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#### Wrentham Planning Board

Wrentham Town Hall, 79 South Street NOTEMBER 1993 Wrentham, Massachusetts 02093 A-3174

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April 17, 2019

#### Special Permits with Site Plan Approval Pursuant to Articles 4.2, 5.3, 7, 9, 15.5 of the Wrentham Zoning By-Laws

#### 500 Thurston Street Wrentham MA

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Project Name:	500 Thurston Street - Gas Station, Convenience Store & Car Wash							
Owner/Applicant:	JAR DAN Enterprises, 72 West St., Foxboro, MA 02035 (Owner) George Aoude, 69 Tumpike Rd., Southborough, MA 01772 (Applicant) John Coukos, 17 Pond View Rd., Holliston, MA 01746 (Applicant)							
Location:	Total Development Area: 166,140± sq. ft. (4 acres) Total Parcel Area: 448,668± sq. ft. (10.3 acres) Assessors' Map, Block, Lot: O-07-4-1							
Zoning District:	Commercial-Industrial 2 (C-2)							
Permits Sought:	Article Permit Required/Use  4.2 (ZBL) Special Permit for Use: Commercial, Service Establishment  7 (ZBL) Site Plan Approval  9 (ZBL) Special Permit  15.5.c (ZBL) Aquifer Protection District  ZBL = Wrentham Zoning By-Laws; GBL = Wrentham General By-Laws							
Application Date:	October 2, 2018							
Public Hearing Dates	1. October 17, 2018       6. February 6, 2019 (no testimony)         2. November 7, 2019       7. February 20, 2019         3. December 5, 2018       8. March 20, 2019         4. December 17, 2018       9. April 3, 2019         5. January 16, 2019       10. April 17, 2019							
Record Documents:	<ul> <li>Plans:         <ul> <li>Site Plan consisting of thirteen (13) sheets entitled "Proposed Site Plan at 500 Thurston Street, Wrentham, MA" dated September 10, 2018, revised through March 29, 2019, prepared by HAWK Consulting, Inc., received October 2, 2018.</li> <li>Photometric Plan consisting of five (5) sheets entitled "Photometric Lighting Plan at 500 Thurston Street, Wrentham, MA", dated March 4, 2019, prepared by ELED Lights.com, received April 15, 2019.</li> </ul> </li> </ul>							
	<ul> <li>Reports: -Application for Special Permit/Site Plan Approval, received October 2, 2018, 6 pages</li> <li>-Community Environmental Impact Statement, received October 2, 2018, 4 pages.</li> <li>-Article 7 Checklist, received October 2, 2018, 4 pages.</li> <li>-Drainage Report, 500 Thurston St., Wrentham, MA, prepared by HAWK Consulting, Inc. &amp; McClure Engineering, Inc., dated September 4, 2018</li> </ul>							

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Record Documents (continued)

- C O P -Form R: Waiver Request Forms, received October 2, 2018, 2 pages.
  - -Hydrogeological Survey for 500 & 524 Thurston St., prepared by KNOLL Environmental, dated March 24, 2006, received October 2, 2018, 73 pages.
  - -Road Safety Audit, Washing Street (Route 1) at Thurston Street, Town of Wrentham, dated August 29, 2017, prepared by Toole Design Group, received October 2, 2018, 35 pages.
  - -Form 11 Soil Suitability for On-Site Sewage Disposal, received October 2, 2018, 8 pages.
  - -Wetland Delineation Letter prepared by MaryAnn DiPinto, PWS of Three Oaks Environmental, dated August 2, 2018, received October 2, 2018, 2 pages.
  - -Correspondence, Fire Department Re: 500 Thurston Street, received October 17, 2018, 1 page.
  - -Peer Review Report Storrmwater, prepared by Professional Services Corporation for Board of Health, received October 18, 2018, 2 pages.
  - -Correspondence, Patrick Dunford, P.E. of 25 High Point Way, Wrentham, MA 02093
  - -Mullen Certificate for October 17, 2018 from Michael McKnight
  - -Peer Review Zoning Bylaws prepared by Beals and Thomas, received November 20, 2018, 8 pages.
  - -Traffic Impact Study for 500 Thurston Street, prepared by Allen & Major, dated December 4, 2018, 20 pages.
  - -Mullen Certificate for November 7, 2018 from Charles Woodhams
  - -Peer Review Zoning Bylaws prepared by Beals and Thomas, received December 19, 2018, 8 pages.
  - -Request for Public Hearing Continuance, received January 24, 2019, 1 page.
  - -Peer Review --Zoning Bylaws prepared by Beals and Thomas, received February 15, 2019, 9 pages.
  - -Peer Review Stormwater, prepared by Professional Services Corporation, received February 19, 2019, 8 pages.
  - -Peer Review Stormwater, prepared by Professional Services Corporation, received March 20, 2019, 13 pages.
  - -Mullen Certificate for February 20, 2019 from Steve Schwarm
  - -Transportation Study Assessment & Appendix for 500 Thurston St., prepared by VAI, dated/received April 3, 2019, 109 pages.
  - -Peer Review Stormwater, prepared by Professional Services Corporation, received April 3, 2019, 14 pages.
  - -Correspondence, Police Department Re: Request for Comments: 500 Thurston St. revised submission, received April 9, 2019, 2 pages.
  - -Correspondence, HAWK Engineering response to Police, received April 10, 2019, 1 page.
  - -Correspondence, Fire Department Re: Request for Comments: 500 Thurston St. revised submission, received April 10, 2019; 1 page.
  - -Correspondence, HAWK Engineering response to Fire, received April 10, 2019, 1 page.

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Decision of the Wrentham Planning Board (hereinafter the Board) on the petition of George Aoude and John Coukos (hereinafter the Applicants), for a Special Permit and Site Plan Approval under Article 4.2.C.2. of the Wrentham Zoning By-laws (ZBL) to construct a new 6,000 square foot convenience store, a 1,920 square foot automated car and truck wash, sixteen (16) fueling station bays, associated infrastructure and parking area on property located at 500 Thurston Street, Wrentham, MA and shown on Wrentham Assessor's Map O, Block 7, Lot 4-1 (hereinafter the Site) and owned by JAR DAN Enterprises of 72 West St., Foxboro, MA 02035 (hereinafter the Owner) by deed recorded in the Norfolk County Registry of Deeds in Book 719, Page 138 & Book 36280, Page 352.

The above referenced Application for a Special Permit and Site Plan Approval was formally received on October 2, 2018. Notice of the public hearing and the subject matter thereof was published in the Sun Chronicle on November 20 & 27, 2018, posted with the Town Clerk's office on November 16, 2018 and abutters were notified by First Class Mail. The public hearing on the Application was opened on October 17, 2018, continued to November 7, December 5, December 19, January 16, 2019, February 6 (no testimony received), February 20, March 20, April 3 and April 17, 2019. During the public hearings, all those wishing to speak to the petition were heard. Following public input the hearing was closed on April 17, 2019.

The following Board members were present throughout the public hearing: Chairman Michael McKnight (Mullen Certification for October 17, 2018), Vice Chairman Charles Woodhams (Mullen Certification for November 7, 2018), Clerk James Lawrence, Members Robert Cass, Stephen Schwarm (Mullen Certificate for February 20, 2019). At the hearing the following people presented the Application: Timothy Callahan of HAWK Consulting, George Aoude and John Coukos (Applicants).

#### **Project Summary**

The project site is located at 500 Thurston Street, which is located on the southern side of the intersection of Thurston Street and Washington Street (Route 1) in Wrentham. The property is zoned C-2, a portion of the site is within the Aquifer Protection Overlay District (15.14).

The proposed project involves the construction of a new 6,000 square foot convenience store, a 1,920 square foot automated car and truck wash, sixteen (16) fueling station bays, associated infrastructure and parking.

The Site Plan, revised through March 29, 2019, the application and the "Environmental Impact Statement" received by the Planning Board on October 2, 2018, demonstrate that the project provides adequate protection to the environment, safety and to the health of the Town residents.

#### Special Permit and Site Plan Approval Criteria and Findings

Article 9.1 of the Zoning By-Law contains the general purpose of Special Permits, including six (6) criteria to be used for the grant thereof so that the requested use will be conducted consistent with the Town's land use objective. Article 9.2 provides for eleven (11) criteria to be considered for the grant of all Special Permits.

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Criteria for Special Permil Decisions (ZBL Article 9.1) COPY

- a. Shall not have vehicular and pedestrian traffic of a type and quantity so as to adversely affect the immediate neighborhood. The immediate neighborhood consists of commercial uses and residential homes are further up Thurston Street. The site improvements will be concentrated to the intersection of Washington Street and Thurston Street.
- b. Shall not have a number of residents, employees, customers, or visitors so as to adversely affect the immediate neighborhood. The proposed use will employ a limited amount of employees and their presence will be limited to the project site.
- c. Shall not have a greater LOT COVERAGE than allowed in the ZONING DISTRICT in which the premises are located. The proposed project will result in greater lot coverage than permitted in the C-2 zoning district. The proposed LOT COVERAGE, for this project is 59.5% where 50% is allowed, the Board finds that the Applicant has proposed to mitigate this by increasing their open space from the required minimum of 25% to 40.5%.
- d. Shall not be dangerous to the immediate neighborhood or the premises through fire, explosion, emission of WASTES, or other causes. There will be no change to the immediate neighborhood due to the threat of fire, explosions or emissions of waste. The Board finds that due to the proposed 24/7 hours of operation the need for safety from potential criminal activities will be imperative for the safety of the workers and patrons of the site and that the Wrentham Police Department shall be consulted in order to ensure safety.
- e. Shall not create such noise, vibration, dust, heat, smoke, fumes, odor, or glare or other NUISANCE or serious hazard so as to adversely affect the immediate neighborhood. Dust and windblown debris during construction will be contained by any means necessary. The Board calls the Applicant's attention to the requirements M.G.L., Chapter 90, Section 16A and regulation 310 CMR 7.11.
- f. Shall not adversely affect the character of the immediate neighborhood. The building has been designed to reflect the New England character of the Town to the extent possible.

#### Criteria for Special Permit Decisions (ZBL Article 9.2)

- a. The project's overall compliance with Articles 4 and 6. The proposed use is allowed upon approval of a Special Permit and Site Plan approval from the Planning Board, as stipulated by the Wrentham Zoning By-laws, Article 4.2: (C.2.) Commercial, Service Establishment. Sheet 2 of 13 of the Site Plan demonstrates dimensional compliance. The Board finds that there is adequate parking provided as shown on Sheet 2 of 13 of the Site Plans submitted.
- b. The impact of vehicular and pedestrian traffic on the neighborhood and the primary and secondary roads and intersections serving the project area and further the environmental effect of the estimated additional residents, employees, customers or visitors will have on the immediate neighborhood. The immediate neighborhood consists of commercial sites and, both Thurston Street and Washington Street (Route 1) are existing roads that have been adequately constructed to address significant vehicular traffic. The estimated employees will create a minimal impact on traffic. Washington Street is a State Highway designed to handle large volumes of traffic.

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- c. Provisions made by the applicant to control litter and to reduce, separate, recycle and/or compost SOLID WASTE generated at the site. The collection and disposal of solid waste will be facilitated by an on-site dumpster. Removal of solid wastes will be by a licensed solid waste contractor.
- d. The impact of the proposed project on the quality of SURFACE WATERS, GROUND WATER, soil, and the environment to include noise, vibration, dust, heat, smoke, fumes, odor, glare or other NUISANCE or serious hazard so as to adversely affect the immediate neighborhood. Proposed drainage has been reviewed by the Planning Board's engineering consultant. It is not anticipated that the proposed project will have a negative effect on surface or groundwater as the project is not within any wetland resource areas and stormwater recharge, as well as septic system recharge, is proposed. Drainage will be further reviewed and approved by the Board of Health. Best Management Practices will be employed and an Operation and Maintenance Plan and Stormwater Pollution Prevention Plan will ensure water quality and stormwater management on site. Minimal blasting/vibration is anticipated and will be properly permitted by the Wrentham Fire Department.
- e. Danger to the immediate neighborhood and/or the community or premises through fire, explosion, emission of WASTES or runoff, or other causes. There will be no change to the immediate neighborhood due to threat of fire, explosions or emission of waste.
- f. The adequacy of proposed water and sewer utilities serving the site. The site will be serviced by an on-site septic system designed for 1,525 GPD that meets Title 5 requirements and is subject to review and approval from the Board of Health. The site's proposed water and fire protection will be supplied by the Town through a twelve inch (12") water main located in Thurston Street and is estimated to use approximately 6,160 GPD per day of domestic water. A recirculating system will be required for the car and truck wash. The Board finds that the water supply is subject to review and approval from the DPW. The Board further finds that, while there is no water moratorium in place, there is concern with the existing water supply in Town and finds that a hydrologic study will need to be performed for the remainder of the site prior to submitting plans.
- g. Provisions made by the applicant to alleviate or eliminate additional demands on the municipal PUBLIC safety services including water, sewer, police, fire protection and ambulance services. No significant demands to the municipal public safety services including water, sewer, police, fire protection and ambulance services are anticipated. Any special wastes on site will require specific fire protection and containment if they are permitted. Emissions from trucks, buildings or cars is monitored by State and Federal Regulations. The Board finds that the automated car and truck wash will be further reviewed and approved by the DPW. Furthermore, the Board finds that the Fire Department requested locating a yard hydrant so as to better service the property in the event of a fire, the location and specifications of which will be further reviewed and approved by the Fire Department.
- h. The relationship of the proposed architecture of the proposed BUILDINGS with the surrounding neighborhood (including, without limitation, the ZONING DISTRICT and all abutting ZONING DISTRICTS). The building has been designed to reflect the New England character of the Town to the extent possible.

