

Bud's Goods Cultivation & Product Manufacturing Farm

Halifax, Massachusetts
(Plymouth County)

OWNER

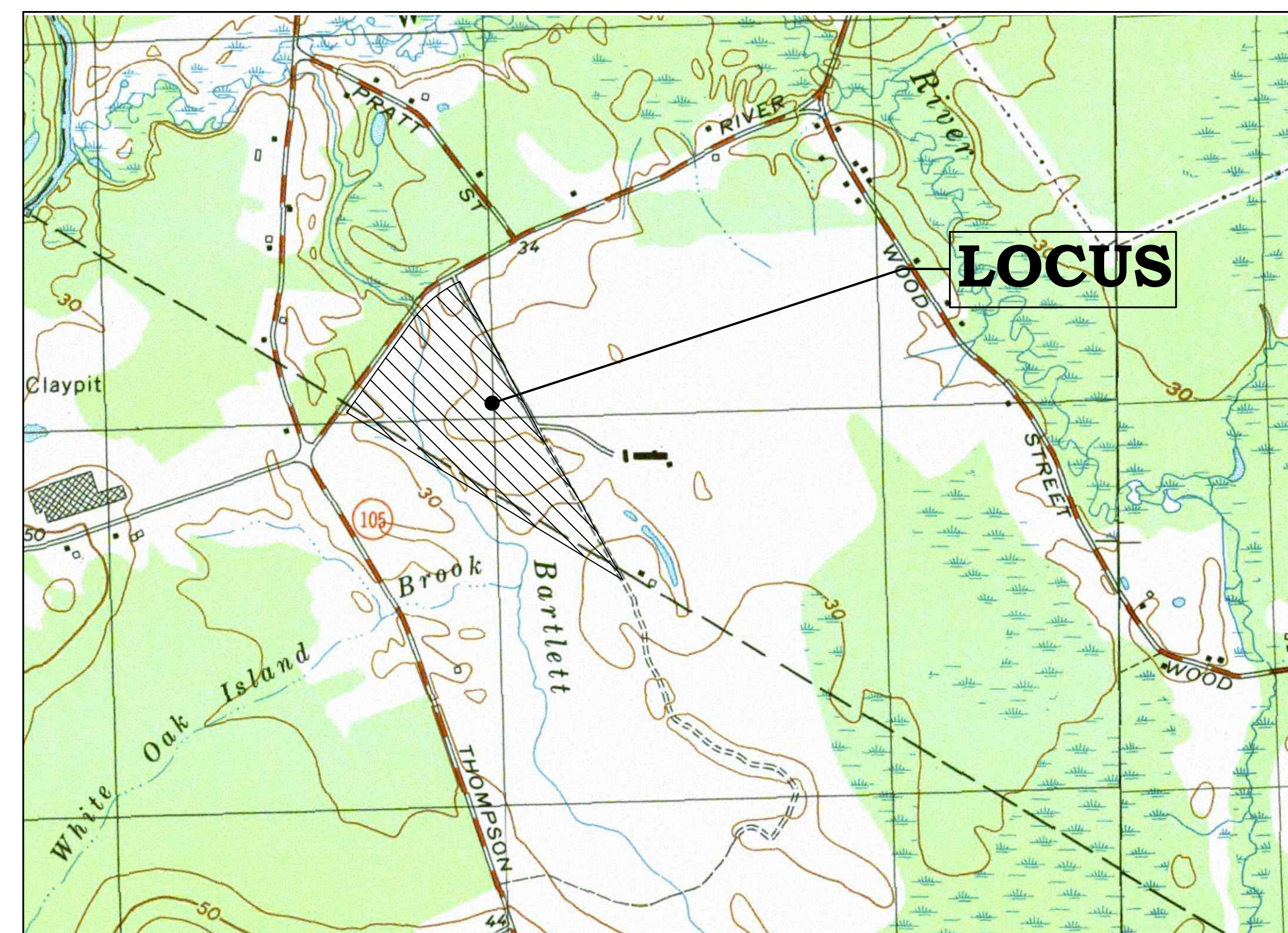
V.S. Hasoetes & Sons
P.O. Box 8000
Cumberland, RI 02864

APPLICANT

Bud's Goods and Provision Corp.
54 West Boylston Street
Worcester, MA 01606

CIVIL ENGINEER/SURVEYOR

Beals and Thomas, Inc.
32 Court Street
Plymouth, Massachusetts 02360



Locus Map
Scale: 1" = 1000'

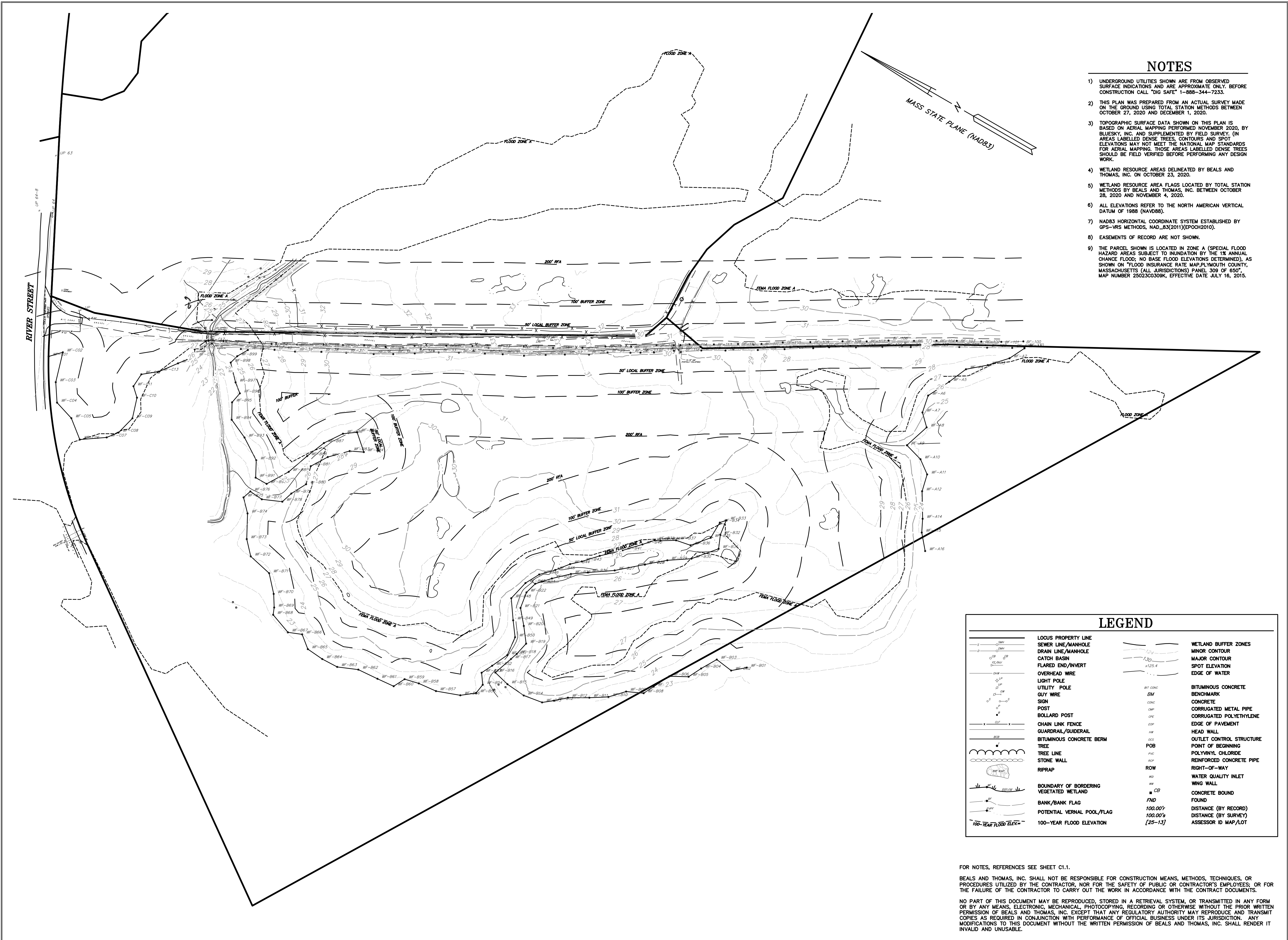


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C6.1	Utilities Plan
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Permit Plan Set - January 22, 2021

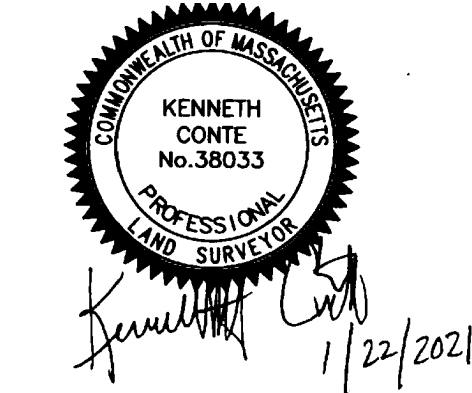
Job No.: 3169.02
Plan No.: 316902P002A
Sheet 1 of 11



NOTES

- 1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN OCTOBER 27, 2020 AND DECEMBER 1, 2020.
- 3) TOPOGRAPHIC SURFACE DATA SHOWN ON THIS PLAN IS BASED ON AERIAL MAPPING PERFORMED NOVEMBER 2020, BY BLUESKY, INC. AND SUPPLEMENTED BY FIELD SURVEY. (IN AREAS LABELLED DENSE TREES, CONTOURS AND SPOT ELEVATIONS MAY NOT MEET THE NATIONAL MAP STANDARDS FOR AERIAL MAPPING. THOSE AREAS LABELLED DENSE TREES SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY DESIGN WORK.
- 4) WETLAND RESOURCE AREAS DELINEATED BY BEALS AND THOMAS, INC. ON OCTOBER 23, 2020.
- 5) WETLAND RESOURCE AREA FLAGS LOCATED BY TOTAL STATION METHODS BY BEALS AND THOMAS, INC. BETWEEN OCTOBER 28, 2020 AND NOVEMBER 4, 2020.
- 6) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 7) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011)(EPOCH2010).
- 8) EASEMENTS OF RECORD ARE NOT SHOWN.
- 9) THE PARCEL SHOWN IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP,PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 309 OF 650", MAP NUMBER 2502300309K, EFFECTIVE DATE JULY 16, 2015.

APPLICANT:
**Bud's Goods
and Provisions
Corp.**
54 West Boylston Street
Worcester, Massachusetts
Owner:
**V.S. Haseotes
& Sons**
P.O. Box 8000
Cumberland, Rhode Island



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ONLY

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PREPARED BY:
BEALS + THOMAS
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Land Surveyors | Planners |
Environmental Specialists
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5		
4		
3		
2		
1		
0	01/22/21	FIRST ISSUE
ISSUE DATE DESCRIPTION		
ATL	BAL	KCC
FLD	DWN	CHK'D
		APP'D

PROJECT:
**BUD'S GOODS
CULTIVATION & PRODUCT
MANUFACTURING FARM**
Halifax, Massachusetts

SCALE: 1" = 100' DATE: JANUARY 22, 2021
METERS
0 10 25 50 75
FEET
0 50 100 200 300

TOPOGRAPHIC PLAN

B+T JOB NO.3169.02
B+T PLAN NO.
316902P004A-001

TP-1

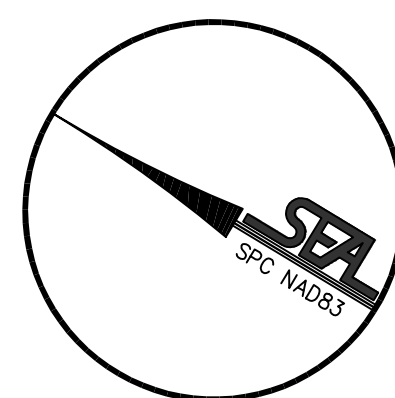
LEGEND		
	LOCUS PROPERTY LINE	
	SEWER LINE/MANHOLE	
	DRAIN LINE/MANHOLE	
	CATCH BASIN	
	FLARED END/INVERT	
	OVERHEAD WIRE	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
	SIGN	
	POST	
	BOLLARD POST	
	CHAIN LINK FENCE	
	GUARDRAIL/GUIDRAIL	
	BITUMINOUS CONCRETE BERM	
	TREE	
	TREE LINE	
	STONE WALL	
	RIPRAP	
	BOUNDARY OF BORDERING VEGETATED WETLAND	
	BANK/BANK FLAG	
	POTENTIAL VERNAL POOL/FLAG	
	100-YEAR FLOOD ELEVATION	
	WETLAND BUFFER ZONES	
	MINOR CONTOUR	
	MAJOR CONTOUR	
	SPOT ELEVATION	
	EDGE OF WATER	
	BITUMINOUS CONCRETE	
	CONCRETE	
	CORRUGATED METAL PIPE	
	CORRUGATED POLYETHYLENE	
	EDGE OF PAVEMENT	
	HEAD WALL	
	OUTLET CONTROL STRUCTURE	
	POINT OF BEGINNING	
	POLYVINYL CHLORIDE	
	REINFORCED CONCRETE PIPE	
	RIGHT-OF-WAY	
	WATER QUALITY INLET	
	WING WALL	
	CONCRETE BOUND	
	FOUND	
	DISTANCE (BY RECORD)	
	DISTANCE (BY SURVEY)	
	ASSESSOR ID MAP/LOT	

FOR NOTES, REFERENCES SEE SHEET C1.1.
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

ASSESSOR'S REFERENCE: MAP 117, LOT 1
CURRENT OWNER: V. S. HASEOTES & SONS LP
C/O GARY R. ALGER, ESQ
PO BOX 8000, CUMBERLAND RI 02864
DEED REFERENCE: BOOK 4273, PAGE 374 (MASTER DEED)
SEE BOOK 3844, PAGE 175

TOTAL AREA: 47.8 Acres
ZONING REFERENCE: INDUSTRIAL ZONE
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONES A & X; COMMUNITY PANEL No. 25023C0309K; DATED JULY 16, 2015.



