Max Track Width	9.877ft
Lock-to-lock time	9.98
Wall to Wall Turning Radius	47.583ft



N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - FIRE TRUCK TURNING.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	1" = 50'	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

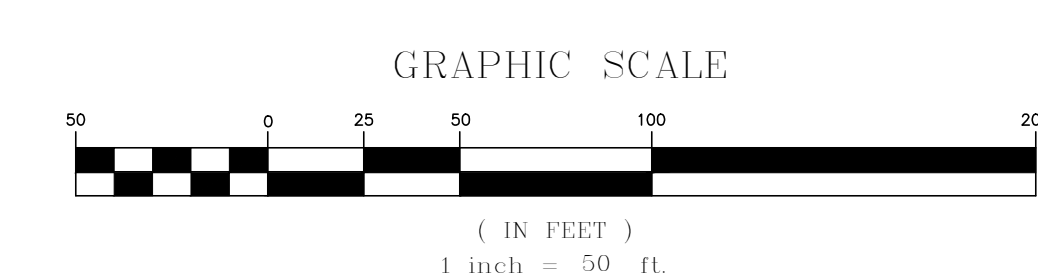
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
FIRE TRUCK TURNING	C-107A

Copyright © 2023 Allen & Major Associates, Inc.
All Rights Reserved



GENERAL
 THIS PLAN PROPOSES EROSION CONTROL MEASURES TO ADEQUATELY CONTROL ACCELERATED SEDIMENTATION AND REDUCE THE DANGER FROM STORM WATER RUNOFF AT THE SITE. THE RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION, AND SAFE DISPOSAL OF PRECIPITATION. RUNOFF SHALL ALSO BE CONTROLLED BY STAGING CONSTRUCTION ACTIVITY AND PRESERVING NATURAL VEGETATION WHEREVER POSSIBLE.

EXISTING VEGETATION SHALL BE PROTECTED AND ONLY THAT CLEARING AND GRUBBING ABSOLUTELY NECESSARY TO THE PROPOSED CONSTRUCTION SHALL BE PERFORMED. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR, UNLESS OTHERWISE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING GUIDELINES:

SEDIMENTATION CONTROL
 ALL AREAS SHALL BE PROTECTED FROM SEDIMENTATION DURING AND AFTER CONSTRUCTION, PARTICULARLY THE STORAGE OF EXCAVATED OR STOCKPILED MATERIAL. THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATTER PRIOR TO THE TRENCHING OR OTHER OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIAL (i.e. HAY BALES AND/OR FILTER FIBER ROLL).

DEBRIS AND OTHER WASTE RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION WILL NOT BE DISCARDED ON SITE.

EROSION AND SEDIMENTATION CONTROL PLAN

SEDIMENTATION CONTROL SYSTEM - THE SEDIMENTATION CONTROL SYSTEM SHALL CONSIST OF FILTER FABRIC BARRIER FENCE & HAYBALES. THE SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED IMMEDIATELY AFTER A CUT SLOPE HAS BEEN GRADED, BEFORE A FILL SLOPE HAS BEEN CREATED AND AS INDICATED ON THE PLANS. THE SYSTEM DESIGNED TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FOR THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE SEDIMENTATION CONTROL SYSTEM IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE SYSTEM ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

STACKED HAY BALES - HAY OR STRAW BALES USED FOR EROSION CONTROL SHALL BE STACKED AT CATCH BASINS WHERE SEDIMENT MAY ENTER THE CATCH BASIN OR AS DIRECTED BY THE RESIDENT ENGINEER. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION CHECKS. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. HAY OR STRAW BALES ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE EROSION CHECKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

EROSION CONTROL MATTING - MATTING SHALL BE USED FOR EROSION CONTROL ON SLOPES GREATER THAN 3:1. SOIL ON SLOPES SHALL BE PREPARED BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIM, FERTILIZER AND SEED. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT EROSION CONTROL UNTIL VEGETATION HAS ESTABLISHED.

IN ALL AREAS, REMOVAL OF TREES, BUSHES, AND OTHER VEGETATION, AND DISTURBANCE TO THE SOIL, IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
EROSION AND SEDIMENTATION CONTROL NOTES	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-1	

EROSION AND SEDIMENT CONTROL MAINTENANCE PROCEDURES

DURING CONSTRUCTION, AS SMALL AN AREA OF SOIL AS POSSIBLE SHOULD BE EXPOSED OR AS SHORT A TIME AS POSSIBLE. AFTER CONSTRUCTION, GRADE, RESURF, AND STABILIZE SOIL BY SEEDING AND MULCHING AS TO PREVENT EROSION.

ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DURING CONSTRUCTION ON A DAILY BASIS AND FOLLOWING ALL STORMS BY THE RESIDENT ENGINEER. THE CONTRACTOR SHALL MAINTAIN AND MAKE REPAIRS AND REMOVE SEDIMENT AS REQUESTED BY THE RESIDENT ENGINEER. THIS WORK SHALL BE PERFORMED WITHIN 24 HOURS OF REQUEST.

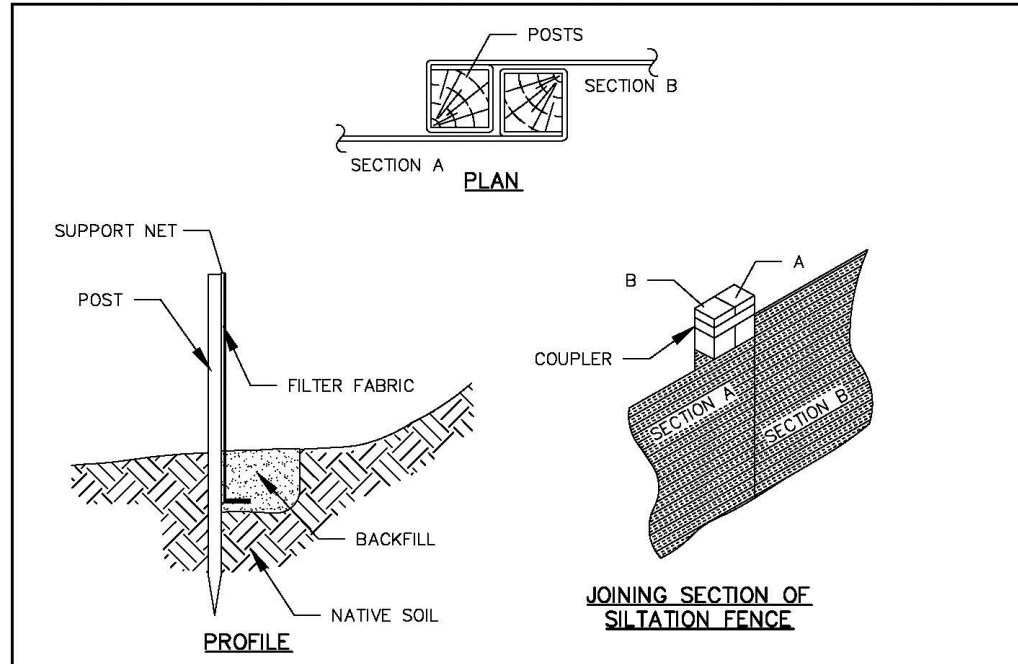
THE CONTRACTOR SHALL CLEAN SEDIMENT AND DEBRIS FROM ALL DRAINAGE STRUCTURES, AND PIPES AT THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ALL ERODED AREAS AND ENSURE A GOOD STAND OF TURF IS ESTABLISHED THROUGHOUT. THE CONTRACTOR SHALL REPAIR ALL ERODED OR DISPLACED RIPRAP, AND CLEAN SEDIMENT COVERED STONES.

CONSTRUCTION PROCEDURES:

- HAY BALES SHALL BE PLACED AROUND EXISTING CATCH BASINS AND DROP INLETS TO PREVENT SEDIMENTATION AND OTHER DEBRIS FROM ACCUMULATING ON THE GRATE OR IN THE SUMP. HAY BALES SHOULD BE KEPT CLEAN AND FREE OF DEBRIS TO FACILITATE FLOW.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAD BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-2	

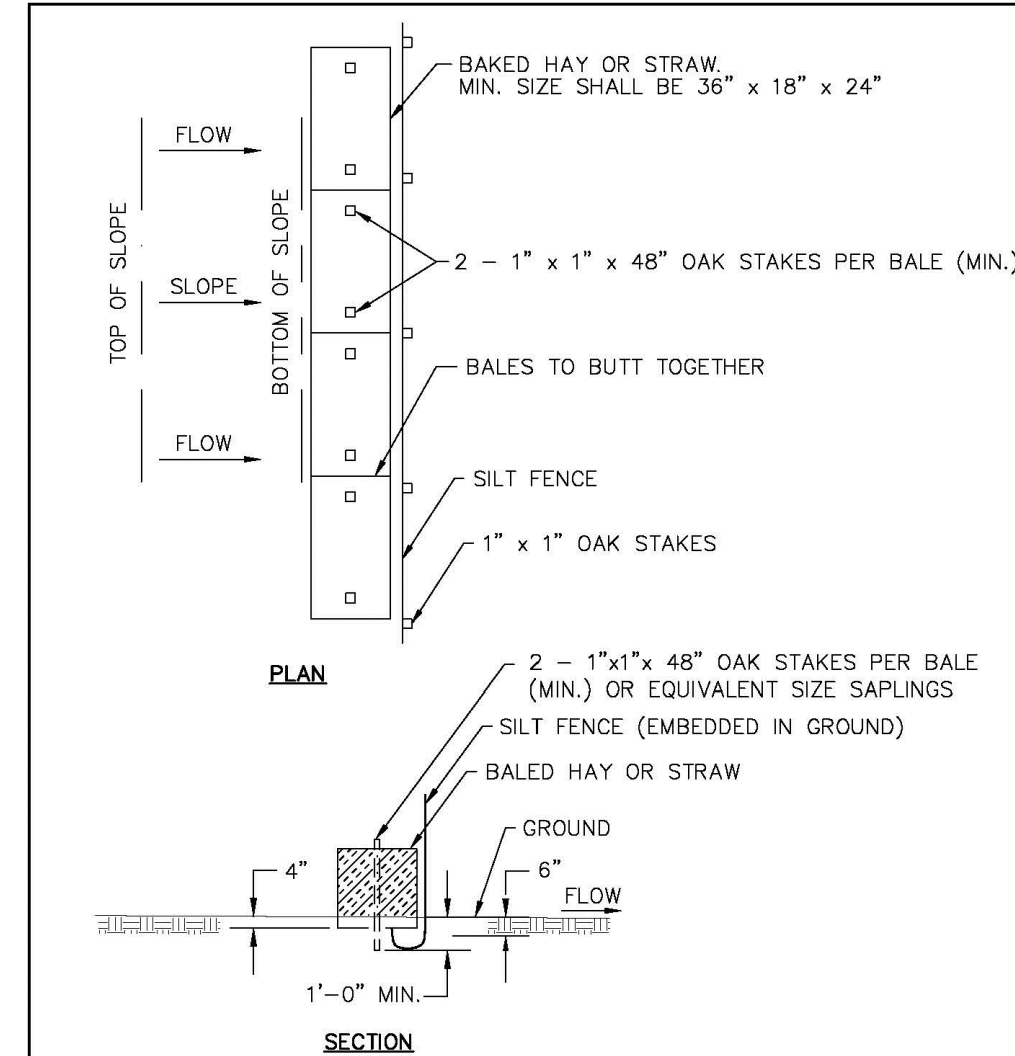


CONSTRUCTION NOTES

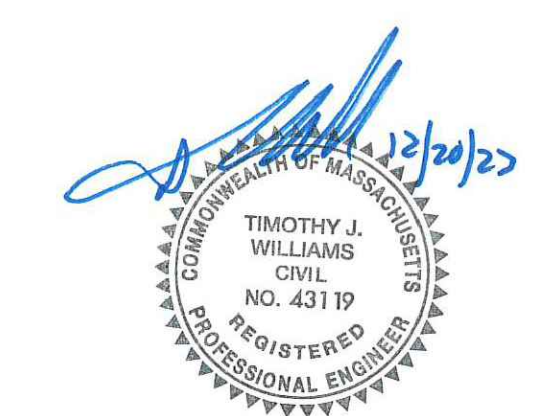
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
- FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUBBLES" DEVELOP IN THE SILT FENCE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
SILTATION FENCE	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-3	



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
HAYBALES AND SILT FENCE	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-4	



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:

THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: AS SHOWN DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

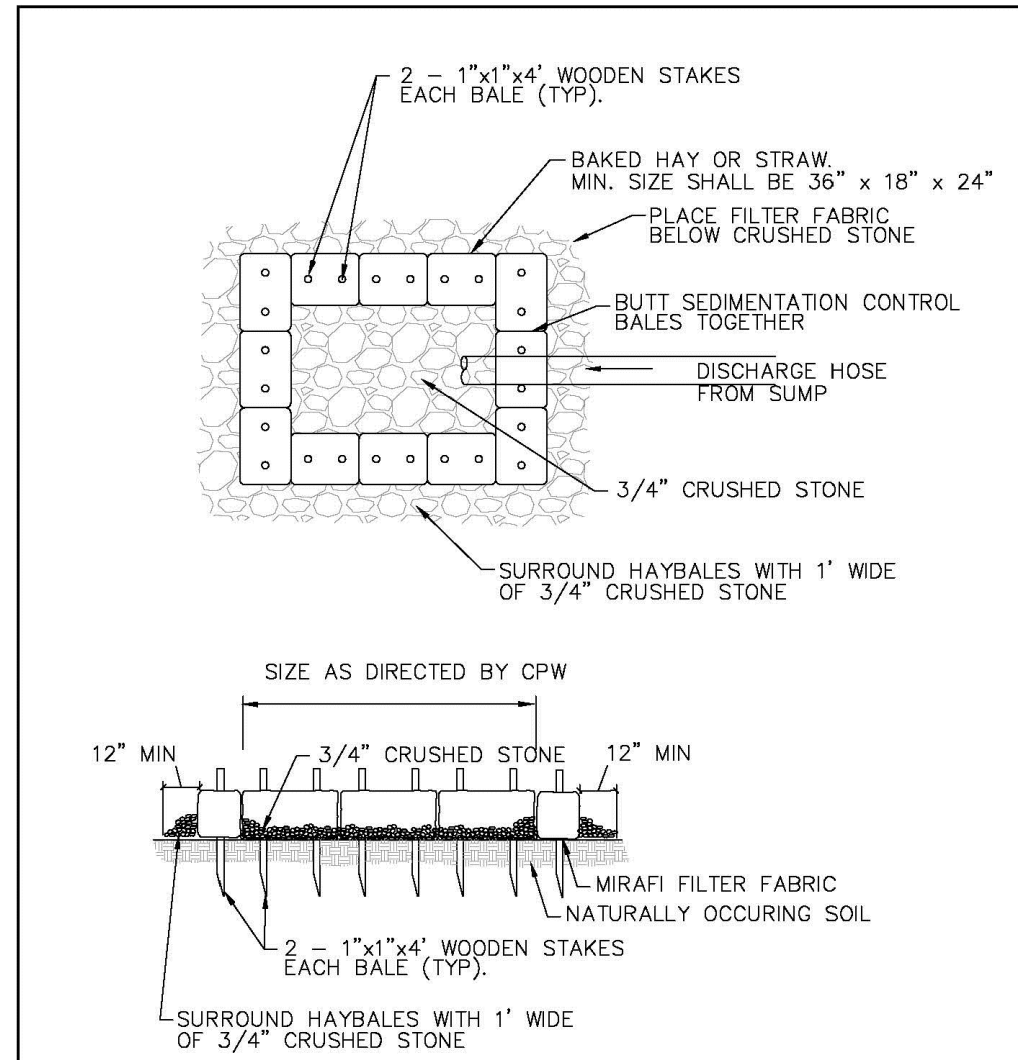
ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

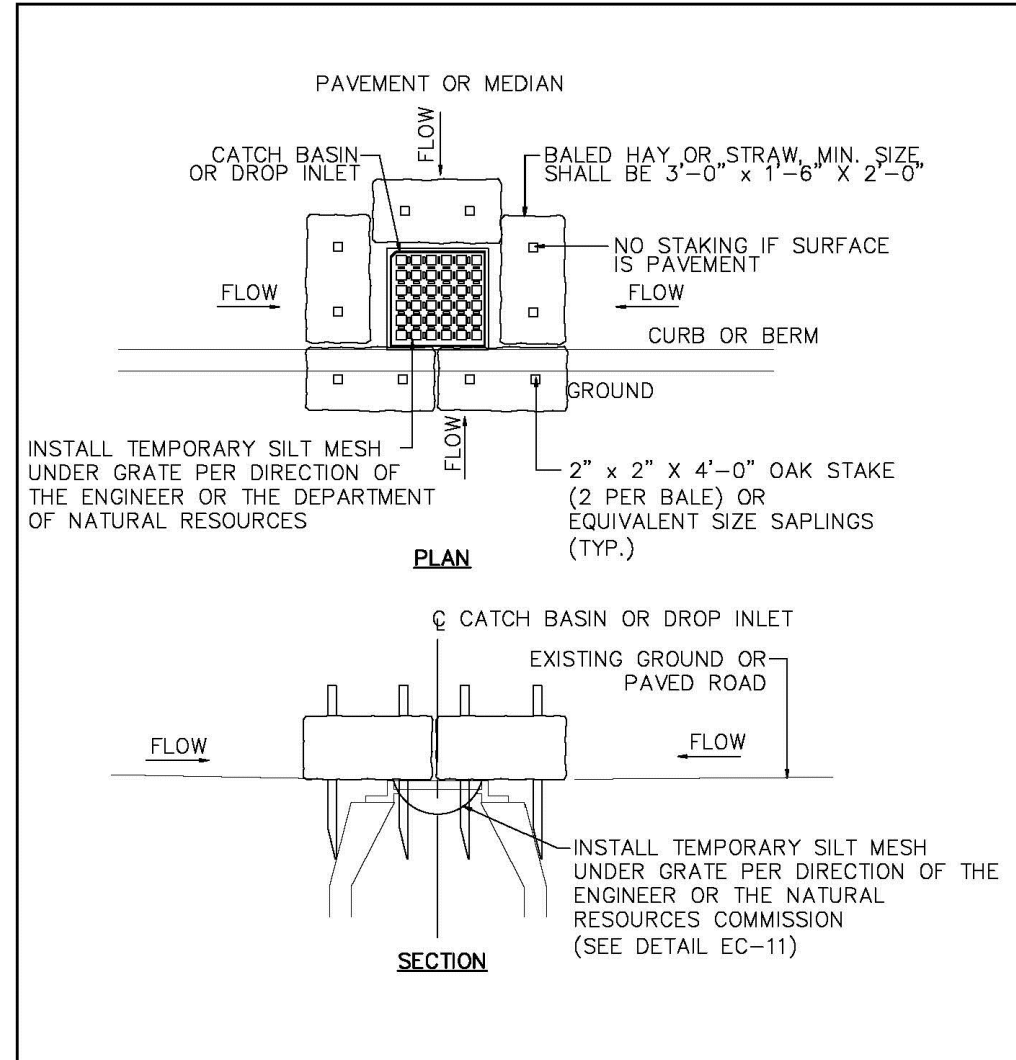
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: DETAILS	SHEET NO. C-501
----------------------------------	---------------------------

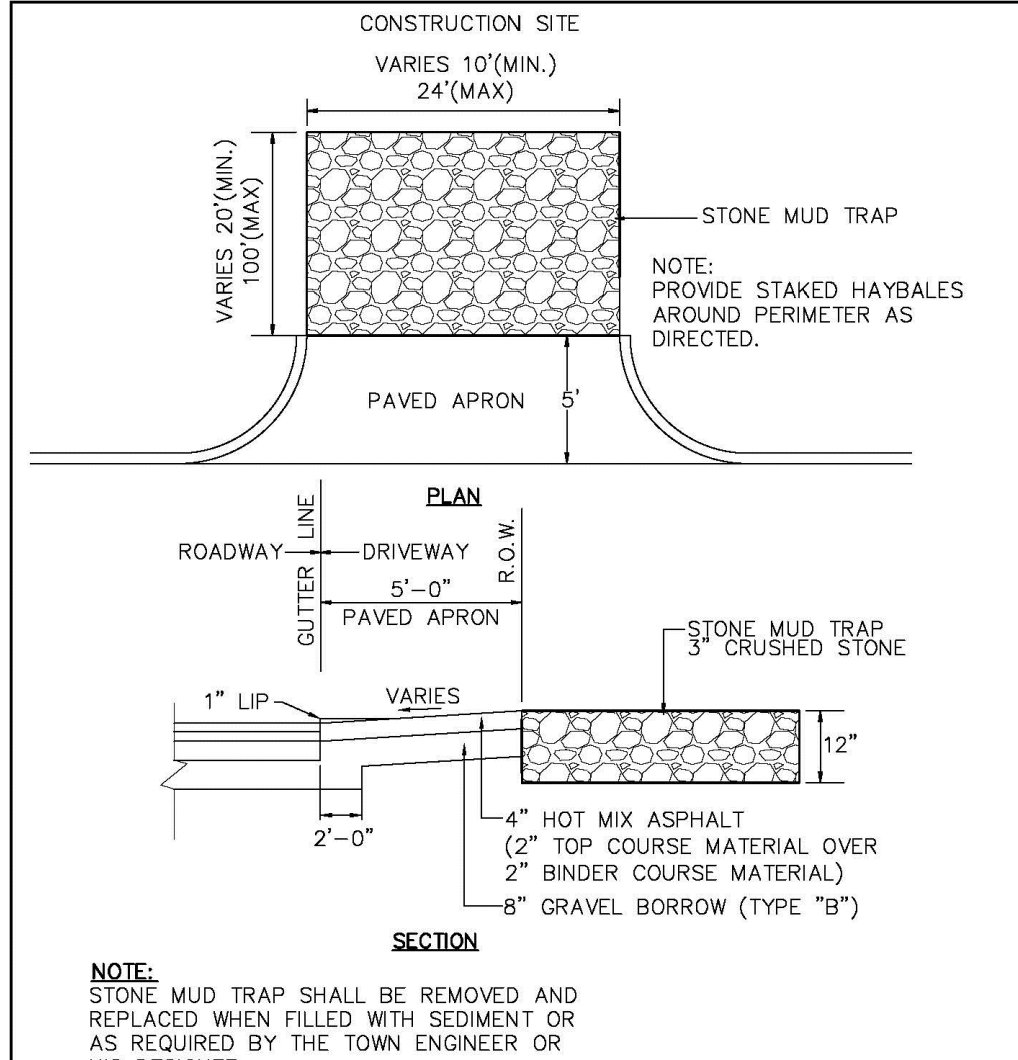
N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - DETAILS.DWG



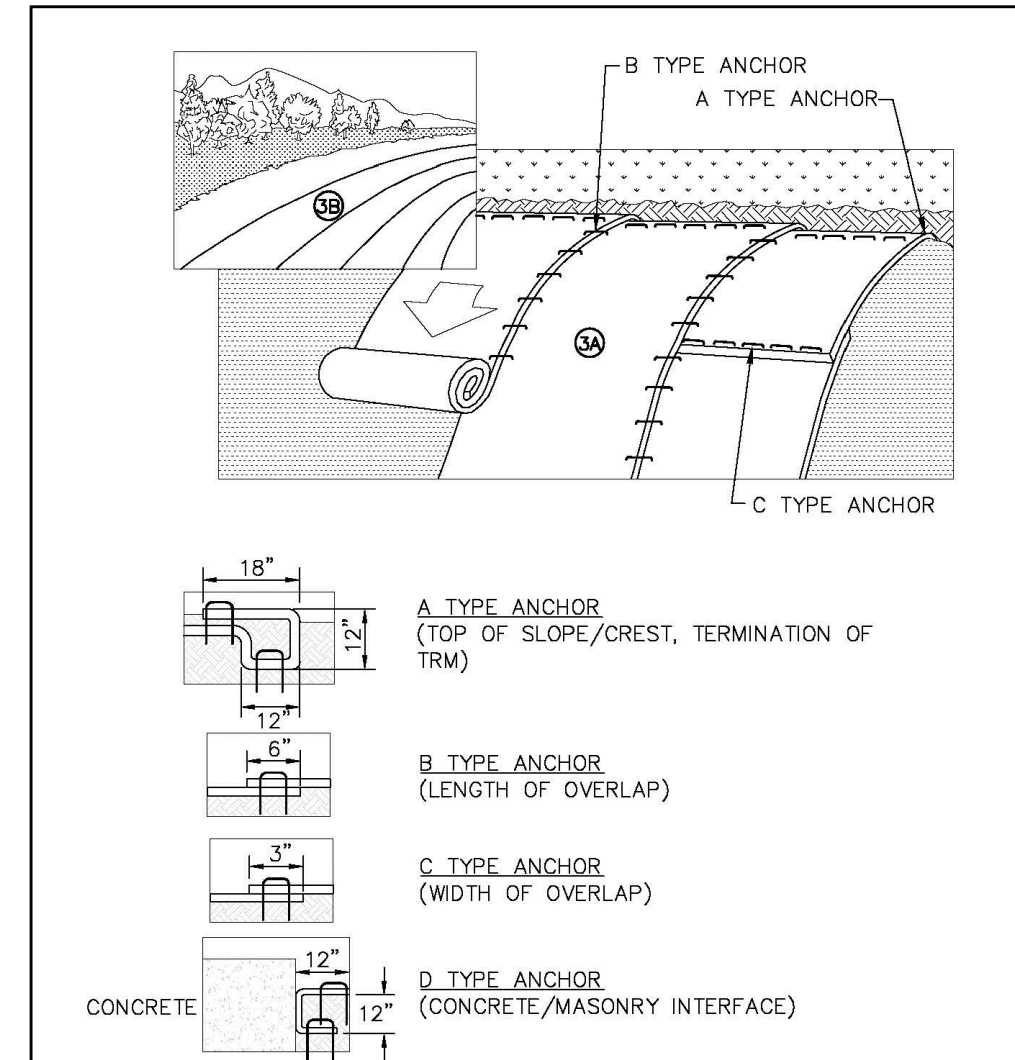
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
ONSITE DEWATERING BASIN	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-5	



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
DRAIN INLET PROTECTION	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-6	



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
TEMPORARY CONSTRUCTION ENTRANCE	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-7	



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
EROSION CONTROL MATTING	
SCALE:N.T.S.	DATE:01/08/2015
JOB NO./FILE NAME: FILE.DWG	DESIGNED BY:JCZ DRAWN BY:JCZ CHECKED BY:WJR
PLAN NO. EC-8	

EROSION CONTROL MATTING INSTALLATION NOTES

1. INSTALL TURF REINFORCEMENT MAT (TRM) IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. MANUFACTURERS REPRESENTATIVE SHALL INSPECT THE SITE PREPARATION PRIOR TO INSTALLATION OF THE TURF REINFORCEMENT MAT AND PROVIDE ON SITE SUPERVISION FOR THE INSTALLATION. UPON COMPLETION, THE REPRESENTATIVE SHALL PROVIDE WRITTEN CERTIFICATION AS TO THE ACCEPTABILITY OF THE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING TRM, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. NOTE WHEN USING CELL DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE TRM IN A 6"x6"x4" TRENCH WITH APPROXIMATELY 12" OF TRM EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE TRM 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 TRM BACK OVER SEED AND COMPACTED SOIL. SECURE TRM OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE TRM.
4. ROLL THE TRM (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. TRM WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL TRM MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL TRM MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON TRM TYPE.
6. CONSECUTIVE TRM SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE TRM WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE TRM.
7. WHERE THE BLANKETS RUN PARALLEL TO CONCRETE OR STONE MASONRY WALL, PLACE AND SECURE BLANKET WITH S-TYPE ANCHOR.

