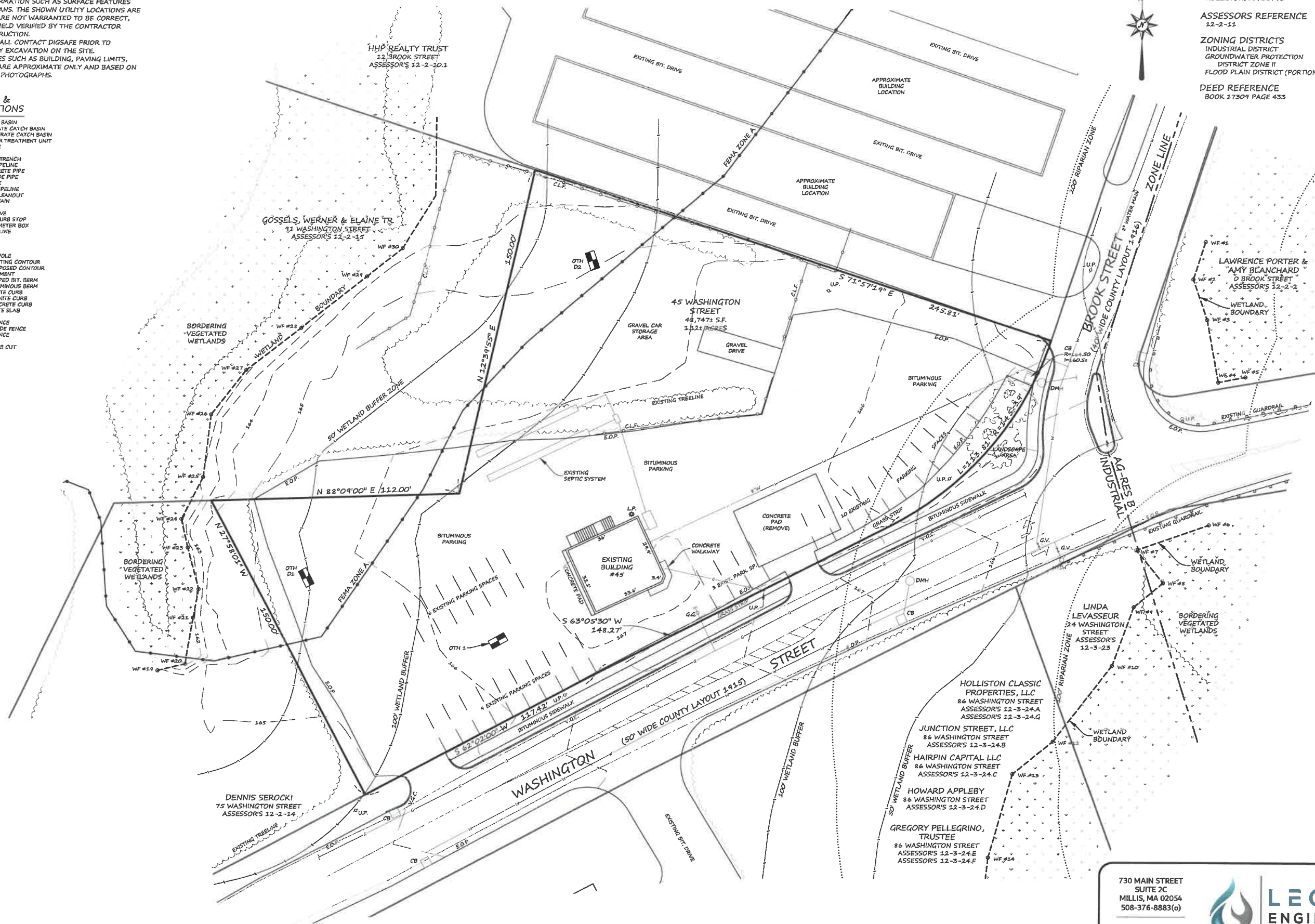


EXISTING CONDITION NOTES:

- RECORD INFORMATION:
1.1. DEED BOOK 17309, PAGE 433
- THE LOCATION OF EXISTING UTILITIES IS BASED ON AVAILABLE INFORMATION SUCH AS SURFACE FEATURES AND RECORD PLANS. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE, ARE NOT WARRANTED TO BE CORRECT, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONDUCTING ANY EXCAVATION ON THE SITE.
- OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC... ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.

LEGEND & ABBREVIATIONS

- CB: EXISTING CATCH BASIN
- CB: PROP. SINGLE-GRATE CATCH BASIN
- CB: PROP. DOUBLE-GRATE CATCH BASIN
- STIC: STORMWATER TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL. TR: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCF: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- SCD: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- LP: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.F.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- CLF: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.F.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT



OWNER & APPLICANT
GILL REALTY TRUST-I
45 WASHINGTON STREET
HOLLISTON, MA 01746

ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17309 PAGE 433



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Date: 2020.09.15 14:47:44
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PLAN SCALE: 1" = 20'

REVISION	DATE	BY

45 WASHINGTON STREET
EXISTING CONDITIONS
& EROSION CONTROL
PLAN OF LAND IN
HOLLISTON, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-1

D143-01

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. EROSION CONTROLS SHALL REMAIN UNTIL SUCH TIME AS THE ADJACENT DISTURBED AREAS ARE COMPLETELY STABILIZED AS APPROVED BY THE CONSERVATION COMMISSION.
2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL
3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHTOUT CONSTRUCTION.

