

SITE PLAN FOR PROPOSED COMMERCIAL SUBDIVISION COMMERCIAL DR WINCHENDON, MA.

HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST, P.O. BOX 980
PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION
COMMERCIAL DR, BEMIS RD
WINCHENDON, MA, 01475
WORCESTER COUNTY**

GENERAL NOTES:

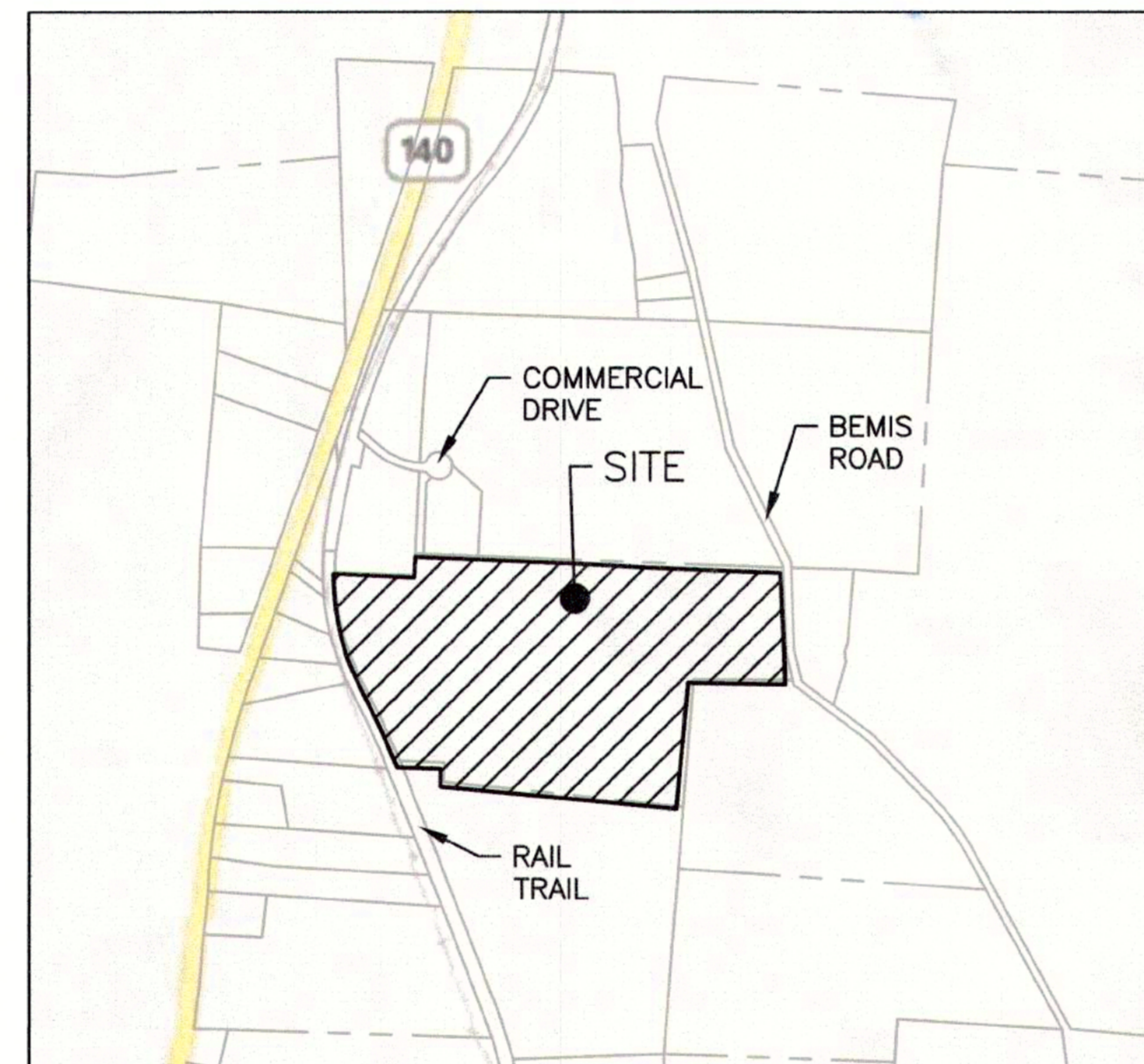
1. EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY LANDTECH CONSULTANTS REVISED THROUGH 4-29-22.
2. THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
3. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
5. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	SITE NOTES PLAN
SHEET 3	LOCUS PLAN
SHEET 4-7	PRELIMINARY SUBDIVISION PLAN 1-4
SHEET 8-11	EROSION AND SEDIMENT CONTROL PLAN 1-4
SHEET 12-15	LAYOUT, MATERIALS, AND LANDSCAPING PLAN 1-4
SHEET 16-19	GRADING AND DRAINAGE PLAN 1-4
SHEET 20-23	UTILITY PLAN 1-4
SHEET 24-29	PLAN AND PROFILE 1-6
SHEET 30-33	LIGHTING PLAN 1-4
SHEET 34-41	DETAIL SHEET 1-8
SHEET 42-43	VEHICLE TRACKING PLAN 1-2

LEGEND

CONTOUR (MAJOR)	— -1110- —
CONTOUR (MINOR)	— -1112- —
SPOT GRADE	x-1113.5
PROPERTY LINE (SUBJECT PARCEL)	—————
PROPERTY LINE (ABUTTERS)	—————
PROPOSED LOT LINE	—————
STONE WALL	—————
EDGE OF PAVEMENT	—————
OVERHEAD ELECTRICAL WIRE	— OHE —
WATER LINE	— W — W —
RIGHT OF WAY	—————
DRAIN CATCH BASIN	□
FIRE HYDRANT	⊗
GAS VALVE	⊗
SEWER MANHOLE	⊗
UTILITY POLE	⊗
WATER VALVE	⊗
RECORD INFORMATION	(R)
VERTICAL GRANITE CURB	VGC



LOCUS MAP
1" = 1000'

OWNER

THE TOWN OF WINCHENDON REDEVELOPMENT AUTHORITY
109 FRONT STREET
WINCHENDON, MA 01475

ASSESSORS INFORMATION

ASSESSORS MAP 12 LOT 23
ASSESSORS MAP 12 LOT 105

REFERENCES

1. EXISTING CONDITIONS SURVEY PROVIDED BY LANDTECH CONSULTANTS, DATED APRIL 29, 2022
2. WETLAND FLAGGING DONE BY WILLIAMS & SPARAGES, DEC. 2021 AND APRIL 2022

ZONING REQUIREMENTS

C1 - LARGE SCALE COMMERCIAL
GATEWAY OVERLAY DISTRICT*

DIMENSIONAL REQUIREMENTS					
	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA	75,000 SF	389,222±	650,715±	1,064,812±	757,808±
MINIMUM LOT FRONTAGE	250 FT	829 FT±	950 FT±	250 FT±	1848 FT±
MINIMUM FRONT YARD	75 FT	N.A.	N.A.	N.A.	N.A.
MINIMUM SIDE YARD	25 FT	N.A.	N.A.	N.A.	N.A.
MINIMUM REAR YARD	25 FT	N.A.	N.A.	N.A.	N.A.
MAXIMUM IMPERVIOUS COVERAGE	45%	0%	0%	0%	0%
MAXIMUM STORIES	3	0	0	0	0
MAXIMUM BUILDING HEIGHT	45 FT	0 FT	0 FT	0 FT	0 FT
SETBACK TO RESIDENTIAL AREA*	50 FT	N.A.	N.A.	N.A.	N.A.
WETLANDS	N.A. (SF)	80,834 S.F.±	185,148 S.F.±	174,903 S.F.±	411,974 S.F.±
CONTIGUOUS DRY	75,000 S.F.	308,338 S.F.±	465,571 S.F.±	889,909 S.F.±	345,834 S.F.±

*IN AREAS WHERE HIGHWAY COMMERCIAL (C1) ABUTS RESIDENTIAL PROPERTY, A MINIMUM BUFFER OF 50 FT IS NEEDED TO SCREEN RESIDENTIAL PROPERTIES.

PROJECT TEAM

OWNER
THE TOWN OF WINCHENDON
REDEVELOPMENT AUTHORITY
109 FRONT STREET
WINCHENDON, MA 01475

APPLICANT
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST., P.O. BOX 980
PLAISTOW, NH 03865

SURVEYOR
LANDTECH CONSULTANTS
515 GROTON ROAD
WESTFORD, MA 01886

CIVIL ENGINEER
HOWARD STEIN HUDSON
114 TURNPIKE RD
SUITE 2C
CHELMSFORD, MA 01824

LIGHTING CONSULTANT
CHARRON LIGHTING
40 LONDONDERRY TURNPIKE #1
HOOKSETT, NH 03106

WETLAND SCIENTIST
WILLIAMS AND SPARAGES
189 NORTH MAIN STREET
MIDDLETON, MA 01949

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

TITLE SHEET

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE

EROSION CONTROL PLAN NOTES

1. DUE REGARD SHALL BE SHOWN FOR ALL NATURAL FEATURES SUCH AS LARGE TREES, WATER COURSES, SCENIC POINTS, HISTORIC SPOTS AND SIMILAR COMMUNITY ASSETS WHICH, IF PRESERVED, WILL ADD ATTRACTIVENESS AND VALUE TO THE SUBDIVISION.
2. BEFORE APPROVAL THE BOARD MAY REQUIRE THE STAKING OUT OF ALL NATURAL FEATURES NOT TO BE DISTURBED IN THE PROCESS OF CONSTRUCTION.
3. BMPs AND OTHER EFFORTS TO MINIMIZE THE CLEARING AND GRADING ON A SITE ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE EMPLOYED, SUCH AS PARKING OF CONSTRUCTION VEHICLES, OFFICES/TRAILERS, STOCKPILING OF EQUIPMENT/MATERIALS, ETC. IN AREAS ALREADY PLANNED FOR PERMANENT STRUCTURES.
4. EARTH MATERIALS SHALL NOT BE STOCKPILED IN AREAS OF PROTECTED TREES, WETLANDS, AND/OR THEIR VEGETATED BUFFERS.
5. UNLESS AN APPROVED PLAN ALLOWS A GREATER AREA, CLEARING OF VEGETATION AND ALTERATION OF TOPOGRAPHY SHALL BE LIMITED TO 10% OF THE SITE WITH NATIVE VEGETATION PLANTED IN DISTURBED AREAS AS NEEDED TO MAXIMIZE ABSORPTION OF RAINWATER AND REDUCE RUNOFF, AND ENHANCE OR RESTORE WILDLIFE HABITAT.
6. CLEARING FOR UTILITY TRENCHING SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO MANEUVER TRENCHING OR OTHER CONSTRUCTION EQUIPMENT.
7. ROOTS SHOULD BE CUT CLEANLY RATHER THAN PULLED OR RIPPED OUT DURING UTILITY TRENCHING.
8. TUNNELING OR ROUTING ALONG DRIVEWAYS FOR UTILITIES INSTALLATION SHOULD BE UTILIZED WHEREVER FEASIBLE TO PROTECT ROOT SYSTEMS OF TREES.
9. OPEN SPACE AND TREES ON THE SITE SHALL BE PRESERVED INsofar AS POSSIBLE.
10. UNDERSTORY VEGETATION BENEATH THE DRIPLINE OF PRESERVED TREES SHALL ALSO BE RETAINED IN AN UNDISTURBED STATE. DURING CLEARING AND/OR CONSTRUCTION ACTIVITIES, ALL VEGETATION TO BE RETAINED SHALL BE SURROUNDED BY TEMPORARY PROTECTIVE FENCING OR OTHER MEASURES BEFORE ANY ANY CLEARING OR GRADING OCCURS. ALL SUCH MEASURES SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED AND THE SITE IS CLEANED UP.
11. BARRIERS SHALL BE LARGE ENOUGH TO ENCOMPASS THE ESSENTIAL ROOT ZONE OF ALL VEGETATION TO BE PROTECTED. ALL VEGETATION WITHIN THE PROTECTIVE FENCING SHALL BE RETAINED IN AN UNDISTURBED STATE.
12. THE EXTENT OF A SITE EXPOSED AT ANY ONE TIME SHALL BE LIMITED THROUGH PHASING OF CONSTRUCTION OPERATIONS. EFFECTIVE SEQUENCING SHALL OCCUR WITHIN THE BOUNDARIES OF NATURAL DRAINAGE AREAS.
13. TREES, STUMPS, BRUSH, AND SIMILAR MATERIALS MAY BE LEFT OR BURIED ON THE SITE ONLY WITH THE ADVANCE APPROVAL OF THE BOARD.
14. TEMPORARY OR PERMANENT DIVERSIONS, BERMS, GRASSED WATERWAYS, SPECIAL CULVERTS, SHOULDER DIKES OR SUCH OTHER MECHANICAL MEASURES AS ARE NECESSARY MAY BE REQUIRED BY THE BOARD TO INTERCEPT AND DIVERT WATER SURFACE RUNOFF.
15. TEMPORARY RUNOFF FROM EROSION AND SEDIMENTATION CONTROLS SHALL BE DIRECTED TO BMPs SUCH AS VEGETATED SWALES.
16. RETAINING WALLS MAY BE REQUIRED WHERE SIDE SLOPES AREA STEEPER THAN A RATIO OF 1:2.
17. EROSION AND SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS STORMWATER HANDBOOK.
18. EROSION CONTROL MEASURES SHALL INCLUDE THE USE OF EROSION CONTROL MATTING, MULCHES AND/OR TEMPORARY OR PERMANENT COVER CROPS. MULCH AREAS DAMAGED FROM HEAVY RAINFALLS, SEVERE STORMS AND CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
19. EROSION CONTROL MATTING OR MULCH SHALL BE ANCHORED WHERE PLANTINGS ARE ON AREAS SUBJECT TO MULCH REMOVAL BY WIND OR WATER FLOWS WHERE SIDE SLOPES ARE STEEPER THAN 1:2 OR EXCEED 10 FEET IN HEIGHT. DURING THE MONTHS OF OCTOBER THROUGH APRIL WHEN SEEDING AND SODDING MAY BE IMPRACTICAL, ANCHORED MULCH MAY BE APPLIED AT THE BOARD'S DISCRETION.
20. THE SURFACE OPENING OF ALL CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO MINIMIZE SILTATION OR SUCH BASINS SHALL BE DESIGNED AS TEMPORARY SILTATION BASINS WITH PROVISIONS MADE FOR FINAL CLEARING.
21. THE DEVELOPER IS REQUIRED TO CONDUCT WEEKLY INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES ON THE SITE TO ENSURE THAT THEY ARE PROPERLY FUNCTIONING AS WELL TO CONDUCT INSPECTIONS AFTER SEVERE STORM EVENTS
22. STABILIZATION OF CLEARED SITES SHALL OCCUR WITHIN SEVEN CALENDAR DAYS OF FINAL GRADING.
23. PROPER REVEGETATION TECHNIQUES SHALL BE EMPLOYED USING NATIVE PLANT SPECIES, PROPER SEED BED PREPARATION, FERTILIZER AND MULCHING TO PROTECT GERMINATING PLANTS.
24. GRASSED AREAS SHALL BE SODDED OR LOAMED WITH NOT LESS THAN FOUR (4") INCHES COMPACTED DEPTH OF LOAM AND SEEDED WITH TURF GRASS SEED MIXTURE APPROVED BY THE BOARD.
25. PLANTINGS SHALL BE MADE DURING THE SEASON APPROPRIATE TO THE SELECTED PLANT SPECIES.
26. FINISHED GRADE SHALL BE NO HIGHER THAN THE TRUNK FLARE(S) OF TREES TO BE RETAINED. A RETAINING WALL OR TREE WELL MAY BE REQUIRED IF A GRADE CHANGE OF 6" OR MORE AT THE BASE OF A TREE IS PROPOSED.
27. AN INCREASE IN THE VOLUME OF SURFACE DRAINAGE FROM THE PROPERTIES UNDER CONSTRUCTION ONTO ABUTTING PROPERTIES IS NOT PERMITTED.
28. THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL STRAW WATTLE FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER, OR THE TOWN, TO MITIGATE ANY EMERGENCY CONDITION.
29. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL GUIDELINES
30. SPECIAL CARE SHALL BE TAKEN TO PROTECT OUTLINED SEPTIC AREAS DURING AND AFTER EXCAVATION TO PREVENT COMPACTION OF MATERIALS

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 68 ACRES INTO FOUR LOTS. A NEW ROAD WILL BE CONSTRUCTED TOTALING APPROXIMATELY 2,350 FEET WITH A CUL-DE-SAC.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE TOWN AND STATE STANDARDS AND REGULATIONS.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT, AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
4. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS APPROVED AS PART OF THIS APPLICATION.
5. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. ALL NEW CURBING TO BE INSTALLED BY RADIUS AND MATERIALS AS NOTED ON THE LAYOUT AND MATERIALS SHEETS 12 - 15 ON THE SITE PLAN.
7. SNOW TO BE STORED AT EDGE OF PAVEMENT, UNLESS OTHERWISE DESIGNATED. ALL SNOW IN EXCESS OF THESE DESIGNATIONS SHALL BE TRUCKED OFF SITE TO AN APPROVED SNOW DUMPING LOCATION.
8. SNOW STORAGE IS NOT LIMITED TO THE AREAS DENOTED IN THE LAYOUT AND MATERIALS PLANS. ALL SNOW STORAGE SHALL BE A MINIMUM OF 50' FROM ANY WETLAND.
9. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER HOWARD STEIN HUDSON, NOR ANY OTHER EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. REFER TO THE CONSTRUCTION SEQUENCE.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECTS LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS AND PROPERTY LINES. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED.
5. ALL INFILTRATION PONDS ARE TO BE STABILIZED PRIOR TO ACCEPTING RUNOFF.
6. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
7. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN EROSION CONTROL S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHER SPECIFIED.
8. ALL DRAINAGE AND SANITARY STRUCTURES INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
10. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE EROSION CONTROL IS NOT REQUIRED.
11. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
12. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
13. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
14. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
15. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION. IF THE INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
16. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
17. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES, AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
2. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, GAS AND SEWER).
3. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
5. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
6. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE.
7. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS, TEES, MECHANICAL JOINTS, AND FIRE HYDRANTS.
8. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
9. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
10. EXISTING UTILITIES SHALL BE DIGSAFED AND PRIVATE UTILITY LOCATOR SERVICES SHOULD BE UTILIZED PRIOR TO CONSTRUCTION.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
12. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE.
13. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. REQUIREMENTS BY THE TOWN WATER DEPARTMENT REGARDING NOTIFICATION FOR INTERRUPTION OF SERVICE SHOULD BE INCLUDED (TYPICALLY 24 HOURS) AND ALLOWABLE INTERRUPTION DURATION. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST, P.O. BOX 980
PLAISTOW, NH 03885

**PROPOSED COMMERCIAL
SUBDIVISION
COMMERCIAL DR
WINCHENDON, MA, 01475
WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

SITE NOTES PLAN

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST, P.O. BOX 980
PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE, BEMIS ROAD
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
PLAN

LOCUS
PLAN

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

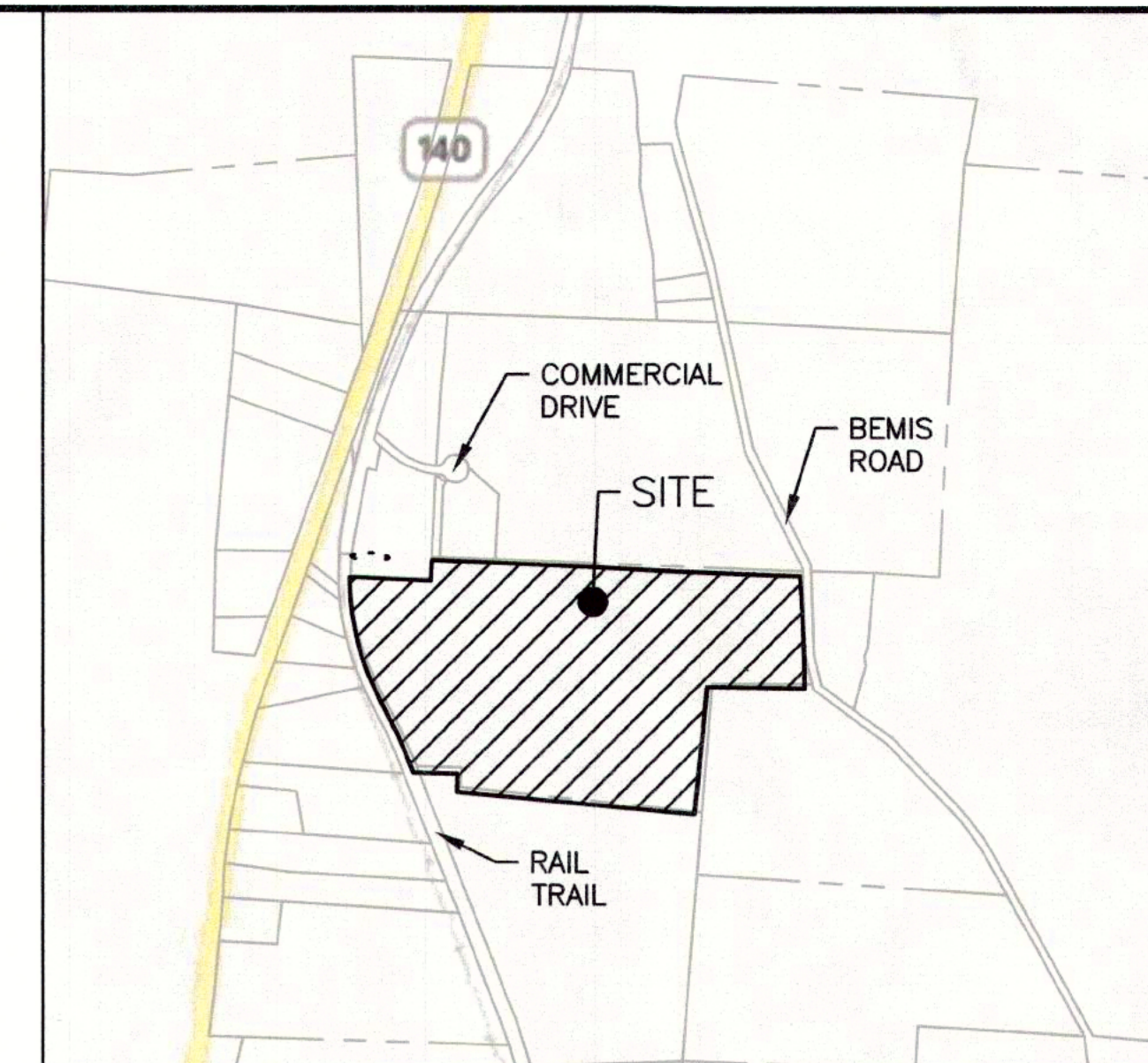
DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

3

SHEET 3 OF 43



LOCUS MAP
1"=1000'



N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-16
Deed Book 45403, Page 58

N/F
CYNTHIA & TROY MCNIFF
BEMIS ROAD
Tax Map 12, Parcel 0-22
Deed Book 59556, Page 308
(AN UNMAINTAINED TOWN WAY - WIDTH VARIES)

N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-57
Deed Book 48771, Page 346

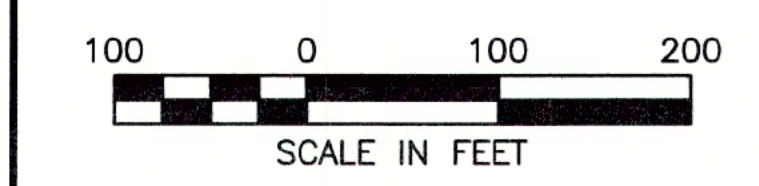
N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-56
Deed Book 48771, Page 346

N/F
"PARCEL 2A" (PER PLAN
BOOK 887, PLAN 111)
WINCHENDON
REDEVELOPMENT AUTHORITY
(NOT A BUILDABLE LOT)
0.563 ACRES ±

N/F
"PARCEL AA-1"
R & T HOCKEY, LLC
37 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-100
Deed Book 47079, Page 291

N/F
"PARCEL R"
(PER PLAN BOOK 886, PLAN 43)

N/F
TOWN OF WINCHENDON
OFF GARDNER ROAD
TAX MAP 12,
PARCEL 0-104



7/26/2022 L:\21262\CURRENTS\SUBDIVISIONS\21262 - Subdivision.dwg
Last Saved by: PBOGLE
Printed by: Patrick Boyle



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WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
PLAN

PRELIMINARY
SUBDIVISION PLAN
1 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

4

SHEET 4 OF 43



LEGEND	
	RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	75' FRONT YARD SETBACK

COMMERCIAL DRIVE
(PUBLIC - 50' WDE)

N/F
"PARCEL 2A" (PER PLAN
BOOK 887, PLAN 111)
WINCHENDON
REDEVELOPMENT AUTHORITY
(NOT A BUILDABLE LOT)
0.563 ACRES ±

"TRAIL TRAIL" RIGHT-OF-WAY
(PUBLIC - WIDTH VARIES)

N/F
"PARCEL AA-1"
R & T HOCKEY, LLC
37 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-100
Deed Book 47079, Page 291

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-99
Deed Book 45403, Page 58

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-16
Deed Book 45403, Page 58

N87°24'34"W 224.05'
220.05' TO DH

N86°59'39"W 251.25'

N87° 28' 50"W
164.96'

N87° 33' 10"W
201.93'

N87° 32' 41"W
587.44'

N87° 11' 27"W
476.55'

N/F
"PARCEL R"
(PER PLAN BOOK 886, PLAN 43)

S3° 17' 32"W
123.00'

N3° 17' 32"E
123.02'

L=22.72'
R=25.00'
Δ=52.08

L=68.36'
R=75.00'
Δ=52.23

L=206.23'
R=129.121'
Δ=9.15

L=195.63'
R=188.61'
Δ=6.00

L=153.29'
R=125.00'
Δ=70.26

S55° 31' 02"W
69.46'

N55° 31' 02"E
69.46'

L=91.98'
R=75.00'
Δ=70.26

L=51.92'
R=75.00'
Δ=39.66

N54° 24' 37"W
36.86'

L=32.01'
R=137.00'
Δ=13.39

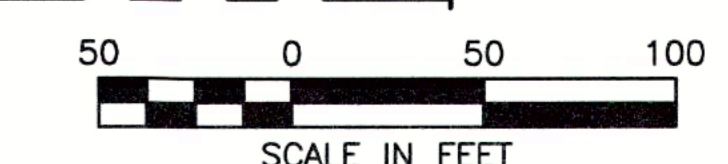
PROPOSED
LOT 4
757,808 S.F.±
17.40 AC.±
TOTAL UPLANDS: 345,834 S.F.±
TOTAL WETLANDS: 411,974 S.F.±

PROPOSED
LOT 1
389,222 S.F.±
8.93 AC.±
TOTAL UPLANDS: 308,338 S.F.±
TOTAL WETLANDS: 80,834 S.F.±

7/26/2022 L:\21262\CURRENT\SUBDIVISION\21262 - Subdivision.dwg
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MATCHLINE SHEET 4
MATCHLINE SHEET 5

MATCHLINE SHEET 4
MATCHLINE SHEET 7





PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
 144 MAIN ST, P. O. BOX 980
 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

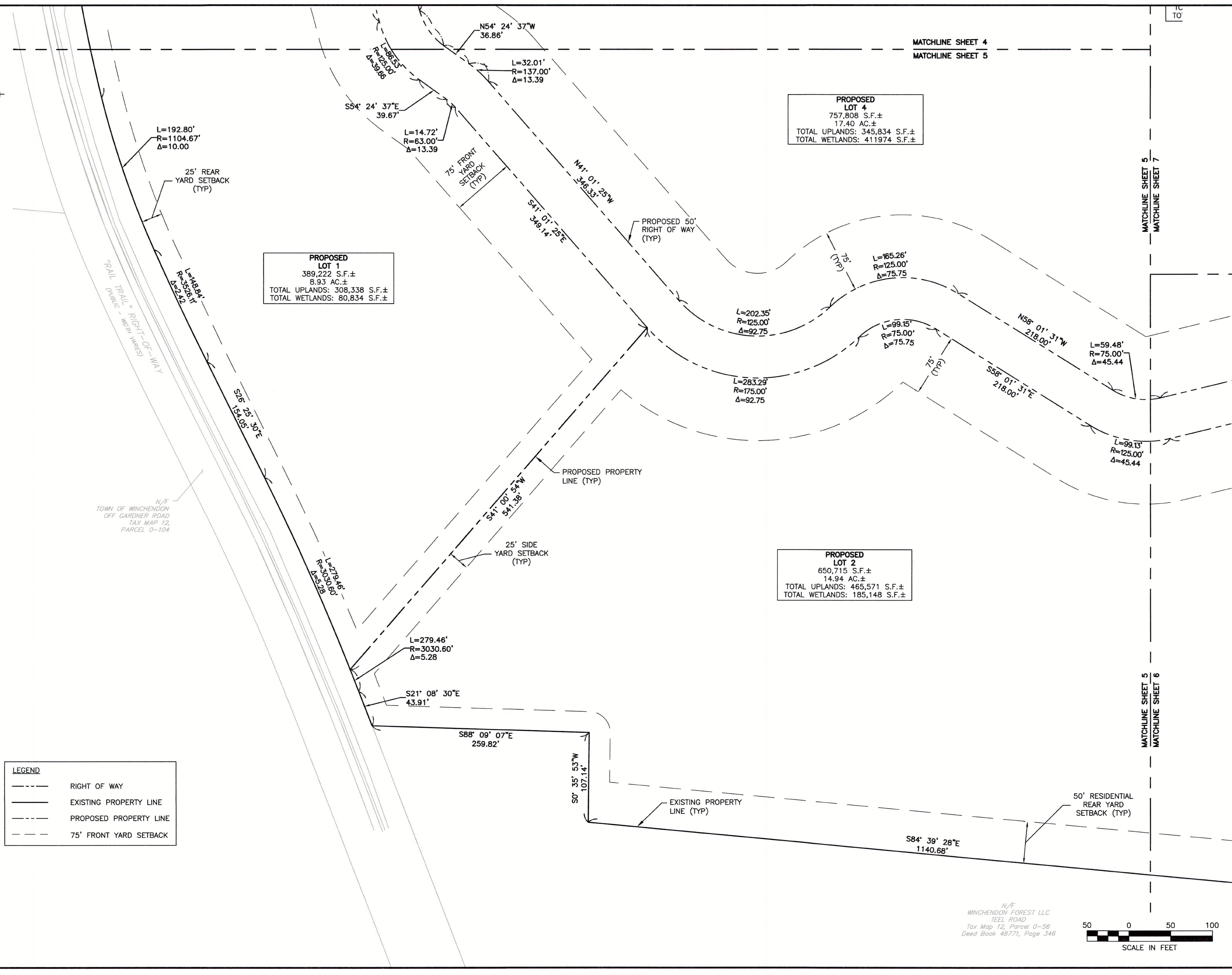
NO	BY	DATE	DESCRIPTION



SITE PLAN

**PRELIMINARY
 SUBDIVISION PLAN
 2 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



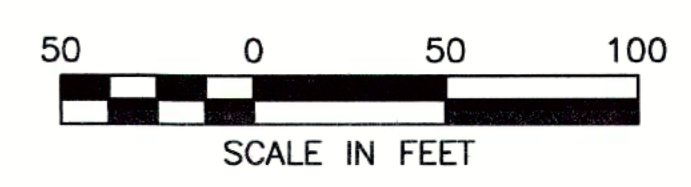
PROPOSED LOT 1
 389,222 S.F.±
 8.93 AC.±
 TOTAL UPLANDS: 308,338 S.F.±
 TOTAL WETLANDS: 80,834 S.F.±

PROPOSED LOT 4
 757,808 S.F.±
 17.40 AC.±
 TOTAL UPLANDS: 345,834 S.F.±
 TOTAL WETLANDS: 411974 S.F.±

PROPOSED LOT 2
 650,715 S.F.±
 14.94 AC.±
 TOTAL UPLANDS: 465,571 S.F.±
 TOTAL WETLANDS: 185,148 S.F.±

LEGEND

	RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	75' FRONT YARD SETBACK



N/F
 WINCHENDON FOREST LLC
 FEEL ROAD
 Tax Map 12, Parcel 0-56
 Deed Book 48771, Page 346



HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
 144 MAIN ST, P.O. BOX 980
 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

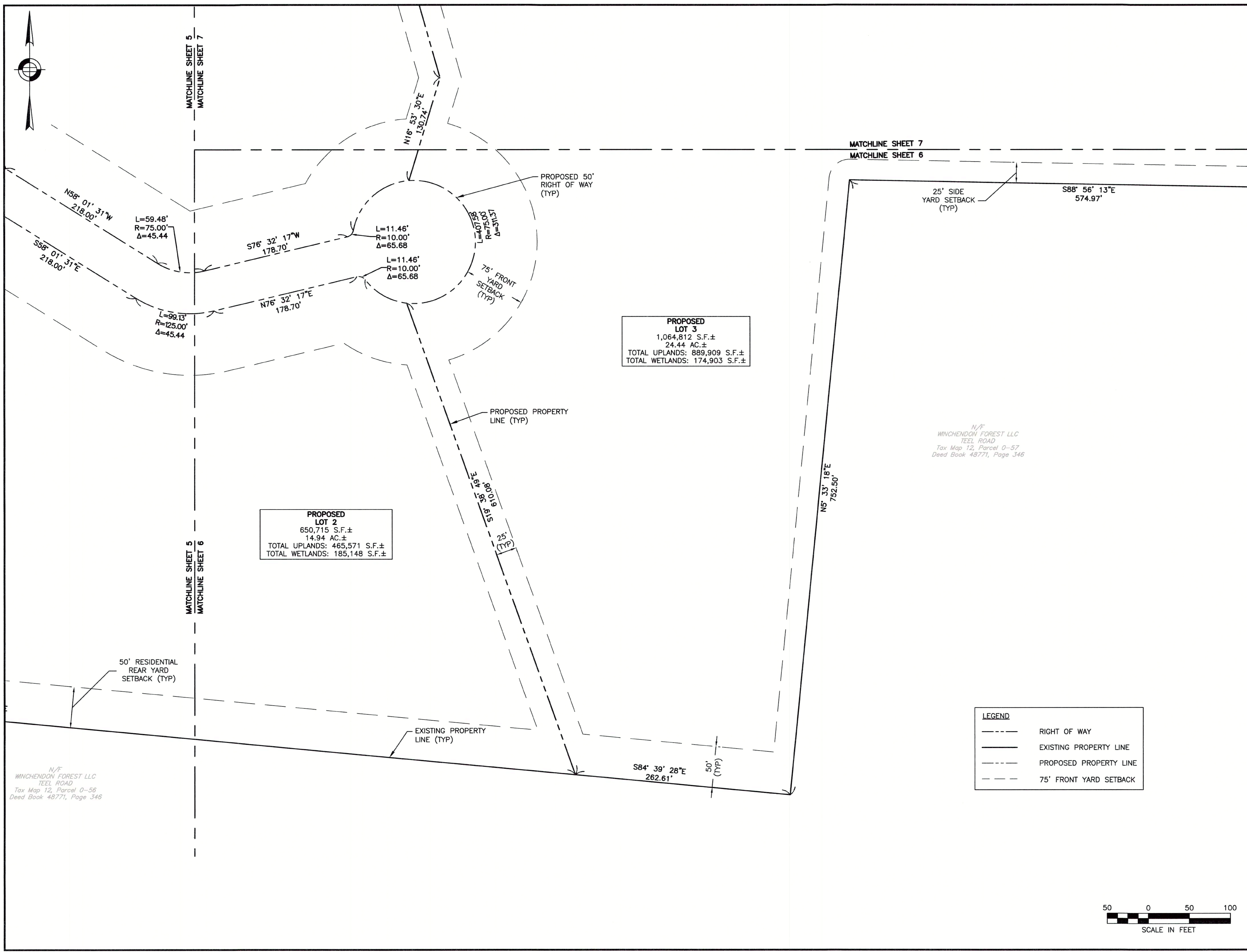
REVISIONS:			
NO	BY	DATE	DESCRIPTION



**SITE
 PLAN**

**PRELIMINARY
 SUBDIVISION PLAN
 3 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
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CHECKED BY:	KE



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PROPOSED COMMERCIAL
SUBDIVISION
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

7-26-22
KATIE L. ENRIGHT
CIVIL
No. 4511
Katie Enright

SITE PLAN

PRELIMINARY
SUBDIVISION PLAN
4 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

7

SHEET 7 OF 43

LEGEND

---	RIGHT OF WAY
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	75' FRONT YARD SETBACK

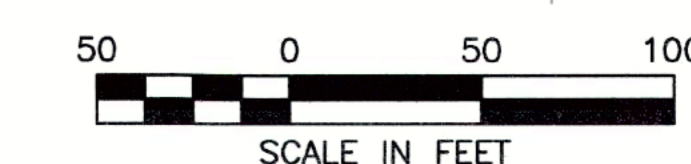
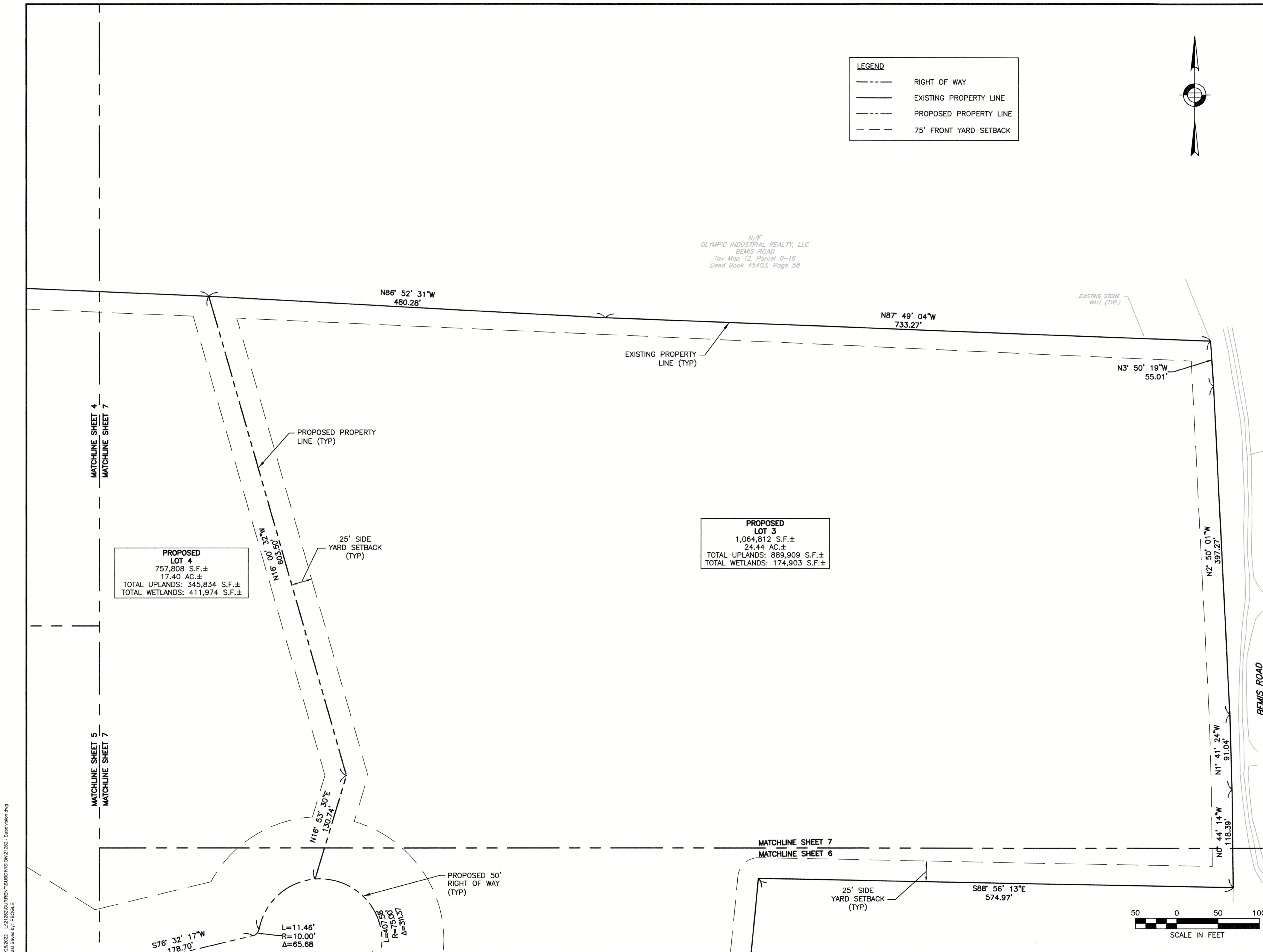


N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-16
Deed Book 45403, Page 58

EXISTING STONE
WALL (TYP.)

