

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.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/15/2026	WCAC COMMENTS	CSE	EGD
2	02/05/2026	NRC COMMENTS	CSE	EGD

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PROJECT No.: MA250062-00-2A
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

BOHLER

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

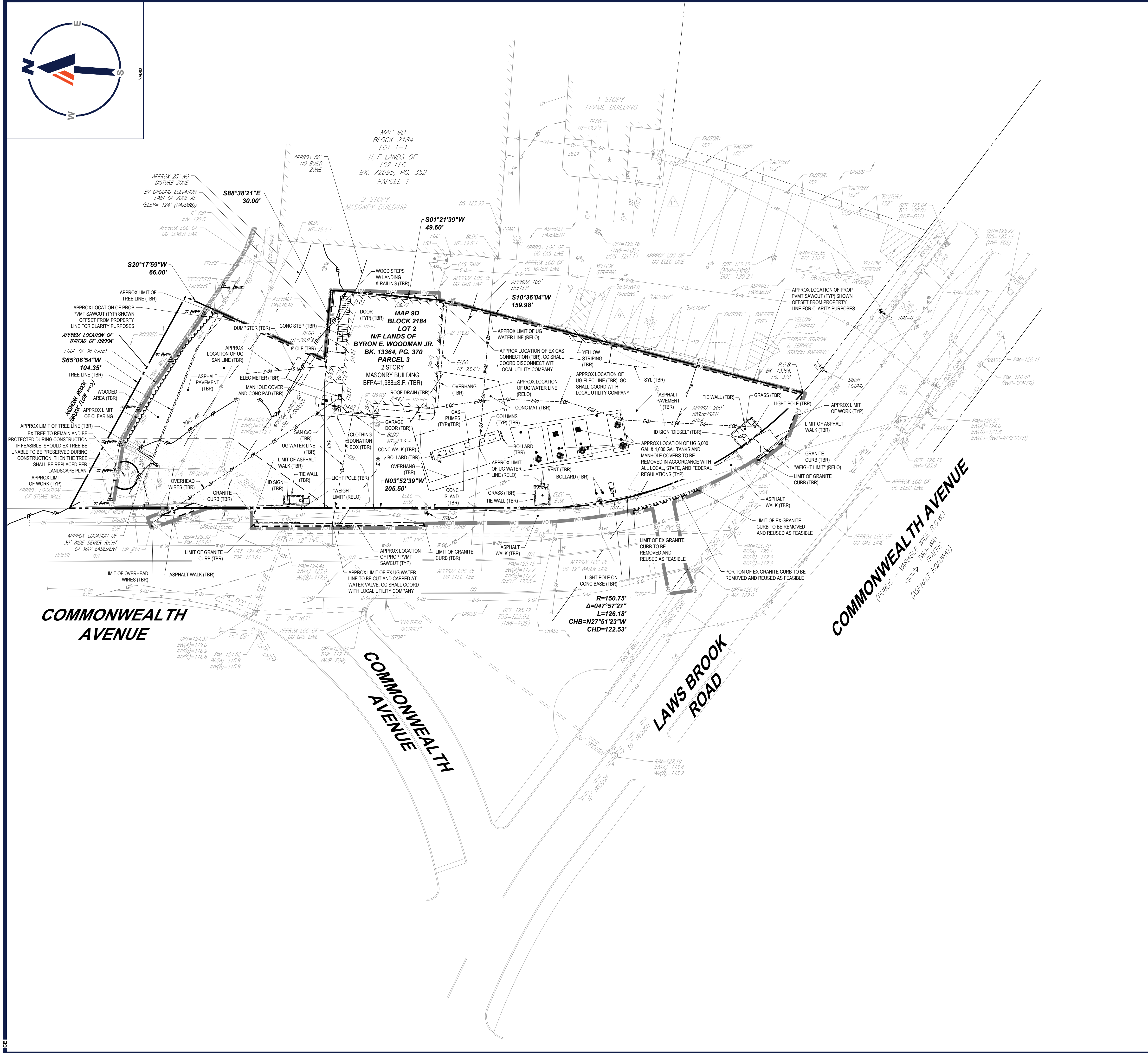
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J.A. KUCICH
Professional Engineer
MASSACHUSETTS REG. NO. 15476
CONCORD, MASSACHUSETTS 01734
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE: **EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER: **C-201**

REVISION 2 - 02/05/2026

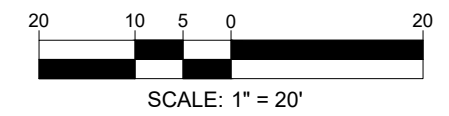


GC SHALL ENSURE THAT ALL UTILITY SERVICE SHUTOFFS FOR PROPOSED UTILITY RELOCATIONS SHALL BE DURING OFF-PEAK TIMES AND SHALL BE COORDINATED WITH THE ABUTTER

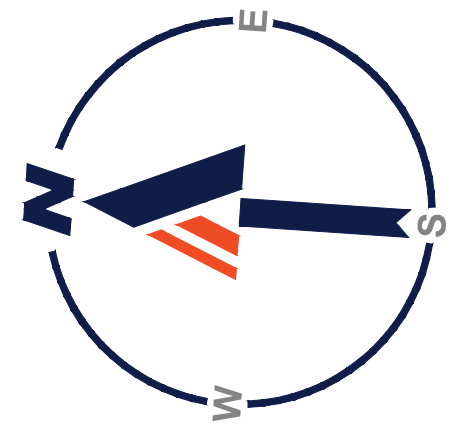
CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (WATER, SEWER, ELECTRIC, TELECOM, GAS) AND DRAINAGE PRIOR TO ORDERING OF MATERIALS. GC SHALL REPORT ANY DISCREPANCIES OR CONFLICTS TO THE DESIGN ENGINEER IN WRITING

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



FEB 05, 2026
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MASSACHUSETTS SITE NOTES

(Rev. 10/2025)

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

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

(Rev. 10/2025)

1. IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) REGULATIONS 821 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE "AMERICANS WITH DISABILITIES ACT (ADA) CODE, AAB, AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

ZONING TABLE

ZONE: WCB - WEST CONCORD BUSINESS
 USE: AUTO SERVICE STATION (1), RETAIL STORE
 MAP: 9D BLOCK: 2184 LOT: 2

APPLICANT/ OWNER INFORMATION

APPLICANT:	CONCORD COUNTRY STORE LLC 8 LUXBRIDGE ROAD MENDON, MA 01756
PROPERTY OWNER:	CONCORD COUNTRY STORE LLC 8 LUXBRIDGE ROAD MENDON, MA 01756

BULK REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	N/S	20,851 SF (0.48 AC)	NO CHANGE
MIN LOT WIDTH	N/S	66.4'	NO CHANGE
MIN LOT FRONTAGE	N/S	331.7'	NO CHANGE
FRONT YARD (MIN)	0.0'	40.3'	42.3'
FRONT YARD (MAX) (2)	10.0'	54.7' (2) (E)	48.9' (2) (3)
SIDE YARD (2)	0.0'	0.39'	0.2'
REAR YARD (2)	0.0'	N/A	N/A
PERMITTED BUILDING HEIGHT	MAX: 35.0' MIN: 15.0' (SIDE AND REAR), 18.0' (FACADE)	MAX: 23.6' MIN: 13.9' (E)	23.0'
MAX LOT COVERAGE	N/S	91.0% (18,976 SF)	78.5% (16,364 SF)

KEY = VARIANCE REQUIRED

N/A = NOT APPLICABLE, N/S = NOT SPECIFIED, (E) = EXISTING NON-CONFORMING, (R) = SEE NOTE

- (1) SPECIAL PERMIT THROUGH ZONING BOARD OF APPEALS REQUIRED FOR AUTO SERVICE STATION USE
- (2) MAXIMUM FRONT YARD IS MEASURED TO THE BUILDING PER ZONING BYLAW SECTION 6.2.6.
- (3) SPECIAL PERMIT THROUGH ZONING BOARD OF APPEALS REQUIRED FOR MAX SETBACK

PARKING REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	9.0' X 18.0'	-	9.0' X 18.0'
MIN NUMBER OF STALLS	9	-	11
REQUIRED PARKING:			
RETAIL STORE USE:	1 SPACE PER 250 SF GFA		
	(1 SPACE / 250 SF) X 2,153 SF = 8.6 = 9 SPACES		

KEY = VARIANCE REQUIRED

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DRAWN BY:	JDG
CHECKED BY:	CSE
DATE:	12/22/2025
CAD ID:	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

BOHLER
 50 WASHINGTON ST., SUITE 2000
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 NEW HAMPSHIRE REG. NO. 15476
 CONN. REG. NO. 19177
 RHODE ISLAND REG. NO. 9616
 MAINE LICENSE NO. 12953

SHEET TITLE:

SITE PLAN

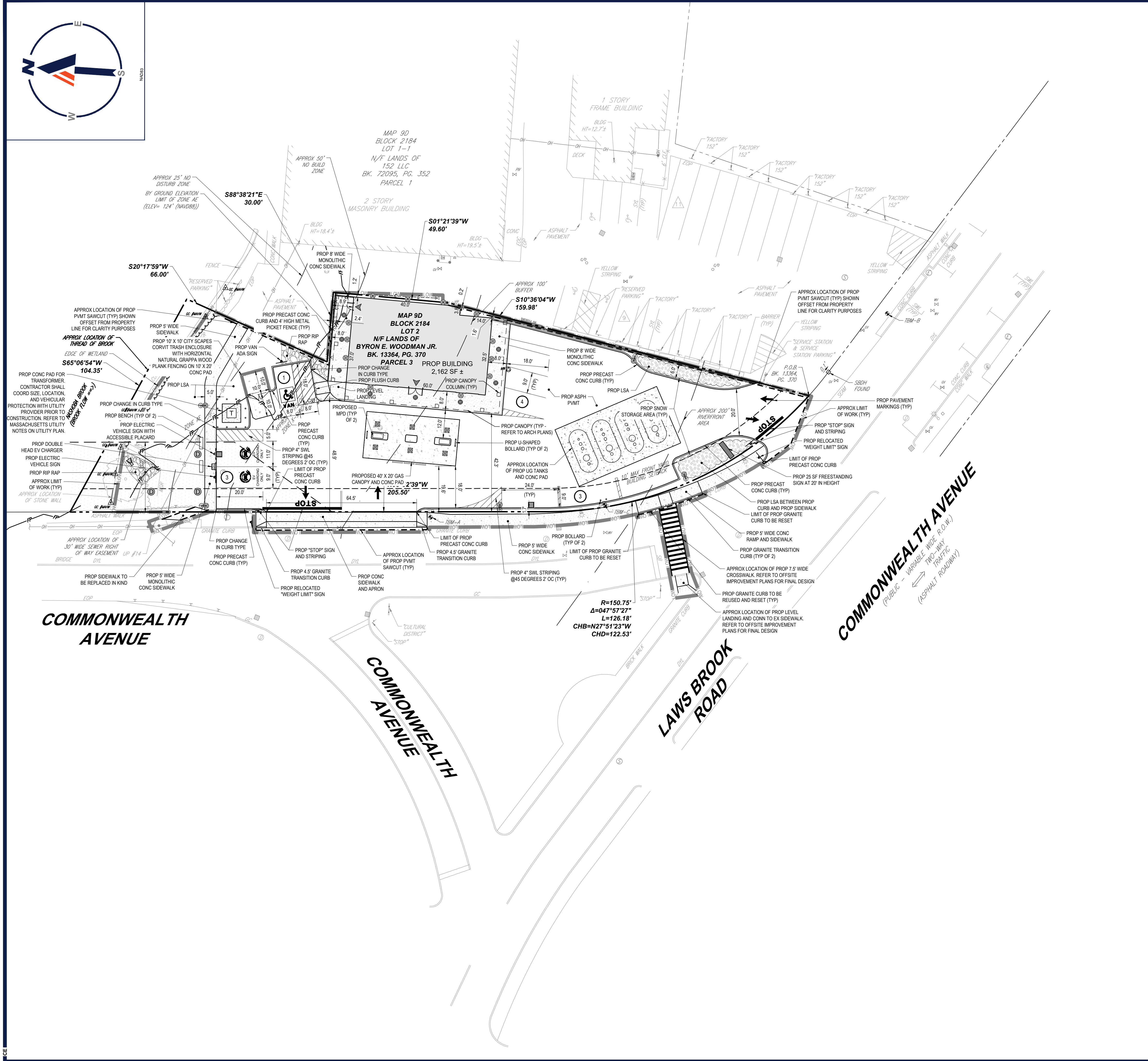
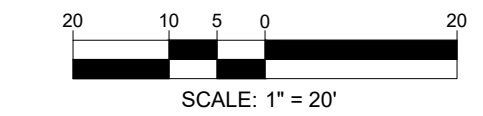
SHEET NUMBER:
C-301

REVISION 2 - 02/05/2026

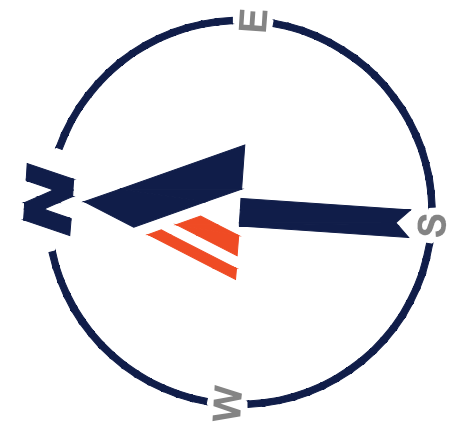
MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

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FLOOD STORAGE CALCULATIONS

Elevation Range	Existing Volume Provided (CY)	Proposed Volume Provided (CY)	Net Volume Provided (CY)	Net Volume Provided (CF)
120-121	0.0	0.1	0.1	1.4
121-122	0.5	0.7	0.2	6.2
122-123	1.5	2.3	0.8	22.4
123-124	34.1	34.3	0.2	5.7
Total	36.1	37.4	1.3	35.6

MASSACHUSETTS GRADING NOTES

(Rev. 10/2025)

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

MASSACHUSETTS DRAINAGE NOTES

(Rev. 10/2025)

- WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 2 IN X 4 FT STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
- STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS INDICATED ON THE PLANS OTHERWISE.
- UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M282 FOR PIPES 4" TO 10" AND TO AASHTO M284 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. HOPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR APPROVED EQUIVALENT.



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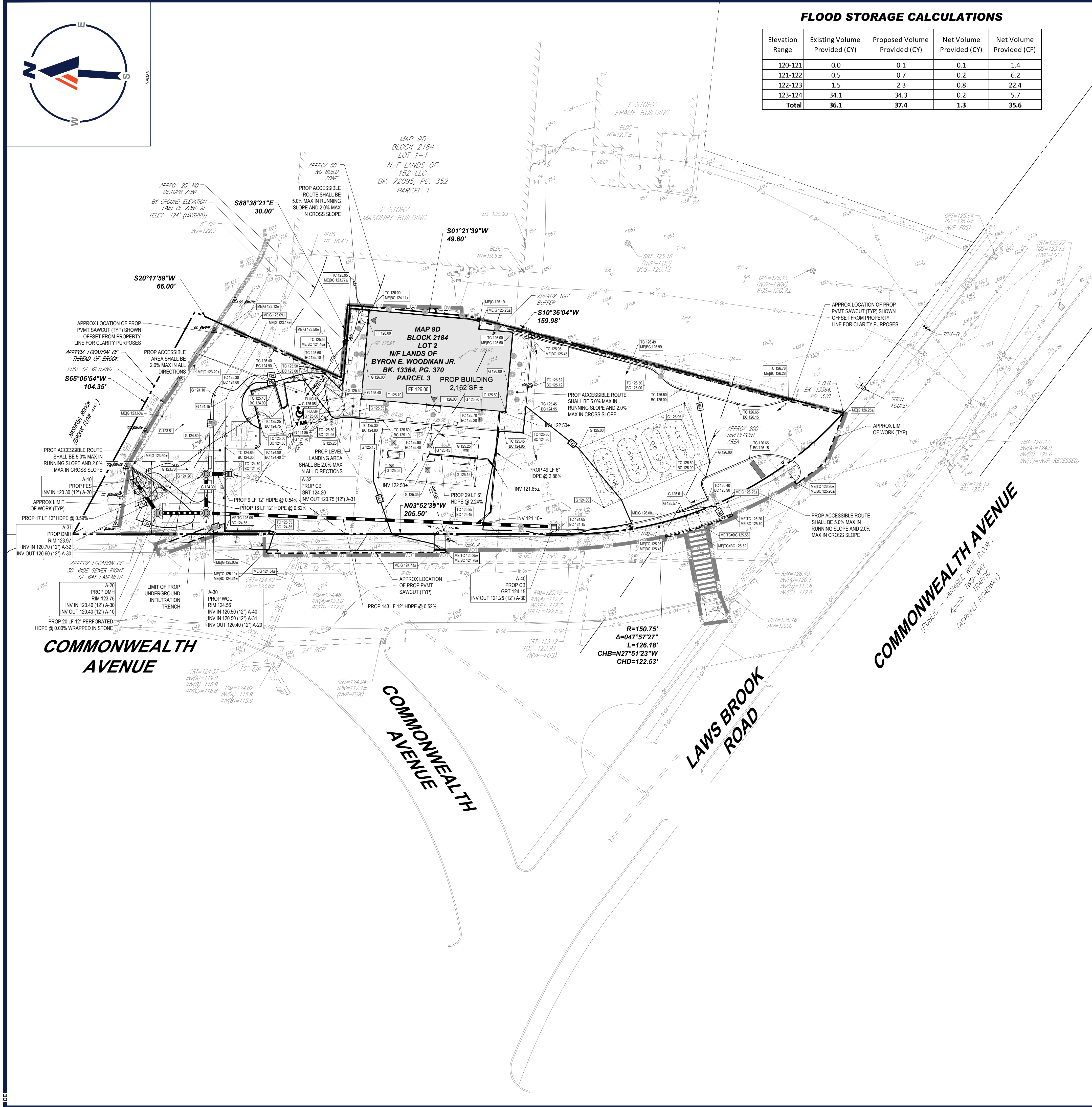
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SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

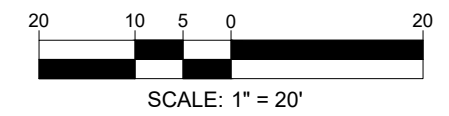
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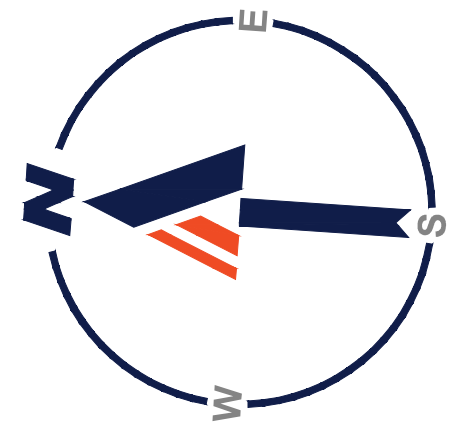
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MASSACHUSETTS UTILITY NOTES

(Rev. 10/2025)

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	01/15/2026	WCAC COMMENTS	CSE
2	02/05/2026	NRC COMMENTS	EGD

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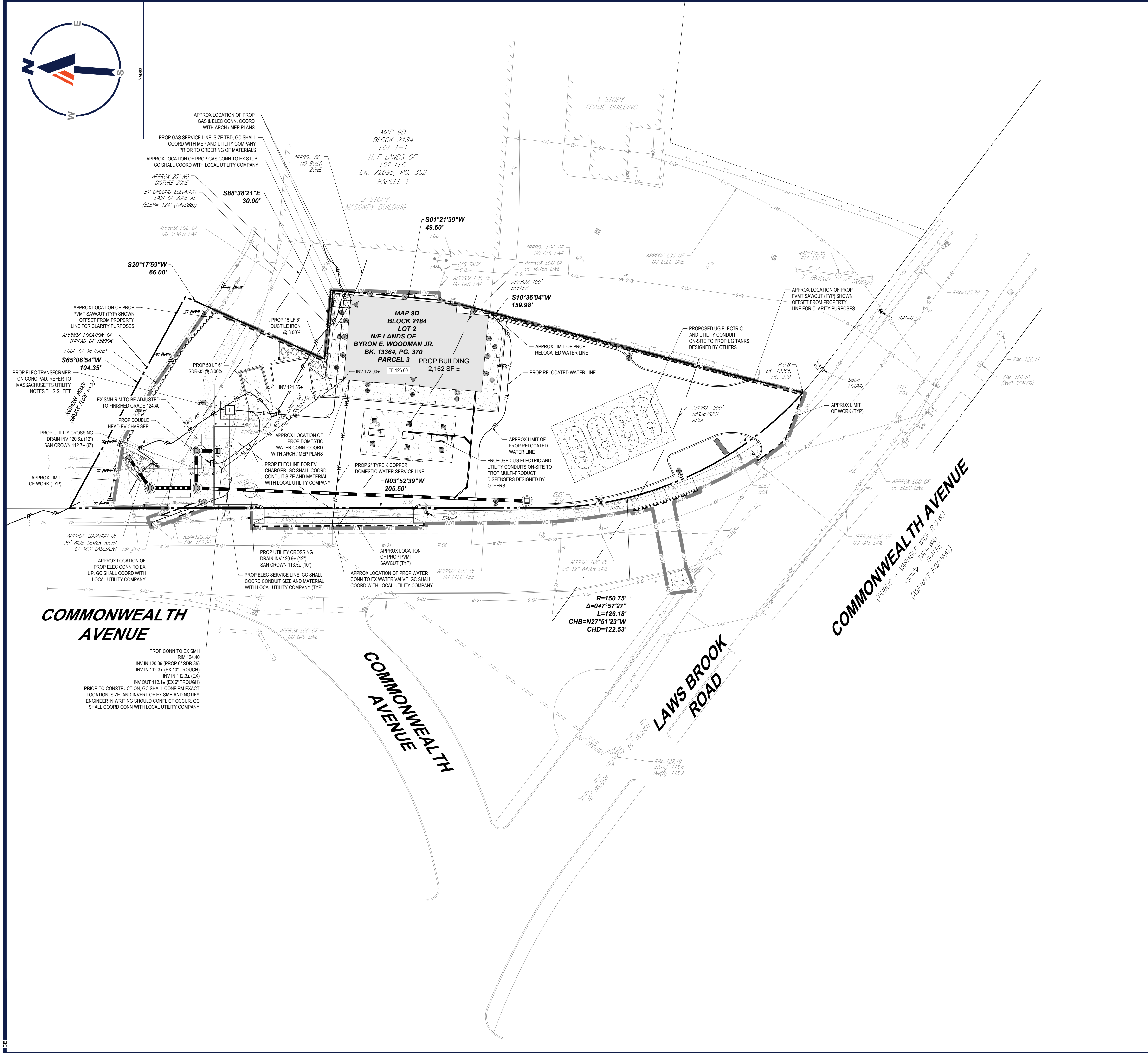
PROJECT No.: MA250062-00-2A
 DRAWN BY: JDG
 CHECKED BY: CSE
 DATE: 12/22/2025
 CAD LID: P-CIVIL-PROP