DEED REFERENCE
BOOK 17309 PAGE 433



PLAN SCALE: 1" = 20'

[illegible]

45 WASHINGTON STREET
EROSION CONTROL
PLAN OF LAND
IN
HOLLISTON, MA

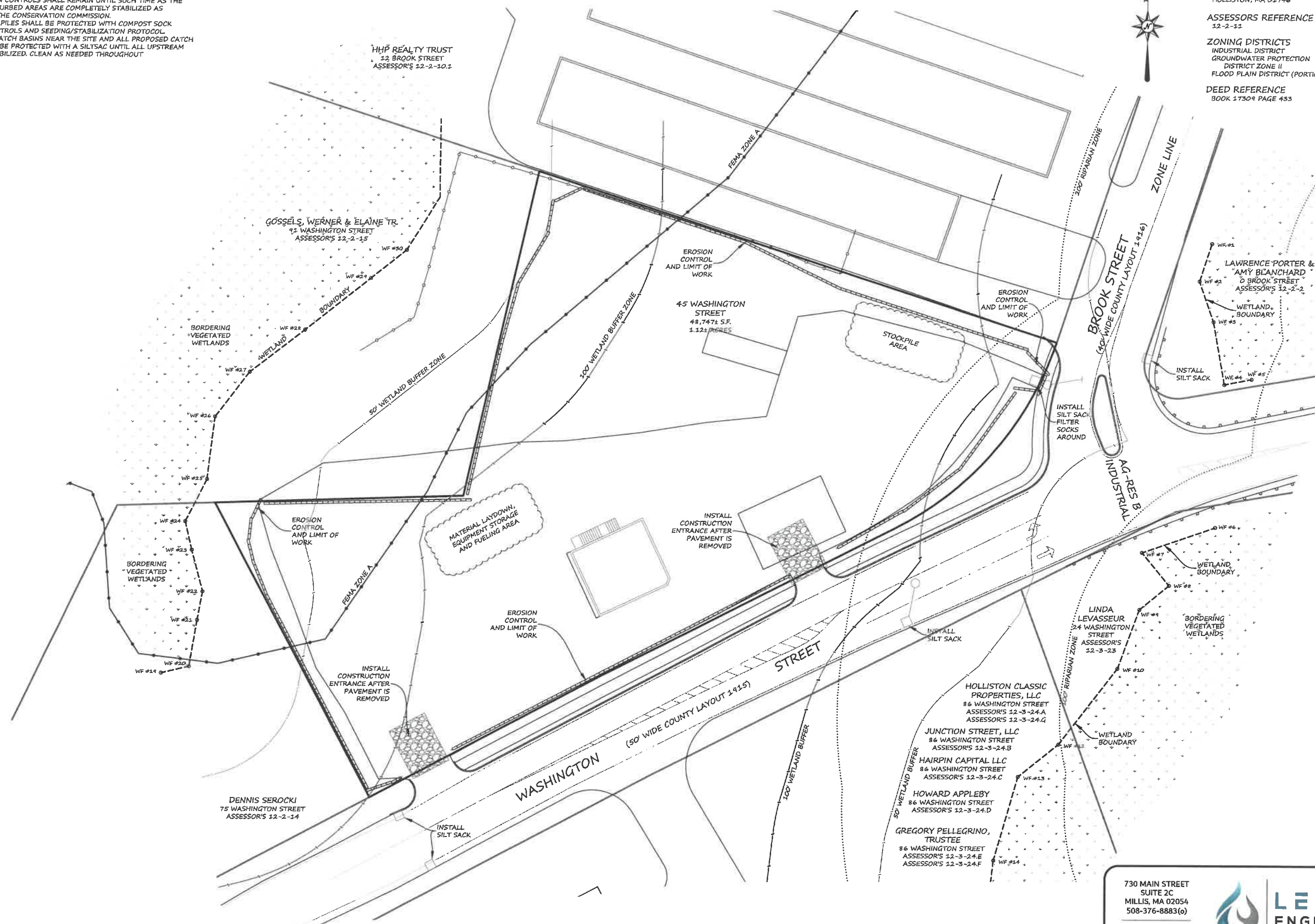
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

