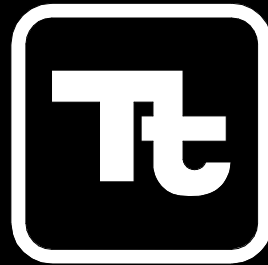




Nasoya Foods USA LLC
PULMUONE Co., LLC
Nasoya Food Factory Expansion and Renovation Project

100 NICKERSON RD
MARLBOROUGH, MA 01752
TEL: (508) 786-2200

MASSACHUSETTS CORPORATION ID No. 954578431
www.tetrattech.com



TETRA TECH

PROJECT LOCATION:

Nasoya Foods USA LLC
PULMUONE Co., LLC
One New England Way
AYER, MA 01432

CLIENT INFORMATION:

Nasoya Foods USA LLC
PULMUONE Co., LLC
2315 Moore Ave.
Fullerton, CA 92833

TETRA TECH PROJECT No.:

127-280495-24001

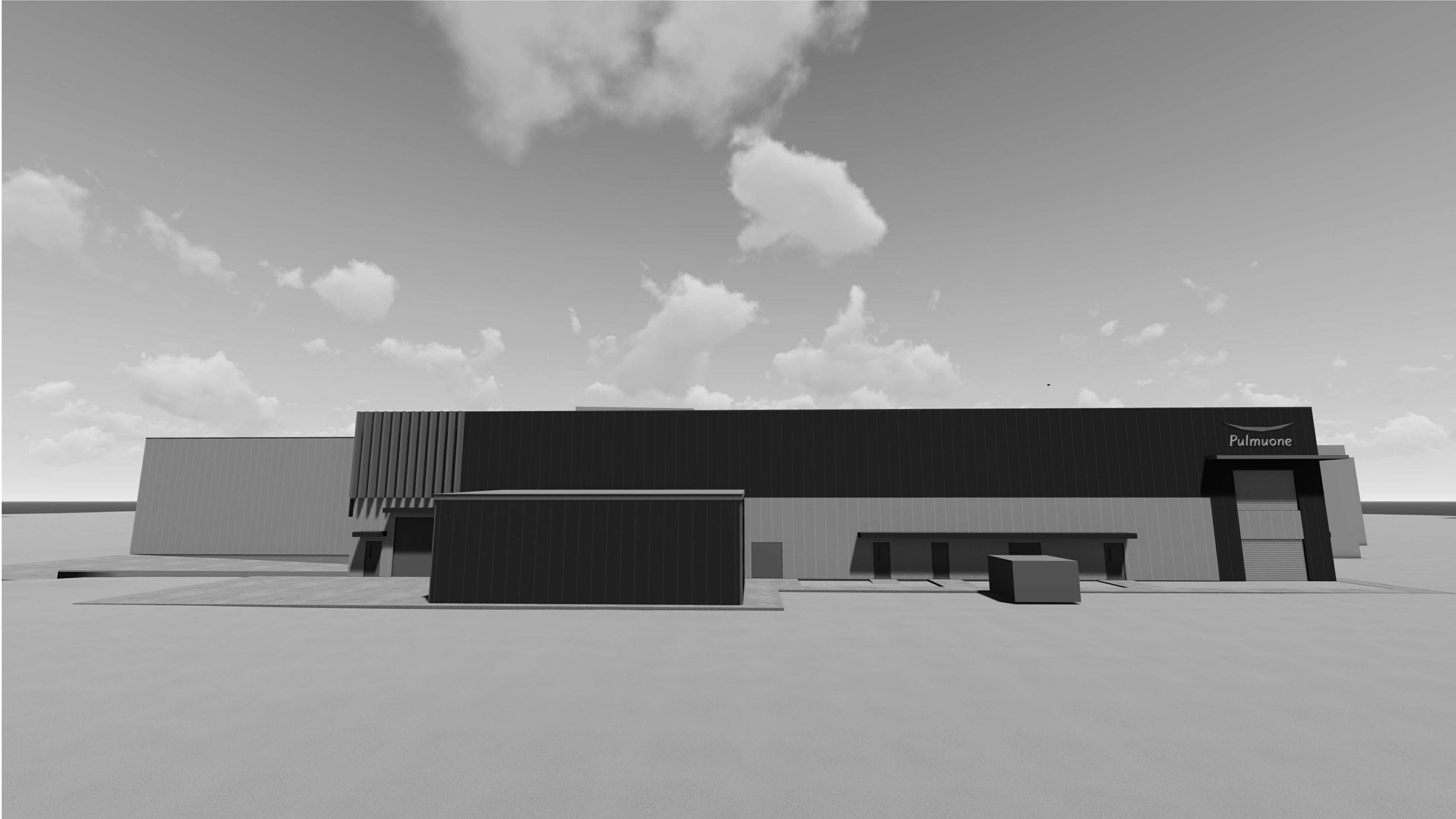
PROJECT DESCRIPTION / NOTES:

EXPANSION AND ADDITION TO THE EXISTING NASOYA AYER TOFU PRODUCTION FACILITY.

ISSUED:

08 APR 24 - PICK & PACK PERMIT

SITE DEVELOPMENT PLANS
APPLICATION FOR MINOR MODIFICATION TO THE SITE PLAN PERMIT



LOCATION MAP

CIVIL ENGINEER:

Kelly Engineering Group, Inc.
0 Campanelli Drive
Braintree, MA 02184
Phone: (781)-843-4333

DESIGN MANAGER:

BAUM CM Engineering
A-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855



4/11/2024 2:34:08 PM

ARCH E1 (30"x42")

INDEX OF DRAWINGS					
SHEET ID	DISCIPLINE	TITLE	REVISIONS		PHASE 1
			REV. NO.	AM/COP NO.	
CIVIL					
1	CIVIL	COVER	A		
2	CIVIL	EXISTING CONDITION PLAN	A		
3	CIVIL	LAYOUT PLAN	A		
4	CIVIL	DEMOLITION PLAN	A		
5	CIVIL	GRADING PLAN	A		
6	CIVIL	SEWER, DRAIN & UTILITY PLAN	A		
7	CIVIL	LANDSCAPING PLAN	A		
8	CIVIL	EROSION CONTROL PLAN	A		
9	CIVIL	DETAIL SHEET 1	A		
10	CIVIL	DETAIL SHEET 2	A		
11	CIVIL	DETAIL SHEET 3	A		
12	CIVIL	DETAIL SHEET 4	A		
-	ELECTRICAL	PHOTOMETRIC PLAN			


PROJECT:



Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:



BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:



TETRA TECH
100 Nickerson Road
Marlborough, MA 01752
MASSACHUSETTS CORPORATION
No. 954579431
www.tetrattech.com


SUBCONTRACTOR:

NOTES:

ISSUE RECORD:

D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC DESIGN	07 FEB 24
NO.	DESCRIPTION	DATE

SEAL:



PROJECT #:	
DRAWN BY:	A. PERROTTA
CHECKED BY:	V. HOWLAND
APPROVED BY:	D. ANTHOLZ
DATE	08 APRIL 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
SHEET INDEX

SHEET NUMBER: REV.

G-002 D

ISSUE FOR PERMIT

CONTRACTOR:

DESIGN MANAGER:

BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:

KE KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:

ISSUE RECORD:

NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL: **STEVEN M. HORSFALL**
No. 41608
PROFESSIONAL
LAND SURVEYOR

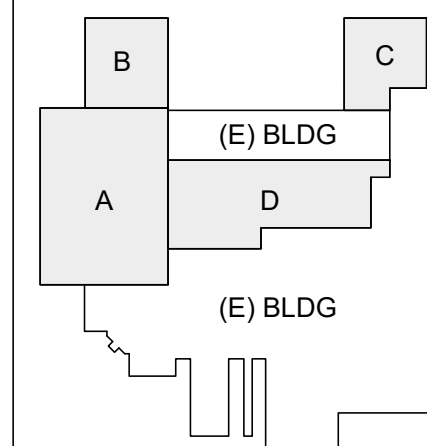
Digitally signed by Steven M. Horsfall
Date: 2024.04.10 17:43:21 -0400

PROJECT #
DRAWN BY: **D. MACKWELL**
CHECKED BY: **B. LI**
APPROVED BY: **D. ANTHOLZ**
DATE: 08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
**ONE NEW ENGLAND WAY
AYER, MA**

SHEET NUMBER: **EXISTING CONDITIONS
C-2** REV. **A**

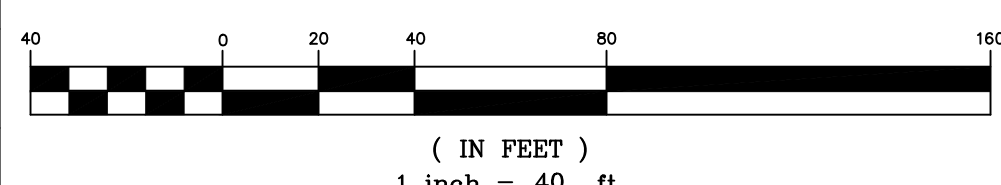
KEY PLAN



- NOTES:**
- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.
 - 3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY PERFORMED BY KELLY ENGINEERING GROUP IN AUGUST AND SEPTEMBER OF 2022.
 - 4.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83). VERTICAL CONTROL WAS PROVIDED BY GPS RTK SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.
 - 5.) THE SITE IS LOCATED AT #1 NEW ENGLAND WAY, AYER, MA, ASSESSORS MAP 17, LOT 18.
 - 6.) THE SITE IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT, WITHIN THE AQUIFER PROTECTION DISTRICT, A PORTION OF THE SITE IS LOCATED WITHIN THE FLOODPLAIN DISTRICT.

KELLY ENGINEERING GROUP 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 WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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GRAPHIC SCALE



LEGEND

	CATCH BASIN / DOUBLE CB
	DRAIN MANHOLE
	SEWER MANHOLE
	MANHOLE
	GENERATOR
	TREE LINE
	POST INDICATOR VALVE
	HYDRANT
	WATER VALVE
	GAS METER
	GAS VALVE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UTILITY POLE
	TRANSFORMER
	TEST BORINGS
	LIGHT POLE
	GUY WIRE
	SIGN
	FLOOD PLAIN LINE
	CAPE COD BERM
	CONCRETE
	BITUMINOUS
	LANDSCAPED
	STONE BOUND / DRILL HOLE
	DRILL HOLE
	HANDICAP PARKING
	BOLLARD
	CHAINLINK FENCE
	GUARDRAIL
	WETLAND FLAG
	WETLAND
	WETLAND LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	SEWER LINE
	SEWER FORCE MAIN
	RECORD WATER LINE
	ESTIMATED WATER LINE
	GAS LINE
	ESTIMATED GAS LINE
	DRAIN LINE
	ESTIMATED DRAIN LINE
	NRCS SOILS LINES

* SEE GEOTECHNICAL ENGINEERING REPORT BY NORTHEAST GEOTECHNICAL, INC.

** WETLANDS IDENTIFIED BY ECOTEC, INC. ON AUGUST 24, 2022 AND FIELD LOCATED BY KELLY ENGINEERING GROUP, INC.

CURRENT OWNER:
Nasoya Foods USA, LLC
Deed Book: 67233 Pg. 207
Plan Recorded in Deed Book: 16681 Pg. 207
Plan Recorded as Plan No. 238 Pg. 2006

NOT FOR CONSTRUCTION - ISSUED AS PROGRESS ONLY

ZONE: INDUSTRIAL, AQUIFER PROTECTION, FLOOD PLAIN

	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN LOT AREA	30,000 S.F.	528,557 S.F.	528,557 S.F.	YES
MIN. FRONTAGE	150'	800'+/-	800'+/-	YES
MIN. FRONT	25'	127'+/-	127'+/-	YES
SIDE	25' (1)	196'+/-	117'+/-	YES
REAR	30'	118'+/-	118'	YES
MAX STORIES	3	2	2	YES
MAX HEIGHT	40'	58'	58'	BY VARIANCE
MIN OPEN SPACE	20% (2)	34.1%	30.9%	YES
MAX. FAR	1.0	0.26	0.40	YES
MAX. BLDG COVERAGE	50%	22.3%	31.3%	YES
PARKING TOTAL	410 MIN	159	169	BY WAIVER
SIZE	9' X 18'	NA	9' X 18'	YES
MIN. PARKING REQUIRED	8.0' X 16' (MAX 10 %)	NA	9' X 18'	YES
MIN. PARKING REQUIRED	24'	VARIES	24'	YES
MIN. PARKING REQUIRED	6	3	6	YES
MIN. PARKING REQUIRED	10'	6.9' MIN	10'	YES
MIN. PARKING REQUIRED	10'	146.7'	39'	YES
MIN. PARKING REQUIRED	10'	NA	NA	YES
MIN. PARKING REQUIRED	8'	8.3'	13'	YES
MIN. PARKING REQUIRED	5%	0%	17%	YES

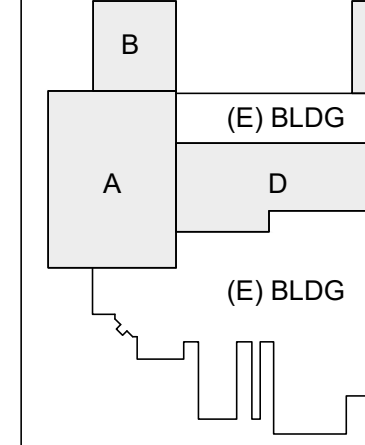
- NOTES:
- 50' WHEN ABUTTING A RESIDENTIAL DISTRICT
 - PER BYLAW SECTION 9.2A.2 AT LEAST 50% OF REQUIRED OPEN SPACE SHALL BE IN THE FRONT OR SIDE YARDS.
REQUIRED OPEN SPACE = 105,711 S.F.
REQUIRED IN FRONT AND SIDE = 52,855 S.F.
PROVIDED IN FRONT AND SIDE = 101,367 S.F.
 - PARKING REQUIRED: PER BYLAW SECTION 9.1.2.D (MIXED USE)
MIN. PARKING REQUIRED:
OFFICE: 15,664 S.F. x 1 SPACE/300 S.F. = 65.5
WAREHOUSE: 31,001 S.F. x 1 SPACE/1,500 S.F. = 20.7
MANUFACTURING: 161,708 S.F. x 1 SPACE/500 S.F. = 323.4
TOTAL REQUIRED: 410
BICYCLE PARKING: (1/10 5 SPACES * 50 SPACES) + (1/20 SPACES * 137) = 12 SPACES REQUIRED
 - NASOYA FOODS OPERATES 24 HOURS WITH EMPLOYEE SHIFTS AS FOLLOWS:
TOTAL
EXISTING 63 26 16 105
PROPOSED 89 61 60 210
MAXIMUM NUMBER OF EMPLOYEES AT SHIFT CHANGE IS 150
LOADING AND UNLOADING OPERATIONS WILL BE BETWEEN 6:00 AM AND 10:00 PM

PROPOSED LEGEND

CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
ICC	INTEGRATED CONCRETE CURB
CC	CONCRETE CURB
CAR	HANDICAP SPACE
VAN	VAN HANDICAP SPACE
→	HANDICAP RAMP
→	CURB STOP
→	TRAFFIC FLOW
CAR	HANDICAP SPACE
VAN	VAN HANDICAP SPACE
→	HANDICAP RAMP
→	CURB STOP
→	SAW CUT / MATCH PAVEMENT LINE
→	HEAVY DUTY PAVEMENT
→	TRAFFIC FLOW
→	SIGN
→	SNOW STORAGE
→	TREE LINE
→	LIGHT POLES
→	WALL MOUNTED LIGHT

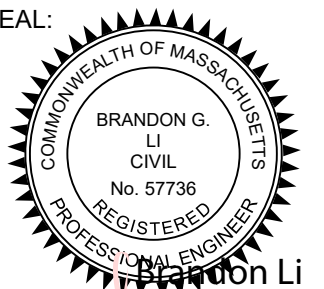
NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

KEY PLAN



ISSUE RECORD:

NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

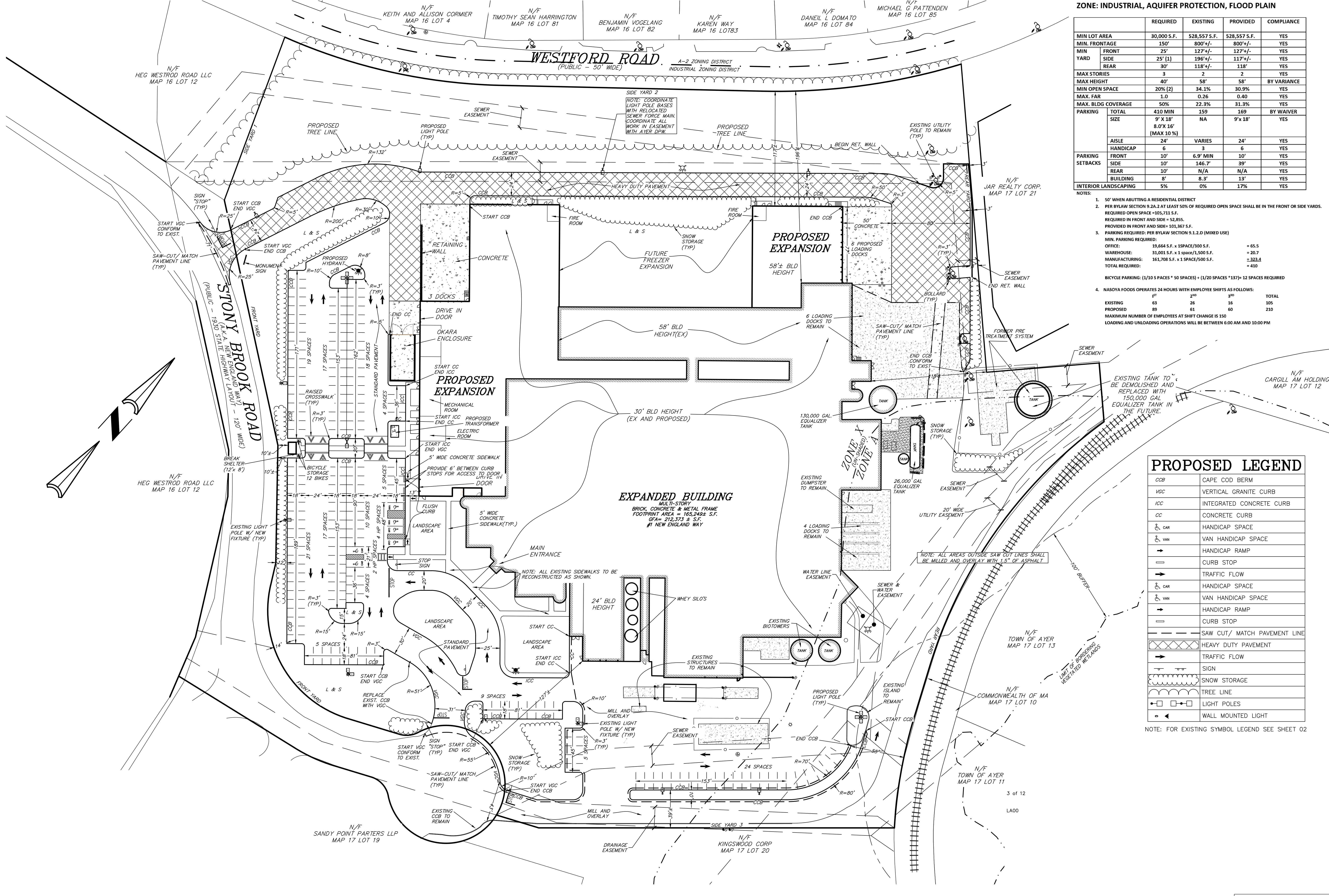
SEAL:	PROJECT #
	DRAWN BY: D. MACKWELL
	CHECKED BY: B. LI
	APPROVED BY: D. ANTHOLZ
	DATE: 08 APR 2024

SHEET TITLE: FACTORY EXPANSION AND RENOVATION

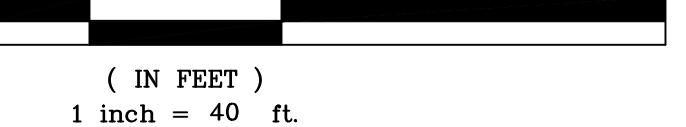
ONE NEW ENGLAND WAY
AYER, MA

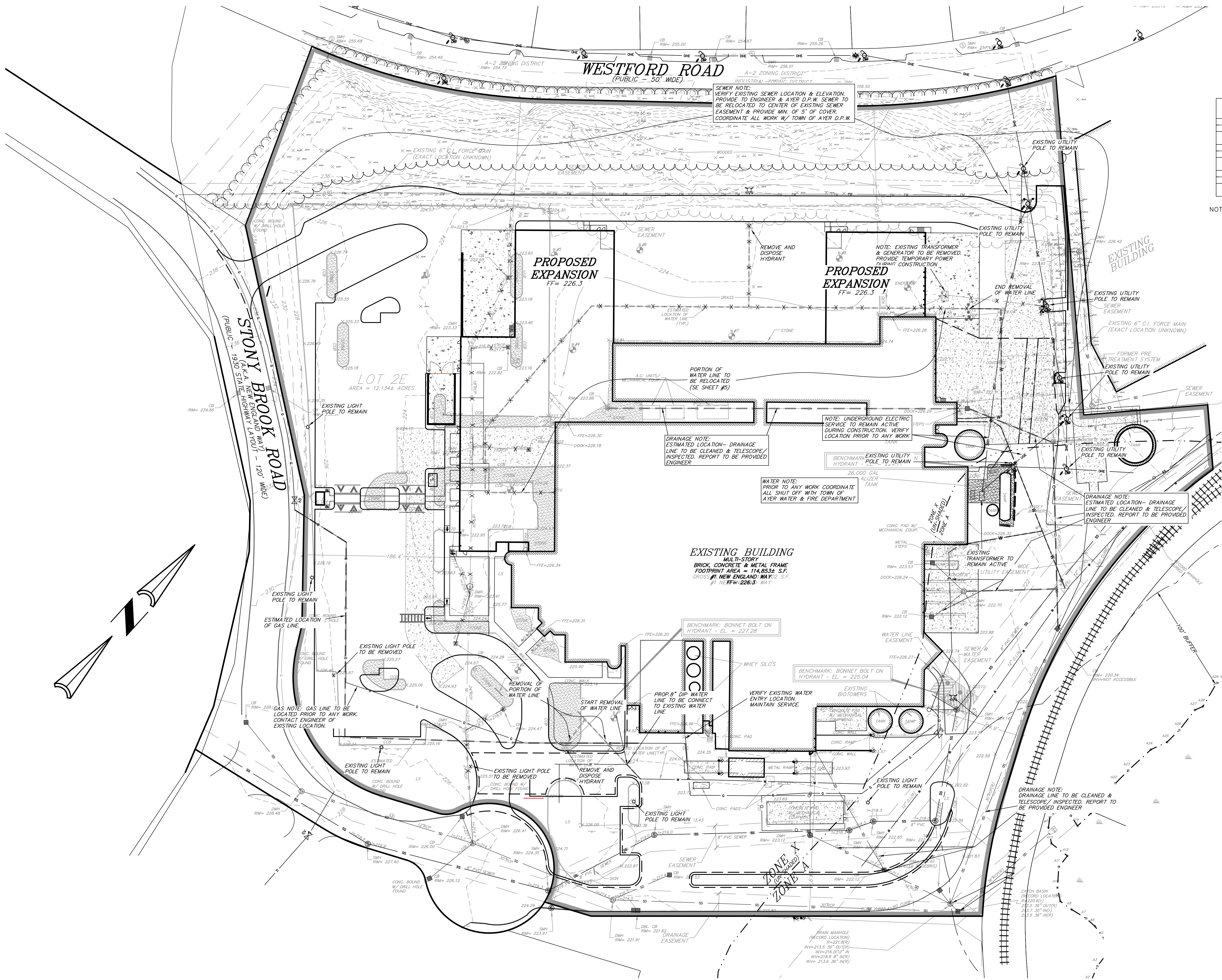
SHEET NUMBER: LAYOUT PLAN C-3

REV. A



GRAPHIC SCALE

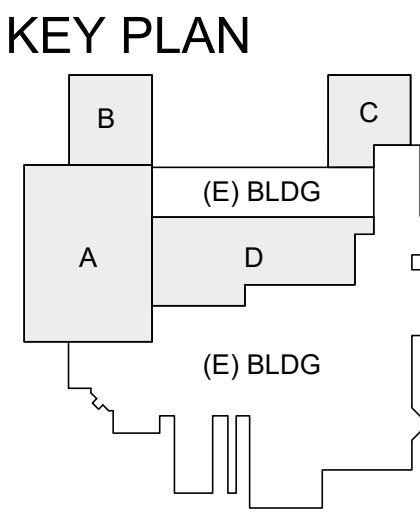




DEMO LEGEND		
X	X	UTILITY TO BE REMOVED
⊗		STRUCTURE TO BE REMOVED
A	A	UTILITY TO BE ABANDONED
⊖		STRUCTURE TO BE ABANDONED
R	R	UTILITY TO BE RELOCATED
⊕		STRUCTURE TO BE RELOCATED

UTILITY ABANDONMENT NOTES

- ALL WORK SHALL CONFORM TO PROJECT SPECIFICATIONS.
 - ALL WORK SHALL CONFORM TO A SITE PLAN REVIEW & STORM WATER MANAGEMENT PERMIT ISSUED BY THE TOWN OF AYER.
 - PRIOR TO ANY UTILITY DEMOLITION WORK, ALL UTILITIES SHALL BE SHUT OFF PER REGULATIONS OF THE APPLICABLE UTILITY COMPANY.
 - THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS. SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE, NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH PRIOR TO REMOVING OR ABANDONING UTILITIES.
 - AFTER REMOVAL OF EXISTING UTILITIES, REMAINING TRENCH SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL COMPACTED IN 12" LIFTS TO 95%.
- OUTSIDE THE FOOTPRINT
- ALL EXISTING STORM DRAIN INLETS AND OTHER SEWER STRUCTURES SHOWN TO BE ABANDONED SHALL BE ABANDONED AS FOLLOWS SUCH THAT THE TOPS ARE NO LESS THAN 3" FROM FINISHED GRADE:
 - PRECAST DRAINAGE INLETS AND SEWER STRUCTURES SHALL HAVE THE GRATE, FRAME AND CONE SECTION REMOVED. THE STORM DRAIN PIPE OR SEWER PIPE SHALL BE PLUGGED USING BRICK AND MORTAR AND THE REMAINING STRUCTURE SHALL BE BACK FILLED AND COMPACTED, OR THE ENTIRE STRUCTURE SHALL BE REMOVED AND REMAINING VOID SHALL BE BACKFILLED AND COMPACTED.
 - BLOCK DRAINAGE INLETS AND SEWER STRUCTURES SHALL HAVE THE GRATE AND FRAME REMOVED AND THE STORM DRAIN OR SEWER PIPE PLUGGED AS IN (A) ABOVE. THE STRUCTURE SHALL THEN BE CRUSHED, BACKFILLED AND COMPACTED.
 - ALL STORM DRAINS AND OTHER UTILITIES TO BE ABANDONED WHICH ARE WITHIN 2' OF FINISHED GRADE SHALL BE REMOVED. ALL OTHERS SHALL BE PLUGGED AT EACH END.
 - ALL UTILITY APPURTENANCES WATER GATES, GAS GATES ETC. TO REMAIN SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
 - ALL BUILDINGS, PAVEMENT, SIDEWALK, FENCING, AND OTHER SITE FEATURES SHALL BE REMOVED UNLESS OTHERWISE NOTED. FOR BUILDING REMOVAL, SEE RECOMMENDATIONS BY DACON CORPORATION



PROJECT:
NASOYA **Pulmuone**
Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:
BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGN MANAGER:
BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:
TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:
KE **KELLY ENGINEERING GROUP**
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

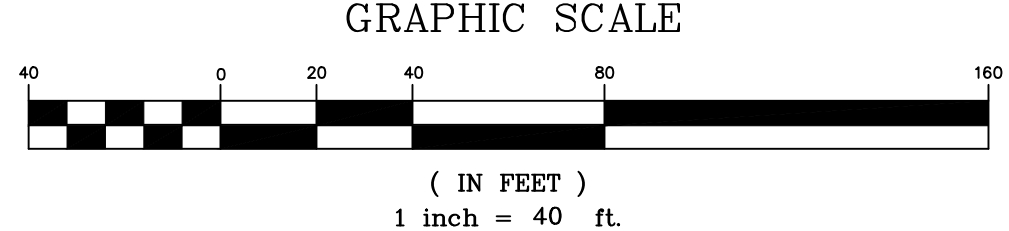
NOTES:

ISSUE RECORD:		
NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL:	PROJECT #
BRANDON LI	2024.04.10
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SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER: **DEMOLITION C-4** REV. **A**



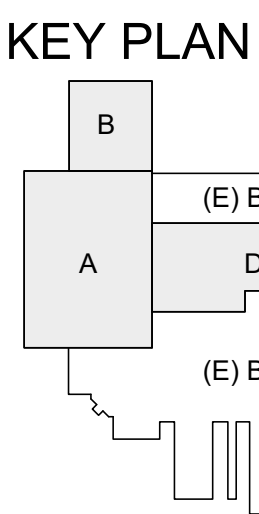
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B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24
NO.	DESCRIPTION	DATE



PROJECT #:	
DRAWN BY:	D. MACKWELL
CHECKED BY:	B. LI
APPROVED BY:	D. ANTHOLZ
DATE	08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION

ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER: REV.

GRADING
(C-5)

NOT FOR CONSTRUCTION - ISSUED AS PROGRESS ONLY

CONTRACTOR:

DESIGN MANAGER:

BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:

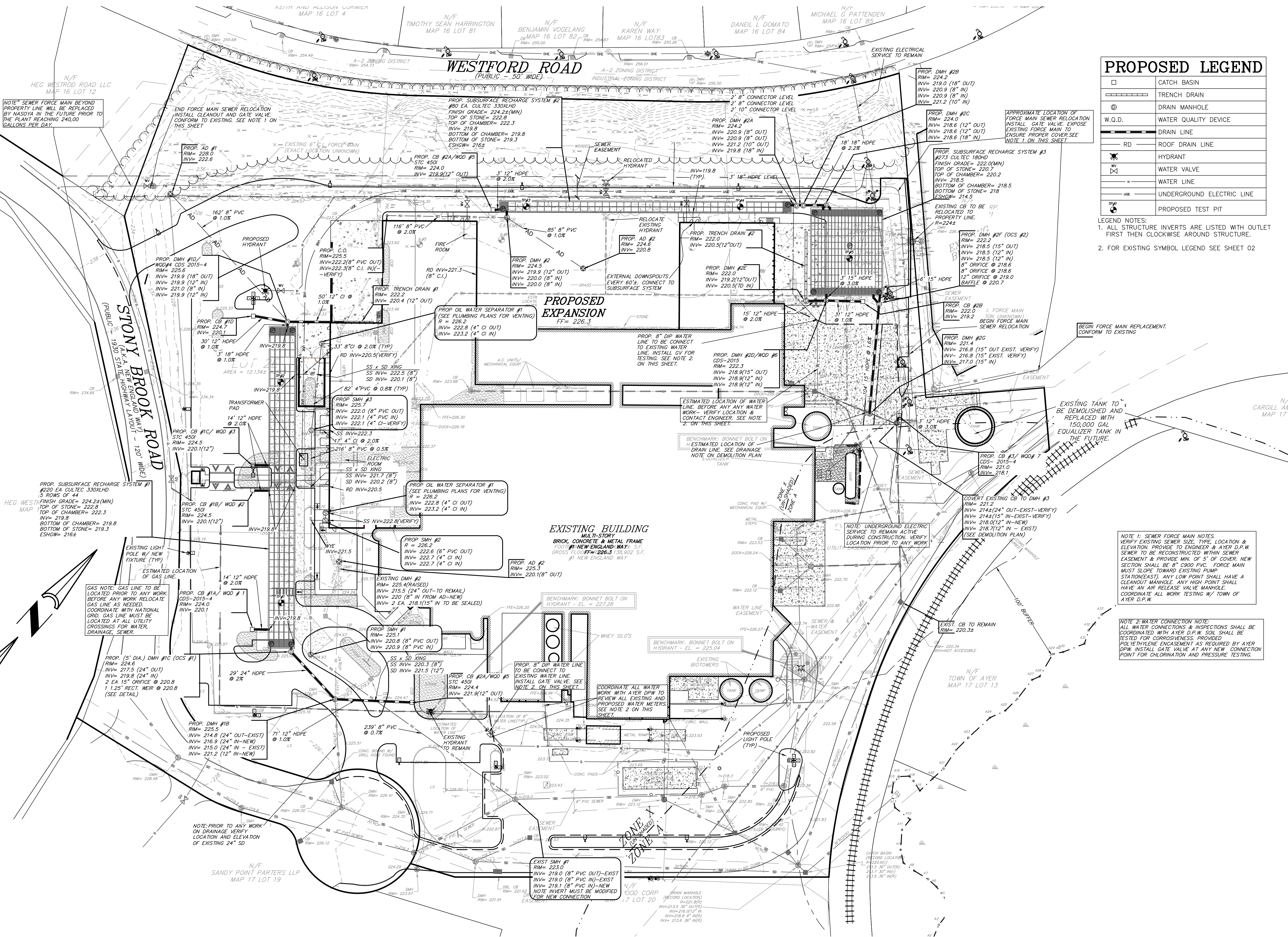
KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:

PROPOSED LEGEND

□	CATCH BASIN
—	TRENCH DRAIN
⊙	DRAIN MANHOLE
W.Q.D.	WATER QUALITY DEVICE
—	DRAIN LINE
RD	ROOF DRAIN LINE
HY	HYDRANT
WV	WATER VALVE
W	WATER LINE
USE	UNDERGROUND ELECTRIC LINE
TPH	PROPOSED TEST PIT

- LEGEND NOTES:
1. ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.
2. FOR EXISTING SYMBOL LEGEND SEE SHEET 02



NOTE 1: SEWER FORCE MAIN NOTES:
VERIFY EXISTING SEWER SIZE, TYPE, LOCATION & ELEVATION. PROVIDE TO ENGINEER & AYES D.P.W. SEWER TO BE RECONSTRUCTED WITHIN SEWER EASEMENT & PROVIDE MIN. OF 5' OF COVER. NEW SECTION SHALL BE 8" C900 C.V. FORCE MAIN MUST SLOPE TOWARD EXISTING PUMP STATION(EAST). ANY LOW POINT SHALL HAVE A GLENDOUT MANHOLE. ANY HIGH POINT SHALL HAVE AN AIR RELEASE VALVE MANHOLE. COORDINATE ALL WORK TESTING W/ TOWN OF AYER D.P.W.

