



Wrentham Planning Board<br/>Wrentham Town Hall, 79 South Street<br/>N O TWrentham, Massachusetts 02092.<br/>A (\$08) 384-5441 / Fax: (508) 384-3174RECEIVED<br/>TOWN CLERK'S OFFICE<br/>WRENTHAM, MAO F F I C I A WWW.wrentham.fmarus\_rus\_rus\_rus\_rC I A L2019 MAY -2AM 8: 44C O P YC O P YApril 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

500 Thurston Street - Gas Station, Convenience Store & Car Wash				
JAR DAN Enterprises, 72 West St., Foxboro, MA 02035 (Owner) George Aoude, 69 Turnpike Rd., Southborough, MA 01772 (Applicant) John Coukos, 17 Pond View Rd., Holliston, MA 01746 (Applicant)				
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				
Commercial-Industrial 2 (C-2)				
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				
October 2, 2018				
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				
<ul> <li>Plans: -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> <li>Reports: -Application for Special Permit/Site Plan Approval, received October 2, 2018, 4 pages.</li> <li>-Article 7 Checklist, received October 2, 2018, 4 pages.</li> <li>-Drainage Report, 500 Thurston Str., Wrentham, MA, prepared by HAWK</li> </ul>				

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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 A N Page 2 of 12 F I C I A Provide March 29, 2019, 195 pages. 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.

(continued)	<ul> <li>PForm R: Waiver Request Forms, received October 2, 2018, 2 pages.</li> <li>-Hydrogeological Survey for 500 &amp; 524 Thurston St., prepared by KNOLL. Environmental, dated March 24, 2006, received October 2, 2018, 73 pages.</li> <li>-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.</li> <li>-Form 11 – Soil Suitability for On-Site Scwage Disposal, received October 2, 2018, 8 pages.</li> <li>-Wetland Delineation Letter prepared by MaryAnn DiPinto, PWS of Three Oaks Environmental, dated August 2, 2018, received October 2, 2018, 2 pages.</li> <li>-Correspondence, Fire Department – Re: 500 Thurston Street, received October 17, 2018, 1 page.</li> <li>-Peer Review Report – Stormwater, prepared by Professional Services Corporation for Board of Health, received October 18, 2018, 2 pages.</li> <li>-Correspondence, Patrick Dunford, P.E. of 25 High Point Way, Wrentham, MA 02093</li> <li>-Mullen Certificate for October 17, 2018 from Michael McKnight</li> <li>-Peer Review – Zoning Bylaws prepared by Beals and Thomas, received November 20, 2018, 8 pages.</li> <li>-Traffic Impact Study for 500 Thurston Street, prepared by Allen &amp; Major, dated December 4, 2018, 20 pages.</li> <li>-Mullen Certificate for November 7, 2018 from Charles Woodhams</li> <li>-Peer Review – Zoning Bylaws prepared by Beals and Thomas, received December 19, 2018, 8 pages.</li> <li>-Request for Public Hearing Continuance, received January 24, 2019, 1 page.</li> <li>-Peer Review – Stormwater, prepared by Professional Services Corporation, received February 19, 2019, 8 pages.</li> <li>-Peer Review – Stormwater, prepared by Professional Services Corporation, received February 19, 2019, 8 pages.</li> <li>-Peer Review – Stormwater, prepared by Professional Services Corporation, received February 19, 2019, 9 pages.</li> <li>-Peer Review – Stormwater, prepared by P</li></ul>
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**Record Documents** 

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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.

Decision – Wrentham Planning Board Special Permit / Site Plan Approval; Gas Station, Convenience Store & Car Wash 500 Thurston Street, Wrentham, MA NOT N QeoEge Aoude & John Coukos (Applicants) A N A N Page 4 of 12 OFFICIAL OFFICIAL

Criteria for Special Permit 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 little 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 lincluding, 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.
- 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

- 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.
- 2. 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

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- 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.
- 2. The Applicant shall schedule a Pre-Construction Meeting with the Technical Review Committee.
- 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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- 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 carthwork 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.
- 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

1. 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 Fermit / Site Plan Approval; Gas Station, Convenience Store & Car Wash 500 Thurston Street, Wrentham, MA N O T N George Aoude & John Coukos (Applicants) A N 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

Charles Woodhams, Vice Chairman

James Lawrence, Clerk

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.

Steve Showarm, Member

Not Eligible Everett Skinner, Jr., Member

Not Eligible Thomas Wrynn, Member

May 5, 2019

AUG - 7 2019

A TRUE COPY, ATTEST:

Cynthie R. Thompson

TOWN CLE

4012 NO Т NOT 671 Aoun Fundation 19 62. А Ν August, hand and seal this امررده I 0 ΑĹ Ö A C Ŷ P Alas man -2 Commonwealth of Massachusetts August 2741 . D. 1962 Suffolk, 13. Then personally appeared the above named Lengrence J. Flaherty and Ann P. Flaherty and acknowledged the foregoing instrument to be their free act and doed. Refore m Canen passessing My commission expires 7/11/67 Prank D. Branca Recorded Aug.29,1962 at 3h.51m.P.N. MASSACHUSETTS SPECIAL WARRANTY DEED 1 , as Administrator of Veterans' Affairs, an Officer of J. S. Besen, Fr., the United States of America, whose address is Veterans Administration, 600 Vermont Avenue NW., Washington Ġ, 25, District of Columbia, hereinafter called Grantor, for a valuable consideration paid, the receipt of which is hereby acknowledged, grants to Ideard &. Johnson and Annie Johnson, insband and vife, as teached by the entirety, of Horwood, Korfalk Founty, Massachusette , hereinafter called Grantes (s), the followingcounty in the Commonwealth of Massachusetts, described property situated in Mrenthess, Norfolk to wit: The land, with the buildings thereon, situated in Wrenthen, Morfalk County, Massachusetts, bounded and described as follows: by Thurston Street, one immered and 00/100 (180.00) foot; HCRYMELLY by land formerly of John G. Johnson, more recently of Mond M. Wood, three hundred eight and 00/100 (300.00) feet; BOUTSKASTERLY by land of Marry 3, Stringer, three hundred townly five and 03/100 (325,00) foot. BOUTIMESTICALT Said premises are triangular in shape and bounded by iron pipes and contain about 12,000 square fort of land. Said presises are conveyed subject to and with the benefit of expensate, re-strictions, agreements and reservations of record, if any thure be, incolar as the same sty be in force and applicable. For title of grantor see deed of the Home Ormars Federal Savings and Loom Association to J. S. Glaussa, Jr., as Administrator of Veterans' Affairs, recorded with Serfelk County Registry of Seeds. Tomruna with all improvements thereon. -----

4012 TV. 17 -1 -14 3 -- -A -N · A · · N · · . 672 OFFICIAL OFFICIAL TO HAVE AND TO HOLE/the above described property, together with all the improvements thereon and the rights, privilegies, and appurtenances thereun to belonging, unto the said Grantee(s) and to the beins or suc-concore and satigme of said Grantee(s), forever. ł Grantor and his successors in such office, as such, shall warrant and defend all said property units said Grantes (s) and the heirs or successors and assigns of said Grantes (s), against every person claiming or to claim the same or any part thereof, by, through, or under Grantor. In WITNESS WHEREOF, Grantor, on the S. E. L. day of <u>MUCUL</u>, A. D. 1902 has caused this instrument to be signed and scaled in his name and on his behalf by fair third Standy Coan Guar-anty Officer, being thereanto duly appointed, qualified, and acting pursuant to Sections 504 and 609 of the Service monther Readjustment Act of 1944 (58 Stet, 284), as amonded (38 U.S. C. A. 694 (d), 694 (i)), and section 86;4342 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument. 60m ) .{**A**.L.] 0 J. S. GUEASON, JR WITNESS: AS ADMINISTRATOR OF VETERANS' AFFAILS plonned Class \*By (mar) ETTER C. O'BRIES **Joelstaa**k Loss Guaranty officer whose authorization is recorded in Vol. 3297 page 79 .... of the .. records of said county. THE COMMONWEALTH OF MARACROSSTER m au m z ARTOLE 1 CR YOX on Mines atts a construction of firstance Afraires 200 C 2 **1.8.** 012-14 dates has \_\_\_\_\_\_ duaranty Officer of the Veterana Adminand present and the second provides the form of the second in the second s J. S. Blanson, Jres ilso were unterna BY LAND TOTATION AS JAN MANANA LAND and a state of the nir Albaha and Ca for Collins who ..... # W -----.0. 1.210 K GC . • • heeorded Amg. 30, 1962 at 98.4.8. ę ļ i /

#### LTGLAIM DEED

#### OFFICIAL OFFIC I, Michael Johnson of 510 Thurston Street, Wrentham, Norfolk County, Mass Echuketts, for

consideration paid, and in full consideration of one hundred thousand dollars (\$100,000.00), grant to G. Lopes Construction, Inc., 565 Winthrop Street, Taunton, Bristol County, Massachusetts, with quitclaim covenants all of my right, title and interest in the land with the buildings and improvements thereon, situated in Wrentham, Norfolk County, Massachusetts, bounded and described as follows:

#### by Thurston Street, one hundred and 00/100 (100.00) feet; NORTHERLY

SOUTHEASTERLY by land formerly of John G. Johnson, more recently of Maud M. Wood, three hundred eight and 00/100 (308.00) feet;

SOUTHWESTERLY by land of Harry B. Stringer, three hundred twenty five and 00/100 (325.00) feet.

Said premises are triangular in shape and bounded by iron pipes and contains about 12,000 square feet of land.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable.

Said premises conveyed is intending to be the same premises conveyed by special warranty deed to Edward A. Johnson and Annie Johnson dated August 28, 1962 and recorded in the Norfolk County Registry of Deeds at Book 4012, Page 671.

For Grantors reference see deed of J.S. Gleason, Jr. to Edward A. Johnson and Annie Johnson dated August 28, 1962, at Book 4012, Page 671-672, recorded with the Norfolk County Registry of Deeds. Annie Johnson having died on February 2, 1991 and Edward A. Johnson having died on October 5, 1999, the esate of which was probated in the Norfolk County Probate Court, Docket Number RECEIVED AND RECORDED 00P0284EP. NORFOLK COUNTY REGISTRY OF DEEDS

DEDHAM, MA CERTIFY Tillur PO Tonnill WILLIAM P. O'DONNELL, REGISTER

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03 JAN 10 PH 2: 35

Witness my hand and seal this 10th day of January, 2003

Michael Johnson

#### The Commonwealth of Massachusetts

#### BRISTOL, ss.

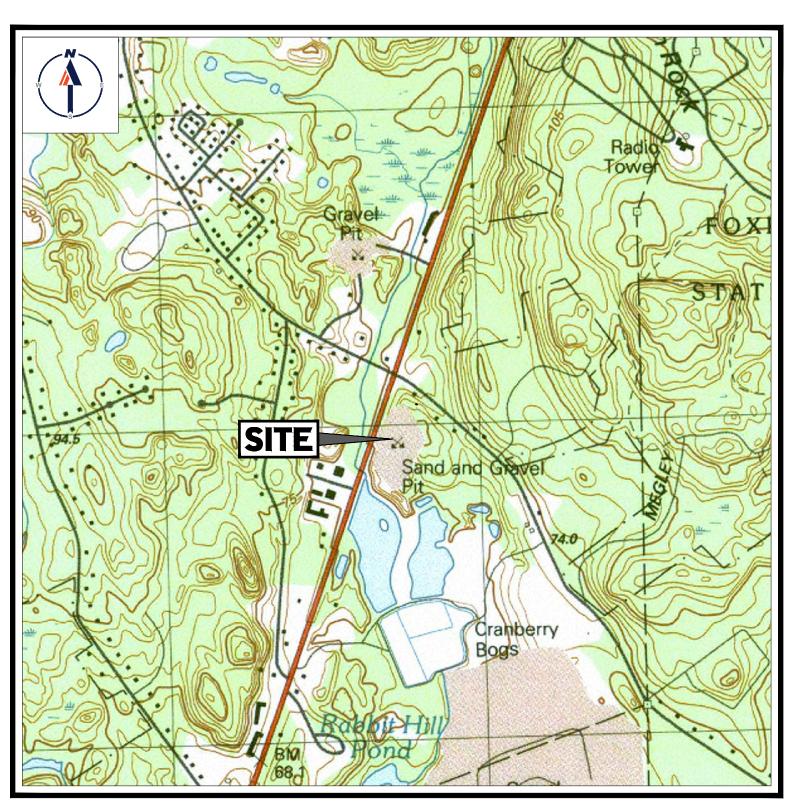
January 10, 2003

Then personally appeared the above named Michael Johnson and acknowledged the foregoing instrument to be his free act and deed before me.



Notary Public: Sect My Commission Expires:

# **PROPOSED SITE PLAN** DOCUMENTS



#### USGS MAP SCALE: 1" = 1,000' SOURCE: WRENTHAM MA QUADRANGLE

## APPROVAL BLOCK

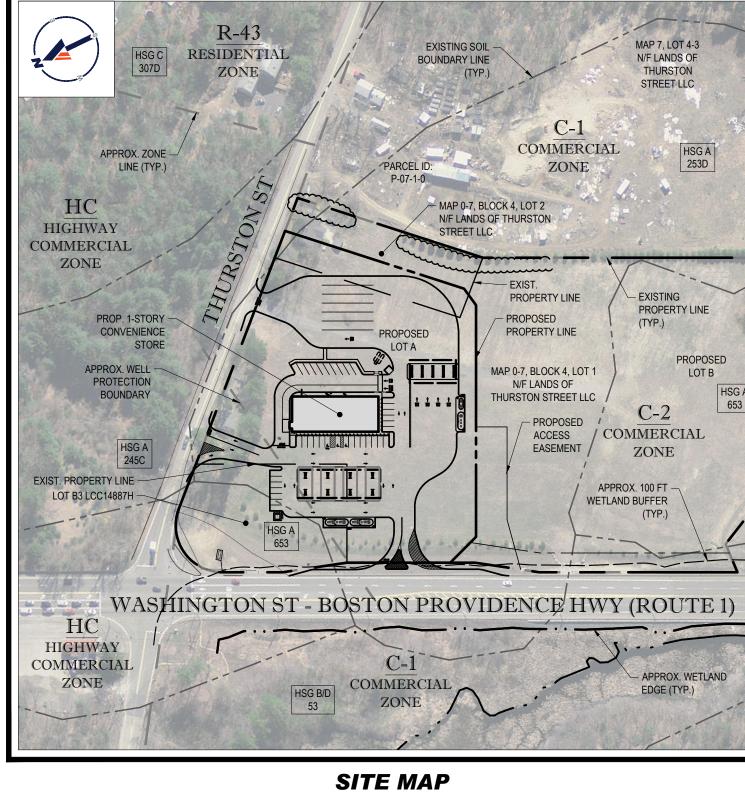
TOWN OF WRENTHAM PLANNING BOARD	
	DATE
	DATE
	DATE

## **500 THURSTON STREET, LLC**

\_\_\_\_\_ FOR \_\_\_\_\_

## PROPOSED **CONVENIENCE STORE AND FUELING STATION**

LOCATION OF SITE **500 THURSTON STREET TOWN OF WRENTHAM** NORFOLK COUNTY, MASSACHUSETTS MAP 07, BLOCK 4, LOTS 1 & 2



SCALE: 1" = 150'

SOURCE: OLIVER MASSGIS AERIAL 2013

## PREPARED BY **BOHLER**//

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1	08/17/2020	PEER REVIEW COMMENTS	CHECKED BY
2	11/16/2020		JMJ CFD/ZAP
			JMJ
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**REVISION 2 - 11/16/2020** 

## **DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
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### GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL 1. SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN
- "EXISTING CONDITIONS PLAN", PREPARED BY HAWK CONSULTING, INC., DATED 09/10/2018. • "APPROVAL NOT REQUIRED", PREPARED BY CONTROL POINT ASSOCIATES, DATED 05/13/2020.
- "TRANSPORTATION STUDY ASSESSMENT", PREPARED BY VANASSE & ASSOCIATES, INC., DATED 04/03/2019 "TRANSPORTATION STUDY ASSESSMENT MEMORANDUM", PREPARED BY VANASSE & ASSOCIATES, INC., DATED 06/17/2020. "RACING MART FUELS - WRENTHAM MA EXTERIOR ELEVATIONS," PREPARED BY PHASE ZERO DESIGN, DATED 06/17/2020.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE THIS IS CONTRACTOR'S RESPONSIBILITY
- ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seg. AND 42 U.S.C. § 4151 et seg.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. 4 CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS. RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF 6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE 7 ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS
- 0. PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST
- 1. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR. 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- 3 THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES FTC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES PAVEMENT STRIPING CURB ETC AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR 13. ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. 14. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- 7 THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE 1 TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME. 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF
- COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL 18. CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND 19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUS ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES. INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES 20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED TO SECURE ALL NECESSARY OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS 21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE INSURANCE HEREUNDER
- 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH 22. THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES. AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT 23. INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, 26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON PRELIMINARY ARCHITECTURAL PLANS. SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING OVERSEEING SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT 2 DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
- 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, 28. PENALTIES AND THE LIKE RELATED TO SAME
- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT
- 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE 30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER 31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT
- ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS. 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S
- STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- 30 AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER. THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

DATE

## **APPROVAL BLOCK**

TOWN OF WRENTHAM PLANNING BOARD DATE

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- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF 1. ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, ELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- ACTIVITY
- STATUTES, LAWS, ORDINANCES AND CODES.

- ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- COMPACTION AND BACKFILL. FURTHER. CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- PROVIDE TO THE OWNER AT THE COMPLETION OF WORK

- IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS: FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034 FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
- FINAL ARCHITECTURAL PLANS
- JURISDICTION OVER SAME.
- MUST BE PROVIDED
- AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION WITH THE AGENCY WITH JURISDICTION OVER SAME.
- SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

## ITILITY PLAN NOTES

#### **GENERAL DEMOLITION NOTES**

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY
- "EXISTING CONDITIONS PLAN", PREPARED BY HAWK CONSULTING, INC., DATED 09/10/2018.
- "APPROVAL NOT REQUIRED" PREPARED BY CONTROL POINT ASSOCIATES DATED 05/13/2020 • "TRANSPORTATION STUDY ASSESSMENT" PREPARED BY VANASSE & ASSOCIATES, INC., DATED 04/03/2019
- "TRANSPORTATION STUDY ASSESSMENT MEMORANDUM" PREPARED BY VANASSE & ASSOCIATES INC. DATED 06/17/ • "RACING MART FUELS - WRENTHAM MA EXTERIOR ELEVATIONS," PREPARED BY PHASE ZERO DESIGN, DATED 06/17/202
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFE" AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SIT THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISH
- REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSAI **IMPROVEMENTS** CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICA SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS
- RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTI IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, S REQUIREMENTS, STATUTES, ORDINANCES AND CODES. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHE
- THE DURATION OF THE PROJECT. SITE WORK, AND DEMOLITION WORK B.NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT,
- C.INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE
- D.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION EXCAVATION
- E.LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTR FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUS APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED
- G.ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY ( THE PROJECT PLANS AND SPECIFICATIONS THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNE AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COM
- H COORDINATION WITH UTH ITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER. I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRES
- CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MU AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY
- THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMEN THER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REF CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORA CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDA THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PL/ DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM. OR INCIDENTAL TO, DEMOLITION ACTIVITIES.
- BACKFILL MATERIALS. AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORM GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVI ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABL PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVEL STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMAN
- RAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION REL RIGHT-OF-WAY
- CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE THER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNM ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WIT GOVERNMENTAL AGENCIES WITH JURISDICTION. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTER
- AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT ST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A M
- PERSONS AT ANY TIME CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO. THE INSTAL
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. A PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTION WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO ROMPTLY PROVIDED TO THE OWNER UPON REQUEST
- 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING L RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

## ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVELEROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE. BUT ARE NOT LIMITED TO THE FOLLOWING: PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

- CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION. MODIFICATION. REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES CONTRACTOR MUST VERIEV EXISTING FLEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS. IN WRITING, BEFORE COMMENCEMENT O WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIEV THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. JE ANY NON-CONFORMANCE IS OBSERVED OR EXISTS CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS SSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY 4. BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY, PRIOR TO THE START OF CONSTRUCTION CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL. STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND 5. CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES,

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR PRIOR FOR WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR PRIOR FOR WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR PRIOR FOR WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION.

ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC, ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED N THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING MAT AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES, STATUTES, LAWS, ORDINANCES AND CODES, SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR WNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND

ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR FILL COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST,

AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION

AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY

LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE PRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND LITILITY INVERT FLEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

WALL WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS. IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT \_ PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE

FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE

SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER

WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE

29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER. WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK

ENERAL DEMOLITION NOTES			
THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:		TYPICAL	ABB
<ul> <li>"EXISTING CONDITIONS PLAN", PREPARED BY HAWK CONSULTING, INC., DATED 09/10/2018.</li> <li>"APPROVAL NOT REQUIRED", PREPARED BY CONTROL POINT ASSOCIATES, DATED 05/13/2020.</li> <li>""TRANSPORTATION STUDY ASSESSMENT", PREPARED BY VANASSE &amp; ASSOCIATES, INC., DATED 04/03/2019.</li> <li>"TRANSPORTATION STUDY ASSESSMENT MEMORANDUM", PREPARED BY VANASSE &amp; ASSOCIATES, INC., DATED 06/17/2020.</li> </ul>	KEY	DESCRIPTIO	N
• "RACING MART FUELS - WRENTHAM MA EXTERIOR ELEVATIONS," PREPARED BY PHASE ZERO DESIGN, DATED 06/17/2020. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS	BC	BOTTOM CURB	
AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.	тс	TOP CURB	
BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.	BOC	BACK OF CURB	
THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.	BW	BOTTOM OF WALL GRA	JDE
CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE	TW	TOP OF WALL	
SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES,	EXIST.	EXISTING	
REQUIREMENTS, STATUTES, ORDINANCES AND CODES.	BM.	BENCHMARK	
PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:	EOP	EDGE OF PAVEMENT	-
THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.	ଜ	CENTERLINE	
B.NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.	FF	FINISHED FLOOR	
D.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY	V.I.F.	VERIFY IN FIELD	
EXCAVATION.	GC	GENERAL CONTRACTO	JR
E.LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE	HP	HIGH POINT	
APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.	LP	LOW POINT	
F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.	TYP.	TYPICAL	
G.ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.	INT.	INTERSECTION	
H.COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED	PC.	POINT OF CURVATUR	E
PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.	PT.	POINT OF TANGENCY	1
I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.	PI.	POINT OF INTERSECTION	
THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.	PVI.	POINT OF VERTICAL INTERSECTION	
THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY	STA.	STATION	
OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION	GRT	GRATE	
CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.	INV.	INVERT	
THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.	DIP	DUCTILE IRON PIPE	
CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED	PVC	POLYVINYL CHLORIDE F	
BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER	HDPE	HIGH DENSITY POLYETH PIPE	YLENE
ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.	RCP	REINFORCED CONCRE PIPE	ΞTE
EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS	S	SLOPE	
REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.	ME	MEET EXISTING	
CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.			
CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.		TYPI	CAL
DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.		EXISTING	
THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL. STATE,			PROPER
AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION"			EASEN
			CUI
CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.		0	STORM M
CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.		\$	SEWER M
THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE		<u> </u>	CATCH
MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY		₩F#5	WETLAN
WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.		· · ·	WETLAN
DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.		× 54.83 × TC 54.58	SPOT ELE
CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR		G 53.78	CUF
RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.	<u> </u>	_ 53	CONT
			FLOW A

	TYPICAL ABE	BREV	IATIONS
KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
тс	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
ዊ	CENTERLINE	STM.	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP	HIGH POINT	DEP.	DEPRESSED
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. / #	NUMBER
PT.	POINT OF TANGENCY	W.	WIDE
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W.	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	0	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER

ΤΥΡ	ICAL LEGE	ND
EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	CURB	
$\bigcirc$	STORM MANHOLE	
S	SEWER MANHOLE	0
	CATCH BASIN	
<i>₩F#5</i>	WETLAND FLAG	
	WETLAND LINE	
× 54.83	SPOT ELEVATION	53.52
× TC 54.58 G 53.78	TOP & BOTTOM OF CURB	TC=54.32 BC=53.82
53	CONTOUR	50
	FLOW ARROW	<b>4</b> 5%
	PAINTED ARROW	$\bigtriangledown$
	RIDGE LINE	
GG	GAS LINE	G
<i>TT</i>	TELEPHONE LINE	TT
E	ELECTRIC LINE	——————————————————————————————————————
W	WATER LINE	WW
OHOH	OVERHEAD WIRE	—— OH——— OH———
	STORM PIPE	
	SANITARY LINE	S
10	PARKING COUNT	4
	SIGN	<b></b>
\$\$	LIGHT POLE	<b>⊡</b> €
	GUIDE RAIL	<u> </u>
ø	UTILITY POLE	ø

**REFER TO SITE PLAN FOR ZONING** ANALYSIS TABLE AND LAND USE **ZONING INFORMATION & NOTES** 

**REFER TO SOIL EROSION CONTROL** NOTES & DETAILS SHEET FOR TYPICAL **EROSION NOTES AND DETAILS** 

**REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL** LANDSCAPE NOTES AND DETAILS

**REFER TO LIGHTING PLAN FOR** TYPICAL LIGHTING NOTES AND TABLES

ΤM		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER.
	F	REVISIONS	
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	08/17/2020	PEER REVIEW COMMENTS	ZAP JMJ
2	11/16/2020	BOARD OF HEALTH &	CFD/ZAP
_		PEER REVIEW COMMENTS	JMJ



**Call** before you dig **ALWAYS CALL 811** It's fast. It's free. It's the law.

## PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: W1912 DRAWN BY: KLW/ZAP CHECKED BY DATE 06/19/202

W191261-CVL

PROJECT:

CAD I.D.:

## **PROPOSED SITE PLAN DOCUMENTS**

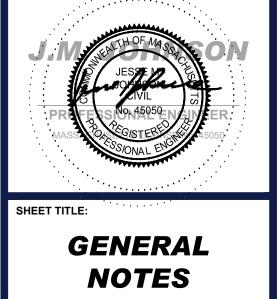
– FOR –

### **500 THURSTON** STREET, LLC

PROPOSED **CONVENIENCE STORE** AND FUELING STATION

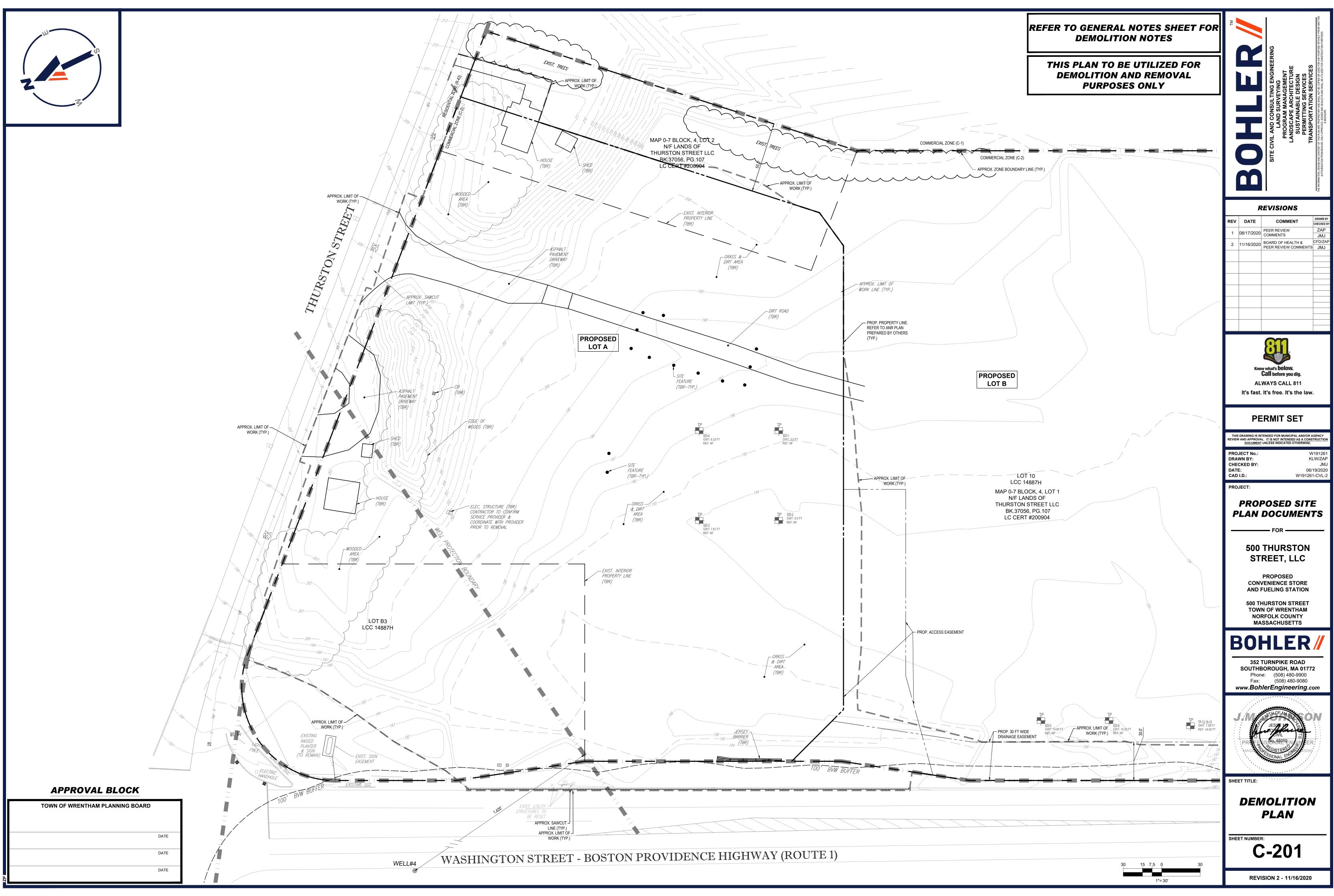
**500 THURSTON STREET** TOWN OF WRENTHAM NORFOLK COUNTY MASSACHUSETTS

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

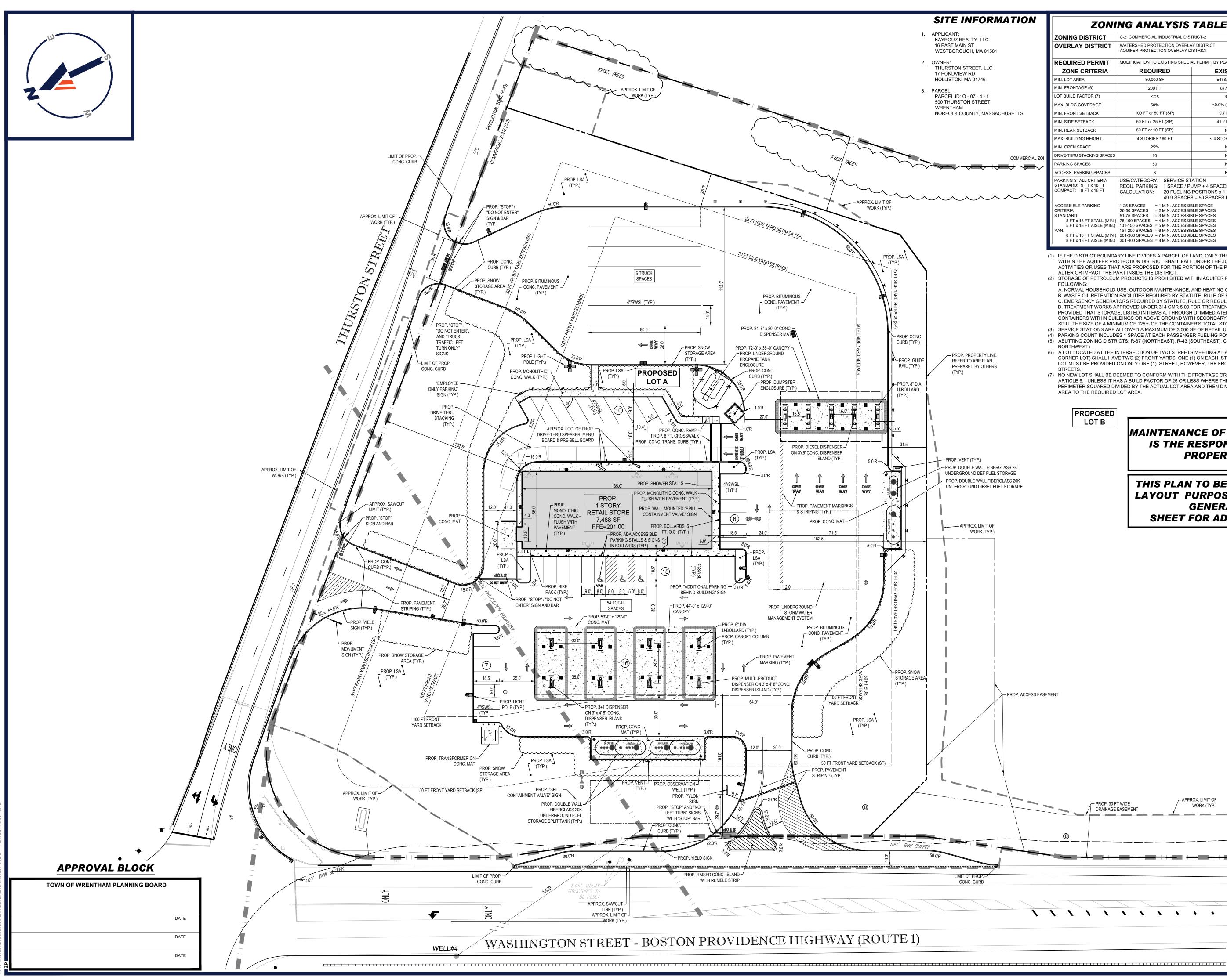




**REVISION 2 - 11/16/2020** 



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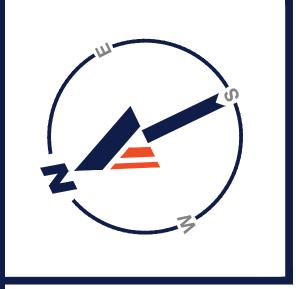