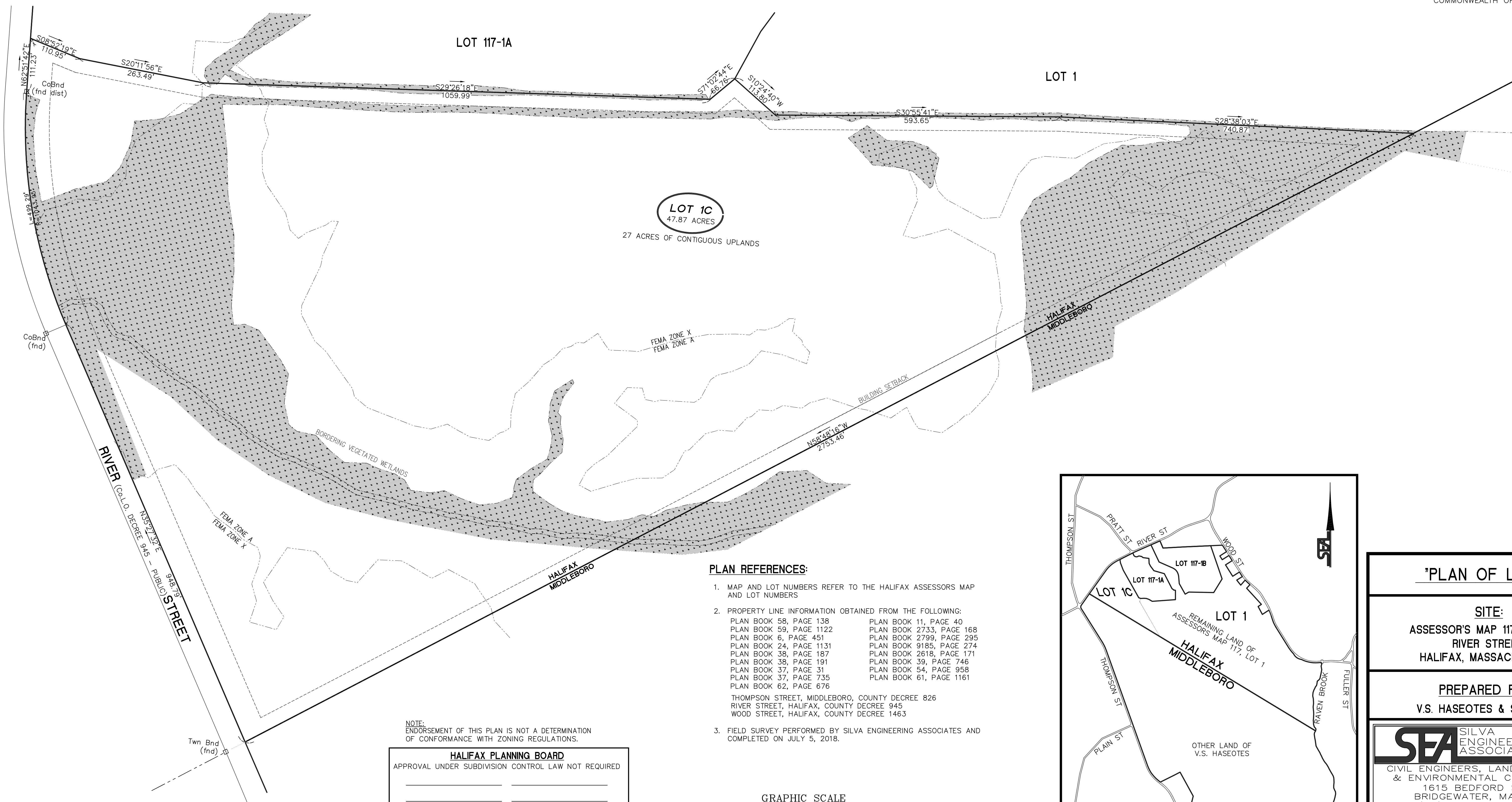
THE INTENT OF THIS PLAN IS TO FURTHER SUBDIVIDE ASSESSORS MAP 117, LOT 1 INTO TWO NEW LOTS, LOT 1 & 1C. LOT 1 IS THE REMAINING LAND OF ASSESSORS MAP 117, LOT 1

JONATHAN J. PINK, P.L.S. REG. NO. 41787

DATE _____

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS
PLAN WAS PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS, OF THE
COMMONWEALTH OF MASSACHUSETTS.



PLAN REFERENCES:

1. MAP AND LOT NUMBERS REFER TO THE HALIFAX ASSESSORS MAP AND LOT NUMBERS
2. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:

PLAN BOOK 58, PAGE 138	PLAN BOOK 11, PAGE 40
PLAN BOOK 59, PAGE 1122	PLAN BOOK 2733, PAGE 168
PLAN BOOK 6, PAGE 451	PLAN BOOK 2799, PAGE 295
PLAN BOOK 24, PAGE 1131	PLAN BOOK 9185, PAGE 274
PLAN BOOK 38, PAGE 187	PLAN BOOK 2618, PAGE 171
PLAN BOOK 38, PAGE 191	PLAN BOOK 39, PAGE 746
PLAN BOOK 37, PAGE 31	PLAN BOOK 54, PAGE 958
PLAN BOOK 37, PAGE 375	PLAN BOOK 61, PAGE 1161
PLAN BOOK 62, PAGE 676	

THOMPSON STREET, MIDDLEBORO, COUNTY DECREE 826
RIVER STREET, HALIFAX, COUNTY DECREE 945
WOOD STREET, HALIFAX, COUNTY DECREE 1463
3. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES AND COMPLETED ON JULY 5, 2018.

NOTE:
ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION
OF CONFORMANCE WITH ZONING REGULATIONS.

HALIFAX PLANNING BOARD

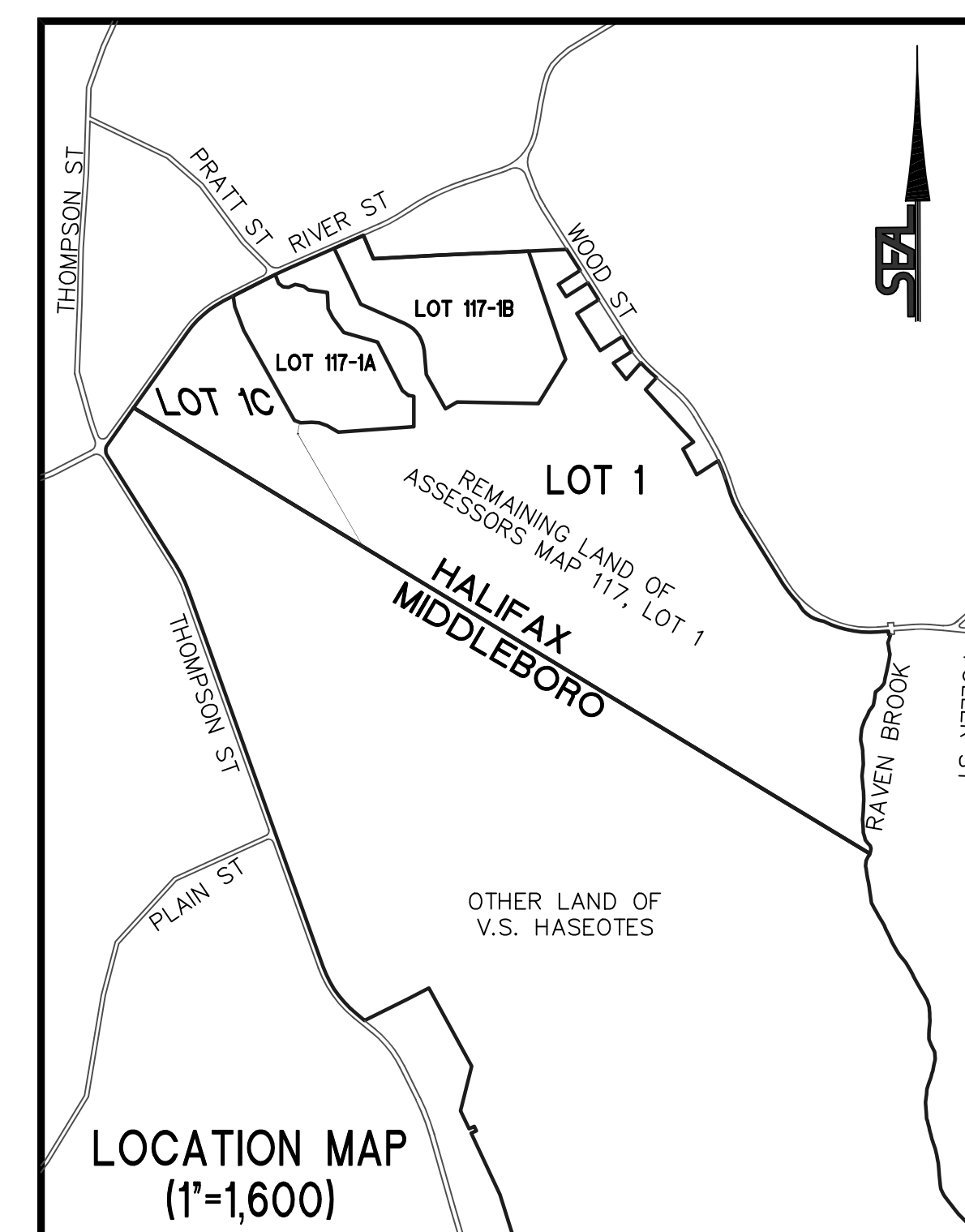
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE _____

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



"PLAN OF LAND"

SITE:

ASSESSOR'S MAP 117, LOT 1-1C
RIVER STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:

V.S. HASEOTES & SONS LP



SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=100'	LPS	11/2/2020	17051APOL	1

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONTRACTOR SHALL VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
8. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 520 CMR 14.00.
9. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

EROSION CONTROL AND SEDIMENTATION NOTES

1. A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED WORK AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION.
2. CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTIONALITY.
3. ADDITIONAL EROSION CONTROL MEASURES AND/OR SEDIMENT CONTROL BARRIERS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES REMAIN CLEAR OF DEBRIS AND THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT.
5. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC WAYS. ANY SEDIMENT TRACKED ONTO PUBLIC WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
6. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
7. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
8. CONTRACTOR SHALL PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
9. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF CONSTRUCTION.
10. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMIT OF WORK SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL STOCKPILES SHALL REMAIN SEGREGATED FROM OTHER EXCAVATED SOIL MATERIALS.
12. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENuded SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL BY SPRINKLING OR OTHER APPROVED METHODS NECESSARY AND/OR AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
14. FILTER BAGS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FILTER BAGS SHALL ALSO BE INSTALLED IN ALL NEWLY INSTALLED CATCH BASIN PRIOR TO PERMANENT PAVEMENT INSTALLATION TO CONTROL SILTATION.
15. STRAW BALE CHECK DAMS SHALL BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN DRAINAGE SWALES AND DITCHES AND AT UPSTREAM ENDS OF DRAINAGE INLETS.
16. RIPRAP SHALL BE PROVIDED AT ALL DRAIN/CULVERT OUTLETS.
17. CONTRACTOR SHALL PREVENT ANY SOIL AND MATERIALS FROM ENTERING WETLANDS, STREAMS, AND OTHER RESOURCE AREAS.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB.
3. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PLAZA, DOORWAY PADS, LOADING DOCKS, ETC. CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
7. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
8. EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE FACE OF THE CURB. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAIL).
9. COORDINATE THE LOCATION OF ALL SITE LIGHTS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
10. CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

GRADING, DRAINAGE AND UTILITY NOTES

1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK, CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
3. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HALIFAX DPW.
4. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
5. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
6. GRADES SHALL PITCH EVENLY BETWEEN SPOT ELEVATIONS. PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
7. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
10. UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
11. CONTRACTOR SHALL INSTALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
12. DRAINAGE PIPE SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.
13. RIPRAP APRONS SHALL BE PROVIDED AT DRAIN/CULVERT OUTLETS.
14. SANITARY PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
15. INSULATE SANITARY PIPES WHERE DEPTH OF EARTH COVER IS LESS THAN FOUR (4) FEET FROM FINISHED GRADE.
16. WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. WATER SERVICES SHALL BE COPPER TYPE K OR PE AS REQUIRED BY THE WATER DEPARTMENT.
17. WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF HALIFAX WATER DEPARTMENT SPECIFICATIONS.
18. WATER LINES SHALL HAVE MINIMUM FIVE (5) FEET OF COVER.
19. CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THE UTILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.
20. GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
21. EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE PERFORMED BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
27. UNLESS OTHERWISE INDICATED, EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
28. ABANDON EXISTING UTILITY SERVICES IN ACCORDANCE WITH UTILITY COMPANY AND CITY/TOWN REQUIREMENTS.
29. CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