NOTE 2: WATER CONNECTION NOTE:
ALL WATER CONNECTIONS & INSPECTIONS SHALL BE COORDINATED WITH AYER D.P.W. SOL SHALL BE TESTED FOR CORROSION. PROVIDED POLYETHYLENE ENCASMENT AS REQUIRED BY AYER D.P.W. INSTALL GATE VALVE AT ANY NEW CONNECTION POINT FOR CHLORINATION AND PRESSURE TESTING.

ISSUE RECORD:

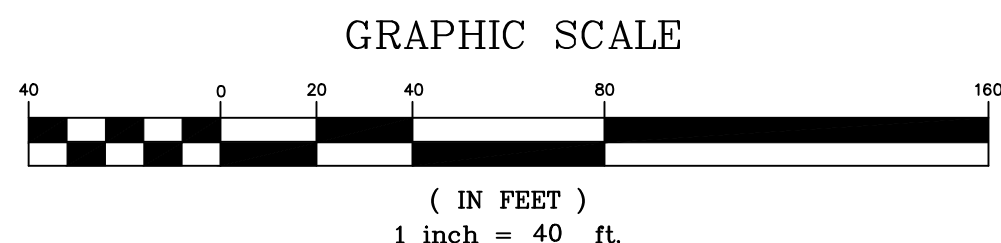
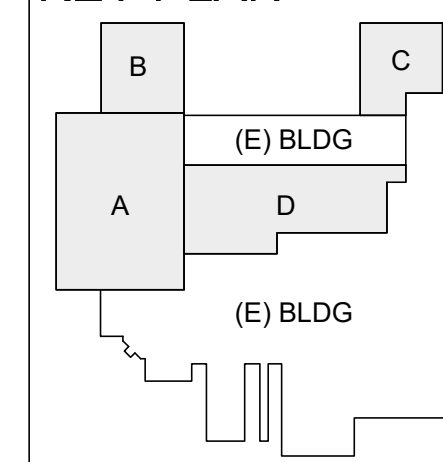
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A	SCHEMATIC	02/07/24

SEAL:	PROJECT #
BRANDON G. LI CIVIL No. 5778 PROFESSIONAL REGISTERED	DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE: 08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
**ONE NEW ENGLAND WAY
AYER, MA**

SHEET NUMBER: REV
**SEWER, DRAIN & UTILITY
C-6**

KEY PLAN



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Nasoya Food Factory Expansion and Renovation Project

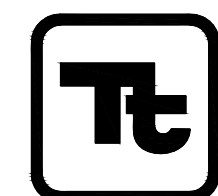
CONTRACTOR:

DESIGN MANAGER:



BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-qu, Seoul 05855

DESIGNER:



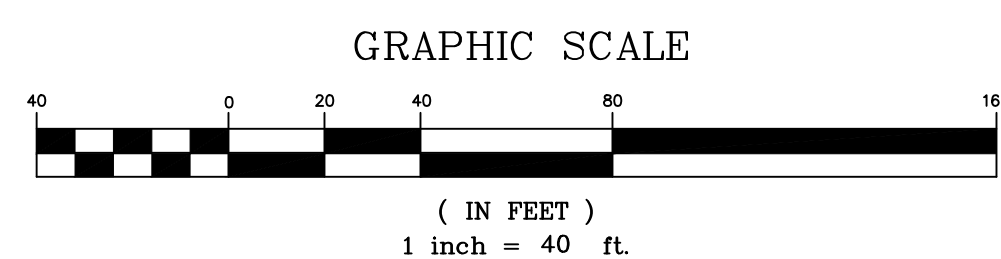
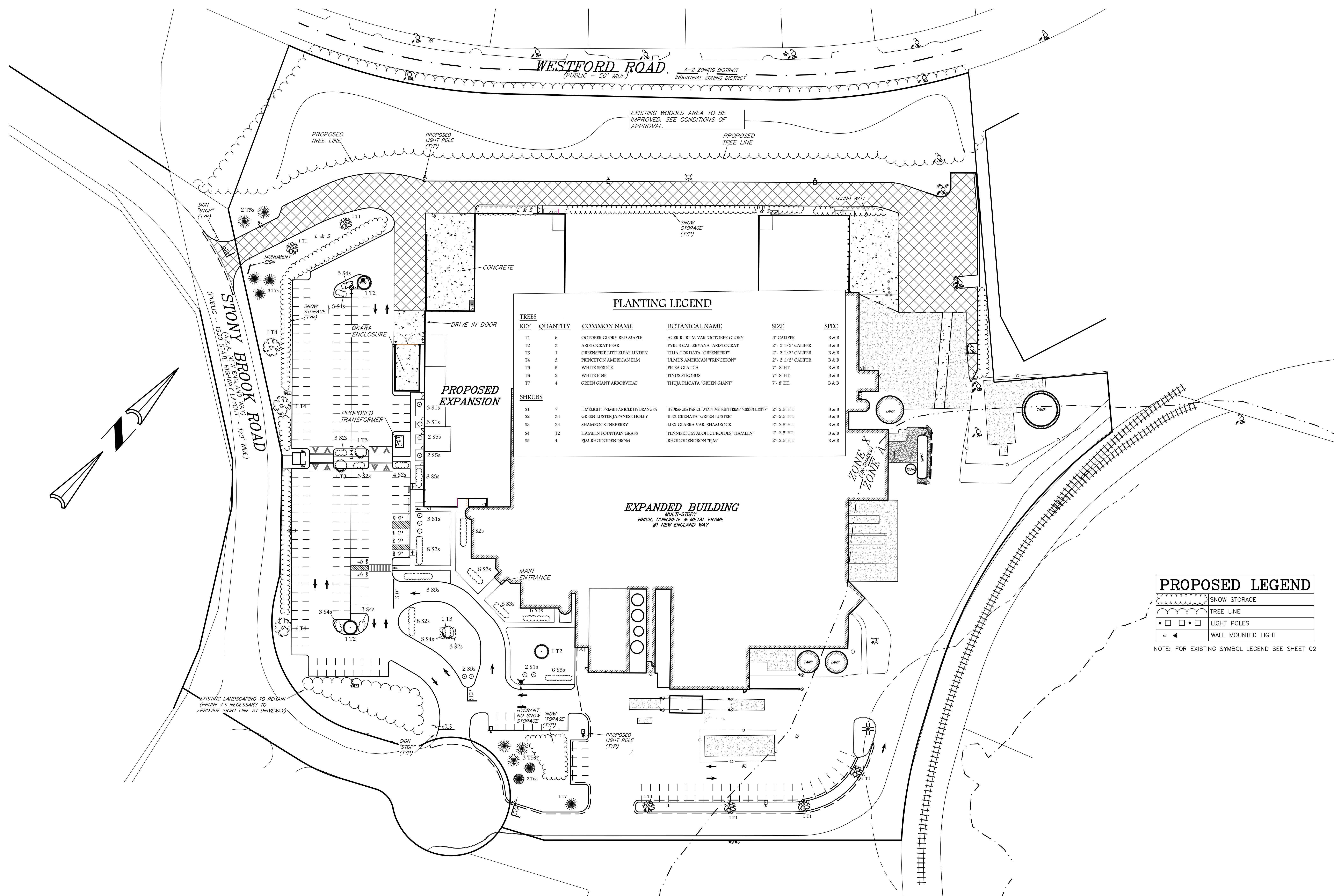
TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR -CIVIL ENGINEER:



KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:







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PROPOSED LEGEND	
	SNOW STORAGE
	TREE LINE
	LIGHT POLES
	WALL MOUNTED LIGHT

NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

ISSUE RECORD:

E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24
NO.	DESCRIPTION	DATE



Brandon Li
2024.04.10
18:02:54-04

PROJECT #:
DRAWN BY:
D. MACKWELL
CHECKED BY:
B. LI
APPROVED BY:
D. ANTHOLZ
DATE
08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION

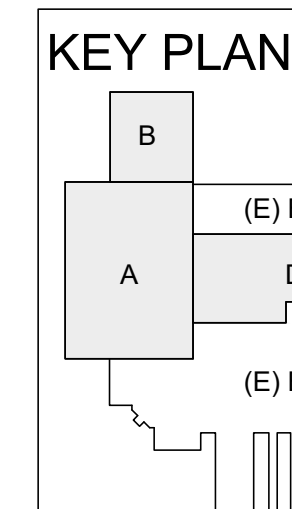
ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER

REV

LANDSCAPING
(C-7)


A



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CONTRACTOR:

DESIGN MANAGER:

 **BAUM**
CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:


















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MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:

 **KELLY ENGINEERING GROUP**
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:

PROPOSED LEGEND

	CATCH BASIN
	AREA DRAIN
	TRENCH DRAIN
	DRAIN MANHOLE
	INSPECTION PORT
	DRAIN CLEAN OUT
	DRAIN LINE
	ROOF DRAIN LINE
	SAW CUT/ MATCH PAVEMENT LINE
	CONTOUR LINE
	SPOT GRADE
	M.E. MATCH EXISTING
	H.P. HIGH POINT
	HIGH POINT LINE
	EROSION CONTROL LINE
	SILT SACK
	SILT SACK

NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

PROJECT INFORMATION/ PLAN REFERENCES


1. THIS PLAN IS TO ENSURE SEDIMENT CONTROLS ARE MAINTAINED FOR ALL WORK ASSOCIATED WITH THE PROJECT. ALL FINAL WORK IS SHOWN ON THE FOLLOWING ON PREVIOUS SHEETS.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. SEDIMENT CONTROL SHALL CONFORM TO THE TOWN OF AYER CONSERVATION COMMISSION REQUIREMENTS.
3. CONTACT PERSONS FOR THE PROJECT GENERAL CONTRACTOR, TO BE DETERMINED SITE SUPERVISOR = TO BE DETERMINED PROJECT MANAGER= TO BE DETERMINED

CIVIL ENGINEER: KELLY ENGINEERING GROUP, INC. © 781-843-4333

Note: This Erosion Control Plan is only a guide. The Site Contractor is responsible for ensuring no silt or sediment leaves the site and resource areas are protected. All construction activities shall comply with Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System's (NPDES) Construction General Permit.

ISSUE RECORD:

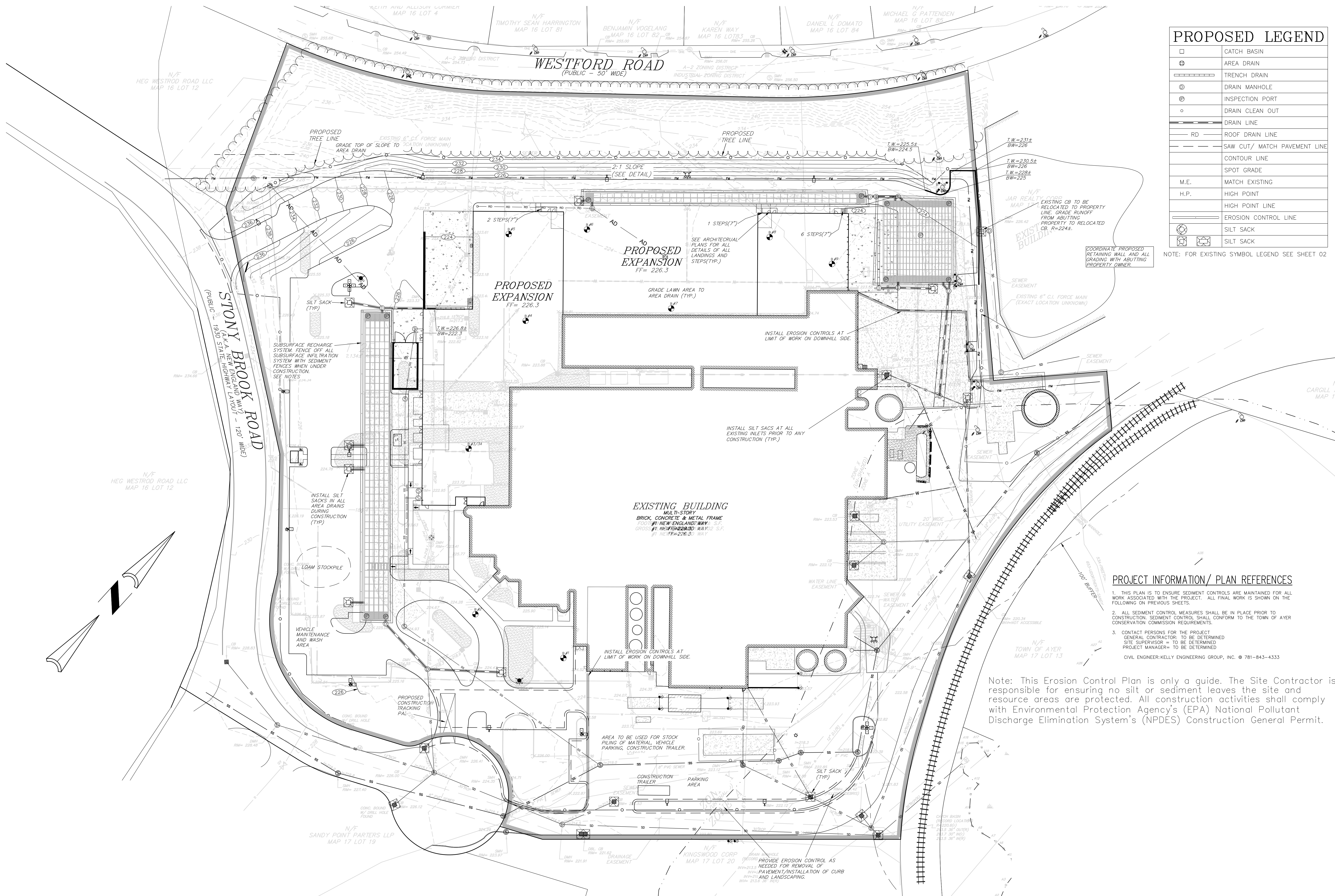
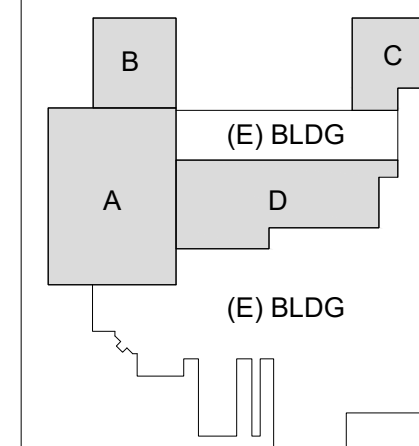
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D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL:  BRANDON G. LI 2024.04.10 1803:15 -04'00"	PROJECT #: DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE: 08 APR 2024
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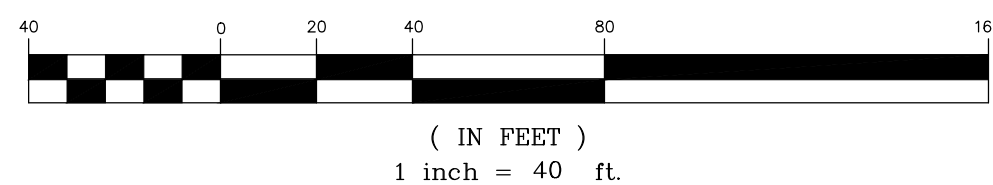
SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
**ONE NEW ENGLAND WAY
AYER, MA**

