

EXISTING CONDITIONS/SURVEY NOTES:

- 1. EXISTING TOPOGRAPHY INFORMATION, PROPERTY LINES, UTILITY INFORMATION, EDGE OF PAVEMENT AND LOCATIONS OF STRUCTURES WERE TAKEN FROM A PLAN PROVIDED BY ALPHA SURVEY GROUP, LLC ENTITLED "EXISTING CONDITIONS AND BOUNDARY SURVEY 1485 WASHINGTON STREET HOLLISTON, MA 01746, DATED 05/01/2022.
- 2. THE LOCATION OF THE SEPTIC SYSTEM SHOWN ON THE PLAN IS APPROXIMATE AND BASED ON A SKETCH WITH SWING TIES TO FIXED SITE FEATURES PRESENT IN THE TITLE 5 OFFICIAL INSPECTION FORM DATED 05/15/2019, OBTAINED FROM THE HOLLISTON BOARD OF HEALTH.
- 3. THE WETLAND DELINEATION WAS PERFORMED BY APPLIED ECOLOGICAL SCIENCES ON APRIL 26, 2022 AND FIELD LOCATED BY ALPHA SURVEY GROUP ON APRIL 28, 2022.

LAYOUT AND MATERIALS NOTES

- 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- 2. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING LOCATIONS AND DETAILS.
- 3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
- 4. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. STANDARD PARKING SPACES ARE 9'x18', UNLESS OTHERWISE NOTED. ALL HANDICAP SPACES ARE 8'x20'.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- 6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCES, DOORWAY PADS, LOADING DOCK DETAILS, ETC. THE BUILDING INTERIORS SHOWN ARE FOR REFERENCE ONLY.
- 7. ACCESSIBLE RAMPS SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE
- 8. EACH HANDICAP PARKING SPACE SHALL BE PROVIDED WITH A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE BACK OF THE CURB. THE SIGN SHALL CONTAIN THE
- 9. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.
- 10. ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE TOWN OF HOLLISTON PUBLIC WORKS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE AND AS MAY BE DIRECTED BY THE A/E.
- 12. ALL FENCING AND GATES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTION.
- 13. THE SITE CONTRACTOR SHALL SAW CUT AND MATCH ALL EXISTING ROAD PAVEMENT AS REQUIRED TO SET NEW CURBING, BLEND PAVEMENTS, AND CONSTRUCT NEW UTILITIES IN THE STREET.
- 14. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
- 15. THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
- 16. SIGNIFICANT TREES, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES OR BARRIERS.
- 17. THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN THEREAFTER.
- 18. ALL AREAS OF RE-VEGETATION IS TO TAKE PLACE NO MORE THAN 7 DAYS AFTER FINAL GRADING.
- 19. THE AREAS OF GRAVEL EXPANSION THAT WILL BE REMOVED AND RESTORED TO ITS NATURAL STATE SHALL BE TILLED AND THE SOIL SHOULD BE AMENDED AS NECESSARY TO RESTORE THE INFILTRATIVE CAPACITY OF THE AREA WHICH HAS BEEN LIKELY REDUCED OR ELIMINATED THROUGH COMPACTION.

ZONING SCHEDULE				
ASSESSORS REFERENCE: MAP 5, BLOCK 3, LOT 59.1 ZONING CLASSIFICATION — INDUSTRIAL DISTRICT:				
REQUIREMENTS	REQUIRED	EXISTING	PROVIDED	
MINIMUM AREA	20,000 SF	111,344 SF	111,344 SF	
MINIMUM LOT FRONTAGE	100 FT	482.70 FT	482.70 FT	
SETBACKS FRONT YARD SIDE YARD (RIGHT) SIDE YARD (LEFT)	30 FT 20 FT 20 FT	61.4 FT 20.5 FT 80.0 FT	61.4 FT 20.5 FT 80.0 FT	
FLOOR AREA RATIO	0.50	0.09 (9,488 sq.ft.)	0.12 (12,976 sq.ft.)	
LOT COVERAGE	40.0%	8.5% (9,488 sq.ft.)	8.5% (9,488 sq.ft.)	
PARKING (INDUSTRIAL USE) 1 SPACE PER 1.3 EMPLOYEES ON LARGEST SHIFT	10 EMPLOYEES 10/1.3 = 7.7 8 SPACES	UNDEFINED PARKING AREAS	24 SPACES 12+1HC (FRONT) +11 (REAR) TRUCK/EMPLOYEE	