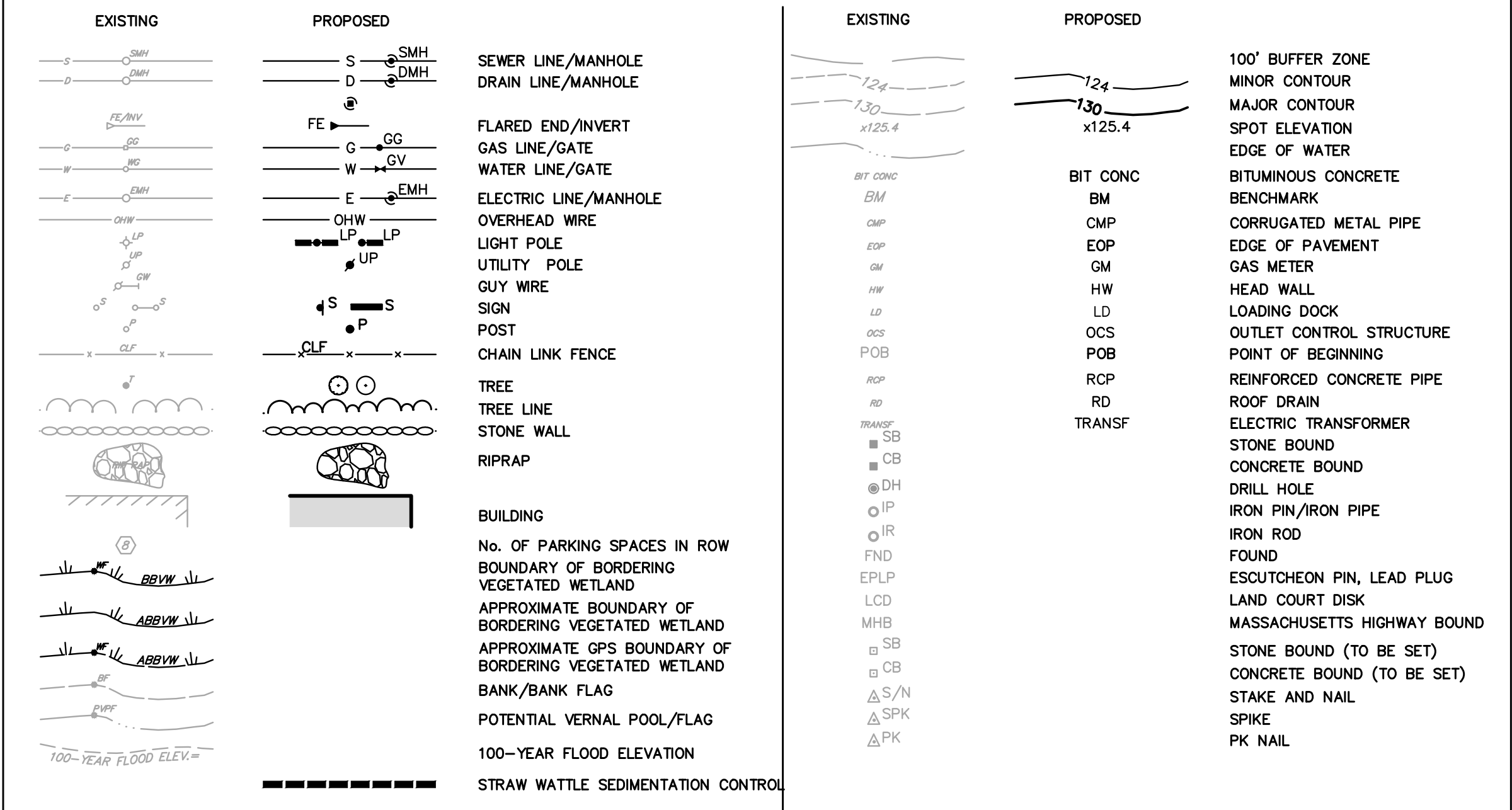
PLANTING NOTES

1. PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
3. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
5. LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE INDICATED.
6. REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOAM AND SEED THE DISTURBED AREA.
15. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHALL BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
16. LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
17. PEAT AND ORGANIC MATERIAL STRIPPED FROM AN ALTERED WETLAND SHALL BE PROPERLY STOCKPILED AND USED FOR PREPARATION OF PROPOSED WETLAND AREA. WETLAND SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP. WETLAND SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS.
18. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS REQUIRED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
19. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
20. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL OR AT SUCH TIMES AS APPROVED BY THE OWNER. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS FOR ADEQUATE WATERING TO MAINTAIN A MOIST SEED BED AT ALL TIMES.
21. AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
22. WATER THE MULCH AND SEED BEDS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.
23. IF CERTAIN AREAS OF THE LAWN DO NOT SHOW A PROMPT "CATCH", THESE AREAS SHALL BE RESEEDD AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. THIS SEEDING PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
24. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
25. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
26. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
27. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR OR THEIR SUBCONTRACTORS.
28. PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF THE PROJECT.

SURVEY NOTES:

- 1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN OCTOBER 27, 2020 AND DECEMBER 1, 2020.
- 3) TOPOGRAPHIC SURFACE DATA SHOWN ON THIS PLAN IS BASED ON AERIAL MAPPING PERFORMED NOVEMBER 2020, BY BLUESKY, INC. AND SUPPLEMENTED BY FIELD SURVEY. (IN AREAS LABELLED DENSE TREES, CONTOURS AND SPOT ELEVATIONS MAY NOT MEET THE NATIONAL MAP STANDARDS FOR AERIAL MAPPING. THOSE AREAS LABELLED DENSE TREES SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY DESIGN WORK.
- 4) WETLAND RESOURCE AREAS DELINEATED BY BEALS AND THOMAS, INC. ON OCTOBER 23, 2020.
- 5) WETLAND RESOURCE AREA FLAGS LOCATED BY TOTAL STATION METHODS BY BEALS AND THOMAS, INC. BETWEEN OCTOBER 28, 2020 AND NOVEMBER 4, 2020.
- 6) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 7) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011)(EPOCH2010).
- 8) EASEMENTS OF RECORD ARE NOT SHOWN.
- 9) THE PARCEL SHOWN IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP,PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 309 OF 650", MAP NUMBER 25023C0309K, EFFECTIVE DATE JULY 16, 2015.

LEGEND AND ABBREVIATIONS



ZONING TABLE
INDUSTRIAL DISTRICT

	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	40,000	±2,058,200
FRONTAGE (FT)	150	±1,560
LOT DEPTH (FT)	200	±2,750
FRONT YARD (FT)	50	±1,028
SIDE YARD (FT)	30	±125
REAR YARD (FT)	40	±1,617
MAX. BLDG. HEIGHT (FT)	40	40 MAX.
MAX. LOT COVERAGE (%)	25	±1.1

PARKING

SECTION 167-14.H. A MINIMUM OF FIVE SPACES AND ONE SPACE FOR EACH TWO PERSONS EMPLOYED OR ANTICIPATED TO BE EMPLOYED ON THE LARGEST SHIFT PLUS ONE SPACE FOR EACH 2,000 SQUARE FEET NET FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET. ANOTHER ONE SPACE WILL BE REQUIRED FOR EACH ADDITIONAL 10,000 SQUARE FEET FOR ALL TYPES OF MANUFACTURING SHOPS, BUILDINGS, STORAGE FACILITIES OR OTHER PERMITTED USES.

MAXIMUM NUMBER OF EMPLOYEES: 10 PERSONS
BUILDING SQUARE AREA: 15,000 SF

PARKING REQUIRED: 12.5 SPACES
1 SPACE PER 2 PERSONS: 1 SPACE x 10 PERSONS/2 = 5 SPACES
1 SPACE PER 2,000 SF: 1 SPACE x 15,000SF/2,000SF = 7.5 SPACES

PARKING PROVIDED: 20 - 10'x20' SPACES

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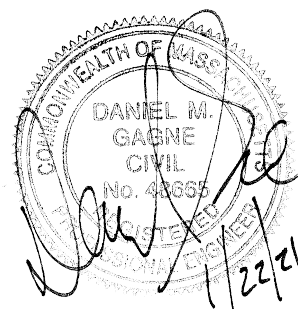
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and Provisions
Corp.**

54 West Boylston Street
Worcester, Massachusetts

Owner:

**V.S. Haseotes
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P.O. Box 8000
Cumberland, Rhode Island



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32 Court Street
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PROJECT:

**BUD'S GOODS
CULTIVATION & PRODUCT
MANUFACTURING FARM**
Halifax, Massachusetts

SCALE: N/A DATE: JANUARY 22, 2021

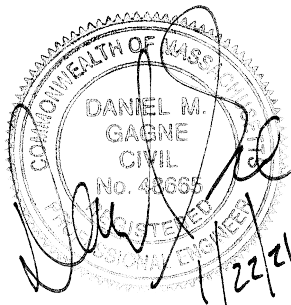
**NOTES, REFERENCES
AND LEGEND**

B+T JOB NO.3169.02

B+T PLAN NO.
316902F002A-002

C1.1

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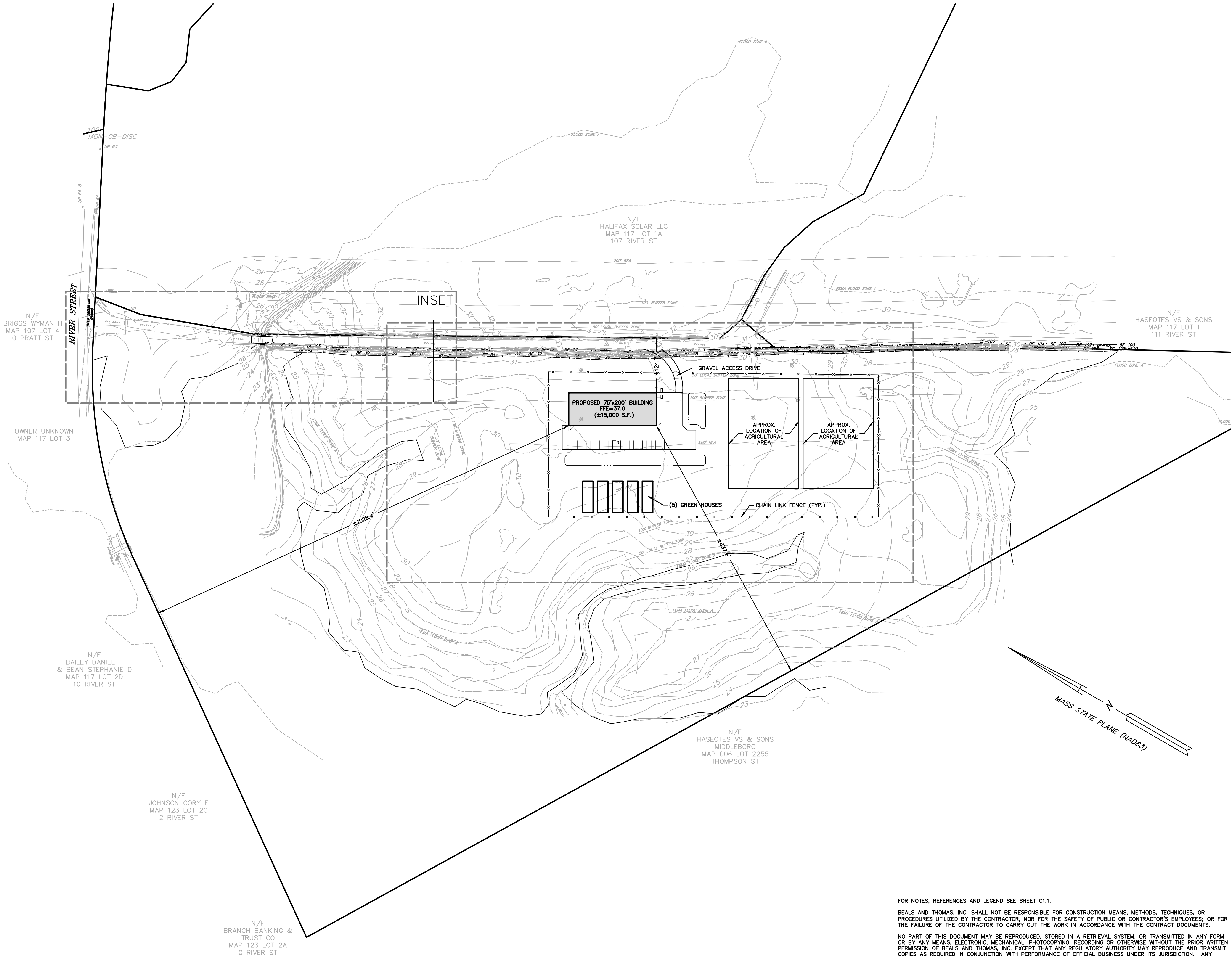
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PROJECT:
**BUD'S GOODS
CULTIVATION & PRODUCT
MANUFACTURING FARM**
Halifax, Massachusetts

SCALE: 1" = 100' DATE: JANUARY 22, 2021
METERS
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FEET

