



Conservation Commission Meeting

Wednesday, September 4, 2024 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on September 4, 2024 at 7 pm. Location: Remote Participation Only
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 995 9708 0710
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
- 1. Call to Order
 - 2. Roll Call
 - 3. Wetland Decisions
 - A. Arsenal Park (Phase A): (MassDEP#: 321-0169) - Request for Extension of the Order of Conditions for a period of one (1) year. City of Watertown (Property Owner) and CDM Smith (Representative).
 - B. 480 Pleasant Street: (MassDEP#: 321-0180) - Request for Certificate of Compliance. GRE Riverworks, LLC (Property Owner) and Paradigm Properties (Representative).
 - C. 99 Coolidge Ave: (MassDEP#: 321-0175) - Request for changes to bioretention basin
 - 4. Informational Update
 - A. Open Space Planner Introduction
 - 5. Public Hearings
 - A. (Continued from July 10, 2024 meeting) - 10-30 Manley Way (MassDEP #: 321-0188). Notice of Intent submitted for the re-purposing of the existing structure at 10 Manley Way, Watertown, MA, for light industry, lab/R&D/non-nuisance manufacturing, or warehousing use. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone that includes new landscaping, new stormwater retention system, and fostering connectivity from Walker Pond to the rear of the site. PPF Industrial 20 Seyon LLC c/o Morgan Stanley Real Estate (Property Owner) and

Christopher Lucas (Representative).

- B. (Continued to October 9, 2024 meeting) - 550 Arsenal Street (MassDEP #: 321-0189). Watertown Mall: Notice of Intent submitted for the redevelopment of three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses with two multi-story parking garages. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone and associated resource areas including inland bank, bordering vegetated wetland, riverfront area, and isolated vegetated wetland that includes an increase in open space and landscaping improvements, and stormwater improvements. Alexandria Real Estate Equities (Property Owner) and VHB (Representative).
- 6. Updates
 - A. CPC Updates
 - B. Agent Report
 - i. 500 Forge follow-up: regarding unpermitted work in the Riverfront Area (MassDEP #: 321-0165)
 - ii. Arsenal Park Phase B Construction Updates (MassDEP #: 321-0181)
 - iii. DCR/99 Coolidge Bike Path update (MassDEP #: 321-0187)
 - 7. Acceptance of Minutes
 - A. July 10, 2024, Conservation Commission Meeting
 - 8. Adjourn



75 State Street, Suite 701
Boston, Massachusetts 02109
tel: 617 452-6000

August 28, 2024

Watertown Conservation Commission
149 Main Street, 3rd floor
Watertown, MA 02472-4410

Subject: Request to Extend Existing Order of Conditions
Order of Conditions (DEP File No, 321-0169)
551 Rear Arsenal Street, Arsenal Park Phase A Improvements

Dear Ms. Swan:

On behalf of Steven Magoon, Assistant City Manager for Community Development and Planning, CDM Smith Inc. (CDM Smith) is requesting a 1-year extension to the Order of Conditions (OOC), DEP File No. 321-0169, issued on July 17, 2019, and valid with the most recent extension until September 6, 2024.

At the July 2024 public hearing we presented instances of offsite migration of stormwater and proposed mitigation measures. These included an additional trench drain at the top of the stairs along the east property line which connects to the constructed rain garden, fine grading of an area of stone dust within the bosque that had not been properly graded to the adjacent rain garden and a crushed stone infiltration trench along the south pathway where stormwater was causing erosion.

The Watertown Conservation Commission requested that once the mitigation measures were in place a 1-year extension to the existing OOC be requested to ensure that the proposed measures would resolve the issue of offsite migration of stormwater.

Quirk Construction, the Phase B Contractor, has completed the additional mitigation work described above, but placed the crushed stone at the outlet for the rain garden as a temporary stabilization measure. The specifications called for rounded river stone which the Contractor has ordered and once delivered will replace the crushed stone. Photos are enclosed to show that the work has been completed.

As requested at the July hearing we will incorporate this additional work into the as-built plan that was previously submitted with the Landscaping and Stormwater Report.





Watertown Conservation Commission

August 28, 2024

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If you have any question in this matter, please do not hesitate to contact me at (617) 452-6597 or Glen Howard, Project Manager at (617) 452-6630.

Sincerely,

A handwritten signature in black ink, appearing to read "Magdalena Lofstedt".

Magdalena Lofstedt, PWS
Senior Wetland Scientist
CDM Smith Inc.

Enclosure: Photographs of Constructed Mitigation Measures

cc: MassDEP Northeast Regional Office
Steven Magoon, Assistant City Manager for Community Development and Planning
Glenn Howard, Project Manager, CDM Smith Inc.



Photographs of Constructed Mitigation Measures



Photo 1: Additional trench drain at the top of the stairs.



Photo 2: Regrading of the stone dust within an area of the Bosque.



Photo 3: Crushed stone infiltration trench along the south pathway to prevent erosion.



Photo 4: Crushed stone placed at the outlet for the rain garden (to be replaced with rounded stone once delivered).

PARADIGM

PARADIGM PROPERTIES | PARADIGM CAPITAL ADVISORS

August 13, 2024

Katherine Swan
Watertown Conservation Commission
Watertown City Hall
140 Main Street
3rd floor
Watertown, MA 02472

RE: GRE Riverworks LLC Conservation Commission Meeting Request

Dear Katie:

Please find attached my completed WPA Form 8a along with recent photos of the finished work at the Riverworks site, located at 480 Pleasant St, Watertown. I respectfully request that the Commission schedule me for your next meeting in September to facilitate our close-out approval and Certification of Compliance.

Thank you for your assistance with this matter.

Best Regards,

Selvana Gerges
Selvana Gerges
APM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

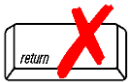
321-0180

Provided by DEP

A. Project Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

C/O Paradigm Properties

Name

93 Summer Street, 2nd Floor

Mailing Address

Boston

City/Town

MA

State

02110

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

C/O Paradigm Properties

Applicant

10/7/2021

Dated

321-0180

DEP File Number

3. The project site is located at:

480 Pleasant Street

Street Address

808 7 3

Assessors Map/Plat Number

Watertown

City/Town

808

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

GRE Riverworks LLC

Property Owner (if different)

Middlesex Southern

County

80546

Book

57

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☐ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☒ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Photos for DEP #: 321-0180

Request for Certificate of Compliance



EVERSOURCE APPROVED

NAME:

SIGNED:

DATE:

CLIENT/OWNER APPROVED

NAME:

SIGNED:

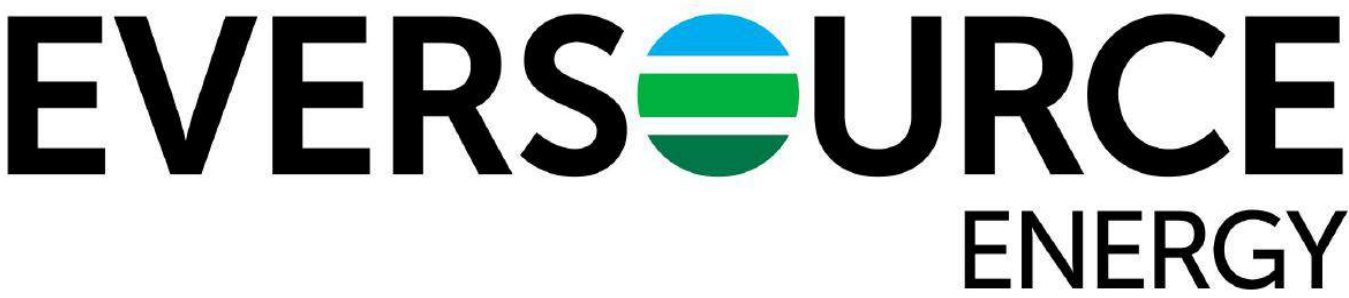
DATE:

CLIENT POST CONSTRUCTION APPROVED

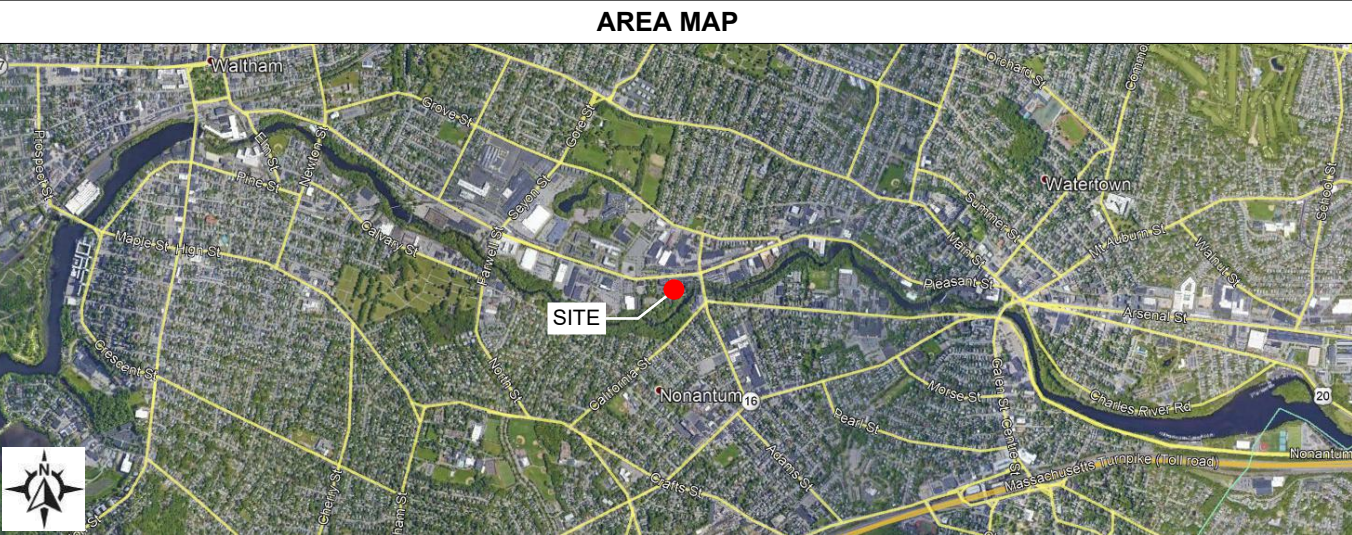
NAME:

SIGNED:

DATE:



ELECTRIC VEHICLE CHARGING STATIONS
SITE NAME: PARADIGM PROPERTIES, 480 PLEASANT ST,
WATERTOWN, MA 02472, USA
SITE TYPE: EV INFRASTRUCTURE ELECTRICAL OPTION 4
JURISDICTION: MIDDLESEX COUNTY



IMPORTANT SITE NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPENCIES BEFORE PROCEEDING WITH THE WORK

SCOPE OF WORK

MAKE READY INSTALLATION FOR ELECTRIC VEHICLE CHARGING STATIONS AND ASSOCIATED SUPPORT EQUIPMENT AT GROUND AND UNDERGROUND LEVEL

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: MA STATE BUILDING CODE, 9TH EDITION
MA STATE PLUMBING CODE
MA STATE MECHANICAL CODE
MA ELECTRICAL CODE
MA FIRE PREVENTION REGULATIONS
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

DRAWING INDEX	
SHEET NO.	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
C-1	AERIAL SITE VIEW
C-2	PROPOSED GROUND LEVEL SITE VIEW
C-3	PROPOSED SITE PLAN
C-4	EVERSOURCE SKETCH
D-1	INSTALLATION DETAILS
L-1	LEGEND AND NOTES
E-1	ELECTRICAL ONE-LINE DIAGRAMS
E-2	ELECTRICAL SCHEDULES
E-3	ELECTRICAL DETAILS
E-4	ELECTRICAL SPACE PLAN DETAILS
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES

ARCHITECT/ENGINEER

One Westinghouse Plaza,
Suite D6, Boston,
Massachusetts, 02136

MAVERICK

1 Westinghouse Plaza,
Suite D6, Boston,
Massachusetts, 02136
+1 617-361-6700

EVERSOURCE
ENERGY

800 Boylston St,
Boston,
Massachusetts, 02199
+1 800-592-2000

PROJECT NO: 10-19-0005.406
DRAWN BY: T.O.L.
CHECKED BY: D.C.

0	02/09/2021	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PARADIGM PROPERTIES, 480 PLEASANT ST, WATERTOWN, MA 02472, USA
ELECTRIC VEHICLE CHARGING STATIONS

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

SITE INFORMATION

PROPOSED EV SITE ADDRESS: 480 PLEASANT ST, WATERTOWN, MA 02472, USA

PROPERTY OWNER: PARADIGM PROPERTIES

EQUIPMENT SUPPLIER: MERRIMAC INDUSTRIAL

POWER COMPANY: EVERSOURCE ENERGY

JURISDICTION: MIDDLESEX COUNTY

LATITUDE: 42°21'56.17"N
LONGITUDE: 71°12'23.16"W

CONTACT ENGINEER: SEAN TULLY

EVERSOURCE SUPPLY TRANSFORMER: PMH 7809

EVERSOURCE W.O.#: TBD

CALL BEFORE YOU DIG

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF MASSACHUSETTS
811 OR +1 888-344-7233
3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

DIGSAFE MARKED: ☐

DIGSAFE CALLED IN: ☐

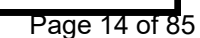
DIGSAFE NUMBER:

START DATE:

EXPIRY DATE:

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. THE CONTRACOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL CONFLICTS OR DISCREPENCIES PRIOR TO CONSTRUCTION.



CHARGING
AREA

WORK AREA

LOOKING SOUTH-WEST ON SITE

PROPOSED DUAL CHARGING STATIONS

PROPOSED 36"X6" BOLLARD

PEDESTRIAN PARKING ONLY

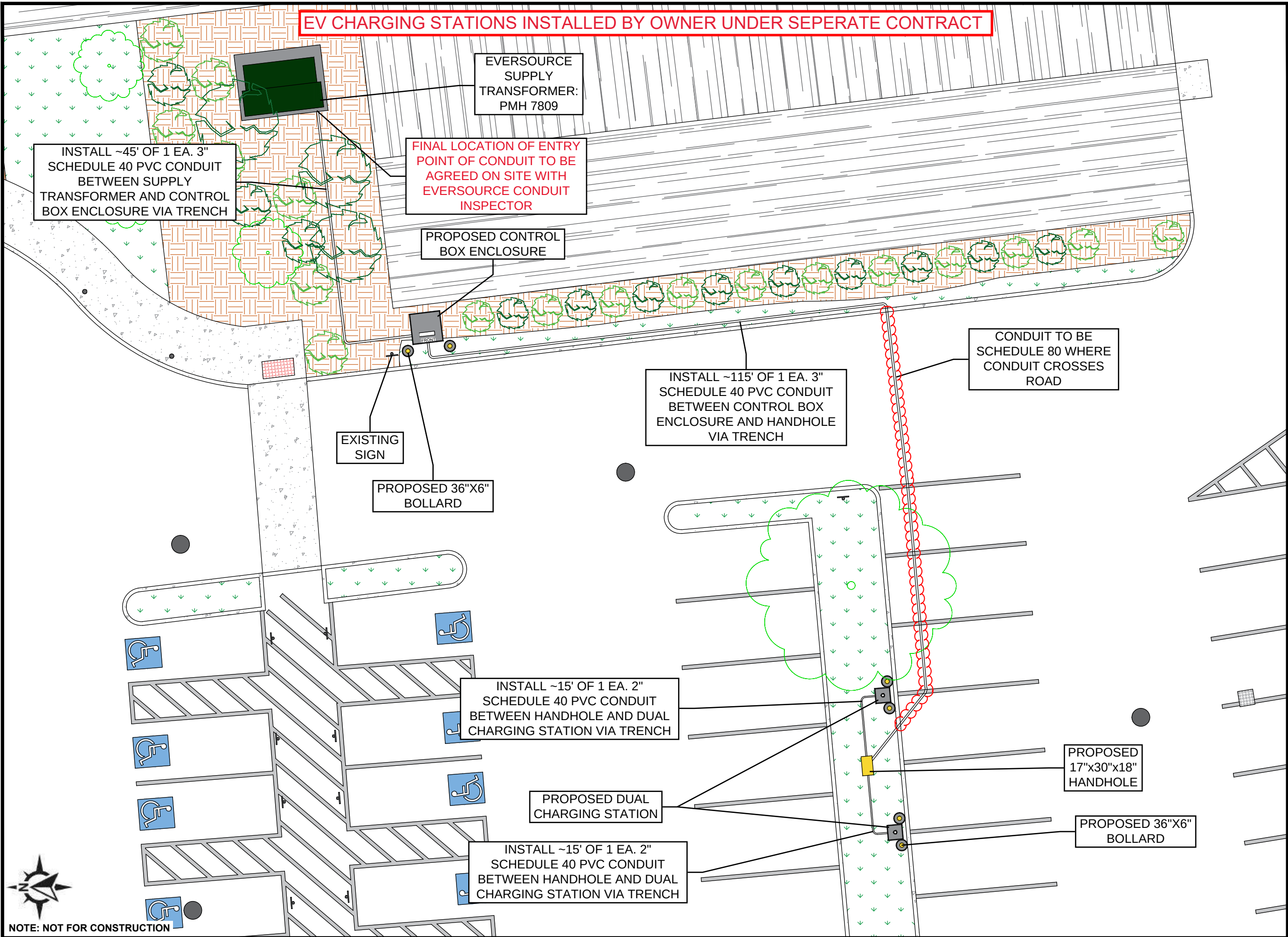
0	02/09/2021	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

LOOKING NORTH-EAST ON SITE

PROPOSED CONTROL BOX ENCLOSURE

PROPOSED 36"X6" BOLLARD

PROPOSED
36"X6"
BOLLARD



NOTE: NOT FOR CONSTRUCTION

**MAVERICK**

1 Westinghouse Plaza,
Suite D6, Boston,
Massachusetts, 02136
+1 617-361-6700

EVERSOURCE
ENERGY

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PARADIGM PROPERTIES, 480 PLEASANT ST, WATERTOWN, MA 02472, USA

ELECTRIC VEHICLE CHARGING STATIONS

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
C-3

EVERSOURCE W.O.#: TBD



1 Westinghouse Plaza,
Suite D6, Boston,
Massachusetts, 02136
+1 617-361-6700



800 Boylston St,
Boston,
Massachusetts, 02199
+1 800-592-2000

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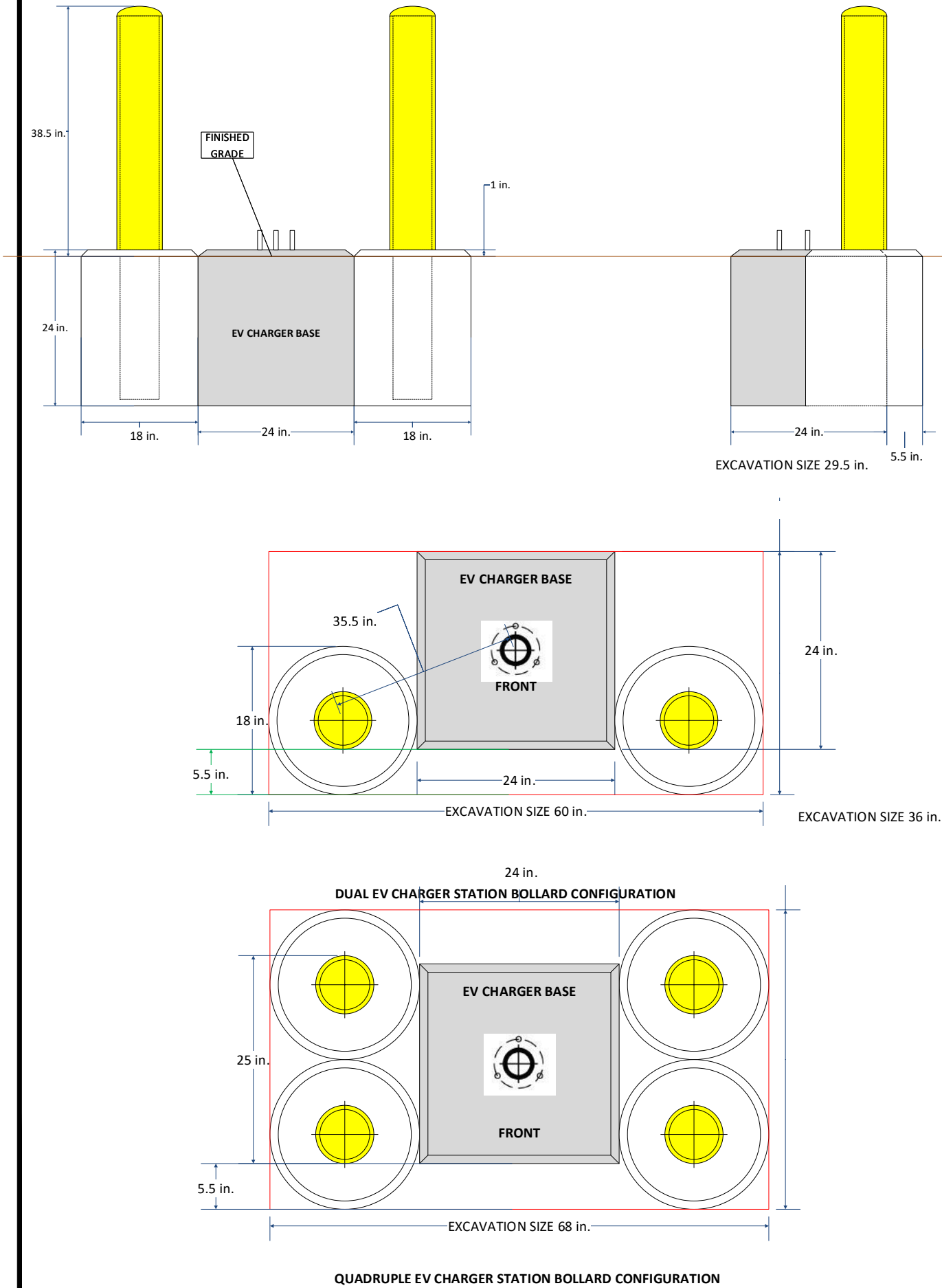
PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING
STATIONS

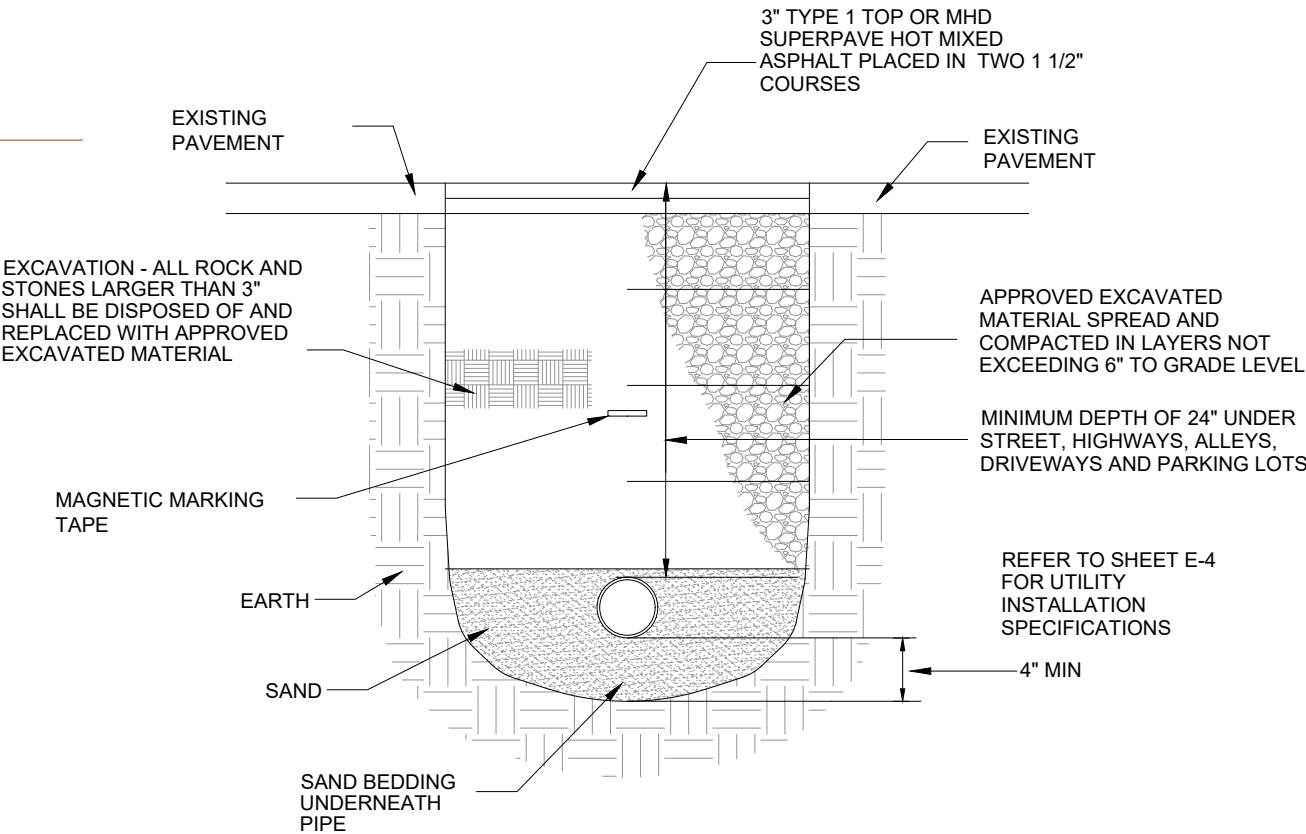
SHEET TITLE
EVERSOURCE SKETCH

SHEET NUMBER
C-4

TYPICAL BOLLARD INSTALLATION *SUBJECT TO VARIATIONS DUE TO SITE CONDITIONS



PAVEMENT RESTORATION



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING AND MAINTAINING RESURFACING AND/OR PLATING FOR ALL EXCAVATIONS IN PAVED STREETS AND SIDEWALKS UNTIL PERMANENT RESURFACING IS COMPLETE.
2. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.
3. THE CONTRACTOR SHALL REPLACE ALL DISTURBED TRAFFIC SIGNAL LOOP DETECTORS TO GOOD WORKING CONDITION AS REQUIRED BY THE LATEST STANDARDS OF THE MUNICIPAL TRAFFIC DEPARTMENT.
4. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS IN 'THEIR ENTIRETY THAT HAVE BEEN DAMAGED BY TRENCH EXCAVATION OR OPERATIONS OF THE CONTRACTOR WITH SIMILAR COLOR AND SIZE THERMOPLASTIC MARKINGS.



1 Westinghouse Plaza,
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PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING
STATIONS

SHEET TITLE
INSTALLATION DETAILS

SHEET NUMBER
D-1

WIRING NOTES	
1.	WIRING IS INDICATED ON DRAWINGS ONLY FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
2.	FEEDERS SHALL BE IN INDEPENDENT RACEMAYS AND BOXES, UNLESS OTHERWISE INDICATED.
3.	WIRING AND CONDUIT SHALL BE REQUIRED FOR ALL EQUIPMENT, SWITCHES, AND OUTLETS INDICATED WITH CIRCUIT NUMBERS. PROVIDE 3/4"X1/2" UNLESS OTHERWISE INDICATED. WIRE AND CONDUIT SIZES INDICATED ON HOMERUNS SHALL BE CONTINUOUS THROUGHOUT CIRCUIT.
4.	UTILIZE STAINLESS STEEL HARDWARE AND ANCHORS FOR ALL APPLICATIONS AND EQUIPMENT FASTENING.
5.	MARK ALL CONDUITS AND JUNCTION BOXES WITH PERMANENT MARKER. INDICATING PANEL AND CIRCUIT NUMBER OF CONDUCTORS CONTAINED WITHIN. LABEL WHERE CONDUITS ENTER PANELS, WIREWAYS, PULLBOXES, ETC. LABEL EMPTY CONDUITS.