AREA OF ADDED PAVEMENT = 4,282 SF TOTAL AREA OF DISTURBANCE = 37,590 SF

	TOTAL AREA OF DISTURBANCE	= 37,590 SF	LEGEND	
		EXISTING	LEGEND	PROPOSED
		· 🗆	GRANITE BOUND FOUND	
		Ŕ	UTILITY POLE	
		QGUY	GUY WIRE	
		-•	GUY POLE	
		00 -	SIGN	- o -
ABBREVI	IATIONS		POST	
BIT CONC	BITUMINOUS CONCRETE	⊚	BOLLARD	o •
CONC HDPE	CONCRETE HIGH-DENSITY POLYETHYLENE	③	DECIDUOUS TREE	
EOP VGC	EDGE OF PAVEMENT VERTICAL GRANITE CURB		CONIFEROUS TREE	
PCC CCB	PRECAST CONCRETE CURB		UNDERGROUND GAS LINE	G
PVC	CAPE COD BERM POLYVINYL CHLORIDE	W	UNDERGROUND WATER LINE	w
RCP RD	REINFORCED CONCRETE PIPE ROOF DRAIN	E	UNDERGROUND ELECTRIC LINE	——Е——
TYP CO	TYPICAL CLEAN OUT	s	UNDERGROUND SEWER LINE	s
RIM INV	RIM ELEVATION INVERT ELEVATION	D	UNDERGROUND DRAIN LINE	D
R&D R&R	REMOVE AND DISPOSE REMOVE AND REPLACE	Mh	SEWER MANHOLE (SMH)	
HC VE	HANDICAP RAMP VERTICAL ELLIPTICAL		SEWER CLEANOUT (CO)	
TC/BC	TOP OF CURB/BOTTOM OF CURB	(11)	DRAIN MANHOLE (DMH)	
TW TOS	TOP OF WALL TOP OF STAIRS	\blacksquare	CATCH BASIN (CB)	
BOS BW	BOTTOM OF STAIRS BOTTOM OF WALL (SURFACE GRADE)	<u>A</u> <u>M</u>	GAS/WATER GATE	M G
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LA UD	LANDSCAPE ARCHITECT UNDER DRAIN / SUB DRAIN	\$	BUSH	≯ ₹♥
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			GUARD RAIL PRECAST CONCRETE CURB	
			HANDICAP SPACE	
		□MBX	MAILBOX	
			BORDERING VEGETATED WETLAND (BVW)
		\triangle WF	WETLAND FLAG	,
			100' WETLAND BUFFER	
		MH	MANHOLE	
		1411.1	WITH TOLL	

NO	DATE	REVISIONS
S	EAL	

DATE: 08/09/2022 **SCALE**: 1" = 20'