SHEET NUMBER:
**EROSION CONTROL
C-8**

KEY PLAN

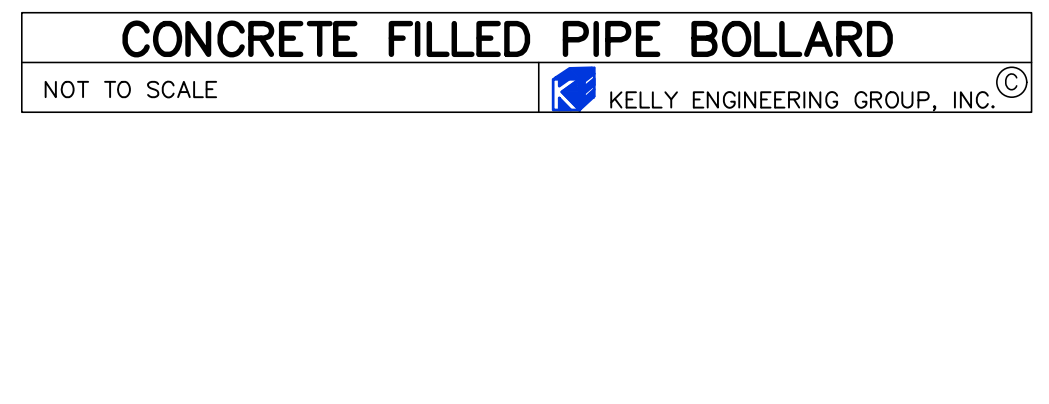
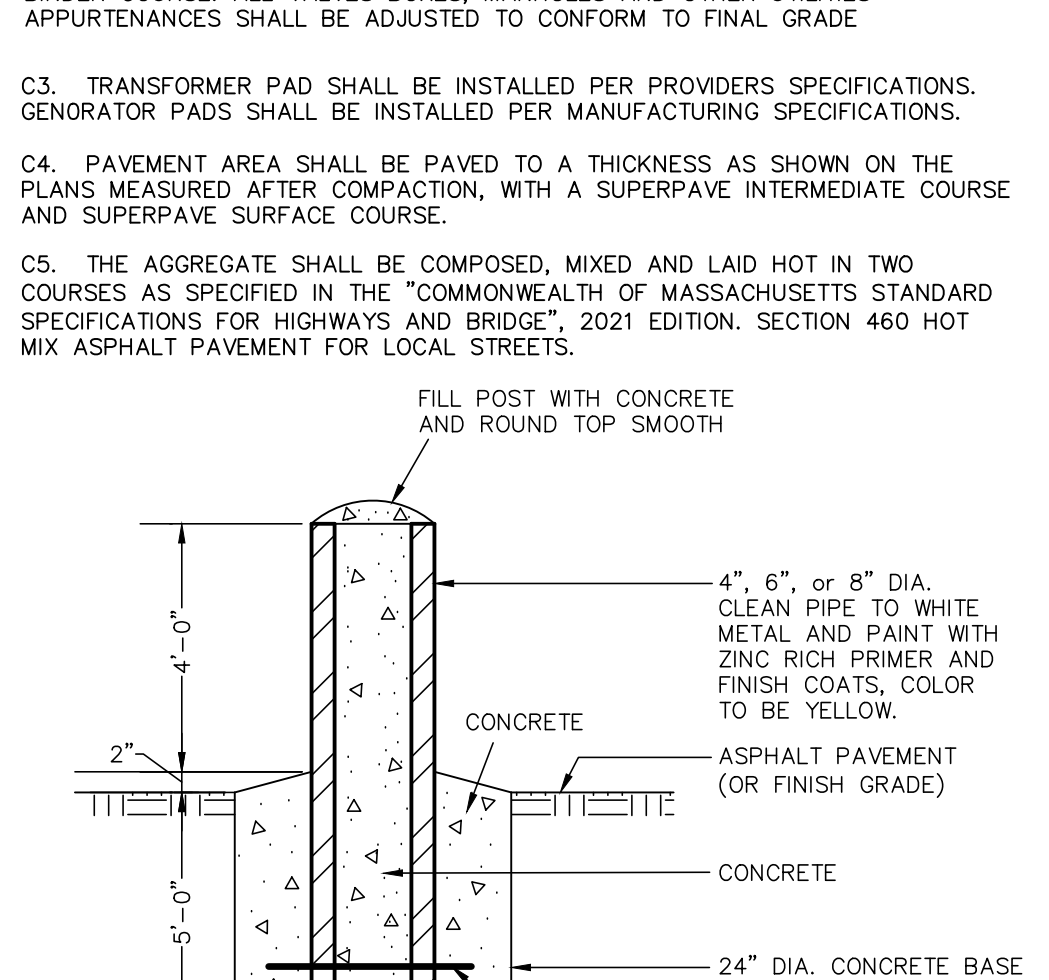
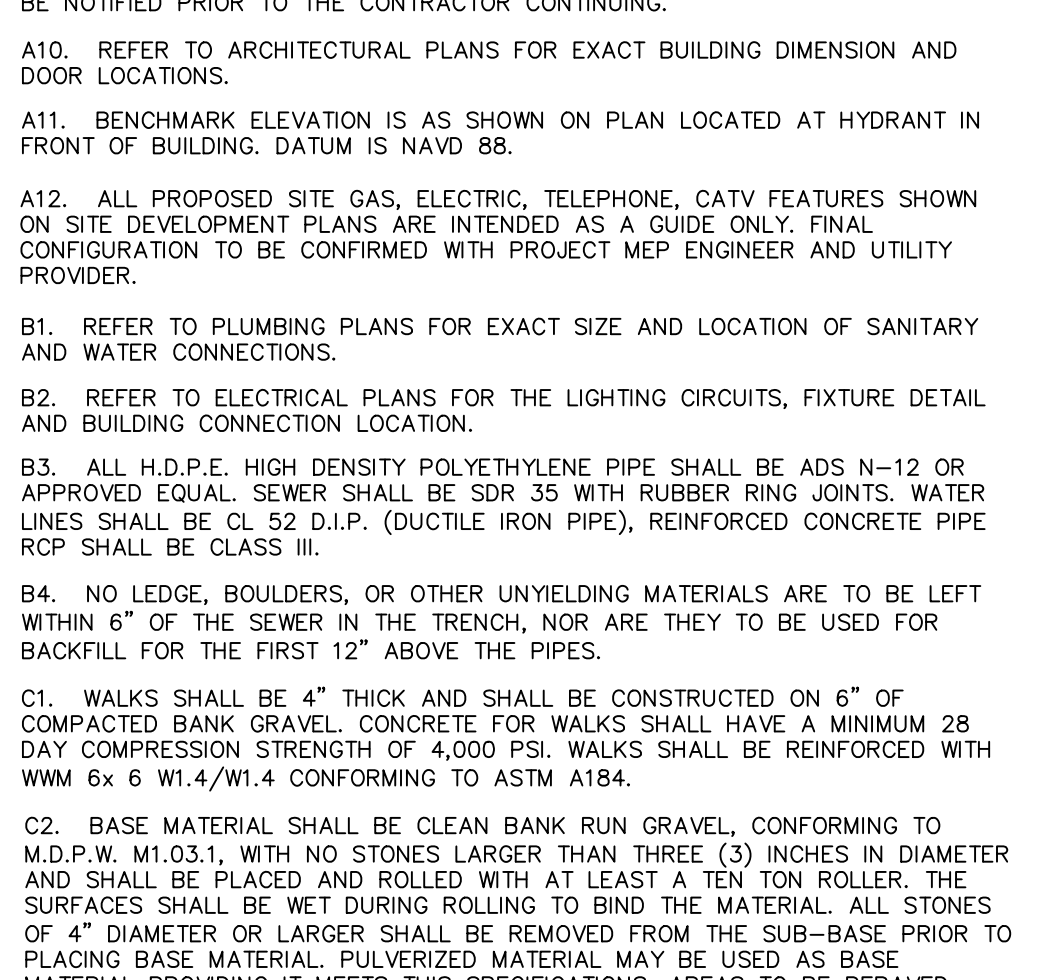
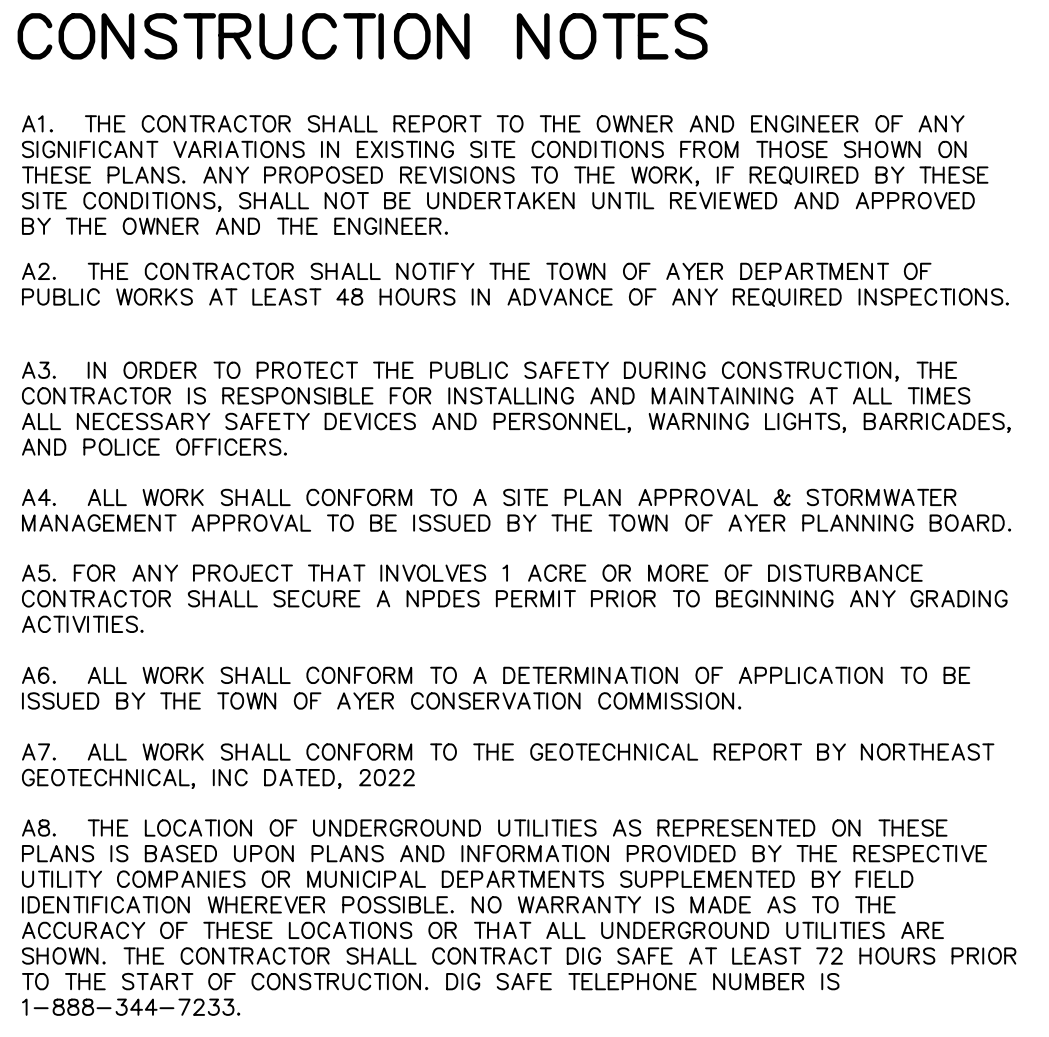
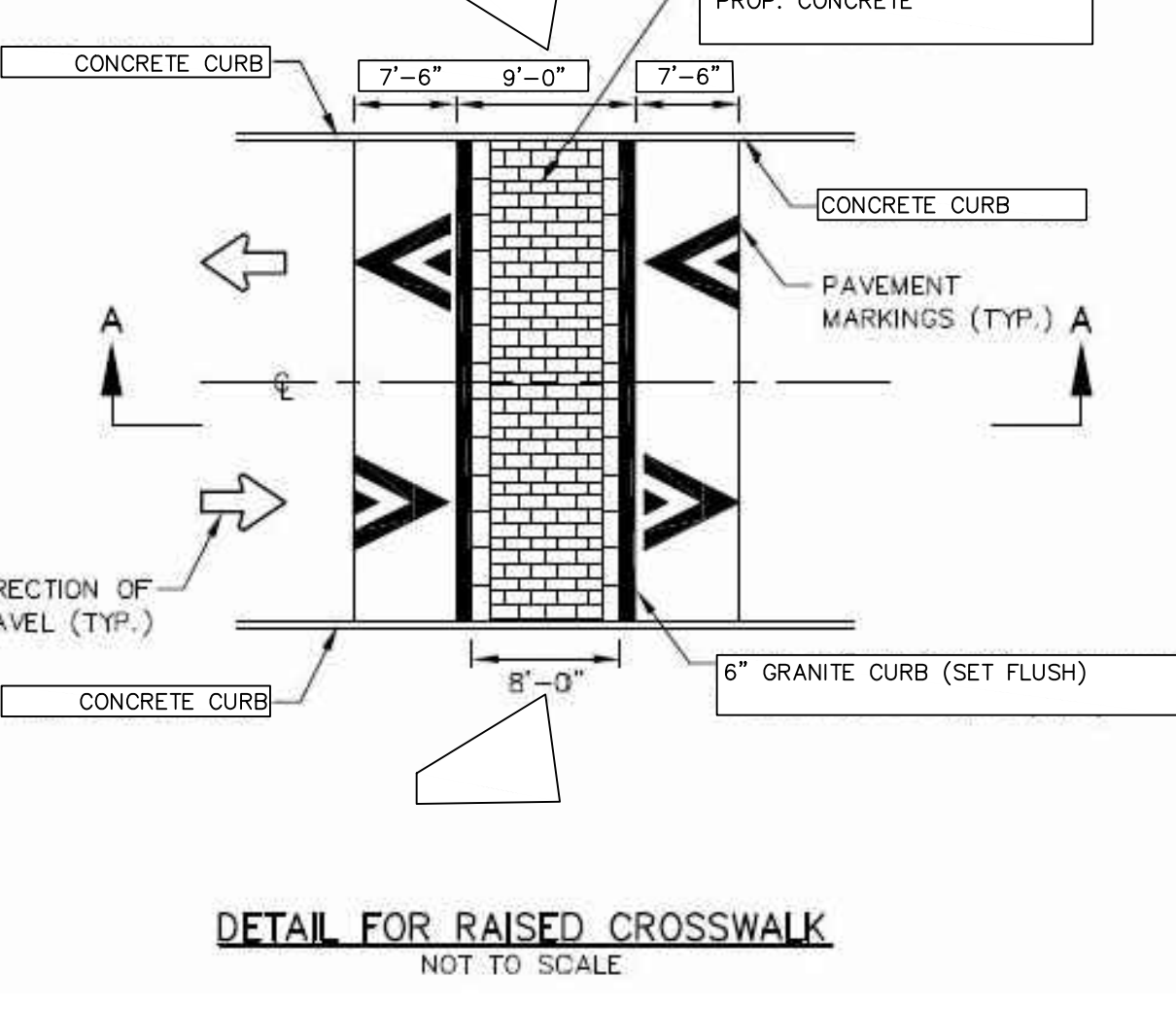
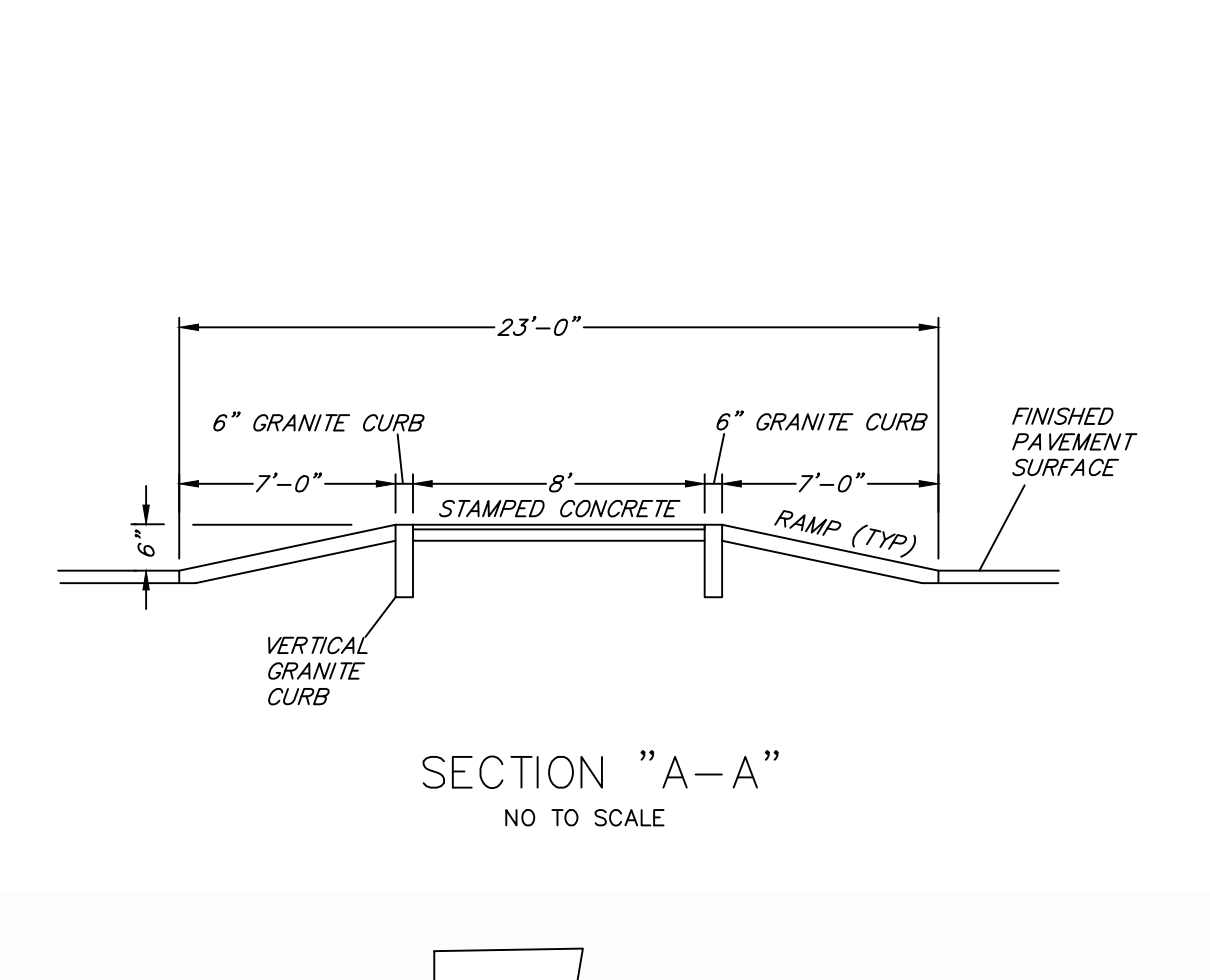
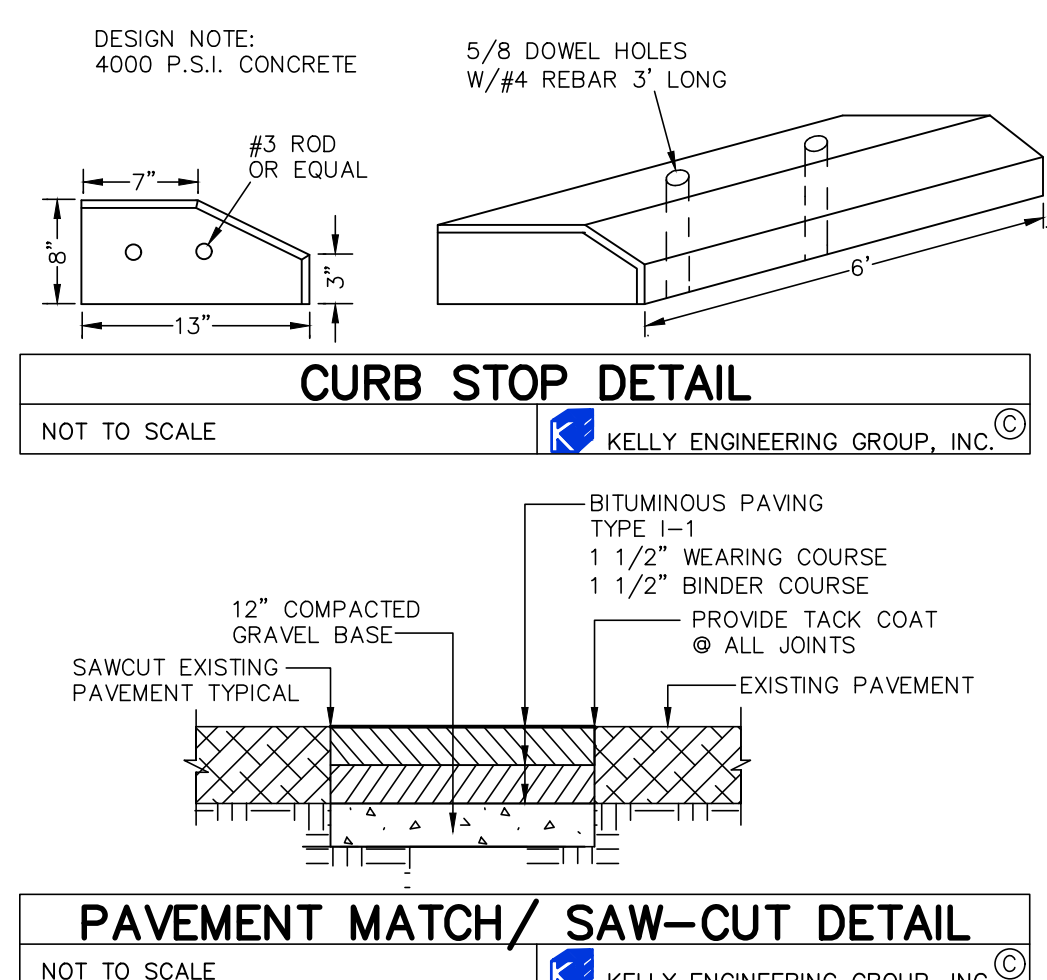
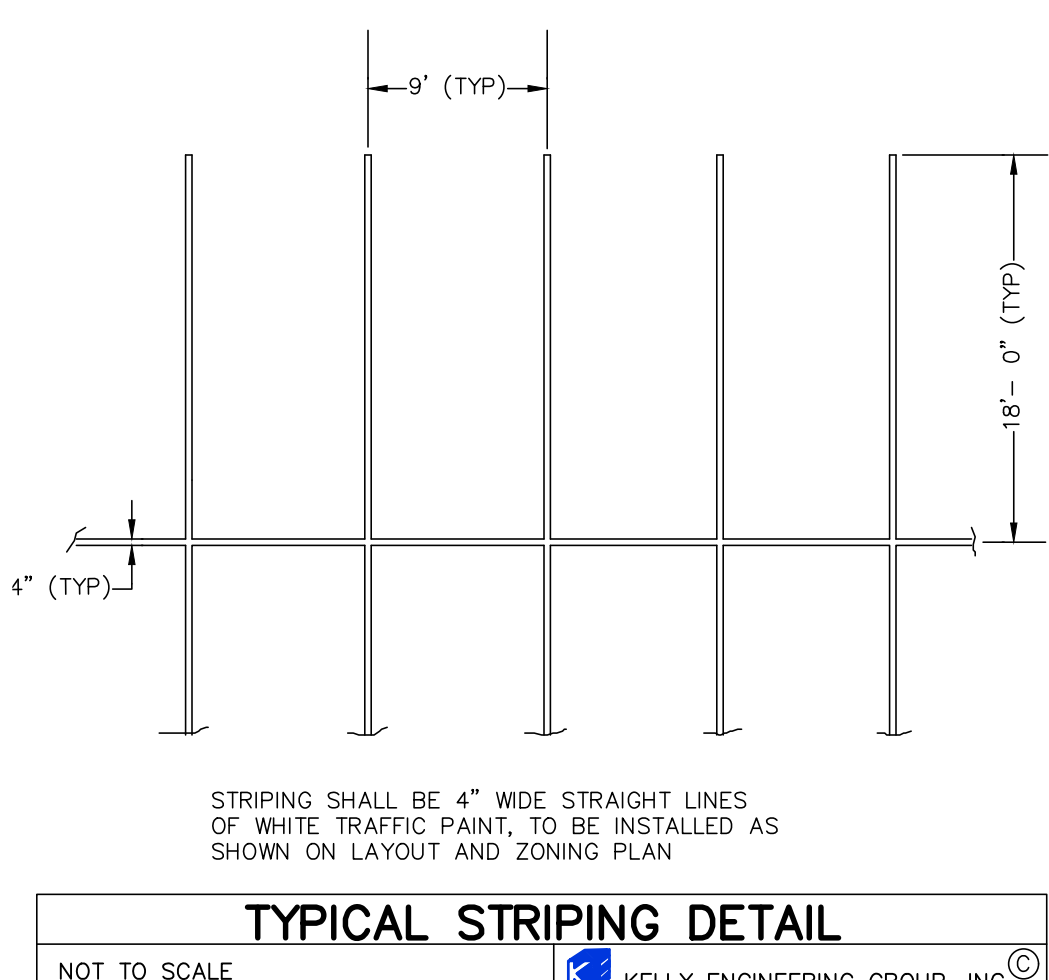
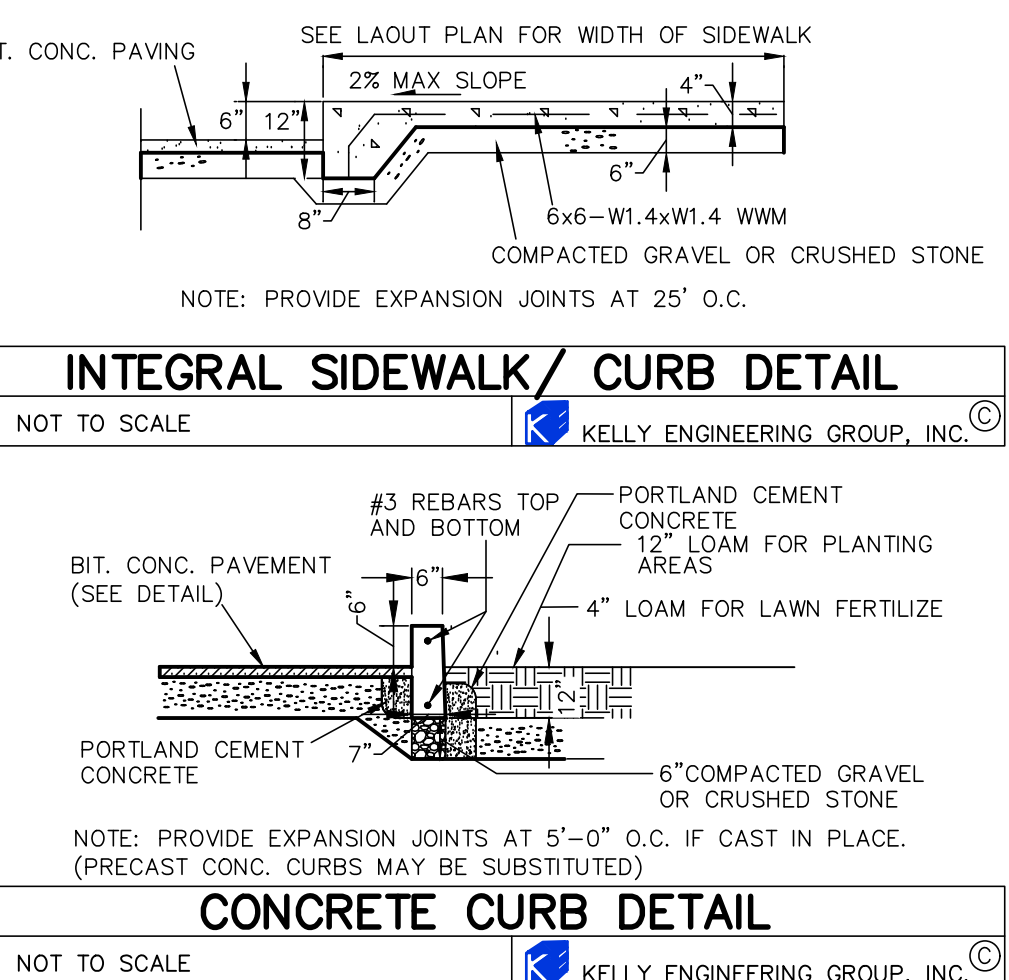
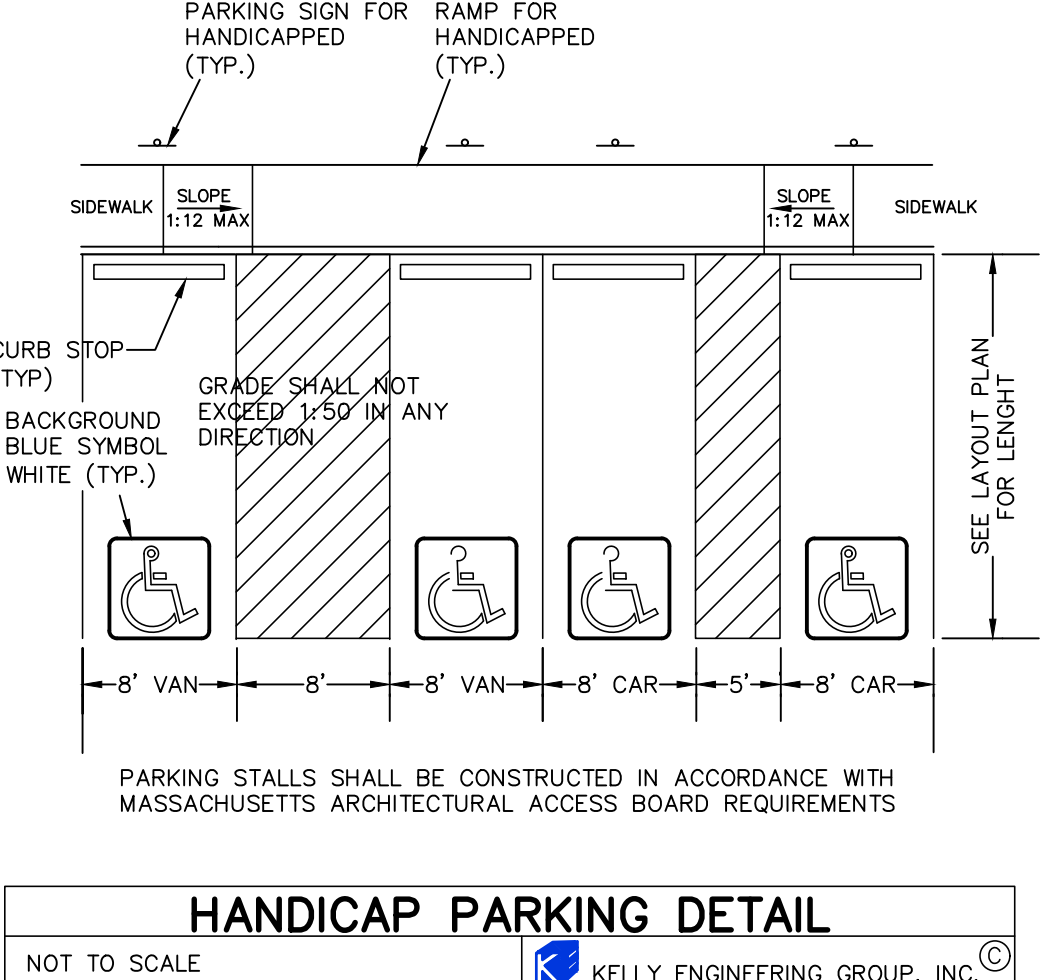
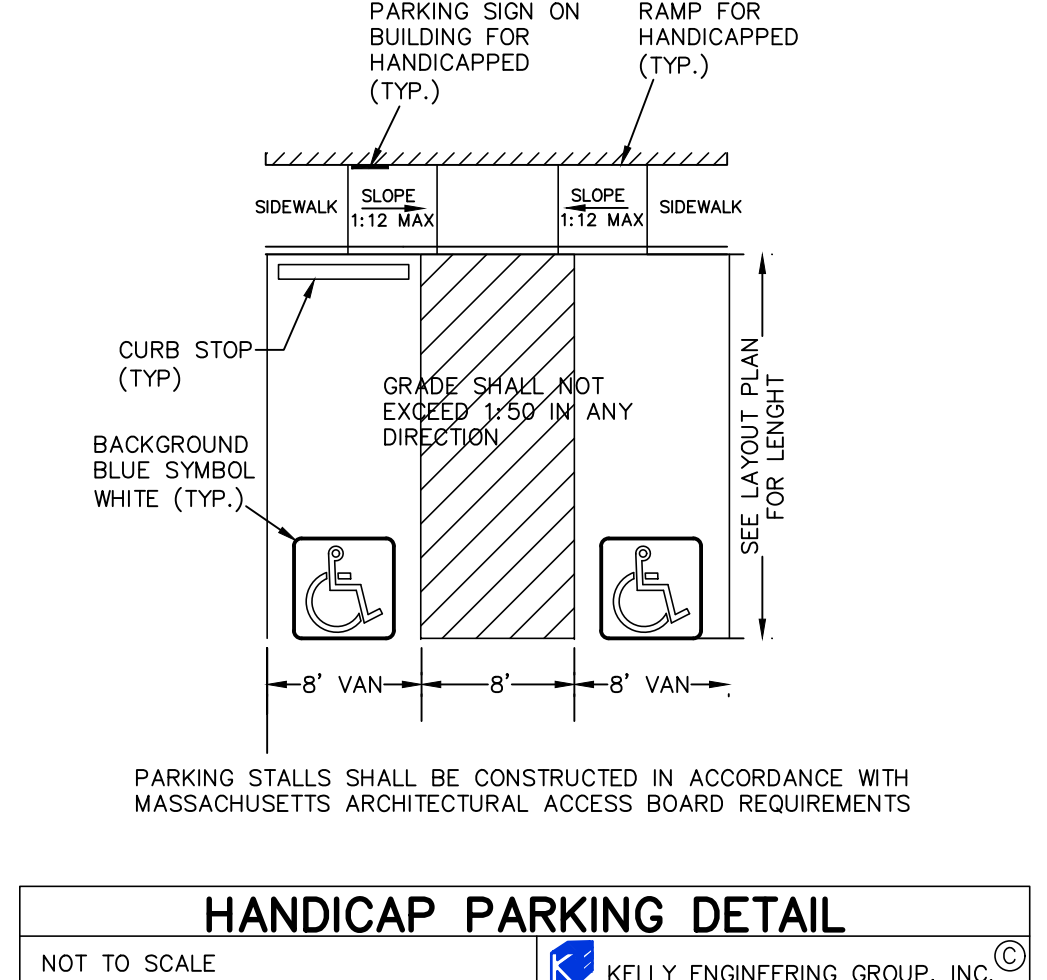
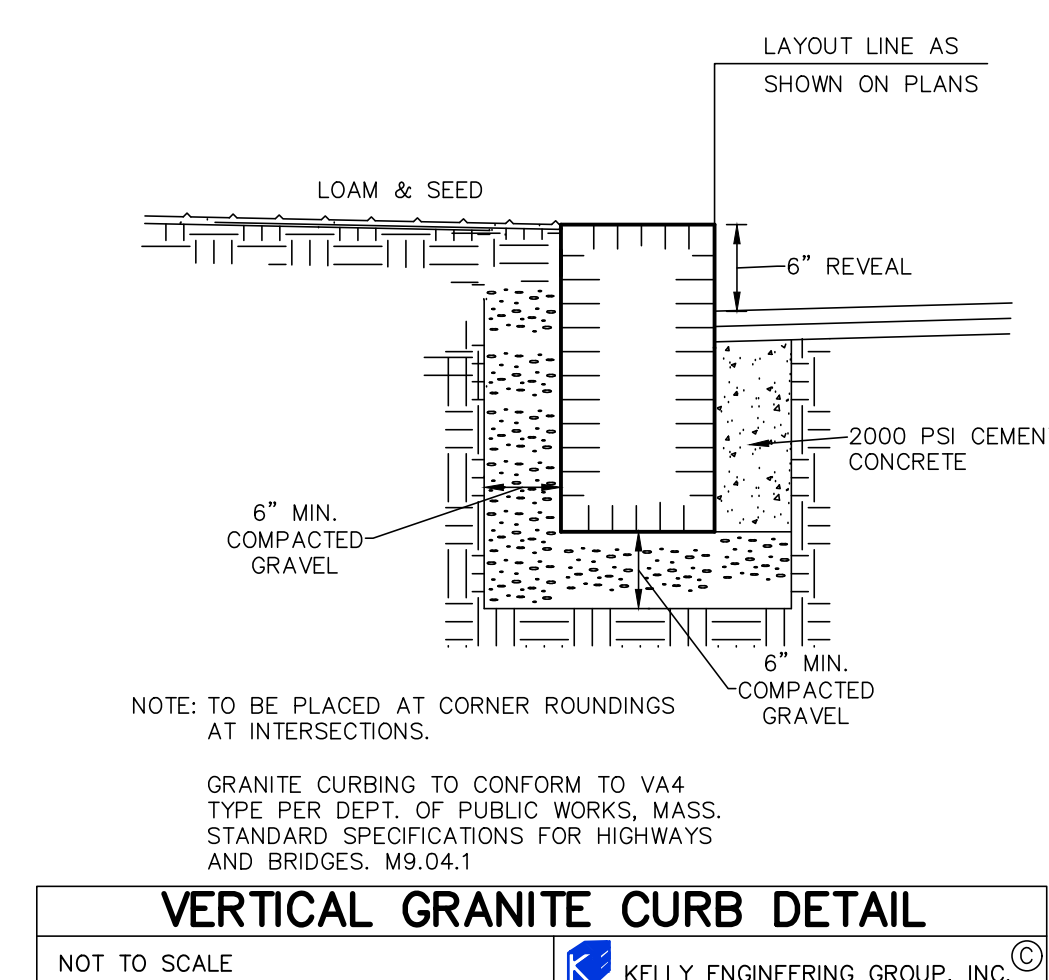
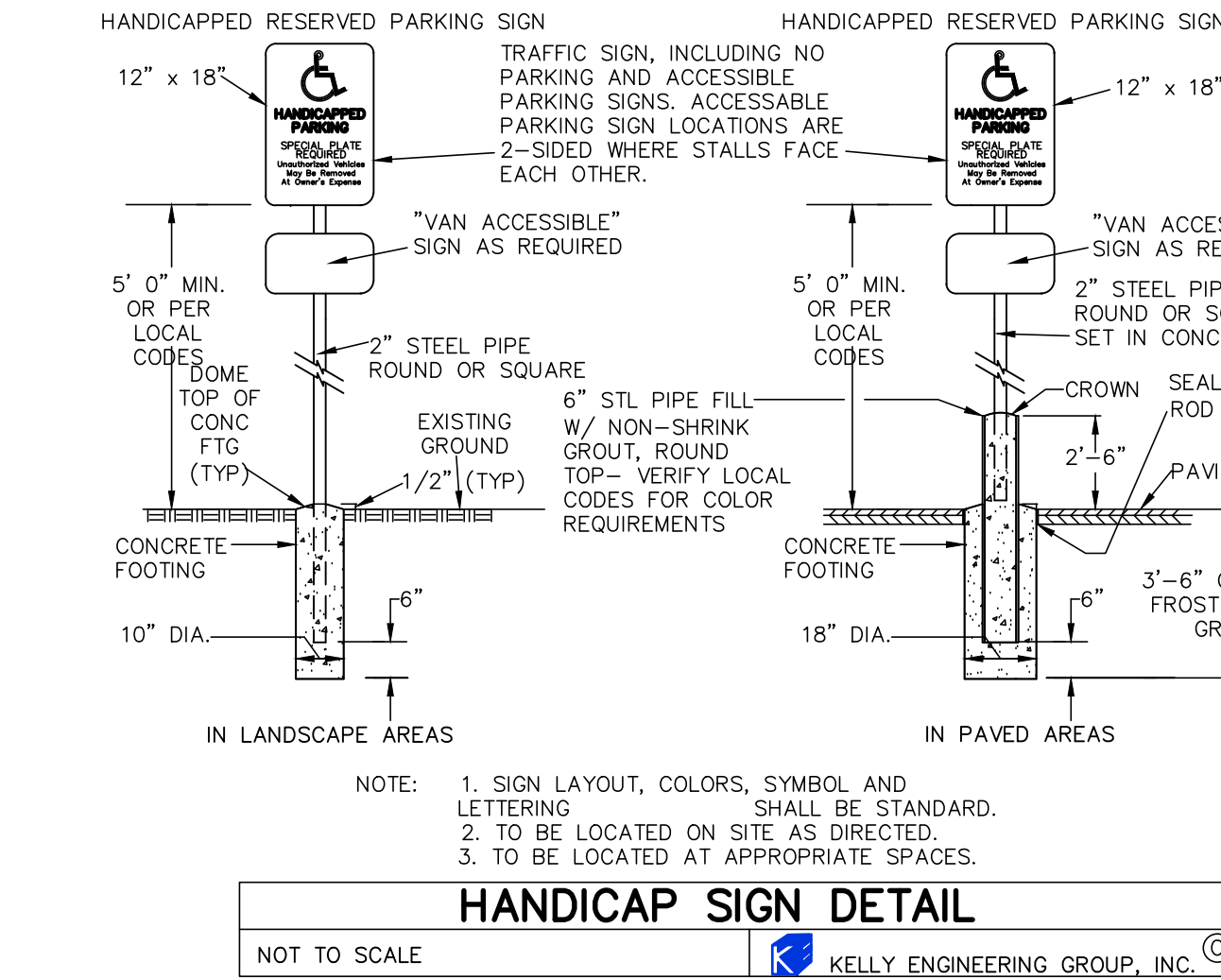
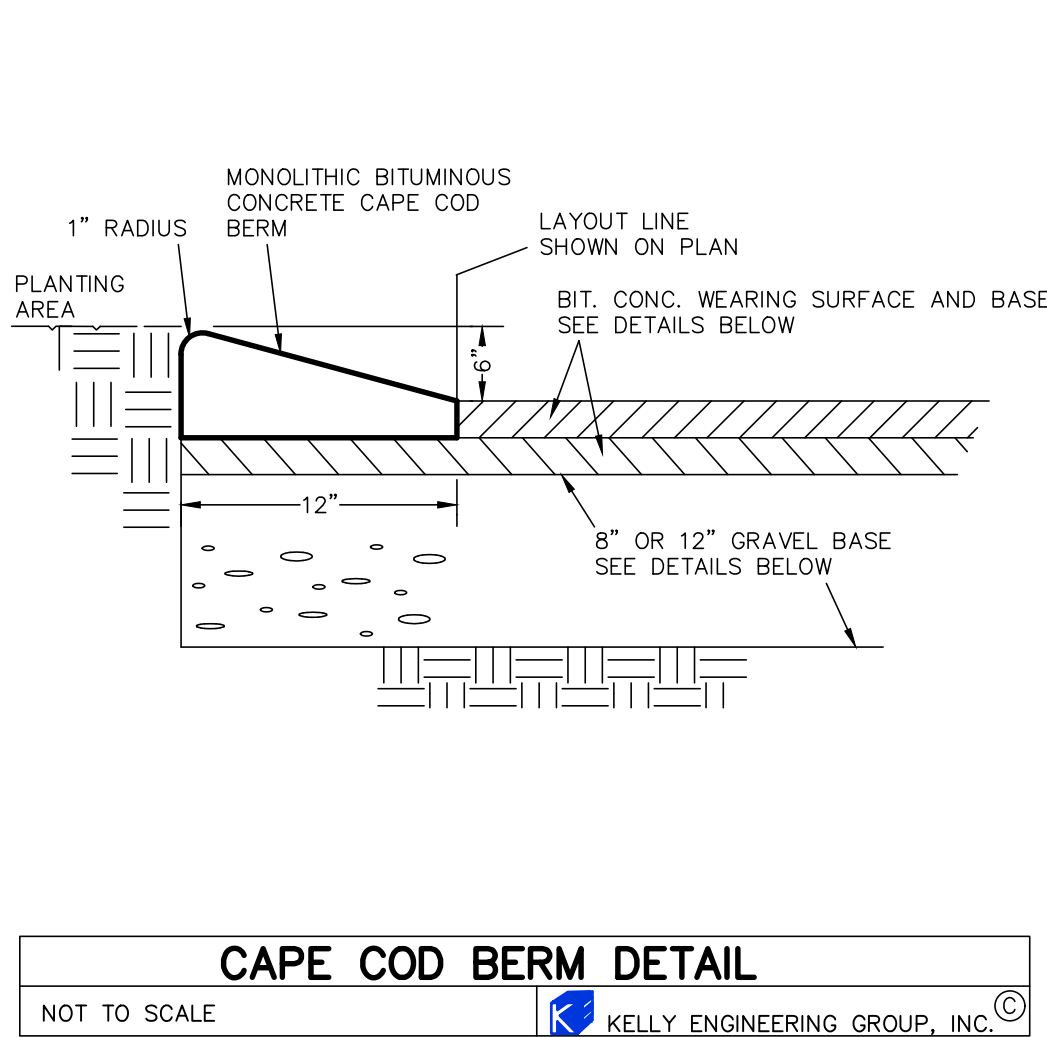
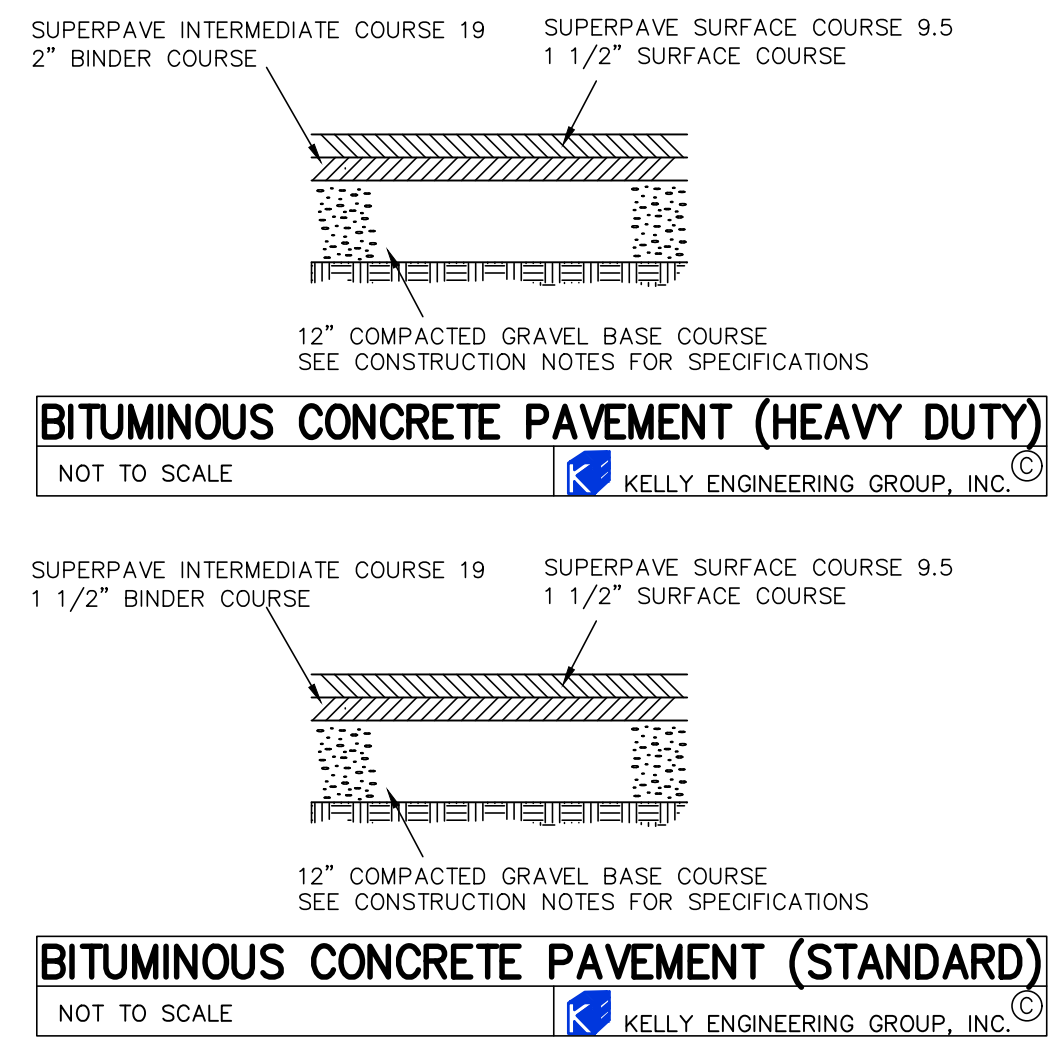


GRAPHIC SCALE



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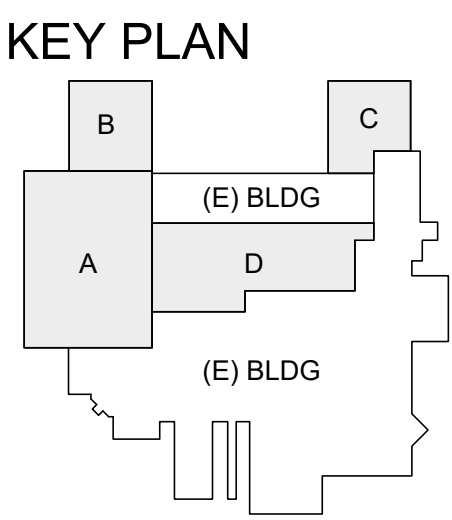
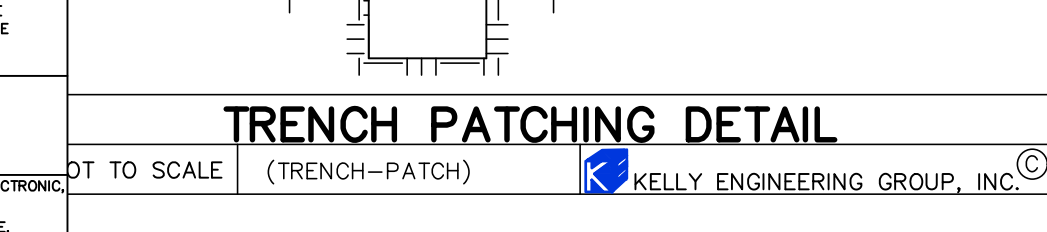
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PROJECT:

Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:

BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-3333 www.kellyengineeringgroup.com

NOTES:

E1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.

E2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE SILT SACKS IN DRAINAGE INLETS, MULCHING AND PLANTING OF DISTURBED AREAS.

E3. PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.

E4. AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

E5. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.

E6. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

E7. STABILIZATION MEASURES (SEEDING OR PLANTING, APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT) OF EXPOSED SOILS SHALL BEGIN AS SOON AS PRACTICABLE AND IMMEDIATELY AFTER EARTH-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED. STABILIZATION TO BE COMPLETED WITHIN 14 DAYS.

E8. SILT SOCKS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCK PILES.

E9. SPARE EROSION/SEDIMENT CONTROL MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CONTINGENCY CONDITIONS OR AT THE DIRECTION OF THE TOWN OF AYER D.P.W./ STORMWATER PERSONNEL.

F1. ALL STORM DRAIN INLETS SHOWN TO BE ABANDONED SHALL BE ABANDONED AS FOLLOWS SUCH THAT THE TOPS ARE NO LESS THAN 3" FROM FINISHED GRADE. (A) PRECAST DRAINAGE INLETS SHALL HAVE THE GRATE, FRAME AND CONE SECTION REMOVED. THE STORM DRAIN PIPE SHALL BE PLUGGED USING BRICK AND MORTAR AND THE REMAINING STRUCTURE SHALL BE BACK FILLED AND COMPACTED, OR THE ENTIRE STRUCTURE SHALL BE REMOVED AND REMAINING VOID SHALL BE BACKFILLED AND COMPACTED. (B) BLOCK DRAINAGE INLETS SHALL BE GRATE AND FRAMED REMOVED AND THE STORM DRAIN PLUGGED AS IN (A) ABOVE. THE STRUCTURE SHALL THEN BE CRUSHED, BACKFILLED AND COMPACTED.