**PROPOSED
LOT 3**
1,064,812 S.F.±
24.44 AC.±
TOTAL UPLANDS: 889,909 S.F.±
TOTAL WETLANDS: 174,903 S.F.±

**PROPOSED
LOT 4**
757,808 S.F.±
17.40 AC.±
TOTAL UPLANDS: 345,834 S.F.±
TOTAL WETLANDS: 411,974 S.F.±



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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

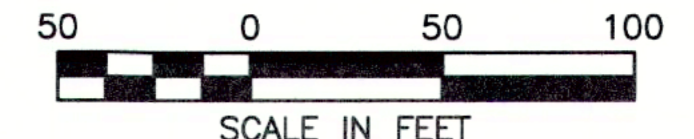
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SITE PLAN

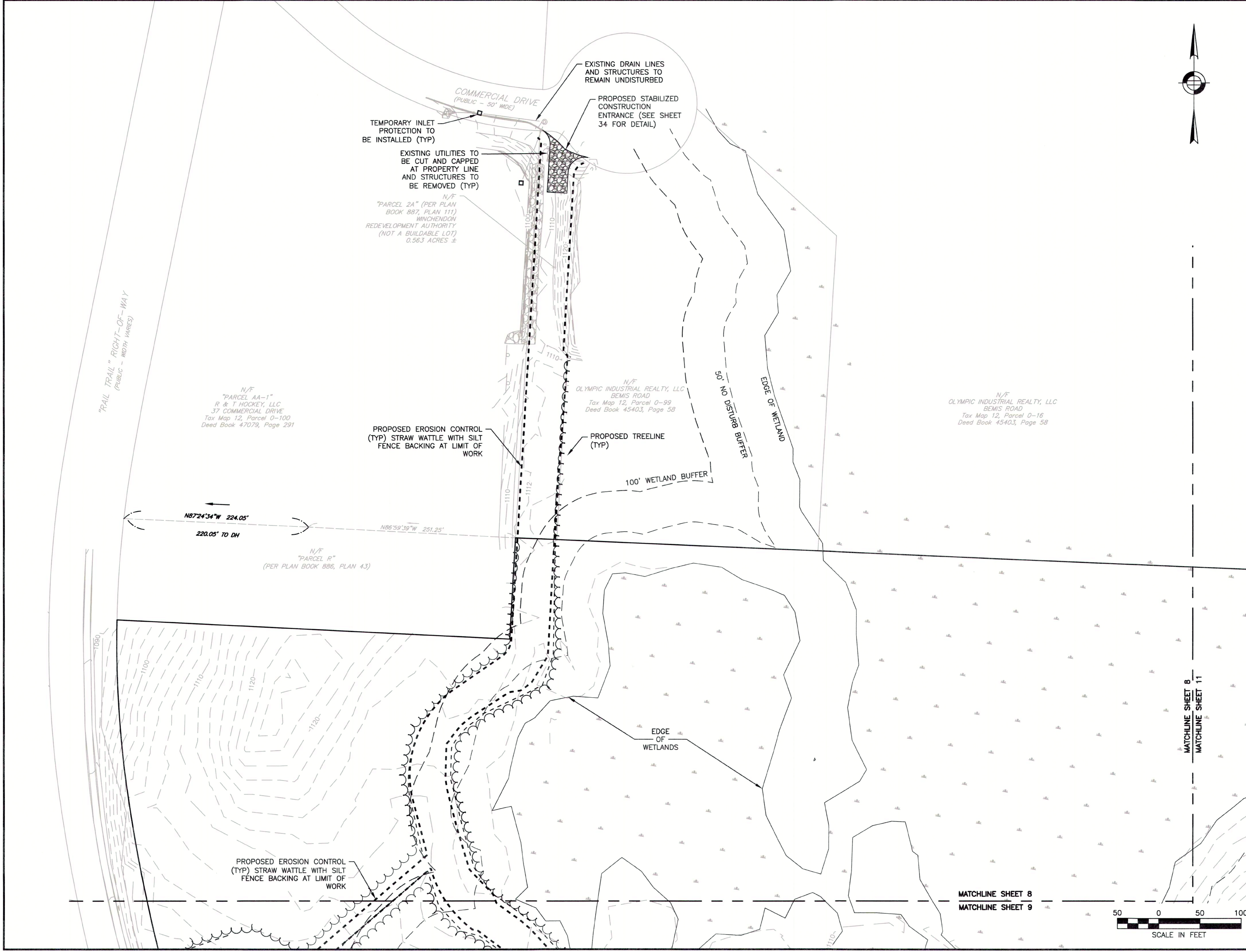
**EROSION AND
 SEDIMENT
 CONTROL PLAN
 1 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
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MATCHLINE SHEET 8
 MATCHLINE SHEET 9

MATCHLINE SHEET 8
 MATCHLINE SHEET 11



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MATCHLINE SHEET 8
MATCHLINE SHEET 9



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PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

**EROSION AND
SEDIMENT
CONTROL PLAN
2 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE

9

SHEET 9 OF 43

"RAIL" "RAIL" "RAIL" "RIGHT-OF-WAY"
(shown as " " with dashes)

N/F
TOWN OF WINCHENDON
OFF GARDNER ROAD
TAX MAP 12,
PARCEL 0-104

PROPOSED EROSION
CONTROL (TYP)
STRAW WATTLE WITH
SILT FENCE BACKING
AT LIMIT OF WORK

PROPOSED
TREELINE
(TYP)

50' NO DISTURB BUFFER

EDGE OF WETLAND

100' WETLAND BUFFER

EDGE OF WETLAND

50' NO DISTURB BUFFER

100' WETLAND
BUFFER (TYP)

100' WETLAND BUFFER

50' NO DISTURB BUFFER

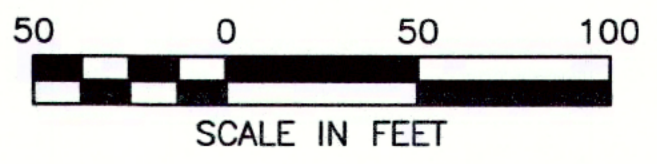
EDGE OF WETLAND

EDGE OF WETLAND

50' NO DISTURB BUFFER

100' WETLAND BUFFER

N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-56
Deed Book 48771, Page 346





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**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
PLAN

**EROSION AND
SEDIMENT
CONTROL PLAN**
3 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

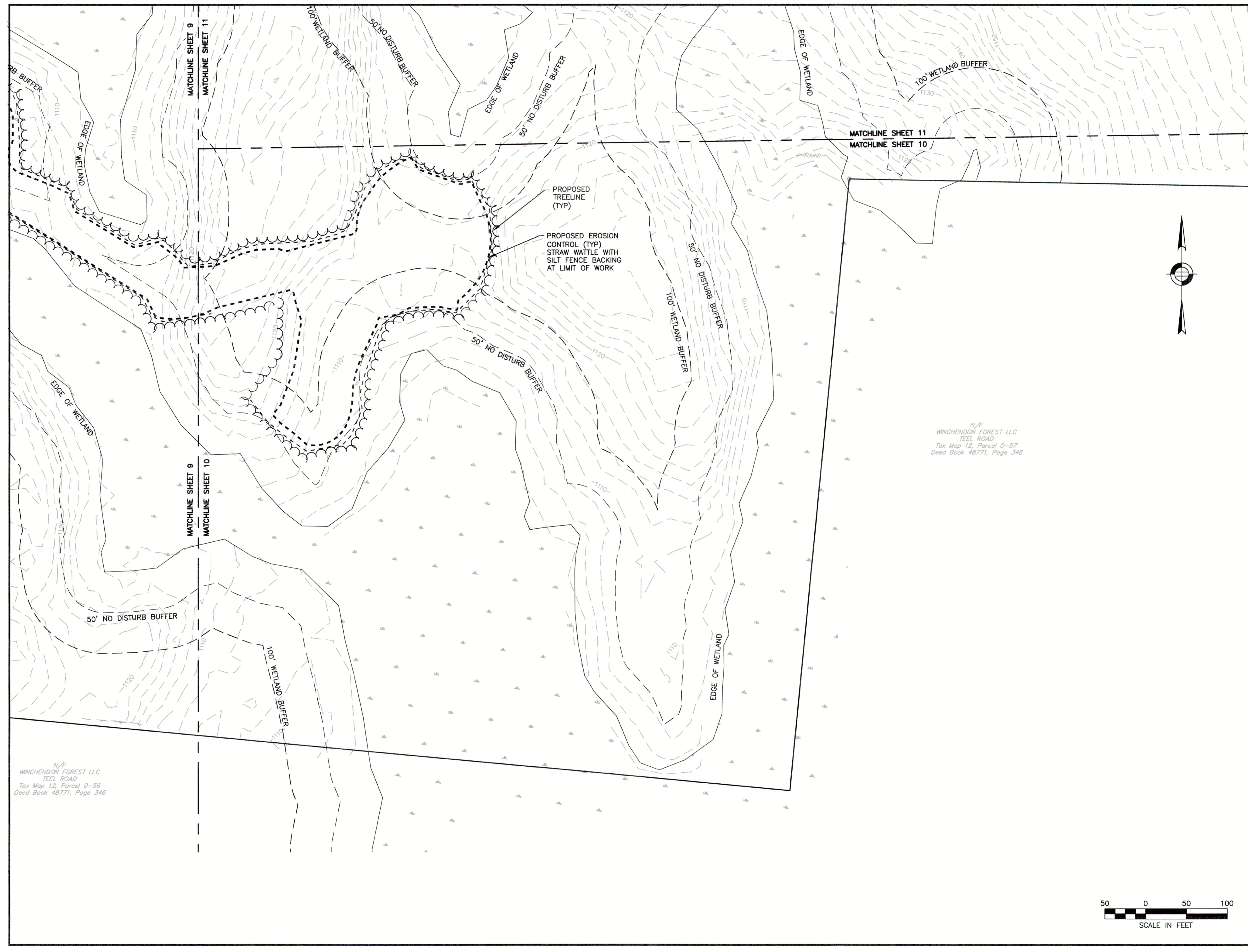
DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

10

SHEET 10 OF 43



N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-57
Deed Book 48771, Page 346

N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-56
Deed Book 48771, Page 346

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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
 PLAN

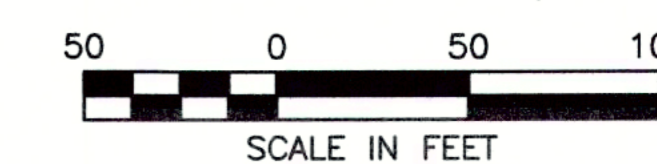
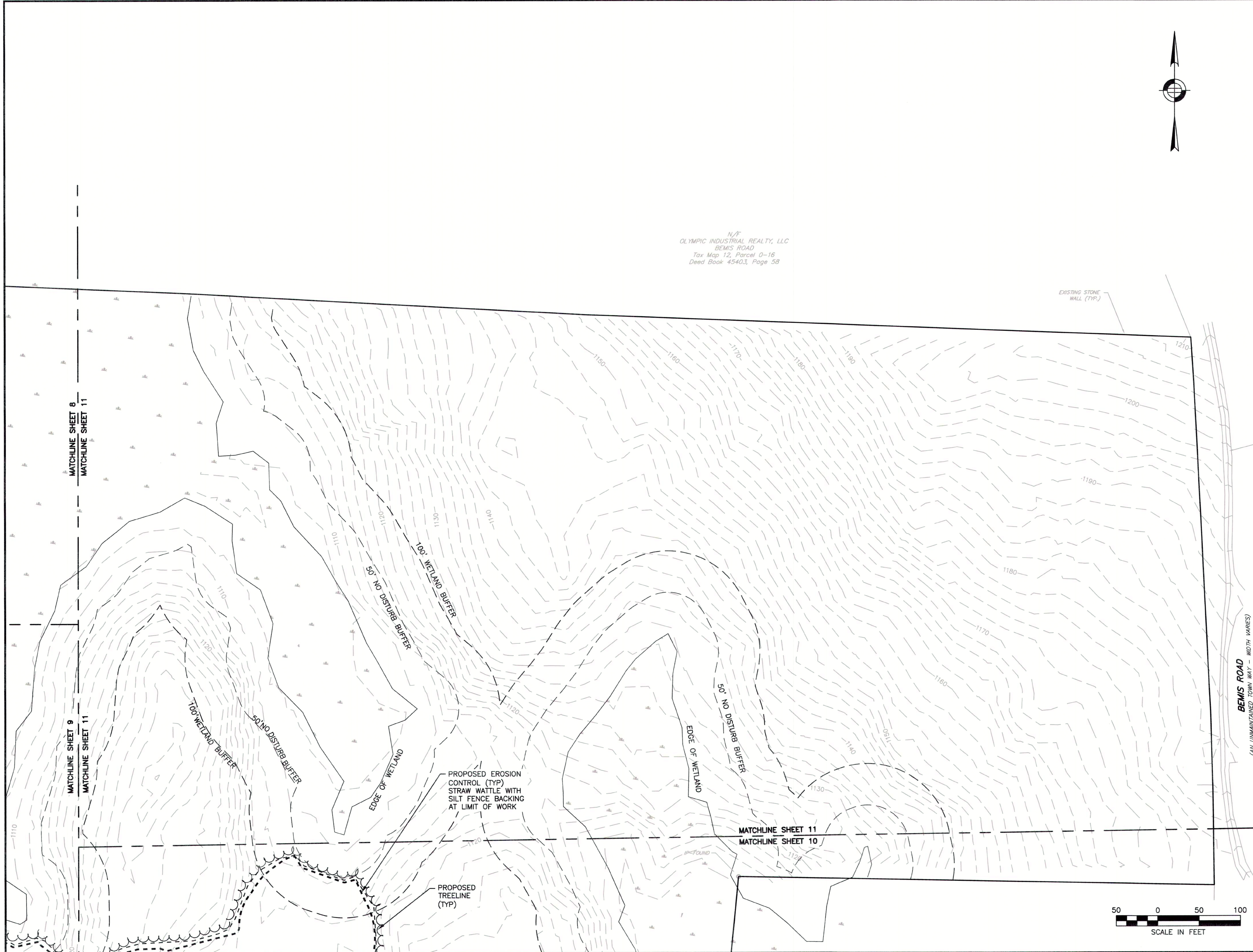
**EROSION AND
 SEDIMENT
 CONTROL PLAN
 4 OF 4**

DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PBM/NC
 CHECKED BY: KE



N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58

EXISTING STONE
 WALL (TYP.)





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PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
PLAN

**LAYOUT,
MATERIALS, AND
LANDSCAPING PLAN**
1 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

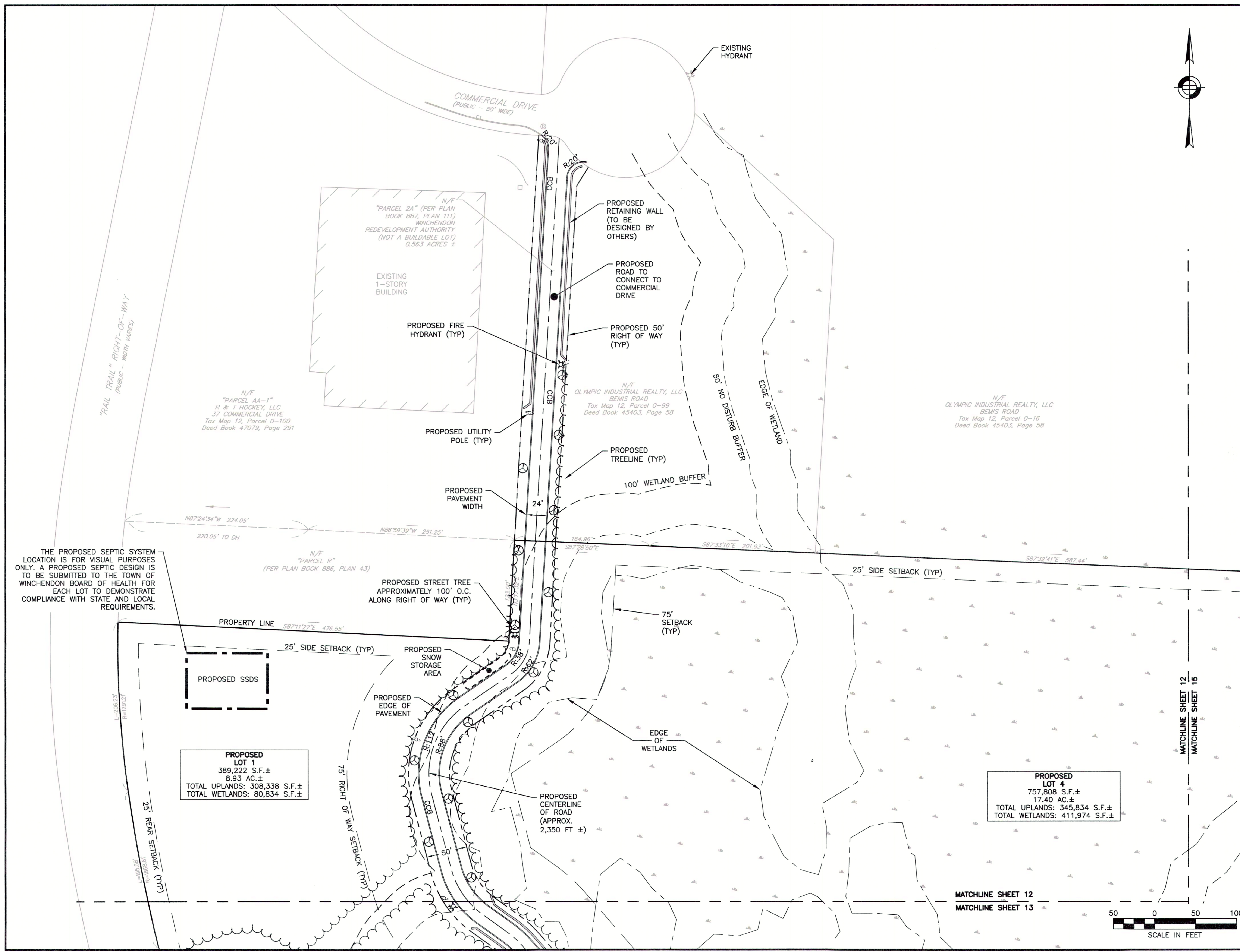
DESIGNED BY: PB

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CHECKED BY: KE

12

SHEET 12 OF 43



THE PROPOSED SEPTIC SYSTEM LOCATION IS FOR VISUAL PURPOSES ONLY. A PROPOSED SEPTIC DESIGN IS TO BE SUBMITTED TO THE TOWN OF WINCHENDON BOARD OF HEALTH FOR EACH LOT TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.

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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

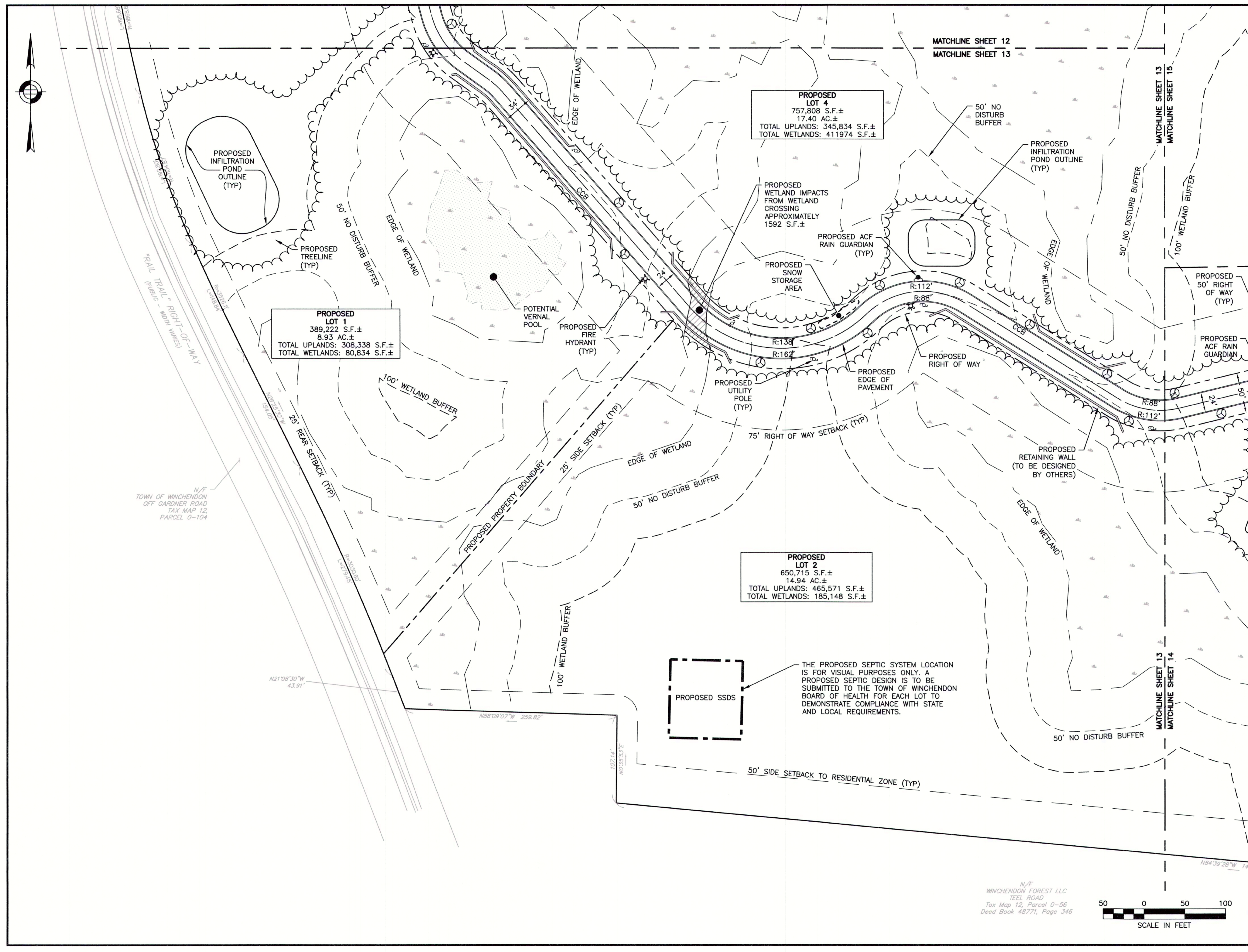
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SITE PLAN

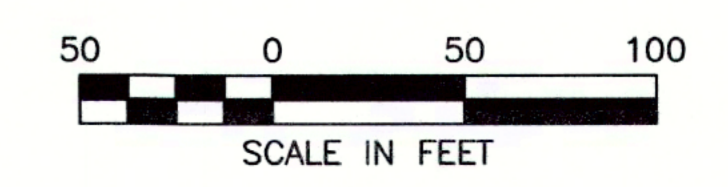
**LAYOUT,
 MATERIALS, AND
 LANDSCAPING PLAN
 2 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



7/26/2022 1:31:26 CURRENT SUBDIVISION: 2022 - Layout and Materials Subdivision.dwg
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N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-56
 Deed Book 48771, Page 346





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PREPARED FOR:
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 METHUEN CONSTRUCTION
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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

**LAYOUT,
 MATERIALS, AND
 LANDSCAPING PLAN**
 3 OF 4

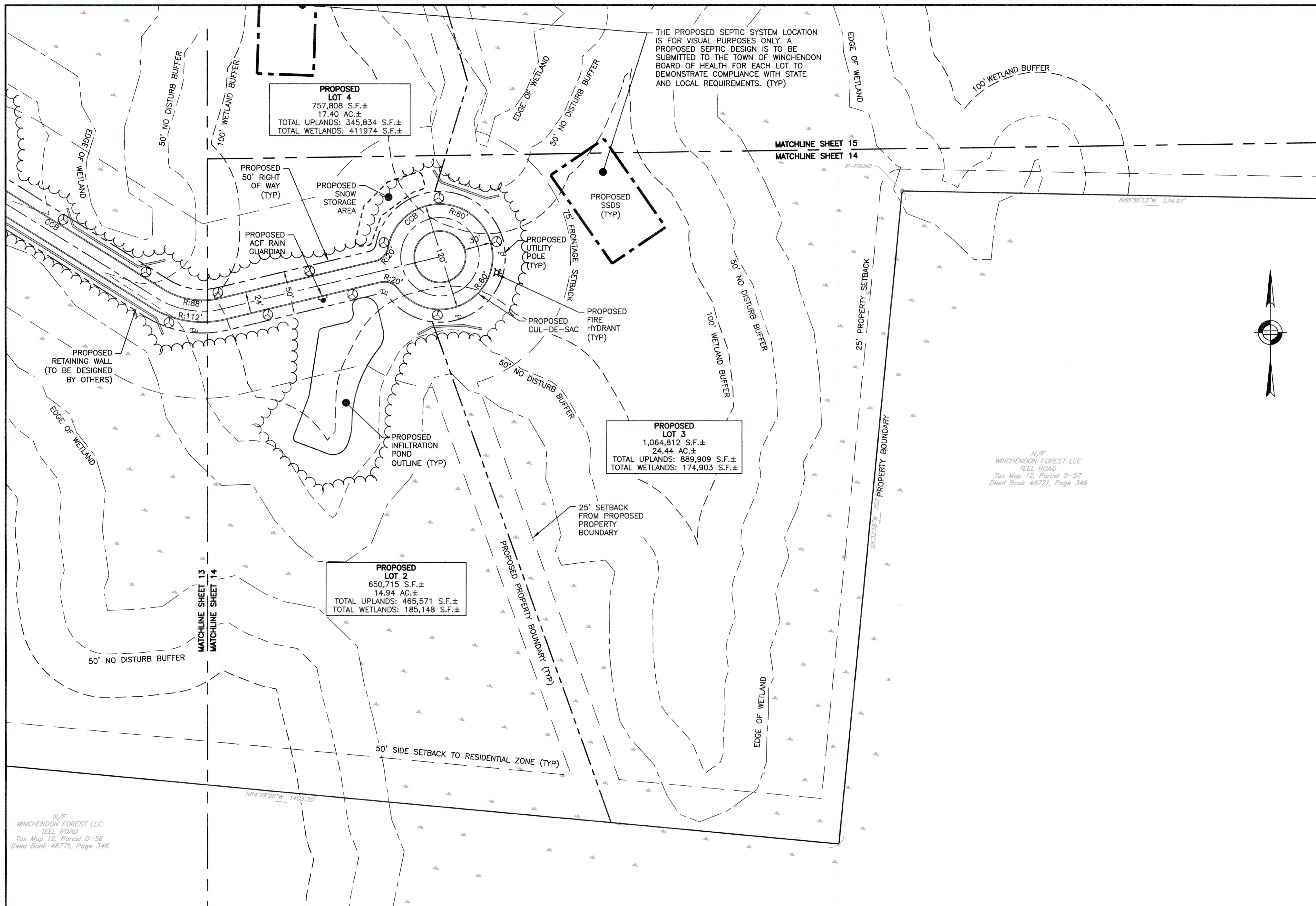
DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE

THE PROPOSED SEPTIC SYSTEM LOCATION IS FOR VISUAL PURPOSES ONLY. A PROPOSED SEPTIC DESIGN IS TO BE SUBMITTED TO THE TOWN OF WINCHENDON BOARD OF HEALTH FOR EACH LOT TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS. (TYP)

PROPOSED LOT 4
 757,808 S.F.±
 17.40 AC.±
 TOTAL UPLANDS: 345,834 S.F.±
 TOTAL WETLANDS: 411,974 S.F.±

PROPOSED LOT 3
 1,064,812 S.F.±
 24.44 AC.±
 TOTAL UPLANDS: 889,909 S.F.±
 TOTAL WETLANDS: 174,903 S.F.±

PROPOSED LOT 2
 650,715 S.F.±
 14.94 AC.±
 TOTAL UPLANDS: 465,571 S.F.±
 TOTAL WETLANDS: 185,148 S.F.±



N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-56
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 144 MAIN ST, P.O. BOX 980
 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

LAYOUT,
 MATERIALS, AND
 LANDSCAPING PLAN
 4 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

15

SHEET 15 OF 43

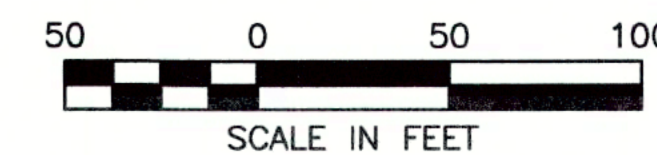


N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58

**PROPOSED
 LOT 3**
 1,064,812 S.F.±
 24.44 AC.±
 TOTAL UPLANDS: 889,909 S.F.±
 TOTAL WETLANDS: 174,903 S.F.±

**PROPOSED
 LOT 4**
 757,808 S.F.±
 17.40 AC.±
 TOTAL UPLANDS: 345,834 S.F.±
 TOTAL WETLANDS: 411,974 S.F.±

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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION

7-26-22
 KATIE L. ENRIGHT
 CIVIL
 No. 8574
 Kati Enright

SITE PLAN

**GRADING AND
 DRAINAGE PLAN
 1 OF 4**

DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE



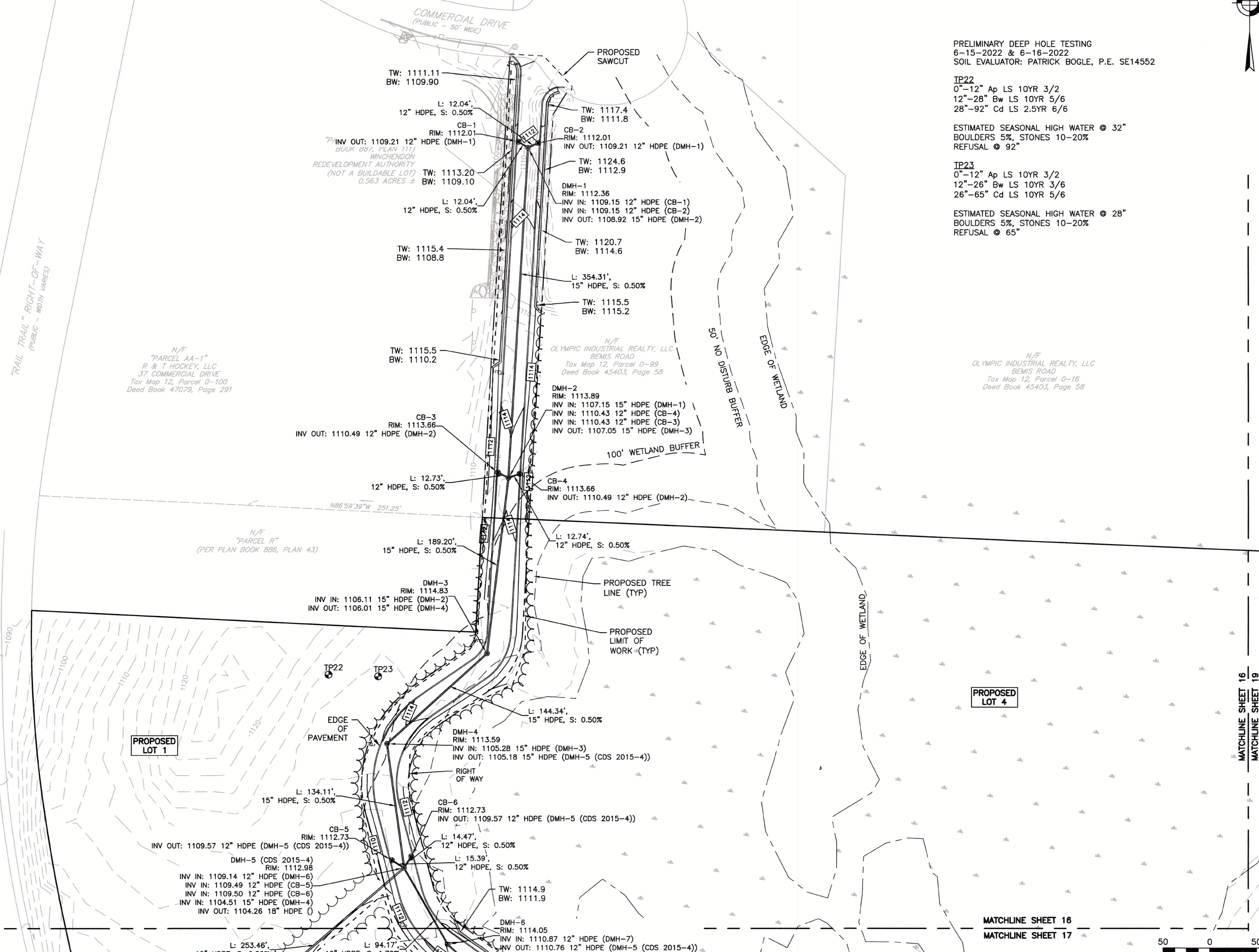
PRELIMINARY DEEP HOLE TESTING
 6-15-2022 & 6-16-2022
 SOIL EVALUATOR: PATRICK BOGLE, P.E. SE14552