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

SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-501
REVISION 2 - 02/05/2026

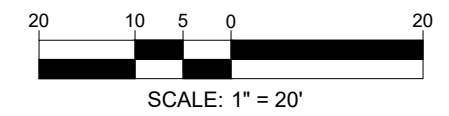


GC SHALL ENSURE THAT ALL UTILITY SERVICE SHUTOFFS FOR PROPOSED UTILITY RELOCATIONS SHALL BE DURING OFF-PEAK TIMES AND SHALL BE COORDINATED WITH THE ABUTTER

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 UTILITIES PURPOSES ONLY



FILED: 2026 P:\2025\MA250062-00-2A\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL-PROP-MA250062-00-2A-LAYOUT-C-501.UPL

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

(Rev. 10/2025)

- ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- ALL AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS MUST BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS MUST BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY MUST BE PERMANENTLY STABILIZED WITHIN FOURTEEN (14) DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM, POND OR WETLANDS, THE AREA MUST BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO ANY STORM EVENT.
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING MUST BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPAIRED AND/OR REPAIRED EVERY SEVEN (7) DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES MUST REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES MUST REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, MUST BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDINGS MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED MUST BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- ALL TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONCE THE SITE IS 70% STABILIZED, FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES MUST REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, FILTER SOCKS, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM MUST HAVE AN EXPOSURE WINDOW OF NOT MORE THAN SEVEN (7) DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM MUST FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECTED AREA	STABILIZATION STRAW	APPLICATION
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS / 1,000 SF 100 POUNDS / 1,000 SF
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AND IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
GREATER THAN 2:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

- * A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER MUST BE USED TO ADDITIONAL WIND CONTROL.
- * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.
- SEDIMENT TRAPS MUST BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - TEMPORARY SEDIMENT TRAPS MUST BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT MUST BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA MUST THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
 - STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
 - EXISTING CATCH BASIN STRUCTURES MUST BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
 - THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
 - THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

(Rev. 10/2025)

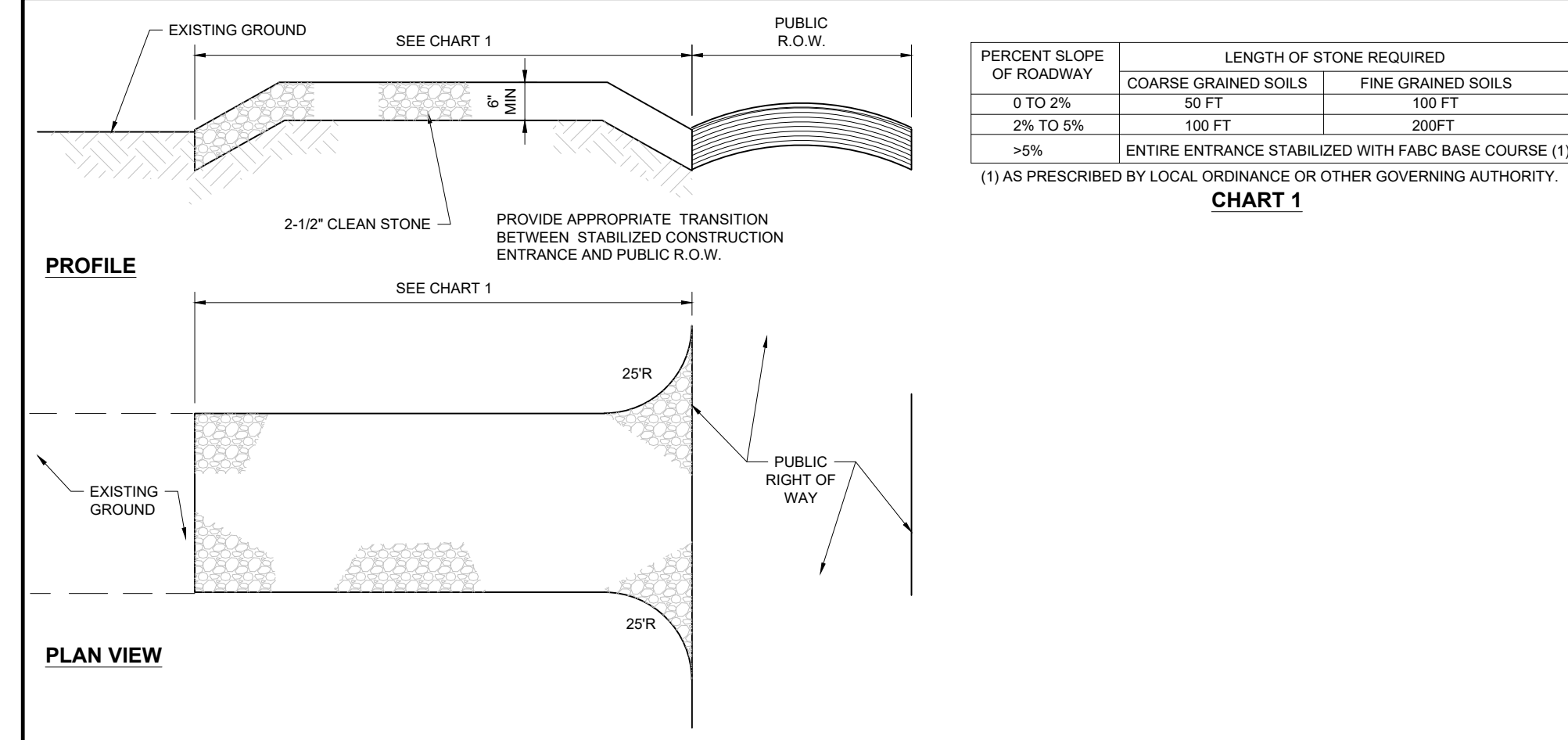
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK MUST BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (AS APPLICABLE) SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS MUST NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA MUST BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING FOURTEEN (14) DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES MUST BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDS. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADE AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDS AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES MUST NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN FOURTEEN (14) DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION MUST BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH MUST BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTINGS MUST BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING MUST BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AS APPLICABLE.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW MUST BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES (Rev. 10/2025)

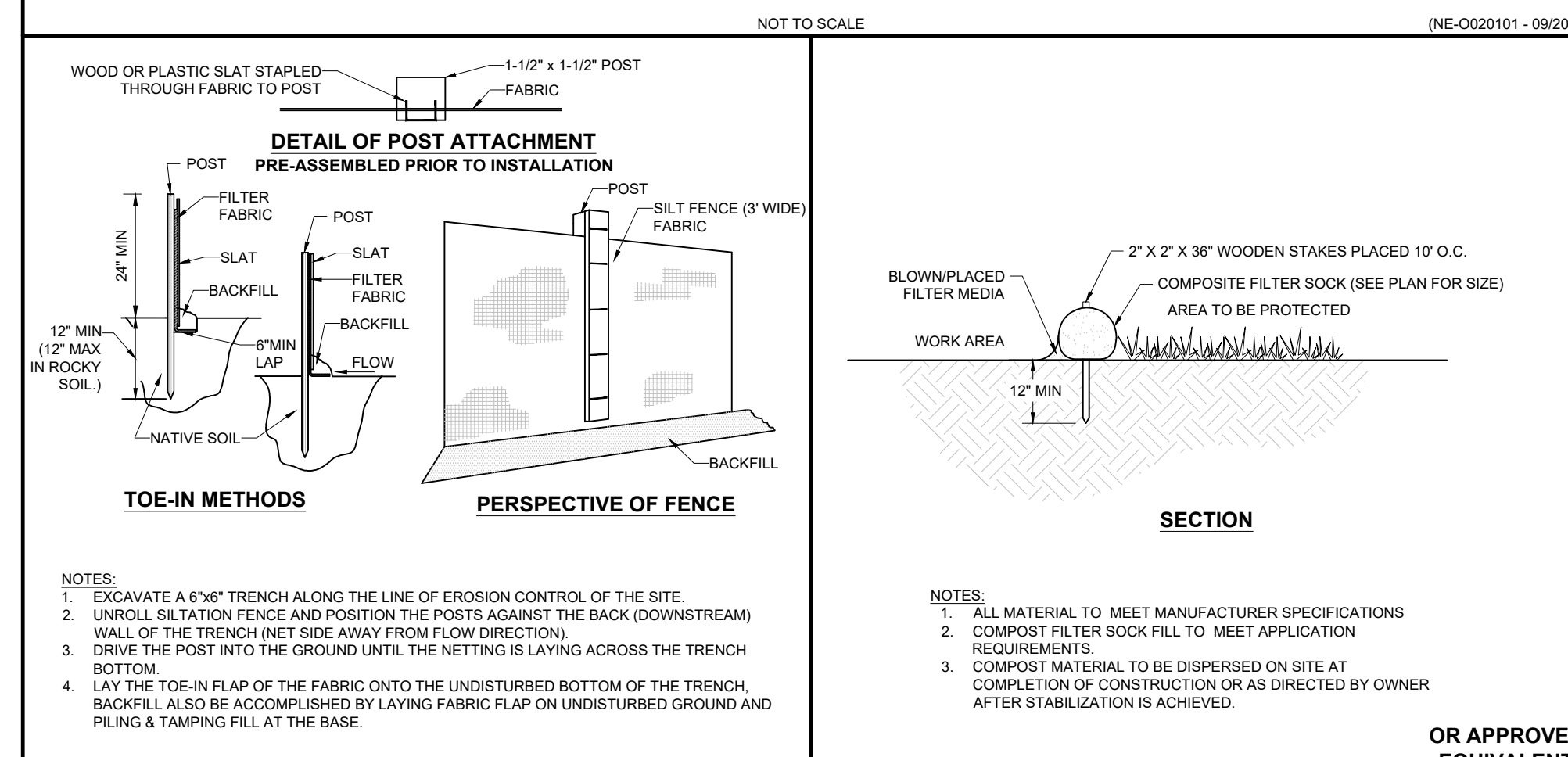
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.51 ACRES.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
- EROSION CONTROL BARRIER - INSTALL SILT FENCE(S), STRAW BALES, AND/OR FILTER SOCK (OR APPROVED EQUIVALENT) AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
- INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN SIX (6) INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN SEVEN (7) DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR INSTALLING DIFFERENT SPECIFIED METHODS OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

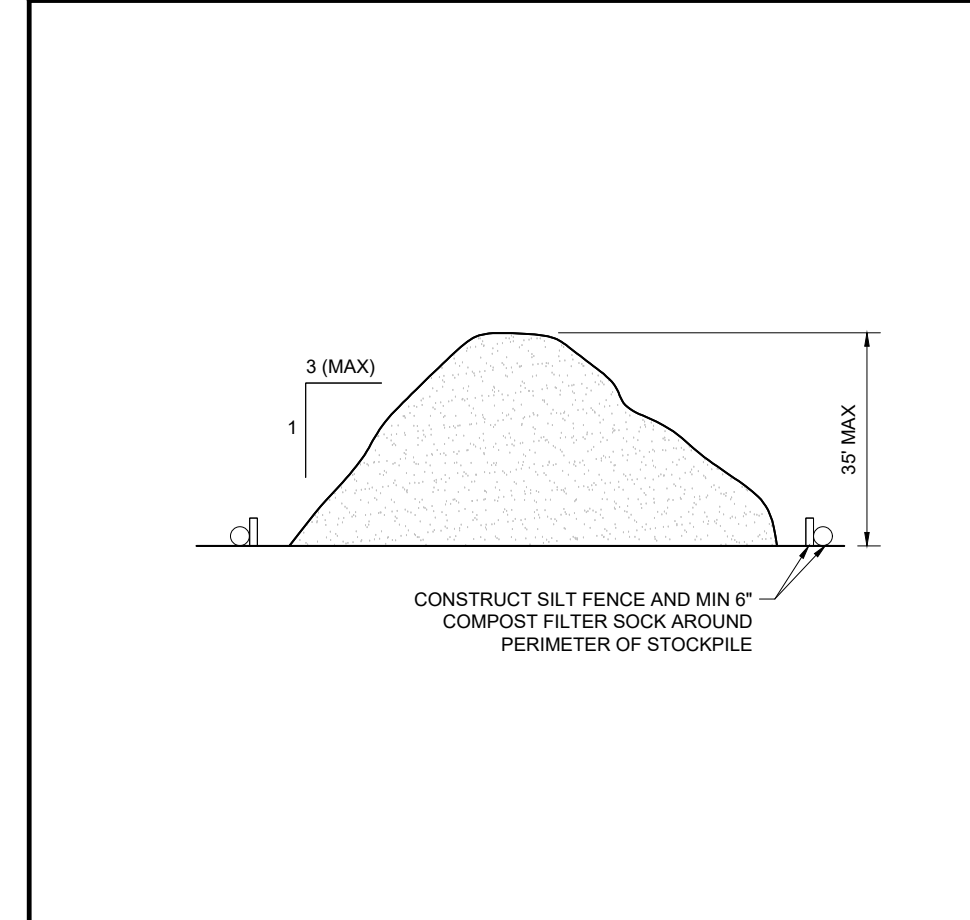


STABILIZED CONSTRUCTION ENTRANCE



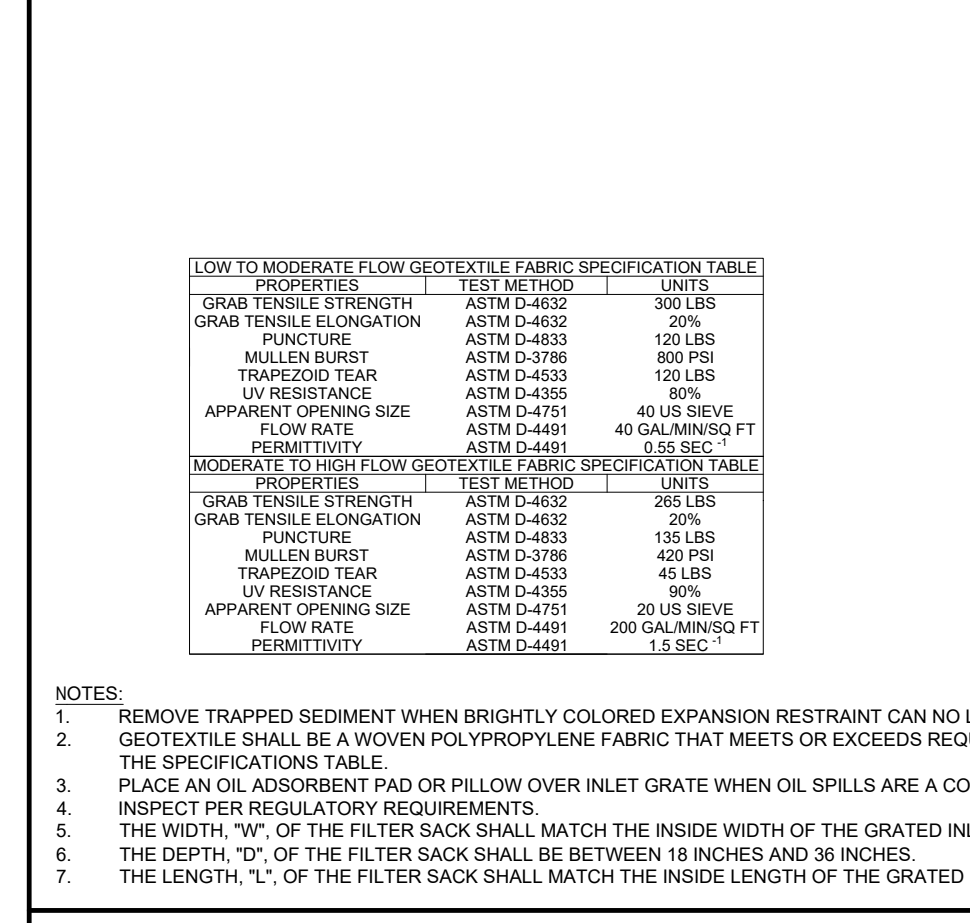
SILT FENCE

NOT TO SCALE (NE-0040101 - 09/2023)



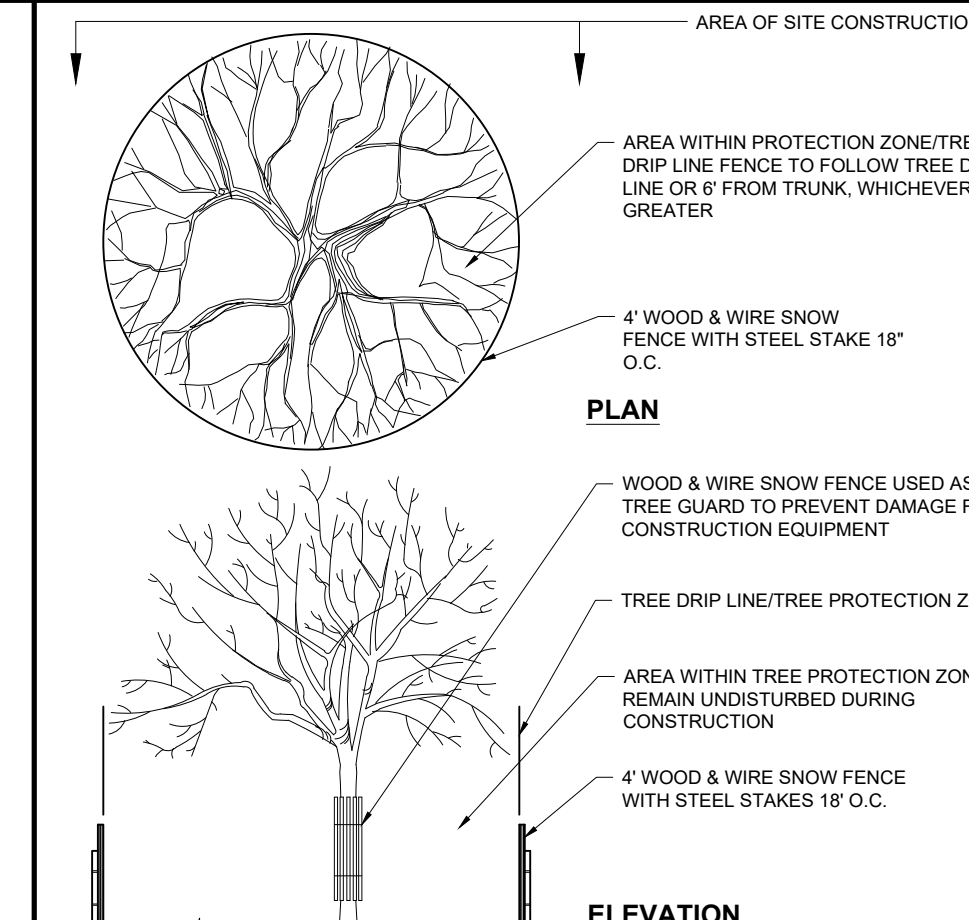
TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

NOT TO SCALE (NE-0060102 - 09/2023)



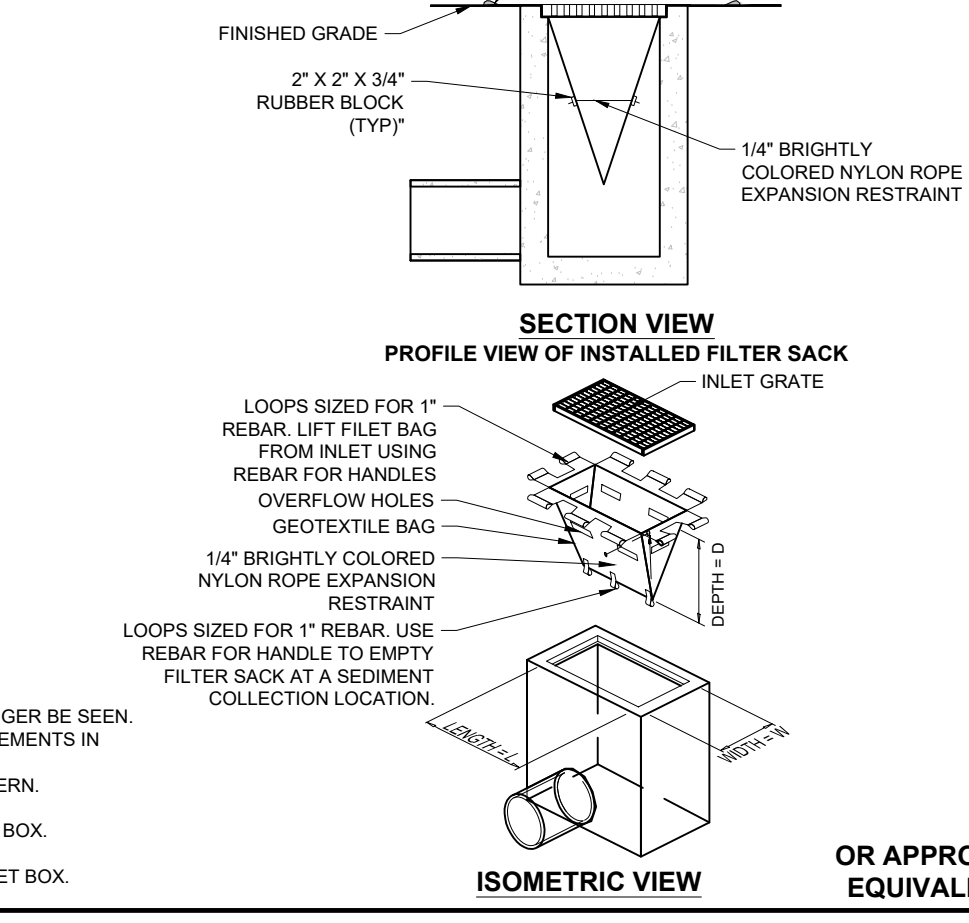
COMPOST FILTER SOCK

NOT TO SCALE (NE-0040001 - 09/2023)



TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (NE-0030201 - 09/2023)



INLET PROTECTION WITH MANUFACTURED INSERT

NOT TO SCALE (NE-0050101 - 09/2023)



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/15/2026	WCAC COMMENTS	JDG	EGD
2	02/05/2026	NRC COMMENTS	JDG	EGD

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PROJECT No.:	MAA250062-00-2A
DRAWN BY:	JDG
CHECKED BY:	12/22/2025
DATE:	P-CIVIL-CNDS
CAD ID:	