STREE MA

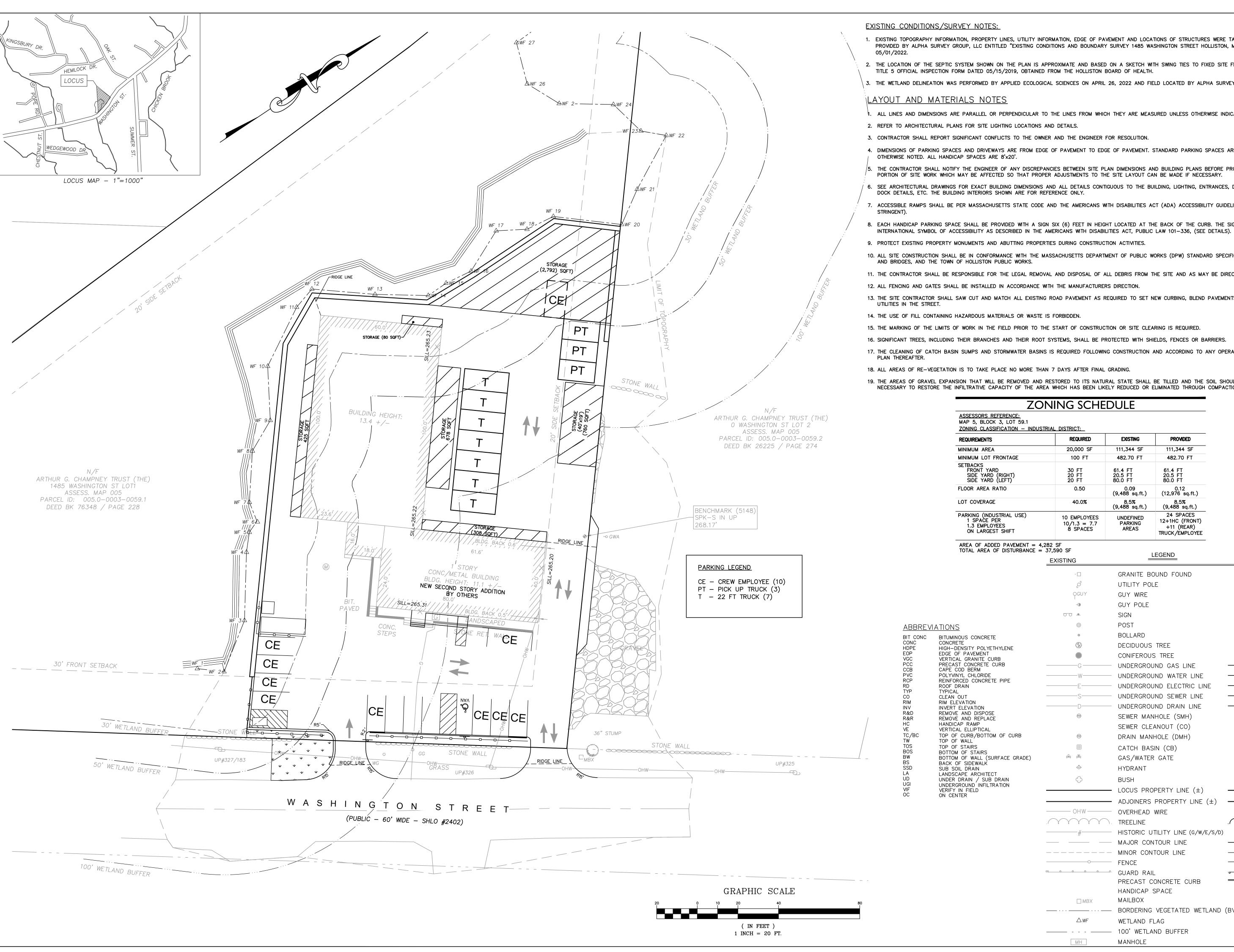
1485 WASHINGTON HOLLISTON, 01746



BUSINESS HOURS PARKING LAYOUT

EXHIBIT A

SCALE: 1" = 20' PRJ. NO: 2008.00



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LEGEND

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ABBREVIATIONS GUY POLE G			EXISTING	<u>LEGEND</u>	PROPOSED
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				BORDERING VEGETATED WETLAND (B	VW)
△WF WETLAND FLAG			△WF	WETLAND FLAG	
100' WETLAND BUFFER				100' WETLAND BUFFER	
MH MANHOLE			MH	MANHOLE	

S	EAL	

NO DATE REVISIONS

DAIL:	08/09/2022
DRAWN:	PS
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STREE-MA