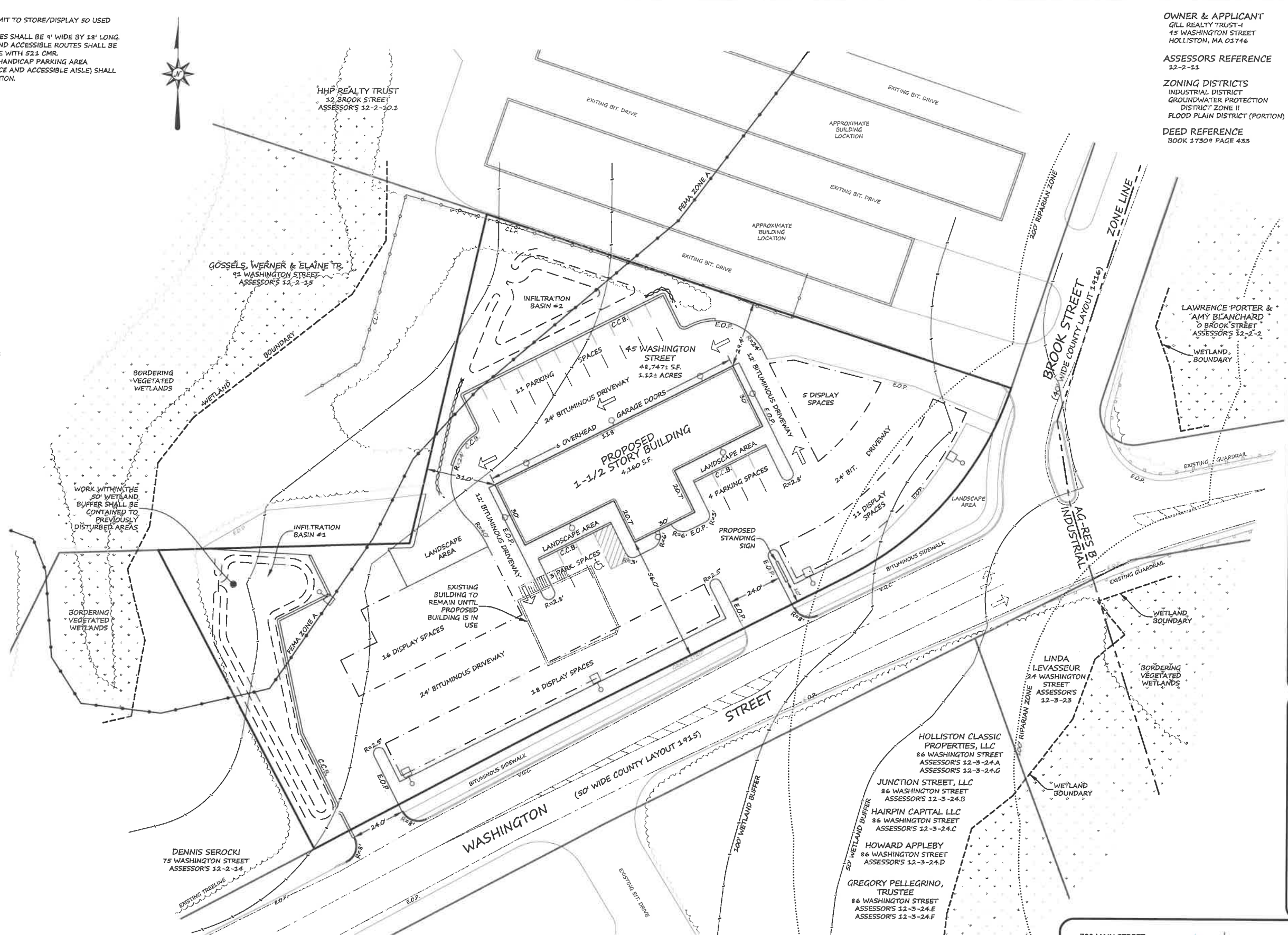
C-2

D143-01

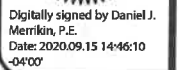


1. THE APPLICANT HOLDS A PERMIT TO STORE/DISPLAY SO USED CARS.
2. ALL PROPOSED PARKING SPACES SHALL BE 9' WIDE BY 18' LONG.
3. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 521 CMR.
4. THE FINISHED GRADE OF ANY HANDICAP PARKING AREA (INCLUDING THE PARKING SPACE AND ACCESSIBLE AISLE) SHALL NOT EXCEED 2% IN ANY DIRECTION.

ZONE: INDUSTRIAL
 MIN. LOT AREA:
 REQUIRED: 20,000 S.F.
 PROVIDED: 48,747 S.F.
 MIN. FRONTAGE:
 REQUIRED: 100'
 PROVIDED: 231.23'
 MIN. FRONT SETBACK:
 REQUIRED: 30'
 PROVIDED: 56'
 MIN. SIDE SETBACK:
 REQUIRED: 20'
 PROVIDED: 29.4'
 MIN. REAR SETBACK:
 REQUIRED: 30'
 PROVIDED: 35'
 MAX. HEIGHT:
 REQUIRED: 40'
 PROVIDED: 440'
 MAX. LOT COVERAGE:
 REQUIRED: 40%
 EXISTING: 84%
 PROVIDED: 67%
 MAX. FAR:
 REQUIRED: 0.50
 PROVIDED: 0.17
 PARKING:
 REQUIRED: 1SP./180SF.= 13 SPACES
 PROVIDED: 18 SPACES



DEED REFERENCE
BOOK 17309 PAGE 433



PLAN SCALE: 1" = 20'

[illegible]

45 WASHINGTON STREET
LAYOUT
PLAN OF LAND
IN
HOLLISTON, MA

C-3



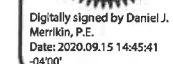
LEGACY
ENGINEERING

3. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROPOSED ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDING.
2. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ASD N32 OR EQUAL).
3. SEPTIC PIPING SHALL BE SCHEDULE 80 PVC.
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17309 PAGE 433



PLAN SCALE: 1" = 20'

[illegible]