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- i. The visual impacts to the surrounding neighborhood (including, without limitation, the ZONING DISTRICT and all abutting ZONING DISTRICTS). The site is currently vacant, with a small amount of existing vegetation. The proposed project will enhance the neighboring intersection and improve the visual impact of the area.
- j. The impact of the project shall not adversely affect the character of the neighborhood. The building has been designed to reflect the New England character of the Town to the extent possible.
- k. The overall economic impact on the town, its residents and surrounding properties beyond those impacts/mitigations outlined in application relating to municipal services. The board shall consider the need for an economic review or similar study to focus on the overall viability of the proponents, tenants, proposed USES, employment, any local area benefits and any other items the Board shall require based on the initial application. The proposed project will increase the economic viability of the Town; it will increase tax revenue and will create local employment.

Therefore, in accordance with Article 9.2, the Planning Board makes the following Findings:

- a. The use shall be in harmony with the intent and purpose of the By-Law The uses proposed are permitted under Article 4 of the Zoning Bylaws, and the project is in compliance with dimensional regulations stipulated by Article 6.
- b. The use shall not be in conflict with public health, safety, convenience and welfare The project as approved will provide adequate protection to the environment, safety and to the health of the Town residents.
- c. The use shall not adversely affect the neighborhood, including the zoning district and all abutting districts The development is in a commercial district and the use will provide a service to the community by providing increased tax revenue and employment opportunities to the area.

#### Criteria for Site Plan Approval (ZBL Article 7.7)

- a. The provision of adequate storm water retention on the site A stormwater drainage system has been designed and will be further reviewed and approved by the Board of Health.
- b. The provisions of adequate access on the site for PUBLIC safety vehicles Adequate emergency access to the new building has been provided.
- c. Minimizing disturbance of existing natural features, including vegetation Every attempt has been made to minimize disturbance of natural features.
- d. Minimizing air and water pollution The proposed uses will have no increased air or water pollution as all emissions are regulated by state and federal laws. The Board calls the Applicant's attention to the requirements of M.G.L., Chapter 90, Section 16A and regulation 310 CMR 7.11.
- e. Facilitating collection and disposal of SOLID WASTES Solid wastes will be disposed of in on-site dumpsters, maintained by the property user. The contractor will remove all waste

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generated by the construction activities and will dispose of these wastes in accordance with applicable laws and regulations. The proposed uses are not anticipated to generate significant quantities of solid waste.

- f. Maximizing pedestrian and vehicular safety and convenience with the site, and between the site and adjoining ways —Internal pedestrian access will be served by ADA accessible sidewalks and crosswalks.
- g. Minimizing the visibility of parking, storage or outdoor service areas from PUBLIC view, and minimizing glare from headlights and facility lighting, through planting or other buffers The property is located in a commercial district along a state numbered road. The site improvements include landscaped areas and trees to aid in screening headlights to the street.
- h. Minimizing intrusion of light from stationary fixtures on the site into adjoining properties Light from stationary fixtures has been minimized and a photometric plan has been submitted.
- I. The character or architectural appearance and arrangement of BUILDINGS The building has been designed to reflect the New England character of the Town to the extent possible.

#### **Aquifer Protection Findings**

Article 15.6 of the Zoning By-Law gives the Planning Board the authority to grant Special Permits for uses within the Aquifer Protection District provided they meet the following criteria:

- 1. In no way, during construction of thereafter, will the proposed use adversely affect the existing or potential quality or quantity of groundwater that is available in the Aquifer Protection District. The Applicant has proposed a stormwater management system meeting the requirements of the DEP stromwater management standards and local requirements.
- 2. The project will be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water related natural characteristics of the site to be developed. Earth removal activities will excavate only the volume of material necessary to accommodate the construction of the new buildings. The change in topography can be accomplished without any adverse effect to the abutting land as vegetation clearing and earth work will be limited to the site. Prior to earth disturbance in any work area, hay bales, silt fence, and limits of work fence will be installed and temporary berms, swales and basins to divert water away from the areas that will be exposed by construction activity will be constructed.
- 3. The Project will be in harmony with the purpose and intent of this By-law, as well as its specific criteria. The Board finds that the proposed project will be in harmony with the purpose and intent of the applicable Zoning By-laws and General By-laws.

The Board finds that pursuant to ZBL Article 18.5, the total allowable free-standing sign square footage for this is eighty (80) square feet and the Applicant has proposed seventy-six (76) square

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feet. The Board further finds that the Applicant may need to apply for a Minor Modification upon obtaining a tenant for the property and tenant specific signage is proposed.

#### Waivers

At their meeting of April 17, 2019, after due consideration of the record documents submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board voted to GRANT the Applicant's request for waivers from the following sections of the Zoning By-law (ZBL):

Article 4.10.2: To allow for a drive through queue length of nine (9) cars instead of the required ten (10). The Board finds that reducing the queue length will not adversely affect the neighboring uses and is in harmony with the intent of the ZBL.

Article 6.4.2.f.: To allow parking areas to be constructed within the yard setbacks. The Board finds that the proposed parking area located along Route 1, is within 30 feet of the property line. The Board further finds that the Applicant has mitigated this by increasing the landscaped areas so as not to adversely affect the State Highway and that Article 6.1.9 authorizes the Planning Board to reduce the setbacks provided there will be no effect on PUBLIC infrastructure and services (see Finding Criteria 7.7.b.), sensitive environmental lands (see Finding Criteria 7.7.c.), the appearance from public ways (see Finding Criteria 7.7.g., 7.7.l., 9.1.f. & 9.2.h.).

Article 6.4.9: To allow the reduction in the required tree shading of a parking lot from 50% to 13%. The Board finds that tree shading is a vital ingredient to reducing the heat island effects that occur in large expanses of pavement and along with aesthetics, trees help to reduce heating and cooling costs and attract and sustain wildlife. The intended use of the property as a gas station for cars and trucks does not allow for the addition of landscaped islands within the parking lot and drive aisles due to pedestrian and vehicular safety. Furthermore, the Board finds that the cost for the trees that are required to attain the 50% shading in a conventional parking lot design on the site is \$21,538.46. That minus the cost for the trees already provided in the proposed design, which is \$5,600.00, would be \$15,938.46. The Board finds that in granting this waiver the Applicant has agreed to mitigate the tree reduction by donating in an amount of \$15,938.46 to the general fund to be used for off-site tree planting to be utilized by the Town's Tree Warden.

Article 7.4.h: Plan prepared by a registered architect including building elevations and one or more prospective colored renderings indicating materials to be used. The Board finds that the Applicant will submit building elevations once a tenant has been chosen to be reviewed and approved by the Board.

#### **Conditions of Approval**

At their meeting of April 17, 2019, after due consideration of the record documents submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board voted to APPROVE the Special Permit & Site Plan Approval with the following conditions:

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### A. Standard Conditions ${}^{\text{C}} {}^{\text{O}} {}^{\text{P}} {}^{\text{Y}}$

- 1. This Special Permit shall run with the land and shall be binding upon the property owners as well as their administrators, successors and assigns.
- The Applicant shall adhere to the Wrentham Zoning By-Laws (ZBL) and all other applicable provisions of municipal law and regulations, federal and state statutes and related regulations promulgated by federal and state agencies.
- Approval is contingent upon curb cut permits being issued by the Massachusetts Department
  of Transportation (MassDOT) in accordance with the endorsed plan. Copies of said permits
  shall be provided to the Planning Board and Building Commissioner prior to the issuance of
  any building permit.
- 4. This Special Permit and Site Plan Approval specifically authorizes the construction of a new 6,000 square foot convenience store, 1,920 square foot automated car and truck wash, sixteen (16) fueling station bays, associated infrastructure and parking area as described within the Record Documents and Criteria Findings of this Decision.
- 5. The Applicant will mitigate the tree reduction (see Waiver for Tree Shading Reduction) by donating in the amount of \$15,938.46 to the general fund to be utilized for off-site tree planting by the Town's Tree Warden.
- 6. The work authorized by this Special Permit and Site Plan Approval shall be solely for the purposes noted within the Criteria Findings and as shown in the Record Documents submitted. Changes to the plan presented in this Application may be made only upon authorization from the Planning Board. Such authorization shall only be granted provided the Board finds that any change requested by the Applicant is not substantially different than the plan presented within the Record Documents of this Decision, and is consistent with the intent and purpose of this Decision. Requests for such change(s) shall be submitted in writing to the Planning Board. The Planning Board reserves the right to solicit comments from other Town Boards, Departments and Committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require either a Minor of Major Modification of this Decision (or other approvals as deemed necessary) if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Insubstantial modifications, such as minor field changes, slight variations in building or site layout and changes that are deminimis in nature shall not require additional review and approval of the Planning Board and may be approved by the Town of Wrentham Building Commissioner.
- 7. This Approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utility installation). Local approvals / permits shall be obtained by the Applicant prior to construction of any portion of the development or off-site improvements that warrant such approvals/permits. All applicable requirements of the Wrentham Board of Health, Wrentham Department of Public Works and all other applicable utilities, are hereby incorporated by references as a requirement of this Decision.
- 8. The granting of this Special Permit does not supersede the necessity of the Applicant to obtain all other applicable Federal, State and Local permits/approvals for conducting the use

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authorized by this Decision. Failure by the Applicant to maintain all other permits/approvals required for said use shall void this Special Permit.

- 9. In accordance with Article 7 of the ZBL, this Special Permit and Site Plan Approval shall lapse within two (2) years from the date of expiration of the appeal period if substantial use, or construction, has not been commenced except in accordance with the law. Any request for an extension of said period of validity shall be considered a Minor Modification of this Special Permit and Site Plan Approval, and such request shall be filed and reviewed in accordance with the procedure specified in Article 9 of the ZBL.
- 10. This Special Permit and Site Plan Approval shall not take effect until the Decision has been recorded at the Norfolk County Registry of Deeds (NCRD) and provided the Planning Board and Building Department with a copy of such recording, including the NCRD Book and Page Number and/or Instrument Number.
- 11. By recording this Special Permit and Site Plan Approval Decision with the NCRD, the Applicant agrees to and accepts the conditions set forth in this Special Permit and Site Plan Approval Decision.
- 12. Any inability, failure or refusal by the Applicant to comply with the Conditions of this Decision, when notified of failure of compliance, may be grounds for immediate denial of building construction or occupancy permit with respect to this project.

#### B. Conditions to be Met Prior to the Start of Construction

- 1. Prior to the commencement of work, the Planning Board shall be provided with the following:
  - a. Five (5) full size, 24" x 36", plan sets, one of which shall be sent directly to the Town's peer review consulting engineer.
  - b. An electronic copy of the plan set in a PDF compatible format.
  - c. A revised photometric plan to be reviewed by the Board's peer review engineer.
- The Applicant shall schedule a Pre-Construction Meeting with the Technical Review Committee.
- 3. Prior to the start of any construction activity on the Site, an initial inspection of the delineated limits of work, erosion control a site stabilization measures shall be performed by Planning Board or its designee. The Planning Board reserves the right to require additional erosion control/site stabilization measures.
- 4. The Applicant shall provide copies of any MassDOT District 5 approvals.
- 5. Prior to commencement of any site work, a minimum of two (2) vertical control benchmarks (one permanent) shall be established and maintained on the North American Vertical Datum of 1988 (NAVD88).
- 6. Prior to commencement of any site work, a copy of the project's National Pollutant Discharge Elimination System (NPDES) filing, including at a minimum, a copy of the Notice of Intent and Stormwater Pollution Prevention Plan (SWPPP) shall be provided to the Planning Board.
- 7. The Applicant shall coordinate with the Fire Department the installation of the fire hydrant along Thurston Street and the dumpster location.

#### C. Conditions to be Met During Construction

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- 1. The Site shall be inspected by an agent of the Planning Board and/or Conservation Commission in the presence of a representative of the Applicant/Developer, in order to monitor the stormwater management system/facilities and erosion control/site stabilization measures. The frequency of inspections may be increased or decreased by the Planning Board and/or its agent based on construction activities. The Applicant/Developer shall be notified in writing of the necessity for such additional measures, and shall complete all such requirements within ten (10) days of receiving said notice, or other time as agreed upon by both the Planning Board and Conservation Commission.
- 2. Excavation, earthwork or disturbance within 100 feet of any state-regulated wetland shall be prohibited, except by authorization of the Conservation Commission.
- 3. All grading and construction shall be performed in accordance with the Plans, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any pollutants or siltation into waterways or resource areas from the site and its associated improvements during construction, and after completion.
- 4. The hours of construction and earthwork proposed shall only occur Monday through Friday between the hours of 7:00 A.M. to 5:00 P.M. and Saturdays 8:00 A.M. to 5:00 P.M. There shall be no construction activity on Sundays or State and Federal holidays, without prior written approval from the Building Inspector.
- 5. The Applicant shall be responsible for ensuring that any trucks involved in on-site construction activities are properly covered and otherwise secured from spilling material along any street outside the site. In the event that such spillage occurs, the Applicant shall be responsible for immediately removing the material from the traveled way. The construction entrances along Thurston Street and Washington Street (Route 1) where trucks enter and exit the site shall be inspected and swept clean whenever necessary.
- 6. Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting exposed grades and for other purposes associated with this approved operation shall require the prior written authorization of the Wrentham Department Public Works. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Inspector prior to its use. Otherwise, the water supply shall be transported to the site from a lawful source outside of the Town of Wrentham or provided by private well.
- 7. For purposes of controlling erosion, all grades exposed for greater than a 30-day period shall be stabilized.
- 8. No driveway opening shall enter over any catch basin nor otherwise serve to preclude the installation of the granite inlet curb and granite transition curbing on either side of the catch basin
- 9. The Applicant shall work with the Wrentham Police Department to ensure placement of lighting and security cameras are sufficient in order to attain the highest level of safety for the employees and patrons and submit revised plans showing said locations to the Planning Board.