F2. ALL STORM DRAINS TO BE ABANDONED WHICH ARE WITHIN 3' OF FINISHED GRADE SHALL BE REMOVED. ALL OTHERS SHALL BE PLUGGED AT EACH END.

ISSUE RECORD:

NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL

Brandon G. Li
2024.04.10
18:04:02
-04'00'

PROJECT #

DRAWN BY:
D. MACKWELL
CHECKED BY:
B. LI
APPROVED BY:
D. ANTHOLZ
DATE
08 APR 2024

SHEET TITLE:

FACTORY EXPANSION AND RENOVATION

ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER:


DETAILS
C-9

REV.
A

NOT FOR CONSTRUCTION - ISSUED AS PROGRESS ONLY

CONTRACTOR:

DESIGN MANAGER:

 BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

 TETRA TECH
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrastech.com


SUBCONTRACTOR - CIVIL ENGINEER:

 KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:

ISSUE RECORD:

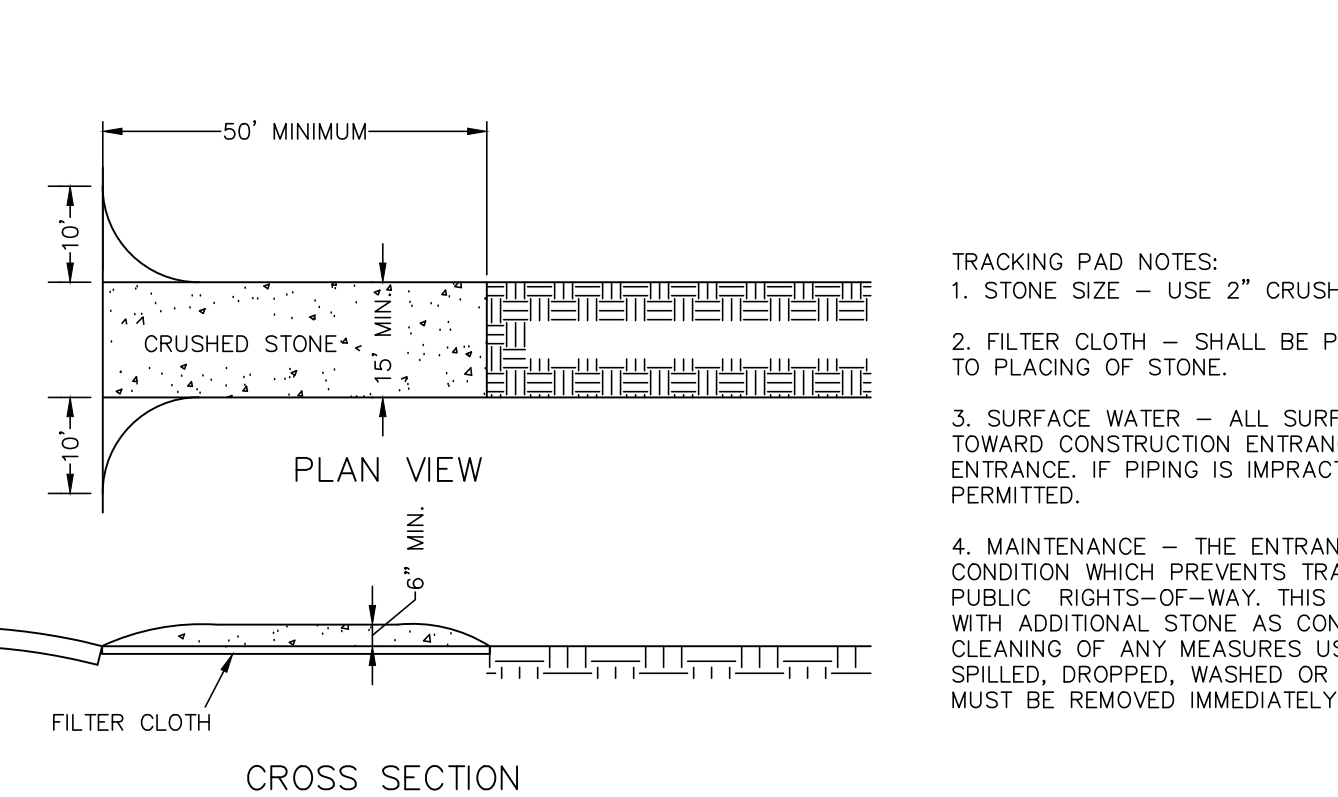
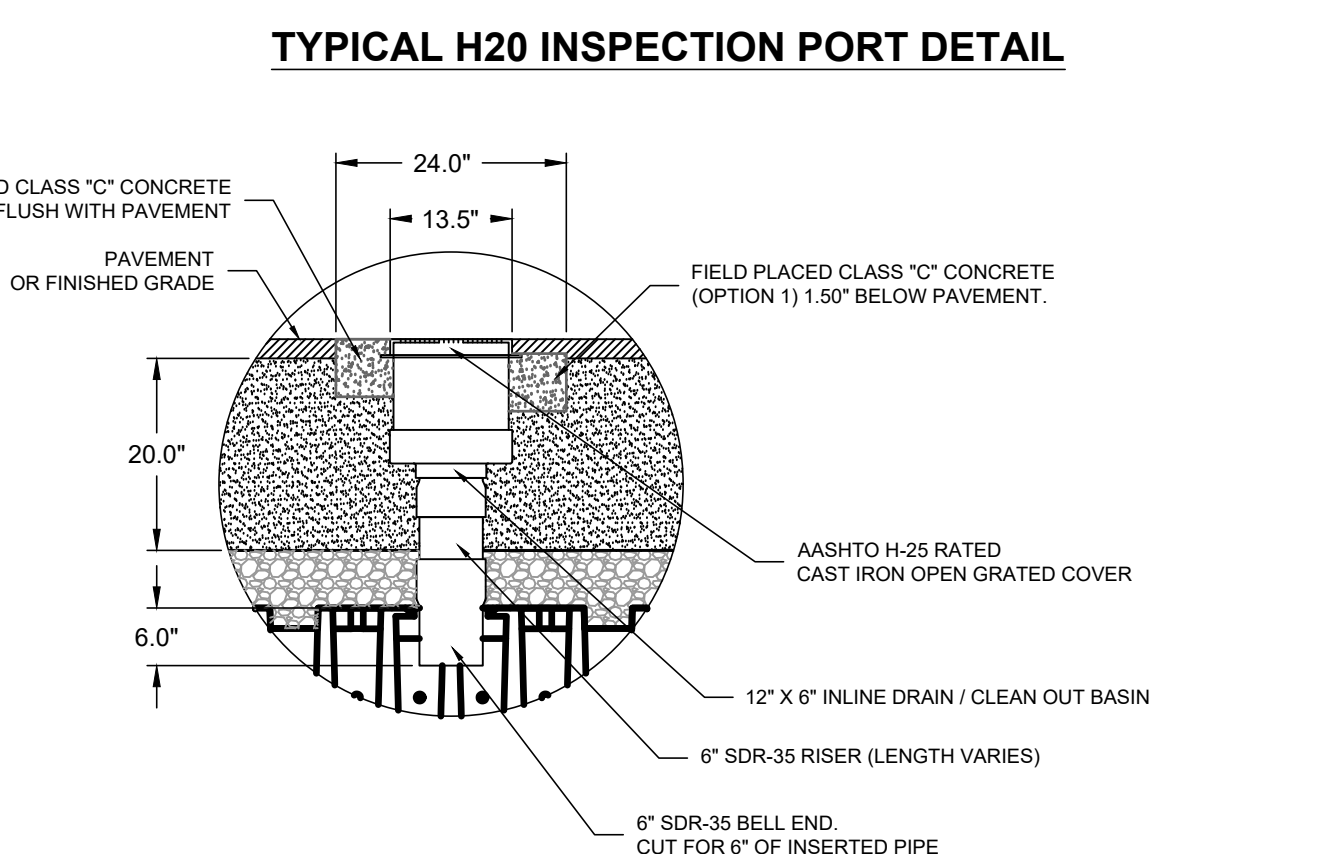
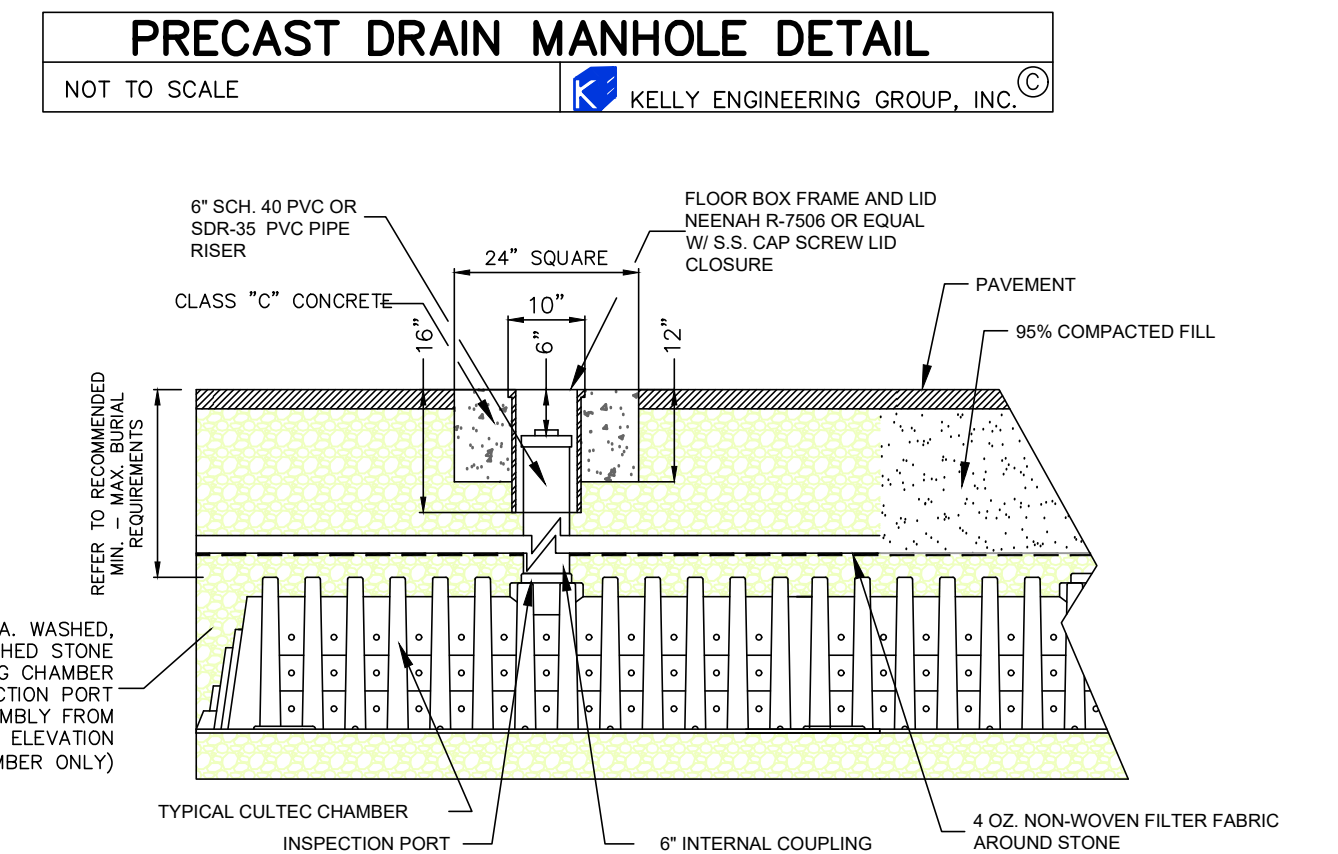
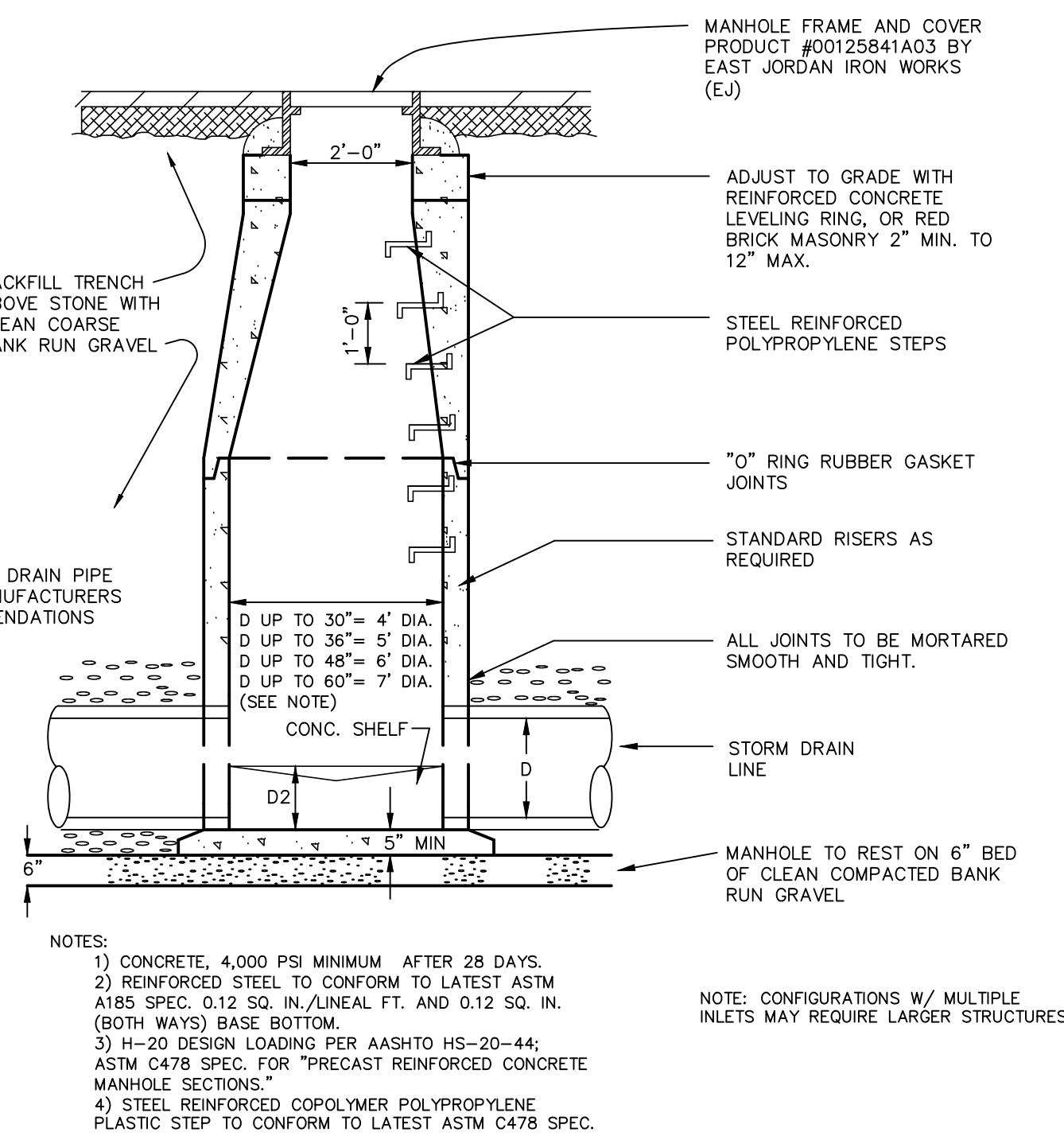
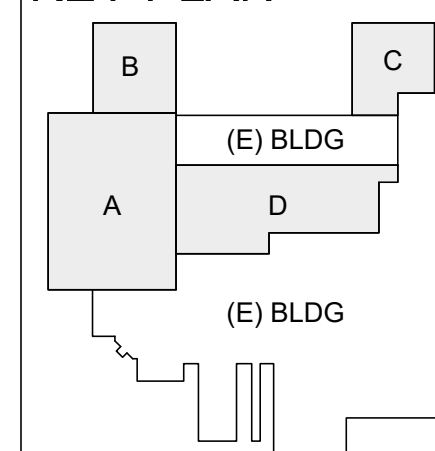
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A	SCHEMATIC	02/07/24

SEAL: 	PROJECT # DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE: 2024.04.10 18:04:23 -0400'
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SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER:
DETAILS
C-10
REV. A

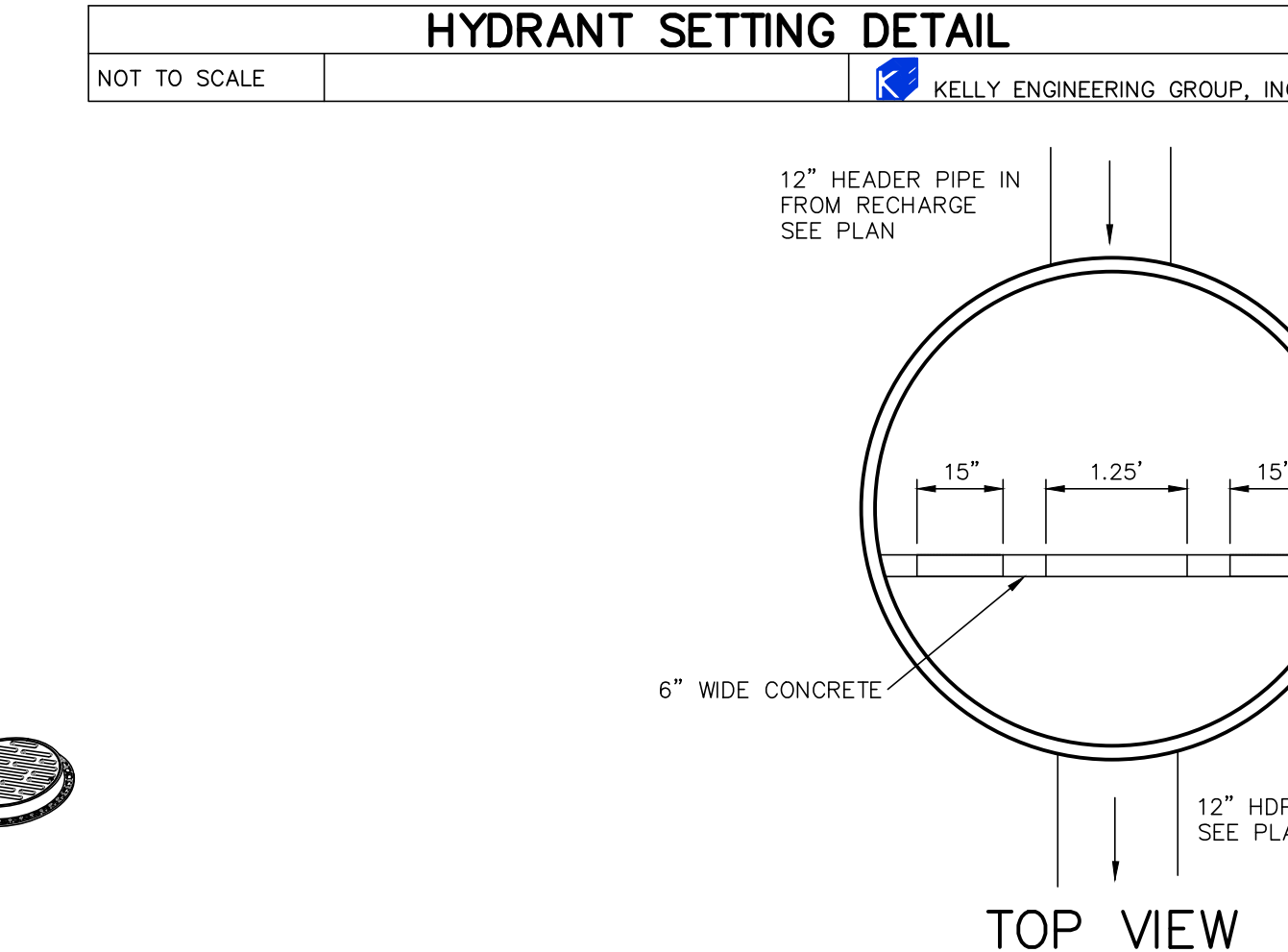
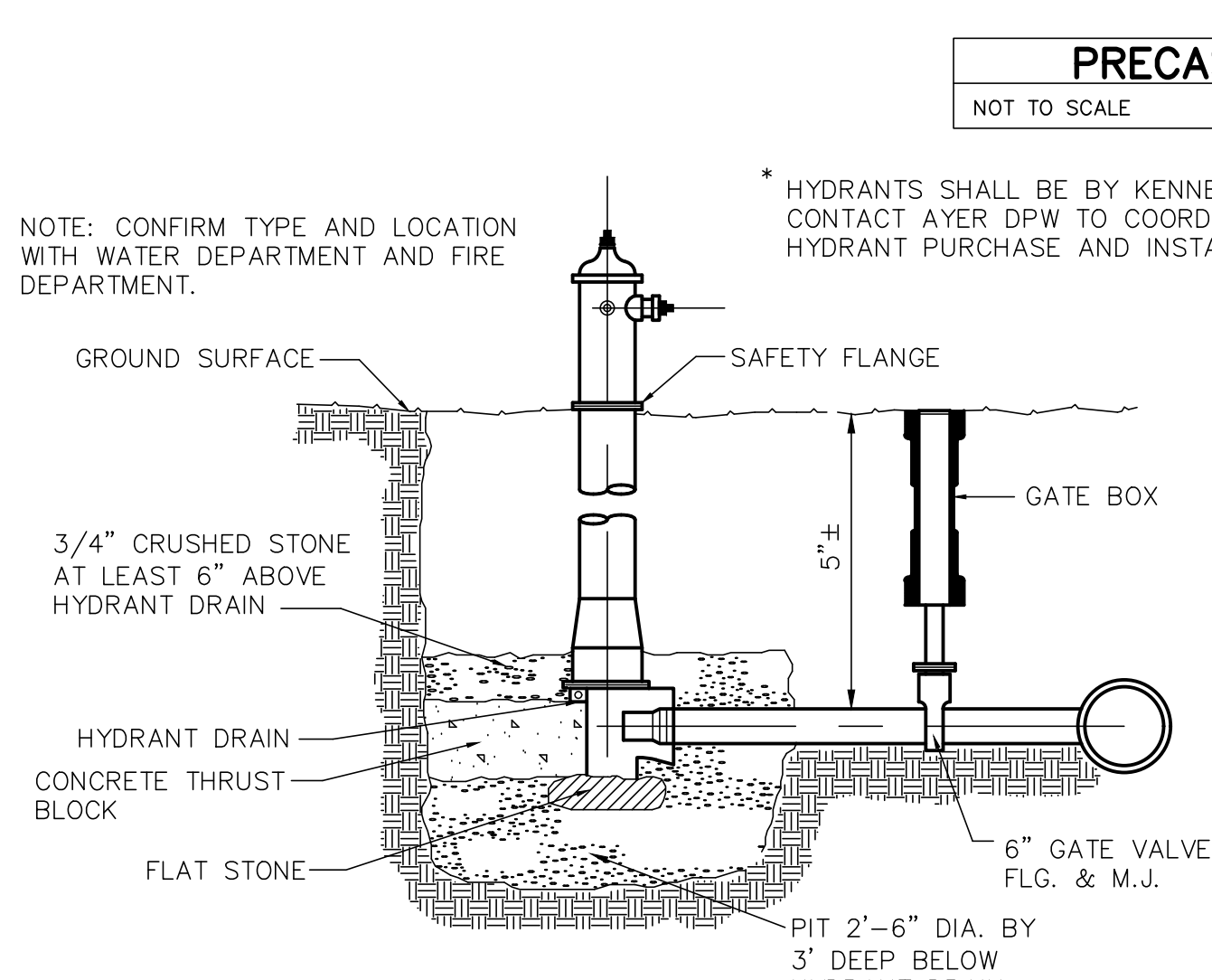
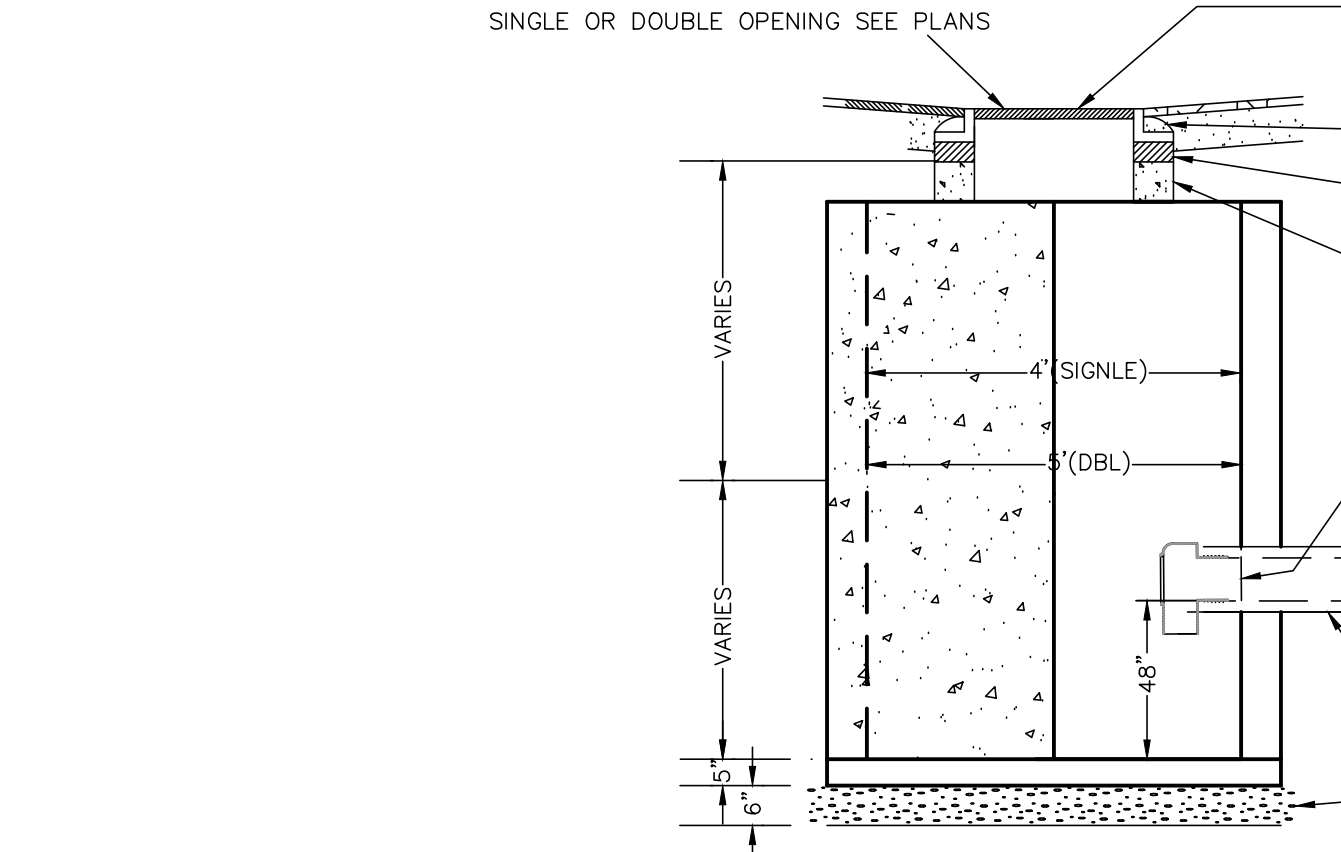
KEY PLAN



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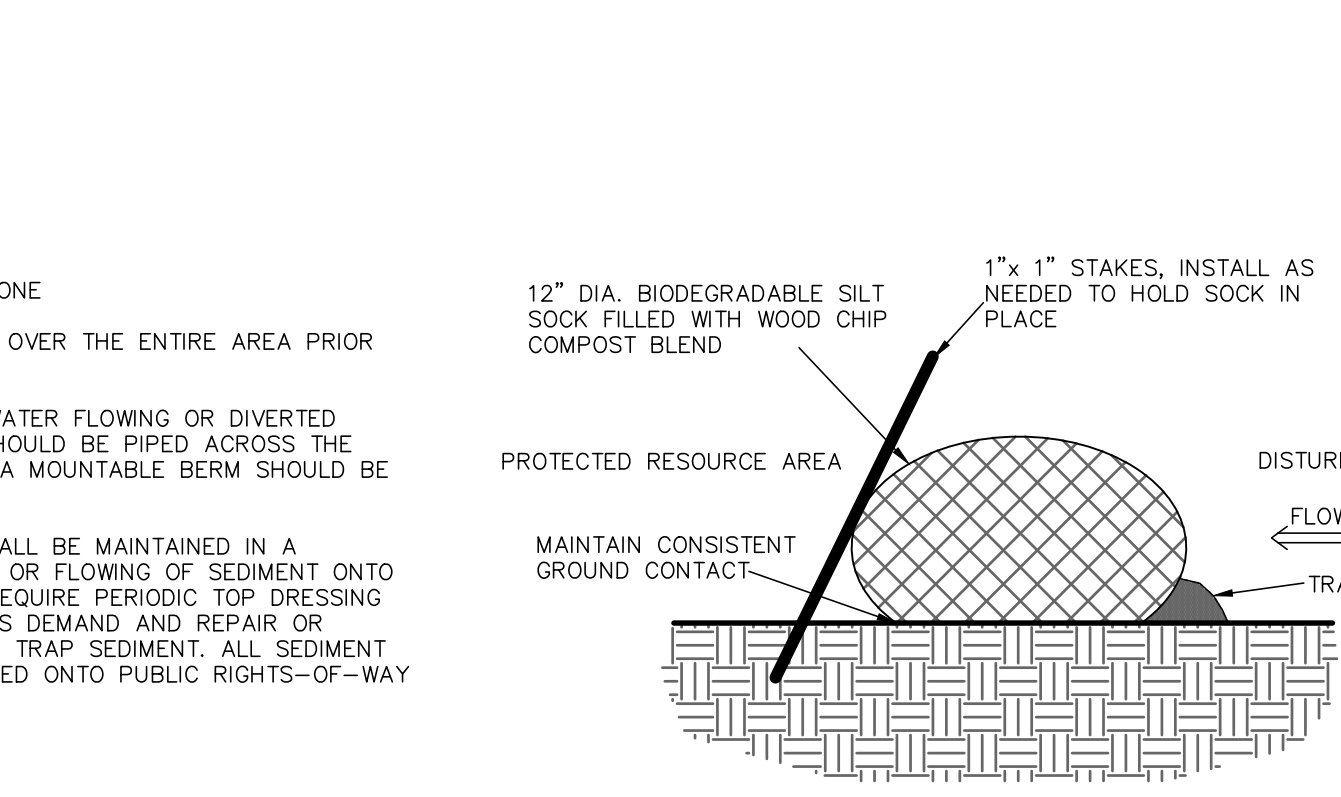
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NOTE: FOR OTHER NOTES AND DETAILS SEE TYPICAL DRAIN MANHOLE DETAIL.