PROPOSED SITE PLAN DOCUMENTS

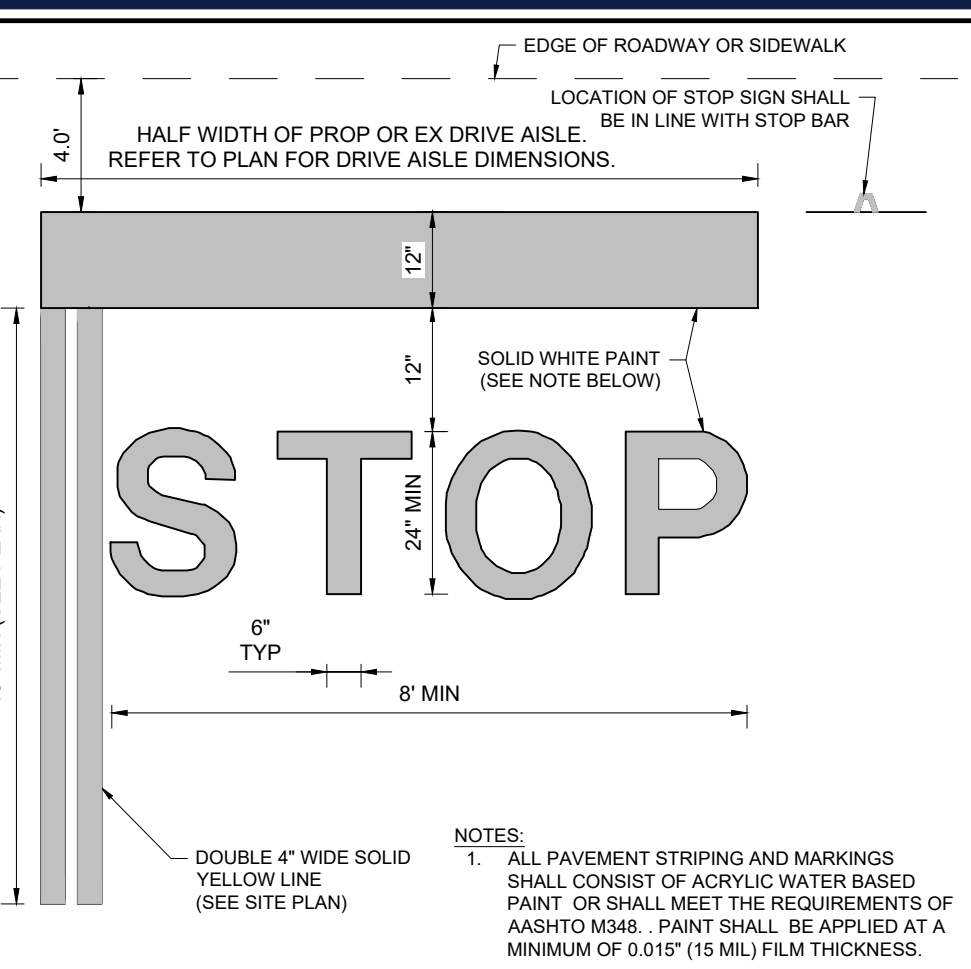
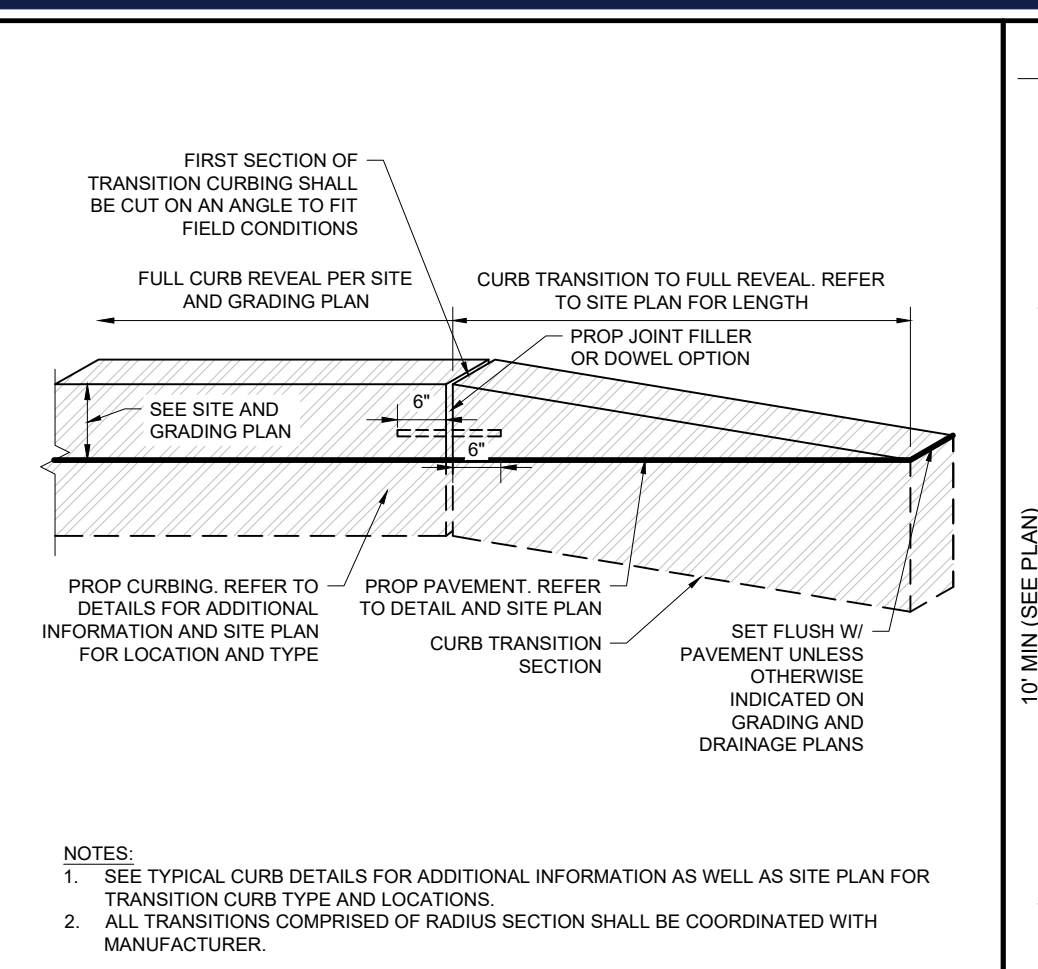
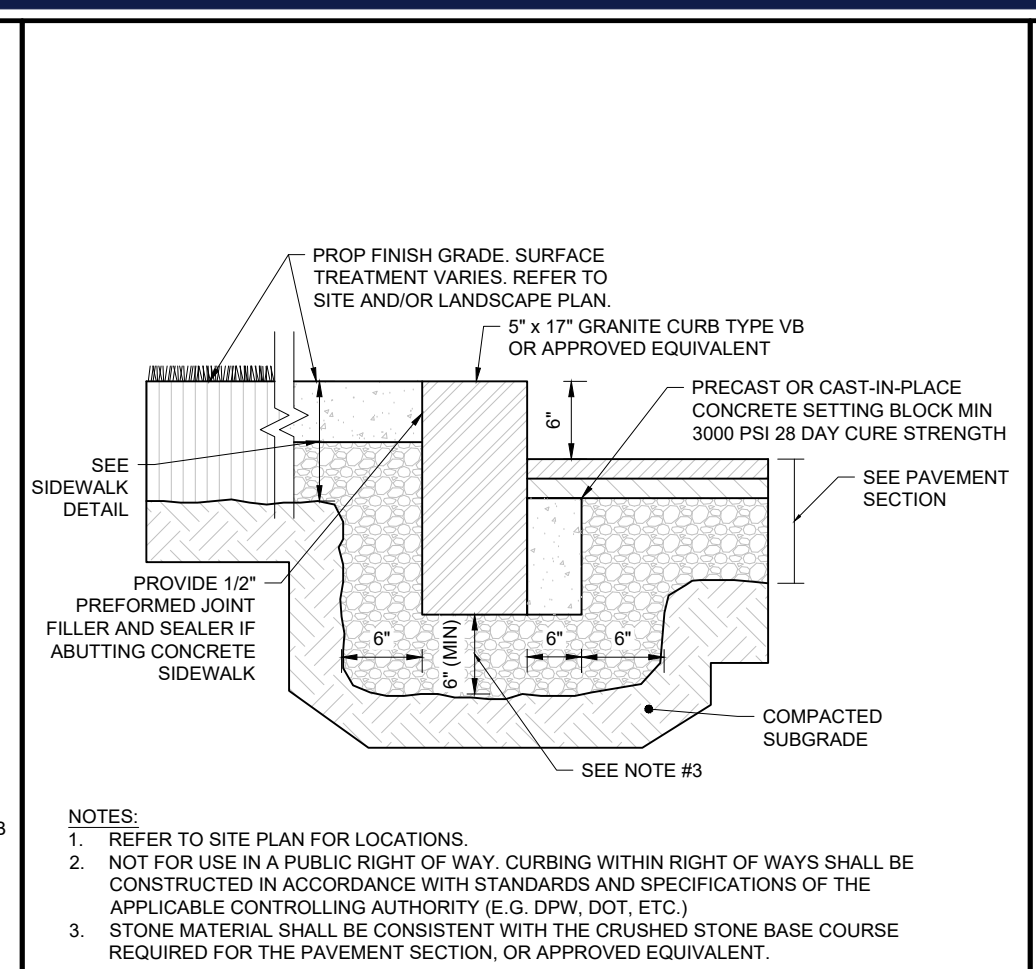
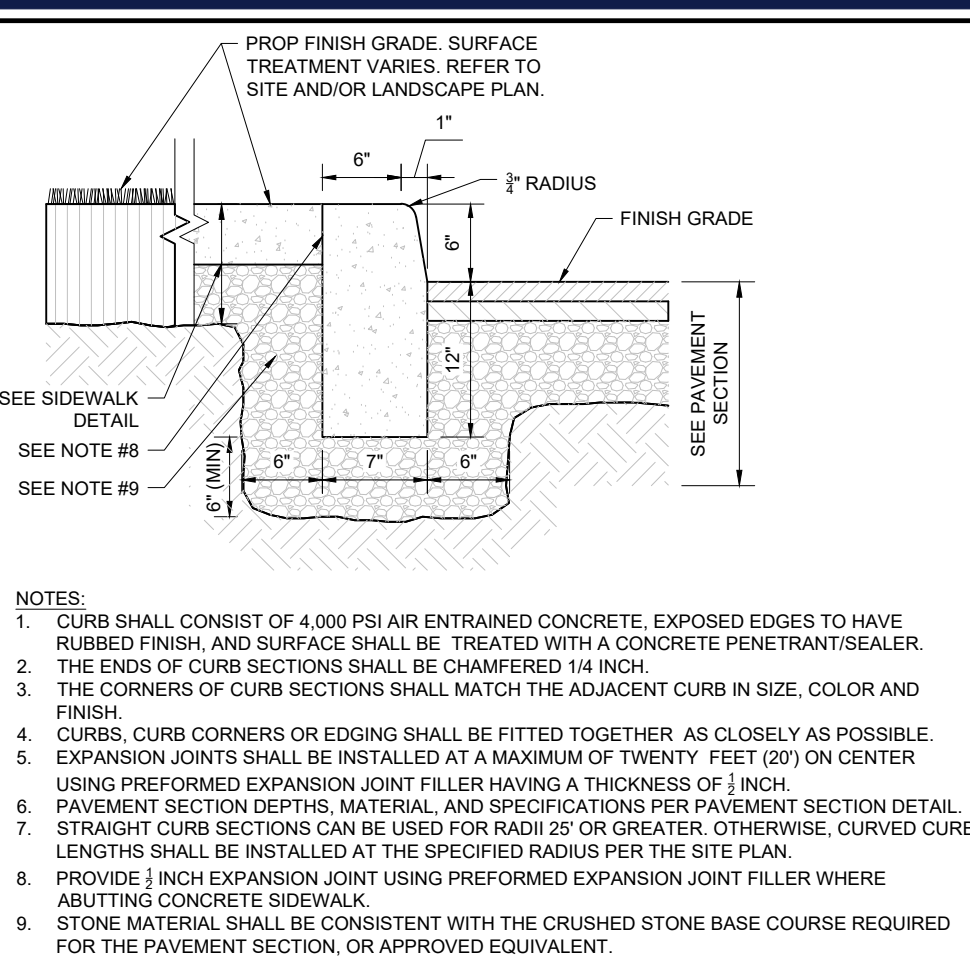
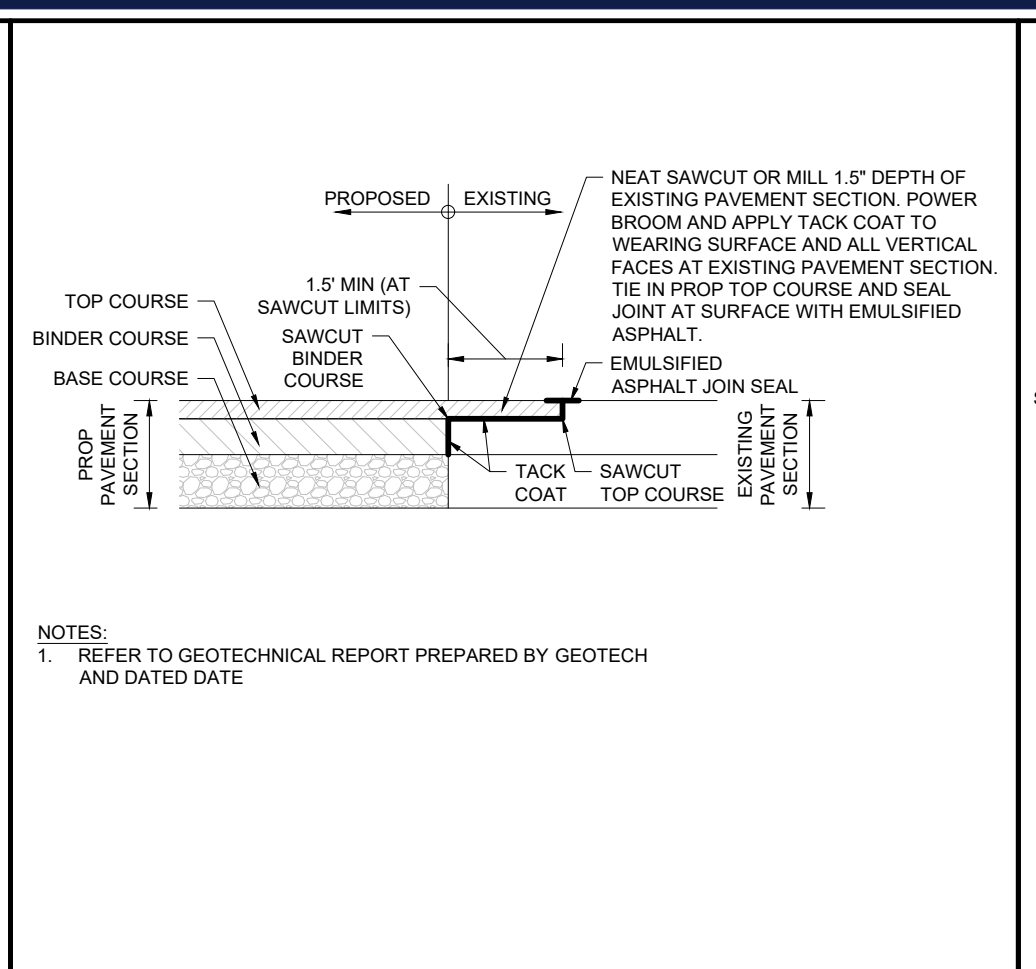
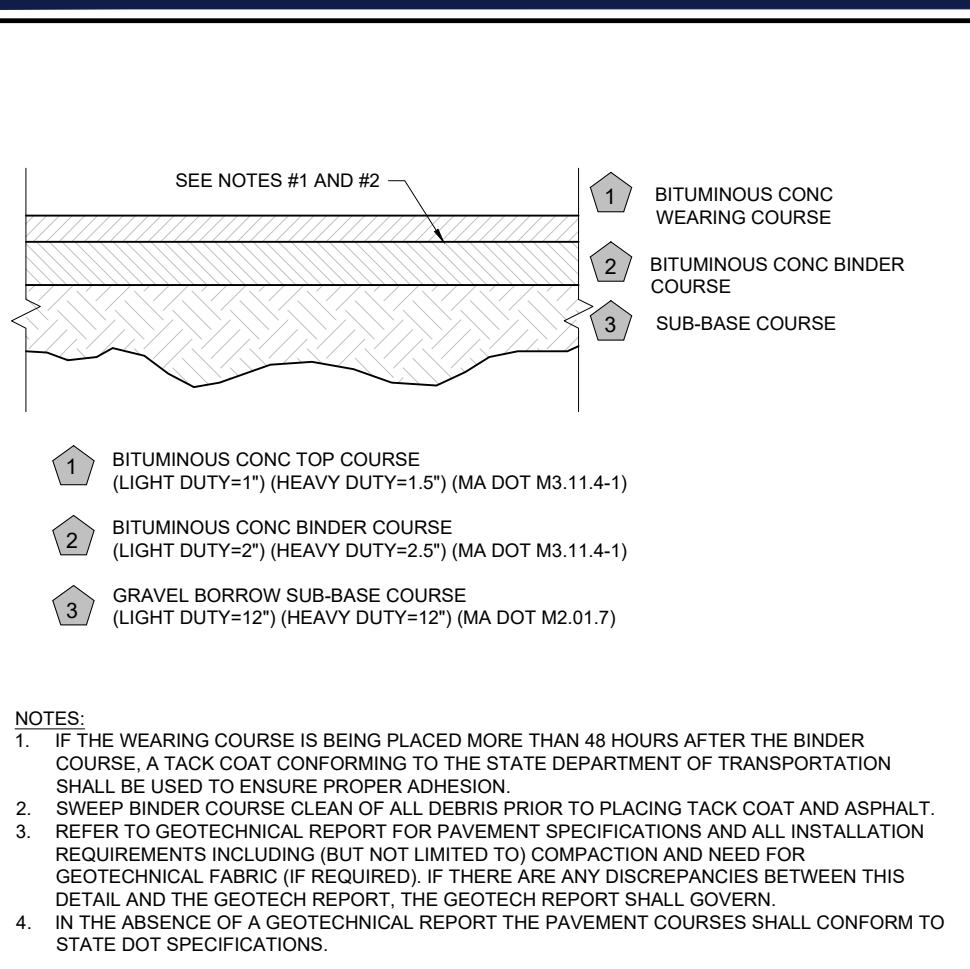
FOR CONCORD COUNTRY STORE LLC

PROPOSED COUNTRY STORE AND FUEL STATION
166 COMMONWEALTH AVENUE
MIDDLESEX COUNTY
CONCORD, MASSACHUSETTS
MAP: 9D | BLOCK: 2184 | LOT: 2

SHEET TITLE EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER: **C-802**

REVISION 2 - 02/05/2026



PAVEMENT SECTION
NOT TO SCALE (MA-S01011 - 05/2025)