W191261\DRAWINGS\PLAN SETS\REV2\W191261-CVL-2----->LAYOUT: C-301-SI1

	ING ANALYSIS		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED	¥ <b>I</b>	R WRITTEN
ZONING DISTRICT OVERLAY DISTRICT	C-2: COMMERCIAL INDUSTRIAL DIS	AY DISTRICT	(W) - WAIVER REQUESTED (G) - PREVIOUSLY GRANTED (E) - EXIST. NON-CONFORMANCE		ENGINEERING BIENT FIENT CTURE GN EES VICES VICES ENDARY PURPOSE WITHOUT PROR WRITTE FIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITTE FIELD OR USED FOR ANY PURPOSE WITHOUT PROR WRITTE
	AQUIFER PROTECTION OVERLAY D MODIFICATION TO EXISTING SPECI.		(SP) - ALLOWED BY SPECIAL PERMIT		<b>RING</b>
ZONE CRITERIA	REQUIRED 80,000 SF	<b>EXISTING</b> ±478,868 SF	PROPOSED LOT A ±191.766 SF		ENGINEERING G AENT CTURE CTURE IGN CES SVICES SVICES CES CURE CES CES CONSTRUCTION
MIN. FRONTAGE (6) LOT BUILD FACTOR (7)	200 FT ≤ 25	877.4 FT 3.38	427.7 FT 6.34		SULTING ENGI URVEYING MANAGEMENT ARCHITECTUF ABLE DESIGN VG SERVICES ATION SERVICES CALEDPLANS SHALL BUTILE
MAX. BLDG COVERAGE	50%	<0.0% (1,725 SF)	±3.9% (7,468 SF)		CONSULTING E ND SURVEYING RAM MANAGEM APE ARCHITEC AINABLE DESI IITTING SERVIC ORTATION SER
MIN. FRONT SETBACK	100 FT or 50 FT (SP) 50 FT or 25 FT (SP)	9.7 FT (E) 41.2 FT (SP)	101.0 FT 31.5 FT (SP)		
MIN. REAR SETBACK	50 FT or 10 FT (SP) 4 STORIES / 60 FT	N/A < 4 STORIES / < 60 FT	N/A 1 STORY / < 60 FT		AND CONS LAND SU ROGRAM IA NDSCAPE / SUSTAINA PERMITTIN ANSPORTA
MIN. OPEN SPACE DRIVE-THRU STACKING SPACES	25% 10	N/A N/A	±45.0% (±86,294 SF) 10		CIVIL A PRC LANE SI PE TRAN
PARKING SPACES ACCESS. PARKING SPACES	50	N/A N/A	54		SITE CI and content c
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: SERVICE ST REQU. PARKING: 1 SPACE / P	TATION	A		S observance obs
COMPACT: 8 FT x 16 FT ACCESSIBLE PARKING	49.9 SPACE	S = 50 SPACES REQUIRED	+ 7,468 SF /1,000 SF x 4 SPACES S = 9 MIN. ACCESSIBLE SPACES		SITE CIVIL AND LA PROGF LANDSC SUST PERV TRANSP PERV TRANSP
CRITERIA STANDARD:	1-25 SPACES         = 1 MIN. ACCESSII           26-50 SPACES         = 2 MIN. ACCESSII           51-75 SPACES         = 3 MIN. ACCESSII           76-100 SPACES         = 4 MIN. ACCESSII	BLE SPACES501-1,000 SPACBLE SPACES1001+ SPACES	ES = MIN. 2% OF TOTAL = MIN. 2% OF TOTAL = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000		I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
5 FT x 18 FT AISLE (MIN.) VAN:		BLE SPACES BLE SPACES 1 ACCESSIBLE	VAN SPACE PER 6 STANDARD	RE	VISIONS
	301-400 SPACES = 8 MIN. ACCESSI			REV DATE	
WITHIN THE AQUIFER PR	ARY LINE DIVIDES A PARCEL OF L OTECTION DISTRICT SHALL FALL AT ARE PROPOSED FOR THE POP	L UNDER THE JURISDICTION C	F THIS BYLAW, UNLESS	1 08/17/2020 CC	EER REVIEW ZAI OMMENTS JM. OARD OF HEALTH & CFD/2
ALTER OR IMPACT THE F STORAGE OF PETROLEU	PART INSIDE THE DISTRICT. IM PRODUCTS IS PROHIBITED WI				ER REVIEW COMMENTS JM.
	USE, OUTDOOR MAINTENANCE, N FACILITIES REQUIRED BY STAT		RE		
D. TREATMENT WORKS A	TORS REQUIRED BY STATUTE, R APPROVED UNDER 314 CMR 5.00 GE, LISTED IN ITEMS A. THROUGH	FOR TREATMENT OF GROUND			
CONTAINERS WITHIN BU SPILL THE SIZE OF A MIN	ILDINGS OR ABOVE GROUND WIT IMUM OF 125% OF THE CONTAIN	TH SECONDARY CONTAINMEN IER'S TOTAL STORAGE CAPAC	T ADEQUATE TO CONTAIN A ITY.		
PARKING COUNT INCLUD ABUTTING ZONING DISTR	ALLOWED A MAXIMUM OF 3,000 S DES 1 SPACE AT EACH PASSENGE RICTS: R-87 (NORTHEAST), R-43 (S	ER FUELING POSITION			
NORTHWEST) A LOT LOCATED AT THE	INTERSECTION OF TWO STREET VE TWO (2) FRONT YARDS, ONE (	S MEETING AT AN ANGLE OF I	ESS THAN 135 DEGREES (A		
LOT MUST BE PROVIDED STREETS.	ON ONLY ONE (1) STREET; HOW	VEVER, THE FRONT YARD SET	BACK APPLIES TO BOTH		
ARTICLE 6.1 UNLESS IT H PERIMETER SQUARED D	IAS A BUILD FACTOR OF 25 OR LI	ESS WHERE THE BUILD FACTO	OR IS EQUAL TO THE LOT		
AREA TO THE REQUIRED	LUT AREA.			Know w	vhaťs <b>below</b> .
PROPOSED LOT B	]			Ca	All before you dig.
LOT D	MAINTENAN	NCE OF A CLE	AR SIGHT LINE		's free. It's the law.
	_	RESPONSIBIL	-	<u> </u>	
	P	ROPERTY ON	/NER	PEF	RMIT SET
	THIS DI AN		ZED FOR SITE		DED FOR MUNICIPAL AND/OR AGENCY T IS NOT INTENDED AS A CONSTRUCTI
			LY. REFER TO	DOCUMENT UN	LESS INDICATED OTHERWISE. W1912I
		AENEDAI NA			KLW/ZA
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		GENERAL NO FOR ADDITIO	_	CHECKED BY: DATE: CAD I.D.:	JN 06/19/203 W191261-CVL
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<b>REVISION 2 - 11/16/2020</b>
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1"= 30'



## APPROVAL BLOCK

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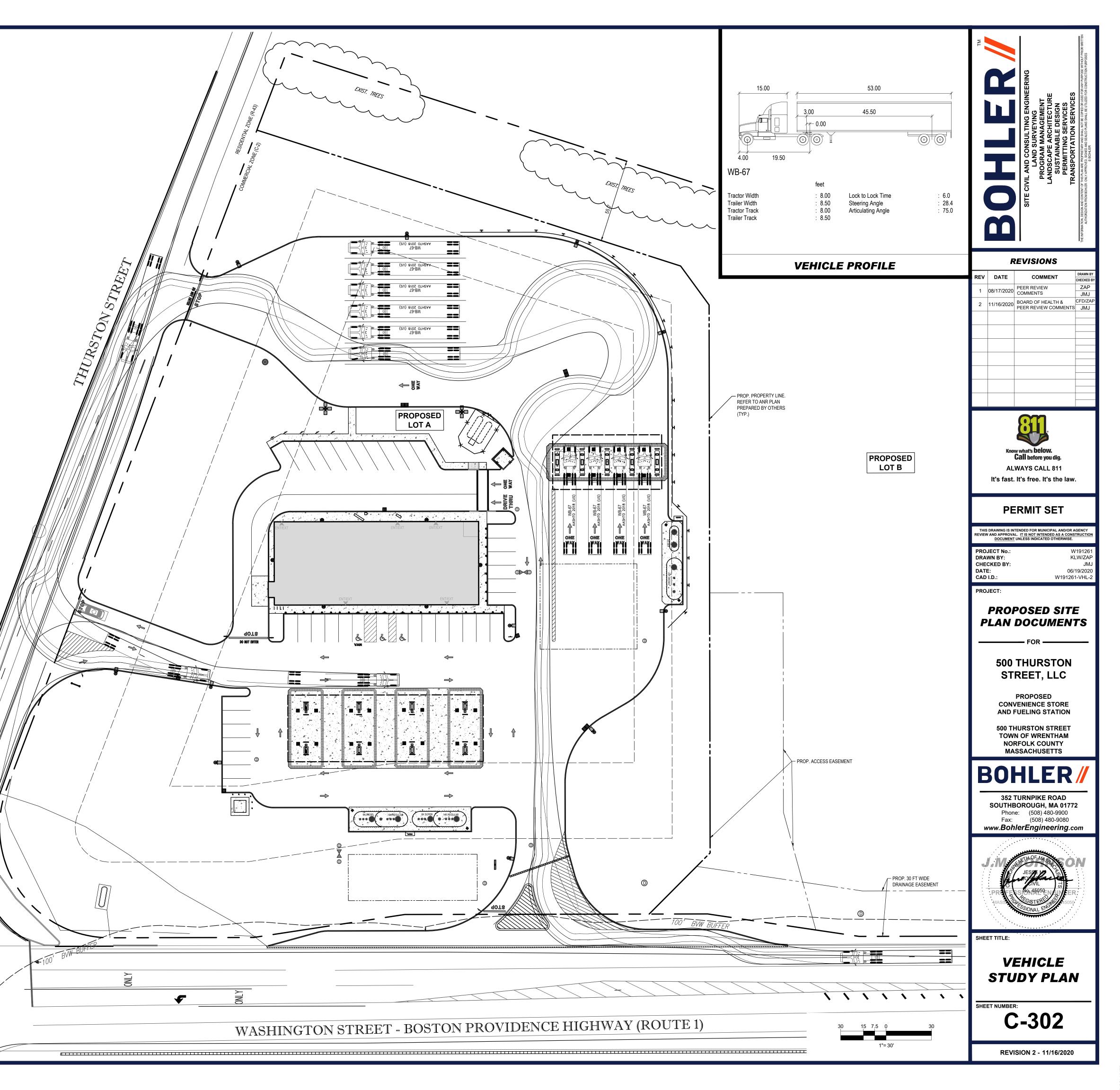
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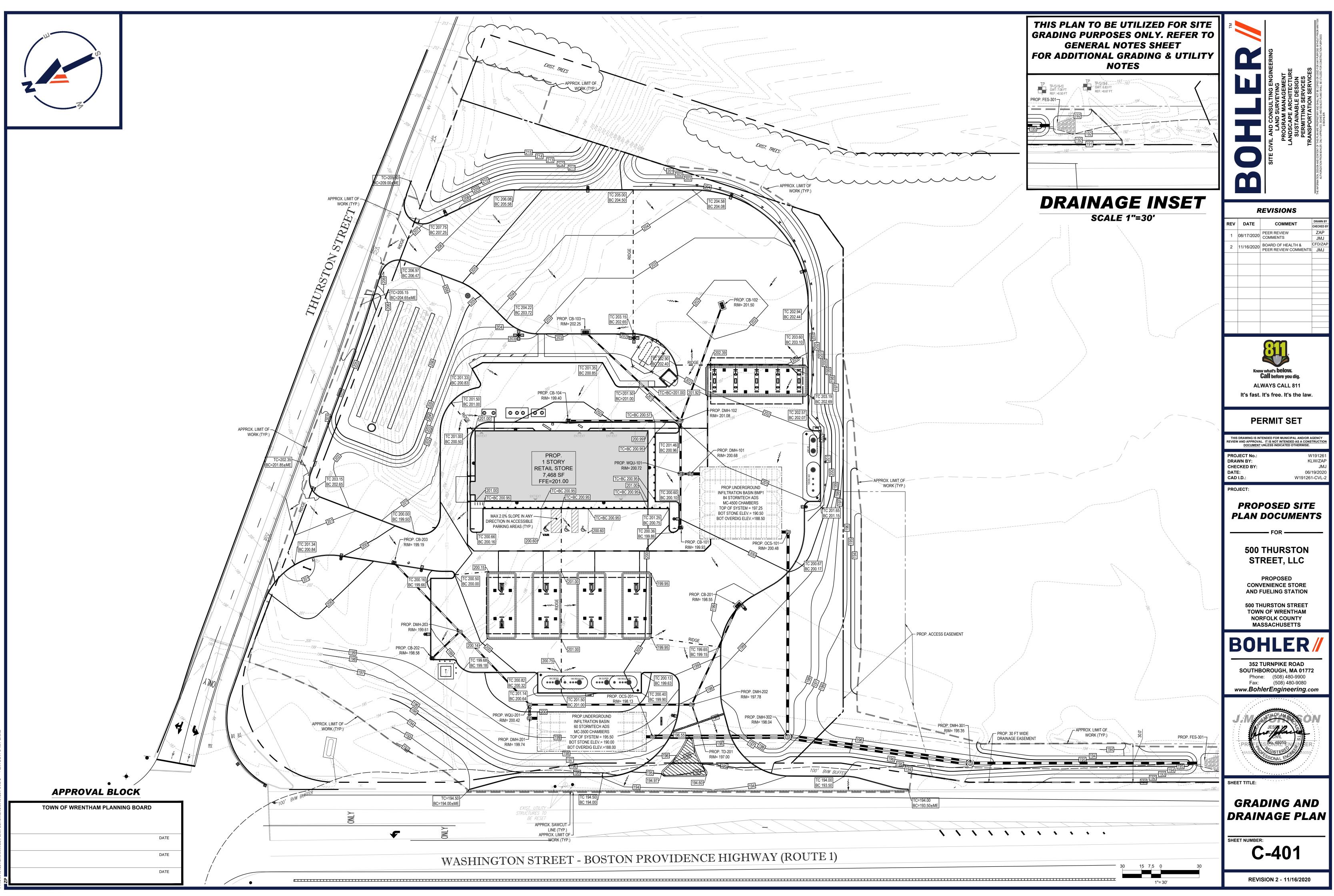
 TOWN OF WRENTHAM PLANNING BOARD
 DATE

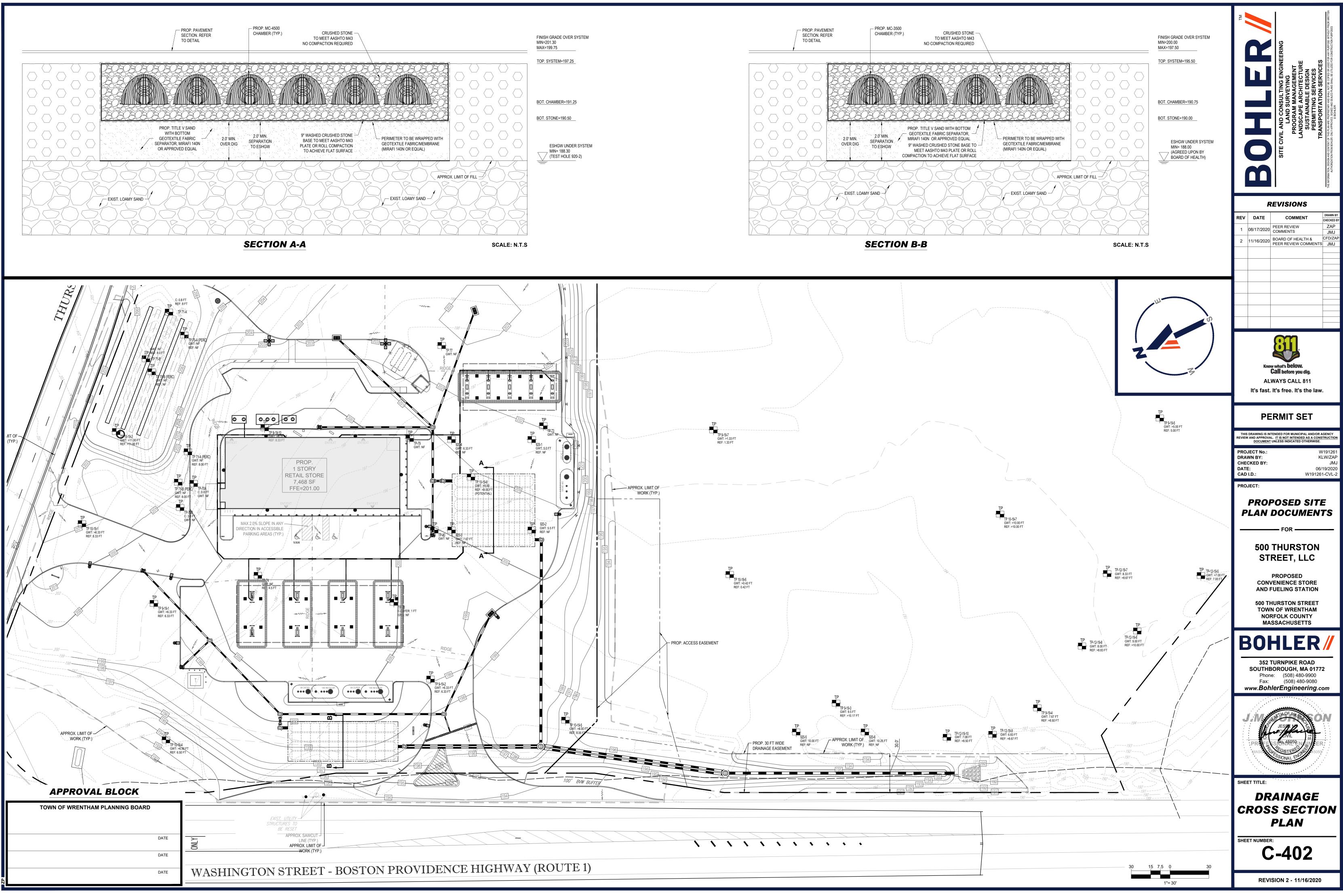
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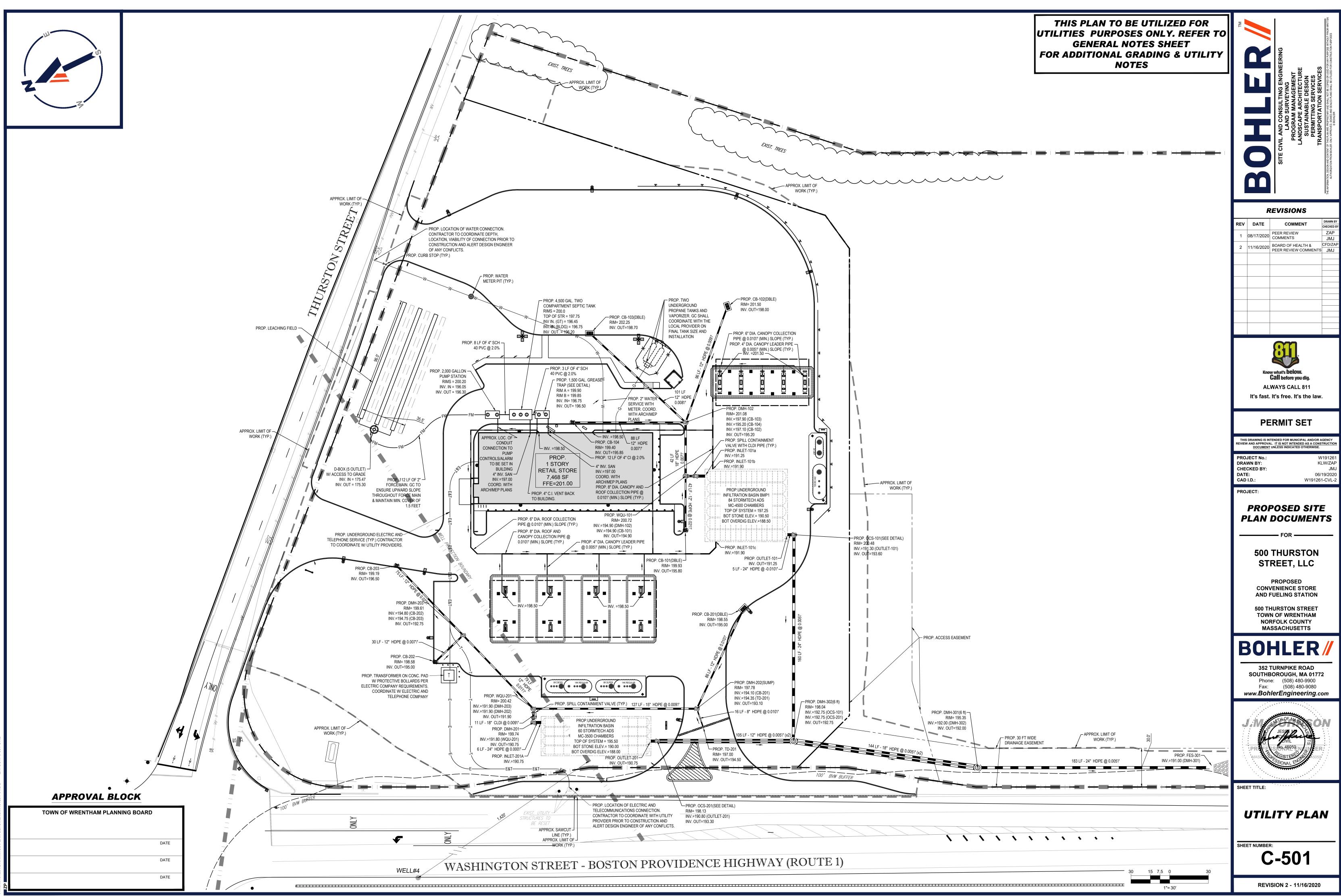
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191261\DRAWINGS\PLAN SETS\REV2\W191261-VHL-2----->LAYOUT: C-302-VEHL-V

