

**MASSACHUSETTS DEMOLITION NOTES**

(Rev. 10/2025)

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

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**ISSUED FOR ENTITLEMENTS**

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

PROJECT No.: MA250062-00-0D  
 DRAWN BY: JGD  
 CHECKED BY: CSE  
 DATE: 12/22/2025  
 CAD LID: P-CIVL-PROP

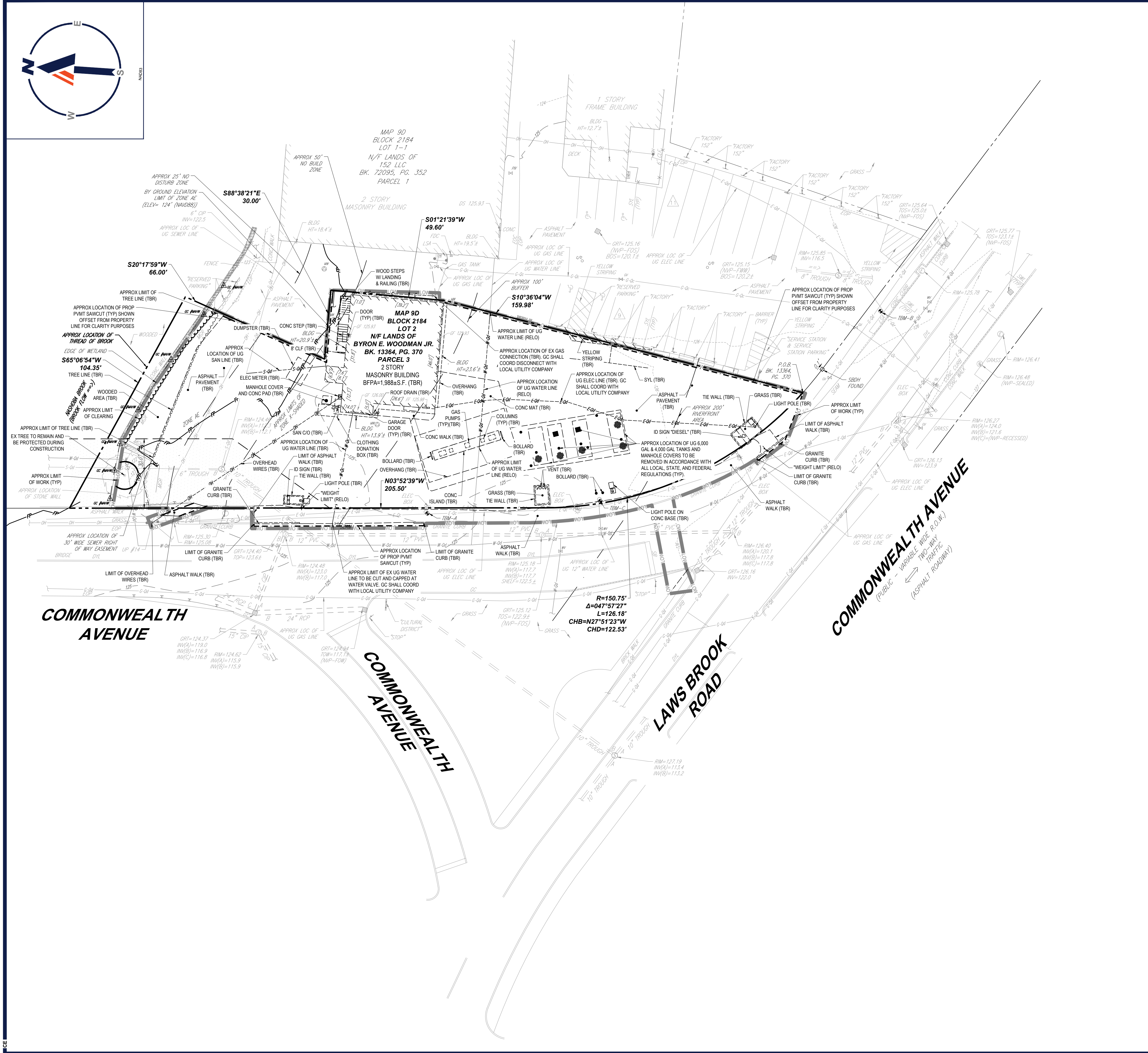
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**CONCORD COUNTRY STORE LLC**  
 PROPOSED COUNTRY STORE AND FUEL STATION

166 COMMONWEALTH AVENUE  
 MIDDLESEX COUNTY  
 CONCORD, MASSACHUSETTS  
 MAP: 9D | BLOCK: 2184 | LOT: 2

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 CONN. REG. NO. 98177  
 RHODE ISLAND REG. NO. 9616  
 MAINE LICENSE NO. 12953

SHEET TITLE: **EXISTING CONDITIONS/ DEMOLITION PLAN**  
 SHEET NUMBER: **C-201**  
 ORG. DATE - 12/22/2025

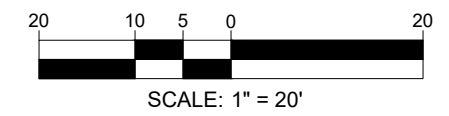


**GC SHALL ENSURE THAT ALL UTILITY SERVICE SHUTOFFS FOR PROPOSED UTILITY RELOCATIONS SHALL BE DURING OFF-PEAK TIMES AND SHALL BE COORDINATED WITH THE ABUTTER**

**CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (WATER, SEWER, ELECTRIC, TELECOM, GAS) AND DRAINAGE PRIOR TO ORDERING OF MATERIALS. GC SHALL REPORT ANY DISCREPANCIES OR CONFLICTS TO THE DESIGN ENGINEER IN WRITING**

**REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY**



DATE: 12/22/2025  
 P:\2025\MA250062-00\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL-PROP-MA250062-00-0D-...-LAYOUT: C-201-EX.DWG