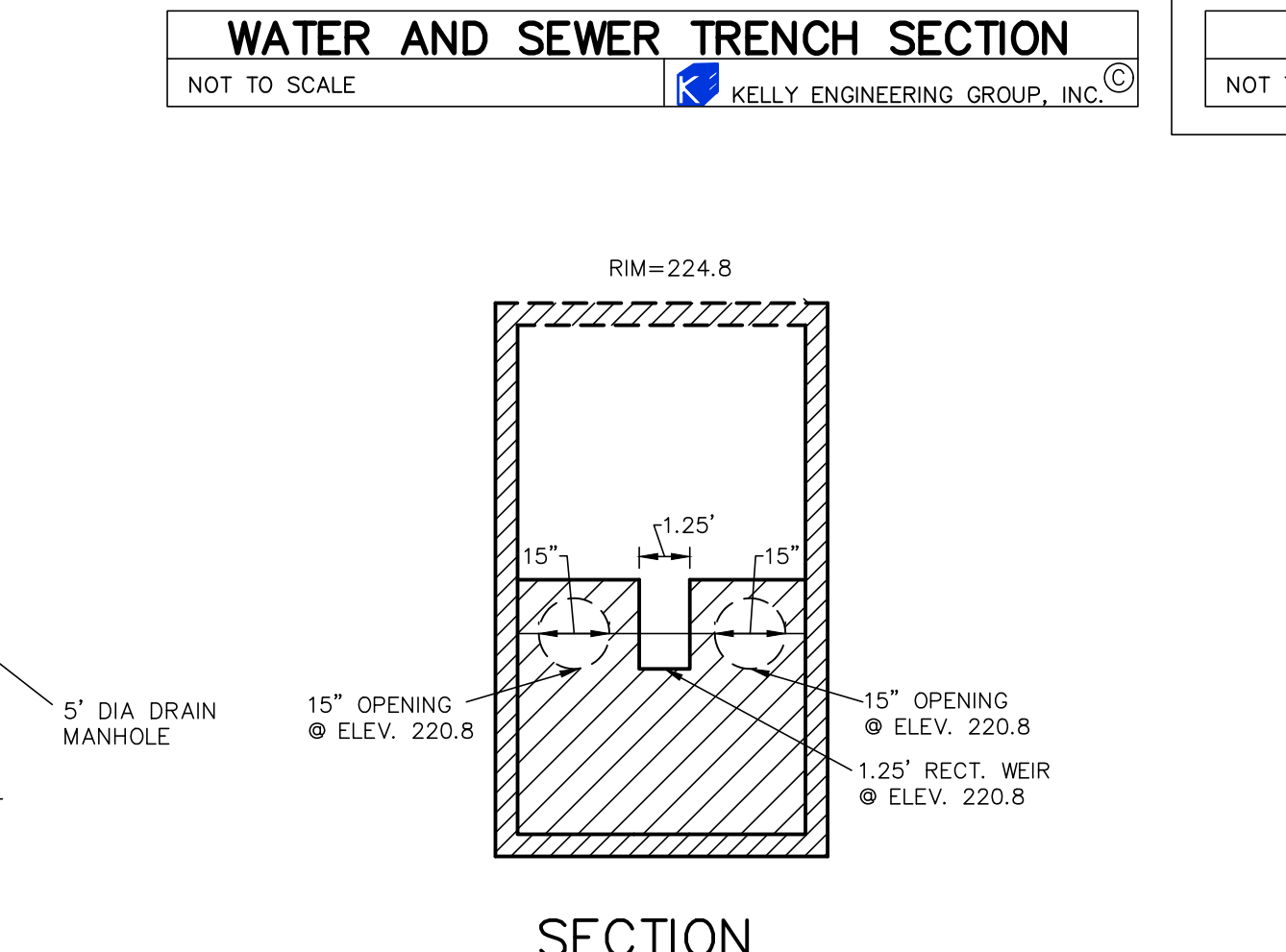
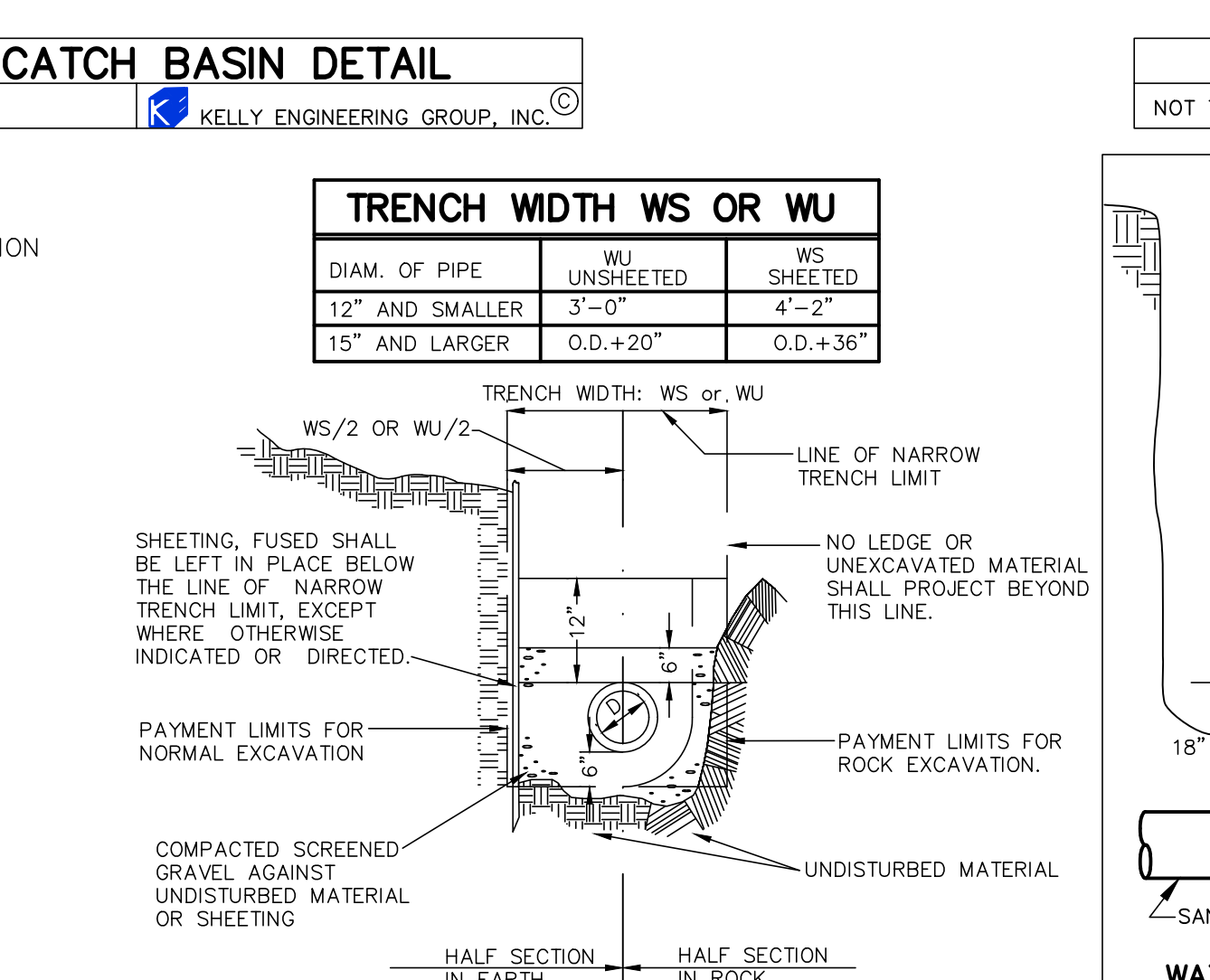
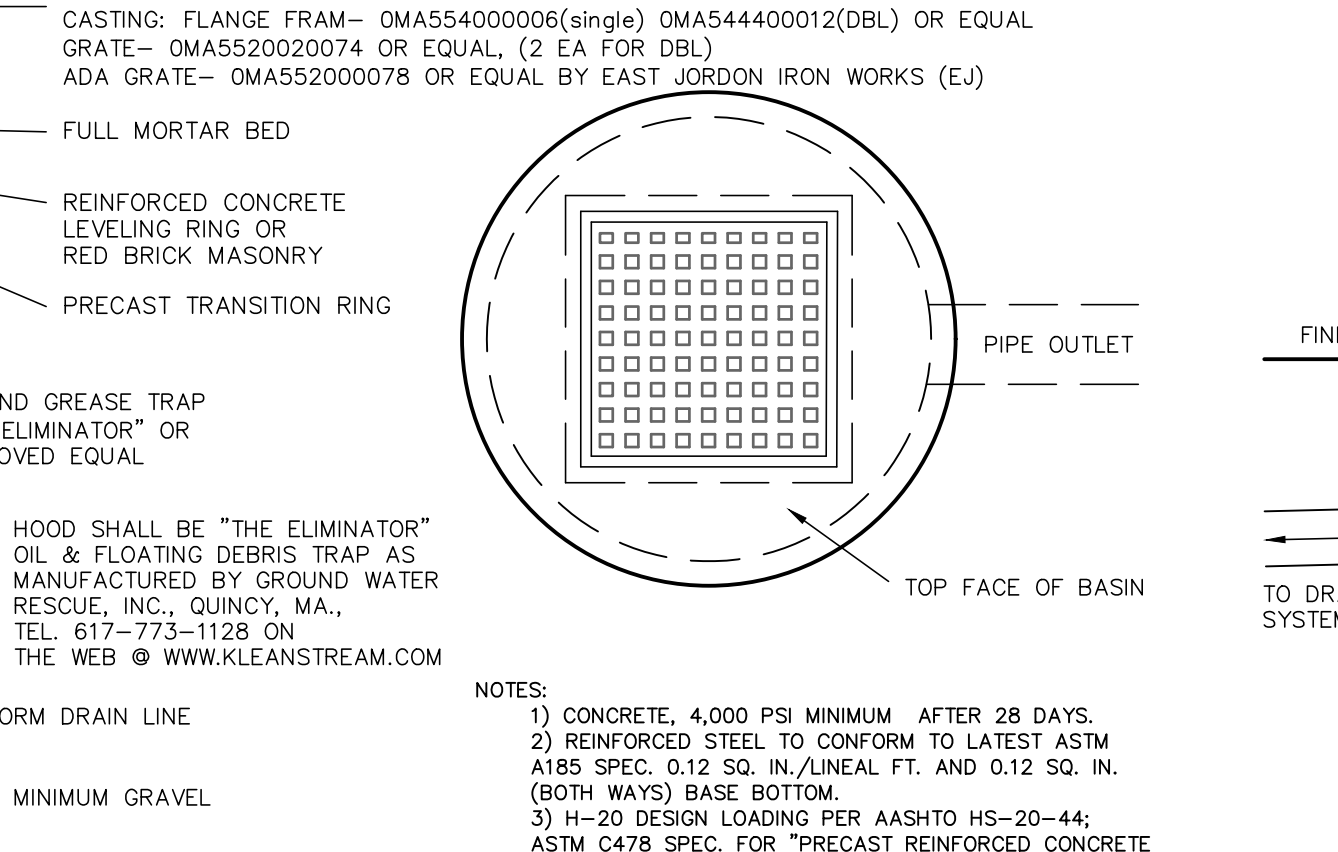
OUTLET CONTROL STRUCTURE MANHOLE #1



NOTE: FOR OTHER NOTES AND DETAILS SEE TYPICAL DRAIN MANHOLE DETAIL.

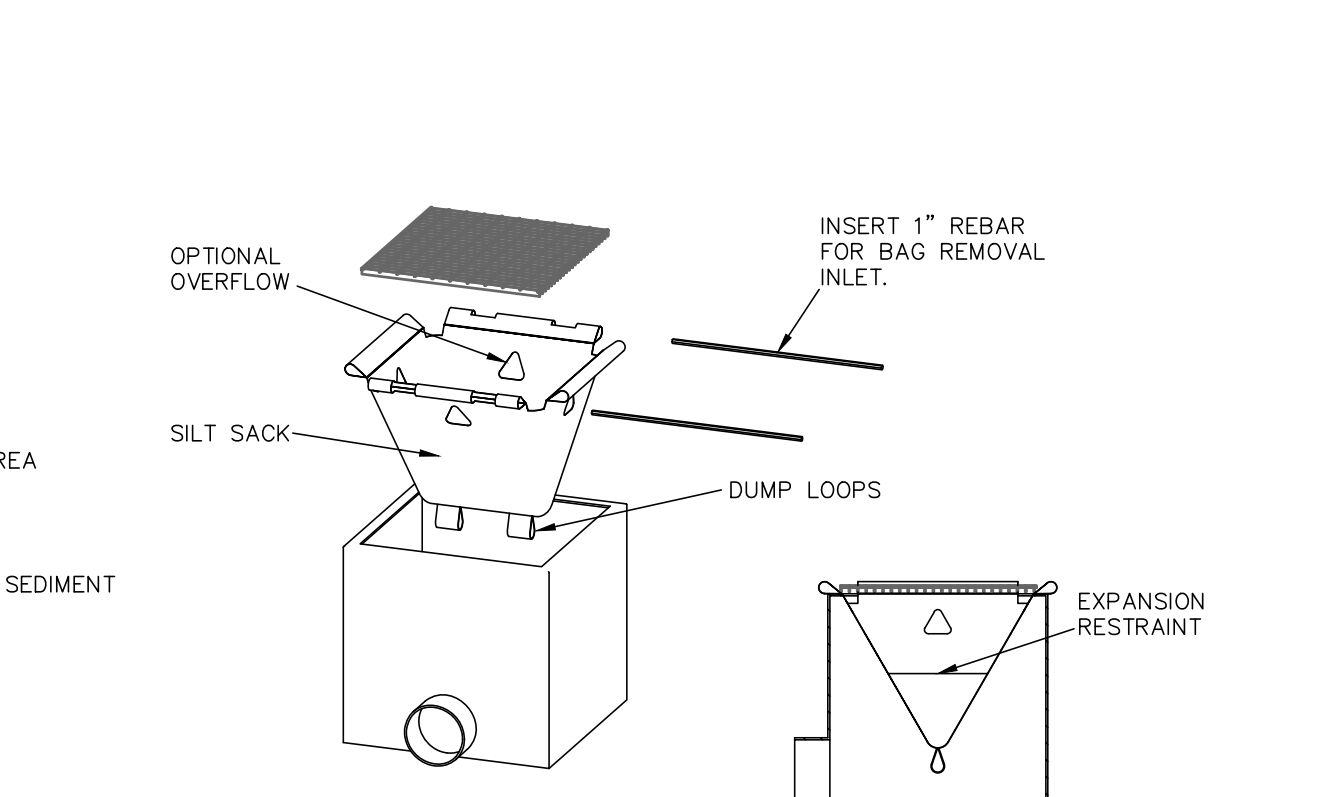
OUTLET CONTROL STRUCTURE MANHOLE #2

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NOTE: FOR OTHER NOTES AND DETAILS SEE TYPICAL DRAIN MANHOLE DETAIL.

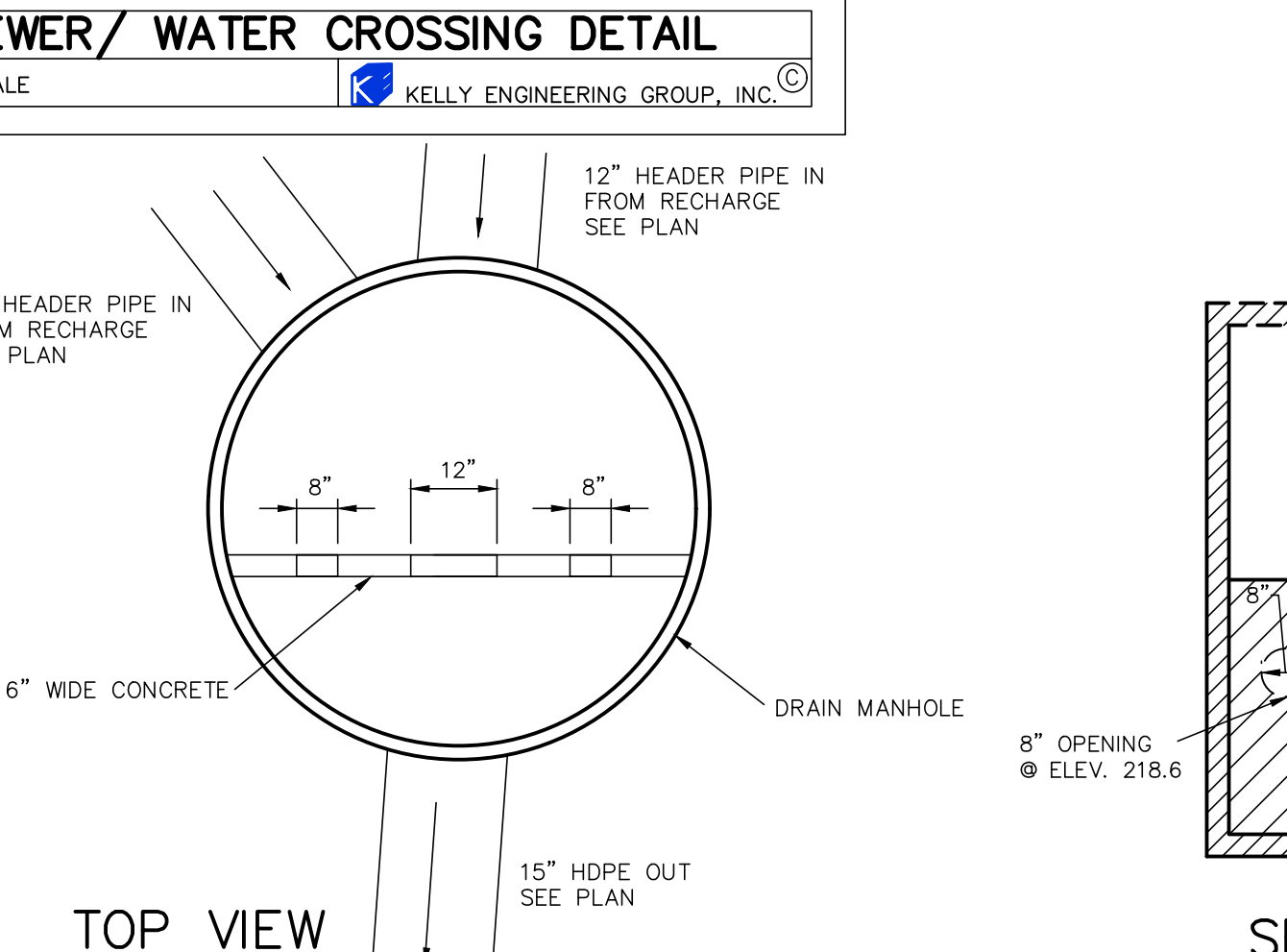
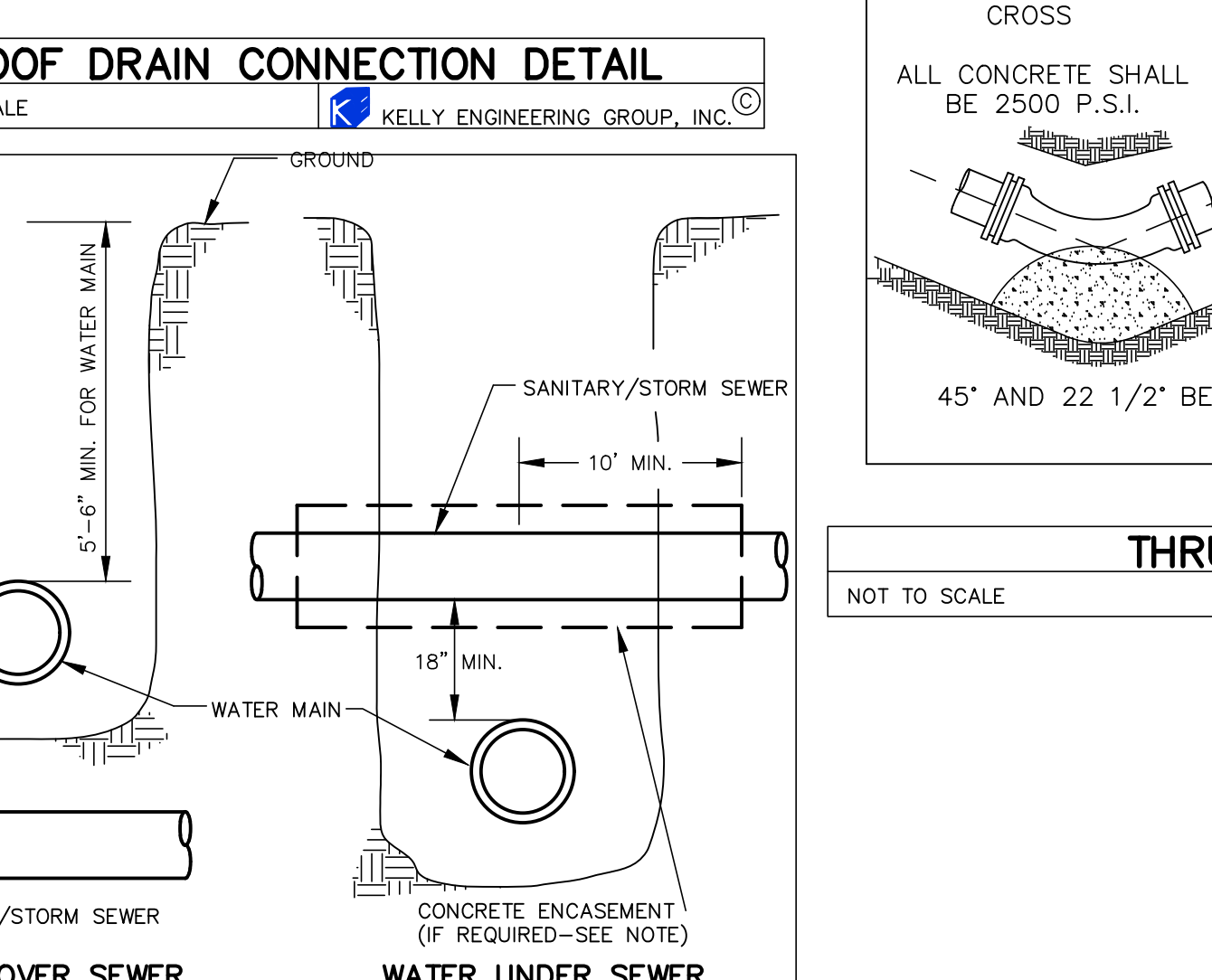
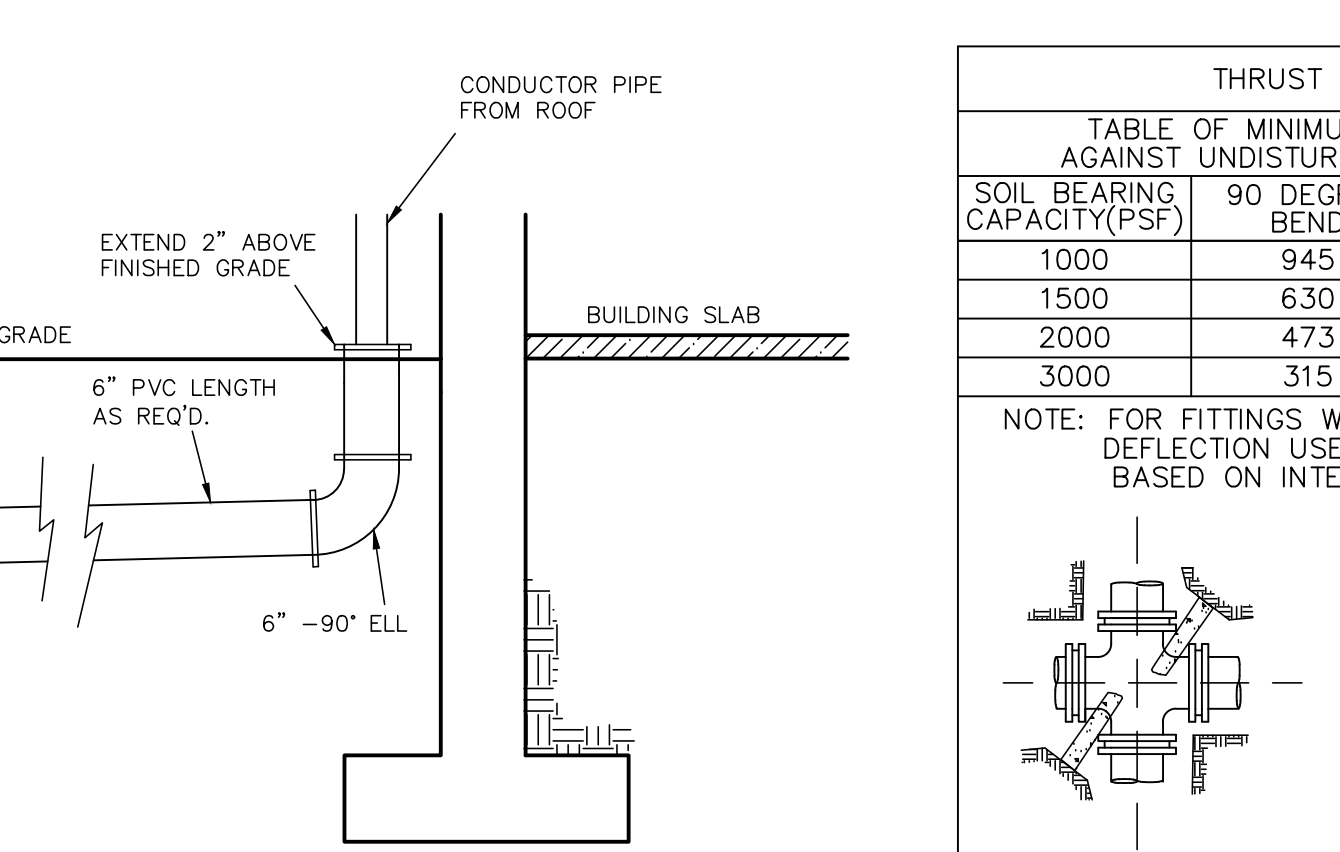
OUTLET CONTROL STRUCTURE MANHOLE #1



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OUTLET CONTROL STRUCTURE MANHOLE #2

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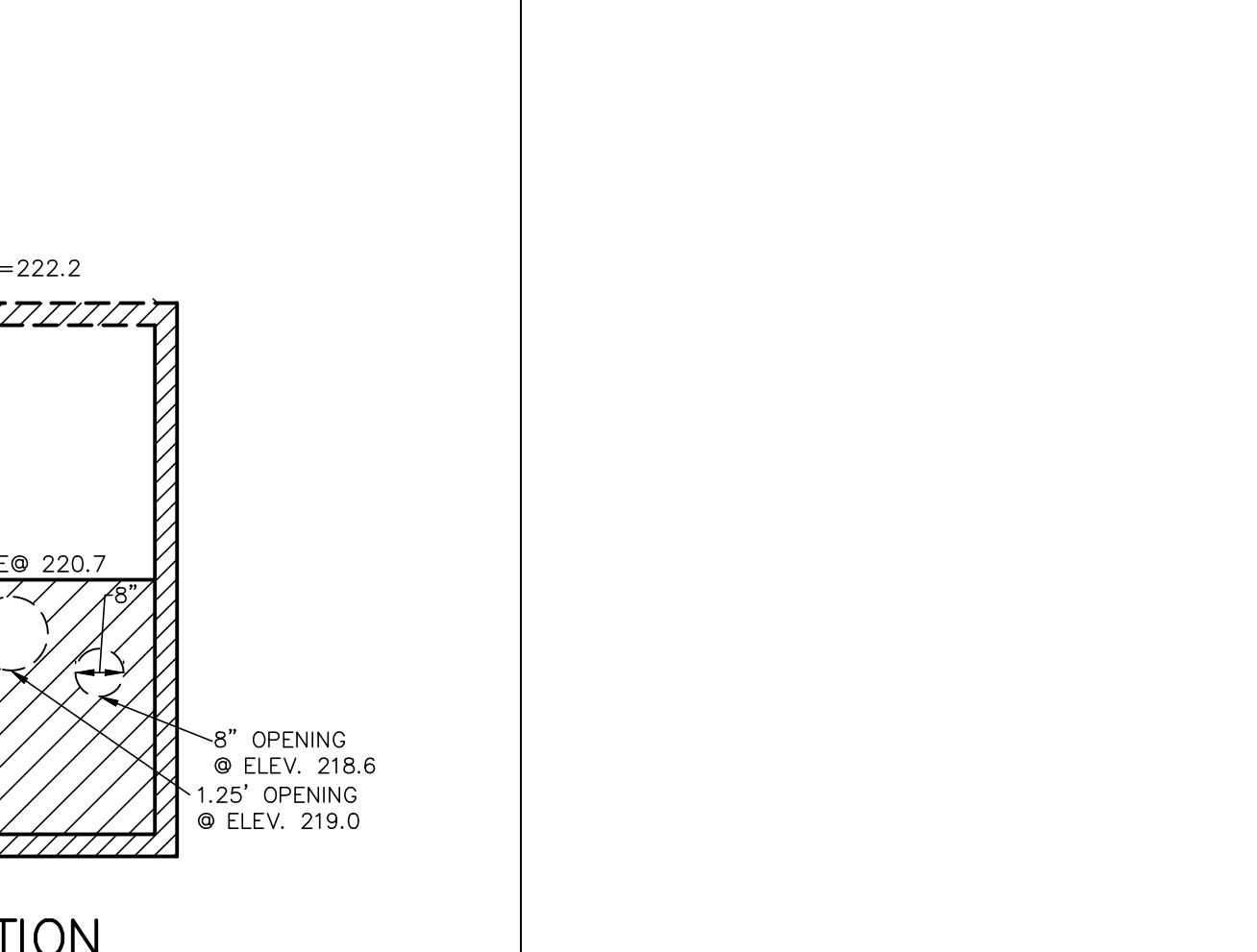
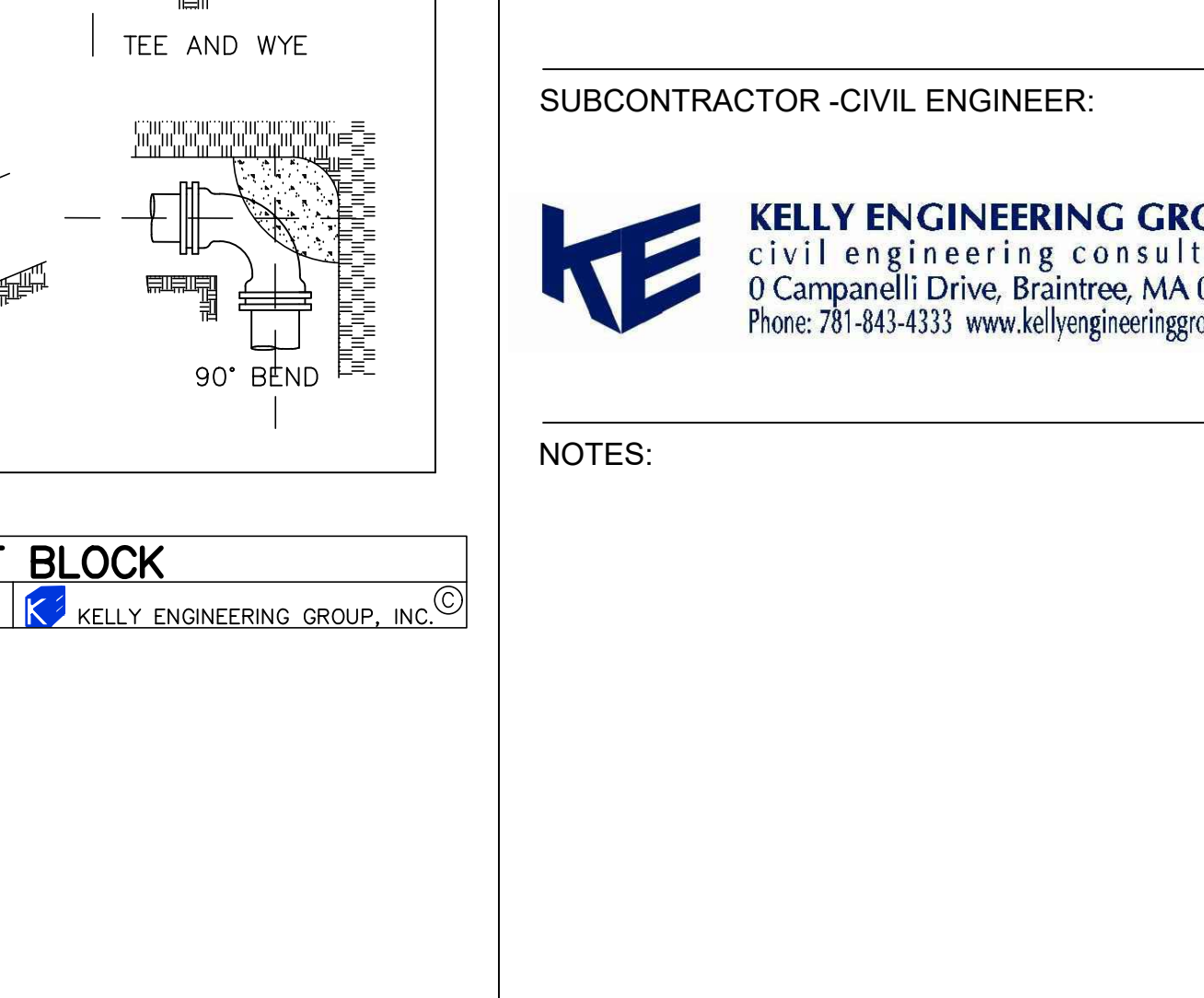
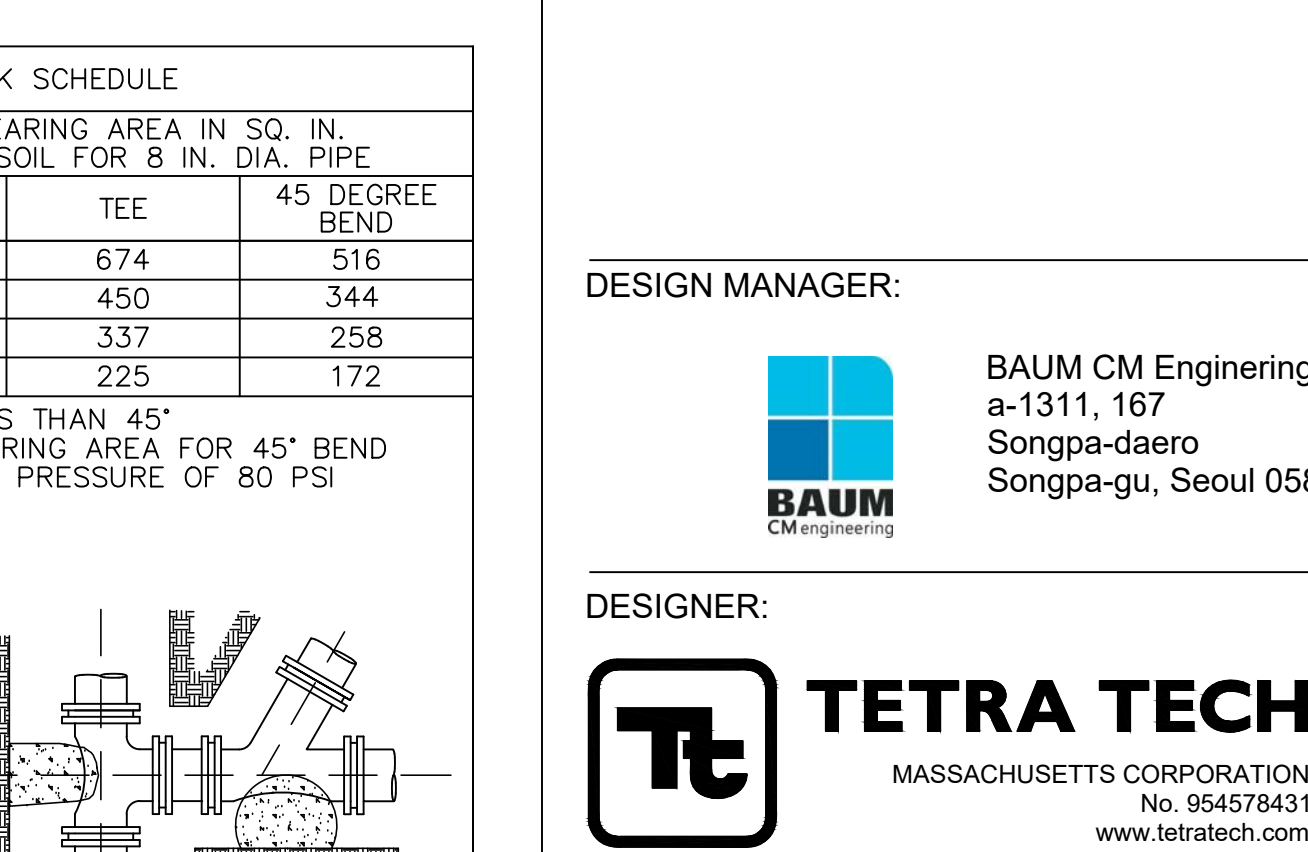
OUTLET CONTROL STRUCTURE MANHOLE #1