GENERAL NOTES	
1.	THE SCOPE OF WORK SHALL INCLUDE ALL WORK INDICATED UNLESS OTHERWISE SPECIFICALLY INDICATED AS EXISTING OR WORK BY OTHERS, AND COORDINATION WITH ALL TRADES. SCOPE OF WORK IS INDICATED ON THE CONTRACT DOCUMENTS INCLUDING THE DRAWINGS AND THE SPECIFICATIONS, WHICH ARE COMPLEMENTARY. WORK INDICATED IN ANY CONTRACT DOCUMENT SHALL BE CONSIDERED PART OF THE SCOPE OF WORK, UNLESS SPECIFICALLY INDICATED AS EXISTING OR WORK BY OTHERS. IN GENERAL, WORK REQUIREMENTS ARE NOT INDICATED IN BOTH DOCUMENTS. WHERE DOCUMENTS CONFLICT WITHIN THEMSELVES OR WITH CODES AND REGULATIONS, PROVIDE THE HIGHER QUANTITY AND QUALITY AND FOLLOW THE STRICTER REQUIREMENTS.
2.	WORK, AT A MINIMUM, SHALL BE IN ACCORDANCE WITH OSHA, NFPA STANDARDS, THE ELECTRIC CODE AND THE LOCAL GOVERNING AUTHORITIES. THE DRAWINGS AND SPECIFICATIONS DO NOT ATTEMPT TO INDICATE ALL WORK REQUIRED BY CODES AND AUTHORITIES. DO NOT INSTALL WORK THAT DOES NOT MEET MINIMUM REQUIREMENTS. IF NECESSARY, REQUEST CLARIFICATION FROM ENGINEER BEFORE PROCEEDING.
3.	IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO PROVIDE A WORKING INSTALLATION IN EVERY DETAIL AND ALL ITEMS REQUIRED FOR SUCH AN INSTALLATION SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY INDICATED OR MENTIONED.
4.	CONTRACTOR SHALL PAY FOR ALL PERMITS, INSURANCE, AND TESTS, AND SHALL PROVIDE LABOR AND MATERIAL TO COMPLETE THE ELECTRICAL WORK SHOWN.
5.	VISIT THE SITE TO DETERMINE PRE-EXISTING CONDITIONS AND WORK. NECESSARY PRIOR TO SUBMISSION OF BID PRICE. SUBMIT ANY QUESTIONS REQUIRED TO CLARIFY SCOPE PRIOR TO BID. INCLUDE ALL REQUIRED WORK IN BID PRICE.
6.	INCLUDE IN BID WHATEVER IS REQUIRED TO MEET SCHEDULE INCLUDING OVERTIME, EXPRESS SHIPPING, EXPEDITING EQUIPMENT, ETC. PLAN PROJECT AND SUBMIT SHOP DRAWINGS AND ORDER EQUIPMENT IN A TIMELY MANNER. EQUIPMENT SHALL BE BASED ON THE SPECIFIED EQUIPMENT.
7.	ANY EQUIPMENT TO BE SUBSTITUTED SHALL BE IDENTIFIED AT TIME OF BID. REFER TO SPECIFICATIONS.
8.	TEST ALL EQUIPMENT AND SYSTEMS INSTALLED TO CERTIFY COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, CODES, LOCAL AUTHORITIES AND REGULATIONS. INCLUDE LABOR AND COSTS FOR TESTING, REVIEWS, APPROVALS AND CERTIFICATIONS.
9.	ALL CUTTING AND PATCHING REQUIRED FOR ELECTRICAL WORK SHALL BE INCLUDED AS PART OF THIS SECTIONS.
10.	CONTRACTOR SHALL PHASE BALANCE PANELBOARDS IN THE FIELD; LOAD ON EACH PHASE SHALL BE BALANCED WITHIN 10% OF EACH OTHER.
11.	PROVIDE TRAINING TO OWNER ON ALL EQUIPMENT AND SYSTEMS INSTALLED.
12.	ANY BUILDING SYSTEMS THAT MUST BE MODIFIED TO PLACE NEW EQUIPMENT SHALL BE RESTORED TO ITS ORIGINAL CONDITION PRIOR TO THE CONCLUSION OF THE PROJECT, INCLUDING ALL TESTING AND RE-CERTIFICATION REQUIRED TO MEET CODE.
13.	WORK SHALL CONFORM TO THE MASSACHUSETTS, NEW HAMPSHIRE, CONNECTICUT ADOPTED AMENDMENTS, AND THE NATIONAL ELECTRICAL CODE, AND REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.
14.	CONDUIT RUNS AS SHOWN ON THE PLANS ARE DIAGRAMMATIC ONLY; EXACT LOCATION AND METHOD OF SUPPORT SHALL BE DETERMINED IN THE FIELD.
15.	WHERE CONNECTIONS ARE MADE IN EXISTING PANELS, THE PANEL INDEX SHALL BE REVISED TO INDICATE THE NEW LOADS SERVED. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL BE THE SAME FRAME, VOLTAGE RATING AND INTERRUPTING CAPACITY AS EXISTING PANEL AND CIRCUIT BREAKERS.
16.	ELECTRICAL SHUTDOWNS SHALL BE AT A TIME AND DATE APPROVED BY THE OWNER.

ABBREVIATIONS	
A	AMPERES
AFT	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CU	COPPER
DA	DIAMETER
DS	DISCONNECT SWITCH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
F	FUSE
FLA	FULL LOAD AMPERES
FMC	FLEXIBLE METAL CONDUIT
FT	FEET
FURN.	FURNISHED
GC	GENERAL CONTRACTOR
GF	GROUND FAULT
GFI	GROUND FAULT INTERRUPTER
GND/G	GROUND OR GROUNDING
GRSC	GALVANIZED RIGID STEEL CONDUIT
HST	HEIGHT
HOA	HAND, OFF, AUTOMATIC SWITCH
HP	HORSEPOWER
IEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
IMC	INTERMEDIATE METAL CONDUIT
IG	ISOLATED GROUND
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LSW	LOAD INTERRUPTER SWITCH
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MECH.	MECHANICAL
MFR.	MANUFACTURER
MTD	MOUNTED
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
P	PANEL
PB	PULLBOX OR PUSHBUTTON
PNL	PANEL
PWR	POWER
RISC	RIGID GALVANIZED STEEL CONDUIT
RMC	RIGID METAL CONDUIT
RNMC	RIGID NON-METALLIC CONDUIT
SP	SPACE
SW	SWITCH
SYM	SYMMETRICAL
TEMP.	TEMPERATURE
TMCB	THERMAL MAGNETIC CIRCUIT BREAKER
TP	TAMPER PROOF
TYP.	TYPICAL
VFD	VARIABLE FREQUENCY DRIVE
V	VOLTAGE, VOLTS
VT	VOLTAGE TRANSFORMER
WP	WEATHER PROOF
XFMR	TRANSFORMER
Δ	DELTA
Y	WYE
⚡	PHASE

ONE-LINE LEGEND	
	CIRCUIT BREAKER - MOLDED CASE "AF" DENOTES AMPERE FRAME SIZE "AT" DENOTES AMPERE TRIP SETTINGS
	CIRCUIT BREAKER - DRAWOUT "AF" DENOTES AMPERE FRAME SIZE "AT" DENOTES AMPERE TRIP SETTINGS
	PRIMARY DISCONNECT SWITCH (BOLTED PRESSURE TYPE)
	POWER TRANSFORMER
	WYE
	DELTA
	GROUND BUS CONNECTION TO EARTH
	SYSTEM GROUND OR EQUIPMENT GROUND
	UTILITY METER AND SOCKET

WIRING DEVICES LEGEND	
	125 VOLT, 2 POLE, 3 WIRE, 20 AMP., DUPLEX RECEPTACLE

GROUNDING LEGEND	
	GROUND ROD - 3/4"X10' COPPER CLAD

EXISTING EQUIPMENT LEGEND	
	EXISTING DEVICE TO BE MAINTAINED
	EXISTING DEVICE TO BE REMOVED AND CIRCUIT PULLED BACK TO POINT OF ORIGIN
	EXISTING DEVICE TO BE RELOCATED
	BOLD-DASHED LINEWEIGHT INDICATES TO BE REMOVED
	LIGHT OUT OF FUNCTION LINEWEIGHT INDICATES TO REMAIN AS IS
	BOLD LINEWEIGHT INDICATES NEW OR AFFECTED WORK

NOTES: 1. WITH CONDUCTORS LARGER THAN NO. 6AWG, WRAP TWO FULL TURNS OF 1" WIDE COLORED TAPE AT TWO LOCATIONS (MIN OF 12" APART). 2. SECURE NAMEPLATE TO SURFACES WITH (2) FLAT HEAD BRASS SCREWS.	
CONDUCTOR COLOR CODING NAMEPLATE	NTS

NOTES: 1. REFER TO NAMEPLATE COLOR CODE TABLE FOR LETTERING AND FACE COLORS. 2. SECURE NAMEPLATE TO SURFACES WITH (2) FLAT HEAD BRASS SCREWS.	
TYPICAL DISTRIBUTION EQUIPMENT NAMEPLATE SCALE: N.T.S.	
TYPICAL FOR EACH SECTION OF SWITCHBOARD, DISTRIBUTION PANELBOARDS, PANELBOARDS, ETC.	
NAMEPLATE COLOR CODES USE: NORMAL, BACKGROUND: WHITE, LETTERING: BLACK	
TYPICAL NAMEPLATE DETAIL	NTS

1" = 1' = 12"

DATE	DESCRIPTION	REV.

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ES	Engineered Solutions, Inc. A CIMA Company 6 Union Street, Needham, MA 01946 Tel: (617) 552-1100 www.cima.com
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LEVEL 2 EV INFRASTRUCTURE LEGEND AND NOTES
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CLIENT: EVERSOURCE EV MAKE READY	PROJECT: 2019 LEVEL 2 MODIFICATION
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OWNER REVIEW
SCALE: AS NOTED
DATE: 04/02/2019
DRAWN BY: BGS
REVIEWED BY: MO
JOB NUMBER: BEEV19C
DRAWING NO.

E001



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Boston,
Massachusetts, 02199
+1 800-592-2000

PROJECT NO: 10-19-0005.406

DRAWN BY: T.O.L.

CHECKED BY: D.C.

REV	DATE	DESCRIPTION
0	02/09/2021	ISSUED FOR REVIEW

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING
STATIONS

SHEET TITLE
LEGEND & NOTES

SHEET NUMBER
L-1



1 Westinghouse Plaza,
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Boston,
Massachusetts, 02199
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PROJECT NO: 10-19-0005.406

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PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING
STATIONS

SHEET TITLE
ELECTRICAL ONE-LINE
DIAGRAMS

SHEET NUMBER
E-1

1" = 1' 0"

DATE	DESCRIPTION	REV.

ESJ
Engineered
Solutions
A BMTA Company
6 Union Street, Norwalk, MA 01106
1 (978) 841-1100
www.esj.com

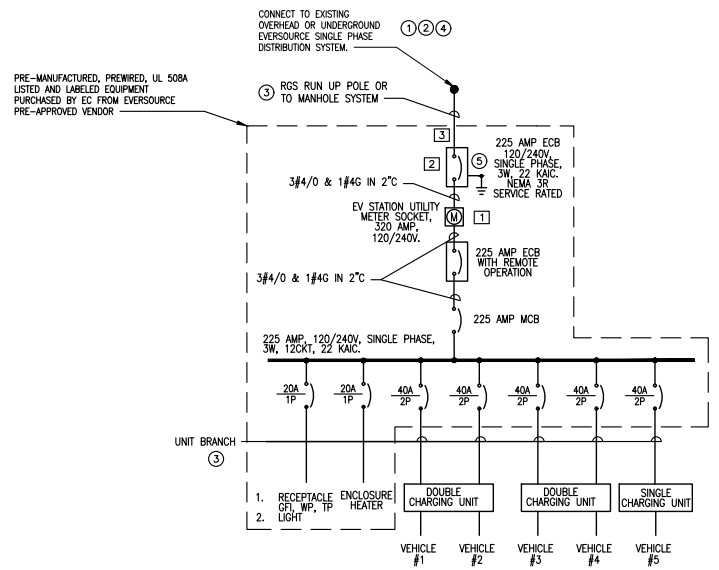
LEVEL 2
EV INFRASTRUCTURE
ONE-LINE AND SCHEDULE

CLIENT: EVERSOURCE
EV MAKE READY
PROJECT: 2019 LEVEL 2
MODIFICATION

OWNER REVIEW

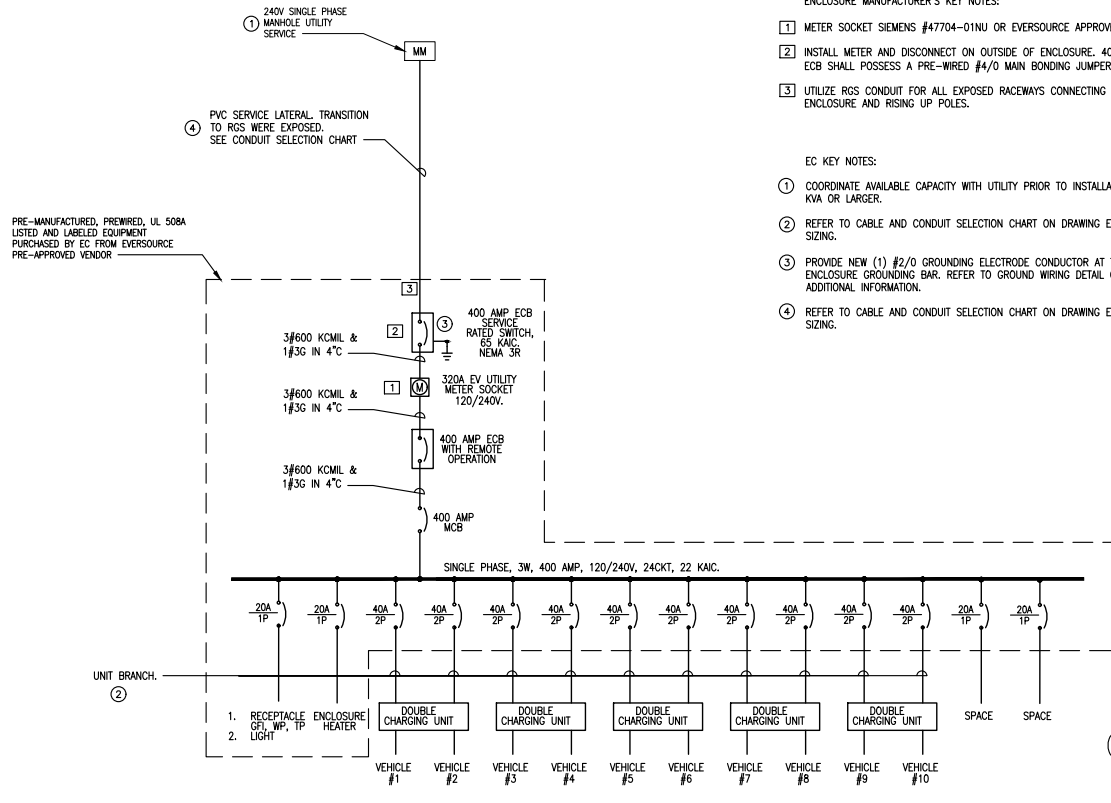
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DATE: 04/02/2019
DRAWN BY: BGS
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JOB NUMBER: BREV19C
DRAWING NO.

E100



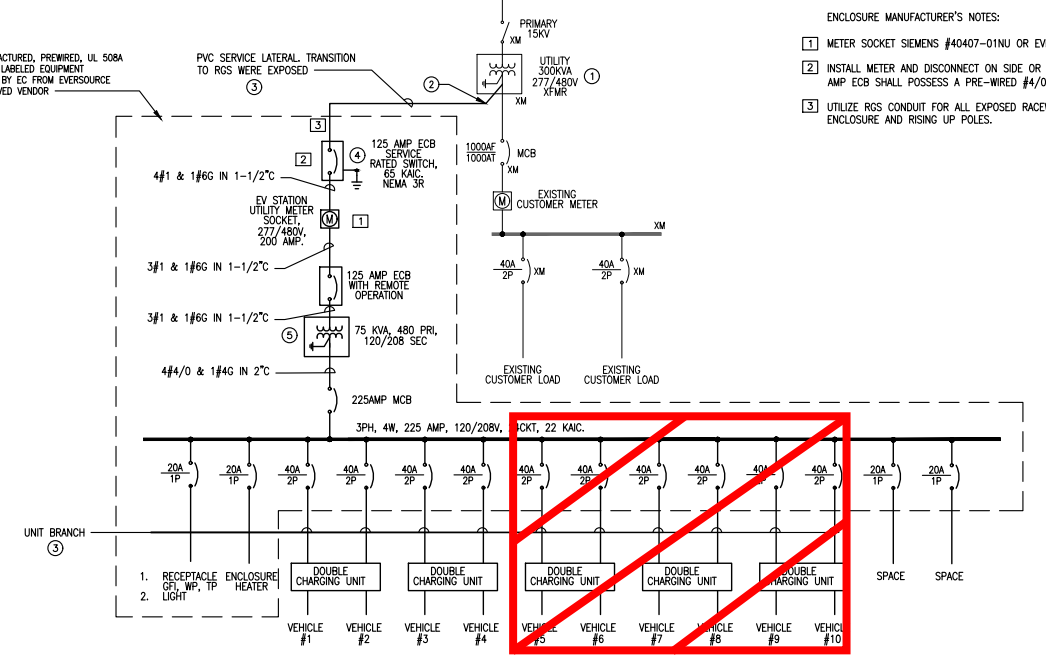
- ENCLOSURE MANUFACTURER'S KEY NOTES:
- METER SOCKET SIEMENS #47704-01NU OR EVERSOURCE APPROVED EQUAL.
 - INSTALL METER AND DISCONNECT ON OUTSIDE OF ENCLOSURE. 400 AMP ECB SHALL POSSESS A PRE-WIRED #4/0 MAIN BONDING JUMPER.
 - UTILIZE RGS CONDUIT FOR ALL EXPOSED RACEWAYS CONNECTING TO ENCLOSURE AND RISING UP POLES.
- EC KEY NOTES:
- COORDINATE AVAILABLE CAPACITY WITH UTILITY PRIOR TO INSTALLATION.
 - 500 KVA TRANSFORMER MAXIMUM FOR STANDARD ENCLOSURE UNIT.
 - REFER TO CABLE AND CONDUIT SELECTION CHART ON DRAWING E101 FOR CONDUIT AND WIRE SIZING.
 - UTILIZE RGS CONDUIT FOR ALL EXPOSED RACEWAYS CONNECTING TO ENCLOSURE AND RISING UP POLES. CABLE TERMINATION SHALL BE PERFORMED BY EVERSOURCE.
 - PROVIDE NEW (1) #2 GROUNDING ELECTRODE CONDUCTOR AT THIS LOCATION. CONNECT TO ENCLOSURE GROUNDING BAR. REFER TO GROUND WIRING DETAIL ON DRAWING E200 FOR ADDITIONAL INFORMATION.

OPTION 3
5 VEHICLES FROM A POLE DROP
OR EXISTING UNDERGROUND
SYSTEM, TRANSFORMER BY UTILITY.



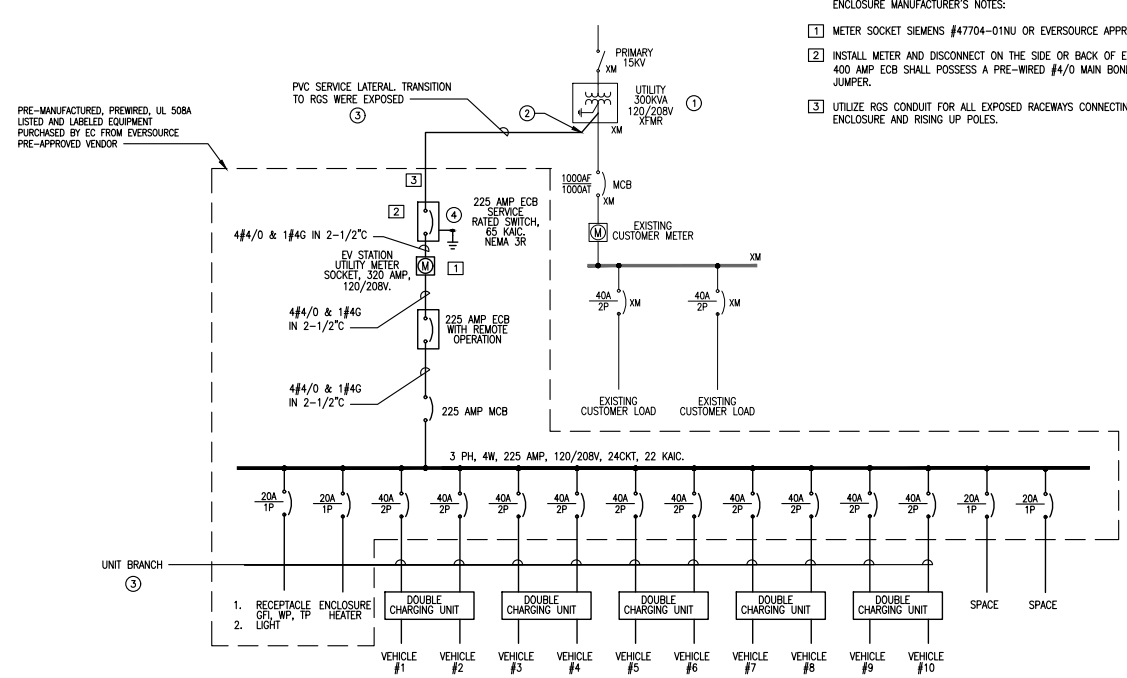
- ENCLOSURE MANUFACTURER'S KEY NOTES:
- METER SOCKET SIEMENS #47704-01NU OR EVERSOURCE APPROVED EQUAL.
 - INSTALL METER AND DISCONNECT ON OUTSIDE OF ENCLOSURE. 400 AMP ECB SHALL POSSESS A PRE-WIRED #4/0 MAIN BONDING JUMPER.
 - UTILIZE RGS CONDUIT FOR ALL EXPOSED RACEWAYS CONNECTING TO ENCLOSURE AND RISING UP POLES.
- EC KEY NOTES:
- COORDINATE AVAILABLE CAPACITY WITH UTILITY PRIOR TO INSTALLATION ON ALL SOURCE 500 KVA OR LARGER.
 - REFER TO CABLE AND CONDUIT SELECTION CHART ON DRAWING E101 FOR CONDUIT AND WIRE SIZING.
 - PROVIDE NEW (1) #2/0 GROUNDING ELECTRODE CONDUCTOR AT THIS LOCATION. CONNECT TO ENCLOSURE GROUNDING BAR. REFER TO GROUND WIRING DETAIL ON DRAWING E200 FOR ADDITIONAL INFORMATION.
 - REFER TO CABLE AND CONDUIT SELECTION CHART ON DRAWING E101 FOR CONDUIT AND WIRE SIZING.

OPTION 6
10 VEHICLES, SINGLE
PHASE, NO TRANSFORMER
REQUIRED.



- ENCLOSURE MANUFACTURER'S NOTES:
- METER SOCKET SIEMENS #40407-01NU OR EVERSOURCE APPROVED EQUAL.
 - INSTALL METER AND DISCONNECT ON SIDE OR BACK OF ENCLOSURE. 400 AMP ECB SHALL POSSESS A PRE-WIRED #4/0 MAIN BONDING JUMPER.
 - UTILIZE RGS CONDUIT FOR ALL EXPOSED RACEWAYS CONNECTING TO ENCLOSURE AND RISING UP POLES.
- EC KEY NOTES:
- 1500 KVA TRANSFORMER MAXIMUM FOR STANDARD ENCLOSURE UNIT.
 - FURNISH AND INSTALL 90 DEGREES RGS SWEEP AND BONDING BUSHING AT TRANSFORMER. TERMINATION OF CABLE ON TRANSFORMER SHALL BE PERFORMED BY EVERSOURCE.
 - REFER TO CABLE AND CONDUIT SELECTION CHART ON DRAWING E101 FOR CONDUIT AND WIRE SIZING.
 - PROVIDE NEW (1) #4 GROUNDING ELECTRODE CONDUCTOR AT THIS LOCATION. CONNECT TO NEW ENCLOSURE GROUNDING BAR. REFER TO GROUND WIRING DETAIL ON DRAWING E200 FOR ADDITIONAL INFORMATION.
 - PROVIDE NEW (1) #2 GROUNDING ELECTRODE CONDUCTOR AT THIS LOCATION. CONNECT TO ENCLOSURE GROUNDING BAR. REFER TO GROUND WIRING DETAIL ON DRAWING E200 FOR ADDITIONAL INFORMATION.

OPTION 4
10 VEHICLES WITH THE USE
OF A 75KVA STEP DOWN PAD
MOUNTED TRANSFORMER.



- ENCLOSURE MANUFACTURER'S NOTES:
- METER SOCKET SIEMENS #47704-01NU OR EVERSOURCE APPROVED EQUAL.
 - INSTALL METER AND DISCONNECT ON THE SIDE OR BACK OF ENCLOSURE. 400 AMP ECB SHALL POSSESS A PRE-WIRED #4/0 MAIN BONDING JUMPER.
 - UTILIZE RGS CONDUIT FOR ALL EXPOSED RACEWAYS CONNECTING TO ENCLOSURE AND RISING UP POLES.
- EC KEY NOTES:
- 500 KVA TRANSFORMER MAXIMUM FOR STANDARD ENCLOSURE UNIT.
 - FURNISH AND INSTALL 90 DEGREES RGS SWEEP AND BONDING BUSHING AT TRANSFORMER. TERMINATION OF CABLE ON TRANSFORMER SHALL BE PERFORMED BY EVERSOURCE.
 - REFER TO CABLE AND CONDUIT SELECTION CHART ON DRAWING E101 FOR CONDUIT AND WIRE SIZING.
 - PROVIDE NEW (1) #2 GROUNDING ELECTRODE CONDUCTOR AT THIS LOCATION. CONNECT TO ENCLOSURE GROUNDING BAR. REFER TO GROUND WIRING DETAIL ON DRAWING E200 FOR ADDITIONAL INFORMATION.

OPTION 5
10 VEHICLES, NO
TRANSFORMER REQUIRED.