TP22
 0"-12" Ap LS 10YR 3/2
 12"-28" Bw LS 10YR 5/6
 28"-92" Cd LS 2.5YR 6/6

ESTIMATED SEASONAL HIGH WATER @ 32"
 BOULDERS 5%, STONES 10-20%
 REFUSAL @ 92"

TP23
 0"-12" Ap LS 10YR 3/2
 12"-26" Bw LS 10YR 3/6
 26"-65" Cd LS 10YR 5/6

ESTIMATED SEASONAL HIGH WATER @ 28"
 BOULDERS 5%, STONES 10-20%
 REFUSAL @ 65"



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MATCHLINE SHEET 16
MATCHLINE SHEET 17



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PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:			
NO	BY	DATE	DESCRIPTION



SITE PLAN

**GRADING AND DRAINAGE PLAN
2 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE

17

SHEET 17 OF 43

PRELIMINARY DEEP HOLE TESTING
6-15-2022 & 6-16-2022
SOIL EVALUATOR: PATRICK BOGLE, P.E. SE14552

IP16
0'-9" Ap LS 10YR 3/2
9'-24" Bw LS 10YR 5/6
24"-58" Cd LS 2.5YR 6/4

ESTIMATED SEASONAL HIGH WATER @ 37"
REFUSAL @ 58"

IP17
0'-8" Ap LS 10YR 3/2
8'-30" Bw LS 10YR 3/6
30'-38" C1 LS 2.5YR 5/6

NO ESTIMATED SEASONAL HIGH WATER OBSERVED
BOULDERS 5%, STONES 10-15%
38" REFUSAL @ LEDGE

IP18
0'-9" Ap SL 10 YR 3/2
9'-16" Bw SL 7.5YR 4/4
10'-48" C1 LS 2.5YR 5/4

ESTIMATED SEASONAL HIGH WATER @ 17"
BOULDERS 5%, STONES 10-15%
REFUSAL @ 48"

IP19
0'-14" Ap SL 10YR 3/2
14'-24" E SL 2.5YR 6/1
24'-51" C1 LS 10YR 4/6
ESTIMATED SEASONAL HIGH WATER @ 14"
WEEPING @ 51", STONES 10-20%
REFUSAL DUE TO BOULDERS

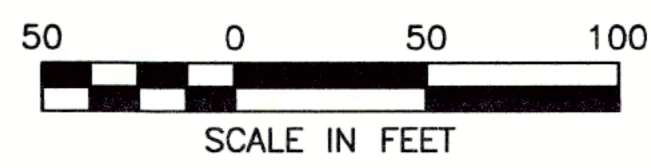
IP20
0'-8" Ap SL 10YR 3/2
8'-24" Bw SL 7.5YR 3/4
24'-41" C1 SL 2.5YR 5/4
41'-75" C2 FS 2.5YR 3/4

ESTIMATED SEASONAL HIGH WATER @ 24"
WEEPING @ 75", BOULDERS 5%, STONES 10-15%
REFUSAL DUE TO BOULDERS

IP21
0'-13" AP LS 10YR 3/2
13'-32" Bw LS 7.5YR 4/4
32'-51" C1 SL 2.5Y 5/2
51'-89" C2 LS 2.5Y 5/2

ESTIMATED SEASONAL HIGH WATER @ 32"
WEEPING @ 85", BOULDERS 5%, STONES 10-15%
REFUSAL DUE TO BOULDERS

N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-56
Deed Book 48771, Page 346



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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

PRELIMINARY DEEP HOLE TESTING
 6-15-2022 & 6-16-2022
 SOIL EVALUATOR: PATRICK BOGLE, P.E. SE14552

TP11 (SEPTIC)
 0"-12" Ap LS 10YR 3/2
 12"-25" Bw LS 10YR 3/6
 25"-60" C1 LS 10YR 5/6

ESTIMATED SEASONAL HIGH WATER @28"
 BOULDERS 5%, STONES 10-15%
 REFUSAL @ 60"

TP12 (SEPTIC)
 0"-12" Ap LS 10YR 3/2
 12"-29" Bw LS 10YR 3/6
 29"-48" C1 LS 10YR 5/6
 ESTIMATED SEASONAL HIGH WATER @34"
 BOULDERS 5%, STONES 10-15%
 REFUSAL @ 48"

TP13 (SEPTIC)
 0"-10" Ap LS 10YR 3/2
 10"-37" Bw LS 10YR 3/6

NO ESTIMATED SEASONAL HIGH WATER OBSERVED
 BOULDERS 5%, STONES 10-15%
 REFUSAL @ 37"

TP14
 0"-9" Ap LS 10YR 3/2
 9"-34" Bw LS 10 YR 4/6
 34"-76" C1 LS 2.5YR 5/4

ESTIMATED SEASONAL HIGH WATER @ 28"
 WEEPING @50", BOULDERS 5%, STONES 10-15%
 REFUSAL @ 76"

TP15
 0"-8" Ap LS 10YR 3/2
 8"-33" Bw LS 10YR 5/6
 33"-64" C1 LS 2.5YR 5/4

ESTIMATED SEASONAL HIGH WATER @ 33"
 REFUSAL @ 64"

TP16
 0"-9" Ap LS 10YR 3/2
 9"-24" Bw LS 10YR 5/6
 24"-58" Cd LS 2.5YR 6/4

ESTIMATED SEASONAL HIGH WATER @ 37"
 REFUSAL @ 58"

TEST 24 (SEPTIC)
 0"-7" Ap LS 10YR 3/2
 7"-32" Bw LS 10YR 5/6
 32"-72" C1 LS 2.5YR 6/6

ESTIMATED SEASONAL HIGH WATER @30"
 BOULDERS 5%, STONES 10-15%
 REFUSAL @ 72" DUE TO BOULDERS

REVISIONS:

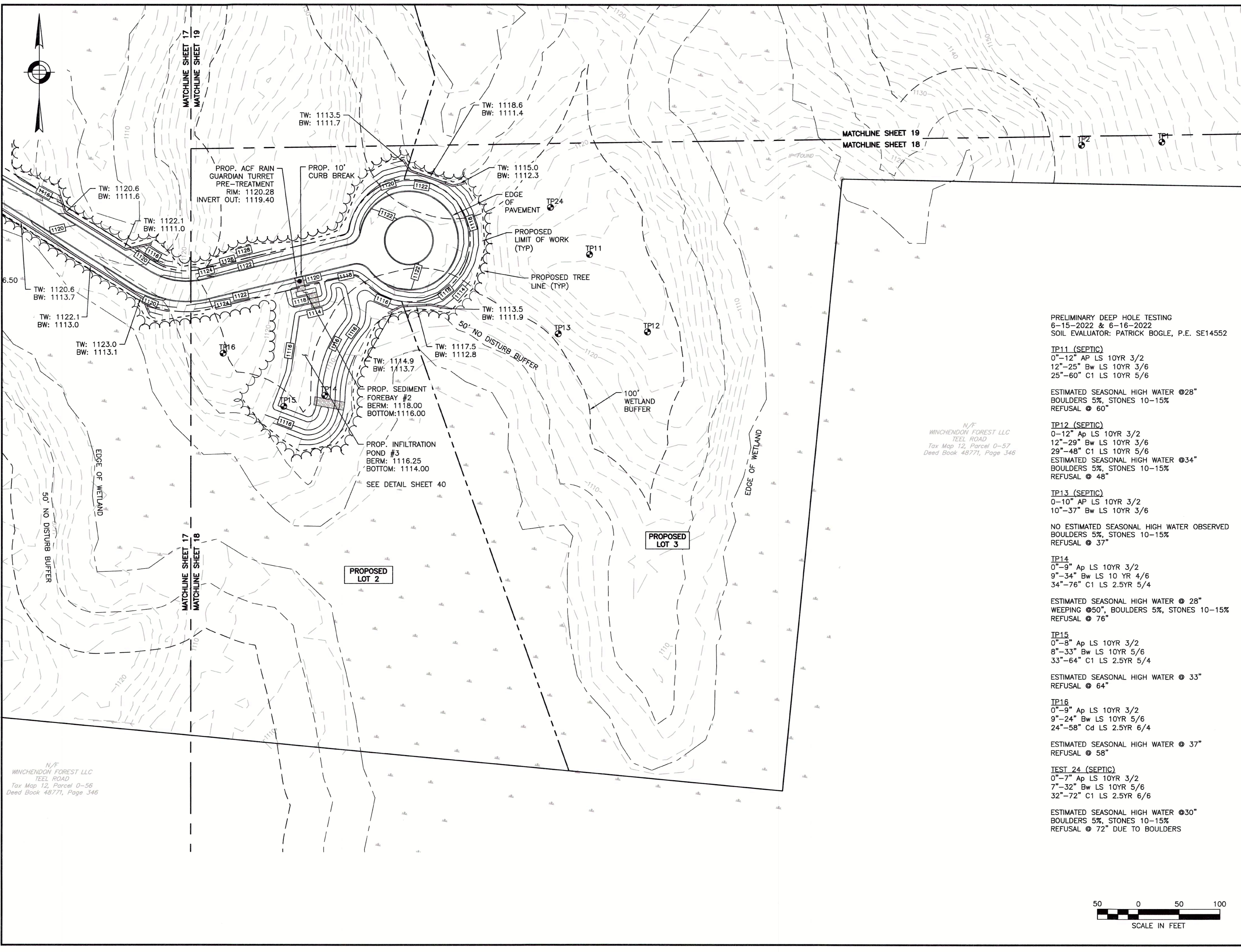
NO	BY	DATE	DESCRIPTION



SITE
 PLAN

**GRADING AND
 DRAINAGE PLAN
 3 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



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PRELIMINARY DEEP HOLE TESTING
 6-15-2022 & 6-16-2022
 SOIL EVALUATOR: PATRICK BOGLE, P.E. SE14552

TP3
 0"-9" Ap LS 10YR 3/2
 9"-48" Bw LS 10YR 4/6
 48"-87" Cd LS 10YR 5/6

ESTIMATED SEASONAL HIGH WATER @ 48"
 BOULDERS 5%, STONES 10-15%, ROOTS TO 30"
 REFUSAL @ 87"

TP4
 0"-10" Ap LS 10YR 3/2
 10"-22" Bw LS 10YR 5/6
 22"-53" Cd LS 2.5YR 5/11

ESTIMATED SEASONAL HIGH WATER @ 31"
 BOULDERS 5%, STONES 10-15%, ROOTS TO 20"
 REFUSAL @ 53"

TP5
 0"-7" Ap LS 10YR 3/2
 7"-42" Bw LS 10YR 4/6
 42"-58" Cd LS 2.5Y 5/4

ESTIMATED SEASONAL HIGH WATER @ 42"
 BOULDERS 5%, STONES 10-15%, ROOTS TO 26"
 REFUSAL @ 58"

N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58

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 Chelmsford, MA 01824
 www.hshassoc.com

PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
 144 MAIN ST, P.O. BOX 980
 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



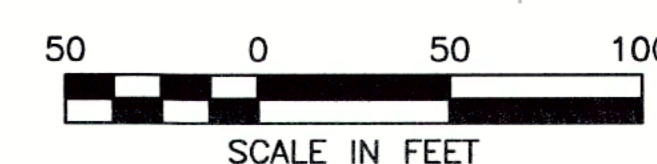
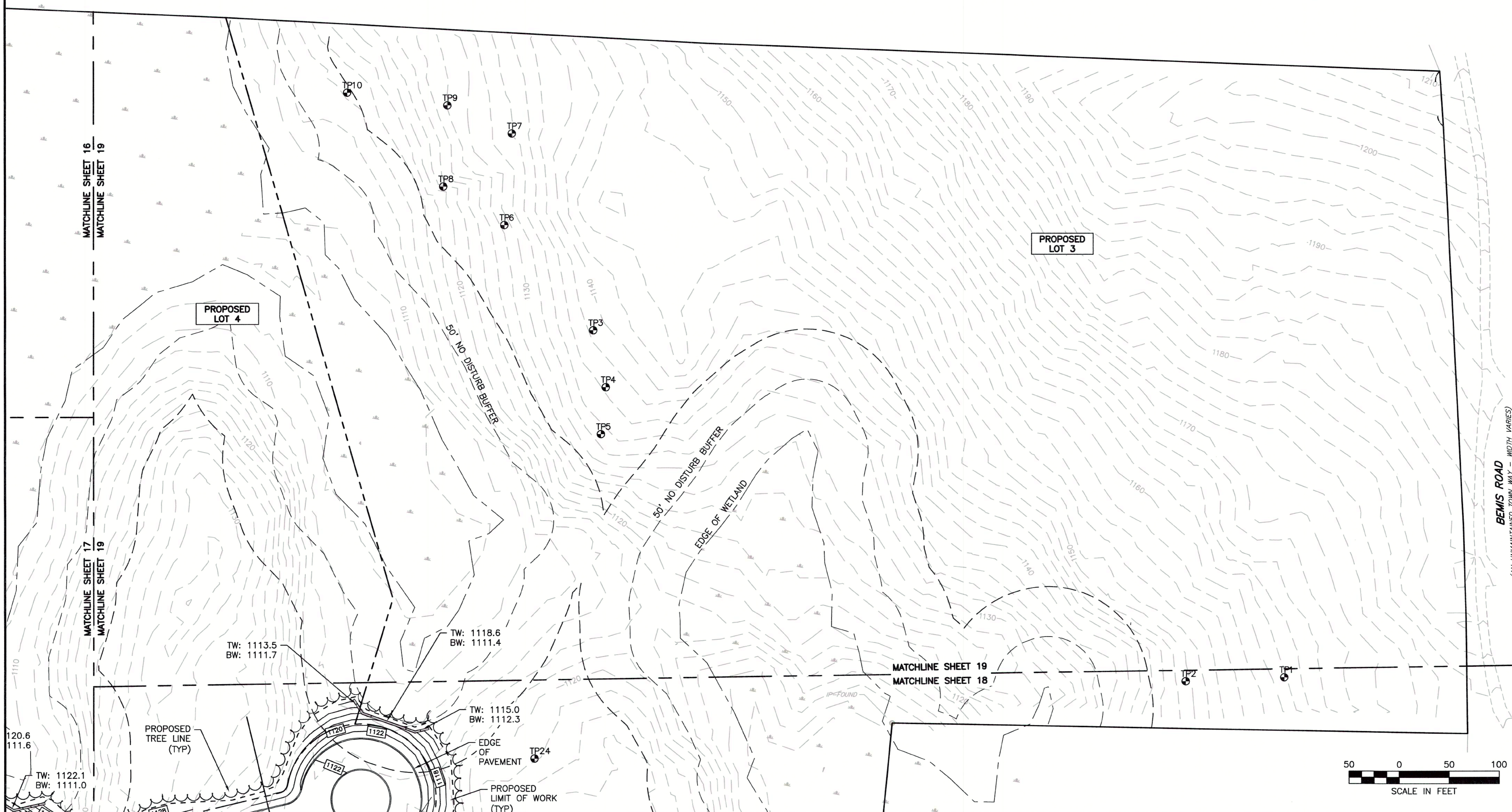
SITE
 PLAN

**GRADING AND
 DRAINAGE PLAN
 4 OF 4**

DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE

19

SHEET 19 OF 43



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 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION

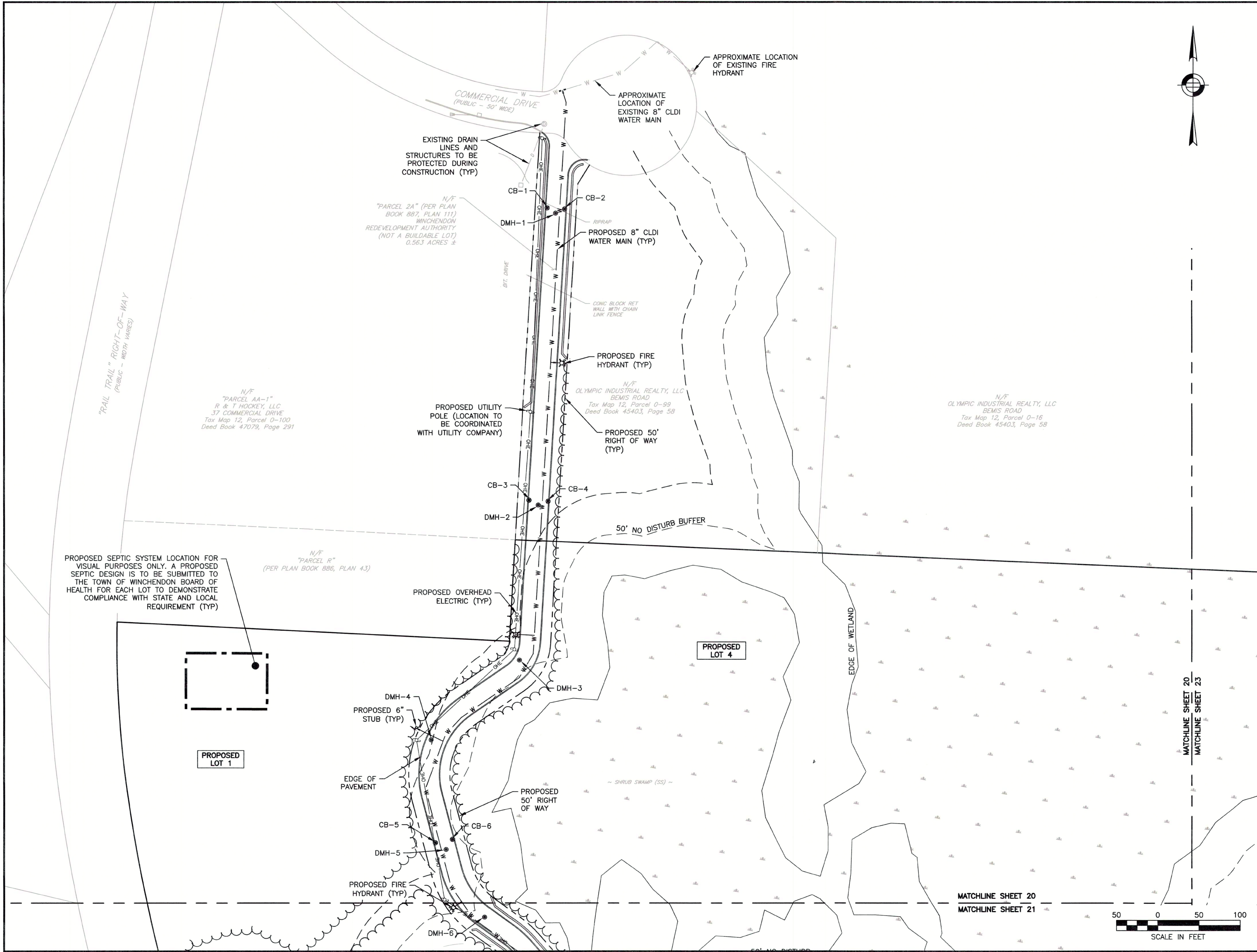
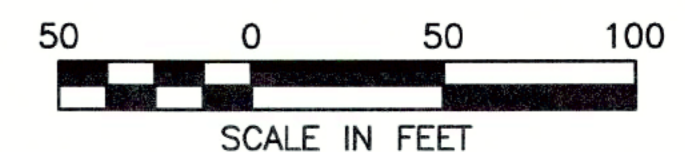


SITE PLAN

**UTILITY PLAN
 1 OF 4**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
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20
 SHEET 20 OF 43



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 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

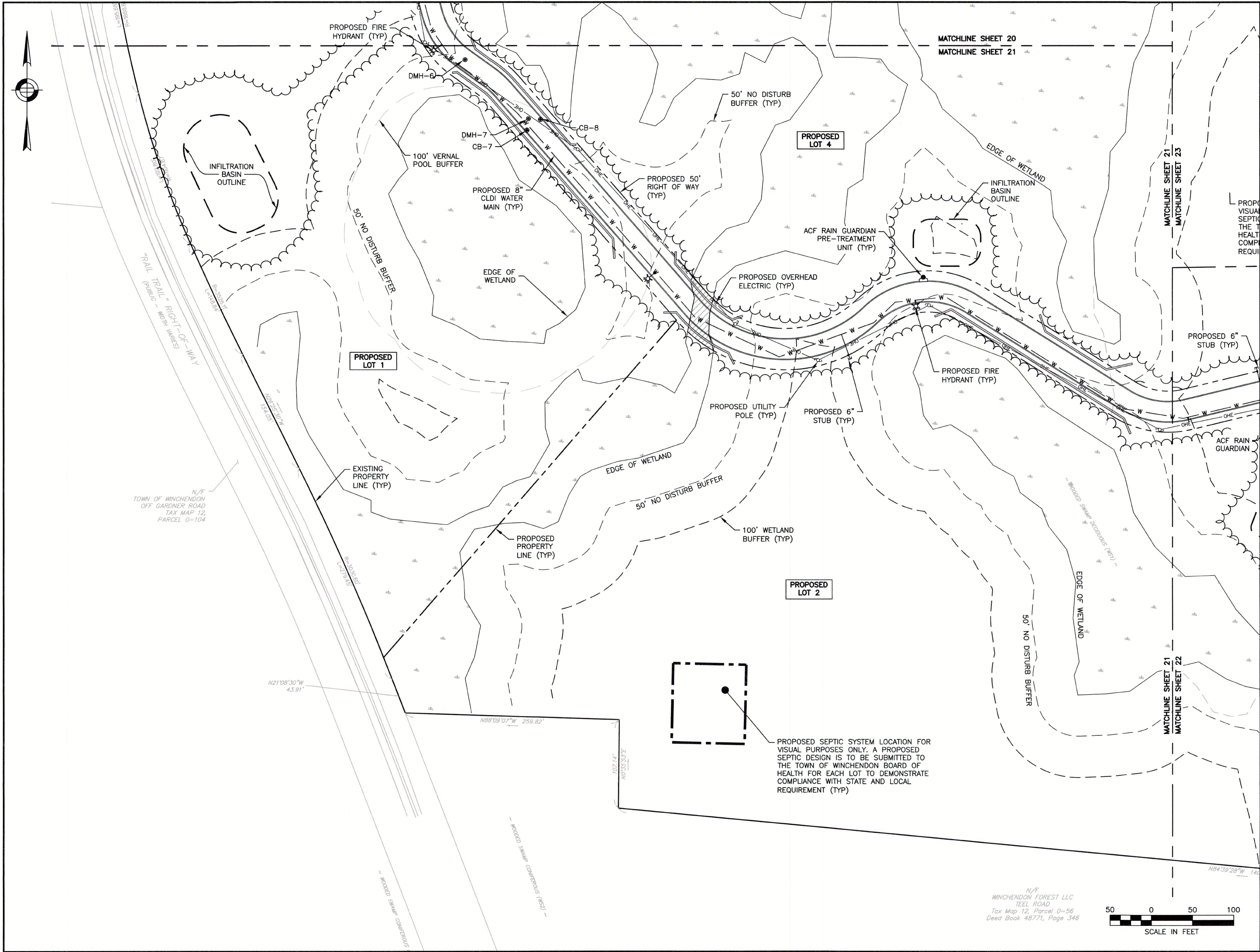
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SITE PLAN

UTILITY PLAN
 2 OF 4

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12 Parcel 0-56
 Deed Book 48771, Page 346



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**PROPOSED COMMERCIAL
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 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION



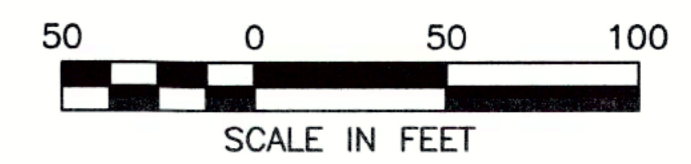
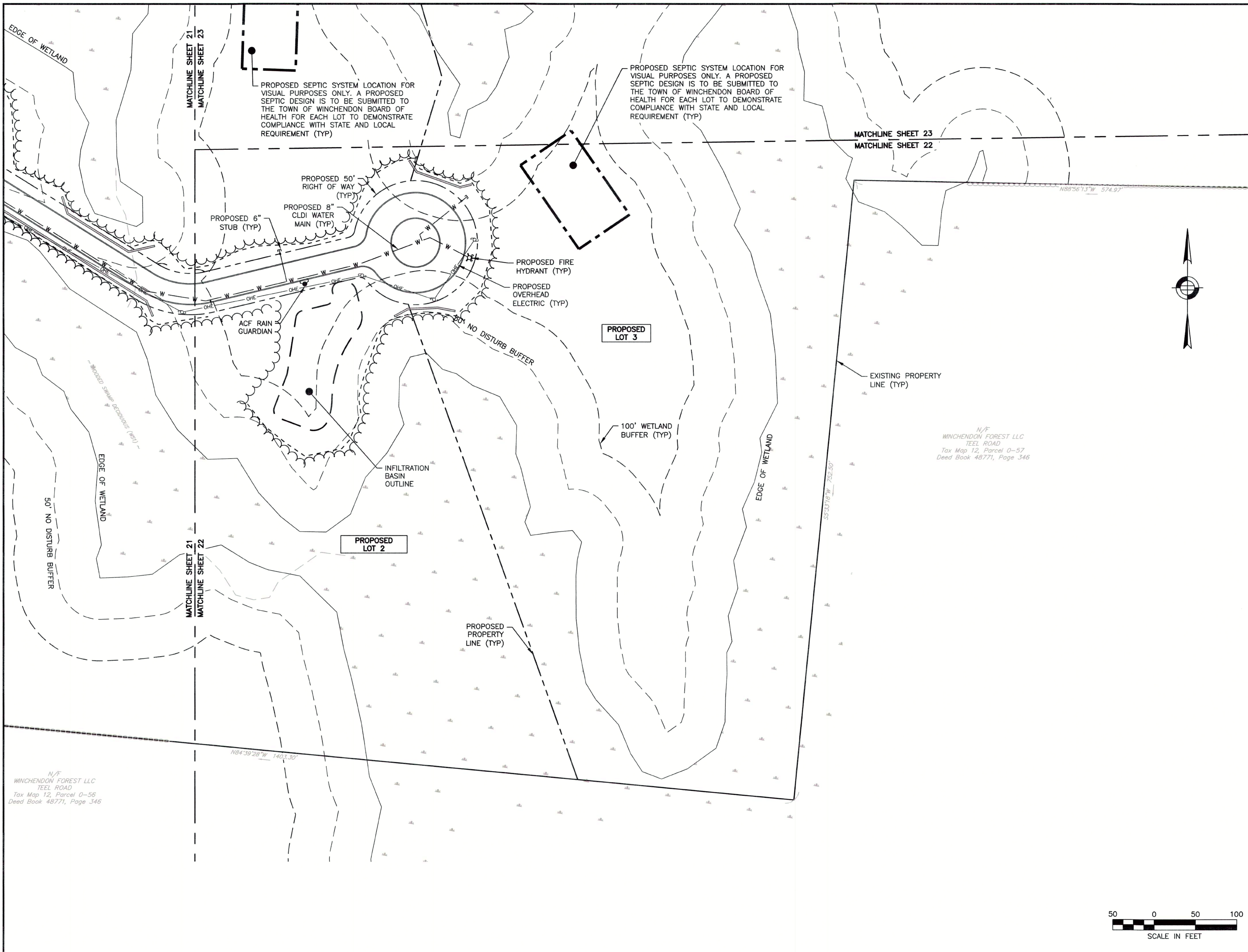
SITE
 PLAN

**UTILITY PLAN
 3 OF 4**

DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
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22

SHEET 22 OF 43





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 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY**

REVISIONS:

NO	BY	DATE	DESCRIPTION



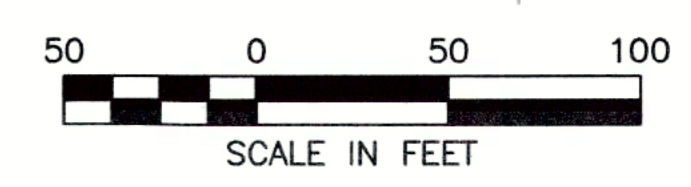
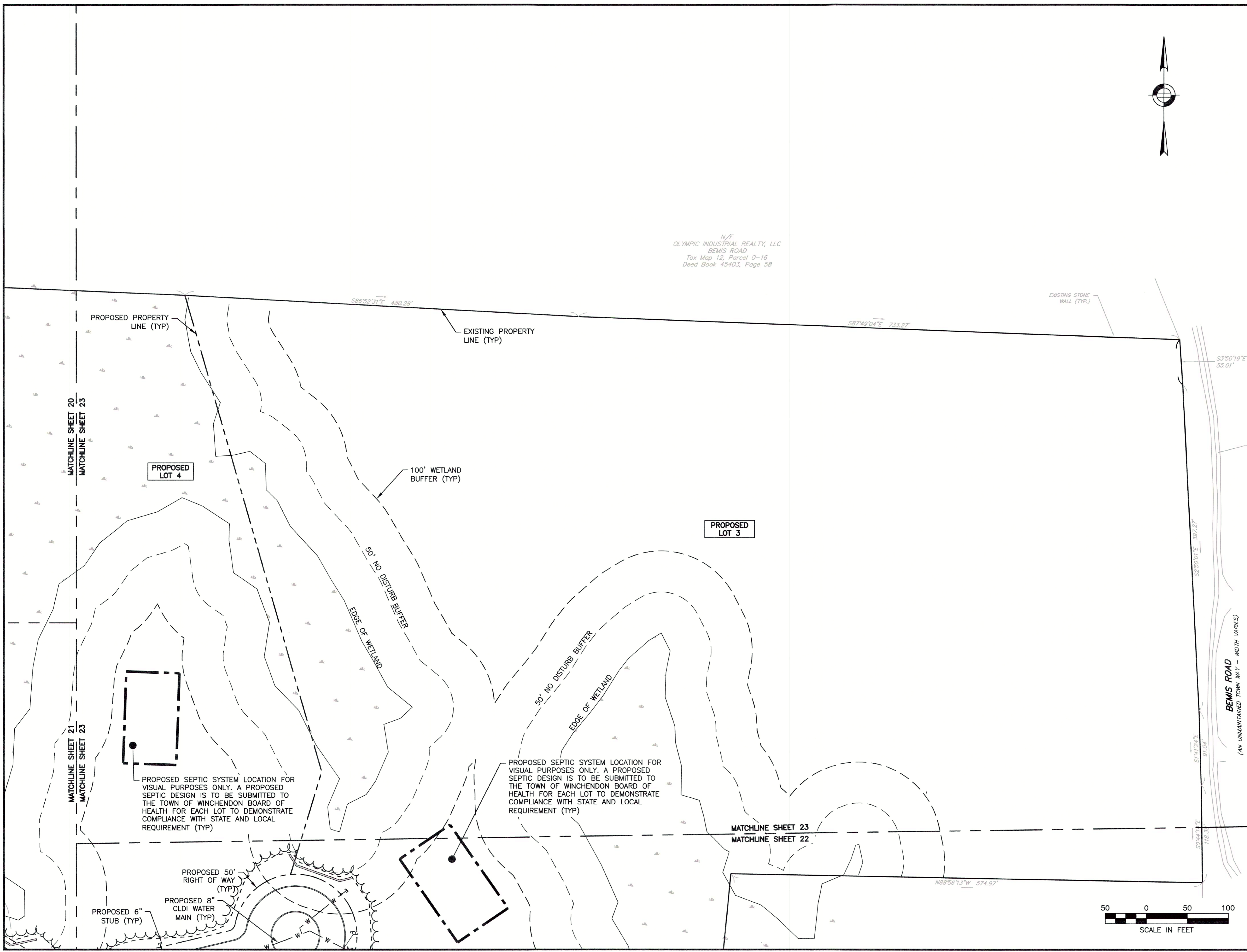
SITE
 PLAN

**UTILITY PLAN
 4 OF 4**

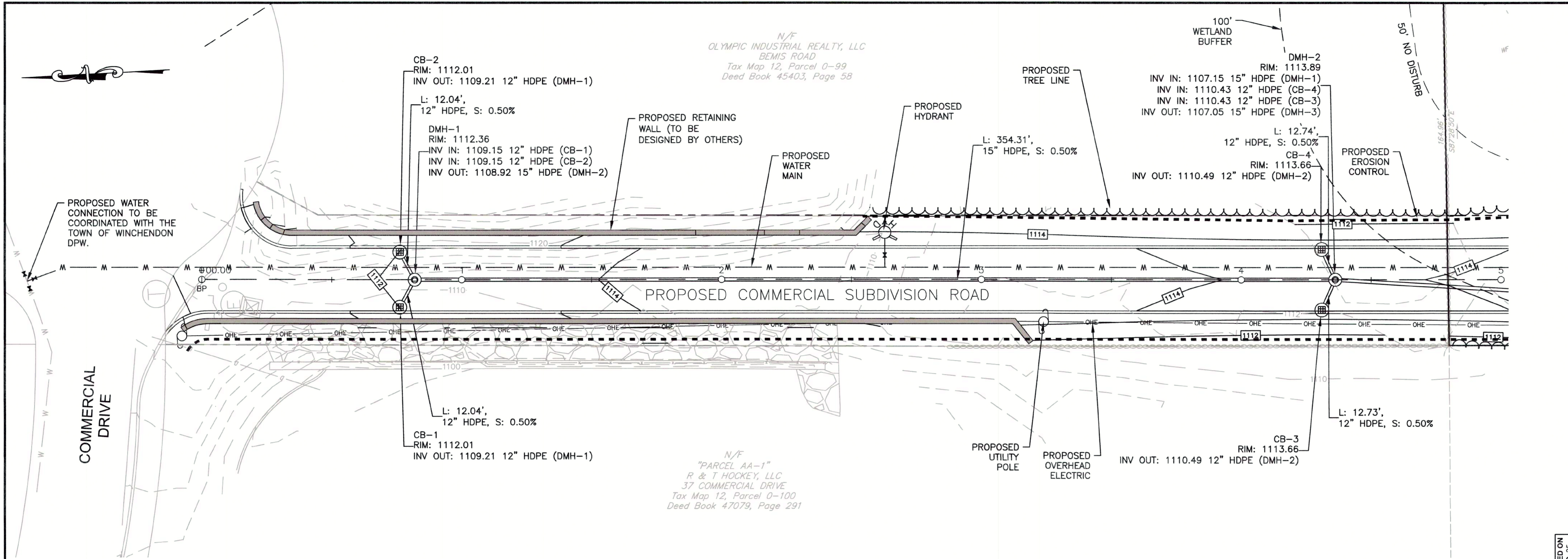
DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
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 CHECKED BY: KE



N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58



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PROPOSED SUBDIVISION ROAD PLAN
SCALE: 1" = 20'