45 WASHINGTON STREET
GRADING & UTILITIES
PLAN OF LAND
IN
HOLLISTON, MA

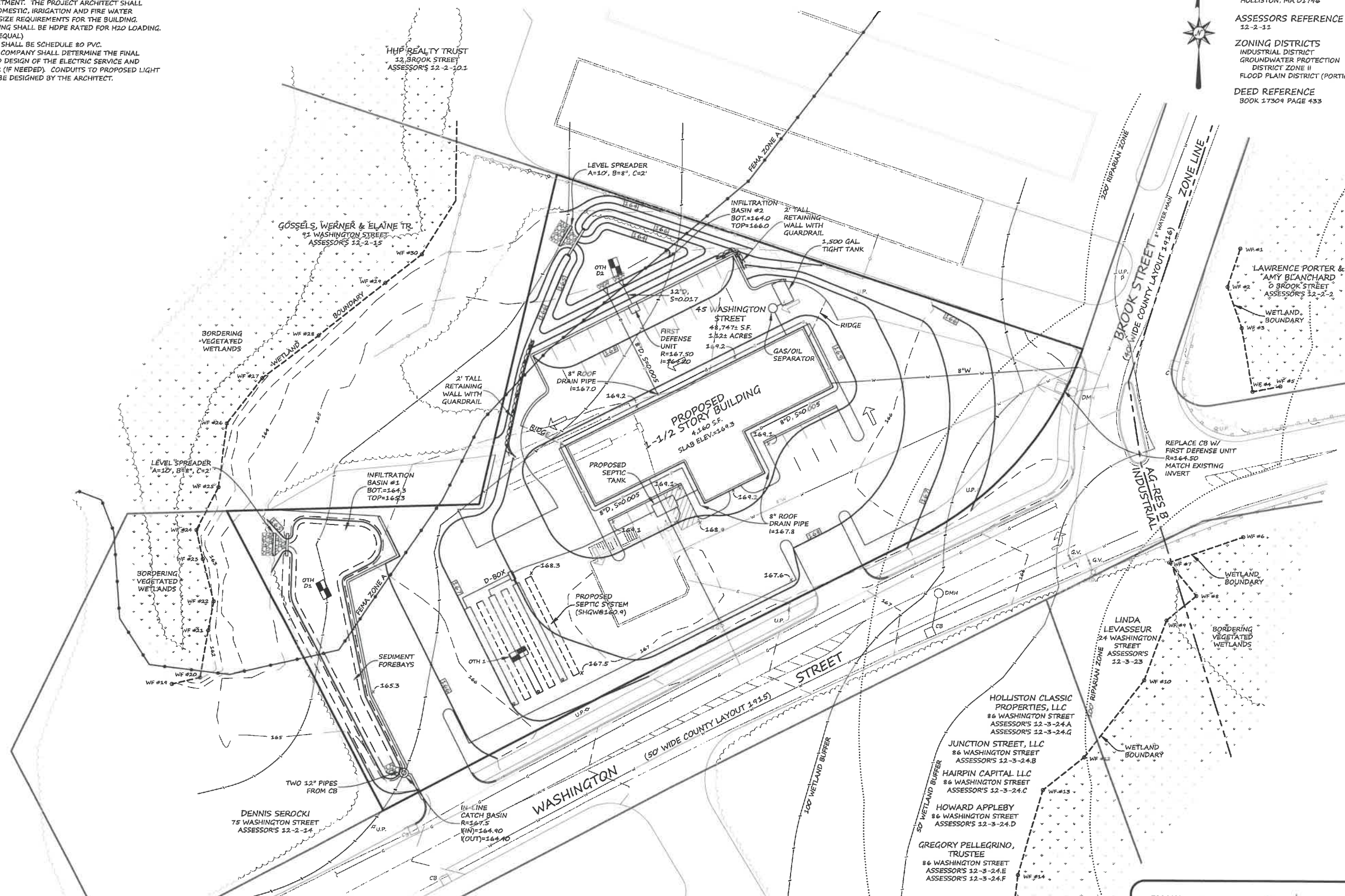
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

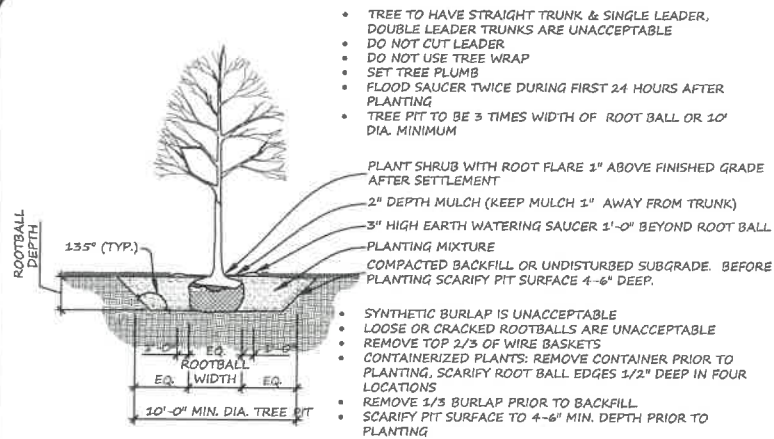
C-4



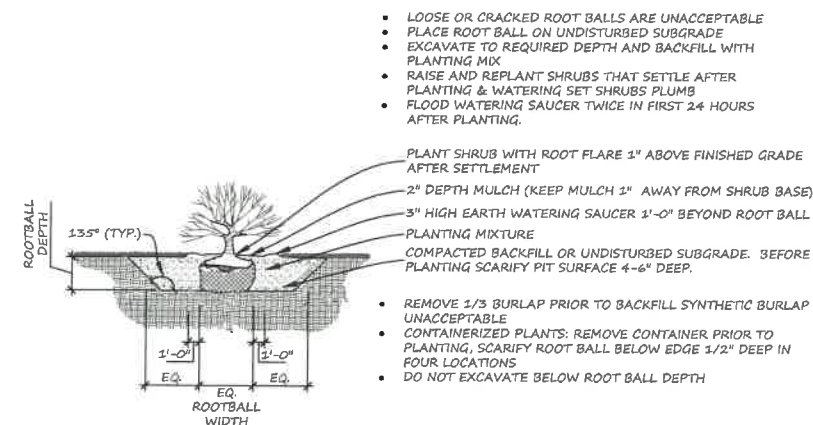
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D143-01





TREE DETAIL
NOT TO SCALE



SHRUB DETAIL
NOT TO SCALE

- PLANTING LEGEND**
- SHADE TREES: 1.5" CALIPER DECIDUOUS TREES. PROVIDE AT LEAST THREE NATIVE SPECIES.
- EVERGREEN TREES: 5'-6' HEIGHT GREEN GIANT ARBORVITAE, BLUE SPRUCE OR NORWAY SPRUCE.
- 12" - 24" SHRUBS: VARIETY OF SPECIES

LANDSCAPING NOTES:

1. TREES AND SHRUBS SHALL BE UNIFORM, FULL AND BUSHY, AND WELL BRANCHED SPECIMEN PLANTS.
2. PLANT BEDS TO RECEIVE 3" MINIMUM DEPTH OF MULCH. PLANTS SHALL BE GUARANTEED FOR ONE YEAR AFTER INSTALLATION.
3. PLANTING BEDS SHALL HAVE A MINIMUM OF 6" OF LOAM. LOAM FOR TREES AND SHRUBS SHALL BE TO THE DEPTH OF THE ROOT BALL.
4. LOAM (6") AND SEED ALL DISTURBED AREAS THAT ARE NOT PLANTING BEDS.