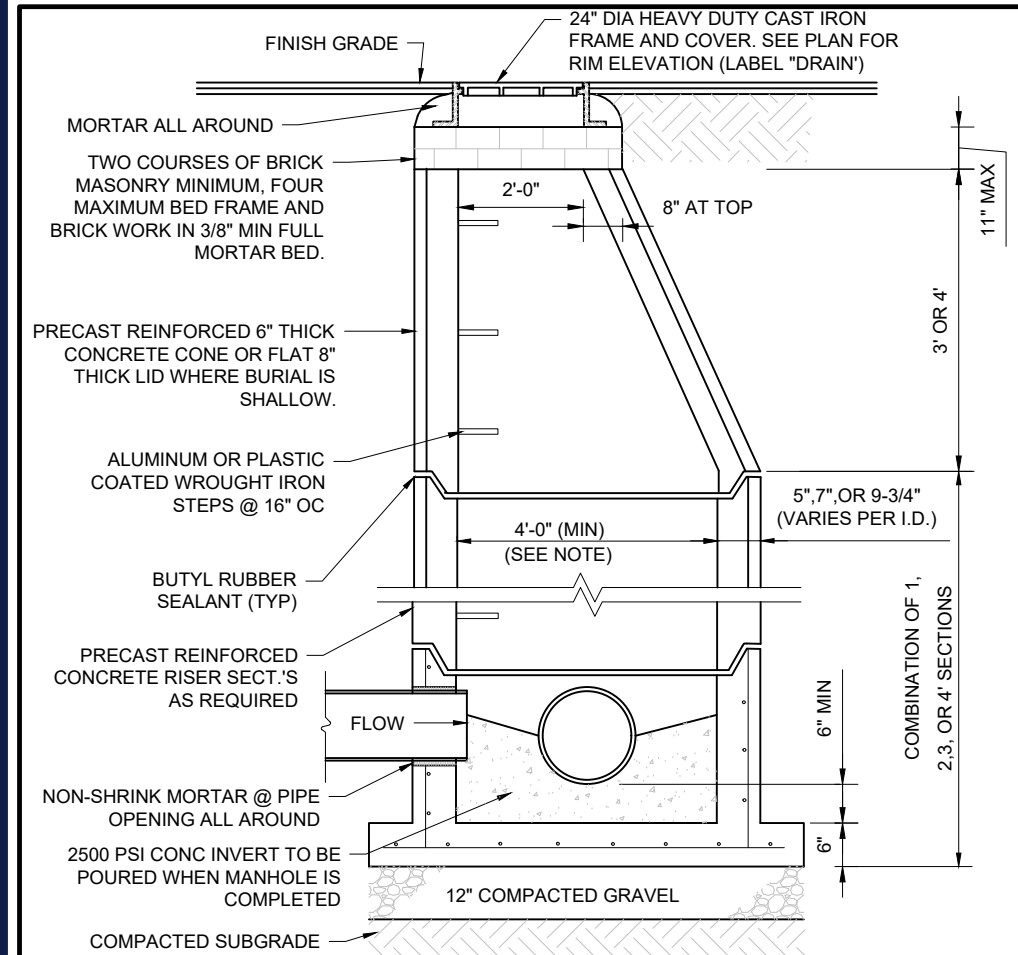








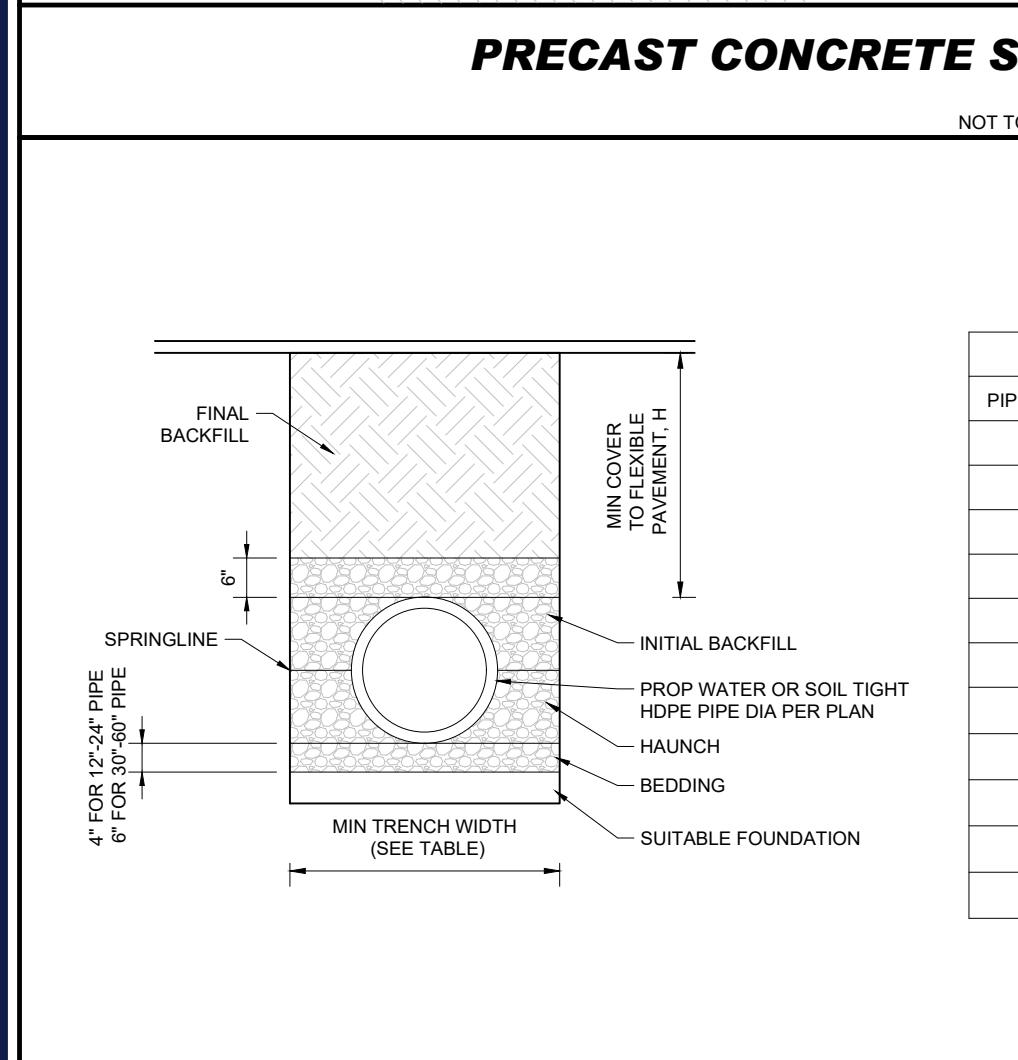
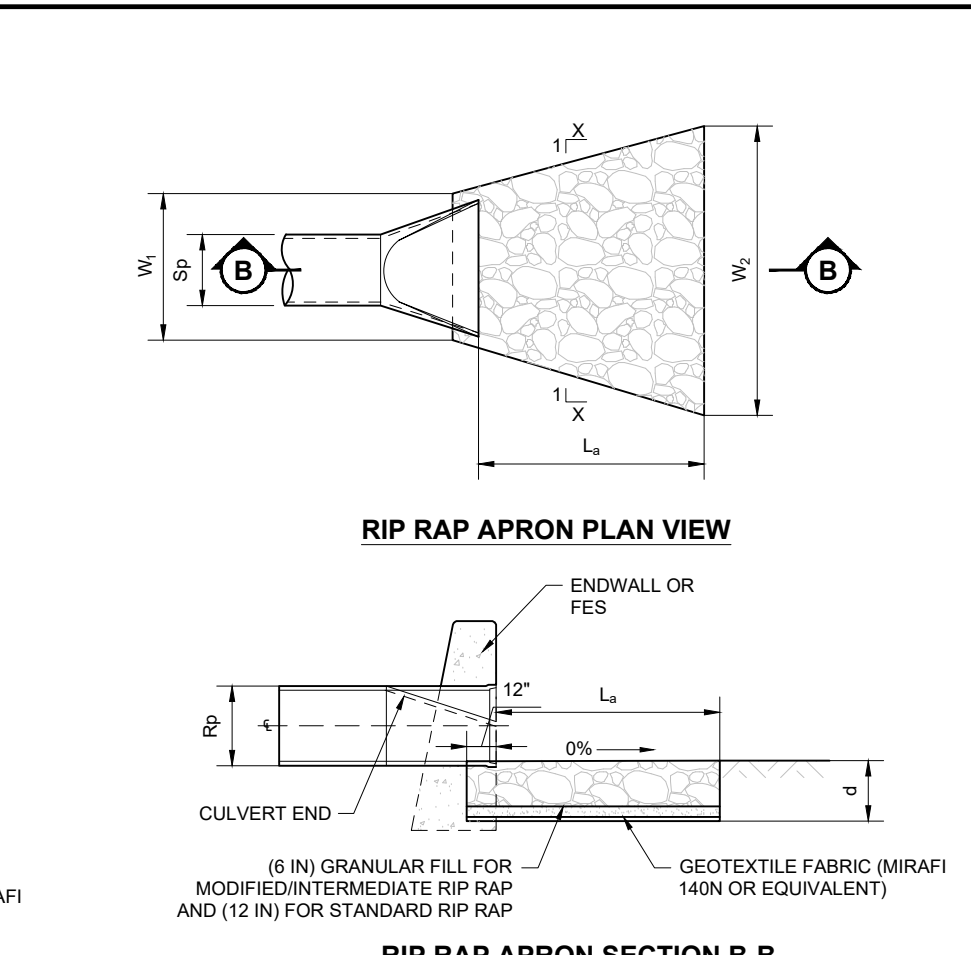
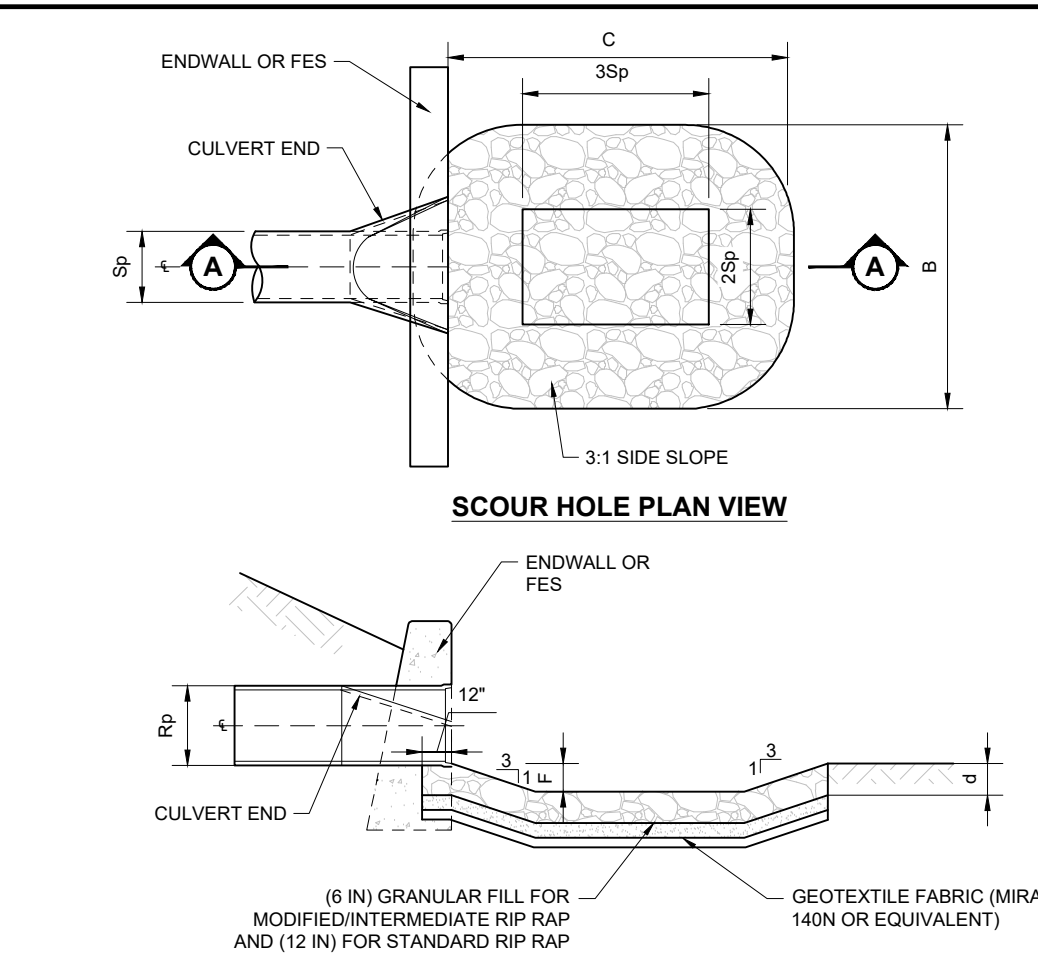
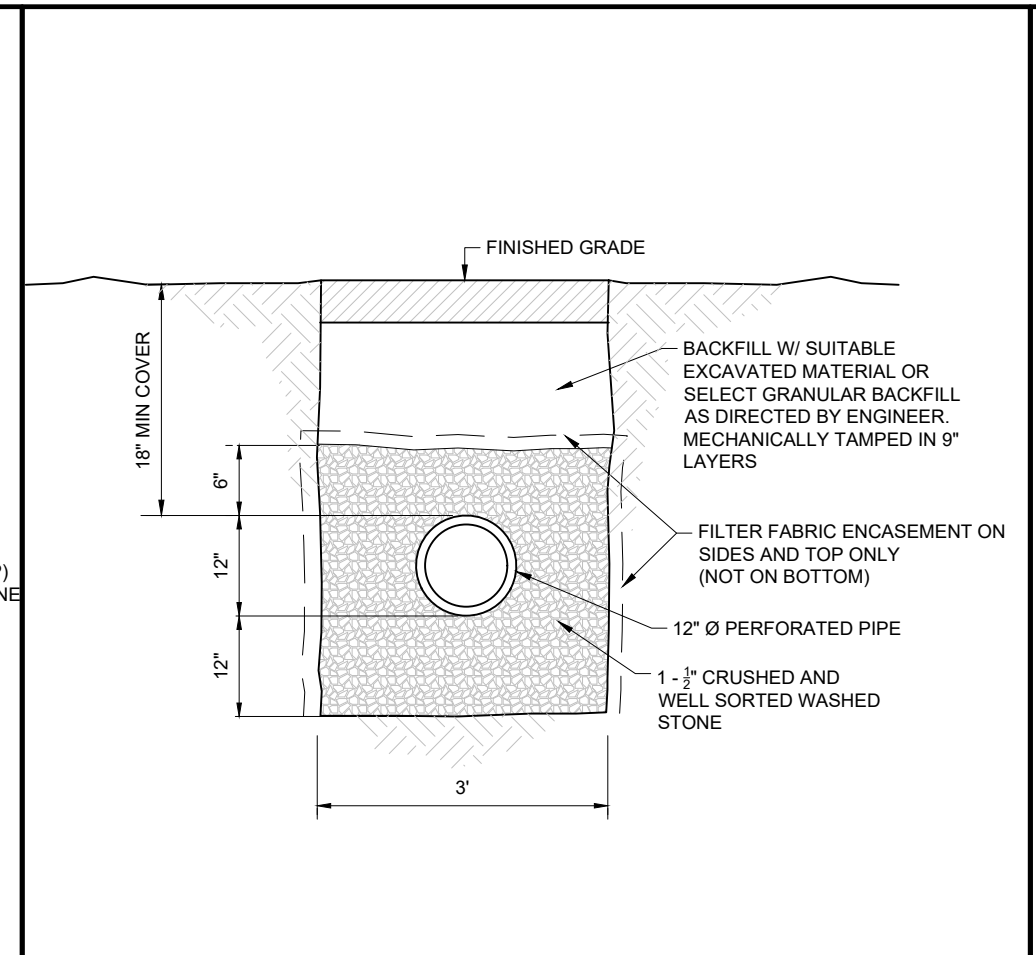
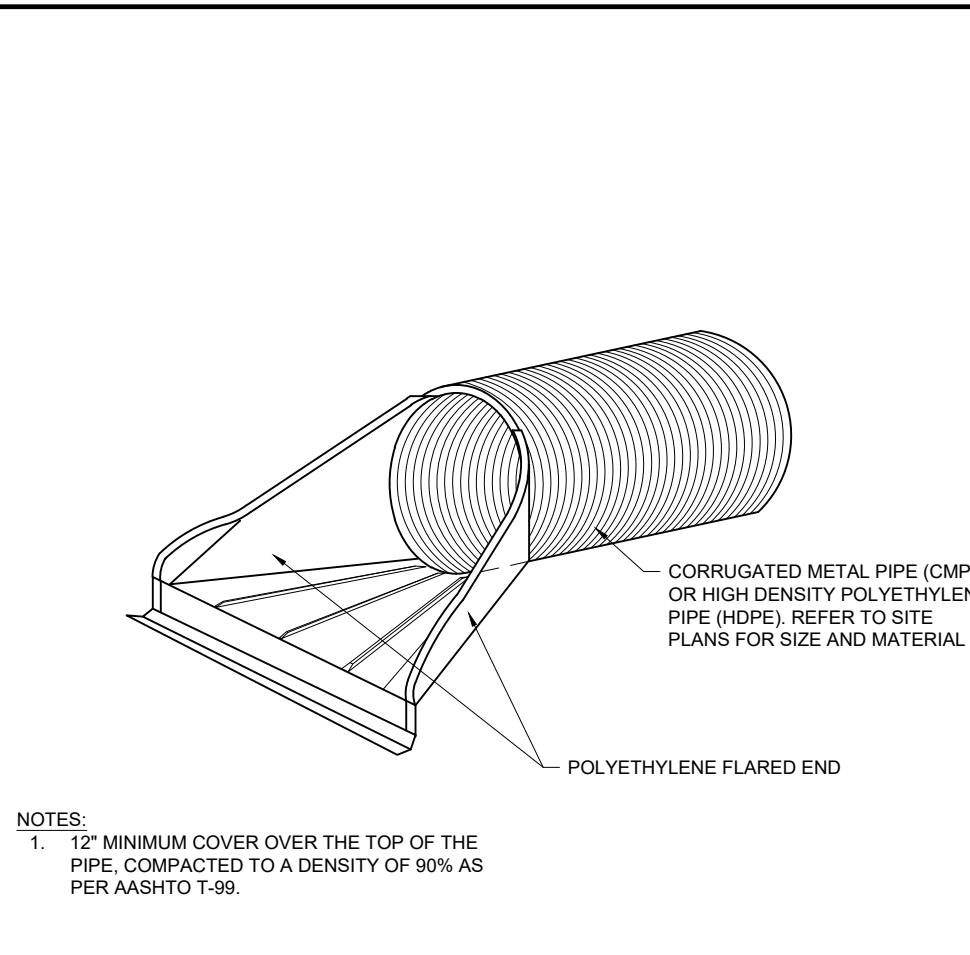