CONTINUED ON SHEET NO. 25

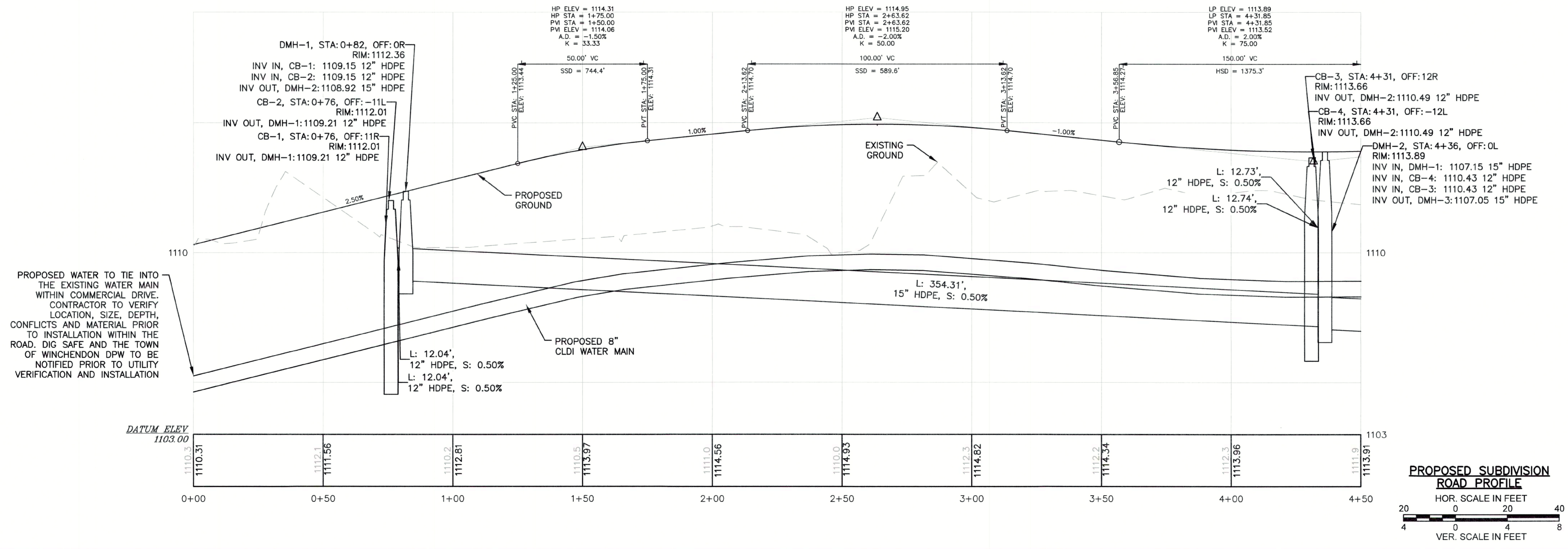
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PLAISTOW, NH 03865

PROPOSED COMMERCIAL SUBDIVISION
COMMERCIAL DRIVE
WINCHENDON, MA 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



7-26-22
KATIE L. ENRIGHT
CIVIL
No. 4611
Katie Enright

SITE PLAN

PLAN AND PROFILES
SHEET 1 OF 6

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
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24	
SHEET 24 OF 43	

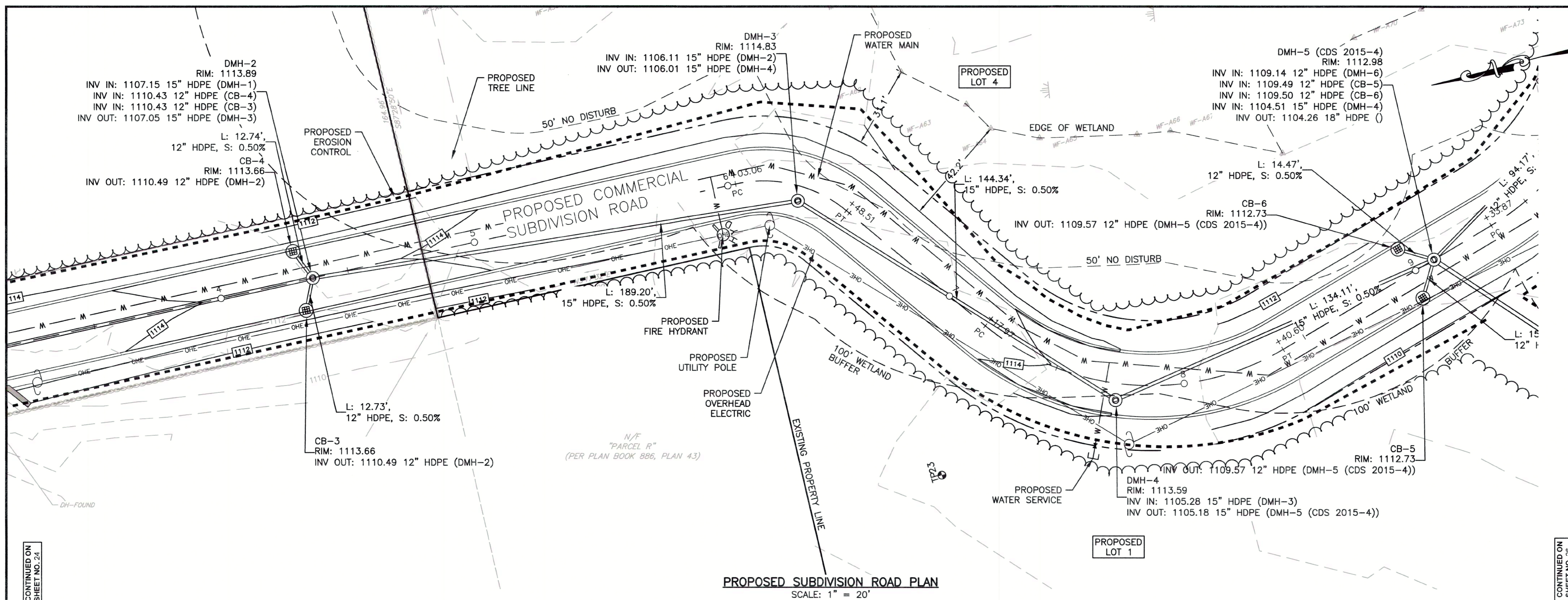
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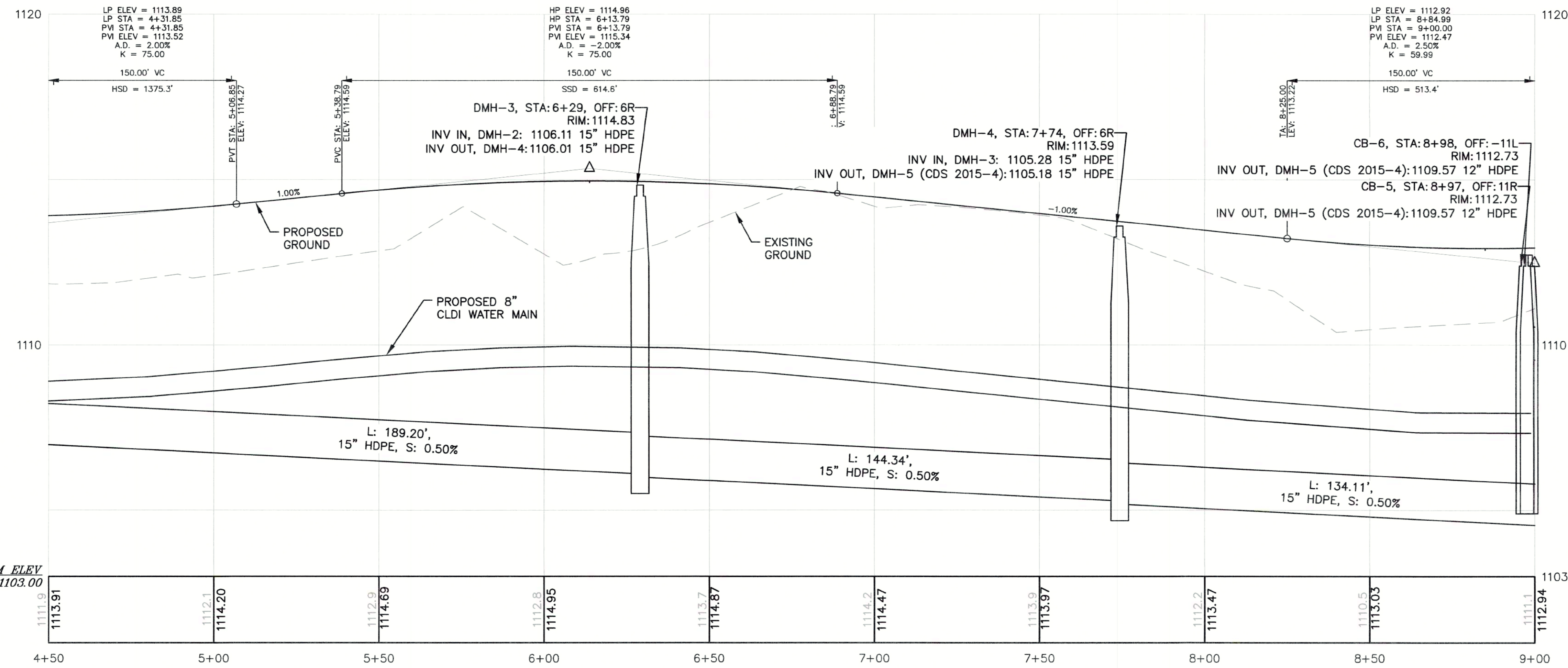
**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA 01475
 WORCESTER COUNTY



PROPOSED SUBDIVISION ROAD PLAN
 SCALE: 1" = 20'

CONTINUED ON
 SHEET NO. 24

CONTINUED ON
 SHEET NO. 26



**PROPOSED SUBDIVISION
 ROAD PROFILE**
 HOR. SCALE IN FEET
 VER. SCALE IN FEET

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE
 PLAN

**PLAN AND
 PROFILES**
 SHEET 2 OF 6

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE
	25
	SHEET 25 OF 43

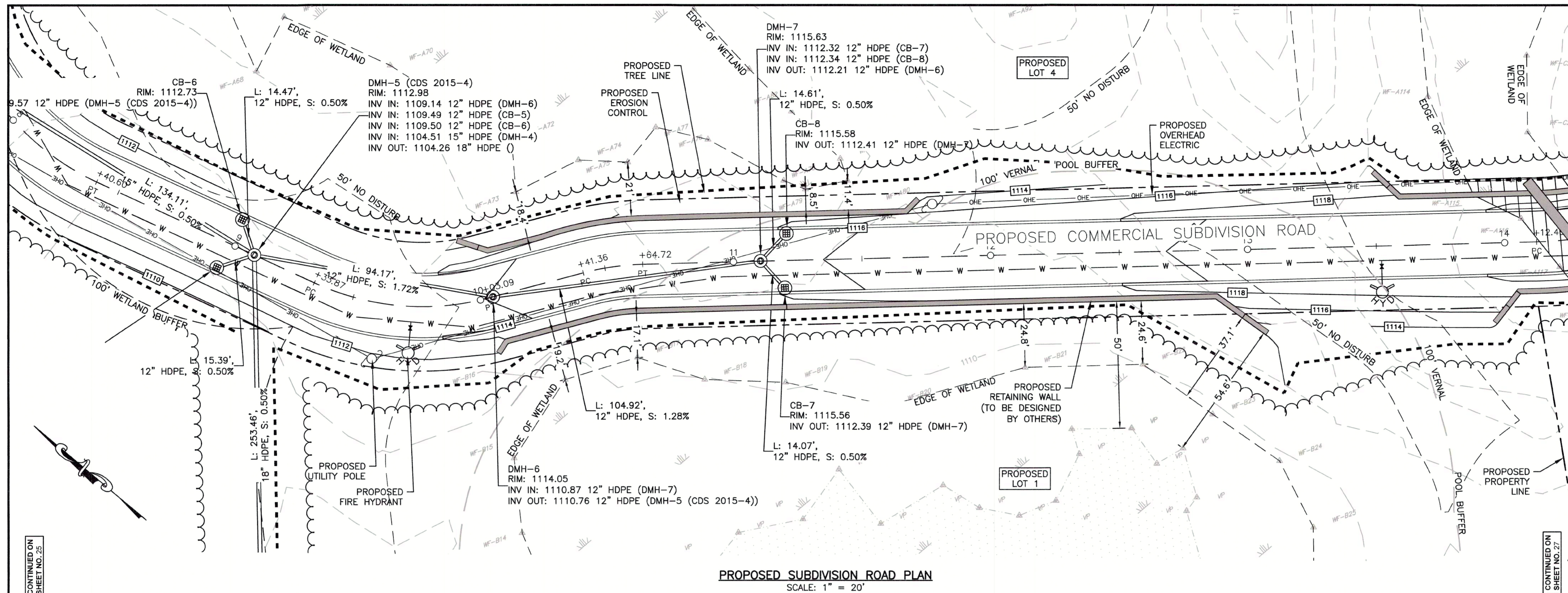
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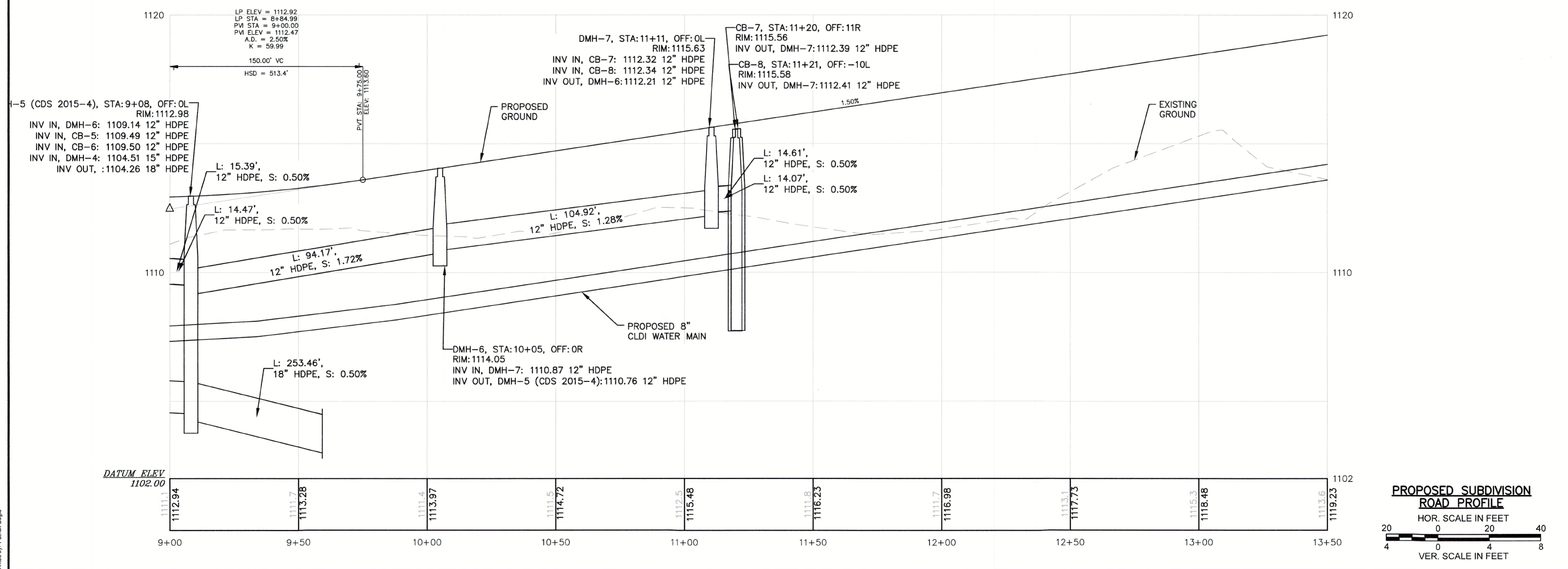
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**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA 01475
 WORCESTER COUNTY



CONTINUED ON
 SHEET NO. 25

CONTINUED ON
 SHEET NO. 27



REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

PLAN AND
 PROFILES
 SHEET 3 OF 6

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE
26	
SHEET 26 OF 43	

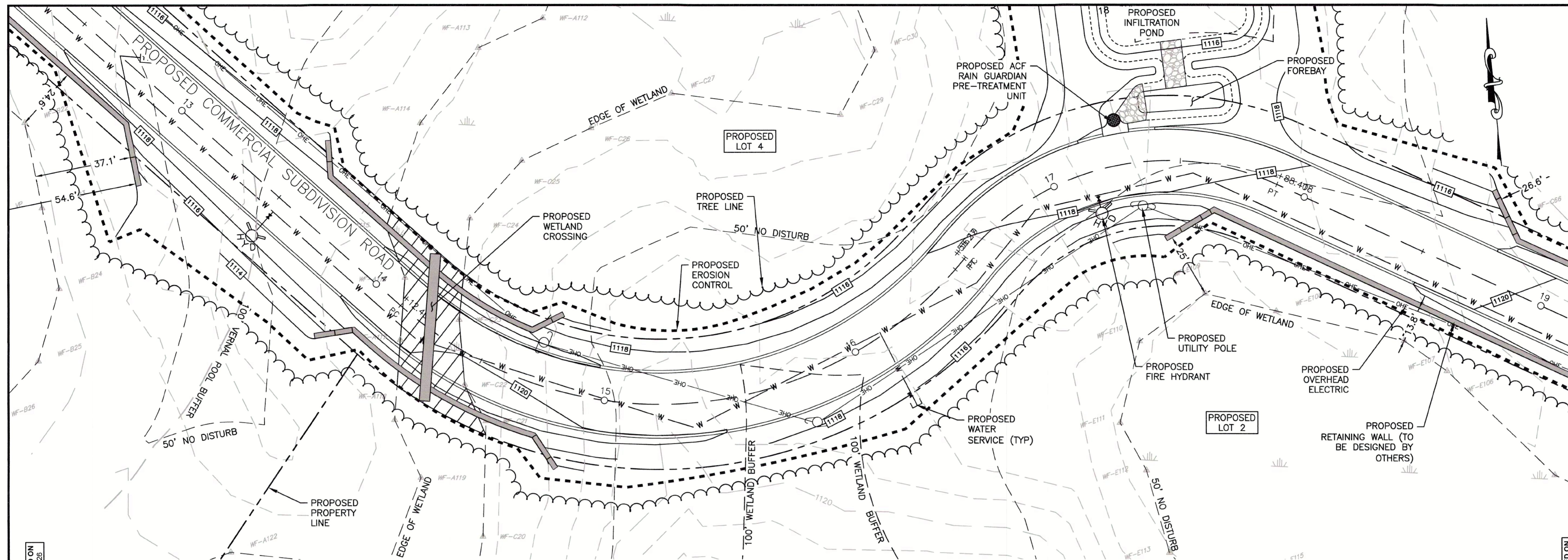
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**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA 01475
 WORCESTER COUNTY



PROPOSED SUBDIVISION ROAD PLAN
 SCALE: 1" = 20'

CONTINUED ON
 SHEET NO. 25

CONTINUED ON
 SHEET NO. 26

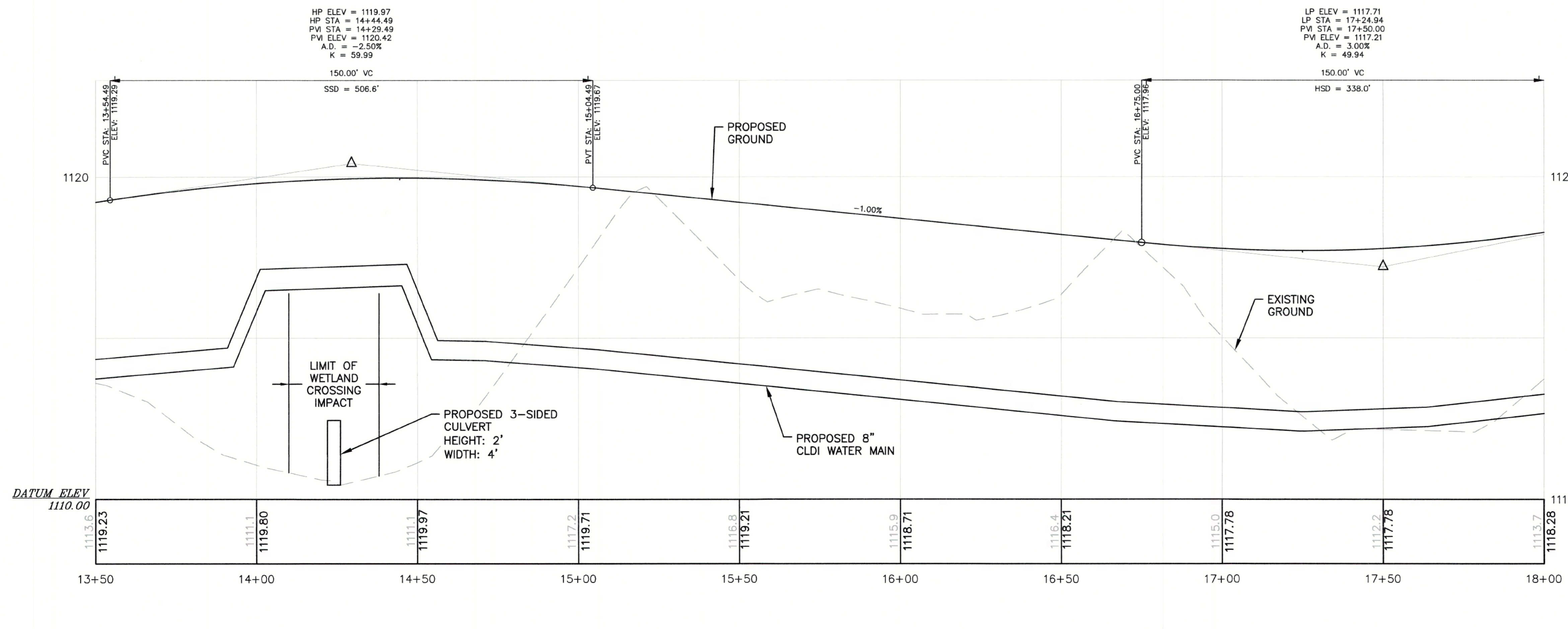
REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

PLAN AND
 PROFILES
 SHEET 4 OF 6

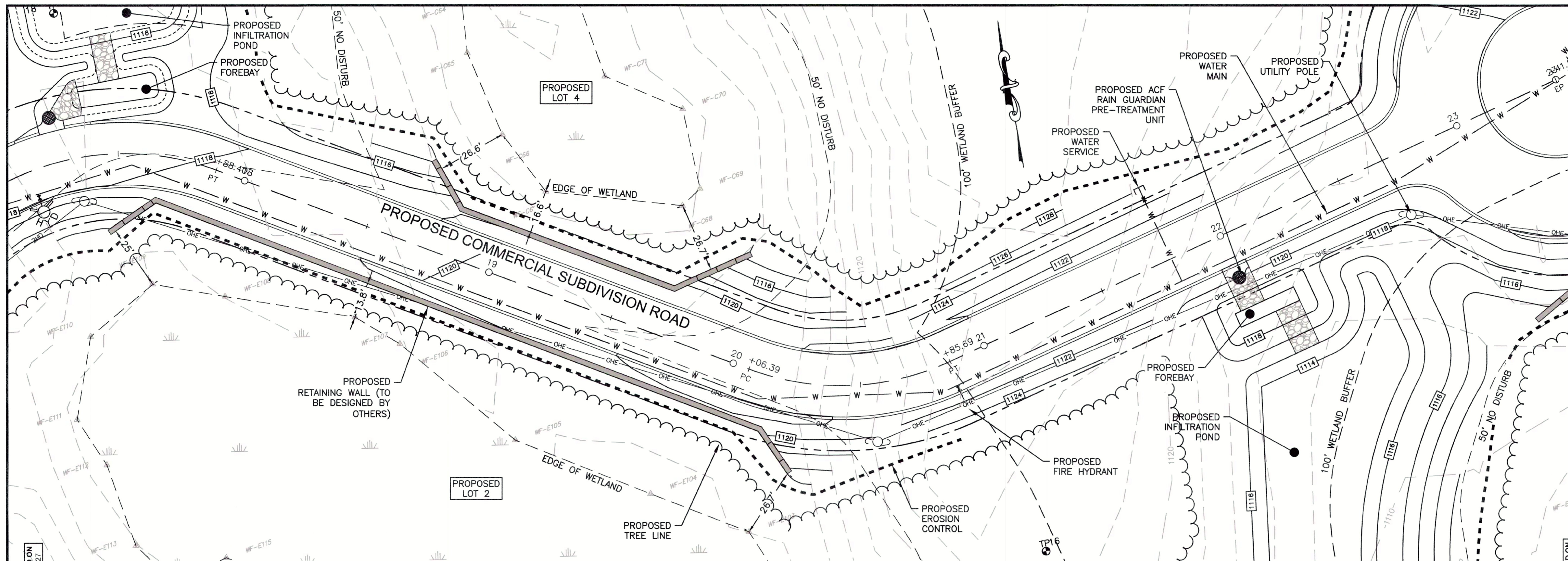




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**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA 01475
 WORCESTER COUNTY**



PROPOSED SUBDIVISION ROAD PLAN
 SCALE: 1" = 20'

CONTINUED ON
 SHEET NO. 27

CONTINUED ON
 SHEET NO. 28

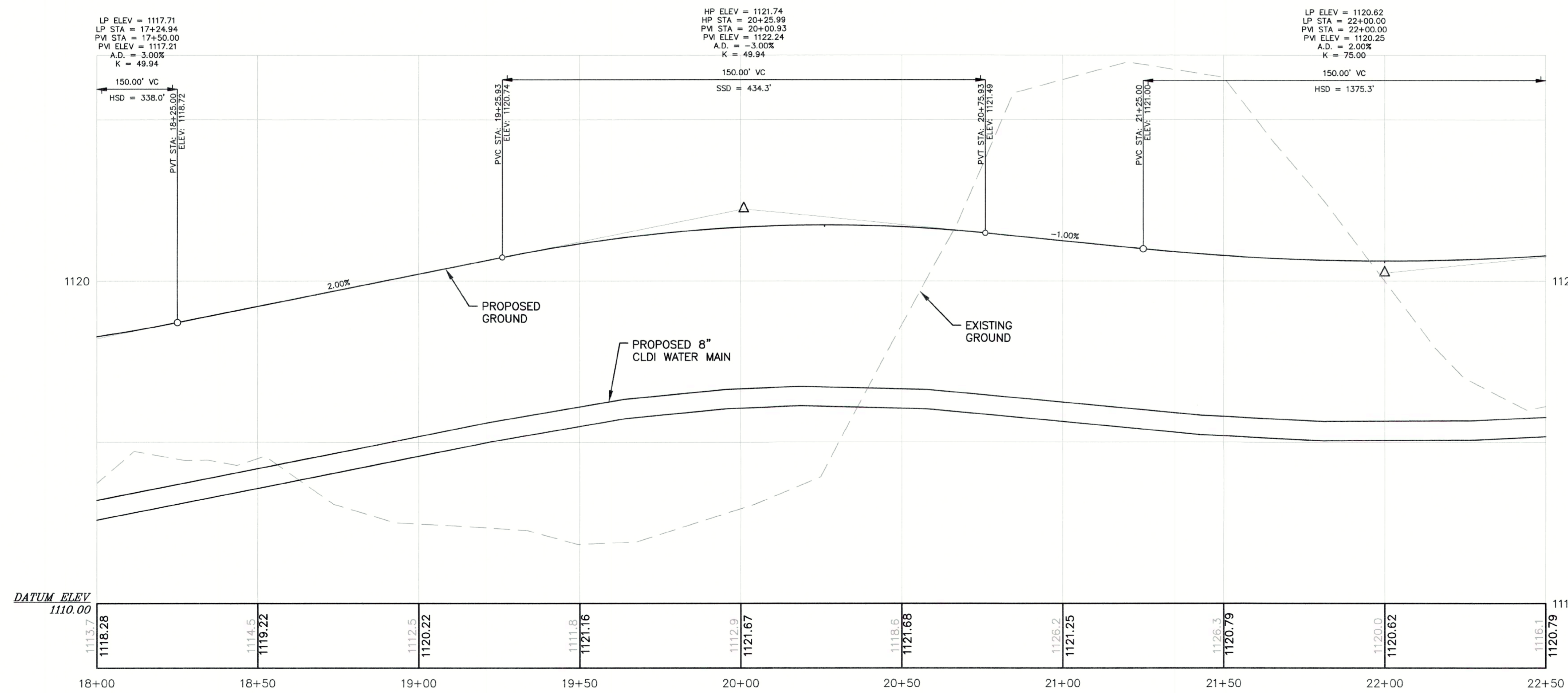
REVISIONS:

NO	BY	DATE	DESCRIPTION

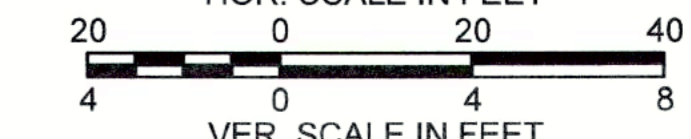


SITE
 PLAN

**PLAN AND
 PROFILES
 SHEET 5 OF 6**



**PROPOSED SUBDIVISION
 ROAD PROFILE**
 HOR. SCALE IN FEET
 VER. SCALE IN FEET



DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE

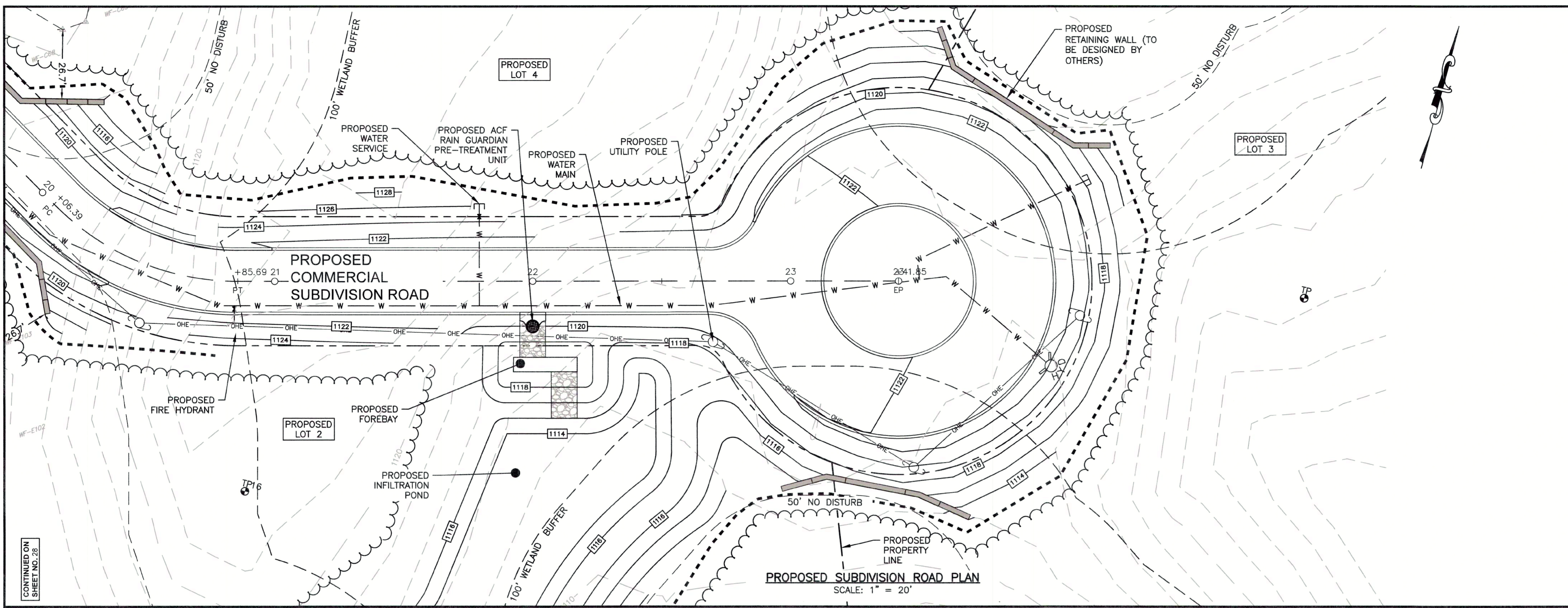
28
 SHEET 28 OF 43



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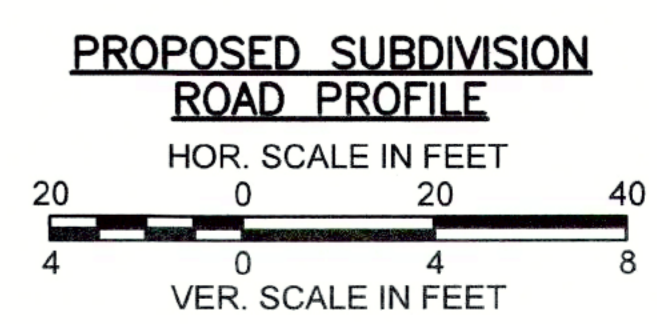
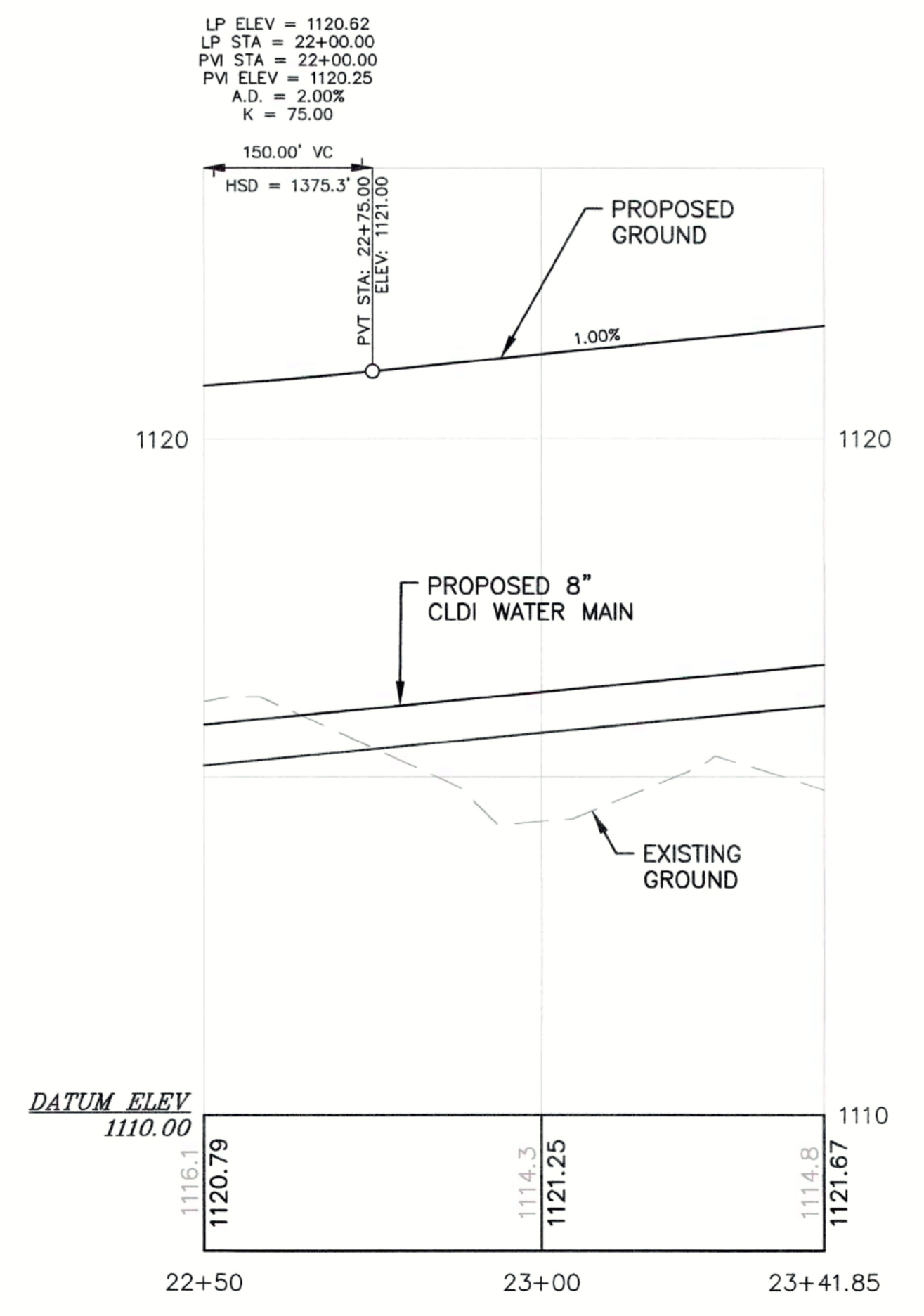
**PROPOSED COMMERCIAL
 SUBDIVISION
 COMMERCIAL DRIVE
 WINCHENDON, MA 01475
 WORCESTER COUNTY**