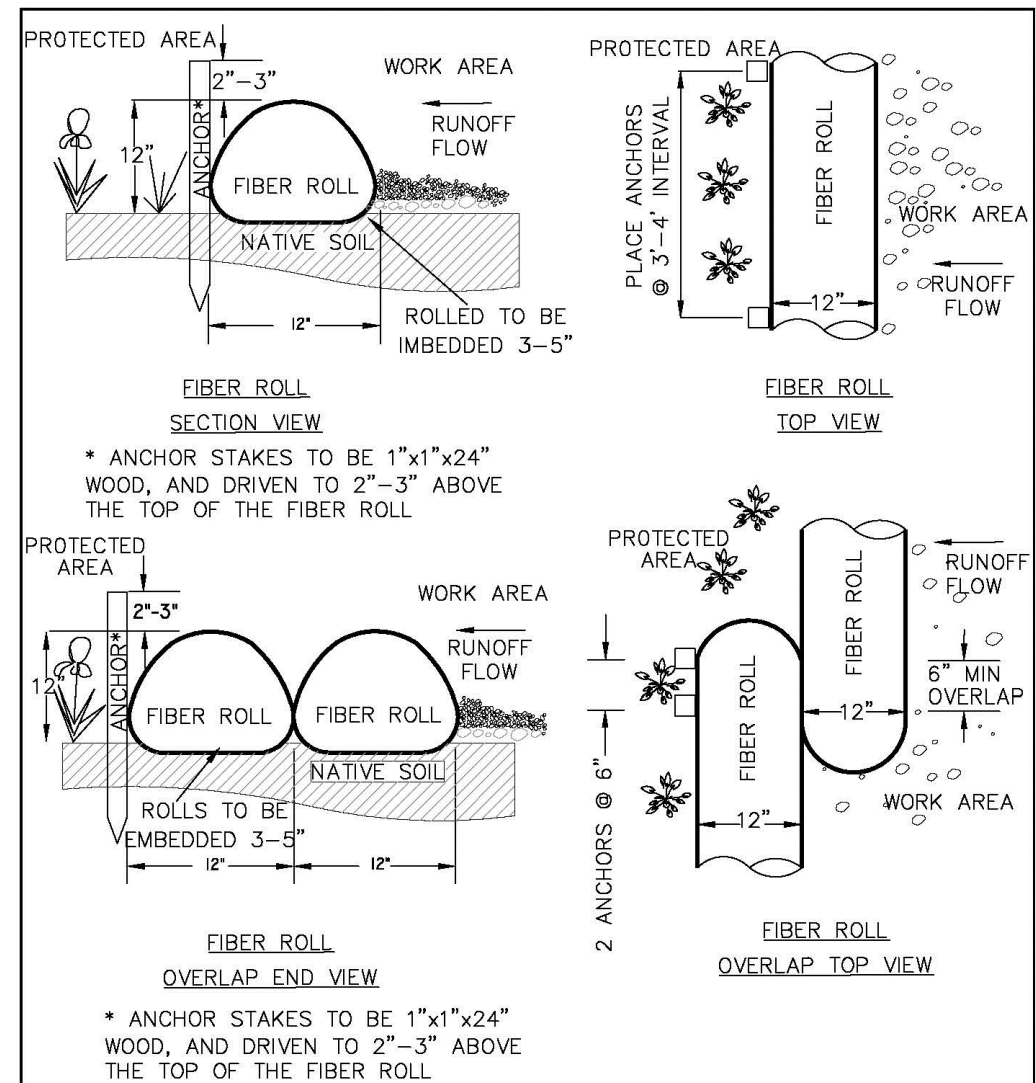


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION CONTROL MATTING
INSTALLATION NOTES

SCALE:N.T.S. DATE:01/08/2015

JOB NO./FILE NAME: DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG: DRAWN BY: J.C.Z. EC-9
CHECKED BY: W.J.R.

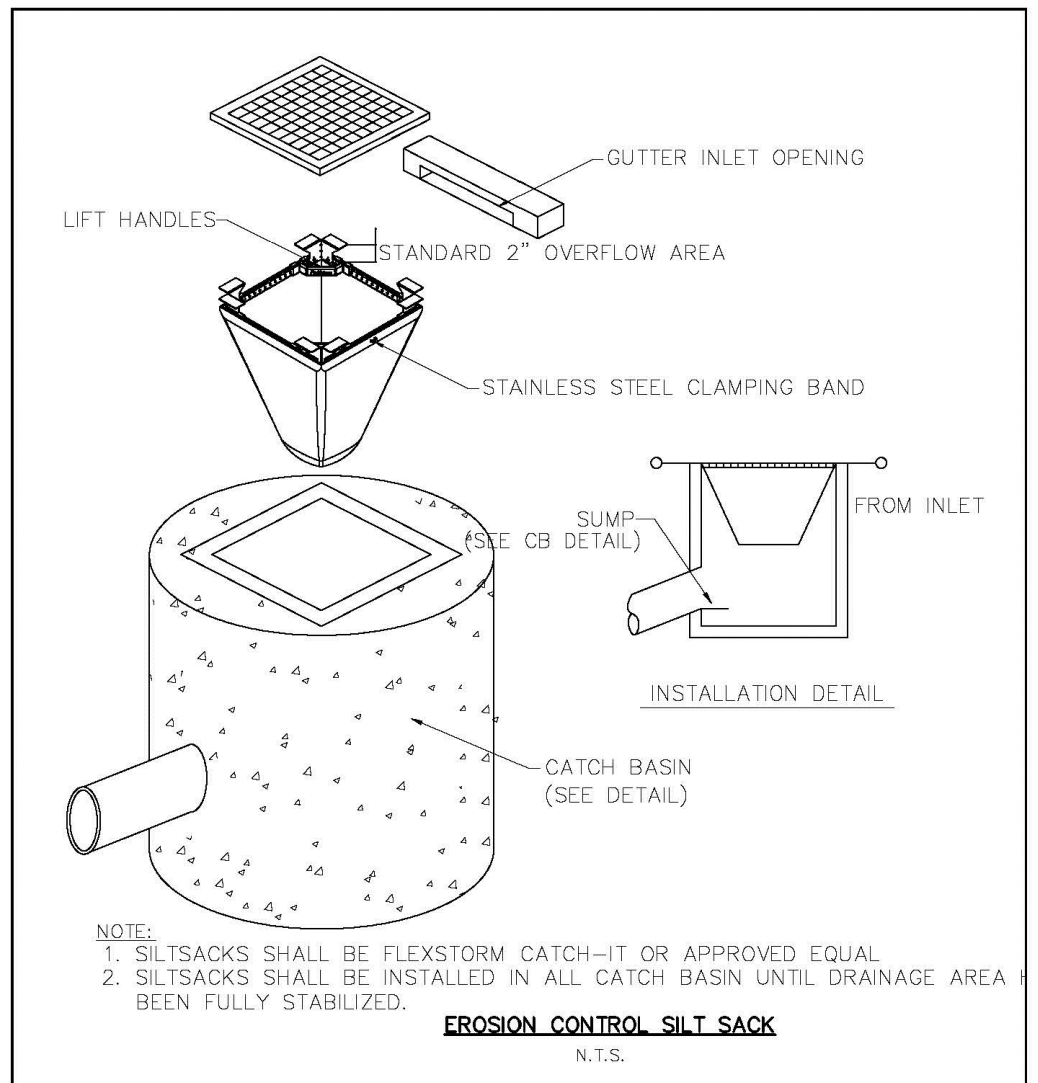


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION CONTROL FIBER ROLL
DETAIL

SCALE:N.T.S. DATE:01/08/2015

JOB NO./FILE NAME: DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG: DRAWN BY: J.C.Z. EC-10
CHECKED BY: W.J.R.

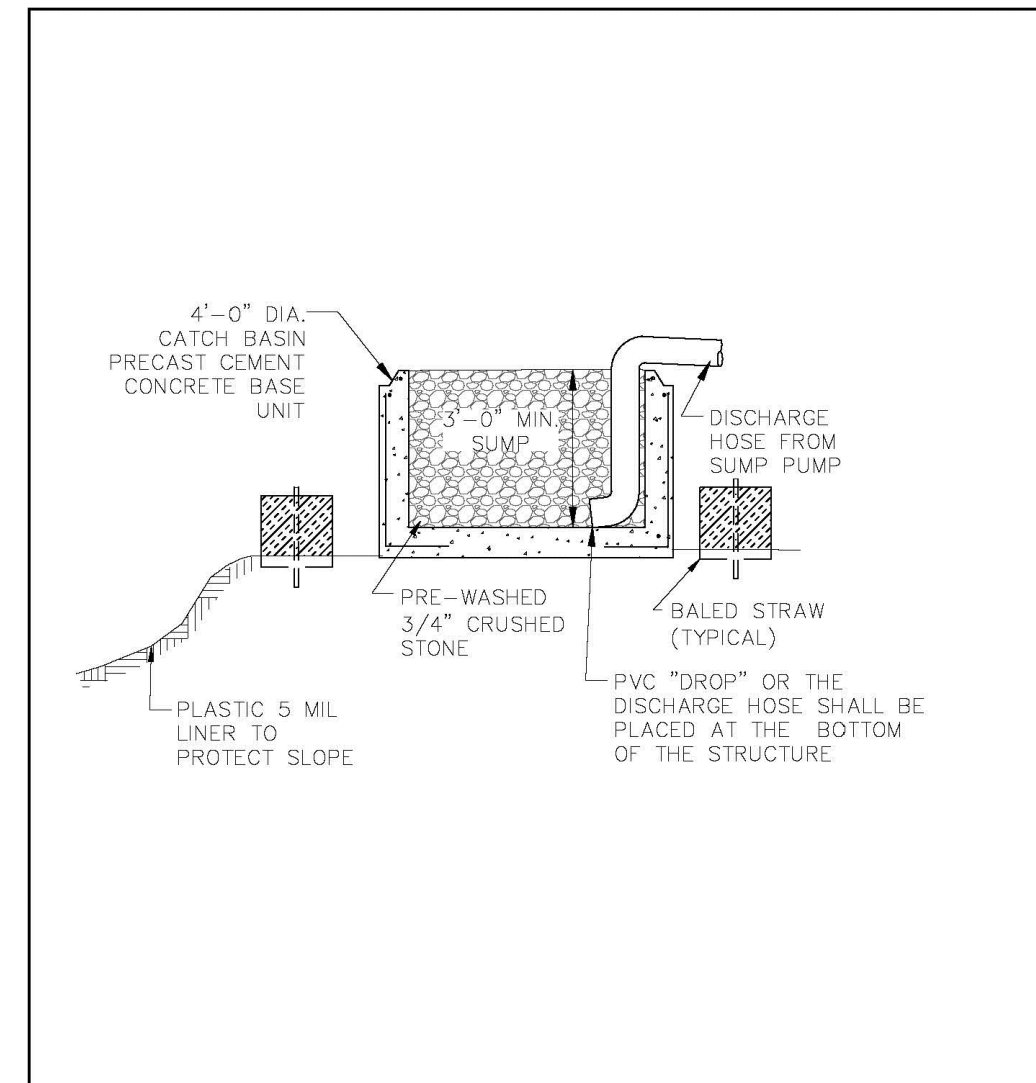


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION CONTROL SILT SACK
DETAIL

SCALE:N.T.S. DATE:08/10/2017

JOB NO./FILE NAME: DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG: DRAWN BY: J.C.Z. EC-11
CHECKED BY: W.J.R.

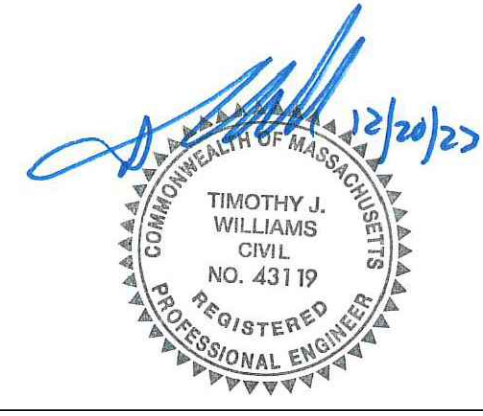


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

DEWATERING SUMP
DETAIL

SCALE:N.T.S. DATE:01/08/2015

JOB NO./FILE NAME: DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG: DRAWN BY: J.C.Z. EC-12
CHECKED BY: W.J.R.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: AS SHOWN DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

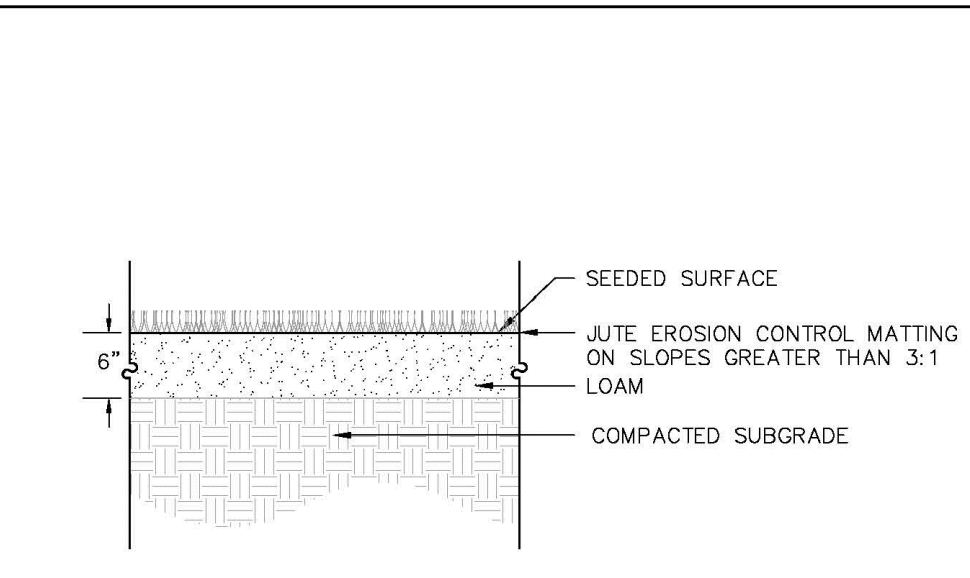
ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: DETAILS SHEET No. C-502

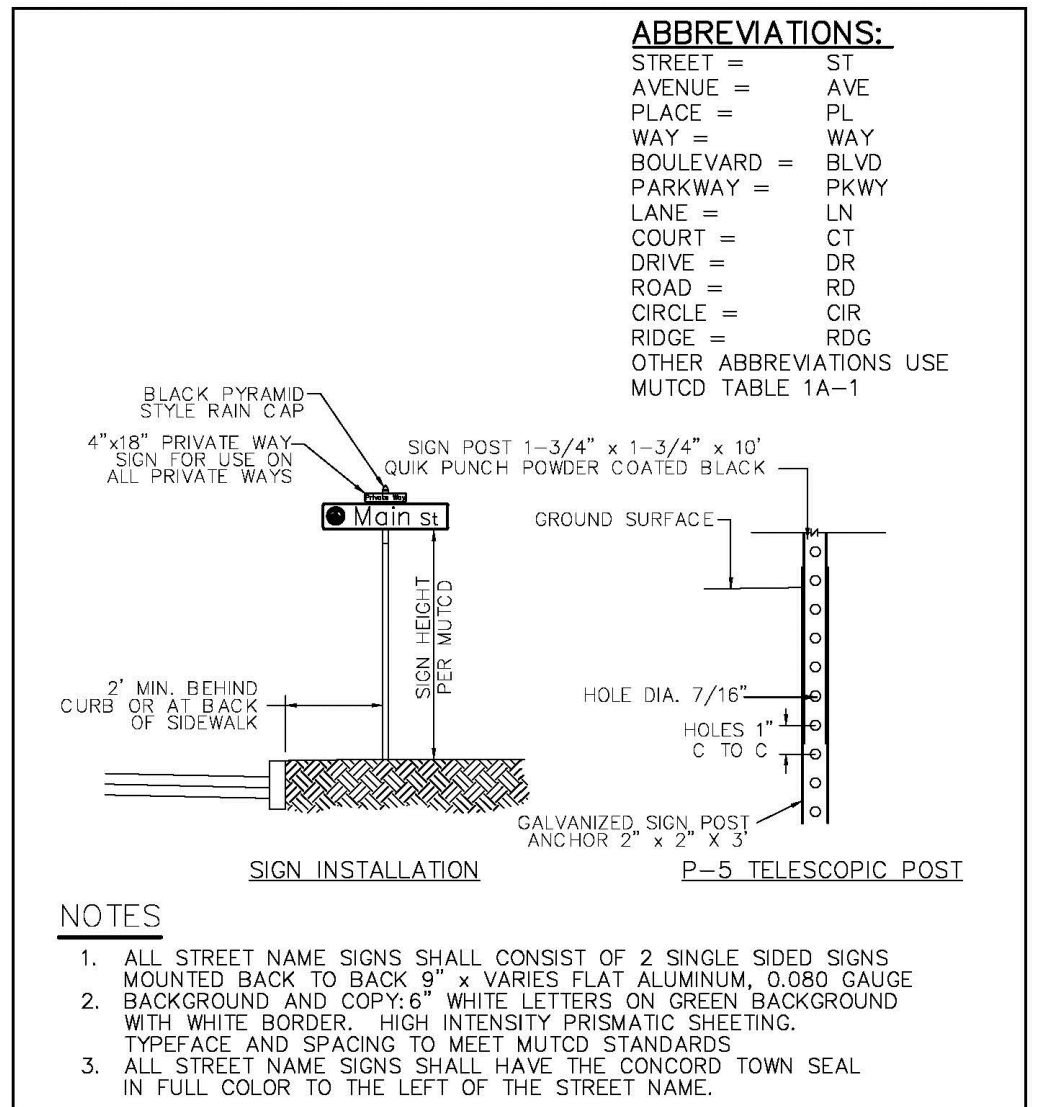
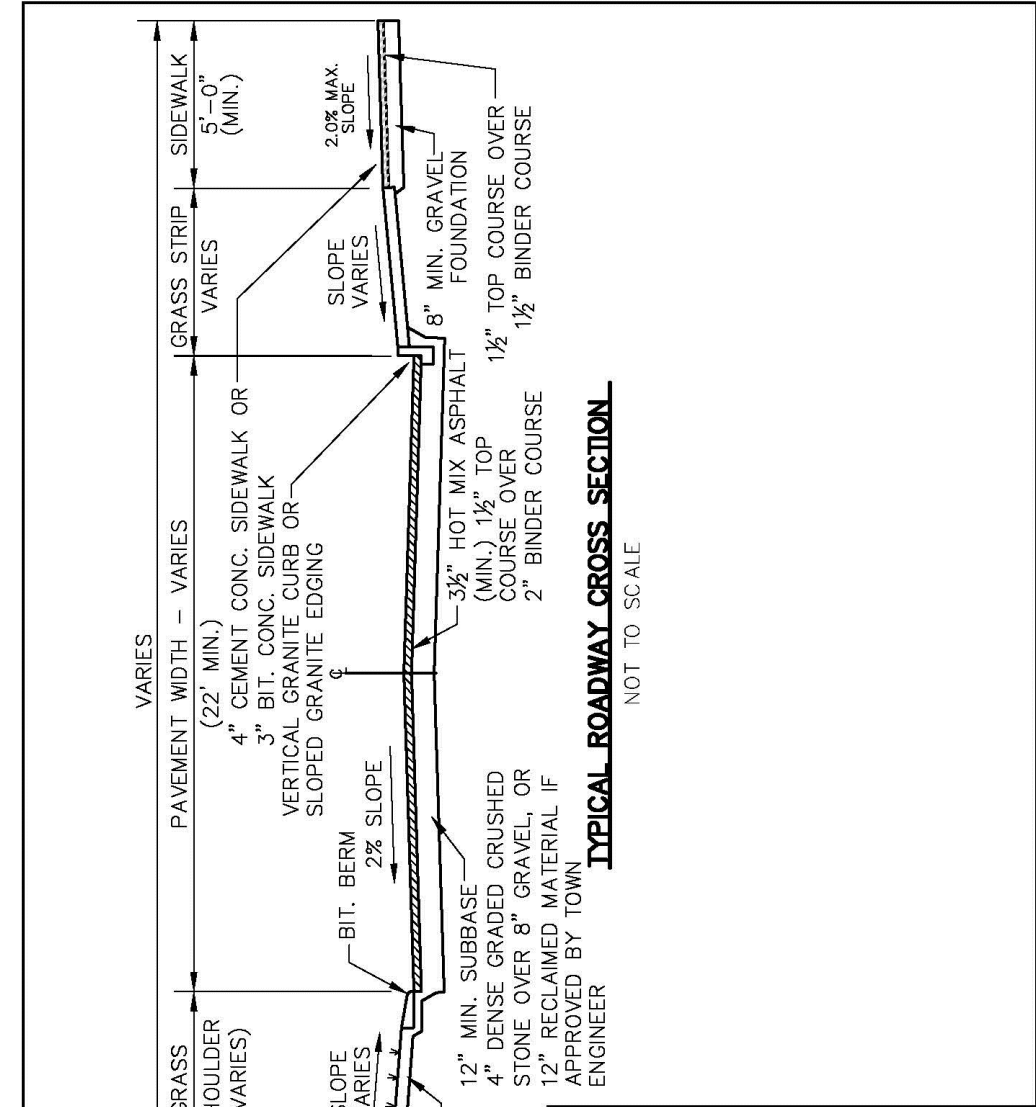


