Definitive Site Plan

Issued for:	Permit
Date Issued:	September 3, 2020
Latest Issue:	September 3, 2020

The Reactory Biomanufacturing Campus - Building D

Lot 3B Hospital Drive
Worcester, MA 01603

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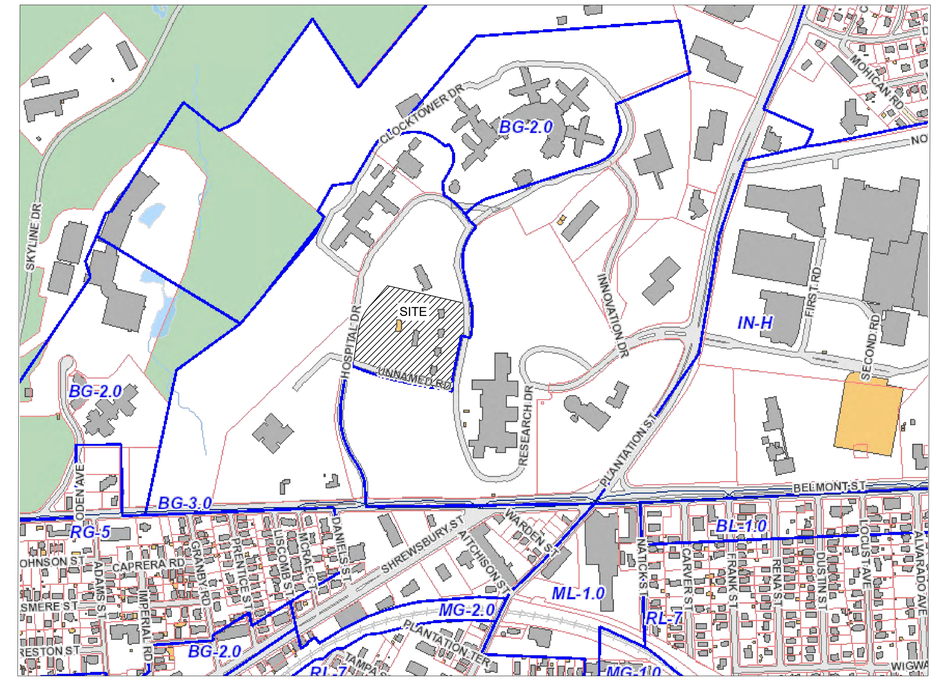

Site Location Map ↑ Scale 1" = 400"

Legend

Exist.	Prop.	
		PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		ZONING LINE
100'B		WETLAND BUFFER ZONE
	ECC	EXTRUDED CONCRETE CURB
	MCC	MONOLITHIC CURB & SIDEWALK
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
		SIGN
		FENCE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
132.75 ×	132.75 ×	SPOT ELEVATION
12"D	12"D>	DRAIN
6"RD	6"RD>	ROOF DRAIN
12"S	12"S	SEWER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
T	T	TELEPHONE
		CATCH BASIN
D		DRAIN MANHOLE
CO	CO	CLEANOUT
S		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
		UTILITY POLE
HH	HH	HAND HOLE

Abbreviations

General		Utility	
ABAN	ABANDON	CB	CATCH BASIN
ACR	ACCESSIBLE CURB RAMP	CO	CLEANOUT
ADJ	ADJUST	DCB	DOUBLE CATCH BASIN
APPROX	APPROXIMATE	DMH	DRAIN MANHOLE
BIT	BITUMINOUS	COND	CONDUIT
CONC	CONCRETE	D|P	DUCTILE IRON PIPE
ELEV	ELEVATION	F&G	FRAME AND GRATE
EXIST	EXISTING	F&C	FRAME AND COVER
FFE	FIRST FLOOR ELEVATION	G|	GUTTER INLET
GRAN	GRANITE	GT	GREASE TRAP
GTD	GRADE TO DRAIN	HDPE	HIGH DENSITY POLYETHYLENE PIPE
LA	LANDSCAPE AREA	HH	HANDHOLE
LOD	LIMIT OF DISTURBANCE	HYD	HYDRANT
MAX	MAXIMUM	INV	INVERT ELEVATION
MIN	MINIMUM	|=	INVERT ELEVATION
NTS	NOT TO SCALE	LP	LIGHT POLE
PERF	PERFORATED	MES	METAL END SECTION
PROP	PROPOSED	PVC	POLYVINYLCHLORIDE PIPE
REM	REMOVE	RCP	REINFORCED CONCRETE PIPE
R&D	REMOVE AND DISPOSE	R=	RIM ELEVATION
R&R	REMOVE AND RESET	SMH	SEWER MANHOLE
TYP	TYPICAL	TSV	TAPPING SLEEVE, VALVE AND BOX
		UG	UNDERGROUND
		UP	UTILITY POLE

Architect/MEP:
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Medford, MA 02155
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Land Surveyor:
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Assessor Map 57; Block/Lot 004-B1

Lot 3B Hospital Drive
Zoning District: BG 3.0

SITE S&E NARRATIVE:

THE PROPOSED REDEVELOPMENT PROJECT CONSISTS OF REMOVAL OF ALL EXISTING IMPROVEMENTS ON SITE AND CONSTRUCTION OF A NEW 95,000 ± SF BIOMANUFACTURING USE BUILDING, PARKING LOT AND LANDSCAPING. THE APPROXIMATELY 6.35 ACRE SITE WILL BE DEVELOPED AS A TWO PHASE PROJECT. THE FIRST PHASE INCLUDES CONSTRUCTION OF THE BUILDING SITE AREA. THE SECOND PHASE CONSISTS OF REMOVAL OF GOLDSBERRY DRIVE AND COMPLETION OF LANDSCAPING. APPROXIMATELY 6.0 ACRES OF THE SITE AREA WILL BE DISTURBED DURING CONSTRUCTION. PRIOR TO CONSTRUCTION THE APPLICANT AND CONTRACTOR SHALL FILE A NOTICE OF INTENT WITH EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE EROSION DOES NOT OCCUR AND SEDIMENT IS NOT TRANSPORTED OFF. THE EARTHWORK IS PLANNED TO START IN OCTOBER 2020 AND BE COMPLETED IN OCTOBER 2023.
THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL GUIDELINES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MAINTENACE (THROUGHOUT CONSTRUCTION)

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.
SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.
DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
THE UNDERSIDE OF COMPOST FILTER SOCK SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

CONSTRUCTION SEQUENCE

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF WORCESTER WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION AND SHALL CONTACT THE CITY OF WORCESTER OFFICE OF PLANNING AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION.
3. PRIOR TO ANY OTHER ACTIVITY ON THE SITE, THE EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN PLAN. AFTER INSTALLATION, EROSION CONTROL TO BE INSPECTED BY THE DESIGN ENGINEER.
4. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
5. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING COMPOST FILTER SOCK BARRIERS AND CATCH BASIN SEDIMENT TRAPS.
6. COMPLETE DEMOLITION
7. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL CATCH BASIN SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
8. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
9. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
10. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
11. INSTALL FINAL COURSE OF PAVEMENT
12. EROSION CONTROL SHALL BE REMOVED UPON STABILIZATION OF THE SITE.

NOTE: ANY DEVIATION FROM THIS PLAN MUST BE APPROVED BY THE DESIGN ENGINEER, AND CITY OF WORCESTER ZONING ENFORCEMENT OFFICE PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENTATION CONTROL TECNIQUES

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE MASSACHUSETTS' ENVIRONMENTAL PROTECTION AGENCY GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

COMPOST FILTER SOCKS
COMPOST FILTER SOCKS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. FILTER SOCKS WILL BE PLACED ONTO THE EXISTING GROUND AND STAKED IN PLACE TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH CATCH BASIN SEDIMENT TRAPS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. COMPOST FILTER SOCKS ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

POST CONSTRUCTION STORMWATER MANAGEMENT

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES: REGULAR PAVEMENT SWEEPING AT A MINIMUM INTERVAL OF 4 TIMES PER YEAR; CATCH BASIN CLEANING, AND MAINTENANCE; CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS; INSPECTING STORMCEPTOR WATER QUALITY STRUCTURES TWICE ANNUALLY AND REMOVING ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS AS NEEDED.

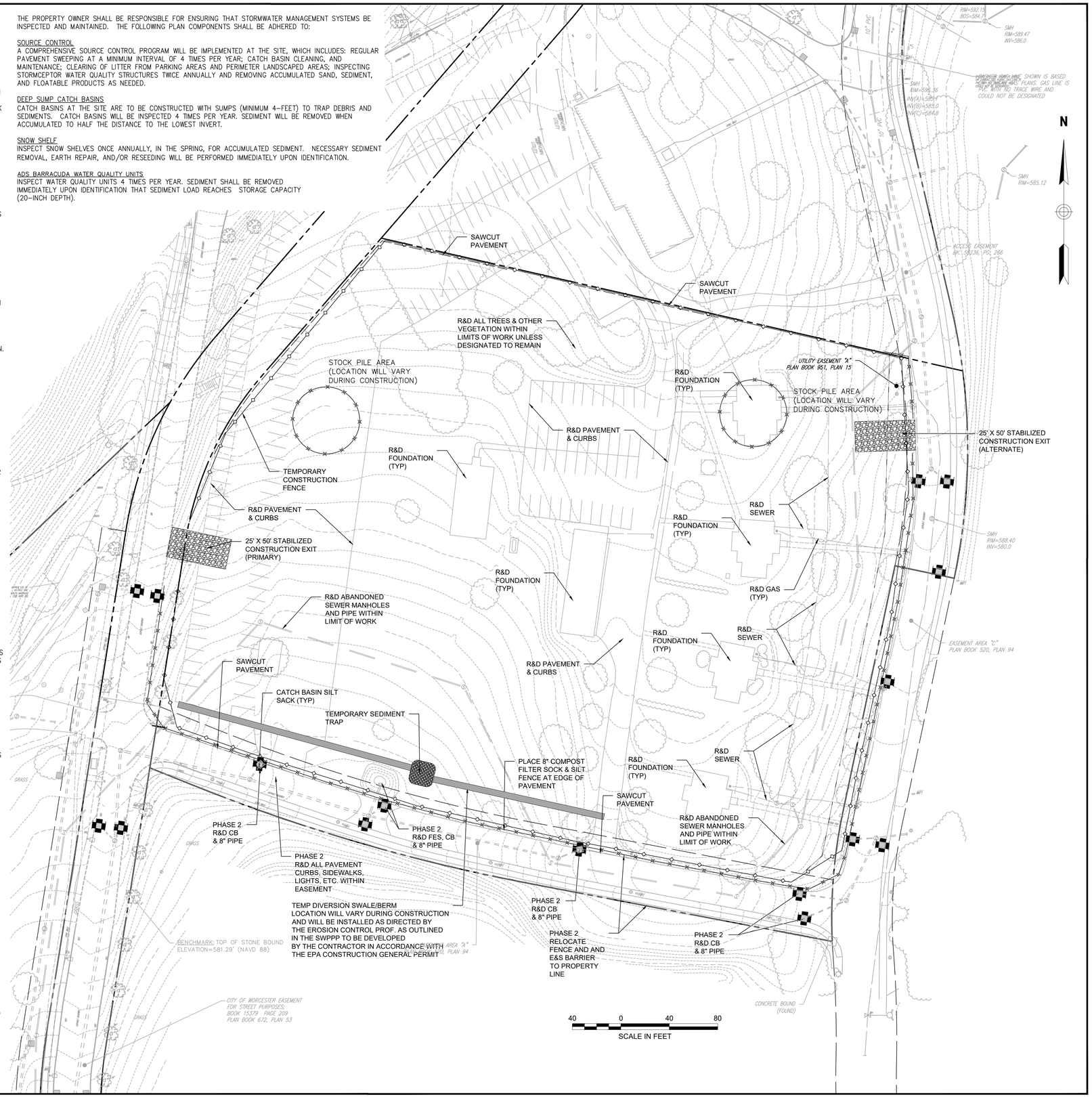
DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE INSPECTED 4 TIMES PER YEAR. SEDIMENT WILL BE REMOVED WHEN ACCUMULATED TO HALF THE DISTANCE TO THE LOWEST INVERT.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

ADS BARRACUDA WATER QUALITY UNITS
INSPECT WATER QUALITY UNITS 4 TIMES PER YEAR. SEDIMENT SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION THAT SEDIMENT LOAD REACHES STORAGE CAPACITY (20-INCH DEPTH).