SNOW REMOVAL NOTES:

1. SNOW SHALL BE PLOWED INTO WINDROWS ALONG PAVEMENT WHERE POSSIBLE AND STOCKPILED IN DESIGNATED SNOW STORAGE AREAS.
2. SNOW SHALL NOT BE PILED AT THE ENTRANCE CORNERS IN SUCH A MANNER THAT IT WILL OBSTRUCT SIGHT DISTANCE
3. ICE CONTROL SHALL BE BY SAND, SODIUM CHLORIDE OR CALCIUM CHLORIDE.
4. SNOW SHALL NOT BE STORED IN AREAS THAT WOULD BLOCK STORMWATER FACILITIES.

DENNIS SEROCKI
5 WASHINGTON STREET
ASSESSOR'S 12-2-34

HHP REALTY TRUST
12 BROOK STREET
ASSESSOR'S 12-2-30.1

PROPOSED
1-1/2 STORY BUILDING
4,160 S.F.

HOLLISTON CLASSIC
PROPERTIES, LLC
86 WASHINGTON STREET
ASSESSOR'S 12-3-24.A
ASSESSOR'S 12-3-24.G

JUNCTION STREET, LLC
86 WASHINGTON STREET
ASSESSOR'S 12-3-24.B

HAIRPIN CAPITAL LLC
86 WASHINGTON STREET
ASSESSOR'S 12-3-24.C

HOWARD APPLEBY
86 WASHINGTON STREET
ASSESSOR'S 12-3-24.D

GREGORY PELLEGRINO,
TRUSTEE
86 WASHINGTON STREET
ASSESSOR'S 12-3-24.E
ASSESSOR'S 12-3-24.F

LINDA LEVASSEUR
24 WASHINGTON STREET
ASSESSOR'S 12-3-23

OWNER & APPLICANT
GILL REALTY TRUST-I
45 WASHINGTON STREET
HOLLISTON, MA 01746

ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17309 PAGE 433



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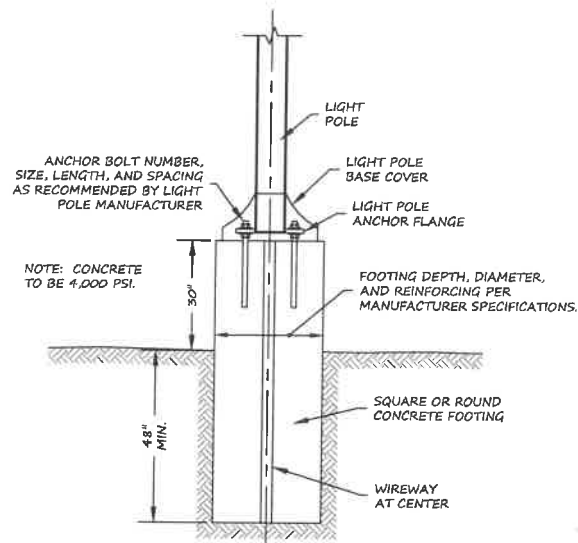
45 WASHINGTON STREET
LANDSCAPING
PLAN OF LAND
IN
HOLLISTON, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

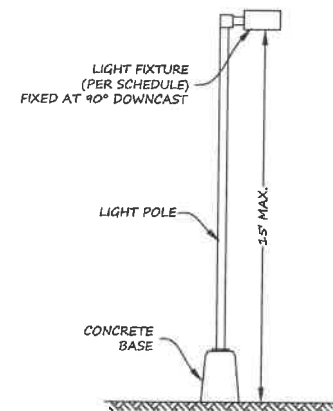


**LEGACY
ENGINEERING**

C-5



CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING TYPE	MOUNTING HEIGHT	MODEL
LP1	□	5	(6) FOUR WHITE LIGHT EMITTING DIODES (LEDs)	POLE	15' ABOVE GRADE	RAB LIGHTING INC., ALED4T10SY (TYPE IV)
WP1	○	8	(2) FOUR WHITE LIGHT EMITTING DIODES (LEDs)	WALL	9' ABOVE GRADE	RAB LIGHTING, INC., WPLED52



OWNER & APPLICANT
GILL REALTY TRUST-I
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HOLLISTON, MA 01746

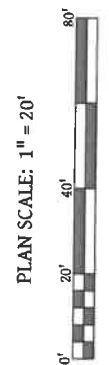
ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17309 PAGE 433



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PLAN SCALE: 1" = 20'

REVISION	DATE	BY

45 WASHINGTON STREET
LIGHTING
PLAN OF LAND
IN
HOLLISTON, MA

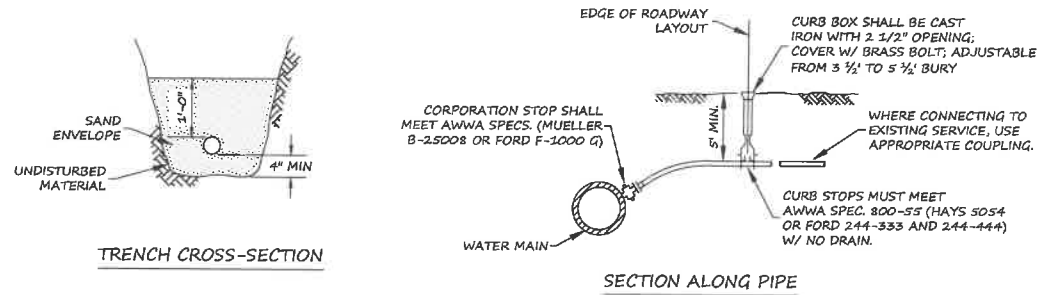
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-6