CONTINUED ON
 SHEET NO. 28

REVISIONS:

NO	BY	DATE	DESCRIPTION



7-26-22
 KATIE L. ENRIGHT
 CIVIL
 No. 46111
Katie Enright

SITE
 PLAN

**PLAN AND
 PROFILES
 SHEET 6 OF 6**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
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	29

SHEET 29 OF 43



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**PROPOSED COMMERCIAL
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 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

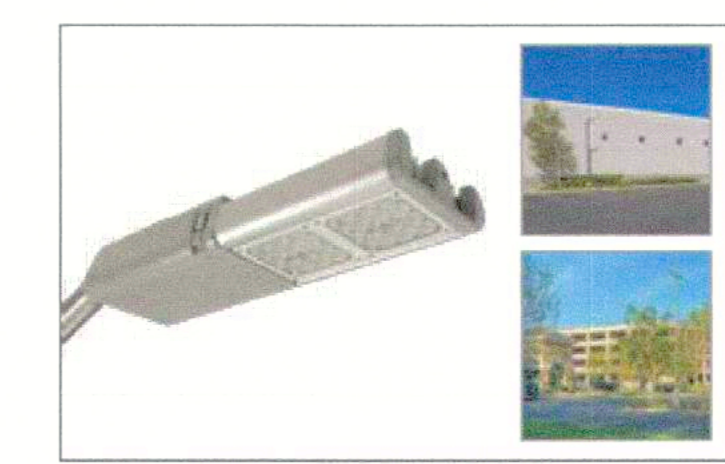
NO	BY	DATE	DESCRIPTION

SITE PLAN

LIGHTING PLAN
 1 OF 4

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE

30
 SHEET 30 OF 43



Lumark
 Navion
 Area / Site Luminaire
 Product Features

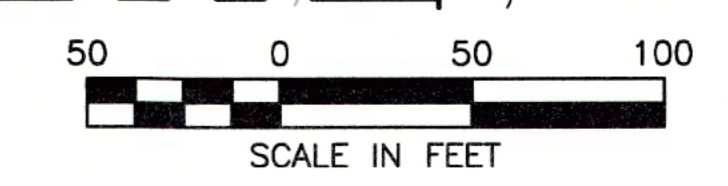
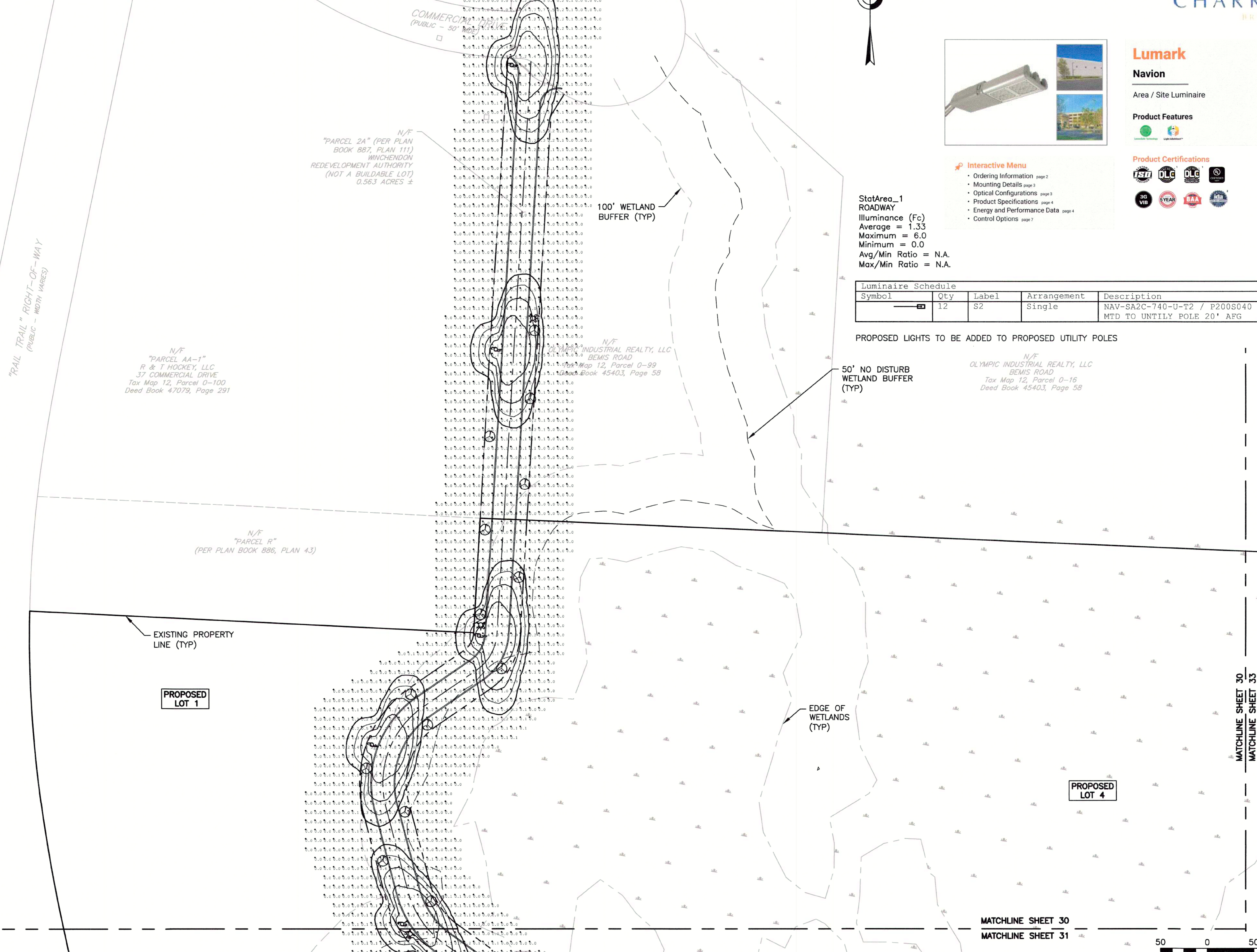
- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 3
 - Optical Configurations page 3
 - Product Specifications page 4
 - Energy and Performance Data page 4
 - Control Options page 7



StatArea_1
 ROADWAY
 Illuminance (Fc)
 Average = 1.33
 Maximum = 6.0
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	S2	Single	NAV-SA2C-740-U-T2 / P200S040 / MTD TO UNTILY POLE 20' AFG

PROPOSED LIGHTS TO BE ADDED TO PROPOSED UTILITY POLES





N/E
TOWN OF WINCHENDON
OFF GARDNER ROAD
TAX MAP 12,
PARCEL 0-104

RAIL TRAIL "RIGHT-OF-WAY"
(shown with wires)

PROPOSED LOT 1

PROPOSED LOT 4

PROPOSED LOT 2

MATCHLINE SHEET 30
MATCHLINE SHEET 31

MATCHLINE SHEET 31
MATCHLINE SHEET 33

MATCHLINE SHEET 31
MATCHLINE SHEET 32

EXISTING PROPERTY LINE (TYP)

EDGE OF WETLAND (TYP)

EDGE OF WETLAND (TYP)

PROPOSED PROPERTY LINE (TYP)

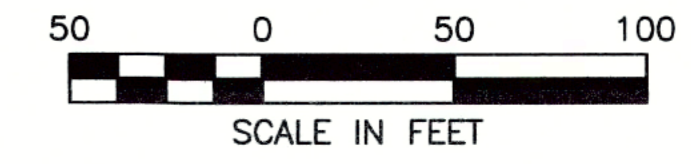
100' WETLAND BUFFER (TYP)

50' NO DISTURB WETLAND BUFFER (TYP)

EXISTING PROPERTY LINE (TYP)

EXISTING PROPERTY LINE (TYP)

N/E
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-56
Deed Book 48771, Page 346



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METHUEN CONSTRUCTION
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PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

SITE PLAN

LIGHTING PLAN
2 OF 4

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

31

SHEET 31 OF 43



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**PROPOSED COMMERCIAL
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 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

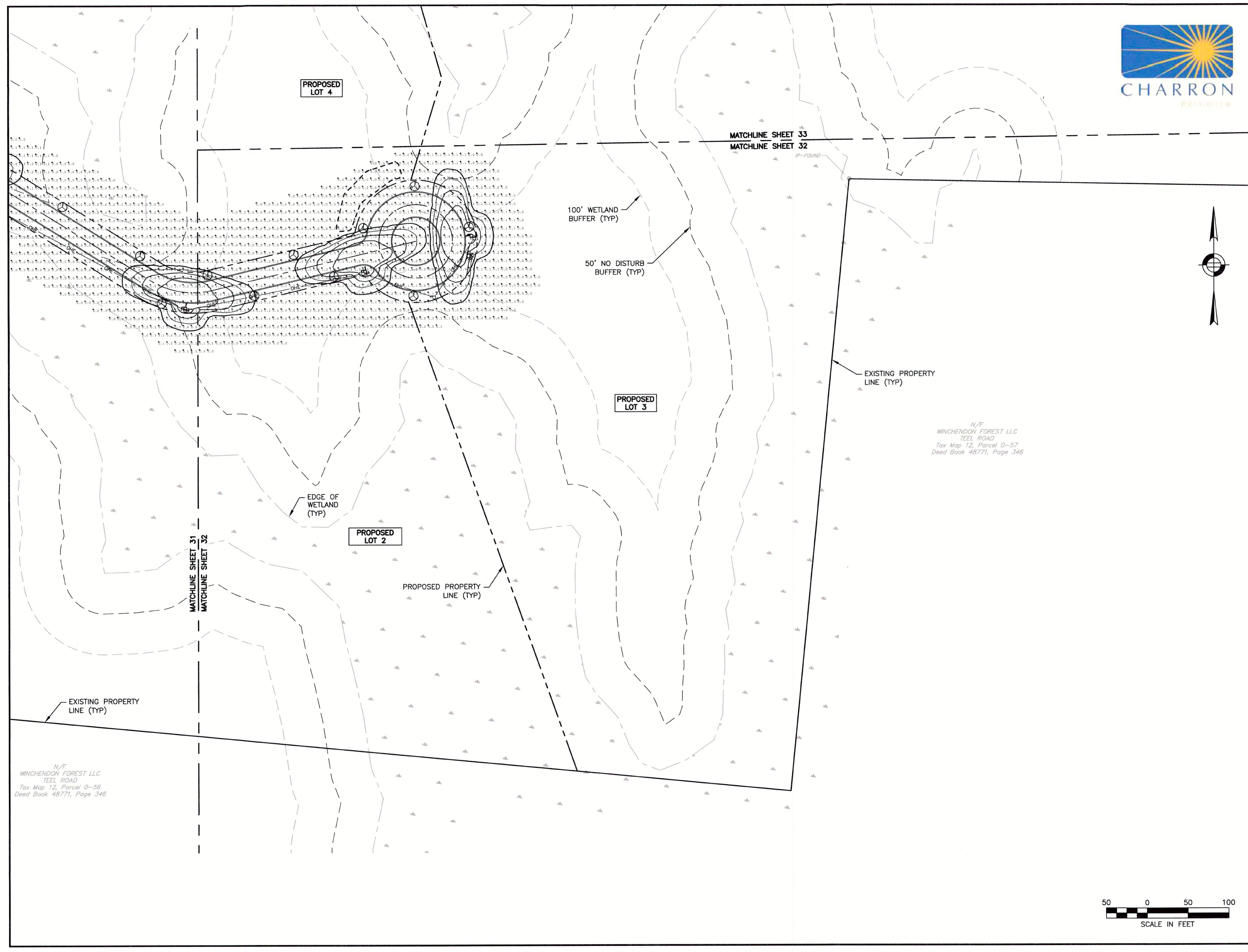
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SITE
 PLAN

LIGHTING
 PLAN
 3 OF 4

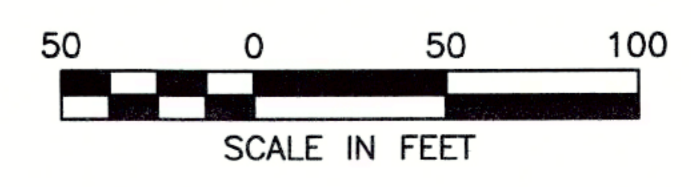
DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE

32
 SHEET 32 OF 43



N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-57
 Deed Book 48771, Page 346

N/F
 WINCHENDON FOREST LLC
 TEEL ROAD
 Tax Map 12, Parcel 0-56
 Deed Book 48771, Page 346



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 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

N/F
 OLYMPIC INDUSTRIAL REALTY, LLC
 BEMIS ROAD
 Tax Map 12, Parcel 0-16
 Deed Book 45403, Page 58

EXISTING PROPERTY LINE

EXISTING STONE
 WALL (TYP.)

PROPOSED
 LOT 3

100' WETLAND
 BUFFER (TYP.)

EDGE OF WETLAND
 PROPOSED PROPERTY LINE

50' NO DISTURB BUFFER

PROPOSED
 LOT 4

100' WETLAND
 BUFFER (TYP.)

MATCHLINE SHEET 33
 MATCHLINE SHEET 32

MATCHLINE SHEET 30
 MATCHLINE SHEET 33

MATCHLINE SHEET 31
 MATCHLINE SHEET 33

BEMIS ROAD
 (AN UNMAINTAINED TOWN WAY - WIDTH VARIES)

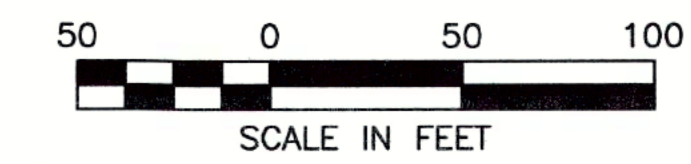
REVISIONS:

NO	BY	DATE	DESCRIPTION

SITE
 PLAN

LIGHTING
 PLAN
 4 OF 4

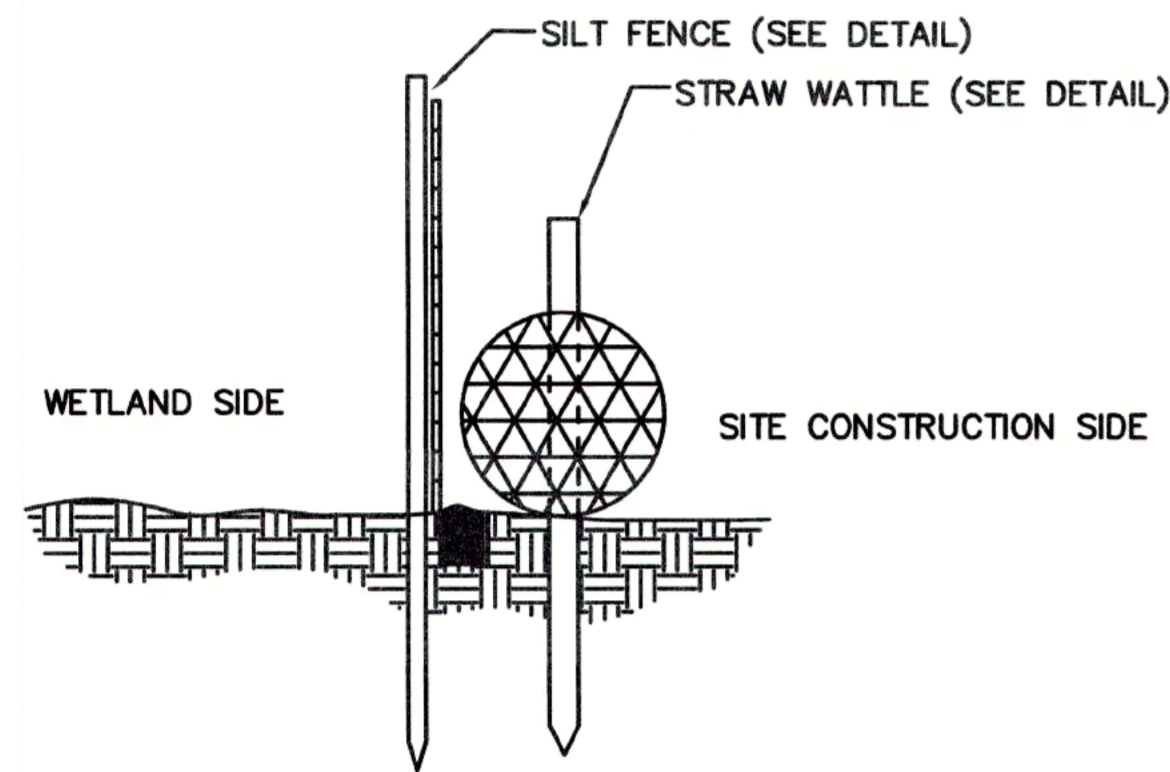
DATE: JULY 26, 2022
 PROJECT NUMBER: 21262
 DESIGNED BY: PB
 DRAWN BY: PB/MB/NC
 CHECKED BY: KE



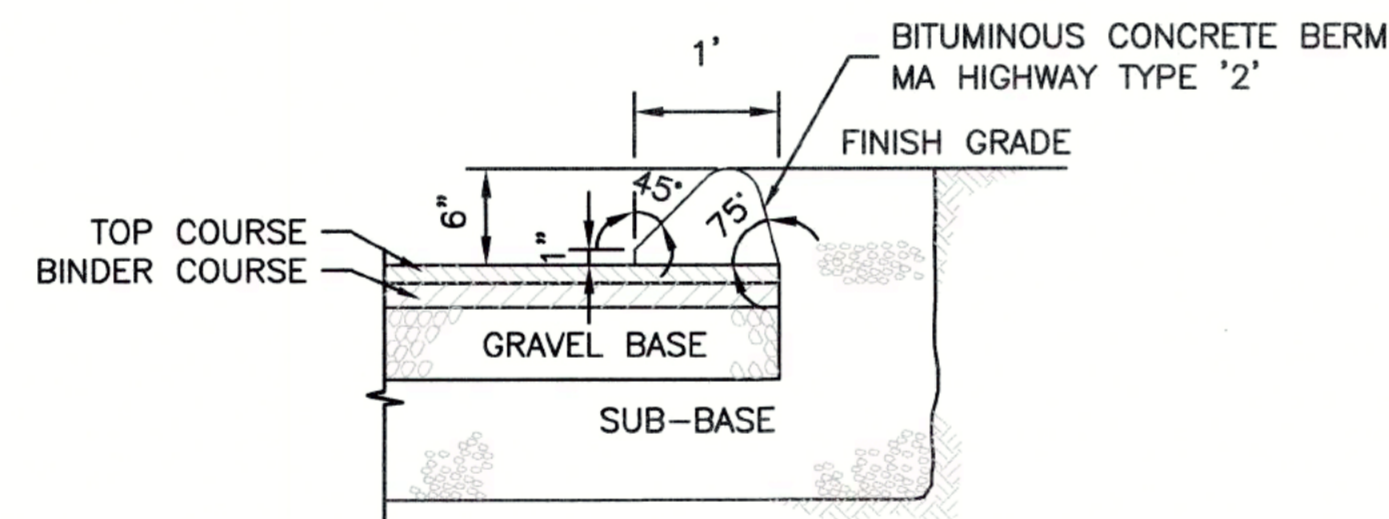
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GENERAL CONSTRUCTION SEQUENCE

1. INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO STARTING ANY EARTHWORKS ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE.
3. BEGIN CLEARING AND GRUBBING.
4. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
5. INSTALL PAVEMENT AND CURBS.
6. INSTALL LANDSCAPING.
7. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.

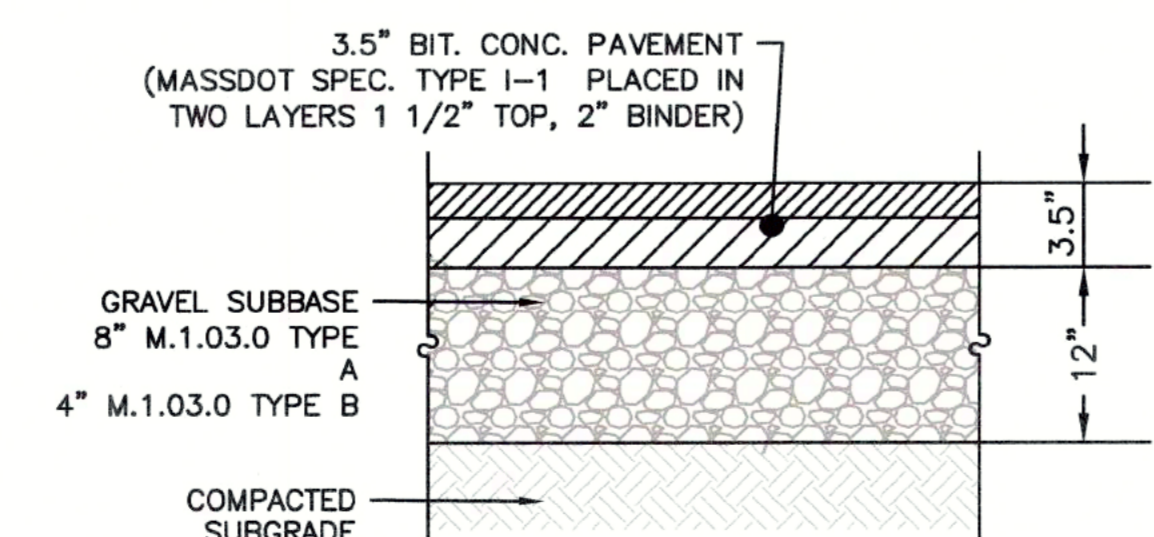


STRAW WATTLE WITH SILT FENCE BACKING DETAIL
NOT TO SCALE



CAPE COD BERM/CURB
NOT TO SCALE

NOTE:
DETAIL DEVELOPED FROM MA HIGHWAY CONSTRUCTION STANDARDS DRAWING NUMBER 106.2.0 "BITUMINOUS CONCRETE BERM - TYPE '2'"

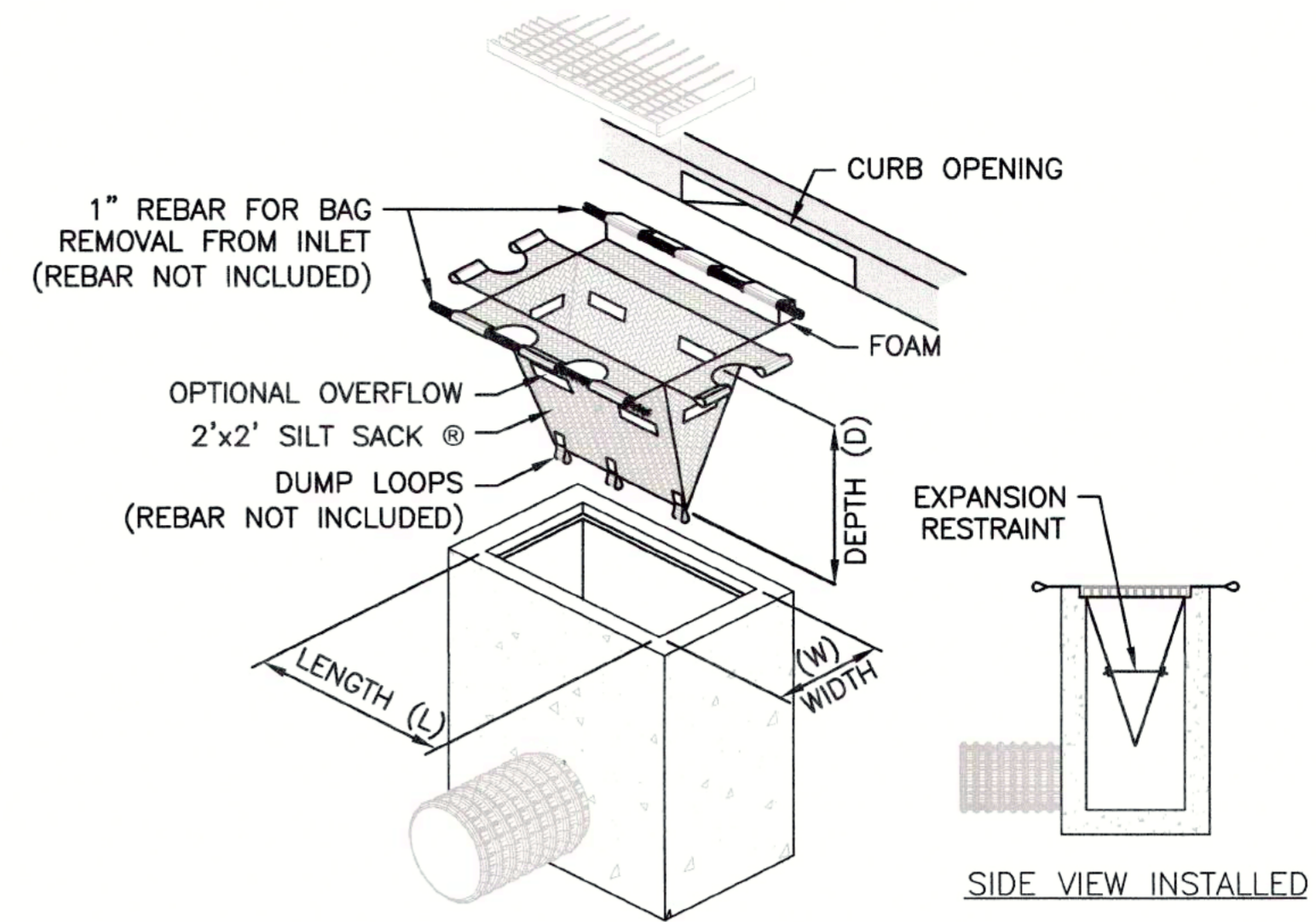
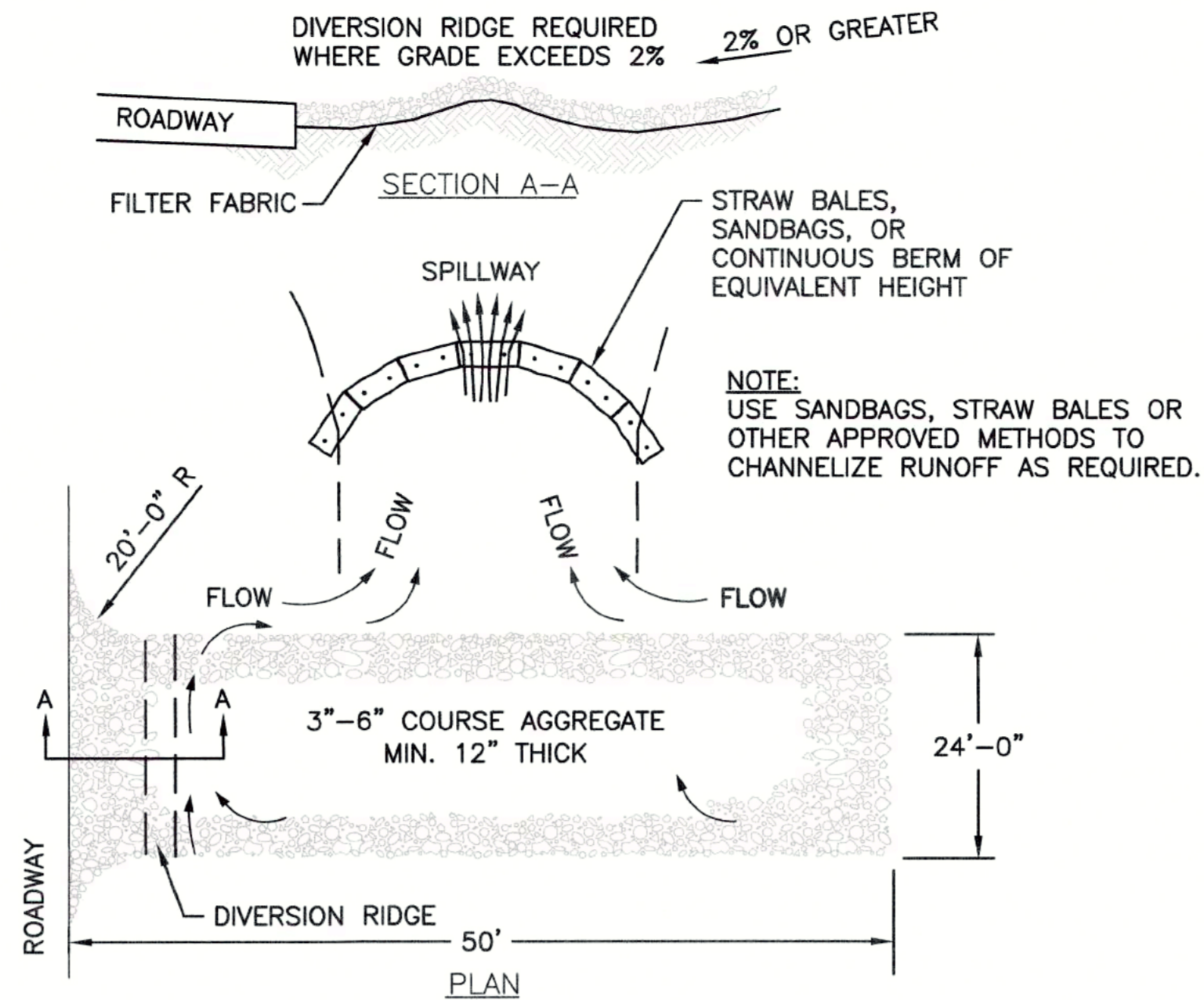


FULL DEPTH ROADWAY SECTION DETAIL
NOT TO SCALE

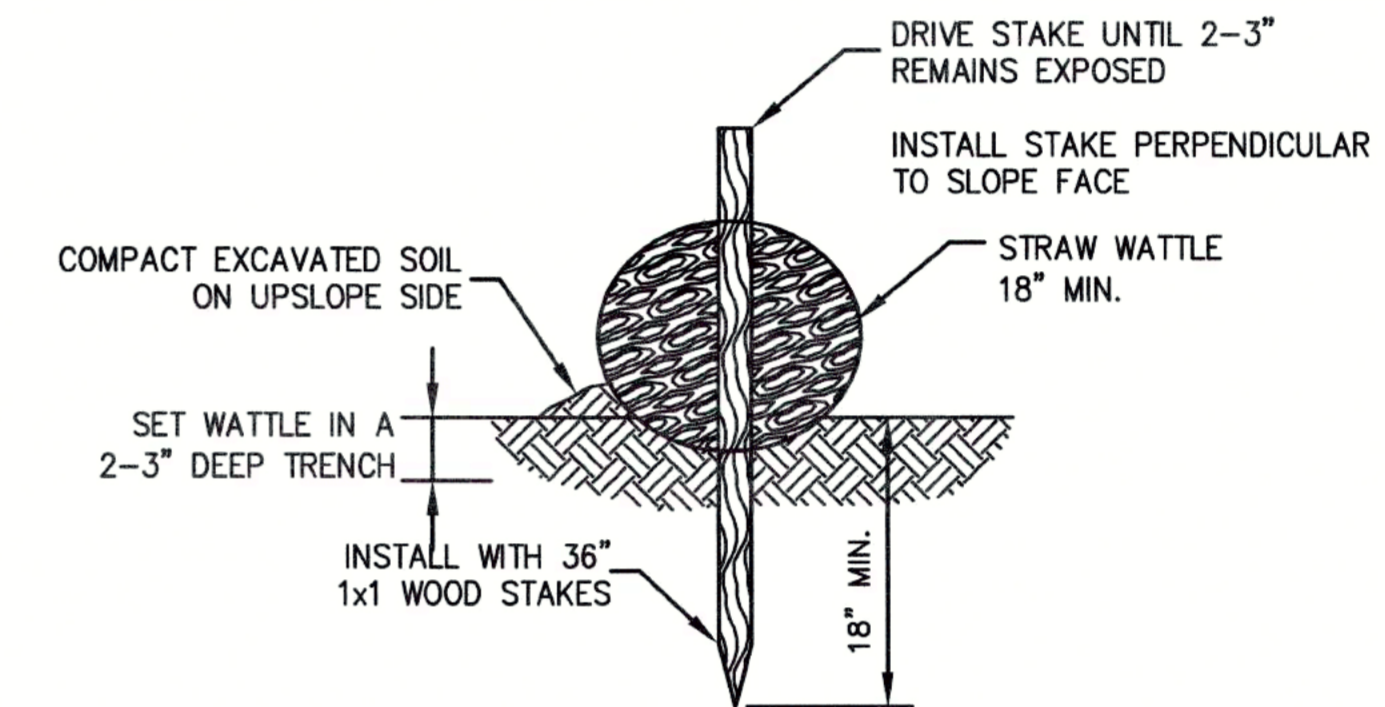
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE APPLIED WHERE NECESSARY TO KEEP PUBLIC WAYS FREE OF SEDIMENT INCLUDING STAGING AREAS

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



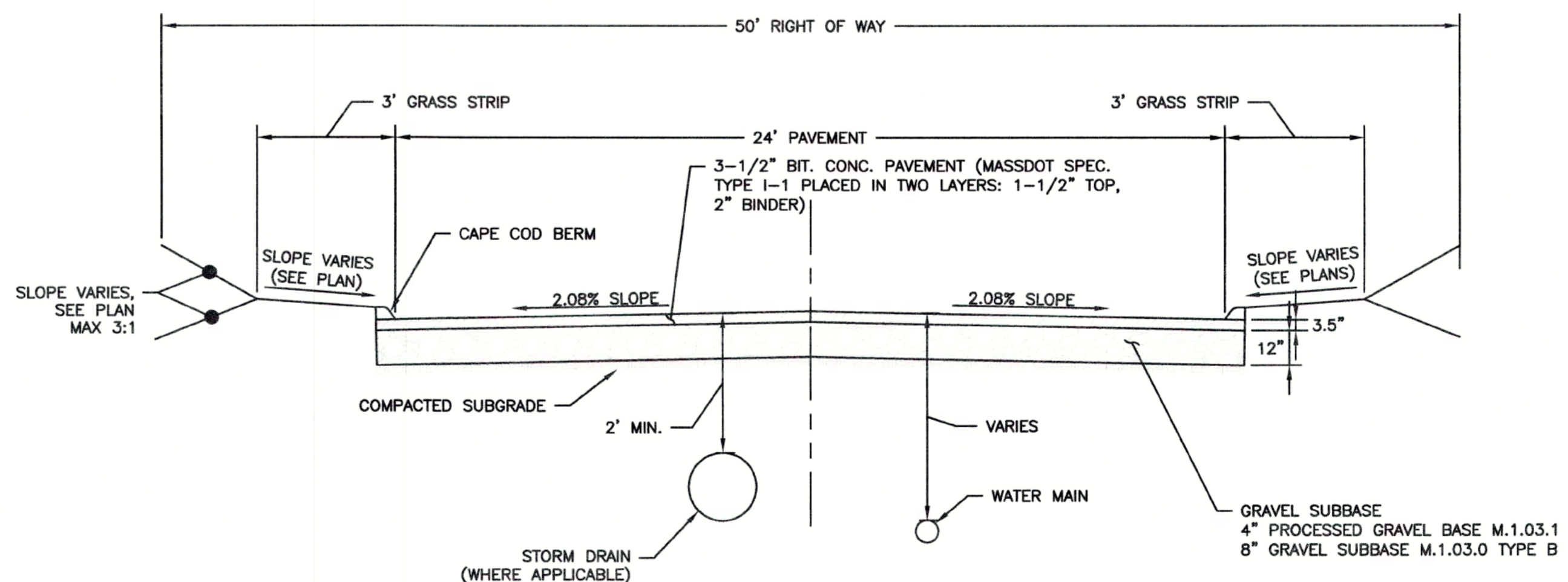
TEMPORARY INLET PROTECTION
NOT TO SCALE



NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3"(5-7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 36" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STRAW WATTLE DETAIL
NOT TO SCALE