#### D. Conditions to be Met After Construction

 Prior to applying for a Certificate of Occupancy, the Operation and Maintenance Plan for Stormwater Management (O&M Plan), including its schedule for inspections and Decision – Wrentham Planning Board
Special Permit / Site Plan Approval; Gas Station, Convenience Store & Car Wash
500 Thurston Street, Wrentham, MA
N O T N GeoFge Aoude & John Coukos (Applicants)
A N Page 12 of 12

maintenance, shall be submitted as a separate document and filed with the Planning Board and Department of Public Works. Said O&M Plan, and all requirements contained therein, is hereby incorporated by reference as a requirement of this Special Permit.

- 2. Unless modified by the Decision, the Site shall be developed, constructed and maintained in accordance with all applicable Federal, State and Local regulations, and as shown on the Plans or as modified by the Conditions of this Special Permit. All required permits and approvals shall be secured by the Applicant at the appropriate stage of construction and copes of all pertinent documents regarding said permits and approvals shall be submitted to the Planning Board in a timely manner.
- 3. The hours of operation for the automated car and truck wash shall be from 6a.m. 10p.m.
- 4. All final grades and installation of improvements authorized by this Decision, or approved modifications thereto, shall be shown on an as-built plan prepared, stamped and signed by a professional land surveyor registered within the Commonwealth of Massachusetts. Copies of said plan shall be submitted to the Planning Board and the Building Commissioner prior to the issuance of a Certificate of Occupancy for the final building on the property.

#### Record of Vote

On April 17, 2019 members of the Planning Board voted to APPROVE the Applicant's Special Permit & Site Plan Approval application for the site improvements as described in the Decision with Conditions at 500 Thurston Street, Wrentham, MA, based on the information received at the public hearing, submittals and the aforementioned Findings.

Michael McKnight, Chairman

Steve Shewarm, Member

Not Eligible
Everett Skinner, Jr., Member

Not Eligible
Thomas Wrynn, Member

Robert Cass, Member

NO NOTICE OF APPEAL RECEIVED 20 DAYS FOLLOWING RECORDING OF NOTICE AND APPROVAL OF PLANS FROM PLANNING BOARD OR BOARD OF APPEALS.

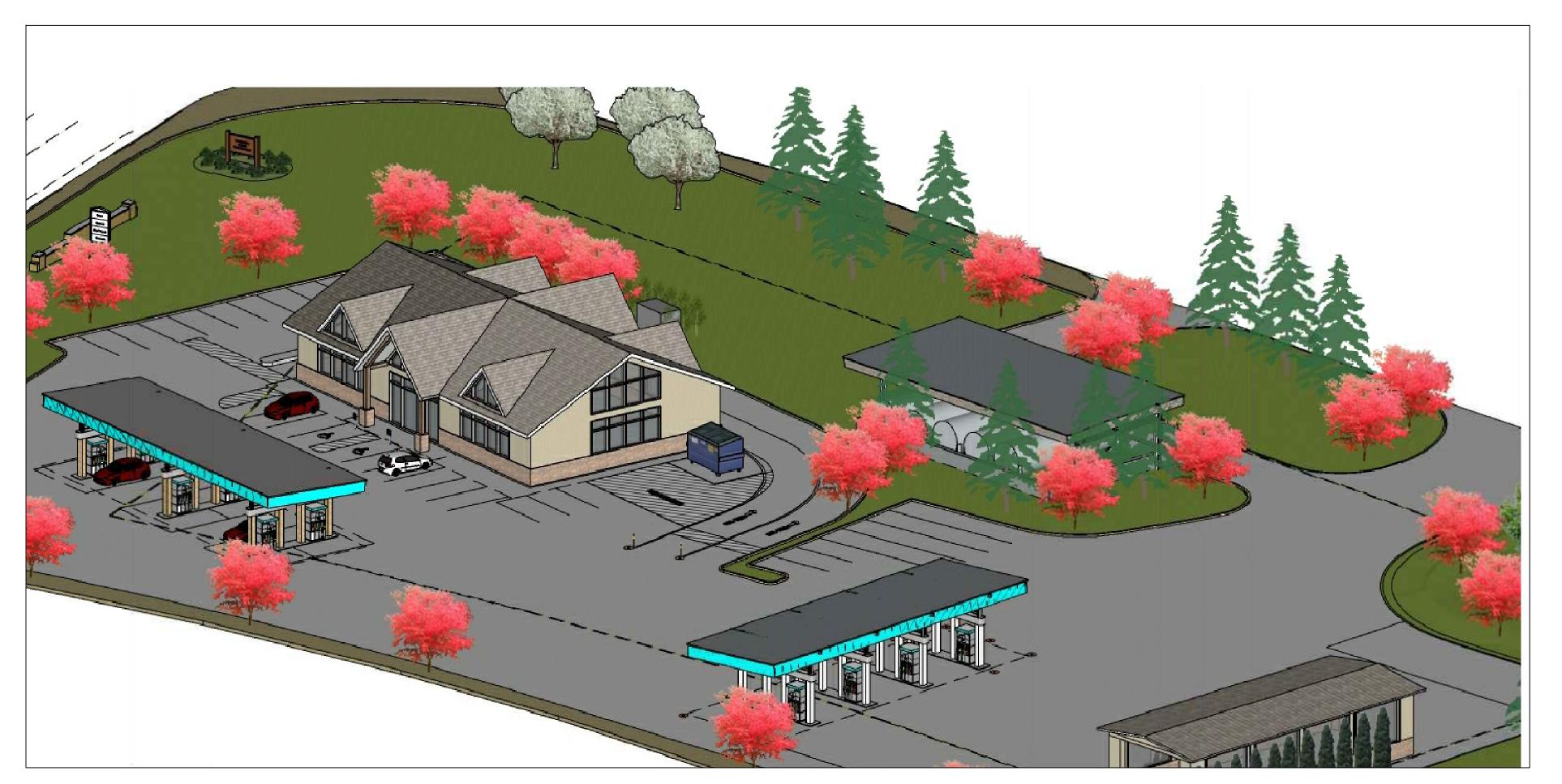
AUG - 7 2019

A TRUE COPY, ATTEST:

May 5, 2019

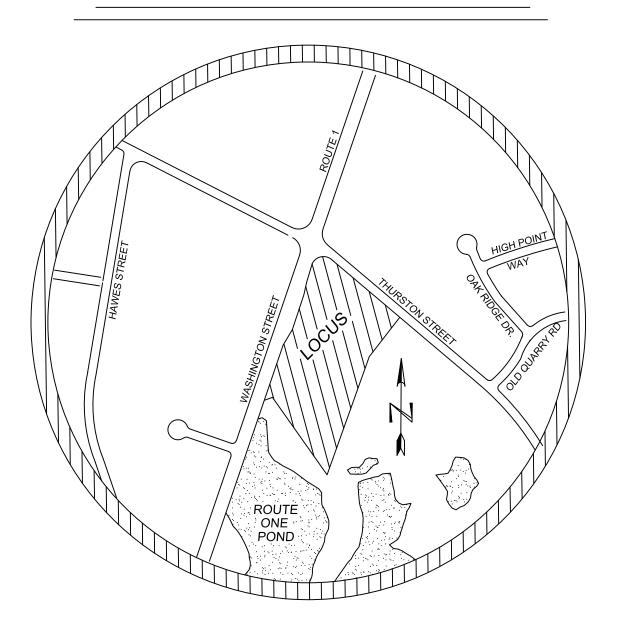
we h. Thompson

# 500 THURSTON STREET, WRENTHAM, MA





# LOCUS MAP



OWNER: JAR DAN ENTERPRISES BOOK 719, PAGE 138 PARCEL ID= O-07\_4\_1\_0 LOT AREA = 4.105 ACRES ZONING: C-2(COMMERCIAL TWO)