LEGACY
ENGINEERING

D143-01

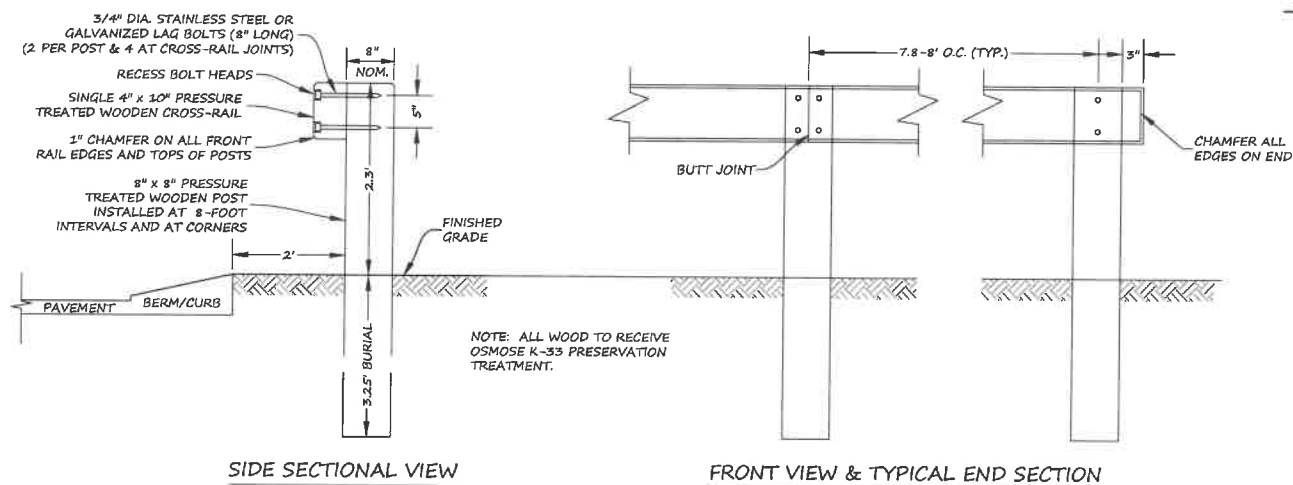


NOTES:

1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

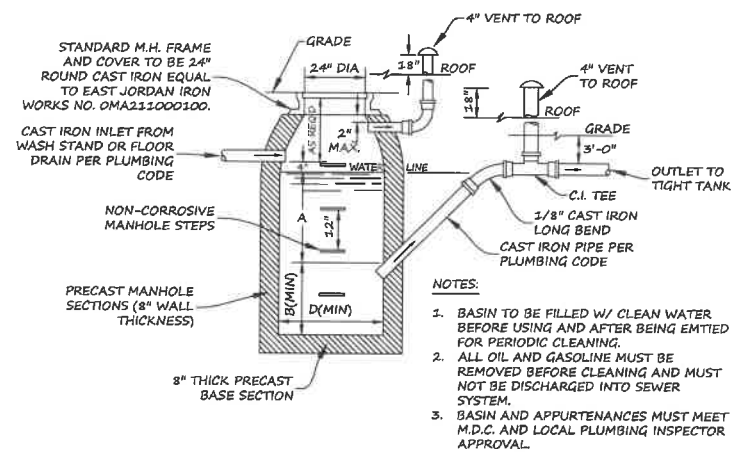
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



WOOD GUARD RAIL DETAIL

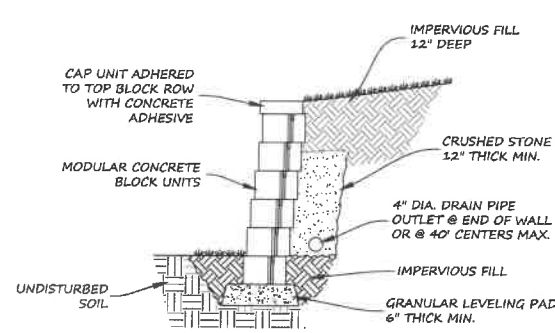
NOT TO SCALE



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

TABLE NOTES:

1. FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.
2. CIRCULAR CATCH BASINS ARE RECOMMENDED.

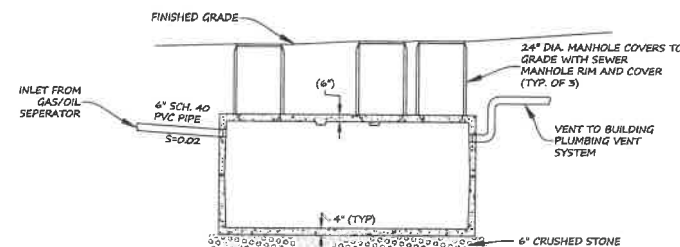
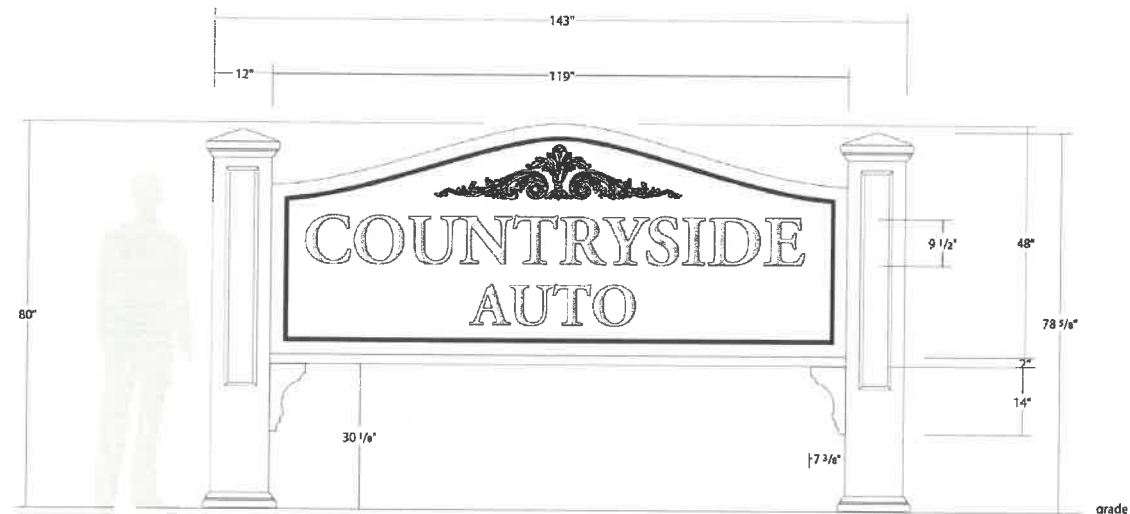
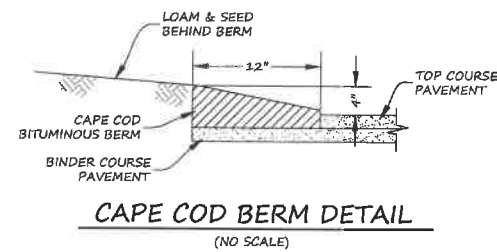
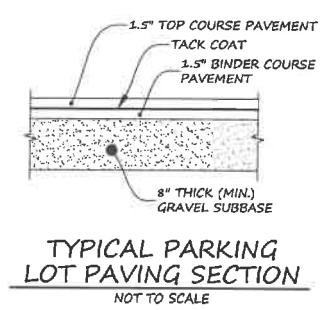