TYPICAL ROADWAY CROSS-SECTION
NOT TO SCALE

PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST., P.O. BOX 980
PLAISTOW, NH 03865

PROPOSED COMMERCIAL SUBDIVISION
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

DETAIL SHEET 1 OF 8

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



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WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

7-26-22
KATE L. ENRIGHT
CIVIL
No. 46111
Professional Seal

SITE PLAN

DETAIL SHEET
2 OF 8

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

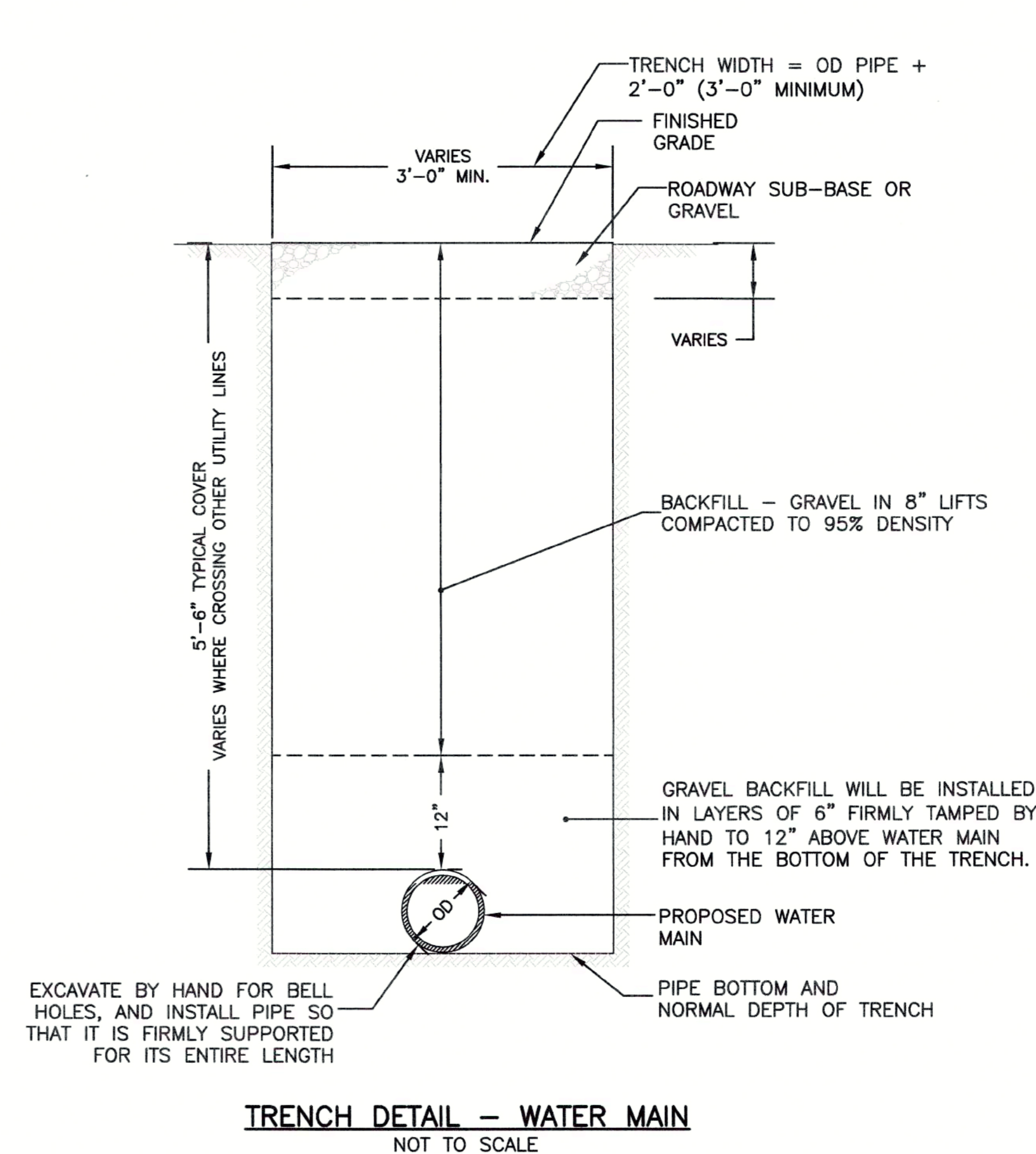
DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

35

SHEET 35 OF 43



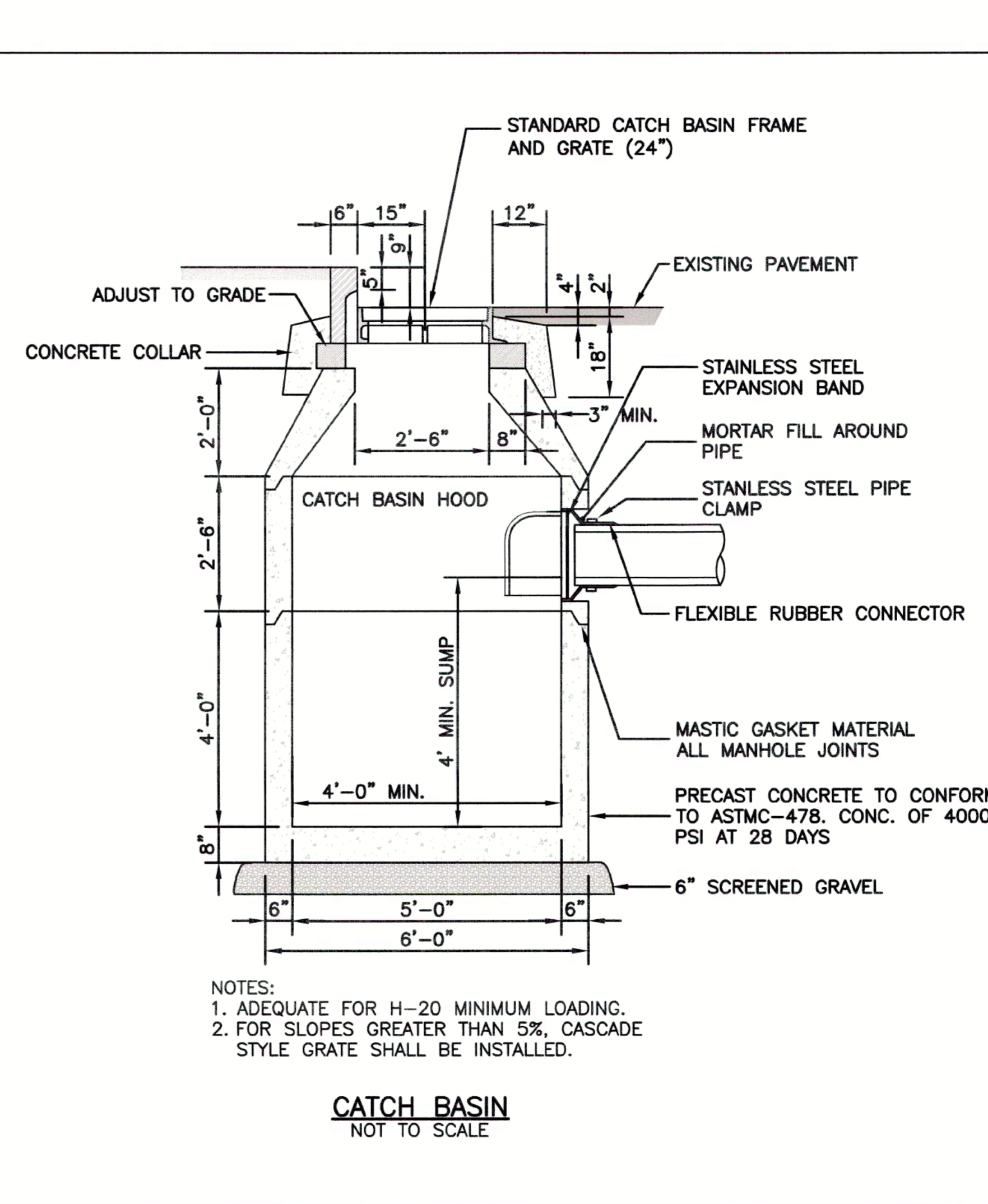
EXCAVATE BY HAND FOR BELL HOLES, AND INSTALL PIPE SO THAT IT IS FIRMLY SUPPORTED FOR ITS ENTIRE LENGTH

GRAVEL BACKFILL WILL BE INSTALLED IN LAYERS OF 6" FIRMLY TAMPED BY HAND TO 12" ABOVE WATER MAIN FROM THE BOTTOM OF THE TRENCH.

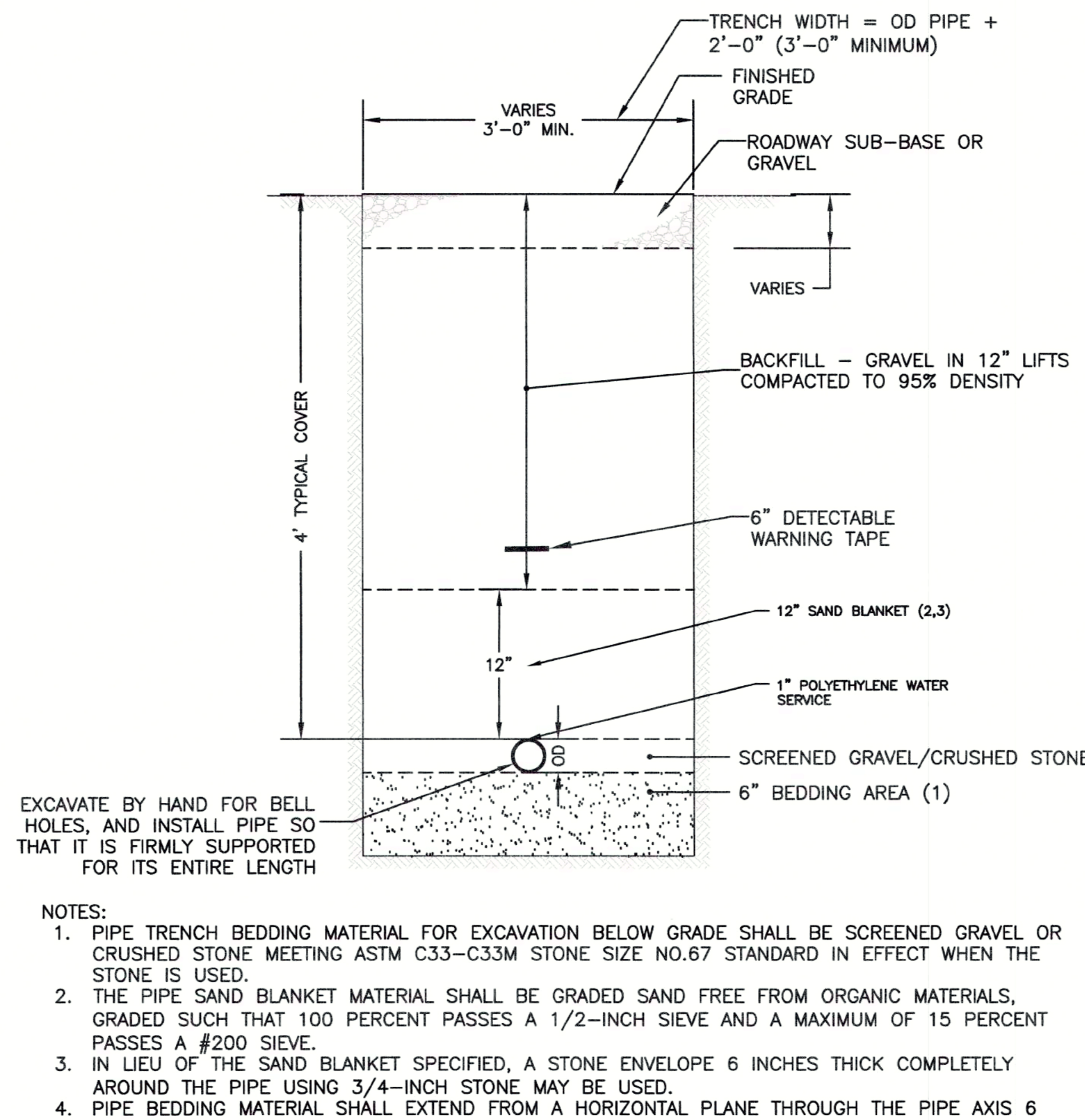
PROPOSED WATER MAIN

PIPE BOTTOM AND NORMAL DEPTH OF TRENCH

NOTES:
1. ADEQUATE FOR H-20 MINIMUM LOADING.
2. FOR SLOPES GREATER THAN 5%, CASCADE STYLE GRATE SHALL BE INSTALLED.

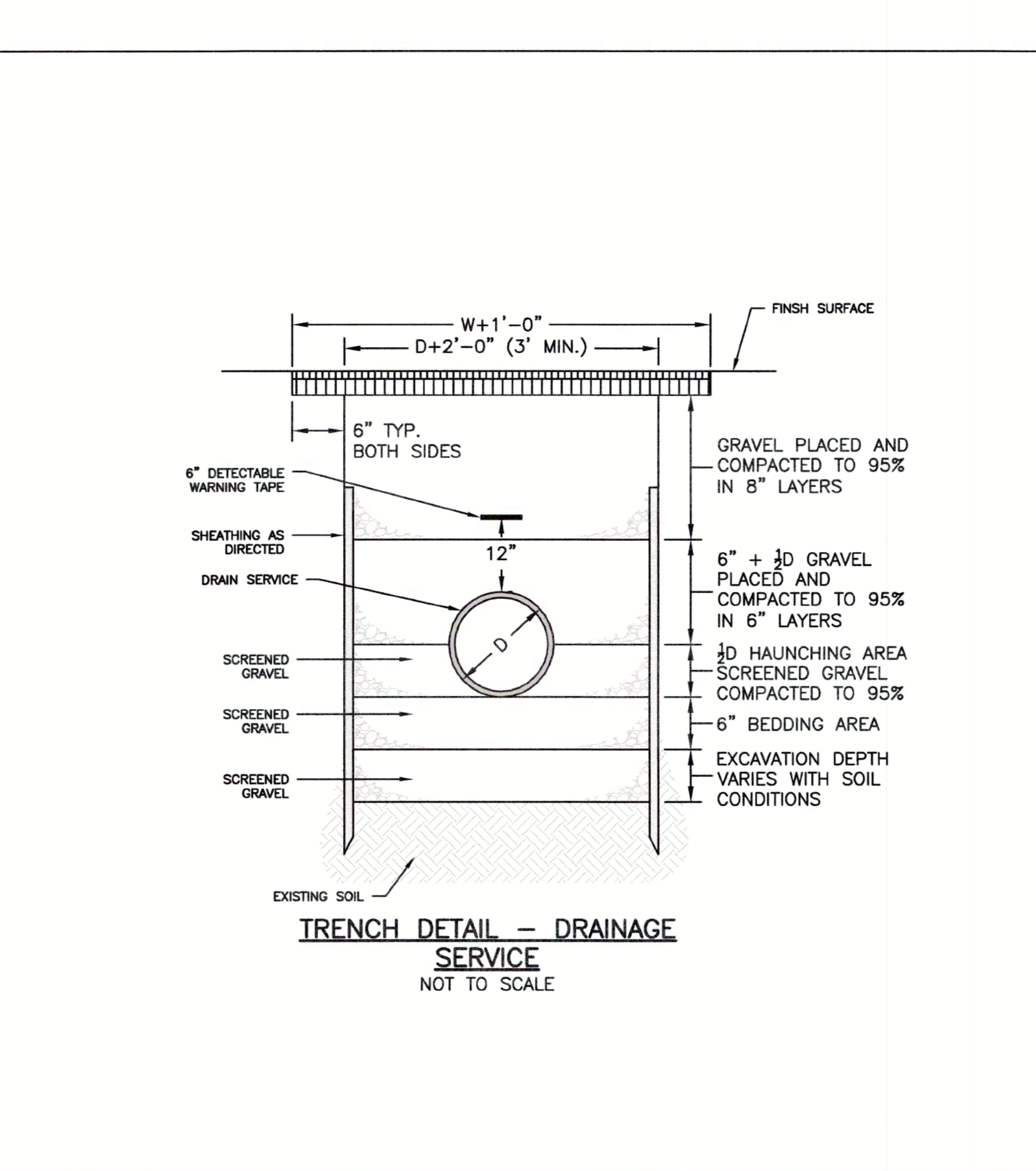


NOTES:
1. ADEQUATE FOR H-20 MINIMUM LOADING.
2. FOR SLOPES GREATER THAN 5%, CASCADE STYLE GRATE SHALL BE INSTALLED.

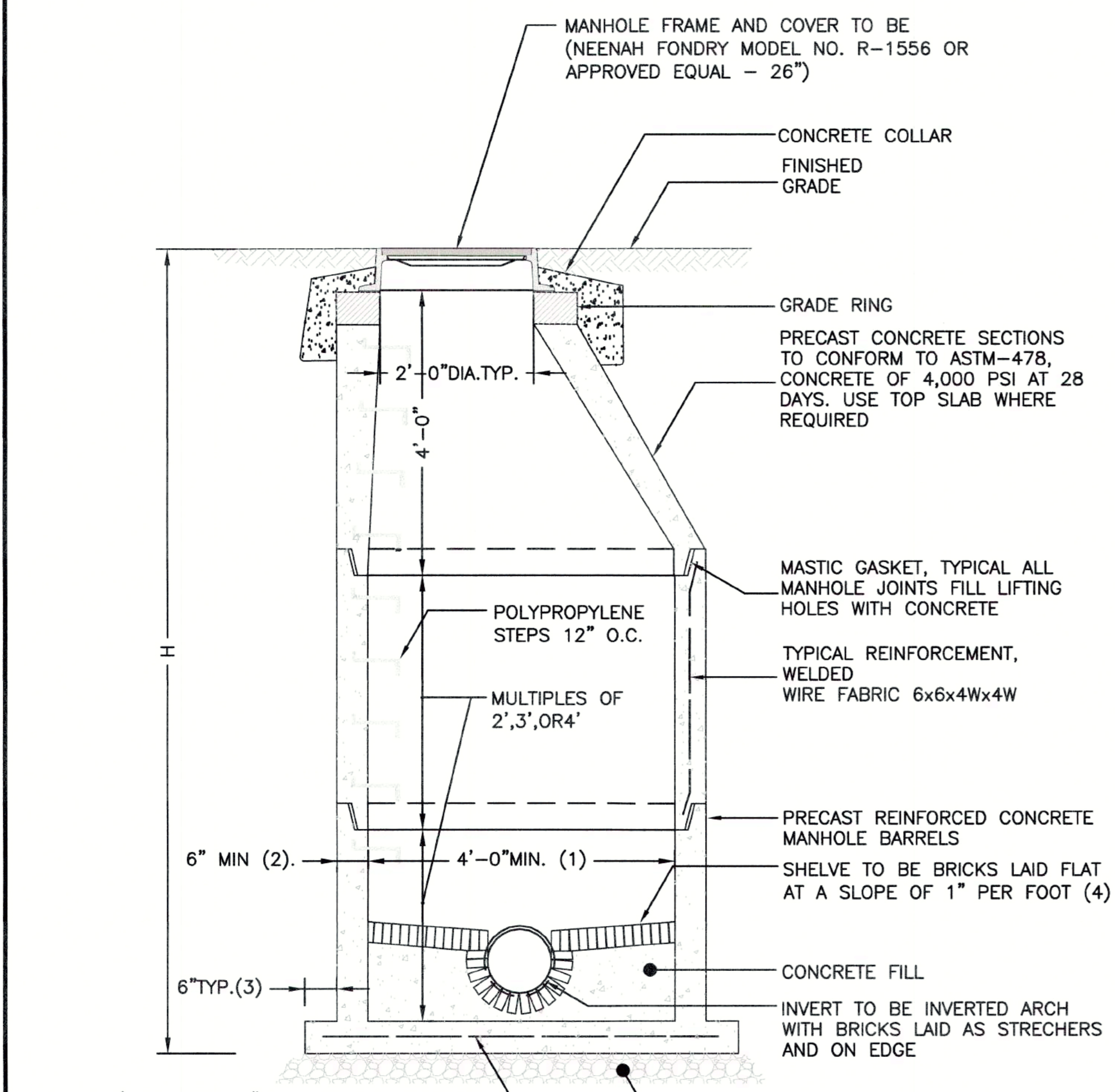


EXCAVATE BY HAND FOR BELL HOLES, AND INSTALL PIPE SO THAT IT IS FIRMLY SUPPORTED FOR ITS ENTIRE LENGTH

NOTES:
1. PIPE TRENCH BEDDING MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE MEETING ASTM C33-C33M STONE SIZE NO.67 STANDARD IN EFFECT WHEN THE STONE IS USED.
2. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.
3. IN LIEU OF THE SAND BLANKET SPECIFIED, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.
4. PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS 6 INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE.
5. PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.
6. COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

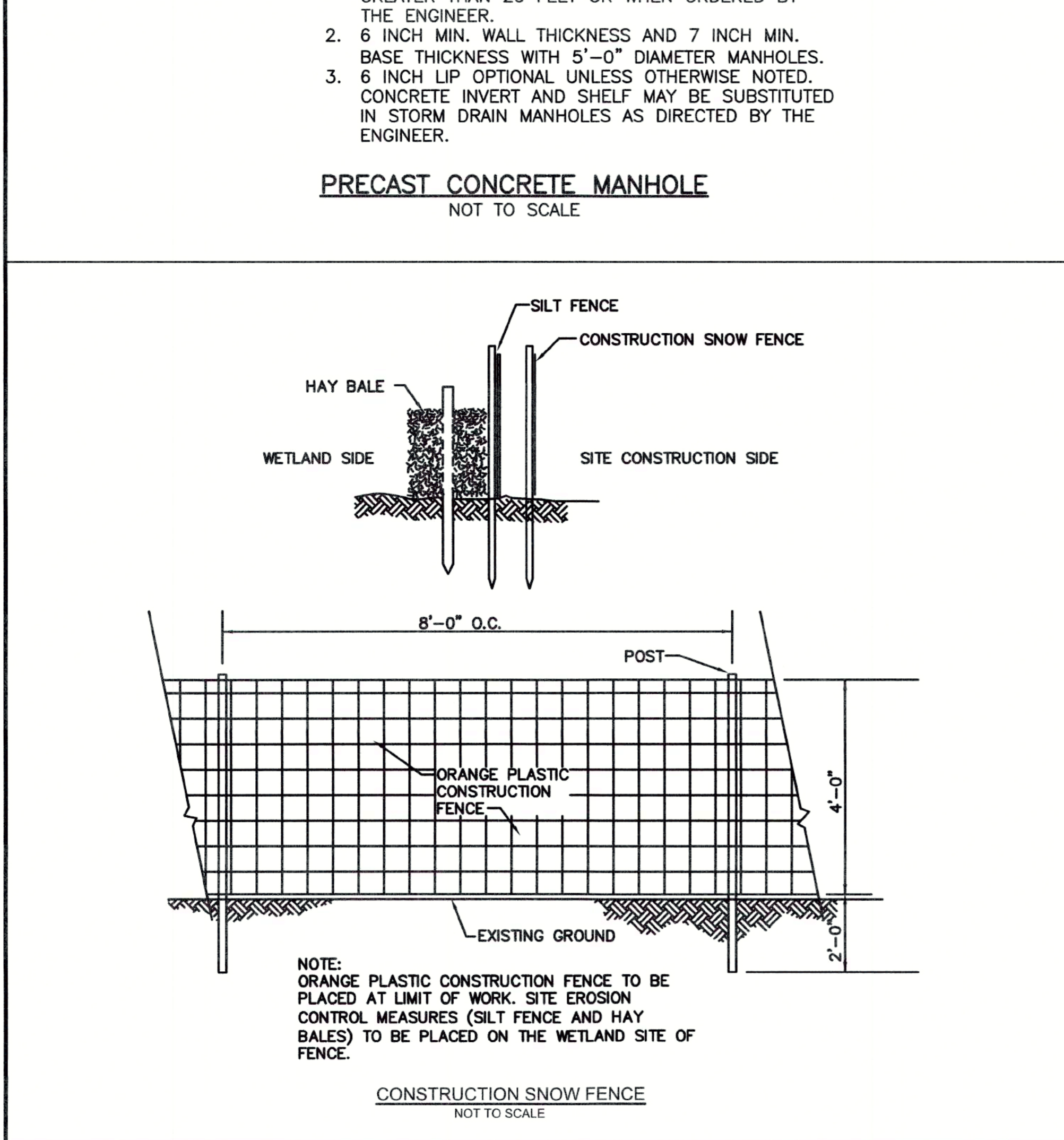


NOTES:
1. ADEQUATE FOR H-20 MINIMUM LOADING.
2. FOR SLOPES GREATER THAN 5%, CASCADE STYLE GRATE SHALL BE INSTALLED.



H= 10' OR LESS -#4 AT 18 EW MIDDEPTH
H= 10' TO 20' -#4 AT 12 EW MIDDEPTH
H= 20' TO 30' -#5 AT 12 EW MIDDEPTH
IN ADDITION TO WELDED WIRE FABRIC

NOTES:
1. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
2. 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
3. 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.



NOTE:
ORANGE PLASTIC CONSTRUCTION FENCE TO BE PLACED AT LIMIT OF WORK. SITE EROSION CONTROL MEASURES (SILT FENCE AND HAY BALES) TO BE PLACED ON THE WETLAND SIDE OF FENCE.

7/26/2022 L:\21262\CURRENT\SUBDIVISIONS\21262 - Details.dwg
Last Saved by: MB/NC

PREPARED FOR:
 DAVID CLARK
 METHUEN CONSTRUCTION
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 PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
 SUBDIVISION**
 COMMERCIAL DRIVE
 WINCHENDON, MA, 01475
 WORCESTER COUNTY

REVISIONS:

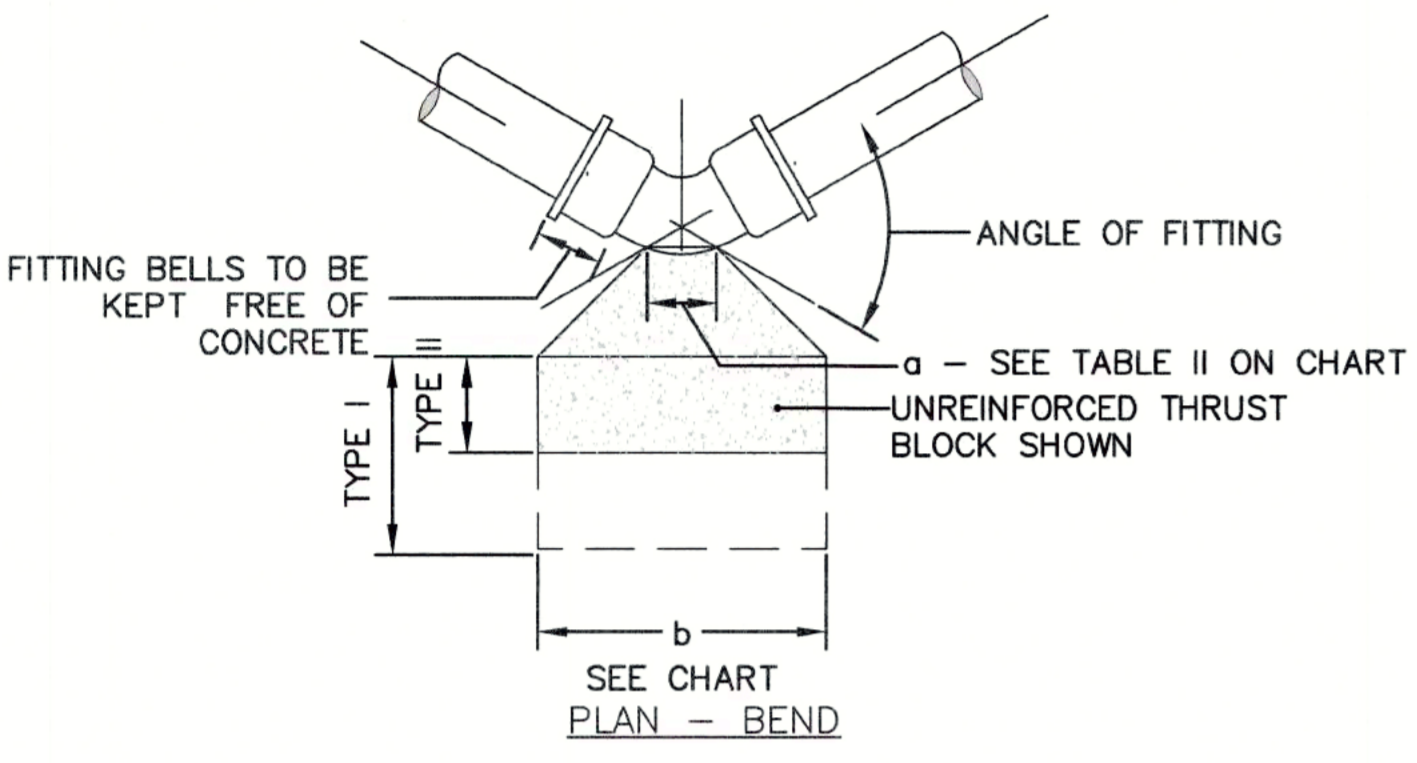
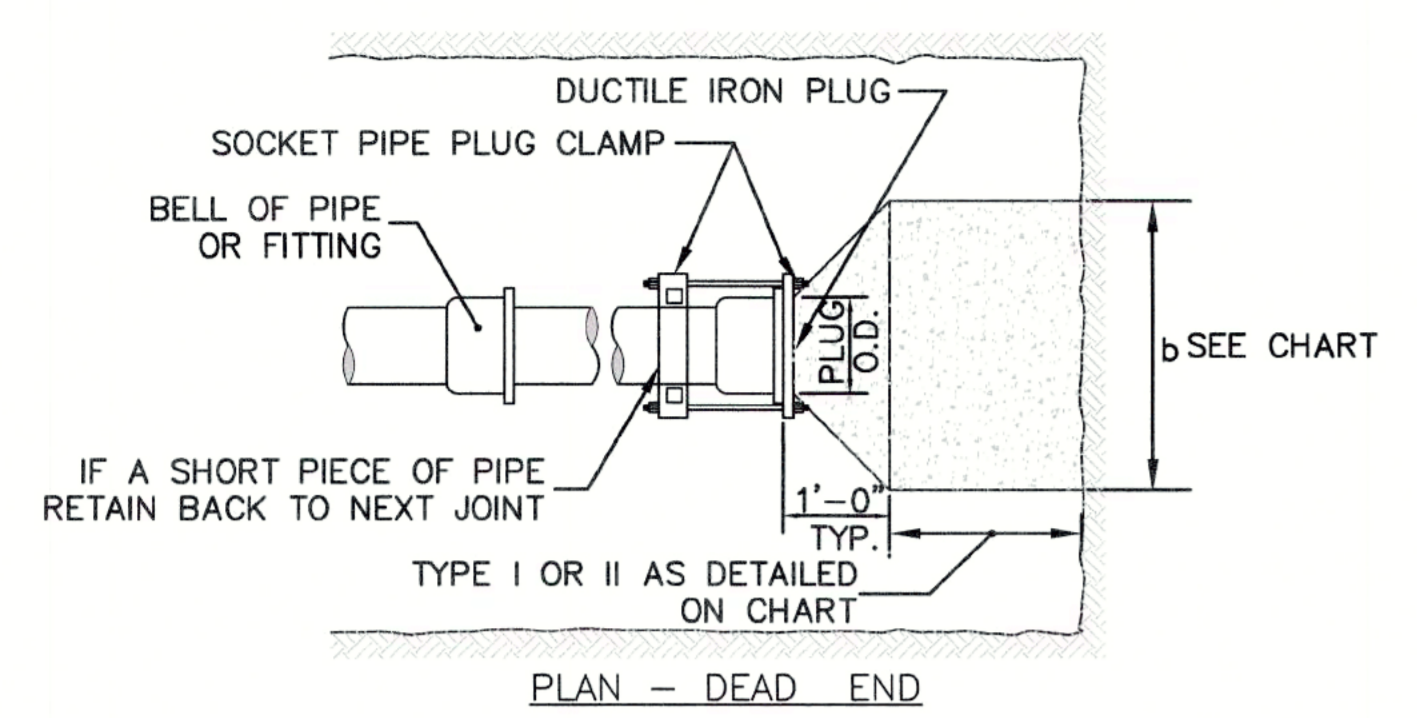
NO	BY	DATE	DESCRIPTION



SITE PLAN

**DETAIL SHEET
 3 OF 8**

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



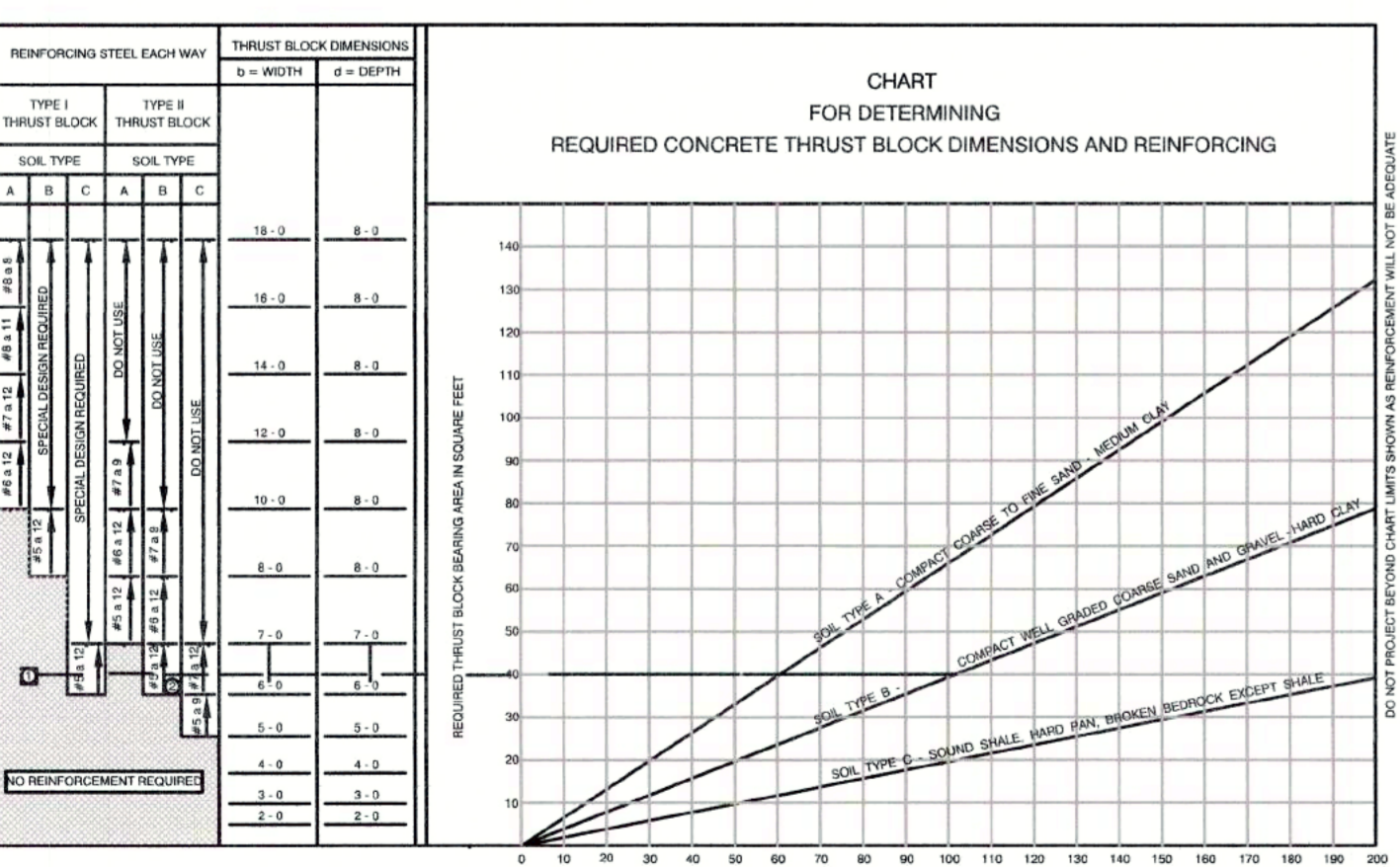
THRUST BLOCK
 NOT TO SCALE

TABLE II - "a" DIMENSION - FEET

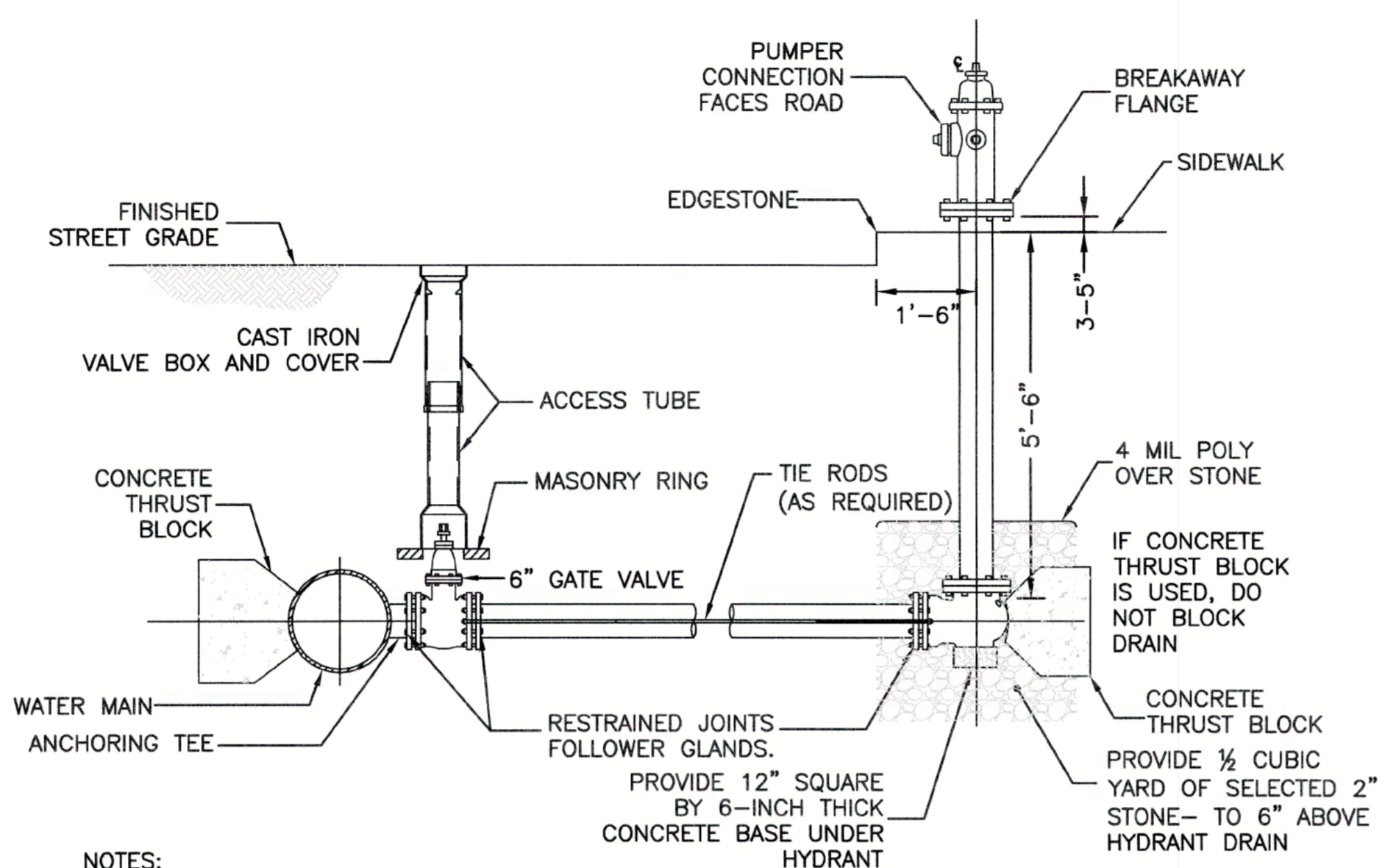
PIPE DIAMETER - INCHES	OF FITTING	OTHERS
6, 8, 10 & 12	1.6	1.0
16 & 20	2.2	1.6
24, 30"	3.0	2.0

TABLE I - THRUST - KIPS (WATER PRESSURE = 200 P.S.I.)

