SITE DEVELOPMENT PLANS

FOR:

PROPOSED

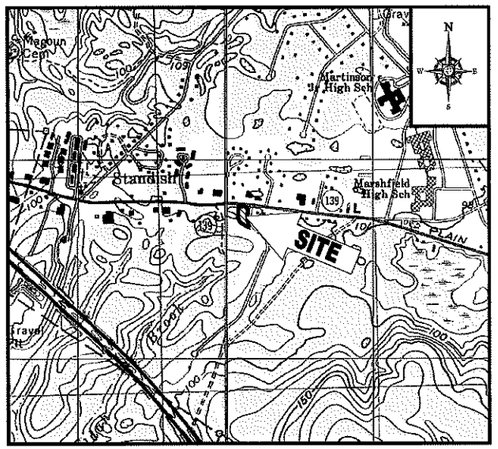
HARBORONE Bank

WITH DRIVE-THRU ATM

LOCATION OF SITE:

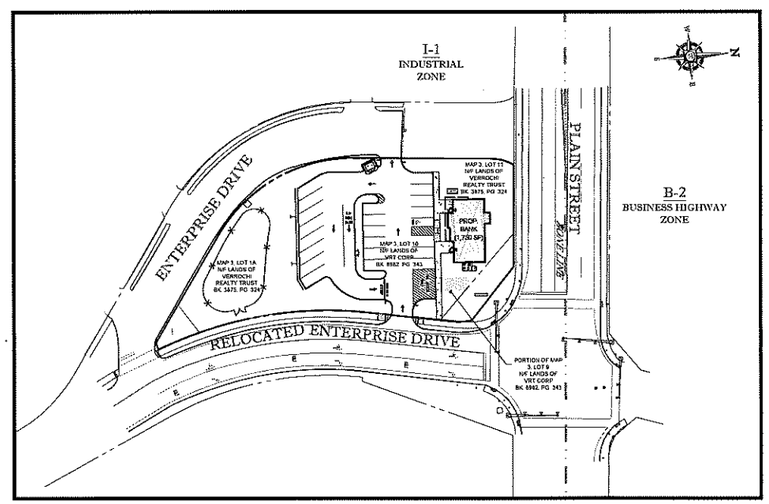
751 PLAIN STREET, TOWN OF MARSHFIELD,
PLYMOUTH COUNTY, MASSACHUSETTS

MAP #D10, BLOCK #3, LOTS #10, 11 & PORTIONS OF LOT #1A & 9



LOCATION MAP

SCALE: 1"=1000'
PLAN REFERENCE: DUXBURY MASSACHUSETTS USGS QUADRANGLE



AREA PLAN

SCALE: 1"=60'

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 14
GENERAL NOTES SHEET	2 OF 14
DEMOLITION PLAN	3 OF 14
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GRADING & DRAINAGE PLAN	5 OF 14
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SOIL EROSION & SEDIMENT CONTROL PLAN	7 OF 14
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CONSTRUCTION DETAIL SHEET	13 OF 14
CONSTRUCTION DETAIL SHEET	14 OF 14
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

MARSHFIELD PLANNING BOARD

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

PREPARED BY

BOHLER ENGINEERING

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

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REVISIONS

REV	DATE	COMMENT	BY
1	11/01/19	SITE PLAN REVIEW SUBMITTAL	NPD
2	11/27/19	REVISED PER TOWN COMMENTS	CFD
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4	03/03/20	REVISED PER TOWN COMMENTS	CFD
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PERMIT SET

PROJECT No.:	W161131
DRAWN BY:	NPD
CHECKED BY:	RMM
DATE:	08/26/2019
SCALE:	AS NOTED
CAD I.D.:	W161131SS4

PROJECT: SITE DEVELOPMENT PLANS FOR HARBORONE Bank

LOCATION OF SITE:
MAP #D10, BLOCK #3, LOTS #10, 11
& PORTIONS OF LOT #1A & 9
751 PLAIN STREET
TOWN OF MARSHFIELD
PLYMOUTH COUNTY, MA

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
JOSHUA S. OVERLING
CIVIL
No. 41697
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