OPTION	NUMBER OF VEHICLES	FLA/VOLT/PH	100 FT	200 FT	300 FT
			WIRE SIZE	WIRE SIZE	WIRE SIZE
3	5 VEHICLE	180/240/1	3#4/0 IN 3°C	3#4/0 IN 3°C	3#250KCMIL IN 3°C
4	10 VEHICLE	90/480/3	4#1/0 IN 3°C	4#1/0 IN 3°C	4#2/0 IN 3°C
5	10 VEHICLE	208/208/3	4#4/0 IN 3°C	4#500KCMIL IN 4°C	(2) 4#4/0 IN 4°C
6	10 VEHICLE	330/240/1	3#600 IN 4°C	(2) 3#4/0 IN 2-1/2°C	(2) 3#250 KCMIL IN 3°C
4 & 5	1 BRANCH CIRCUIT	36/208/1	2#6 & 1#BGND IN 2°C	2#4 & 1#BGND IN 2°C	2#2 & 1#BGND IN 2°C
3 & 6	1 BRANCH CIRCUIT	32/240/1	2#6 & 1#BGND IN 2°C	2#4 & 1#BGND IN 2°C	2#2 & 1#BGND IN 2°C

NOTES:

- ALL UNDERGROUND WIRING SHALL BE XHHW-2 COPPER WIRE.
- ABOVE GROUND WIRING SHALL BE THHNW-2 COPPER WIRE.
- PROVIDE RGS CONDUIT WHEN CABLE RUN IS EXPOSED TO MECHANICAL DAMAGE. PROVIDE EXPANSION FITTINGS AS REQUIRED.

EQUIPMENT SCHEDULE		
EQUIPMENT	MANUFACTURER OPTION 1	MANUFACTURER OPTION 2
IRON CONDUIT BODY	OZ GEDNEY	CROUSE HINDS
MALLEABLE CONDUIT STRAP AND FITTINGS	APLETON	GARVIN
RGS CONDUIT	ALLIED PIPE	REPUBLIC
PVC CONDUIT	CARLON PRODUCTS	NATIONAL PIPE
CONCRETE POLYMER HANDHOLE	MACLEAN	ARMOCAST
CABLE: XHHW-2	SOUTHWIRE	ALLIED
CABLE: THHN-2	SOUTHWIRE	ALLIED

NOTES:
1. APPROVED EQUAL EQUIPMENTS WILL BE CONSIDERED FOR ALL COMPONENTS.

 Engineered Solutions, Inc. A CM/CA Company 6 Union Street Natick, MA 01760 T (508) 647-5200 F (508) 652-1936 www.CM/CA.com			
LEVEL 2 EV INFRASTRUCTURE SCHEDULE			
CLIENT: EVERSOURCE EV MAKE READY		PROJECT: 2019 LEVEL 2 MODIFICATION	
OWNER REVIEW			
SCALE:		AS NOTED	
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REVIEWED BY:		MO	
JOB NUMBER:		BEEV19C	
DRAWING NO.			
E101			



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PROJECT NO: 10-19-0005.406

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PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING STATIONS

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E-2

ELECTRICAL NOTES CONT'D:

1. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40/80 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIDGED CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "COLD GALV."
2. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
3. CONDUCTORS: CONTRACTOR SHALL USE 98%% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STANDARD CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
4. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG LARGER.
5. SERVICE: AS SPECIFIED ON THE DRAWINGS, OWNER OR OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
6. TELEPHONE OR FIBRE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
7. ELECTRICAL AND TELCO/FIBRE RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR BURIED TELECOMM".
9. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL.

GROUNDING NOTES:

1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. ALL WIRES SHALL BE COPPER WITH THIN, UNLESS OTHERWISE NOTED. ALL GROUND WIRE SHALL BE SOLID Tinned COATED OR STRANDED GREEN INSULATED WIRE.
7. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE EVERSOURCE CM.
8. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
9. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
10. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM OF 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
11. ACCEPTABLE CONDITIONS FOR GROUNDING SYSTEM SHALL BE:
 - A) BURNED, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.
 - B) CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - C) ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
12. ALL CRIMPED CONNECTION SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.

13. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
14. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

SITE WORK NOTES:

1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILD DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ ENGINEER AT COMPLETION OF PROJECT.
3. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR EVERSOURCE CM FOR RESOLUTION AND INSTRUCTIONS, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING EXISTING STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY, UNLESS OTHERWISE NOTED.
9. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95 % OF STANDARD PROCTOR DENSITY.

10. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
11. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY GEOTECHNICAL ENGINEER.
12. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS ,PAPER,TRASH,WEEDS,BRUSH,EXCESS FILL,OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
13. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
14. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION AND RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENTATION SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO THE ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPANSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE, BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
11. GENERAL CONTRACTOR TO PLACE MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM.



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PROJECT NO: 10-19-0005.406

DRAWN BY: T.O'L.

CHECKED BY: D.C.

[illegible]

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PARADIGM PROPERTIES, 480
PLEASANT ST, WATERTOWN,
MA 02472, USA

ELECTRIC VEHICLE CHARGING STATIONS

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-2



August 28, 2024

Ref: 14844.01

Katherine Swan
Senior Environmental Planner & Conservation Agent
Watertown Community Development & Planning
149 Main St Watertown, MA 02474

Re: 57 Coolidge Ave – DEP 321-0175 WWO-2021-02 (the "Project")
Bio-retention detail revision

Dear Katherine:

On behalf of the Applicant, ARE-MA Region No. 77, LLC, I am submitting the following for your review and approval.:

- Updated Grading Plan of the bio-retention basin area
- Updated Landscape Plan of the bio-retention basin area, including revised detail

Due to rains during the construction of the bio-retention basin, it was necessary for the site contractor to place riprap stone around the sloped sides of the basin to secure the soil materials and prevent sedimentation of the stream channel.

The placed stone does not limit the stormwater treatment function of the basin. The treatment is provided by virtue of the settling stormwater percolating into the bio-retention soil mix below the basin.

As such it my recommendation that the stone be left in place so as not to disturb the stabilized soils both in and around the basin.

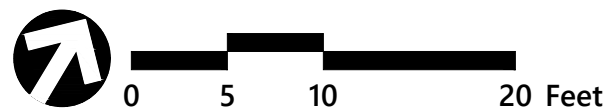
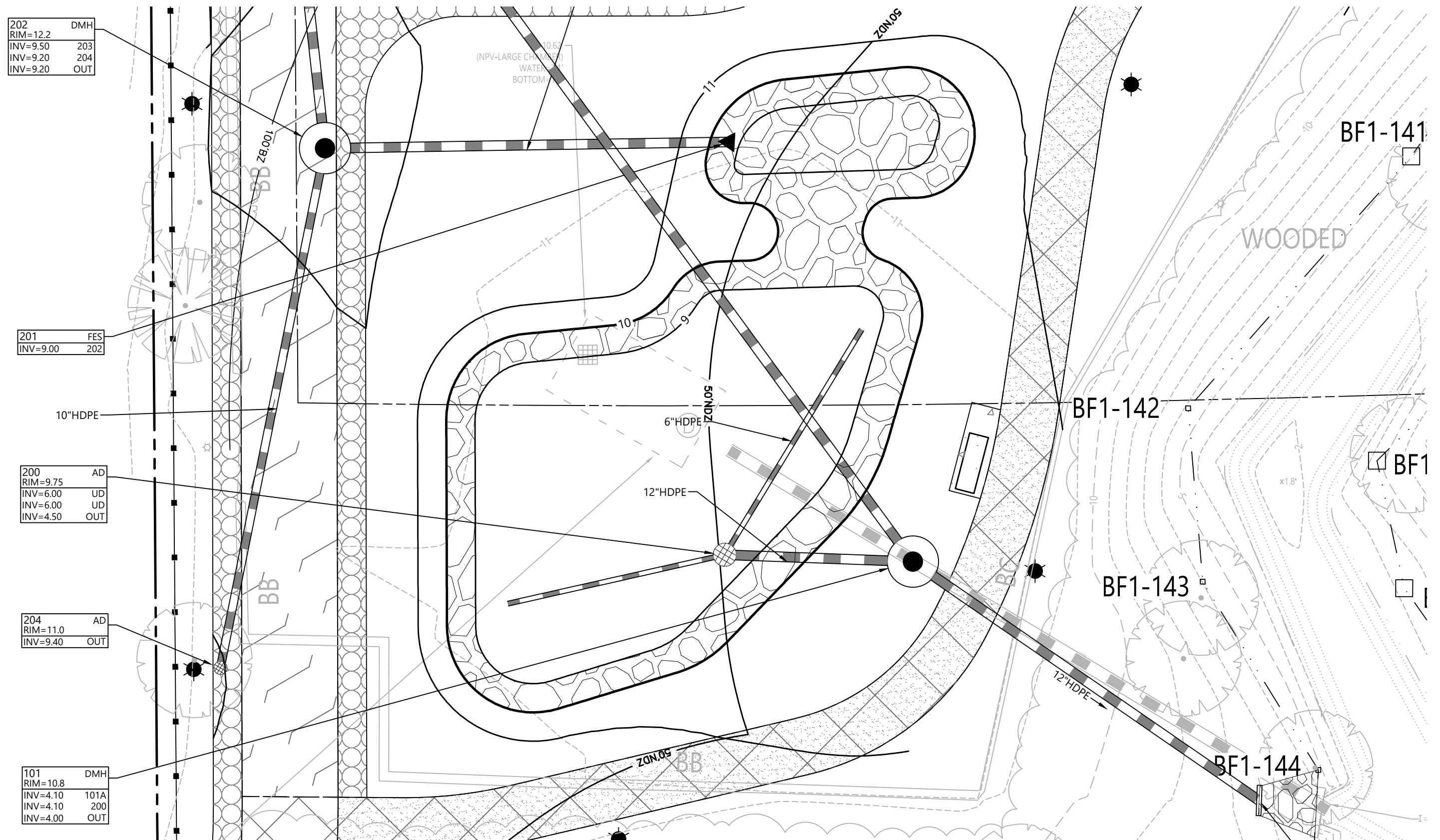
Please don't hesitate to contact me at cnagle@vhb.com or (617) 999-0845 if you have any questions on this minor revision.

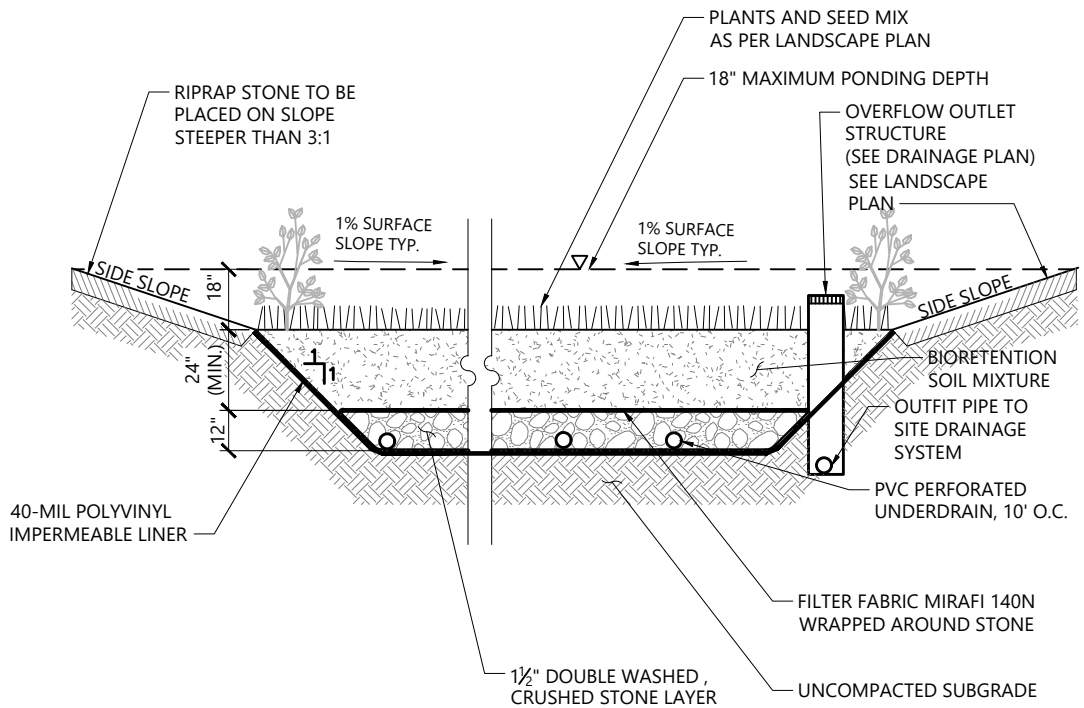
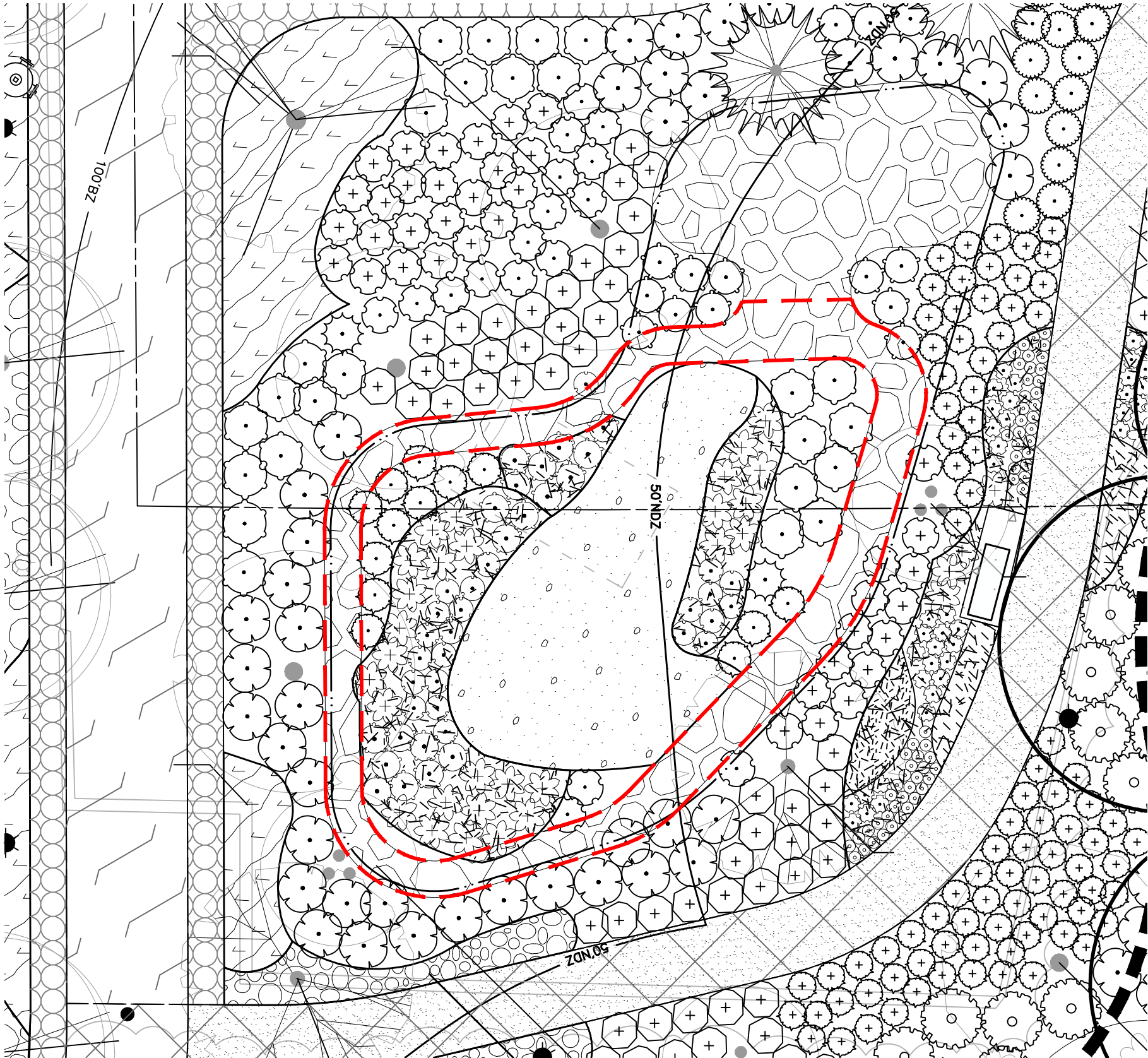
Sincerely,

VHB


Conor Nagle
Project Manager

cc: Watertown Conservation Commission
Nick O'Connor, National Development





NOTES

1. INSTALL UNDERDRAINS AT 10 FEET ON CENTER. CONNECT TO DRAINS PER PLAN.
2. SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.

Lined Bioretention Basin

N.T.S.

Source: VHB

1/16

LD_353



Landscape Plan
Conservation Commission
99 Coolidge Avenue
Watertown, MA

08/28/2024



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
Stoneham, MA 02180
781-279-0180

www.rjoconnell.com

August 28, 2024

Town of Watertown
Conservation Commission
149 Main Street, 3rd Floor.
Watertown, MA 02472
Attn: Katie Swan, Environmental Planner/Conservation Agent

Regarding: 10-30 Manley Way
DEP file No. 321-0188
Response to Conservation Commission Comments

Dear Commission Members and Ms. Swan:

This letter is in response to the remaining items that required additional detail per comments made by the Conservation Commission at the meeting on July 10th, 2024.

The remaining items discussed at the meeting are listed below in *italics* with additional information provided by RJOC following in **bold**. Accompanying this letter are the following documents in response to the comments:

- Drawing Sheet C-1B, Demolition and Erosion Control Plan, dated 08/28/2024.
- Drawing Sheet C-2B, Grading, Drainage and Utility Plan, dated 08/28/2024.
- Drawing Sheet C-2D, Offsite Sewer Repair Plan, dated 08/28/2024.
- Drawing Sheet C-3B, Parking and Traffic Control Plan, dated 08/28/2024.
- Drawing Sheet C-6, Details-II, dated 08/28/2024.
- Drawing Sheet L-4, Landscape Planting Plan – N. Enlargement, dated 08/28/2024.
- Revised Operation & Maintenance Plan dated 08/28/2024.
- Attachments are included with this letter as referenced in the following responses.

Comments

2. *Initial comment: Review Easement Agreement for the Truck Turnaround Area and confirm if it allows below ground utilities and/or drainage system.*

Addition information request: Provide written documentation from City that they will approve a new or amend easement for subsurface infiltration system; Redesign subsurface infiltration system to be outside of 100' buffer zone and relocate drain manhole further away from wetlands.

- **Written documentation from the City Manager has been provided, see Attachment A, stating that the city will work with the applicant to approve**

the necessary easements for the subsurface infiltration system and associated drainage system.

- **Subsurface Infiltration System-5 has been relocated so the footprint of the system is fully outside of the 100' Wetland buffer. See revised Drawing Sheet C-2B for system relocation and revised Drawing Sheet C-6 for redesigned system layout. As a result of the system redesign, DMH-10 has been relocated into the paved area and outside of the vegetation.**
3. *Initial comment: What is the impact to the existing trees in the area where the new drain pipe will be installed at Walker Pond to replace the existing deteriorated pipe. Any trees over 6 inches in diameter need to be located and shown on the plan or in a sketch.*

Addition information request: Revise Operation & Maintenance Plan to provide maintenance guidelines within drainage easement in the wetland buffer zone; Provide tree replacement mitigation per City Tree Warden recommendation.

- **RJOC has revised the Operation & Maintenance Plan, see Attachment B, to include maintenance guideline with the drainage easement in the wetland buffer zone, as follows:**

Mowing/Sapling Removal within Drainage Easement near Walker Pond

Any areas of planted meadow within the drainage easement that contains the outlet pipe to Walker Pond shall be mowed once per year to prevent the establishment of woody plants and trees over the drainage pipe. Mowing of this area shall occur in the fall (mid to late October or November), prior to the meadow going dormant for the winter.

- **RJOC has received the memorandum from the Watertown Forestry Supervisor/Tree Warden, see Attachment C, requesting that the proposed drain pipe to the pond be relocated to reduce the number of trees proposed to be removed. The drain outlet line has been revised accordingly, as depicted on revised Sheet C-2B, which results in the removal of three (3) trees, as depicted on revised Sheet C-1B. Of the three (3) trees to be removed, two (2) are currently dead, therefore only one (1) healthy tree is now proposed to be removed with a DBH of 16". There is one (1) additional dead Red Maple in close proximity to the proposed work that has been noted on Sheet C-1B to be cut down to a snag tree of 20-25' in height. Sheet L-4, Landscape Plan, has been revised to show the relocated drain pipe and re-planting with New England Conservation Wildlife Mix over the pipe.**
4. *Initial comment: Confirm the condition of the existing sanitary sewer pipe in the 100-foot buffer zone on the city property north of the site in case it needs to be repaired or replaced now as part of this project.*
- **A video camera survey of the pipe was performed by John's Sewer & Drain on August 5, 2024. The survey revealed that some repairs are necessary within the existing sewer line located on the city-owned parcel. RJOC has prepared an Offsite Sewer Repair Plan (Sheet C-2D) as part of this resubmittal indicating that two portions of the existing sewer line shall be**

repaired via trenchless pipelining and another portion shall be removed and replaced. Erosion control measures have been proposed around the pipe removal and replacement location as shown on Sheet C-2D.

6. Initial comment: Include snow storage in the O&M plan. Specify low deicing/more environmentally friendly deicing measures including spread rate.

Addition information request: Provide spread rate requirements for deicing material; amend deicing material use to allow sodium chloride; amend snow storage plan to remove any snow storage within the wetland buffer zones.

- The O&M Plan, see Attachment B, has been revised to specify the allowance of sodium chloride as a deicing material and to include spread rate requirements, as noted below:

Deicing application rate guidelines for parking lots and sidewalks

These rates are based on road application guidelines (*Minnesota Snow and Ice Control Handbook for Snowplow Operators*, LRRB 2022). Use them as a target to achieve by gradually adjusting your application rates downward.

Pavement temp. (°F) and trend (↑↓)	Weather condition	Maintenance actions	Application rate in lbs. per 1,000 square foot area			
			Salt Prewetted/pretreated with salt brine	Salt prewetted/pretreated with other blends	Dry salt	Winter sand (abrasives)
>30° ↑	Snow	Plow, treat intersections only	0.75	0.5	0.75	Not recommended
	Frz. Rain	Apply chemical	1.25	1.0	1.5	Not recommended
30° ↓	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.5	1.25	1.75	Not recommended
25-30° ↑	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.5	1.25	1.75	Not recommended
25-30° ↓	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.75	1.5	2.25	3.25
20-25° ↑	Snow or Frz. Rain	Plow & apply chemical	1.75	1.5	2.25	3.25 for frz. rain
	Snow	Plow & apply chemical	2.0	2.0	2.75	Not recommended
20-25° ↓	Snow	Plow & apply chemical	2.0	2.0	2.75	Not recommended
	Frz. Rain	Apply chemical	2.5	2.0	3.0	3.25
15-20° ↑	Snow	Plow & apply chemical	2.0	2.0	2.75	Not recommended
	Frz. Rain	Apply chemical	2.5	2.0	3.0	3.25
15-20° ↓	Snow or Frz. Rain	Plow & apply chemical	2.5	2.0	3.0	3.25 for frz. rain
	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	3.0	Not recommended	5.0 spot treat as needed
<0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	4.5	Not recommended	5.0 spot treat as needed

- **The snow storage areas on Sheet C-3B and within the O&M Plan have been amended to remove any locations within the wetland buffer zones.**

Please call me if you have any questions at 781-279-0180.

Sincerely,

RJO'CONNELL & ASSOCIATES



Brian J. McCarthy
Vice President

cc: PPF Industrial 20 Seyon LLC
MassDEP – NERO

ATTACHMENTS

Attachment A:
Memorandum from City Manager



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Conservation Commission

From: George J. Proakis, City Manager

Date: August 23, 2024

RE: 10-30 Manley Way Redevelopment project: off-site stormwater mitigation on City-owned parcel ("LOT 8").

I am writing in response to a request from the Conservation Commission at your July 10, 2024 meeting -- to provide assurances that the City, as the property owner of "Lot 8", to confirm that it is appropriate for PPF Industrial 20 SEYON, LLC to continue to move forward with off-site stormwater management measures on City owned land.

The City is continuing to complete the necessary engineering review of these off-site improvements proposed by PPF Industrial 20 SEYON, LLC. This work will benefit the City and the applicant in terms of treating stormwater from both properties that currently is untreated, thereby protecting Walker Pond as a resource area and ensuring that the City is meeting the ongoing stormwater requirements on site. Once the system is approved by the City as to design and location, the City will work with the applicant to get the necessary easements approved by the City Council for recordation.

Further, the easement for the underground stormwater system and associated stormwater pipes to be built on City land would also include any necessary commitment for operations and maintenance of the system by the petitioner. I would also support any conditions that the Commission felt are appropriate to ensure future compliance for this arrangement.

Attachment B:
Revised Operation & Maintenance Plan



Operation and Maintenance Plan

10-30 Manley Way Watertown, Massachusetts

**Prepared for:
PPF Industrial Seyon 20 LLC
c/o Seyon
535 Boylston Street
11th Floor
Boston, MA 02116**

**Prepared by:
R.J. O'Connell & Associates, Inc.
80 Montvale Ave, Suite 201
Stoneham, MA 02180**

**Date: June 29, 2023
Revised: 3/19/24, 7/3/24, 8/28/24**

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Snow Storage Plan

Appendix C – CDS Treatment Unit O & M Guidelines

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INTRODUCTION

This Operation and Maintenance Plan has been prepared to ensure that the stormwater management system implemented at 10-30 Manley Way in Watertown, MA functions as designed, and to develop and carry out suitable practices for source control and pollution prevention. It describes the various components of the stormwater management system, identifies the inspection and maintenance tasks to be undertaken after construction is complete, and establishes a schedule for implementing these tasks to insure the proper, long-term operation of the system.

SECTION 1 - STORMWATER MANAGEMENT SYSTEM - OPERATION AND MAINTENANCE

The objectives of the stormwater management system are to effectively control and treat stormwater runoff from the site in accordance with the Massachusetts Stormwater Management Standards. To accomplish this objective, the following Best Management Practices (BMP's) are included in the stormwater management system:

Pre-Treatment BMPs

- Catch basins with deep sumps and hooded outlets to reduce the discharge of trash, debris and coarse sediment from storm runoff and provide temporary containment of oil and grease.
- Hydrodynamic particle separators for removal of oil, grease and suspended solids.
- Oil/particle separator tank for removal of heavy particulates, floating debris and hydrocarbons from stormwater runoff.

Treatment BMPs

- Subsurface infiltration systems for removal of Total Suspended Solids (TSS), pollutants and Total Phosphorous (TP) from stormwater runoff.

To ensure the ongoing and proper functioning of the on-site stormwater management BMPs, this Operation and Maintenance Plan has been developed.

In consideration of the foregoing, it is the ongoing responsibility of the landowner, their successors and assignees to adequately maintain the on-site stormwater management BMPs. Adequate maintenance is herein defined as good working condition so that these BMPs are performing their design functions.

Based on this, the landowner, their successors and assignees are required to create a Pollution Prevention Team (PPT) that will be responsible for implementing this Operation and Maintenance Plan.

Upon transfer of ownership of the property, the landowner is required to notify the new owner of the presence of the stormwater management system and the requirements of this Operation and Maintenance Plan.

Property Information

Address: 10-30 Manley Way
Watertown, MA 02472

Landowner and Pollution Prevention Team Leader

Owners Name: PPF Industrial Seyon 20 LLC c/o Seyon

Owner's Representative: Joe DiRienzo
Title: Senior Project Manager
Office Phone: (508) 414-6462
Email: jdirienzo@seyonmanagement.com

Pollution Prevention Team Leader: TBD
Title:
Office Phone:
Email:

Responsibilities: Coordinate all aspects of the Operation and Maintenance Plan, coordinate and hire the other Pollution Prevention team members in order to conduct inspections, keep all records, and coordinate with contractors for maintenance and repairs of the stormwater management system.