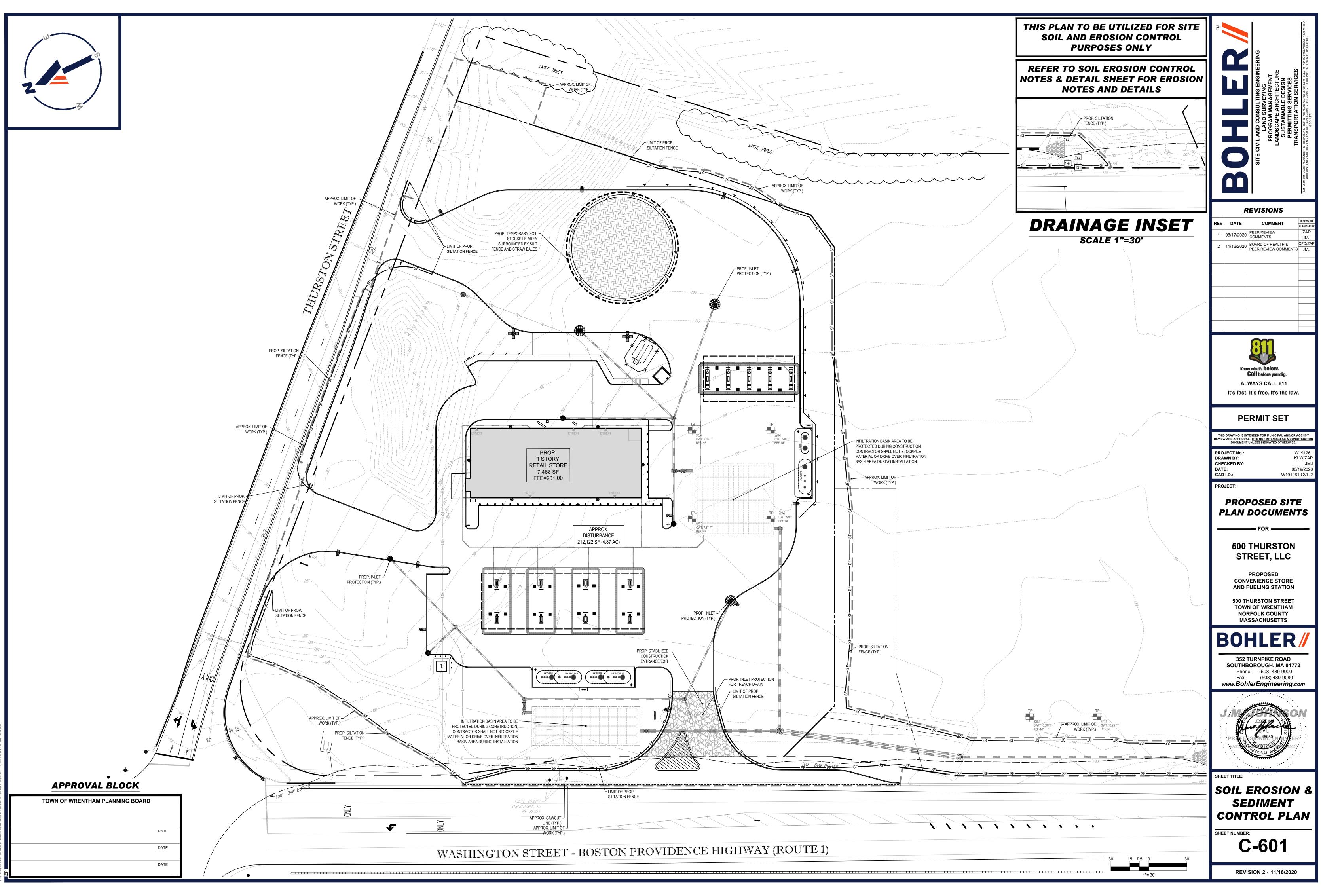








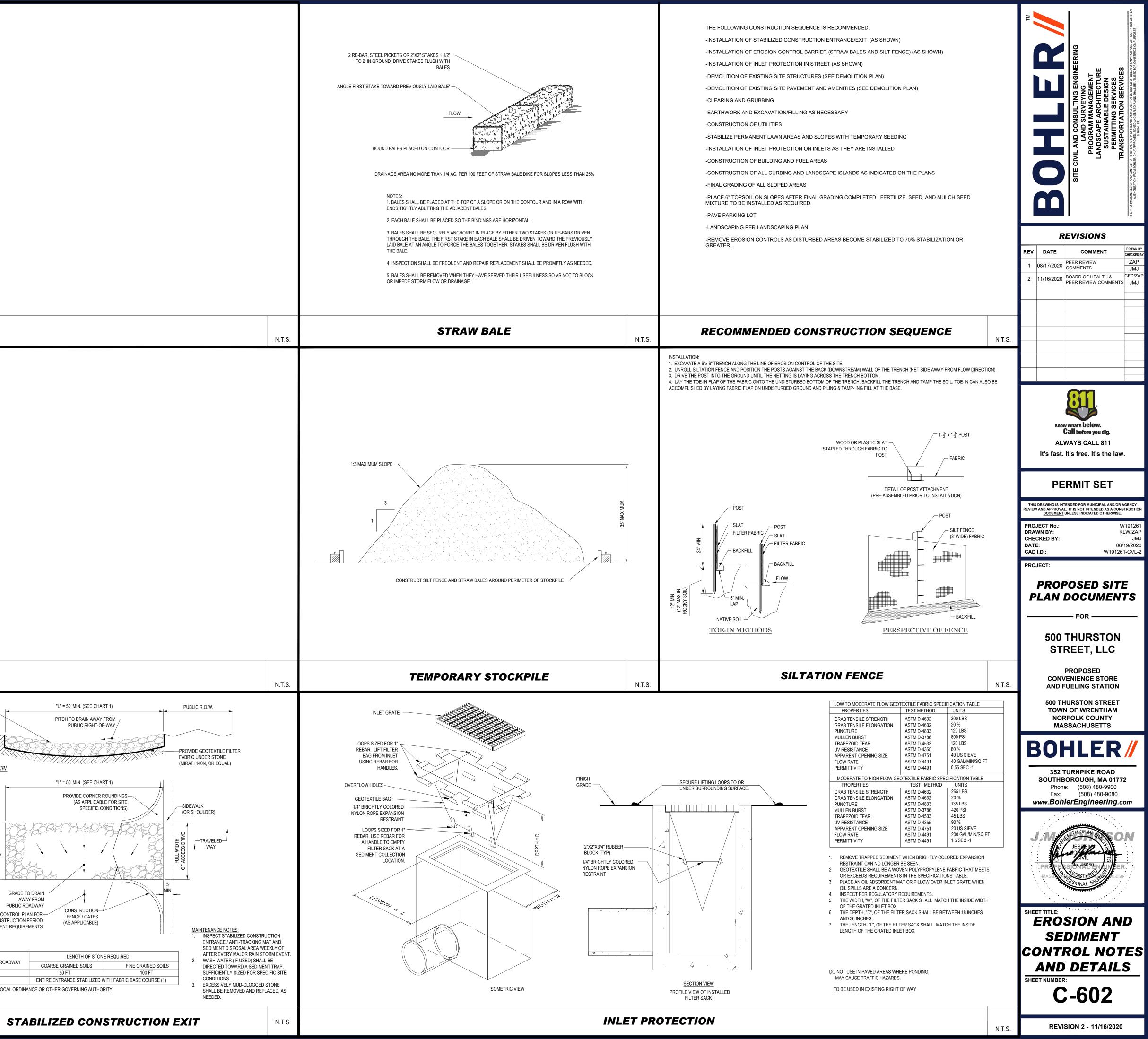
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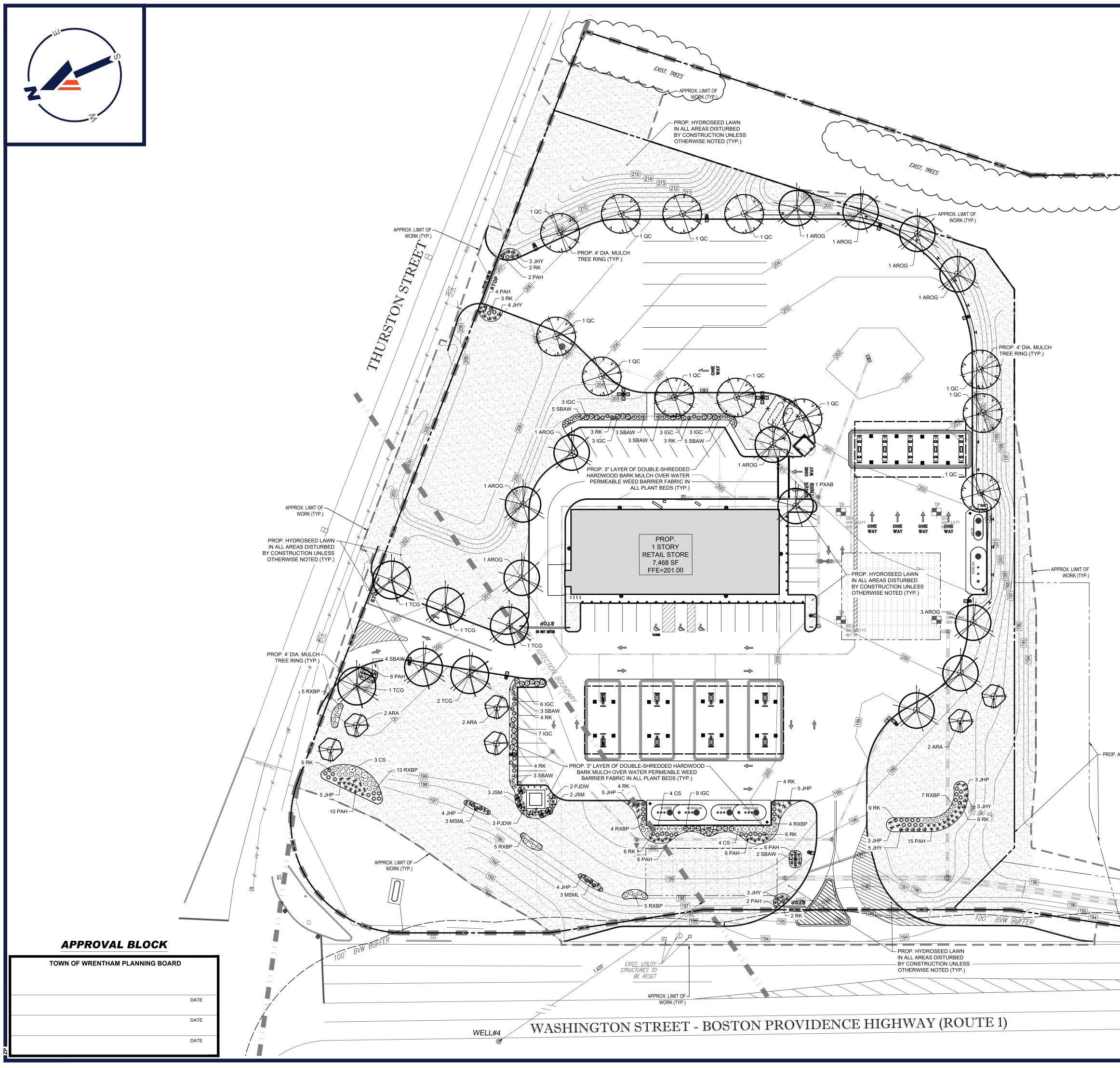


<b>EROSION AND SEDIMENT CONTROL NOTES</b> 1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND	
<ul> <li>EROSION CONTROL MANUAL.</li> <li>2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE</li> </ul>	
<ol> <li>STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).</li> <li>SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.</li> </ol>	
<ol> <li>INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.</li> </ol>	
<ol> <li>ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.</li> </ol>	
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).	
<ol> <li>IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.</li> </ol>	
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.	
<ol> <li>DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.</li> <li>REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED</li> </ol>	
AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS: 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.	
10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF).	
10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.	
10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.	
<ol> <li>ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.</li> <li>WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR</li> </ol>	
<ol> <li>ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.</li> </ol>	
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED,	
MULCH LOCATION MULCH RATE (1000 SF)	
Instruction     Instruction       PROTECT AREA     STRAW       WINDY AREA     SHREDDED OR CHOPPED CORNSTALKS       185-275 POUNDS	
STRAW (ANCHORED)*     100 POUNDS       MODERATE TO HIGH     JUTE MESH OR EXCELSIOR MAT     AS REQUIRED	
VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.	
MULCH ANCHORING ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL	
AREAS AND ROAD DITCHES MAY BE PERMITTED. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION	
1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.	
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.	
<ol> <li>EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.</li> <li>CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.</li> </ol>	
<ol> <li>AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.</li> </ol>	
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING	
WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.	
<ol> <li>MULCHING REQUIREMENTS:</li> <li>7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH</li> </ol>	"L" = 50' MIN. (SEE CH
<ul><li>NETTING OR WOOD CELLULOSE FIBER.</li><li>7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE</li></ul>	CRUSHED STONE (6" MIN. THICKNESS) PUBLIC RIGHT-
EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE	
<ul> <li>SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.</li> <li>8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.</li> </ul>	EXISTING GROUND
<ul> <li>END OF EACH WORKING DAY.</li> <li>9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.</li> </ul>	"L" = 50' MIN. (SEE CH
<ol> <li>STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.</li> </ol>	PROVIDE CORNEF (AS APPLICA SPECIFIC
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.	
	ACCESS DRIVE
	GRADE TO DRAIN PLAN VIEW AWAY FROM
	PUBLIC ROADWAY SEE EROSION CONTROL PLAN FOR SITE SPECIFIC CONSTRUCTION DEPIOD
APPROVAL BLOCK	STORMWATER MANAGEMENT REQUIREMENTS (AS APPLICABLE)
TOWN OF WRENTHAM PLANNING BOARD	CHART 1 LENGTH OF STO
DATE	PERCENT SLOPE OF ROADWAY 0 TO 5% 50 FT >5% ENTIRE ENTRANCE STABILIZED
	(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTH

DATE

DATE





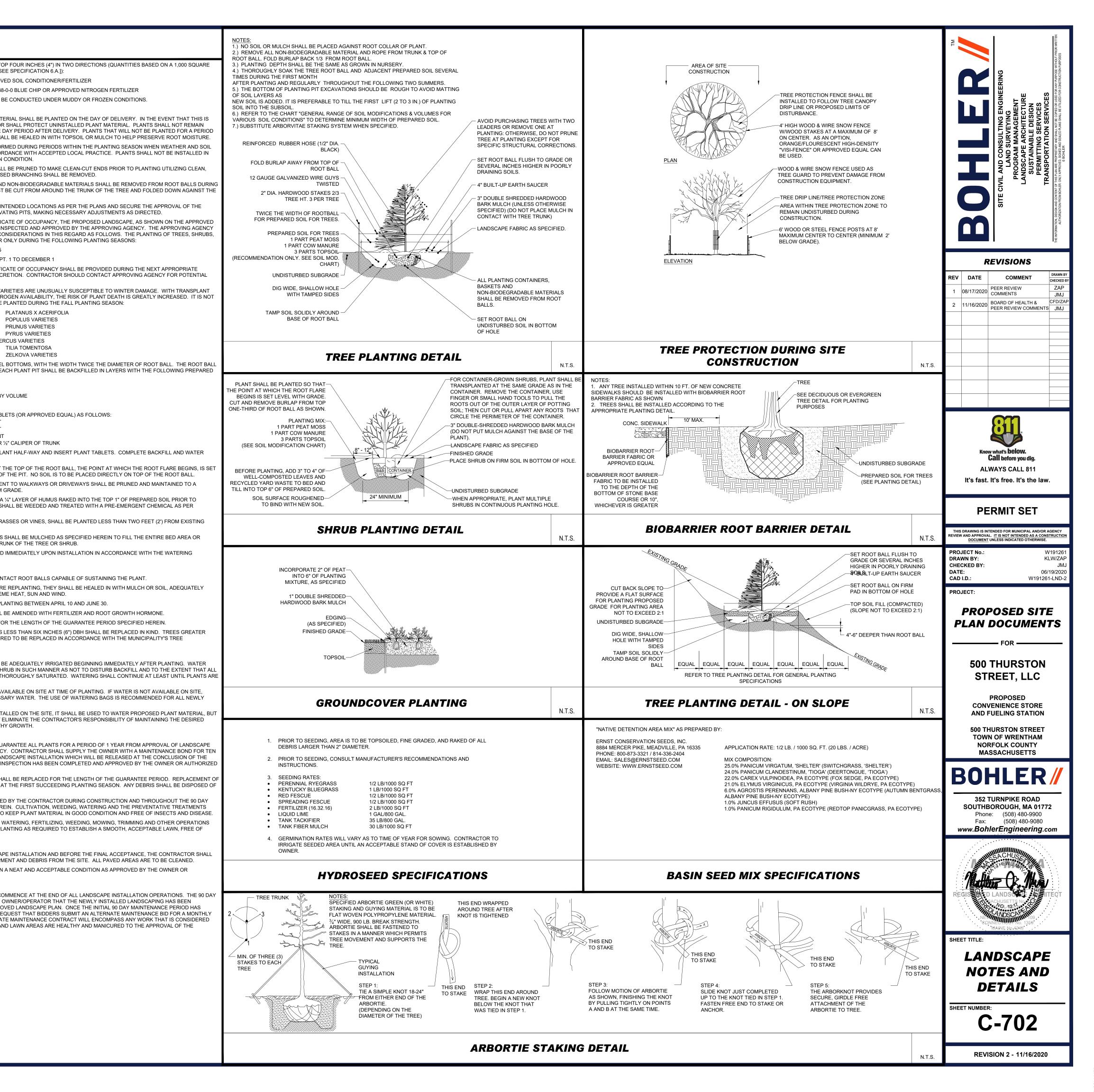
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	KEY	QTY.	LANDSCA BOTANICAL NAME		MON NAME	SIZE	CONT.	₽ ₽	AOR WRITTE
	SHADE TREES	QTT.		COM		SIZE	CONT.		URPOSES
	ARA	6	ACER RUBRUM 'ARMSTRONG'		COLUMNAR RED MAPLE	3" CAL.	B+B		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES TRANSPORTATION SERVICES TRANSPORTATION SEAL BUILLED FOR CONSTRUCTION PURPOSE MITTORIZATION REGION AND CONTENT OF A SHALL BUILLED FOR CONSTRUCTION PURPOSES BEOHLER
	AROG	11	ACER RUBRUM 'OCTOBER GLORY' PLATANUS X ACERIFOLIA 'BLOODGOOD'		GLORY RED MAPLE	3" CAL. 3" CAL.	B+B B+B		
	QC	12	QUERCUS COCCINEA		ARLET OAK	3" CAL.	B+B B+B		ENGINEERING G AENT CTURE CTURE IGN CES CES VICES LEUTILZEFOR CONSTRUCTO
	TCG	6 36	TILIA CORDATA 'GREENSPIRE'	GREEM	ISPIRE LINDEN	3" CAL.	B+B		L AND CONSULTING ENGIN LAND SURVEYING PROGRAM MANAGEMENT ANDSCAPE ARCHITECTURI SUSTAINABLE DESIGN PERMITTING SERVICES ANSPORTATION SERVICE ISPLM ARE ROMELER BOHLER BOHLER
	SUBTOTAL:	30							NSULTING E SURVEYING SURVEYING MANAGEM E ARCHITEC ARCHITEC ING SERVIC ING SERVIC ING SERVIC FATION SER
	DECIDUOUS SHRUBS								AND CONSUL LAND SURY COGRAM MAI NDSCAPE AR UDSCAPE AR UDSCAPE AR SUSTAINABL SUSTAINABL PERMITTING (NSPORTATIC MARE REPRETARY AND SIDUE OBONHER
	CS RK	11 66	CORNUS SERICEA (FORMERLY STOLONIFERA) ROSA 'RADRAZZ' KNOCK OUT		SIER DOGWOOD	2-3' 24-30"	B+B CONTAINER		VIL AND CONSU LAND SUF PROGRAM MA LANDSCAPE AF SUSTAINAB PERMITTING TRANSPORTATI TRANSPORTATI TRANSPORTATI
	SBAW	28	SPIRAEA X BUMALDA 'ANTHONY WATERER'		WATERER SPIREA	18-24"	CONTAINER		IL AND LA LA LA CANSC SUST PERN ZANSP
	SUBTOTAL:	105		·					CIVIL LAN TR/ DHLER. ONLY
+-	EVERGREEN SHRUBS								SITE (
	IGC	34	ILEX GLABRA 'COMPACTA'	DWARF I	NKBERRY HOLLY	24-30"	B+B		
$\overline{}$	JHP	29 18	JUNIPERUS HORIZONTALIS PLUMOSA JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'		RRA JUNIPER	15-18" SPRD.	CONTAINER		AUTH
	JSM	5	JUNIPERUS SCOPULORUM 'MOONGLOW'		GLOW JUNIPER	6-7'	B+B		THEINER
	PJDW	5	PIERIS JAPONICA 'DOROTHY WYCOFF'	DOROTHY WYCOF	F JAPANESE ANDROMEDA	30-36"	B+B		
	RXBP SUBTOTAL:	43	RHODODENDRON X GABLE 'BLAAUW'S PINK'	BLAAUW	/'S PINK' AZALEA	18-24"	CONTAINER	R	EVISIONS
								REV DATE	COMMENT DRAWN BY CHECKED BY
	ORNAMENTAL GRASS	-						1 08/17/2020	PEER REVIEW ZAP COMMENTS JMJ
	PAH	6 57	MISCHANTHUS SINENSIS 'MORNING LIGHT' PENNISETUM ALOPECUROIDES 'HAMELN'	-	GATED MAIDEN GRASS	2 GAL.	CONTAINER	2 11/16/2020	BOARD OF HEALTH & CFD/ZAP PEER REVIEW COMMENTS JMJ
	SUBTOTAL:	63				-			
	SECTION 6.4 - 2(d) 6.4 - 2(e)	OR RESID SCREENS COMPRISE OR ANY C PARKING AND CONS ARE TO BE	REQUIREMENTS LOPMENTS ADJOINING OR FACING RESIDE ENTIAL USES, A BUFFER STRIP SHALL CON AS DESCRIBED HEREIN. AN OPAQUE SCRE ED OF WALLS, FENCES, BERMS OR EVERGI DMBINATION THEREOF. AREAS FOR MORE THAN (10) VEHICLES AR STRUCTED WITH LIMITED ACCESS AND EXI E SET OFF BY NATURAL, LANDSCAPED SCF	TAIN OPAQUE EN MAY BE REEN PLANTING, E TO BE DESIGNED T DRIVEWAYS AND REENING.	CALCU EVERGREEN PLANTING DEVELOPMENT FACES I LANDSCAPE SCREENIN PARKING AREAS FACING	RESIDENTIAL USES	ER STRIP WHERE		what's below. Call before you dig.
	6.4 - 2(i)	WITH A CC SHALL BE MOTORIST 2. DEVELC OR MORE AREA AS L	PMENTS WITH PROPOSED PARKING AREA SHALL PROVIDE A MINIMUM OF 10% OF TH ANDSCAPED OPEN SPACE.	REES OR SHRUBS INES OF S OF (10) SPACES E TOTAL PARKING	LANDSCAPING PROPOS 10% OF TOTAL PARKING AREA OF PROPOSED LA	) AREA: 763 SF		AL\ It's fast.	WAYS CALL 811 It's free. It's the law. RMIT SET
		SPACES S 50% SHAD THE SHAD IMPERVIO PARKING S	V PARKING LOTS CONTAINING (10) OR MOF HALL INCLUDE TREE PLANTINGS DESIGNE ING OF PARKING LOT SURFACE AREAS WI ING REQUIREMENTS CALCULATIONS APPL JS SURFACING ON WHICH A VEHICLE CAN STALLS, ALL DRIVE AISLES WITHIN THE PR UVERING AREAS.	d to result in Thin 15 years. Y to all new Drive including	TOTAL PARKING LOT SU REQUIRED SHADING: 45 PROPOSED SHADE COV	,070 SF (50%)	-	REVIEW AND APPROVAL DOCUMENT PROJECT No.: DRAWN BY:	ENDED FOR MUNICIPAL AND/OR AGENCY IT IS NOT INTENDED AS A CONSTRUCTION UNLESS INDICATED OTHERWISE. W191261 KLW/ZAP
				S	EED MIX F	<b>KEY</b>		CHECKED BY: DATE: CAD I.D.:	JMJ 06/19/2020 W191261-LND-2
						ROPOSED HY		PROJECT:	
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					TO BE UT PE PURPO				THURSTON REET, LLC
				NILS SH	NDSCAPE EET FOR S AND DE	LANDSC		CONV AND F 500 TH	PROPOSED ENIENCE STORE UELING STATION
			OWNER	MAINTE	NANCE RE	SPONSIE		NOF	N OF WRENTHAM RFOLK COUNTY SSACHUSETTS
P. ACCI	ESS EASEMENT		UPON OWNER'S (( RESPONSIBLE FO) INSTALLED VEGET FLOWERS, FLOWE AREAS ADJACENT LIMITED TO, THE F	OR OWNER CONTRAC R ALL FUTURE MAINTE ATION, PLANTS, TREE RS, GROUND COVER, OR PART OF THE LAN OLLOWING:	TOR'S) COMPLETION OF LAN INANCE, CARE, UPKEEP, WA E, BUSHES, SHRUBS, GRASS AND LANDSCAPING, INCLUI IDSCAPED AREAS. THIS RE	IDSCAPING WORK, THE ITERING, AND TRIMMIN ES, GRASS, ORNAMEN DING ALL LANDSCAPE I SPONSIBILITY INCLUDE	E OWNER IS FULLY IG OF ALL TAL PLANTS AND SLANDS AND ES, BUT IS NOT	BOI	HLER //
			THAT ANY BRA SURFACES) OR TREES WITHIN TO A CLEARANG ON THE PLANS. VEGETATIVE GI THAT NO PORT	NCHES MUST BE LIM PRUNED BACK TO AV VEHICULAR SIGHT LIN 22 HEIGHT OF 7 FT. (F ROUND COVER, SHRL ON OF THE PLANT EX	ID AREAS OF POLESTINIA BED UP TO A CLEARANCE OID ANY INTERFERENCE WI IES, AS ILLUSTRATED ON T ROM ALL PAVED, TRAVELED JBS AND ORNAMENTAL PLA (CEEDS 30 INCHES ABOVE I OF PARKING LOTS AND INC	HEIGHT OF 7 FT. (FR TH THE TYPICAL PATH HE LANDSCAPE PLAN, 9 SURFACES), OR AS O INTS AND GRASSES M GRADE (OF ALL PAVEE	IOM ALL PEDESTRIAN OF TRAVEL. ARE TO BE TRIMMED THERWISE INDICATED	<b>SOUTHB</b> Phone Fax:	URNPIKE ROAD OROUGH, MA 01772 (508) 480-9900 (508) 480-9080 UerEngineering.com
			VEHICULAR AND	PEDESTRIAN TRAFF	DS AND DEBRIS DROPPING IC AREAS TO PREVENT TRIP CT THE PLANT LIFE GUAR	PING, SLIPPING OR AN	Y OTHER HAZARDS.	7 Latte	SACHUS
								REGIS OF D	LANDSCOPE ACHITECT ACHUSETTS No. CO ANDSCAPE INCORRECT No. 1359 MAINE No. 4248
								LAN	IDSCAPE PLAN
					30 15	7.5 0	30		-701
						1"= 30'		REVI	SION 2 - 11/16/2020

#### LANDSCAPE SPECIFICATIONS

	<u>DPE OF WORK:</u> THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION,		FOLLOWING SHALL BE TILLED INTO THE TO FOOT AREA - FOR BID PURPOSES ONLY [SE
	PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	8.4.1 8.4.2	
2. <u>MA</u>		8.5.	THE SPREADING OF TOPSOIL SHALL NOT B
	GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.		···· • • · · · · · · · · · · · · · · ·
2.2.	TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.		NOT POSSIBLE, LANDSCAPE CONTRACTOR UNPLANTED FOR LONGER THAN A THREE D OF TIME GREATER THAN THREE DAYS SHA
	LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM <u>6"</u> THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED <u>ON THE LANDSCAPE PLAN</u>	9.2.	PLANTING OPERATIONS SHALL BE PERFOR CONDITIONS ARE SUITABLE AND IN ACCOR TOPSOIL THAT IS IN A MUDDY OR FROZEN
2.3.1. 2.3.2.		9.3.	ANY INJURED ROOTS OR BRANCHES SHALL SHARP TOOLS. ONLY INJURED OR DISEASE
	SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH,	9.4.	ALL PLANTING CONTAINERS, BASKETS AND PLANTING. NATURAL FIBER BURLAP MUST
	UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS. FERTILIZER	9.5.	ROOT BALL PRIOR TO BACKFILLING. POSITION TREES AND SHRUBS AT THEIR IN
2.5. 2.5.1.		9.6.	LANDSCAPE ARCHITECT PRIOR TO EXCAVA PRIOR TO THE ISSUANCE OF ANY CERTIFIC LANDSCAPE PLAN, MUST BE INSTALLED, IN SHALL TAKE INTO ACCOUNT SEASONAL CO
2.5.2.	POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED	9.6.1	VINES OR GROUND COVER SHALL OCCUR ( PLANTS: MARCH 15 TO DECEMBER 15
2.6.	SOIL LABORATORY. PLANT MATERIAL	9.6.2	
2.6.1.	STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).	9.6.3 9.7.	SEASON AT THE MUNICIPALITY'S DISC SUBSTITUTIONS. FURTHERMORE, THE FOLLOWING TREE VAI
2.6.3.	PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT		SHOCK AND THE SEASONAL LACK OF NITROR RECOMMENDED THAT THESE SPECIES BE F
2.6.4.	OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.		ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES
2.6.5.	DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.		KOELREUTERIA QUEF LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA
2.6.6.	ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	9.8. 9.8.1	PLANTING PITS SHALL BE DUG WITH LEVEL SHALL REST ON UNDISTURBED GRADE. EA SOIL MIXED THOROUGHLY: 1. 1 PART PEAT MOSS
2.6.7. 2.6.8. 3. <u>GEN</u>		9.8.2 9.8.3 9.8.4	3. 3 PARTS TOPSOIL BY VOLUME
	CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY	9.8	4.1. 2 TABLETS PER 1 GALLON PLANT 4.2. 3 TABLETS PER 5 GALLON PLANT
3.2.	STORED, STOCKPILED OR DISPOSED OF. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	9.8	4 TABLETS PER 15 GALLON PLANT         4.4.         LARGER PLANTS: 2 TABLETS PER 1         FILL PREPARED SOIL AROUND BALL OF PLA
4. <u>3111</u> 4.1.	<u>E PREPARATIONS</u> BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	9.10.	THOROUGHLY. ALL PLANTS SHALL BE PLANTED SO THAT T
4.2.	ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY	9.11.	AT GROUND LEVEL AND IN THE CENTER OF ALL PROPOSED TREES DIRECTLY ADJACEN
	DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.	9.12.	MINIMUM BRANCHING HEIGHT OF 7' FROM ( GROUND COVER AREAS SHALL RECEIVE A PLANTING. ALL GROUND COVER AREAS SH MANUFACTURER'S RECOMMENDATION.
4.3.	CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.		NO PLANT, EXCEPT GROUND COVERS, GRA STRUCTURES AND SIDEWALKS. ALL PLANTING AREAS AND PLANTING PITS
	<u>E PROTECTION</u> CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE	9.15.	SAUCER. NO MULCH IS TO TOUCH THE TRU ALL PLANTING AREAS SHALL BE WATERED
	SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	10. TR	SPECIFICATIONS AS LISTED HEREIN. ANSPLANTING (WHEN REQUIRED)
5.2.	A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS		ALL TRANSPLANTS SHALL BE DUG WITH IN
5.3.	SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO		IF PLANTS ARE TO BE STOCKPILED BEFORE WATERED AND PROTECTED FROM EXTREM
	DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.		PLANTS SHALL NOT BE DUG FOR TRANSPLAUPON REPLANTING, BACKFILL SOIL SHALL I
5.4.	AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.	10.5.	TRANSPLANTS SHALL BE GUARANTEED FO F TRANSPLANTS DIE, SHRUBS AND TREES I
6. <u>SOI</u>	L MODIFICATIONS	10.0.	THAN SIX INCHES (6") DBH MAY BE REQUIR REPLACEMENT GUIDELINES.
6.1.	CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.		ATERING
6.2. 6.3.	LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION		NEW PLANTINGS OR LAWN AREAS SHALL B SHALL BE APPLIED TO EACH TREE AND SHI MATERIALS IN THE PLANTING HOLE ARE TH ESTABLISHED.
0.0.	OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.	11.2.	SITE OWNER SHALL PROVIDE WATER IF AV. CONTRACTOR SHALL SUPPLY ALL NECESS. PLANTED TREES.
6.3.1.	TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.	11.3.	IF AN IRRIGATION SYSTEM HAS BEEN INSTA ANY FAILURE OF THE SYSTEM DOES NOT E MOISTURE LEVEL FOR VIGOROUS, HEALTH
6.3.2.	BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO		IARANTEE THE LANDSCAPE CONTRACTOR SHALL GUA
6.3.3.	BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.		INSTALLATION BY THE APPROVING AGENC <sup>\</sup> PERCENT (10%) OF THE VALUE OF THE LAN GUARANTEE PERIOD AND WHEN A FINAL IN REPRESENTATIVE.
	SHED GRADING	12.2.	ANY DEAD OR DYING PLANT MATERIAL SHA PLANT MATERIAL SHALL BE CONDUCTED A
	UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.	12.3.	OFF-SITE, WITHOUT EXCEPTION. TREES AND SHRUBS SHALL BE MAINTAINED
	LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).		MAINTENANCE PERIOD AS SPECIFIED HERE SHALL BE PERFORMED AS NECESSARY TO
	ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE	12.4. 13. CLI	LAWNS SHALL BE MAINTAINED THROUGH W SUCH AS ROLLING, REGARDING AND REPL/ ERODED OR BARE AREAS. EANUP
8. TOF	PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS. <u>PSOILING</u>	13.1.	UPON THE COMPLETION OF ALL LANDSCAP REMOVE ALL UNUSED MATERIALS, EQUIPM
8.1.	CONTRACTOR SHALL PROVIDE A <u>6"</u> THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.		THE SITE SHALL BE CLEANED AND LEFT IN AUTHORIZED REPRESENTATIVE. INTENANCE (ALTERNATIVE BID):
8.2.	ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.		A 90 DAY MAINTENANCE PERIOD SHALL CO MAINTENANCE PERIOD ENSURES TO THE C
8.3. 8.4.	CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND		MAINTAINED AS SPECIFIED ON THE APPRO EXPIRED, THE OWNER/OPERATOR MAY REC MAINTENANCE CONTRACT. THE ALTERNAT APPROPRIATE TO ENSURE THAT PLANT AN
æ. r.	CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE		OWNER/OPERATOR.
	APPROVAL BLOCK		
	TOWN OF WRENTHAM PLANNING BOARD		
	DATE		