DEMOLITION NOTES

1. CONTRACTOR SHALL CALL "DIG SAFE" (1-800-922-4455) AT LEAST 72 HOURS BUT NO MORE THAN 30 DAYS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THIS PLAN IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND REMOVE ALL EXISTING MAN-MADE OR NATURAL FEATURES WITHIN THE LIMIT OF WORK NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT
5. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES. EXISTING UTILITIES TO REMAIN SHALL BE MAINTAINED & PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
6. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES. CONSULT ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
7. FURNISH, ERECT AND MAINTAIN ALL TEMPORARY BARRICADES, FENCES, COVERINGS, ENCLOSURES, SIGNS AND LIGHTING AS MAY BE REQUIRED TO CARRY ON DEMOLITION WORK IN A SAFE AND LEGAL MANNER.
8. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM THE DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



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Site Location

Prepared For
GALAXY LIFE SCIENCES, LLC
37 SUTTON ROAD
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(508) 721-0005

Date: Sept. 3, 2020 Scale: as noted

No.	Revision	Date

Project Title
THE REACTORY BIOMANUFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For
Definitive Site Plan

Not for Construction

Drawing Title
SITE PREPARATION, EROSION & SEDIMENT CONTROL PLAN

Drawing No.
C-1

Proj. No. XXX

Sheet 1 of 7

Zoning Summary Chart

Zoning District(s): BG 3.0
Overlay District(s): None

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	NA	6.35 AC
FRONTAGE	NA	492 FT
FRONT YARD SETBACK	NA	74 FT
SIDE YARD SETBACK	NA	50 FT
REAR YARD SETBACK	10'	89 FT
MAX. FLOOR AREA RATIO	3.0 MAX	0.34
MAX. BUILDING HEIGHT	100'	45 FT
INTERIOR PARKING LOT LANDSCAPE	1 TREE PER 10 INTERIOR SPACES	TBD
PERIMETER LANDSCAPE LANDSCAPE	STREET TREES 25 FT O.C.	TBD
PARKING SETBACK	5 FT	10 ft
NUMBER OF PARKING SPACES	132	163

PROPOSED USE; MANUFACTURING, OFFICE, WAREHOUSE

PERMITTED USES PER TABLE 4.1 MANUFACTURING USE

5. MANUFACTURING, ASSEMBLY, PROCESSING, PACKAGIN, RESEARCH AND OPTHER INDUSTRIAL OPERATIONS.

PARKING CALCULATIONS

USE AREA	REQUIRED PARKING	BUILDING
MANUFACTURING/LAB	1 SPACE PER 1,000 SF	52,500 SF
WAREHOUSE	1 SPACE PER 3,000 SF	12,000 SF
OFFICE/LOBBY	1 SPACE PER 300 SF	22,500 SF
EXCLUDED AREAS	NO PARKING REQUIRED	8,000 SF

REQUIRED PARKING
52,500 SF X 1SP/1000 SF = 53
12,000 SF X 1SP/3000 SF = 4
22,500 SF X 1 SP/300 SF = 75

TOTAL PARKING REQUIRED = 132 SPACES

ADA PARKING REQUIRED

150 - 200 TOTAL PARKING SPACES - 6 ADA SPACES REQUIRED

LOADING SPACES REQUIRED

50,001 - 100,000 GSF - 2 12' X 50' LOADING SPACES REQUIRED

Sign Summary

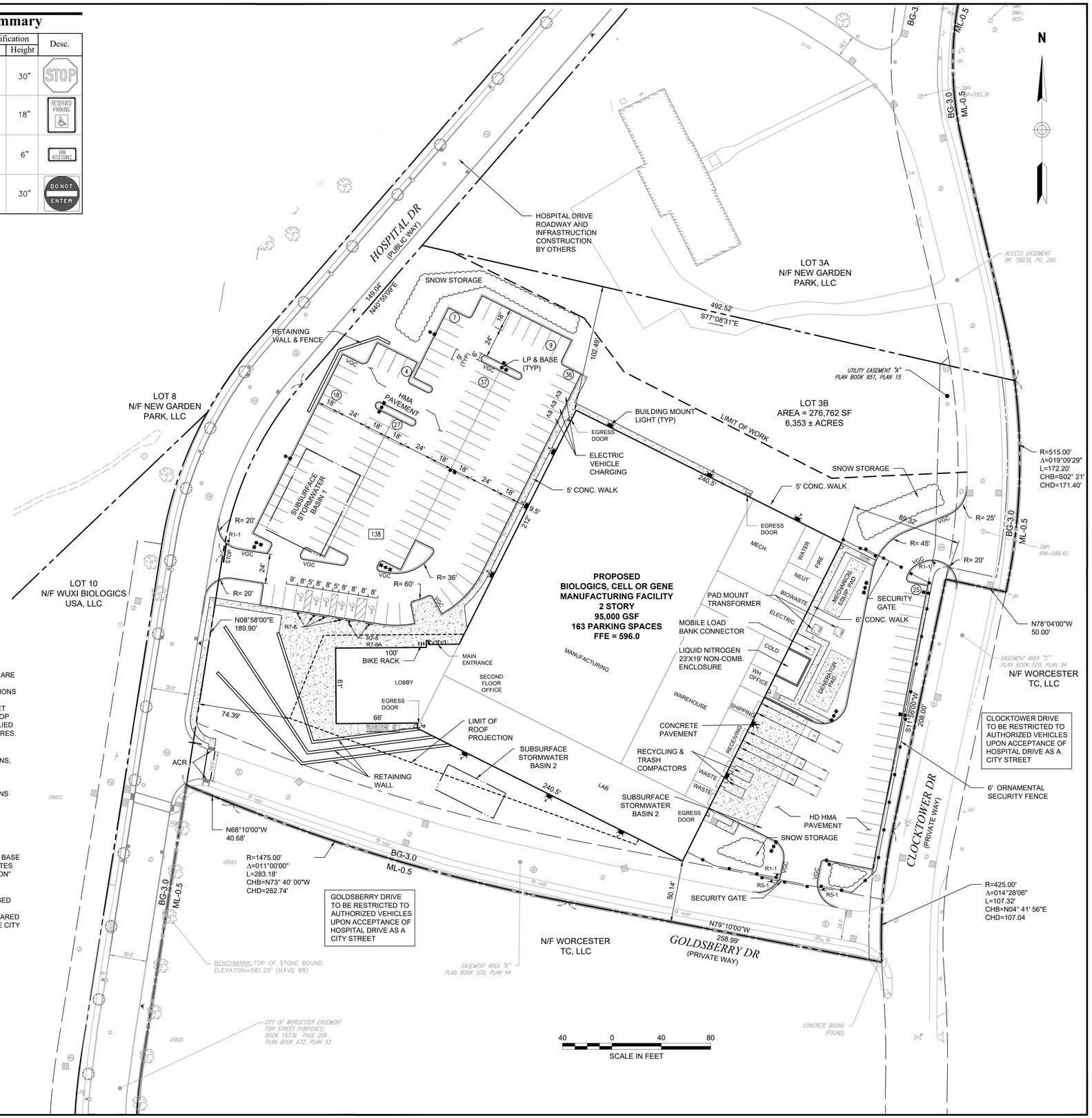
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE
R5-1	30"	30"	DO NOT ENTER

Layout and Materials

1. LANDSCAPED SETBACK AREAS AND REQUIRED PARKING SPACES SHALL NOT BE USED FOR SNOW STORAGE. ONCE ALL DESIGNATED SNOW STORAGE AREAS REACH CAPACITY, THE SNOW SHALL BE REMOVED FROM THE SITE.
2. ALL LOADING SPACES SHALL BE STRIPED AS SHOWN ON THE PLAN. ALL PARKING SPACES SHALL BE STRIPED AND ACCESSIBLE SPACES PLACARDS INSTALLED AS REQUIRED BY THE ARCHITECTURAL ACCESS BOARD.
3. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
4. CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
5. CURBING SHALL BE EXTRUDED CONCRETE (ECC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
9. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
10. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

PLAN REFERENCES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY BASE PLANS PREPARED BY CONTROL POINT ASSOCIATES AS SHOWN ON "THE HOSPITAL DRIVE SUBDIVISION" PLANS.
2. BASE PLAN INFORMATION AND WORK WITHIN OUTSIDE THE LIMIT OF THIS PROPERTY ARE BASED UPON THE LATEST REVISED HOSPITAL DRIVE SUBDIVISION PLANS AND SPECIFICATIONS PREPARED BY BOHLER ENGINEERING AS APPROVED BY THE CITY OF WORCESTER



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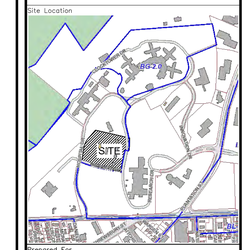

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Drawing No.
C-2

Proj. No.
XXX

Sheet
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NOTES

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
4. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
5. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
8. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
15. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
16. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
17. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. WATER PIPES SHALL BE DUCTILE IRON FOR GREATER THAN 2" DIAMETER OR AS REQUIRED BY THE CITY OF WORCESTER DPW.
   - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 SEWER PIPE
   - C. STORM DRAINAGE PIPES SHALL BE HDPE SMOOTH LINED CAPABLE OF WITHSTANDING HS 20 LOADING UNLESS OTHERWISE INDICATED ON THE PLANS.
     STORM DRAIN PIPES CONNECTING TO THE CITY STORM DRAIN WITHIN THE ROW SHALL BE REINFORCED CONCRETE PIPE.
   - D. ELECTRIC AND TELECOMMUNICATION CONDUITE SHALL BE PVC SCHEDULE 40.
   - E. IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40.
18. CONTRACTOR SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ELECTRICAL WIRING AND EQUIPMENT WHICH SHALL BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICIAN.
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PLAN REFERENCES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY BASE PLANS PREPARED BY CONTROL POINT ASSOCIATES AS SHOWN ON "THE HOSPITAL DRIVE SUBDIVISION" PLANS.
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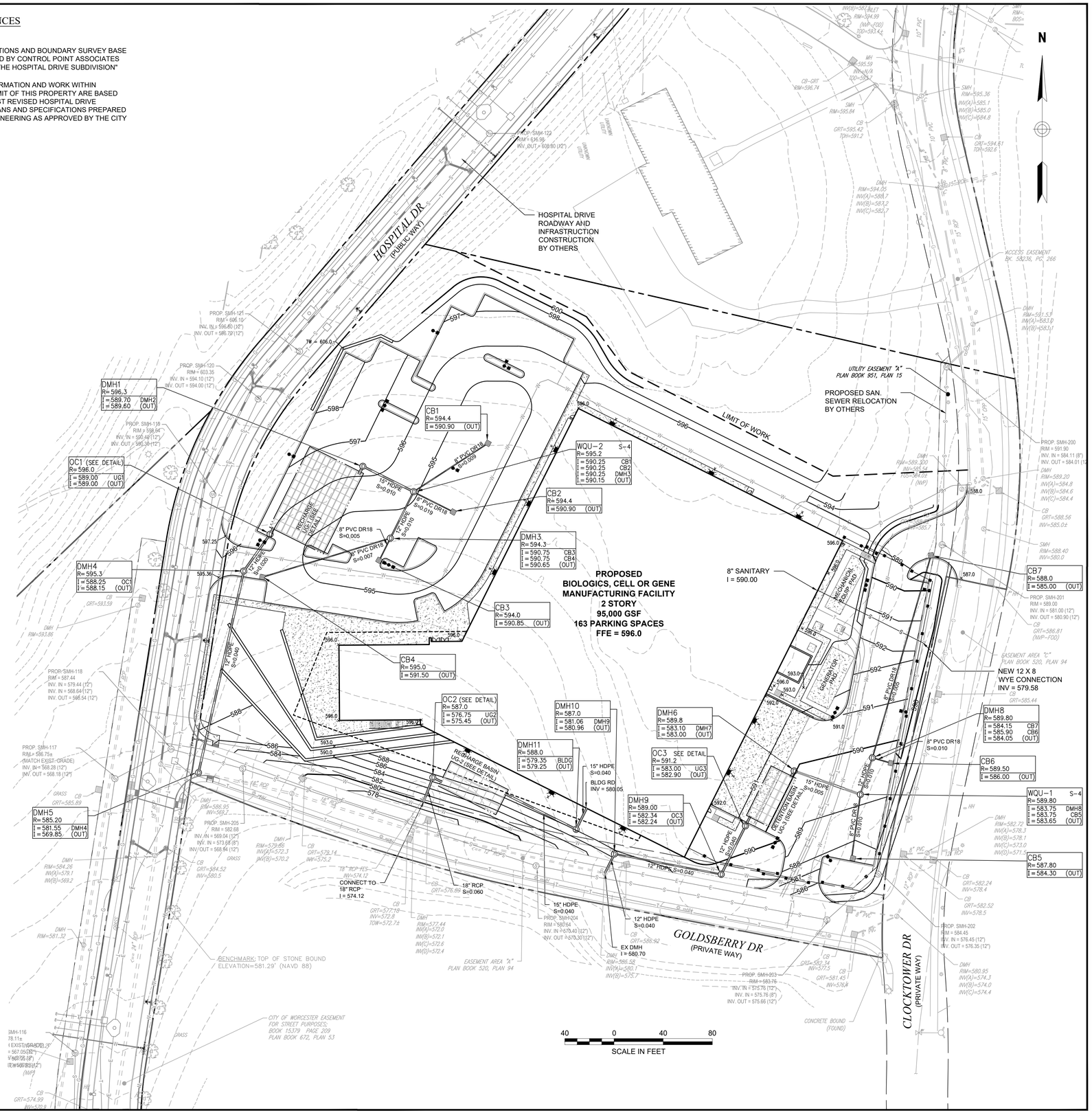

Prepared By:

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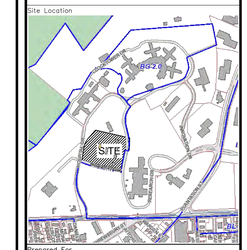
pdoherty@midpointengineering.com

Seal

COMMONWEALTH OF MASSACHUSETTS
PATRICK P. DOHERTY
CIVIL
NO. 48379
REGISTERED PROFESSIONAL ENGINEER

Site Location



Prepared For

GALAXY LIFE SCIENCES, LLC

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WEBSTER, MA 01570
(508) 721-0005

Date	Scale
Sept. 3, 2020	as noted

No.	Revision	Date

Project Title

THE REACTORY BIOMANUFACTURING CAMPUS BUILDING D

LOT 3B - Hospital Drive
Worcester, MA

Issued For

Definitive Site Plan

Not for Construction

Drawing Title

Grading Plan

Drawing No.