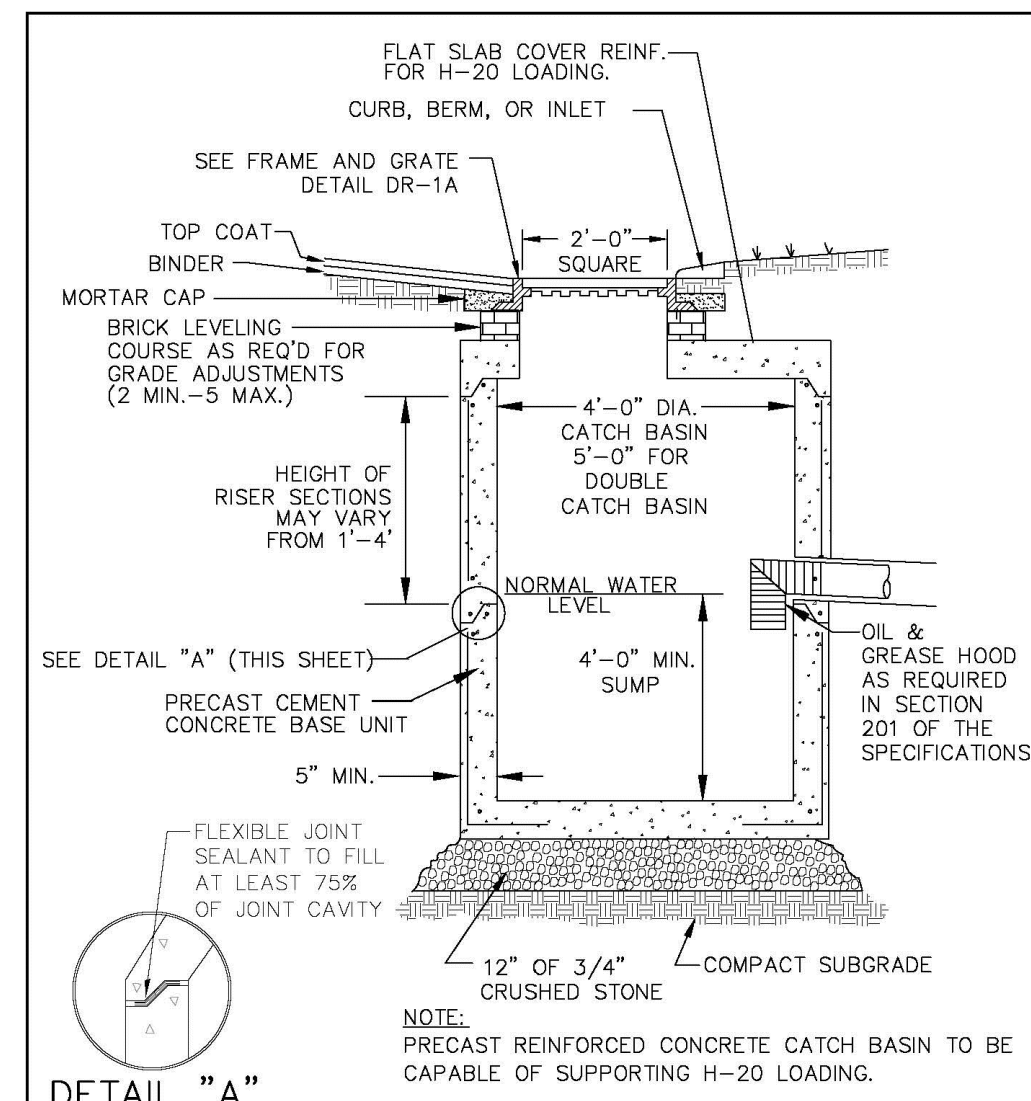
TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

LOAM AND SEED
DETAIL

SCALE:N.T.S. DATE:01/08/2015

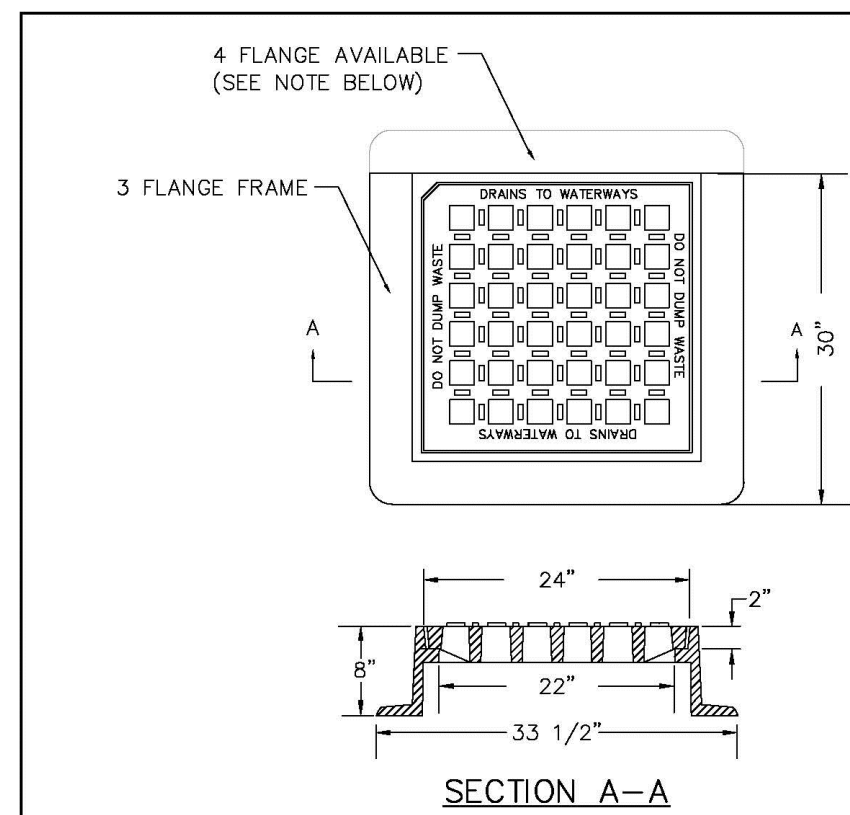
JOB NO./FILE NAME: DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG: DRAWN BY: J.C.Z. EC-13
CHECKED BY: W.J.R.





DETAIL "A"
NOT TO SCALE

TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
STANDARD CATCH BASIN DETAIL	
SCALE: N.T.S.	DATE: 5/11/2017
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG	DRAWN BY: N.L.C. CHECKED BY: W.J.R. DR-1



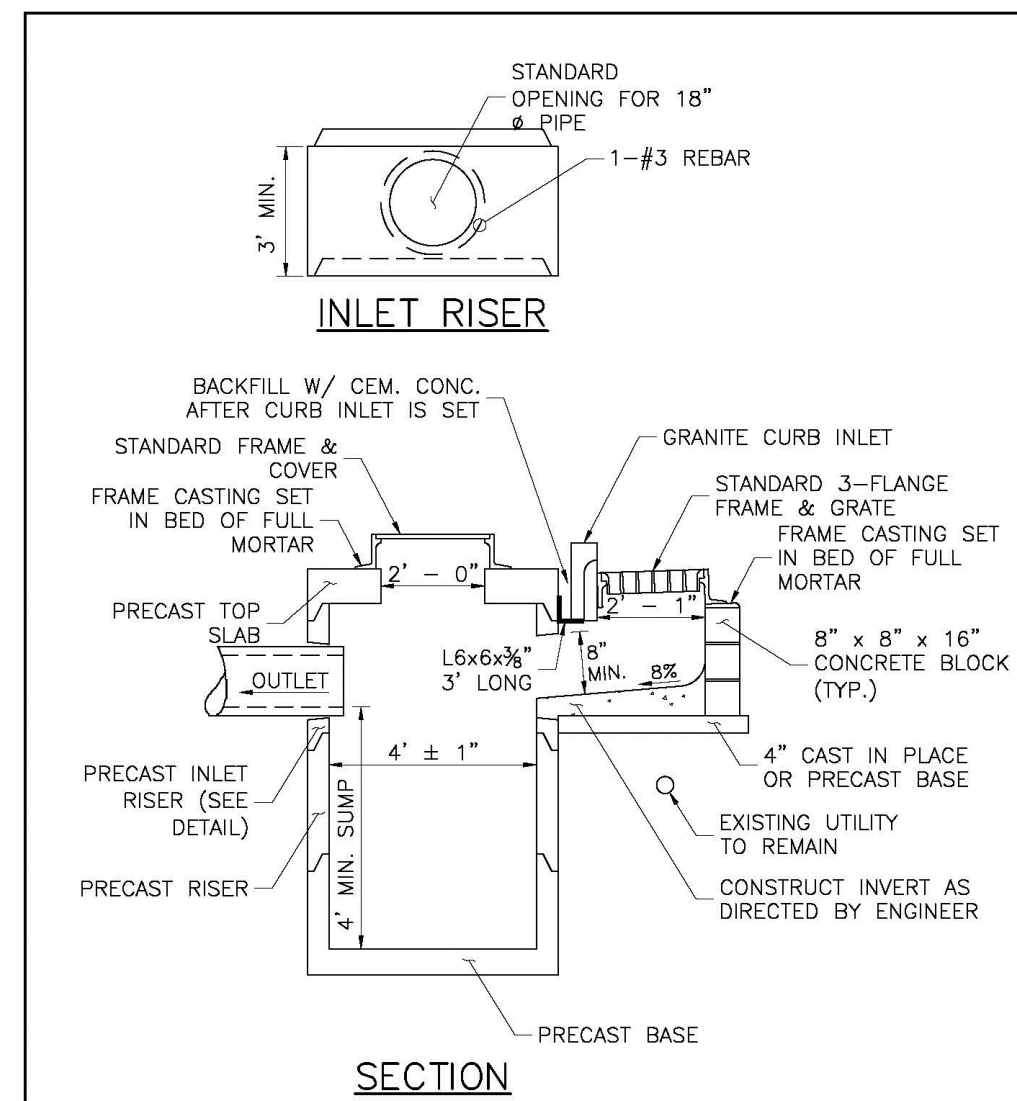
SECTION A-A

NOTE:
FRAME EJ CATALOG NO. 0MA55200029
GRATE EJ CATALOG NO. 0MA55200075
OR APPROVED EQUAL.

3 FLANGE FRAMES TO BE USED WHERE INLET IS ADJACENT TO CURB STONES, 4 FLANGE FRAME TO BE USED ELSEWHERE.

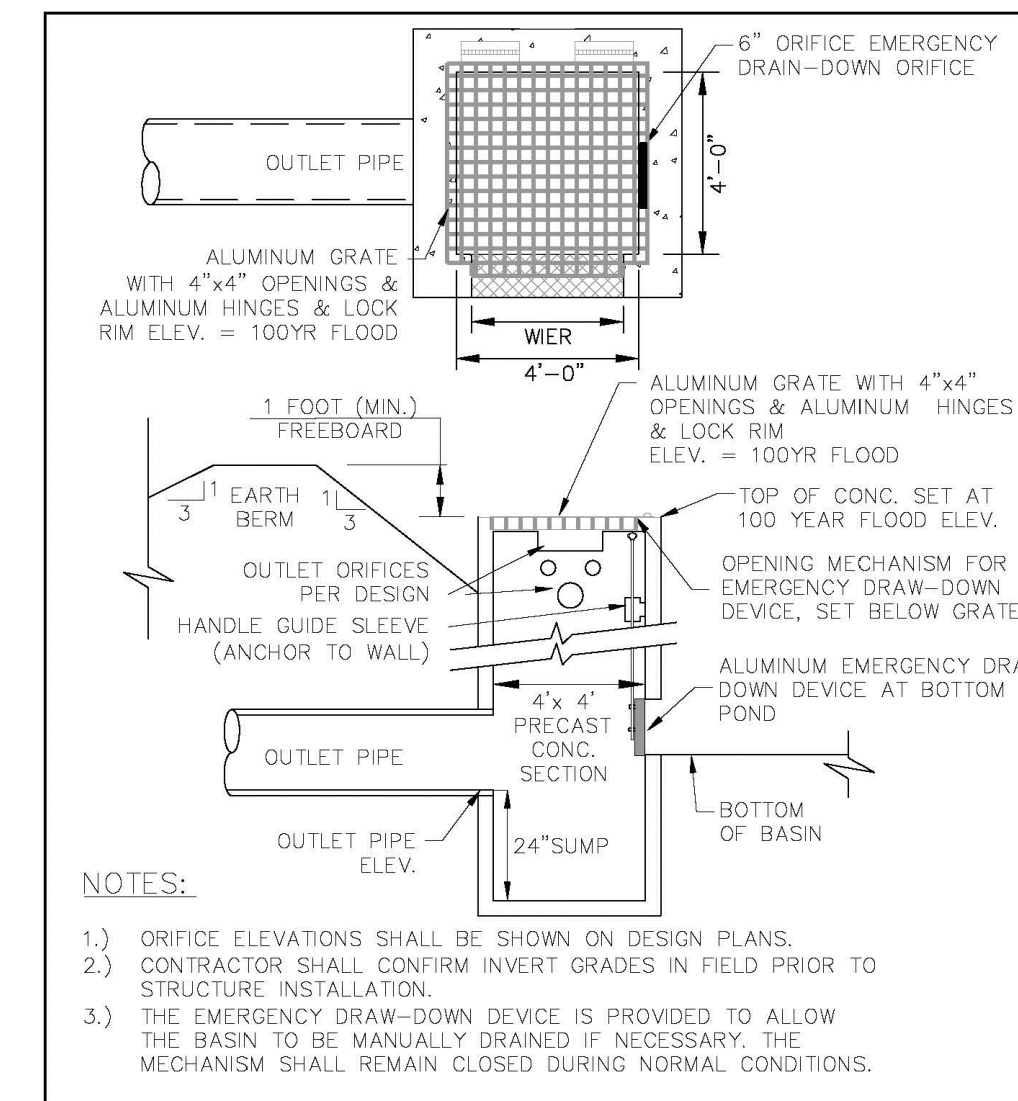
DO NOT DUMP WASTE, DRAINS TO WATERWAYS SHALL BE FORGED INTO THE GRATE.

TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
CATCH BASIN FRAME AND GRATE	
SCALE: N.T.S.	DATE: 01/08/2015
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG	DRAWN BY: J.C.Z. CHECKED BY: W.J.R. DR-1A



SECTION

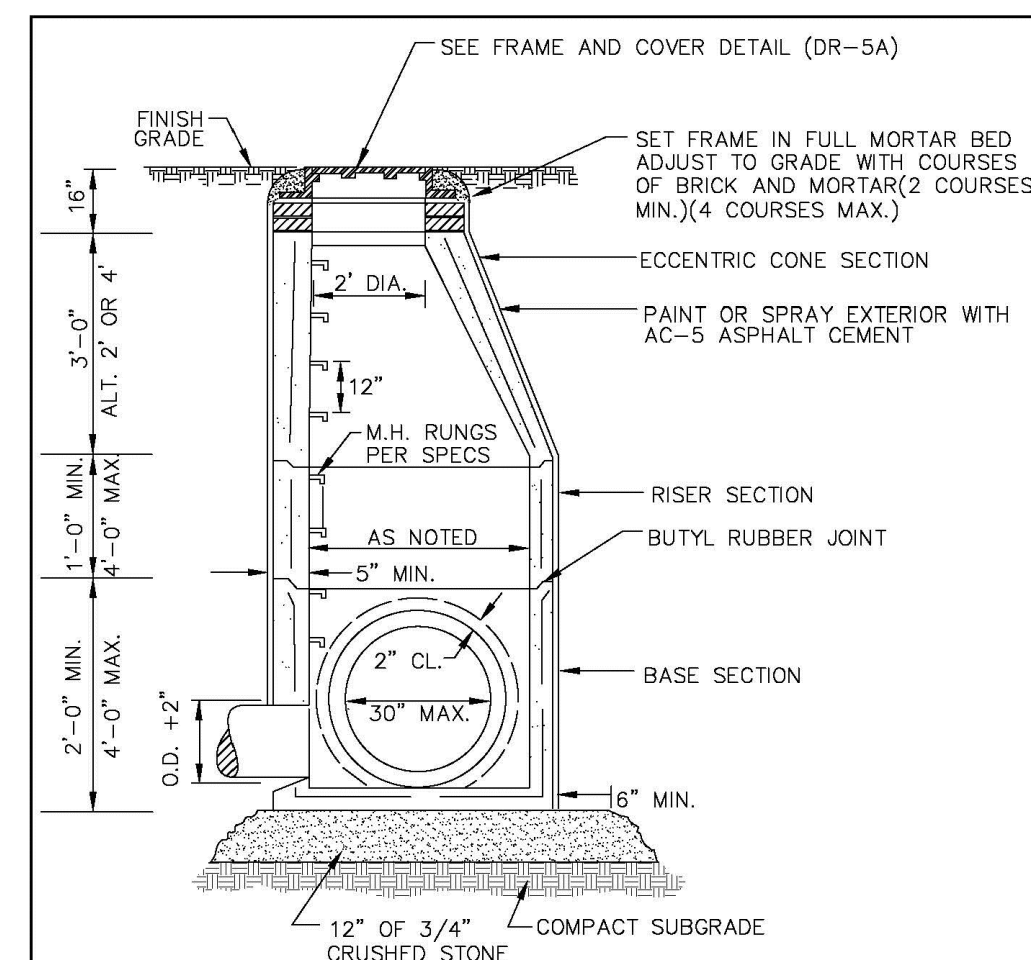
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
CATCH BASIN WITH GUTTER INLET DETAIL	
SCALE: N.T.S.	DATE: 5/11/2017
JOB NO./FILE NAME:	DESIGNED BY: N.L.C. PLAN NO.
FILE.DWG	DRAWN BY: N.L.C. CHECKED BY: W.J.R. DR-2



OUTLET CONTROL STRUCTURE DETAIL

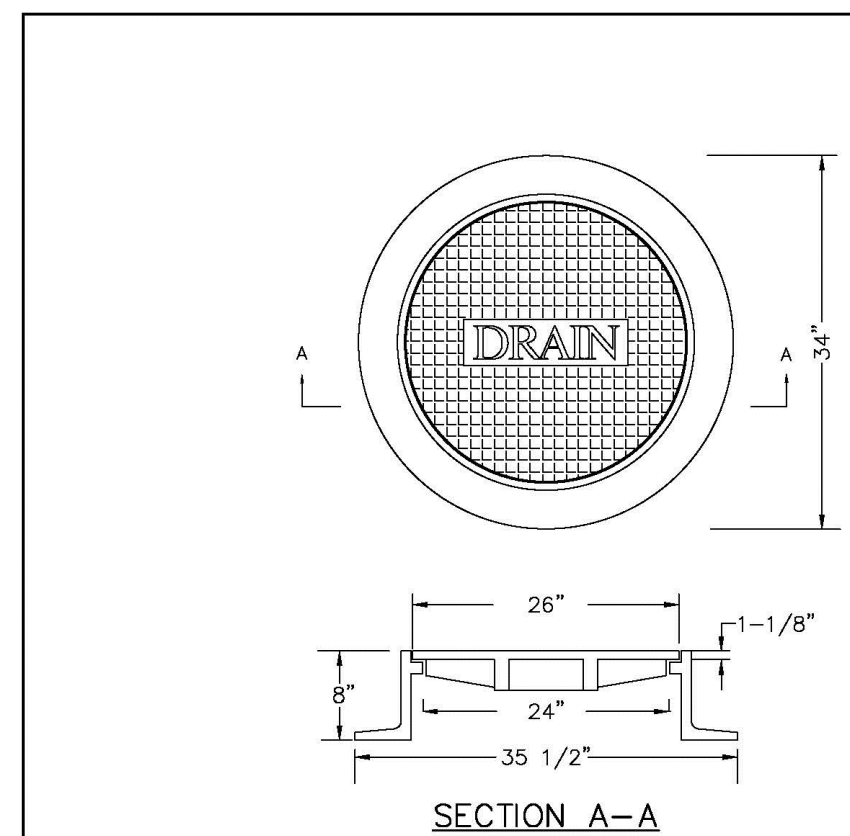
NOTES:
1.) ORIFICE ELEVATIONS SHALL BE SHOWN ON DESIGN PLANS.
2.) CONTRACTOR SHALL CONFIRM INVERT GRADES IN FIELD PRIOR TO STRUCTURE INSTALLATION.
3.) THE EMERGENCY DRAW-DOWN DEVICE IS PROVIDED TO ALLOW THE BASIN TO BE MANUALLY DRAINED IF NECESSARY. THE MECHANISM SHALL REMAIN CLOSED DURING NORMAL CONDITIONS.

TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
OUTLET CONTROL STRUCTURE DETAIL	
SCALE: N.T.S.	DATE: 5/11/2017
JOB NO./FILE NAME:	DESIGNED BY: N.L.C. PLAN NO.
FILE.DWG	DRAWN BY: N.L.C. CHECKED BY: W.J.R. DR-16



NOTE:
PRECAST REINFORCED CONCRETE MANHOLE TO BE CAPABLE OF SUPPORTING H-20 LOADING

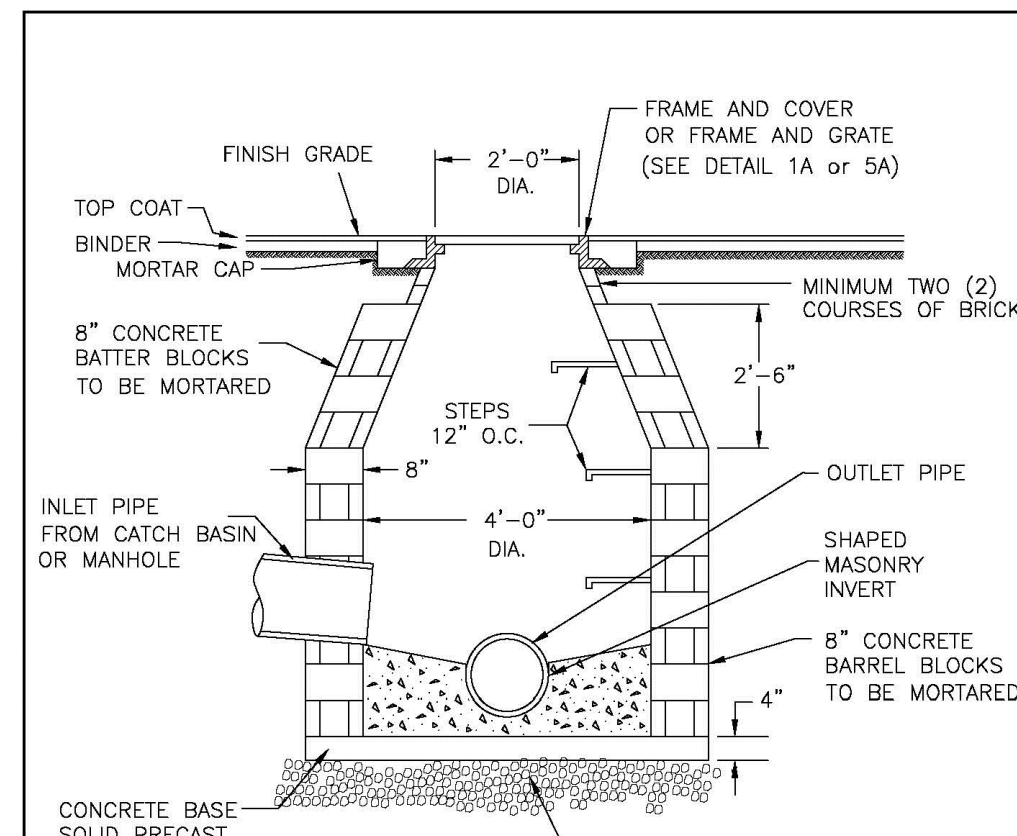
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
STANDARD PRECAST DRAINAGE MANHOLE DETAIL	
SCALE: N.T.S.	DATE: 01/08/2015
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG	DRAWN BY: J.C.Z. CHECKED BY: W.J.R. DR-5



SECTION A-A

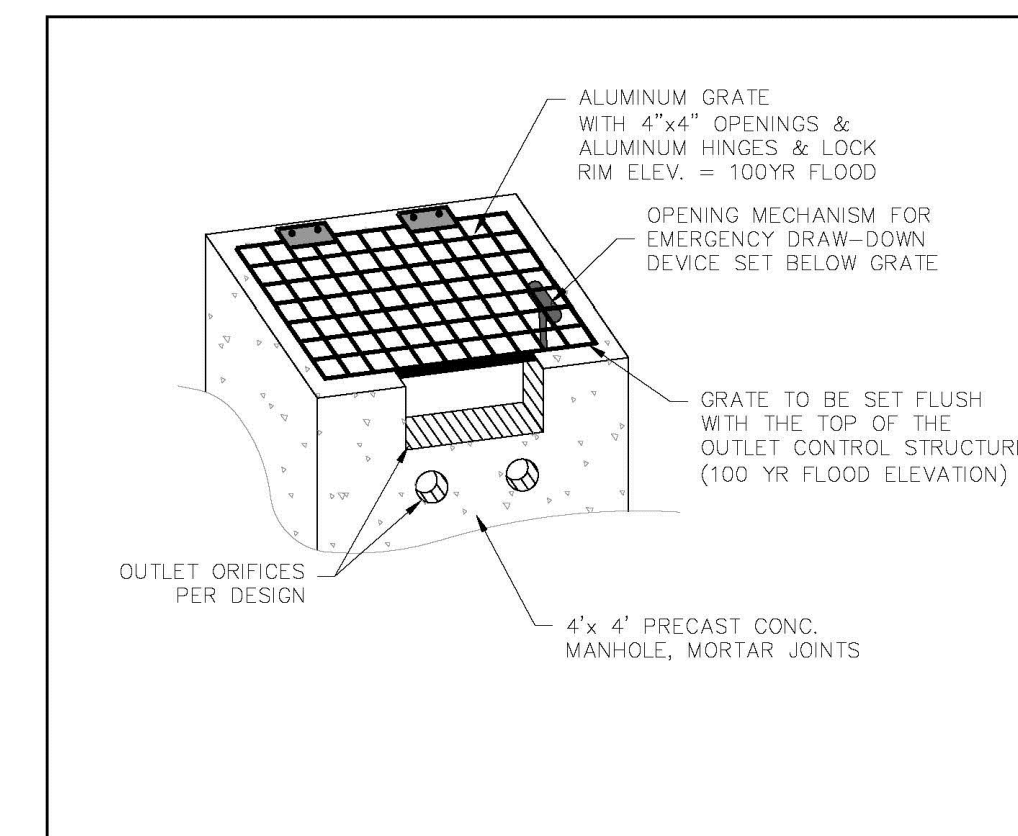
NOTE:
FRAME EJ CATALOG NO. 0MA21100038
COVER EJ CATALOG NO. 0MA21100041
OR APPROVED EQUAL.

TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
DRAIN MANHOLE COVER AND FRAME DETAIL	
SCALE: N.T.S.	DATE: 01/08/2015
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG	DRAWN BY: J.C.Z. CHECKED BY: W.J.R. DR-5A



BLOCK DRAINAGE STRUCTURE DETAIL

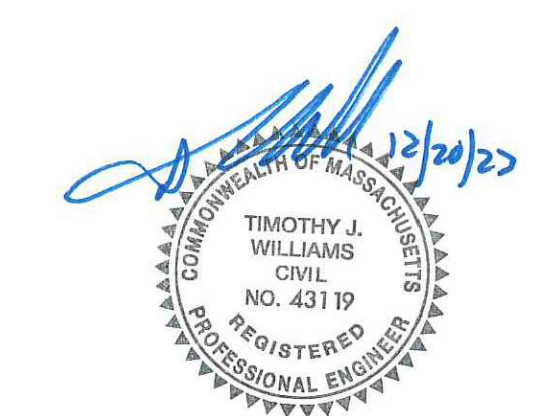
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
BLOCK DRAINAGE STRUCTURE DETAIL	
SCALE: N.T.S.	DATE: 01/08/2015
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z. PLAN NO.
FILE.DWG	DRAWN BY: J.C.Z. CHECKED BY: W.J.R. DR-6



OUTLET CONTROL STRUCTURE—GRATE DETAIL

NOTES:
1.) ORIFICE ELEVATIONS SHALL BE SHOWN ON DESIGN PLANS.
2.) CONTRACTOR SHALL CONFIRM INVERT GRADES IN FIELD PRIOR TO STRUCTURE INSTALLATION.
3.) THE EMERGENCY DRAW-DOWN DEVICE IS PROVIDED TO ALLOW THE BASIN TO BE MANUALLY DRAINED IF NECESSARY. THE MECHANISM SHALL REMAIN CLOSED DURING NORMAL CONDITIONS.

TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
OUTLET CONTROL STRUCTURE—GRATE DETAIL	
SCALE: N.T.S.	DATE: 5/11/2017
JOB NO./FILE NAME:	DESIGNED BY: N.L.C. PLAN NO.
FILE.DWG	DRAWN BY: N.L.C. CHECKED BY: W.J.R. DR-16A



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

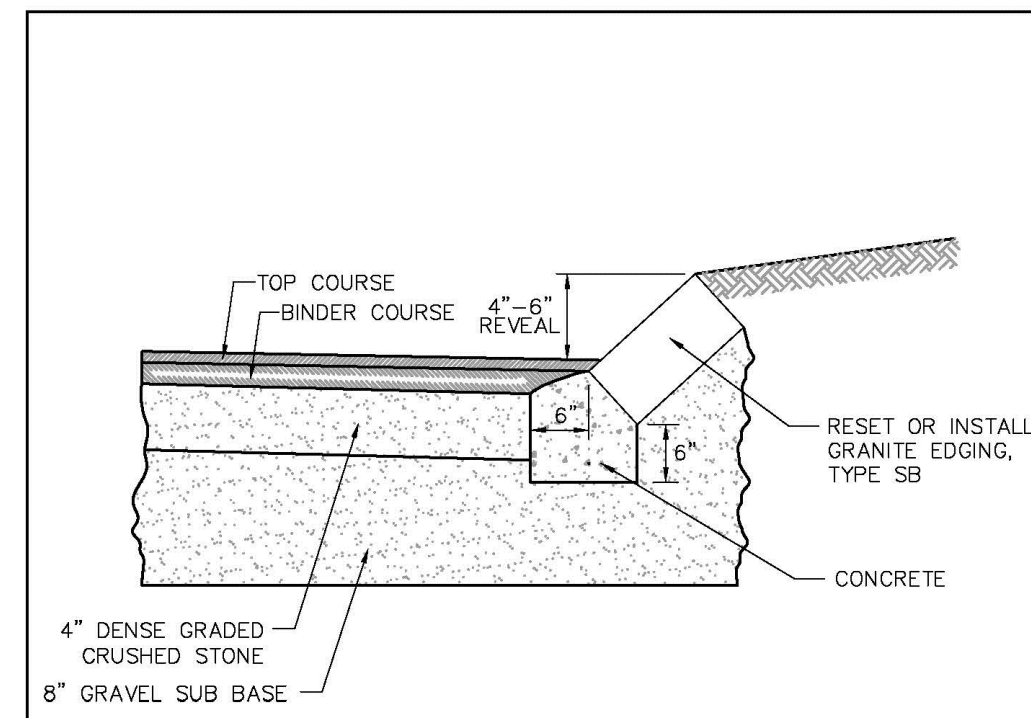
PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	AS SHOWN	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

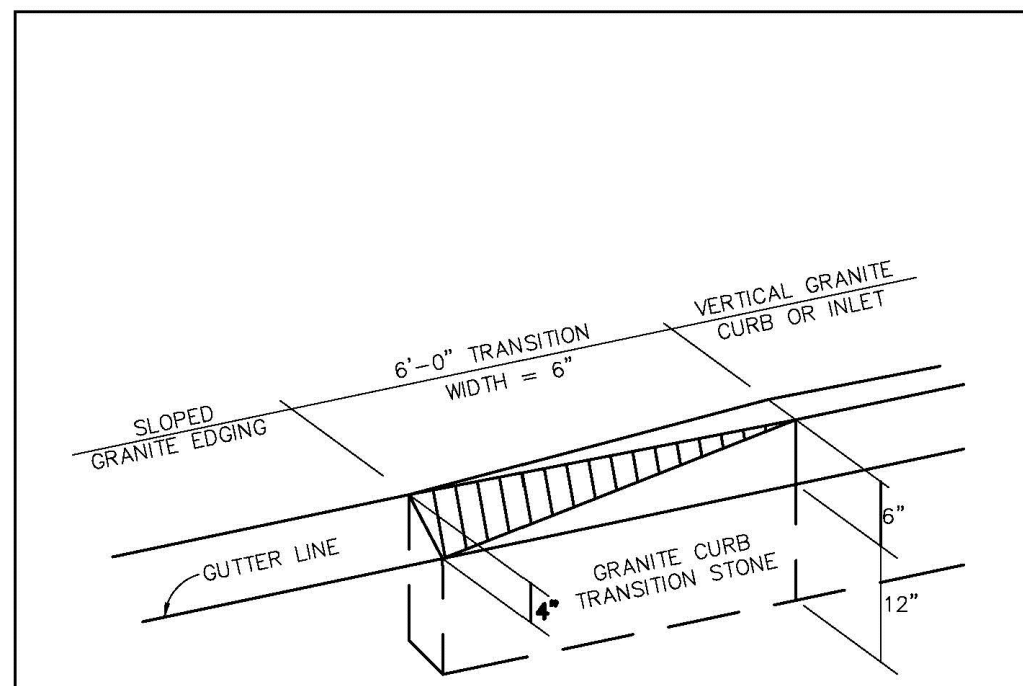
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET NO.
DETAILS	C-503

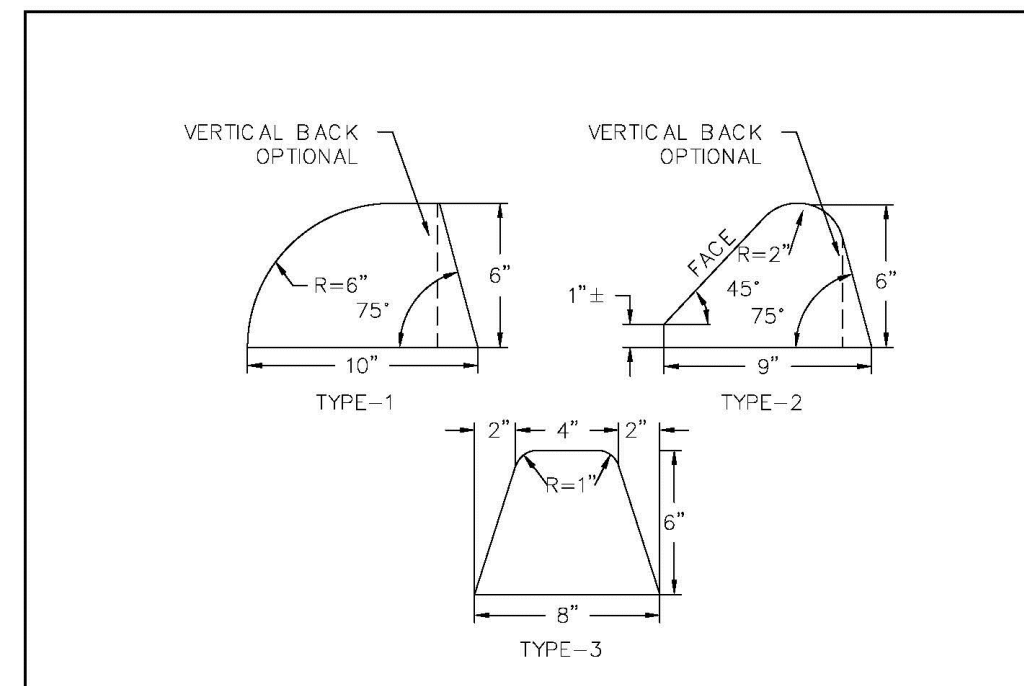


NOTE:
1. RECLAIMED ASPHALT PAVEMENT MATERIAL MAY BE SUBSTITUTED FOR DENSE GRADED CRUSHED STONE AND GRAVEL SUB-BASE IF APPROVED BY TOWN ENGINEER.

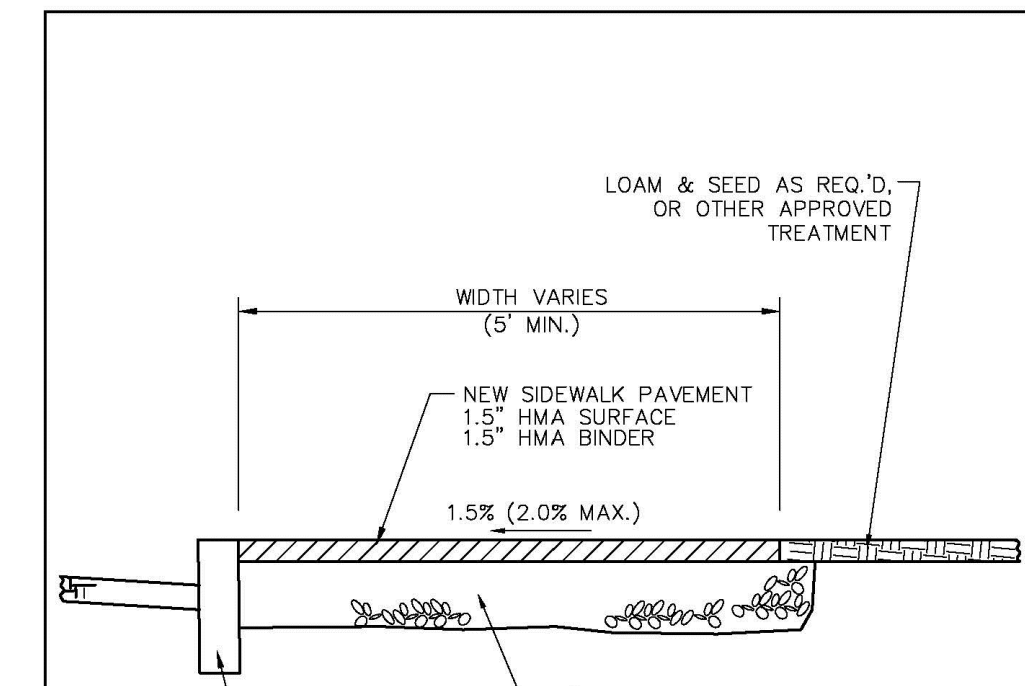
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
SLOPED GRANITE EDGING			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-4
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



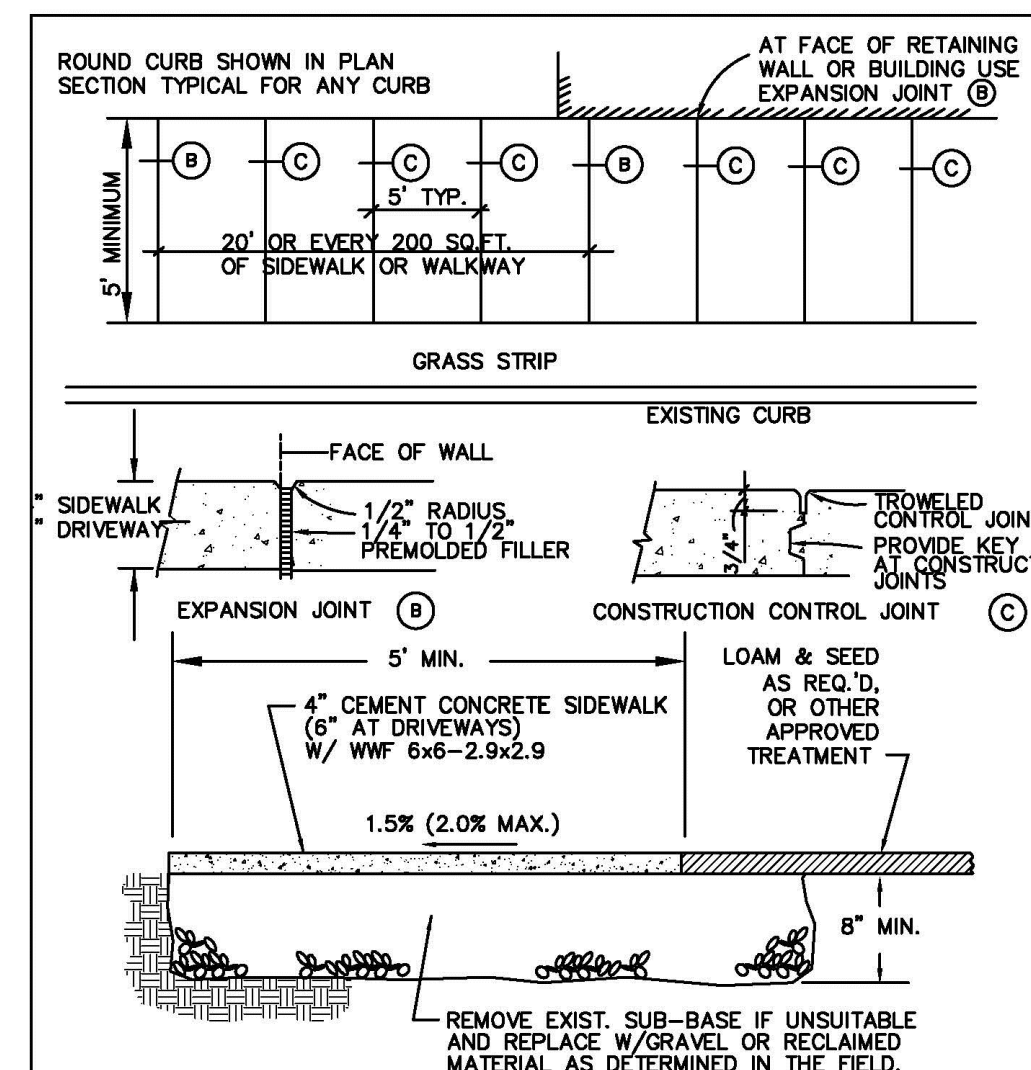
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
EDGING TO CURB TRANSITION			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-5
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



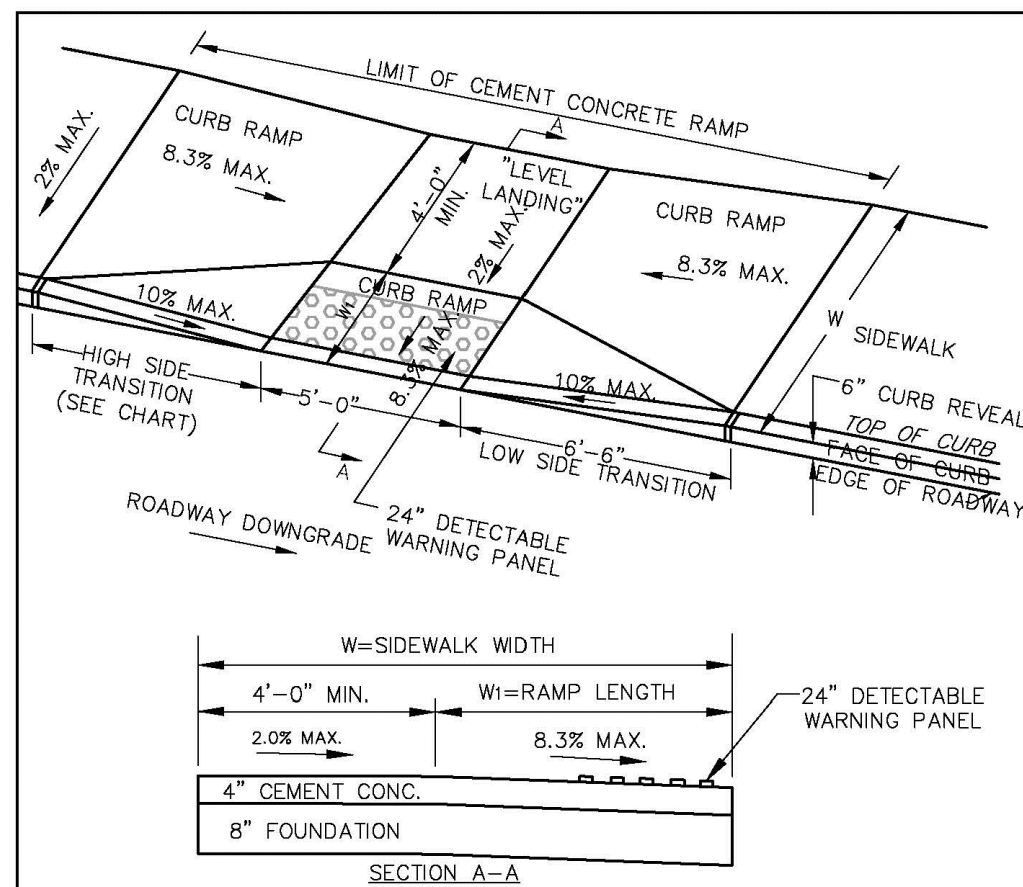
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
HOT MIX ASPHALT BERM & CURB			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-6
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



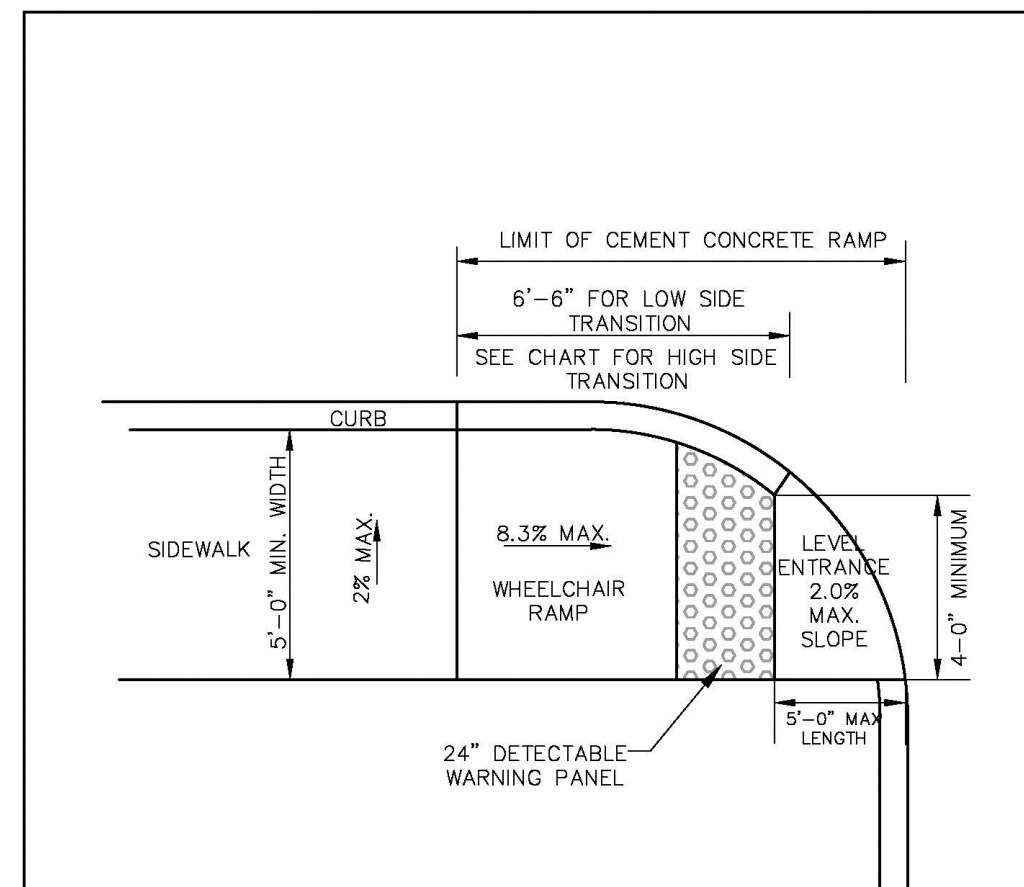
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
HOT MIX ASPHALT SIDEWALK			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-7A
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



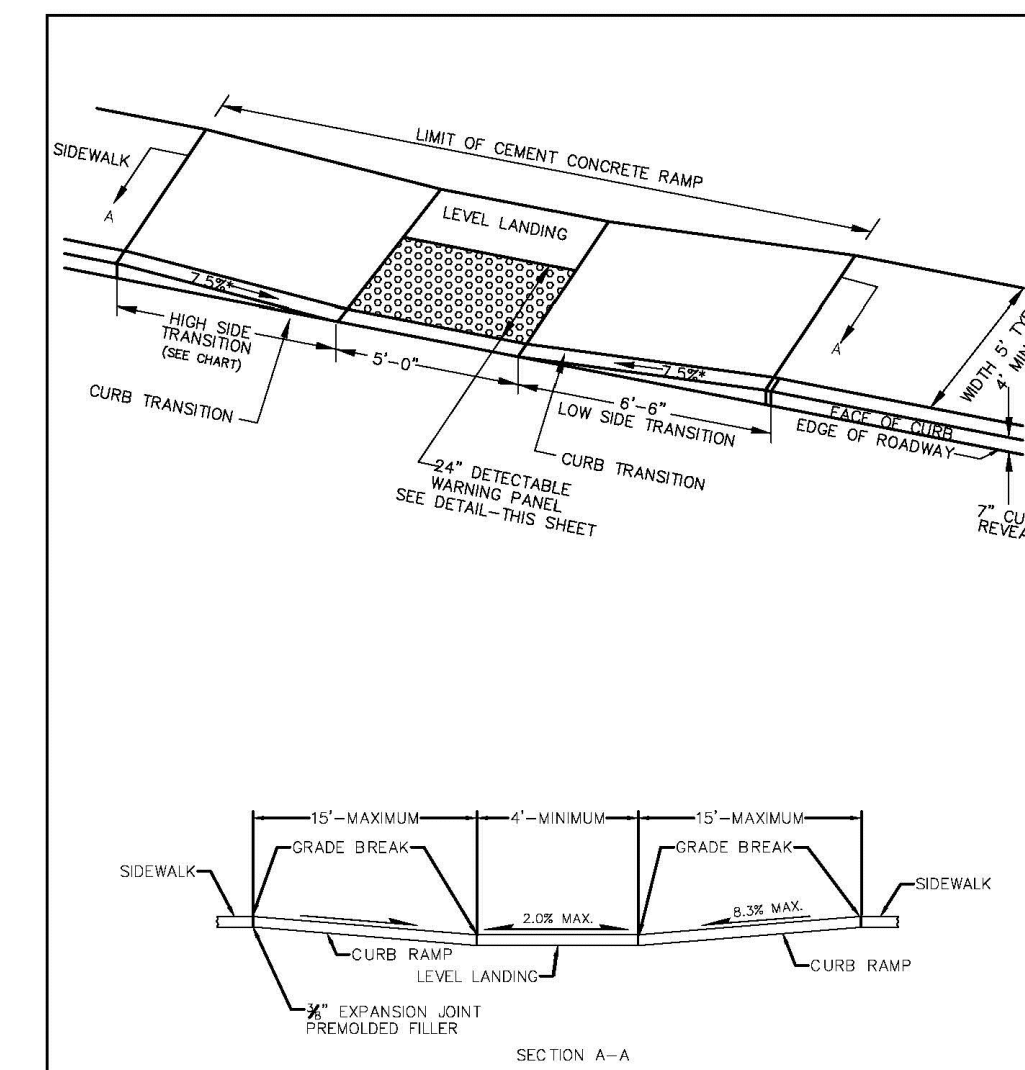
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
CEMENT CONCRETE SIDEWALK			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-8
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