**PRECAST CONCRETE STORM DRAIN MANHOLE**  
 NOT TO SCALE (NE-U010101 - 09/2024)

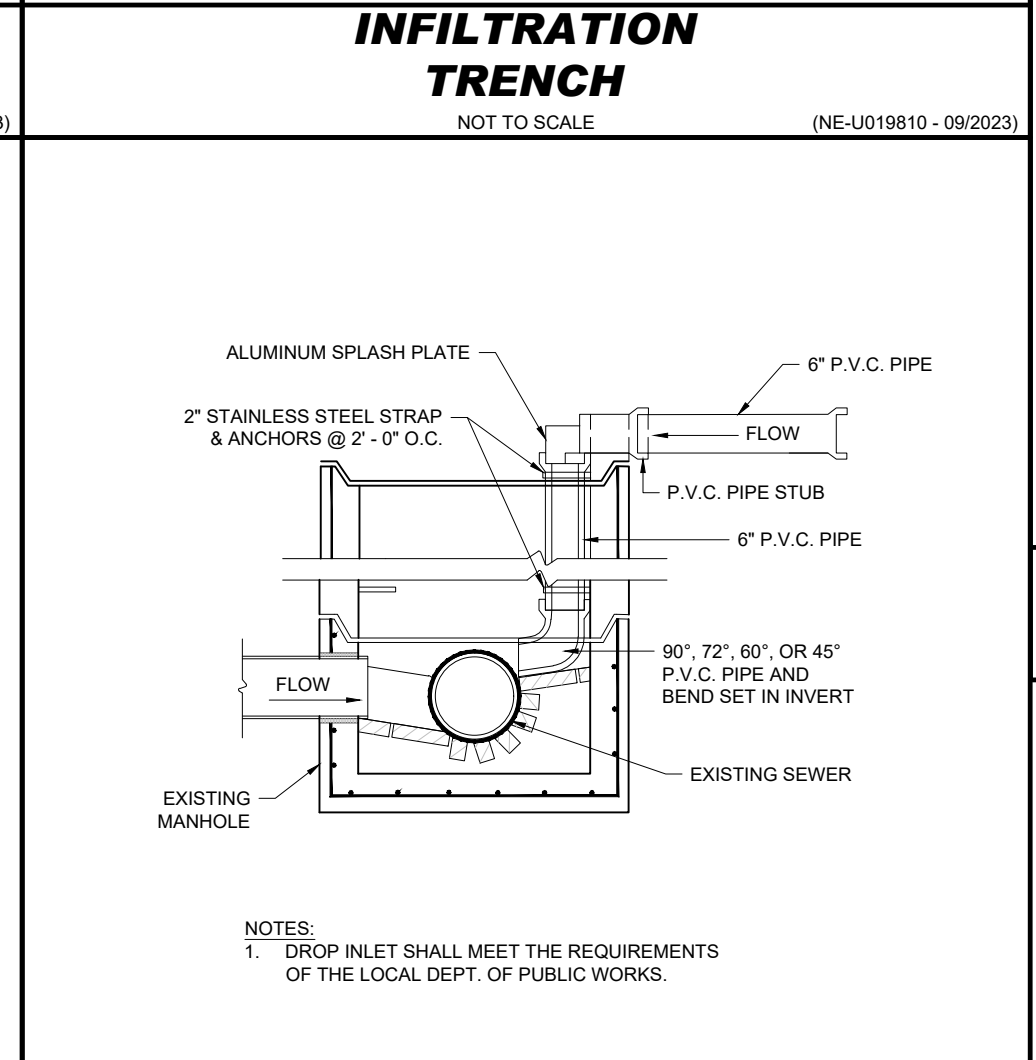
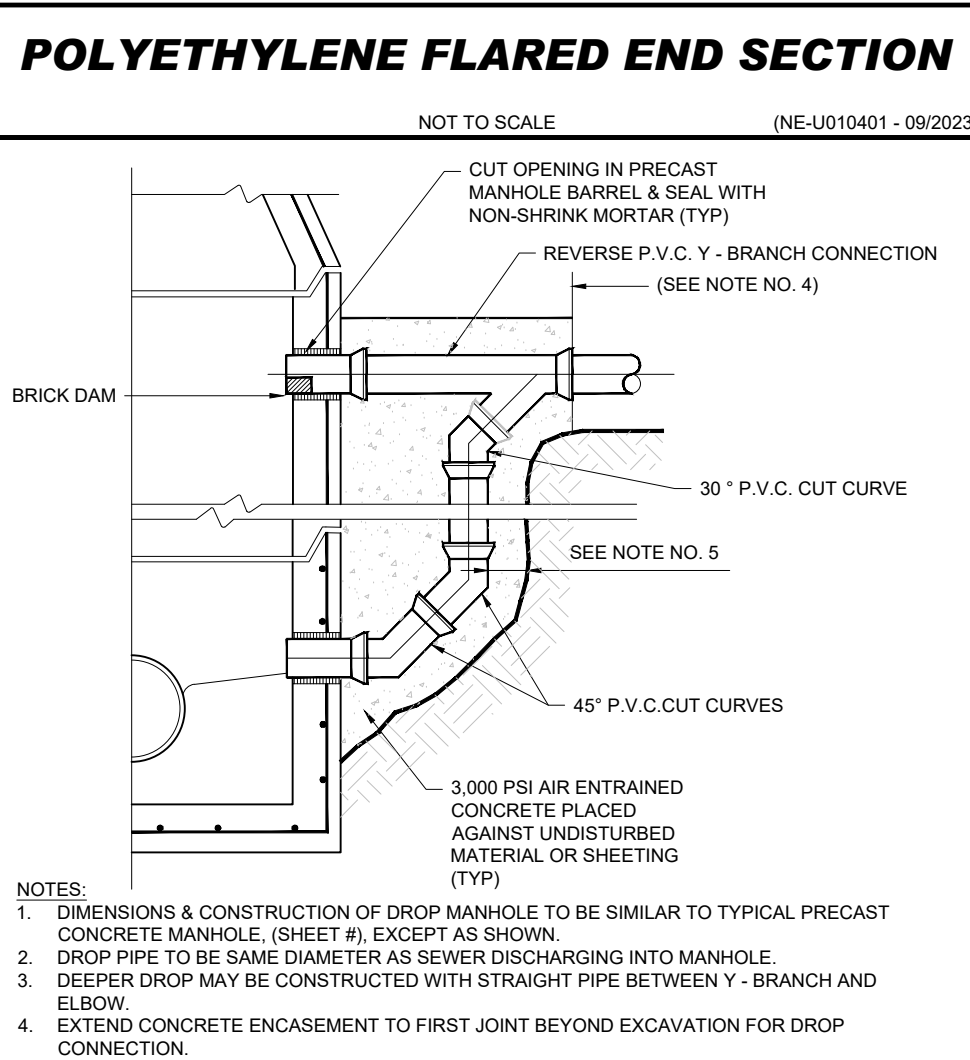
**NOTES:**

- ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
- CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE THE PIPE SIZING AND ORIENTATION USING THE GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS.
- CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
- REINFORCED STEEL CONFORMS TO ASTM A185 SPEC. 0.12 SQ IN/LIN FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
- MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".