C-3

Proj. No.: XXX

Sheet: 3 of 7

NOTES

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
4. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
5. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
8. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

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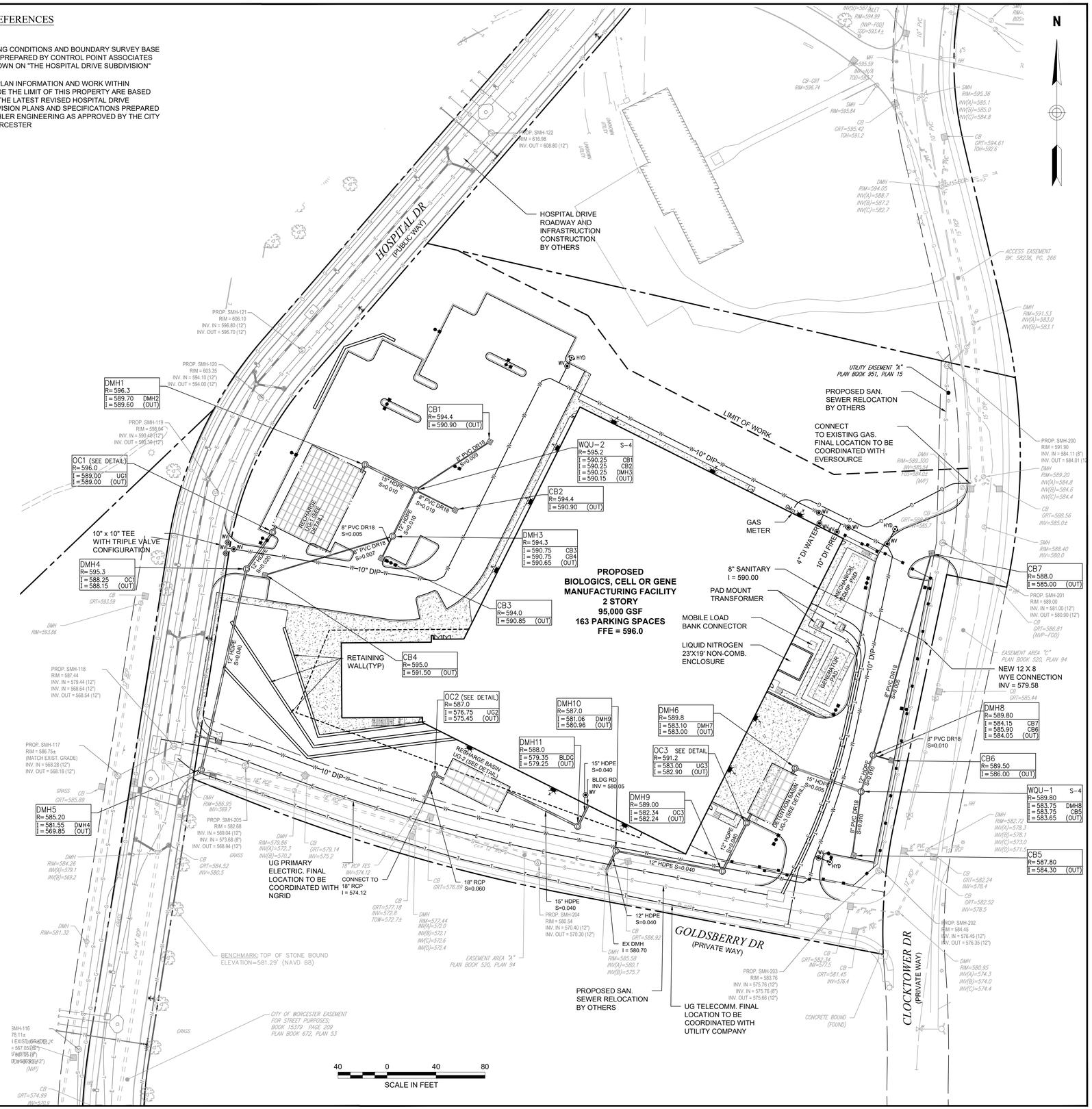

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Seal

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Site Location

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Date: Sept. 3, 2020 Scale: as noted

No.	Revision	Date

Project Title

THE REACTORY BIOMANUFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For

Definitive Site Plan

Not for Construction

Drawing Title

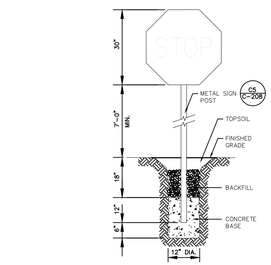
DRAINAGE & UTILITY PLAN

Drawing No.

C-4

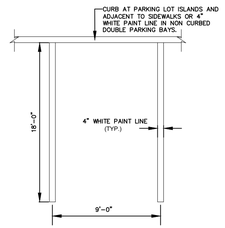
Proj. No. XXX

Sheet 4 of 7



NOTE:
PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

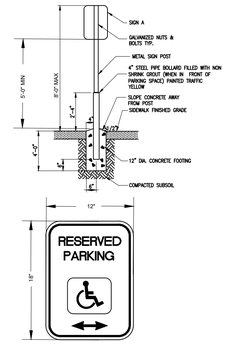
N.T.S. STOP SIGN



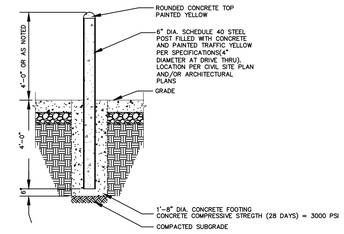
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE SITE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

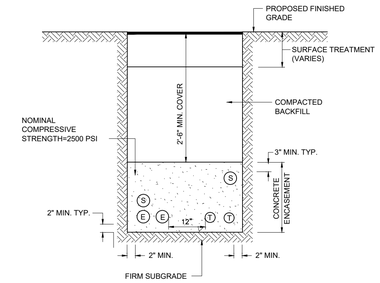
N.T.S. TYPICAL PARKING SPACE DETAIL



N.T.S. HANDICAPPED PARKING SIGNAGE DETAIL



N.T.S. BOLLARD DETAIL

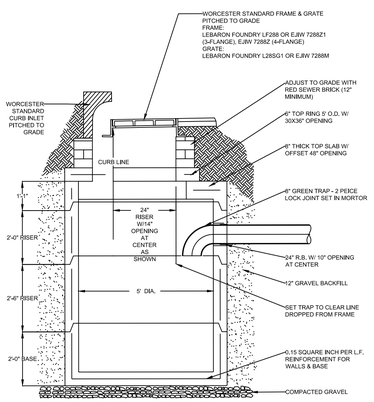


E-ELECTRICAL, 5" PVC CONDUIT
T-TELEPHONE, 4" PVC CONDUIT
FA-FIRE ALARM, 4" PVC CONDUIT
S-SPARE 4" PVC CONDUIT

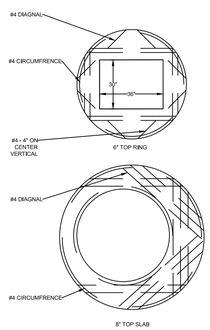
NOTES:

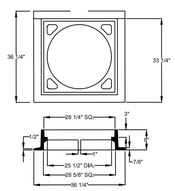
1. TYPICAL CROSS-SECTION SUBJECT TO APPROVAL FROM PRIVATE COMPANIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE 10' STEEL CONDUIT SWEEPS FOR ELECTRICAL CONDUIT AND 10' STEEL CONDUIT TANGENT SECTION PRIOR TO SWEEP.

N.T.S. TYPICAL CONDUIT BANK



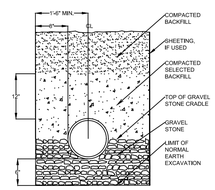
TYPICAL PRECAST CATCH BASIN



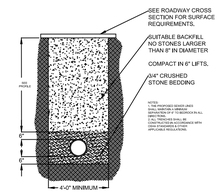


WORCESTER STANDARD FRAME & GRATE DETAIL FOR CATCH BASIN

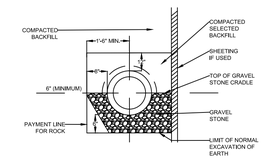
N.T.S. CITY OF WORCESTER STANDARD CATCH BASIN



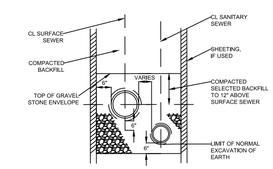
TYPICAL DRAIN MAIN TRENCH



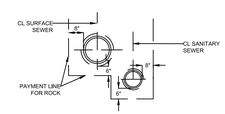
TYPICAL SEWER MAIN TRENCH



TYPICAL TRENCH SECTION ONE PIPE

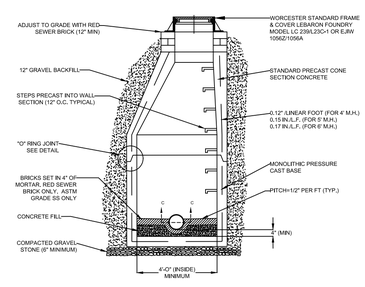


TYPICAL TRENCH SECTION TWO PIPES

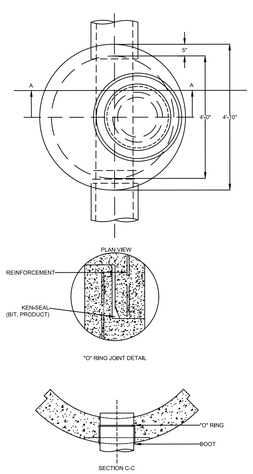


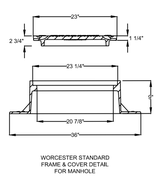
TYPICAL TRENCH SECTION IN ROCK

N.T.S. CITY OF WORCESTER STANDARD TRENCH DETAILS

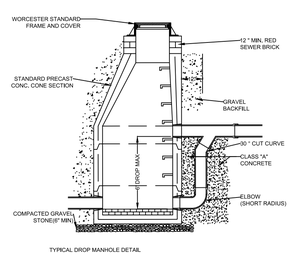


TYPICAL MANHOLE - SECTION A-A



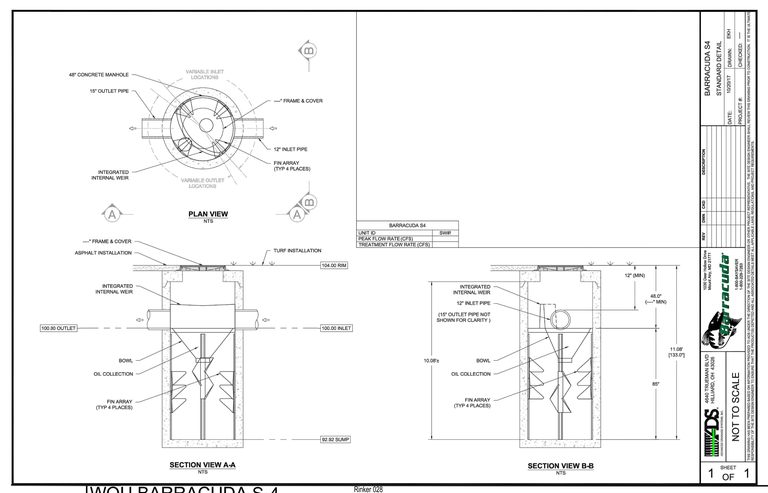


WORCESTER STANDARD FRAME & COVER DETAIL FOR MANHOLE



TYPICAL DROP MANHOLE DETAIL

N.T.S. CITY OF WORCESTER STANDARD MANHOLE



N.T.S. WQU BARRACUDA S-4

Rinker 028

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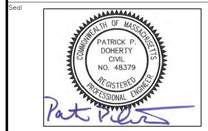
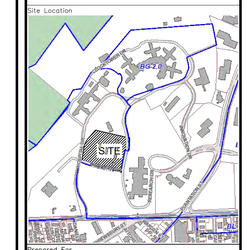


Site Location



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GALAXY LIFE SCIENCES, LLC

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Date	Sept. 3, 2020	Scale	as noted

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Project Title

THE REACTORY BIOMANFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For

Definitive Site Plan

Not for Construction

Drawing Title

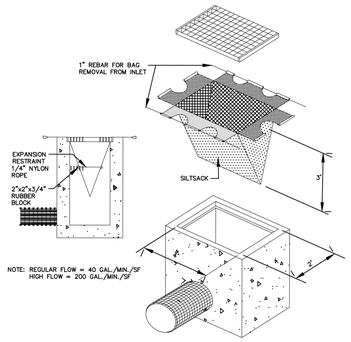
SITE CONSTRUCTION DETAILS 1

Drawing No.