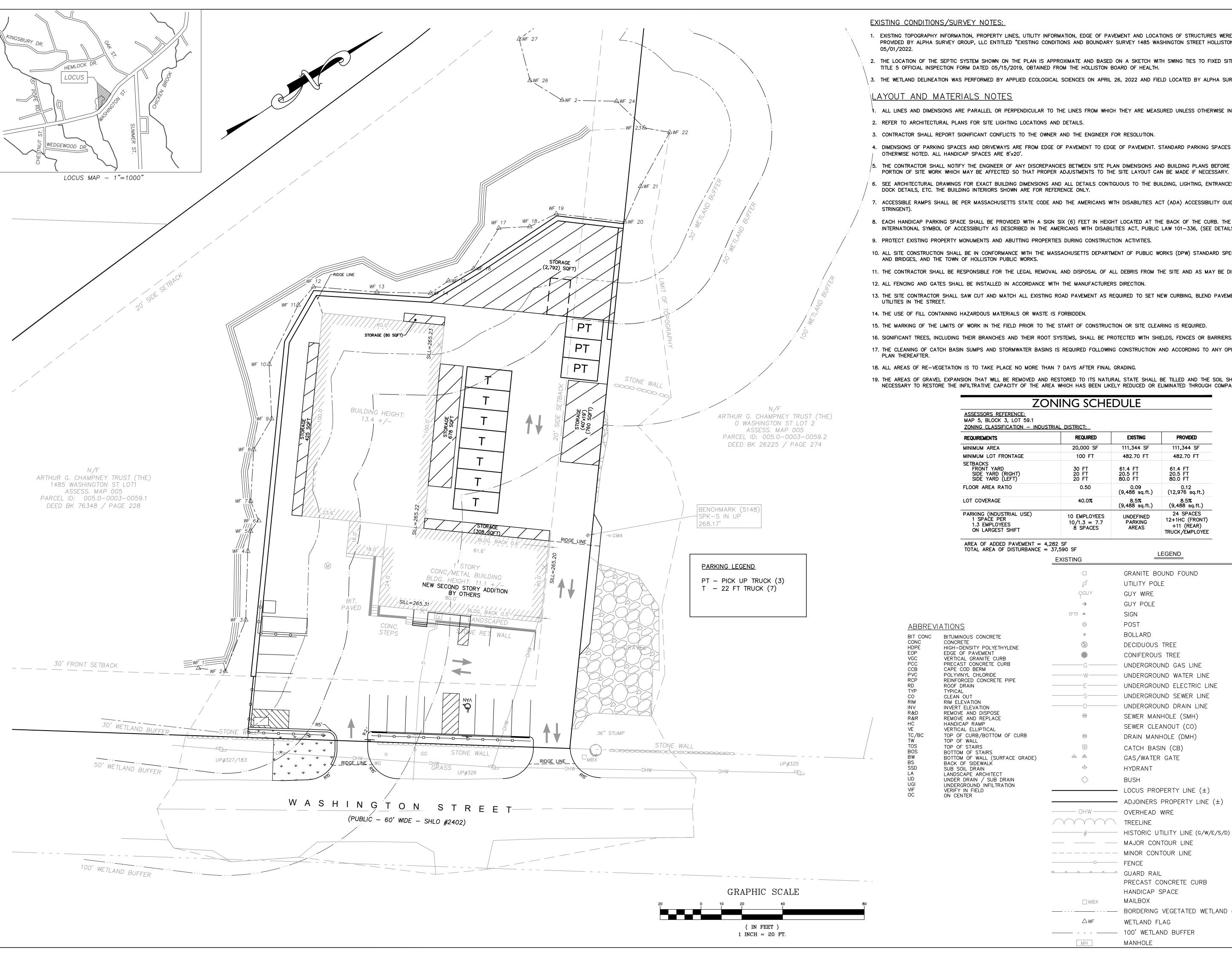
1485 WASHINGTON HOLLISTON, 01746



CREW HOUR PARKING LAYOUT

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- 2. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING LOCATIONS AND DETAILS.
- 3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
- 4. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. STANDARD PARKING SPACES ARE 9'x18', UNLESS OTHERWISE NOTED. ALL HANDICAP SPACES ARE 8'x20'.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY
- 6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCES, DOORWAY PADS, LOADING
- DOCK DETAILS, ETC. THE BUILDING INTERIORS SHOWN ARE FOR REFERENCE ONLY. 7. ACCESSIBLE RAMPS SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE
- STRINGENT). 8. EACH HANDICAP PARKING SPACE SHALL BE PROVIDED WITH A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE BACK OF THE CURB. THE SIGN SHALL CONTAIN THE
- INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAILS).
- 10. ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE TOWN OF HOLLISTON PUBLIC WORKS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE AND AS MAY BE DIRECTED BY THE A/E.
- 12. ALL FENCING AND GATES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTION.
- 13. THE SITE CONTRACTOR SHALL SAW CUT AND MATCH ALL EXISTING ROAD PAVEMENT AS REQUIRED TO SET NEW CURBING, BLEND PAVEMENTS, AND CONSTRUCT NEW UTILITIES IN THE STREET.
- 14. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
- 15. THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
- 16. SIGNIFICANT TREES, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES OR BARRIERS.
- 17. THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN THEREAFTER.
- 18. ALL AREAS OF RE-VEGETATION IS TO TAKE PLACE NO MORE THAN 7 DAYS AFTER FINAL GRADING.
- 19. THE AREAS OF GRAVEL EXPANSION THAT WILL BE REMOVED AND RESTORED TO ITS NATURAL STATE SHALL BE TILLED AND THE SOIL SHOULD BE AMENDED AS NECESSARY TO RESTORE THE INFILTRATIVE CAPACITY OF THE AREA WHICH HAS BEEN LIKELY REDUCED OR ELIMINATED THROUGH COMPACTION.