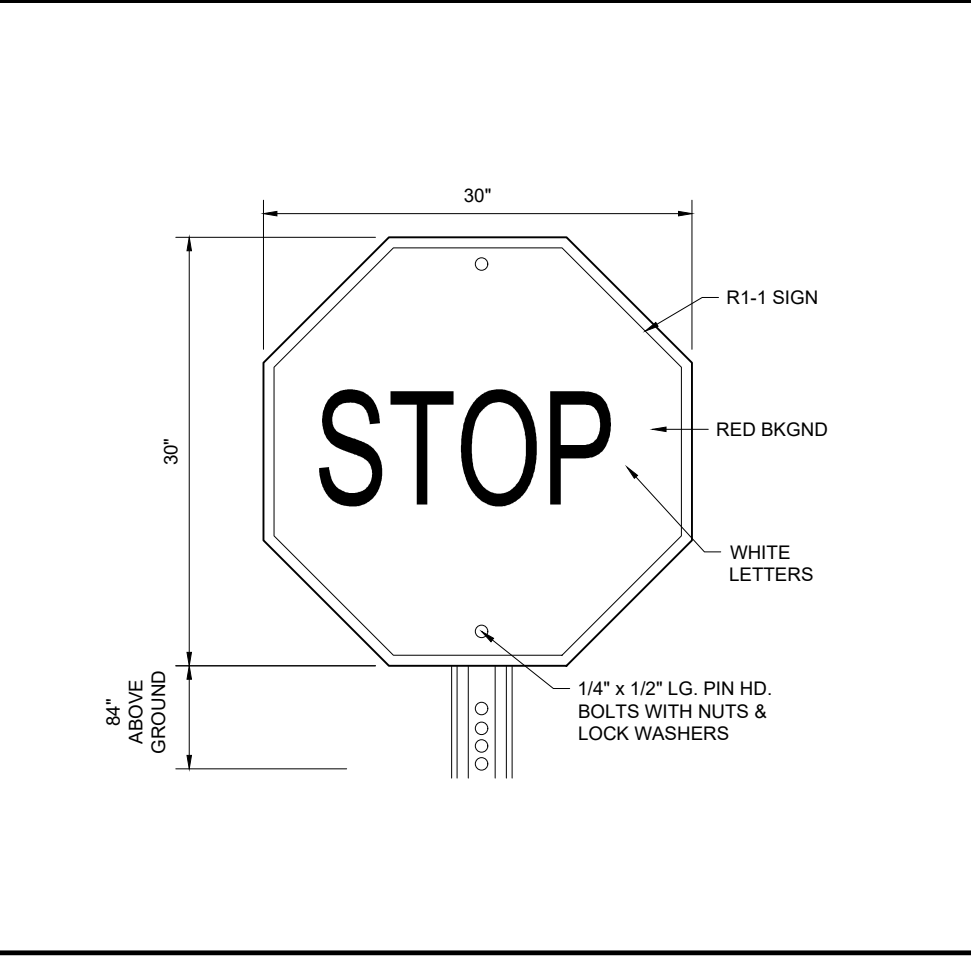
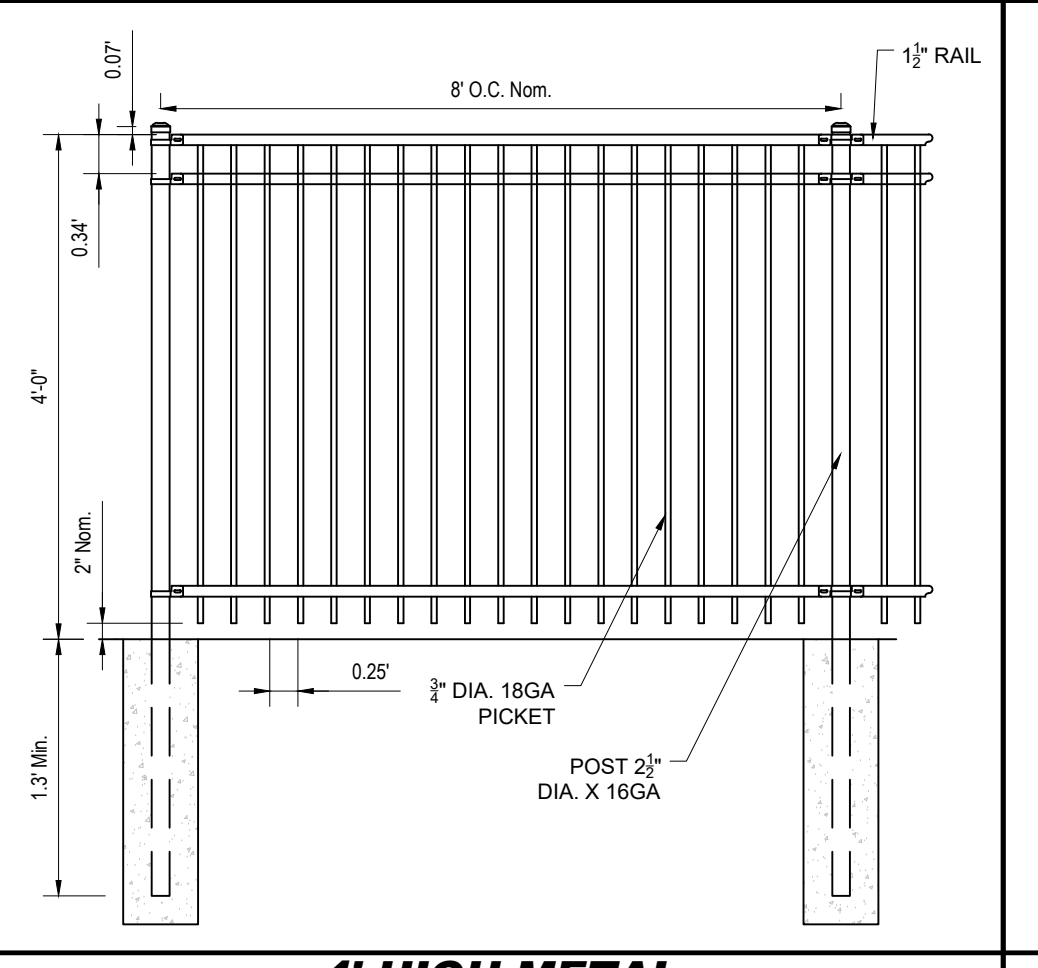
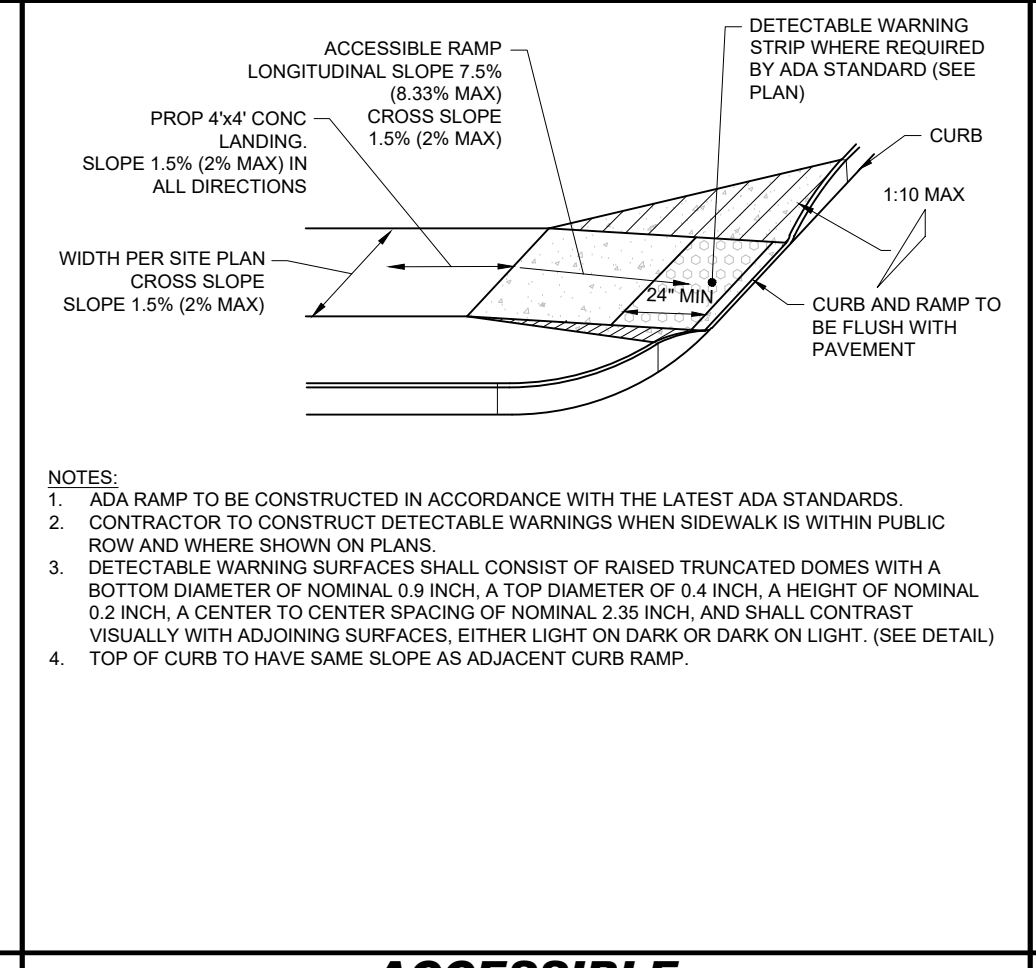
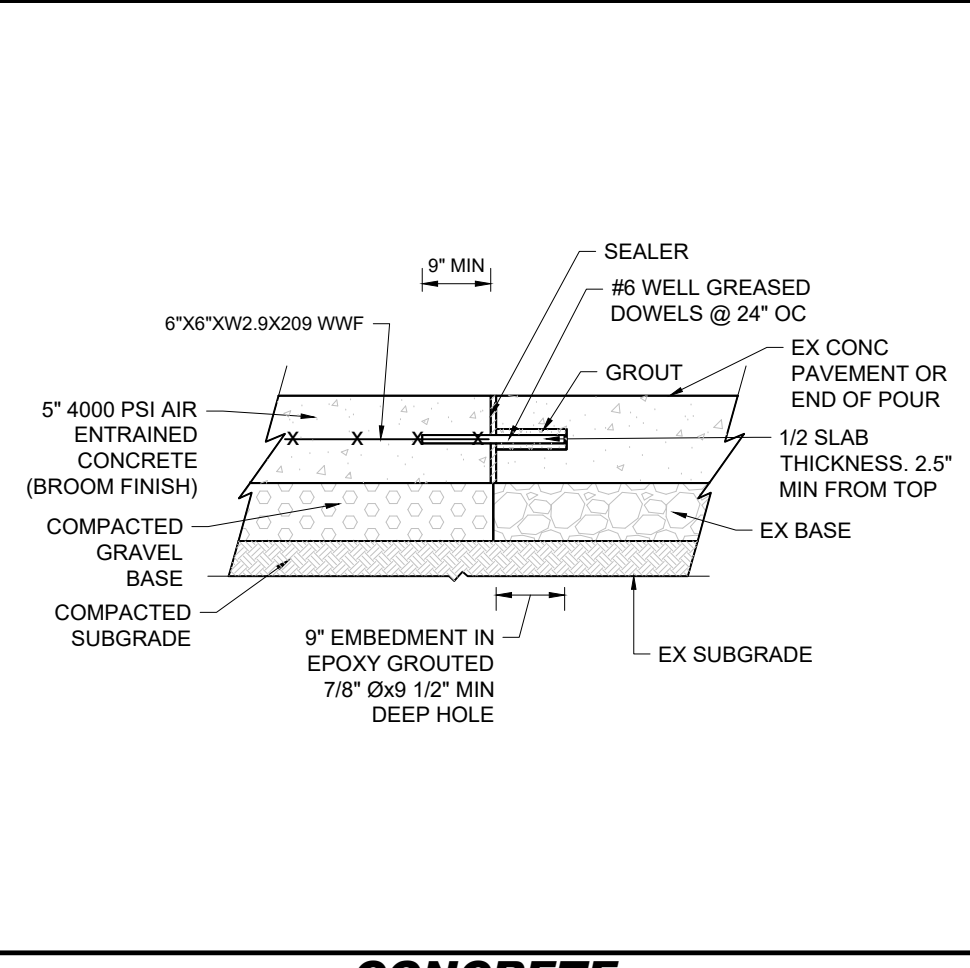
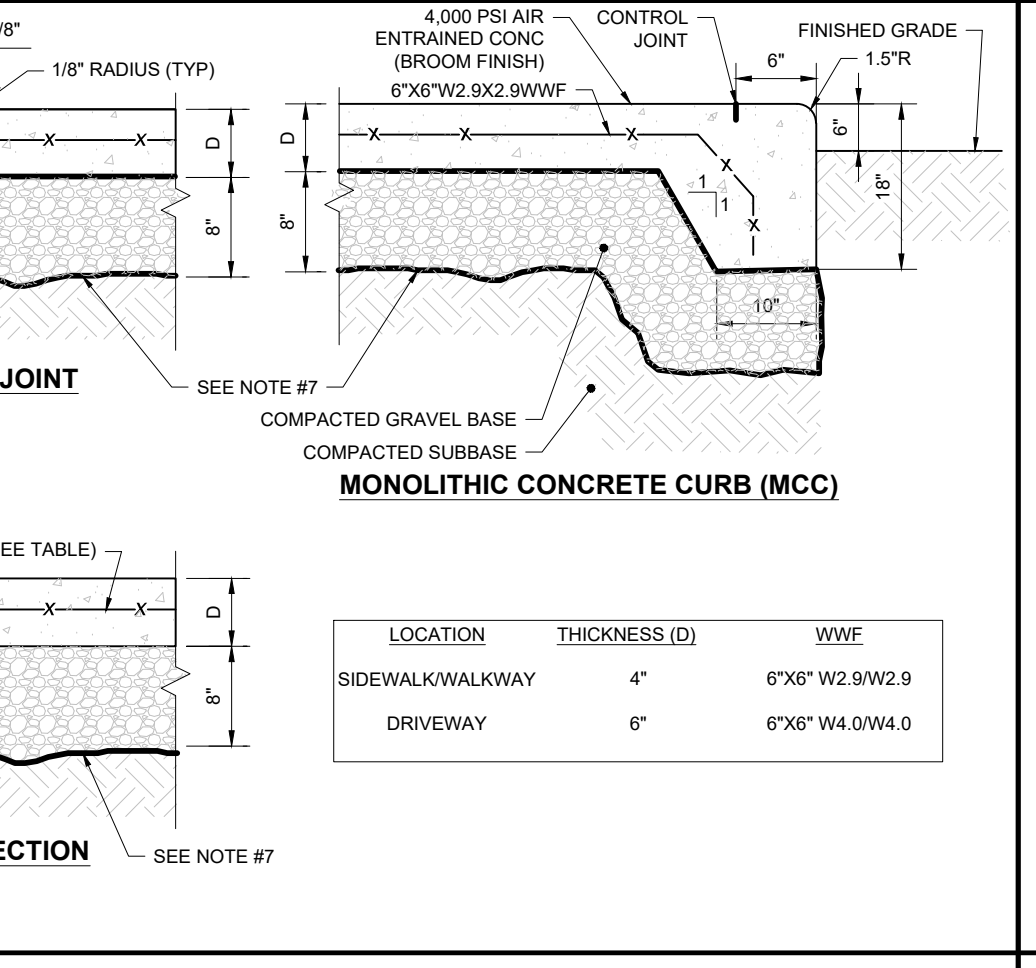
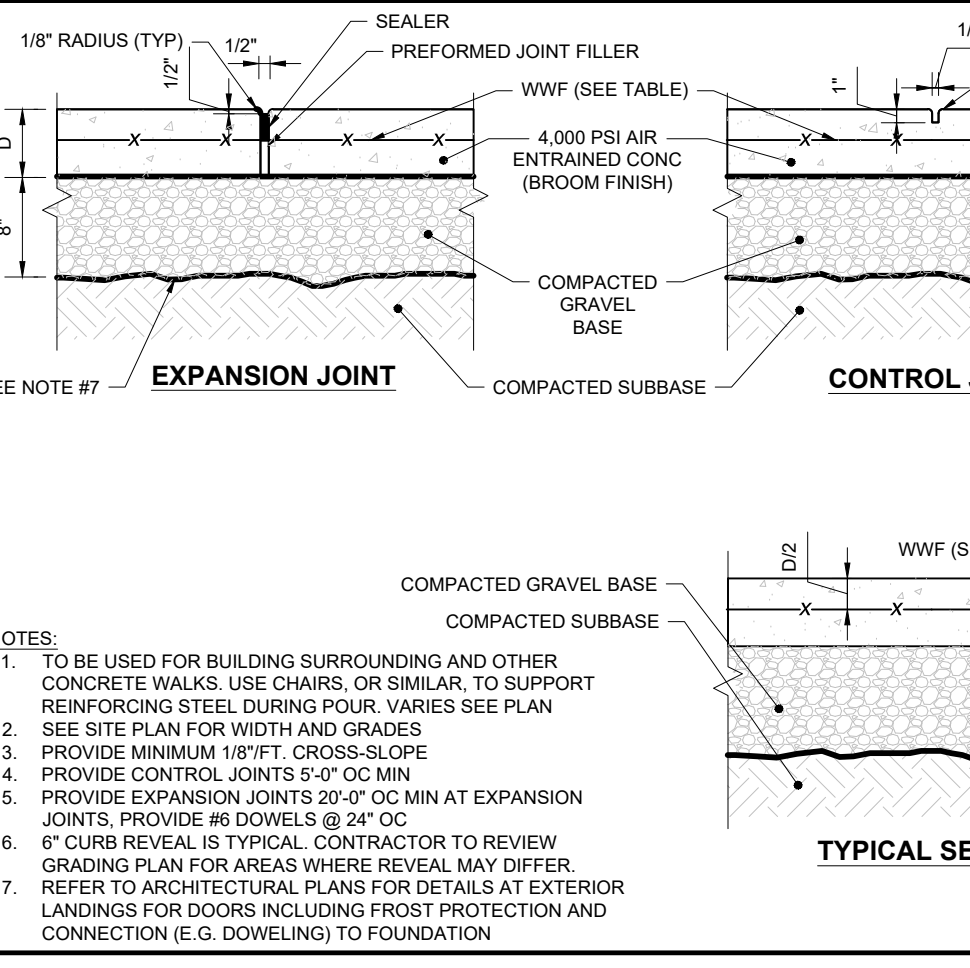
BITUMINOUS CONCRETE PAVEMENT TIE IN
NOT TO SCALE (NE-S010501 - 08/2024)

PRECAST CONCRETE CURB
NOT TO SCALE (NE-S02001 - 02/2025)

VERTICAL GRANITE CURB (ONSITE)
NOT TO SCALE (NE-S020301 - 02/2025)

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

STOP BAR
NOT TO SCALE (NE-S050301 - 08/2025)



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

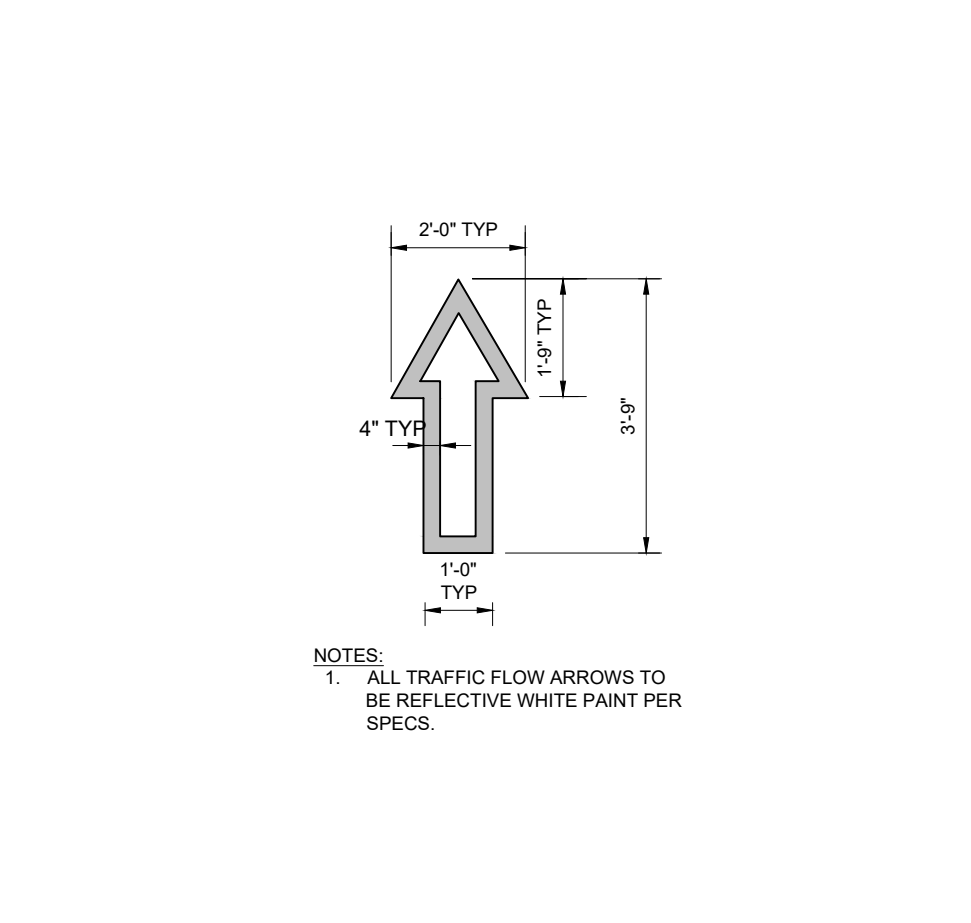
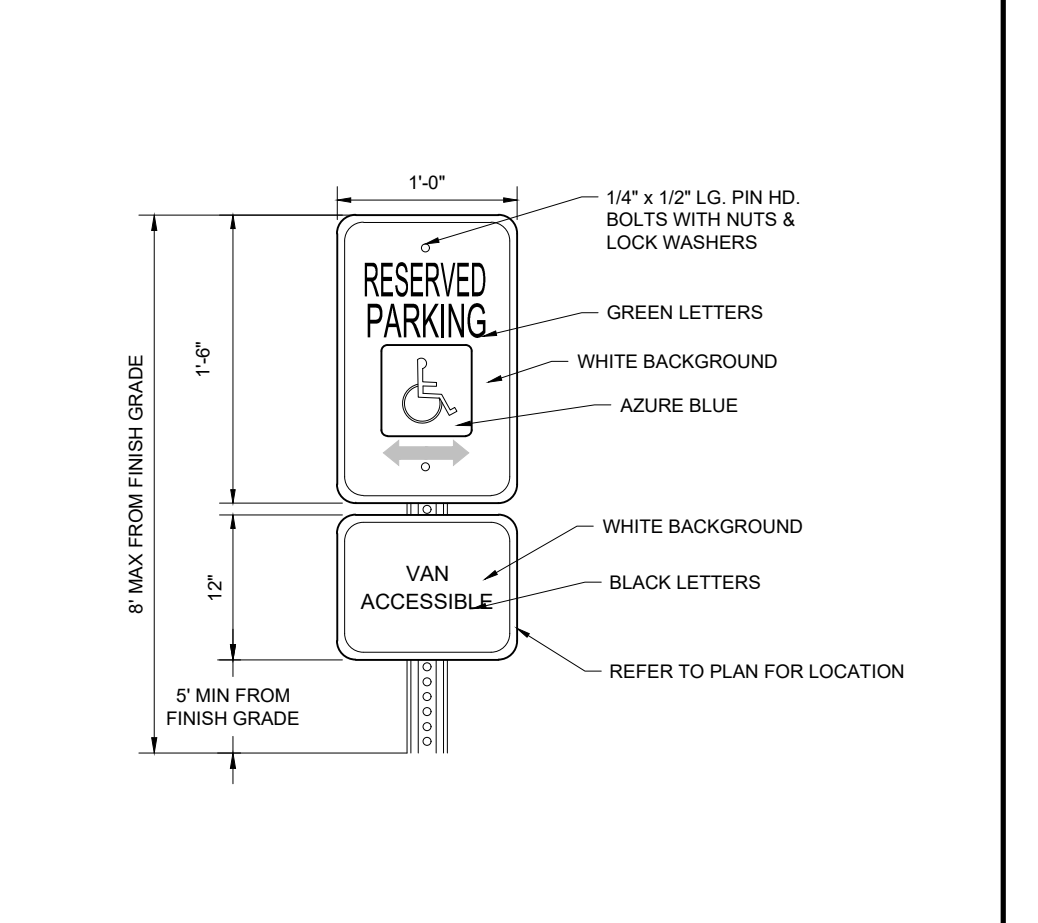
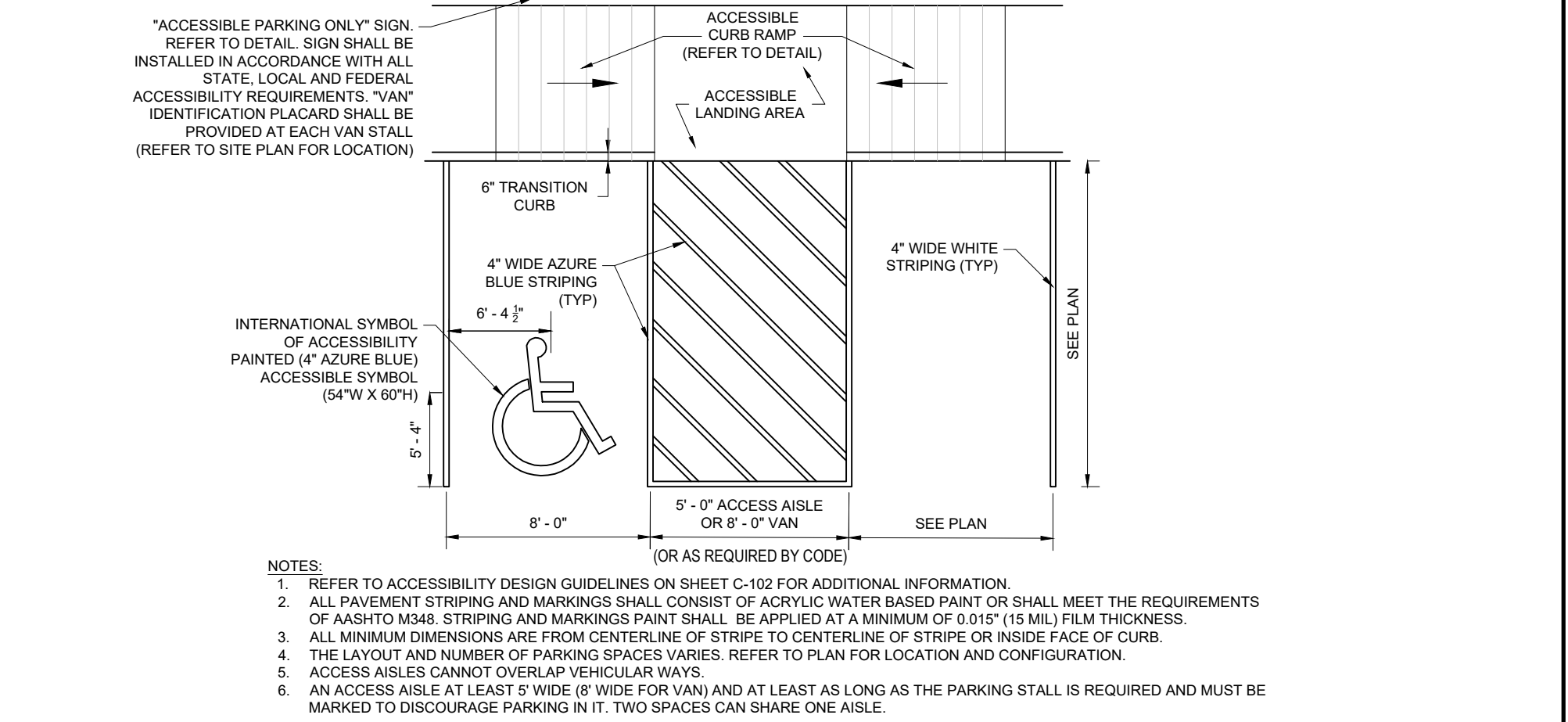
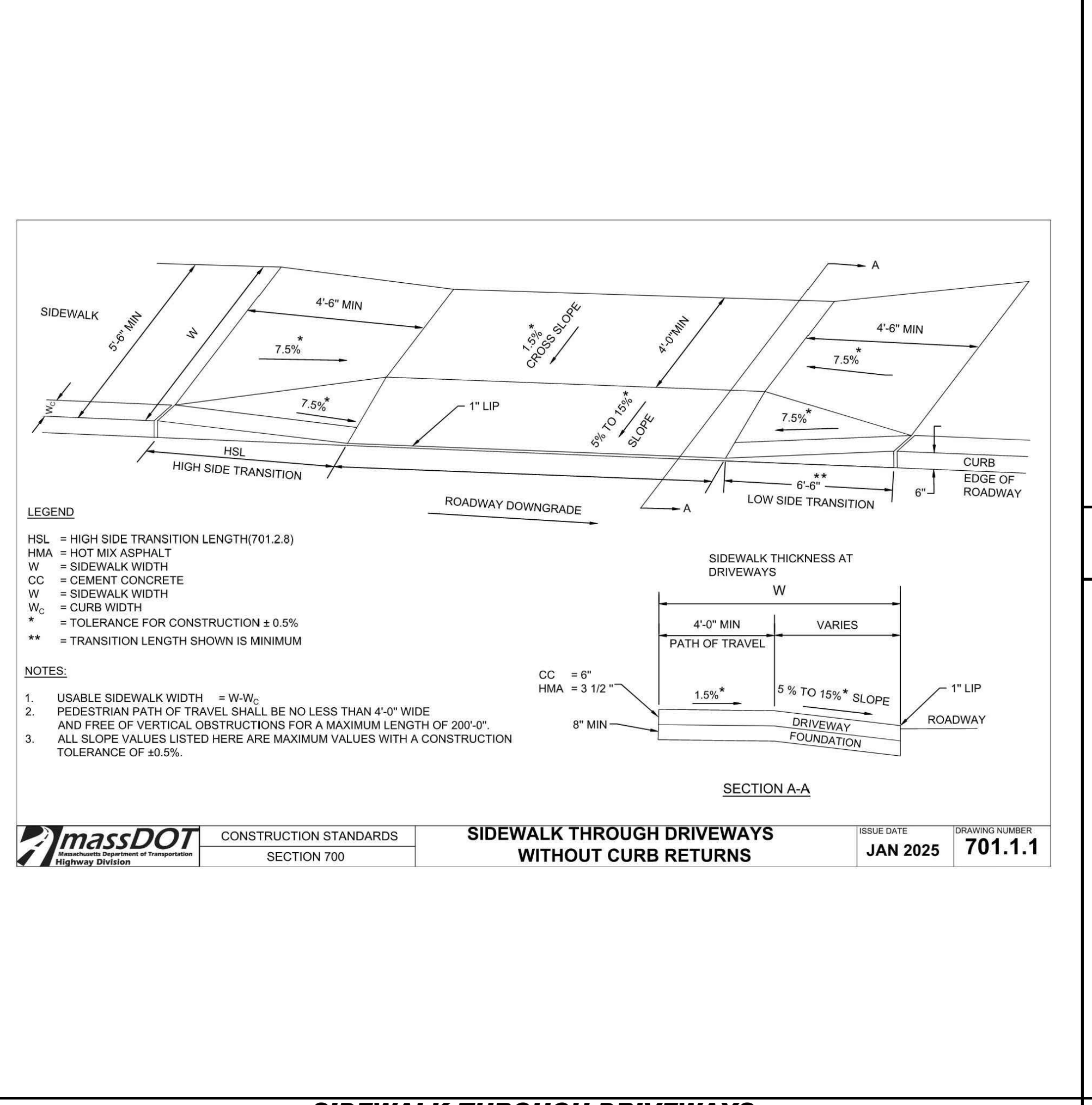
MONOLITHIC CONCRETE CURB (MCC)
NOT TO SCALE (NE-S030202 - 06/2025)