DATE

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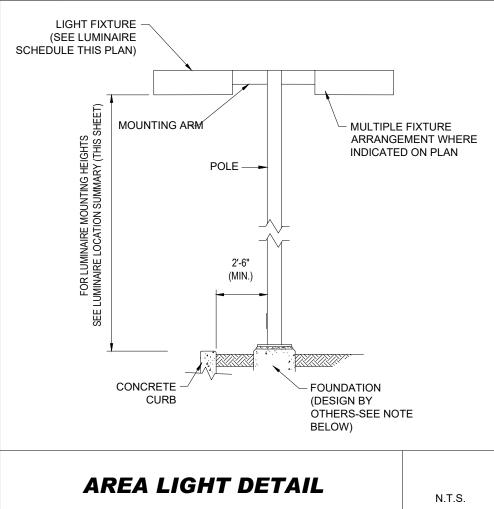
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DATE	APPROX. LIMIT OF WORK (TYP.)
DATE	WASHINGTON STREET - BOSTON PROVIDENCE HIGHWAY (ROUTE 1)
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## LIGHTING NOTES

- 1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- 3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- 4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- 5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- 6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- 7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- 8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- 9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- 10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- 11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVEMENT SUMMARY	ILLUMINANCE	FC	2.74	11.9	0.2	13.70	59.50
CANOPY SUMMARY	ILLUMINANCE	FC	19.32	39.5	3.4	5.68	11.62
DIESEL CANOPY SUMMARY	ILLUMINANCE	FC	18.52	39.4	3.2	5.79	12.31

LUMINAIRE SCHEDULE							
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION		
⊖ A	8	SINGLE	12042	0.90	105-WATT LED TYPE III AREA LIGHT ALED3T105NRG MOUNTED @ 20'		
₿ B	3	SINGLE	12042	0.90	105-WATT LED TYPE III AREA LIGHT ALED3T105NRG MOUNTED @ 25'		
	2	QUADRUPLE	12042	0.90	105-WATT LED TYPE III TRIPLE AREA LIGHT ALED3T105NRG MOUNTED @ 25'		
D	24	CANOPY LIGHT	15344	0.90	100-WATT LED CANOPY LIGHT MASI16-100W/D10 MOUNTED @ 14'-9"		
🛛 E	6	BUILDING LIGHT	9263	0.90	78-WATT LED WALL MOUNTED BUILDING LIGHT WPLED3T78 MOUNTED @ 12'		



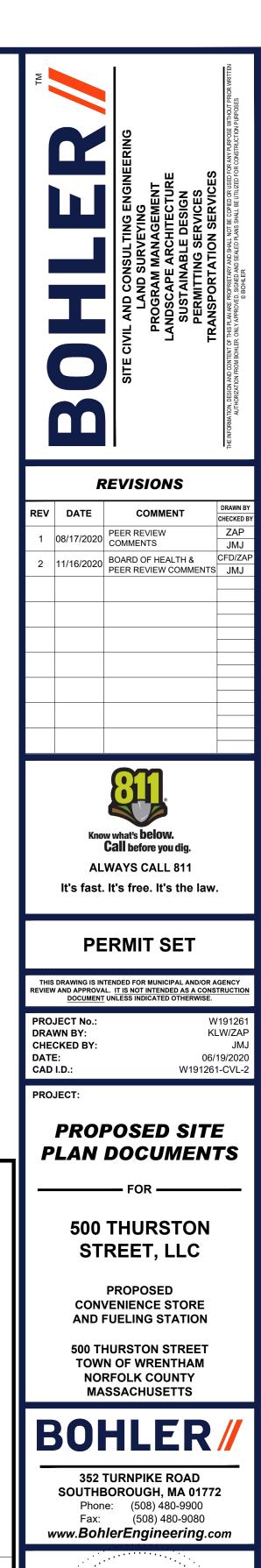
NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

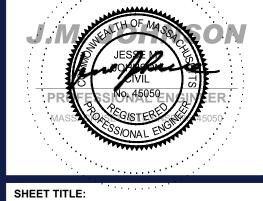
 SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER. • THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

## THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

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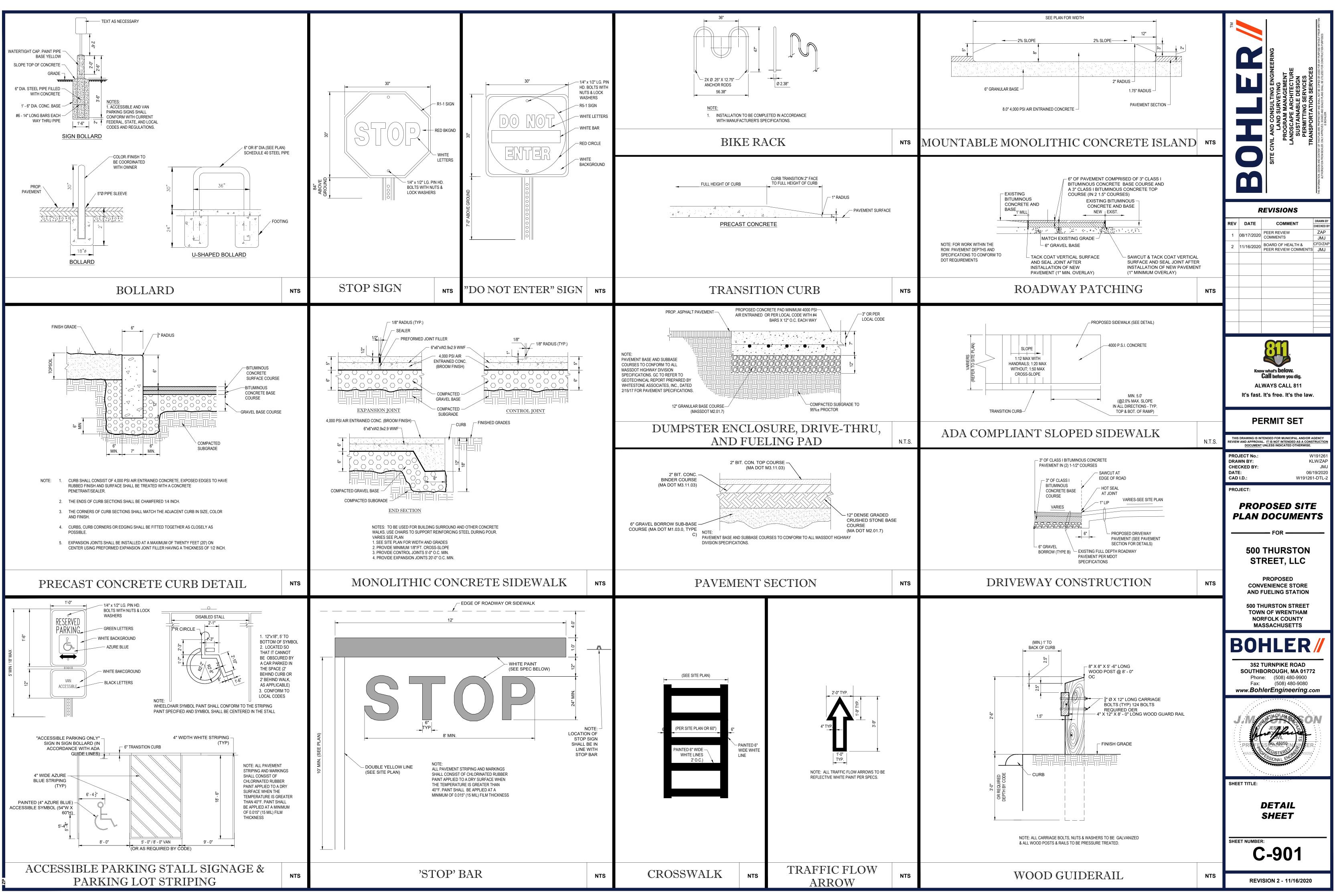
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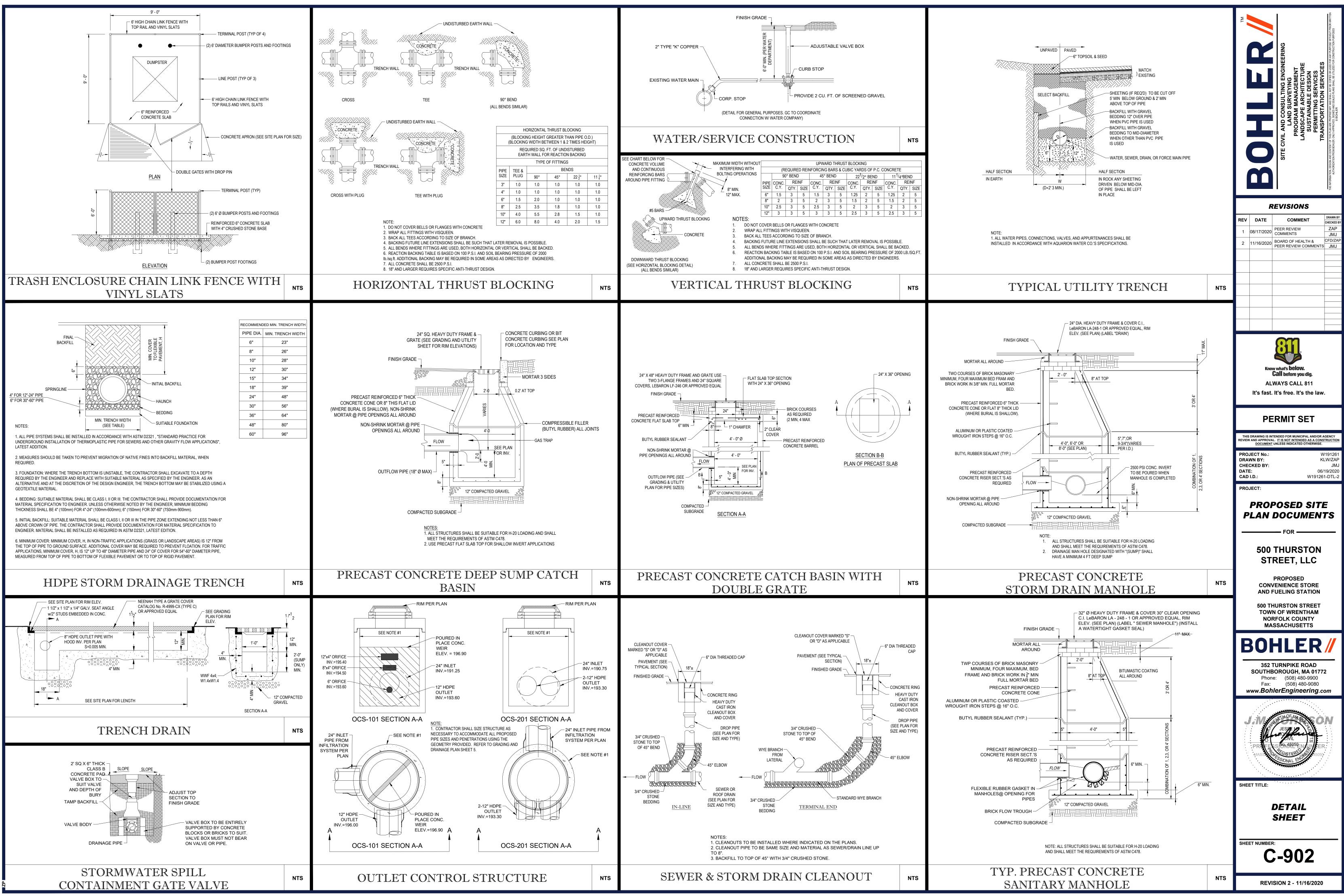