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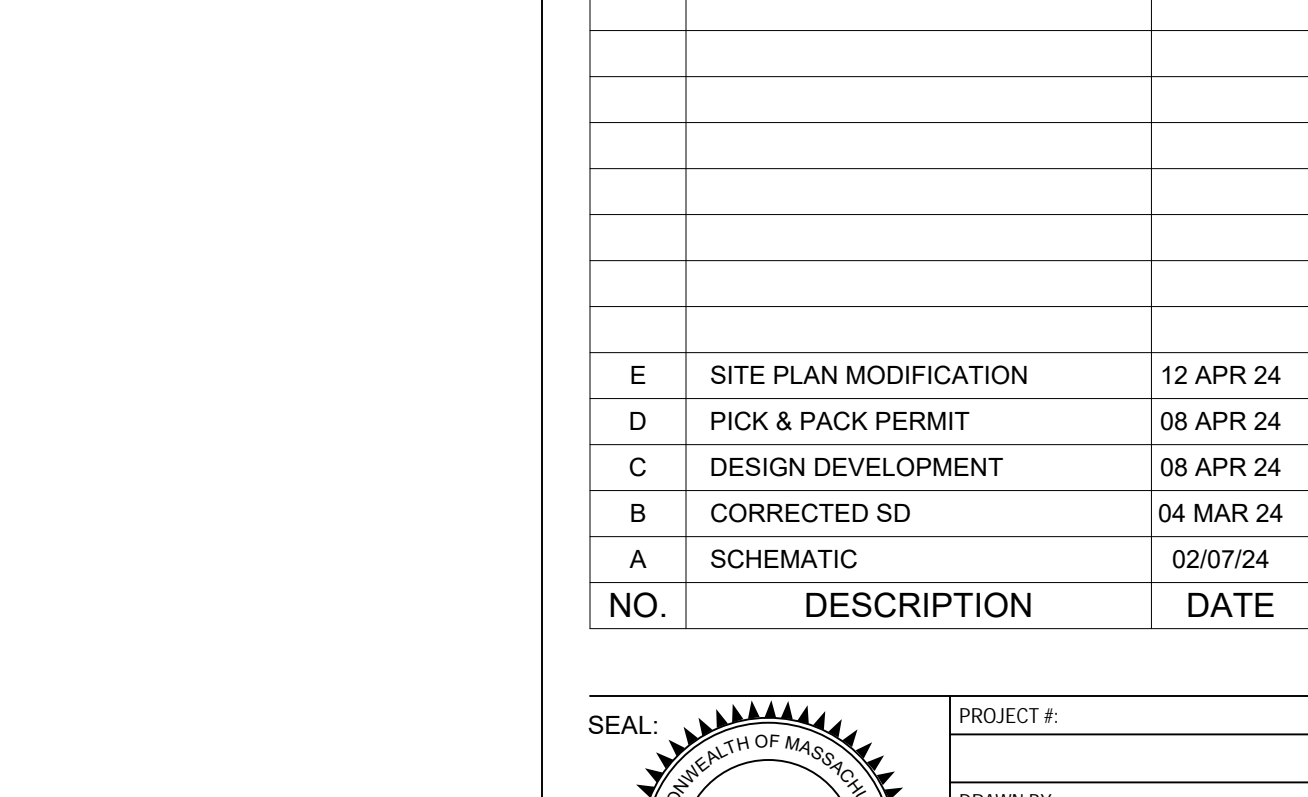
OUTLET CONTROL STRUCTURE MANHOLE #2

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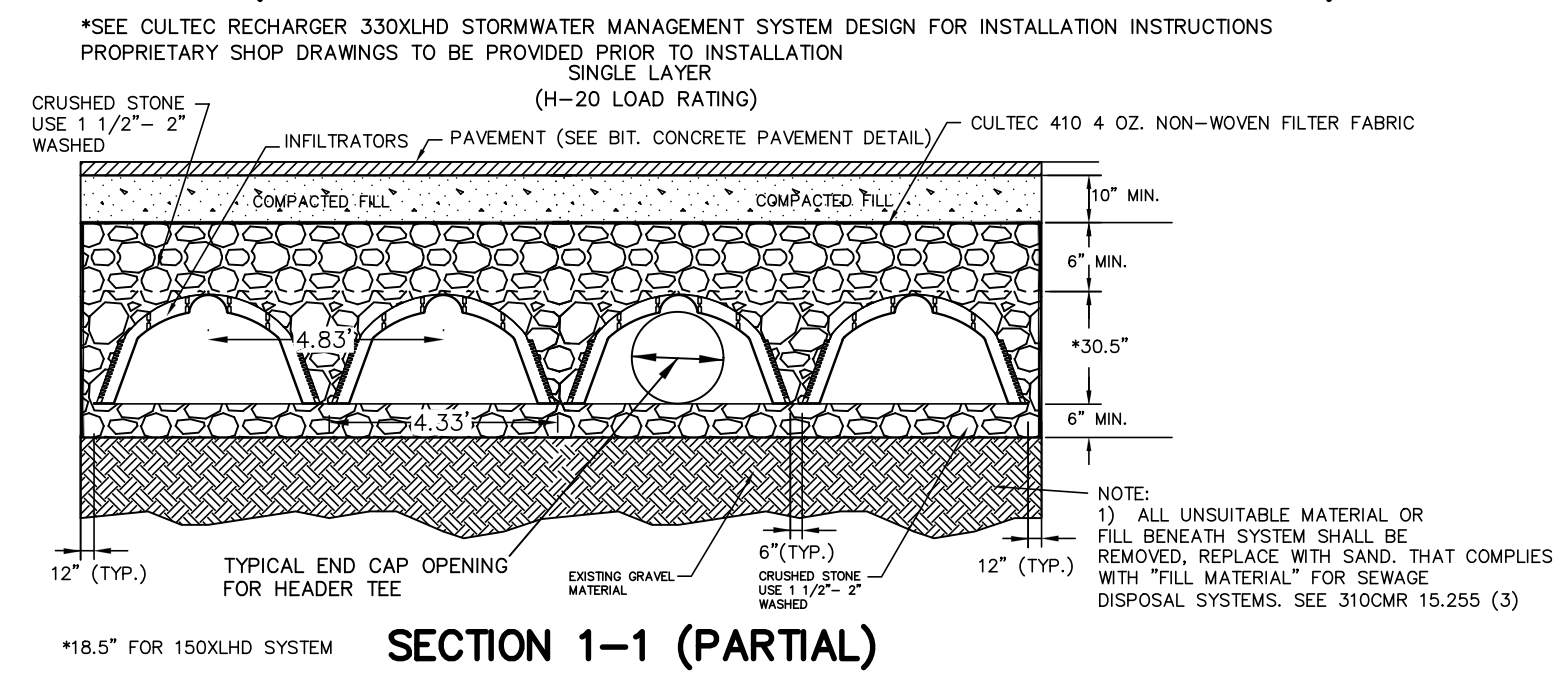
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NOT FOR CONSTRUCTION - ISSUED AS PROGRESS ONLY

TYPICAL SUBSURFACE RECHARGE AREA (CULTEC 330XLHD) PLAN VIEW (INFILTRATION TO BE CULTEC OR APPROVED EQUAL)



STORMWATER MANAGEMENT SYSTEM CONSTRUCTION OPERATION + MAINTENANCE NOTES:

- EXTREME CARE SHALL BE TAKEN DURING CONSTRUCTION TO AVOID SILTATION DURING THE CONSTRUCTION PROCESS. SILT CAGES AND HAYBALE DIKES SHALL BE INSPECTED DAILY AND REPLACED IF NECESSARY.
- EXTREME CARE SHALL BE TAKEN TO PREVENT COMPACTION OF UNDISTURBED SOILS BENEATH RECHARGE SYSTEM.
- THERE SHALL BE NO DISCHARGE OF WATER FOR CONSTRUCTION DEWATERING ACTIVITIES INTO THE STORMWATER MANAGEMENT SYSTEM.
- THERE SHALL BE NO DISCHARGE OF STORMWATER INTO THE RECHARGE SYSTEM UNTIL THE SITE HAS BEEN STABILIZED.

CONSTRUCTION INSPECTION AND MAINTENANCE SCHEDULE:

CONSTRUCTION INSPECTION SCHEDULE

- WEEKLY INSPECTIONS SHALL BE PERFORMED BY THE APPLICANTS ENGINEER AND A REPRESENTATIVE FROM THE TOWN'S ENGINEERING DEPARTMENT.
- INSPECTIONS SHALL INCLUDE THE PAVEMENT TO DETERMINE IF ACCUMULATED SEDIMENT IS TO BE REMOVED, OF THE CATCH BASINS TO DETERMINE DEPTH OF SEDIMENTS AND REQUIRED CLEANING, INSPECTION OF THE STORMCEPTOR TO DETERMINE IF CLEANING IS NECESSARY AND INSPECTION OF THE LEACHING SYSTEM SHALL BE CONDUCTED BY THE ENGINEER AND THE TOWN'S ENGINEERING DEPARTMENT.
- AN INSPECTION OF THE EXCAVATION OF THE LEACHING SYSTEM SHALL BE CONDUCTED BY THE ENGINEER AND A REPRESENTATIVE OF THE TOWN'S ENGINEERING DEPARTMENT PRIOR TO PLACEMENT OF ANY MATERIAL OR CHAMBERS.

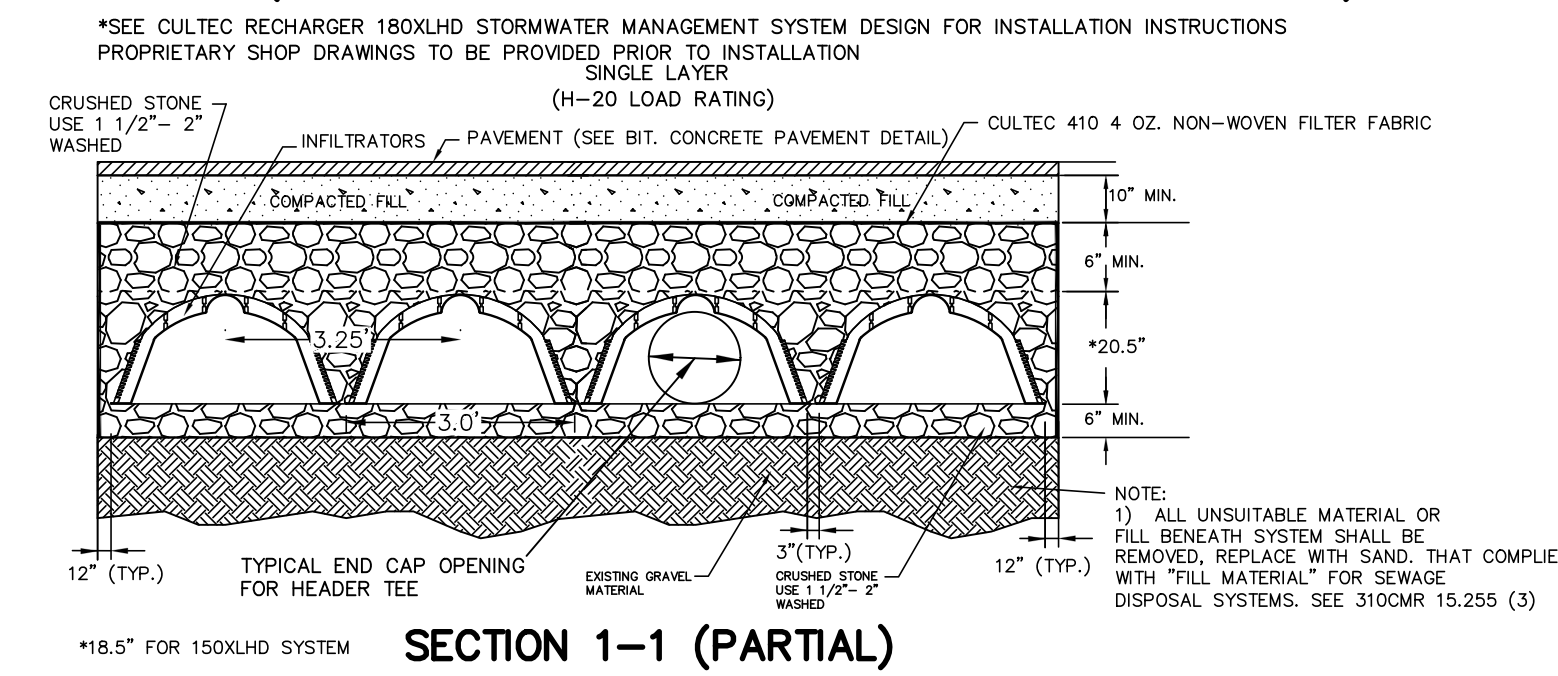
CONSTRUCTION MAINTENANCE SCHEDULE

- WHEN THE BINDER COURSE HAS BEEN INSTALLED THE PAVEMENT SHALL BE KEPT CLEAR OF ACCUMULATED SEDIMENTS. IF ACCUMULATED SEDIMENTS ARE DEPOSITED ON THE PAVEMENT THE SEDIMENT SHALL BE CLEANED IMMEDIATELY. THE PAVEMENT SHALL BE SWEEP AS NECESSARY BASED ON THE WEEKLY INSPECTIONS. THE CONTRACTOR SHALL INSPECT THE PAVEMENT ON A DAILY BASIS AND REMOVE ACCUMULATED SEDIMENTS AS NECESSARY.
- "SILT SAKS" SHALL BE INSTALLED AT ALL CATCH BASIN AND DROP INLET LOCATIONS. THE CONTRACTOR SHALL INSPECT THE "SILT SAKS" ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS AND EMPTIED BASED ON MANUFACTURERS RECOMMENDATIONS.
- THE CATCH BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS. THE CATCH BASINS SHALL BE CLEANED WHEN 6" OF SEDIMENT HAS ACCUMULATED IN THE SUMP.
- THE STORMCEPTOR SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS. THE STORMCEPTOR SHALL BE CLEANED BASED ON THE MANUFACTURERS RECOMMENDATIONS.
- THE INFILTRATION GALLEYS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS AND SHALL BE CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED IN THE INLET CHAMBER.

INFILTRATOR SUBSURFACE DETENTION AREA PLAN VIEW

NOT TO SCALE (NFL-SUB-DET) KELLY ENGINEERING GROUP, INC.

TYPICAL SUBSURFACE RECHARGE AREA (CULTEC 180XLHD) PLAN VIEW (INFILTRATION TO BE CULTEC OR APPROVED EQUAL)



STORMWATER MANAGEMENT SYSTEM CONSTRUCTION OPERATION + MAINTENANCE NOTES:

- EXTREME CARE SHALL BE TAKEN DURING CONSTRUCTION TO AVOID SILTATION DURING THE CONSTRUCTION PROCESS. SILT CAGES AND HAYBALE DIKES SHALL BE INSPECTED DAILY AND REPLACED IF NECESSARY.
- EXTREME CARE SHALL BE TAKEN TO PREVENT COMPACTION OF UNDISTURBED SOILS BENEATH RECHARGE SYSTEM.
- THERE SHALL BE NO DISCHARGE OF WATER FOR CONSTRUCTION DEWATERING ACTIVITIES INTO THE STORMWATER MANAGEMENT SYSTEM.
- THERE SHALL BE NO DISCHARGE OF STORMWATER INTO THE RECHARGE SYSTEM UNTIL THE SITE HAS BEEN STABILIZED.

CONSTRUCTION INSPECTION AND MAINTENANCE SCHEDULE:

CONSTRUCTION INSPECTION SCHEDULE

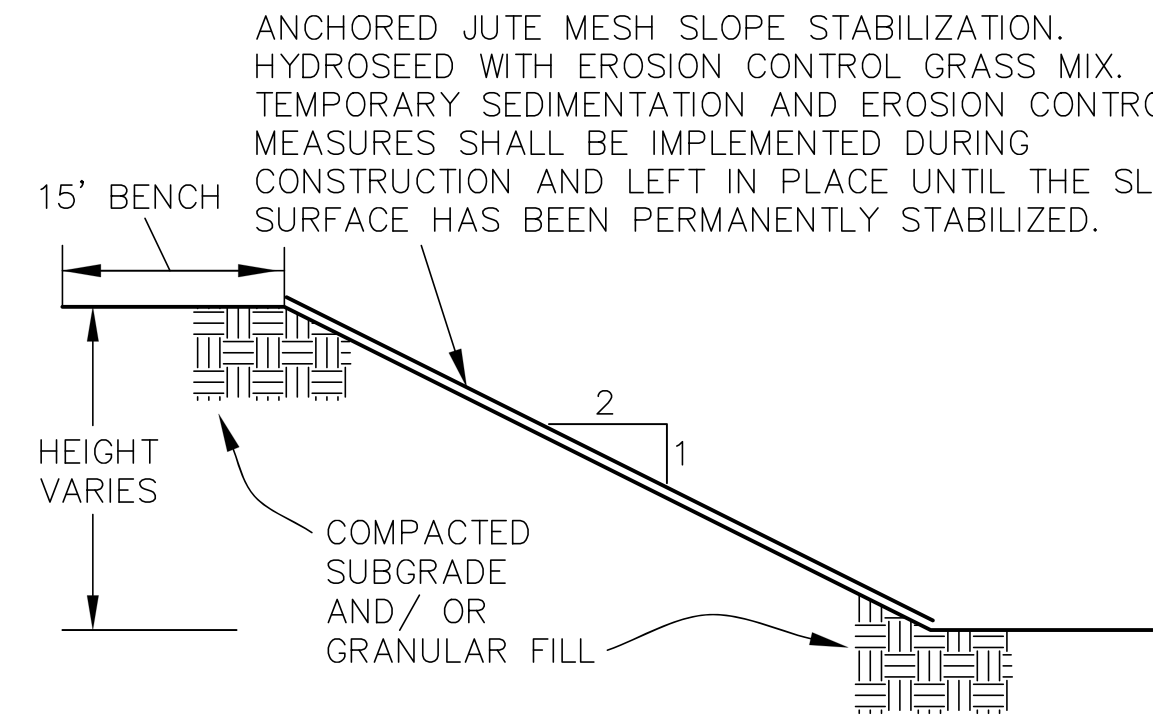
- WEEKLY INSPECTIONS SHALL BE PERFORMED BY THE APPLICANTS ENGINEER AND A REPRESENTATIVE FROM THE TOWN'S ENGINEERING DEPARTMENT.
- INSPECTIONS SHALL INCLUDE THE PAVEMENT TO DETERMINE IF ACCUMULATED SEDIMENT IS TO BE REMOVED, OF THE CATCH BASINS TO DETERMINE DEPTH OF SEDIMENTS AND REQUIRED CLEANING, INSPECTION OF THE STORMCEPTOR TO DETERMINE IF CLEANING IS NECESSARY AND INSPECTION OF THE LEACHING SYSTEM SHALL BE CONDUCTED BY THE ENGINEER AND THE TOWN'S ENGINEERING DEPARTMENT.
- AN INSPECTION OF THE EXCAVATION OF THE LEACHING SYSTEM SHALL BE CONDUCTED BY THE ENGINEER AND A REPRESENTATIVE OF THE TOWN'S ENGINEERING DEPARTMENT PRIOR TO PLACEMENT OF ANY MATERIAL OR CHAMBERS.

CONSTRUCTION MAINTENANCE SCHEDULE

- WHEN THE BINDER COURSE HAS BEEN INSTALLED THE PAVEMENT SHALL BE KEPT CLEAR OF ACCUMULATED SEDIMENTS. IF ACCUMULATED SEDIMENTS ARE DEPOSITED ON THE PAVEMENT THE SEDIMENT SHALL BE CLEANED IMMEDIATELY. THE PAVEMENT SHALL BE SWEEP AS NECESSARY BASED ON THE WEEKLY INSPECTIONS. THE CONTRACTOR SHALL INSPECT THE PAVEMENT ON A DAILY BASIS AND REMOVE ACCUMULATED SEDIMENTS AS NECESSARY.
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- THE INFILTRATION GALLEYS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS AND SHALL BE CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED IN THE INLET CHAMBER.

INFILTRATOR SUBSURFACE DETENTION AREA PLAN VIEW

NOT TO SCALE (NFL-SUB-DET) KELLY ENGINEERING GROUP, INC.

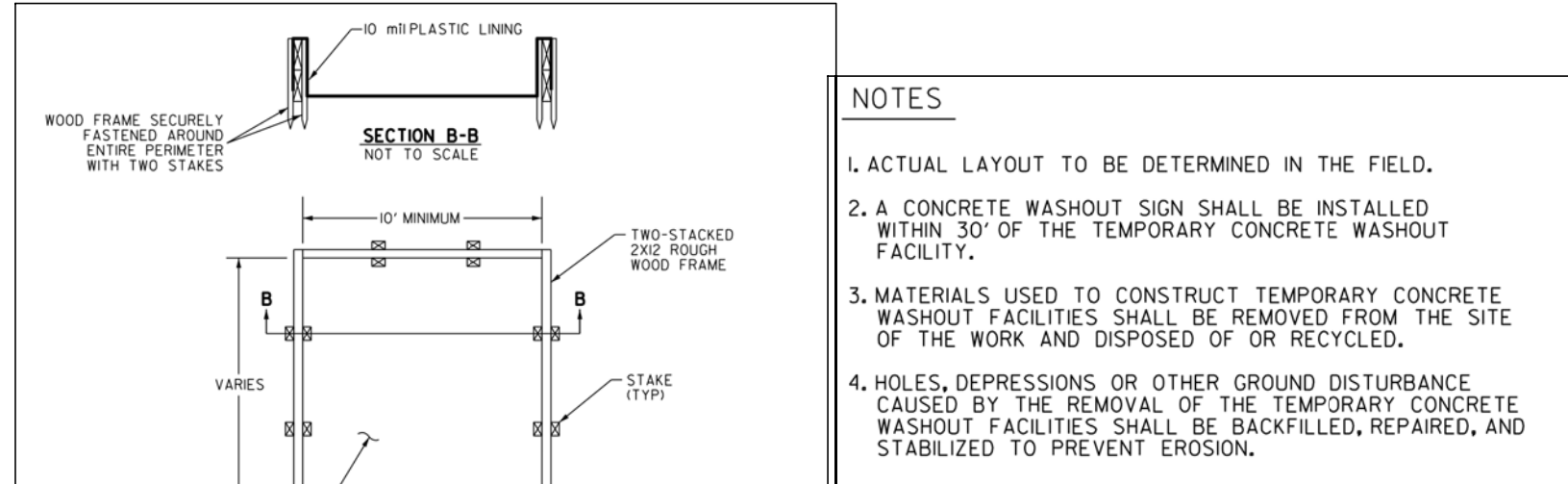
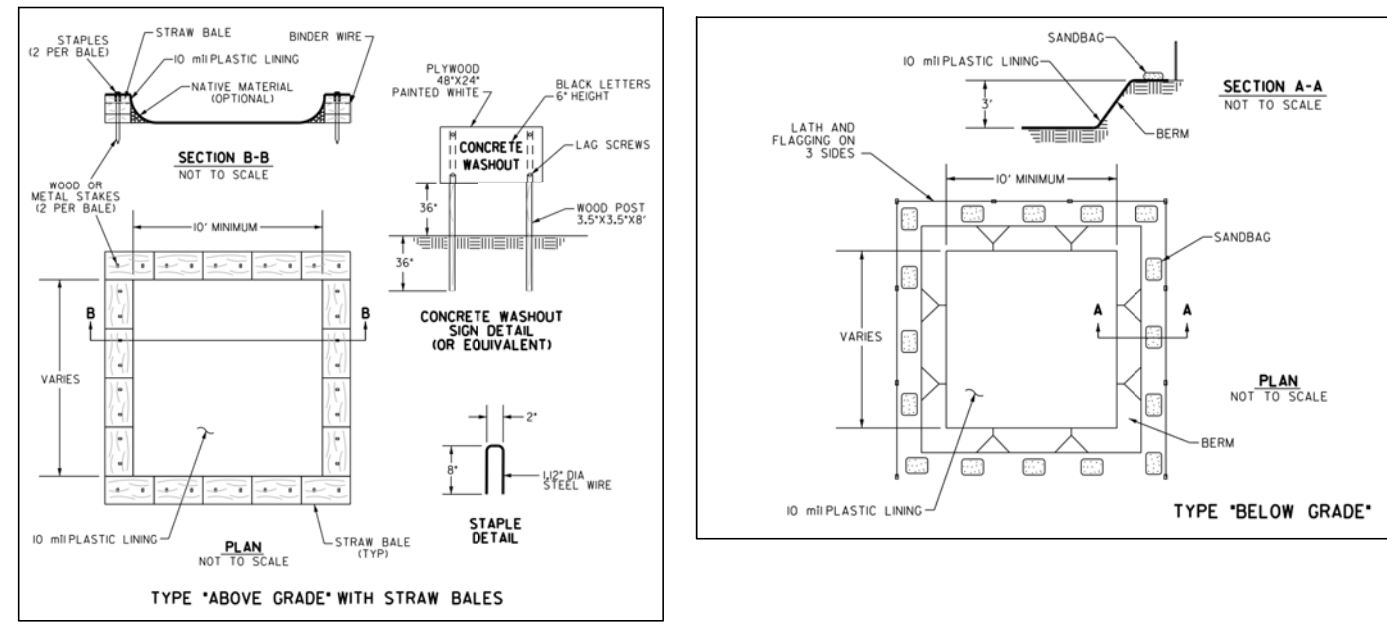


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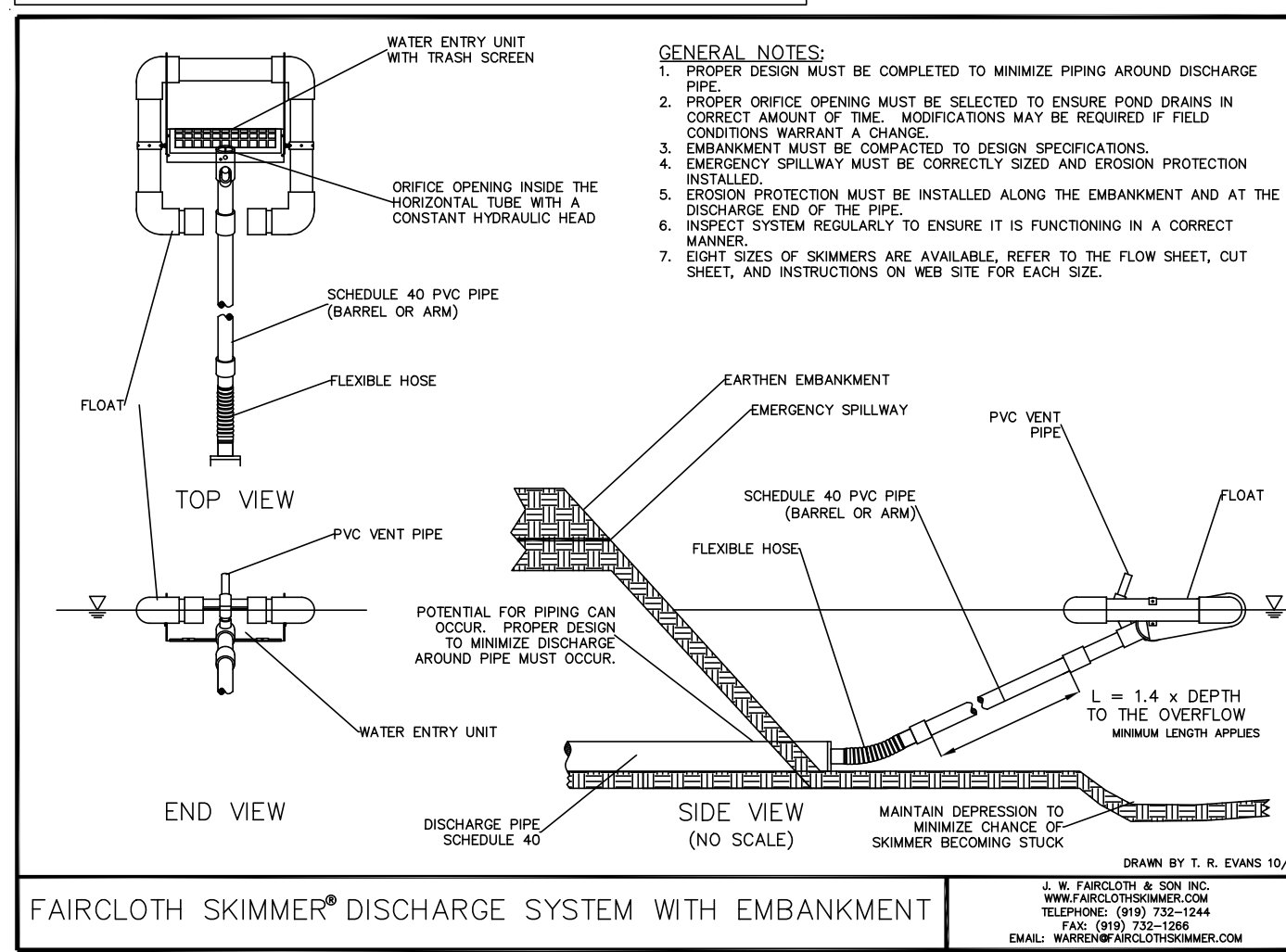
- SLOPE TO BE FOUND ON UNDISTURBED MATERIAL AND CONSISTENT WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- CONSTRUCT FILL SLOPE USING GRANULAR FILL PLACED AND COMPACTED SYSTEMATICALLY IN LIFTS. MAXIMUM LOOSE LIFT THICKNESS SHALL NOT EXCEED 12 INCHES. COMPACT EACH LIFT TO 95% OF THE MATERIAL'S MAXIMUM DRY UNIT WEIGHT IN ACCORDANCE WITH ASTM D1557.
- OVER-BUILD THE SLOPE AS NECESSARY TO ACHIEVE 95% COMPACTION AT THE DESIGN SLOPE FACE. CUT BACK EXCESS SOILS TO THE DESIGN SLOPE FACE USING AN EXCAVATOR EQUIPPED WITH A SMOOTH-EDGED BUCKET. TAMP THE SLOPE FACE WITH THE EXCAVATOR BUCKET.
- THE PROPOSED SLOPE TO RECEIVE COMPACTED GRANULAR FILL SHALL FIRST BE CLEARED AND GRUBBED OF ALL FOREST, MAT TOPSOIL, SUBSOIL, STUMPS, ROOTS, DEBRIS AND OTHER ORGANIC OR DELETERIOUS MATERIAL. PROOF ROLLING/ COMPACTION SHALL BE PERFORMED ON RESULTANT SUBGRADE SURFACE. IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

2:1 SLOPE DETAIL

NOT TO SCALE KELLY ENGINEERING GROUP, INC.