CONCRETE SIDEWALK TIE-IN
NOT TO SCALE (NE-S030402 - 09/2023)

ACCESSIBLE RAMP TYPE C
NOT TO SCALE (NE-S030206 - 10/2024)

4' HIGH METAL PICKET FENCE
NOT TO SCALE (NE-S030203 - 03/2025)

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

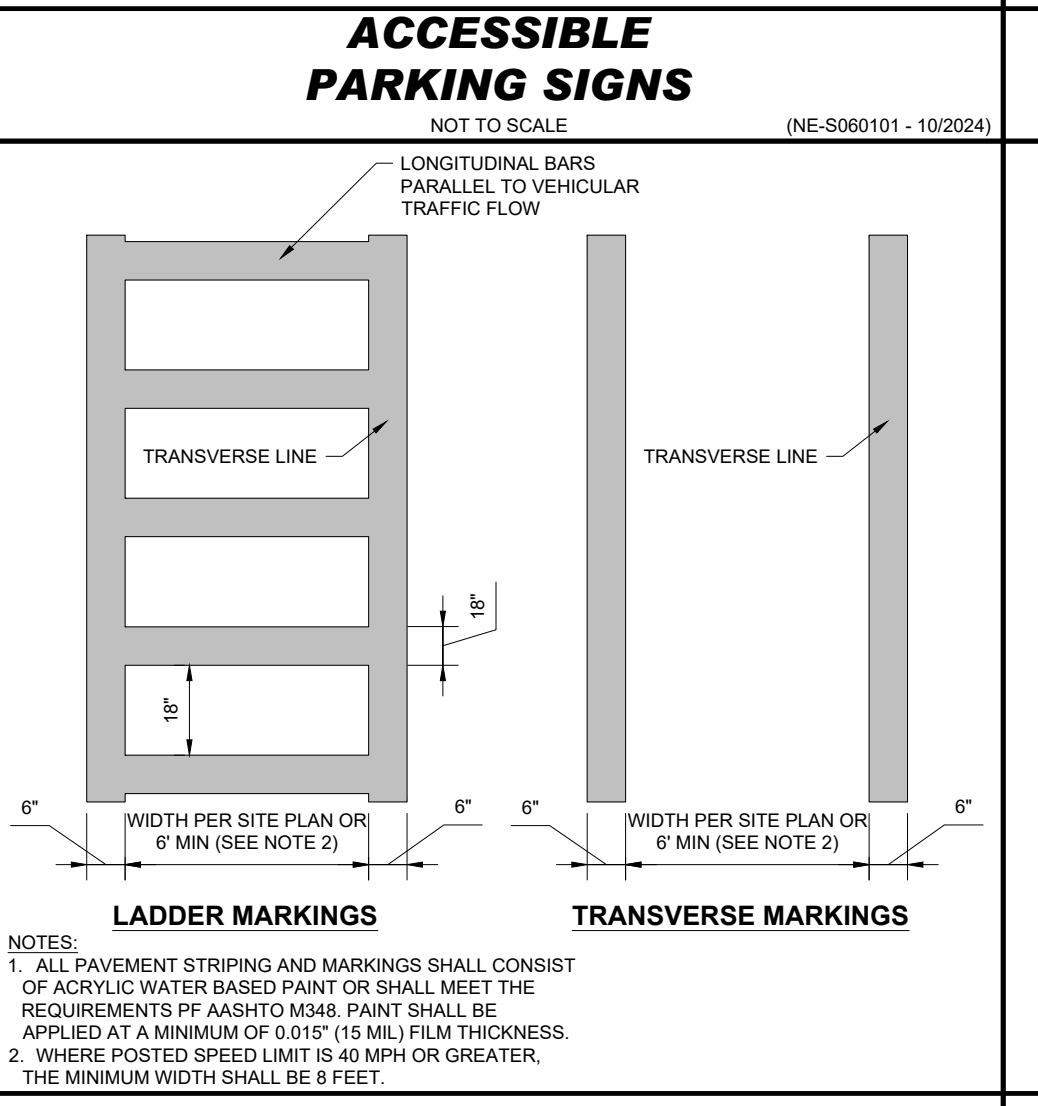
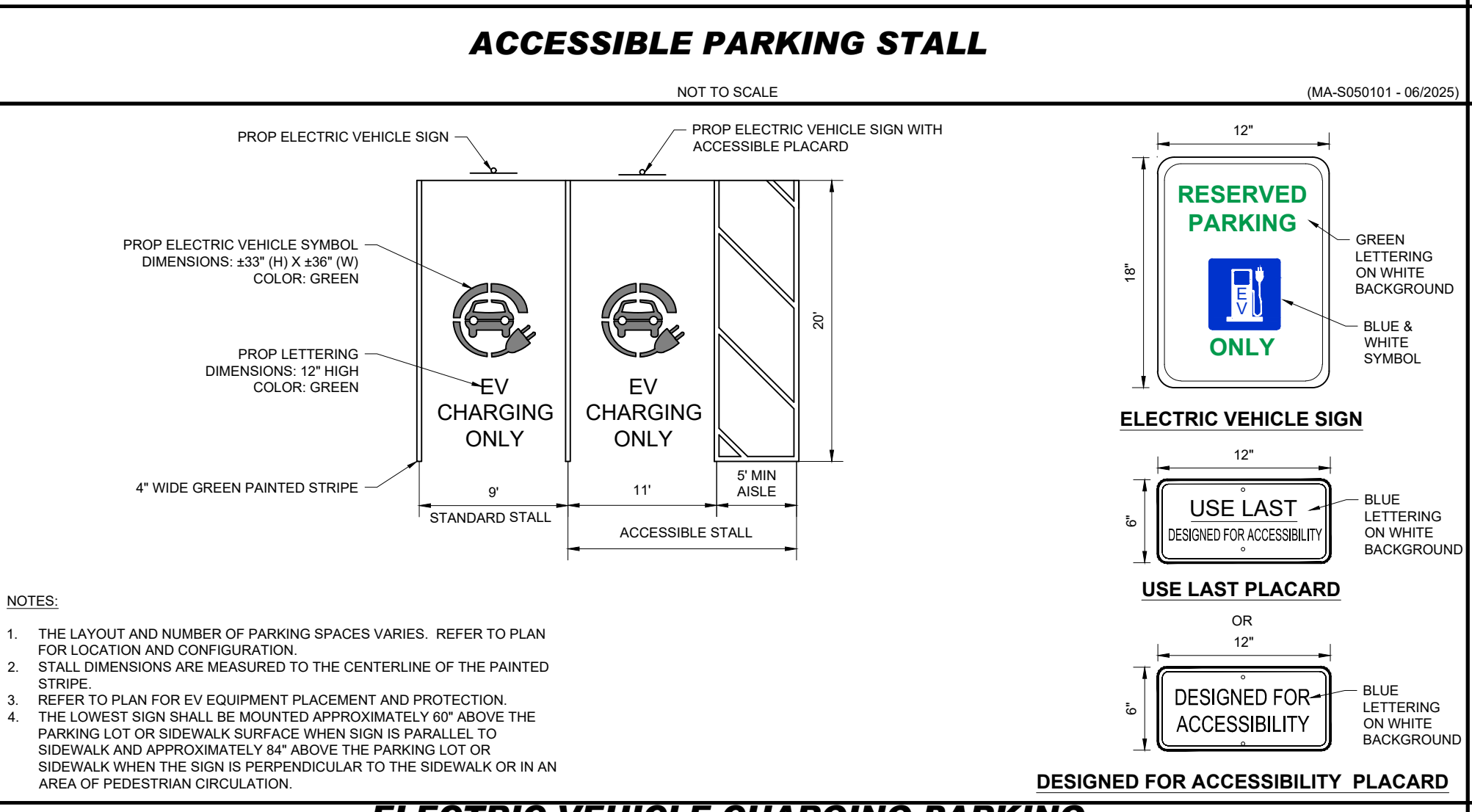
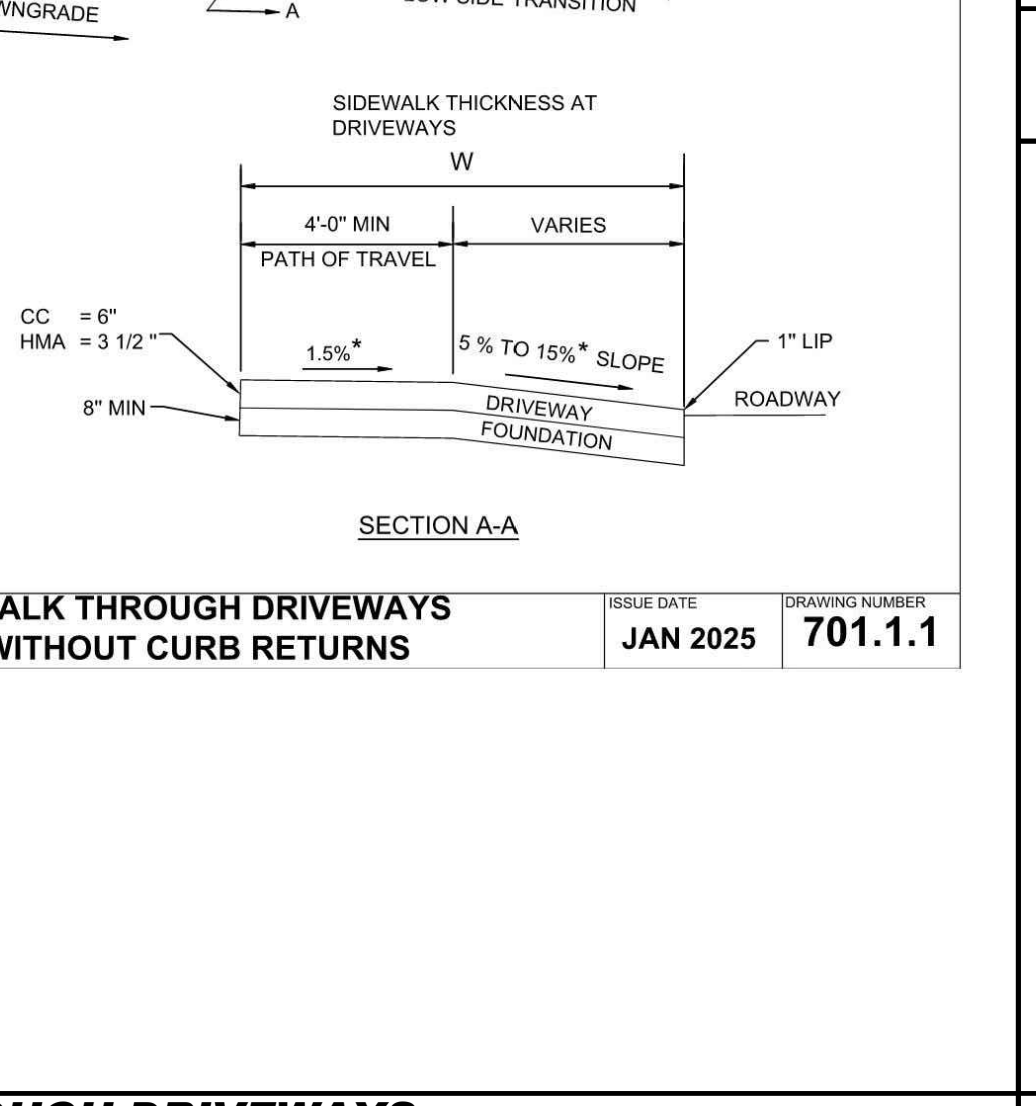


SIDEWALK THROUGH DRIVEWAYS WITHOUT CURB RETURNS
NOT TO SCALE

ACCESSIBLE PARKING STALL
NOT TO SCALE (MA-S050101 - 06/2025)

ACCESSIBLE PARKING SIGNS
NOT TO SCALE (NE-S060101 - 10/2024)

TRAFFIC FLOW ARROW
NOT TO SCALE (NE-S050302 - 10/2024)



ELECTRIC VEHICLE CHARGING PARKING STRIPING AND SIGNAGE (SYMBOL AND TEXT)
NOT TO SCALE (BE-S050201 - 04/2024)

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

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

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/15/2026	WCAC COMMENTS	CSE	EGD
2	02/05/2026	NRC COMMENTS	CSE	EGD

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PROJECT No.: MAA250062-00-2A
DRAWN BY: JDG
CHECKED BY: CSE
DATE: 12/22/2025
CAD ID: P-CIVL-CND5

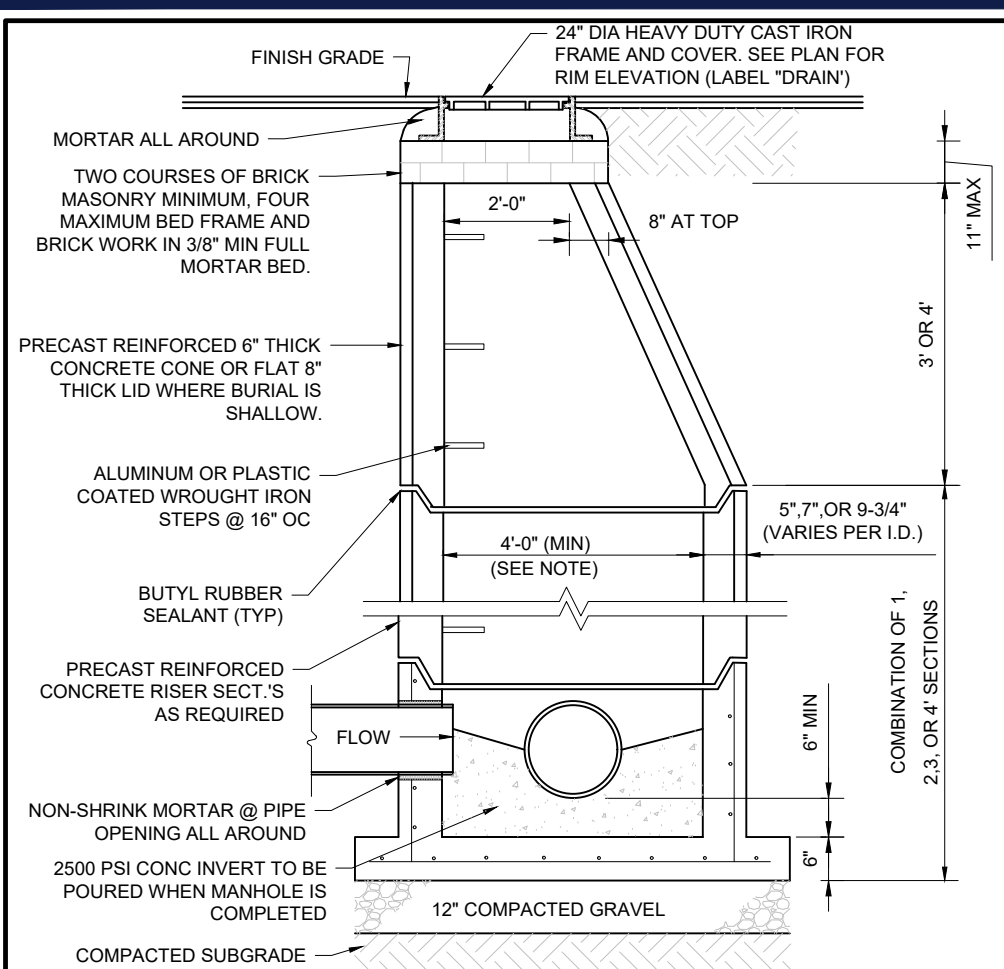
PROPOSED SITE PLAN DOCUMENTS
FOR
CONCORD COUNTRY STORE LLC
PROPOSED COUNTRY STORE AND FUEL STATION
166 COMMONWEALTH AVENUE
MIDDLESEX COUNTY
CONCORD, MASSACHUSETTS
MAP: 9D | BLOCK: 2184 | LOT: 2

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50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
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CONN. REG. NO. 19177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12953

CONSTRUCTION DETAILS
SHEET NUMBER:
C-901
REVISION 2 - 02/05/2026

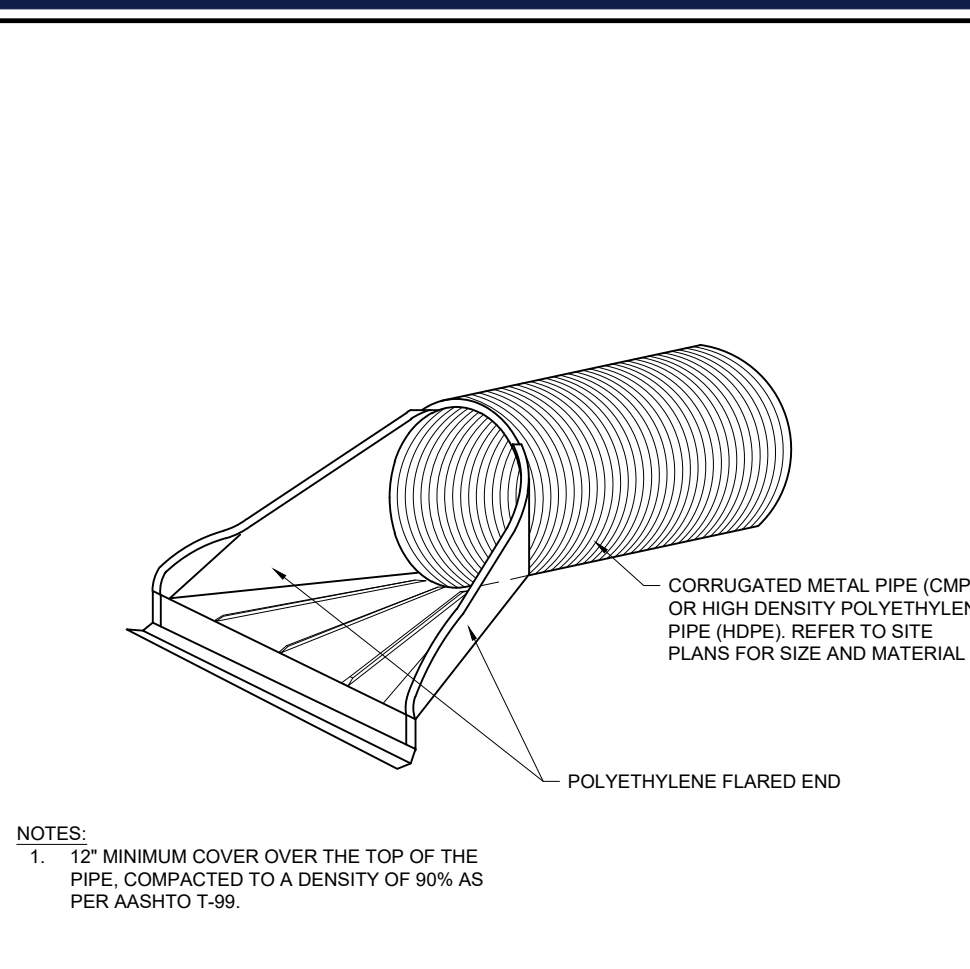
FILED: 2026
P:\2025\MAA250062-00-2A\CADD\DRAWINGS\PLAN SET\CIVIL-CND5\MAA250062-00-2A-...-LAYOUT: C-901.DWG