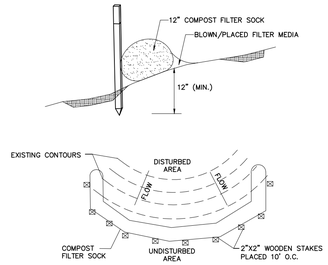
C-5

Proj. No. XXX

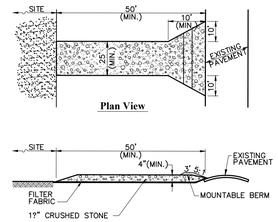
Sheet 5 of 7



J12	CATCHBASIN SEDIMENT TRAP
N.T.S.	



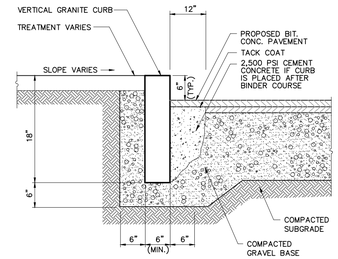
	COMPOST FILTER SOCK
N.T.S.	



Notes:

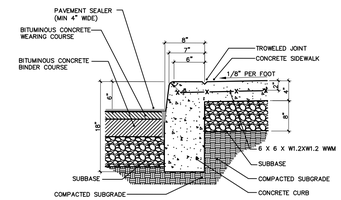
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

A12	STABILIZED CONSTRUCTION ENTRANCE
N.T.S.	

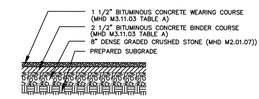


	VERTICAL GRANITE CURB (VGC)
N.T.S.	

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE F'C 4000 P.S.I. CONCRETE AT 28 DAYS
CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING



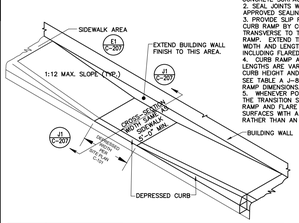
	CURB DETAIL WITH MONOLITHIC SIDEWALK ONSITE
N.T.S.	



NOTE:
1. THE MINIMUM REQUIRED THICKNESS ARE SHOWN IN THE DETAIL. USE LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES.

	HMA PAVEMENT (ON SITE)
N.T.S.	

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE



NOTES:
1. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE. SEAL JOINT WITH AN APPROVED SEALING MATERIAL.
3. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE A -B/C-207 FOR TYPICAL RAMP DIMENSIONS.
5. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.

	CURB RAMP DETAIL AND RAMP SCHEDULE
N.T.S.	

CURB RAMP DIMENSIONS NEW CONSTRUCTION

*RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1 : 12)	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 12	3.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 12	4.0 FT.	3.3 FT.	4.0 FT.
5"	1 : 12	5.0 FT.	4.2 FT.	5.0 FT.
6"	1 : 12	6.0 FT.	5.0 FT.	6.0 FT.
7"	1 : 12	7.0 FT.	5.8 FT.	7.0 FT.
8"	1 : 12	8.0 FT.	6.7 FT.	8.0 FT.
9"	1 : 12	9.0 FT.	7.5 FT.	9.0 FT.
10"	1 : 12	10.0 FT.	8.4 FT.	10.0 FT.
11"	1 : 12	11.0 FT.	9.2 FT.	11.0 FT.
12"	1 : 12	12.0 FT.	10.0 FT.	12.0 FT.

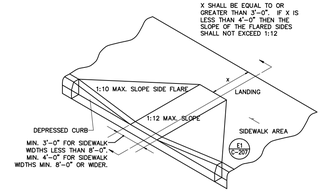
CURB RAMP DIMENSIONS EXISTING CONDITION *

* MAX. RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 8	2.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 10	3.3 FT.	3.3 FT.	4.0 FT.
5"	1 : 10	4.2 FT.	4.2 FT.	5.0 FT.
6"	1 : 10	5.0 FT.	5.0 FT.	6.0 FT.

* USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1 : 12 OR FLATTER SLOPES.

* CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

	TABLE A
N.T.S.	



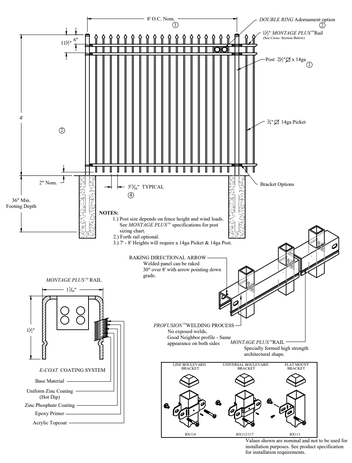
NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE

NOTE: RAMP FINISH TO BE SLIP RESISTANT TEXTURE BY COURSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.

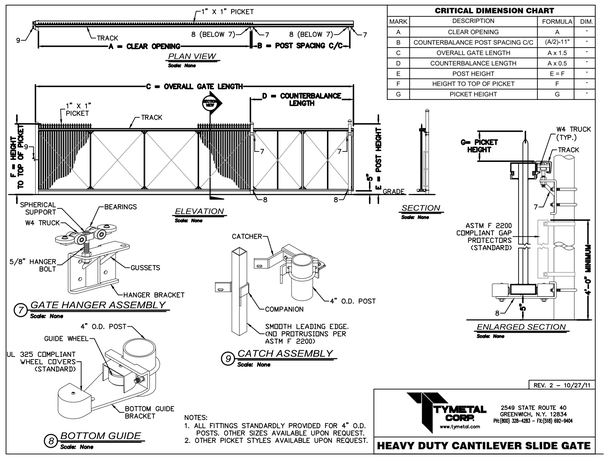
	CURB RAMP DETAIL
N.T.S.	

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE F'C 4000 P.S.I. CONCRETE AT 28 DAYS
CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING

	FULL DEPTH PAVEMENT REPAIR
N.T.S.	

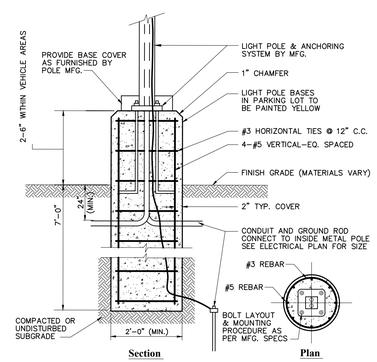


	ORNAMENTAL FENCE
N.T.S.	



	SECURITY GATE
N.T.S.	

CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	"
B	COUNTERBALANCE POST SPACING C/C	(A/2)+11"	"
C	OVERALL GATE LENGTH	A x 1.5	"
D	COUNTERBALANCE LENGTH	A x 0.5	"
E	POST HEIGHT	E = F	"
F	HEIGHT TO TOP OF PICKET	F	"
G	PICKET HEIGHT	G	"



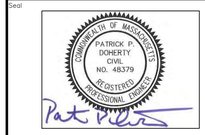
Notes:

LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

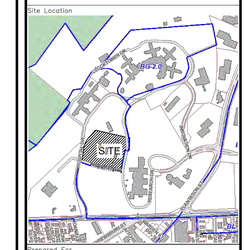
	LIGHT POLE BASE
N.T.S.	

Prepared By:
MIDPOINT ENGINEERING + CONSULTING
37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

Seal



Site Location



Prepared For

GALAXY LIFE SCIENCES, LLC

37 SUTTON ROAD
WEBSTER, MA 01570
(508) 721-0005

Date: Sept. 3, 2020 | Scale: as noted

No.	Revision	Date

Project Title

THE REACTORY BIOMANFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For

Definitive Site Plan

Not for Construction

Drawing Title

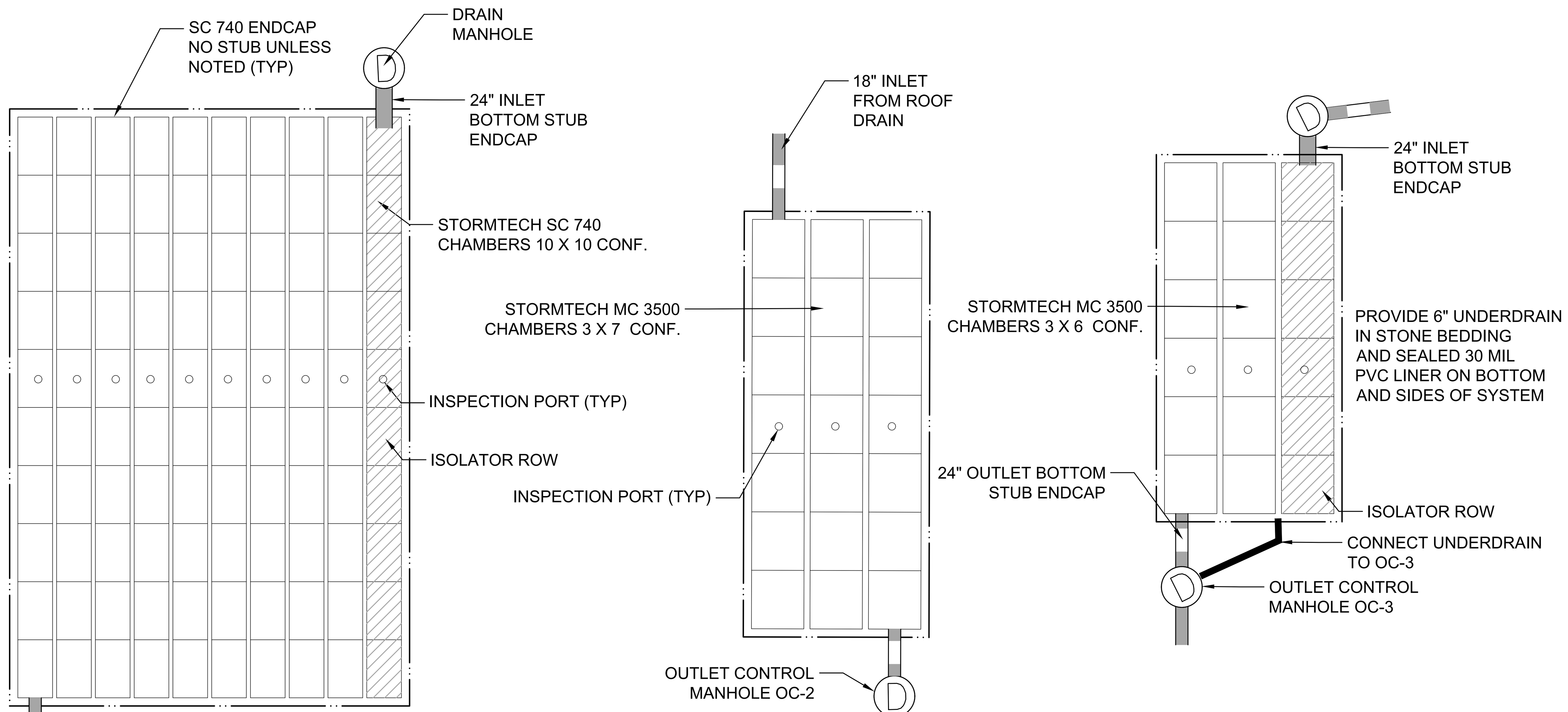
SITE CONSTRUCTION DETAILS 2

Drawing No.