**NOTES:**

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



**SCOUR HOLE LEGEND:**

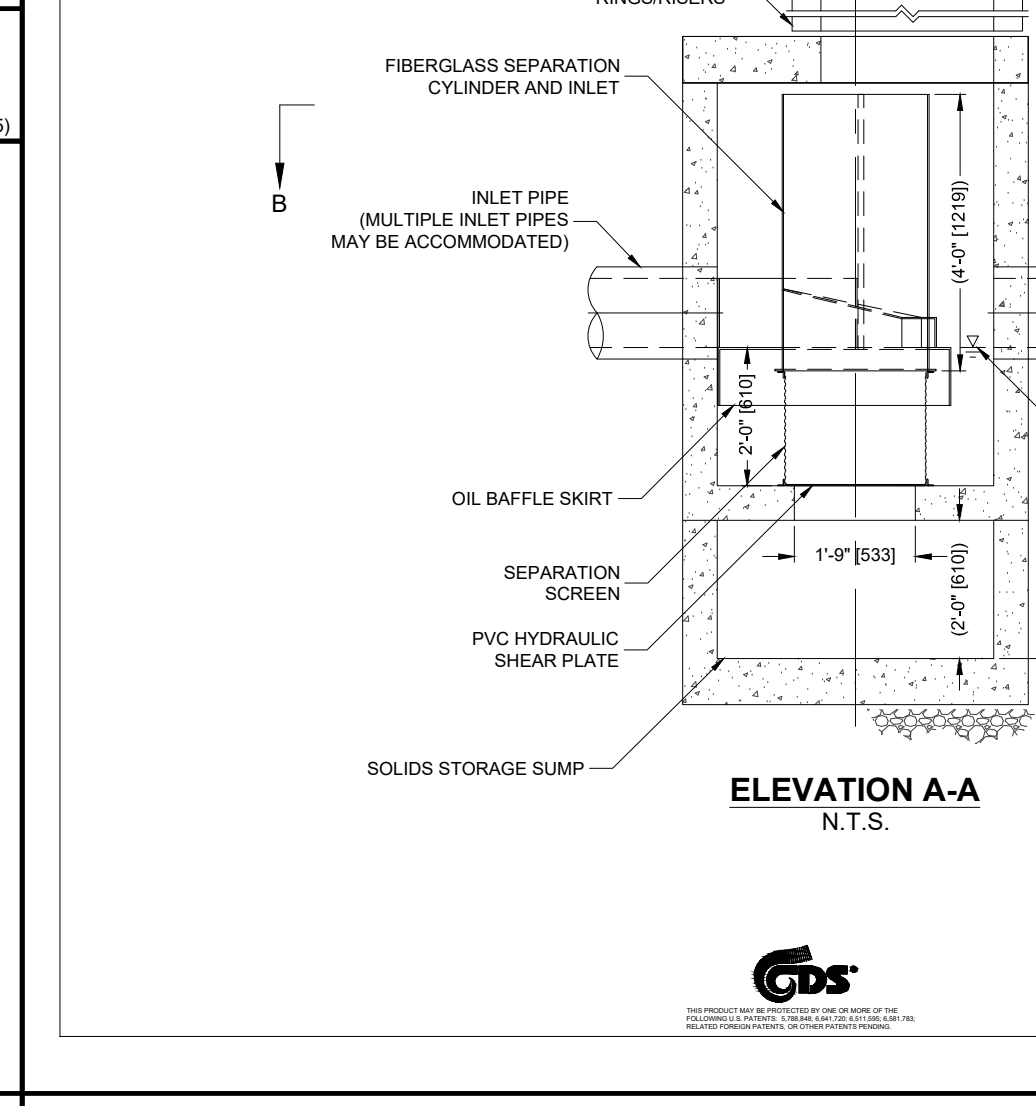
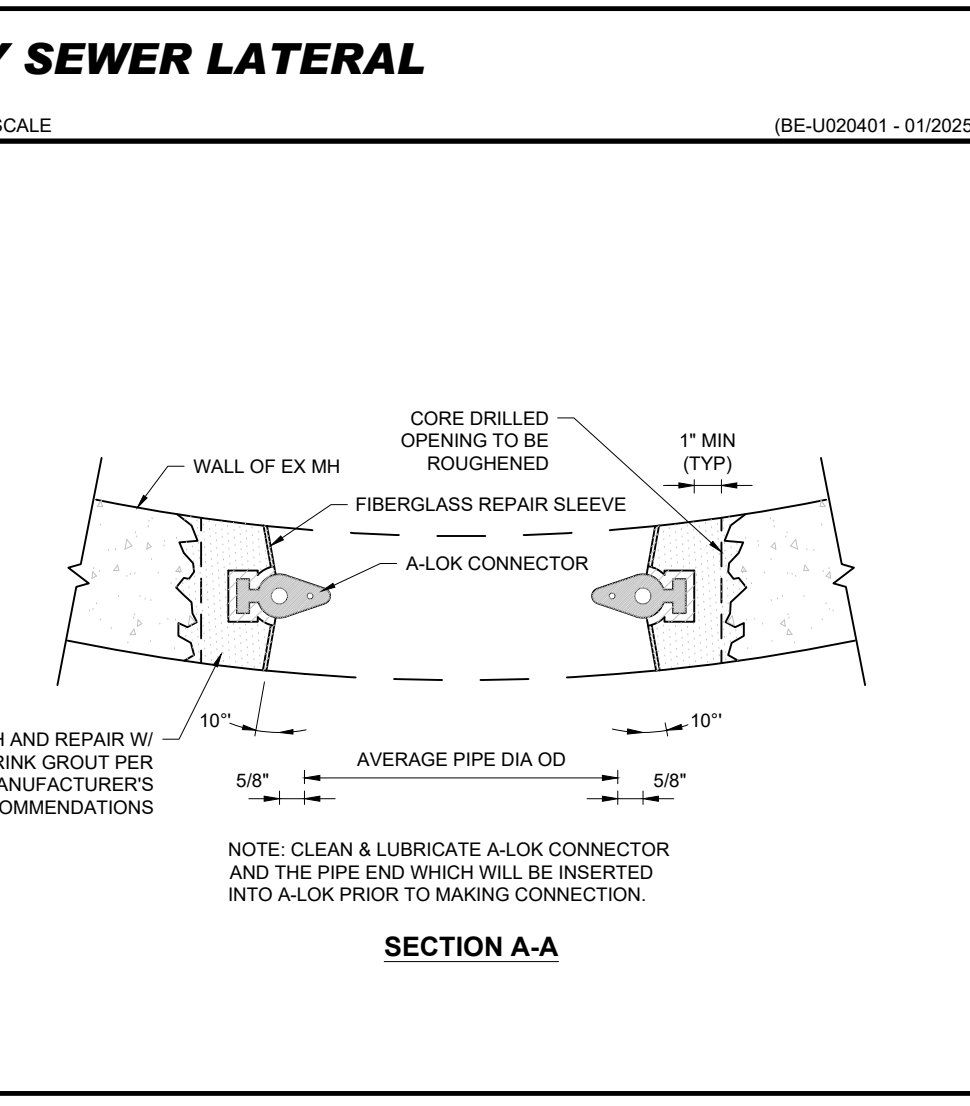
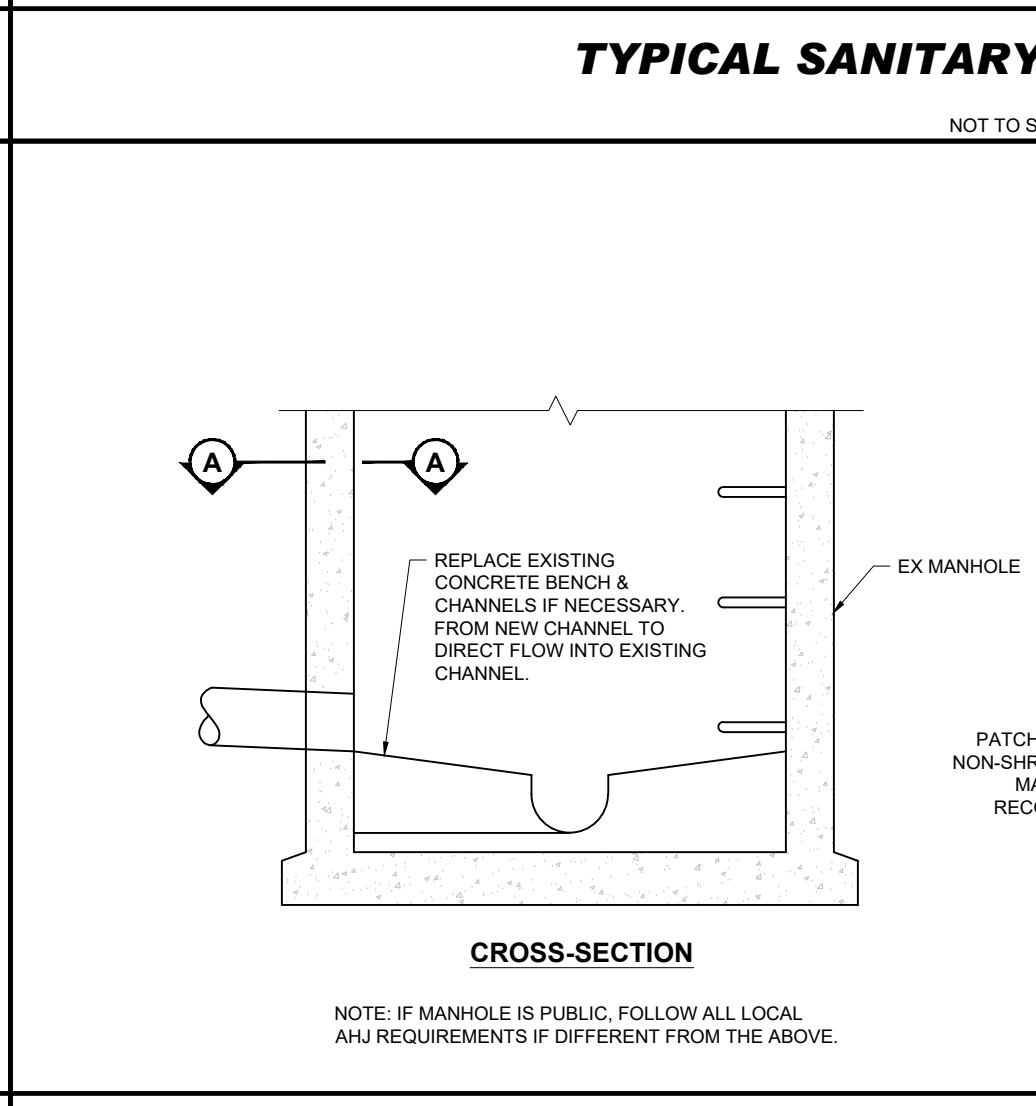
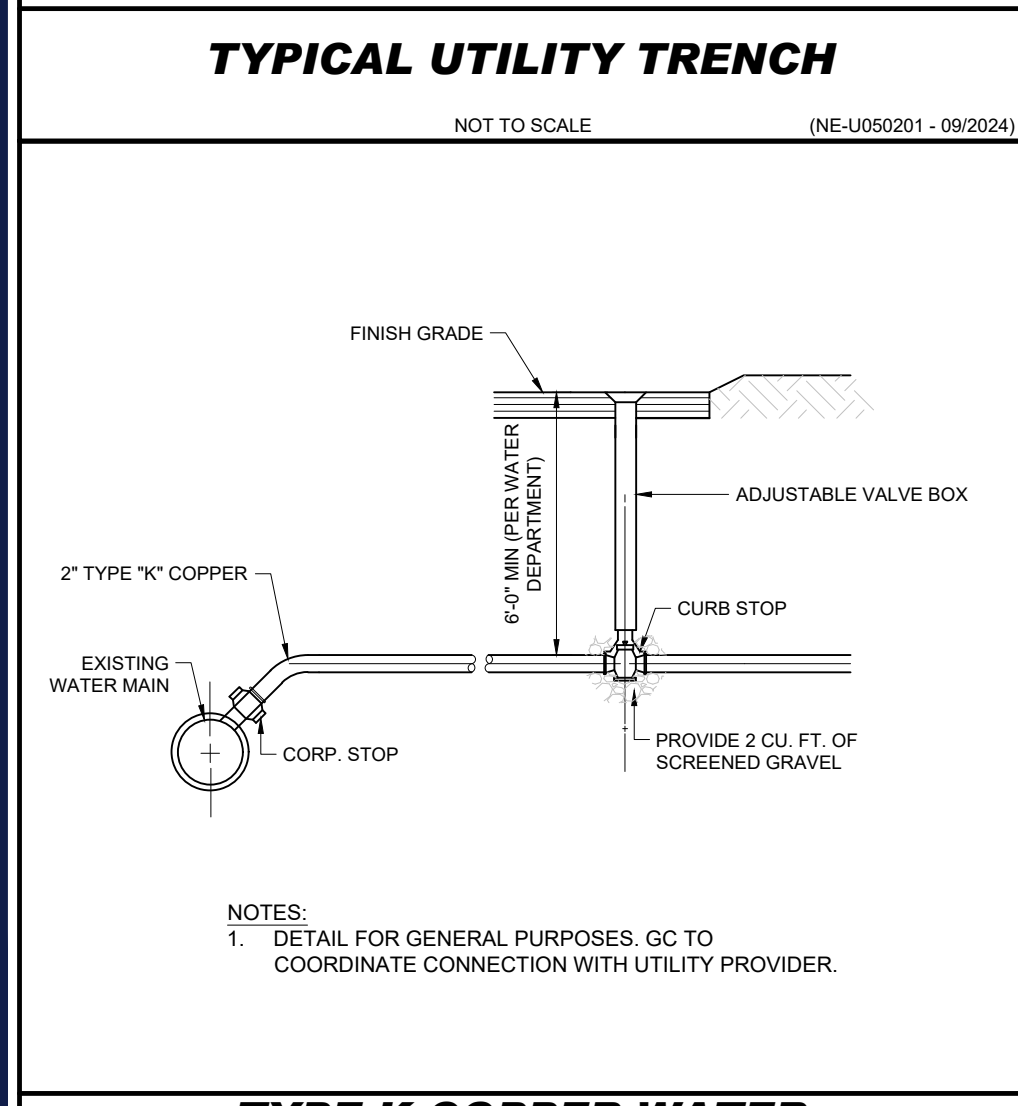
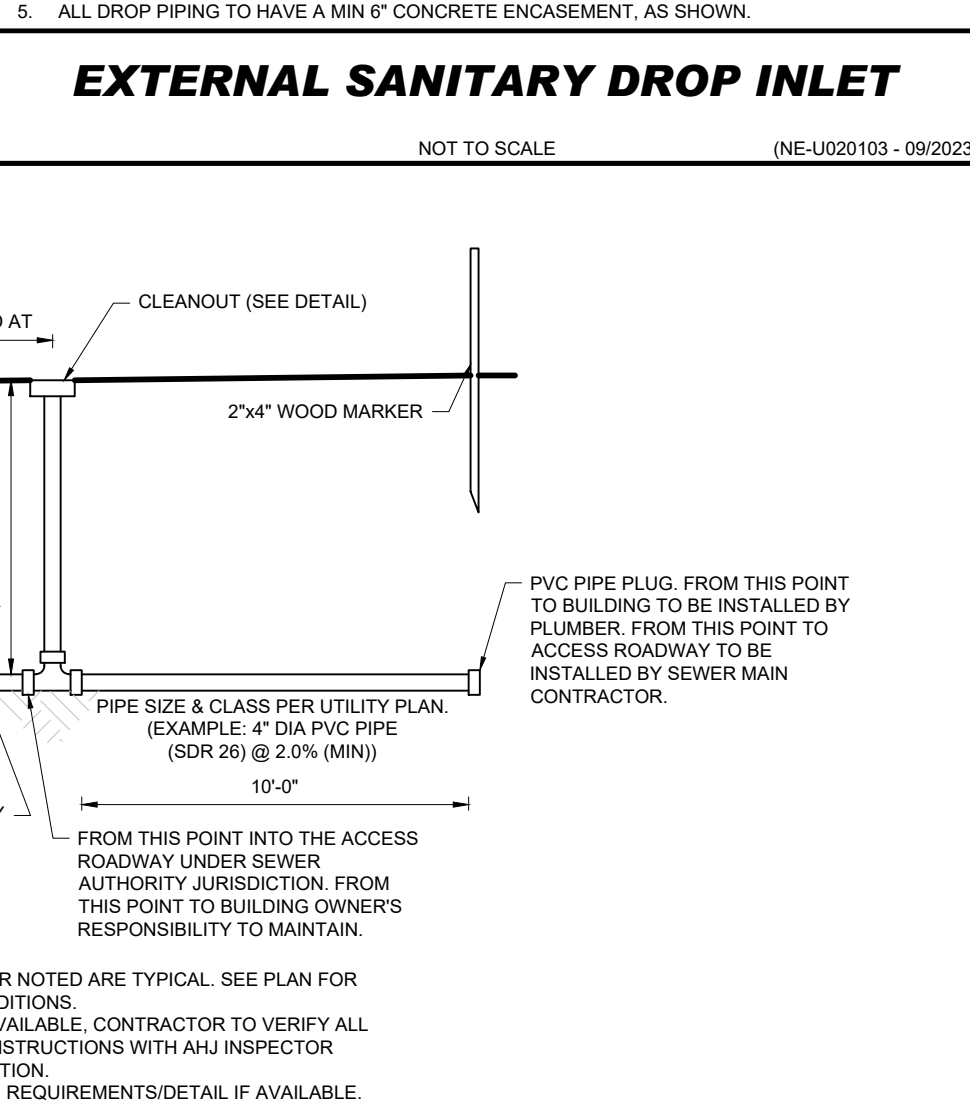
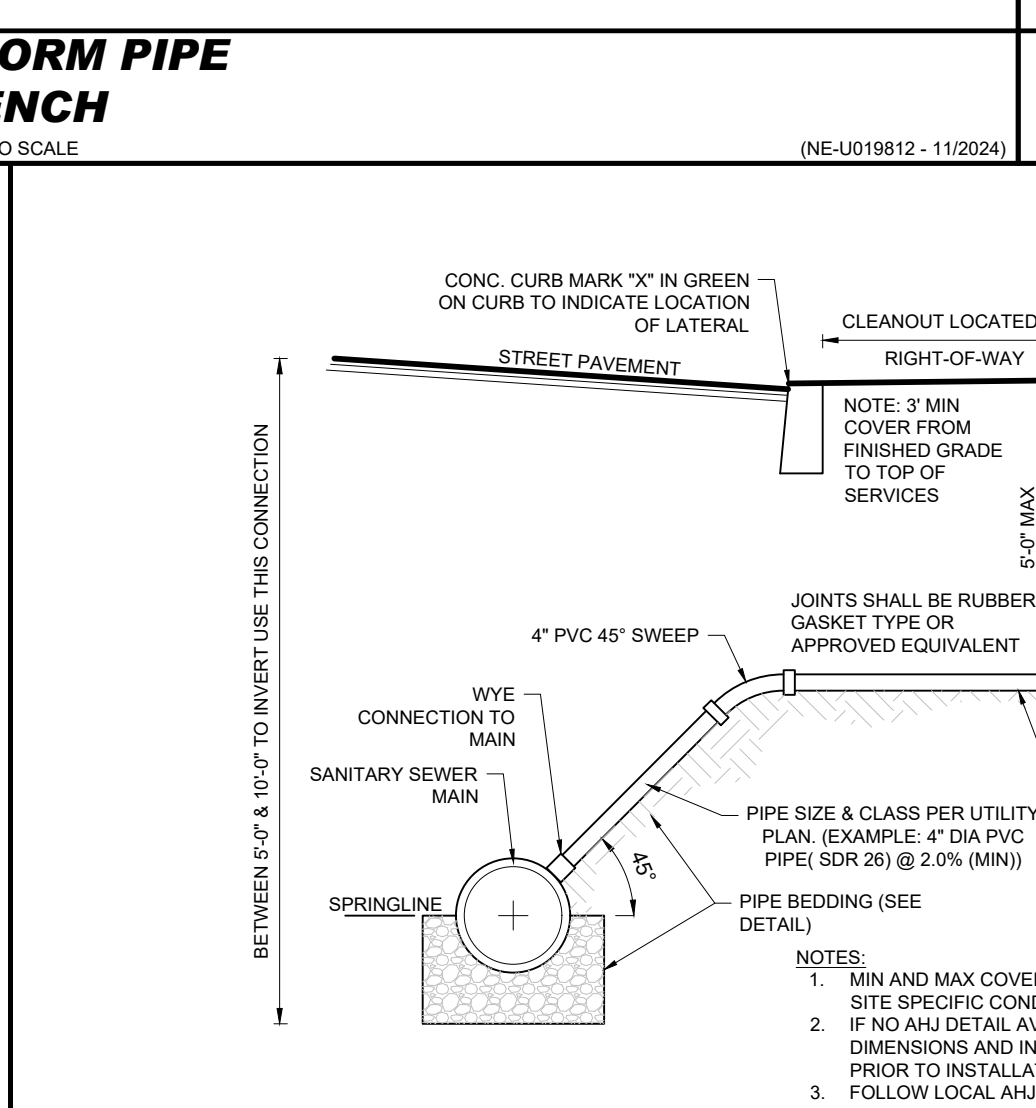