INDEX SHEET

B+T JOB NO.3169.02
B+T PLAN NO.
316902F002A-003
C2.1



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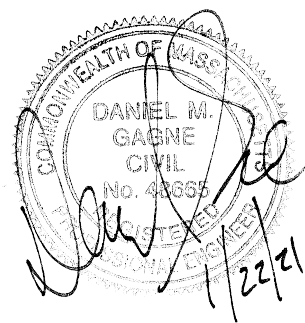
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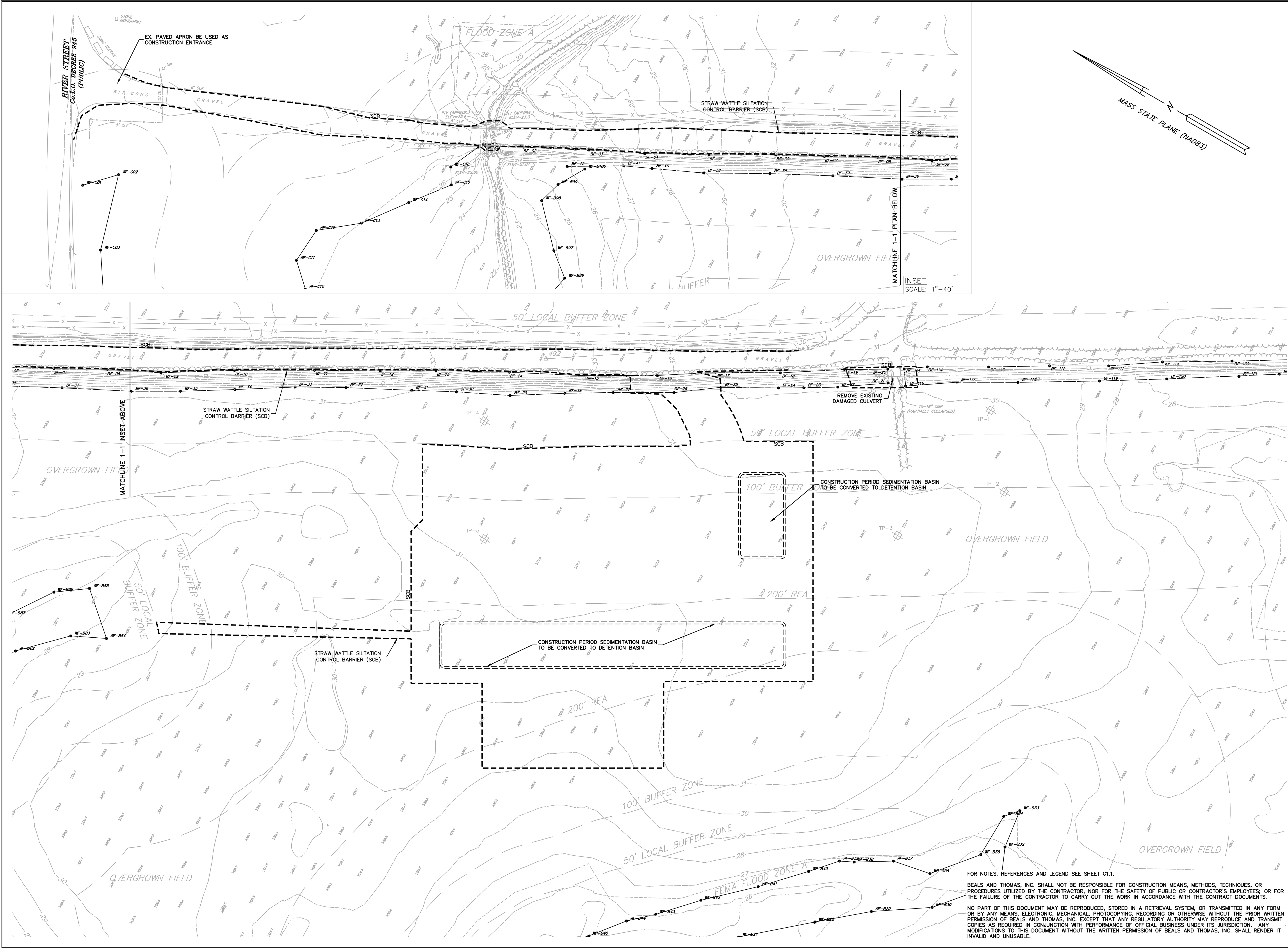
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PROJECT:
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Halifax, Massachusetts

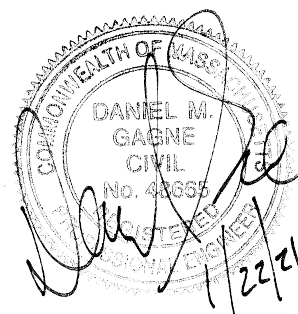
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AERIAL OVERLAY

B+T JOB NO.3169.02	C2.2
B+T PLAN NO. 316902F002A-004	



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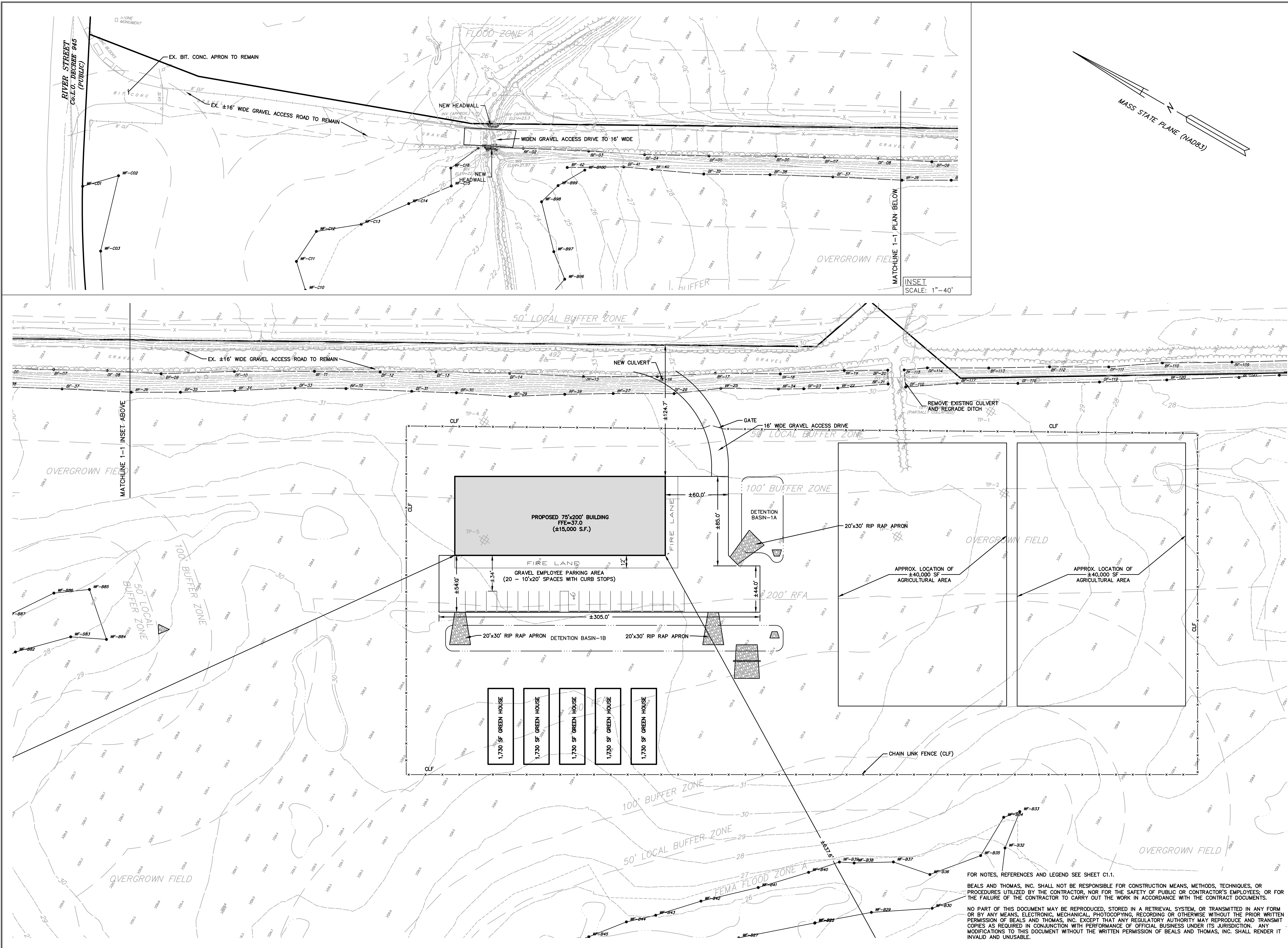
PROJECT:
**BUD'S GOODS
CULTIVATION & PRODUCT
MANUFACTURING FARM**
Halifax, Massachusetts

SCALE: 1"=40' DATE: JANUARY 22, 2021
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**SITE PREPARATION
PLAN**

B+T JOB NO.3169.02
B+T PLAN NO.
316902P002A-005

C3.1



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Professional Engineer Seal for Daniel M. Gagne, No. 44337, State of Massachusetts, dated 1/22/21.

Professional Land Surveyor Seal for Kenneth Conte, No. 38033, State of Massachusetts, dated 1/22/21.

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Halifax, Massachusetts

SCALE: 1"=40' DATE: JANUARY 22, 2021

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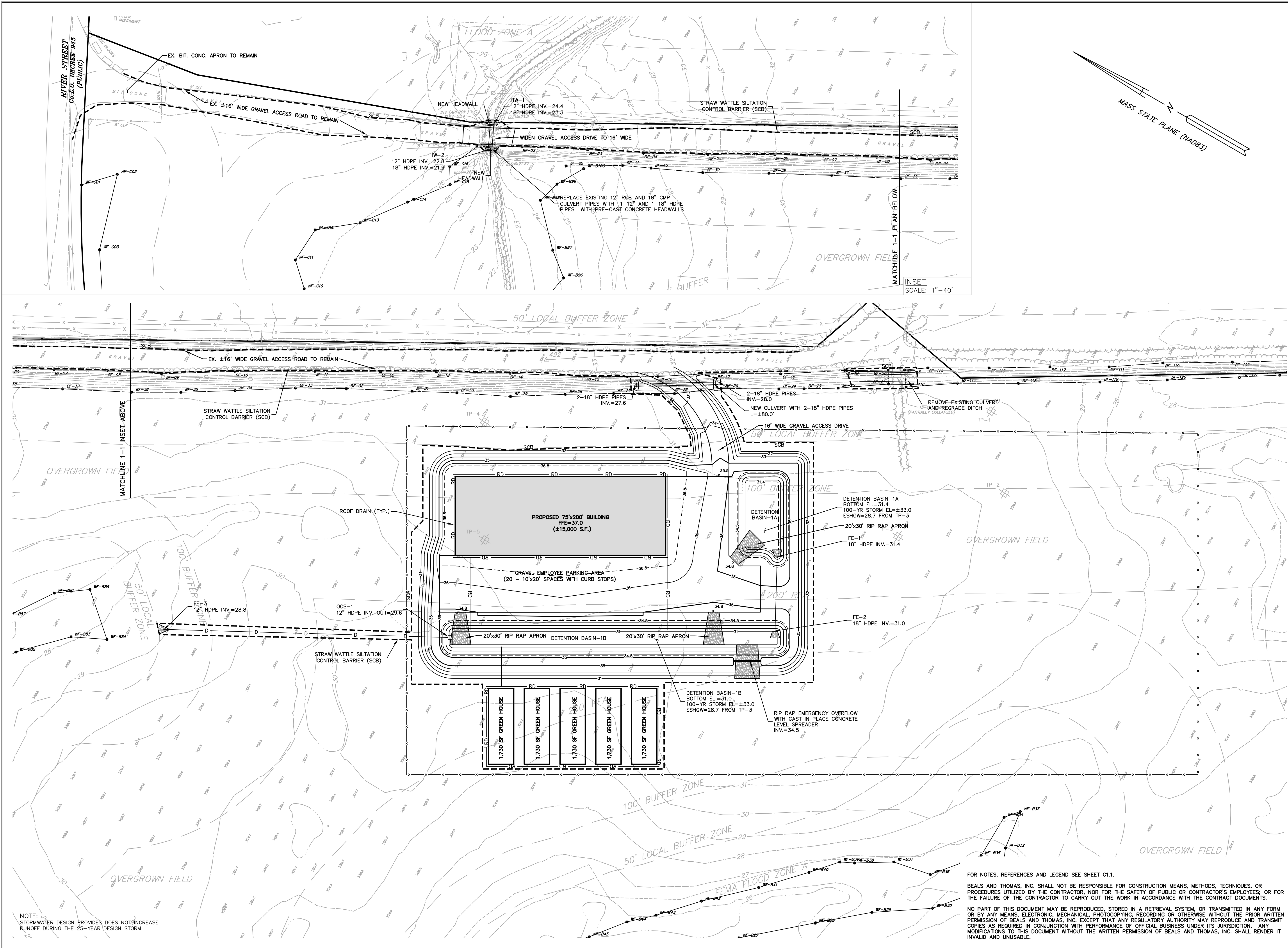
LAYOUT AND MATERIALS PLAN

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B+T PLAN NO. 316902F002A-006	