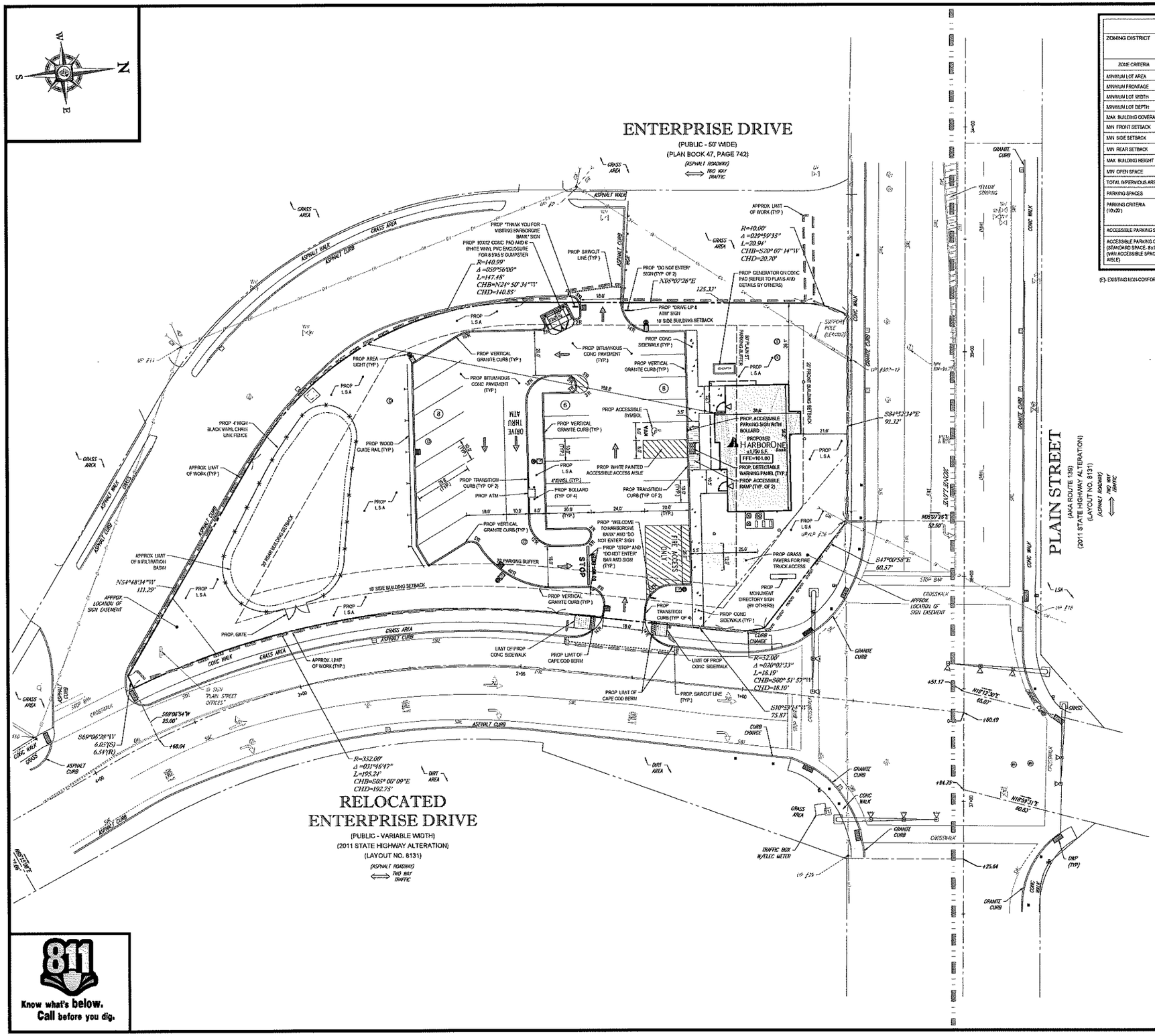
COVER SHEET

SHEET NUMBER:

1

OF 14

REV 4 - 03/03/2020



ZONING ANALYSIS TABLE

ZONING DISTRICT	INDUSTRIAL (I-1) PLANNED MIXED-USE DEVELOPMENT (PMUD) WATER RESOURCE PROTECTION OVERLAY DISTRICT (ZONE II)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	38,851 SF (E)	NO CHANGE
MINIMUM FRONTAGE	150 FT	152 FT (ENTERPRISE DRIVE)	NO CHANGE
MINIMUM LOT WIDTH	150 FT	130 FT (E)	NO CHANGE
MINIMUM LOT DEPTH	150 FT	216 FT	NO CHANGE
MAX. BUILDING COVERAGE	N/S	0%	5%
MIN. FRONT SETBACK	20 FT	N/A	±21.0 FT
MIN. SIDE SETBACK	20 FT	N/A	±36.1 FT
MIN. REAR SETBACK	30 FT	N/A	±159.8 FT
MAX. BUILDING HEIGHT	65 FT / 2.5 STORIES	< 65 FT	38 FT
MIN. OPEN SPACE	30%	100%	55.9%
TOTAL IMPERVIOUS AREA	N/S	0 SF	16,241 SF
PARKING SPACES	4	0	22
PARKING CRITERIA (10x20)	1 SPACE PER 500 SF GROSS FLOOR AREA 1,750 / 500 = 3.5 OR 4 SPACES REQUIRED		
ACCESSIBLE PARKING SPACES	1	0	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE - 8x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

(E)- EXISTING NON-CONFORMANCE. VARIANCE OBTAINED FROM THE MARSHFIELD ZONING BOARD OF APPEALS

SIGNS, LANDSCAPING, AND OTHER FEATURES LOCATED WITHIN SITE TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.5' IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 2.5' IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