Spill Prevention & Control Contractor

The following contacts shall be notified only in those instances identified within 310 CMR 40.00: Massachusetts Contingency Plan-Subpart C (see the Long-Term Pollution Prevention Plan, Appendix B).

Primary Contact: TBD
Office Phone:

Emergency Contact: TBD
Company Name: The Seyon Group
Title:
Emergency Phone:

Consultant Contact:
Company Name:
Contact Name:
Phone:

Department of Environmental Protection (DEP)
Hazardous Waste Incident Response Group

Contact Name:
Phone: (617) 792-7653

Municipal Contacts

Watertown Fire Department
Contact Name: Ryan Nicholson, Fire Chief
Phone: (617) 972-6512

Watertown Department of Public Works
Contact Name: Greg St. Louis, PE, Superintendent of Public Works
Phone: (617) 972-6420

Engineering
Contact Name: Tyler Glode, PE, Town Engineer
Phone: (617) 972-6420

Watertown Health Department
Contact Name: Abbey Myers, Director
Phone: (617) 972-6446

Other Pollution Prevention Team Members

Member: Qualified Engineering and/or Environmental Consulting Firm(s).

Responsibilities: Conduct scheduled inspections, maintain records, advise the Team Leader of maintenance needs, ensure inspection maintenance and repairs are completed and keep and maintain all records and inspection reports.

Company Name(s): TBD
Address:
Office Phone:

Team Member Training

The Pollution Prevention Team Leader will coordinate an annual in-house training session with the qualified Engineering and/or Environmental Consulting Firm to discuss the Operation and Maintenance Plan, ongoing inspection and maintenance and preventative maintenance procedures.

Annual training session will generally include the following:

- Discuss the Operation and Maintenance Plan

- o What it is- identify potential sources of stormwater pollution and methods of reducing or eliminating that pollution
 - o What it contains- emphasize good housekeeping measures and location of potential pollution sources.
 - o Pollution Prevention Team- introduce the team and explain their responsibilities, explain the operations and continuous monitoring of the stormwater management system and encourage input and assistance from all.
- Review and explain the storm drainage system, how it works and its components, note the receiving resource area in which the storm drainage system discharges into and the role each component plays.
- Emphasize the importance of maintaining current and up-to-date inspection reports and maintenance records of BMPs. Documentation shall include any changes to the O&M Plan's procedures to accommodate changes and revisions to BMPs.

Inspections and Maintenance Requirements

The components of the stormwater management system must be inspected, monitored and maintained in accordance with the following in order to ensure that the on-site stormwater management BMPs are functioning as designed. Routine inspection and proper maintenance of these individual components is essential to providing the long-term enhancement of both the quality and quantity of the runoff from the properties.

Deep Sump Catch Basins:

Stormwater runoff from pavement areas is directed to catch basins via site grading and curbing. Catch basins are equipped with a deep (4ft) sump and a hood. The sumps are designed to capture sediment and coarse particles and the hoods prevent hydrocarbons and other floatable debris from entering the drainage system. To ensure proper functioning of catch basins, each will be inspected and maintained as follows:

Inspection: Beginning of March, June, September and December. Structural damage and other malfunctions are to be noted and reported. Basins shall also be inspected after every major rain event (3.2 inches or greater in 24 hours) to ensure the grates are not clogged and are functioning properly.

Maintenance: Catch basins to be pumped and cleaned when sump is half full of sediment. Cleaning shall be performed by a licensed contractor. Sediment and hydrocarbons will be properly handled and legally disposed of off-site in accordance with local, state, and federal guidelines and regulations. Any structural damage to catch basins and/or castings will be repaired upon discovery.

Oil/Particle Separator Tank

Particle separator tank is a precast concrete tank designed to treat incoming stormwater runoff by removing suspended solids, thereby preventing the transfer of pollutants downstream. The particle separator on the site is equipped and designed to treat stormwater runoff prior to

discharging to the Walker Pond. The particle separator is be inspected and maintained as follows:

Inspection: Inspect twice a year (March and September) see Appendix A of this report.

Maintenance: Jet vacuumed, and power washed by a licensed contractor when depth of sediment is greater than ½ the depth of the tank. Accumulated sediment and hydrocarbons will be disposed of in accordance with applicable local, state and federal guidelines and regulations.

Hydrodynamic Oil/Particle Separator

The hydrodynamic oil/particle separators are precast concrete structures designed to treat incoming stormwater runoff by removing suspended solids thereby preventing the transfer of pollutants downstream. The particle separators on site are designed to treat stormwater runoff prior to discharging into a subsurface infiltration systems. The hydrodynamic particle separators are to be inspected and maintained as follows:

Inspection: Inspect in accordance with the manufacturer's recommendations and requirements (see Appendix D). At a minimum, hydrodynamic separators are to be inspected in March and September.

Maintenance: Vacuum and power wash the separator by a licensed contractor at least once per year or as recommended by the manufacturer (see Appendix D). Accumulated sediment and hydrocarbons to be disposed of in accordance with applicable local, state and federal guidelines and regulations. Particle separators are also to be cleaned when the level of sediment depth is within 12 inches of the invert of the outlet invert.

Subsurface Infiltration Systems

The subsurface infiltration systems consist of perforated high density polyethylene (HDPE) pipe encased in crushed stone. The systems are designed to temporarily retain stormwater runoff and infiltrate into the underlying soil. In so doing, a minimum of 90% Total Suspended Solids (TSS) and 60% of Total Phosphorous load is removed from the runoff. The subsurface infiltration systems are to be inspected and maintained as follows:

Inspection: Inspect inlets for accumulation of sediment and debris annually.

Maintenance: If there is a visible build-up of sediment, it should be vacuumed out by an approved contractor and disposed of in accordance with applicable local, state and federal guidelines and regulations. If the system does not drain within 24-hours following a major rainfall event, then a qualified professional should assess the condition of the system to determine the required measures to restore infiltration functionality.

Mowing/Sapling Removal within Drainage Easement near Walker Pond

Any areas of planted meadow within the drainage easement that contains the outlet pipe to Walker Pond shall be mowed once per year to prevent the establishment of woody plants and trees over the drainage pipe. Mowing of this area shall occur in the fall (mid to late October or November), prior to the meadow going dormant for the winter.

Please refer to Appendix A for the Inspection Forms, which are to be used by the Pollution Prevention Team member responsible for conducting the scheduled inspections.

SECTION 2 - LONG TERM POLLUTION PREVENTION PLAN (LTPPP)

A. MATERIALS COVERED

The following materials or substances are expected to be present onsite after construction:

Cleaning solvents	Petroleum based products
Detergents	Pesticides/Insecticides
Paints/Solvents	Fertilizers/Herbicides
Acids	Contaminated Soil
Solid Waste	

B. MATERIALS MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Pollution Prevention Team Leader will be responsible for ensuring that these procedures are followed:

Good Housekeeping

The following good housekeeping practices will be followed onsite after construction:

- a) An effort will be made to store only enough products required to do the job.
- b) All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
- c) Products will be kept in their original containers with the original manufacturer's label in legible condition.
- d) Substances will not be mixed with one another unless recommended by the manufacturer.
- e) Whenever possible, all of a product will be used up before disposing of the container.
- f) Manufacturer's recommendations for proper use and disposal will be followed.
- g) A Pollution Prevention Team Member will be responsible for daily inspections to ensure proper use and disposal of materials.
- h) The storage of all deicing materials on the site shall be covered and not be exposed to precipitation.

1. Hazardous Substances

These practices will be used to reduce the risks associated with hazardous substances. Material Safety Data Sheets (MSDS's) for each product with hazardous characteristics that is used on the property will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained on-site, in the management office. Each employee who must handle a hazardous substance will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

- a) Products will be kept in original containers with the original labels in legible condition.
- b) Original labels and MSDS's will be procured and used for each product.
- c) If surplus product must be disposed of, the manufacturer's and local/state/federal required methods for proper disposal must be followed.

2. Hazardous Waste

It is imperative that all hazardous waste be properly identified and handled in accordance with all applicable hazardous waste standards, including the storage, transport and disposal of the hazardous wastes. There are significant penalties for the improper handling of hazardous wastes. It is important that the Pollution Prevention Team Leader seeks appropriate assistance in making the determination of whether a substance or material is a hazardous waste. For example, hazardous waste may include certain hazardous substances, as well as pesticides, paints, paint solvents, cleaning solvents, contaminated soils, and other materials, substances or chemicals that have been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable. The Pollution Prevention Team Leader is responsible for ensuring that all Pollution Prevention Team Members are instructed as to these hazardous waste requirements and also that the requirements for handling and disposal are being followed.

3. Product Specific Practices

The following product specific practices will be followed on the job site:

a) Petroleum Products

Petroleum products will be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located a minimum of 100 linear feet from wetland resource areas, drainage ways, inlets and surface waters unless stored within a building. Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a

containment volume that is equal to 110% of the volume of the largest tank. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the Erosion Control Plan by the Contractor once the locations have been determined.

b) Fertilizers, Herbicides, Pesticides, and Insecticides

Fertilizers, herbicides, pesticides, and insecticides will be applied only in the minimum amounts recommended by the manufacturer. Once applied, they will be worked so as to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags or containers will be transferred to a sealable plastic bin to avoid spills.

Fertilizers shall not be applied within wetland buffer zones or other resource areas. Refer to Drawing C-2, Grading and Drainage Plan, for location of resource areas and buffer zones.

c) Paints, Paint Solvents, and Cleaning Solvents

All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

4. Solid Waste

All waste materials will be collected and stored in an appropriately covered container and/or securely contained metal dumpster rented from a local waste management company which must be a licensed solid waste management company. The dumpster will comply with all local and state solid waste management regulations.

All trash and debris from the site will be deposited in dumpsters. The dumpsters will be emptied a minimum of once per week or more often if necessary. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible.

5. Contaminated Soils

Any contaminated soils (resulting from spills of hazardous substances or oil) will be contained and cleaned up immediately in accordance with the procedures given in the Materials Management Plan and in accordance with applicable state and federal regulations. If there is a release, it should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

C. SPILL PREVENTION AND RESPONSE PROCEDURES

The Pollution Prevention Team Leader will train all personnel in the proper handling and cleanup of spilled hazardous substances or oil. No spilled hazardous substances or oil will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the Pollution Prevention Team Leader to be properly trained, and to train all personnel in spill prevention and clean up procedures.

1. In order to prevent or minimize the potential for a spill of hazardous substances or oil to come into contact with storm water, the following steps will be implemented:
 - a) All hazardous substances or oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
 - b) The minimum practical quantity of all such materials will be kept on site.
 - c) A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, containment booms, impermeable covers, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
 - d) Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
 - e) It is the Pollution Prevention Team Leader's responsibility to ensure that all hazardous waste on site is disposed of properly by a licensed hazardous material disposal company. The Pollution Prevention Team Leader is responsible for not exceeding hazardous waste storage requirements mandated by the EPA or state and local authority.
 - f) Install a sign within the loading dock/truck turnaround area depicting the Spill Prevention & Control Contractor (as noted within Section 1 above) and the Watertown Fire Department in the event a spill occurs onsite.
2. In the event of a spill of hazardous substances or oil, the following procedures must be followed:
 - a) All measures must be taken to contain and abate the spill and to prevent the discharge of the hazardous substance or oil to storm water or off-site via deployment of impervious covers surrounded by containment booms at the receiving catch basins. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the hazardous substances.)
 - b) For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
 - c) For spills greater than five (5) gallons of material immediately contact the MA DEP Emergency Response at (888) 304-1133, and an approved emergency response

- contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Note: the receiving water quality unit located within the loading dock area has the capacity to hold up to 83 gallons of floatable contaminants before it would exit the unit). The receiving drainage structure shall be pumped out immediately after a spill occurs.
- d) Dispose of all contaminated products in accordance with applicable federal, state and local regulations.
 - e) If there is a Reportable Quantity (RQ) release, then the National Response Center will be notified immediately at (800) 424-8802; within 14 days a report will be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan must be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.
3. The Pollution Prevention Team Leader will be the spill prevention and response coordinator. He/she will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and in the management office.

SECTION 3 - ILLICIT DISCHARGE STATEMENT

Certain types of discharges are allowable under the U.S. Environmental Protection Agency Construction General Permit, and it is the intent of this LTPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to, or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Illicit discharges, if they exist currently, will be contained and eliminated in the manner specified by local, state and federal regulations, and will be prohibited in the proposed development.

SECTION 4 – SNOW MANAGEMENT

Snow management will be overseen by the Property Manager who will implement this plan and be authorized to utilize additional resources should unusual events occur. The Snow Management Contractor (SMC) shall be responsible for maintaining all roads, driveways, parking lots, sidewalks and pedestrian access areas for clear and safe travel. The SMC shall report directly to the Property Manager and maintain communication via cell phones 24 hours per day, 7 days per week. All roads, drives, entrances and exits are the first priority. During extreme events, the first priority will be to clear and maintain proper access for residents and public safety vehicles. The next priority is parking areas, sidewalks, fire hydrants, and delivery areas. Snow will be piled in designated areas as depicted on the snow storage plan. (See R.J. O’Connell Snow Storage Plan in Appendix B). Snow stored in designated areas shall have a maximum height limitation of seven (7’) feet. When snow designated areas reach their capacity, surplus snow will be disposed offsite as identified in the snow management contract. Prior to November 1 of each year, the SMC shall notify in writing the Property Manager the location that snow will be hauled to.

The anti-icing operations typically precede snow plowing and will be provided when conditions warrant. A minimal application of sodium chloride will be applied to all drives and walks to allow for safe vehicular and pedestrian travel. The property manager will monitor the application rate of the sodium chloride to make sure it is kept to a minimum while ensuring safe conditions for pedestrians and vehicles using the recommended application rates cited in the follow table:

Deicing application rate guidelines for parking lots and sidewalks

These rates are based on road application guidelines (*Minnesota Snow and Ice Control Handbook for Snowplow Operators*, LRRB 2022). Use them as a target to achieve by gradually adjusting your application rates downward.

Pavement temp. (°F) and trend (↑↓)	Weather condition	Maintenance actions	Application rate in lbs. per 1,000 square foot area			
			Salt Prewetted/pretreated with salt brine	Salt prewetted/pretreated with other blends	Dry salt	Winter sand (abrasives)
>30° ↑	Snow	Plow, treat intersections only	0.75	0.5	0.75	Not recommended
	Frz. Rain	Apply chemical	1.25	1.0	1.5	Not recommended
30° ↓	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.5	1.25	1.75	Not recommended
25-30° ↑	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.5	1.25	1.75	Not recommended
25-30° ↓	Snow	Plow & apply chemical	1.25	1.0	1.5	Not recommended
	Frz. Rain	Apply chemical	1.75	1.5	2.25	3.25
20-25° ↑	Snow or Frz. Rain	Plow & apply chemical	1.75	1.5	2.25	3.25 for frz. rain
20-25° ↓	Snow	Plow & apply chemical	2.0	2.0	2.75	Not recommended
	Frz. Rain	Apply chemical	2.5	2.0	3.0	3.25
15-20° ↑	Snow	Plow & apply chemical	2.0	2.0	2.75	Not recommended
	Frz. Rain	Apply chemical	2.5	2.0	3.0	3.25
15-20° ↓	Snow or Frz. Rain	Plow & apply chemical	2.5	2.0	3.0	3.25 for frz. rain
0-15° ↑ or ↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	3.0	Not recommended	5.0 spot treat as needed
<0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	4.5	Not recommended	5.0 spot treat as needed

Snow removal shall commence upon accumulation of two inches (“2”) or more. The SMC shall keep existing catch basins open for drainage or water resulting from melting.

Once the storm is over, the SMC shall monitor all areas on-site for icy spots and snowdrifts. If needed, minimal applications of sodium chloride will be applied to all drives and walks so that the surfaces remain drivable and walkable. When the ambient temperature drops below 15 degrees F sodium chloride is not longer effective, therefore all major areas will be monitored and, if necessary, receive an application of calcium chloride to maintain melting action and an ice-free surface for as long as possible.

Deicing chemicals will be kept in original containers with the original product label in legible condition. When not in use, deicing materials will be stored in a neat, orderly manner under cover with their container lids on.

SECTION 5 – PUBLIC SAFETY FEATURES

The following measures have been incorporated into the stormwater management system to ensure the safety of the public:

- Storm drain manholes and catch basins provided with heavy duty covers and/or grates designed to withstand H2O loading.
- Control and collection of stormwater runoff through positive drainage and curbing directing it toward drainage inlet structures.
- Treatment of stormwater runoff from repaved surfaces to remove 90% of the average annual post-construction load of Total suspended Solids (TSS) and at least 60% the cumulative phosphorous load reduction.
- Reduction of peak rates of runoff and volumes from the site under redeveloped conditions as compared to pre-redeveloped conditions.
- Development and implementation of an Operation and Maintenance Plan (O&M) to ensure the proper functioning of the stormwater management system and a Long-Term Pollution Prevention Plan (LTPPP) identifying potential pollution sources and suitable practices to control and prevent them from impacting the environment and/or the public's health and safety.

Appendix A

Maintenance and Inspection Forms

Appendix A

Maintenance and Inspection Forms

10-30 Manley Way - Watertown Operation and Maintenance Plan Task Guide

The table below is a list of the minimum inspection and maintenance activities the Pollution Prevention Team needs to conduct for the Stormwater Operations and Management Plan and who is responsible for the activity. The task Guide is provided to assist the Pollution Prevention Team Leader and ensure that the activities are being conducted as scheduled.

Timing	Task	Responsible Party
Weekly	Inspect lot/land. Pick up and dispose of litter. Check for leaking liquid at dumpsters.	PPT PPT PPT
Monthly	Inspect soil, repair eroded areas in bioretention area and re-mulch as needed. Remove litter and debris	
Quarterly (March, June, September, December)	Inspect catch basins for sediment, trash and oil. Remove sediment when depth of deposits is greater than ½ the depth of the sump.	PPT/Contractor
Semi-Annually	Inspect oil/particle separator tank. Remove sediment when depth of deposits is greater than or equal to ½ the depth of the tank. Inspect hydrodynamic oil/particle separators. Remove sediment and clean when level of sediment is within 12 inches of outlet invert. Remove and replace dead vegetation from vegetated drainage channel (spring and fall)	PPT/Contractor PPT Contractor PPT/Contractor Contractor
Annually	Inspect subsurface infiltration systems for accumulation of sediment at inlets and remove as necessary. Conduct Pollution Prevention Team training as required. Prepare Comprehensive Annual Stormwater Evaluation and Inspection Report.	PPT Team Leader
April	Spring clean-up	Contractor
Between November 14 and December 15	Fall clean-up	Contractor

**10-30 Manley Way Walnut Street - Watertown
Operation and Maintenance Plan
Comprehensive Annual Evaluation and Inspection Report**

Once a year, the Pollution Prevention Team Leader must inspect and evaluate all aspects and provisions of the Operations and Maintenance Plan, complete the following report and keep a copy on file at the site.

Inspector/Reviewers: _____

Date of Inspection/Review: _____

Note any changes to the Plan in the space below and in the appropriate section of the Plan.

1. Review the Pollution Prevention Team list and update if necessary. Does the Pollution Prevention Team list need updating:
(circle one) Yes No
2. Review the Operations and Maintenance Plan (O&M Plan). Are there sections of the O&M Plan that need updating?
(circle one) Yes No
3. Review Monthly and Weekly Checklists. Update these as necessary
 - Are there any updates needed to Spill and Leak History and/or the checklists?
(circle one) Yes No
4. Review site drawings and update if necessary
 - Are there updates needed to any of the drawings?
 -
(circle one) Yes No

Requested Changes (attach revisions)

**10-30 Manley Way - Watertown
Operation and Maintenance Plan
Annual Training Sign-off Sheet**

For each Operations and Maintenance Plan training session, the Team Leader should keep records of all attending Team Members using the signoff sheet below, as well as the training agenda, notes, etc.

Training Date: _____	Topic:
Trainer: _____	
Team Member Name	Team Member Signature

**10-30 Manley Way - Watertown
Operation and Maintenance Plan
Weekly Task Checklist**

The site will be checked each week for trash and debris by a member of the Pollution Prevention Team. If any trash or debris is observed in the specified area, write "yes" in the 2nd column and note the problem and corrective measures taken in the appropriate space. Make a new copy of this checklist each week.

Date: _____ **Checklist completed by:** _____

GROUND AREA TO CHECK	TASK	DESCRIPTION OF PROBLEM	CORRECTIVE MEASURES TAKEN
Parking Lot & Roadways	Pickup and Dispose of Litter		
Landscaped Areas	Pickup and Dispose of Litter		
Compactor/Dumpster Areas	Check for Leaking Liquid Pickup and Dispose of Litter		
Perimeter of Property	Pick up and Dispose of Litter		

10-30 Manley Way Walnut Street - Watertown
Operation and Maintenance Plan
Quarterly Task Checklist (March, June, September, December)

The following will be checked each month for sources of pollutants by a member of the Pollution Prevention Team. If the condition in the “check for” column is observed, note the problem and corrective measures taken in the appropriate space. Make a new copy of the checklist each month.

Date: _____ **Checklist completed by:** _____

BMP	TASK	DESCRIPTION OF PROBLEM (IF PRESENT)	CORRECTIVE MEASURES TAKEN
Catch Basins	Inspect for Sediment, Trash, and Oil. Remove sediment when depth of deposits is greater than ½ the depth of the sump.		

**10-30 Manley Way - Watertown
Operation and Maintenance Plan
Semi-Annual Task Checklist**

The site will be checked semi-annually for four sources of pollutants by a member of the Pollution Prevention Team. If the condition in the “check for” column is observed, note the problem and corrective measures taken in the appropriate space. Make a new copy of the checklist each month.

Date: _____ **Checklist completed by:** _____

BMP	TASK	DESCRIPTION OF PROBLEM (IF PRESENT)	CORRECTIVE MEASURES TAKEN
Oil/Particle Separator Tank	Inspect for sediment, trash, and oil. Remove sediment when depth of deposits is greater than ½ the depth of the sump.		
Vegetated Drainage Channel	Remove and replace dead vegetation from channel in the spring and fall.		
Hydrodynamic Particle Separators	Inspect and remove sediment when level of sediment is within 12 inches of outlet invert.		
Spring and Fall site clean-up	Overall clean-up of site.		

**101 Walnut Street - Watertown
Operation and Maintenance Plan
Annual Task Checklist**

The following will be checked each year for sources of pollutant by a member of the Pollution Prevention Team. If a problem is observed, note the problem and corrective measures taken in the appropriate space. Make a new copy of the checklist each year.

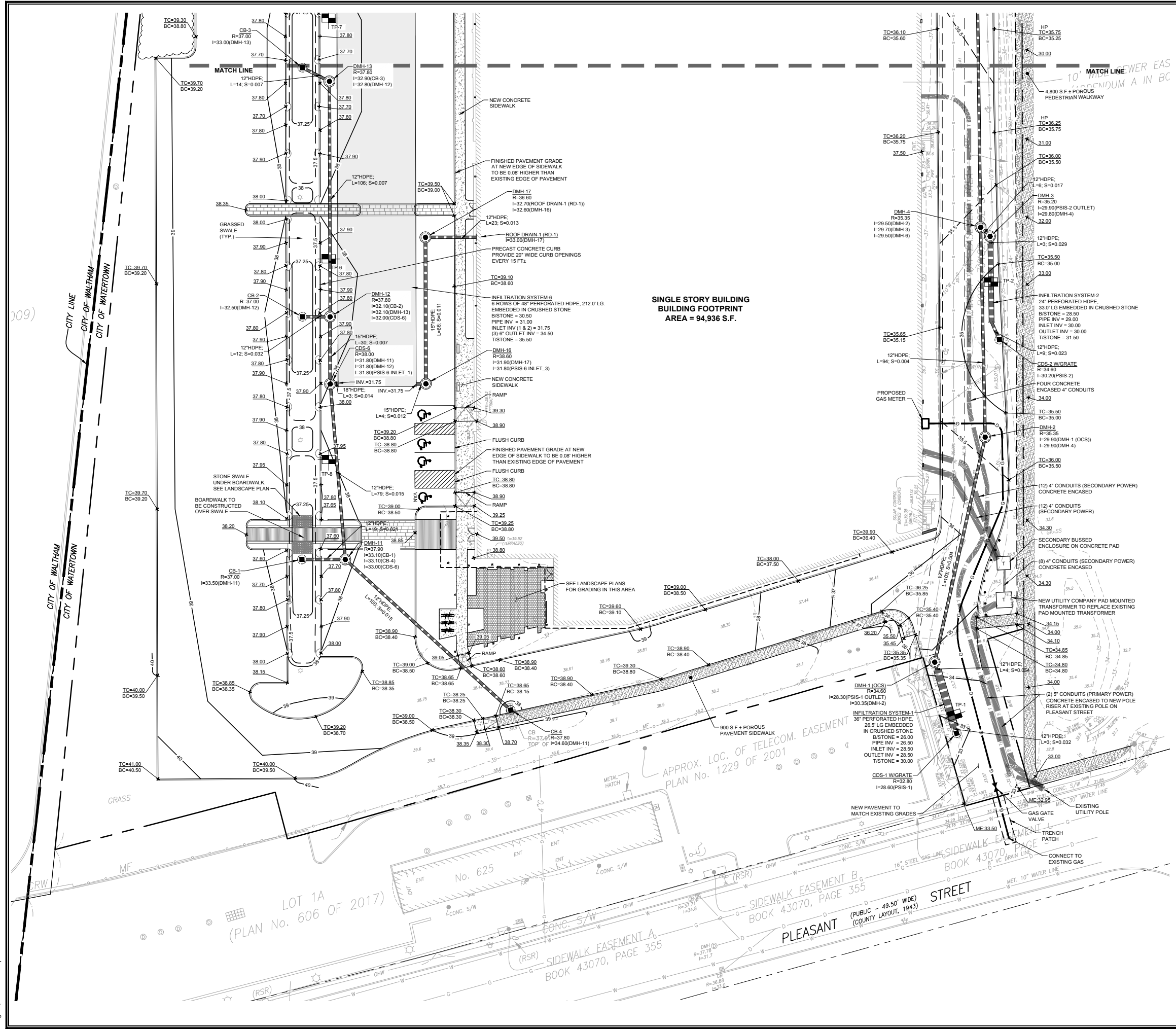
Date: _____ **Checklist completed by:** _____

BMP	TASK	DESCRIPTION OF PROBLEM (IF PRESENT)	CORRECTIVE MEASURES TAKEN
Subsurface Infiltration Systems	Inspect for sediment accumulation at inlets and remove as necessary.		
Pollution Prevention Team Training.	Pollution Prevention Team training. Prepare comprehensive Annual Stormwater Evaluation and Inspection Report.		