ZONING SCHEDULE				
ASSESSORS REFERENCE: MAP 5, BLOCK 3, LOT 59.1 ZONING CLASSIFICATION — INDUSTRIAL DISTRICT:				
REQUIREMENTS	REQUIRED	EXISTING	PROVIDED	
MINIMUM AREA	20,000 SF	111,344 SF	111,344 SF	
MINIMUM LOT FRONTAGE	100 FT	482.70 FT	482.70 FT	
SETBACKS FRONT YARD SIDE YARD (RIGHT) SIDE YARD (LEFT)	30 FT 20 FT 20 FT	61.4 FT 20.5 FT 80.0 FT	61.4 FT 20.5 FT 80.0 FT	
FLOOR AREA RATIO	0.50	0.09 (9,488 sq.ft.)	0.12 (12,976 sq.ft.)	
LOT COVERAGE	40.0%	8.5% (9,488 sq.ft.)	8.5% (9,488 sq.ft.)	
PARKING (INDUSTRIAL USE) 1 SPACE PER 1.3 EMPLOYEES ON LARGEST SHIFT	10 EMPLOYEES 10/1.3 = 7.7 8 SPACES	UNDEFINED PARKING AREAS	24 SPACES 12+1HC (FRONT) +11 (REAR) TRUCK/EMPLOYE	

AREA OF ADDED PAVEMENT = 4,282 SF TOTAL AREA OF DISTURBANCE = 37,590 SF

	TOTAL AREA OF DISTURBANCE	= 37,590 SF	LEGEND	
		EXISTING	LEGEND	PROPOSED
		· 🗆	GRANITE BOUND FOUND	
		Ę	UTILITY POLE	
		QGUY	GUY WIRE	
		-•	GUY POLE	
		00 •	SIGN	- o -
<u>ABBREVI</u>	ATIONS	©	POST	
BIT CONC	BITUMINOUS CONCRETE	⊗	BOLLARD	o •
CONC HDPE	CONCRETE HIGH-DENSITY POLYETHYLENE		DECIDUOUS TREE	
EOP VGC	EDGE OF PAVEMENT VERTICAL GRANITE CURB		CONIFEROUS TREE	
PCC	PRECAST CONCRETE CURB		UNDERGROUND GAS LINE -	G
CCB PVC	CAPE COD BERM POLYVINYL CHLORIDE	W	UNDERGROUND WATER LINE -	
RCP RD	REINFORCED CONCRETE PIPE ROOF DRAIN	E	UNDERGROUND ELECTRIC LINE -	E
TYP CO	TYPICAL CLEAN OUT	S	UNDERGROUND SEWER LINE -	s
RIM INV	RIM ELEVATION INVERT ELEVATION	D	UNDERGROUND DRAIN LINE -	D
R&D R&R	REMOVE AND DISPOSE REMOVE AND REPLACE	(1)	SEWER MANHOLE (SMH)	
HC VE	HANDICAP RAMP VERTICAL ELLIPTICAL		SEWER CLEANOUT (CO)	
TC/BC	TOP OF CURB/BOTTOM OF CURB		DRAIN MANHOLE (DMH)	D
TW TOS	TOP OF WALL TOP OF STAIRS	\blacksquare	CATCH BASIN (CB)	
BOS BW	BOTTOM OF STAIRS BOTTOM OF WALL (SURFACE GRADE)	ß &	GAS/WATER GATE	M G
BS SSD	BACK OF SIDEWALK SUB SOIL DRAIN	©.	HYDRANT	
LA UD	LANDSCAPE ARCHITECT UNDER DRAIN / SUB DRAIN	\Diamond	BUSH	% Ŷ Ŷ ♥
UGI VIF	UNDERGROUND INFILTRATION VERIFY IN FIELD		LOCUS PROPERTY LINE (±) -	
OC	ON CENTER		ADJOINERS PROPERTY LINE (±) -	
		OHW	OVERHEAD WIRE	
				~~~ .
			HISTORIC UTILITY LINE (G/W/E/S/D)	
		π	MAJOR CONTOUR LINE -	255
			MINOR CONTOUR LINE -	254
			FENCE -	X
		∞	GUARD RAIL	<u> </u>
			PRECAST CONCRETE CURB =	
			HANDICAP SPACE	
		□MBX	MAILBOX	
			BORDERING VEGETATED WETLAND (B	VW)
		\triangle WF	WETLAND FLAG	
			100' WETLAND BUFFER	
		MH	MANHOLE	

NO DATE REVISIONS

DATE: 08/09/2022 DRAWN: PS **SCALE**: 1" = 20'

STREE MA

1485 WASHINGTON HOLLISTON, 01746



AFTER HOURS PARKING LAYOUT

EXHIBIT C

SCALE: 1" = 20' PRJ. NO: 2008.00