ALL CONSTRUCTION ACTIVITIES SHALL BE ACCESSED VIA ENTERPRISE DRIVE, AND SIDEWALK AND CURB REMOVAL AT RELOCATED ENTERPRISE DRIVE, IF REQUIRED, WILL NOT BE ALLOWED UNTIL THE PROJECT IS SUBSTANTIALLY COMPLETE.

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
1" = 20'

MARSHFIELD PLANNING BOARD

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

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

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PERMIT SET

PROJECT No.:	W181131
DRAWN BY:	NPD
CHECKED BY:	RMM
DATE:	08/28/2019
SCALE:	AS NOTED
CAD I.D.:	W181131SP4

PROJECT:
SITE DEVELOPMENT PLANS
FOR
HARBORONE Bank

LOCATION OF SITE:
MAP #D10, BLOCK #3, LOTS #10, 11 & PORTIONS OF LOT #1A & 9
751 PLAIN STREET
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PLYMOUTH COUNTY, MA

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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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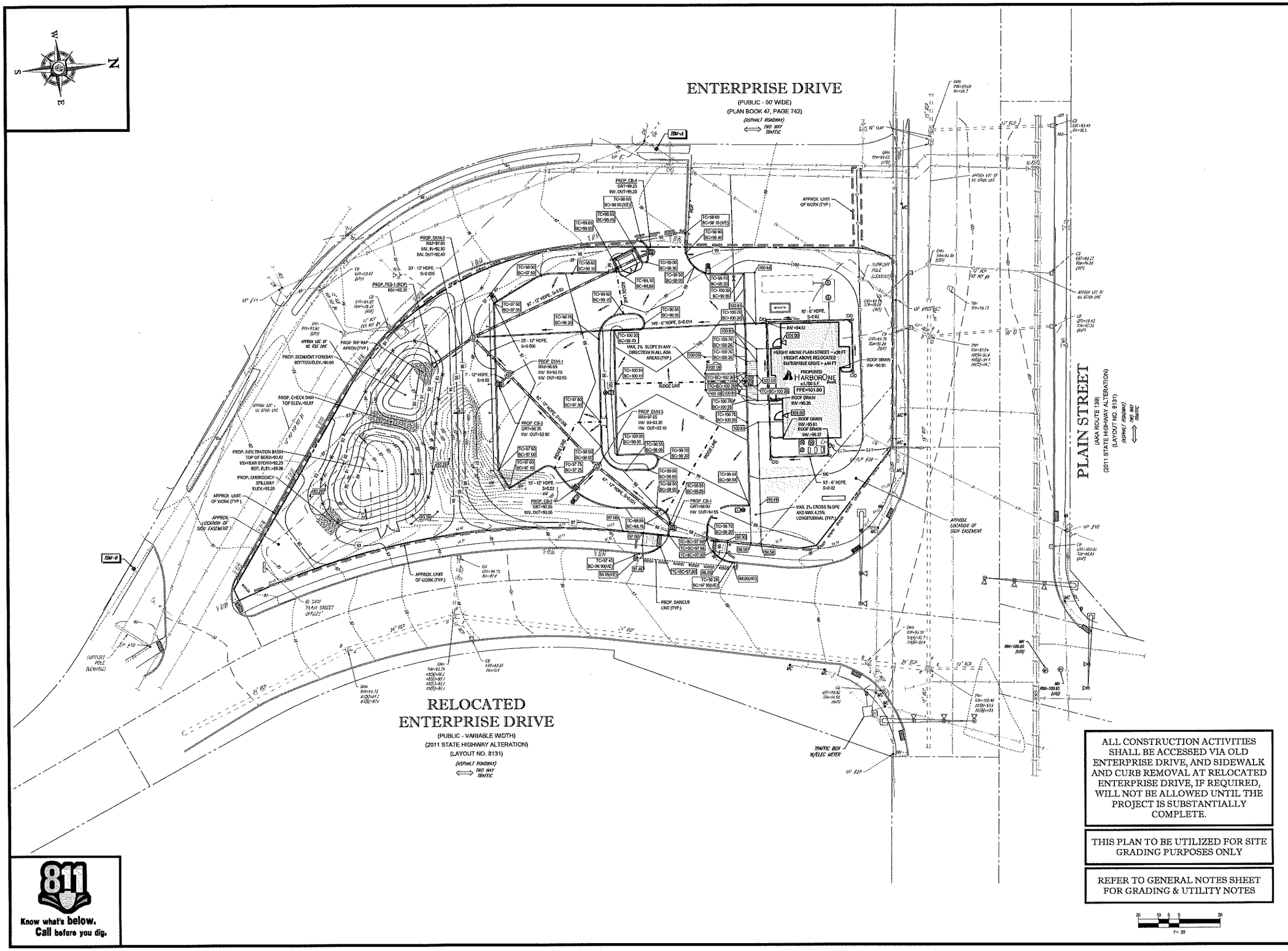
COMMONWEALTH OF MASSACHUSETTS
JOSHUA D. BYRNES
CIVIL
No. 41697
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4
OF 14