Appendix B

BMP-1: BMP Location Plan – 1
BMP-2: BMP Location Plan – 2
Snow Storage Plan

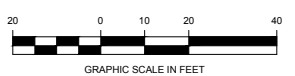
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Aug 27, 2024 - 15:02pm



LEGEND

PROPOSED CONTOUR ELEVATION	— 38 —
SPOT ELEVATION	✕ 39.50
DRAIN LINE	— — — — —
DRAIN MANHOLE	⊙
CATCH BASIN	⊠
DRAIN CLEAN OUT	•
GAS LINE	— G —
GAS GATE VALVE	✕
SEWER LINE	— S —
TELEPHONE CONDUIT (UNDERGROUND)	— T —
ELECTRIC CONDUIT (UNDERGROUND)	— E —

- WATERTOWN DPW STANDARD NOTES:**
- HIGHWAY (WORK WITHIN CITY RIGHT-OF-WAY)
- CONCRETE MIX: 4,000 PSI CONCRETE, 3/4-INCH STONE, 2-1/2 LBS LAMPBLACK PER CUBIC YARD.
 - ASPHALT PATCHES SHALL HAVE A MINIMUM DEPTH OF 5-INCHES, OR MATCH EXISTING ROAD DEPTH.
 - ALL CURBING AND SIDEWALK WORK SHALL BE INSPECTED BY THE DPW PRIOR TO POURING.
 - ALL WORK SHALL COMPLY WITH ADA REQUIREMENTS.
 - FLOWABLE FILL REQUIRED AS BACKFILL IN PUBLIC WAY.
- WATER AND SEWER
- USE OF FIRE HYDRANTS FOR DEMOLITION OR CONSTRUCTION IS NOT PERMITTED.
 - A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN ALL UTILITIES.
- DRAINAGE AND STORMWATER MANAGEMENT
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
 - THE ENGINEER-OF-RECORD SHALL WITNESS INSTALLATION OF ANY SUB-SURFACE INFILTRATION SYSTEM. IF SUB-SURFACE SOIL CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, THE DESIGN SHALL BE MODIFIED AND RESUBMITTED TO THE CITY FOR APPROVAL PRIOR TO CONTINUING INSTALLATION.
- AS-BUILT
- UPON COMPLETION OF THE WORK, AS-BUILT DRAWINGS SHALL BE SUBMITTED IN BOTH PAPER AND ELECTRONIC FORMAT. THE DRAWINGS SHALL BE BASED UPON A FIELD SURVEY OF ACTUAL AS-BUILT LOCATIONS, AND SHALL BE STAMPED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS. THE AS-BUILT DRAWING SHALL DEPICT ALL BUILDINGS, PAVED SURFACES, TOPOGRAPHY, AND MAJOR LANDSCAPE FEATURES. WATER, SEWER, AND DRAINAGE FEATURES, AS WELL AS OTHER UNDERGROUND UTILITIES INSTALLED BY OTHERS, SHALL BE LOCATED ON THE PLAN, INCLUDING SIZE AND MATERIAL. ALL STORMWATER MANAGEMENT CONTROLS, BOTH STRUCTURAL AND NON-STRUCTURAL, DESIGNED TO MANAGE THE STORMWATER ASSOCIATED WITH THE COMPLETED SITE SHALL ALSO BE INCLUDED.



RJOC

REVISION		DATE
1.	ISSUED FOR SPECIAL PERMIT SITE PLAN REVIEW	05/04/2023
2.	REVISED PER DPW COMMENTS	06/14/2023
3.	ISSUED FOR SITE PLAN REVIEW	06/20/2023
4.	REVISED PER ENGINEERING COMMENTS	07/19/2024
5.	NOTICE OF INTENT SUBMISSION	08/19/2024

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

PREPARED FOR:
PPF INDUSTRIAL 20 SEYON LLC
c/o SEYON
535 BOYLSTON STREET, 11TH FLOOR
BOSTON, MA 02116
PHONE: 617.982.6592

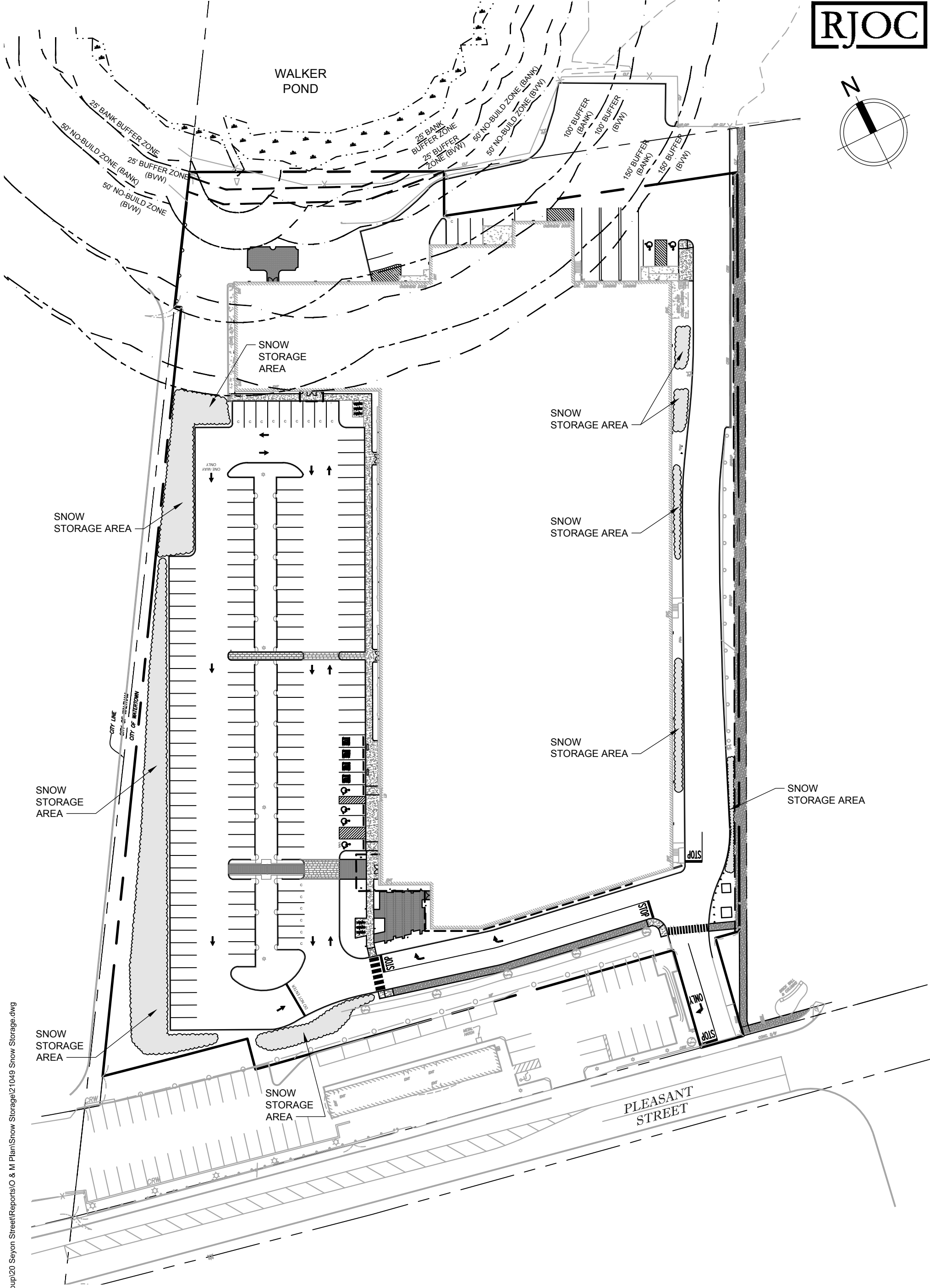
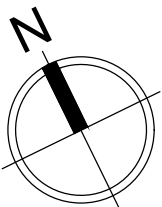
PROJECT NAME:
10-30 MANLEY WAY
WATERTOWN, MA

DESIGNED BY: BJM/MAC
DRAWN BY: WJH/MCR
REVIEWED BY: BJM
SCALE: 1" = 20'
DATE: 05/04/2023
DRAWING NAME:

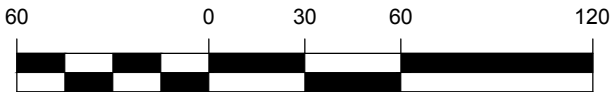
DRAWING NUMBER:
BMP-2
PROJECT NUMBER:
21049

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BMP LOCATION PLAN-2



Drawing name: G:\MA\Watertown\Seyon Group\20 Seyon Street\Reports\O & M Plan\Snow Storage\21049 Snow Storage.dwg
Aug 27, 2024 - 15:10pm



GRAPHIC SCALE IN FEET

**RJO'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

DATE: 07/02/2024
REVISED: 08/28/2024

SCALE: 1" = 60'

SNOW STORAGE PLAN
10-30 MANLEY WAY
WATERTOWN, MA

Appendix C

CDS Treatment Unit O&M Guidelines

OPERATIONS AND MAINTENANCE GUIDELINES

CDS Stormwater Treatment Unit

INTRODUCTION

The CDS unit is an important and effective component of your storm water management program and proper operation and maintenance of the unit are essential to demonstrate your compliance with local, state and federal water pollution control requirements.

The CDS technology features a patented non-blocking, indirect screening technique developed in Australia to treat water runoff. The unit is highly effective in the capture of suspended solids, fine sands and larger particles. Because of its non-blocking screening capacity, the CDS unit is unmatched in its ability to capture and retain gross pollutants such as trash and debris. In short, CDS units capture a very wide range of organic and in-organic solids and pollutants that typically result in tons of captured solids each year such as: Total suspended solids (TSS) and other sedimentitious materials, oil and greases, trash, and other debris (including floatables, neutrally buoyant, and negatively buoyant debris). These pollutants will be captured even under very high flow rate conditions.

CDS units are equipped with conventional oil baffles to capture and retain oil and grease. Laboratory evaluations show that the CDS units are capable of capturing up to 70% of the free oil and grease from storm water. CDS units can also accommodate the addition of oil sorbents within their separation chambers. The addition of the oil sorbents can ensure the permanent removal of 80% to 90% of the free oil and grease from the storm water runoff.

OPERATIONS

The CDS unit is a non-mechanical self-operating system and will function any time there is flow in the storm drainage system. The unit will continue to effectively capture pollutants in flows up to the design capacity even during extreme rainfall events when the design capacity may be exceeded. Pollutants captured in the CDS unit's separation chamber and sump will be retained even when the units design capacity is exceeded.

CDS UNIT INSPECTION

Access to the CDS unit is typically achieved through two manhole access covers – one allows inspection (and clean out) of the separation chamber (screen/cylinder) & sump and another allows inspection (and cleanout) of sediment captured and retained behind the screen.

The unit should be periodically inspected to determine the amount of accumulated pollutants and to ensure that the cleanout frequency is adequate to handle the predicted pollutant load being processed by the CDS unit. The unit should be periodically inspected for indications of vector infestation, as well. The recommended cleanout of

solids within the CDS unit's sump should occur at 75% to 85% of the sump capacity. However, the sump may be completely full with no impact to the CDS unit's performance.

CONTECH Stormwater Solutions (previously CDS Technologies) recommends the following inspection guidelines: For new initial operation, check the condition of the unit after every runoff event for the first 30 days. For ongoing operations, the unit should be inspected after the first six inches of rainfall at the beginning of the rainfall season and at approximately 30-day intervals. The visual inspection should ascertain that the unit is functioning properly (no blockages or obstructions to inlet and/or separation screen), evidence of vector infestation, and to measure the amount of solid materials that have accumulated in the sump, fine sediment accumulated behind the screen, and floating trash and debris in the separation chamber. This can be done with a calibrated dipstick, tape measure or other measuring instrument so that the depth of deposition in the sump can be tracked.

CDS UNIT CLEANOUT

The frequency of cleaning the CDS unit will depend upon the generation of trash and debris and sediments in your application. Cleanout and preventive maintenance schedules will be determined based on operating experience unless precise pollutant loadings have been determined.

Access to the CDS unit is typically achieved through two manhole access covers – one allows cleanout of the separation chamber (screen/cylinder) & sump and another allows cleanout of sediment captured and retained behind the screen. For units possessing a sizable depth below grade (depth to pipe), a single manhole access point would allow both sump cleanout and access behind the screen.

CONTECH Stormwater Solutions Recommends The Following:

NEW INSTALLATIONS: Check the condition of the unit after every runoff event for the first 30 days. The visual inspection should ascertain that the unit is functioning properly (no blockages or obstructions to inlet and/or separation screen), measuring the amount of solid materials that have accumulated in the sump, the amount of fine sediment accumulated behind the screen, and determining the amount of floating trash and debris in the separation chamber. This can be done with a calibrated “dip stick” so that the depth of deposition can be tracked. Refer to the “Cleanout Schematic” (**Appendix B**) for allowable deposition depths and critical distances. Schedules for inspections and cleanout should be based on storm events and pollutant accumulation.

ONGOING OPERATION: During the rainfall season, the unit should be inspected at least once every 30 days. The floatables should be removed and the sump cleaned when the sump is 75-85% full. If floatables accumulate more rapidly than the settleable solids, the floatables should be removed using a vacuum truck or dip net before the layer thickness exceeds approximately one foot.

Cleanout of the CDS unit at the end of a rainfall season is recommended because of the nature of pollutants collected and the potential for odor generation

from the decomposition of material collected and retained. This end of season cleanout will assist in preventing the discharge of pore water from the CDS[®] unit during summer months.

USE OF SORBENTS –The addition of sorbents is **not a requirement** for CDS units to effectively control oil and grease from storm water. The conventional oil baffle within a unit assures satisfactory oil and grease removal. However, the addition of sorbents is a unique enhancement capability unique to CDS units, enabling increased oil and grease capture efficiencies beyond that obtainable by conventional oil baffle systems.

Under normal operations, CDS units will provide effluent concentrations of oil and grease that are less than 15 parts per million (ppm) for all dry weather spills where the volume is less than or equal to the spill capture volume of the CDS unit. During wet weather flows, the oil baffle system can be expected to remove between 40 and 70% of the free oil and grease from the storm water runoff.

CONTECH Stormwater Solutions only recommends the addition of sorbents to the separation chamber if there are specific land use activities in the catchment watershed that could produce exceptionally large concentrations of oil and grease in the runoff, concentration levels well above typical amounts. If site evaluations merit an increased control of free oil and grease then oil sorbents can be added to the CDS unit to thoroughly address these particular pollutants of concern.

Recommended Oil Sorbents

Rubberizer[®] Particulate 8-4 mesh or OARS[™] Particulate for Filtration, HPT4100 or equal. Rubberizer is supplied by Haz-Mat Response Technologies, Inc. 4626 Santa Fe Street, San Diego, CA 92109 (800) 542-3036. OARS is supplied by AbTech Industries, 4110 N. Scottsdale Road, Suite 235, Scottsdale, AZ 85251 (800) 545-8999.

The amount of sorbent to be added to the CDS separation chamber can be determined if sufficient information is known about the concentration of oil and grease in the runoff. Frequently the actual concentrations of oil and grease are too variable and the amount to be added and frequency of cleaning will be determined by periodic observation of the sorbent. As an initial application, CDS recommends that approximately 4 to 8 pounds of sorbent material be added to the separation chamber of the CDS units per acre of parking lot or road surface per year. Typically this amount of sorbent results in a ½ inch to one (1") inch depth of sorbent material on the liquid surface of the separation chamber. The oil and grease loading of the sorbent material should be observed after major storm events. Oil Sorbent material may also be furnished in pillow or boom configurations.

The sorbent material should be replaced when it is fully discolored by skimming the sorbent from the surface. The sorbent may require disposal as a special or hazardous waste, but will depend on local and state regulatory requirements.

CLEANOUT AND DISPOSAL

A vactor truck is recommended for cleanout of the CDS unit and can be easily accomplished in less than 30-40 minutes for most installations. Standard vactor operations should be employed in the cleanout of the CDS unit. Disposal of material from the CDS unit should be in accordance with the local municipality's requirements. Disposal of the decant material to a POTW is recommended. Field decanting to the storm drainage system is not recommended. Solids can be disposed of in a similar fashion as those materials collected from street sweeping operations and catch-basin cleanouts.

MAINTENANCE

The CDS unit should be pumped down at least once a year and a thorough inspection of the separation chamber (inlet/cylinder and separation screen) and oil baffle performed. The unit's internal components should not show any signs of damage or any loosening of the bolts used to fasten the various components to the manhole structure and to each other. Ideally, the screen should be power washed for the inspection. If any of the internal components is damaged or if any fasteners appear to be damaged or missing, please contact CONTECH at 800.338.2211 to make arrangements to have the damaged items repaired or replaced.

The screen assembly is fabricated from Type 316 stainless steel and fastened with Type 316 stainless steel fasteners that are easily removed and/or replaced with conventional hand tools. The damaged screen assembly should be replaced with the new screen assembly placed in the same orientation as the one that was removed.

CONFINED SPACE

The CDS unit is a confined space environment and only properly trained personnel possessing the necessary safety equipment should enter the unit to perform particular maintenance and/or inspection activities beyond normal procedure. Inspections of the internal components can, in most cases, be accomplished by observations from the ground surface.

VECTOR CONTROL

Most CDS units do not readily facilitate vector infestation. However, for CDS units that may experience extended periods of non-operation (stagnant flow conditions for more than approximately one week) there may be the potential for vector infestation. In the event that these conditions exist, the CDS unit may be designed to minimize potential vector habitation through the use of physical barriers (such as seals, plugs and/or netting) to seal out potential vectors. The CDS unit may also be configured to allow drain-down under favorable soil conditions where infiltration of storm water runoff is permissible. For standard CDS units that show evidence of mosquito infestation, the

application of larvicide is one control strategy that is recommended. Typical larvicide applications are as follows:

SOLID B.t.i. LARVICIDE: ½ to 1 briquet (typically treats 50-100 sq. ft.) one time per month (30-days) or as directed by manufacturer.

SOLID METHOPRENE LARVICIDE (not recommended for some locations): ½ to 1 briquet (typically treats 50-100 sq. ft.) one time per month (30-days) to once every 4-½ to 5-months (150-days) or as directed by manufacturer.

RECORDS OF OPERATION AND MAINTENANCE

CONTECH Stormwater Solutions recommends that the owner maintain annual records of the operation and maintenance of the CDS unit to document the effective maintenance of this important component of your storm water management program. The attached **Annual Record of Operations and Maintenance** form (see **Appendix A**) is suggested and should be retained for a minimum period of three years.

APPENDIX A

ANNUAL RECORDS OF

OPERATIONS & MAINTENANCE

AND INSPECTION CHECKLISTS

ANNUAL RECORD OF OPERATION AND MAINTENANCE

OWNER _____
 ADDRESS _____
 OWNER REPRESENTATIVE _____ PHONE _____

INSTALLATION:
 MODEL DESIGNATION _____ DATE _____
 SITE LOCATION _____

INSPECTIONS:

DATE/ INSPECTOR	SCREEN/INLET INTEGRITY	FLOATABLES DEPTH	DEPTH TO SEDIMENT (inches)	SEDIMENT VOLUME* (CUYDS)	SORBENT DISCOLORATION

DEPTH FROM COVER TO BOTTOM OF SUMP (SUMP INVERT) _____

DEPTH FROM COVER TO SUMP @ 75% FULL _____

VOLUME OF SUMP @ 75% FULL = _____ CUYD

VOLUME/INCH DEPTH _____ CUFT/IN OF SUMP

VOLUME/FOOT DEPTH _____ CUYD/FT OF SUMP

***Calculate Sediment Volume = (Depth to Sump Invert – Depth to Sediment)*(Volume/inch)**

OBSERVATIONS OF FUNCTION: _____

CLEANOUT:

DATE	VOLUME FLOATABLES	VOLUME SEDIMENTS	METHOD OF DISPOSAL OF FLOATABLES, SEDIMENTS, DECANT AND SORBENTS

OBSERVATIONS:

SCREEN MAINTENANCE:

DATE OF POWER WASHING, INSPECTION AND OBSERVATIONS:

CERTIFICATION: _____ TITLE: _____ DATE: _____

INSPECTION CHECKLIST

1. During the rainfall season, inspect and check condition of unit at least once every 30 days ☐
2. Ascertain that the unit is functioning properly (no blockages or obstructions to inlet and/or separation screen) ☐
3. Measure amount of solid materials that have accumulated in the sump (Unit should be cleaned when the sump is 75-85% full) ☐
4. Measure amount of fine sediment accumulated behind the screen ☐
5. Measure amount of floating trash and debris in the separation chamber ☐

MAINTENANCE CHECKLIST

1. Cleanout unit at the end and beginning of the rainfall season ☐
2. Pump down unit (at least once a year) and thoroughly inspect separation chamber, separation screen and oil baffle ☐
3. No visible signs of damage or loosening of bolts to internal components observed * ☐

*** If there is any damage to the internal components or any fasteners are damaged or missing please contact CONTECH (800.338.1122).**

Attachment C:
Memorandum from Forestry Supervisor/Tree Warden



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Gregory M. St. Louis, PE
Superintendent of Public Works

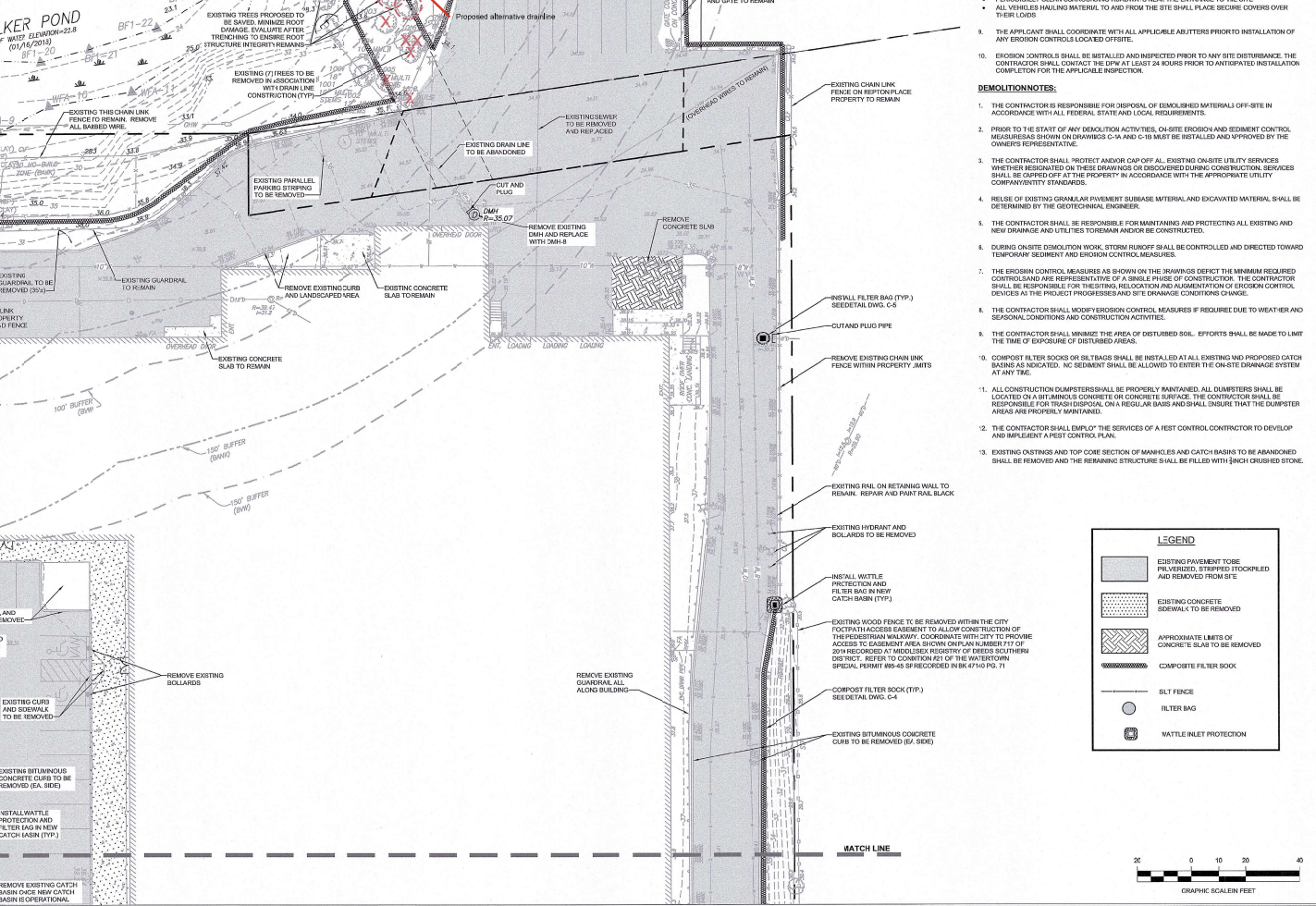
(P) 617-972-6420
(F) 617-972-6402

TO: Katherine Swan- Environmental Planner/ Conservation Agent
FROM: Michael Micieli – Forestry Supervisor/ Tree Warden
SUBJECT: Manley Way Drain Line
DATES: August 26th 2024

Katie, as discussed post meeting walkthrough of the proposed Manley Way drain line outlet there is a possible opportunity to shift the drain line to the right of the current proposed location. The drain line would run straight-line down from tree 1009 (Shagbark hickory) and end at fallen tree 1028 (Gray birch.) This straight line would necessitate the removal of a small clump of dead/ poor condition trees <6", one dead tree and some vegetative cover.

However, it appears that this proposed location may fall just outside of the current easement, and I am unsure if the work would be able to proceed. Regardless, the proposed alternative may be less invasive and appears to be less impactful to the existing trees on the site.

Tyler has one note on the process, he would like to see the easement centered on the new drain line should the proposed alternative be considered.



PRIOR TO THE START OF CONSTRUCTION ALL EROSION CONTROLS SHOWN ON THIS PLAN SHALL BE SET IN PLACE.

THE CONTRACTOR SHALL KEEP OR SITE AT ALL TIMES AN ACTIVE, COMPOST FILTER SOCKS AND AN ACTIVE SODDING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.

THE AREA OR AREAS OF EROSION AND DUST TO/ FROM THE SITE SHALL BE MAINTAINED AT A MINIMUM OF 10% COVER OF PLANTING OR FLOWERING DEBRIS. ONCE THE BIDDING IS AWARDED, ALL SEDIMENT, SLOPES, DROPPED, WASHED OR TRACKED INTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

CATCH BASINS WITH 0.25 MG MUST BE INSPECTED EVERY 7 CALENDAR DAYS WITHIN 24 HOURS OF A RAIN EVENT OF 0.5 INCH OR GREATER. ALL BAGS MUST BE REMOVED FROM EACH BASIN AND DISPOSED OF PROPERLY.

UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, THE SITE CONTRACTOR SHALL INSPECT AND ON SITE CATCH BASINS AND DRAINAGE STRUCTURES AND REMOVE ALL SEDIMENT, TRUSSES AND DEBRIS FROM THE BASINS.

PRIOR TO THE START OF ANY AUTO-GENERATED ACTIVITY THE GENERAL CONTRACTOR SHALL SUBMIT FOR INFORMATION A DUST CONTROL PLAN TO THE ENGINEER. THE DUST CONTROL PLAN WILL OUTLINE THE DUST CONTROL MEASURES TO BE USED TO PREVENT OR MINIMIZE DUST DURING CONSTRUCTION AND IN ALL TYPES OF WEATHER CONDITIONS. THE APPROVED CONTRACTOR PLAN WILL BE REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL MONITOR ACTIVITIES AND SHALL CONTINUE UNTIL THE PROJECT HAS BEEN GRANTED AS FULL APPROVAL.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLATION/ADJUSTED CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. THE MEASURES TO BE USED IN URBAN AND SUBURBAN AREAS, DATES 1987, REPERMITS MAY 2005, AND ALL LOCAL MUNICIPAL ORDINANCES.