C-6

Proj. No.: XXX

Sheet: 6 of 7



MIN F.G. = 594.25; MAX F.G. = 600.50
TOP OF STONE ELEV. = 592.50
TOP OF CHAMBER ELEV. = 592.00
BOTTOM OF CHAMBER ELEV. = 589.50
BOTTOM OF STONE ELEV. = 589.00

RECHARGE CHAMBER SYSTEM UG-1
StormTech SC 740 10 x 10 Configuration

MIN F.G. = 583.75 ; MAX F.G. = 588.00
TOP OF STONE ELEV. = 581.50
TOP OF CHAMBER ELEV. = 580.50
BOTTOM OF CHAMBER ELEV. = 576.75
BOTTOM OF STONE ELEV. = 576.00

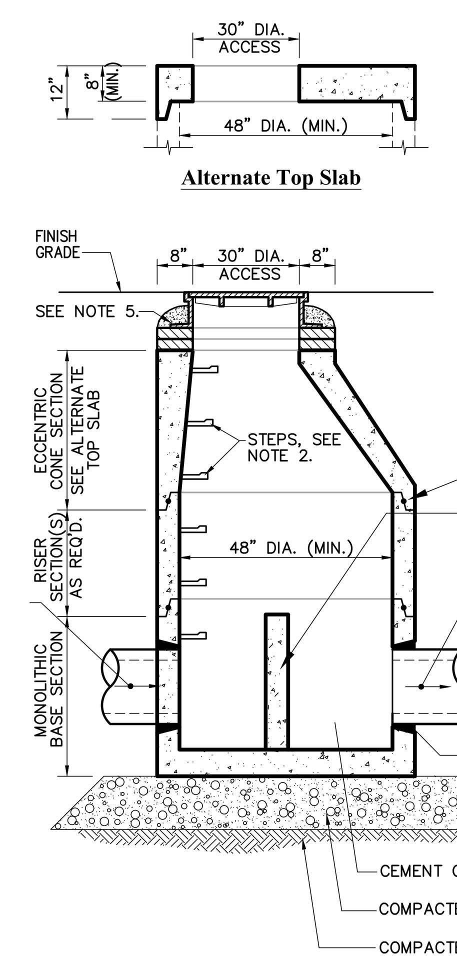
RECHARGE CHAMBER SYSTEM UG-2
StormTech MC 3500 3 x 7 Configuration

NOTE: CONTRACTOR TO PROVIDE
MANUFACTURERS ENGINEERED
DESIGN PLANS FOR EACH SYSTEM
FOR REVIEW PRIOR TO INSTALLATION

MIN F.G. = 623.25; MAX F.G. = 629.50
TOP OF STONE ELEV. = 622.00
TOP OF CHAMBER ELEV. = 621.50
BOTTOM OF CHAMBER ELEV. = 619.00
BOTTOM OF STONE ELEV. = 583.00

DETENTION CHAMBER SYSTEM UG-3
StormTech MC 3500 3 x 6 Configuration
WITH SEALED 30 MIL PVC LINER

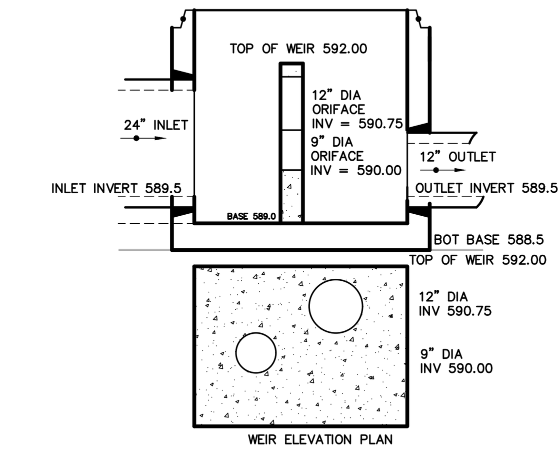
UNDERGROUND CHAMBER SYSTEM PLAN VIEW
N.T.S.



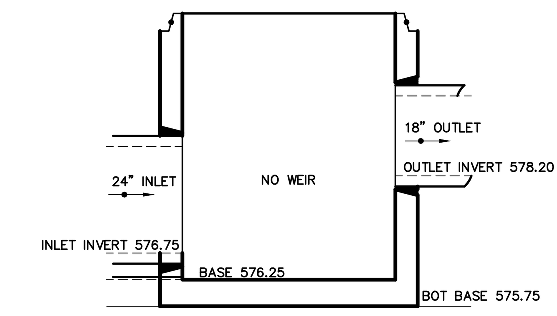
Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

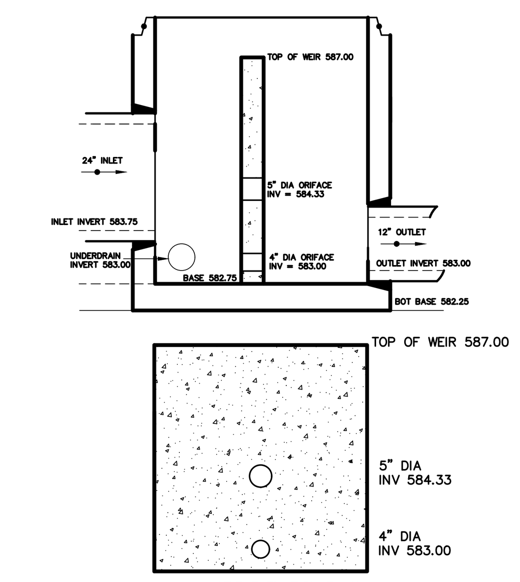
OC DRAIN MANHOLE W/WEIR
N.T.S.



OC 1 BASE SECTION DETAIL
N.T.S.



OC 2 BASE SECTION DETAIL
N.T.S.



OC 3 BASE SECTION DETAIL
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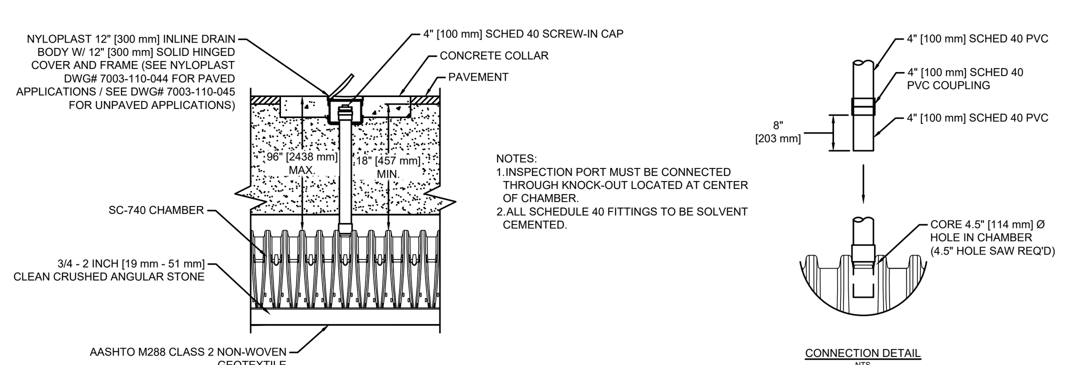


INSPECTION PORT DETAIL

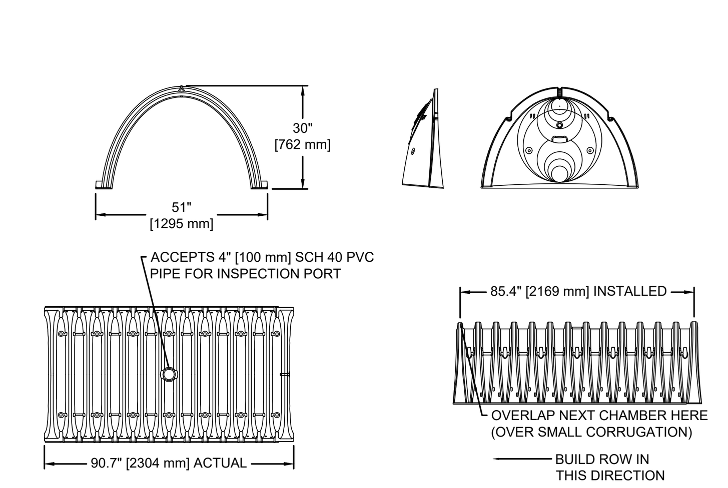
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN]. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN].
(B) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
(A) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

STORMTECH ACCEPTABLE FILL MATERIALS



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH) 51.0" x 30.0" x 85.4" [1295 mm x 762 mm x 2169 mm]
CHAMBER STORAGE 45.9 CUBIC FEET [1.30 m³]
MINIMUM INSTALLED STORAGE 74.9 CUBIC FEET [2.12 m³]
WEIGHT 75 lbs. [33.6 kg]

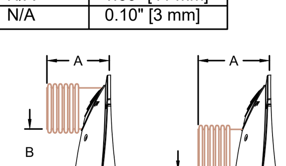
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

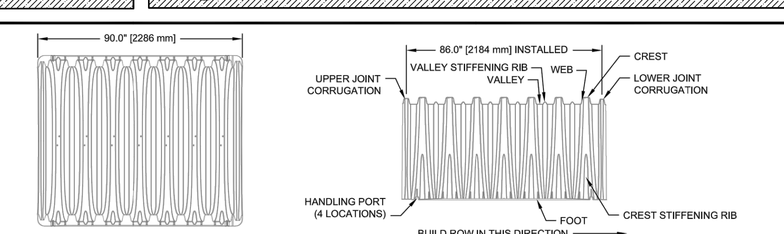
PART#	STUB	A	B	C
SC740EPE06T	6" [150 mm]	10.90" [277 mm]	18.50" [470 mm]	N/A
SC740EPE06B	6" [150 mm]	10.90" [277 mm]	N/A	0.50" [13 mm]
SC740EPE08T	8" [200 mm]	12.20" [310 mm]	16.50" [419 mm]	N/A
SC740EPE08B	8" [200 mm]	12.20" [310 mm]	N/A	0.60" [15 mm]
SC740EPE10T	10" [250 mm]	13.40" [340 mm]	14.50" [368 mm]	N/A
SC740EPE10B	10" [250 mm]	13.40" [340 mm]	N/A	0.70" [18 mm]
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]	N/A
SC740EPE12B	12" [300 mm]	14.70" [373 mm]	N/A	1.20" [30 mm]
SC740EPE15T	15" [375 mm]	18.40" [467 mm]	9.00" [229 mm]	N/A
SC740EPE15B	15" [375 mm]	18.40" [467 mm]	N/A	1.30" [33 mm]
SC740EPE18T	18" [450 mm]	19.70" [500 mm]	5.00" [127 mm]	N/A
SC740EPE18B	18" [450 mm]	19.70" [500 mm]	N/A	1.60" [41 mm]
*SC740EPE24B	24" [600 mm]	18.50" [470 mm]	N/A	0.10" [3 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

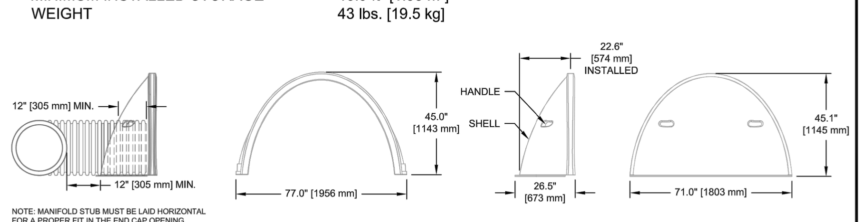
*FOR THE SC740EPE24B THE 24" [600 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" [44 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

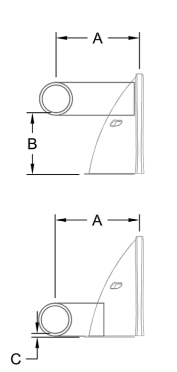




NOMINAL MC-3500 CHAMBER SPECIFICATIONS
SIZE (L x W x H) 90" x 77" x 45" [2286 mm x 1956 mm x 1143 mm]
CHAMBER STORAGE 109.9 ft³ [3.11 m³]
MINIMUM INSTALLED STORAGE 178.9 ft³ [5.06 m³]
WEIGHT 134 lbs. [60.8 kg]

NOMINAL MC-3500 END CAP SPECIFICATIONS
SIZE (L x W x H) 26.5" x 71" x 45.1"[673 mm x 1803 mm x 1145 mm]
ENDCAP STORAGE 15.6 ft³ [0.44 m³]
MINIMUM INSTALLED STORAGE 46.9 ft³ [1.33 m³]
WEIGHT 43 lbs. [19.5 kg]





PART NUMBERS ENDING WITH "B" ARE FOR STUBS AT BOTTOM OF END CAP.
PART NUMBERS ENDING WITH "T" ARE FOR STUBS AT TOP OF END CAP.