REV 4 - 03/03/2020



ALL CONSTRUCTION ACTIVITIES SHALL BE ACCESSED VIA OLD ENTERPRISE DRIVE, AND SIDEWALK AND CURB REMOVAL AT RELOCATED ENTERPRISE DRIVE, IF REQUIRED, WILL NOT BE ALLOWED UNTIL THE PROJECT IS SUBSTANTIALLY COMPLETE.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

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PROJECT: SITE DEVELOPMENT PLANS

FOR

HARBORONE Bank

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COMMONWEALTH OF MASSACHUSETTS
JOSHUA M. SWEENEY
CIVIL
No. 41597
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

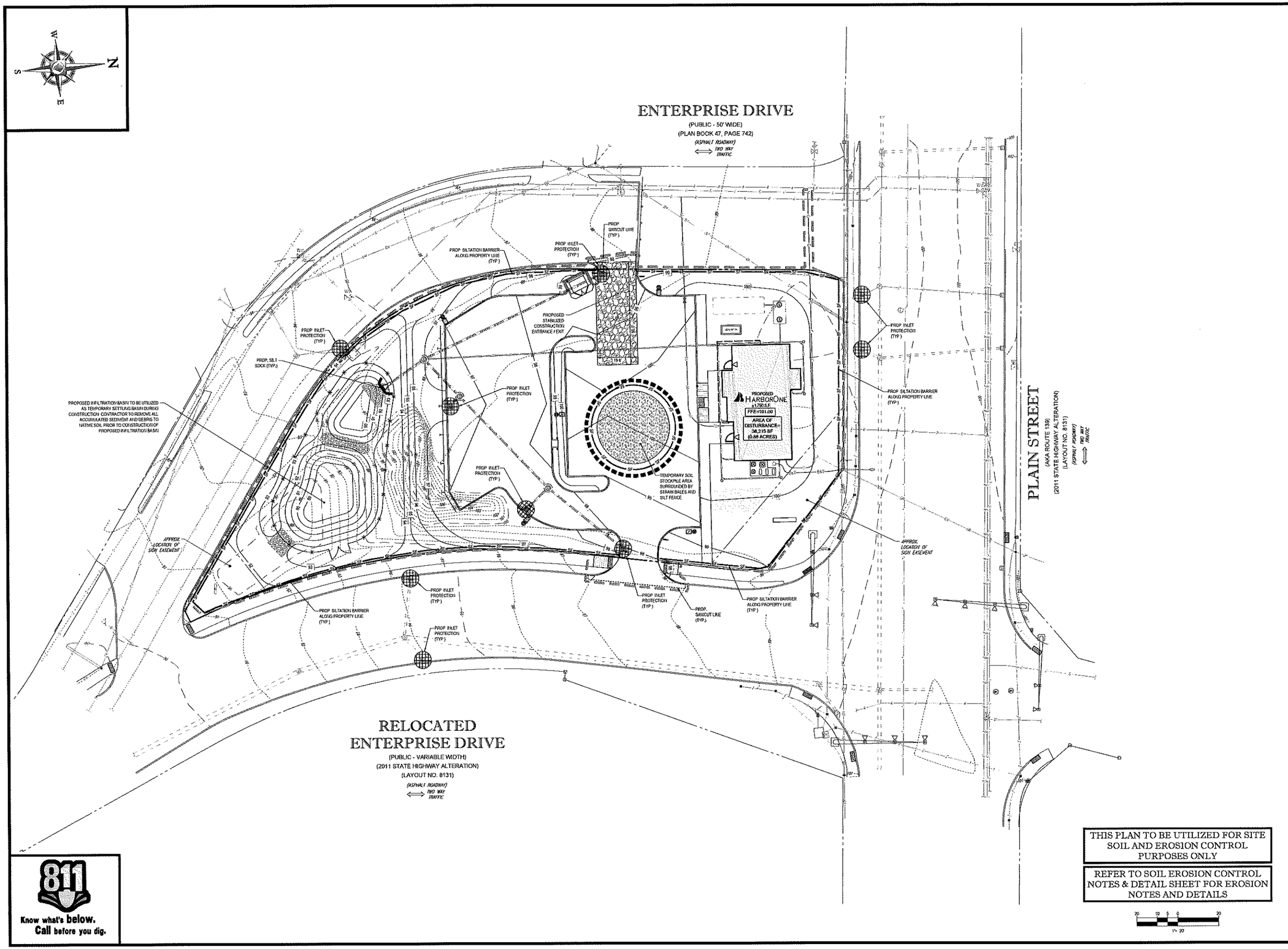
GRADING & DRAINAGE PLAN

SHEET NUMBER:

5

OF 14

REV 4 - 03/03/2020



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

20 10 5 0 20
1" = 20'