PIPE DIAMETER AND TEE	6	8	10	12	16	20	24	30	36	42
4"	5.8	10	15.8	22.6	40.2	62.8	90.4	141.0	203.6	277.0
6"	9.7	14.2	22.4	32.1	56.8	88.1	127.7	186.0	268.0	367.0
8"	13.1	19.6	30.1	42.7	75.0	109.2	157.0	225.0	309.0	418.0
10"	16.9	25.2	37.9	52.0	89.1	133.0	192.0	270.0	363.0	483.0
12"	21.3	31.8	48.1	65.0	111.0	166.0	237.0	327.0	432.0	567.0
16"	35.1	52.0	76.5	103.0	178.0	266.0	375.0	507.0	666.0	873.0
20"	49.0	71.0	105.0	142.0	245.0	360.0	500.0	657.0	861.0	1125.0
24"	63.0	91.0	134.0	182.0	315.0	465.0	630.0	827.0	1080.0	1410.0
30"	87.0	126.0	185.0	252.0	435.0	645.0	870.0	1140.0	1485.0	1940.0
36"	111.0	161.0	235.0	318.0	555.0	810.0	1080.0	1410.0	1830.0	2380.0

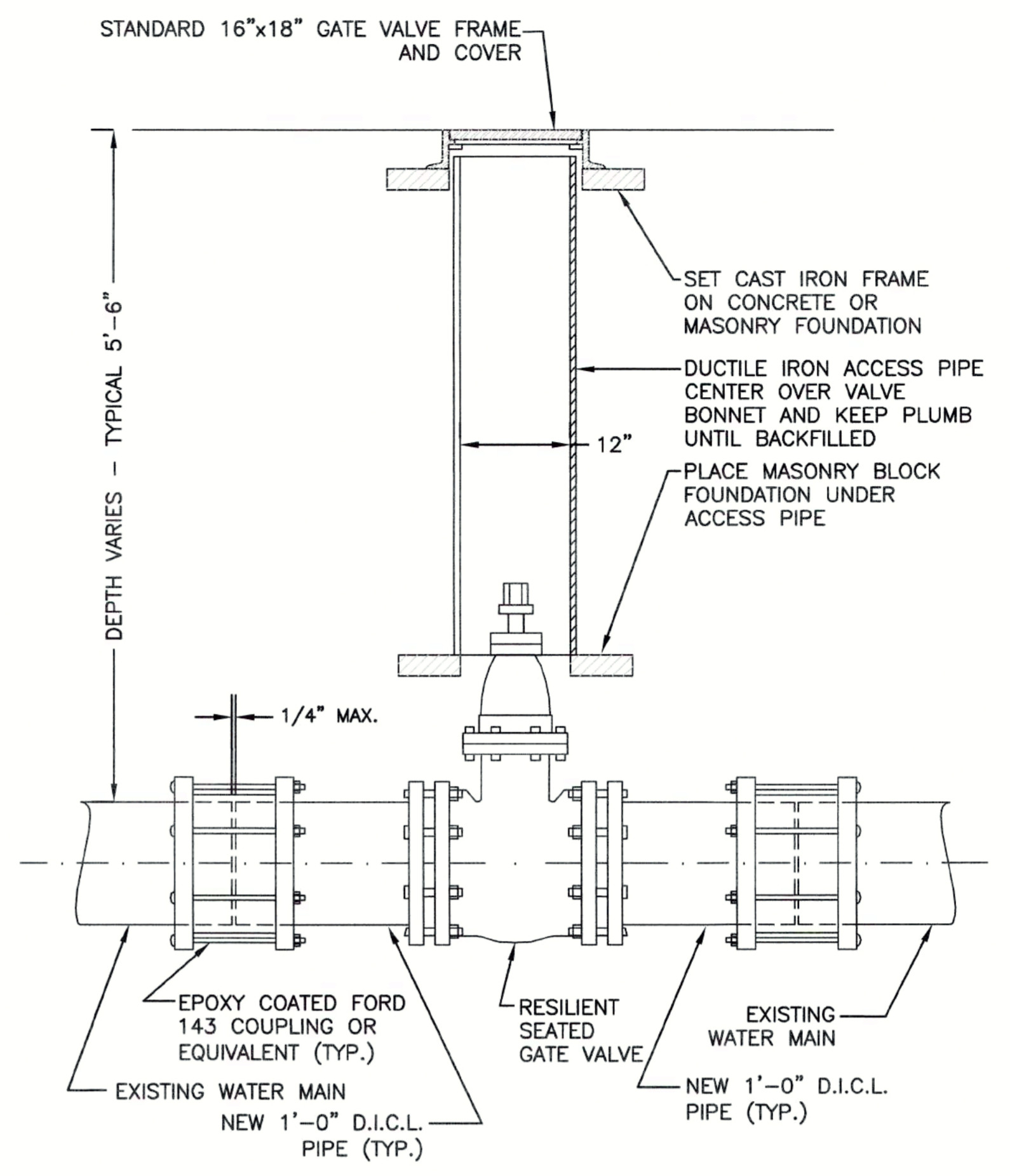


THRUST BLOCK DIMENSIONS
 NOT TO SCALE



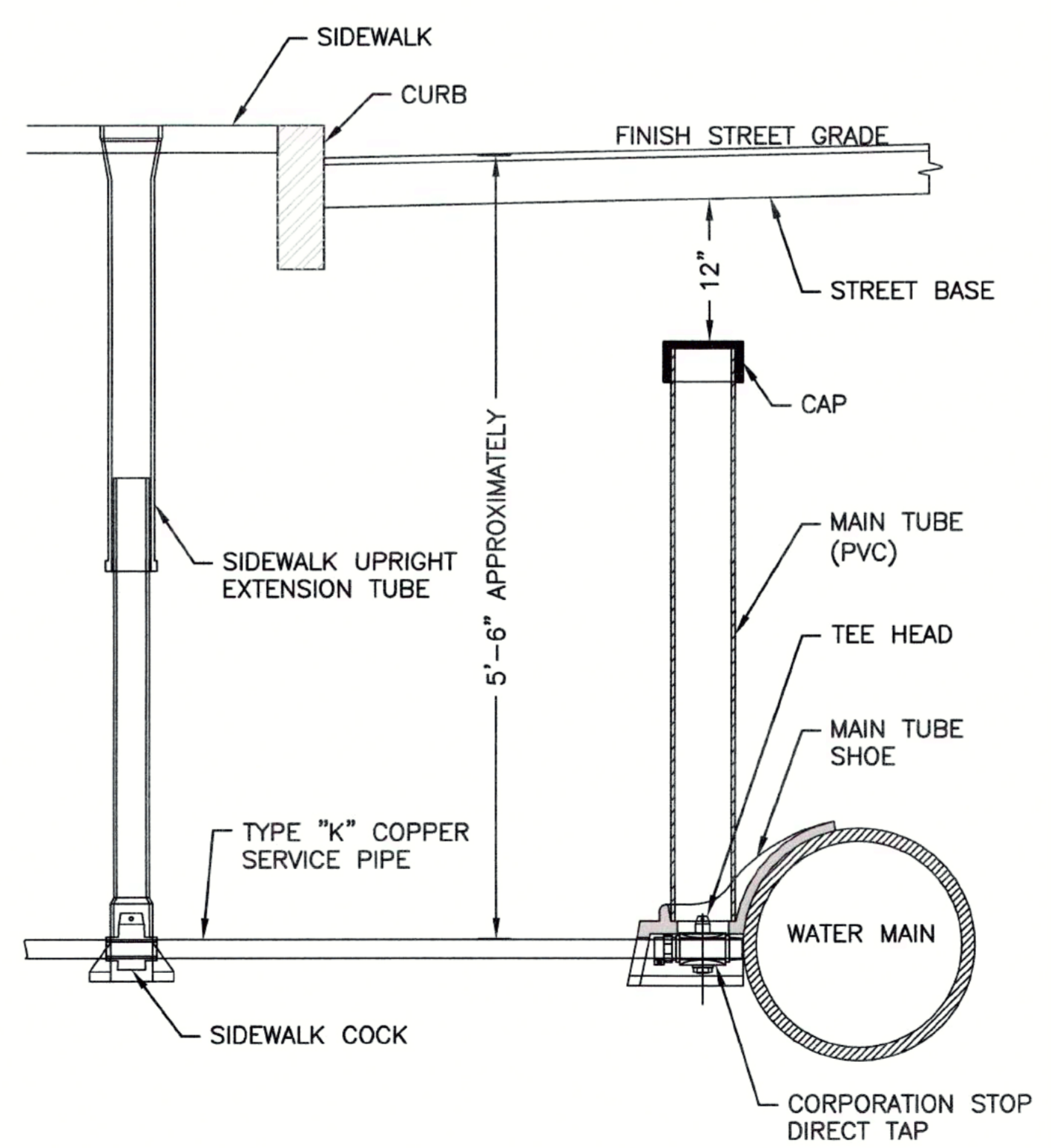
- NOTES:**
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS, WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.

**TYPICAL FIRE HYDRANT CONNECTION FOR
 HIGH OR LOW SERVICE LINE**
 NOT TO SCALE



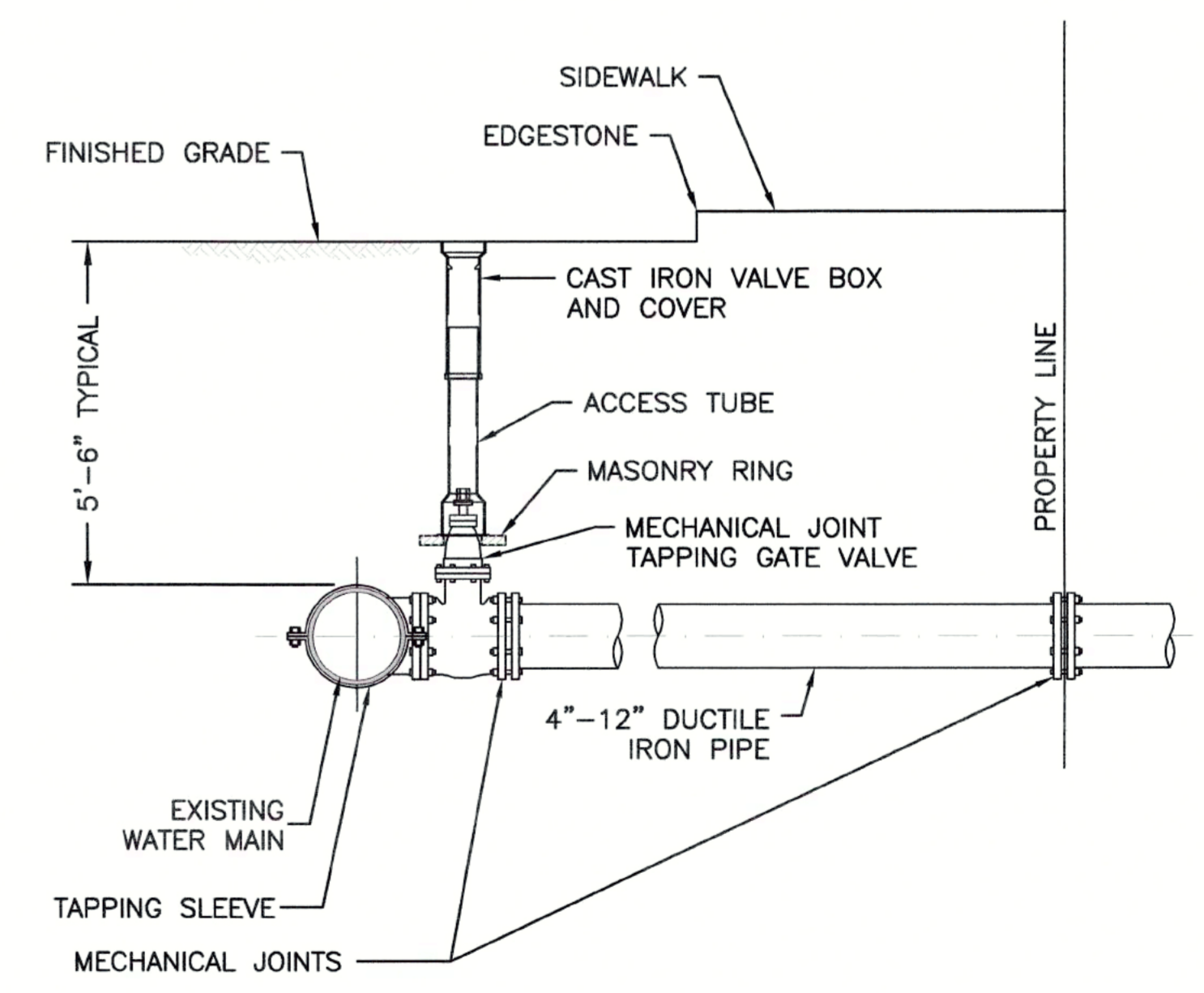
- NOTE:**
1. ALL EXCAVATION AND BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON REQUIREMENTS.

TYPICAL GATE VALVE INSTALLATION
 NOT TO SCALE



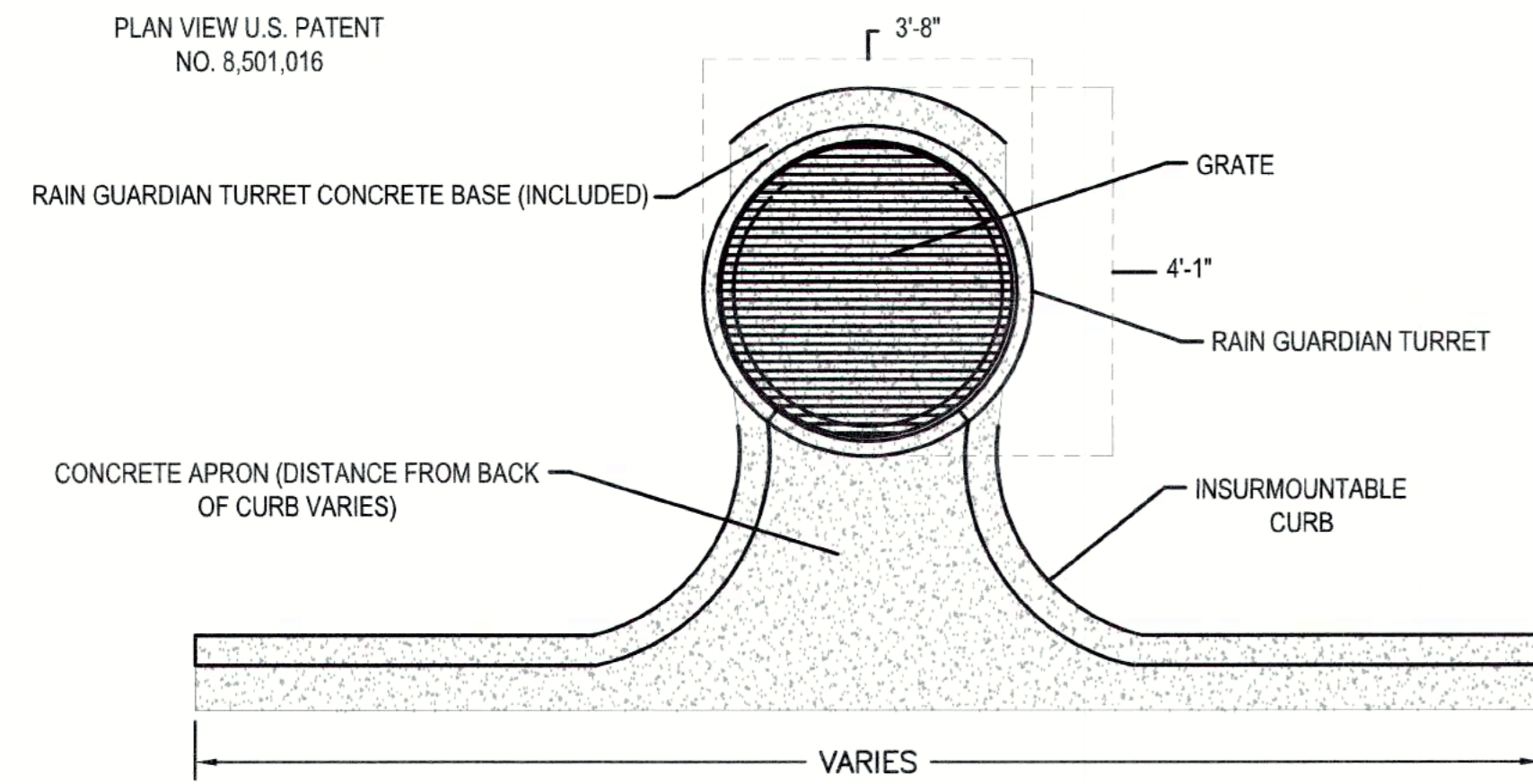
**TYPICAL WATER CONNECTION
 1-1/4" SERVICE PIPE**
 NOT TO SCALE

NOTE: IF A SIDEWALK IS NOT PRESENT, PROVIDE A BUFFALO STYLE BOX AT A SIMILAR DISTANCE OFF THE BACK OF THE CURB (6'-7')

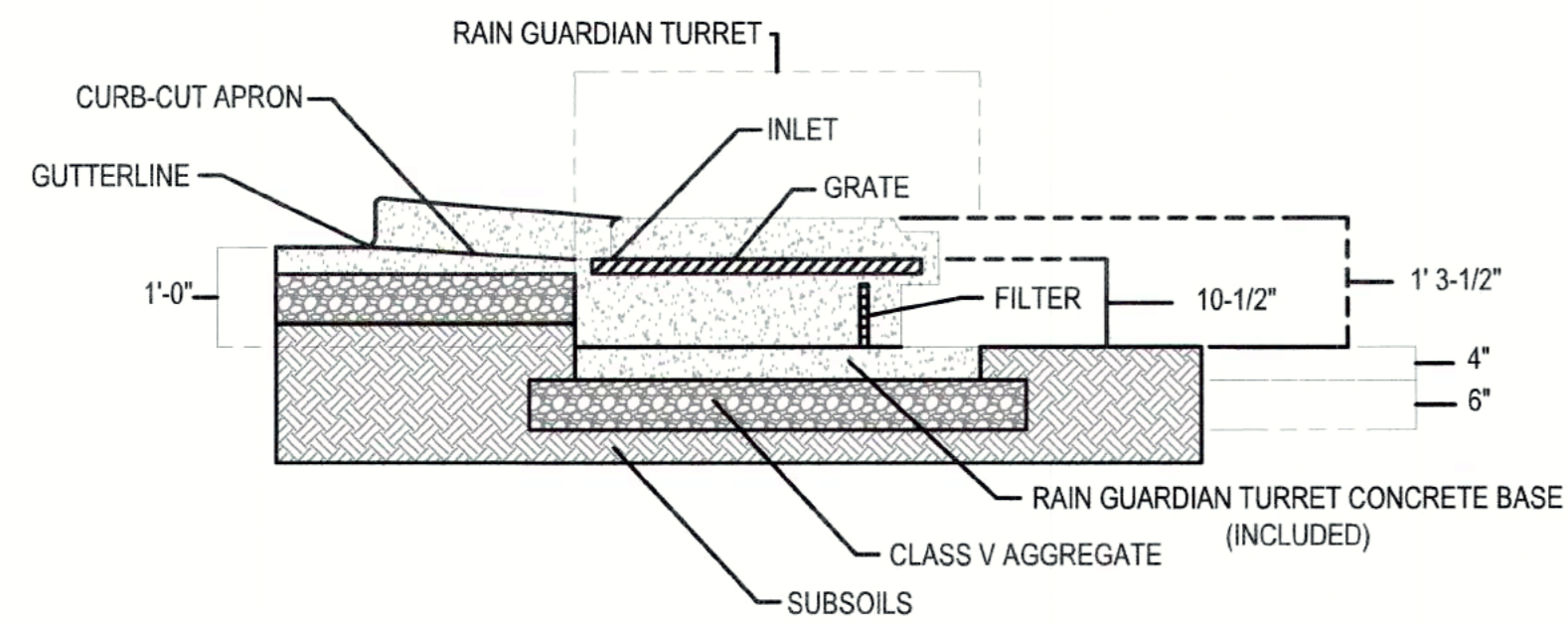


- NOTES:**
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

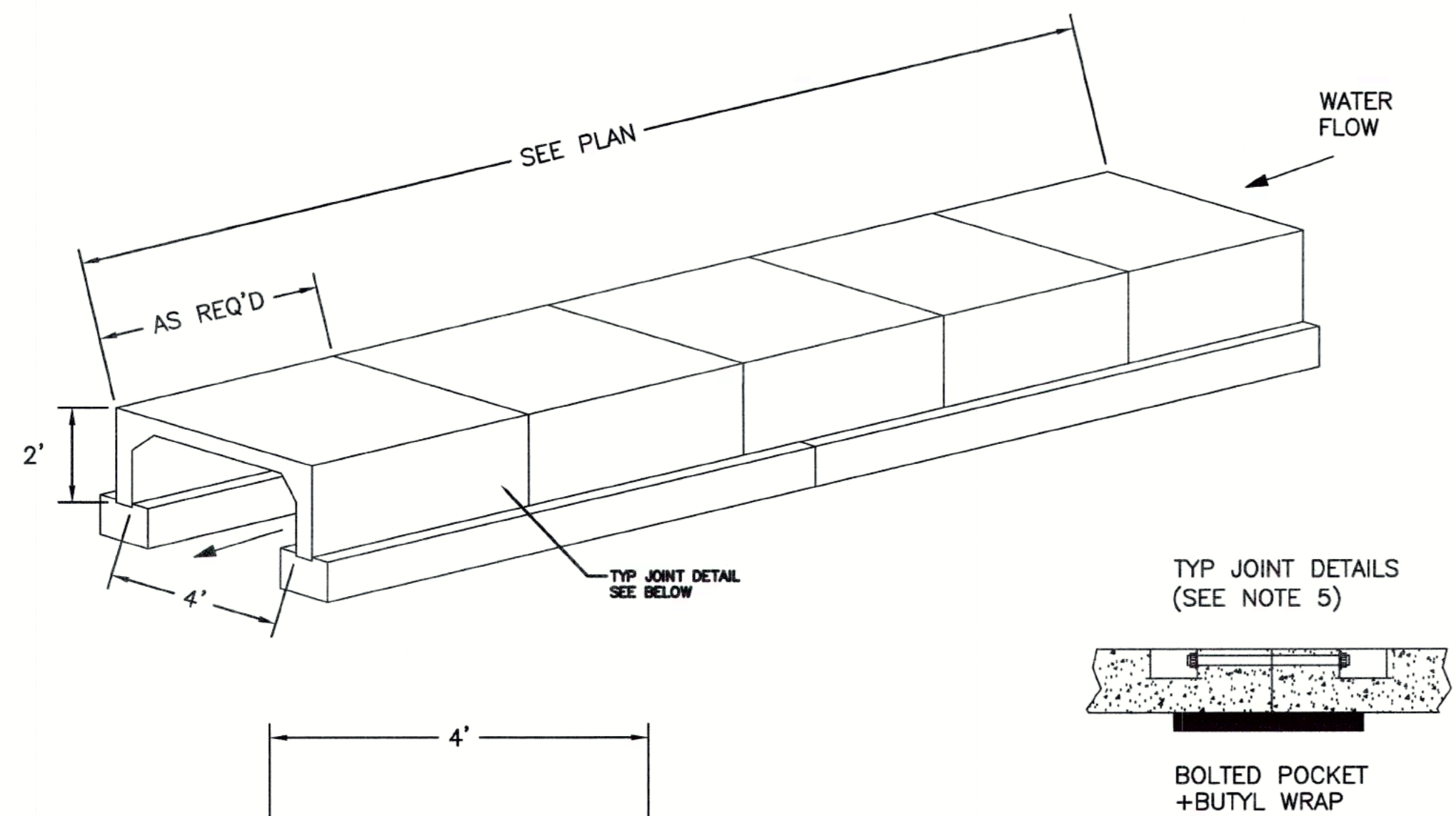
TAPPING SLEEVE & VALVE
 NOT TO SCALE



CROSS-SECTION VIEW
U.S. PATENT NO. 8,501,016



ACF RAIN GUARDIAN TURRET DETAIL
SCALE=NTS

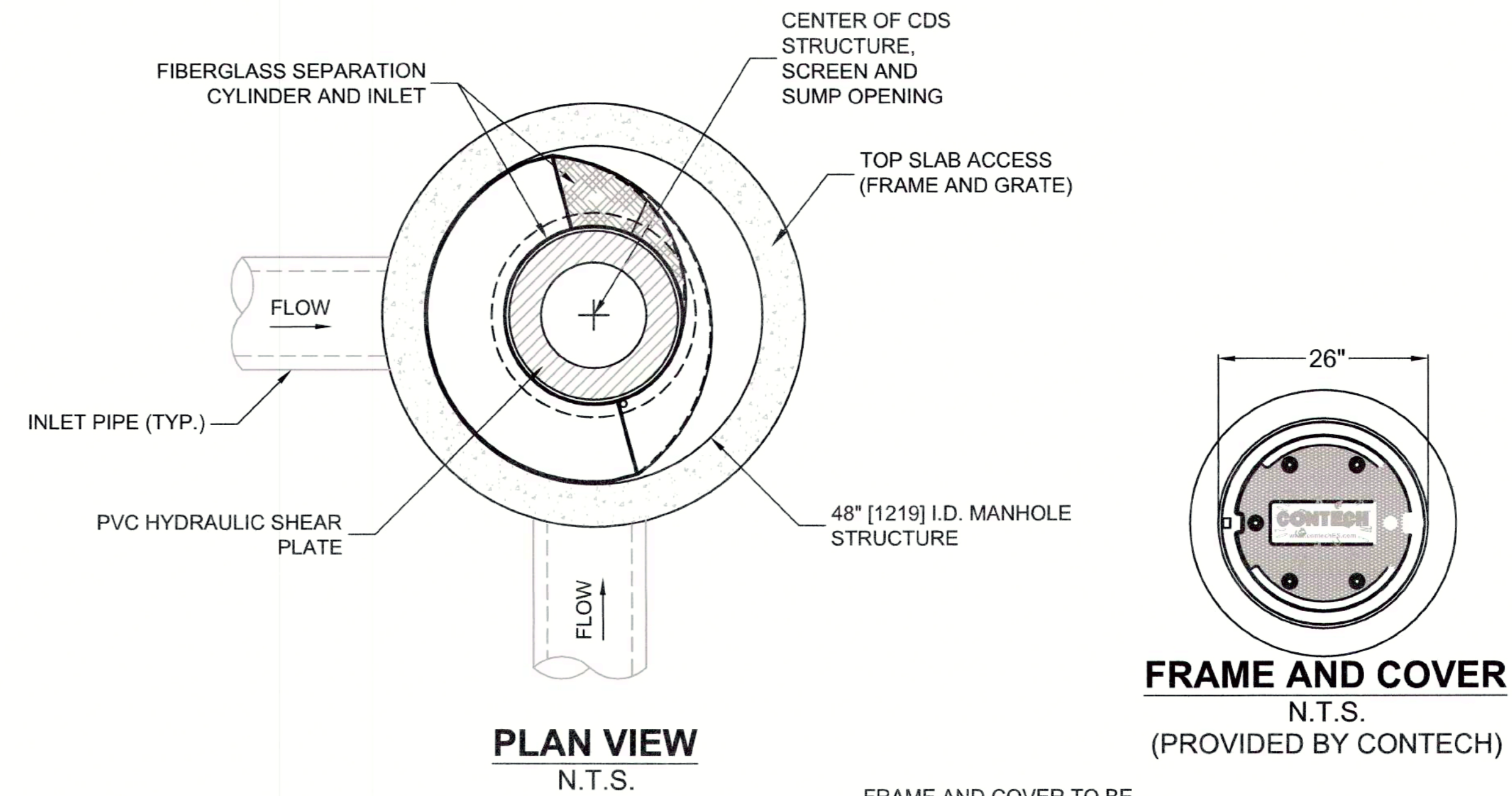


NOTES:

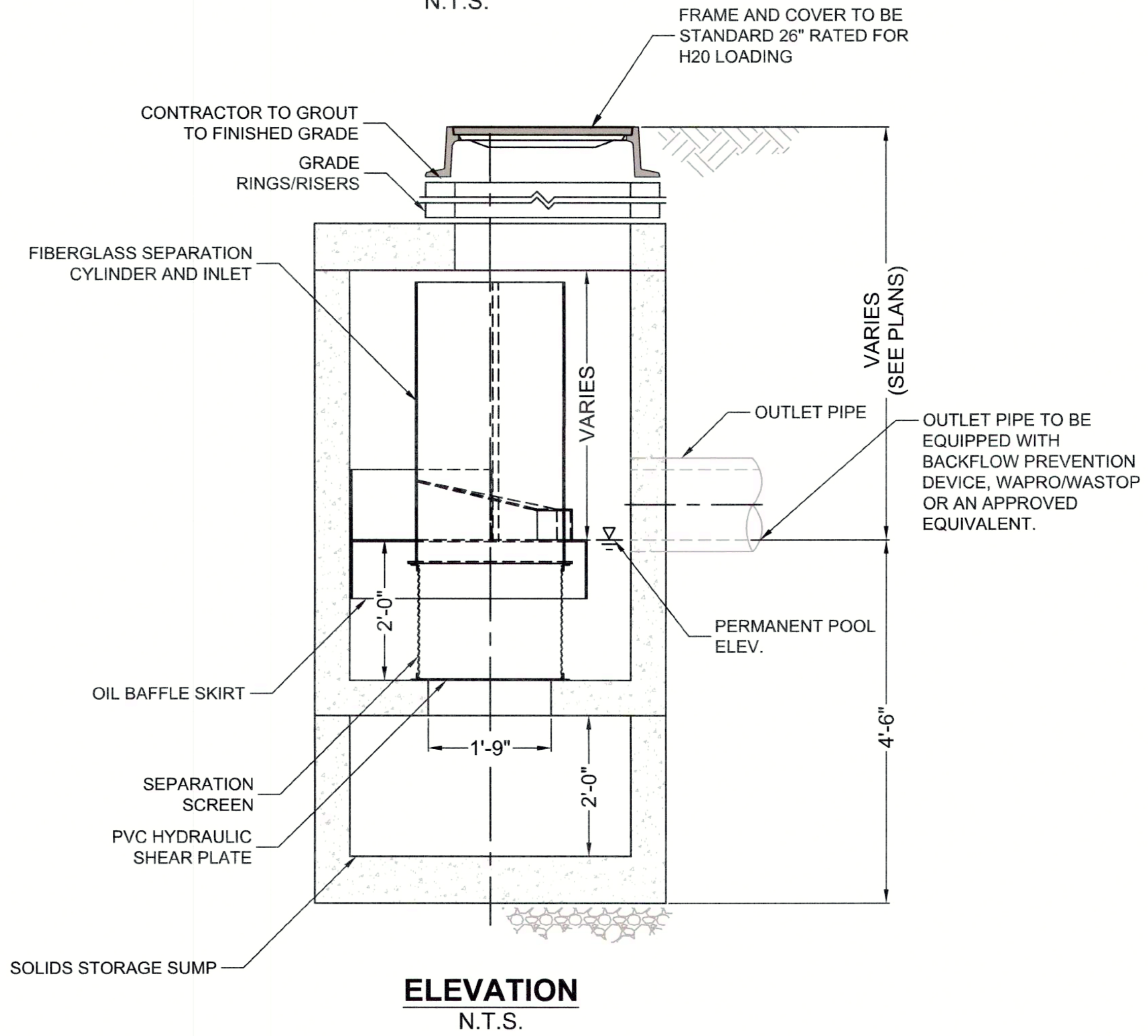
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN PER ASTM C1504 SPECIFICATION FOR 3-SIDED CULVERT.
3. ALL REINFORCEMENT PER ASTM A615.
4. DESIGNED AASHTO HS-20 LOADING OR AS REQUIRED.
5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL WRAP.
6. PRECAST FOOTINGS OPTIONAL

3-SIDED CULVERT
NOT TO SCALE

*DETAIL PROVIDED BY SHEA CONCRETE



PLAN VIEW
N.T.S.