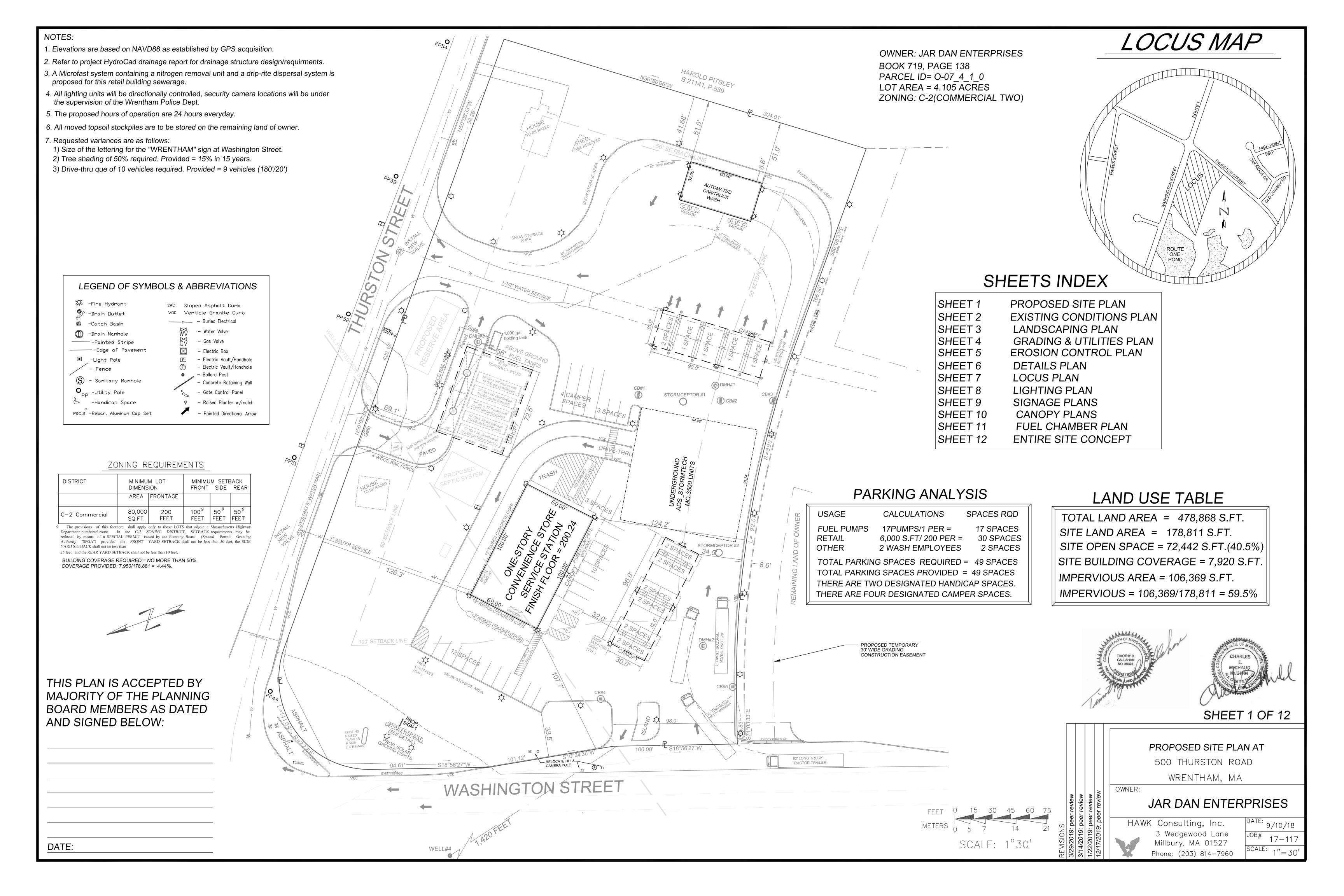


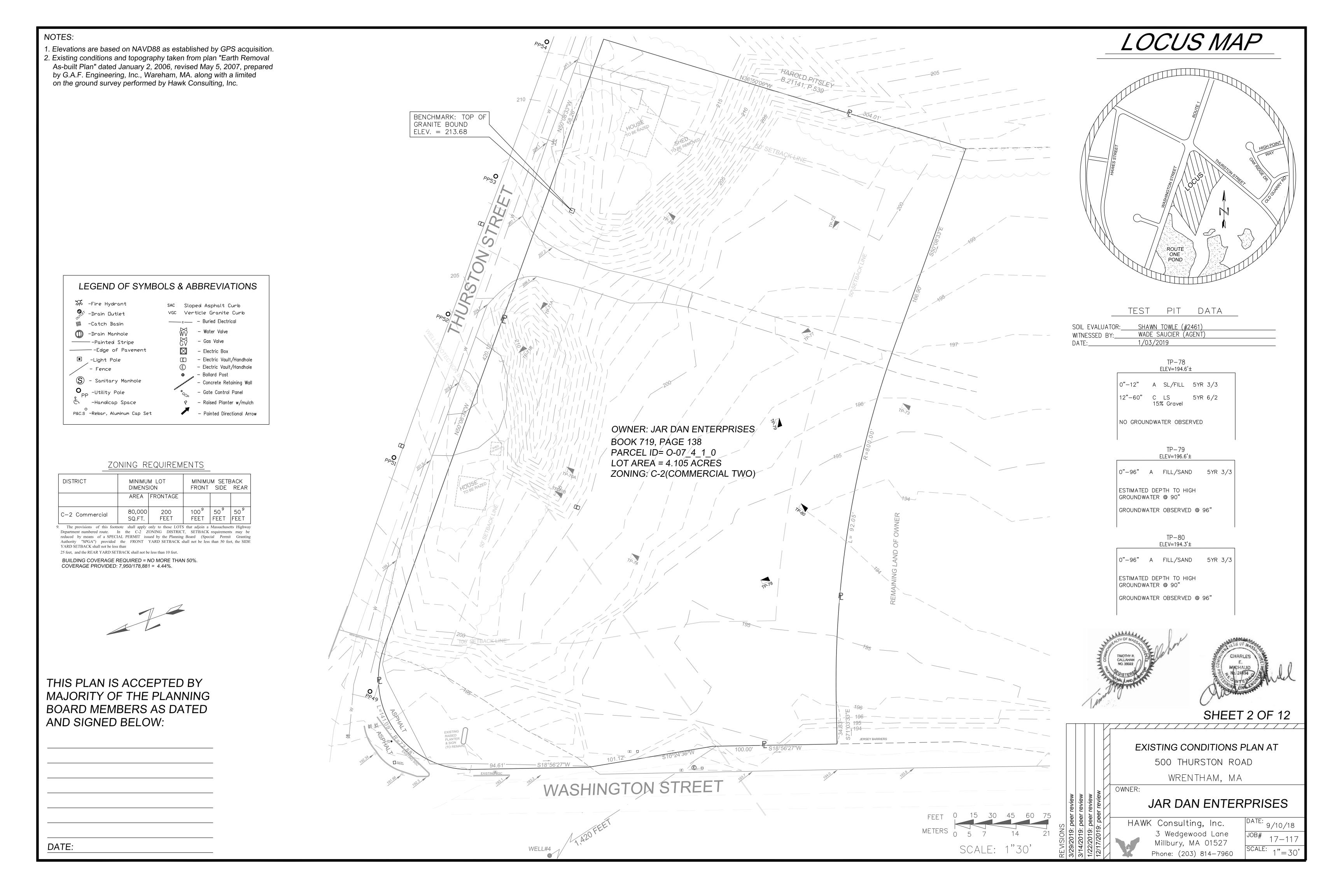
## **COVER SHEET** PROPOSED SITE PLAN AT 500 THURSTON ROAD WRENTHAM, MA

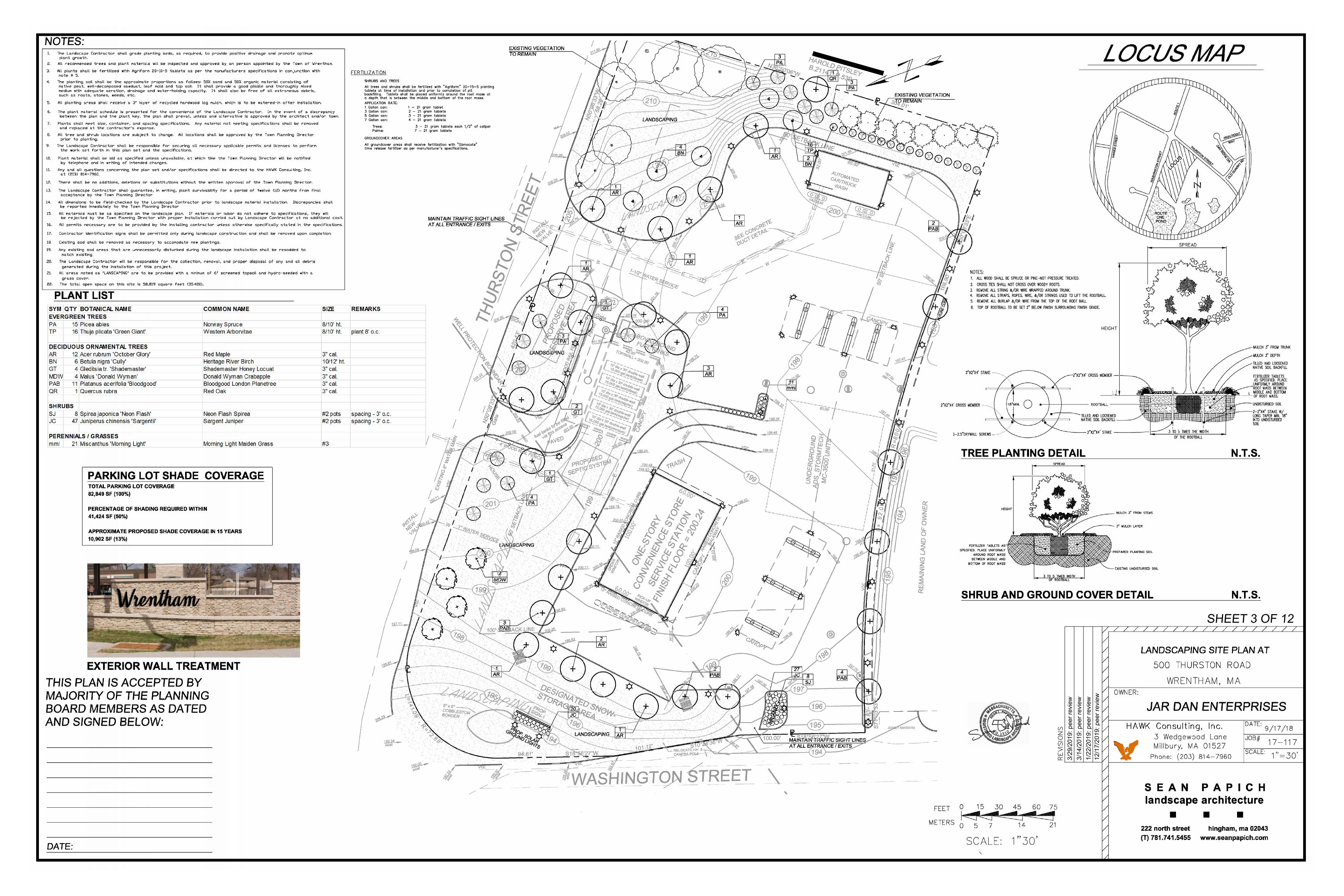
Phone: (203) 814-7960

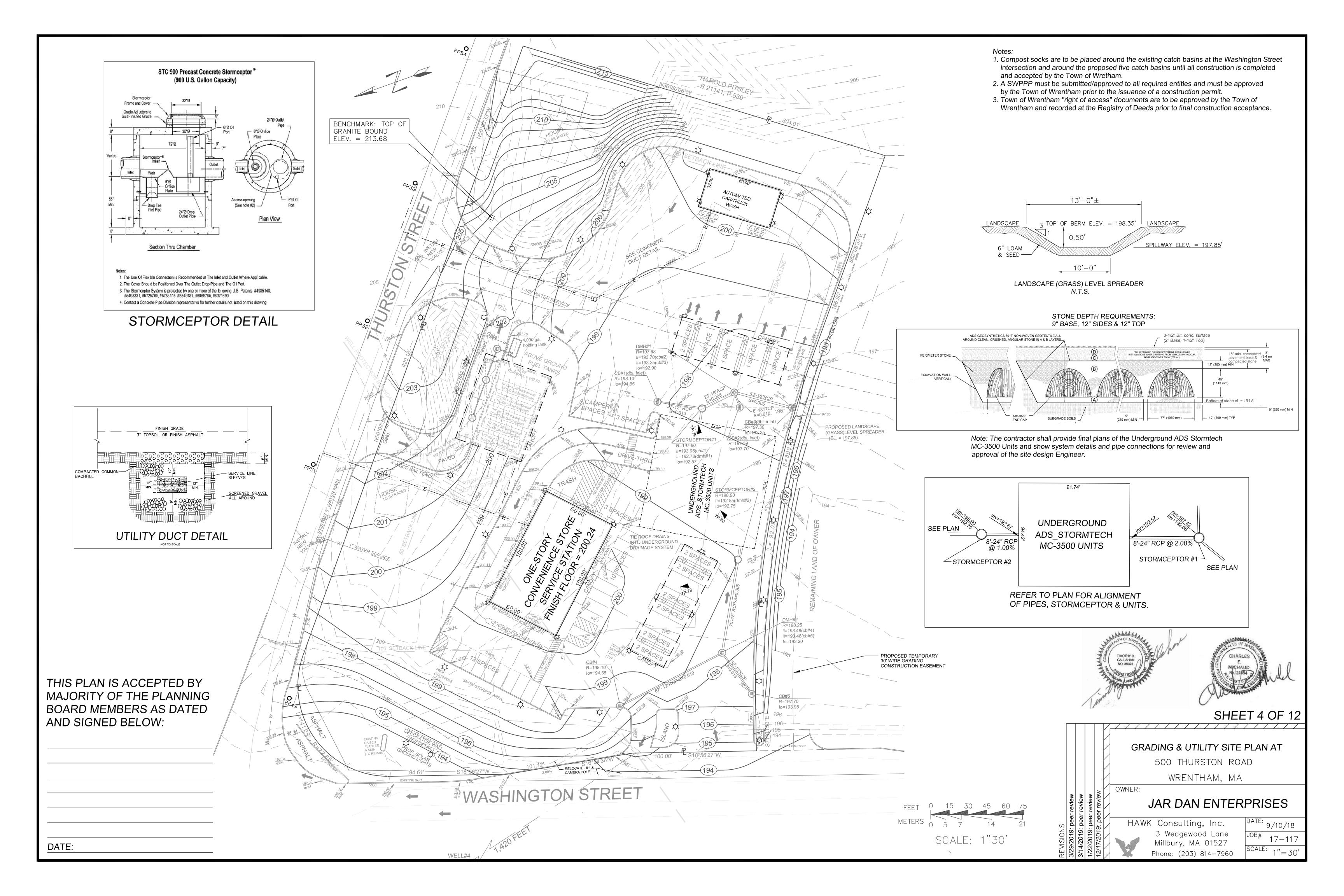
JAR DAN ENTERPRISES

DATE: 12/12/18 HAWK Consulting, Inc. 3 Wedgewood Lane Millbury, MA 01527









<u>RESPONSIBILITIES OF OWNER/PERMITEE</u> THE OWNER / PERMITTEE SHALL: A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT THE OWNER HAS ACQUIRED. 6 TO 8 INCH WIRE STAPLES B. INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS. 1 FOOT OVERLAP THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT PROPERTIES, STORM SEWERS AND WATERWAYS FROM SEDIMENTATION. PROPOSED AREA AVAILABLE - 18 TO 24 INCH STAKES SPACED 1 FOOT ON CENTER AT OVERLAP AND IN THE CONTRACTOR SHALL: - PROPOSED AREA AVAILABLE FOR TEMPORARY STOCKPILE A. INSTALL, MONITOR, AND MAINTAIN ALL OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON CHANNELS. OTHERWISE SPACED 2 FEET ON CENTER FOR TEMPORARY STORMWATER DURING CONSTRUCTION -PLUMBED UP TUBE 1 INCH UPSTREAM AND DRIVE STAKE INTO INDENTATION B. COMPLY WITH ALL PERMIT REQUIREMENTS. CONTROL DURING CONSTRUCTION GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS PRE-CONSTRUCTION CONFERENCE OVERLAP/JOINT DETAIL **PROPOSED** THE PERMITEE, OWNER-OF-RECORD, CONTRACTOR, ENGINEER, AND THE TOWN SHALL HOLD A "PRE-CONSTRUCTION" 15 FEET **EROSION CONTROL** CONFERENCE REVIEW THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL MEASURES. 25 FEET -LEAVE 2-3 INCHES OF STAKE 35 FEET 12" MULCH TUBES 50 FEET CLEANING OF STORMWATER STRUCTURES: CLEAN ALL STORMWATER STRUCTURES INCLUDING, BUT NOT LIMITED TO, PIPES, SWALES, SUBSURFACE RETENTION GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS BASINS, SEDIMENT TRAPS, AND RIPRAP APRONS OF SEDIMENT UPON COMPLETION OF THE PROJECT. LOOSE MATERIAL UPSTREAM OF TUBE -. CONSTRUCTION ENTRANCE: PLACE CLEAN WASHED STONE AT THE SITE ENTRANCES TO THE LENGTH, WIDTH AND DEPTH INDICATED ON THE PLANS AND DETAILS TO HELP REMOVE MUD AND/OR CLODS OF SOIL FROM CONSTRUCTION VEHICLES EXITING FROM THE SITE. ADD ADDITIONAL STONE AS NECESSARY TO MAINTAIN ADEQUATE SERVICEABILITY. PROPOSED AREA AVAILABLE PAVEMENT MAINTENANCE: FOR TEMPORARY STORMWATER THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT PROPOSED TEMPORARY EMBEDMENT STAPLES PLACED 1 INCH-CONTROL DURING CONSTRUCTION -TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S 30' WIDE GRADING UPSTREAM OF TUBE SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, CONSTRUCTION EASEMENT OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO 1. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER. 2. IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE 3. TUBES SHALL BE OF 100% BIODEGRADABLE MATERIAL. CONTAINERS SHALL BE PROMPTLY EMPTIED WHEN FULL. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES PROPOSED TEMPORARY TEMPORARY STABILIZATION MEASURES PERIMETER EROSION & SEDIMENTATION CONTROL CONSTRUCTION STORMWATER BASIN STRAW WATTLE TUBES: INSTALL STRAW WATTLES AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE STRAW PROPOSED TEMPORARY WATTLES INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE STONE CONSTRUCTION LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE HEIGHT. REPAIR AND/OR REPLACE STRAW WATTLES ACCESS (SEE DETAIL) IMMEDIATELY IF DAMAGED OR DETERIORATED. STOCKPILING OR STORAGE OF EXCAVATED MATERIALS: COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH STRAW WATTLES TO PREVENT TRANSPORTATION OF SEDIMENT. PROPOSED **EROSION CONTROL** TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ABUTTING PROPERTY OWNERS. BROOM OFF PAVEMENT AREAS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL 12" MULCH TUBES EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE AS NEEDED AND/OR AS DIRECTED BY THE ENGINEER. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-98, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY. 4" MINIMUM— PERMANENT STABILIZATION MEASURES PROPOSED SUBSURFACE STORMWATER 3-5" DIA. CRUSHED STONE SYSTEM TO BE BULKHEADED AND MAINTAINED DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STONE OR EARTH PILE. MIRAFI 700x FILTER FABRIC UNDER STONE OFFLINE AND NOT USED AS A TEMPORARY STILLING/SETTLING SYSTEM DURING THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEE, AND/OR MULCH CONSTRUCTION IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA. DEWATERING CONSTRUCTION ENTRANCE DETAIL AT NO TIME SHALL EXCAVATION "DEWATERING BE DIRECTLY DISCHARGED TO: CATCH BASIN, DRAIN PIPE NOT TO SCALE WETLAND, STREAM, OR FLOOD PLAIN AREA. . TRENCH & EXCAVATION DE-WATERING WASTEWATER SHALL BE DISCHARGED THROUGH AN "ULTRA PROPOSED AREA AVAILABLE PIPESOCK" OR EQUIVALENT SEDIMENT/OIL FILTER TRAP WITH 12" DEPTH GRAVEL FILTER BERM. FOR TEMPORARY STORMWATER 3. DE-WATERING DISCHARGES SHALL BE DIRECTED TO ON-SITE SEDIMENT CONTROL SYSTEMS AND/OR CONTROL DURING CONSTRUCTION PROPOSED TEMPORARY DIVERSION DRAINAGE SWALES. BERM DURING CONSTRUCTION GENERAL CONDITIONS . IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION. . IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO; ADDITIONAL STRAW WATTLES, HAYBALES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION. WASHINGTON STREET NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, OR OTHER SUCH CONTAMINATED MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, PROPOSED COMPOST OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER, APPROVED BY THE OWNER AND SOCKS AROUND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED CATCH BASINS (TYP.) PROPOSED TEMPORARY AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STONE CONSTRUCTION STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY ACCESS (SEE DETAIL) TEMPORARILY IF, IN THE JUDGMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIAL IN A WATERWAY. ALL TEMPORARY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OF OTHER PARTICULATE MATTER FROM REENTERING A WETLAND OR BVW WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL SHEET 5 OF 12 CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREA EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, EROSION CONTROL PLAN AT REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE TOWN AND STATE AGENCIES. 500 THURSTON ROAD 3. <u>INSPECTIONS:</u> EROSION CONTROL SHOULD BE INSPECTED <u>DAILY</u> OR AFTER A LEGITIMATE STORM EVENT. WRENTHAM, MA Additional Notes: 1. Compost socks are to be placed around the existing catch basins at the Washington Street JAR DAN ENTERPRISES intersection and around the proposed five catch basins until all construction is completed CALLAHAN NO. 35022 and accepted by the Town of Wretham. 2. A SWPPP must be submitted/approved to all required entities and must be approved HAWK Consulting, Inc. 9/10/18 by the Town of Wrentham prior to the issuance of a construction permit.

3. Town of Wrentham "right of access" documents are to be approved by the Town of

Wrentham and recorded at the Registry of Deeds prior to final construction acceptance.