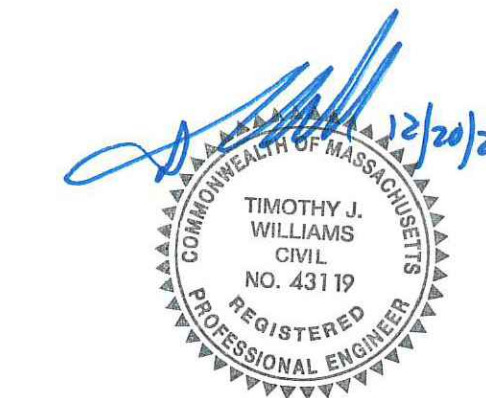
TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
CURB RAMP TYPE A (COMBINATION RAMP)			
SCALE:N.T.S.	DATE:01/08/2016	PLAN NO.	RS-10
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
CURB RAMP TYPE B (SINGLE DIRECTION RAMP)			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-11
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



TOWN OF CONCORD—PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS			
CURB RAMP TYPE C (PARALLEL RAMP)			
SCALE:N.T.S.	DATE:01/08/2015	PLAN NO.	RS-12
JOB NO./FILE NAME:	DESIGNED BY: J.C.Z.	DRAWN BY: J.C.Z.	CHECKED BY: W.J.R.
FILE.DWG			