TO MINIMIZE THE MIGRATION OF DUST AND SILT FROM THE CONSTRUCTION SITE, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS REQUIRED:

- SPRINKLE DISTURBED AREAS WITH WATERING DAILY AND WINDY DAYS
- WASH WAYS OF VEHICLES BEFORE LEAVING SITE
- PERIODICALLY CLEAN SURROUNDING ROADWAYS NEAR THE ENTRANCE TO THE SITE
- ALL MATERIALS HANDLING MATERIALS TO AND FROM THE SITE SHALL BE COVERED

THE APPLICANT SHALL COORDINATE WITH ALL APPLICABLE AGENCIES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROL MEASURES.

EROSION/SEDIMENTATION SHALL BE MITIGATED AND INSPECTED PRIOR TO ANY SITE DISTURBANCE. THE CONTRACTOR SHALL CONTACT THE PCU AT LEAST 24 HOURS PRIOR TO ANY ANTICIPATED INSTALLATION OF EROSION/SEDIMENTATION CONTROL MEASURES.

7. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
8. PRIOR TO THE START OF ANY DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN EROSION AND SEDIMENT CONTROL MEASURES AND ONLY EROSION CONTROL MEASURES BE INSTALLED AND MAINTAINED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL "PREFRUIT AND/OR C&P" ALL EXISTING URBANITY UTILITY SERVICES (WETLANDS, DRAINAGE, ETC.) PRIOR TO ANY DEMOLITION. THE CONTRACTOR SHALL BE OBLIGATED TO BE OBTAINED OFF THE PROPERTY IN ACCORDANCE WITH THE APPROPRIATE UTILITY AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES AND EROSION CONTROL MEASURES.
11. REUSE OF EXISTING GRASSLAND PAVEMENT SUBGRADE MATERIAL, AND EXCAVATED MATERIAL, SHALL BE DETERMINING BY THE GEOLOGICAL ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW DRAINAGE AND UTILITIES THROUGHOUT THE PROJECT CONSTRUCTION.
13. DURING GUSTAV DEMOLITION WORK, STORM RUNOFF SHALL BE COLLECTED AND DIRECTED TOWARD TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES.
14. THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEFECT THE MINIMUM REQUIRED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR "TESTING, RELOCATION AND AUGMENTATION OF EROSION CONTROL MEASURES AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES IF REQUIRED DUE TO WEATHER AND SEASONAL CONDITIONS AND CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
17. COMPOST TEES, SODS OR ERTAGS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS TO BE RECONSTRUCTED. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM AT ANY TIME.
18. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING BEST PRACTICES TO PREVENT EROSION AND SEDIMENTATION:
 - a. EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED, ALL DRAINERS SHALL BE LOCATED AND PROTECTED TO PREVENT EROSION AND SEDIMENTATION.
 - b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL INSURE THAT THE DUMPTER REMAINS FULLY MAINTAINED AND OPERATIONAL.
19. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING BEST PRACTICE CONTROL CONTRACTOR TO DEVELOP AND IMPLEMENT A PEST CONTROL PLAN.
20. EXISTING OUTSTOPS AND TOP CORSE SECTION OF MANHOLE AND CATCH BASINS TO BE ABANDONED SHALL BE REMOVED AND THE TOP CORSE DISTRIBUTION MANHOLE BE REFINISHED WITH UNDESIGNED

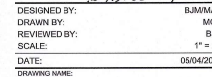
6.	REVISED PER CONSERVATION COMMISSION COMMENTS	07/02/2024
5.	NOTICE OF INTENT SUBMISSION	09/13/2024
4.	REVISED PER ENGINEERING COMMENTS	09/09/2024
3.	ISSUED FOR SITE PLAN REVIEW	08/09/2023
2.	PREPARED PERCEPT COMMENTS	08/04/2023
1.	ISSUED FOR SPECIAL PERMITS/SITE PLAN REVIEW	08/04/2023

PREPARED FOR:

**PPF INDUSTRIAL
20 SEYON LLC**

c/o SEYON
535 BOYLSTON STREET, 11TH FLOOR
BOSTON, MA 02116
PHONE: 617.982.6592

SHI A1 -



DRAWING SUBJECT:

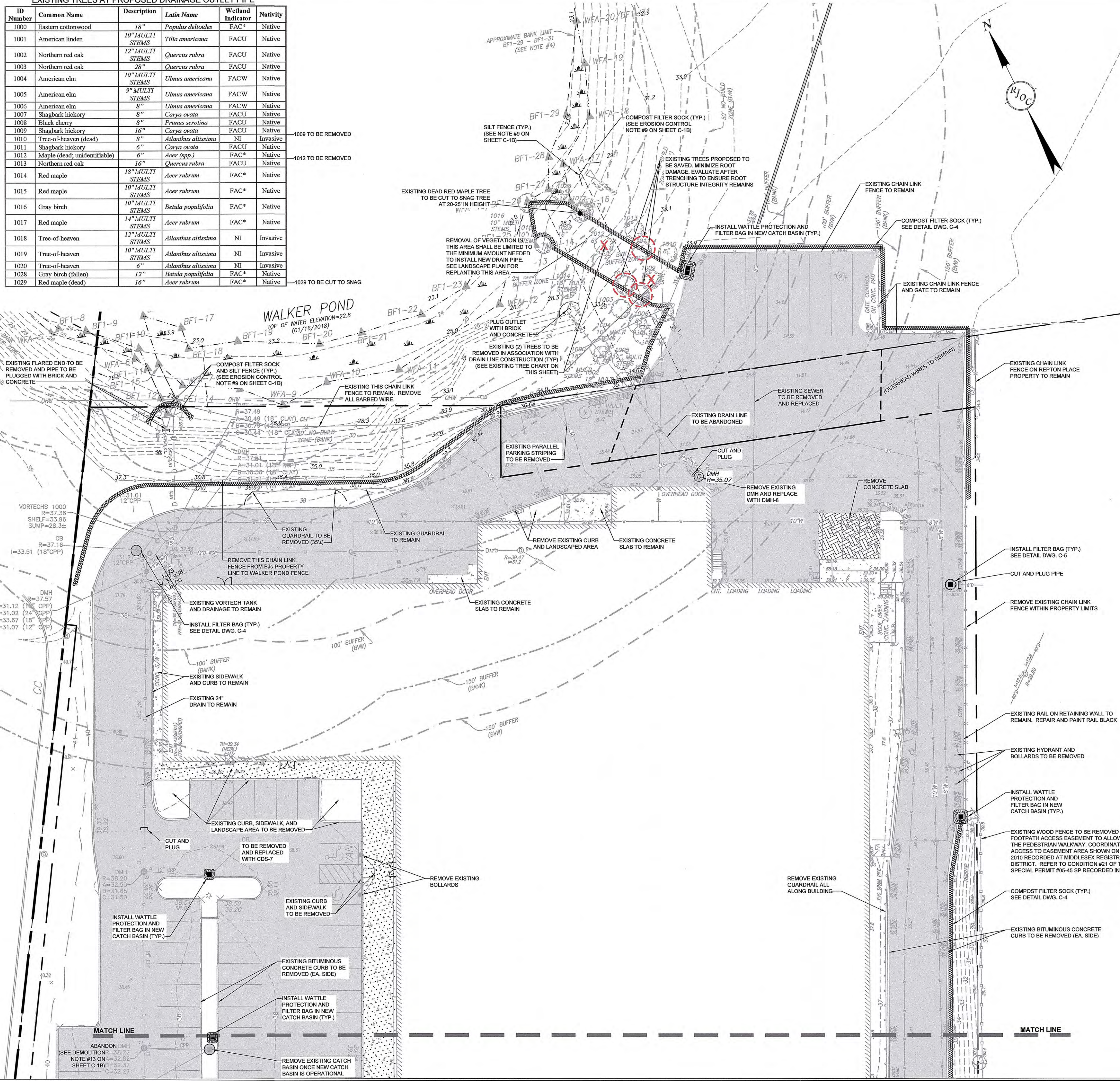
PROJECT ABSTRACT:

ID Number	Common Name	Description	Latin Name	Wetland Indicator	Nativity
1000	Eastern cottonwood	18"	Populus deltoides	FAC*	Native
1001	American linden	10" MULTI STEMS	Tilia americana	FACU	Native
1002	Northern red oak	12" MULTI STEMS	Quercus rubra	FACU	Native
1003	Northern red oak	28"	Quercus rubra	FACU	Native
1004	American elm	10" MULTI STEMS	Ulmus americana	FACW	Native
1005	American elm	9" MULTI STEMS	Ulmus americana	FACW	Native
1006	American elm	8"	Ulmus americana	FACW	Native
1007	Shagbark hickory	8"	Carya ovata	FACU	Native
1008	Black cherry	8"	Prunus serotina	FACU	Native
1009	Shagbark hickory	16"	Carya ovata	FACU	Native
1010	Tree-of-heaven (dead)	8"	Ailanthus altissima	NI	Invasive
1011	Shagbark hickory	6"	Carya ovata	FACU	Native
1012	Maple (dead, unidentified)	6"	Acer spp.	FAC*	Native
1013	Northern red oak	16"	Quercus rubra	FACU	Native
1014	Red maple	18" MULTI STEMS	Acer rubrum	FAC*	Native
1015	Red maple	10" MULTI STEMS	Acer rubrum	FAC*	Native
1016	Gray birch	10" MULTI STEMS	Betula populifolia	FAC*	Native
1017	Red maple	14" MULTI STEMS	Acer rubrum	FAC*	Native
1018	Tree-of-heaven	12" MULTI STEMS	Ailanthus altissima	NI	Invasive
1019	Tree-of-heaven	10" MULTI STEMS	Ailanthus altissima	NI	Invasive
1020	Tree-of-heaven	6"	Ailanthus altissima	NI	Invasive
1028	Gray birch (fallen)	12"	Betula populifolia	FAC*	Native
1029	Red maple (dead)	16"	Acer rubrum	FAC*	Native

1009 TO BE REMOVED

1012 TO BE REMOVED

1029 TO BE CUT TO SNAG



EROSION CONTROL NOTES:

- PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROLS SHOWN ON THIS PLAN SHALL BE SET IN PLACE.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL COMPOST FILTER SOCKS AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
- THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- CATCH BASINS WITH SILT BAGS MUST BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT OF 0.25 INCHES OR GREATER. SILT BAGS WILL BE REMOVED FROM EACH BASIN IN ACCORDANCE WITH THE SILT BAG MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, THE SITE CONTRACTOR SHALL INSPECT ALL ON-SITE CATCH BASINS AND DRAINAGE STRUCTURES AND REMOVE ALL SEDIMENT, TRASH AND DEBRIS THAT HAS ACCUMULATED WITHIN EACH STRUCTURE DURING THE COURSE OF CONSTRUCTION.
- PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE GENERAL CONTRACTOR SHALL SUBMIT FOR INFORMATION A DUST CONTROL PLAN TO THE ENGINEER. THE DUST CONTROL PLAN WILL OUTLINE MEASURES TO CONTROL AND MITIGATE DUST DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION AND IN ALL TYPES OF WEATHER CONDITIONS. THE APPROVED DUST CONTROL PLAN SHALL BE IMPLEMENTED DURING ALL PHASES OF THE AUTHORIZED ACTIVITIES AND WILL CONTINUE UNTIL THE PROJECT HAS BEEN GRANTED AS-BUILT APPROVAL.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, DATED MARCH 1997, REPRINTED MAY 2003, AND ALL LOCAL MUNICIPAL REGULATIONS.
- TO MINIMIZE THE MIGRATION OF DUST AND SILT FROM THE CONSTRUCTION SITE, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS REQUIRED:
 - SPRAY DISTURBED AREAS WITH WATER DURING DRY AND WINDY DAYS
 - WASH WHEELS OF VEHICLES BEFORE LEAVING THE SITE
 - PERIODICALLY CLEAN SURROUNDING ROADWAYS NEAR THE ENTRANCE TO THE SITE
 - ALL VEHICLES HAULING MATERIAL TO AND FROM THE SITE SHALL PLACE SECURE COVERS OVER THEIR LOADS
- THE APPLICANT SHALL COORDINATE WITH ALL APPLICABLE ADJUTERS PRIOR TO INSTALLATION OF ANY EROSION CONTROLS LOCATED OFFSITE.
- EROSION CONTROLS SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY SITE DISTURBANCE. THE CONTRACTOR SHALL CONTACT THE DPW AT LEAST 24 HOURS PRIOR TO ANTICIPATED INSTALLATION COMPLETION FOR THE APPLICABLE INSPECTION.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES, ON-SITE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON DRAWINGS C-1A AND C-1B MUST BE INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES WHETHER DESIGNATED ON THESE DRAWINGS OR DISCOVERED DURING CONSTRUCTION. SERVICES SHALL BE CAPPED OFF AT THE PROPERTY IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/UTILITY STANDARDS.
- REUSE OF EXISTING GRANULAR PAVEMENT SUBBASE MATERIAL AND EXCAVATED MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW DRAINAGE AND UTILITIES TO REMAIN AND/OR BE CONSTRUCTED.
- DURING ON-SITE DEMOLITION WORK, STORM RUNOFF SHALL BE CONTROLLED AND DIRECTED TOWARD TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES.
- THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROLS AND ARE REPRESENTATIVE OF A SINGLE PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
- THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES IF REQUIRED DUE TO WEATHER AND SEASONAL CONDITIONS AND CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
- COMPOST FILTER SOCKS OR SILT BAGS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS AS INDICATED. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE ON-SITE DRAINAGE SYSTEM AT ANY TIME.
- ALL CONSTRUCTION DUMPSTERS SHALL BE PROPERLY MAINTAINED. ALL DUMPSTERS SHALL BE LOCATED ON A BITUMINOUS CONCRETE OR CONCRETE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL ENSURE THAT THE DUMPSTER AREAS ARE PROPERLY MAINTAINED.
- THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A PEST CONTROL CONTRACTOR TO DEVELOP AND IMPLEMENT A PEST CONTROL PLAN.
- EXISTING CASTINGS AND TOP CONE SECTION OF MANHOLES AND CATCH BASINS TO BE ABANDONED SHALL BE REMOVED AND THE REMAINING STRUCTURE SHALL BE FILLED WITH 3-INCH CRUSHED STONE.

LEGEND

EXISTING PAVEMENT TO BE PULVERIZED, STRIPPED STOCKPILED AND REMOVED FROM SITE

EXISTING CONCRETE SIDEWALK TO BE REMOVED

APPROXIMATE LIMITS OF CONCRETE SLAB TO BE REMOVED

COMPOSITE FILTER SOCK

SILT FENCE

FILTER BAG

WATTLE INLET PROTECTION

INSTALL WATTLE PROTECTION AND FILTER BAG IN NEW CATCH BASIN (TYP.)

EXISTING WOOD FENCE TO BE REMOVED WITHIN THE CITY FOOTPATH ACCESS EASEMENT TO ALLOW CONSTRUCTION OF THE PEDESTRIAN WALKWAY. COORDINATE WITH CITY TO PROVIDE ACCESS TO EASEMENT AREA SHOWN ON PLAN NUMBER 117 OF 2010 RECORDED AT MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT. REFER TO CONDITION #21 OF THE WATERTOWN SPECIAL PERMIT #09-46 SP RECORDED IN BK 47140 PG. 71

COMPOST FILTER SOCK (TYP.) SEE DETAIL DWG. C-4

EXISTING BITUMINOUS CONCRETE CURB TO BE REMOVED (EA. SIDE)

INSTALL WATTLE PROTECTION AND FILTER BAG IN NEW CATCH BASIN (TYP.)

REMOVE EXISTING CATCH BASIN ONCE NEW CATCH BASIN IS OPERATIONAL



	DATE	REVISION	NO.	DATE	REVISION
7.	06/28/2024	REVISED PER CONSERVATION COMMISSION COMMENTS	1.	06/04/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW
8.	07/02/2024	REVISED PER CONSERVATION COMMISSION COMMENTS	2.	06/30/2023	REVISED PER DPW COMMENTS
9.	07/13/2024	NOTICE OF INTENT SUBMISSION	3.	06/14/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW
10.	07/13/2024	REVISED PER ENGINEERING COMMENTS	4.	06/30/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW
11.	07/13/2024	REVISED PER ENGINEERING COMMENTS	5.	06/30/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW
12.	07/13/2024	REVISED PER ENGINEERING COMMENTS	6.	06/30/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW
13.	07/13/2024	REVISED PER ENGINEERING COMMENTS	7.	06/30/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 BOSTON, MA 02116
PHONE: 781-278-0180 RJOC@RJOC-MA.COM

PREPARED FOR:
PPF INDUSTRIAL 20 SEYON LLC
c/o SEYON
535 BOYLSTON STREET, 11TH FLOOR
BOSTON, MA 02116
PHONE: 617.982.6592

PROJECT NAME:
10-30 MANLEY WAY
WATERTOWN, MA

SEAL:

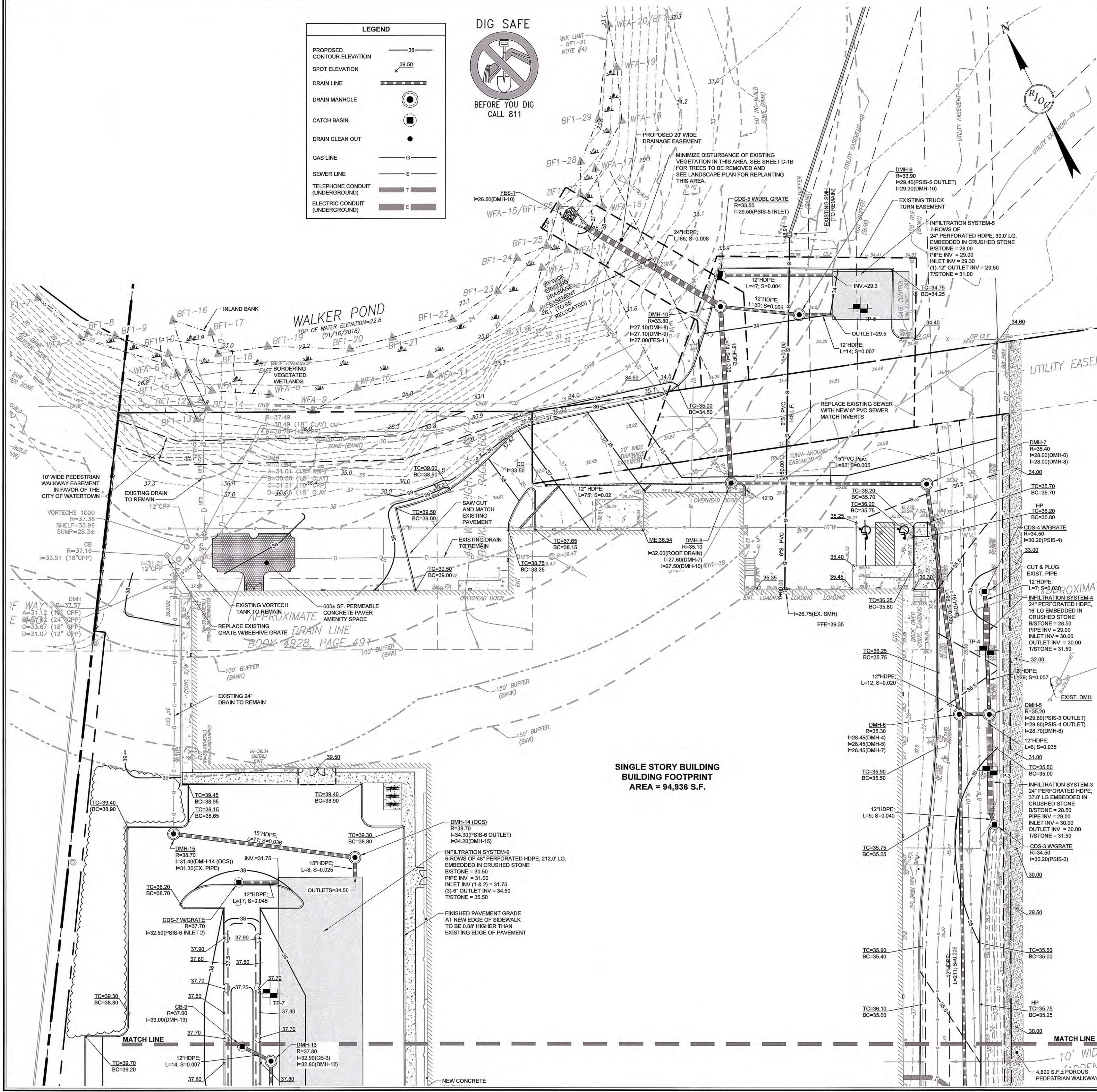
BRIAN P. DUNDON
CIVIL
No. 41505
REGISTERED
PROFESSIONAL ENGINEER

8-28-2024

DESIGNED BY: BJM/MAC
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: 1" = 20'
DATE: 05/04/2023
DRAWING NAME:

DEMOLITION AND EROSION CONTROL PLAN
DRAWING NUMBER:
C-1B
PROJECT NUMBER:
21049
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LEGEND	
PROPOSED CONTOUR ELEVATION	38
SPOT ELEVATION	39.50
DRAIN LINE	
DRAIN MANHOLE	
CATCH BASIN	
DRAIN CLEAN OUT	
GAS LINE	G
SEWER LINE	S
TELEPHONE CONDUIT (UNDERGROUND)	T
ELECTRIC CONDUIT (UNDERGROUND)	E



GRADING AND DRAINAGE NOTES:

1. SITE GRADING ACTIVITIES SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER.
2. THE EXISTING UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY VIA TEST PIT EXCAVATION THE LOCATION AND ELEVATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES ENCOUNTERED IN THE FIELD.
3. ALL PROPOSED STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) AND STRUCTURES SHALL BE PRECAST CONCRETE UNLESS NOTED OTHERWISE. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO DESIGNATIONS M24 AND M22, AND SHALL BE 12\"/>
4. ALL CATCH BASINS AND OTHER DRAINAGE STRUCTURES TO BE INSTALLED SHALL CONFORM TO CURRENT MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS AS PUBLISHED BY MassDOT. ALL NEW CATCH BASINS SHALL BE EQUIPPED WITH APPROPRIATELY SIZED \"TEE\" OR HOODS AND A FOUR (4) FOOT SUMP.
5. ALL MANHOLES, CATCH BASINS AND PARTICLE SEPARATORS SHALL BE PUMPED \"DRY\" AND CLEANED AT THE END OF CONSTRUCTION. SEDIMENT AND OTHER POLLUTANTS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
6. EXISTING PIPES AND/OR CULVERTS THAT ARE TO REMAIN WITHIN THE LIMIT OF WORK AREA SHALL BE CLEANED OF ANY DEBRIS AND/OR SEDIMENTATION. SEDIMENTATION AND OTHER POLLUTANTS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
7. ALL PROPOSED DRAINAGE STRUCTURES AND PIPES SHALL MEET HEAVY-DUTY TRAFFIC (H20) LOADING AND BE INSTALLED IN ACCORDANCE WITH MassDOT AND/OR DPW SPECIFICATIONS.
8. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
9. THE CONTRACTOR SHALL KEEP ON-SITE, AT ALL TIMES, ADDITIONAL SILTATION FENCING AND FILTER FABRIC FOR INSTALLATION AS DIRECTED BY THE TOWN TO MITIGATE ANY EMERGENCY CONDITIONS.
10. THE ENGINEER-OF-RECORD SHALL WITNESS INSTALLATION OF ANY SUB-SURFACE INFILTRATION SYSTEM. IF SUB-SURFACE SOIL CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, THE DESIGN SHALL BE MODIFIED AND RESUBMITTED TO THE CITY FOR APPROVAL PRIOR TO CONTINUING INSTALLATION.
11. BOTTOM OF BED INSPECTIONS ARE REQUIRED FOR ALL STORMWATER MANAGEMENT INFILTRATION BEST MANAGEMENT PRACTICES (BMPs). BED INSPECTIONS SHALL BE PERFORMED ONCE THE EXCAVATION HAS BEEN PERFORMED AND THE PIT IS AT DESIGN GRADE. NO STONE SHALL BE INSTALLED PRIOR TO BED INSPECTIONS. CONTACT DPW FOR A BED INSPECTION AT LEAST 24 HOURS PRIOR TO ANTICIPATED EXCAVATION.
12. PIPE CONNECTION INSPECTIONS ARE REQUIRED FOR ALL PIPE CONNECTIONS TO INFILTRATIVE BMPs. SYSTEMS SHALL NOT BE BACKFILLED UNTIL A PIPE CONNECTION INSPECTION HAS OCCURRED. PLEASE CONTACT DPW AT LEAST 24 HOURS PRIOR TO THE ANTICIPATED PIPE CONNECTION INSPECTION.

UTILITY NOTES:

A. GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY ADVISED 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 ESPECIALLY WHERE NEW UTILITIES CONNECT TO OR CROSS EXISTING, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, CITY GOVERNING PERMITTING AUTHORITY, AND \"DIG SAFE\" (1-888-344-7233 OR 811) 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. THE CONTRACTOR IS HEREBY NOTIFIED THAT SOME PUBLIC AND PRIVATE UTILITY COMPANIES ARE NOT PART OF DIGSAFE AND MAY HAVE ADDITIONAL NOTIFICATION REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ANY WORK AND MATERIAL TO BE PLACED WITHIN THE CITY RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF WATERTOWN'S PERMITTING AND PUBLIC WORK REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY.
3. ANY DAMAGE INCURRED WITHIN THE CITY RIGHT-OF-WAY, AS A DIRECT OR INDIRECT RESULT OF CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY OF WATERTOWN.
4. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE SITE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WATERTOWN. THE CONTRACTOR SHALL OBTAIN FINAL CERTIFICATIONS AND/OR SIGN OFFS UPON MUNICIPALITY AND/OR UTILITY PROVIDER ACCEPTANCE OF WORK WITH COPIES OF FINAL ACCEPTANCE DOCUMENTATION PROVIDED TO THE OWNER.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND/OR CONNECTION FEES REQUIRED FOR THE INSTALLATION OF ALL SITE UTILITIES.
6. ALL UTILITIES, PIPE MATERIALS, STRUCTURES, AND INSTALLATION METHODS, SHALL CONFORM TO THE WATERTOWN DPW ENGINEERING DEPARTMENT STANDARDS AND REQUIREMENTS, UNLESS OTHERWISE NOTED OR DETAILED.
7. UTILITY CONTRACTOR MUST BE LICENSED TO PERFORM WORK IN THE MUNICIPALITY.
8. ALL REQUIRED UTILITY CROSSING ENCASEMENTS (CONCRETE) SHALL EXTEND TEN FEET (10') FROM EITHER SIDE OF THE CROSSING.
9. EXISTING STRUCTURES, LIGHT POLE BASES, CONDUIT AND FIXTURES TO BE REMOVED ARE TO BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
10. EXISTING UTILITY CASTINGS INDICATED TO REMAIN SHALL BE RESET TO FINISHED GRADE AS REQUIRED AND SHOWN ON GRADING AND DRAINAGE PLAN.
11. DETECTABLE WARNING TAPE SHALL BE INSTALLED A MINIMUM ONE (1') FOOT ABOVE THE UTILITY IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY'S REQUIREMENTS.
12. FLOWABLE FILL REQUIRED AS BACKFILL IN THE PUBLIC WAY.
13. UPON COMPLETION OF THE WORK, AS-BUILT DRAWINGS SHALL BE SUBMITTED IN BOTH PAPER AND ELECTRONIC FORMAT. THE DRAWINGS SHALL BE BASED UPON A FIELD SURVEY AND ACTUAL AS-BUILT LOCATIONS, AND SHALL BE STAMPED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS. THE AS-BUILT DRAWING SHALL DEPICT ALL BUILDINGS, PAVED SURFACES, TOPOGRAPHY, AND MAJOR LANDSCAPE FEATURES. WATER, SEWER, AND DRAINAGE FEATURES, AS WELL AS OTHER UNDERGROUND UTILITIES INSTALLED BY OTHERS, SHALL BE LOCATED ON THE PLAN, INCLUDING SIZE AND MATERIAL. ALL STORMWATER MANAGEMENT CONTROLS, BOTH STRUCTURAL AND NON-STRUCTURAL, DESIGNED TO MANAGE THE STORMWATER ASSOCIATED WITH THE COMPLETED SITE SHALL ALSO BE INCLUDED.
14. USE OF FIRE HYDRANTS FOR DEMOLITION OR CONSTRUCTION IS NOT PERMITTED UNLESS APPROVED BEFOREHAND BY THE DEPARTMENT OF PUBLIC WORKS.