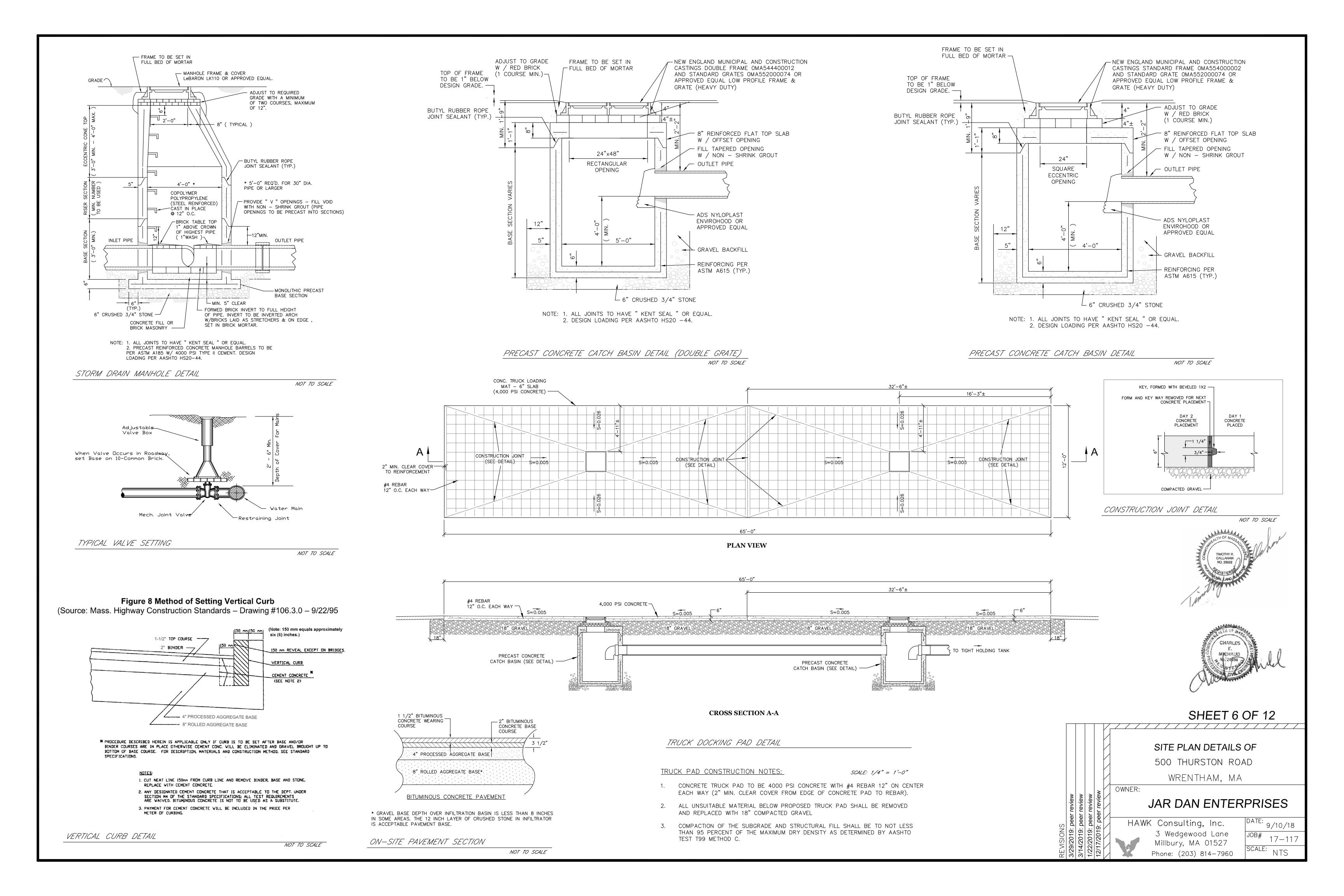
3 Wedgewood Lane

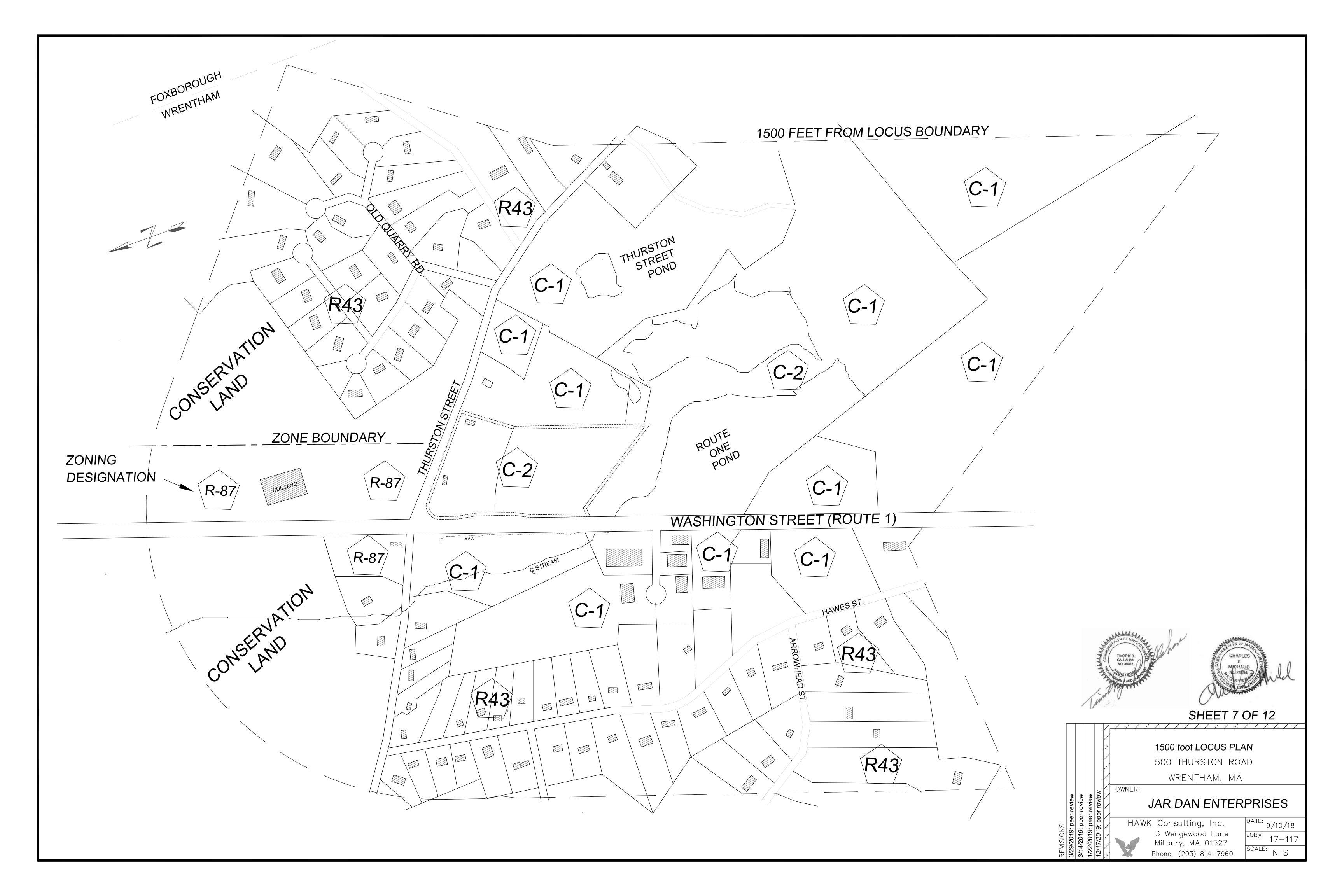
Phone: (203) 814-7960

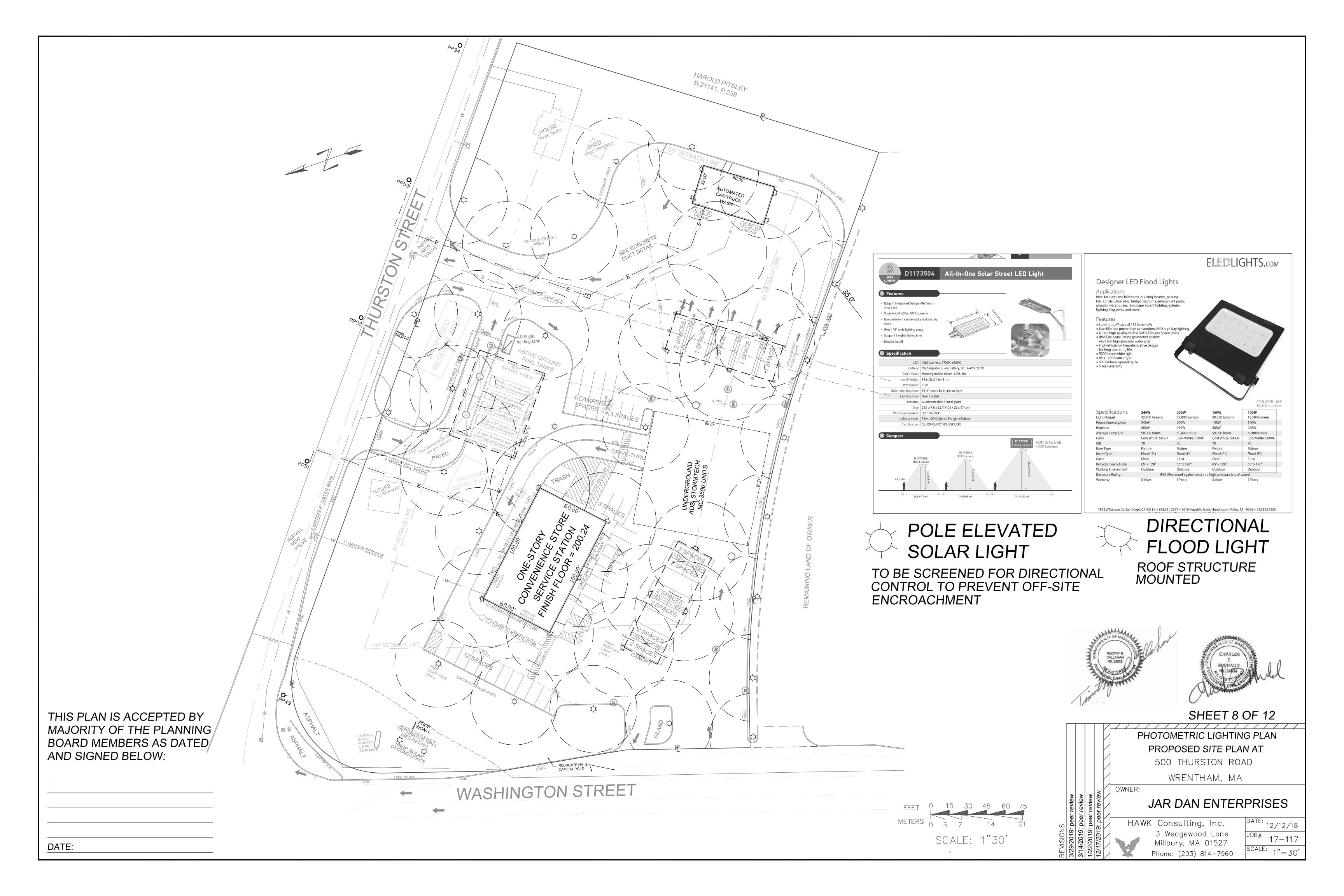
Millbury, MA 01527

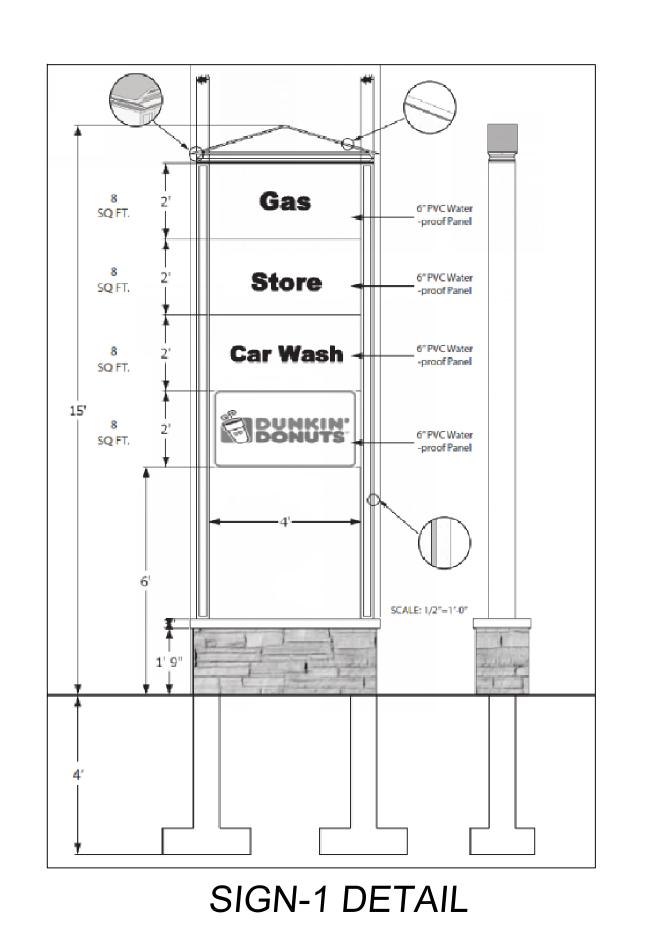
17-117

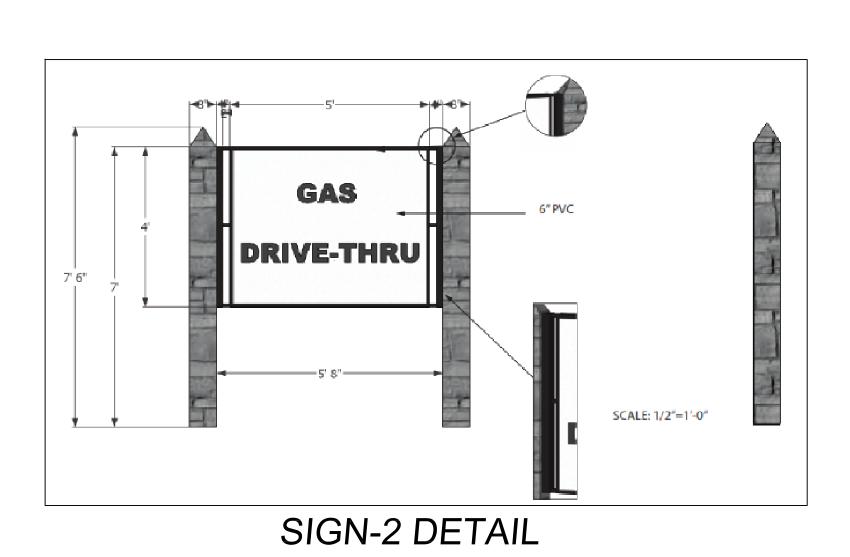