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

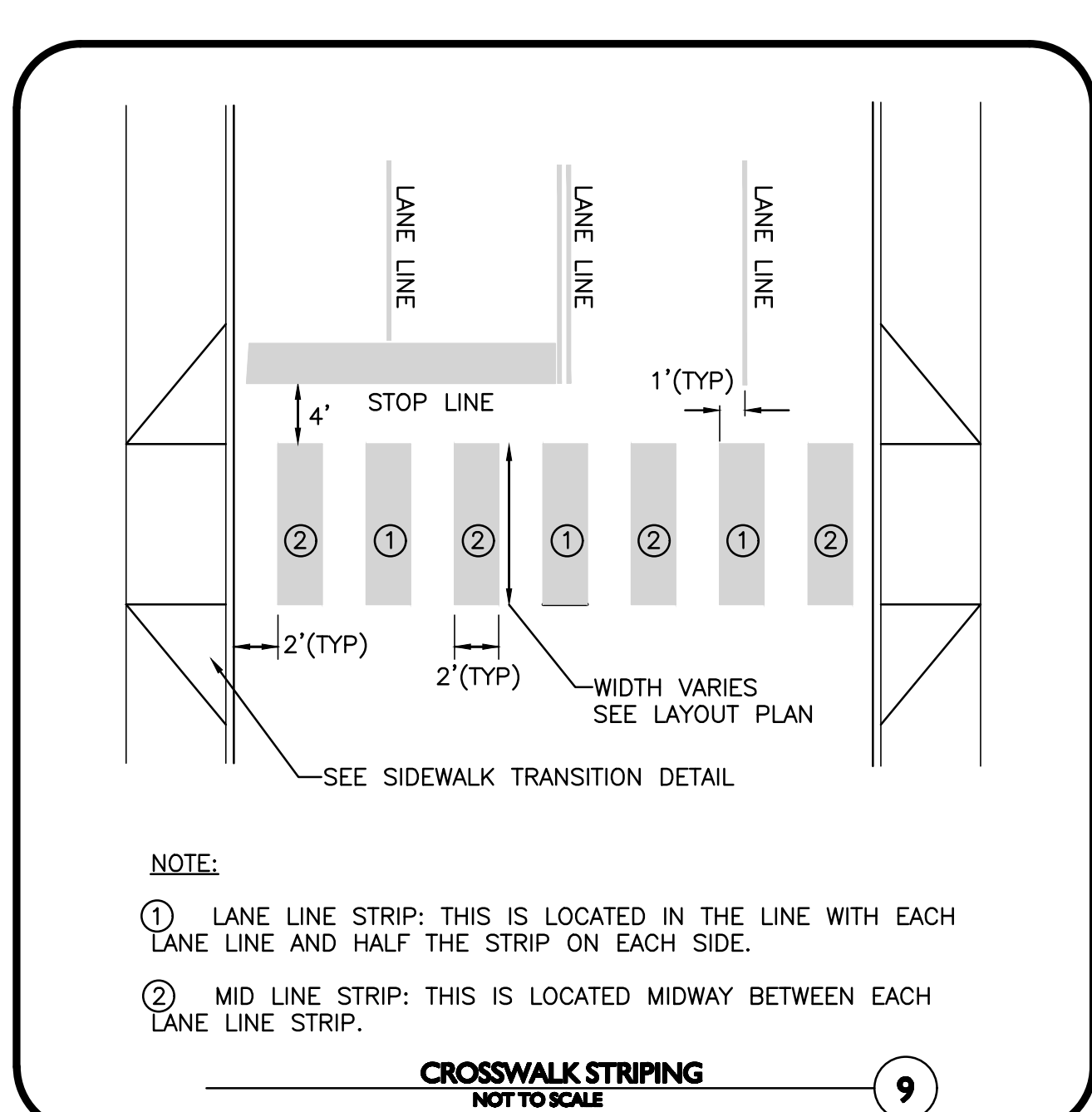
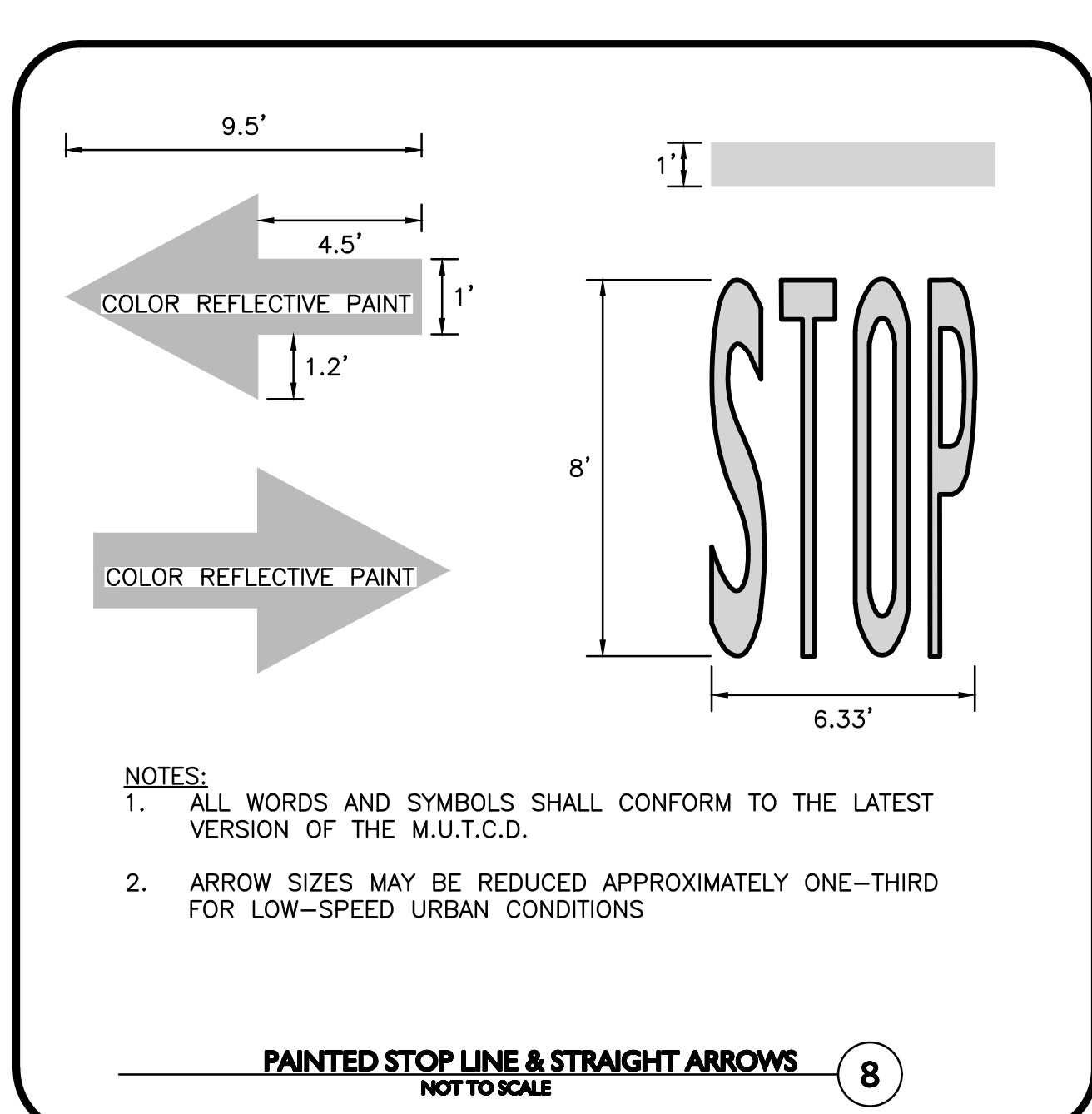
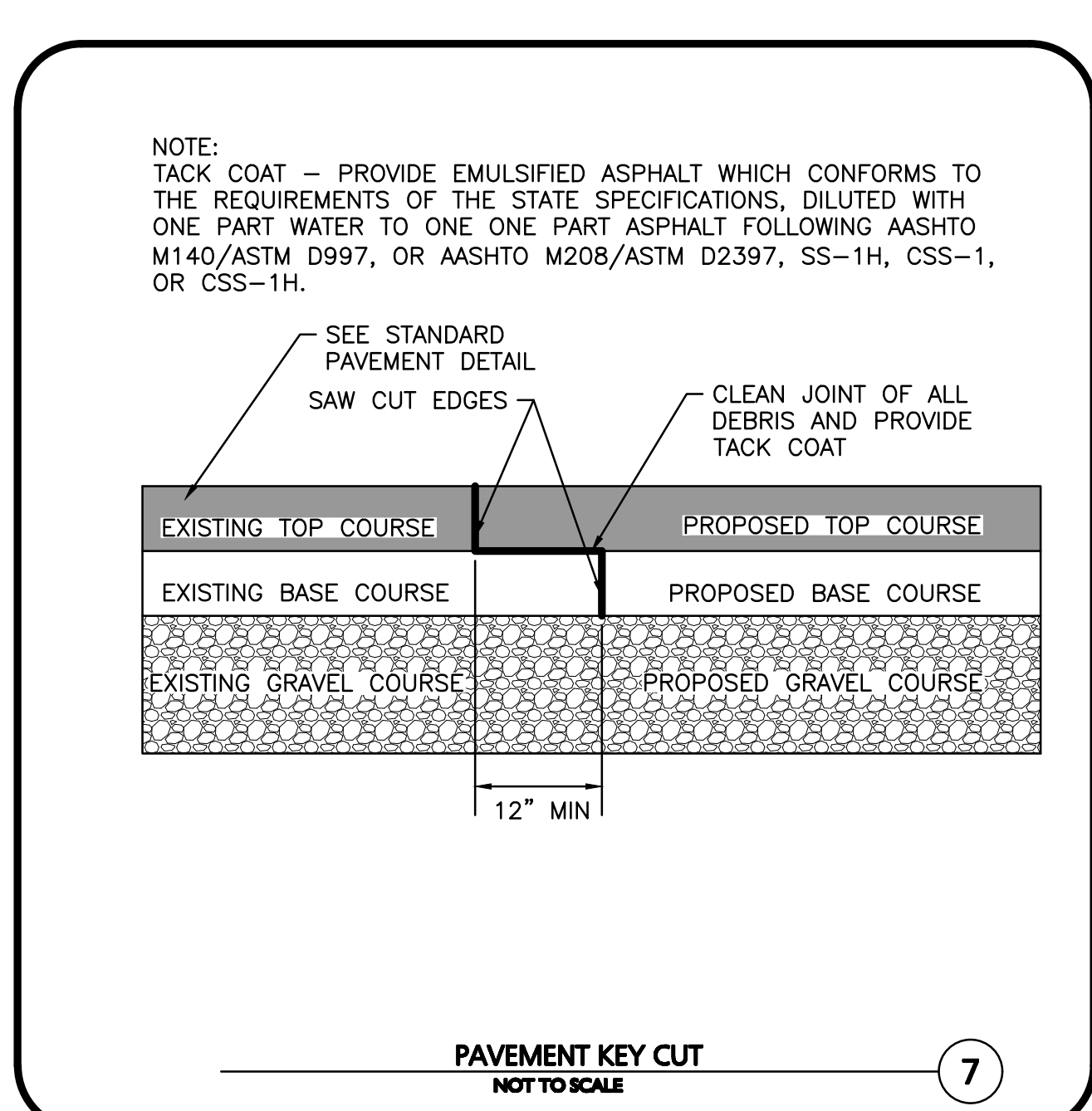
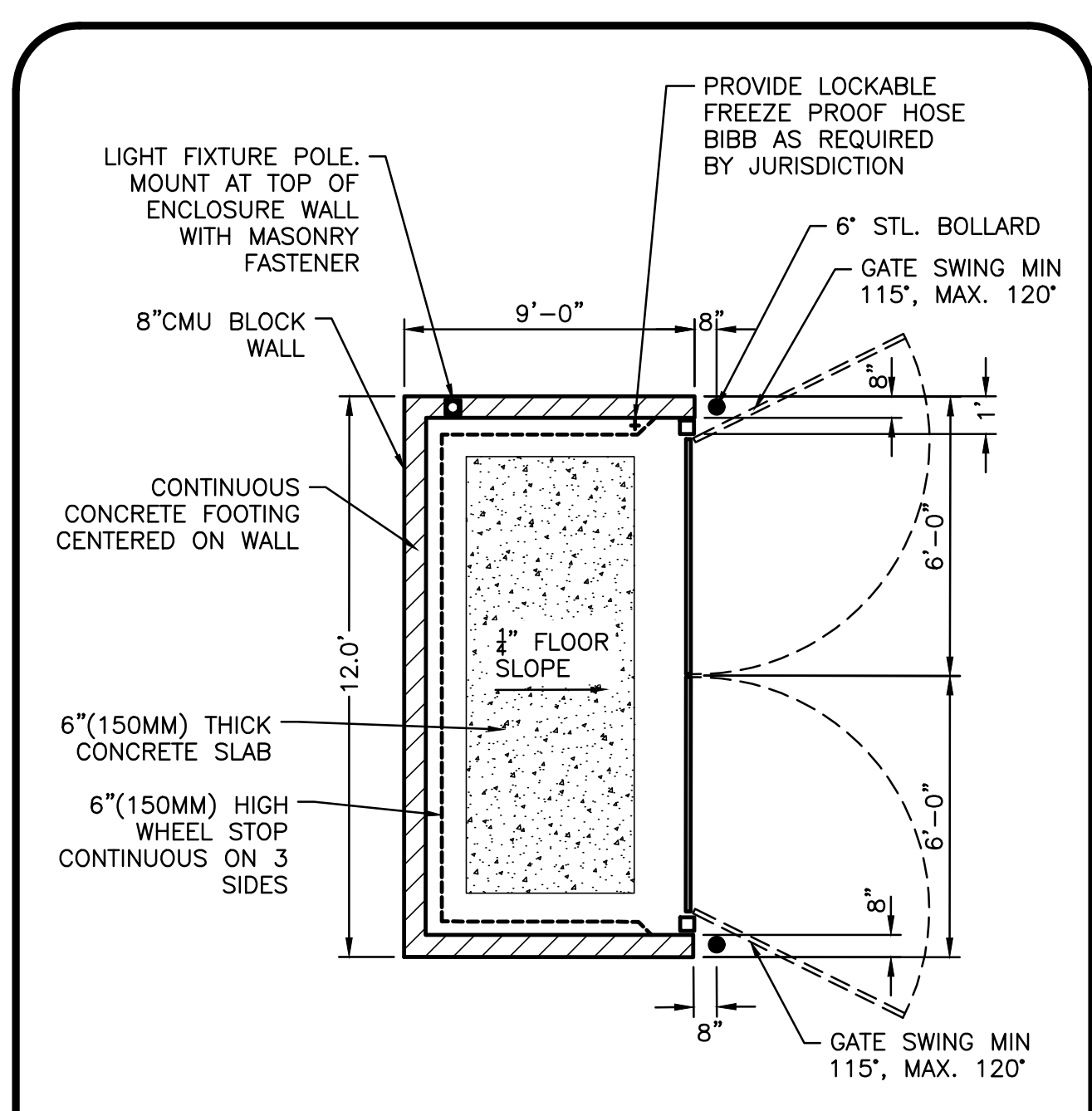
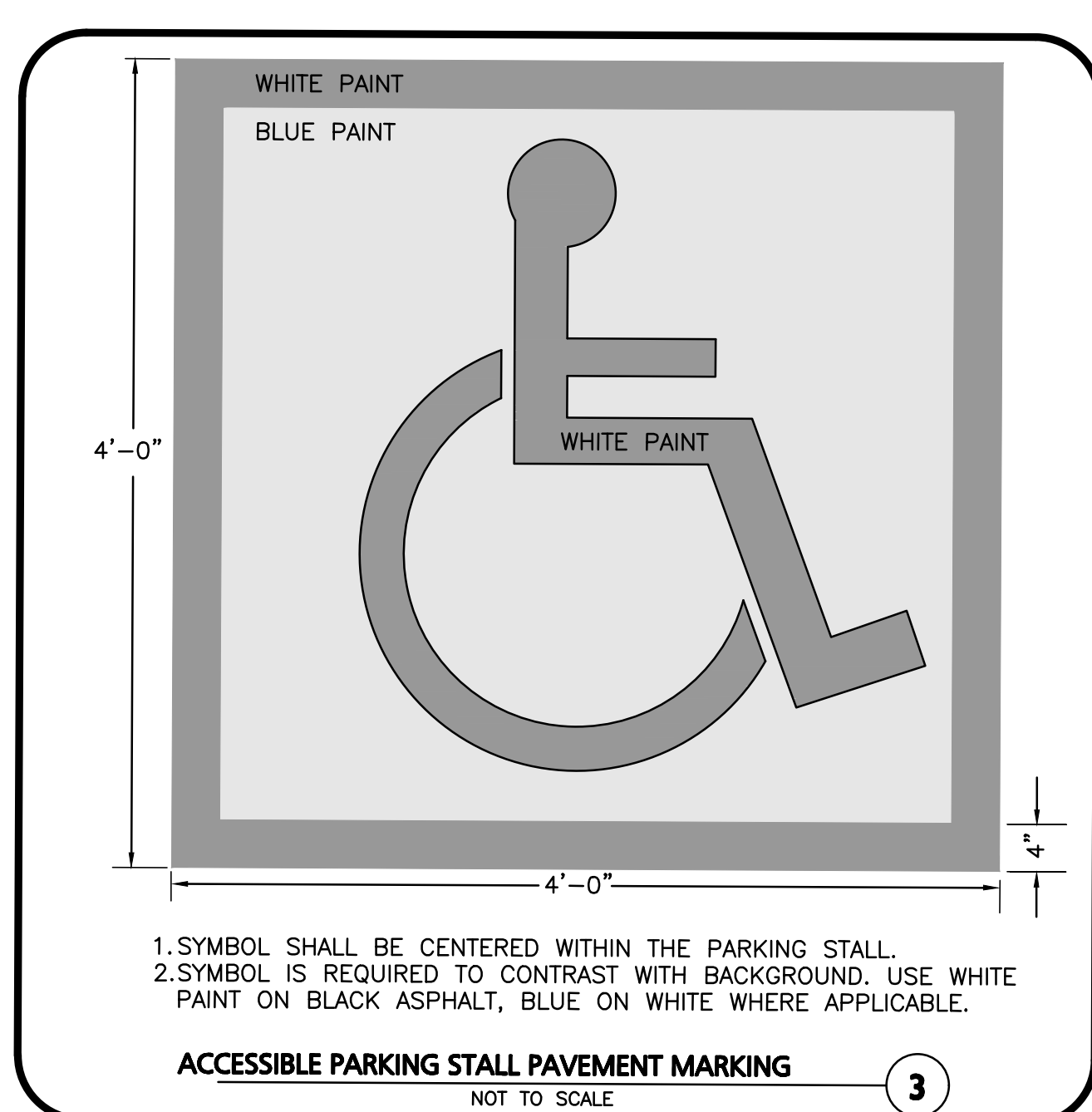
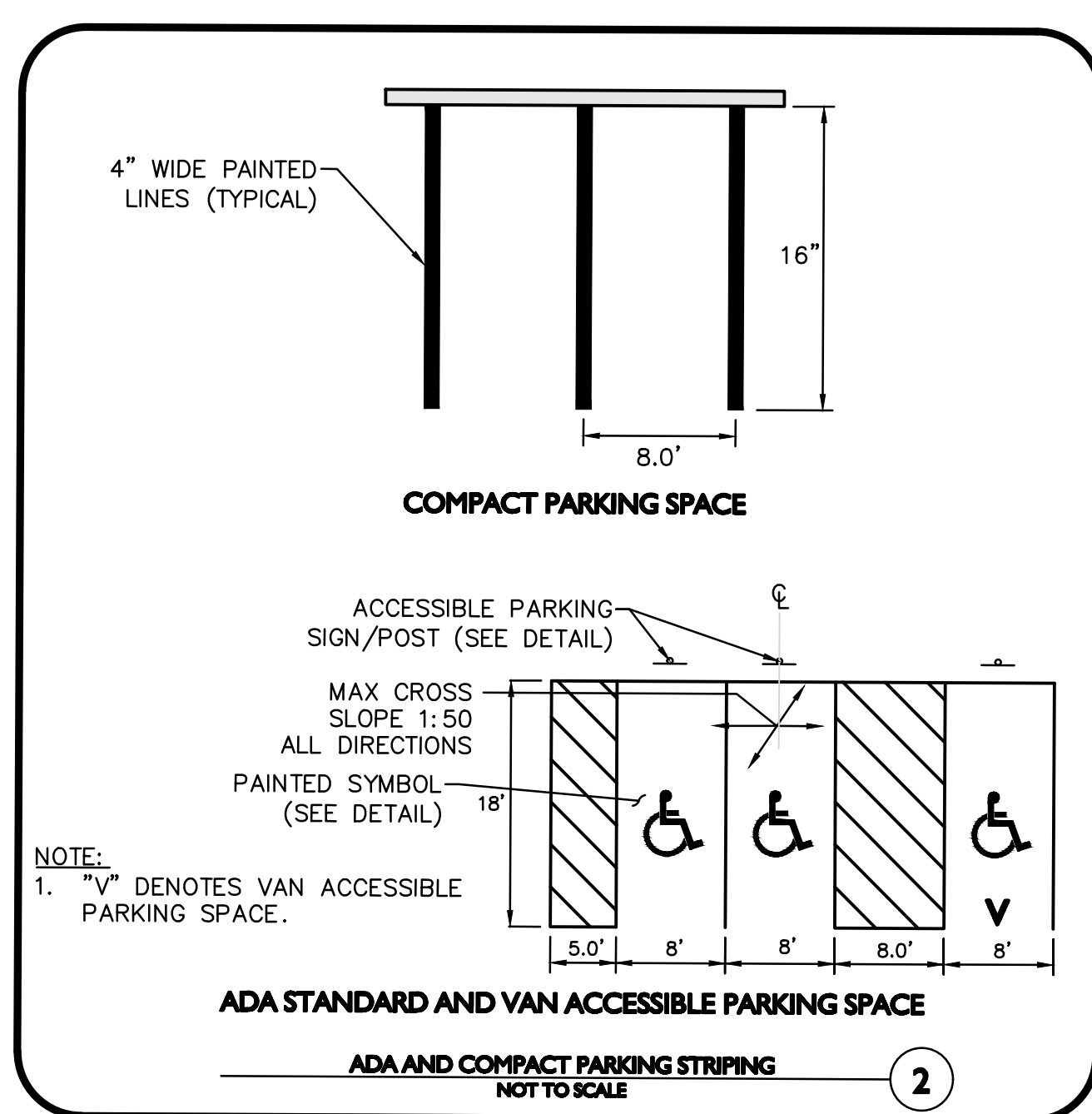
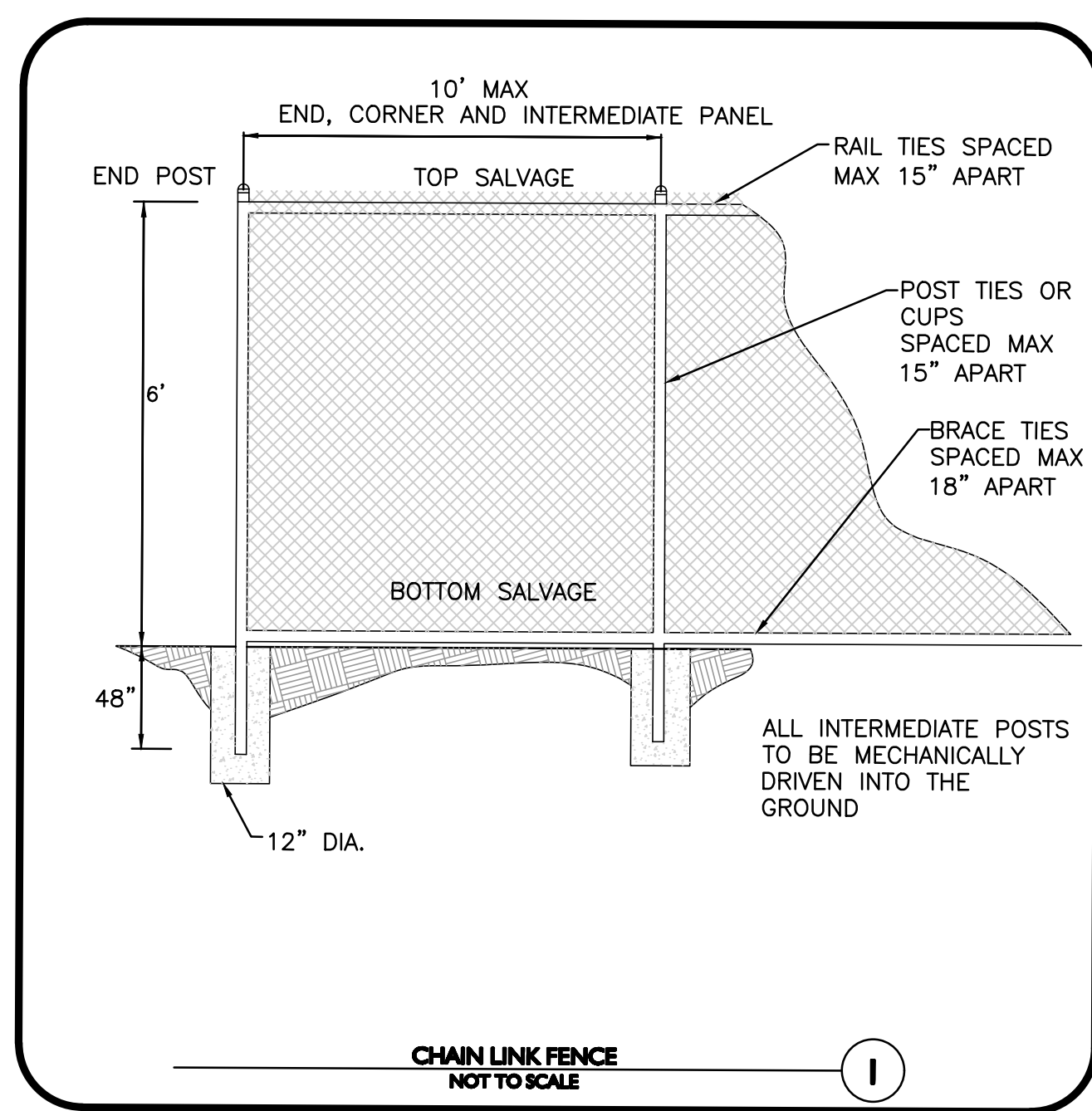
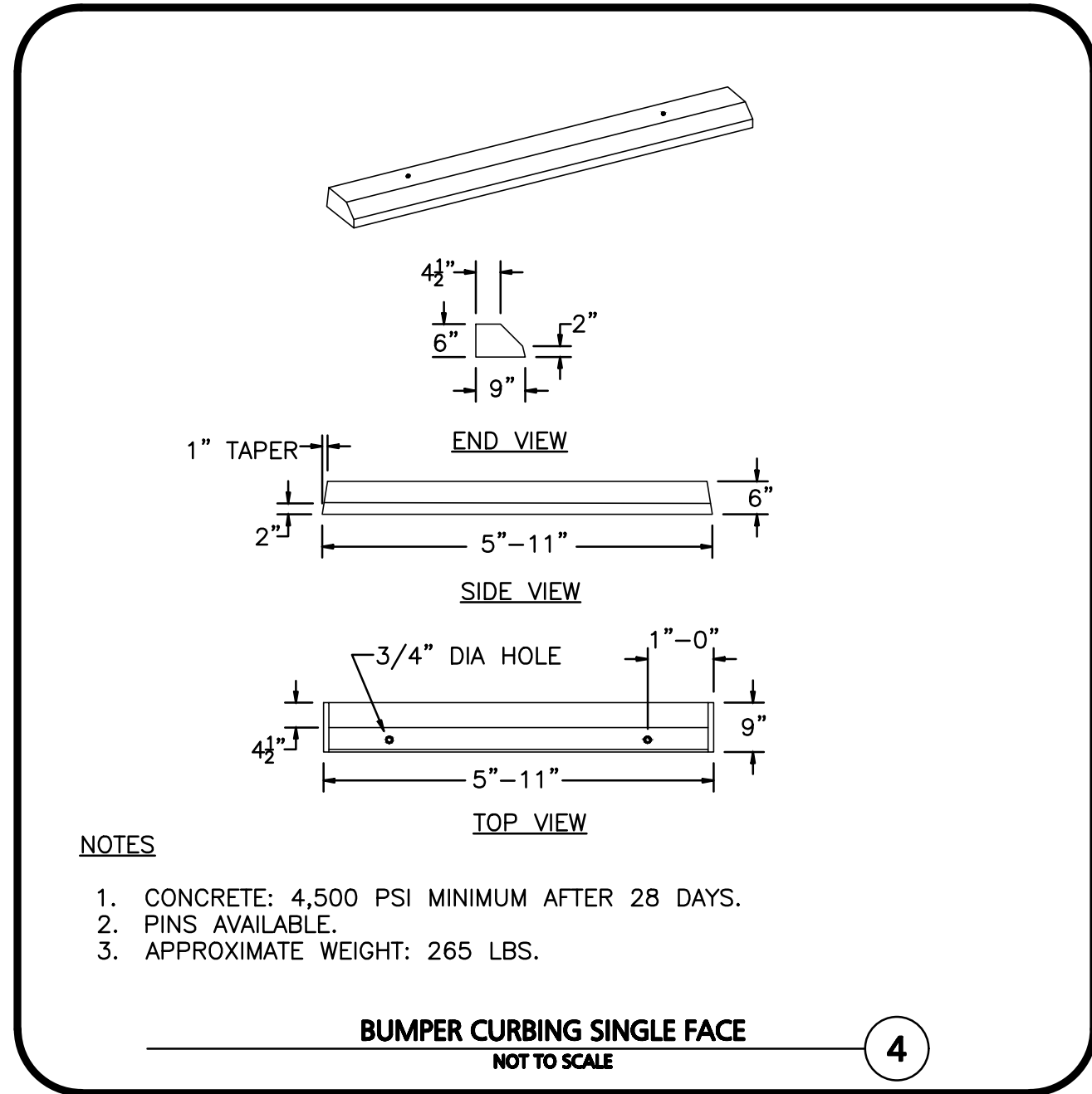
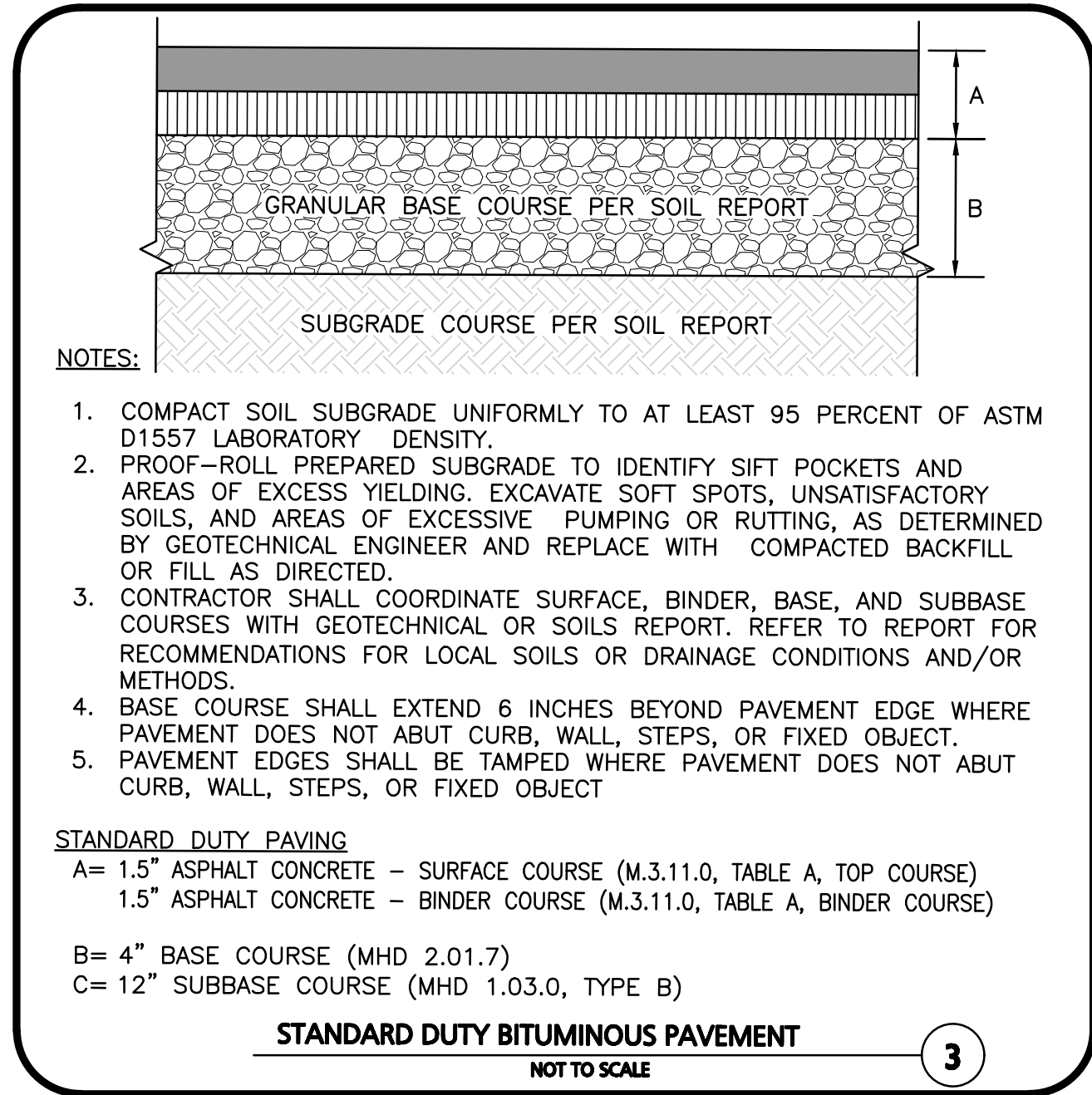
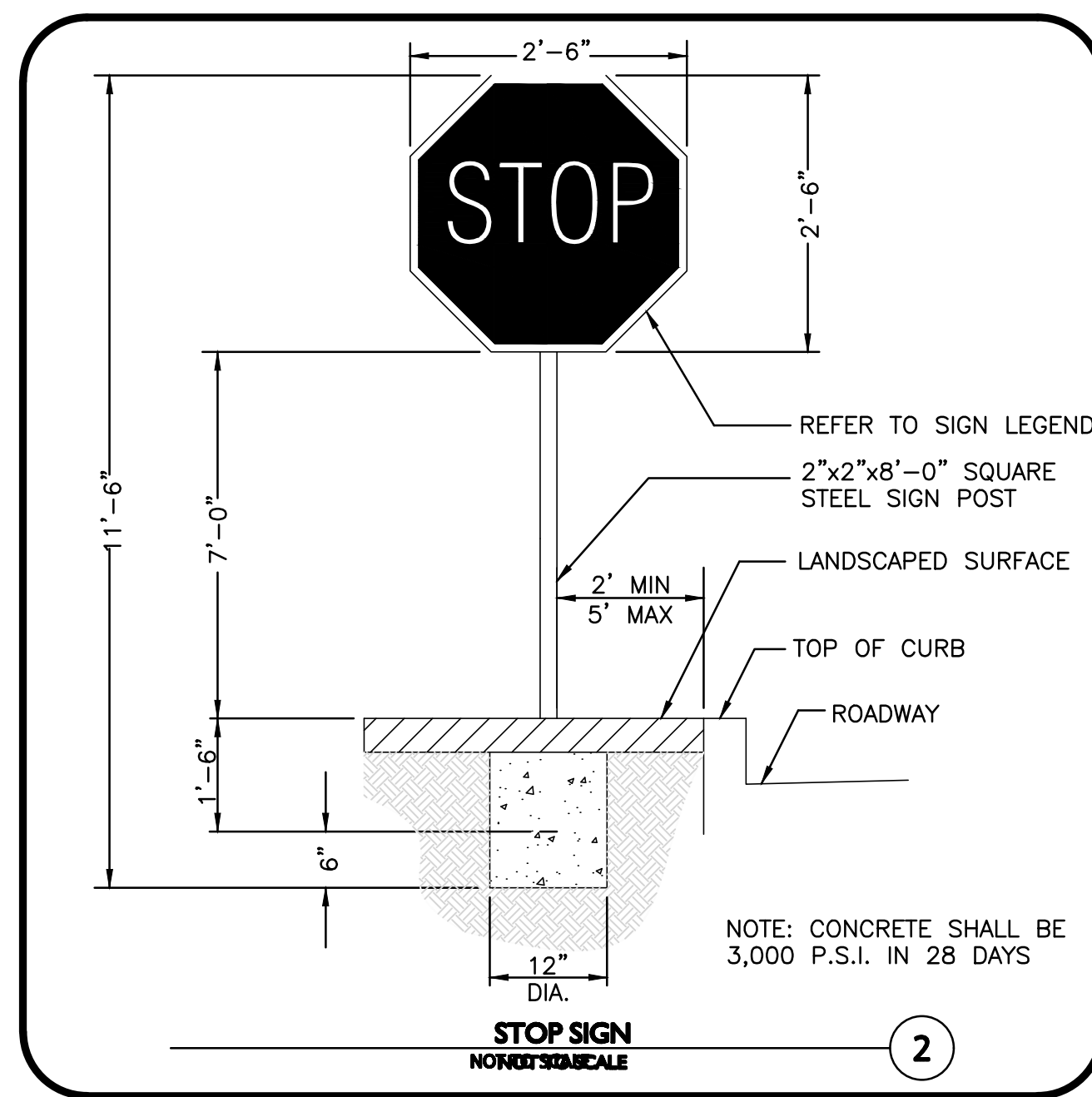
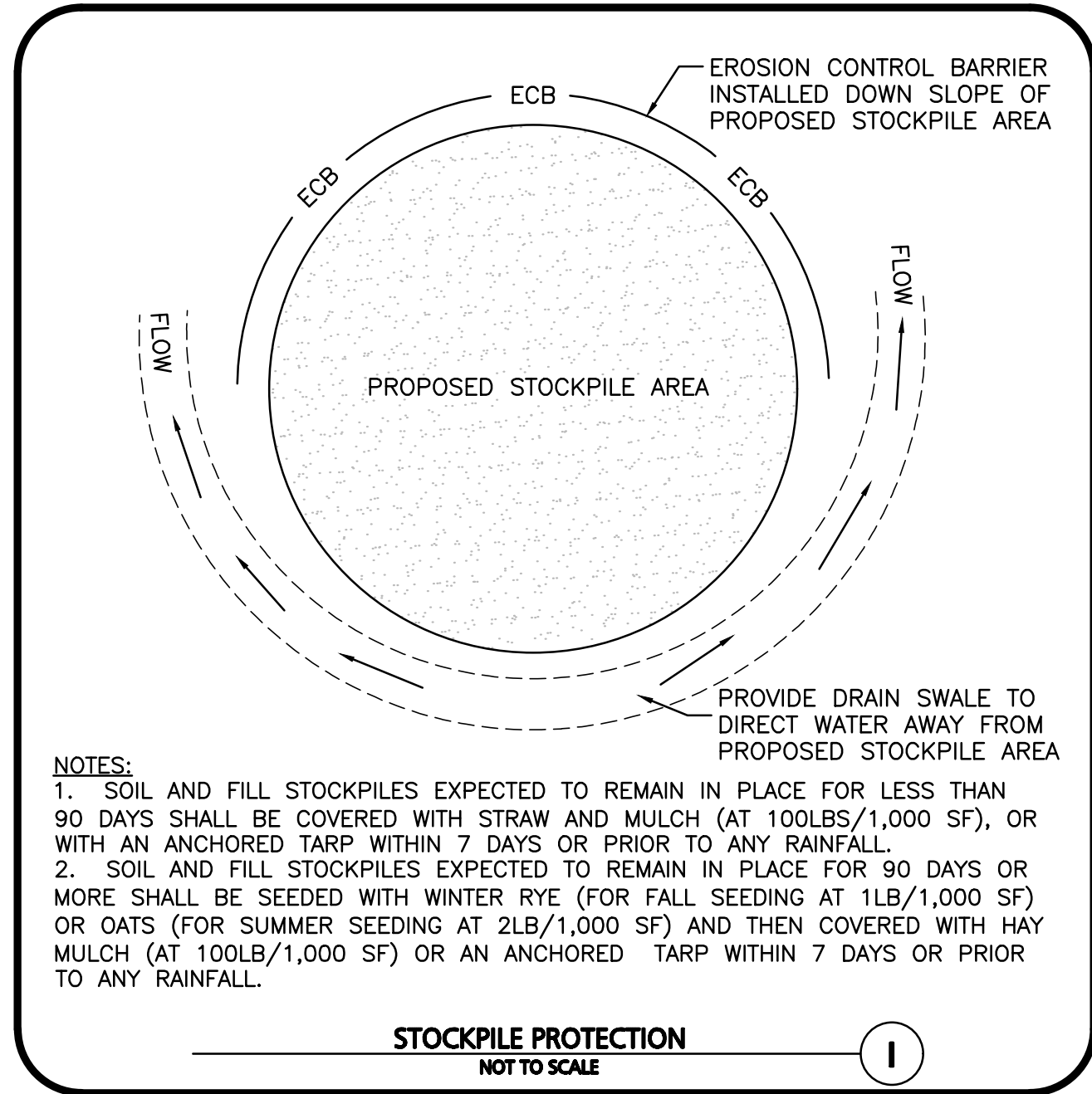
PROJECT NO.	3172-01	DATE:	12/20/2023
SCALE:	AS SHOWN	DWG. NAME:	C-3172-01
DESIGNED BY:	BP	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET NO.
DETAILS	C-505