NOTES:

1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

NOT TO SCALE



OWNER & APPLICANT
GILL REALTY TRUST-I
45 WASHINGTON STREET
HOLLISTON, MA 01746

ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17309 PAGE 433



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PLAN SCALE: 1" = 20'

REVISION	DATE	BY

PLAN DATE: SEPTEMBER 8, 2020

45 WASHINGTON STREET
GRADING & UTILITIES
PLAN OF LAND
IN
HOLLISTON, MA

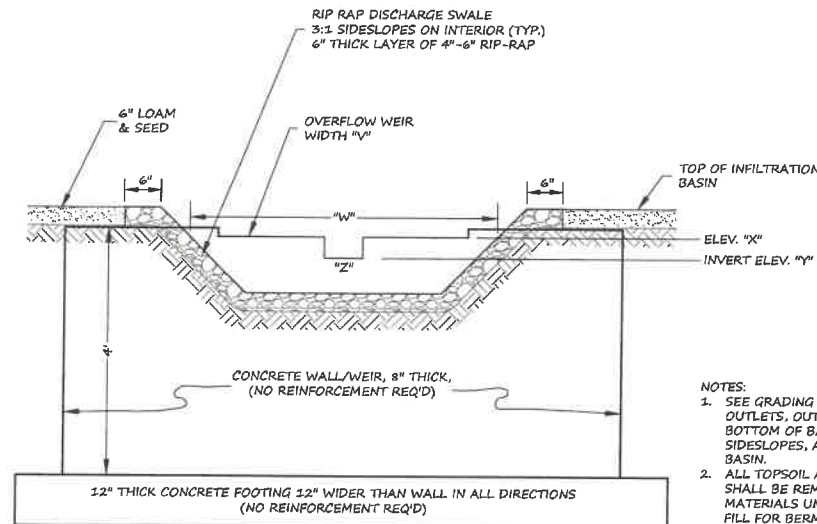
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-7



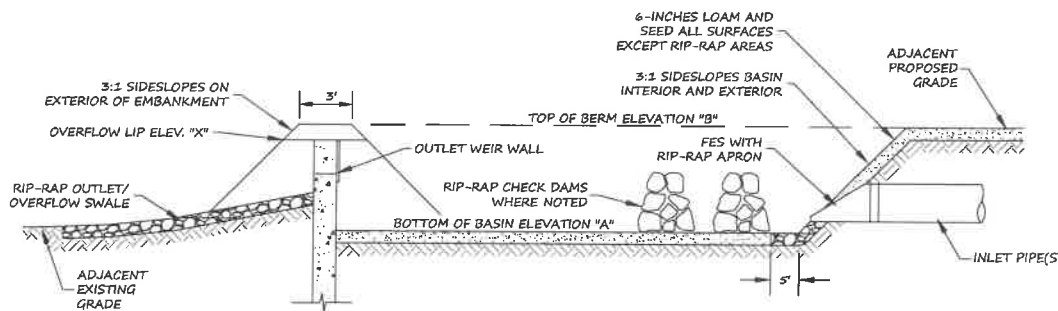
**LEGACY
ENGINEERING**

D143-01



OUTLET WEIR AND RIP-RAP SWALE DETAIL

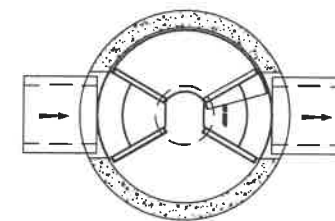
- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM, (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.