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

PRECAST CONCRETE STORM DRAIN MANHOLE

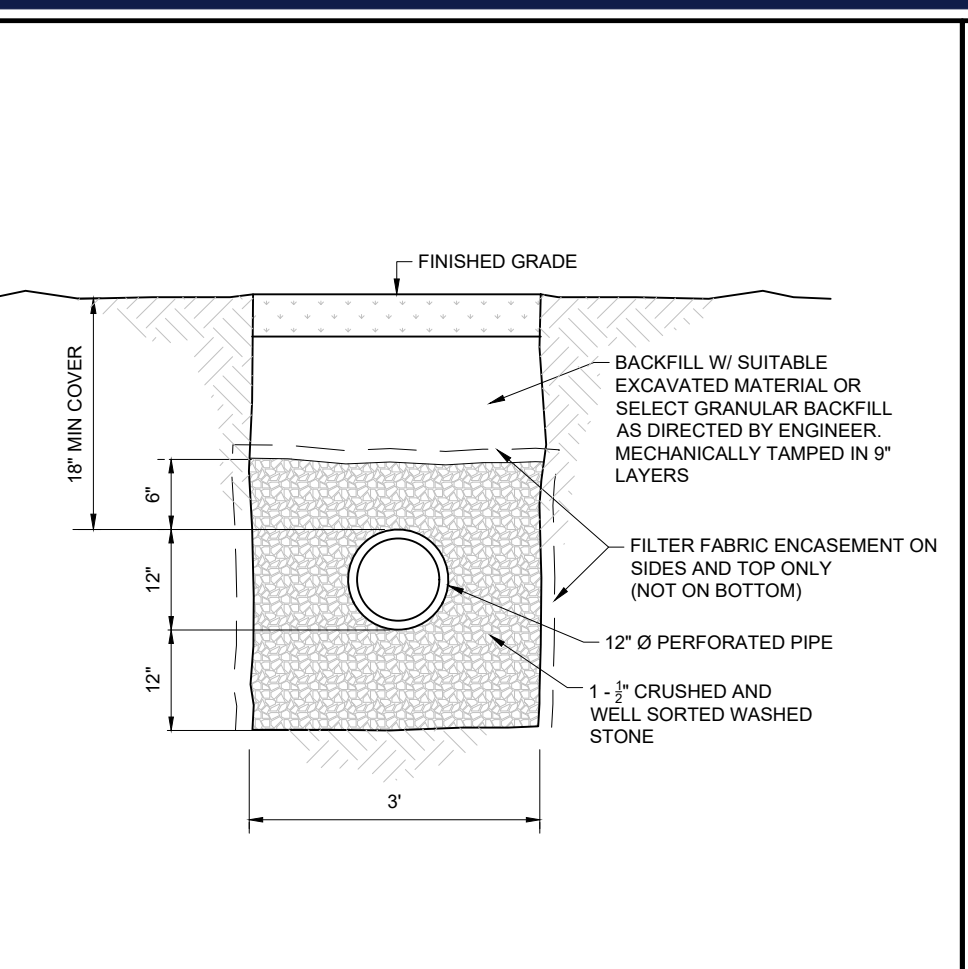
NOT TO SCALE (NE-U010101 - 09/2024)



- NOTES:**
1. 12" MINIMUM COVER OVER THE TOP OF THE PIPE, COMPACTED TO A DENSITY OF 90% AS PER AASHTO T-99.

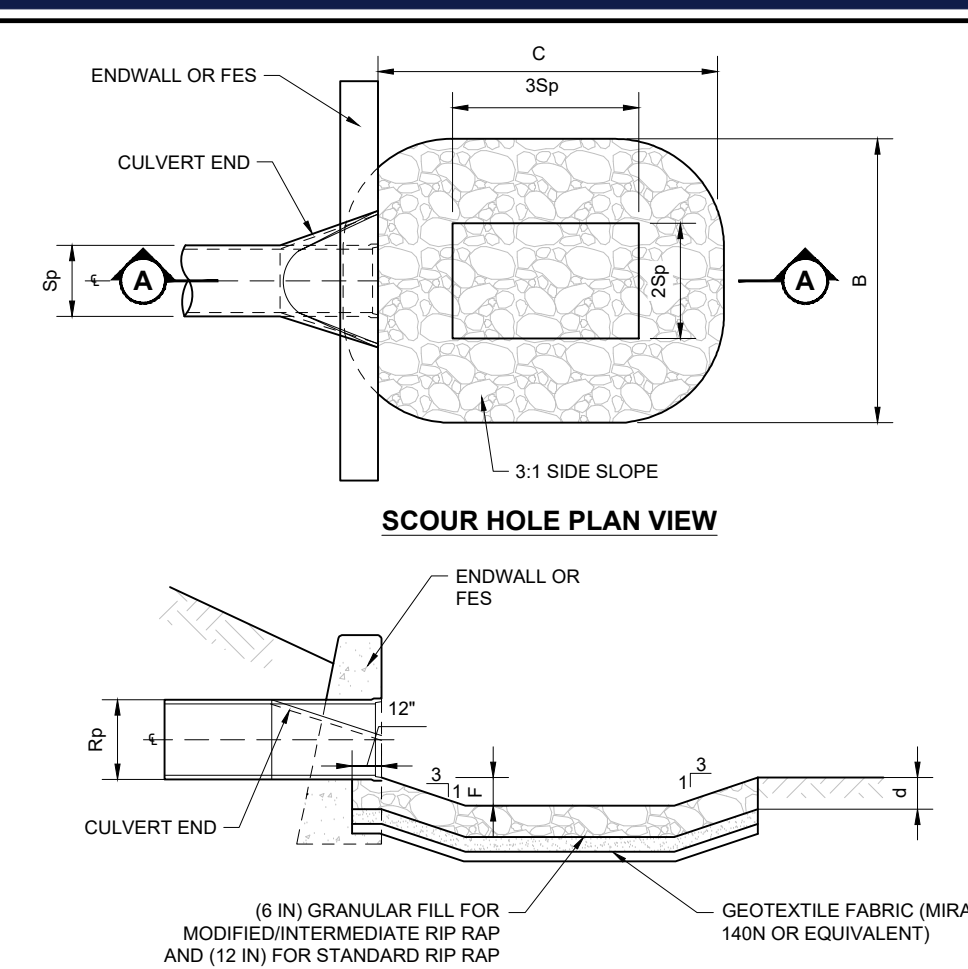
POLYETHYLENE FLARED END SECTION

NOT TO SCALE (NE-U010401 - 09/2023)



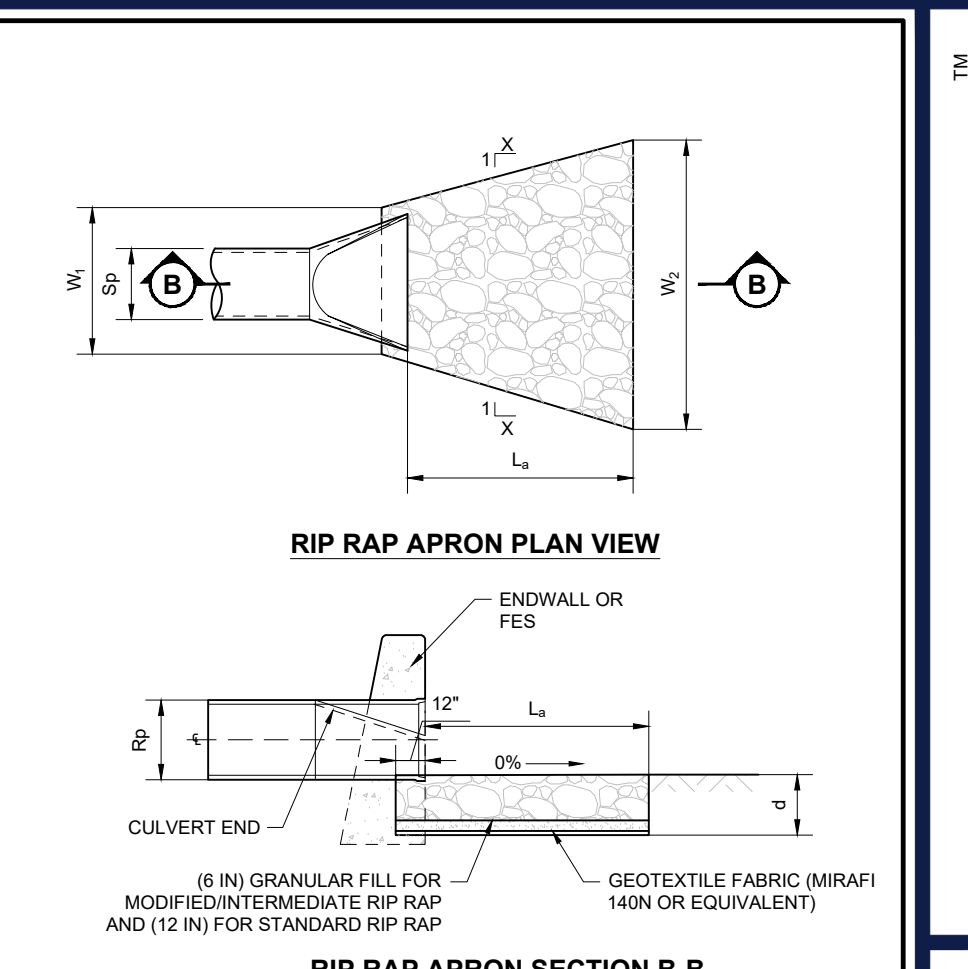
INFILTRATION TRENCH

NOT TO SCALE (NE-U019810 - 09/2023) - MOD



SCOUR HOLE SECTION A-A

- 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
B = 2Sp + 6F
TYPE 2 F = Rp

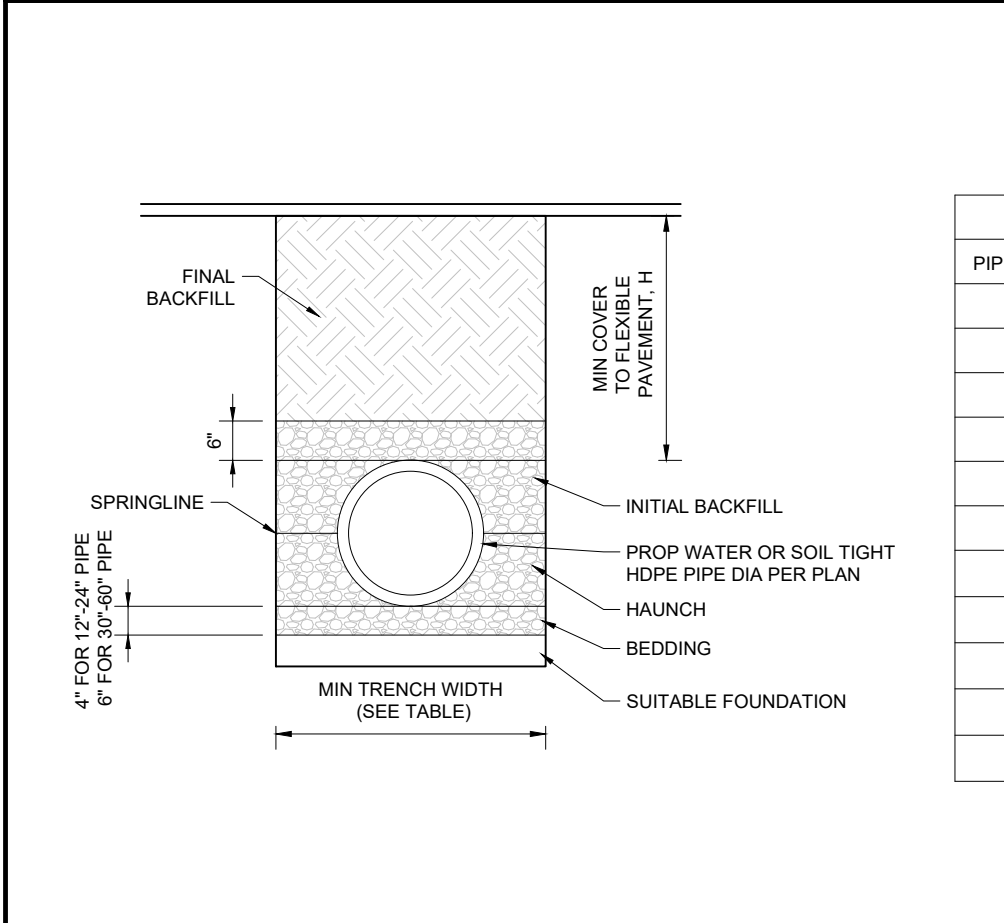


RIp RAP APRON SECTION B-B

- RIp RAP APRON 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)
 - La = LENGTH OF RIp RAP APRON MEASURED FROM THE END OF CURVEND END SECTION OR FACE OF ENDWALL
 - d = 18 IN INTERMEDIATE RIp RAP / 36 IN STANDARD RIp RAP
- TYPE A RIp RAP APRON** X W₁ W₂
3 3Sp 3Sp+0.7 La
TYPE B RIp RAP APRON 5 3Sp 3Sp+0.4 La

RIp RAP APRON AND SCOUR HOLE

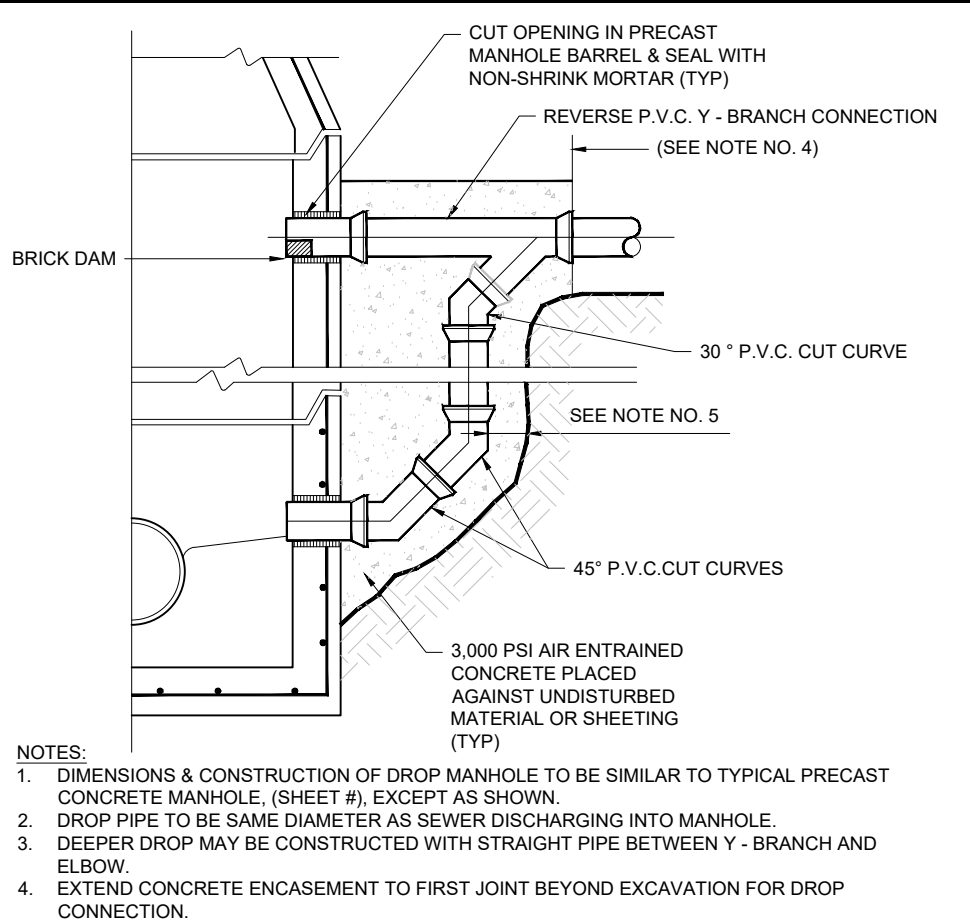
NOT TO SCALE (NE-U010412 - 07/2025)



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

HDPE STORM PIPE TRENCH

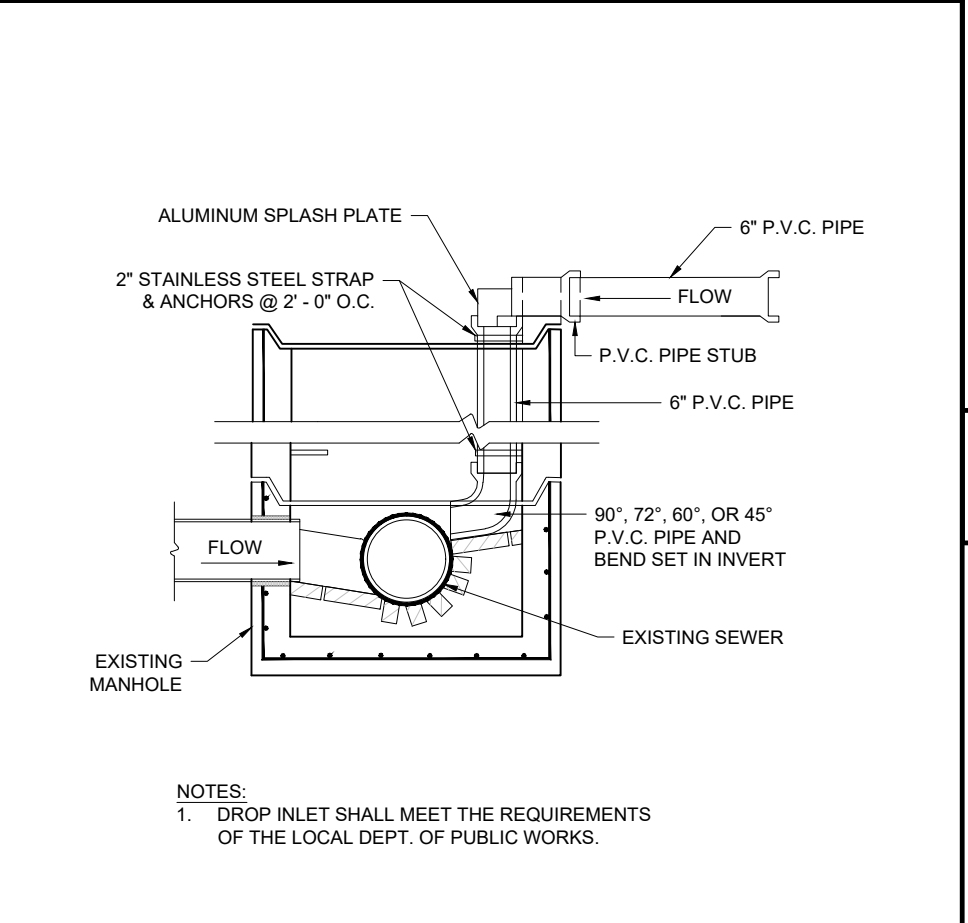
NOT TO SCALE (NE-U019812 - 11/2024)



- NOTES:**
1. DIMENSIONS & CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL PRECAST CONCRETE MANHOLE (SHEET #), EXCEPT AS SHOWN.
 2. DROP PIPE TO BE SAME DIAMETER AS SEWER DISCHARGING INTO MANHOLE.
 3. DEEPER DROP MAY BE CONSTRUCTED WITH STRAIGHT PIPE BETWEEN Y-BRANCH AND ELBOW.
 4. EXTEND CONCRETE ENCASEMENT TO FIRST JOINT BEYOND EXCAVATION FOR DROP CONNECTION.
 5. ALL DROP PIPING TO HAVE A MIN 6" CONCRETE ENCASEMENT, AS SHOWN.

EXTERNAL SANITARY DROP INLET

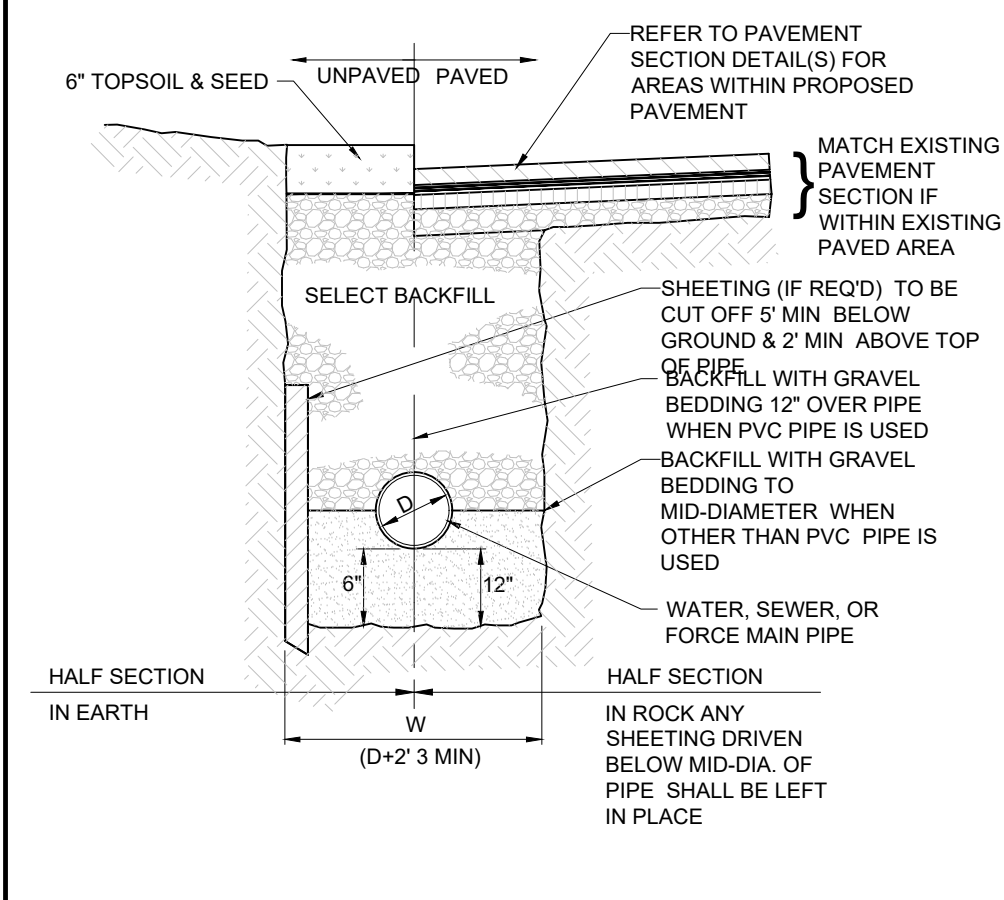
NOT TO SCALE (NE-U020103 - 09/2023)



- NOTES:**
1. DROP INLET SHALL MEET THE REQUIREMENTS OF THE LOCAL DEPT. OF PUBLIC WORKS.