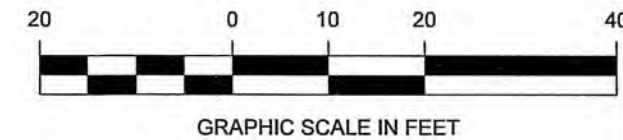
B. SEWER NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXPOSE THE EXISTING SEWER SERVICE AT THE NORTH SIDE OF THE EXISTING BUILDING. THE CONTRACTOR SHALL DETERMINE THE EXISTING SEWER INVERT AT THE BUILDING WALL AND PROVIDE THE INFORMATION TO THE DESIGN ENGINEER TO VERIFY ELEVATION WITH THE PROPOSED DESIGN AND IF ANY MODIFICATIONS TO THE PROPOSED SEWER SERVICE IS NECESSARY.
2. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.), S.D.R. 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
3. ALL SEWER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE MUNICIPALITY'S SEWER DEPARTMENT'S STANDARDS.
4. DETECTABLE WARNING TAPE TO BE INSTALLED A MINIMUM ONE (1') FOOT ABOVE SEWER MAIN AND IN ACCORDANCE WITH THE MUNICIPALITY'S SEWER DEPARTMENT'S REQUIREMENTS.
5. ALL NEW SEWER MAINS AND ASSOCIATED MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN THE PRESENCE OF THE AUTHORITY HAVING JURISDICTION.

C. GAS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT, EXCAVATION AND BACKFILLING OF GAS MAIN TRENCH. EXCAVATION AND BACKFILLING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE GAS COMPANY REQUIREMENTS.
2. THE GAS TRENCH SHALL BE LAID OUT SO AS TO PROVIDE A MINIMUM OFFSET OF THIRTY-SIX (36) INCHES FROM OTHER UTILITIES. NO TRENCHING SHALL BE STARTED UNTIL AN ON-SITE MEETING HAS BEEN HELD BETWEEN THE EXCAVATING CONTRACTOR AND NATIONAL GRID PERSONNEL. PRIOR TO THE MEETING, THE EXCAVATING CONTRACTOR MUST NOTIFY DIG SAFE OF THE PROPOSED WORK. THE FOLLOWING SHALL BE CONFIRMED AT THE MEETING.

- A. THE EXCAVATING CONTRACTOR MUST PAD THE TRENCH BOTTOM WITH SIX (6) INCHES OF SAND AND MUST PROVIDE SAND SUFFICIENT TO PROVIDE A MINIMUM OF (6) INCHES OF COVER ABOVE THE GAS PIPE.
 - B. THE ROUTE OF THE TRENCH.
 - C. MINIMUM FOOTAGE OF THE TRENCH TO BE OPENED BEFORE NATIONAL GRID MOBILIZES CREWS TO START INSTALLING THE GAS PIPE.
 - D. MINIMUM TWO (2) WEEK NOTICE REQUIRED FOR NATIONAL GRID TO START INSTALLING PIPE.
3. ASPHALT PATCHES SHALL HAVE A MINIMUM DEPTH OF 5-INCHES, OR MATCH EXISTING ROAD DEPTH.



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NO.	DATE	REVISION
7.	08/28/2024	REVISED PER CONSERVATION COMMISSION COMMENTS
6.	07/02/2024	REVISED PER CONSERVATION COMMISSION COMMENTS
5.	06/13/2024	NOTICE OF INTENT SUBMISSION
4.	03/19/2024	REVISED PER ENGINEERING COMMENTS
3.	06/30/2023	ISSUED FOR SITE PLAN REVIEW
2.	06/14/2023	REVISED PER DPW COMMENTS
1.	06/04/2023	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW

PREPARED BY:

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PREPARED FOR:

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c/o SEYON
535 BOYLSTON STREET, 11TH FLOOR
BOSTON, MA 02116
PHONE: 617.982.6592

PROJECT NAME:

10-30 MANLEY WAY
WATERTOWN, MA

SEAL:

Brian R. Dundon
8-28-2024

DESIGNED BY: BJM/MAC
DRAWN BY: WJH/MCR
REVIEWED BY: BJM
SCALE: 1" = 20'
DATE: 05/04/2023
DRAWING NAME:

GRADING, DRAINAGE AND UTILITY PLAN

DRAWING NUMBER:

C-2B

PROJECT NUMBER:

21049

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NO.	REVISION	DATE
1.	ISSUED TO ADDRESS CONSERVATION COMMISSION COMMENTS	08/28/2024

PREPARED BY:
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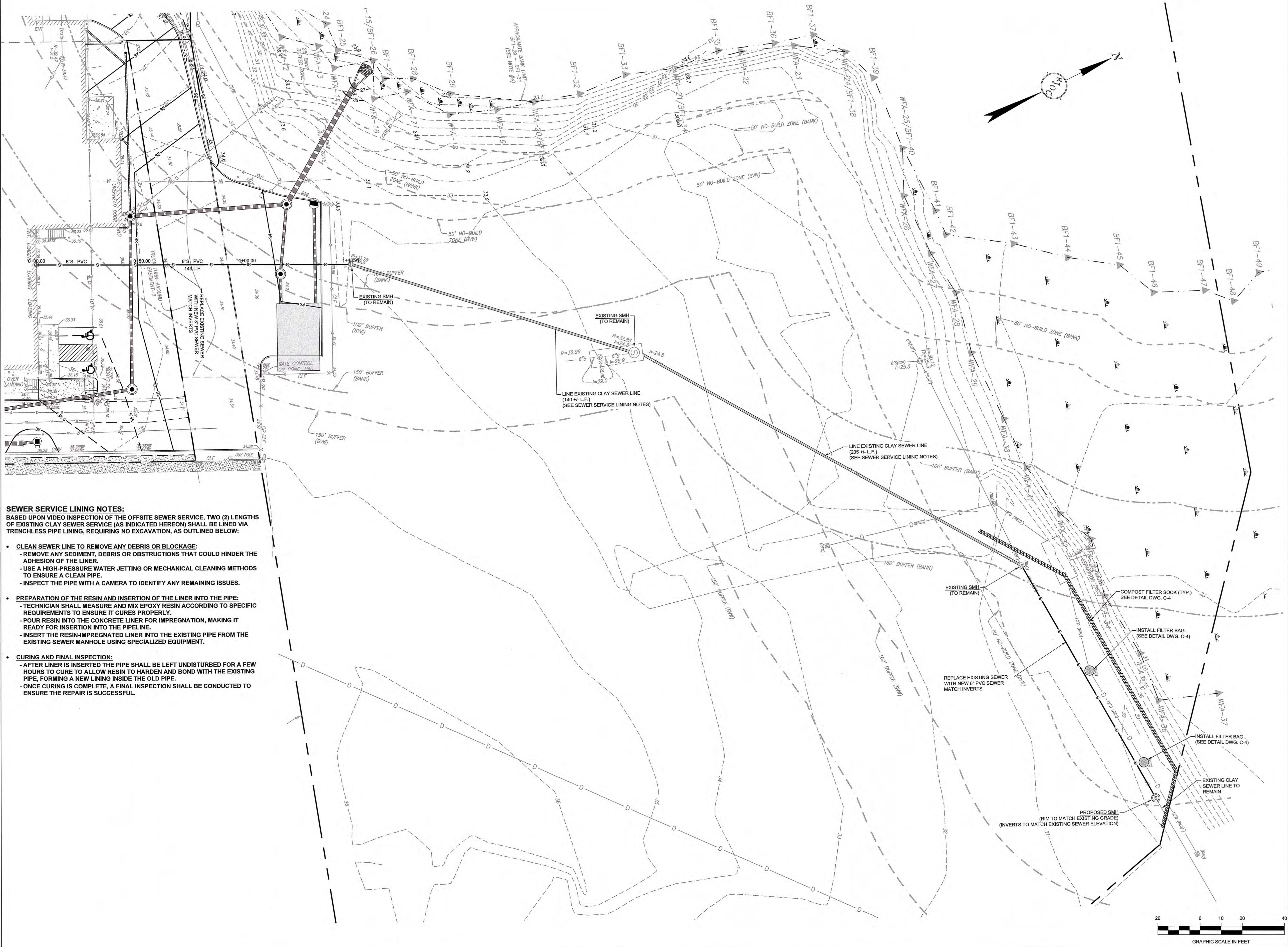
PROJECT NAME:
10-30 MANLEY WAY
 WATERTOWN, MA

SEAL:

 8-28-2024
 DESIGNED BY: BUM/MAC
 DRAWN BY: MCR
 REVIEWED BY: BUM
 SCALE: AS NOTED
 DATE: 08/28/2024
 DRAWING NAME:

OFFSITE SEWER REPAIR PLAN

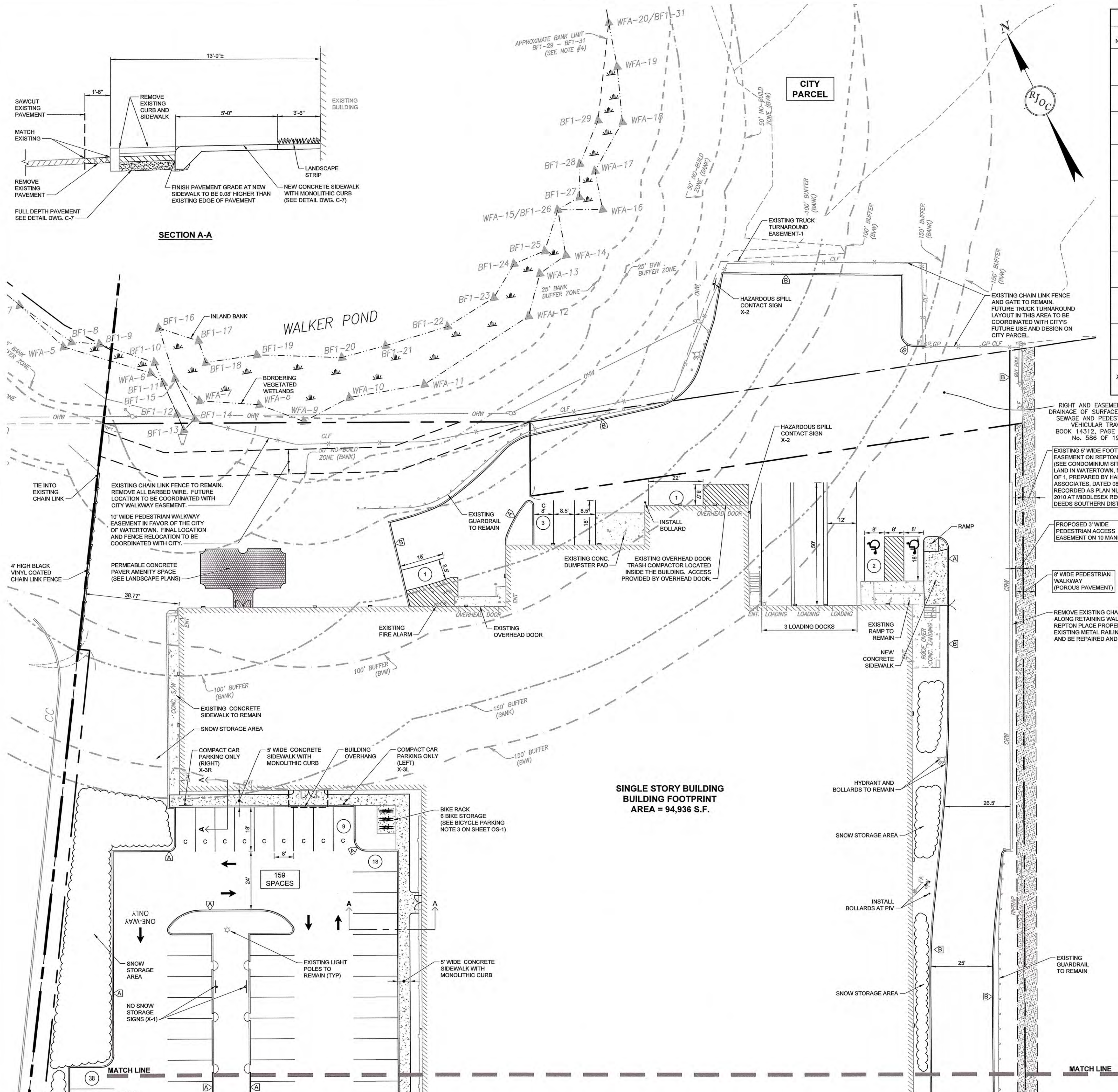
DRAWING NUMBER:
C-2D
 PROJECT NUMBER:
21049



SEWER SERVICE LINING NOTES:
 BASED UPON VIDEO INSPECTION OF THE OFFSITE SEWER SERVICE, TWO (2) LENGTHS OF EXISTING CLAY SEWER SERVICE (AS INDICATED HEREON) SHALL BE LINED VIA TRENCHLESS PIPE LINING, REQUIRING NO EXCAVATION, AS OUTLINED BELOW:

- CLEAN SEWER LINE TO REMOVE ANY DEBRIS OR BLOCKAGE:**
 - REMOVE ANY SEDIMENT, DEBRIS OR OBSTRUCTIONS THAT COULD HINDER THE ADHESION OF THE LINER.
 - USE A HIGH-PRESSURE WATER JETTING OR MECHANICAL CLEANING METHODS TO ENSURE A CLEAN PIPE.
 - INSPECT THE PIPE WITH A CAMERA TO IDENTIFY ANY REMAINING ISSUES.
- PREPARATION OF THE RESIN AND INSERTION OF THE LINER INTO THE PIPE:**
 - TECHNICIAN SHALL MEASURE AND MIX EPOXY RESIN ACCORDING TO SPECIFIC REQUIREMENTS TO ENSURE IT CURES PROPERLY.
 - POUR RESIN INTO THE CONCRETE LINER FOR IMPREGNATION, MAKING IT READY FOR INSERTION INTO THE PIPELINE.
 - INSERT THE RESIN-IMPREGNATED LINER INTO THE EXISTING PIPE FROM THE EXISTING SEWER MANHOLE USING SPECIALIZED EQUIPMENT.
- CURING AND FINAL INSPECTION:**
 - AFTER LINER IS INSERTED THE PIPE SHALL BE LEFT UNDISTURBED FOR A FEW HOURS TO CURE TO ALLOW RESIN TO HARDEN AND BOND WITH THE EXISTING PIPE, FORMING A NEW LINING INSIDE THE OLD PIPE.
 - ONCE CURING IS COMPLETE, A FINAL INSPECTION SHALL BE CONDUCTED TO ENSURE THE REPAIR IS SUCCESSFUL.

Drawing name: G:\MA\Watertown\Seyon Group\20 Seyon Street\Main\21049 C-3 Parking & Traffic Control Plan.dwg
Aug 27, 2024 - 14:39pm



TRAFFIC CONTROL SIGN SCHEDULE							
SIGN NUMBER	SIGN	SIZE OF SIGN		BACKGROUND	LEGEND	BORDER	MOUNT TYPE
		WIDTH	HEIGHT				
R7-8		12"	18"	BLUE	WHITE	-	CHANNEL
R7-8A		12"	6"	BLUE	WHITE	-	CHANNEL
X-2		18"	24"	BLUE	WHITE	WHITE	CHANNEL
R1-1		30"	30"	RED	WHITE	WHITE	CHANNEL
R5-1		30"	30"	RED & WHITE	WHITE	WHITE	CHANNEL
R3-SR		30"	36"	WHITE	BLACK	BLACK	CHANNEL
R3-2		24"	24"	WHITE	BLACK & RED	BLACK	CHANNEL
X-1		18"	24"	WHITE	RED	-	CHANNEL
X-2		30"	30"	WHITE	BLACK	-	CHANNEL
X-3(R/L)		12"	18"	WHITE	GREEN	-	CHANNEL

LEGEND	
	POROUS PAVEMENT
	PERMEABLE PAVERS
	CONCRETE PAVING/SIDEWALK
	PRECAST CONCRETE CURB
	BITUMINOUS CONCRETE CURB
	VERTICAL GRANITE CURB
	EDGE OF PAVEMENT
	COMPACT SPACES (8' x 18')

PARKING AND TRAFFIC CONTROL NOTES:

- PER SECTION 6.01(d) WHERE THE COMPUTATIONS OF REQUIRED SPACES RESULTS IN A FRACTIONAL NUMBER, A FRACTION OF ONE-HALF OR MORE SHALL BE COUNTED AS ONE.
- PER SECTION 6.01 (g) REQUIRED OFF-STREET PARKING SHALL BE PROVIDED ON THE SAME LOT THEY SERVE, EXCEPT THAT A SPECIAL PERMIT MAY BE GRANTED TO PROVIDE OFF-STREET PARKING ON ANOTHER LOT.
- PARKING SHALL BE SETBACK A MINIMUM OF 5' FROM BUILDINGS AND ALL LOT LINES.
- PARKING SPACE SIZE REQUIRED = 8.5' x 18' (ANGLED) 8.5' x 22' (PARALLEL)
- 10% OF PARKING SPACES CAN BE COMPACT AT 8' x 18'
- 5% OF INTERIOR OF PARKING AREA SHALL BE LANDSCAPED.
- ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATION, 521 CMR, LATEST EDITIONS UNLESS OTHERWISE NOTED.
- VAN ACCESSIBLE HANDICAP PARKING SPACES SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. (SEE 4.1.2.5B).
- ALL PROPOSED CONCRETE CURBING SHALL BE PRECAST CONCRETE UNLESS OTHERWISE NOTED.
- BITUMINOUS CONCRETE CURB SHALL BE INSTALLED WHERE NOTED.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT. PARKING STALLS SHALL BE MARKED WITH FOUR (4") INCH WIDE PAINTED LINES.
- PARKING AND TRAFFIC CONTROL PLAN IS SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT BUILDING LOCATIONS, BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, BUILDING SIDEWALKS AND DOOR LOCATIONS.
- FOR PAVEMENT SECTION SEE DETAIL SHEET C-7.
- THE CONTRACTOR SHALL ADJUST ALL UTILITY CASINGS TO THE PROPER LINE AND ELEVATION PRIOR TO THE PLACEMENT OF THE TOP COURSE OF PAVEMENT. NECESSARY ADJUSTMENTS SHALL BE MADE TO CASTINGS IF REQUIRED, TO MAKE THEM FLUSH WITH FINISHED GRADE. NO DEPRESSIONS OR MOUNDS TO ACCOMMODATE CASTINGS WILL BE PERMITTED.
- ALL WORK SHALL COMPLY WITH ADA AND MAAB REQUIREMENTS.
- ALL ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED OF CEMENT CONCRETE.
- CONCRETE MIX SHALL BE: 4,000 PSI CONCRETE, 3/4-INCH STONE, 2 1/2-LBS LAMPBLACK PER CUBIC YARD.



RJOC

REVISION		DATE
1.	ISSUED FOR SPECIAL PERMIT/SITE PLAN REVIEW	08/04/2023
2.	REVISED PER DPW COMMENTS	08/14/2023
3.	ISSUED FOR SITE PLAN REVIEW	08/30/2023
4.	REVISED PER ENGINEERING COMMENTS	03/19/2024
5.	REVISED PER CITY COMMENTS	04/23/2024
6.	NOTICE OF INTENT SUBMISSION	05/13/2024
7.	REVISED PER CONSERVATION COMMISSION COMMENTS	07/02/2024
8.	REVISED PER CONSERVATION COMMISSION COMMENTS	08/28/2024

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PROJECT NAME:
10-30 MANLEY WAY
WATERTOWN, MA

SEAL:



DESIGNED BY: BJM/MAC
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: 1" = 20'
DATE: 05/04/2023
DRAWING NAME:

PARKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER:
C-3B
PROJECT NUMBER:
21049

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PHONE: 617.982.6592

SEAL:



DESIGNED BY: _____ B.J.M.