TYPICAL BASIN CROSS-SECTION

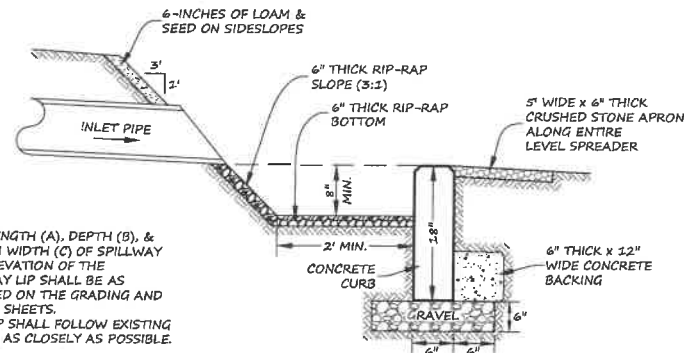
SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2
BOTTOM OF BASIN ELEVATION "A"	164.3	164.0
TOP OF BERM ELEVATION "B"	165.3	166.0
OUTLET WEIR WALL LENGTH "W"	10'	14'
OVERFLOW WEIR WIDTH "V"	5'	5'
OVERFLOW ELEVATION "X"	164.60	165.20
DISCHARGE ORIFICE INVERT "Y"	164.60	164.50
DISCHARGE ORIFICE WIDTH "Z"	5'	2'



TYPICAL INFILTRATION BASIN CROSS-SECTION

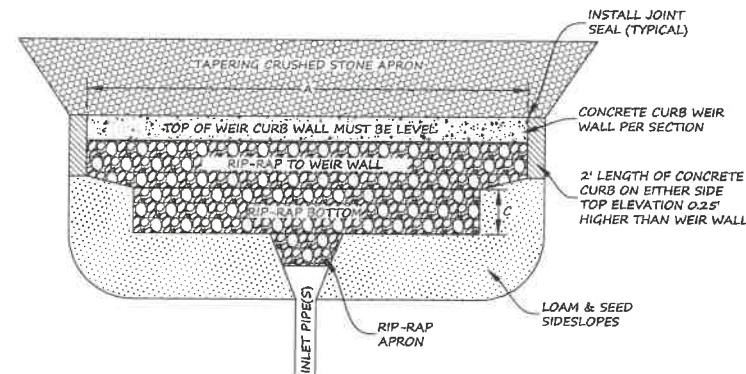
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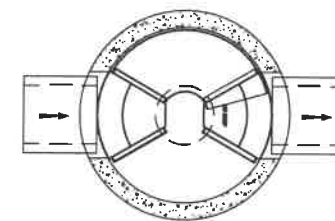
TYPICAL SECTIONAL VIEW

LEVEL SPREADER DETAIL

NOT TO SCALE



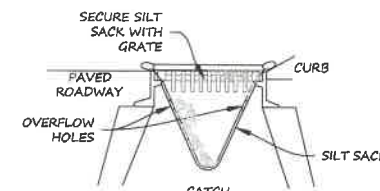
PLAN VIEW



PLAN VIEW

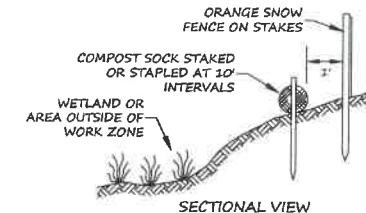
FIRST DEFENSE (4' DIA. MODEL)

NOT TO SCALE



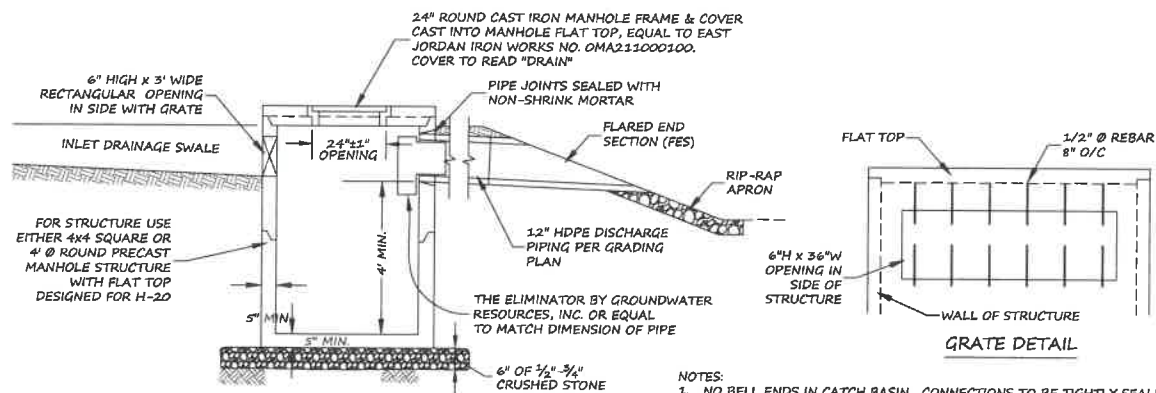
CATCH BASIN SILT SACK DETAIL

NOT TO SCALE



EROSION CONTROL (COMPOST SOCK)

NOT TO SCALE

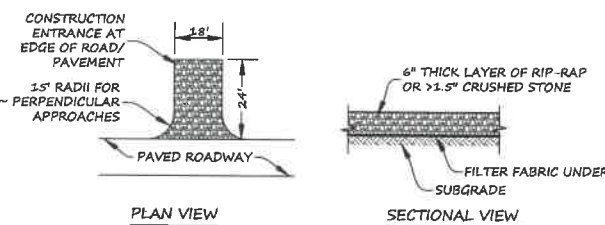


SECTION VIEW

PRECAST CONCRETE IN-SWALE CATCH BASIN

NOT TO SCALE

- NOTES:
- NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 - SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



PLAN VIEW

SECTIONAL VIEW

- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONDITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

OWNER & APPLICANT
GILL REALTY TRUST-I
45 WASHINGTON STREET
HOLLISTON, MA 01746

ASSESSORS REFERENCE
12-2-11

ZONING DISTRICTS
INDUSTRIAL DISTRICT
GROUNDWATER PROTECTION
DISTRICT ZONE II
FLOOD PLAIN DISTRICT (PORTION)

DEED REFERENCE
BOOK 17304 PAGE 433



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PLAN SCALE: 1" = 20'

REVISION	DATE	BY

PLAN DATE: SEPTEMBER 8, 2020

45 WASHINGTON STREET
GRADING & UTILITIES
PLAN OF LAND
IN
HOLLISTON, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-8



LEGACY
ENGINEERING

D143-01