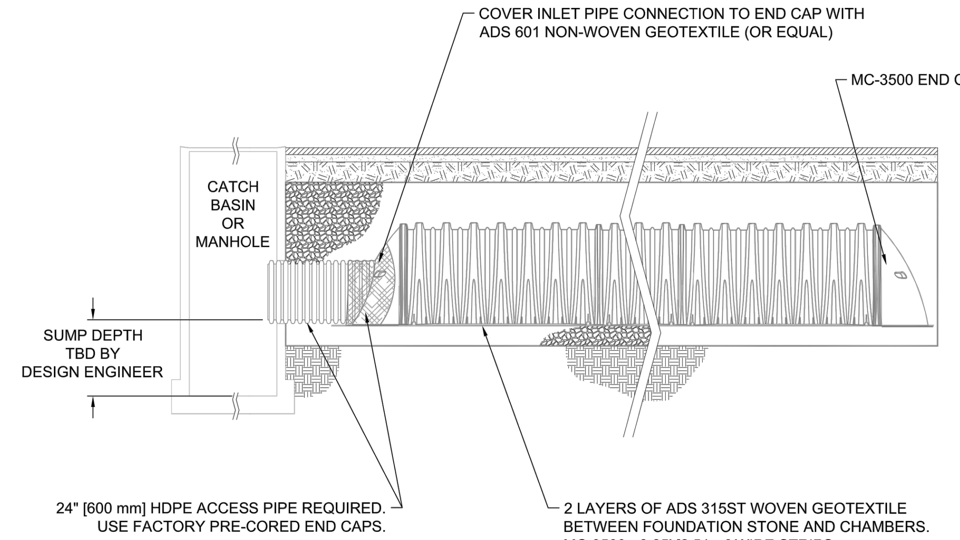
PART#	STUB	B	C
MC3500TEPE12T	12" [300 mm]	26.36" (670 mm)	N/A
MC3500TEPE12B	12" [300 mm]	N/A	1.35" [34 mm]
MC3500TEPE15T	15" [375 mm]	23.39" [594 mm]	N/A
MC3500TEPE15B	15" [375 mm]	N/A	1.50" [38 mm]
MC3500TEPE18T	18" [450 mm]	20.03" [509 mm]	N/A
MC3500TEPE18B	18" [450 mm]	N/A	1.77" [45 mm]
MC3500TEPE24T	24" [600 mm]	14.48" [368 mm]	N/A
MC3500TEPE24B	24" [600 mm]	N/A	2.06" [52 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST.
INVENTORIED MANIFOLDS INCLUDE 12" - 24" SIZE ON SIZE AND
15" THROUGH 48" ECCENTRIC MANIFOLDS.

ADVANCED DRAINAGE SYSTEMS, INC.
THE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.
StormTech Subsurface Stormwater Management
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT 06067
PHONE: 888-892-2694 | FAX: 866-328-8401
WWW.STORMTECH.COM

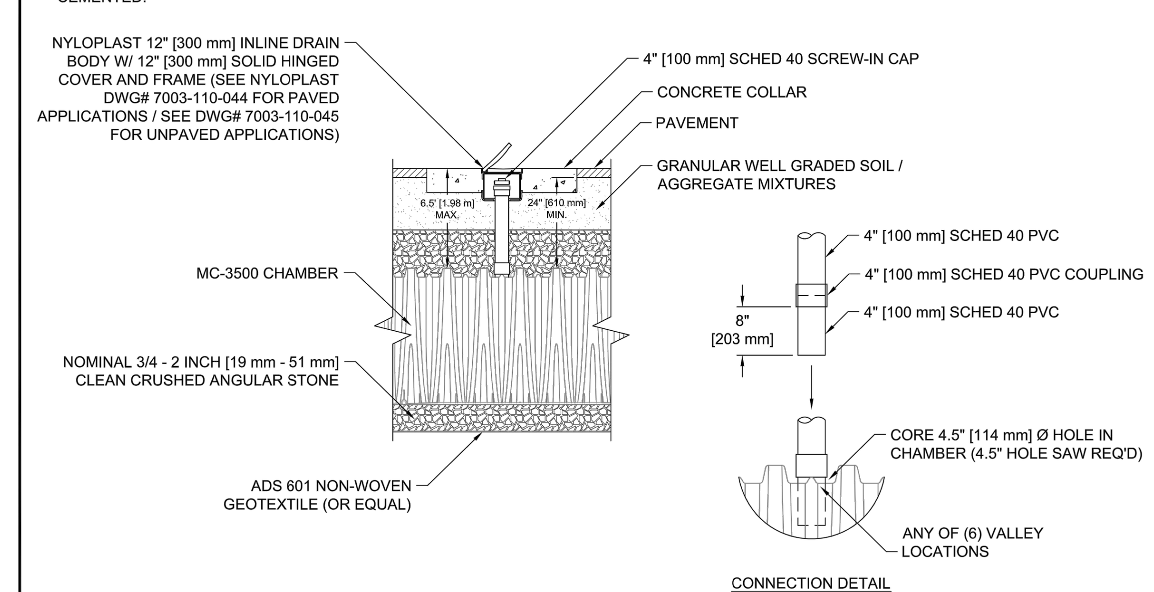
MC-3500 TECHNICAL SPECIFICATIONS
SCALE: NTS
DATE: 04/25/12
DRAWN BY: JLM
CHECKED:



ADVANCED DRAINAGE SYSTEMS, INC.
THE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.
StormTech Subsurface Stormwater Management
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT 06067
PHONE: 888-892-2694 | FAX: 866-328-8401
WWW.STORMTECH.COM

MC-3500 ISOLATOR™ ROW PROFILE
SCALE: NTS
DATE: 04/24/12
DRAWN BY: JLM
CHECKED: KAM

NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



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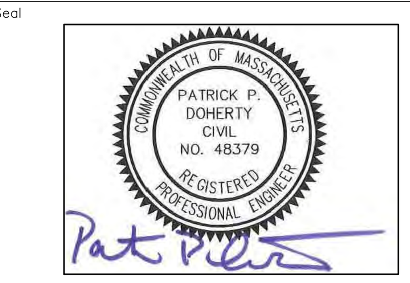
StormTech Subsurface Stormwater Management
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT 06067
PHONE: 888-892-2694 | FAX: 866-328-8401
WWW.STORMTECH.COM

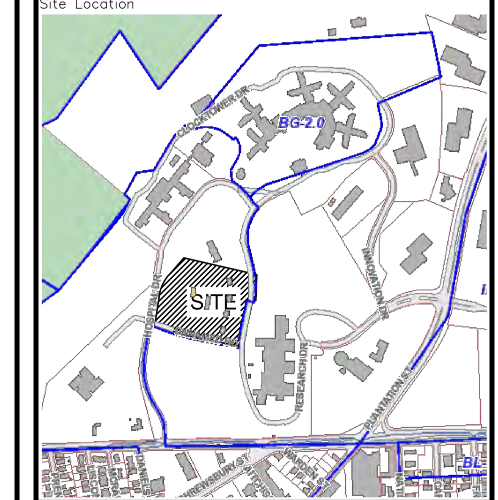
MC-3500 INSPECTION PORT DETAIL
SCALE: NTS
DATE: 6/15/11
DRAWN BY: KLJ
CHECKED:

Prepared By:
MIDPOINT
ENGINEERING + CONSULTING
37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

Seal



Site Location



Prepared For
GALAXY
LIFE SCIENCES, LLC
37 SUTTON ROAD
WEBSTER, MA 01570
(508) 721-0005

Date: Sept. 3, 2020 | Scale: as noted

No.	Revision	Date

Project Title
THE REACTORY BIOMANFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For
Definitive Site Plan

Not for Construction

Drawing Title
SITE CONSTRUCTION DETAILS 3

Drawing No.
C-7

Proj. No. XXX
Sheet 7 of 7

Landscaping Notes

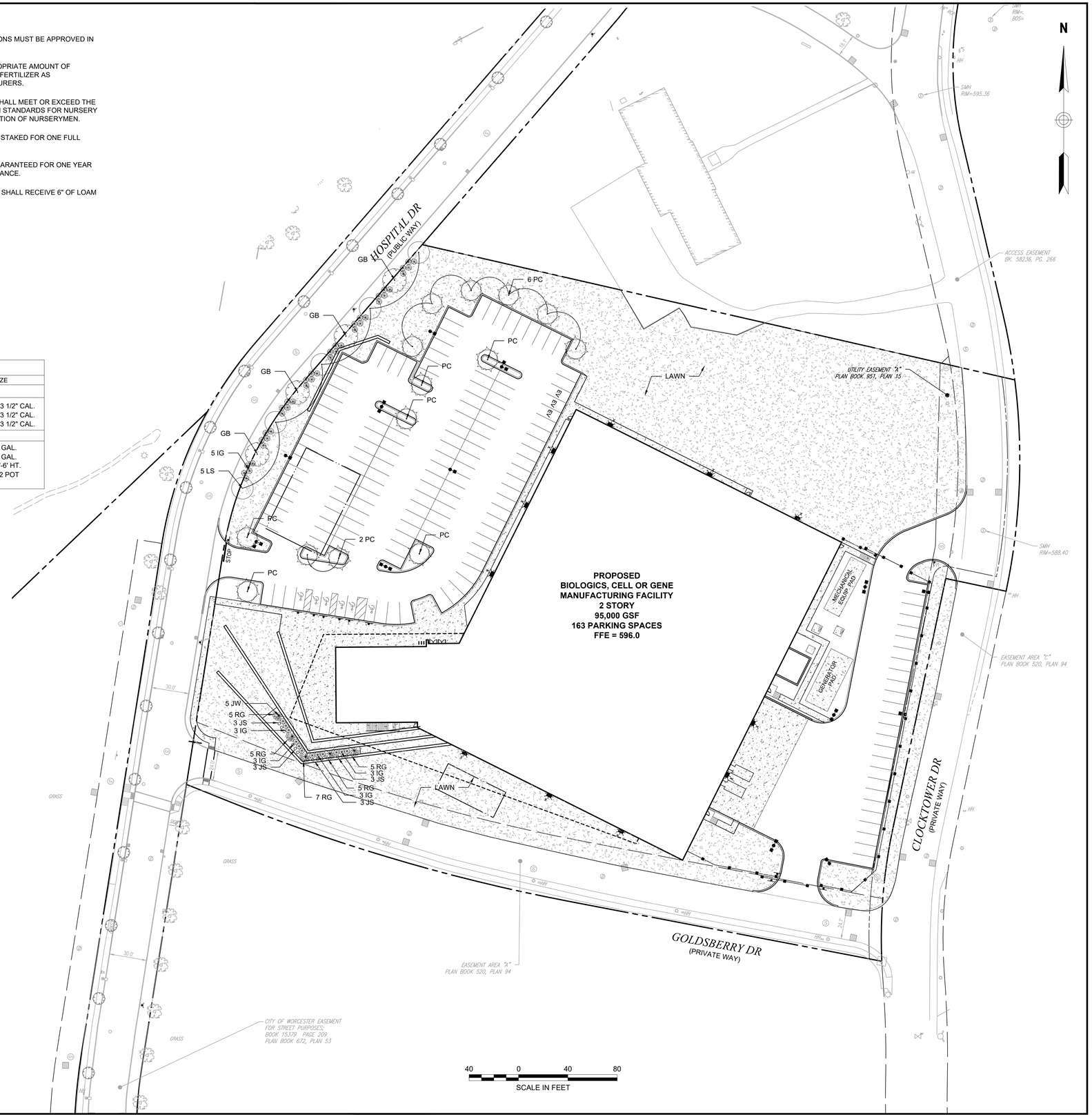
1. ALL SITE LANDSCAPE PLANTINGS SHALL BE OF AN ASIAN LONG-HORNED BEETLE RESISTANT VARIETY
2. THE INTENT OF THIS DOCUMENT IS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED GENERAL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. THE LAYOUT HAS BEEN FORMULATED BASED UPON CITY ORDINANCES AND SHALL BE FOLLOWED TO THE GREATEST EXTENT POSSIBLE. THE GENERAL CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY REQUIRED OR SUGGESTED CHANGES PRIOR TO CONSTRUCTION.
3. STANDARD LANDSCAPE CONSTRUCTION PRACTICES SHALL BE UTILIZED BY THE CONTRACTOR.
4. ALL DISTURBED LAWN AREAS SHALL BE REPAIRED WITH LOAM & SEED OR AS SHOWN ON THE DRAWINGS.
5. CONTRACTOR SHALL COORDINATE TREE LOCATIONS WITH THE PROPOSED LIGHTING WITH THE ENGINEER WELL IN ADVANCE OF THE LIGHT POLE FOOTINGS OR LANDSCAPE BEING INSTALLED.
6. CONTRACTOR SHALL INSTALL MULCH RINGS AROUND INDIVIDUAL TREES WITHIN LAWN AREAS WHERE PLANTING BEDS ARE NOT INDICATED ON THE PLAN. IF PLANTS OR TREES ARE LOCATED TOO CLOSE TO OTHER PLANTS THEN CONTRACTOR SHALL FORMULATE A MULCH BED AROUND THE GROUPING OF PLANTS OR TREES.
7. A 2-3-INCH DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
8. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ENGINEER..
10. ALL PLANTS TO RECEIVE THE APPROPRIATE AMOUNT OF MANURE, PEATMOSS AND STARTER FERTILIZER AS RECOMMENDED BY THE MANUFACTURERS.
11. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREES SHALL BE SUFFICIENTLY STAKED FOR ONE FULL YEAR.
13. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
14. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 6" OF LOAM AND SPECIFIED SEED MIX.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES & EVERGREENS		
4	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3-3 1/2" CAL.
14	PC	PYRUS CALLERYANA 'ARISTROCRAT'	ARISTROCRAT PEAR	3-3 1/2" CAL.
5	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	AMERICAN SWEETGUM	3-3 1/2" CAL.
		SHRUBS AND GROUND COVER		
52	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	7 GAL.
12	JS	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	2 GAL.
5	JW	JUNIPERUS CHINENSIS 'WICHITA'	WICHITA BLUE JUNIPER	5'-6' HT.
30	RG	RUDBECKIA GOLDSTRUM 'LITTLE SUZY'	LITTLE SUZY CONEFLOWER	#2 POT

ALL LANDSCAPE PLANTINGS SHALL BE ASIAN LONG HORNED BEETLE RESISTANT VARIETY

BARK MULCH SHALL NOT BE INSTALLED WITHIN 18" OF ANY BUILDING WITH COMBUSTIBLE EXTERIOR



Prepared By:

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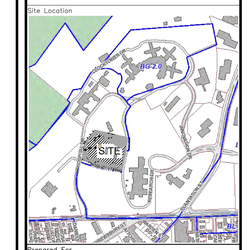
pdoherty@midpointengineering.com

Seal

Site Location



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Worcester, MA

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Definitive Site Plan

Not for Construction

Drawing Title

PLANTING PLAN

Drawing No.