TIMOTHY L. WILLIAMS
 CIVIL
 NO. 43119
 REGISTERED
 PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
 THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
 THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01	DATE: 12/20/2023
SCALE: AS SHOWN	DWG. NAME: C-3172-01
DESIGNED BY: BP	CHECKED BY: TJW

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

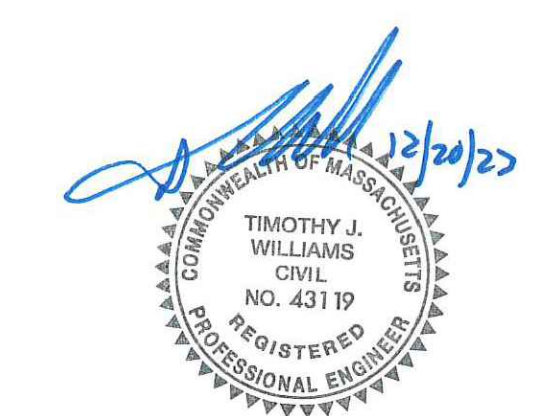
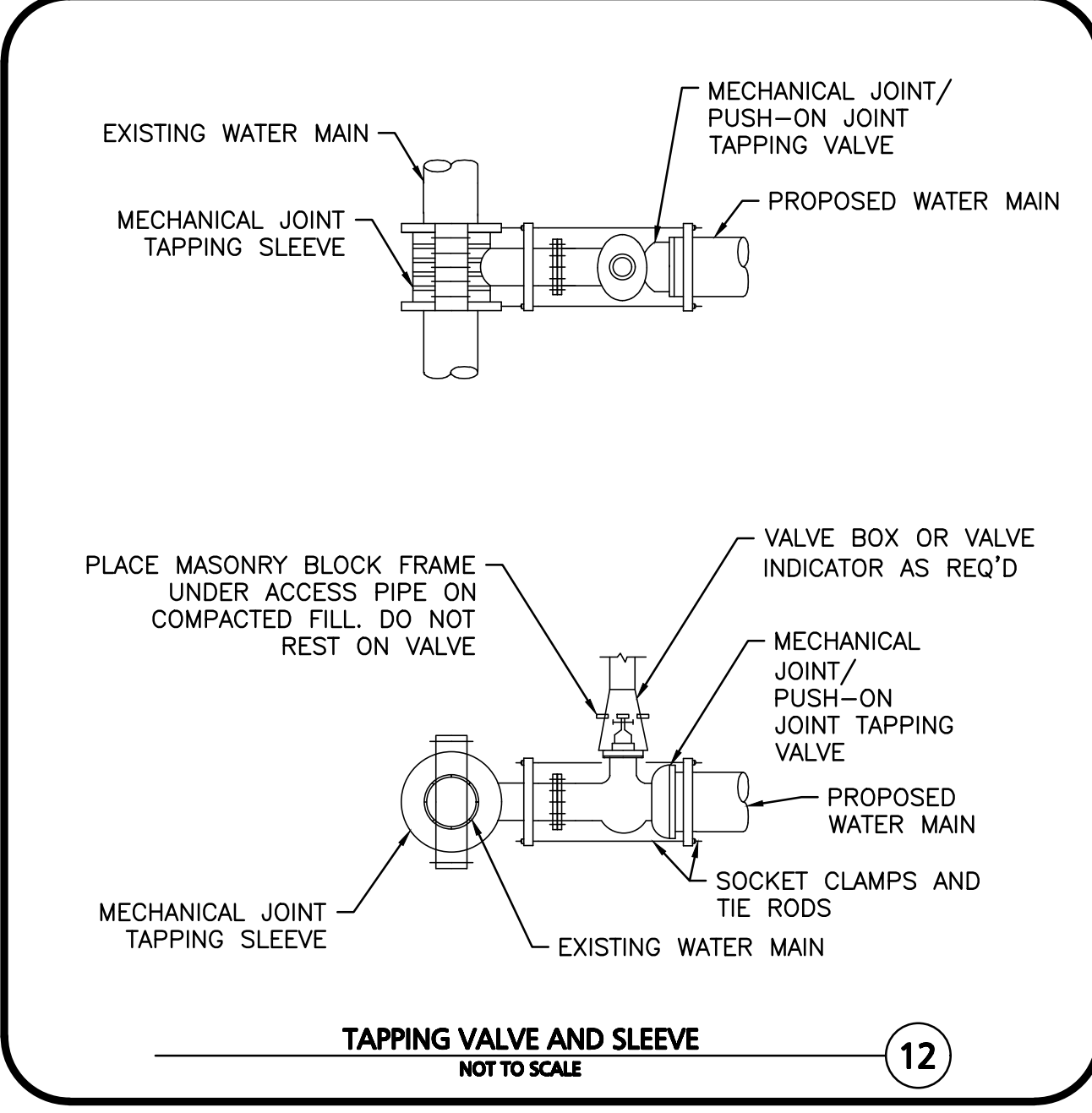
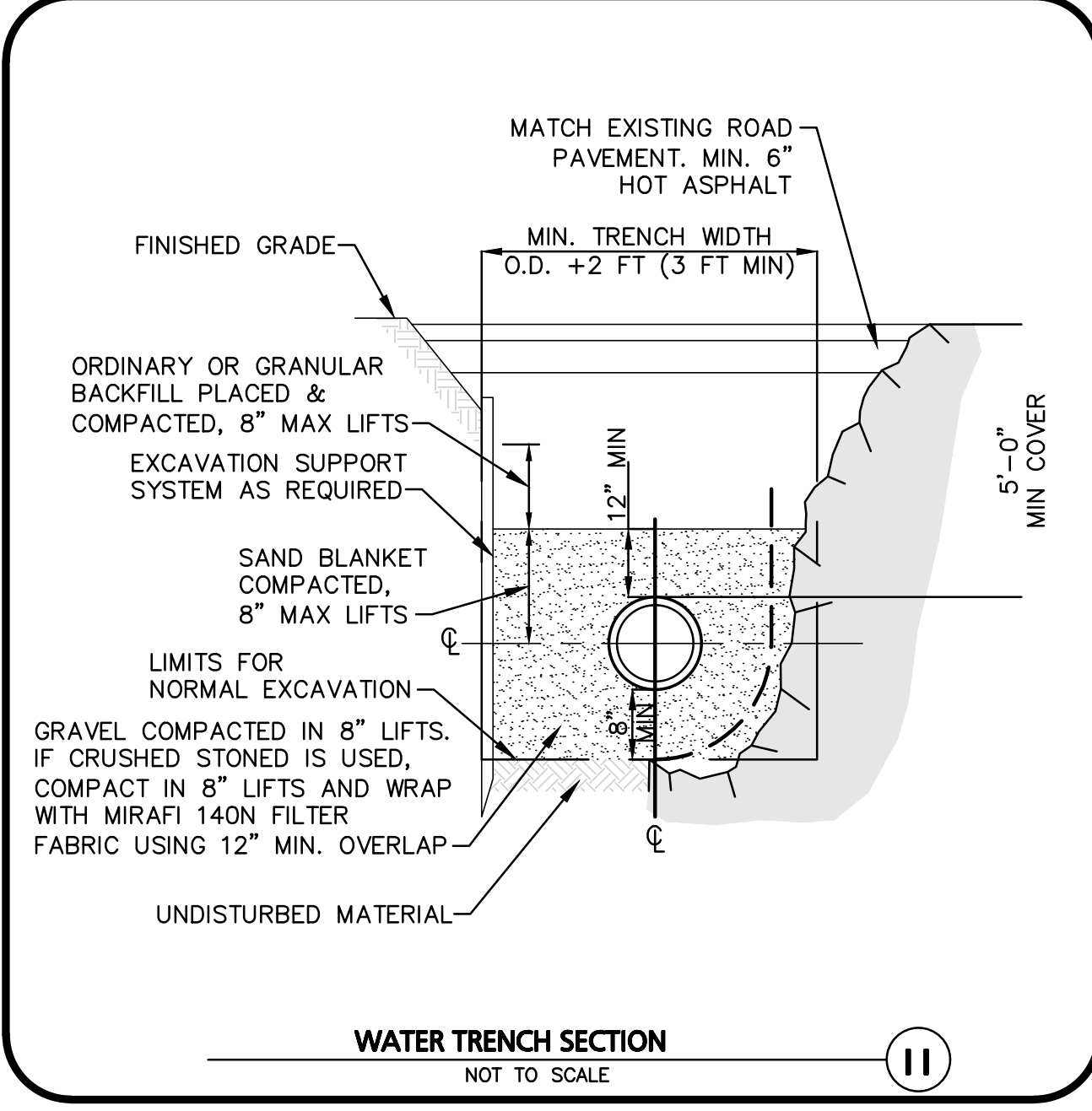
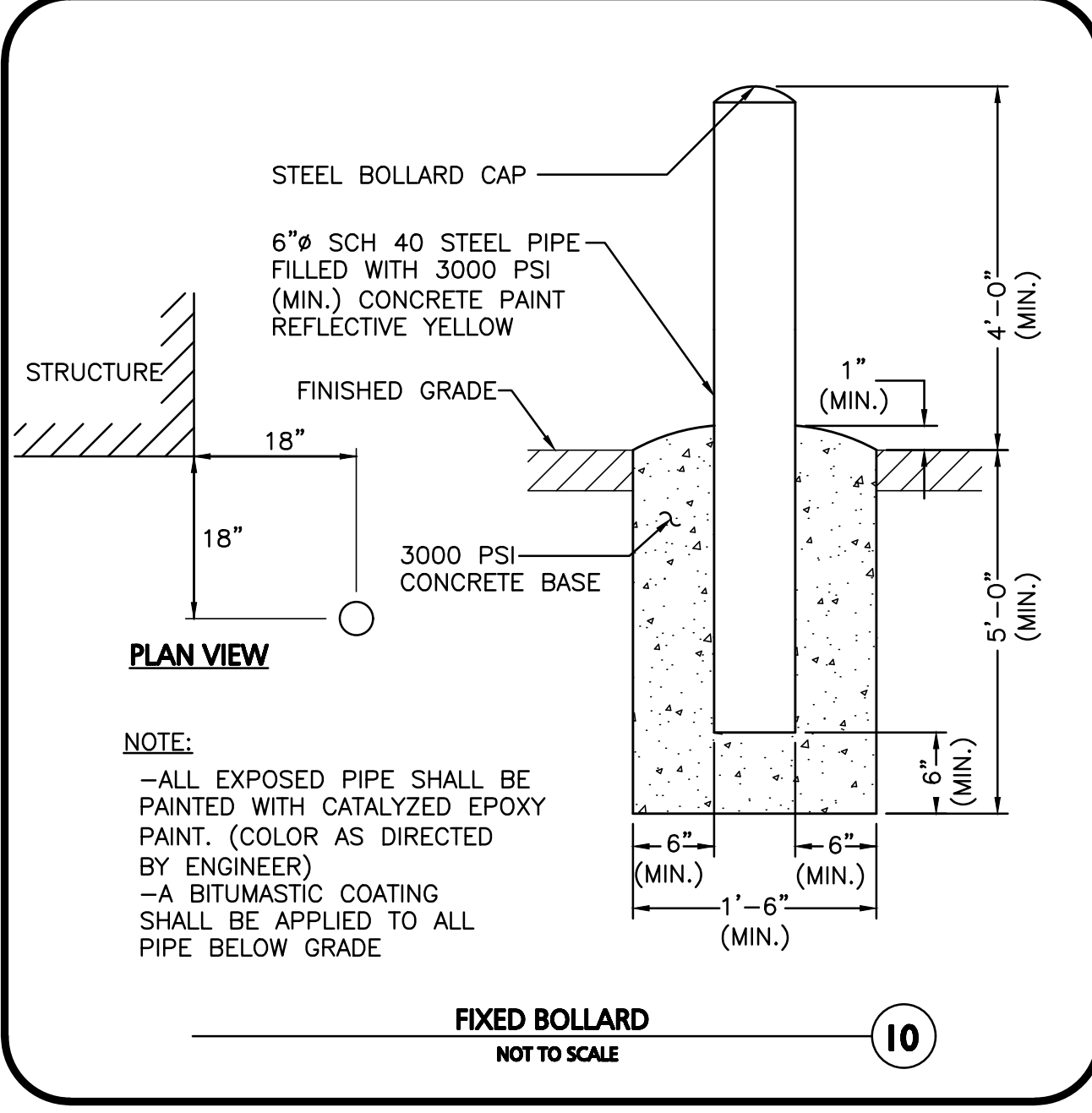
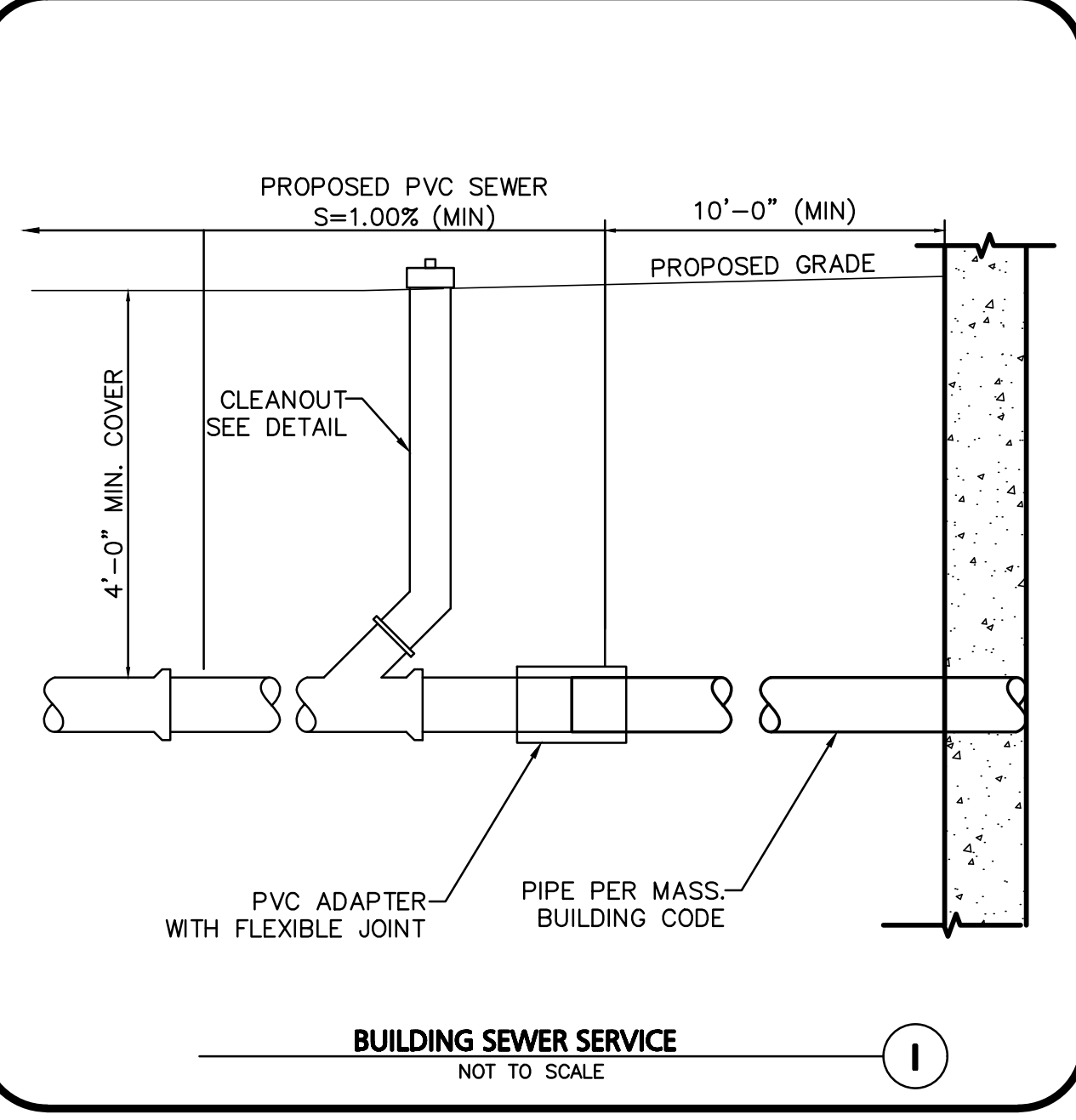
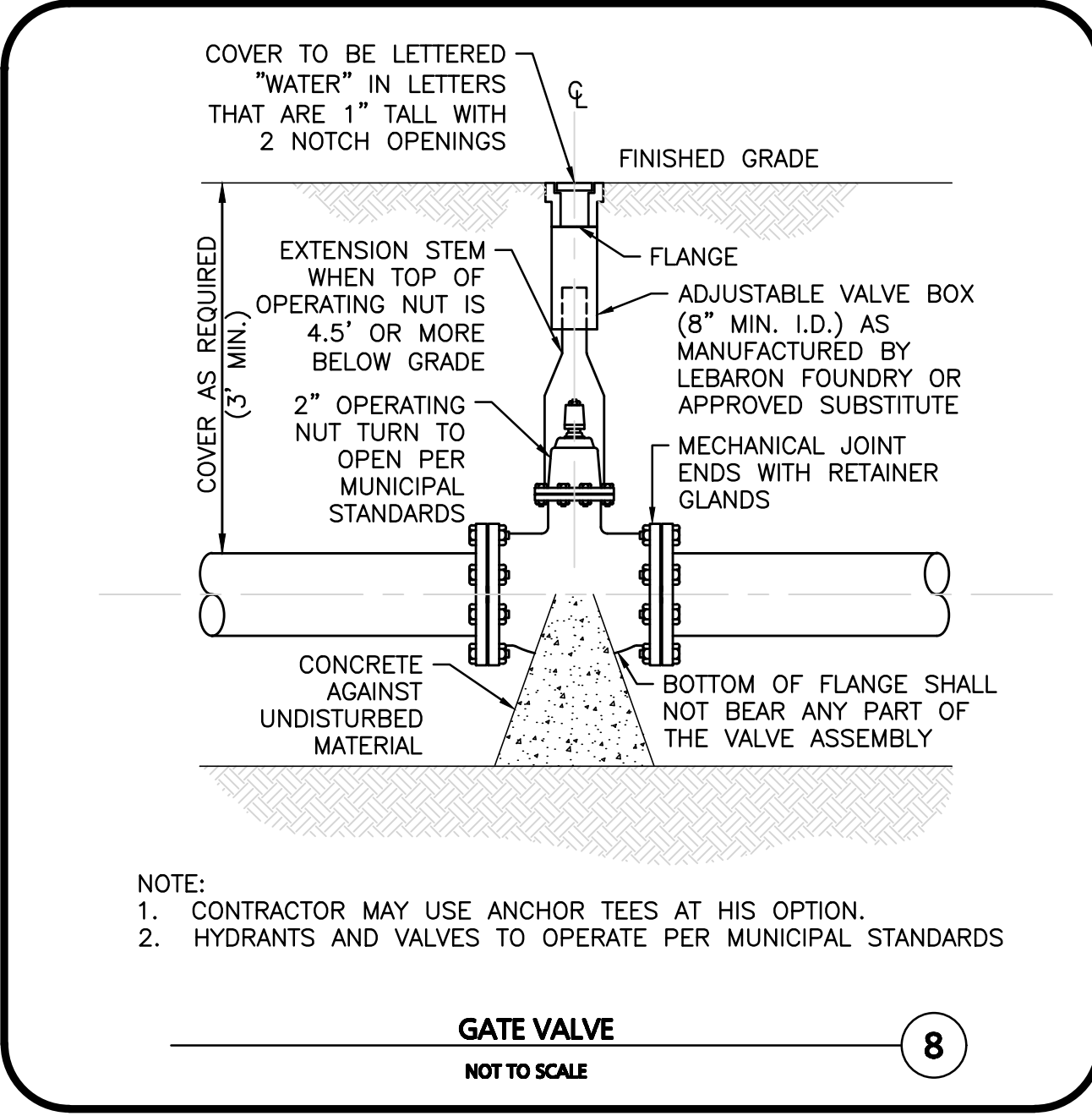
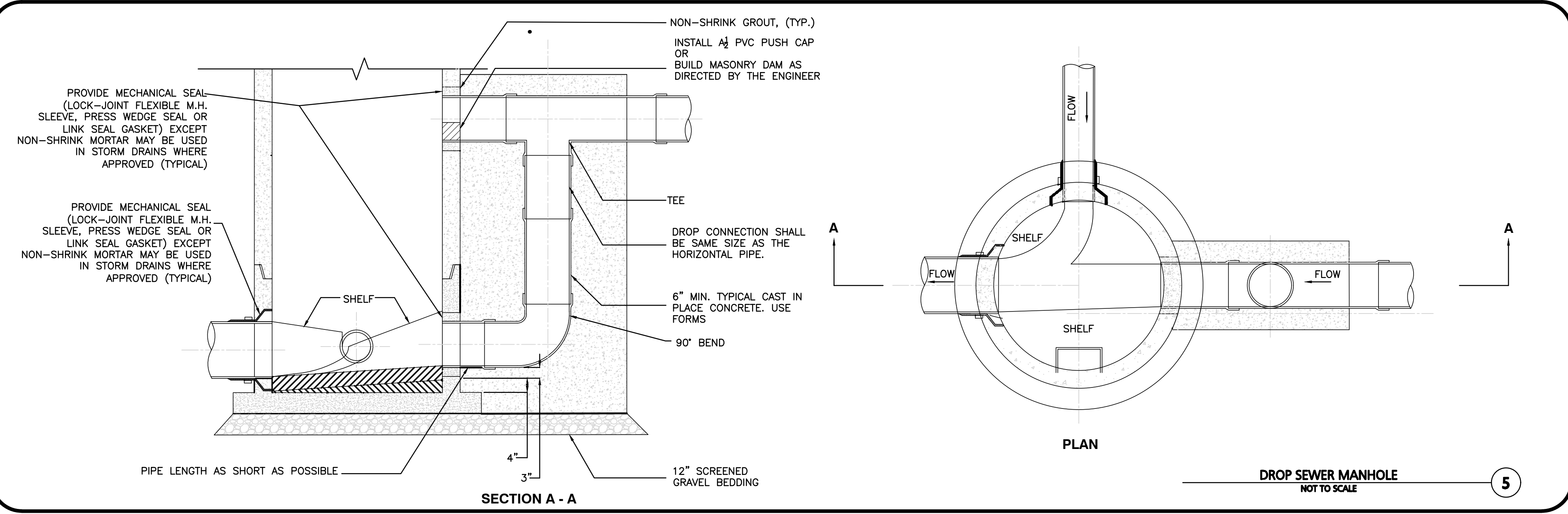
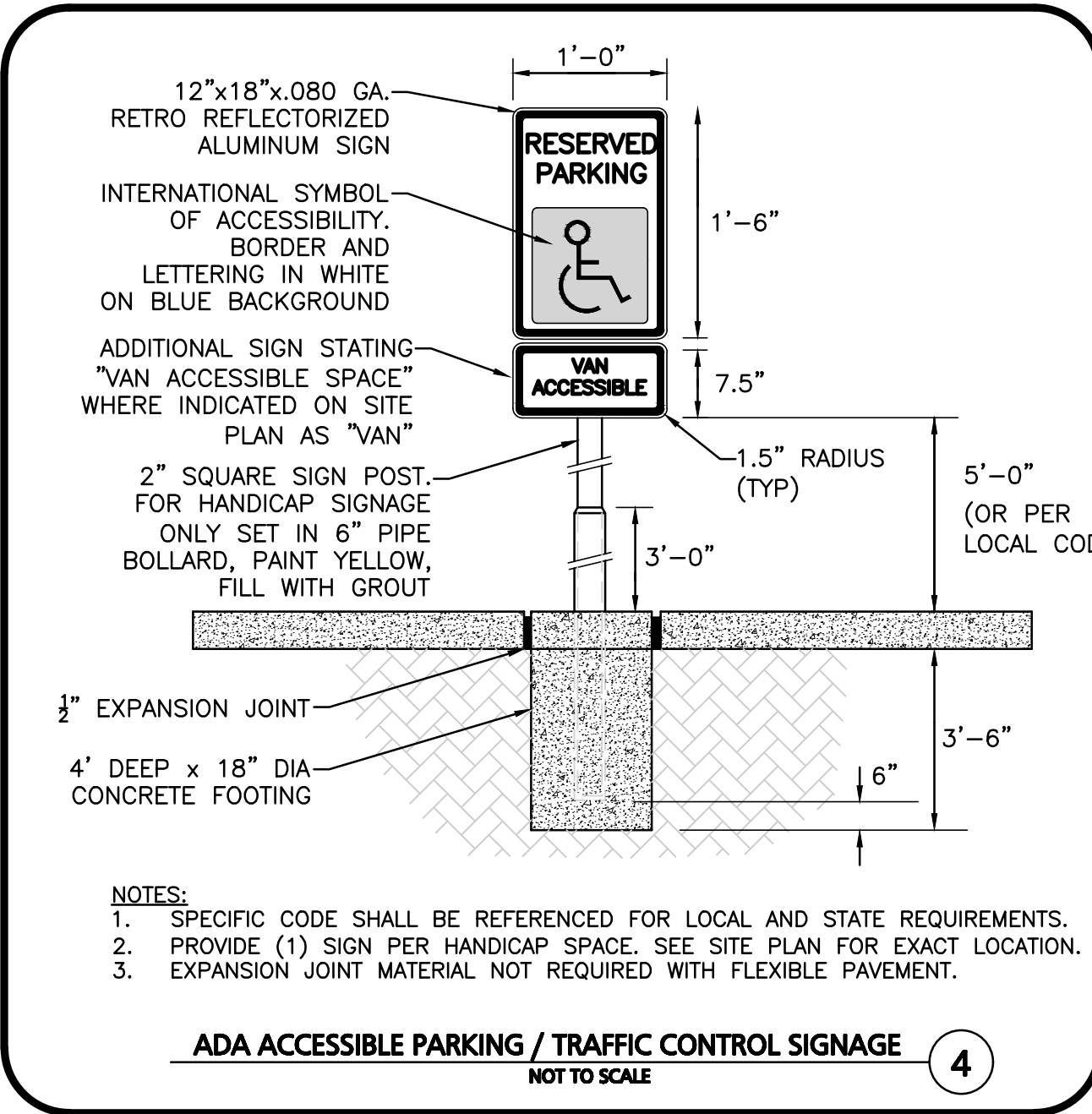
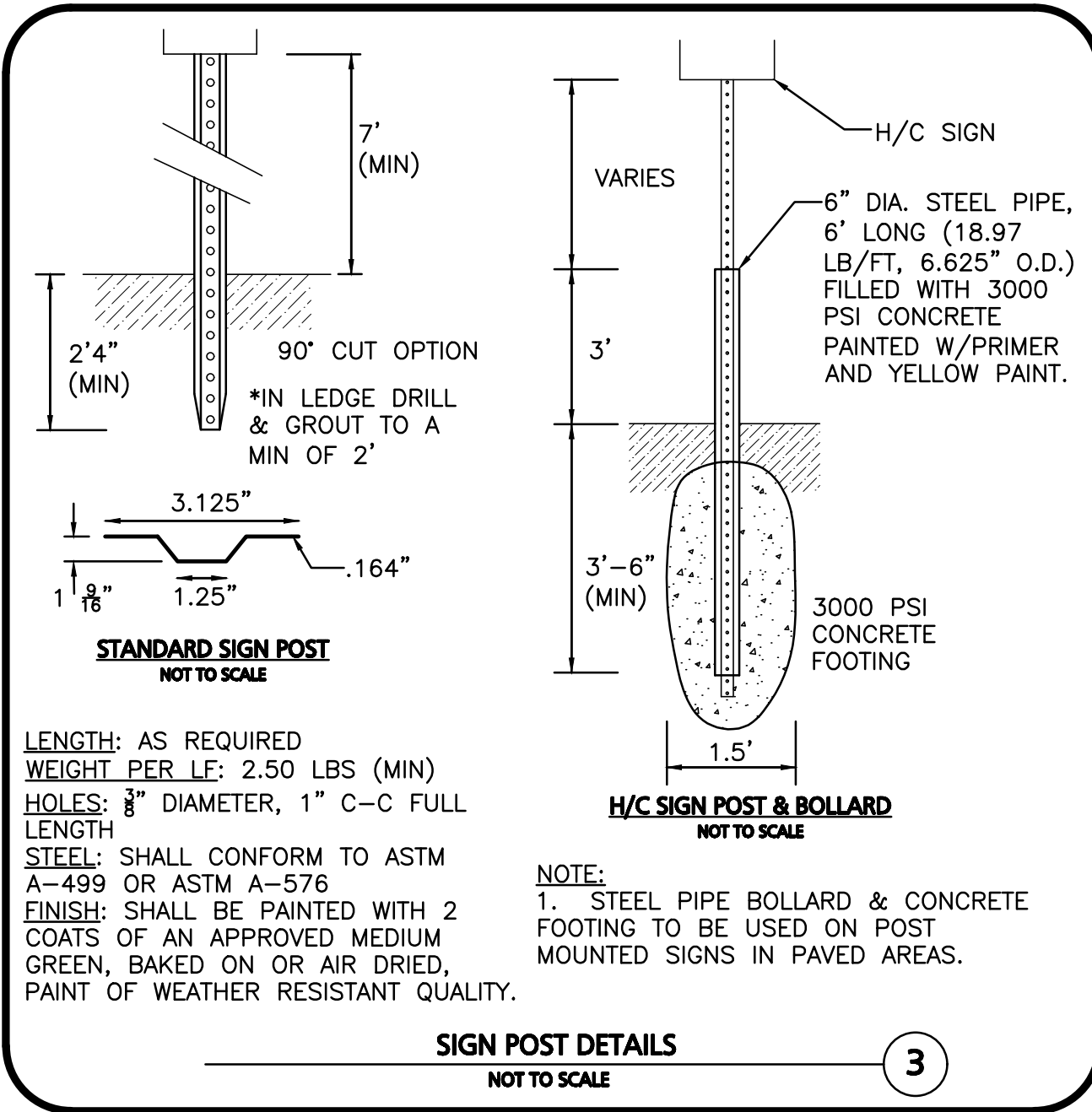
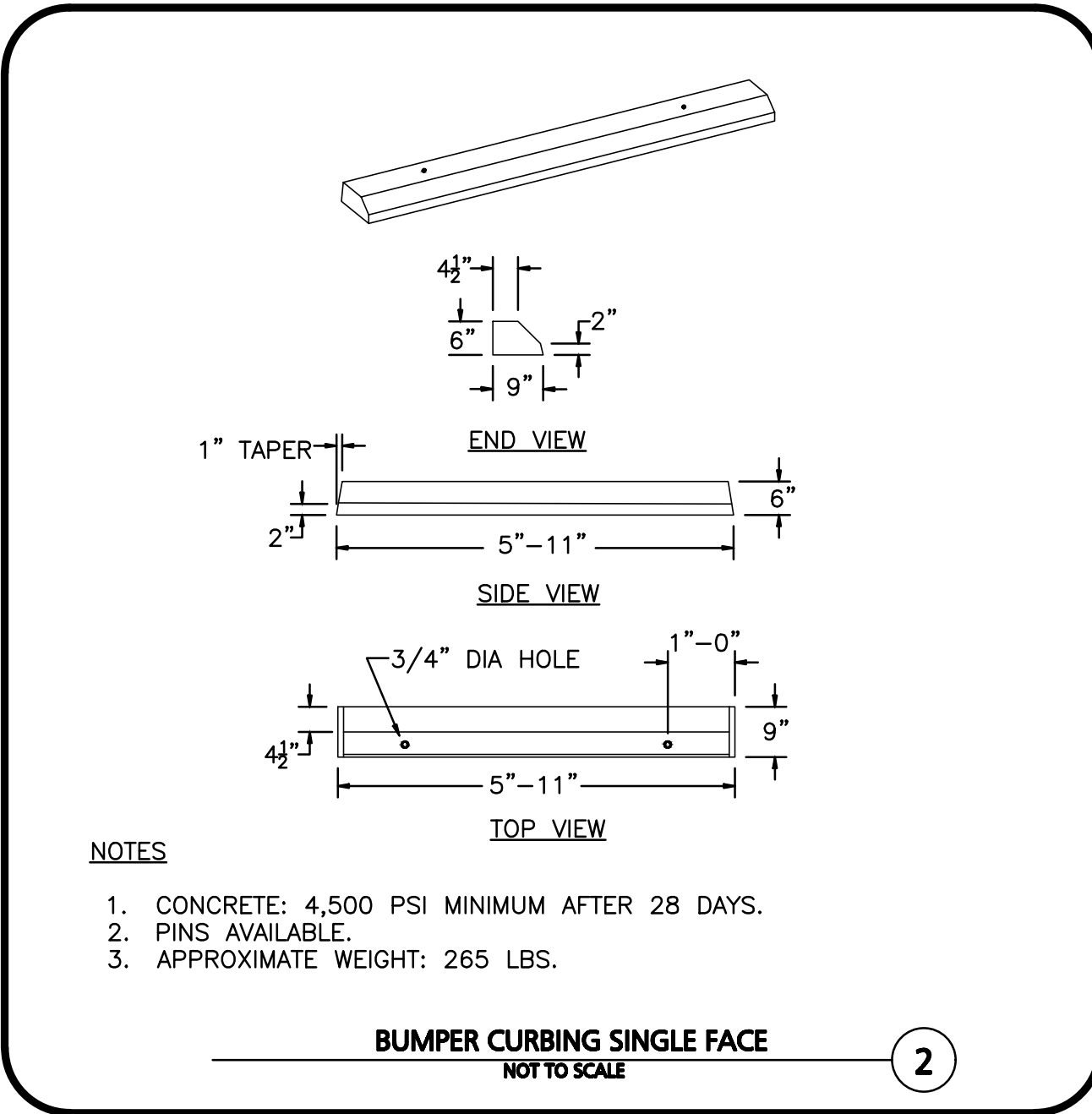
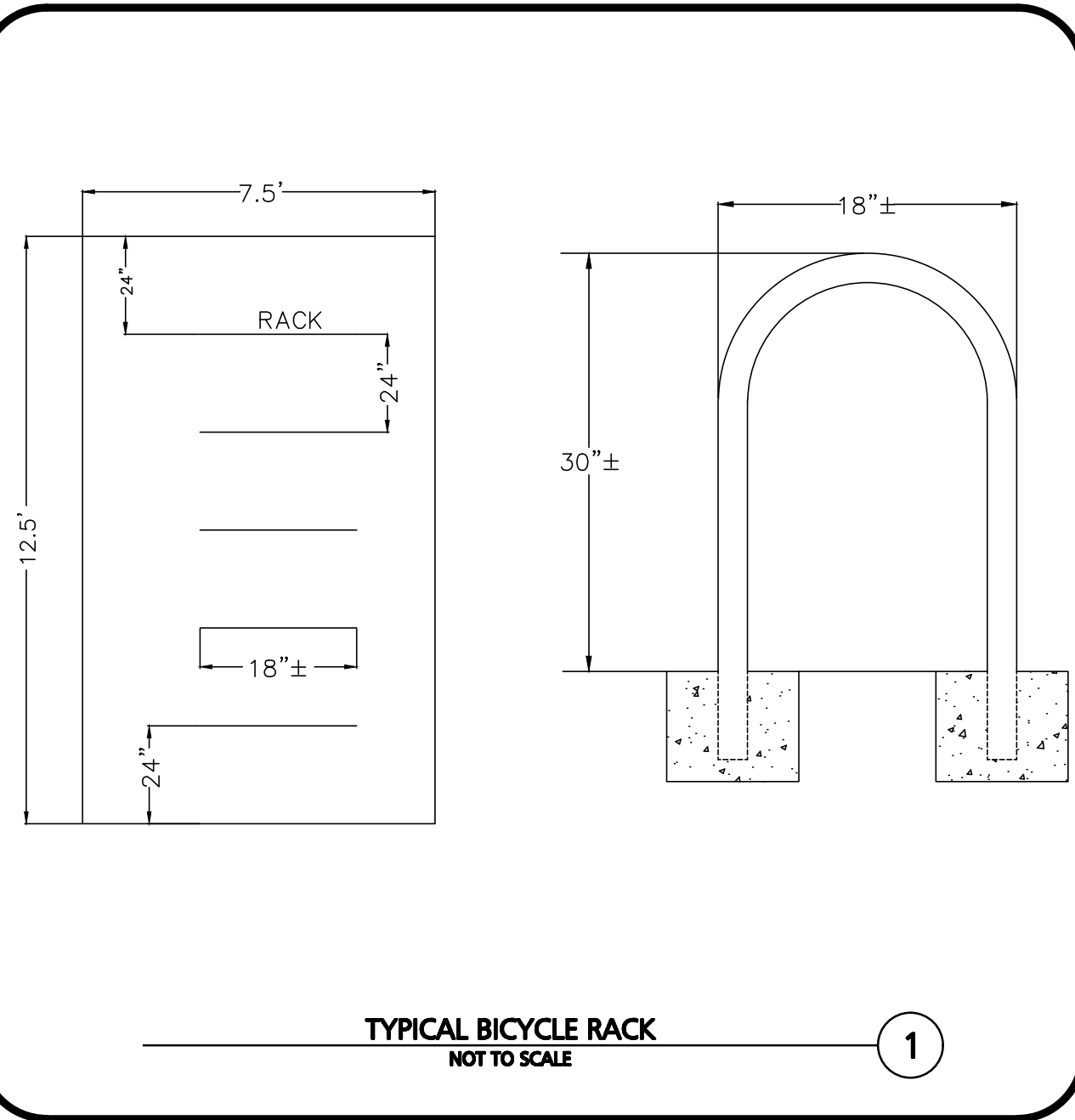
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
DETAILS	C-507