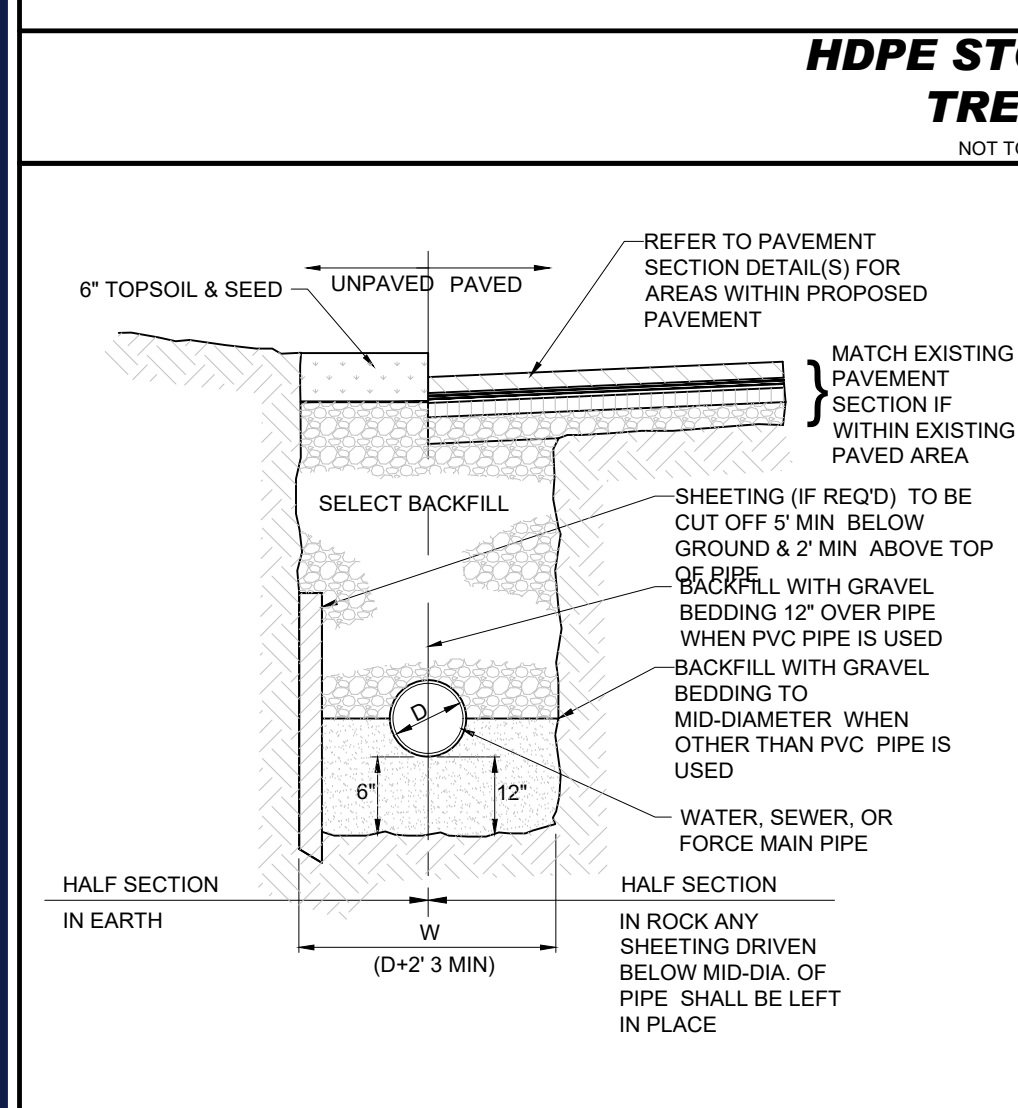
Sp = MAX INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) / INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)  
 Rp = MAX INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) / INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)  
 d = 18 IN INTERMEDIATE RIP RAP / 36 IN STANDARD RIP RAP