LA-1

Proj. No.: XXX

Sheet: 1 of 1

SENSCAPE™
Luminaires for Parks, Campus and Commercial Areas
SA26 SERIES

PROJECT INFORMATION
Job Name _____
Fixture Type _____
Catalog Number _____
Approved by _____

PRODUCT FEATURES:
- Architectural, modern design aesthetic scaled for mounting heights of 15-30 feet
- Multiple mounting configuration and optical distribution options to suit all common area lighting scenarios
- TekLink advanced wireless networked control and innovative Integrated Camera Module options
- Lumen outputs up to 43,000lm with color temperatures ranging from 3000K to 5000K

POST TOP MOUNT | POLE MOUNT | WALL MOUNT

SPECIFICATIONS

HOUSING: Marine-grade die-cast aluminum construction. Integral aluminum heat sink with concealed air inlet and convection fins. All power electronics removed from primary thermal path; all drivers with dedicated heatsink to extreme of luminaire. TGIC polyester powder coat finish with five-step pre-treatment; salt-spray test 1,000 hours. See Ordering Information for available finishes. Closed-cell silicone gasketing at all housing interfaces.

MOUNTING: Post Top: Fitter assembly mounts over a 2-3/8" tenon on 3, 4 and 5 inch round and square poles and secured via six recessed, corrosion resistant set screws. Fitter design provides gentle transition to 3" O.D. round pole. Pole Mount: Internal bracket and hardware provided for drilled round and square 3 inch and larger poles. Wall Mount: Quick and simple mounting bracket allows four point mounting to rigid walls.

OPTICS: Type II, III, IV and V Square optical distributions. Each type available with Narrow, Medium and Wide options for glare mitigation (Wide has the lowest level of glare mitigation, Narrow the highest). Internal house-side shield available (does not impact EPA). Injection-molded acrylic or polycarbonate tertiary outer lens.

ELECTRICAL: Replaceable high-brightness LED array. See Ordering Information for color temperature options. 120-277VAC, 347VAC or 480VAC, 50/60Hz input with replaceable high power factor electronic constant-current driver (<10% THD, >0.95 PF). Standard 0-10V dimming with 10-100% range. Minimum 85% driver efficiency. EMC performance compliant with FCC CFR Part 15. Serviceable surge protection device rated to 6kV per ANSI C62.41-2002 category C low.

TEKLINK TL2000: An adaptive lighting control system that utilizes a wireless communication scheme between system nodes. In addition to occupancy detection via camera and daylight harvesting, the TL2000 system features advanced scheduling and energy management capabilities with cloud-based control of system settings, reporting, and notifications.

INTEGRATED CAMERA MODULE: Flexible integration with 3rd party video or security platforms via WiFi or Ethernet. Camera supports 1080p at 30 frames per second. The ICM option is a stand-alone camera independent of the TekLink system.

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For photometric data, please go to www.kenall.com.

WARRANTY: Limited five (5) year warranty.

LISTINGS: Luminaire is certified to UL Standards by Intertek Testing Laboratory for Wet Location. IP65 rating per IEC 60598. Luminaire is 3G tested for vibration per ANSI C136.31. Suitable for installation into -30°C to 40°C ambient environments.

IP65 3G

ORDERING INFORMATION (Ex: SA26-PM-MB-4-M-H-P-166L-40K8-DCC-DV)

Model	Mounting	Finish	Distribution	Diffusion	House-Side	Lens Type	Lamp Power	Lamp Color	Driver	Voltage	Options	TekLink	Controls Kit
SA26									DCC			< >	< >

Mounting
- **PT** Post Top Mount
- **PM** Pole Mount
- **WM** Wall Mount

Finish
- **MW** Matte White (PCTT80126)
- **LG** Light Gray (PCTT70124)
- **BR** Bronze (PCTT25109)
- **DB** Dark Bronze (PCTT20123)
- **MB** Matte Black (PCTT90115)
- **IV** Ivory (PPL92485)
- **FG** Forest Green (PLGT3)
- **SL** Silver (PCTT75112)
- **CC** Custom Color (consult factory)

Distribution Type
- **2** Type II
- **3** Type III
- **4** Type IV
- **5S** Type V Square

Diffusion
- **N** Narrow (Full Diffusion)
- **M** Medium (Softened Diffusion)
- **W** Wide (Clear)

House-Side Shield
- **H*** House-Side Shield
- **S** No House-Side Shield

Lens Type
- **P** Polycarbonate
- **A** Acrylic

Lamp Power
- **108L** 108W LED
- **132L** 132W LED
- **166L** 166W LED
- **214L** 214W LED
- **288L** 288W LED

Lamp Color
- **30K8** 3000K(80CRI) min
- **40K7** 4000K(70CRI) min
- **40K8** 4000K(80CRI) min
- **50K7** 5000K(70CRI) min

Driver Type
- **DCC** 0-10V Dimming Constant Current

Input Voltage
- **DV** 120-277 Volts (50/60Hz)
- **CV** 277-480 Volts (60Hz)

Options
- **RL†** Rotate optics 90 degrees Left
- **RR†** Rotate optics 90 degrees Right
- **FS** Single Fuse & Holder
- **N7P*** NEMA 7 Pin Receptacle (Photocell)
- **ICM**** Integrated Camera Module
- **BG** Bird Guard
- **WSW** Wattstopper Wireless Control Node

TekLink
- **TL2000*** Wireless Network Control - Advanced (Click here for specifications)

Please consult Kenall Applications if your application requirements are not listed here.

Controls Kit
- < > Factory Assigned Internal Code

* n/a with 5S Distribution Type
• Flexible integration with 3rd party video or security platforms via WiFi or Ethernet (CATS). Embedded camera supports 1080p at 30 frames per second
† n/a with PT Mounting or 5S Distribution Type
* N7P, ICM and TL2000 are not available in conjunction

KENALL
www.kenall.com P: 800-4-Kenall F: 262-891-9701 10200 55th Street Kenosha, Wisconsin 53144 A brand of legrand
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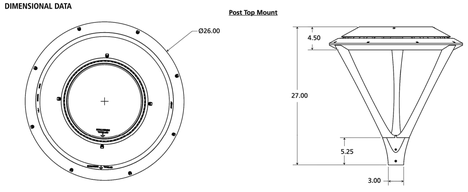
SA26-063020

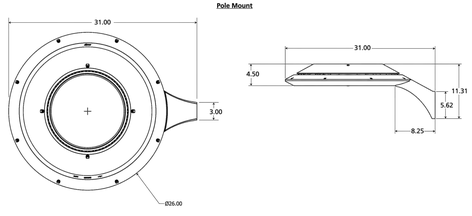
SENSCAPE™
Luminaires for Parks, Campus and Commercial Areas
SA26 SERIES

DIMENSIONAL DATA

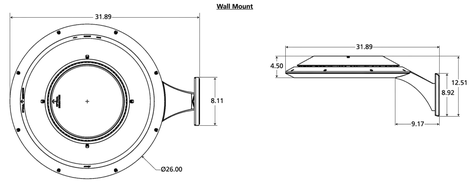
Post Top Mount



Pole Mount



Wall Mount



KENALL
www.kenall.com P: 800-4-Kenall F: 262-891-9701 10200 55th Street Kenosha, Wisconsin 53144 A brand of legrand
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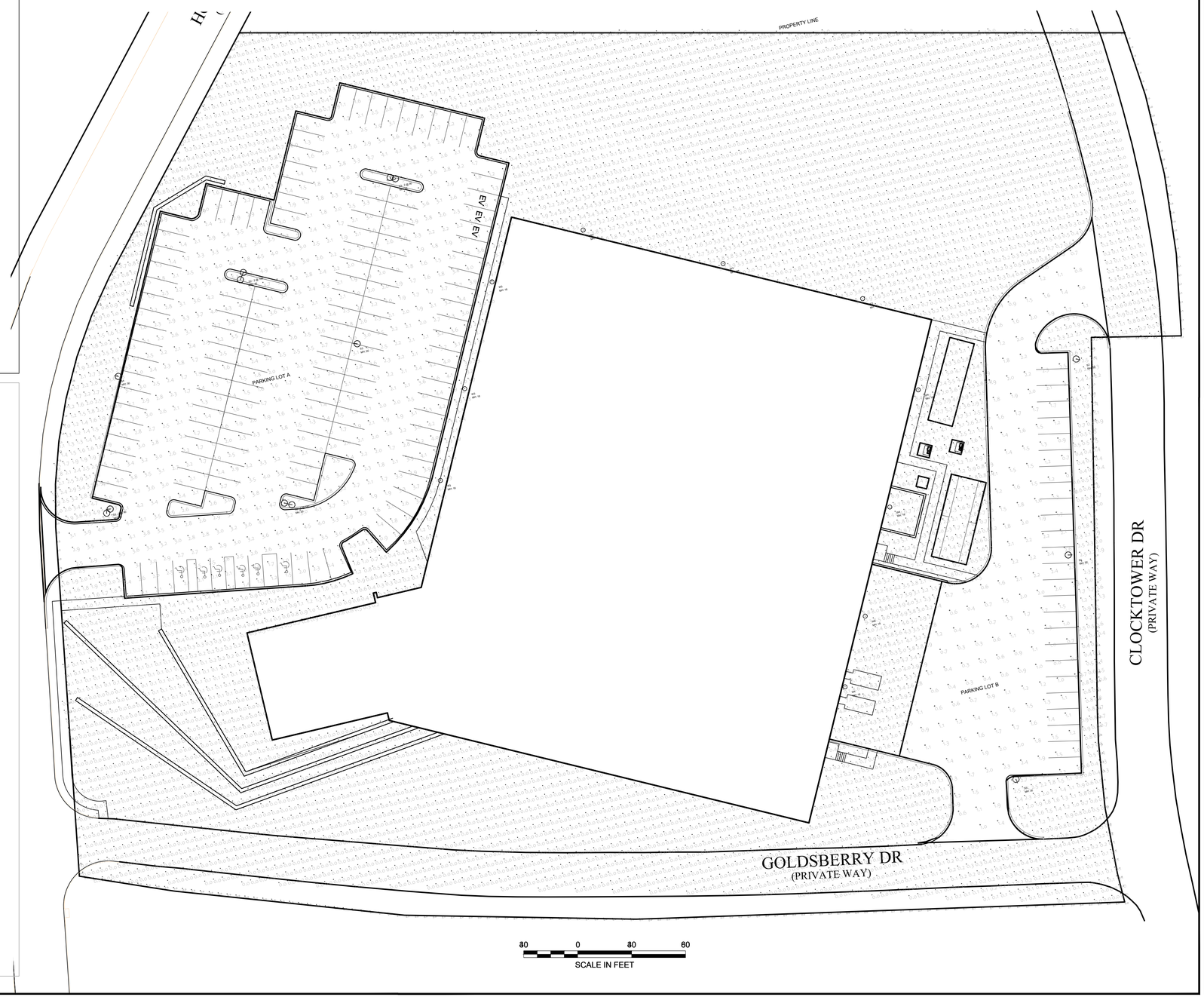
SA26-063020

Luminaire Schedule

Symbol	Label	Qty	Arrangement	Description	LLF	LLD	Lum. Watts	Lum. Lumens	Filename
	S2	2	SINGLE	SA26-y-z-2-W-S-P-108L-40K8-DCC-DV	0.900	1.000	115	15698	SA26-y-z-2-W-S-P-108L-40K8-DCC-DV.ies
	S2 - 2 @ 180	2	BACK-BACK	SA26-y-z-2-W-S-P-108L-40K8-DCC-DV	0.900	1.000	115	15698	SA26-y-z-2-W-S-P-108L-40K8-DCC-DV.ies
	S3	2	SINGLE	SA26-y-z-3-W-S-P-108L-40K8-DCC-DV	0.900	1.000	115	15506	SA26-y-z-3-W-S-P-108L-40K8-DCC-DV.ies
	S3 - 2 @ 90	2	2 @ 90 DEGREES	SA26-y-z-3-W-S-P-108L-40K8-DCC-DV	0.900	1.000	115	15506	SA26-y-z-3-W-S-P-108L-40K8-DCC-DV.ies
	S4	1	SINGLE	SA26-y-z-4-W-S-P-108L-40K8-DCC-DV	0.900	1.000	115	15749	SA26-y-z-4-W-S-P-108L-40K8-DCC-DV.ies
	W3	6	SINGLE	SA18-y-z-3-W-S-P-70L-40K7-DCC-DV	0.900	1.000	78	8380	SA18-y-z-3-W-S-P-70L-40K7-DCC-DV.ies
	W4	4	SINGLE	SA18-y-z-4-W-S-P-115L-40K7-DCC-DV	0.900	1.000	141	15503	SA18-y-z-4-W-S-P-115L-40K7-DCC-DV.ies

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Misc Light Levels	Illuminance	Fc	0.68	9.5	0.0	N.A.	N.A.
PARKING A_Planar	Illuminance	Fc	2.69	5.3	0.7	3.84	7.57
PARKING B_Planar	Illuminance	Fc	1.37	2.6	0.3	4.57	8.67
Property Line	Illuminance	Fc	0.33	2.4	0.0	N.A.	N.A.