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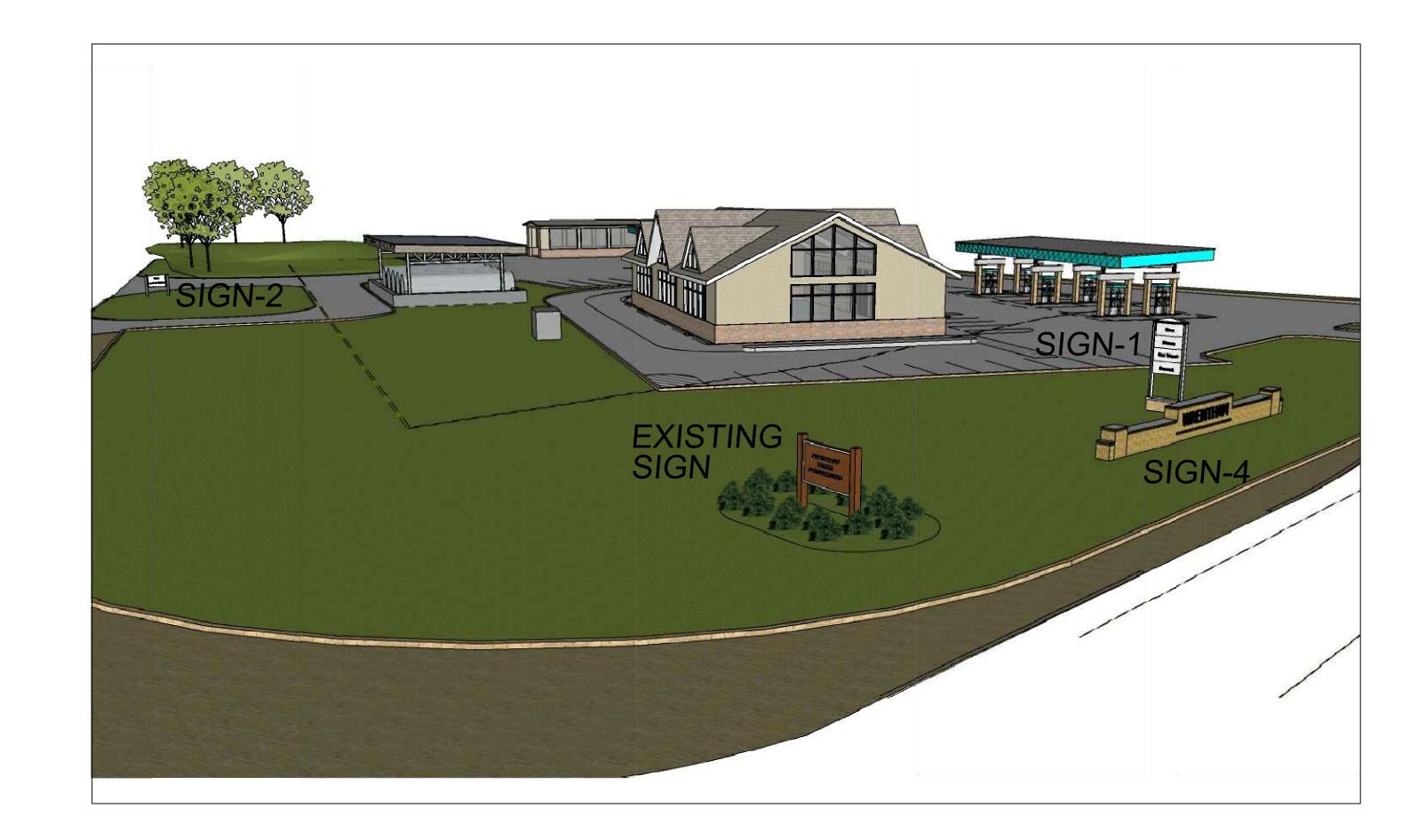














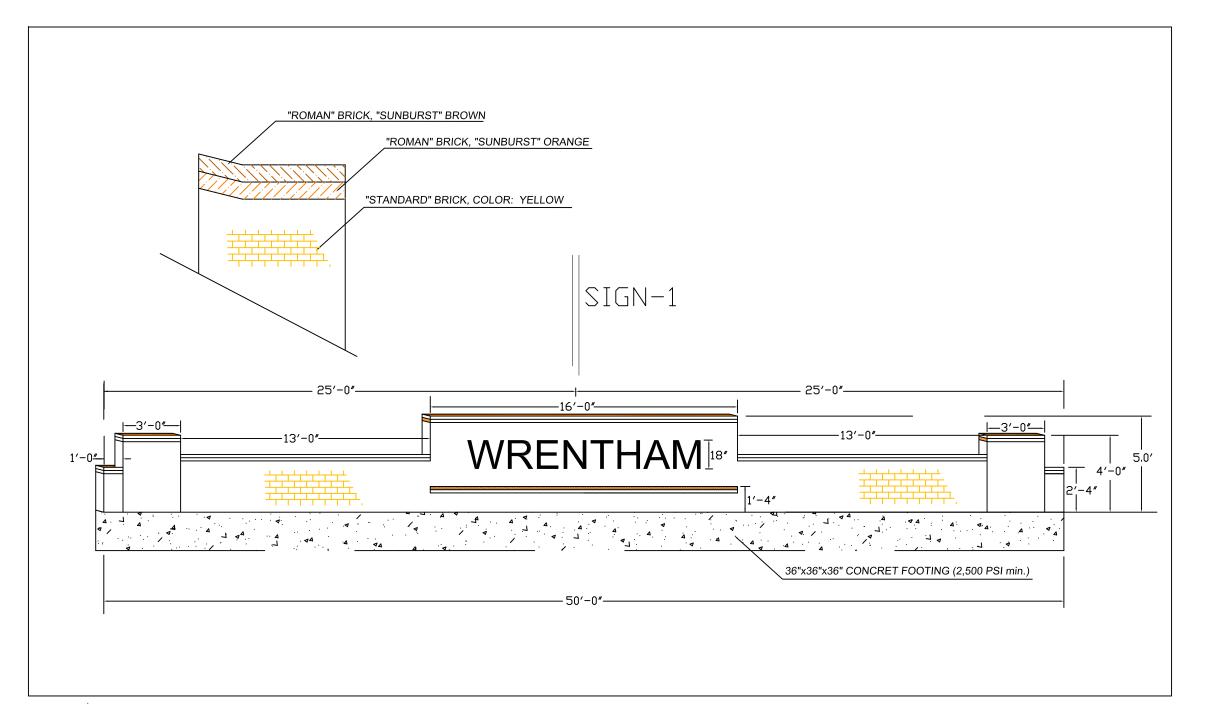
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SIGN-3 DETAIL

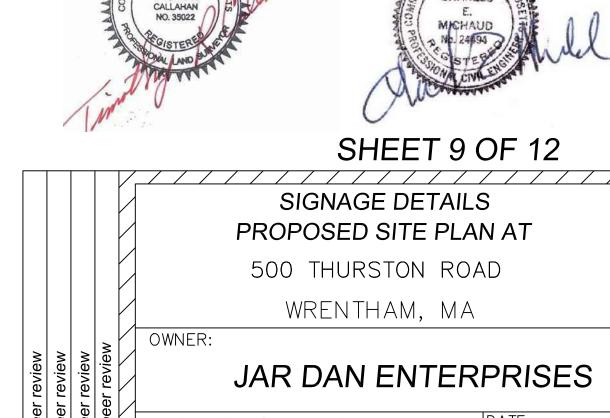


THIS PLAN IS ACCEPTED BY MAJORITY OF THE PLANNING **BOARD MEMBERS AS DATED** 

AND SIGNED BELOW: DATE:



SIGN-4 DETAIL



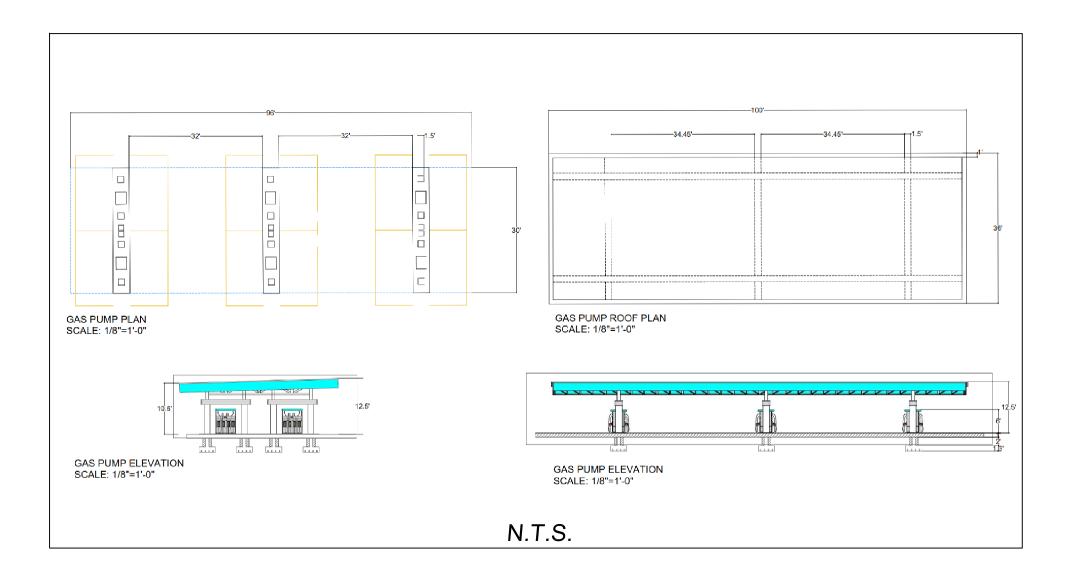
DATE: 12/12/18 HAWK Consulting, Inc. 3 Wedgewood Lane Millbury, MA 01527

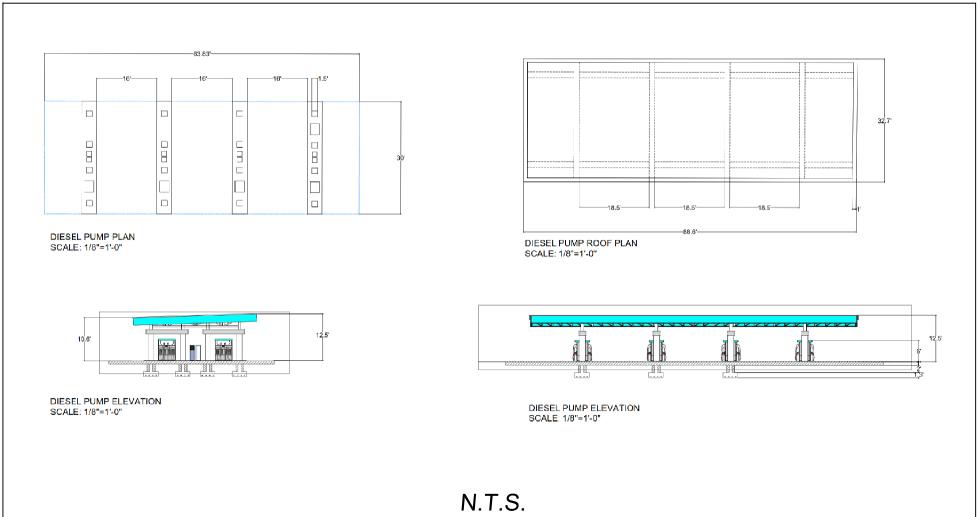
SCALE: 1"=30' Phone: (203) 814-7960

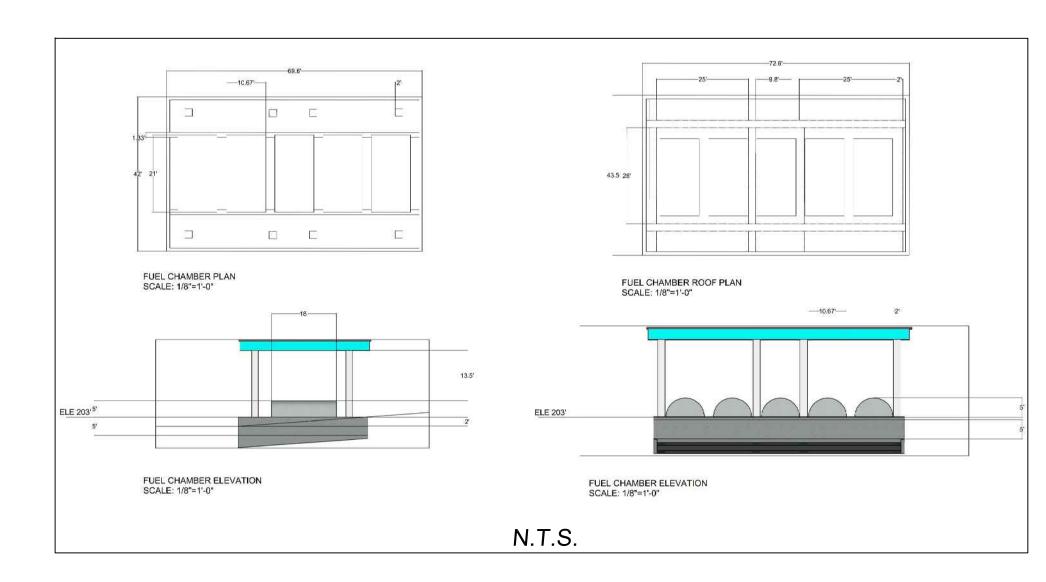












THIS PLAN IS ACCEPTED BY MAJORITY OF THE PLANNING BOARD MEMBERS AS DATED AND SIGNED BELOW:

DATE:









SERVICE CANOPY PLANS/DETAILS

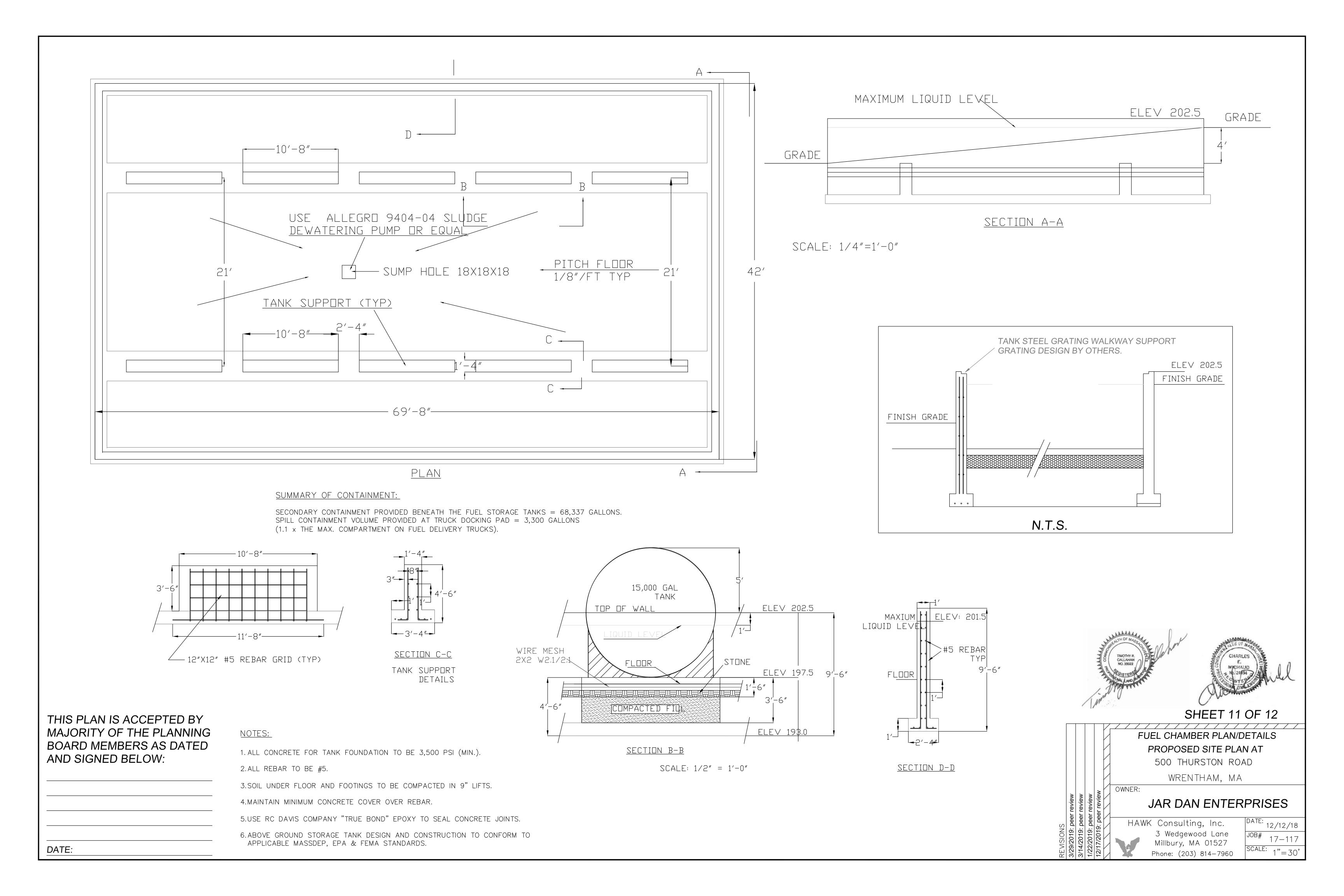
PROPOSED SITE PLAN AT 500 THURSTON ROAD

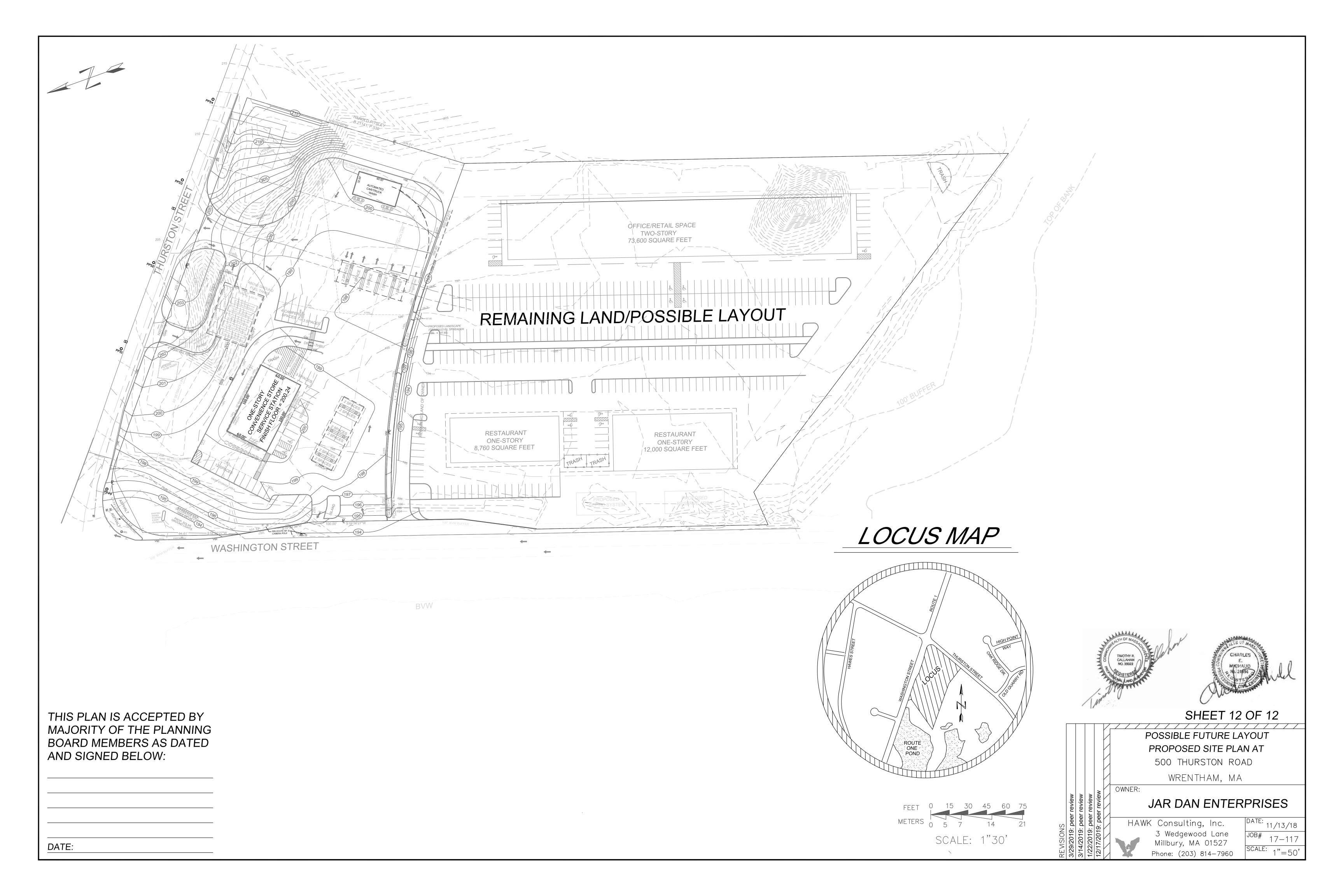
WRENTHAM, MA

JAR DAN ENTERPRISES

HAWK Consulting, Inc. 3 Wedgewood Lane Millbury, MA 01527 Phone: (203) 814-7960

DATE: 11/12/18 JOB# 17-117 SCALE: as noted





Luminaire	Schedul	е										
Symbol	Qty	Label	Arrangement	Total Lamp 1	Lumens	SLLF [	Descripti	on				
•	27	SOLARX050XNN50N	SINGLE	7387		0.900 S	Solar					
	20	FLOODDLX240NN50 F01601	SINGLE	32547		0.900 F	Flood					_
Calculatio	on Summ											Ĺ
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CalcPts_2		Illuminance	FC	3	3.54	102.7	0.0	N.A.	N.A.			(
StatArea 1	1	Illuminance	FC	4	4.75	102.7	0.0	N.A.	N.A.			_
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	3.54	102.7	0.0	N.A.	N.A.
StatArea_1	Illuminance	Fc	4.75	102.7	0.0	N.A.	N.A.