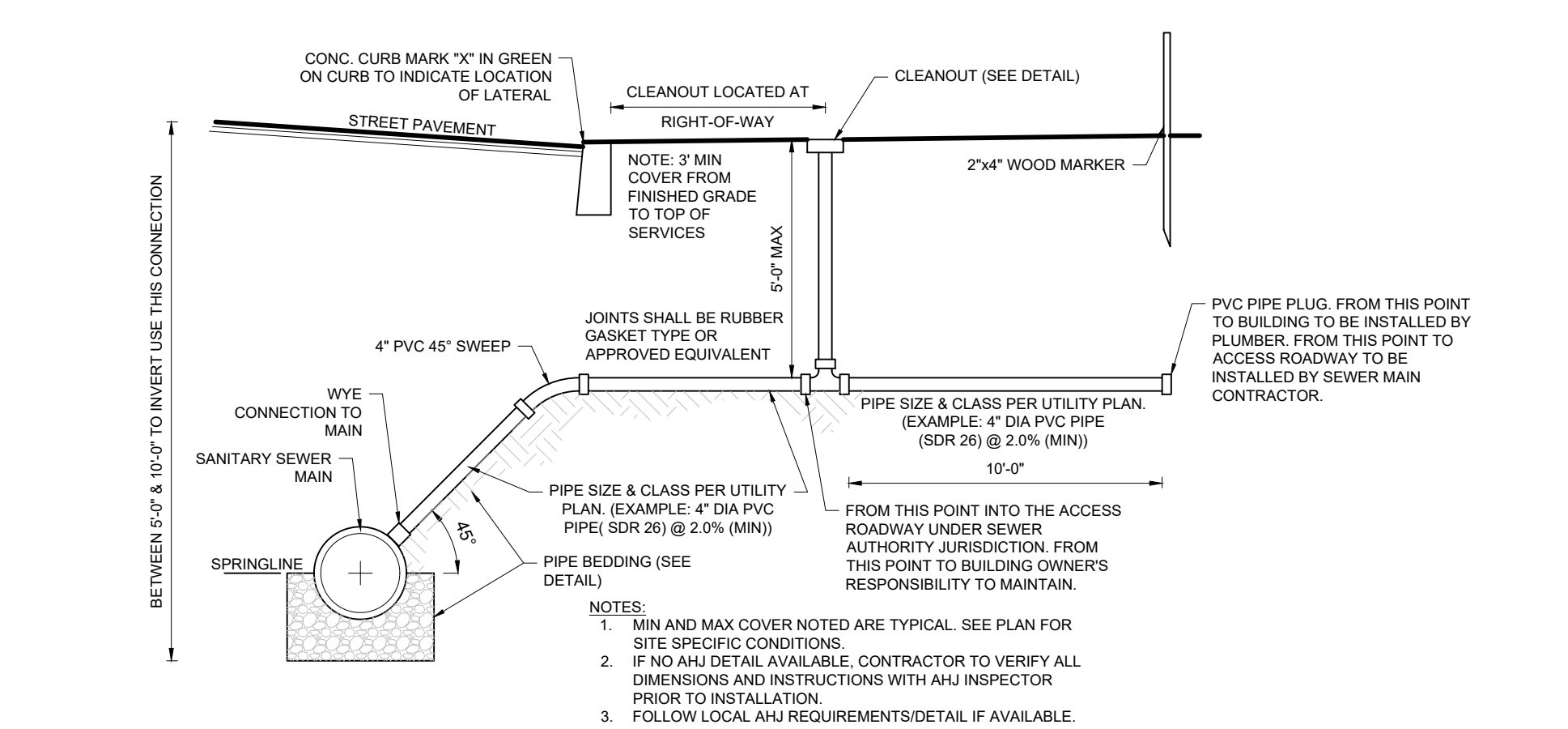
INTERNAL SANITARY DROP INLET

NOT TO SCALE (NE-U020104 - 09/2023)



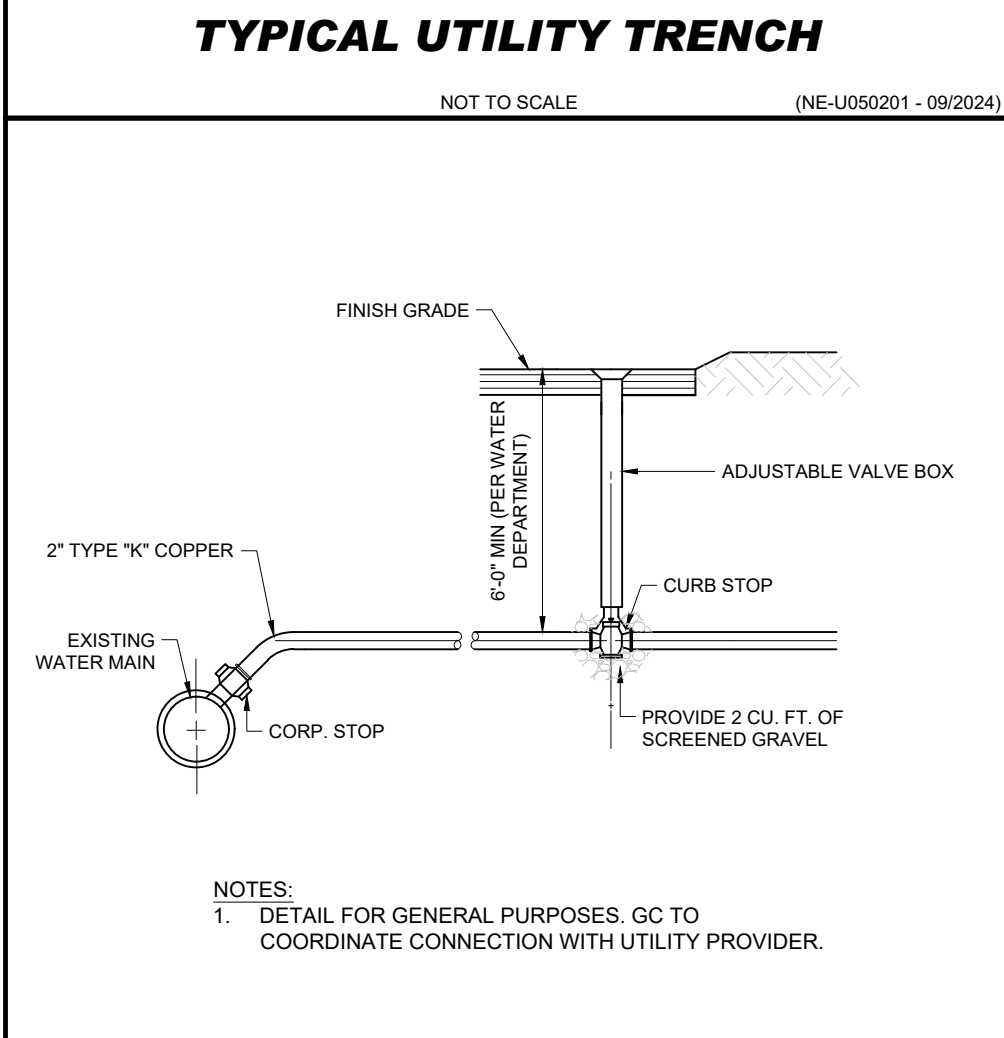
TYPICAL UTILITY TRENCH

NOT TO SCALE (NE-U050201 - 09/2024)



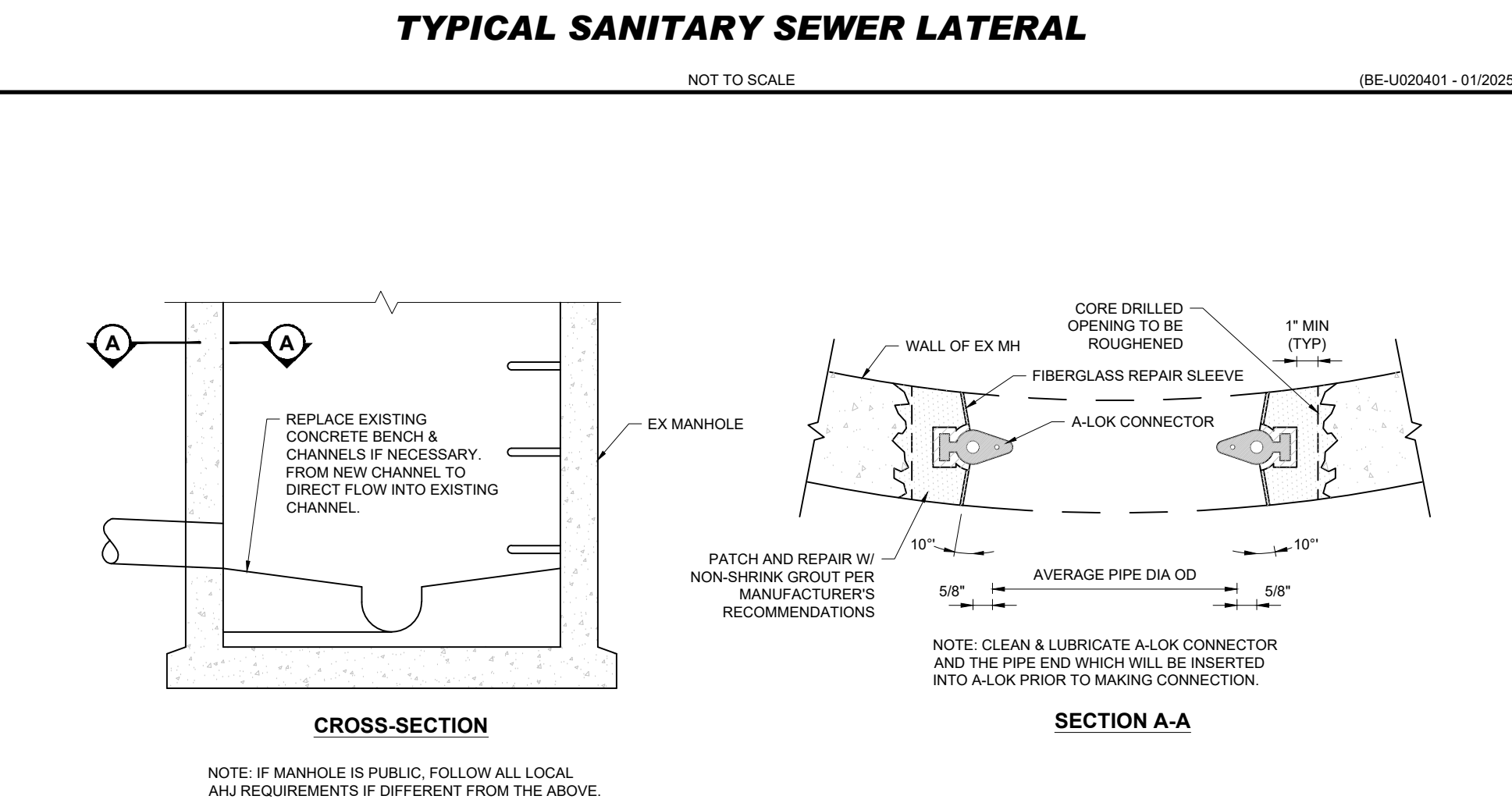
TYPICAL SANITARY SEWER LATERAL

NOT TO SCALE (BE-U020401 - 01/2025)



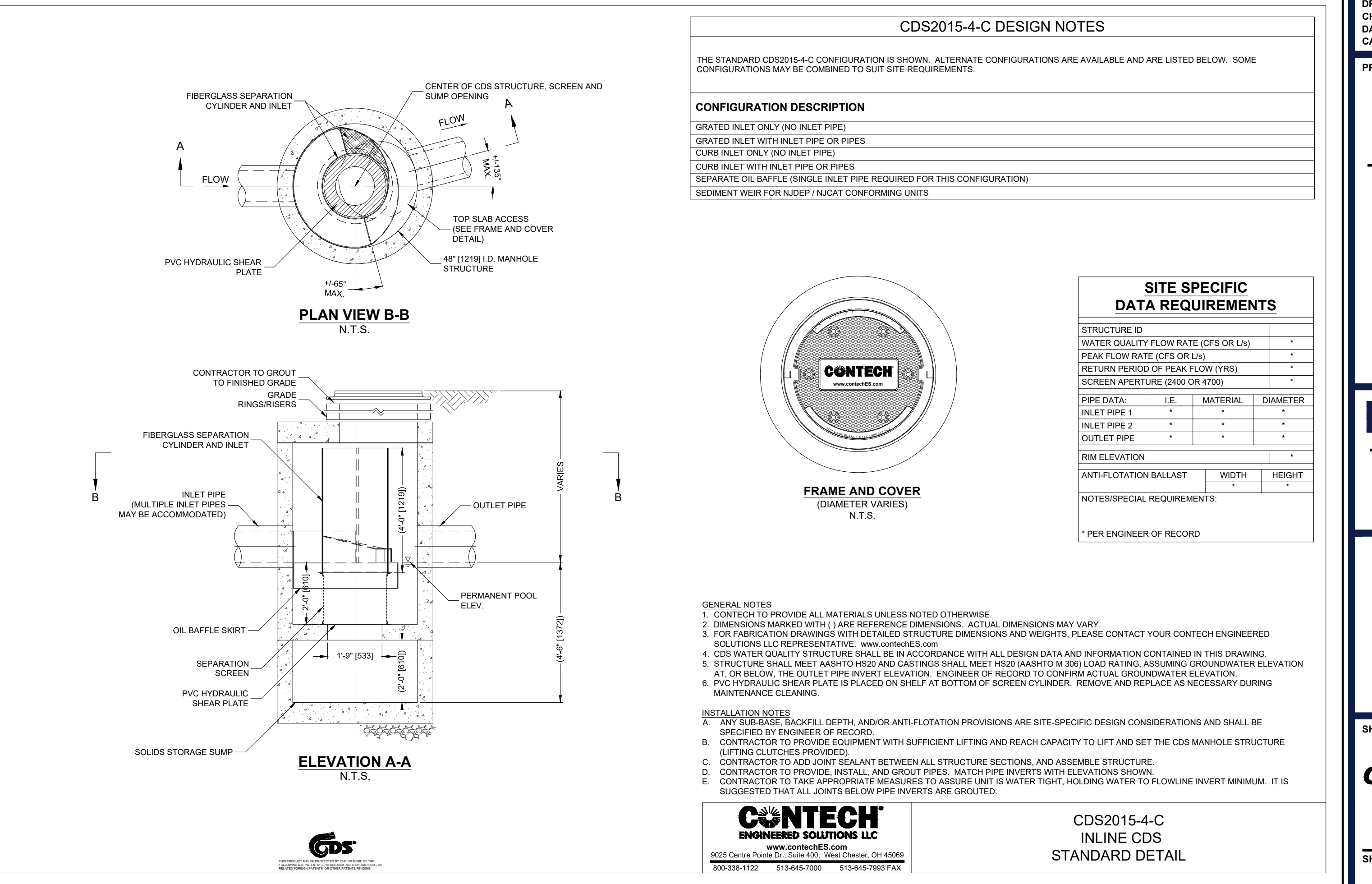
TYPE K COPPER WATER SERVICE CONNECTION

NOT TO SCALE (NE-U030402 - 09/2023)



PIPE CONNECTION TO EXISTING MANHOLE

NOT TO SCALE (BE-U020403 - 01/2025)



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**
- 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: I.E. MATERIAL, DIAMETER	INLET PIPE 1	INLET PIPE 2	OUTLET PIPE	RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*	*	*		*	*	*	*		*	*

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH (*) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contechES.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. 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.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - E. 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.



CDS2015-4-C INLINE CDS STANDARD DETAIL

CDS2015-4-C INLINE CDS STANDARD DETAIL

NOT TO SCALE



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/15/2026	WCAC COMMENTS	CSE	EGD
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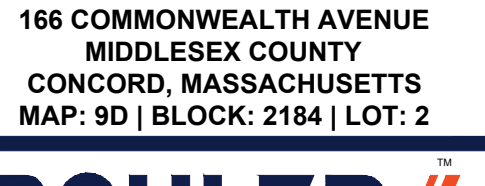
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PROJECT No.:	MAA250062-00-2A
DRAWN BY:	JDG
CHECKED BY:	CSE
DATE:	12/22/2025
CAD ID:	P-CIVL-CNDS

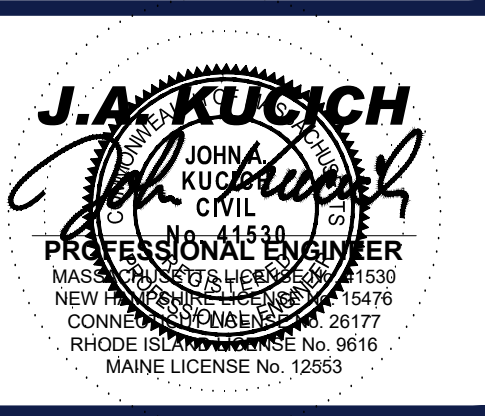
PROPOSED SITE PLAN DOCUMENTS

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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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

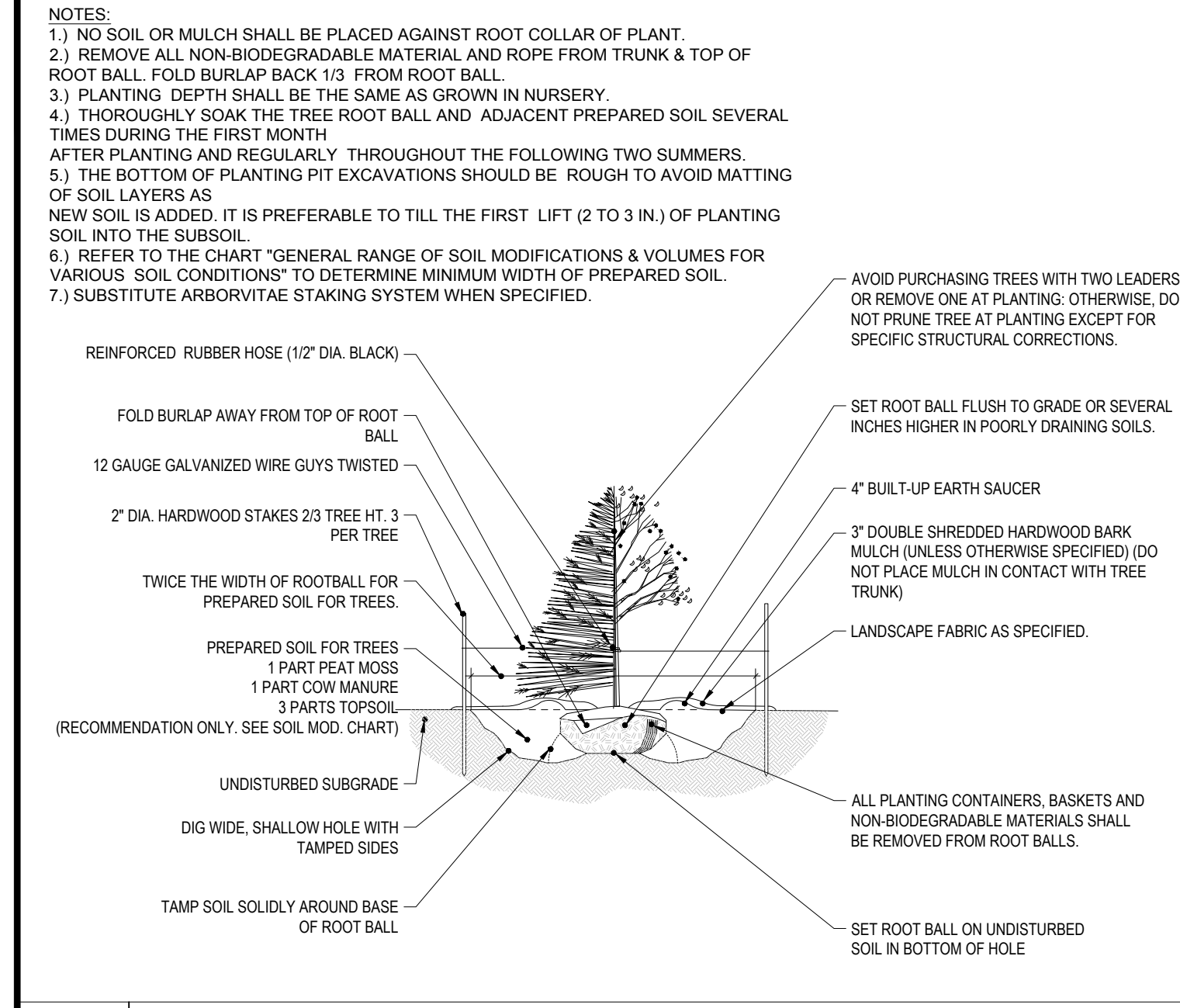
REVISION 2 - 02/05/2026

MASSACHUSETTS LANDSCAPE SPECIFICATION

- SCOPE OF WORK:
 - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS:
 - GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - TOPSOIL - NATURAL, FRABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE FROM 4.5 TO 7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOUDS.
 - LAWN:
 - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
 - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
 - FERTILIZER:
 - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- PLANT MATERIAL:
 - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
 - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
 - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 - CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
- GENERAL WORK PROCEDURES:
 - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- SITE PREPARATIONS:
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- TREE PROTECTION:
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUIVALENT MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- SOIL MODIFICATIONS:
 - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISHED GRADING:
 - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- TOPSOILING:
 - CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL FOR THE NEW ENGLAND SHOWY WILDFLOWER MIX AREA, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. IN ALL PLANTING AREAS, TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
 - CONTRACTOR SHALL TEST AND AMEND EXISTING TOPSOIL AS ADVISED BY A SOIL SCIENTIST FOR THE NEW ENGLAND CONSERVATION MIX AREA AND HYDROSEEDED LAWN AREAS.
- PLANTING