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FOR

HARBORONE Bank

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751 PLAIN STREET
TOWN OF MARSHFIELD
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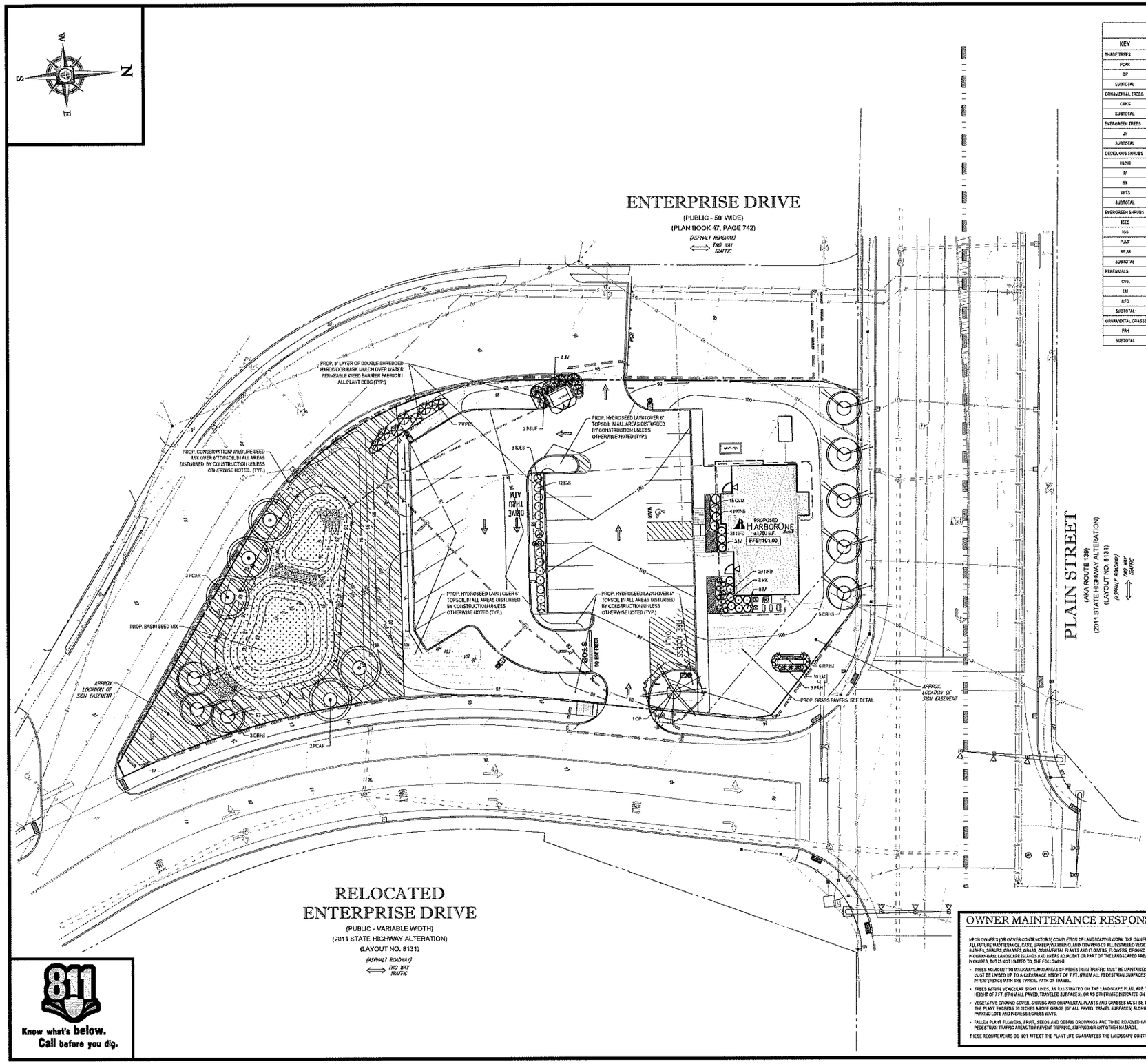
COMMONWEALTH OF MASSACHUSETTS
JOSEPH D. GRAMMONS
CIVIL
No. 41897
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
7
OF 14

REV 4 - 03/03/2020



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
PCAR	5	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT CALLERY PEAR	2-2 1/2" CAL.	B-B
QP	1	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B-B
SUBTOTAL	6				
ORNAMENTAL TREES					
CRHS	8	CORNUS RUTGAN 'S'	STELLAR PINK DOGWOOD HYBRID	2-2 1/2" CAL.	B-B
SUBTOTAL	8				
EVERGREEN TREES					
JV	4	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN RED CEDAR	6-10'	B-B
SUBTOTAL	4				
DECIDUOUS SHRUBS					
HNNB	4	HYDRANGEA MACROPHYLLA 'SOXHO BLUE'	SOXHO BLUE HORTENSIA HYDRANGEA	18-24"	CONTAINER
IV	11	ILEX VERONICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	24-30"	CONTAINER
RK	8	ROSA RADKAZZ 'KNOCK OUT	KNOCK OUT ROSE	24-30"	CONTAINER
VPTS	7	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30-36"	B-B
SUBTOTAL	30				
EVERGREEN SHRUBS					
ICES	3	ILEX CRENATA 'EXCELSA SCHWODERI'	UPRIGHT HOLLY SCHWODERI	15-18"	B-B
IGS	12	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	B-B
PJUF	2	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE ANDROMEDA	30-36"	B-B
RPJM	6	RHODODENDRON CAROLINIANA X PJM	P.J.M RHODODENDRON	24-30"	B-B
SUBTOTAL	23				
PERENNIALS					
CVM	15	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	2 GAL.	CONTAINER
LIU	10	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
HFD	50	NEPETA X FAASSENII 'DROPMORE'	DROPMORE CAT MINT	2 GAL.	CONTAINER
SUBTOTAL	75				
ORNAMENTAL GRASSES					
PAH	6	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL	6				

SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED CONSERVATION/ WILDLIFE SEED MIX
- PROPOSED BASIN SEED MIX

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER'S FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES NEARBY VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

CONTRACTOR TO USE ORGANIC FERTILIZER ONLY

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

20 10 5 0 20
1" = 20'

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MASSACHUSETTS · MATTHEW J. MAHER · No. 12111 · REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
9
OF 14

REV 4 - 03/03/2020