**TYPE 1** C = 3Sp + 6F  
**TYPE 2** F = Rp

**APRON LOCATION**

APRON	LOCATION	PIPE Sp (IN)	Sp (FT)	W1 (FT)	La (FT)	W2 (FT)	W3 (FT)	APRON TYPE	RIP RAP TYPE
SCOUR	XX	XX	XX	XX	XX	XX	XX	XX	XX
SCOUR HOLE	XX	XX	XX	XX	XX	XX	XX	XX	XX

**RIP RAP APRON AND SCOUR HOLE**  
 NOT TO SCALE (NE-U010412 - 07/2025)



**CDS2015-4-C DESIGN NOTES**

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

CONFIGURATION	DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS	

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
	*	*	*	*

**PIPE DATA:**

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

**GENERAL NOTES:**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (\*) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES:**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. FLOWLINE TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399  
 800-338-1122 513-645-7000 513-645-7993 FAX

**CDS2015-4-C INLINE CDS STANDARD DETAIL**

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**ISSUED FOR ENTITLEMENTS**

PROJECT No.: MA250062-00-0D  
 DRAWN BY: JGD  
 CHECKED BY: CSE  
 DATE: 12/22/2025  
 CAD ID: P-CIVL-CNDS

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**CONCORD COUNTRY STORE LLC**  
 PROPOSED COUNTRY STORE AND FUEL STATION  
 166 COMMONWEALTH AVENUE  
 MIDDLESEX COUNTY  
 CONCORD, MASSACHUSETTS  
 MAP: 9D | BLOCK: 2184 | LOT: 2

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 50 WASHINGTON ST., SUITE 2000  
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 MASS. REG. NO. 15330  
 NEW YORK REG. NO. 15476  
 CONN. REG. NO. 98177  
 RHODE ISLAND REG. NO. 9616  
 MAINE LICENSE NO. 12553

**CONSTRUCTION DETAILS**  
 SHEET NUMBER:  
**C-903**  
 ORG. DATE - 12/22/2025

DATE: 22, 2025  
 P:\2025\MA250062-00-0D\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVL-CNDS\MA250062-00-0D-0001-LAYOUT1-C-903.DWG



CONCORD, MASSACHUSETTS LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENT	PROPOSED
§ 6.2.9 LANDSCAPE BUFFER	6.2.9 LANDSCAPE BUFFER, SIDE YARDS, REAR YARDS AND THE OTHER LOT LINES NOTED IN TABLE III SHALL BE SUITABLY LANDSCAPED. SUCH LANDSCAPING SHALL BE DESIGNED TO REDUCE THE VISUAL IMPACT OF THE PRINCIPAL USE UPON ADJACENT PROPERTY BY THE USE OF TREES, SHRUBS, WALLS, FENCES, OR OTHER LANDSCAPE ELEMENTS. WHERE THE DEVELOPED AREA ADJOINS LAND DEVELOPED FOR RESIDENTIAL USE, SUITABLE LANDSCAPING SHALL CONSIST OF A SUBSTANTIALLY SIGHT-IMPERVIOUS SCREEN OF EVERGREEN FOLIAGE AT LEAST EIGHT (8) FEET IN HEIGHT OR PLANTING OF SHRUBS AND TREES COMPLEMENTED BY A SIGHT-IMPERVIOUS FENCE OF AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET, IN HEIGHT, OR SUCH OTHER TYPE OF LANDSCAPING AS MAY BE REQUIRED UNDER SITE PLAN APPROVAL. IN ALL DEVELOPMENTS, TO THE EXTENT PRACTICABLE, EXISTING TREES SHALL BE RETAINED AND USED TO SATISFY THE PROVISIONS OF THIS SECTION 6.	PROVIDED TO THE EXTENT POSSIBLE
§ 7.7.3.11 LANDSCAPING	7.7.3.10 LANDSCAPING, IN ORDER TO SEPARATE PARKING AREAS FROM ABUTTING STREETS, TO PROVIDE AREAS FOR DISPOSAL OF SNOW, AND TO PROVIDE VISUAL RELIEF FROM EXPANSE OF PAVEMENT AND VEHICLES, LANDSCAPING SHALL BE PROVIDED IN ALL PARKING AREAS CONTAINING FIVE (5) OR MORE PARKING SPACES ACCORDING TO THE PLANNING BOARD SITE PLAN RULES AND REGULATIONS IN EFFECT AT THE TIME.	PROVIDED TO THE EXTENT POSSIBLE

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
<b>ORNAMENTAL TREES</b>						
BN	2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	8-10'	B&B	
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B&B	
<b>SHRUBS</b>						
CA	16	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER	
CAC	3	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	24-30"	CONTAINER	
CF2	4	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	24-30"	CONTAINER	
CS	5	CORNUS SERICEA	RED TWIG DOGWOOD	2-3'	B&B	
HM2	4	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-36"	CONTAINER	
HQ	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER	
HV	3	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	3-4'	CONTAINER	
HW	3	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	24-36"	CONTAINER	
IG	7	ILEX GLABRA	INKBERRY HOLLY	30-36"	CONTAINER	
IVF	2	ILEX VERTICILLATA (FEMALE)	WINTERBERRY (FEMALE)	36-42"	CONTAINER	
IVSG	1	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN WINTERBERRY	36-42"	CONTAINER	
KL	24	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24-30"	CONTAINER	
VA	21	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"	CONTAINER	
VTC	9	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	24-30"	CONTAINER	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>PERENNIALS</b>						
ATB	12	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	1 GAL.	CONTAINER	24" o.c.
ATMW	78	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	CONTAINER	18" o.c.
GM	46	GERANIUM SPICULATUM	SPOTTED GERANIUM	1 GAL.	CONTAINER	12" o.c.
LC	173	LOBELIA CARDINALIS	CARDINAL FLOWER	2 QT.	CONTAINER	10" o.c.