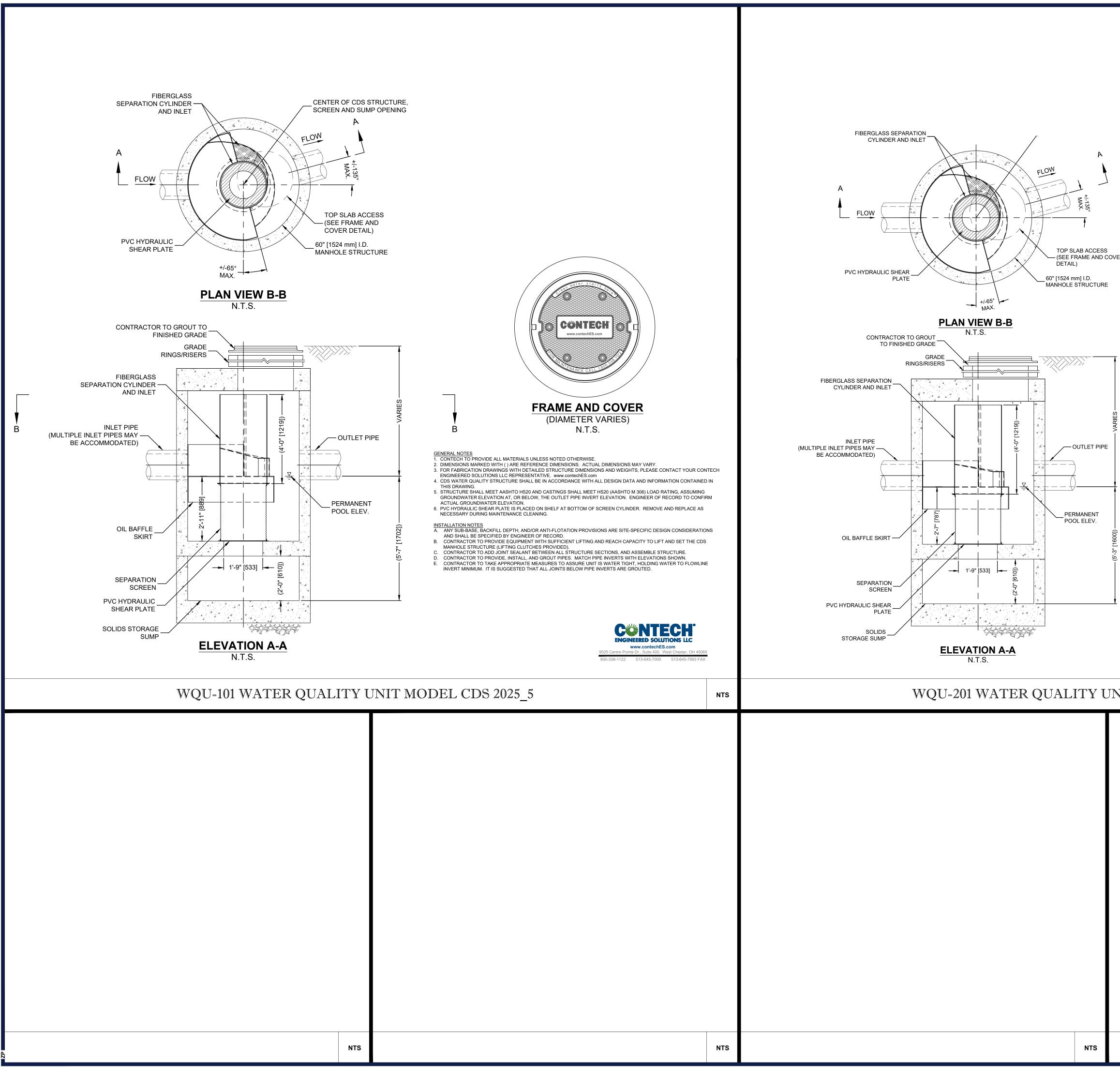


**REVISION 2 - 11/16/2020** 



W191261/DRAWINGS/PLAN SETS/REV2/W191261-DTL-2----->LAYOUT: C-901-DETL

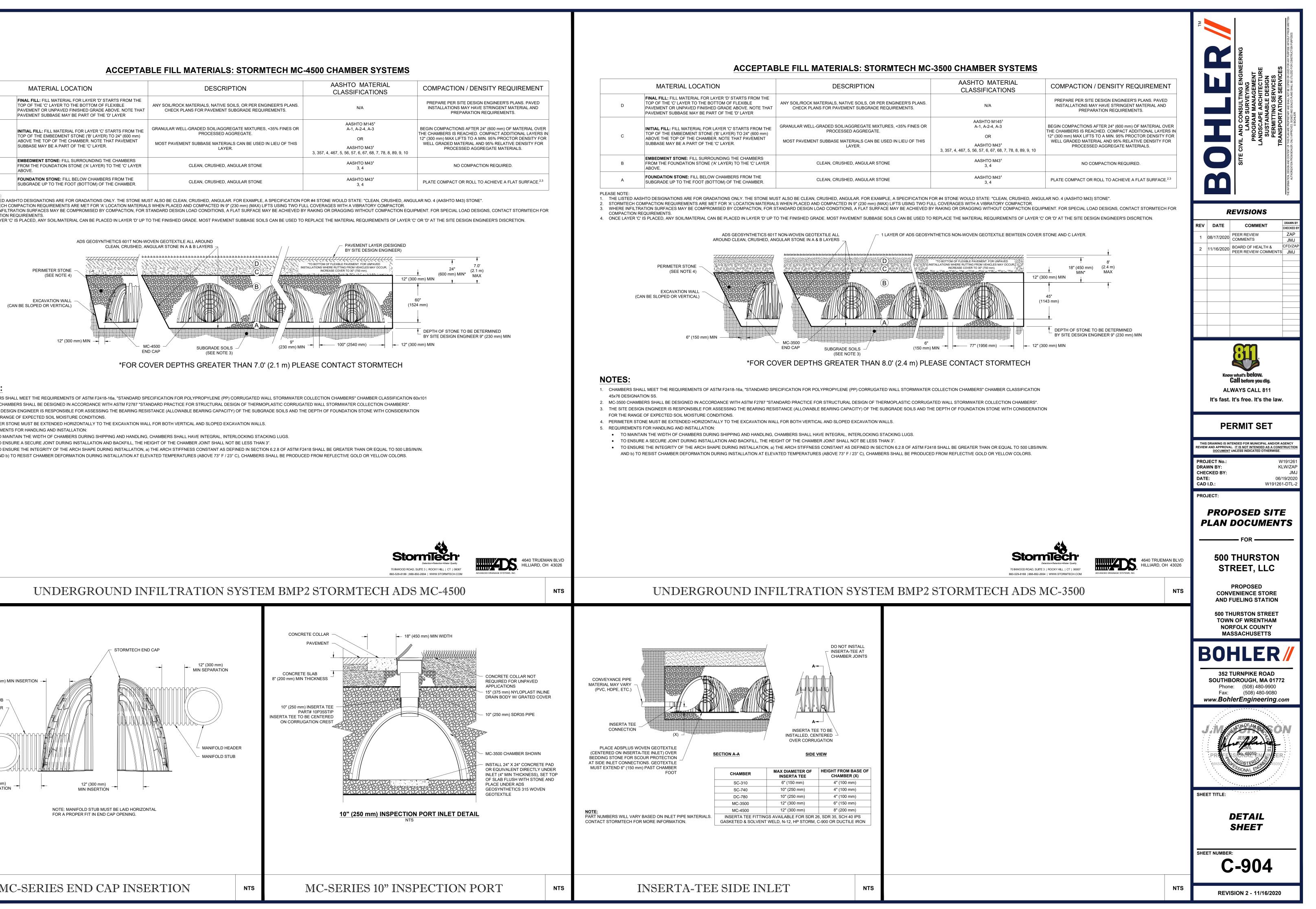


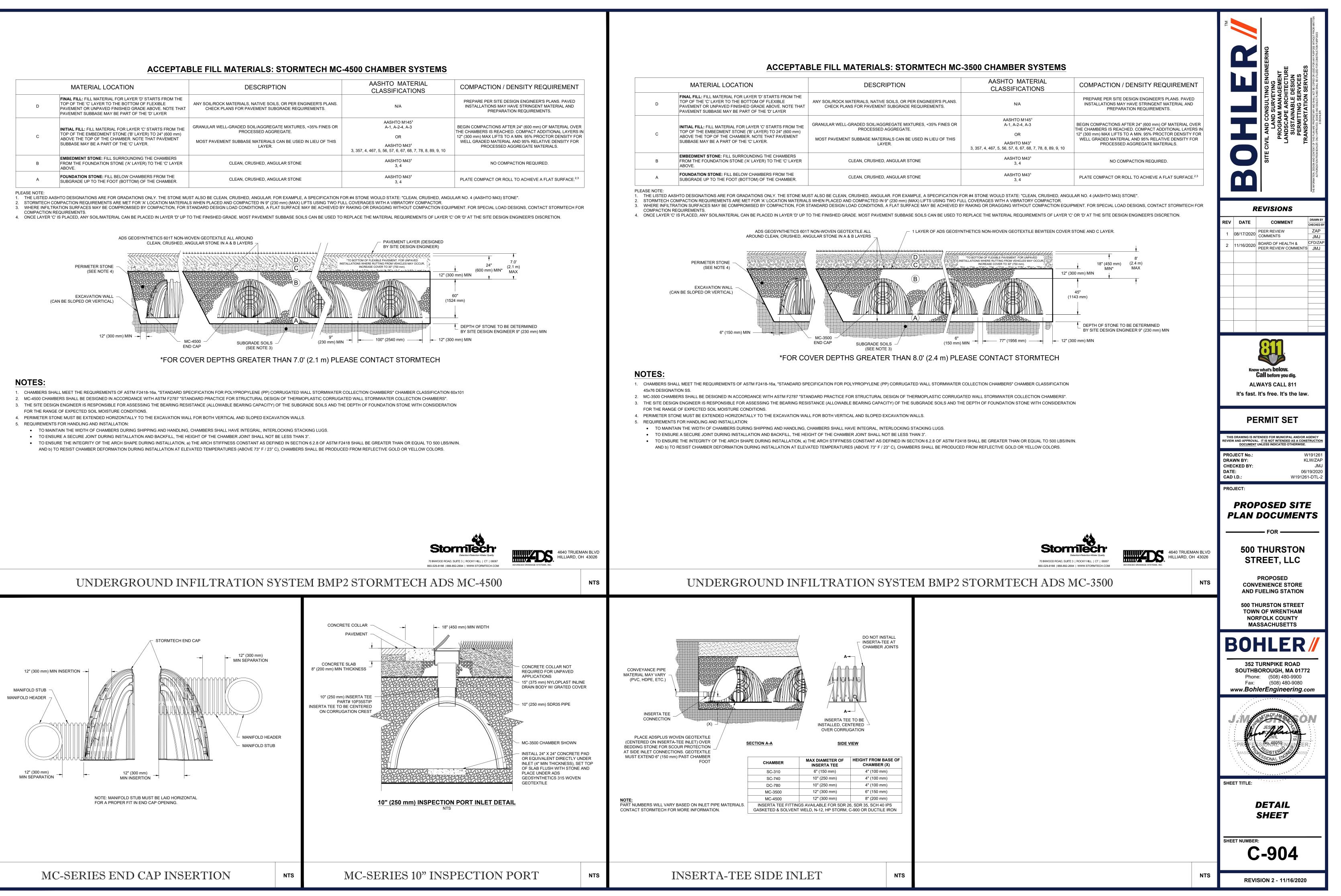


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	REVISIONS
ER	REV     DATE     COMMENT     DRAWN BY CHECKED BY       1     08/17/2020     PEER REVIEW COMMENTS     ZAP       2     11/16/2020     BOARD OF HEALTH & PEER REVIEW COMMENTS     CFD/ZAP       1     0     0     0       2     11/16/2020     BOARD OF HEALTH & PEER REVIEW COMMENTS     CFD/ZAP       1     0     0     0
FRAME AND COVER (DIAMETER VARIES)	<b>811</b> .
<ul> <li><u>GENERAL NOTES</u></li> <li>1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.</li> <li>2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.</li> <li>3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com</li> <li>4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.</li> <li>5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING</li> </ul>	Know what's <b>below.</b> <b>Call before you dig.</b> ALWAYS CALL 811 It's fast. It's free. It's the law.
<ul> <li>GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.</li> <li>6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.</li> </ul>	PERMIT SET
<ul> <li>INSTALLATION NOTES</li> <li>A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.</li> <li>B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).</li> <li>C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.</li> <li>D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.</li> <li>E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.</li> </ul>	THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY         REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION         DOCUMENT UNLESS INDICATED OTHERWISE.         PROJECT No.:       W191261         DRAWN BY:       KLW/ZAP         CHECKED BY:       JMJ         DATE:       06/19/2020         CAD I.D.:       W191261-DTL-2
CENTECH ENGINEERED SOLUTIONS LLC www.contechES.com	PROPOSED SITE PLAN DOCUMENTS FORFOR 500 THURSTON STREET, LLC
NIT MODEL CDS 2020_5 NTS	PROPOSED CONVENIENCE STORE AND FUELING STATION
	500 THURSTON STREET TOWN OF WRENTHAM NORFOLK COUNTY MASSACHUSETTS
	BOHLER// 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900 Fax: (508) 480-9980 www.BohlerEngineering.com
	J.M. JESTEN JESTEN VIL BREESING 45050 NEILER MASS
	SHEET TITLE: DETAIL SHEET
	SHEET NUMBER: C-903

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS
D	<b>FINAL FILL</b> : FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
С	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M431 3, 4
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 4

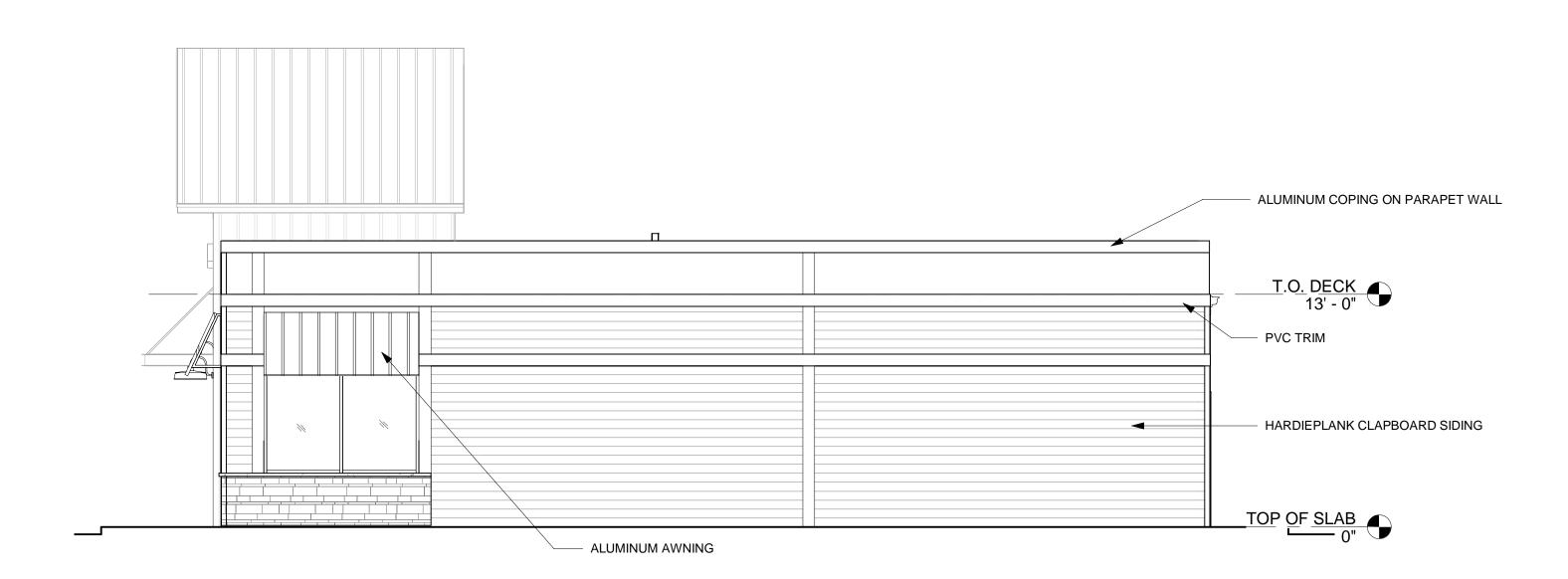
COMPACTION REQUIREMENTS.





# 500 THURSTON STREET RACING MART FUELS - WRENTHAM, MA

PRESENTATION SOUTH ELEVATION 3/16" = 1'-0" 2





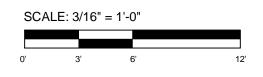






PRESENTATION WEST ELEVATION 3/16" = 1'-0"

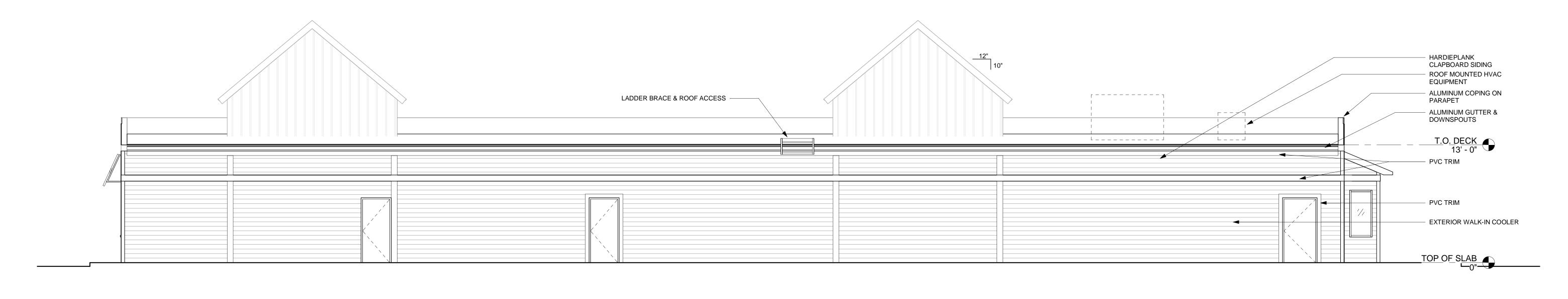
VIEW FROM SOUTHWEST 3



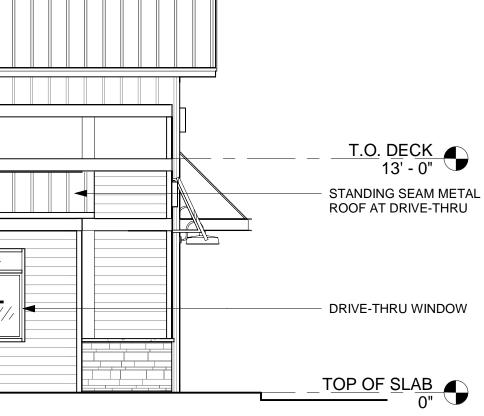


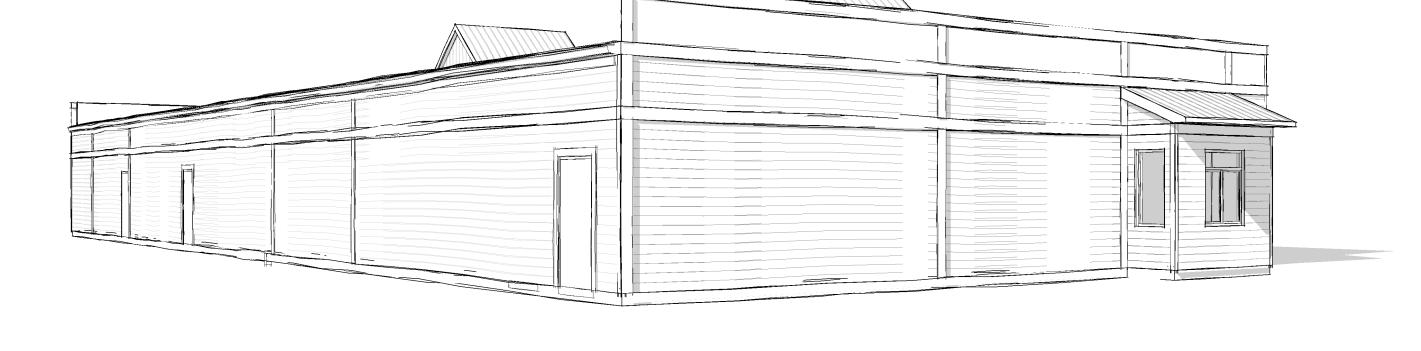
# 500 THURSTON STREET RACING MART FUELS - WRENTHAM, MA

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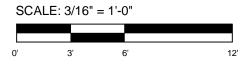






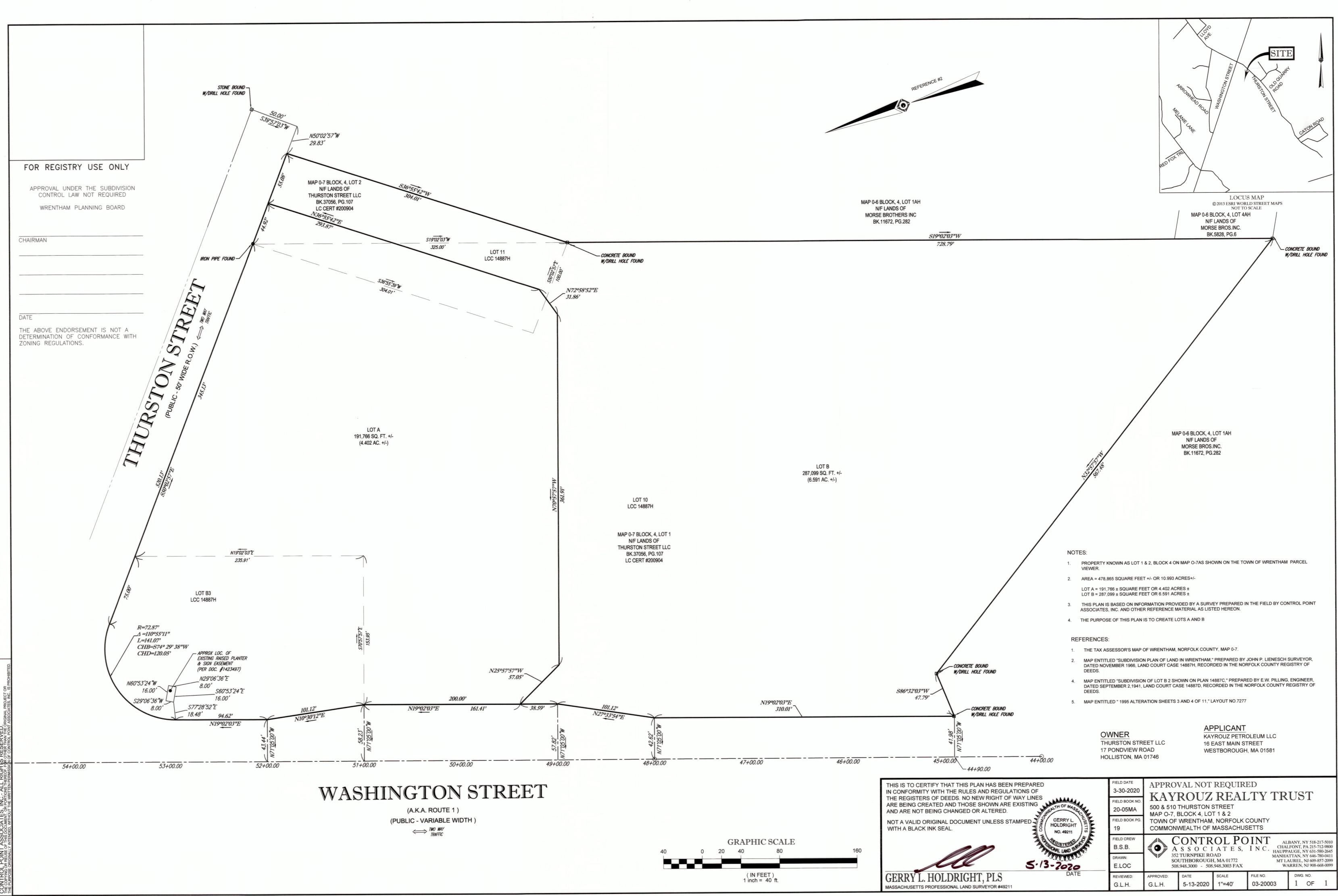
VIEW FROM NORTHEAST 3





0' 3' 6'

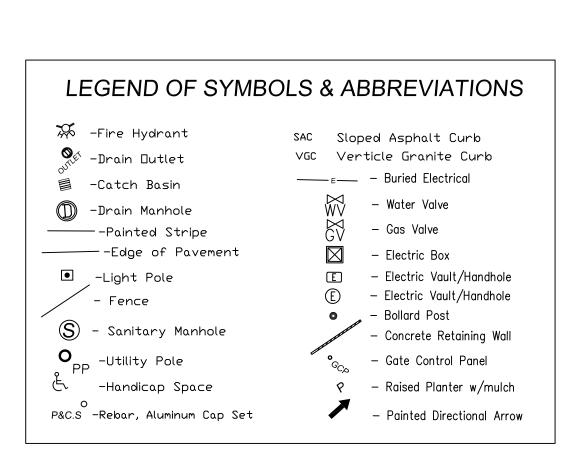
PRESENTATION EAST ELEVATION 3/16" = 1'-0"



### NOTES:

1. Elevations are based on NAVD88 as established by GPS acquisition.

2. Existing conditions and topography taken from plan "Earth Removal As-built Plan" dated January 2, 2006, revised May 5, 2007, prepared by G.A.F. Engineering, Inc., Wareham, MA. along with a limited on the ground survey performed by Hawk Consulting, Inc.