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pdoherty@midpointengineering.com

Seal

Site Location

Prepared For
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WEBSTER, MA 01570
(508) 721-0005

Date Sept. 3, 2020 Scale as noted

No.	Revision	Date

Project Title
THE REACTORY BIOMANFACTURING CAMPUS BUILDING D

LOT 3B - HOSPITAL DRIVE
Worcester, MA

Issued For
Definitive Site Plan

Not for Construction

Drawing Title
SITE LIGHTING PHOTOMETRIC PLAN

Drawing No.
SE-1

Proj. No. XXX

Sheet 1 of 1

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 951 PLAN 15
Received 8/6/2020
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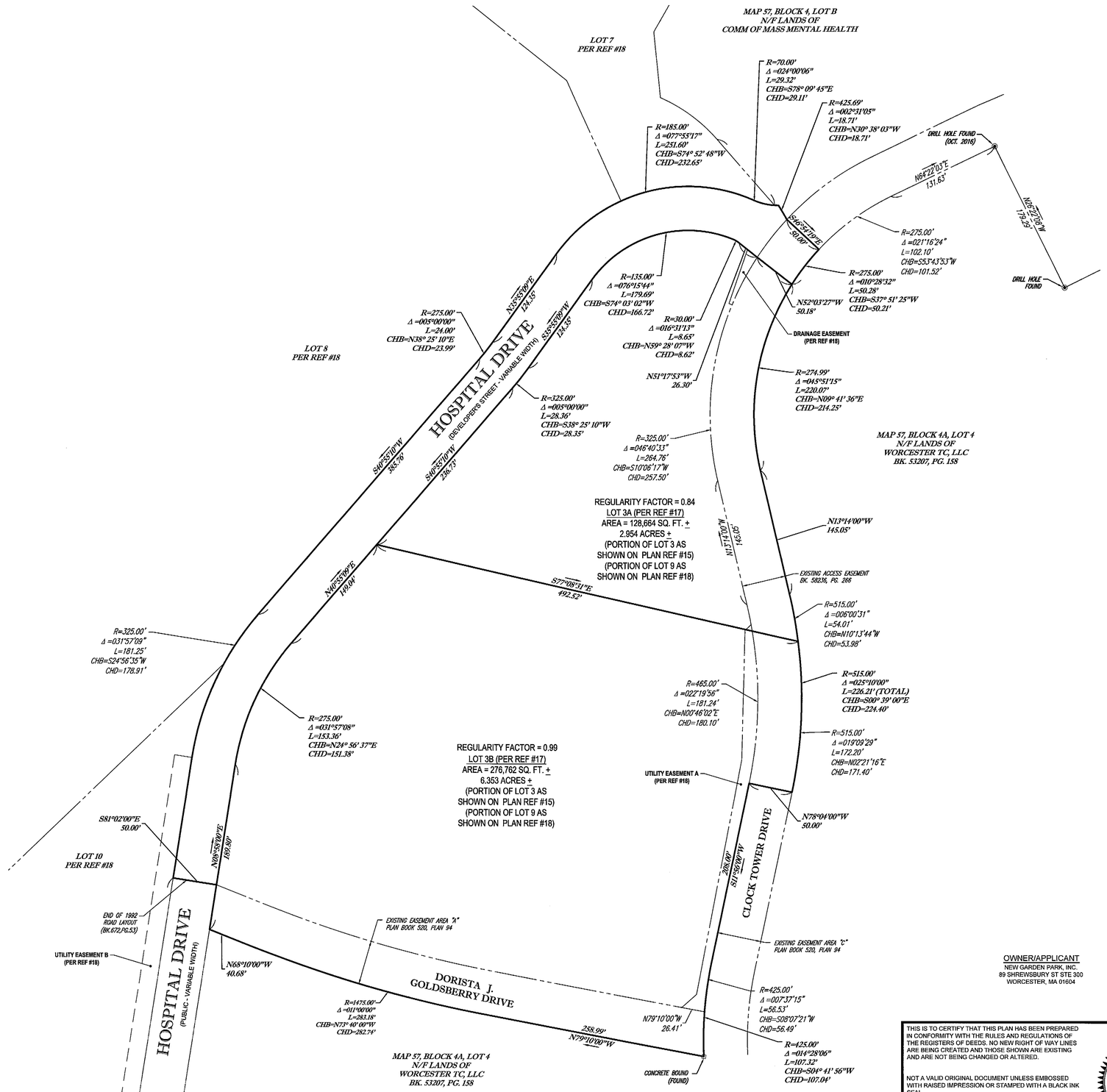
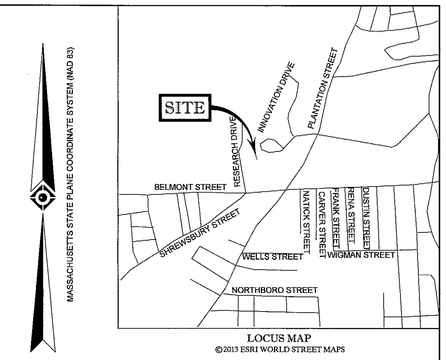
Sheet 1 of 1
Fee $105
ATTEST: Kathryn A Toomey
Register

FOR REGISTRY USE ONLY





LOCUS MAP
©2013 ESRI WORLD STREET MAPS

ZONING INFORMATION
BG - 3.0 (BUSINESS, GENERAL)
SOURCE: CITY OF WORCESTER ZONING

ITEMS	REQUIRED(BG)
MIN LOT AREA	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	N/A
MIN SIDE YARD	N/A
MIN REAR YARD	10 FT
MAX BUILDING HEIGHT	100 FT

N/A = NOT APPLICABLE

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

CITY OF WORCESTER PLANNING BOARD

CHAIR: _____

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE WORCESTER ZONING BYLAW AND REGULATIONS.

ENDORSED BY THE WORCESTER PLANNING BOARD ON: 7/29/20

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
THIS PLAN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED

NOTES:

1. PROPERTY KNOWN AS A PORTION OF LOT B1-01, BLOCK 4 AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 57.
2. PROPOSED LOT 3AREA = 128,664 SQUARE FEET ± OR 2.953 ACRES ±
   PROPOSED LOT 3B AREA = 276,762 SQUARE FEET ± OR 6.353 ACRES ±
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
5. SUBJECT PROPERTIES ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS FOUND IN BOOK 61382, PAGE 150, RECORDED A T THE WORCESTER COUNTY REGISTRY REGISTRY OF DEEDS.
6. THE PURPOSE OF THIS PLAN IS TO SHOW THE CREATION OF LOTS 3A, 3B & 3C WHICH ARE PORTIONS OF ASSESSOR LOT B1-01, BLOCK 4, MAP 57.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, MAP #57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 620 OF 1075," MAP NUMBER 25027C0620E, EFFECTIVE DATE: JULY 4, 2011.
3. MAP ENTITLED "PLAN OF LAND IN WORCESTER, MASS FOR WORCESTER BUSINESS DEVELOPMENT CORPORATION," PREPARED BY THOMPSON - LISTON ASSOCIATES, INC., DATED MAY 30, 1984, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 520, PLAN 94.
4. MAP ENTITLED "PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED SEPTEMBER 25, 1985, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 550, PLAN 12.
5. MAP ENTITLED "SUBDIVISION PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, BELMONT STREET (RTE. 9), PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED JUNE 19, 1985, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 556, PLAN 27.
6. MAP ENTITLED "PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED NOVEMBER 16, 1988, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 611, PLAN 84.
7. MAP ENTITLED "PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, THREE BIOTECH PARK, PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED SEPTEMBER 29, 1989, RECORDED IN PLAN BOOK 628, PLAN 17.
8. MAP ENTITLED "AMENDED DEFINITIVE SUBDIVISION PLAN, WORCESTER BUSINESS DEVELOPMENT CORPORATION, BELMONT STREET (RTE.9) & PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY MAGUIRE GROUP INC., DATED JANUARY 3, 1990, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 633, PLAN 78.
9. MAP ENTITLED "PLAN OF PROPERTY OWNED BY, WORCESTER BUSINESS DEVELOPMENT CORPORATION, THREE BIOTECH PARK OFF PLANTATION STREET, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED JANUARY 31, 1990, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 633, PLAN 79.
10. MAP ENTITLED "PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, BELMONT STREET, (RTE.9) WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING CO., INC., DATED JUNE 6, 1989, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 635, PLAN 69.
11. MAP ENTITLED "PLAN OF PROPERTY OWNED BY WORCESTER BUSINESS DEVELOPMENT CORPORATION, INNOVATIVE DRIVE, WORCESTER, MASSACHUSETTS," PREPARED BY CULLINAN ENGINEERING., DATED JULY 6, 1998, RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 736, PLAN 54.
12. MAP ENTITLED "APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED, WORCESTER DMH PSYCHIATRIC FACILITY, WORCESTER, MASSACHUSETTS, PREPARED FOR: COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF CAPITAL ASSET MANAGEMENT, ONE ASHBURTON PLACE, BOSTON, MASSACHUSETTS," PREPARED BY NITSCH ENGINEERING, DATED JUNE 6, 2017.
13. MAP ENTITLED "EXISTING CONDITIONS PLAN, WORCESTER DMH PHYCHIATRIC FACILITY, WORCESTER, MASSACHUSETTS, PREPARED FOR THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF CAPITAL ASSET MANAGEMENT, ONE ASHBURTON PLACE, BOSTON, MASSACHUSETTS," PREPARED BY NITSCH ENGINEERING, DATED MARCH 8, 2017.
14. MAP ENTITLED "APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED, WORCESTER DMH PSYCHIATRIC FACILITY, WORCESTER, MASSACHUSETTS, TAX PARCEL: 57-004-0000B, PREPARED FOR: COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF CAPITAL ASSET MANAGEMENT, " PREPARED BY NITSCH ENGINEERING, DATED AUGUST 27, 2018, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 938 PLAN 39.
15. MAP ENTITLED "DEFINITIVE SUBDIVISION PLAN FOR HOSPITAL DRIVE SUBDIVISION, LOT B1-01, B1-03 & B1-04, BLOCK 4, MAP 57, 305 BELMONT STREET, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED MAY 1, 2019, LAST REVISED OCTOBER 21, 2019, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 946 PLAN 38.
16. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND, HOSPITAL DRIVE, LOTS B1-01, B1-02 & B1-04, BLOCK 4, MAP 57,305 BELMONT STREET, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED NOVEMBER 13 2019, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK 947 PLAN 88.
17. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND, HOSPITAL DRIVE, LOT B1-01, BLOCK 4, MAP 57, 305 BELMONT STREET, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED JULY 7, 2019.
18. MAP ENTITLED "DEFINITIVE SUBDIVISION PLAN FOR HOSPITAL DRIVE SUBDIVISION, LOT B1-01, B1-02 & B1-04, BLOCK 4, MAP 57, 305 BELMONT STREET, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED MARCH 9, 2020, LAST REVISED JULY 30, 2020, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS PLAN BOOK _____ PLAN ____.

OWNER/APPLICANT
NEW GARDEN PARK, INC.
89 SHREWSBURY ST STE 300
WORCESTER, MA 01604

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

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

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

07-30-2020
DATE

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN:
07-19-17	-	-	E.B.	R.J.K.

APPROVAL NOT REQUIRED PLAN OF LAND
HOSPITAL DRIVE SUBDIVISION
PORTION OF LOT B1-01, BLOCK 4, MAP 57
305 BELMONT STREET
CITY OF WORCESTER, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

OWNER: New Garden Park, Inc

CONTROL POINT ASSOCIATES, INC.
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 5182172010
CHALFONT, PA 2157129800
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572099
WARREN, NJ 9086680099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
S.P.P.	G.L.H.	07-30-2020	1"=60'	03-170167-01	1 OF 1