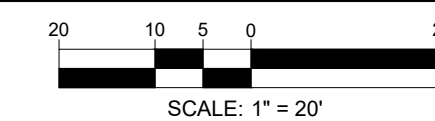
**PLANTING LEGEND**

KEY	SYMBOL	DESCRIPTION
1 L-102		TREE TO BE PROTECTED AND RETAINED
2 L-102		TREE PLANTING
3 L-102		SHRUB PLANTING
4 L-102		GROUND COVER PLANTING
5 L-102		GRAVEL

**GENERAL LANDSCAPE NOTES:**

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

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**



COMMONWEALTH AVENUE

COMMONWEALTH AVENUE

LAWS BROOK ROAD

COMMONWEALTH AVENUE  
(PUBLIC - VARIABLE WIDE R.O.W.)  
THRU-WAY TRAFFIC  
(ASPHALT ROADWAY)

DATE: 12/22/2025  
PROJECT: P:\2025\MAA250062\DRAWINGS\PLAN SET\CONCORD\CONCORD\_CIVIL\LOT\_MAA250062\_00-00\_LAYOUT\_L-101\_LSCP.dwg

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

PROJECT No.: MAA250062-00-00  
DRAWN BY: JDG  
CHECKED BY: CSE  
DATE: 12/22/2025  
CAD ID: P-CIVIL-L10T

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**CONCORD COUNTRY STORE LLC**  
PROPOSED COUNTRY STORE AND FUEL STATION  
166 COMMONWEALTH AVENUE  
MIDDLESEX COUNTY  
CONCORD, MASSACHUSETTS  
MAP: 9D | BLOCK: 2184 | LOT: 2

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

**MASS. RMA**  
REGISTERED LANDSCAPE ARCHITECT  
SACHS 0000000000  
VERNON 0000000000  
GEO No. 20002

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**L-101**  
ORG. DATE - 12/22/2025







LEGEND

- 124 --- EXISTING CONTOUR
--- 125 --- EXISTING SPOT ELEVATION
x 123.45 EXISTING TOP OF CURB ELEVATION
x BC 122.95 EXIST. BOTTOM OF CURB ELEVATION
x FF 123.45 EXISTING FINISHED FLOOR ELEVATION
x DS 123.45 EXISTING DOOR SILL ELEVATION
x OF 123.45 EXISTING GARAGE FLOOR ELEVATION
HYDRANT
WATER VALVE
GAS VALVE
GAS METER
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND GAS LINE
APPROX. LOC. UNDERGROUND ELECTRIC LINE
APPROX. LOC. UNDERGROUND DRAINAGE LINE
APPROX. LOC. UNDERGROUND WATER LINE
SUBSURFACE UTILITY QUALITY LEVEL B
SUBSURFACE UTILITY QUALITY LEVEL C
SUBSURFACE UTILITY QUALITY LEVEL D
UTILITY POLE
CLEAN OUT
SIGN
BOLLARD
GRANITE CURB
EDGE OF CONCRETE
EDGE OF PAVEMENT
TYPICAL
NO VISIBLE PIPE
TOP OF PIPE
DRAINAGE/STORM MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
CATCH BASIN OR INLET
PARKING SPACE COUNT
DEPRESSED CURB
BUILDING DIMENSION
ROOF DRAIN
MAIL BOX
FUEL PUMP DISPENSER
AREA LIGHT
LAMP
SOLID WHITE LINE
STOP BAR
EVIDENCE FOUND
GARAGE FLOOR ELEVATION
POLYVINYL CHLORIDE PIPE
CAST IRON PIPE
REINFORCED CONCRETE PIPE
VENT
TITLE REPORT EXCEPTION
DELIMITATION FLAG
MONITORING WELL
TOP OF WATER
FILLED WITH WATER
INVERT ELEVATION
BOTTOM OF STRUCTURE

EXHIBIT "A" LEGAL DESCRIPTION

FILE NO. 2025-35
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:
A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE EASTERLY SIDE OF COMMONWEALTH AVENUE IN SAID CONCORD AND SHOWN BY A PLANE ENTITLED "PLAN OF LAND IN CONCORD, MASS. OWNED BY CONTINENTAL WOOL CO., INC.", DATED MAY 23, 1967, BY HARLAN E. TUTTLE, SURVEYOR, AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 11337, PAGE 518 AND BEING BOUNDED:
SOUTHWESTERLY: BY A CURVING LINE BY COMMONWEALTH AVENUE, ONE HUNDRED TWENTY-SIX AND 18/100 (126.18) FEET;
WESTERLY: BY COMMONWEALTH AVENUE, TWO HUNDRED FIVE AND 50/100 (205.50) FEET;
NORTHEASTERLY: BY THE APPROXIMATE THREAD OF MILL OR NASHOBA BROOK, ONE HUNDRED FIVE (105) FEET MORE OR LESS;
SOUTHEASTERLY: BY LAND OF CONTINENTAL WOOL CO., INC., SIXTY-SIX (66) FEET MORE OR LESS;
NORTHEASTERLY: BY LAND OF CONTINENTAL WOOL CO., INC., THIRTY (30) FEET;
ONE HUNDRED FIFTY-NINE AND 98/100 (159.98) FEET, RESPECTIVELY, SOUTHEASTERLY: BY LAND OF CONTINENTAL WOOL CO., INC., BY TWO LINES, FORTY-NINE AND 60/100 (49.60) FEET AND ONE HUNDRED FIFTY-NINE AND 98/100 (159.98) FEET, RESPECTIVELY.

- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF TOWN OF CONCORD, MIDDLESEX COUNTY, MAP 9D.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS), PANEL 359 OF 686", MAP NUMBER 25017C0359F, MAP REVISED: JULY 7, 2014.
3. MAP ENTITLED "PLAN OF LAND, CONCORD, MASS.", PREPARED BY HARLAN E. TUTTLE, DATED MAY 23, 1967, RECORDED WITH MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 665 OF 1967.
4. MAP ENTITLED "SITE PLAN BROOKSIDE SQUARE CONDOMINIUM, TOWN OF CONCORD, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 3, 2017, RECORDED WITH MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO 208 OF 2018.
5. MAP ENTITLED "PLAN OF LAND IN CONCORD, MASS., 144 SUBDIVISION RD. CONCORD, MASS", PREPARED BY R.D. NELSON, DATED DECEMBER 14, 1972, RECORDED WITH MIDDLESEX COUNTY REGISTRY OF DEED AS PLAN 112 OF 1973.
6. MAP ENTITLED "COMPILED PLAN OF LAND, OWNED BY CONCORD GARNETT MILLS, CONCORD, MASS", PREPARED BY D.W. PERLEY, C.B. ATTON, MASS, DATED JANUARY 9, 1963, RECORDED MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 235 OF 1963.
7. UNDERGROUND GAS MAPPING PROVIDED NATIONAL GRID GAS.
8. UNDERGROUND WATER & SEWER MAPPING PROVIDED PUBLIC RECORDS.
9. MAP ENTITLED "166 COMMONWEALTH AVE, CONCORD, MASSACHUSETTS, CIVIL PLAN", PREPARED BY SPRUHAN ENGINEERING, P.C., DATED MAY 16, 2023, LAST REVISED MARCH 27, 2024.
10. MAP ENTITLED "TOWN OF CONCORD PUBLIC WORKS, 2014 ROADWAY IMPROVEMENT PLAN, COMMONWEALTH AVENUE STA 14+00 TO 25+50", SHEET 1 OF 4, PREPARED BY TOWN OF CONCORD PUBLIC WORKS, DATED JUNE 11, 2014.
11. UNDERGROUND ELECTRIC MAPPING PROVIDED CONCORD MUNICIPAL LIGHT PLAN.
12. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, 166 COMMONWEALTH AVENUE, TOWN OF CONCORD, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 13, 2025, LAST REVISED JULY 28, 2025.
13. MAP ENTITLED "PROPOSED LANDSCAPE PLAN, 166 COMMONWEALTH AVE, CONCORD, MASSACHUSETTS", PREPARED BY COSMOS ASSOCIATES, DATED FEBRUARY 14, 2024, LAST REVISED MARCH 7, 2024, SHEET L-1.

SURVEYOR'S METES AND BOUNDS DESCRIPTION

MAP 9D, BLOCK 2184, LOT 2
TOWN OF CONCORD, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS
BEGINNING AT POINT ALONG THE NORTHERLY LINE OF COMMONWEALTH AVENUE (PUBLIC - VARIABLE WIDTH R.O.W.), SAID POINT BEING A CORNER IN COMMON BETWEEN MAP 9D, BLOCK 2184, LOT 2 N/F BYRON E. WOODMAN JR. & MAP 9D, BLOCK 2184, LOT 1-1 (N/F 152, LLC), THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.75 FEET, A CENTRAL ANGLE OF 47 DEGREES - 57 MINUTES - 27 SECONDS, AN ARC LENGTH OF 126.18 FEET, A CHORD BEARING OF NORTH 27 DEGREES - 51 SECONDS - 23 MINUTES WEST, A CHORD LENGTH OF 122.53 FEET, THENCE;
2. NORTH 03 DEGREES - 52 MINUTES - 39 SECONDS WEST, A DISTANCE OF 205.50 FEET TO A POINT ALONG THE SOUTHERLY LINE OF THE NASHOBA BROOK, THENCE;
3. ALONG SAID SOUTHERLY LINE, SOUTH 65 DEGREES - 06 MINUTES - 54 SECONDS EAST, A DISTANCE OF 104.35 FEET TO A CORNER IN COMMON BETWEEN SAID LOTS 2 & 1-1, THENCE ALONG THE DIVIDING LINE BETWEEN SAID LOTS 2 & 1-1 THE FOLLOWING FOUR (4) COURSES;
4. SOUTH 20 DEGREES - 17 MINUTES - 59 SECONDS WEST, A DISTANCE OF 66.00 FEET, THENCE;
5. SOUTH 88 DEGREES - 38 MINUTES - 21 SECONDS EAST, A DISTANCE OF 30.00 FEET, THENCE;
6. SOUTH 01 DEGREES - 21 MINUTES - 39 SECONDS WEST, A DISTANCE OF 49.60 FEET, THENCE;
7. SOUTH 10 DEGREES - 26 MINUTES - 04 SECONDS WEST, A DISTANCE OF 159.98 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 20,851 SQUARE FEET OR 0.478 ACRES.