Copyright © 2023 Allen & Major Associates, Inc.
 All Rights Reserved

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - DETAILS.DWG



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2023

SCALE: AS SHOWN DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

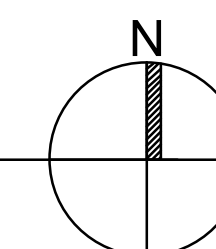
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: DETAILS SHEET NO. C-508

N:\PROJECTS\3172-01\CIVIL\DRAWINGS\CURRENT\C-3172-01 - DETAILS.DWG



1 OVERALL SITE PLAN
N.T.S.



LANDSCAPE ARCHITECT:
CopleyWolff
10 POST OFFICE SQUARE SUITE 1315
BOSTON, MASSACHUSETTS 02109
PHONE 617 654 9000
www.copley-wolff.com/

ISSUED FOR REVIEW
DATE

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: XX-XX-XX

SCALE: DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 933-6889
FAX: (781) 933-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: OVERALL LANDSCAPE SITE PLAN SHEET No. **L-000**

Copyright © 2023 Allen & Major Associates, Inc. All Rights Reserved.

T:\23074 THOREAU\CD\THOREAU PLANTING.DWG

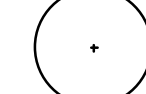
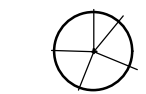

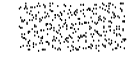



PLANTING AND SOIL NOTES

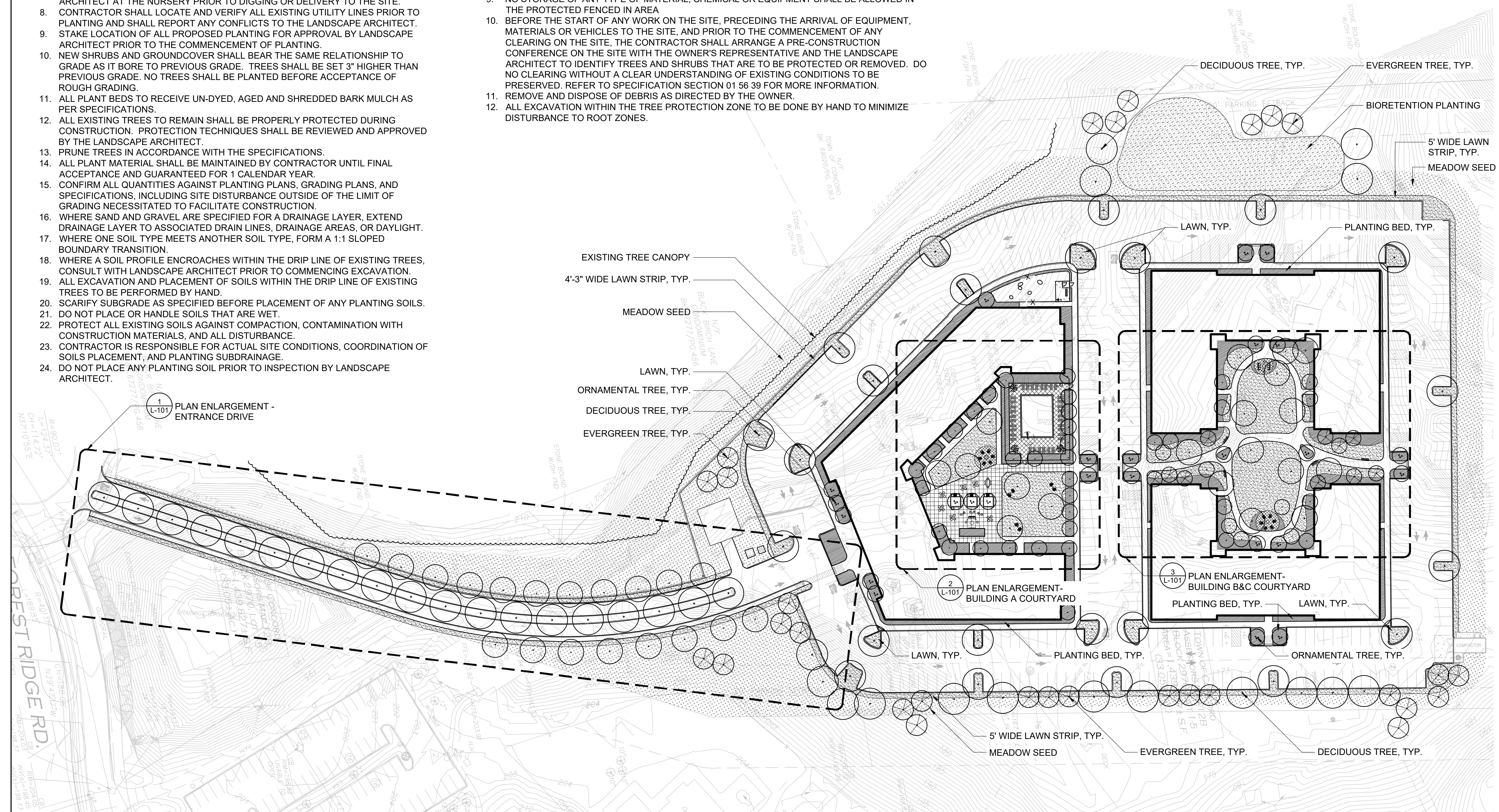
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
- THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- NEW SHRUBS AND GROUNDCOVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.
- CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.
- WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.
- WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
- WHERE A SOIL PROFILE ENCLOSES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
- ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
- SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
- DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
- PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.
- DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.

TREE PROTECTION AND REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE PRESERVATION AND REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED.
- STUMPS TO BE REMOVED OUTSIDE THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- STUMPS TO BE REMOVED WITHIN THE TREE PRESERVATION AREA SHALL BE GROUND DOWN USING A MECHANICAL STUMP GRINDER TO A DEPTH OF 2 FEET BELOW FINISHED GRADE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO STORAGE OF ANY TYPE OF MATERIAL, CHEMICAL OR EQUIPMENT SHALL BE ALLOWED IN THE PROTECTED FENCED IN AREA.
- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 39 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.

PLANTING LEGEND

-  DECIDUOUS TREE, 3"-3 1/2" CALIPER
-  EVERGREEN TREE, 8'-10' HT
-  ORNAMENTAL TREE, 2"-2 1/2" CALIPER
-  SEED LAWN
-  MEADOW SEED LAWN
-  BIORETENTION PLANTING
-  PLANTING:
60% SHRUBS, #3 CONT., 30" O.C.
30% GROUNDCOVER, #1 CONT., 18" O.C.
10% PERENNIALS, #1 CONT., 12" O.C.



1 PLANTING PLAN
1" = 50'-0"

LANDSCAPE ARCHITECT:

CopleyWolff

10 POST OFFICE SQUARE SUITE 1315
BOSTON, MASSACHUSETTS 02109
PHONE 617 654 9000
www.copley-wolff.com/



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:

THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: XX-XX-XX

SCALE: DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 933-6889
FAX: (781) 933-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:




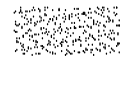


LANDSCAPE PLANTING PLAN

SHEET No.

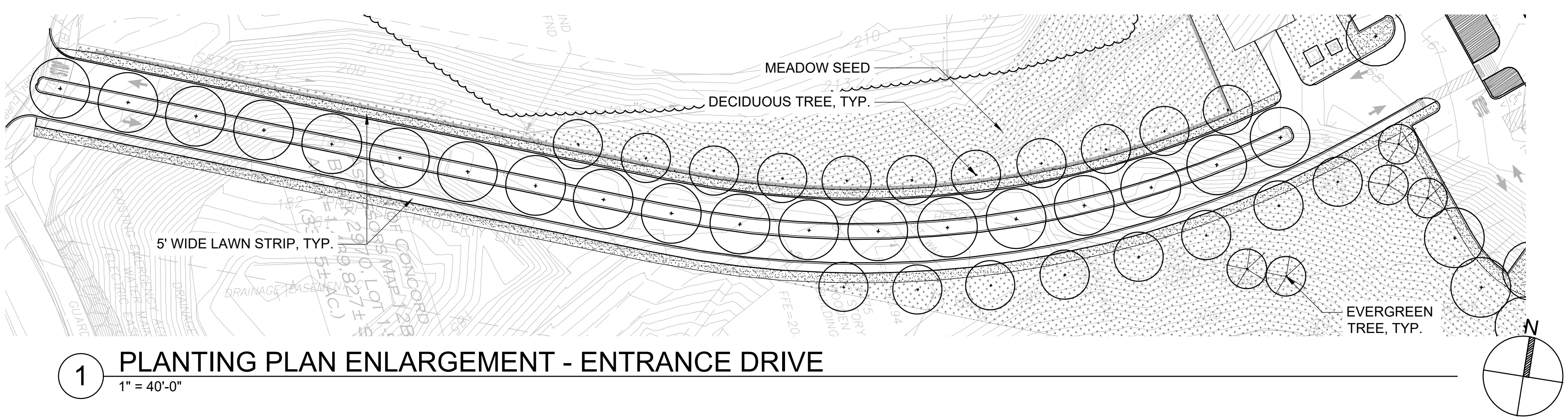
L-100

Copyright © 2021 Allen & Major Associates, Inc.
All Rights Reserved.

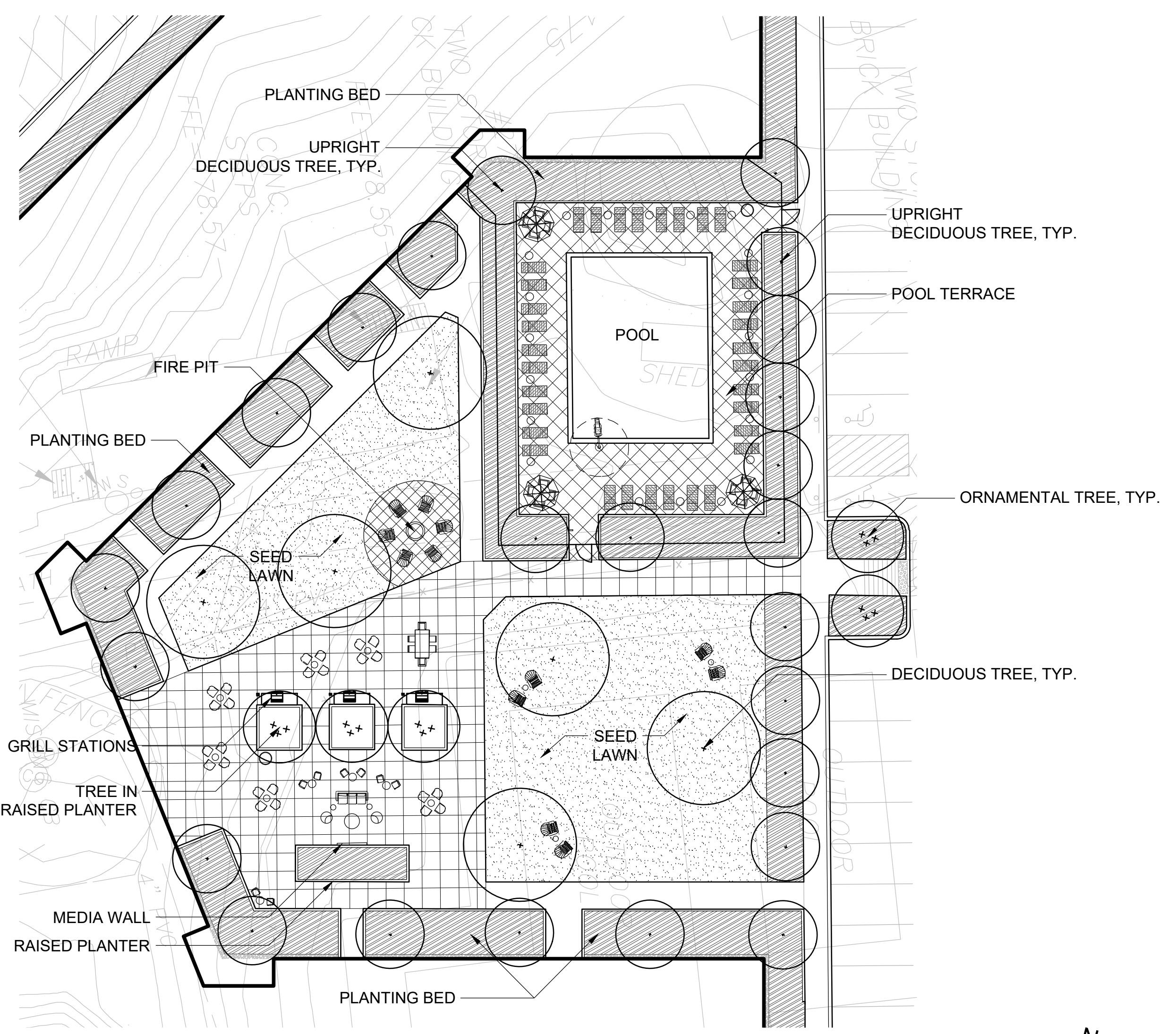
PLANTING LEGEND

-  DECIDUOUS TREE, 3"-3 1/2" CALIPER
 -  EVERGREEN TREE, 8'-10' HT
 -  ORNAMENTAL TREE, 2"-2 1/2" CALIPER
 -  SEED LAWN
 -  MEADOW SEED LAWN
 -  BIORETENTION PLANTING
- PLANTING:
 60% SHRUBS, #3 CONT., 30" O.C.
 30% GROUND COVER, #1 CONT., 18" O.C.
 10% PERENNIALS, #1 CONT., 12" O.C.

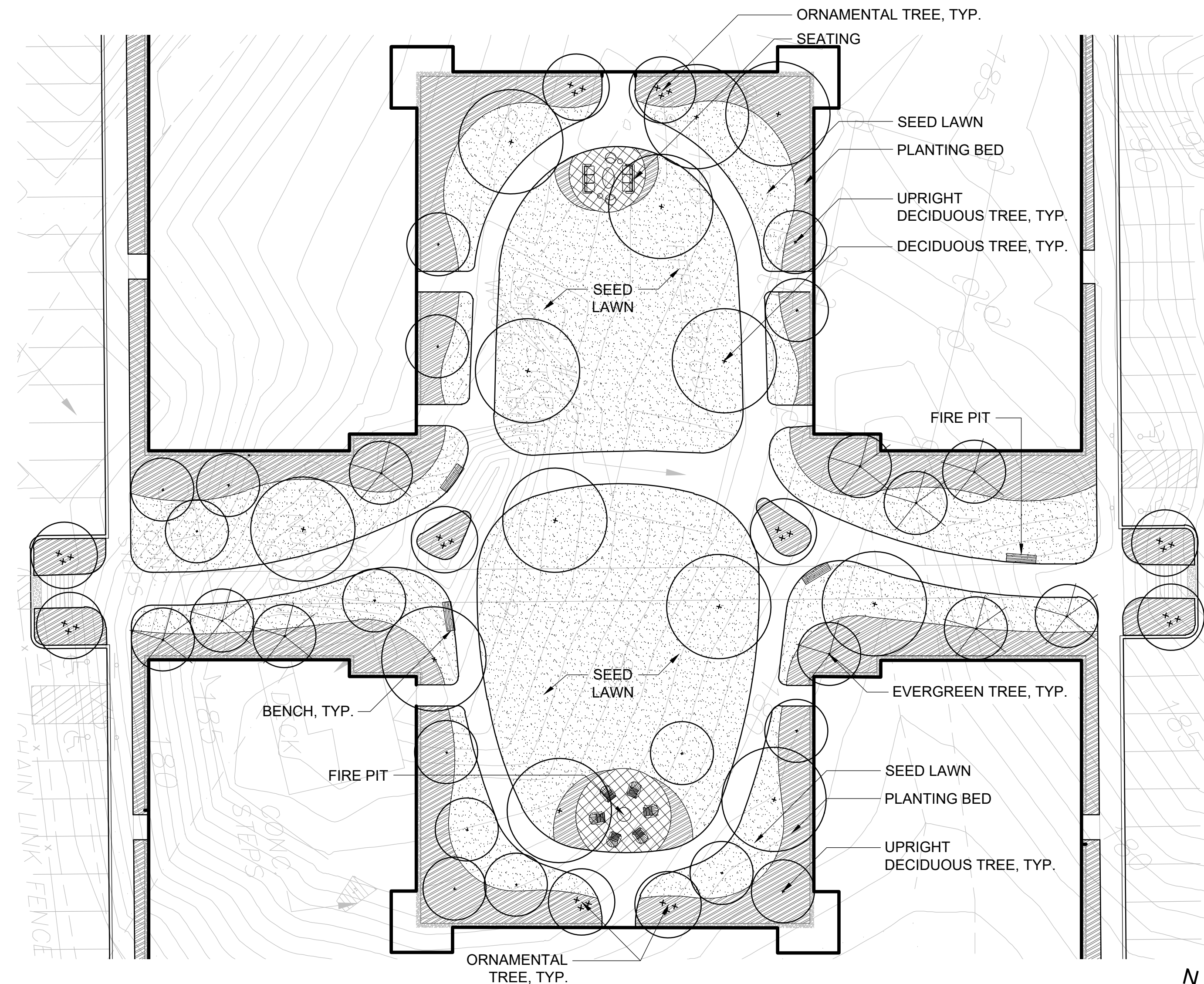
NOTE: SEE L-100 FOR PLANTING AND SOIL NOTES AND TREE PROTECTION AND REMOVAL NOTES.



1 PLANTING PLAN ENLARGEMENT - ENTRANCE DRIVE
 1" = 40'-0"



2 PLANTING PLAN ENLARGEMENT - BUILDING A COURTYARD
 1" = 20'-0"



3 PLANTING PLAN ENLARGEMENT - BUILDING B & C COURTYARD
 1" = 20'-0"

LANDSCAPE ARCHITECT:
CopleyWolff
 10 POST OFFICE SQUARE SUITE 1315
 BOSTON, MASSACHUSETTS 02109
 PHONE 617 654 9000
 www.copley-wolff.com/

ISSUED FOR REVIEW
 DATE

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
 THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
 THE RESIDENCES AT THOREAU
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: XX-XX-XX

SCALE: DWG. NAME: C-3172-01

DESIGNED BY: BP CHECKED BY: TJW

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 933-6889
 FAX: (781) 933-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: LANDSCAPE PLANTING PLAN - ENLARGEMENTS

SHEET No. **L-101**

T:\23074 THOREAU\CD\THOREAU PLANTING.DWG