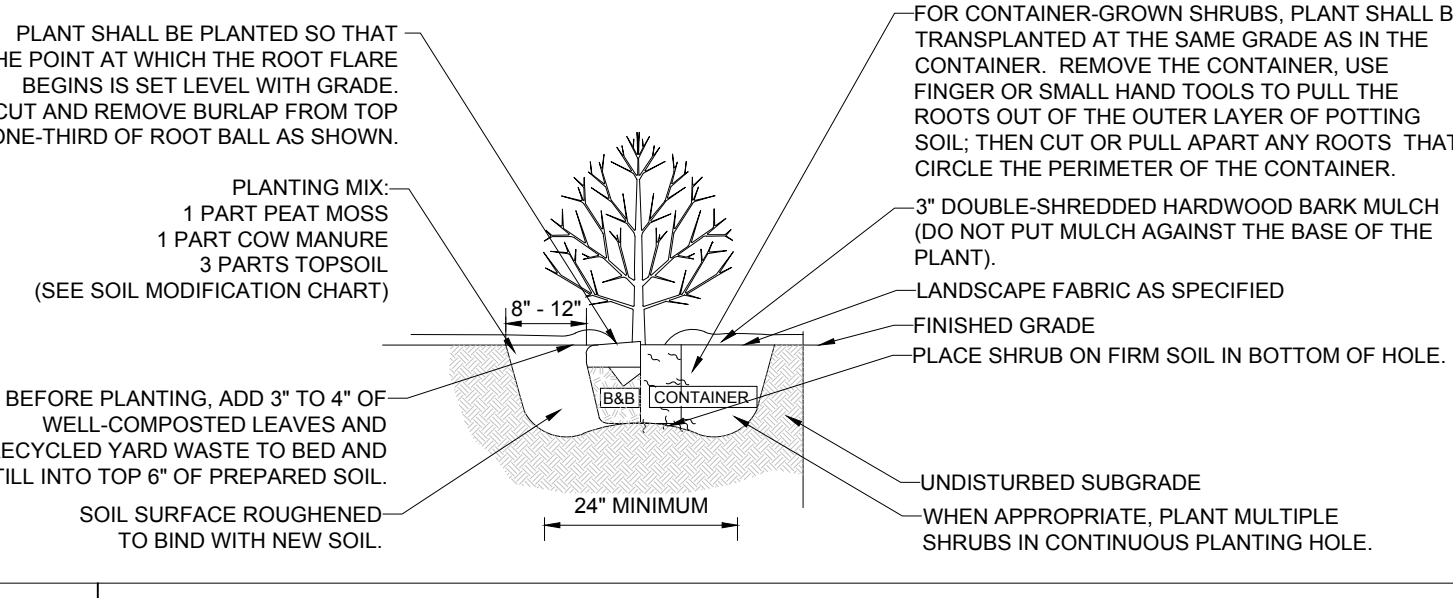
- INSOFAF THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 - PLANTS: MARCH 15 TO DECEMBER 15
 - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE COMPLETED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

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



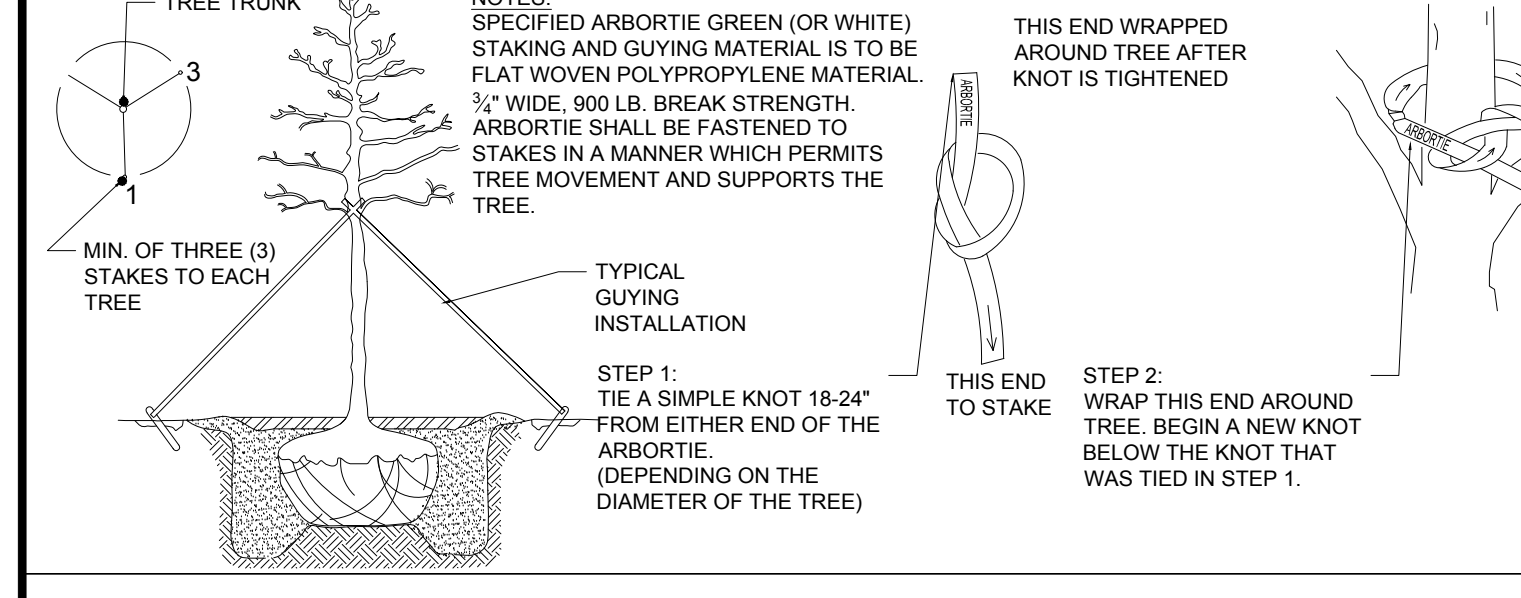
TREE PLANTING
NOT TO SCALE

TREE PROTECTION DETAIL (CONCORD, MA)
NOT TO SCALE

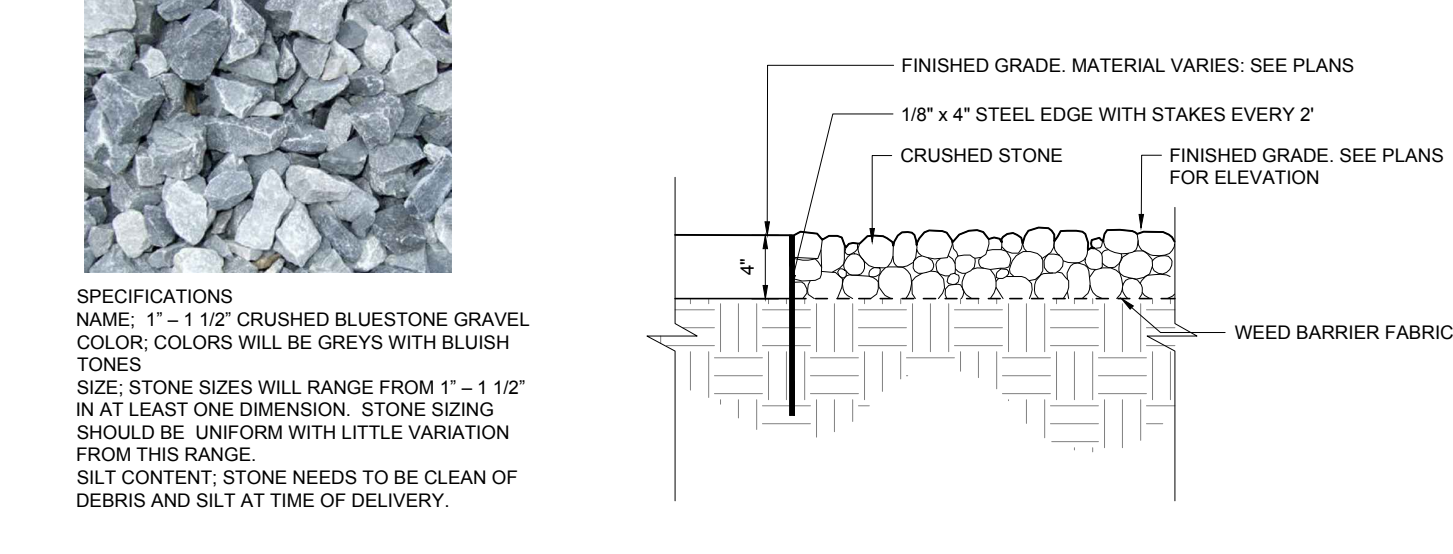


SHRUB PLANTING
NOT TO SCALE

GROUNDCOVER PLANTING
NOT TO SCALE



ARBORTIE STAKING DETAIL
N.T.S.



DECORATIVE STONE MULCH
NOT TO SCALE

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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/15/2026	WCAC COMMENTS	CSE	EGD
2	02/05/2026	NRC COMMENTS	CSE	EGD

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DATE:	12/22/25
CAD LID:	P-CIVL-LJGT

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

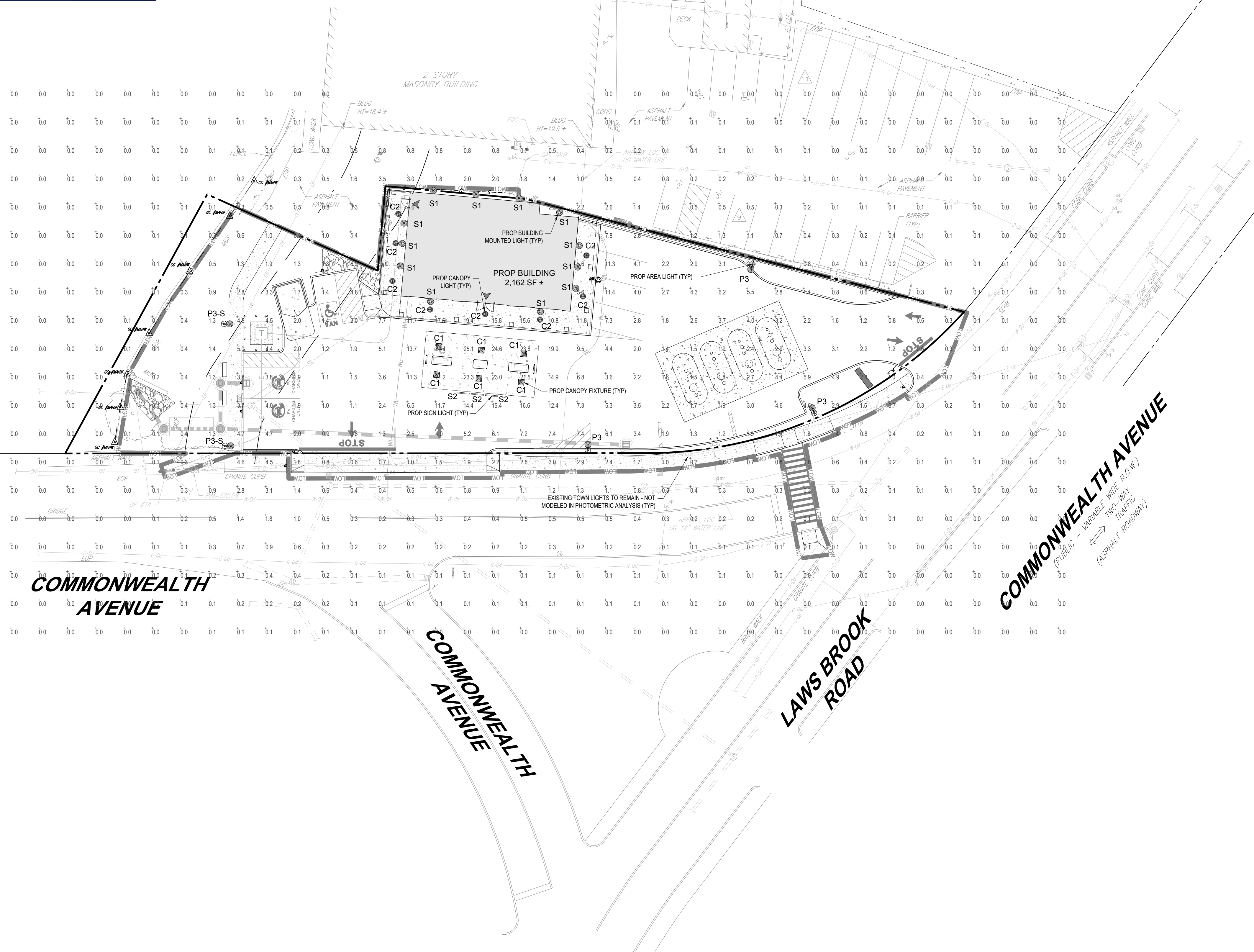
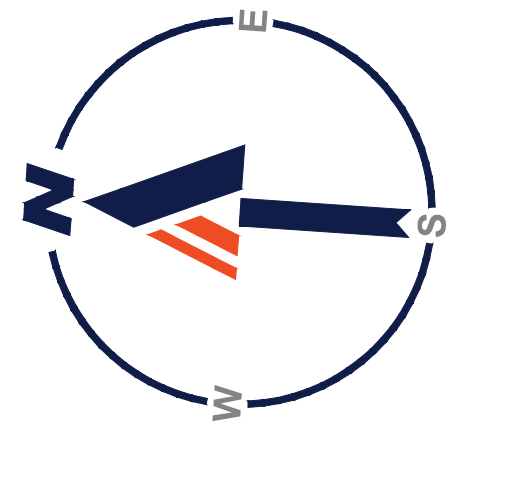
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LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:
L-102

REVISION 2 - 02/05/2026



GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

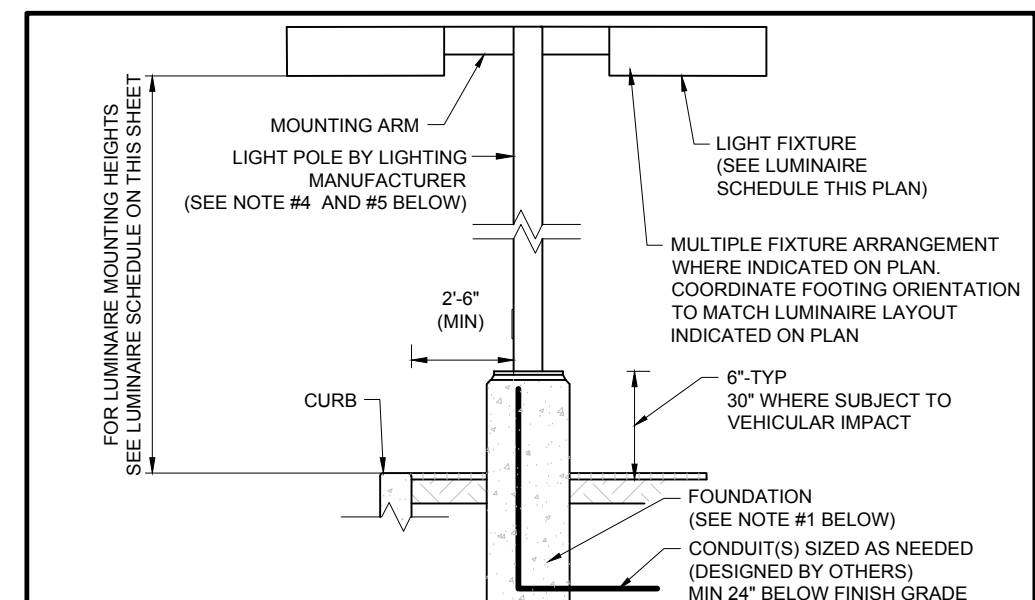
NUMERIC LIGHTING SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG / MIN	MAX / MIN
MAIN PARKING AREA	ILLUMINANCE	FC	3.33	11.40	0.80	4.16	14.25
ADA AND EV PARKING	ILLUMINANCE	FC	2.26	5.10	0.80	2.83	6.38
FUEL CANOPY	ILLUMINANCE	FC	23.36	25.10	21.20	1.10	1.18

LUMINAIRE SCHEDULE

SYMBOL	TOTAL	MOUNTING HEIGHT	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
P3	3	20'	SINGLE	9191	0.9	STERNBERG LIGHTING 1527LED OMEGA SERIES (1527LED-24L-27-T3-MDL014-SV1)
P3-S	2	20'	SINGLE	9191	0.9	STERNBERG LIGHTING 1527LED OMEGA SERIES (1527LED-24L-27-T3-MDL014-SV1)
C2	8	11.5'	SINGLE	4964	0.9	LITHONIA LIGHTING EML17 PENDANT LIGHT (EML17-ST-49LED 350MA-4K-GCF-R2)
S1	11	20'	SINGLE	1243	0.9	BARN LIGHT THE ORIGINAL INTEGRATED LED SERIES (VHS16-G22-LED16-3000K-FL)
S2	3	18'	SINGLE	852	0.9	ECOSENSE TROV L50 GRAZE EXTERIOR SIGN LIGHT (L50-E-48-10-30-80-MULT-15X65)
C1	6	15.5'	SINGLE	8379	0.9	LSI LIGHTING SCOTTSDALE CURS CANOPY FIXTURE (CRUS-SC-VLW-40-DFL)

NOTE: FINAL LOCATION AND SPECIFICATION OF BUILDING MOUNTED LIGHTING PER ARCHITECTURAL PLANS. LIGHTS ARE SHOWN AND MODELED FOR ILLUSTRATIVE PURPOSES ONLY.



- NOTES:**
1. THIS DETAIL IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
 2. SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 3. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
 4. CONTRACTOR TO ADJUST LENGTH OF POLE DEPENDENT ON FOUNDATION HEIGHT IN DIFFERENT LOCATIONS, AS NECESSARY TO SET LUMINAIRES AT MOUNTING HEIGHT INDICATED IN LIGHTING SCHEDULE. MOUNTING HEIGHT IS TO BE MEASURED FROM GROUND SURFACE ELEVATION ADJACENT TO POLE FOUNDATION TO LUMINAIRE.
 5. IF FOUNDATIONS ARE REQUIRED TO BE BURIED BY MUNICIPALITY, ANY PORTION OF THE POLE AT THE MULCH LEVEL OR LOWER SHALL BE COATED WITH ANTI-CORROSIVE COATING.

AREA LIGHT
NOT TO SCALE (NE-L020101 - 11/2025)



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	01/15/2026	WCAC COMMENTS	CSE
2	02/05/2026	NRC COMMENTS	CSE



ISSUED FOR ENTITLEMENTS

PROJECT No.: MA250062-00-2A
 DRAWN BY: JDG
 DATE: 12/22/2025
 CHECKED BY: CSE
 CAD LID: P-CIVL-LTGT

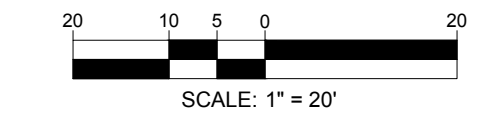
PROPOSED SITE PLAN DOCUMENTS
 FOR
CONCORD COUNTRY STORE LLC
 PROPOSED COUNTRY STORE AND FUEL STATION
 166 COMMONWEALTH AVENUE
 MIDDLESEX COUNTY
 CONCORD, MASSACHUSETTS
 MAP: 9D | BLOCK: 2184 | LOT: 2

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



SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
L-201
 REVISION 2 - 02/05/2026

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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
DELINEATION 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.

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.
THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. 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 CONCORD COUNTRY STORE, LLC

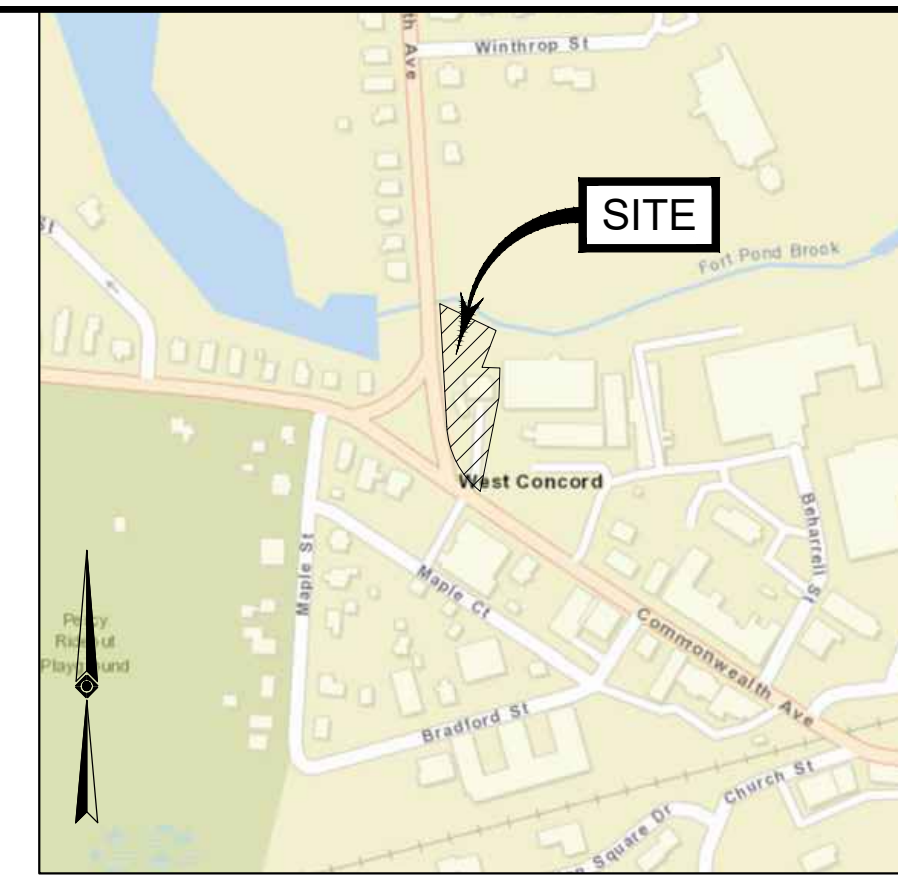
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, (7a), 7(b)(1), (7c), 8, 9, 11a, 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

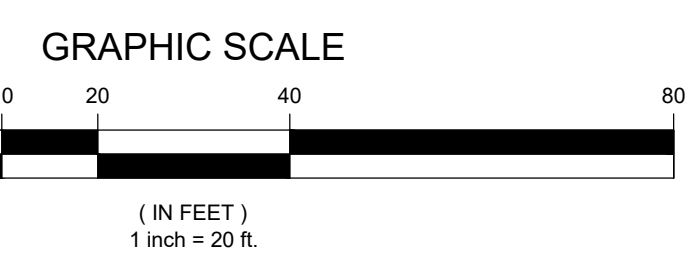


11-26-2025 DATE
REVIEWED: R.J.K. APPROVED: G.L.H. DATE: 11-26-2025 SCALE: 1"=20' FILE NO: 03-250608-00 SHEET: 1 OF 1



VICINITY MAP (NOT TO SCALE)

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.