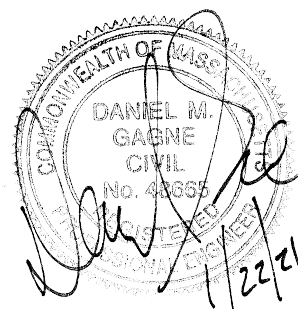
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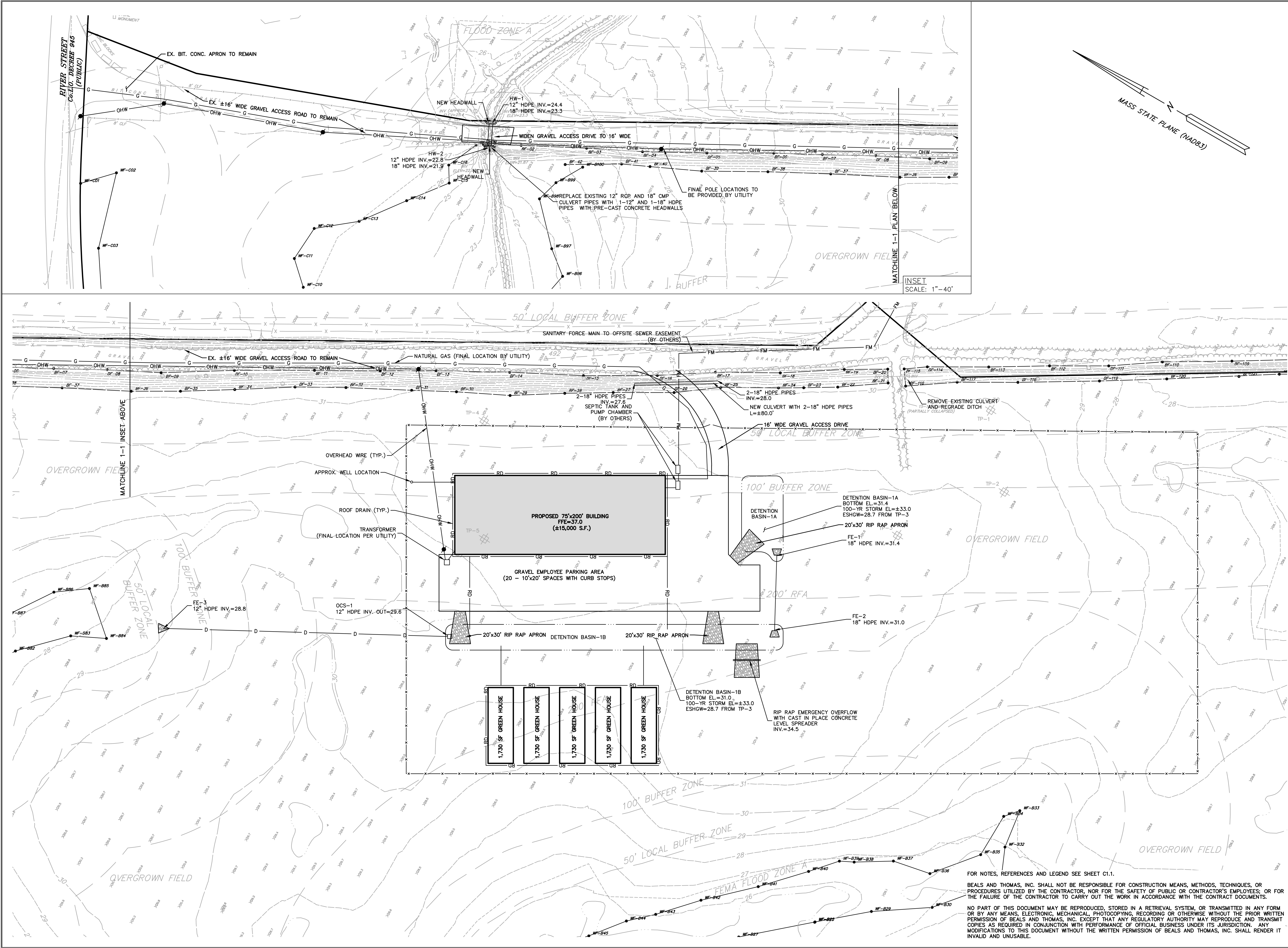
PROJECT:
BUD'S GOODS CULTIVATION & PRODUCT MANUFACTURING FARM
Halifax, Massachusetts

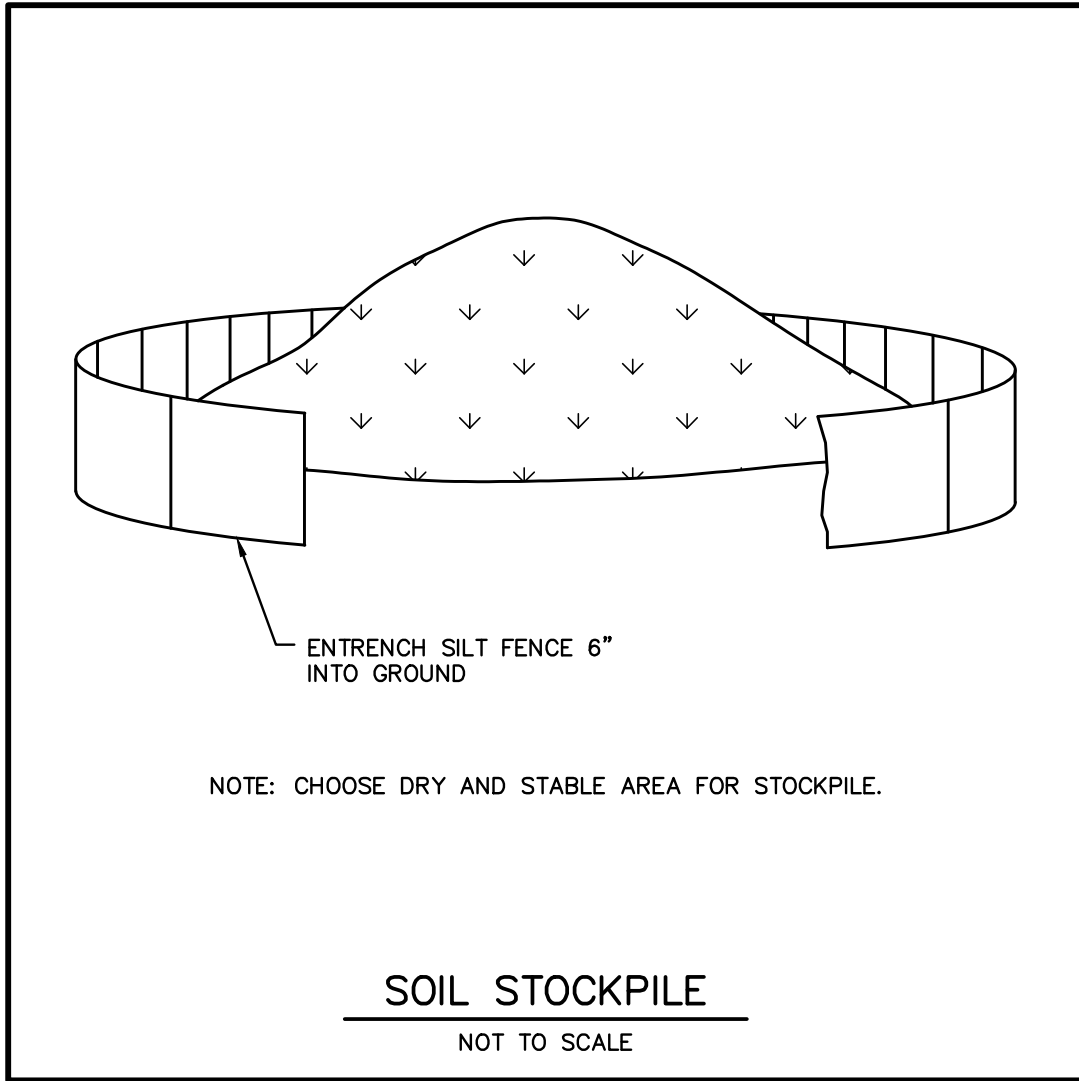
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GRADING AND DRAINAGE PLAN

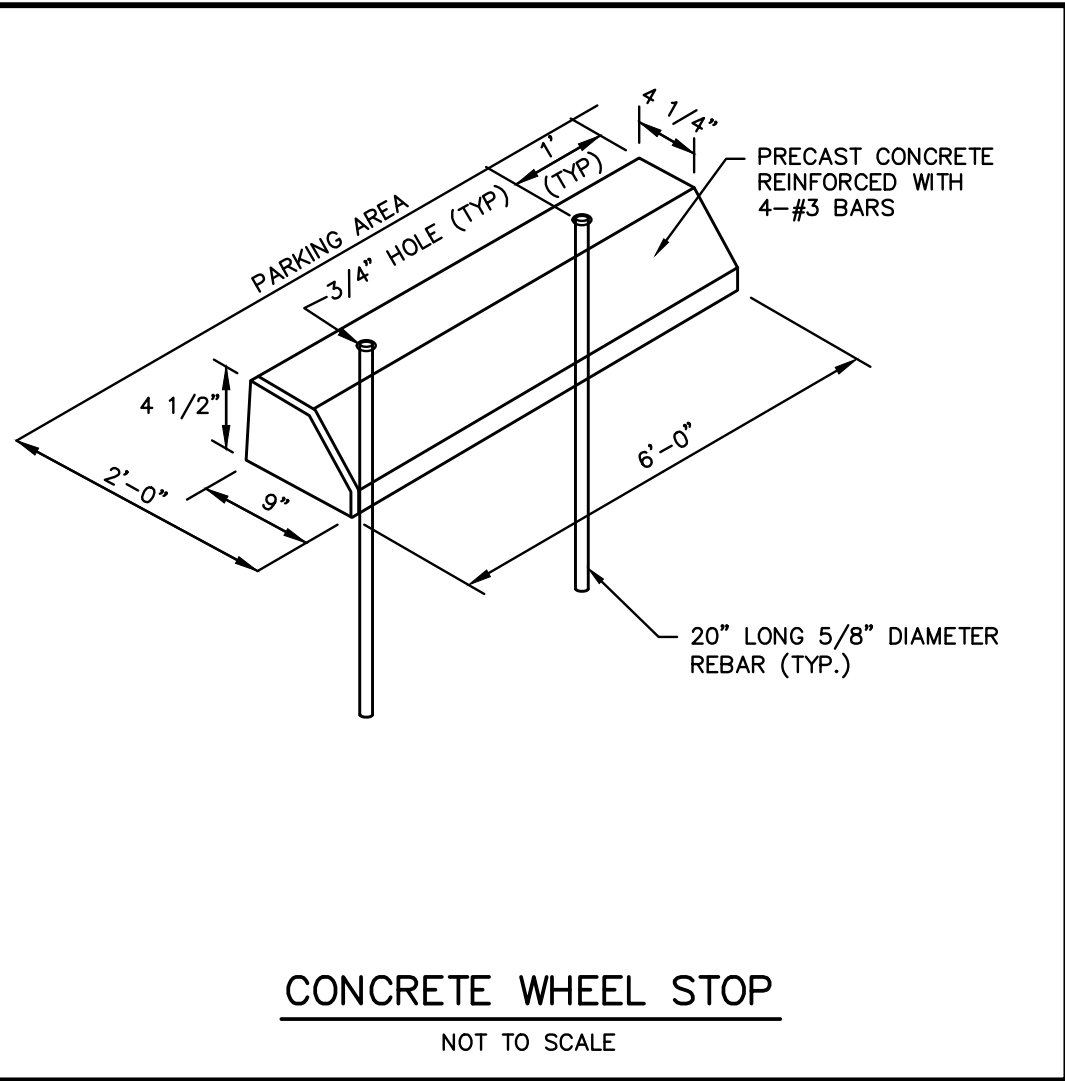
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B+T PLAN NO.
316902F002A-007
C5.1

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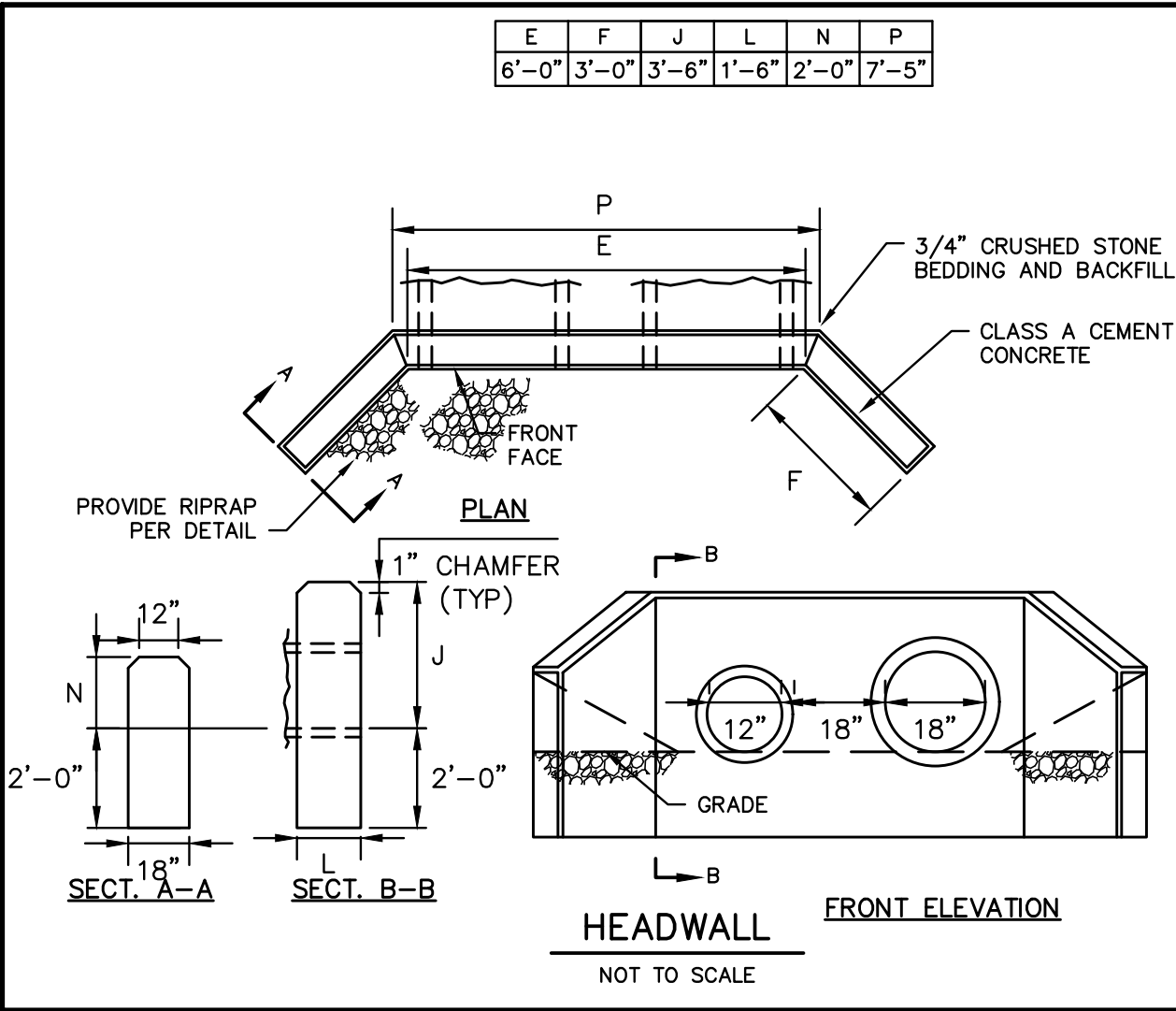