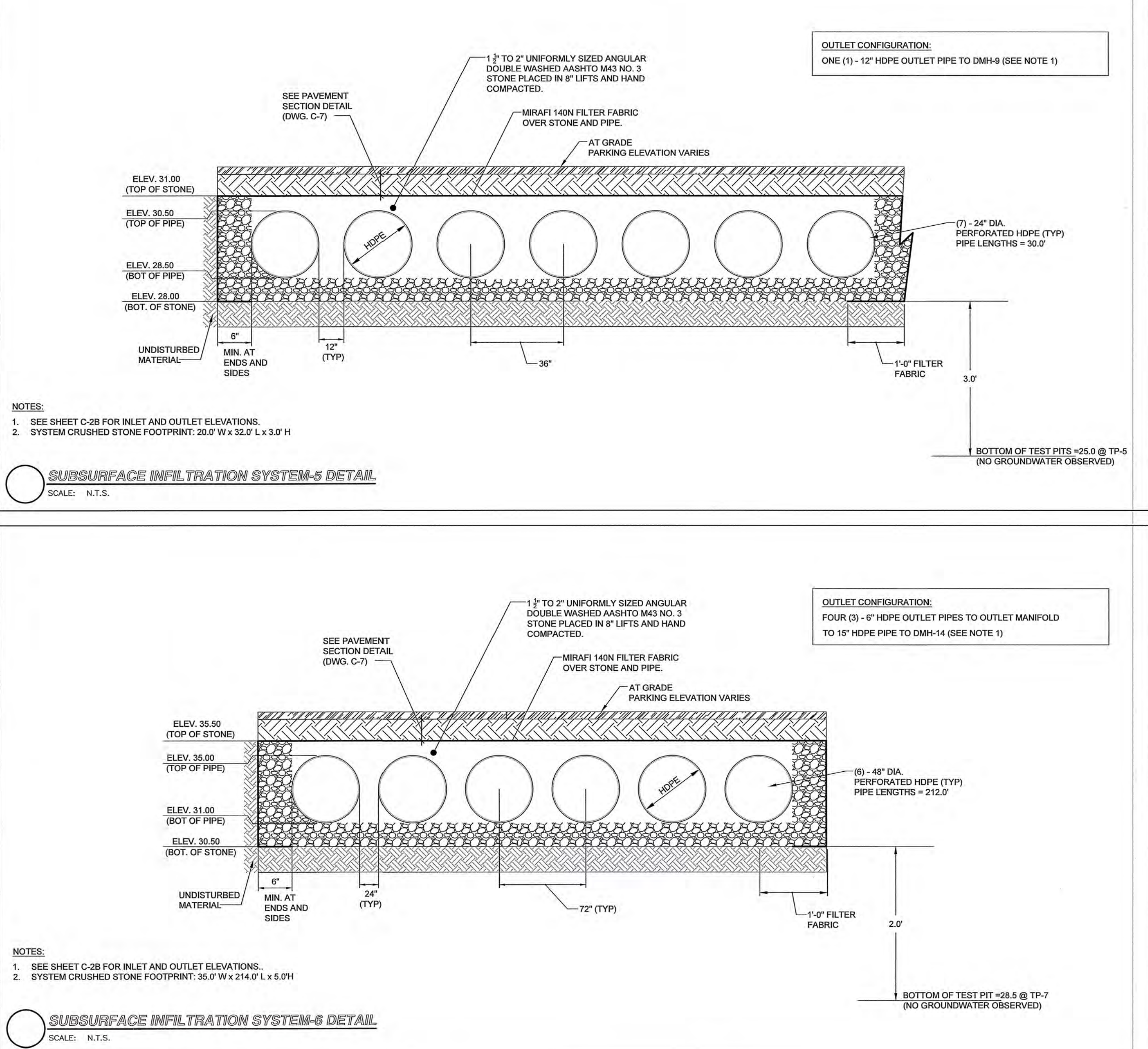
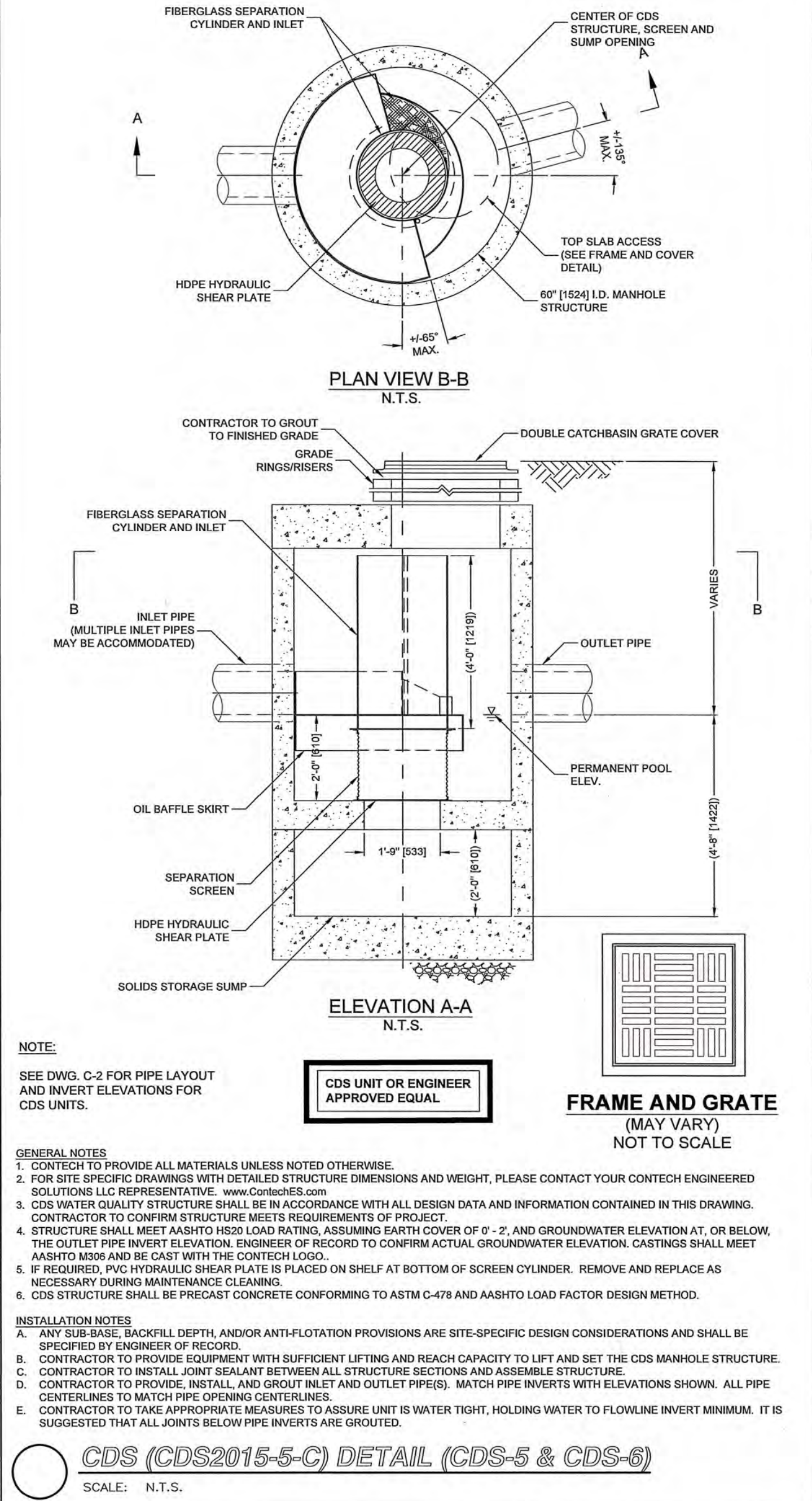
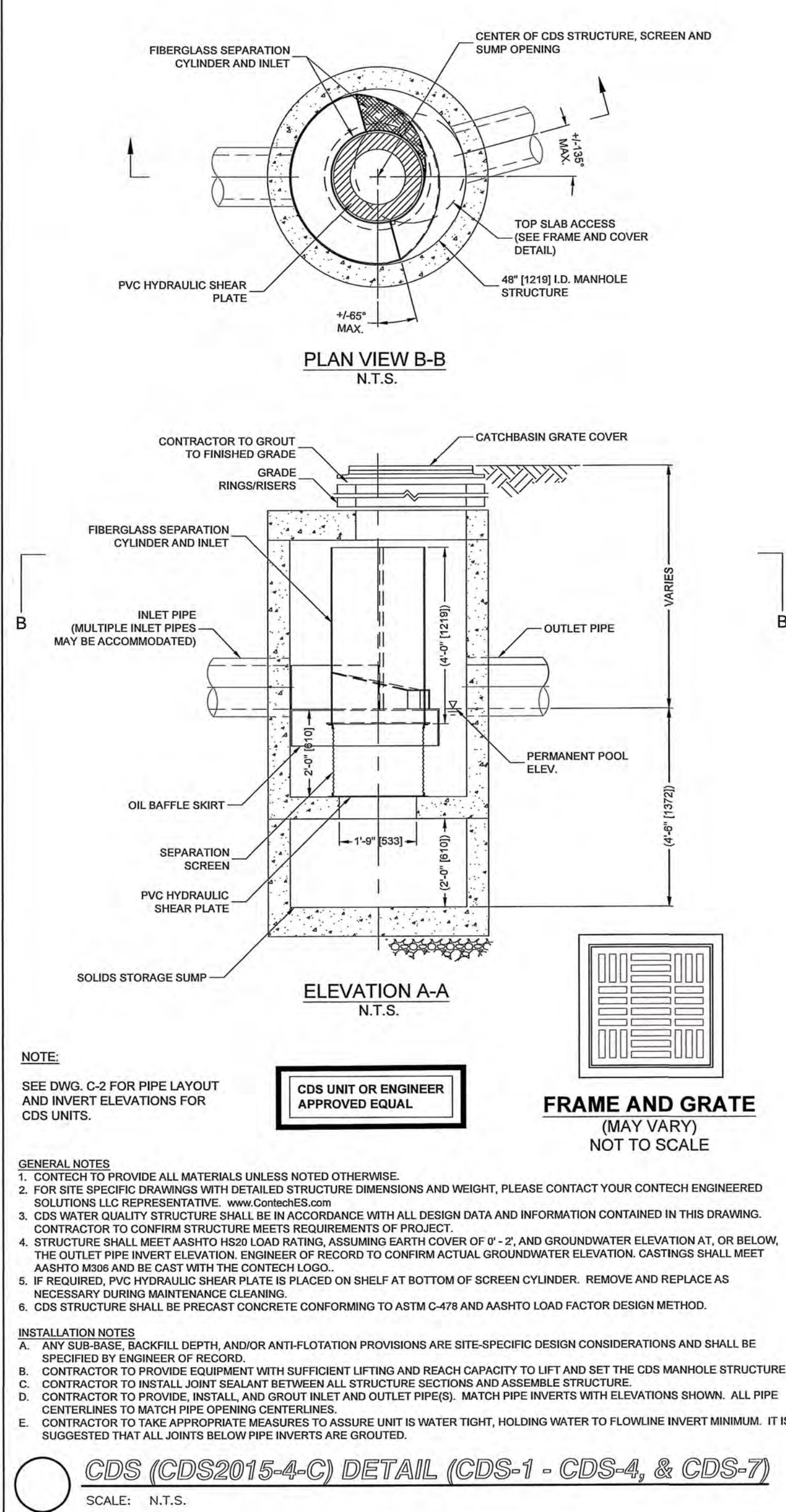
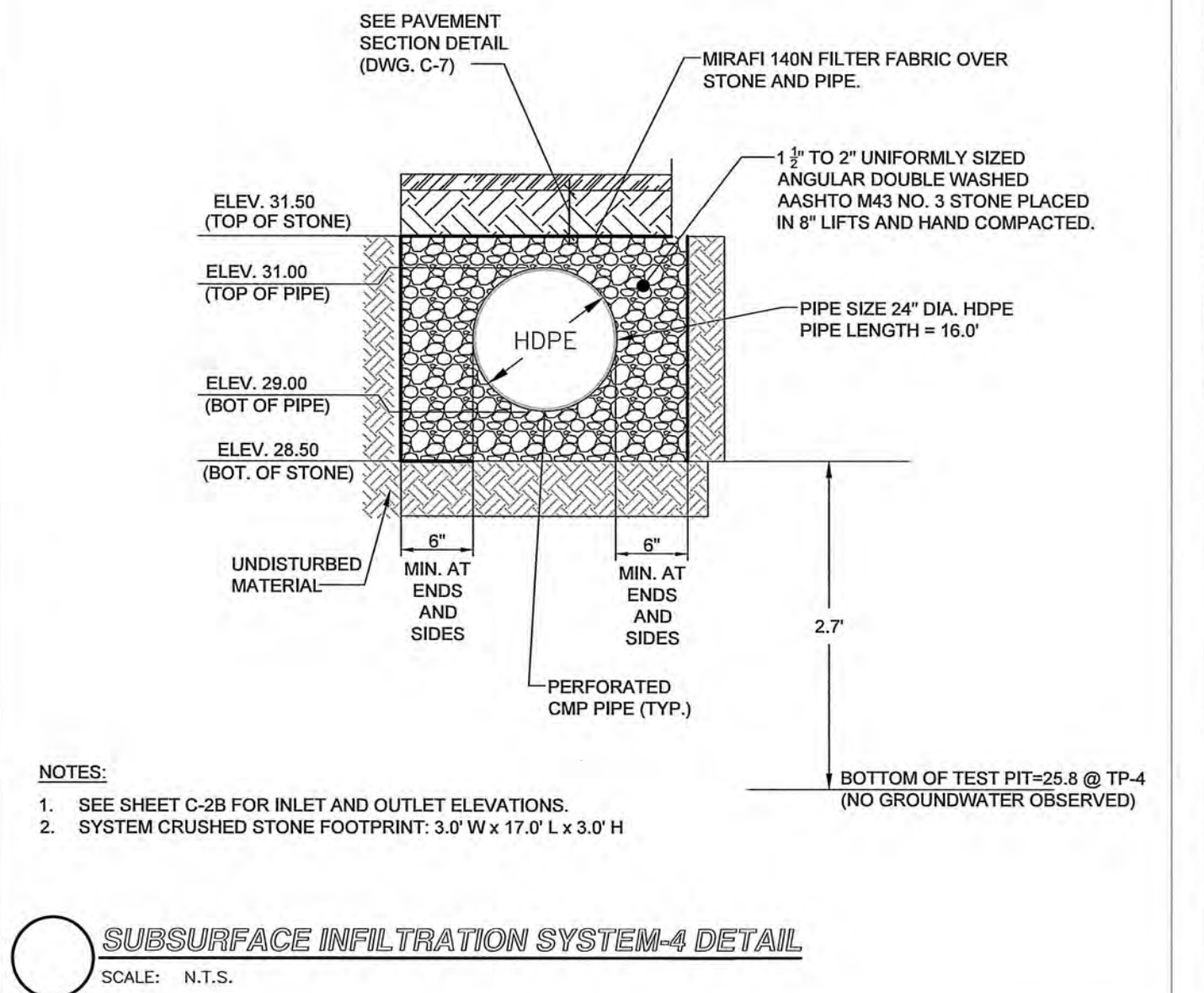
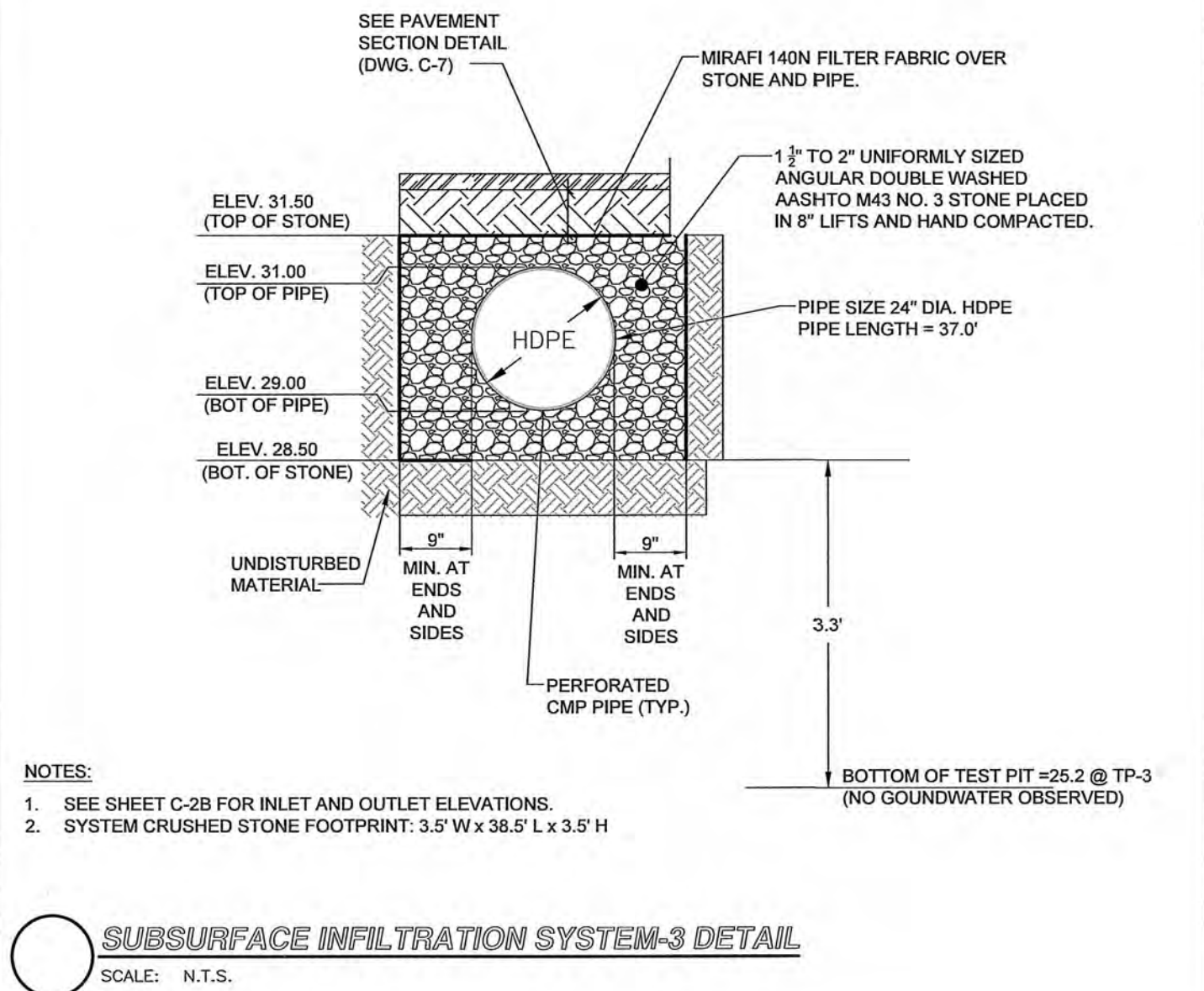
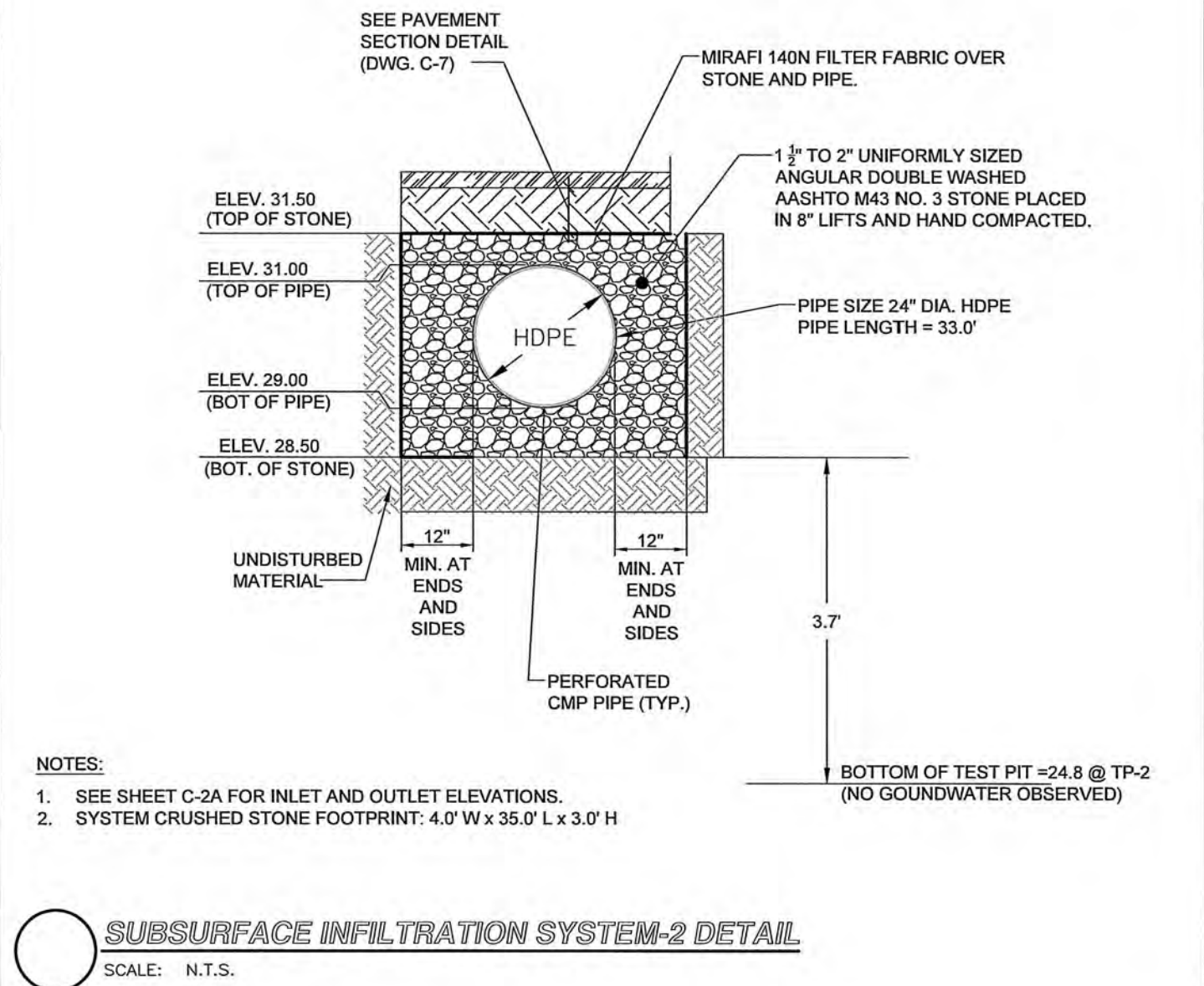
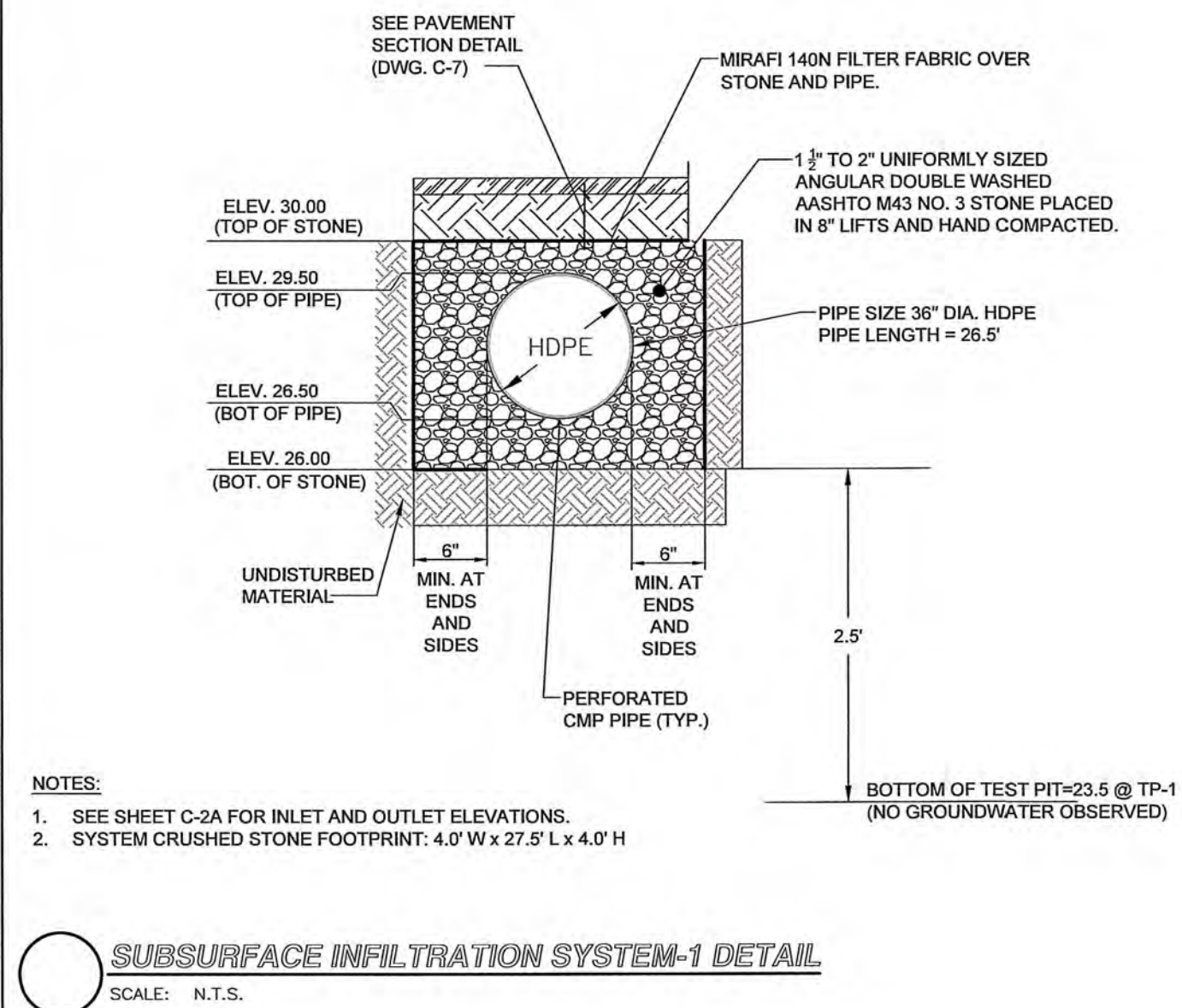
DRAWN BY: _____ MCF

REVIEWED BY: _____ B.J.M.

SCALE: _____ N.T.S.

DATE: _____ 05/04/2023

DRAWING NAME: _____



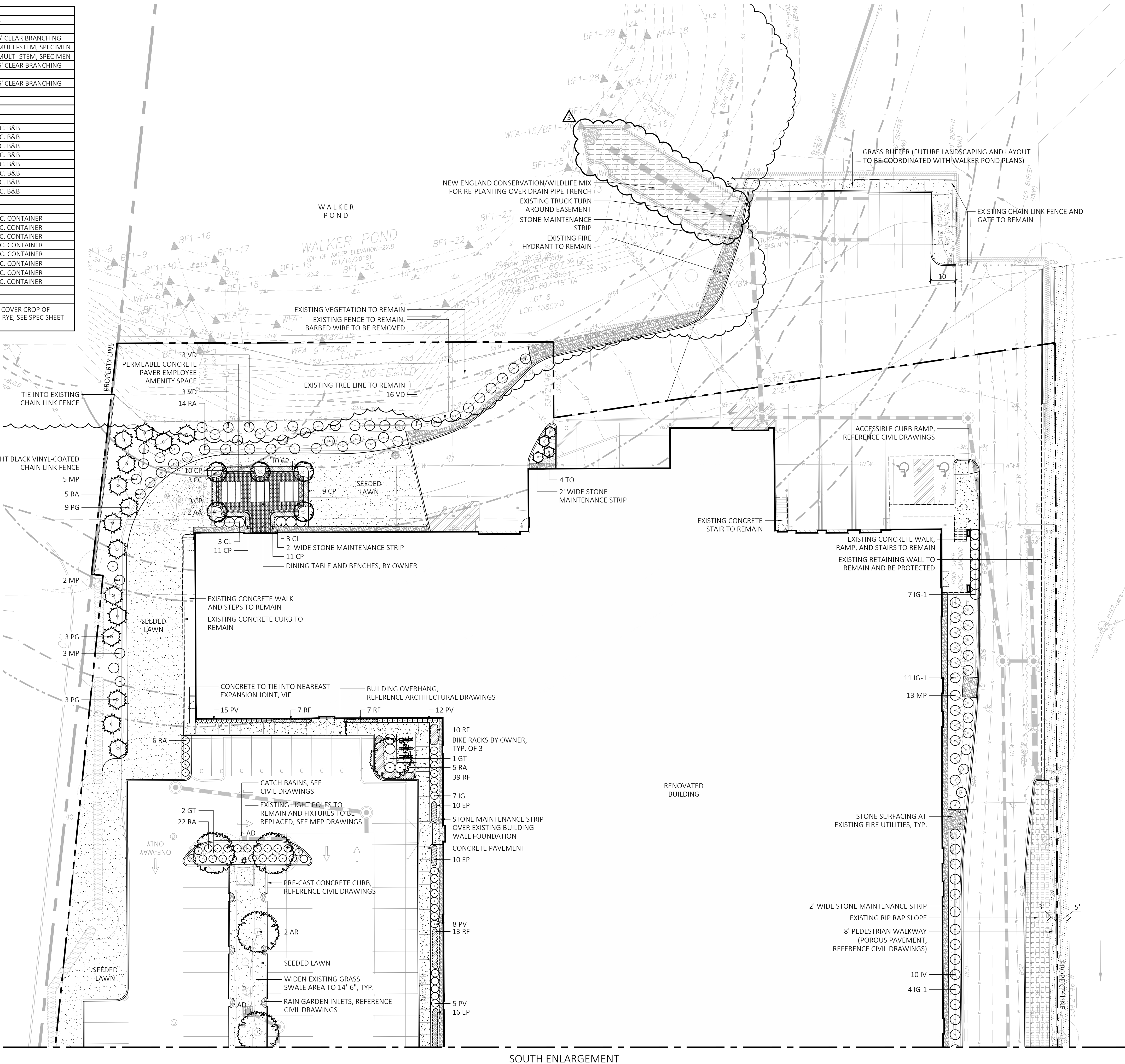
PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3-3.5" CAL.	B&B, 6' CLEAR BRANCHING
AA	5	AMELANCHIER X. 'AUTUMN BRILLIANCE'	SERVICEBERRY	7'-8' HT.	B&B, MULTI-STEM, SPECIMEN
CC	3	CERCIS CANADENSIS	EASTERN RED BUD	7'-8' HT.	B&B, MULTI-STEM, SPECIMEN
GT	5	GLEDITSIA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3.5"-4" CAL.	B&B, 6' CLEAR BRANCHING
PG	15	PICEA GLAUCA	WHITE SPRUCE	7'-8' HT.	B&B
PS	1	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	8'-10' HT.	B&B, 6' CLEAR BRANCHING
TO	8	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	7'-8' HT.	B&B
TP	0	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7'-8' HT.	B&B
SHRUBS AND GROUND COVER					
CA	20	CORNUS S. 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	48" O.C. B&B
CL	6	CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL	36" O.C. B&B
IG	94	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3' TALL	36" O.C. B&B
IG-1	39	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	4' TALL	48" O.C. B&B
IV	17	ILEX VERTICILLATA	WINTERBERRY HOLLY	5 GAL	48" O.C. B&B
MP	65	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5 GAL	48" O.C. B&B
RA	78	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GAL	36" O.C. B&B
VD	22	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL	36" O.C. B&B
PERENNIALS AND ORNAMENTAL GRASSES					
CK	75	CALAMAGROSTIS X ARTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	24" O.C. CONTAINER
CP	60	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	18" O.C. CONTAINER
EP	98	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	18" O.C. CONTAINER
NW	26	NEPETA X FASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	24" O.C. CONTAINER
PA	32	PEROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	24" O.C. CONTAINER
PH	47	PENNISETUM A. 'HAMELIN'	HAMELIN FOUNTAIN GRASS	1 GAL	24" O.C. CONTAINER
PV	158	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	24" O.C. CONTAINER
RF	196	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	1 GAL	18" O.C. CONTAINER
SEED MIX					
		NEW ENGLAND WETLAND PLANTS 413-548-8000	NEW ENGLAND CONSERVATION/WILDLIFE MIX	25 LB/ACRE	APPLY COVER CROP OF GRAIN RYE; SEE SPEC SHEET

PLANTING NOTES:

- DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
- ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
- THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
- TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
- LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
- MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
- LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
- PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

PLANTING LEGEND

- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED TREES
- PROPOSED SHRUB
- EXISTING TREE LINE
- LAWN
- PERMEABLE ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE SURFACING
- STABILIZED STONE DUST SURFACING
- LIGHT BOLLARD (LB)
- BIKE RACK



1 LANDSCAPE PLANTING PLAN - NORTH ENLARGEMENT
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
40' 20' 10' 5' 0 20' 40'

SITE PLAN REVIEW SET

NOT FOR
CONSTRUCTION

RODE

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rodearchitects.com

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MDLA



20 SEYON

10 - 30 MANLEY WAY
WATERTOWN, MA 02472

THE SEYON GROUP

535 Boylston St. 11th FL
Boston, MA 02116

PROJECT: 2301

No.	Description	Date
1	Revised per City Comment	04/23/2024
2	Notice of Intent Submission	05/13/2024
3	Revised per ConCom Comments	08/28/2024

DATE: 06.30.2023

SCALE: AS NOTED

LANDSCAPE PLANTING
PLAN - N. ENLARGEMENT

L-4