## ZONING REQUIREMENTS

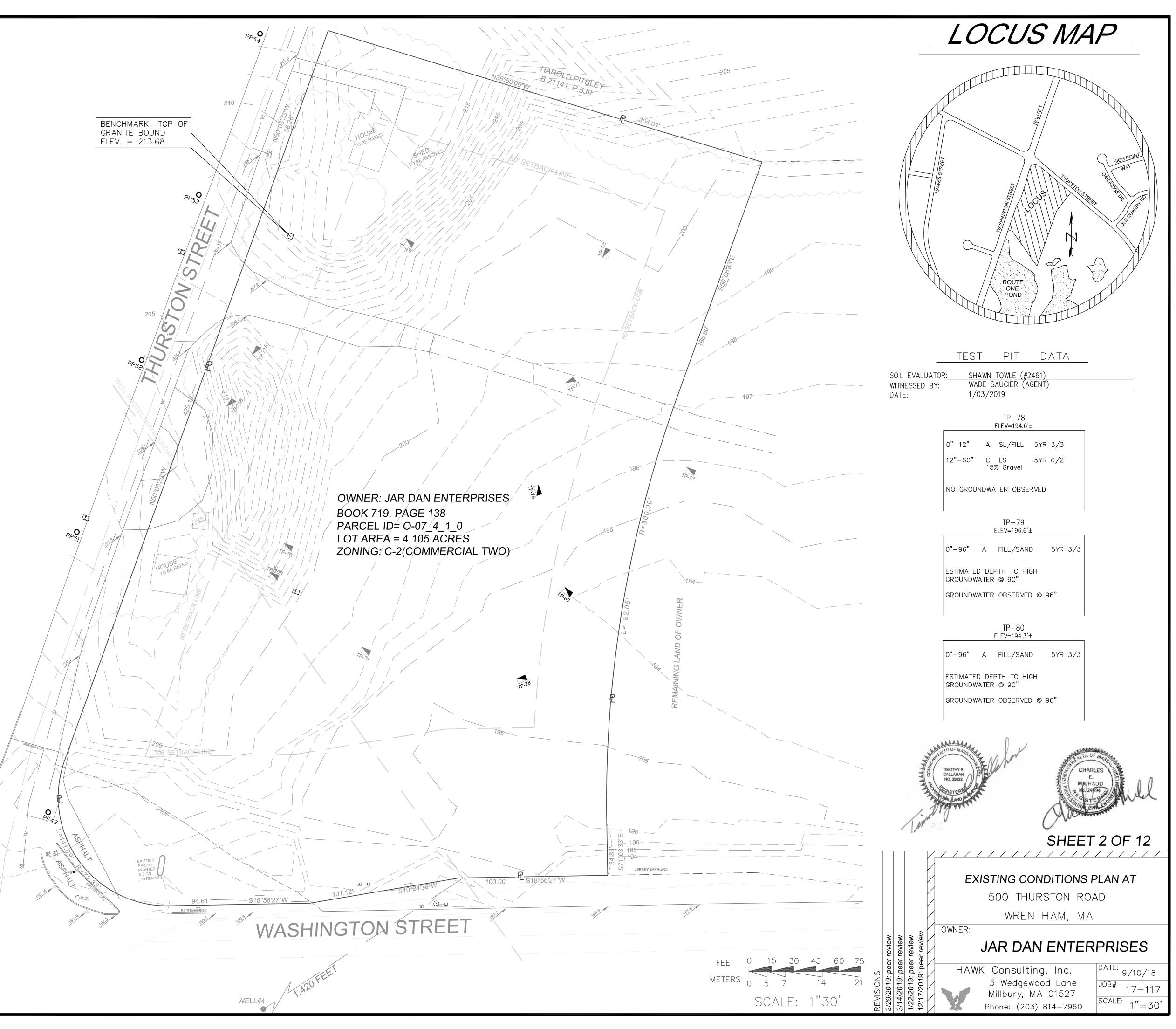
DISTRICT	MINIMUM LOT DIMENSION		MINIMUM SETBACK FRONT SIDE REAR						
	AREA	FRONTAGE							
C-2 Commercial	80,000 SQ.FT.	200 FEET	100 <sup>9</sup> FEET	50 <sup>9</sup> FEET	50 <sup>9</sup> FEET				
9. The provisions of this footnote shall apply only to those LOTS that adjoin a Massachusetts Highway									

Department numbered route. In the C-2 ZONING DISTRICT, SETBACK requirements may be reduced by means of a SPECIAL PERMIT issued by the Planning Board (Special Permit Granting Authority "SPGA") provided the FRONT YARD SETBACK shall not be less than 50 feet, the SIDE YARD SETBACK shall not be less than

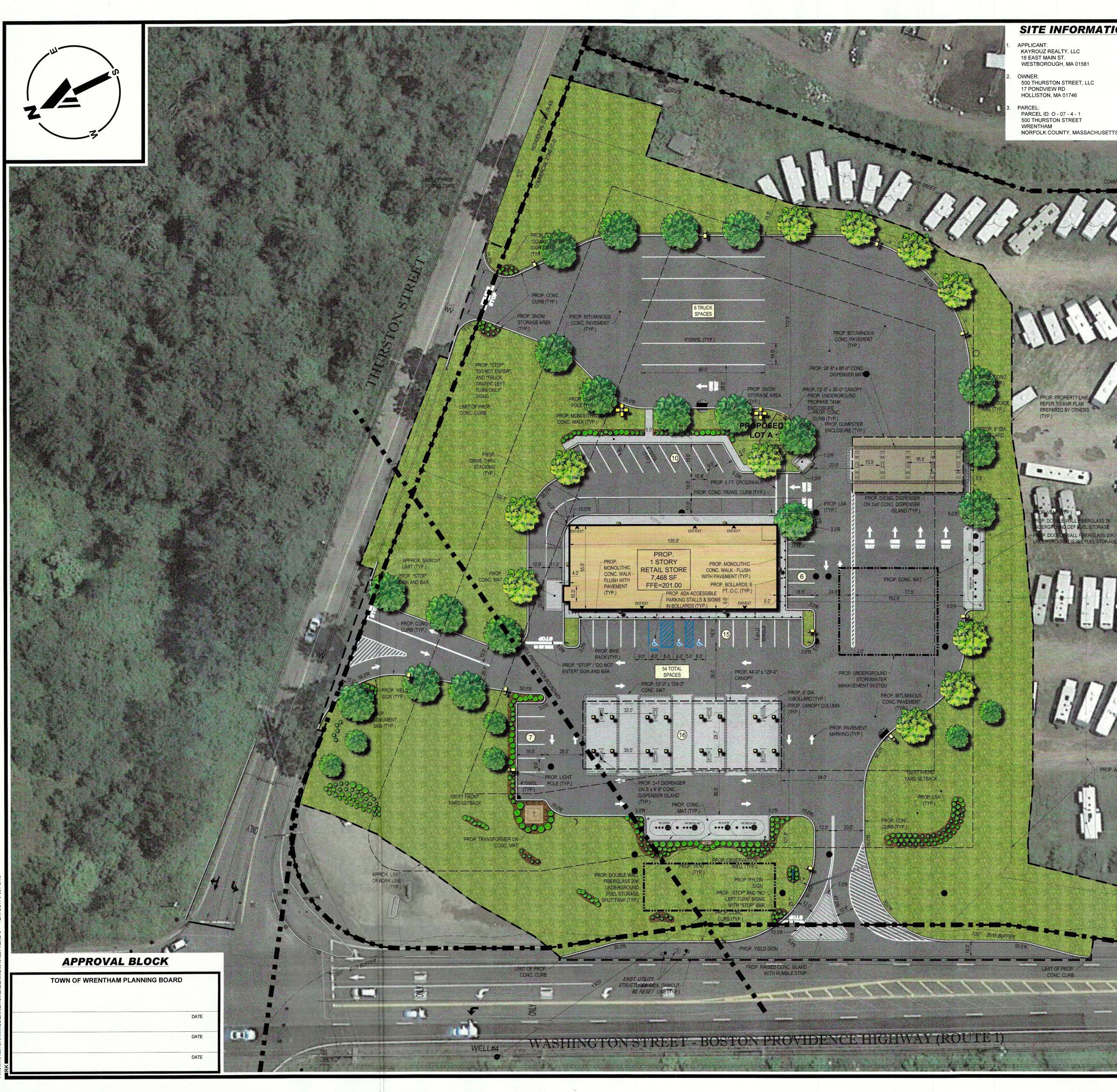
25 feet, and the REAR YARD SETBACK shall not be less than 10 feet.

BUILDING COVERAGE REQUIRED = NO MORE THAN 50%. COVERAGE PROVIDED: 7,950/178,881 = 4.44%.

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



DATE:



1261\DRAWINGS\EXHIBITS\RENDERING\W191261-REND-3---->LAYOUT: C-301-SITE

ON	ZONING ANALYSIS TABLE ZONING DISTRICT C-2: COMMERCIAL INDUSTRIAL DISTRICT-2			N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED	M	AOR WRITTEN		
	OVERLAY DISTRICT WATERSHED PROTECTION OVERLAY DISTRICT AQUIFER PROTECTION OVERLAY DISTRICT			G) - PREVIOUSLY GRANTED (E) - EXIST. NON-CONFORMANCE (SP) - ALLOWED BY SPECIAL PERMIT	Sec. Sec. Sec. Sec. Sec. Sec. Sec. Sec.	ANY PURPOSE WITHOUT PRIOF		
	REQUIRED PERMIT ZONE CRITERIA MIN. LOT AREA	MODIFICATION TO EXISTING SPECIA REQUIRED 80,000 SF	EXISTING ±478,868 SF	PROPOSED LOT A ±191,766 SF		ES REFERENCE		
	MIN. FRONTAGE (6) LOT BUILD FACTOR (7)	200 FT ≤25	877.4 FT 3.38	427.7 FT 6.34	A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY AND A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY A REAL PROPERTY AND A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERT	LAND SURVEYING PROGRAM MANAGEMENT ANDSCAPE ARCHITECTUF SUSTAINABLE DESIGN PERMITTING SERVICES ANSPORTATION SERVIC FANARE ROFRETARY AND SFALL IN OT BE COPED OR U LEY APPROVED, SIGNLER (1) BODLER		
S	MAX. BLDG COVERAGE MIN. FRONT SETBACK MIN. SIDE SETBACK	50% 100 FT or 50 FT (SP) 50 FT or 25 FT (SP)	<0.0% (1,725 SF) 9.7 FT (E) 41.2 FT (SP)	±3.9% (7,468 SF) 101.0 FT		URVEY MANAC ARCHI ABLE D ABLE D NG SEF ATION		
	MIN. SIDE SETBACK MIN. REAR SETBACK MAX. BUILDING HEIGHT	50 FT or 10 FT (SP) 4 STORIES / 60 FT	N/A < 4 STORIES / < 60 FT	31.5 FT (SP) N/A 1 STORY / < 60 FT	D CON	LAND SUF PROGRAM MA NDSCAPE AF SUSTAINABI PERMITTING ANSPORTATI ANSPORTATI BOHLER		
MERCIAL ZO	MIN. OPEN SPACE DRIVE-THRU STACKING SPACES	25% 10	N/A N/A	±45.0% (±86,294 SF) 10		L/ PROG LANDS( SUS SUS PERI TRANSF		
<b></b>	PARKING SPACES ACCESS. PARKING SPACES PARKING STALL CRITERIA	50 3 USE/CATEGORY: SERVICE ST	N/A N/A	54 3		AND CONTENT TON FROM BOHL		
5	STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	REQU. PARKING: 1 SPACE / PL	+ 7,468 SF /1,000 SF x 4 SPACES	$\overline{\mathbf{m}}$	HE INFORMATION, DESIGN AND CONTENT			
	ACCESSIBLE PARKING CRITERIA STANDARD:	1-25 SPACES = 1 MIN. ACCESSIE 26-50 SPACES = 2 MIN. ACCESSIE 51-75 SPACES = 3 MIN. ACCESSIE		THE INFOR				
	5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.)	76-100 SPACES = 4 MIN. ACCESSIE 101-150 SPACES = 5 MIN. ACCESSIE 151-200 SPACES = 6 MIN. ACCESSIE 201-300 SPACES = 7 MIN. ACCESSIE 201-400 SPACES = 7 MIN. ACCESSIE	BLE SPACES BLE SPACES 1 ACCESSIBLE V BLE SPACES ACCESSIBLE SP	SPACES OVER 1,000 AN SPACE PER 6 STANDARD ACES (MIN.)	REVI	SIONS		
	(1) IF THE DISTRICT BOUNDA	301-400 SPACES = 8 MIN. ACCESSIE	AND, ONLY THE PORTION OF S		REV         DATE           1         08/17/20         PEER F	COMMENT DRAWN BY CHECKED BY REVIEW ZAP		
2	ACTIVITIES OR USES THA ALTER OR IMPACT THE P	OTECTION DISTRICT SHALL FALL AT ARE PROPOSED FOR THE POR ART INSIDE THE DISTRICT. M PRODUCTS IS PROHIBITED WIT	TION OF THE PARCEL THAT LI	E OUTSIDE THE DISTRICT	2 11/16/20 80ARE	O OF HEALTH & CFD/ZAF REVIEW COMMENTS JMJ		
N.	FOLLOWING: A. NORMAL HOUSEHOLD B. WASTE OIL RETENTION	USE, OUTDOOR MAINTENANCE, J FACILITIES REQUIRED BY STAT	AND HEATING OF A STRUCTUR UTE, RULE OF REGULATION		3 11/23/20 25 25 25 25 25 25 25 25 25 25 25 25 25	MENTS JMJ		
	D. TREATMENT WORKS A PROVIDED THAT STORAG	TORS REQUIRED BY STATUTE, R PPROVED UNDER 314 CMR 5.00 F E, LISTED IN ITEMS A. THROUGH LDINGS OR ABOVE GROUND WIT	OR TREATMENT OF GROUND D. IMMEDIATELY ABOVE, IS IN	FREE-STANDING				
	(3) SERVICE STATIONS ARE	IMUM OF 125% OF THE CONTAINI ALLOWED A MAXIMUM OF 3,000 S ES 1 SPACE AT EACH PASSENGE	ER'S TOTAL STORAGE CAPACI SF OF RETAIL USE (PER DEFINI	TY.				
	<ul> <li>(5) ABUTTING ZONING DISTR NORTHWEST)</li> <li>(6) A LOT LOCATED AT THE II</li> </ul>	RICTS: R-87 (NORTHEAST), R-43 (S NTERSECTION OF TWO STREETS /E TWO (2) FRONT YARDS, ONE (	SOUTHEAST), C-1 (SOUTHEAST	SS THAN 135 DEGREES (A				
1	LOT MUST BE PROVIDED STREETS.	EEMED TO CONFORM WITH THE	EVER, THE FRONT YARD SETB	ACK APPLIES TO BOTH		~~		
	ARTICLE 6.1 UNLESS IT H	AS A BUILD FACTOR OF 25 OR LE VIDED BY THE ACTUAL LOT AREA	SS WHERE THE BUILD FACTOR	R IS EQUAL TO THE LOT				
	PROPOSED				Know what's Call be	below. efore you dig.		
LOT B MAINTENANCE OF A CLEAR SIGHT LINE						CALL 811 s free. It's the lay		
IS THE RESPONSIBILITY OF THE PROPERTY OWNER				TY OF THE				
					PERMIT SET			
E .			TO BE UTILIZ	ED FOR SITE	REVIEW AND APPROVAL. I <u>T IS NO</u> DOCUMENT UNLESS I	OR MUNICIPAL AND/OR AGENCY DT INTENDED AS A CONSTRUCTION NDICATED OTHERWISE.		
			GENERAL NOT	ES	PROJECT No.: DRAWN BY: CHECKED BY:	W191261 KLW/ZAP JMJ		
n		SHEETF	OR ADDITION	ALNOTES	DATE: CAD I.D.: PROJECT:	06/19/20 W191261-REND		
	TT 13 MALLES					PROPOSED SITE		
1÷A	- LOHA LAR				PLAN DOCUMENTS			
		L'An	FOR					
5	D		500 THURSTON STREET, LLC					
	11:2					OSED		
					CONVENIENCE STORE AND FUELING STATION			
						500 THURSTON STREET TOWN OF WRENTHAM NORFOLK COUNTY		
ACCESS EASEMENT					MASSACHUSETTS			
					BOHLER //			
					352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772			
					Fax: (5	508) 480-9900 508) 480-9080 I <b>gineering.com</b>		
- APPROX LIMIT OF				J.M. JOHNSON				
	PROP. 30 FT DRÁNAGE B	PROP. 30 FT WIDE DRANAGE EASEMENT WORK (TYP.)				DRAFT: PROFESSIONAL ENGINEER		
	•				MASSACHUSETTS	LICENSE No. 45050		
					SHEET TITLE:			
					SITE L	AYOUT		
					PL			
١	1-11	~ · · ·			SHEET NUMBER:			
						C-301		
			30 15 7	5 0 30				
Weiter and a second				1"= 30'		3 - 11/23/2020		