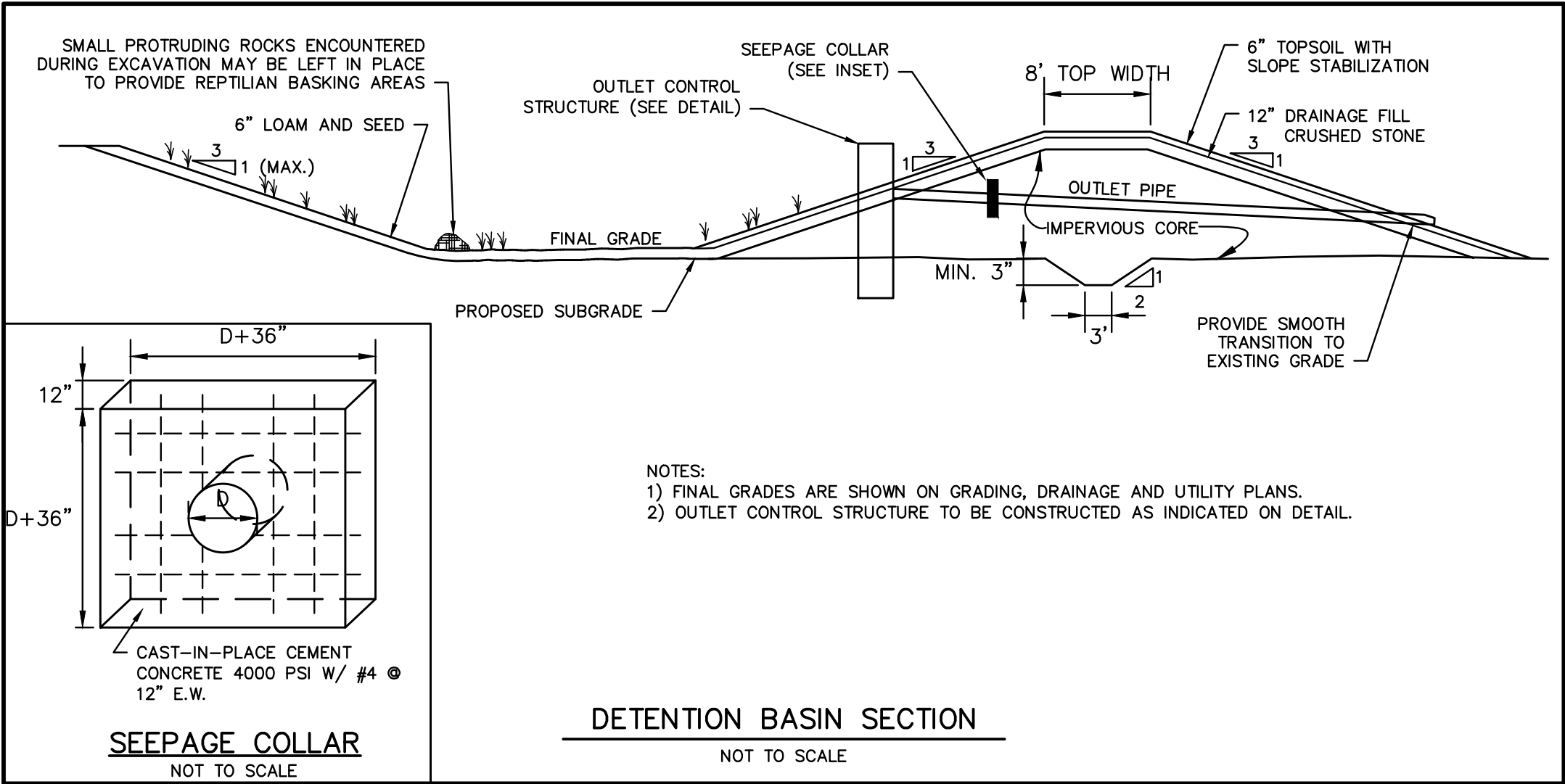
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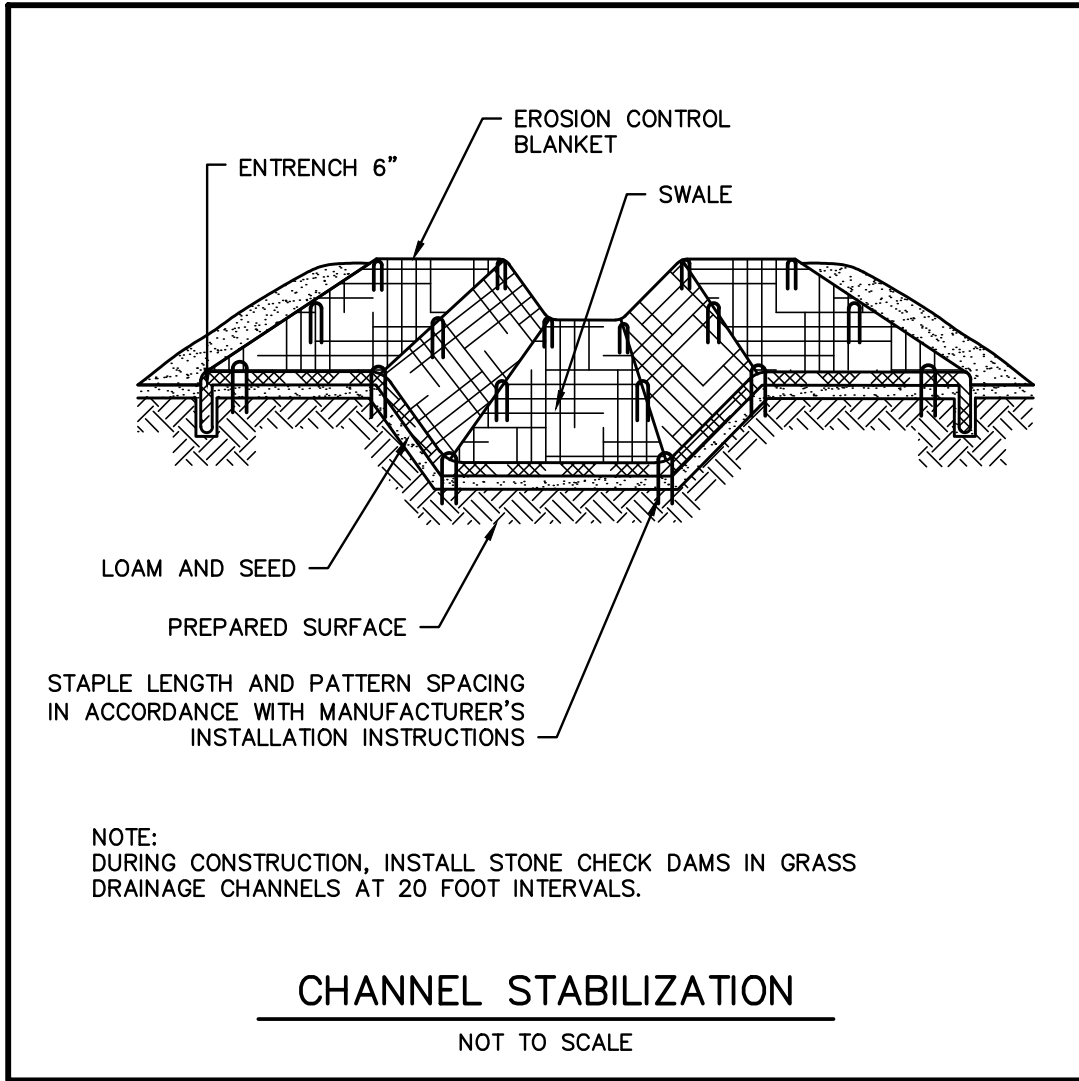
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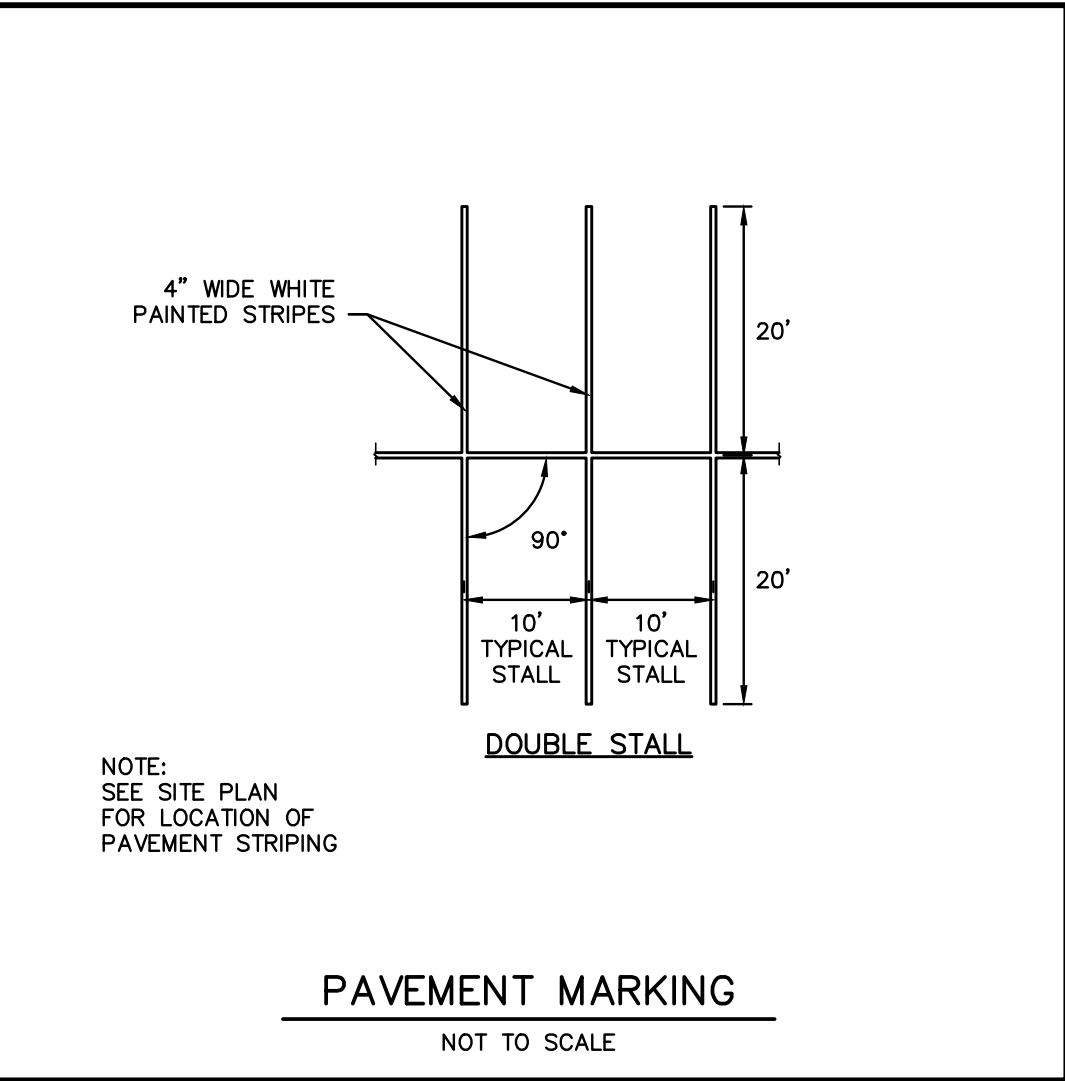
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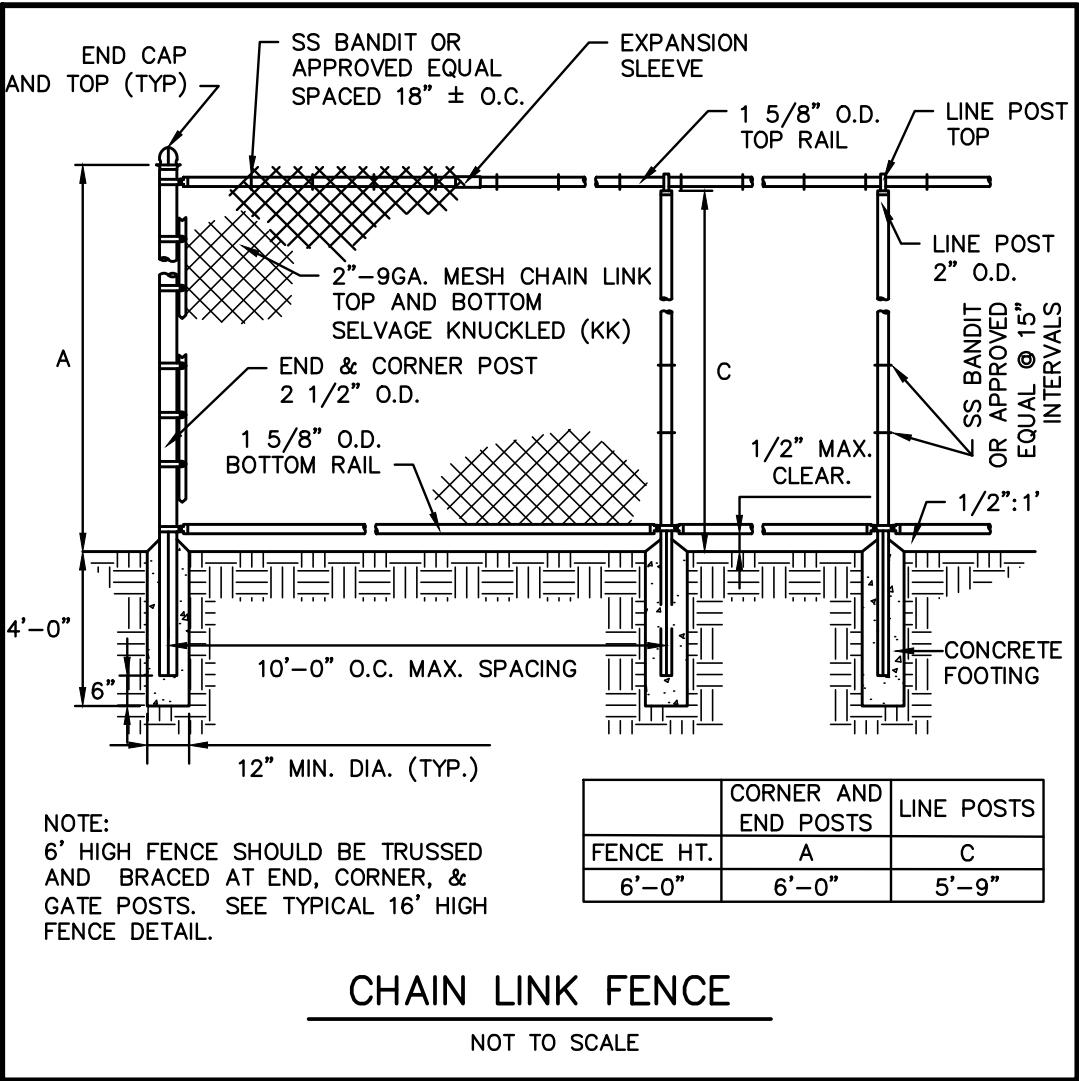
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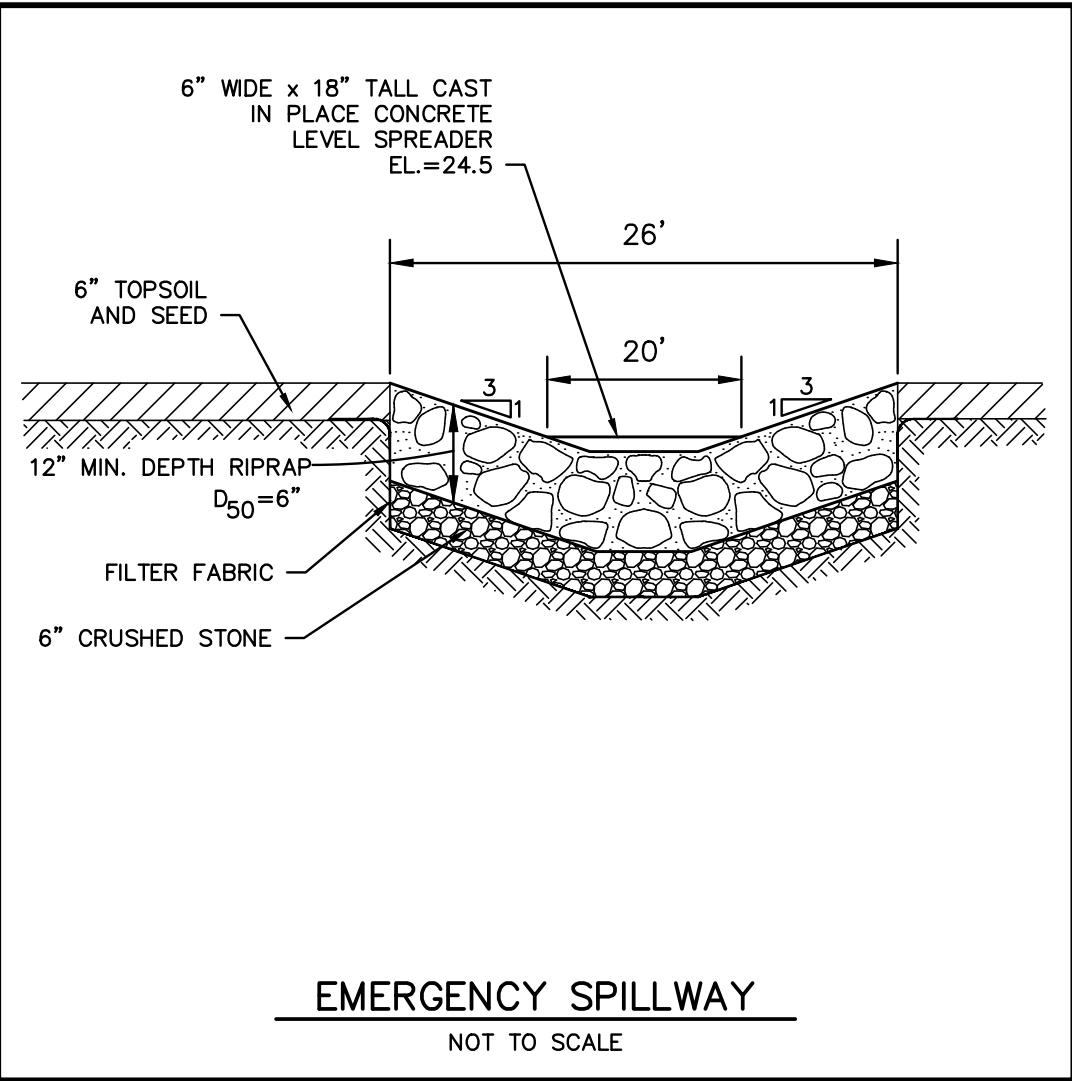
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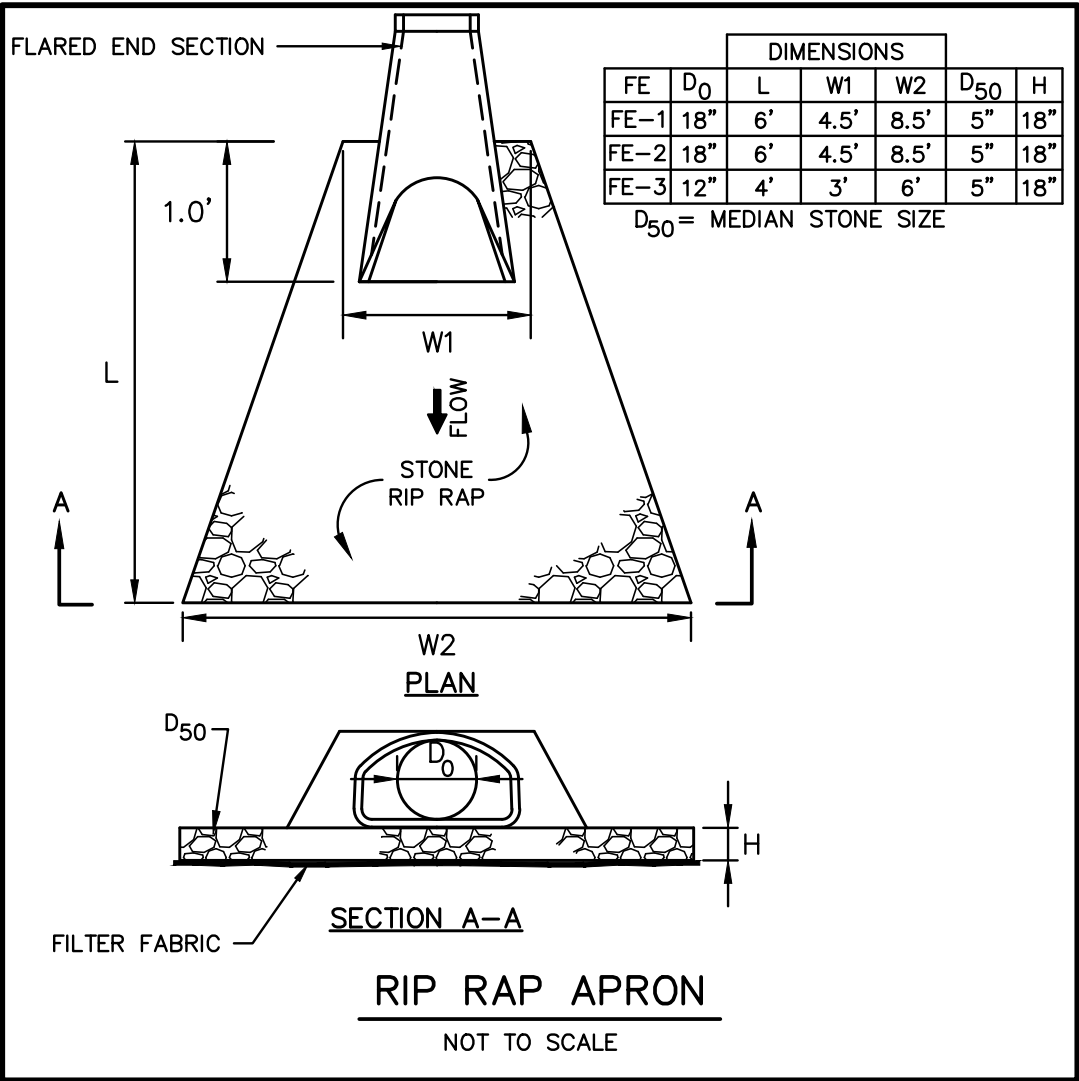