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.

SCHEDULE B, PART I - EXCEPTIONS

- GENERAL EXCEPTIONS 1 THROUGH 6, ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
7. RIGHTS OF OTHERS IN AND TO COMMONWEALTH AVENUE AND LAWSBROOK ROAD, COMMONWEALTH AVENUE SHOWN HEREON; LAWSBROOK ROAD DOES NOT ABUT LOCUS PROPERTY.
8. POSSIBLE RIGHTS OF OTHERS IN AND TO SO MUCH OF THE PREMISES AS MAY LIE WITHIN THE BOUNDS OF THE WATERS AND FLOWAGE OF THE MILL OR NASHOBA BROOK. NASHOBA BROOK SHOWN HEREON.
9. SEWER EASEMENT TO THE TOWN OF CONCORD TAKEN BY INSTRUMENT DATED SEPTEMBER 25, 1928, RECORDED IN BOOK 5279, PAGE 557, SHOWN AS SAKER RIGHT OF WAY ON SAID PLAN AND ALSO ON PLAN #835 OF 1928. 30" WIDE SEWER RIGHT OF WAY EASEMENT SHOWN HEREON.

- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
THIS SURVEY WAS PREPARED WITH REFERENCE TO AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2025-35, WITH A COMMITMENT DATE OF AUGUST 1, 2025. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND EXCEPT AS REFERENCED IN THE TITLE COMMITMENT POSSIBLE RIGHTS OF ADJOINING PROPERTIES.
THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, EL= 124 (NAV088), PER MAP REF #2.
7. THE APPROXIMATE LOCATION AND SIZE OF UNDERGROUND STORAGE TANKS IS SHOWN PER REF. #9. ALL SIZES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV088), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYVTGSPS). TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN CONCRETE WALK, ELEVATION= 125.39'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 126.54'
TBM-C: X-CUT SET IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT. ELEVATION = 128.00'
SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR RTE. 85 REALTY CORP & BOHLER, LLC, AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
12. THERE ARE A TOTAL OF 2 DESIGNATED PARKING SPACES, INCLUDING 0 HANDICAP SPACES.
13. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO COMMONWEALTH AVENUE (VARIABLE WIDTH, PUBLIC RIGHT OF WAY).
14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
15. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2025-35, WITH AN EFFECTIVE DATE OF AUGUST 1, 2025.
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
17. THE WETLANDS LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY GODDARD CONSULTING ON MARCH 12, 2025, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON NOVEMBER 3, 2025. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION.
18. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

TABLE OF SIGNIFICANT OBSERVATIONS

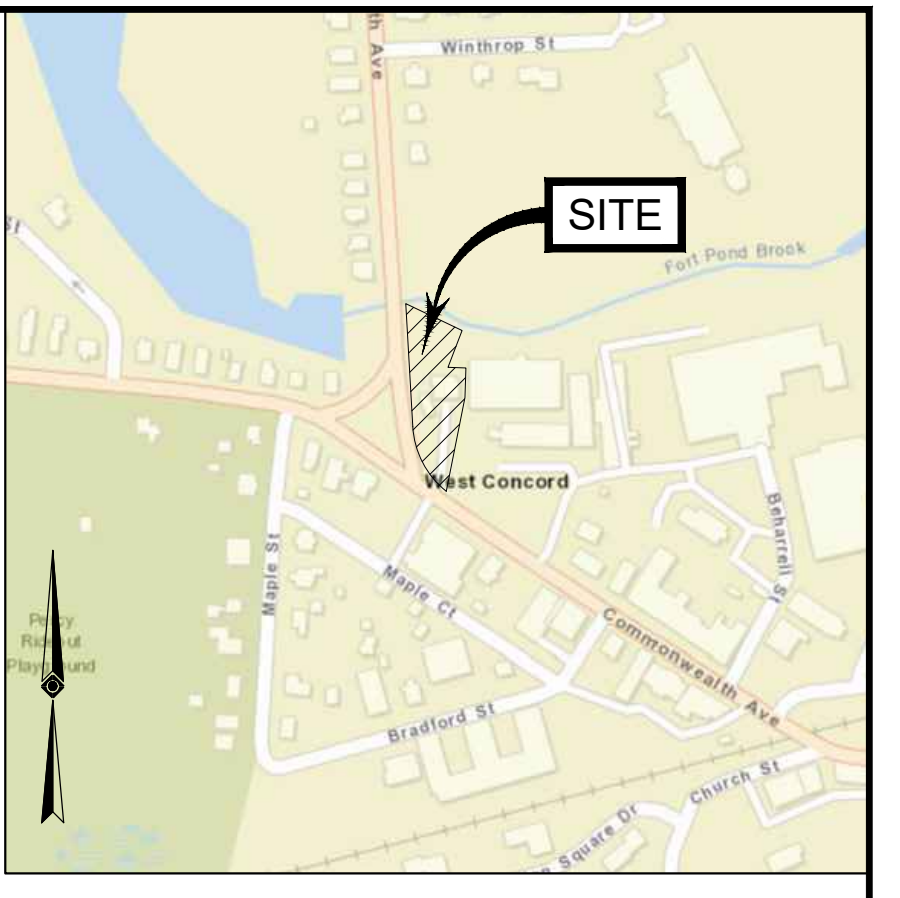
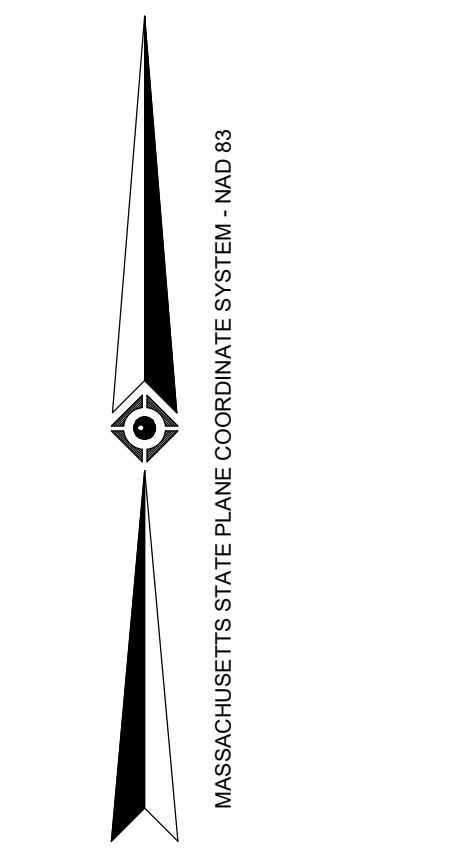
- A WOOD PLANTER OVER PROP LINE INTO COMMONWEALTH AVE RIGHT OF WAY BY 0.6'
B PARKING SPACE FROM LOT 2 OVER PROPERTY LINE ONTO LOT 1-1 BY 2.2'
NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS SURVEY IS CERTIFIED TO:
RTE. 85 REALTY CORP
FIRST AMERICAN TITLE INSURANCE COMPANY
CONCORD COUNTRY STORE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, (7a), 7(b)(1), (7c), 8, 9, 11a, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2025.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

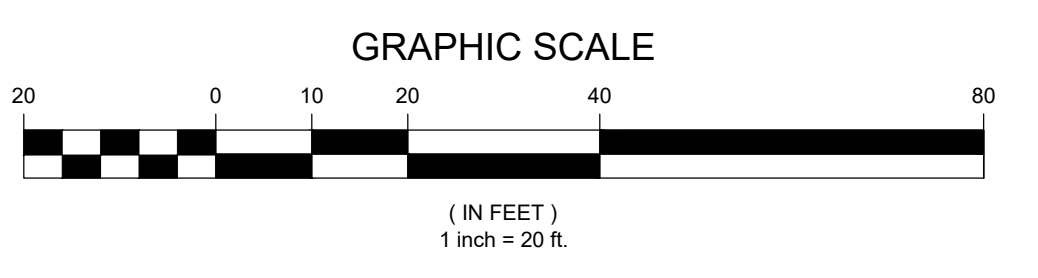


NOTES:

- 1. PROPERTY KNOWN AS LOT 2 AS SHOWN ON THE TOWN OF CONCORD, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 9D.
2. AREA = 20,851 SQUARE FEET OR 0.478 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

- 4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2025-35, WITH A COMMITMENT DATE OF AUGUST 1, 2025. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.
THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND EXCEPT AS REFERENCED IN THE TITLE COMMITMENT POSSIBLE RIGHTS OF ADJOINING PROPERTIES.
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BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, EL= 124 (NAV088), PER MAP REF #2.
7. THE APPROXIMATE LOCATION AND SIZE OF UNDERGROUND STORAGE TANKS IS SHOWN PER REF. #9. ALL SIZES AND LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV088), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYVTGSPS). TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN CONCRETE WALK, ELEVATION= 125.39'
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9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR RTE. 85 REALTY CORP & BOHLER, LLC, AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
12. THERE ARE A TOTAL OF 2 DESIGNATED PARKING SPACES, INCLUDING 0 HANDICAP SPACES.
13. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO COMMONWEALTH AVENUE (VARIABLE WIDTH, PUBLIC RIGHT OF WAY).
14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
15. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2025-35, WITH AN EFFECTIVE DATE OF AUGUST 1, 2025.
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
17. THE WETLANDS LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY GODDARD CONSULTING ON MARCH 12, 2025, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON NOVEMBER 3, 2025. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION.
18. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY IS TO BE KEPT AT THE SURVEYOR'S OFFICE. THIS SURVEY IS VOID WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS FURNISHED.



(IN FEET) 1 inch = 20 ft.



ALTA/NSPS LAND TITLE SURVEY
RTE. 85 REALTY CORP
166 COMMONWEALTH AVENUE
LOT 2, BLOCK 2184, MAP 9D
TOWN OF CONCORD, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS
CONTROL POINT ASSOCIATES, INC.
SOUTHBOROUGH, MA 01772
GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
DATE: 11-26-2025
SCALE: 1"=20'
FILE NO: 03-250068-00
SHEET: 1 OF 1