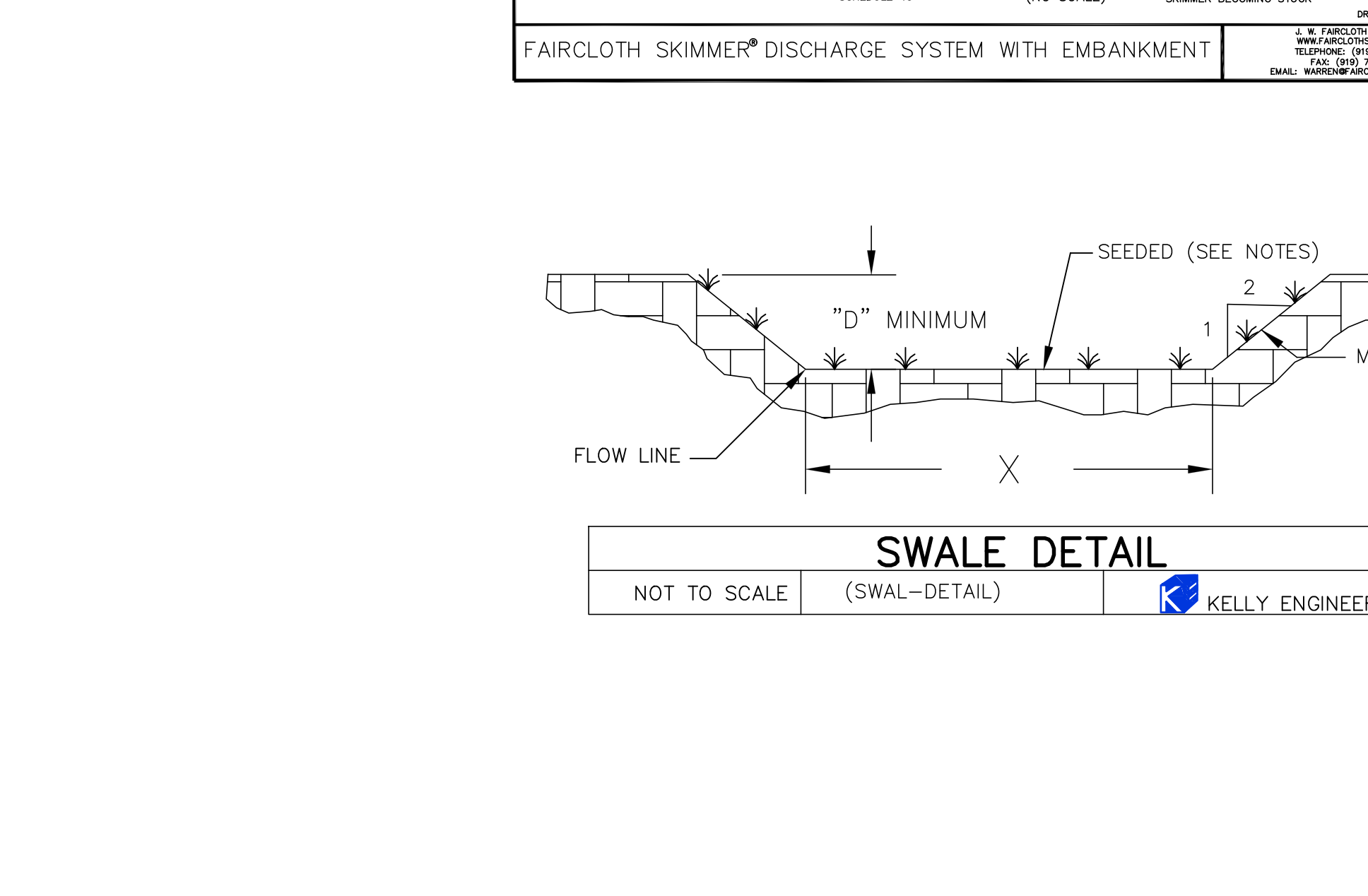
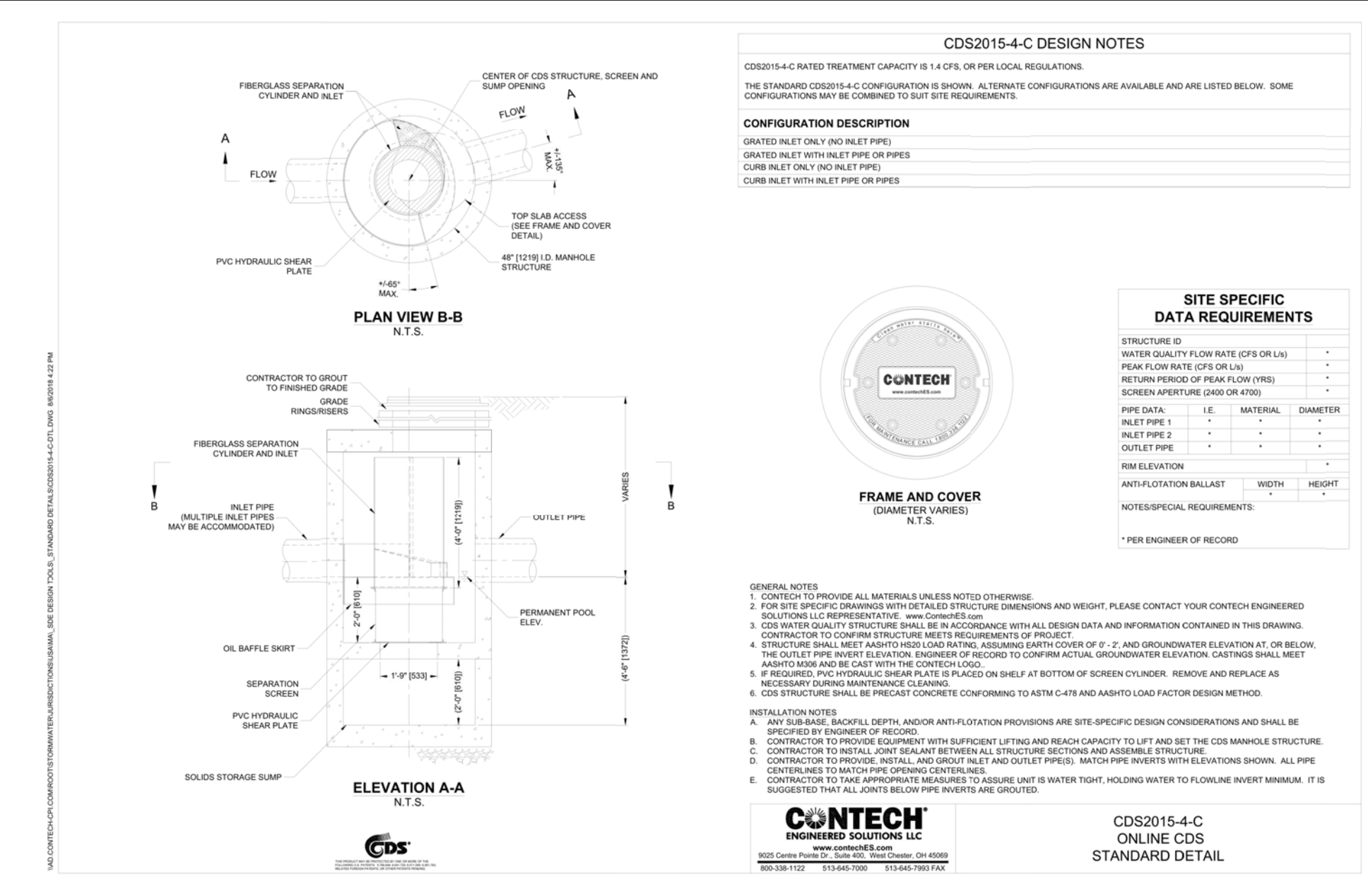
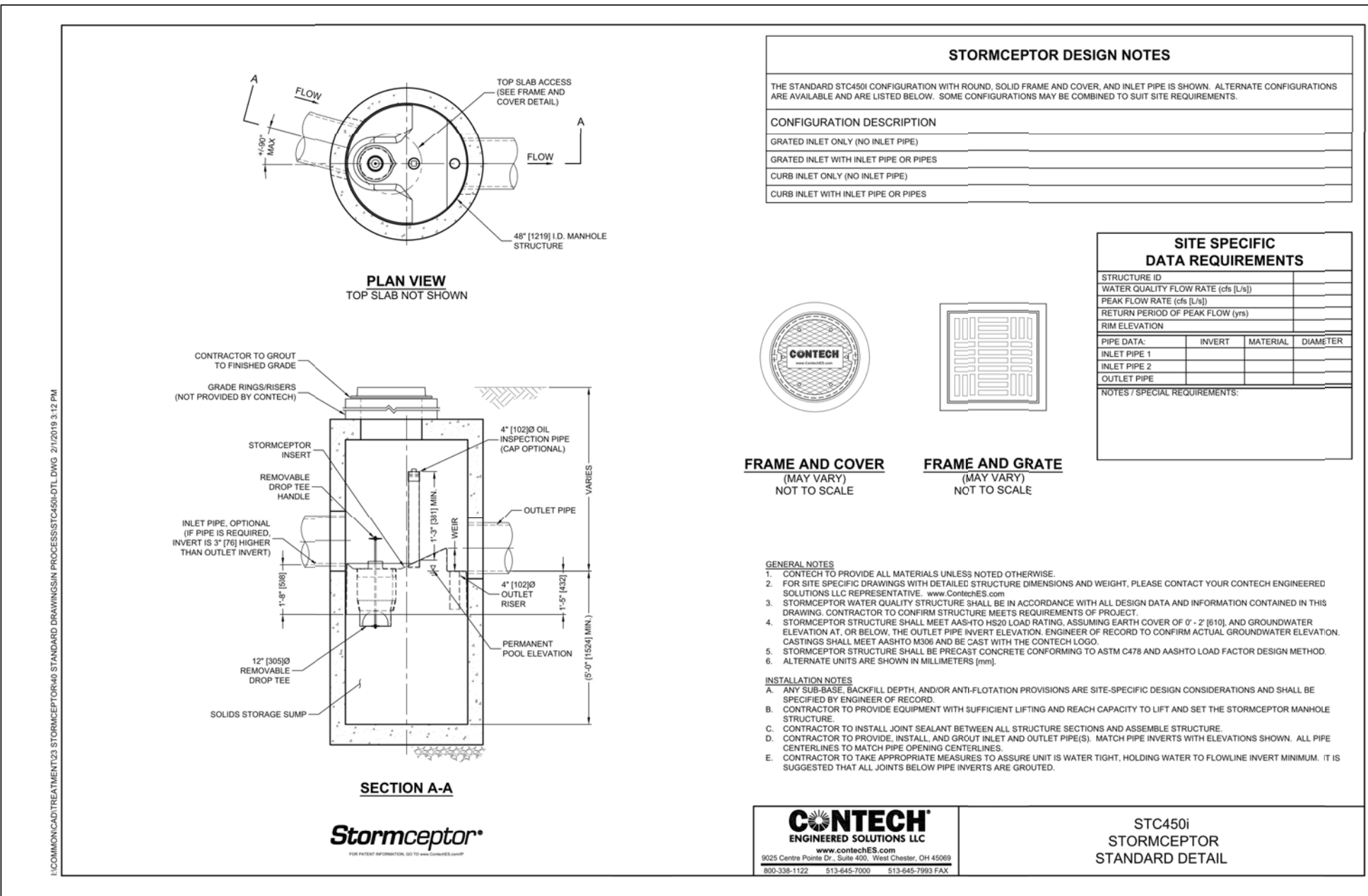


CONCRETE WASHOUT DETAIL



SWALE DETAIL

NOT TO SCALE (SWAL-DETAIL) KELLY ENGINEERING GROUP, INC.

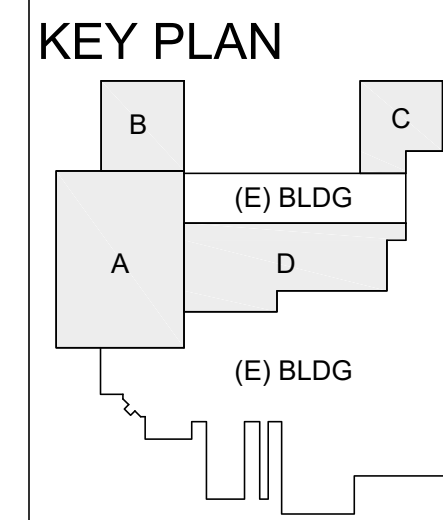


SEDIMENT CONTROL

- FOR ANY PROJECT THAT INVOLVES 1 ACRE OR MORE OF DISTURBANCE, CONTRACTOR SHALL SECURE A NPDES PERMIT PRIOR TO BEGINNING ANY GRADING ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A CONSTRUCTION FENCE SHALL BE INSTALLED AROUND THE EXISTING AND PROPOSED LIMITS OF WORK.
- TEMPORARY SEEDING - WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY CEASES ON ANY PARTICULAR AREA, ALL DISTURBED GROUND WHERE THERE WILL NOT BE CONSTRUCTION FOR LONGER THAN 21 DAYS MUST BE SEED WITH FAST-GERMINATING TEMPORARY SEED AND PROTECTED WITH MULCH.
- PER CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES TO REMAIN SHALL BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- DURING CONSTRUCTION THE SEDIMENT CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE SEDIMENT CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

ANTICIPATED SITE CONSTRUCTION SEQUENCING

- INITIAL MOBILIZATION PHASE:
- INSTALLATION OF CONSTRUCTION SIGNAGE.
 - INSTALLATION OF CONSTRUCTION SECURITY FENCING AND GATES
 - INSTALLATION OF PERIMETER EROSION CONTROLS
 - CLEARING OF TREES IN THE AREA OF WORK
 - RE-ROUTE STORM DRAIN LINE
 - STAKE OUT AND PROTECT AREAS FOR SUBSURFACE RECHARGE.
 - INSTALLATION OF TEMPORARY SEDIMENT PONDS. (NOTE: BASINS SHOWN ON PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHOULD SET THESE BMPs BASED ON CONSTRUCTION SCHEDULE AND SITE CONDITIONS).
 - BEGIN FOUNDATION WORK ON BUILDINGS #11, #1, AND #7. RE-ROUTE WATER AND GAS AS SHOWN ON SITE PLANS.
 - CONTINUE SITE PREPARATION ON PERIMETER OF LAND, INCLUDING, CUTS AND FILLS, RETAINING WALLS, ETC., AND GRADE SITE TO TEMPORARY SEDIMENT PONDS.
 - CONTINUE WITH CONSTRUCTION OF DRAINAGE DETENTION PONDS AND STABILIZATION.
 - CONSTRUCT CLOSED DRAINAGE SYSTEM.
 - ONCE DETENTION PONDS ARE SET, STORMWATER MAY BE DIVERTED TO THOSE PONDS.
 - ONGOING INSPECTIONS, INSTALLATION AND REPLACEMENT OF ANY NEW OR EXISTING EROSION CONTROLS MEASURES SHALL BE ADDED BY THE CONTRACTOR ON AN AS-NEEDED BASIS.
- NOTE: IF CONTRACTOR CHANGES ABOVE SEQUENCING NEW SEQUENCE SHALL BE PROVIDED TO PROJECT ENGINEER, TOWN ENGINEER AND TOWN OF NORTON CONSERVATION COMMISSION.



PROJECT:

Pulmuone

Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:

BAUM CM Engineering

BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

TETRA TECH

MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR - CIVIL ENGINEER:

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

NOTES:

ISSUE RECORD:

NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL:

BRANDON G. LI
2024.04.10
18:04:53
-04'00'

PROJECT #:

DRAWN BY:
D. MACKWELL

CHECKED BY:
B. LI

APPROVED BY:
D. ANTHOLZ

DATE
08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION

ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER:
DETAILS
C-11

REV.
A

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES. SO FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.


THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

 TETRA TECH
MASSACHUSETTS CORPORATION
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www.tetrastech.com

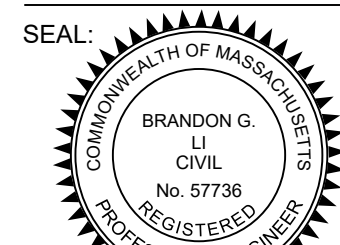
SUBCONTRACTOR -CIVIL ENGINEER:

 KELLY ENGINEERING GROUP
civil engineering consultants
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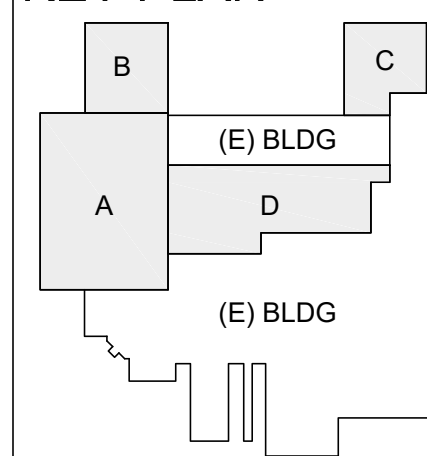
SEAL:  BRANDON G. LI CIVIL REGISTERED 2024.04.10 18:05:26 -04'00'	PROJECT # DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE 08 APR 2024
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SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA

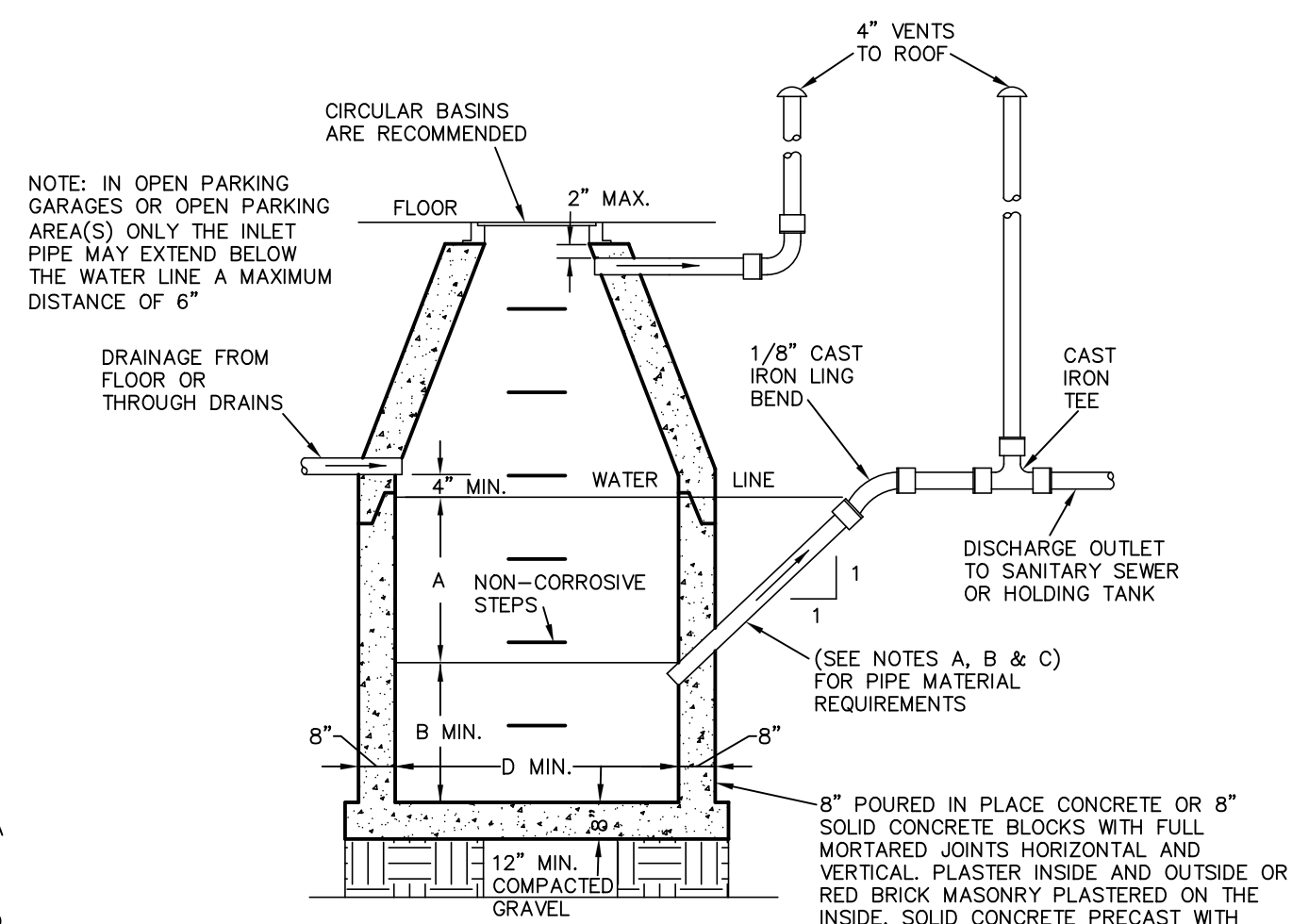
SHEET NUMBER: REV.

DETAILS
C-12
A

KEY PLAN



INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	3'-0"	2'-6"
6"	3'-6"	3'-0"	2'-6"
8"	3'-6"	3'-0"	2'-6"

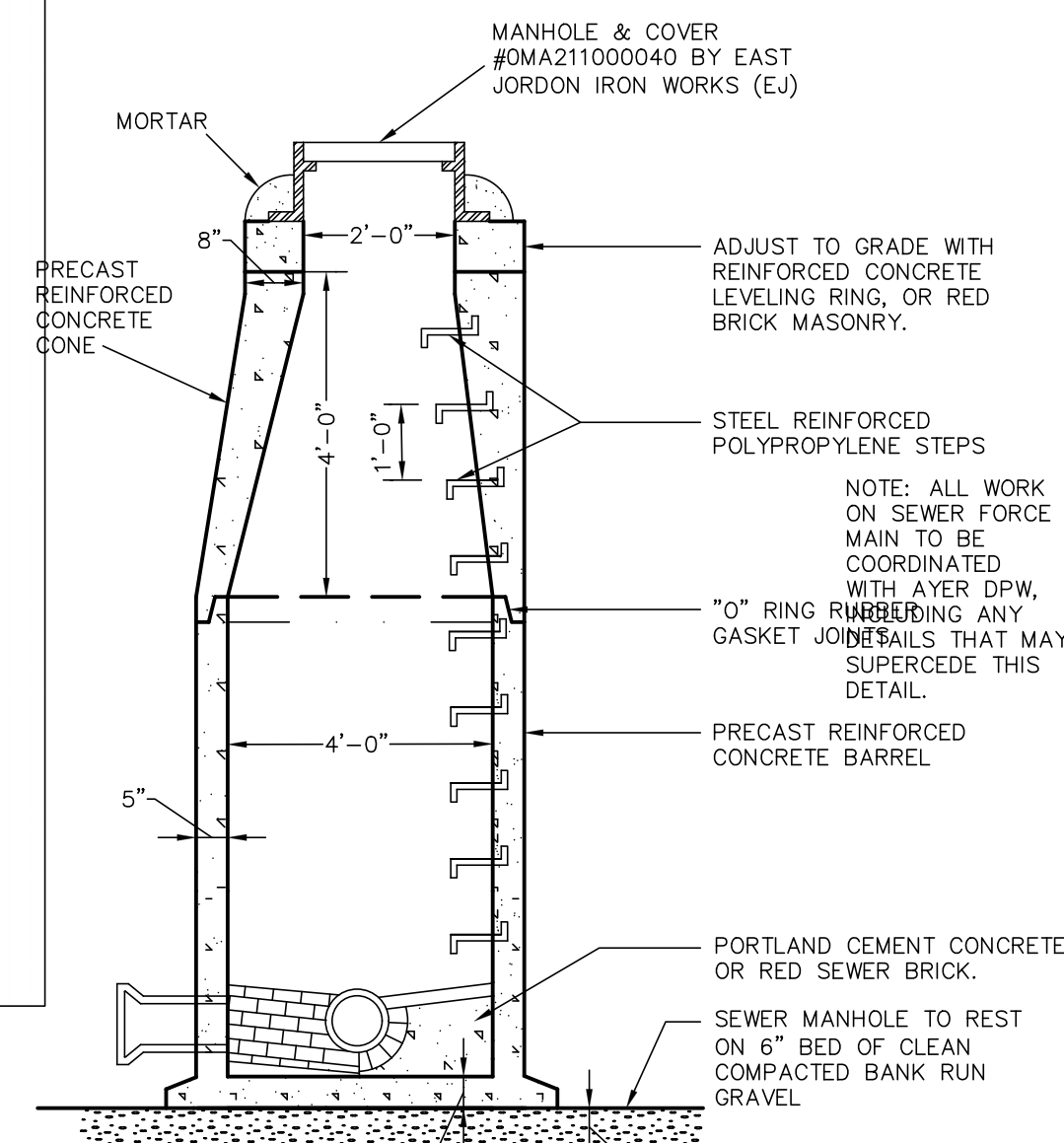


PIPING MATERIAL NOTES:
A. NO-HUB CAST IRON PRODUCT-APPROVED STAINLESS STEEL CLAMPS
B. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS
C. EXTRA HEAVY CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS

GENERAL CONSTRUCTION NOTES:
THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER IS TO BE INCORPORATE A GUTTER-HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE. THE NON-CORROSION STEPS SHALL BE SPACED AT 18" INCHES APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF EXAMINERS OF PLUMBING
AND GASFITTERS GASOLINE, OIL AND
SAND SEPARATOR DESIGN

NOT TO SCALE

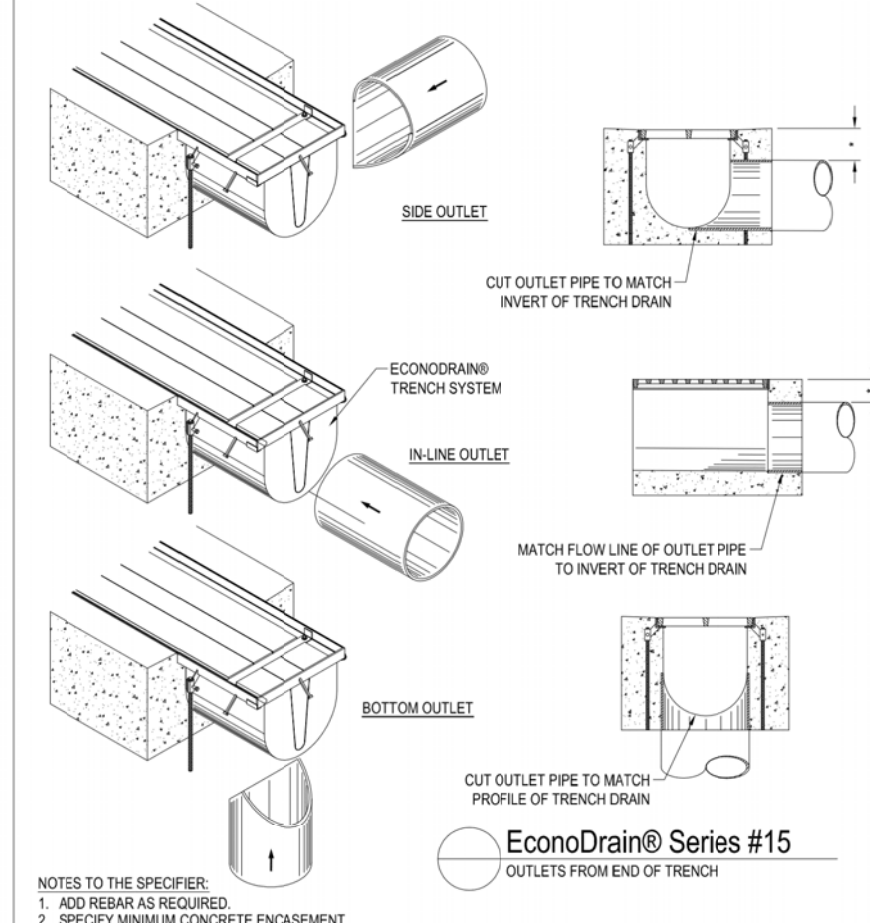



NOTES:
1) CONCRETE, 4000 PSI MINIMUM AFTER 28 DAYS.
2) REINFORCED STEEL TO CONFORM TO LATEST ASTM A630 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3) 1'-20" DESIGN LOADING PER AASHTO HS-20-44, ASTM C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
4) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP TO CONFORM TO LATEST ASTM C478 SPEC.
5) BUTYL RESIN JOINT TO CONFORM TO LATEST ASTM C990 SPEC.

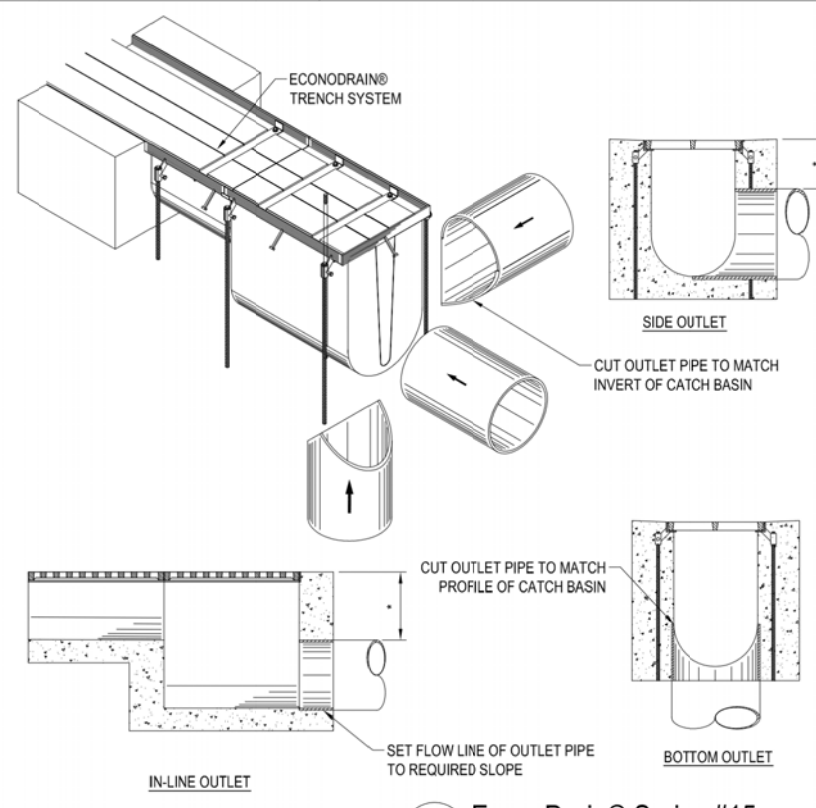
SEWER MANHOLE DETAIL

NOT TO SCALE

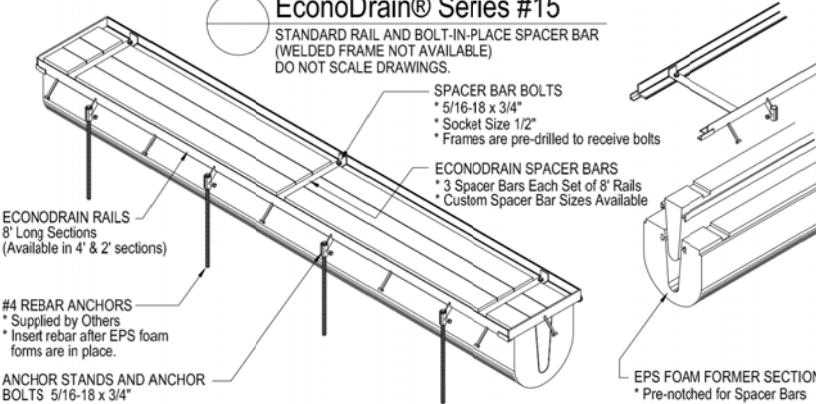

EPS FORM	MIN	MAX	FLOW GPM
18	12 1/2"	13 1/2"	1914
19	12 1/2"	13 1/2"	2042
20	12 1/2"	13 1/2"	2171
21	13 1/2"	14 1/2"	2301
22	14 1/2"	15 1/2"	2432
23	14 1/2"	15 1/2"	2563
24	15 1/2"	16 1/2"	2694
25	16 1/2"	17 1/2"	2825
26	17 1/2"	18 1/2"	2956
27	18 1/2"	19 1/2"	3087
28	19 1/2"	20 1/2"	3218
29	20 1/2"	21 1/2"	3349
30	21 1/2"	22 1/2"	3480
31	22 1/2"	23 1/2"	3611
32	23 1/2"	24 1/2"	3742
33	24 1/2"	25 1/2"	3873
34	25 1/2"	26 1/2"	4004
35	26 1/2"	27 1/2"	4135
36	27 1/2"	28 1/2"	4266
37	28 1/2"	29 1/2"	4397
38	29 1/2"	30 1/2"	4528
39	30 1/2"	31 1/2"	4659
40	31 1/2"	32 1/2"	4790
41	32 1/2"	33 1/2"	4921
42	33 1/2"	34 1/2"	5052
43	34 1/2"	35 1/2"	5183
44	35 1/2"	36 1/2"	5314
45	36 1/2"	37 1/2"	5445
46	37 1/2"	38 1/2"	5576
47	38 1/2"	39 1/2"	5707
48	39 1/2"	40 1/2"	5838
49	40 1/2"	41 1/2"	5969
50	41 1/2"	42 1/2"	6100



NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED.
2. SPECIFY REBARING DIMENSIONS (LABELLED WITH "1")
3. MINIMUM CONCRETE COVERAGE OF OUTLET PIPE IS RECOMMENDED (LABELLED WITH "1")
4. FINAL CONCRETE THICKNESS PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES.
CONSTRUCTION NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SECURE OUTLET PIPE PRIOR TO CONCRETING OPERATIONS.
3. DO NOT SCALE DRAWINGS.



NOTES TO THE SPECIFIER:
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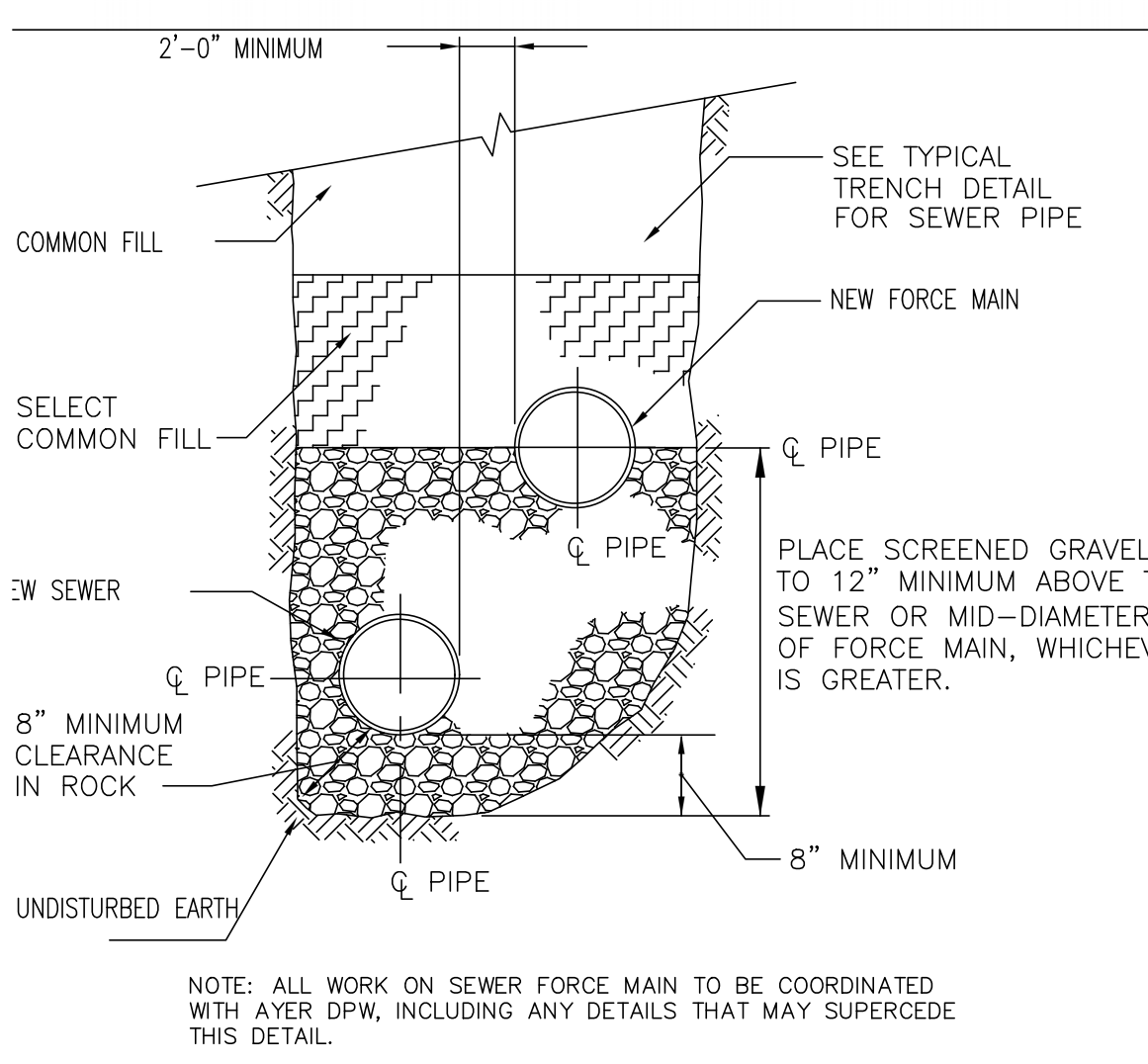
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2. SECURE OUTLET PIPE PRIOR TO CONCRETING OPERATIONS.
3. DO NOT SCALE DRAWINGS.

File Name: ED15-DETAILS-14a

TRENCH DRAINS

TRENCH DRAIN #1- FORMS 18, 19, 20 + 1 INLINE C.B.