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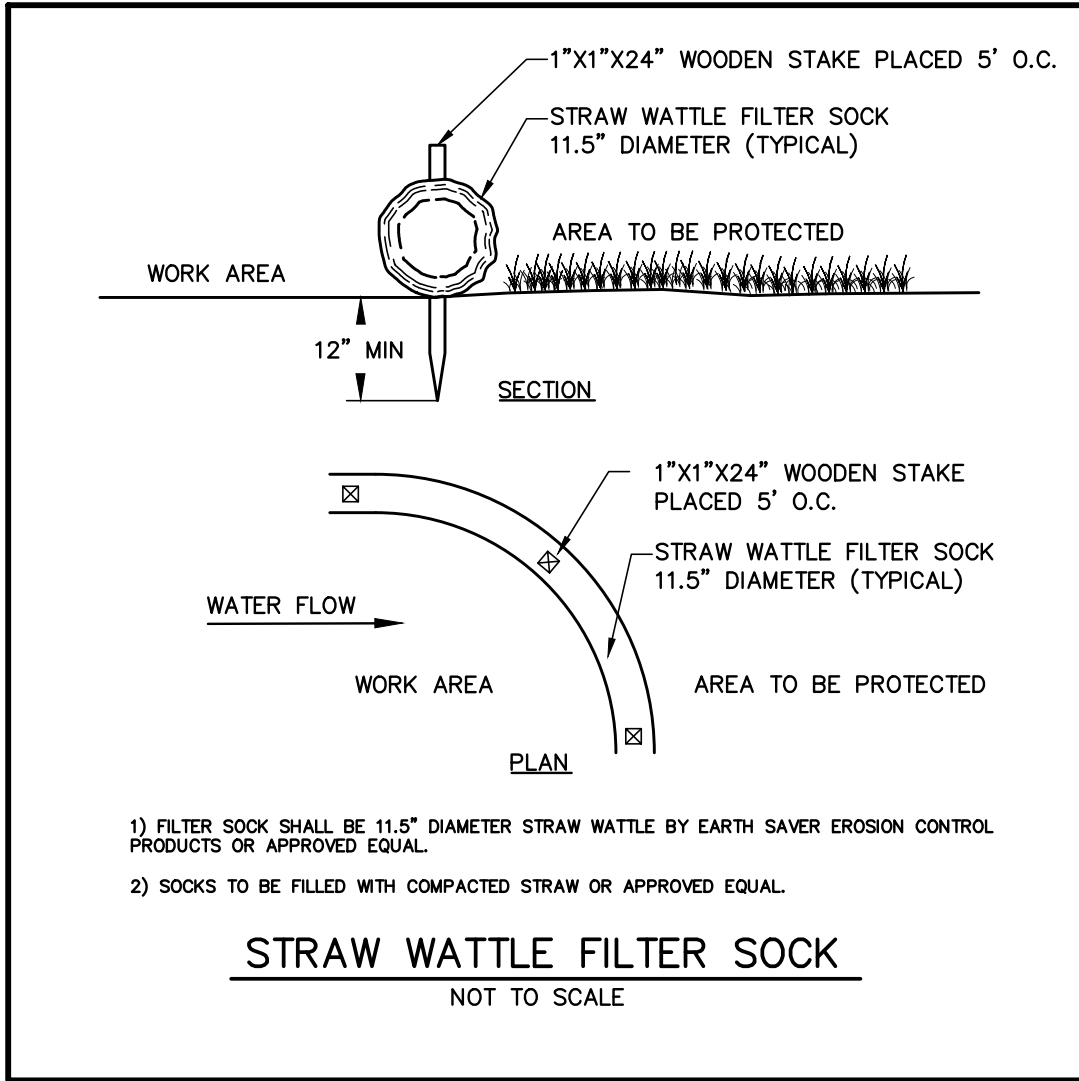
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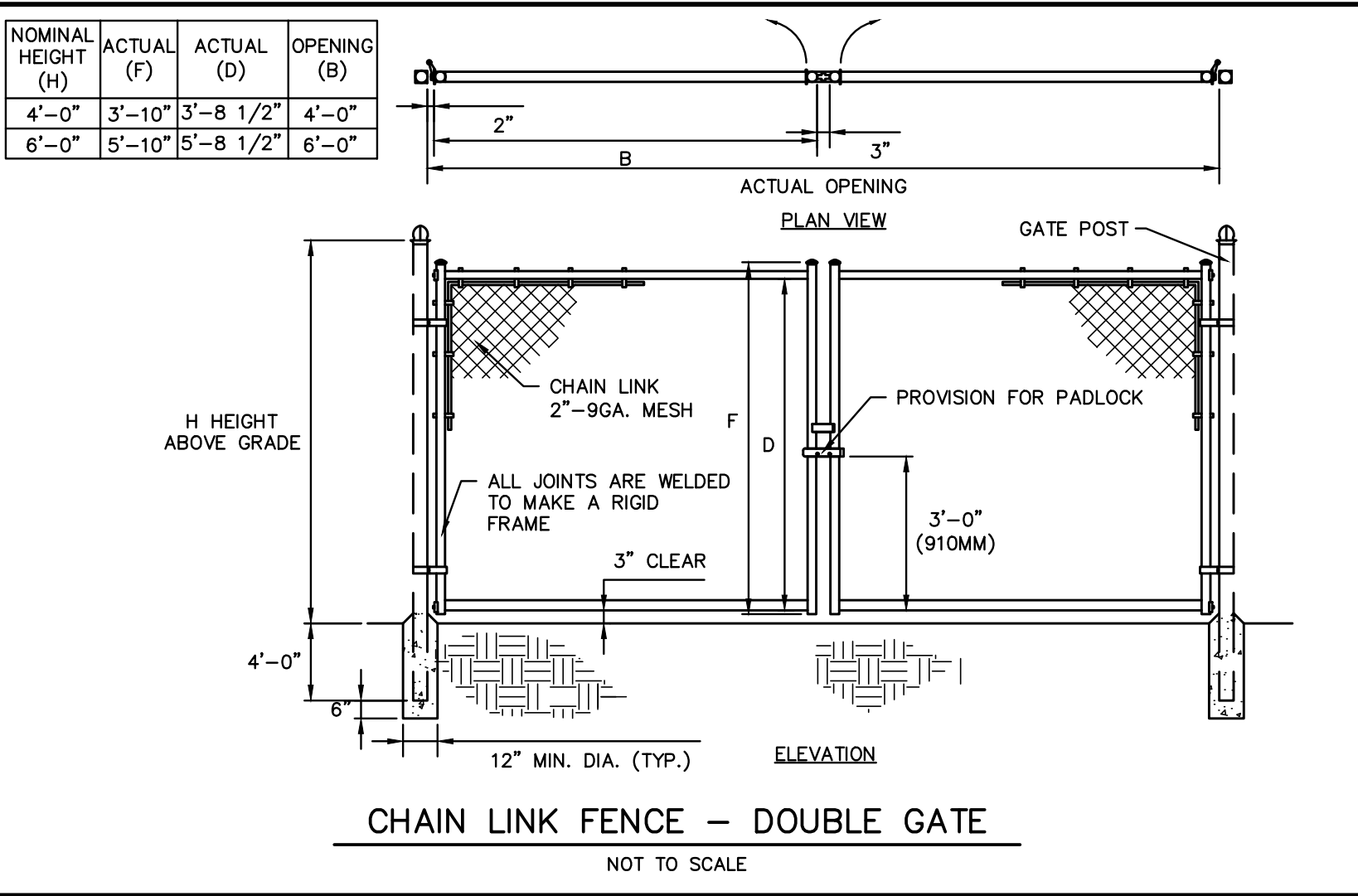
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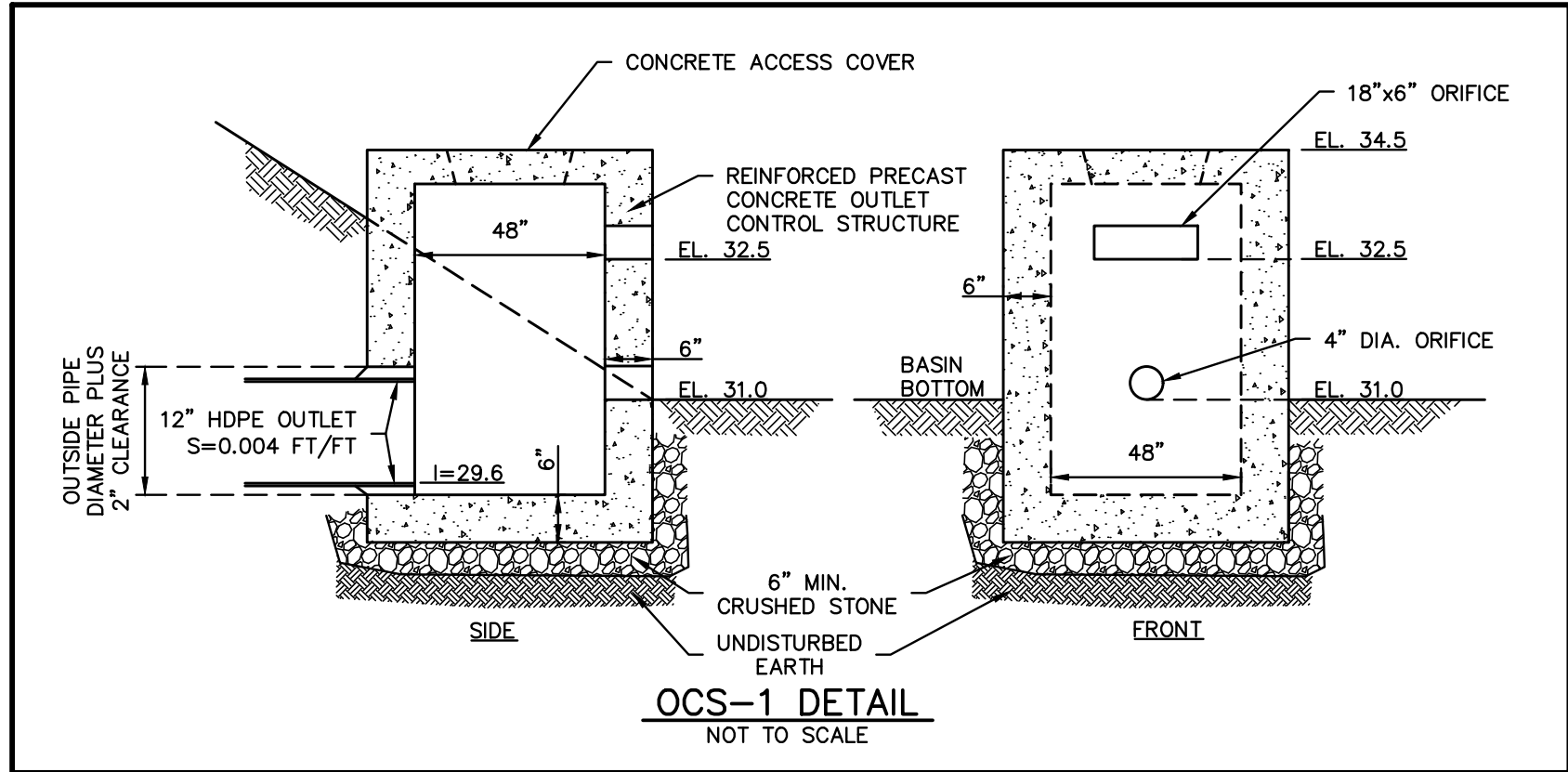
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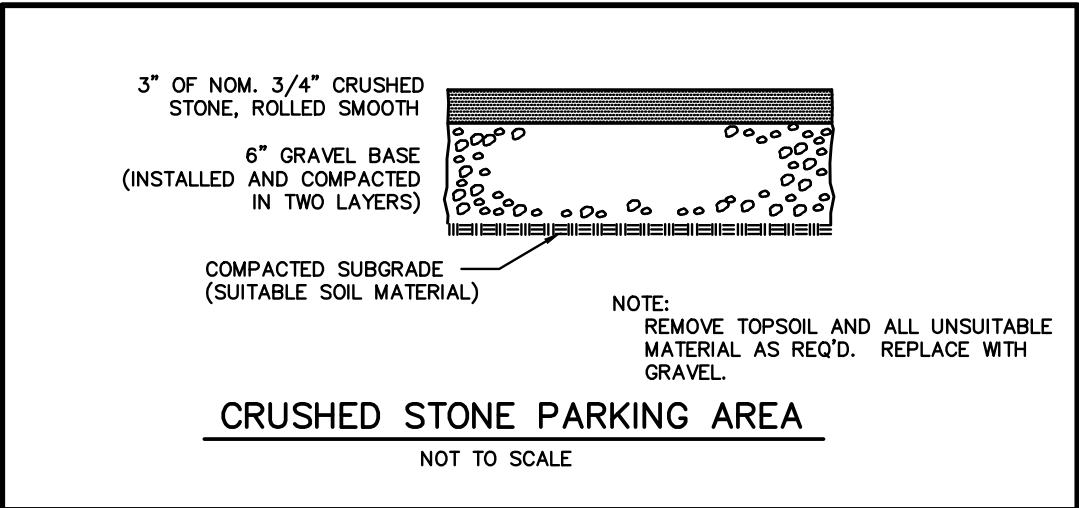
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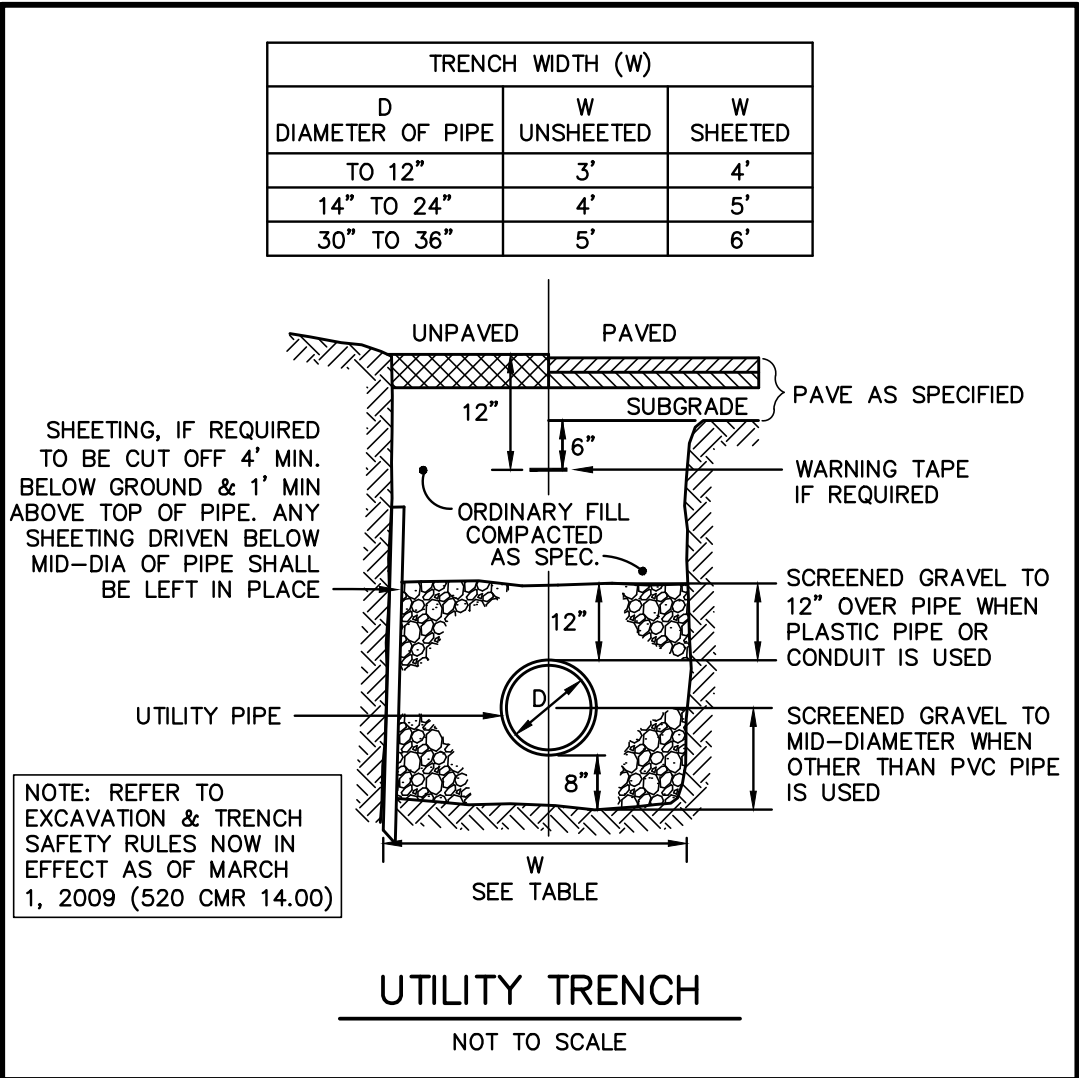
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OCS-1 DETAIL
NOT TO SCALE



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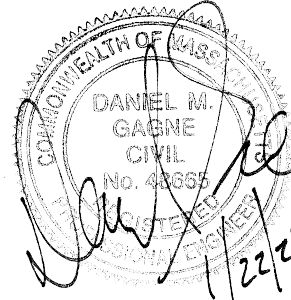
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PROJECT:
BUD'S GOODS CULTIVATION & PRODUCT MANUFACTURING FARM
Halifax, Massachusetts

SCALE: AS NOTED DATE: JANUARY 22, 2021

SITE DETAILS

B+T JOB NO.3169.02

B+T PLAN NO.
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C7.1