Comments Date # Revisions

Date:3/4/2019
Drawn By: Corey Hobensack
chobensack@eledlights.com
215-355-7200 (x112)

72160 Reinsch Complex ARStuttgart,

Page 1 of 5

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Revisions

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	FC	3.54	102.7	0.0	N.A.	N.A.
StatArea_1	Illuminance	Fc	4.75	102.7	0.0	N.A.	N.A.
_						_	

Total Lamp LumensLLF

7387

32547

Description

0.900 Solar

0.900 Flood

Arrangement

SINGLE

SINGLE

Luminaire Schedule

Qty

27

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Label

SOLARX050XNN50N

FLOODDLX240NN50 F01601

Symbol

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Page 2 of 5

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ELEDLIG

	Comments			
	Date			
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	Re	visi	ons	

Elegant Integrated Design, Alumbria

Superbright LEDs, 4000 Lumers
 Every element cap be easily replace:

Dver 140° ende lighting angle
 Support 5 nights lighting inne

Buttery Recharg
Spiler Parel Manage
Install height 19.8–28
Waterproof IP 63
Sallar stumping time 10-11 h
Laphung time Over 3 n
(Material Allumina

Work temperature -25°C to

United

Date:3/4/2019
Drawn By: Corey Hobensack
chobensack@eledlights.com
215-355-7200 (x112)

Reinsch Complex	Stuttgart, AR 72160
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Page	3	of	5

lcPts_2	Illuminance	FC	3.54 102.7 0.0 N.A. N.A.
Area_1	Illuminance	Fc	4.75   102.7   0.0   N.A.   N.A.
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		A	1.1 0.9 0.6 0.7 1.1 2.3 2.9 2.5 2.7 4 <mark>.7</mark> 3
			2.3 1.5 1.0 0.7 0.7 1.2 1.7 2.0 3.1 8.6
CIER SEE	10		5.5 2.5 1.0 0.6 0.6 0.8 1.3 2.0 4.4 8.4
			11.7 2.2 0.7 0.5 0.5 0.8 1.3 2.4 4.2 1.1
	0.4     0.4     0.4     0.3     0.3     0.2     0.3       0.7     0.6     0.5     0.4     0.3     0.2     0.3		7.4 1.3 0.6 0.4 0.6 1.0 2.0 3.9 3.2 3.5 0.9 0.5 0.5 0.8 1.9 4.8 10.8 5.2
	1.2 0.9 0.6 0.4 0.3 0.2 0.3 1.2 0.3 1.2 0.3 0.3 0.3 0.3 0.3 0.3		0.6 1.0 6.7 29.9 51.4 10.5
,	2.3 1.3 0.8 0.5 0.4 0.4 0.7 0.4 0.7		26.7 78.4
A	3.7 1.7 0.9 0.6 0.5 0.6 1.4		12.6 14/7
	4.0 1.7 0.9 0.6 0.6 0.8 2.2		
Albert Market Ma			2.0 8.3 40/3 28.7 7.0 2.0 2.2
0.3 1.4 1.6 1.4	1.2 0.9 0.7 0.6 0.7 1.2 2.3	3 •3.8 •4.9 •4.7 •2.6	3.0 11.1 31.6 29.8 4.6 2.4 0.8
0.4 0.5 0.6 0.6	*0.6 *0.5 *0.5 *0.7 *1.0 *1.4	1.8 2.2 2.3 2.3	3.0 5.3 8.0 8.2 3.9 3.2 .8
°0.7 °0.7 °0.9 °1.2 °1.0	•0.8 •0.5 •0.4 •0.5 •0.6 •0.7 •0.9	1.1 1.4 1.6 1.8	2.0 2.5 3.2 3.7 4.2 5.9
1.2 1.7 4.0 8.2 6.7	•2.9 •1.3 •0.8 •0.7 •0.8 •0.9 •0.9	A A CONTRACTOR OF	1.5 1.7 2.0 2.5 4.5 7.7

Arrangement

SINGLE

SINGLE

Total Lamp LumensLLF

Avg

7387

Units

32547

Description

Min

Avg/Min Max/Min

0.900 Solar

0.900 Flood

Max

Luminaire Schedule

Qty

27

20

Calculation Summary

Label

SOLARX050XNN50N

FLOODDLX240NN50 F01601

CalcType

Symbol

Label

+

Luminaire	Schedul	e									
Symbol	Qty	Label	Arrangement	Total Lamp	LumensLLF	I	escriptic	n			
+	27	SOLARX050XNN50N	SINGLE	7387	0.9	00 5	Solar				$\top$
10	20	FLOODDLX240NN50 F01601	SINGLE	32547	0.9	00 F	lood				$\top$
G = 1 = 1 = 1 '						·					
Calculati	ion Summ	ary									1
Label		CalcType	Uni	ts	Ava M	ax	Min	Avg/Min	Max/Min		- 1

0.0

0.0

N.A.

N.A.

N.A.

N.A.

102.7

102.7

3.54

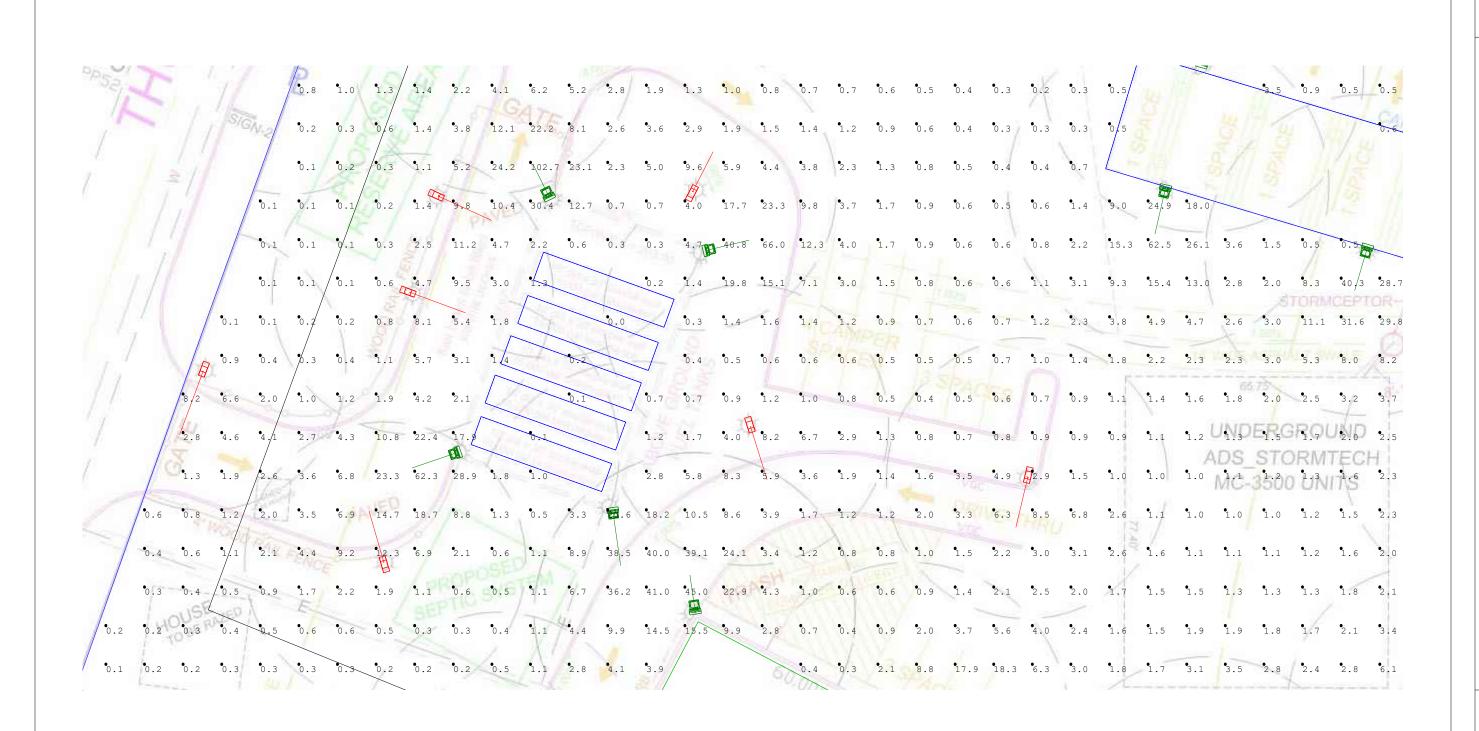
4.75

CalcPts 2

StatArea 1

Illuminance

Illuminance

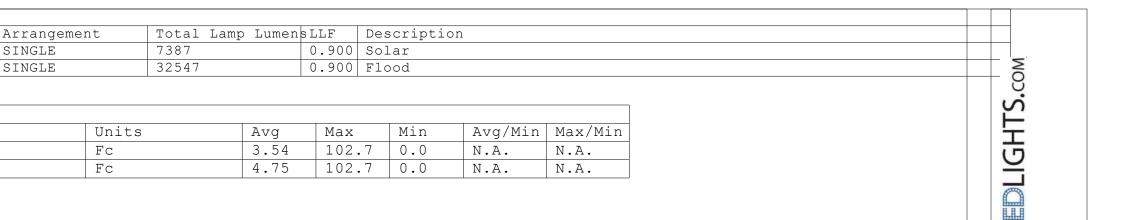


ELEDLIGHTS.con

Comments							
Date							
#							
Re	Revisions						

sch Complex	Date:3/4/2019
_	Drawn By: Corey Hobensack
721E0	chobensack@eledlights.com
gait, AN 72100	215-355-7200 (x112)

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	3.54	102.7	0.0	N.A.	N.A.
StatArea_1	Illuminance	Fc	4.75	102.7	0.0	N.A.	N.A.

Luminaire Schedule

Qty

27

20

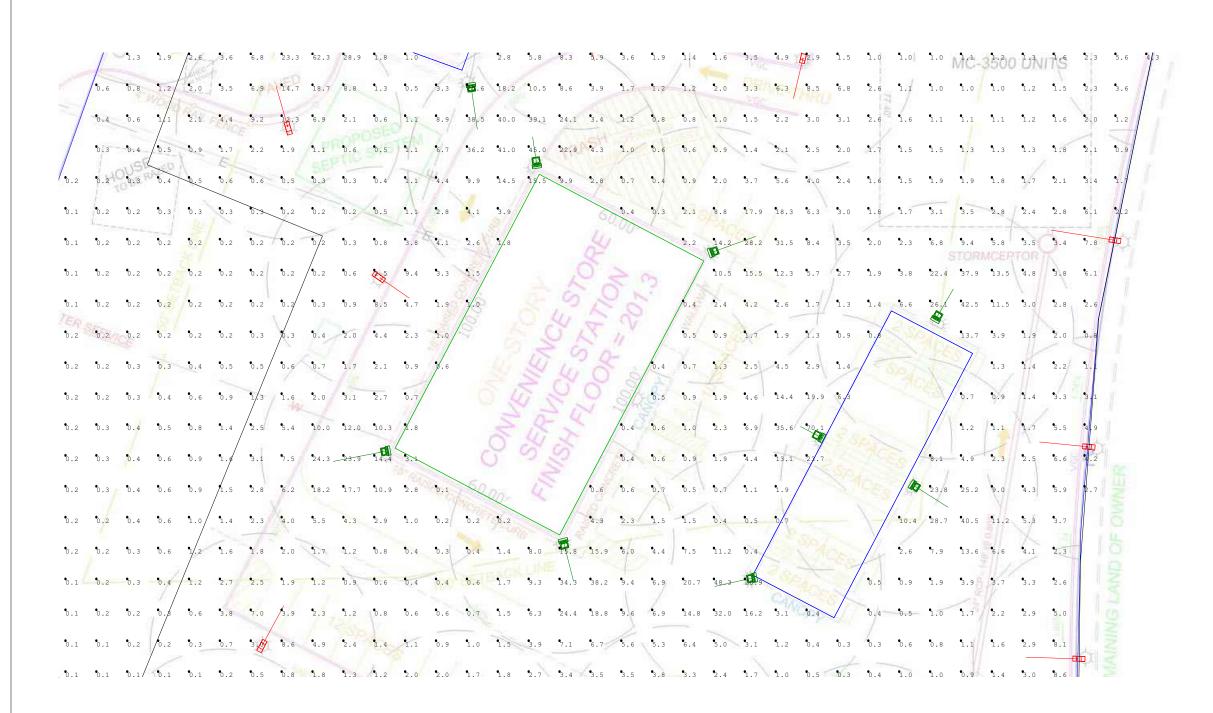
Label

SOLARX050XNN50N

FLOODDLX240NN50 F01601

Symbol

f D



Comments Revisions Date:3/4/2019
Drawn By: Corey Hobensack
chobensack@eledlights.com
215-355-7200 (x112) Complex 721 AR

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Reinsch (

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