TRENCH DRAIN #2- FORMS 18-26 + 1 C.B.



COMMON TRENCH FOR SEWER AND FORCE MAIN

NOTE: ALL WORK ON SEWER FORCE MAIN TO BE COORDINATED WITH AYER DPW, INCLUDING ANY DETAILS THAT MAY SUPERCEDE THIS DETAIL.

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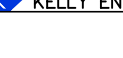
NOTE: ALL WORK ON SEWER FORCE MAIN TO BE COORDINATED WITH AYER DPW, INCLUDING ANY DETAILS THAT MAY SUPERCEDE THIS DETAIL.

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AUTOMATIC AIR RELEASE SEWER MANHOLE DETAIL (SMH AR)

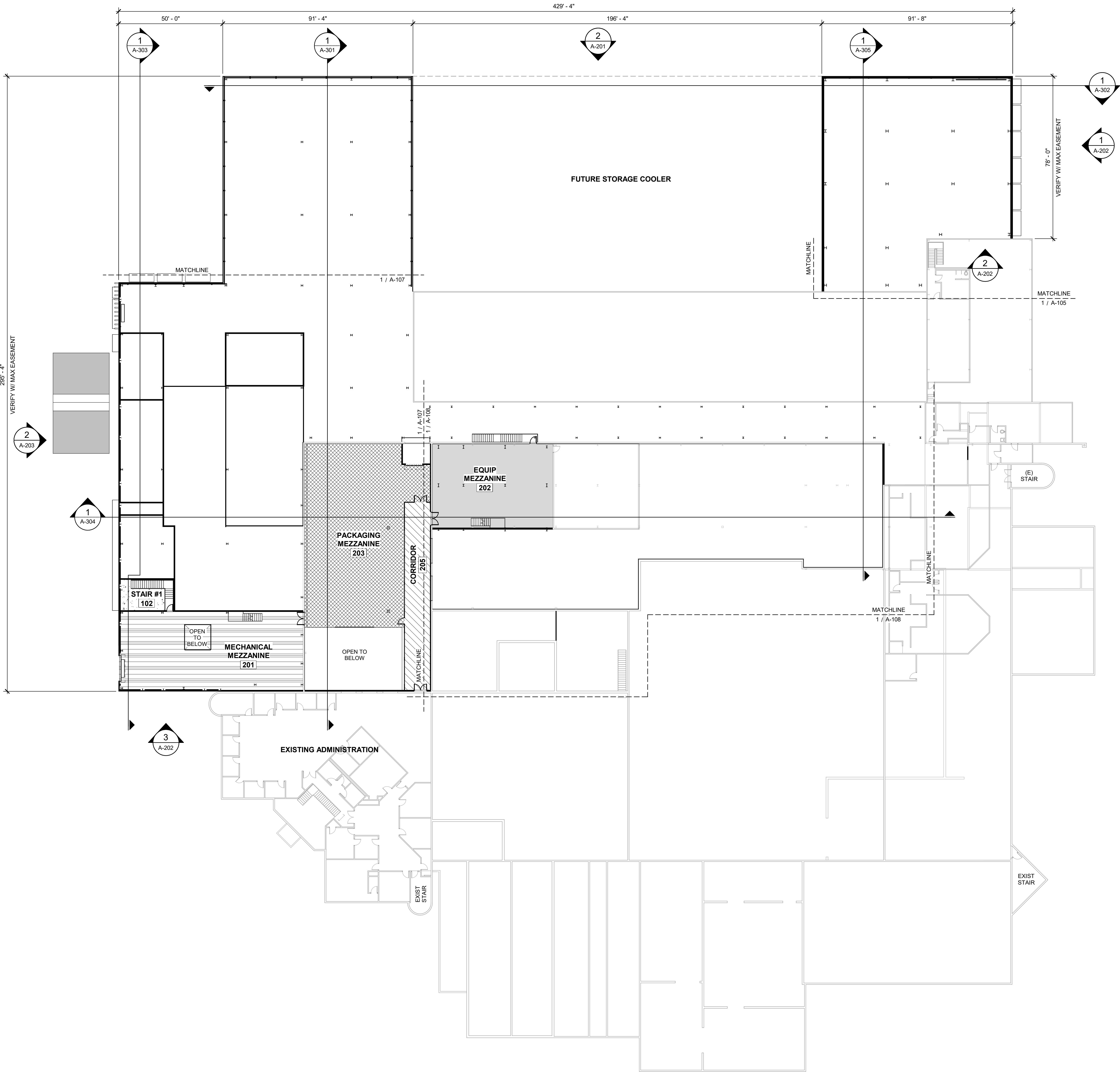
NOT TO SCALE


SANITARY PRESSURE SEWER CLEANOUT MANHOLE (SMH CO)

NOT TO SCALE




NOT FOR CONSTRUCTION - ISSUED AS PROGRESS ONLY



AREA LEGEND

- ANCILLARY
- CIRCULATION
- CIRCULATION (CLEAN ZONE)
- EXISTING
- PROCESS
- PUBLIC
- STORAGE

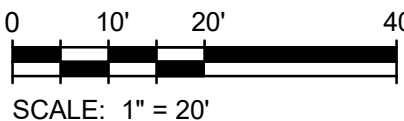
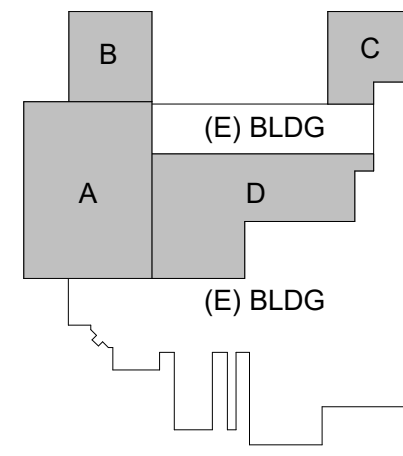
ROOM SCHEDULE

NUMBER	NAME	NET AREA
001	(E) STAIR	201 SF
100	VESTIBULE	137 SF
101	MAINT/STOR	3090 SF
102	STAIR #1	383 SF
103	ELEC	753 SF
104	EXTRACTION	2475 SF
105	CORRIDOR	111 SF
106	MECH	649 SF
107	BOILER	1008 SF
108	COOK & GRIND	1935 SF
109	SOAK TANKS	2429 SF
110	CORRIDOR	1463 SF
111	LOADER	888 SF
112	PACKAGING	5648 SF
114	DRY STORAGE	15819 SF
115	FIRE	188 SF
116	PRODUCTION	14531 SF
117	COLD DOCK	2124 SF
118	PICK & PACK	5836 SF
119	CORRIDOR	4695 SF
120	FIRE	136 SF
121	PRODUCTION SUPPORT	1593 SF
122	PRODUCTION SUPPORT	618 SF
201	MECHANICAL MEZZANINE	3329 SF
202	EQUIP MEZZANINE	2327 SF
203	PACKAGING MEZZANINE	4419 SF
205	CORRIDOR	1097 SF

GROSS AREAS

NAME	GROSS AREA
ADDITION - AREAS A & B	38048 SF
ADDITION - AREA C	8425 SF
ADDITION - AREA D	4638 SF
RENOVATION - AREA D	14607 SF
MEZZANINE - AREA A	8946 SF
MEZZANINE - AREA D	2182 SF
TOTAL GROSS AREA	76846 SF

KEY PLAN



OVERALL SECOND FLOOR/MEZZANINE
PLAN
SCALE: 1" = 20'-0"

PROJECT:



Pulmuone

Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:



BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:



TETRA TECH
100 Nickerson Road
Marlborough, MA 01752
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR:

NOTES:

ISSUE RECORD:

NO.	DESCRIPTION	DATE
C	DESIGN DEVELOPMENT	29 MAR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC DESIGN	07 FEB 24

SEAL:

PROJECT #:

DRAWN BY:

A. WRIGHT

CHECKED BY:

M. BODSKY

APPROVED BY:

D. ANTHOLZ

DATE

29 MAR 24

SHEET TITLE:

FACTORY EXPANSION AND RENOVATION
OVERALL SECOND
FLOOR/MEZZANINE PLAN

SHEET NUMBER:

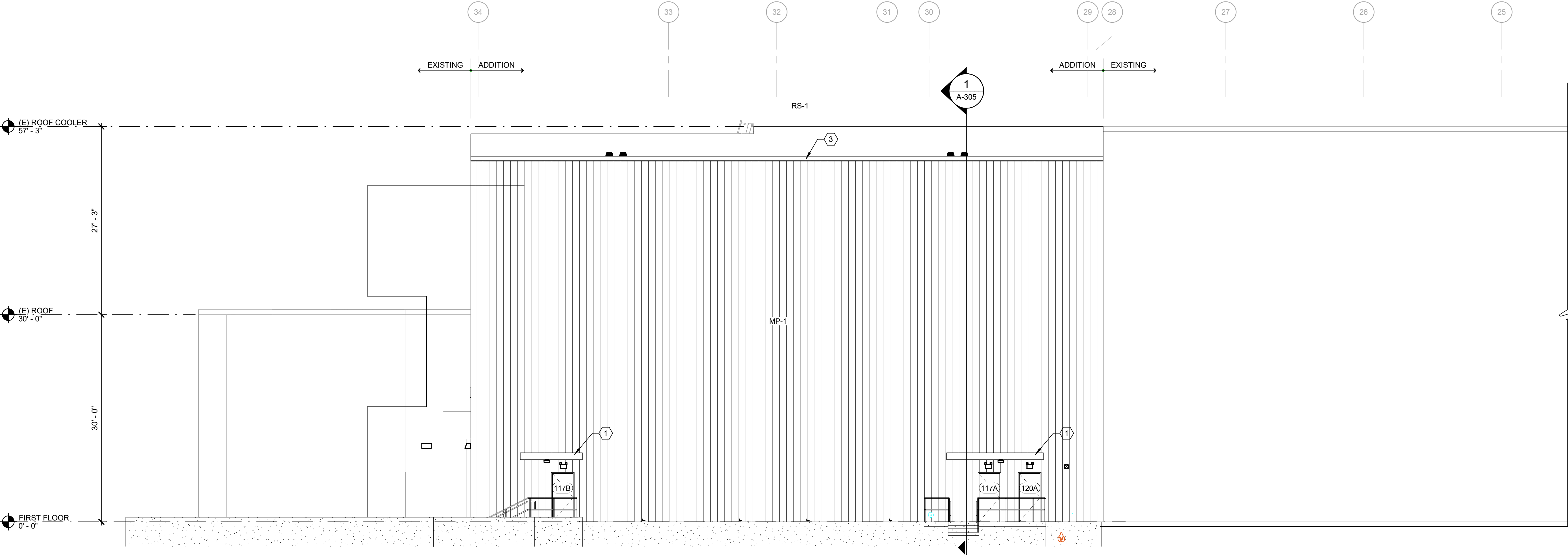
REV.

A-102

C

4/8/2024 3:33:50 PM

ARCH E1 (30"x42")



1 NORTH ELEVATION - AREA C
A-201 SCALE: 1/8" = 1'-0"

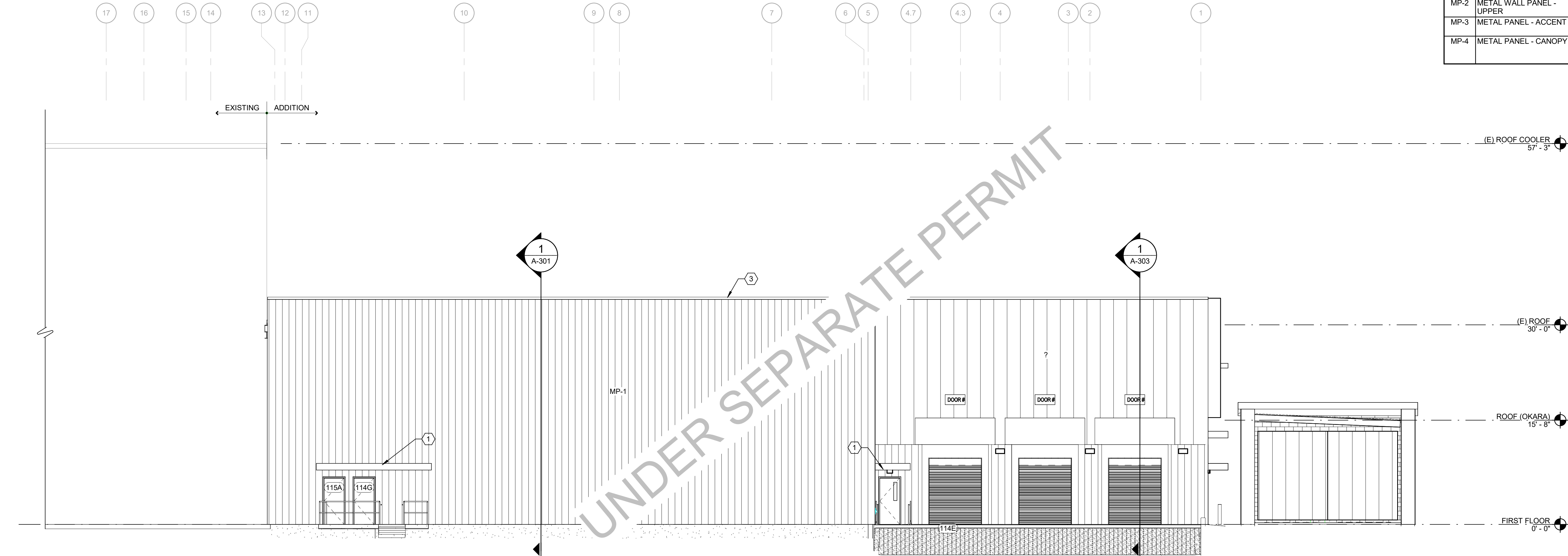
GENERAL NOTES

- REFER TO SHEET A-001 FOR GENERAL NOTES, SYMBOLS, LEGENDS AND STANDARDS.
- REFER TO SHEET A-002 FOR ARCHITECTURAL STANDARDS.
- REFER TO SHEET A-601 FOR DOOR TYPES, FRAME TYPES, AND DOOR SCHEDULE.

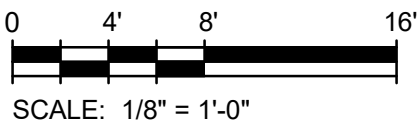
KEYNOTES - EXTERIOR ELEVATION

- STEEL CANOPY, TYP
- PREFINISHED METAL ACCENT FIN
- PREFINISHED METAL FASCIA, TYP
- STEEL ROOF ACCESS LADDER W/FALL ARREST SYSTEM
- LOADING DOCK SHELTER, TYP

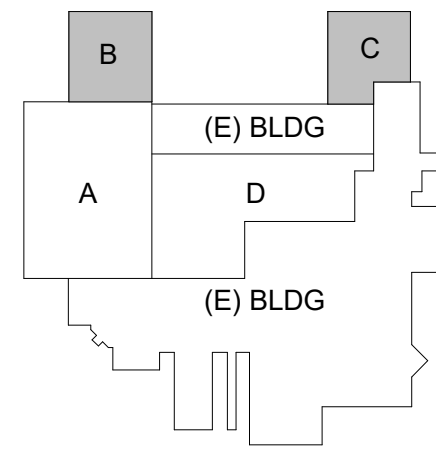
EXTERIOR MATERIALS				
MARK	MATERIAL	MFR	MODEL/COLOR	COMMENTS
MP-1	METAL WALL PANEL - LOWER	CENTRIA	FWDX, 24" WIDTH, 4 SEGMENT, COLONIAL WHITE	
MP-2	METAL WALL PANEL - UPPER	CENTRIA	1W-10A, FLAT, 12" WIDTH, DARK BRONZE	CENTRIA METALWRAP LONG SPAN SERIES BACKING TO MP-1
MP-3	METAL PANEL - ACCENT FIN	KINGSPAN	PULMUONE GREEN	CUSTOM DESIGN PER MRF, CUSTOM FINISH
MP-4	METAL PANEL - CANOPY	-	DARK BRONZE	PREFINISHED ALUMINUM DOOR CANOPY, COLOR TO MATCH CENTRIA DARK BRONZE



2 NORTH ELEVATION CONTINUED - AREA B
A-201 SCALE: 1/8" = 1'-0"



KEY PLAN



PROJECT:



Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:

BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:

TETRA TECH
100 Nickerson Road
Marlborough, MA 01752
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR:

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DRAWN BY:
A. WRIGHT, E. HAN
CHECKED BY:
M. BODSKY
APPROVED BY:
D. ANTHOLZ
DATE
29 MAR 24

SHEET TITLE:

FACTORY EXPANSION AND RENOVATION
EXTERIOR ELEVATIONS

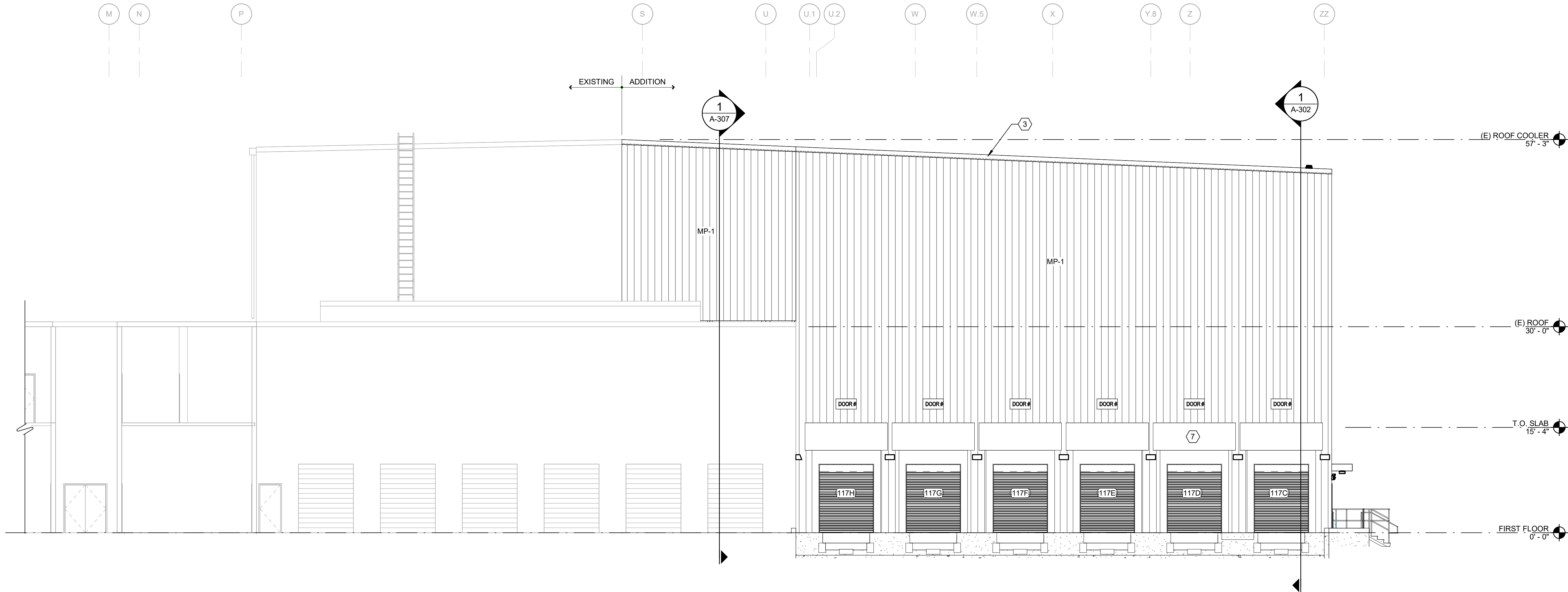
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REV.

A-201

C

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GENERAL NOTES

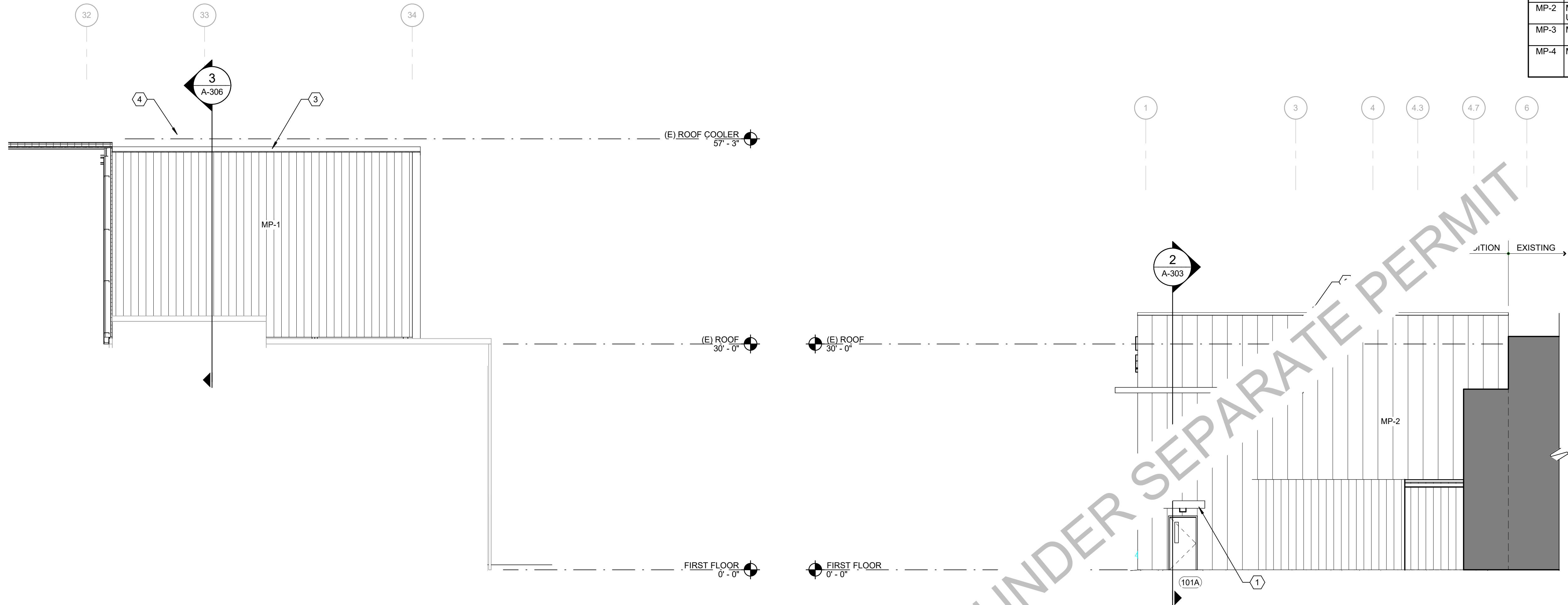
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- REFER TO SHEET A-001 FOR DOOR TYPES, FRAME TYPES, AND DOOR SCHEDULE.

KEYNOTES - EXTERIOR ELEVATION

- STEEL CANOPY, TYP
- PREFINISHED METAL ACCENT FIN
- PREFINISHED METAL FASCIA, TYP
- STEEL ROOF ACCESS LADDER W/FALL ARREST SYSTEM
- LOADING DOCK SHELTER, TYP

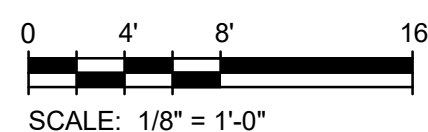
1 PARTIAL EAST ELEVATION - AREA C
A-202 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS				
MARK	MATERIAL	MFR	MODEL/COLOR	COMMENTS
MP-1	METAL WALL PANEL - LOWER	CENTRIA	FWDX, 24" WIDTH, 4 SEGMENT, COLONIAL WHITE	
MP-2	METAL WALL PANEL - UPPER	CENTRIA	1W-10A, FLAT, 12" WIDTH, DARK BRONZE	CENTRIA METALWRAP LONG SPAN SERIES BACKING TO MP-1
MP-3	METAL PANEL - ACCENT FIN	KINGSPAN	PULMUONE GREEN	CUSTOM DESIGN PER MRF, CUSTOM FINISH
MP-4	METAL PANEL - CANOPY	-	DARK BRONZE	PREFINISHED ALUMINUM DOOR CANOPY, COLOR TO MATCH CENTRIA DARK BRONZE

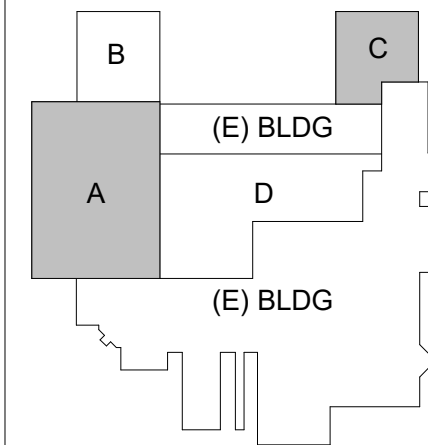


2 PARTIAL SOUTH ELEVATION - AREA C
A-202 SCALE: 1/8" = 1'-0"

3 PARTIAL SOUTH ELEVATION - AREA A
A-202 SCALE: 1/8" = 1'-0"



KEY PLAN



PROJECT:



Pulmuone

Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:



BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:



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SUBCONTRACTOR:

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A. WRIGHT, E. HAN

CHECKED BY:

M. BODSKY

APPROVED BY:

D. ANTHOLZ

DATE

29 MAR 24

SHEET TITLE:

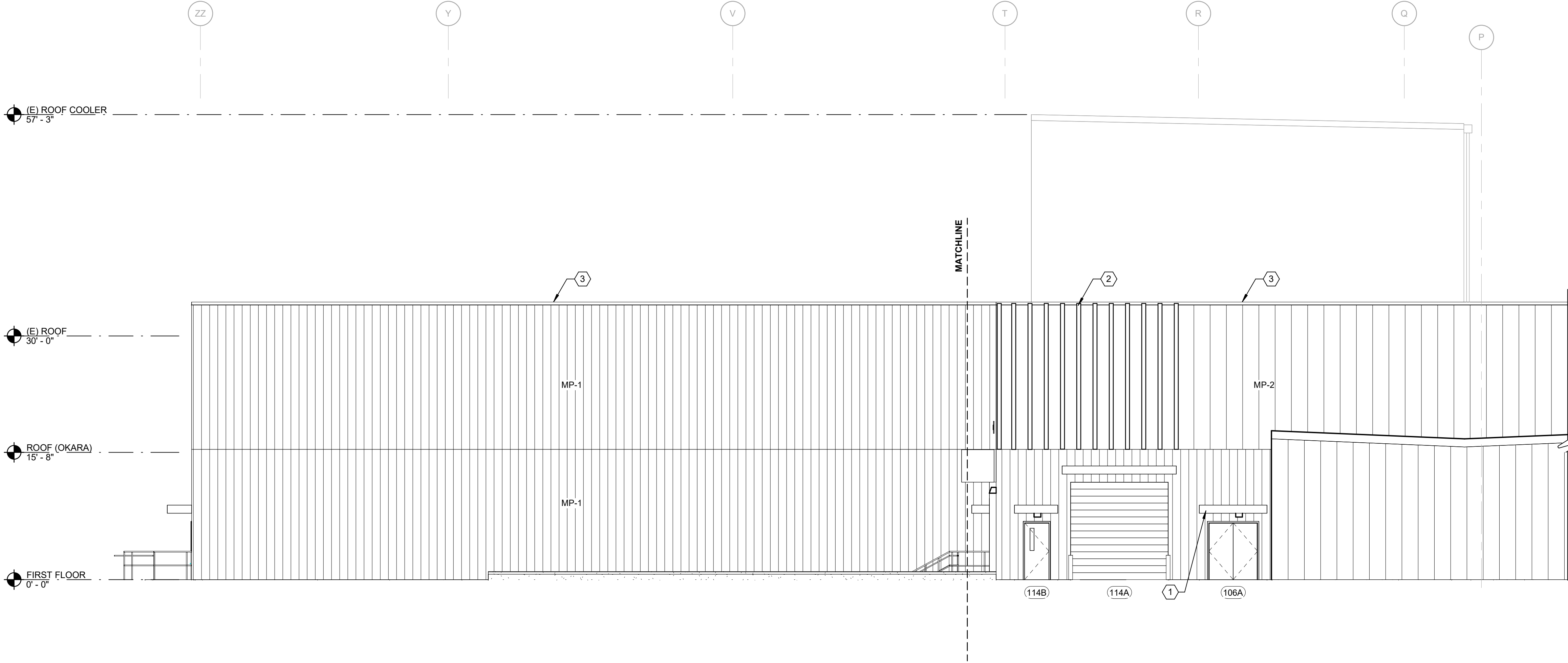
FACTORY EXPANSION AND RENOVATION
EXTERIOR ELEVATIONS

SHEET NUMBER:

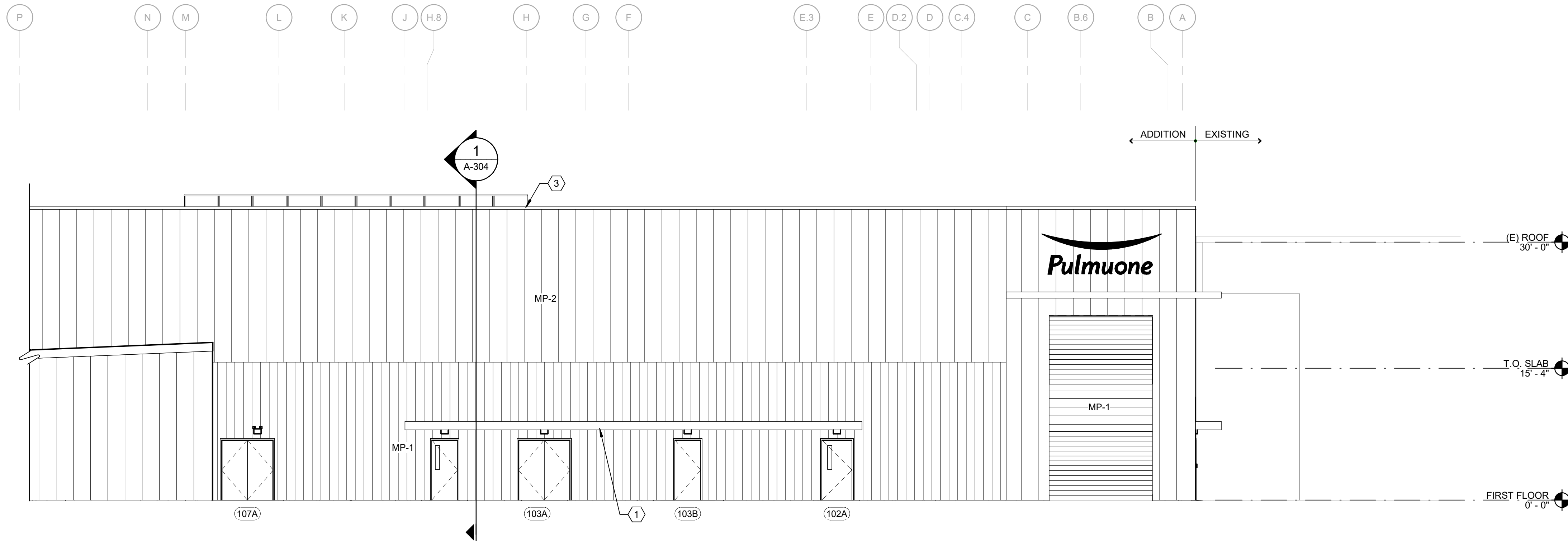
REV.

A-202

C



1 WEST ELEVATION - AREA A & B
A-203 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION CONTINUED - AREA A
A-203 SCALE: 1/8" = 1'-0"

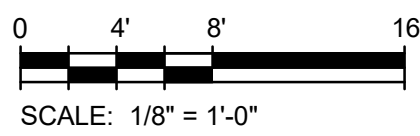
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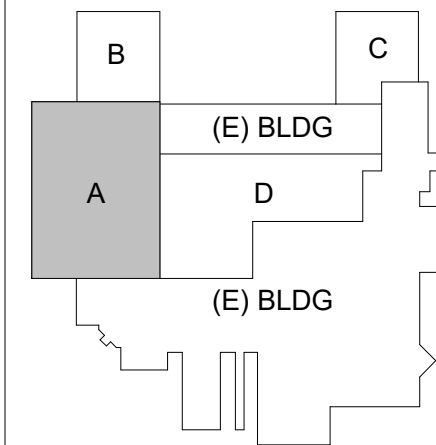
KEYNOTES - EXTERIOR ELEVATION

- STEEL CANOPY, TYP
- PREFINISHED METAL ACCENT FINIS
- PREFINISHED METAL FASCIA, TYP
- STEEL ROOF ACCESS LADDER W/FALL ARREST SYSTEM
- LOADING DOCK SHELTER, TYP

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MP-4	METAL PANEL - CANOPY	-	DARK BRONZE	PREFINISHED ALUMINUM DOOR CANOPY, COLOR TO MATCH CENTRIA DARK BRONZE



KEY PLAN



PROJECT:



Nasoya Food Factory
Expansion and Renovation
Project

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Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:



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DRAWN BY:

A. WRIGHT, E. HAN

CHECKED BY:

M. BODSKY

APPROVED BY:

D. ANTHOLZ

DATE

29 MAR 24

SHEET TITLE:

FACTORY EXPANSION AND RENOVATION
EXTERIOR ELEVATIONS

SHEET NUMBER:

REV.

A-203

C

Project Information		Client Information		Project Details	
Project Name	ABC Project	Client Name	XYZ Corp	Project ID	12345
Project Manager	John Doe	Client Contact	Jane Smith	Start Date	2023-01-01
Project Status	In Progress	Client Address	123 Main St, New York, NY 10001	End Date	2023-12-31
Project Budget	\$1,000,000	Client Phone	(212) 555-1234	Project Phase	Phase 2
Project Scope	Development of a new web application	Client Email	contact@xyzcorp.com	Project Team	Team Alpha
Project Risk	Low	Client Website	www.xyzcorp.com	Project Deliverables	Website, API, Documentation
Project History	Completed projects: 5, On Hold: 2, Cancelled: 1	Client Notes	Client is satisfied with the progress and quality of the work.	Project Next Steps	Complete development and testing.