ELEVATION
N.T.S.

- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD. **INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - 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.

DRAIN MANHOLE
CONTECH CDS 2015-4 WATER QUALITY UNIT
NOT TO SCALE

*DETAIL PROVIDED BY CONTECH

PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
144 MAIN ST, P.O. BOX 980
PLAISTOW, NH 03865

**PROPOSED COMMERCIAL
SUBDIVISION**
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

7/26/22
KATIE L. ENRIGHT
CIVIL
No. 46111
REG. STATE OF MASSACHUSETTS
Katie Enright

SITE PLAN

DETAIL SHEET
4 OF 8

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE



HOWARD STEIN HUDSON

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SITE PLAN

DETAIL SHEET
5 OF 8

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

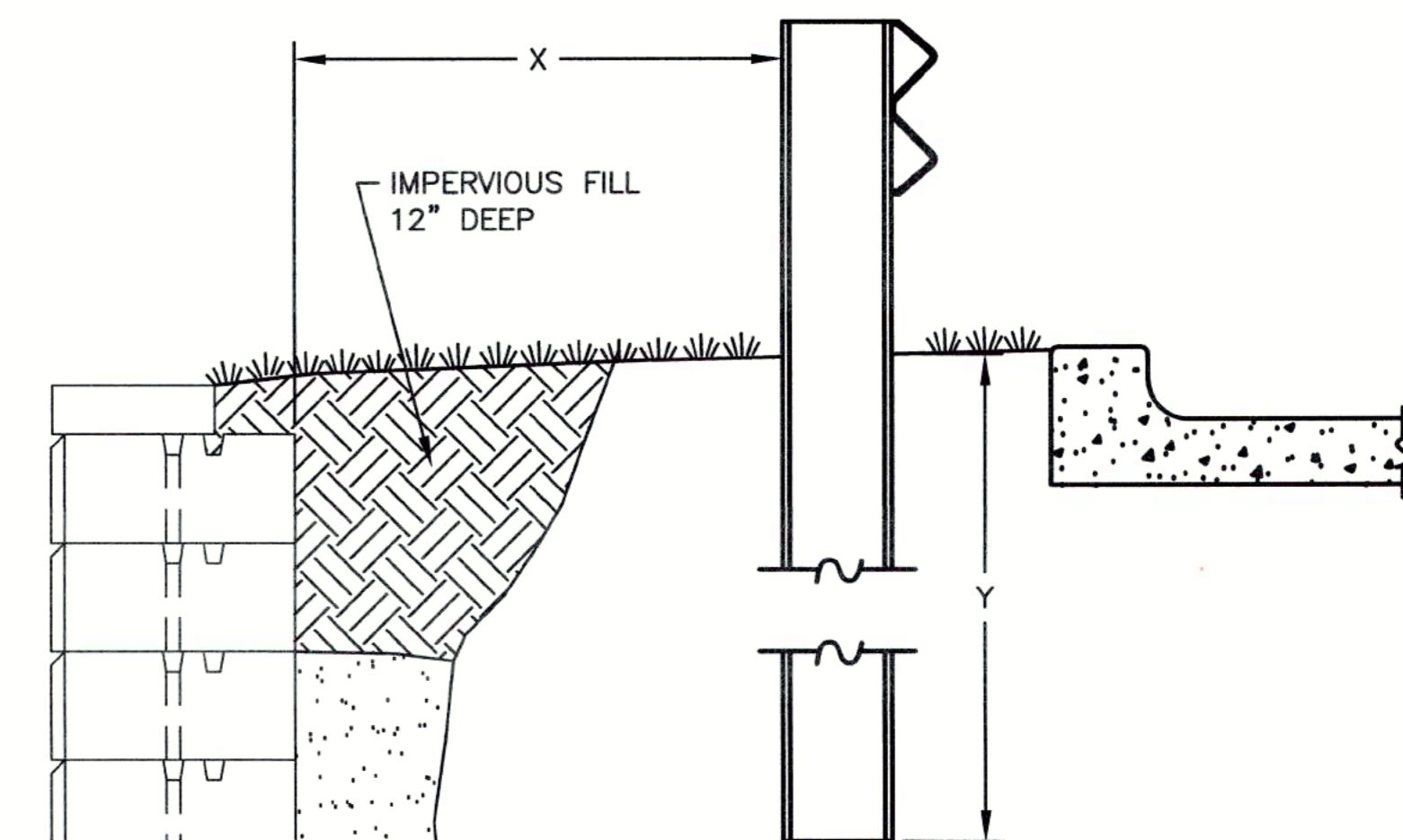
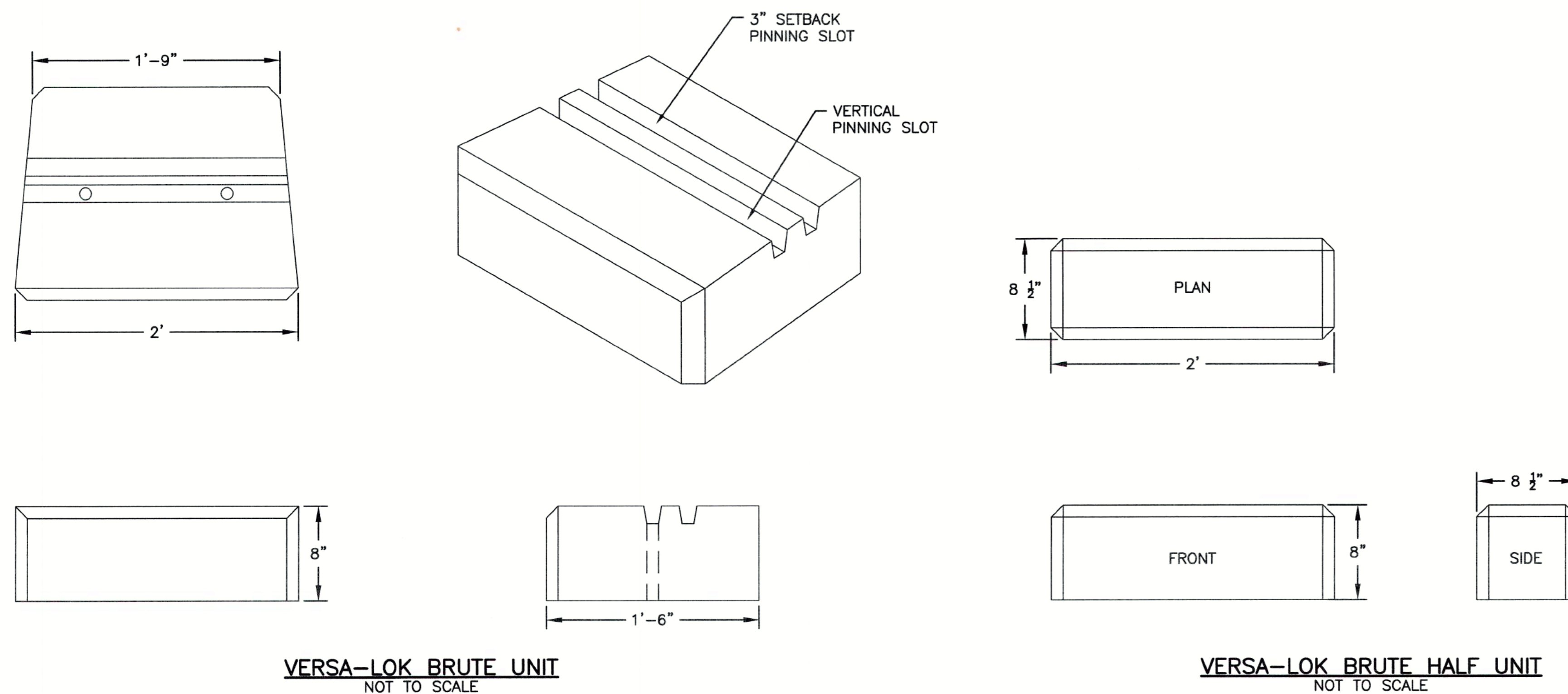
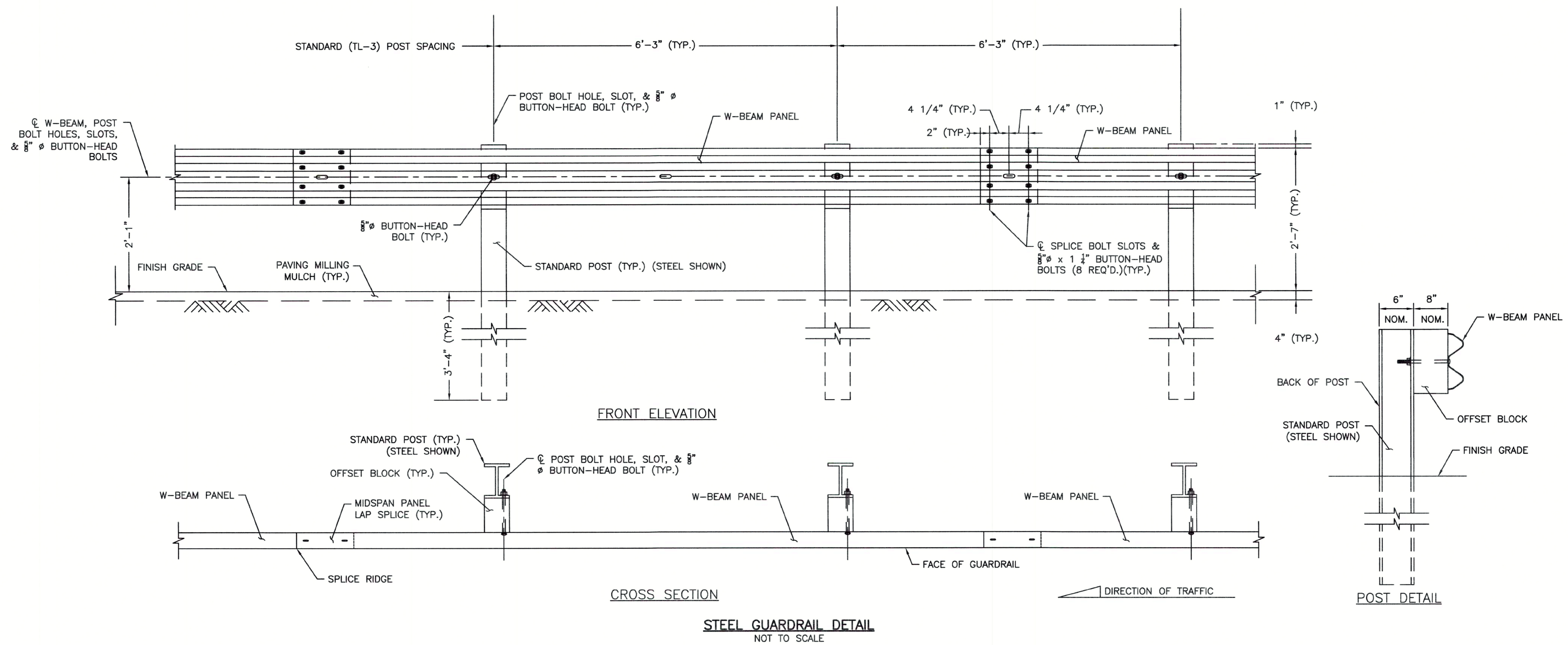
DESIGNED BY: PB

DRAWN BY: PB/MB/NC

CHECKED BY: KE

38

SHEET 38 OF 43



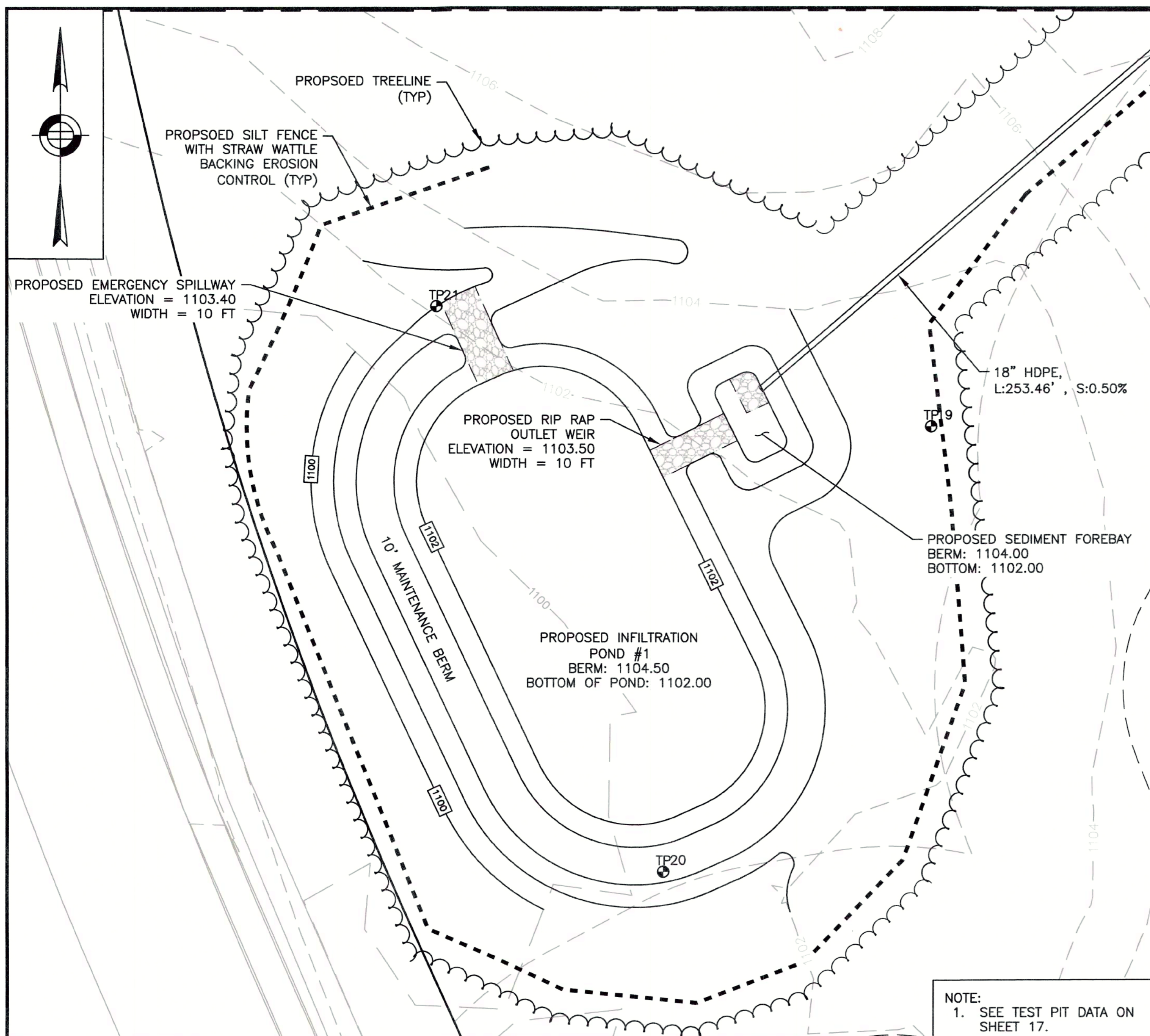
- GUARDRAIL NOTES:
1. RETAINING WALL TO BE CERTIFIED BY A PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
 2. DISTANCE X AND Y TO BE DETERMINED BY A STRUCTURAL ENGINEER.
 3. GUARDRAIL TO BE SPECIFICALLY SELECTED FOR ENGINEERED RETAINING WALL.
 4. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT WILL BE CONSTRUCTED WITH A 4 FOOT TALL FENCE.

NOT FOR CONSTRUCTION

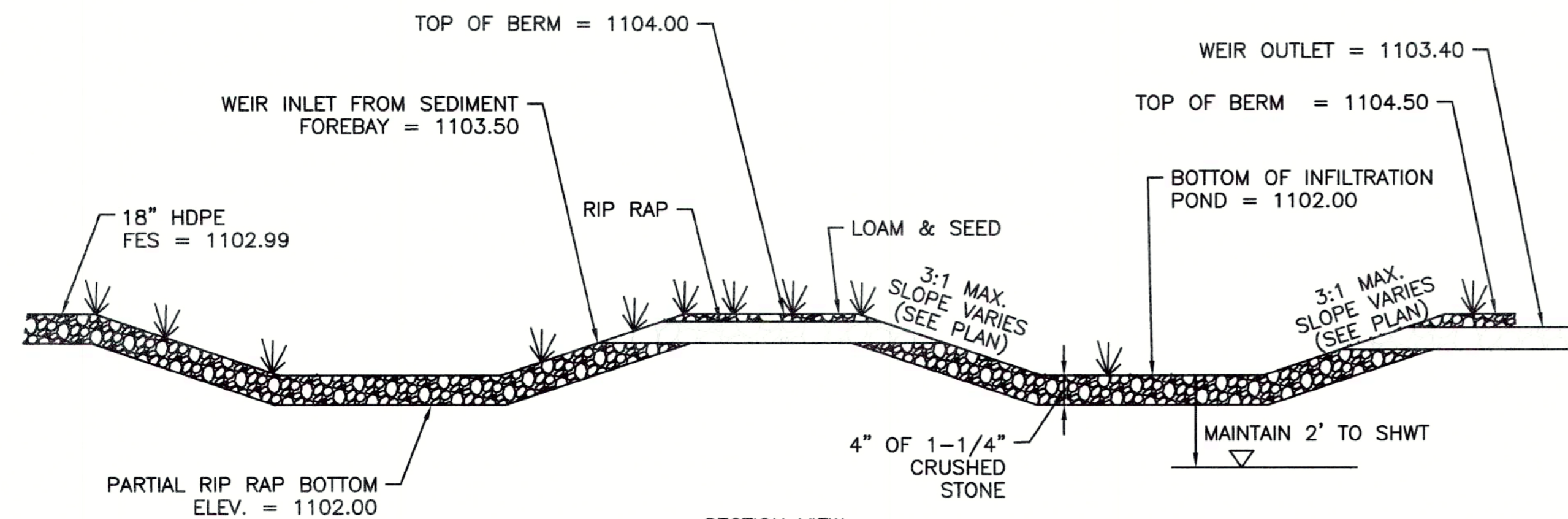
RETAINING WALL AND GUARDRAIL CUT
SECTION DETAIL
NOT TO SCALE

NOTES:

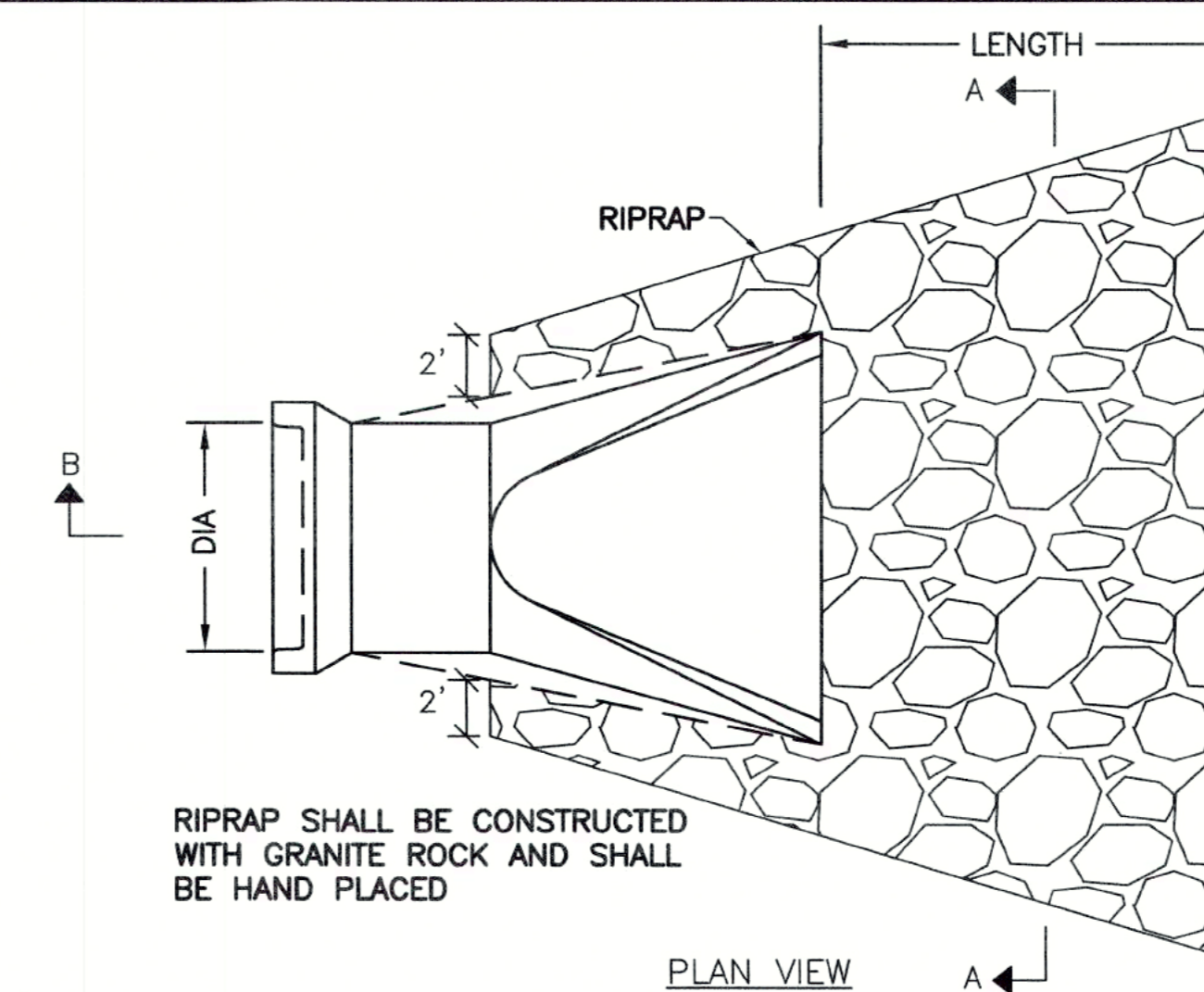
1. ALL LOCATIONS, DIMENSIONS, MATERIALS OF RETAINING WALL AND GUARDRAIL TO BE DESIGNED AND DETERMINED BY A STRUCTURAL ENGINEER BASED ON THE CRITERIA LISTED WITHIN THE GRADING AND DRAINAGE AND LAYOUT AND MATERIAL PLANS.
2. RETAINING WALL AND GUARDRAIL TO BE DESIGNED IN CONCERT.
3. RETAINING WALL TO BE DESIGNED AND SIGNED OFF ON BY A LICENSED STRUCTURAL ENGINEER.



PROPOSED INFILTRATION POND #1
SCALE: 1"=20'

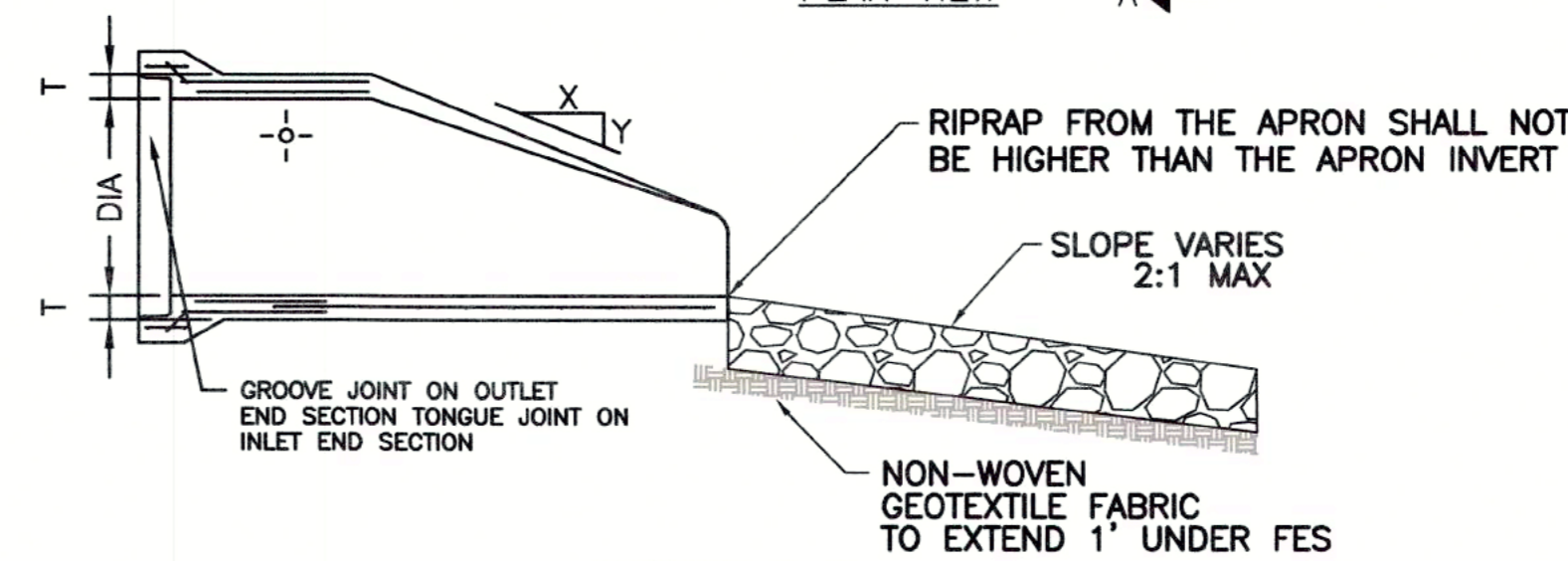


SECTION VIEW INFILTRATION POND #1 WITH SEDIMENT FOREBAY #1 DETAIL
SCALE: NTS



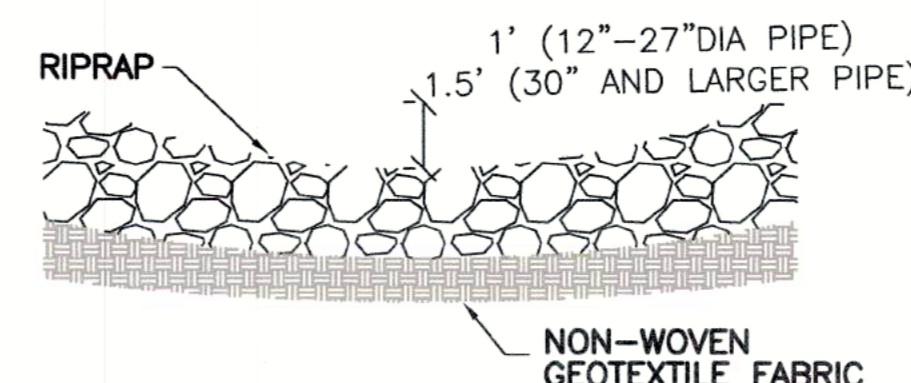
RIP RAP SHALL BE CONSTRUCTED WITH GRANITE ROCK AND SHALL BE HAND PLACED

PLAN VIEW



SECTION B-B

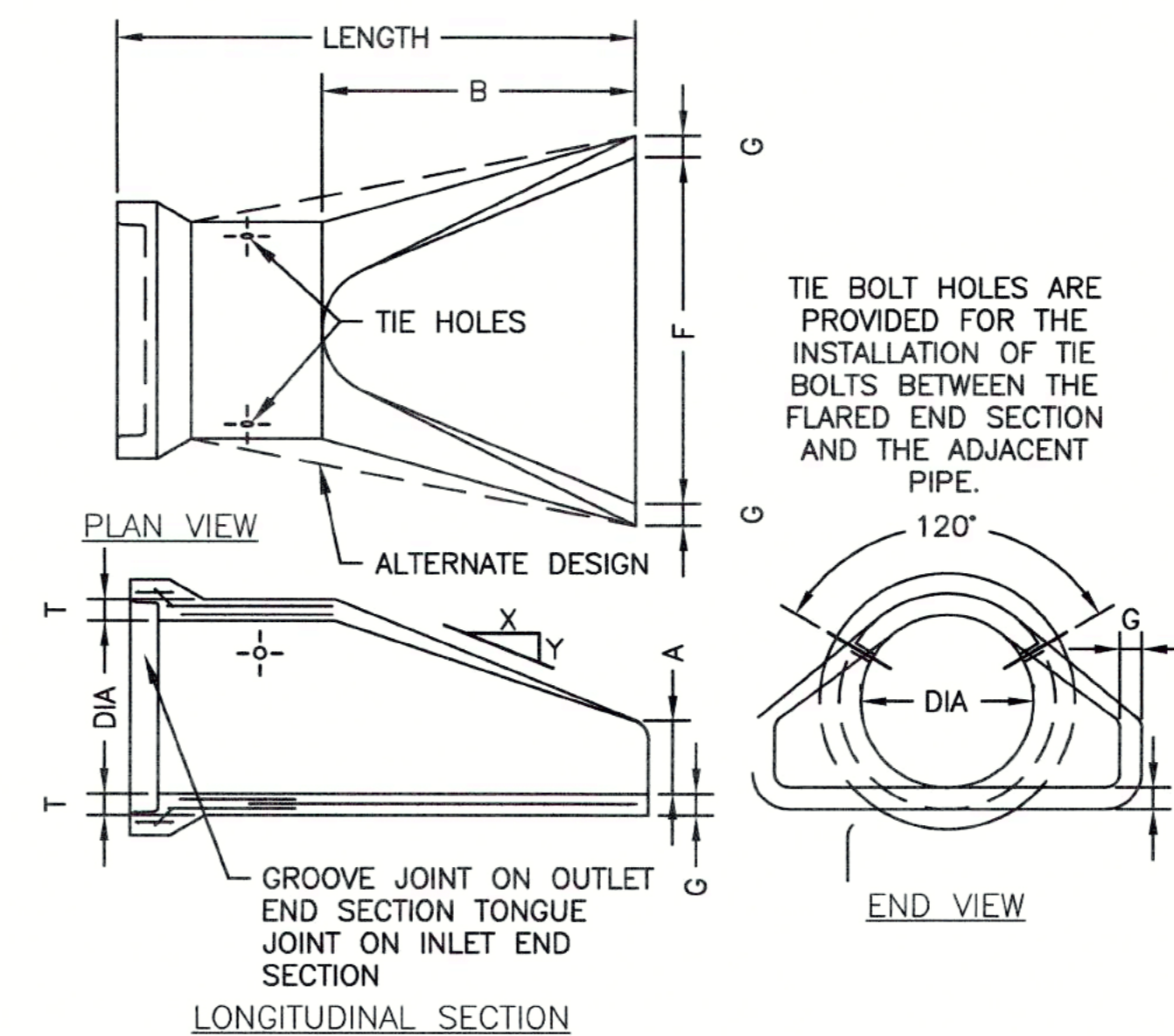
NOTE: ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.



SECTION A-A

MINIMUM RIP RAP REQUIRED			
PIPE DIA (IN.)	LENGTH (FT.)	QUANTITY (C.Y.)	CLASS
12"	8'	5	III
15"	8'	5	III
18"	10'	6	III
24"	12'	8	III
30"	14'	12	III
36"	16'	14	III
42"	18'	22	IV
48"	20'	26	IV
>48"	22'-28'	30-40	IV

RIP RAP FOR FLARED END SECTION
NOT TO SCALE



PIPE DIA	LENGTH		SLOPE (X TO Y)	T	A	B	F	G	WEIGHT/SECTION (LBS)
	OUTLET	INLET							
12"	6'-0"	6'-0"	2.4 TO 1	2"	4"	24"	24"	2"	530
15"	6'-0"	6'-0"	2.4 TO 1	2 1/2"	6"	27"	30"	2 1/2"	740
18"	6'-0"	6'-0"	2.3 TO 1	2 1/2"	9"	27"	36"	2 1/2"	990
21"	6'-0"	6'-0"	2.4 TO 1	2 3/4"	9"	36"	42"	2 3/4"	1280
24"	6'-0"	6'-0"	2.5 TO 1	3"	9 1/2"	43 1/2"	48"	3"	1520

FLARED END OUTLET
NOT TO SCALE

PREPARED FOR:
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METHUEN CONSTRUCTION
144 MAIN ST, P.O. BOX 980
PLAISTOW, NH 03865

PROPOSED COMMERCIAL SUBDIVISION
COMMERCIAL DRIVE
WINCHENDON, MA, 01475
WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

DETAIL SHEET
6 OF 8

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
DRAWN BY:	PB/MB/NC
CHECKED BY:	KE

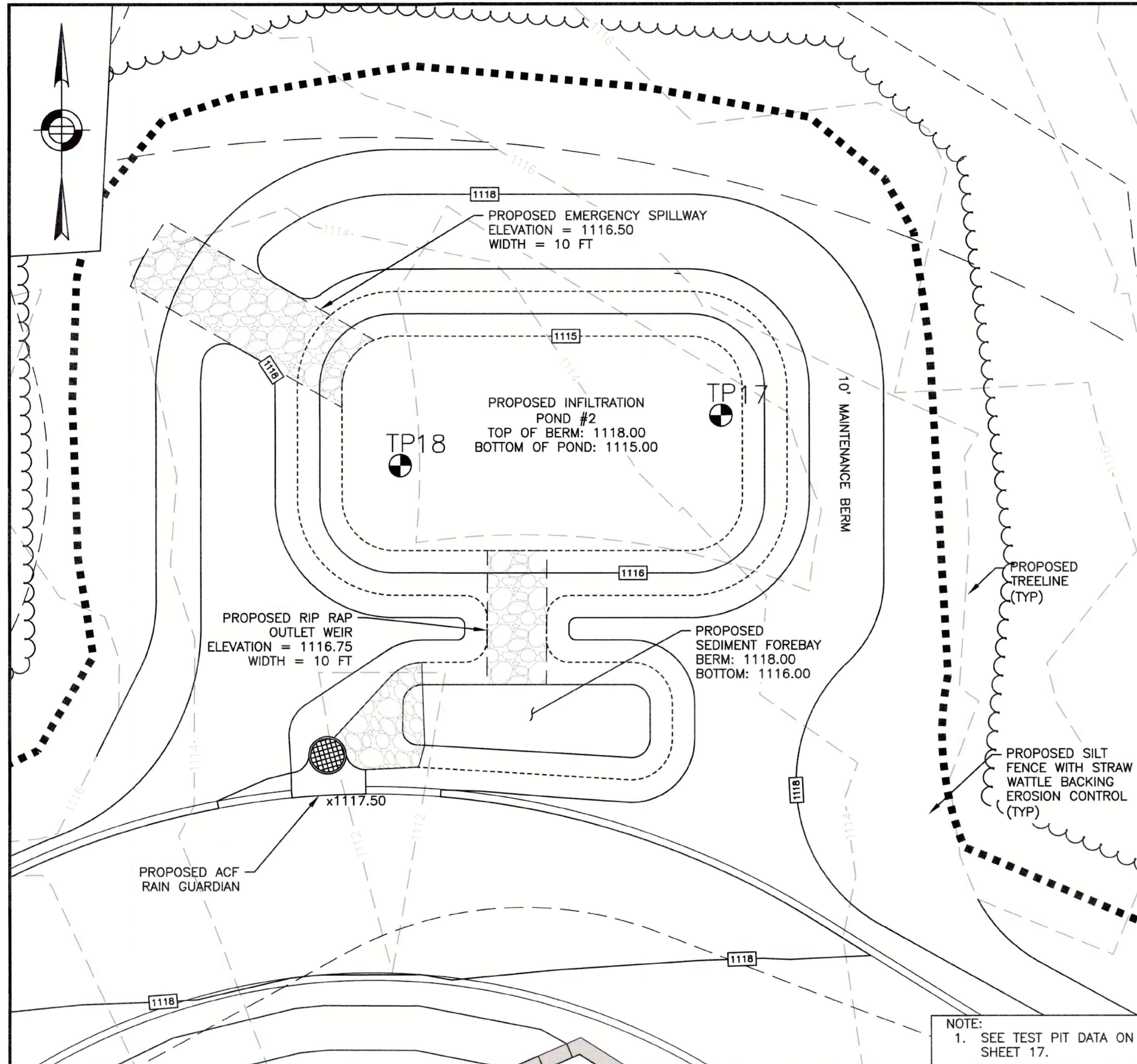


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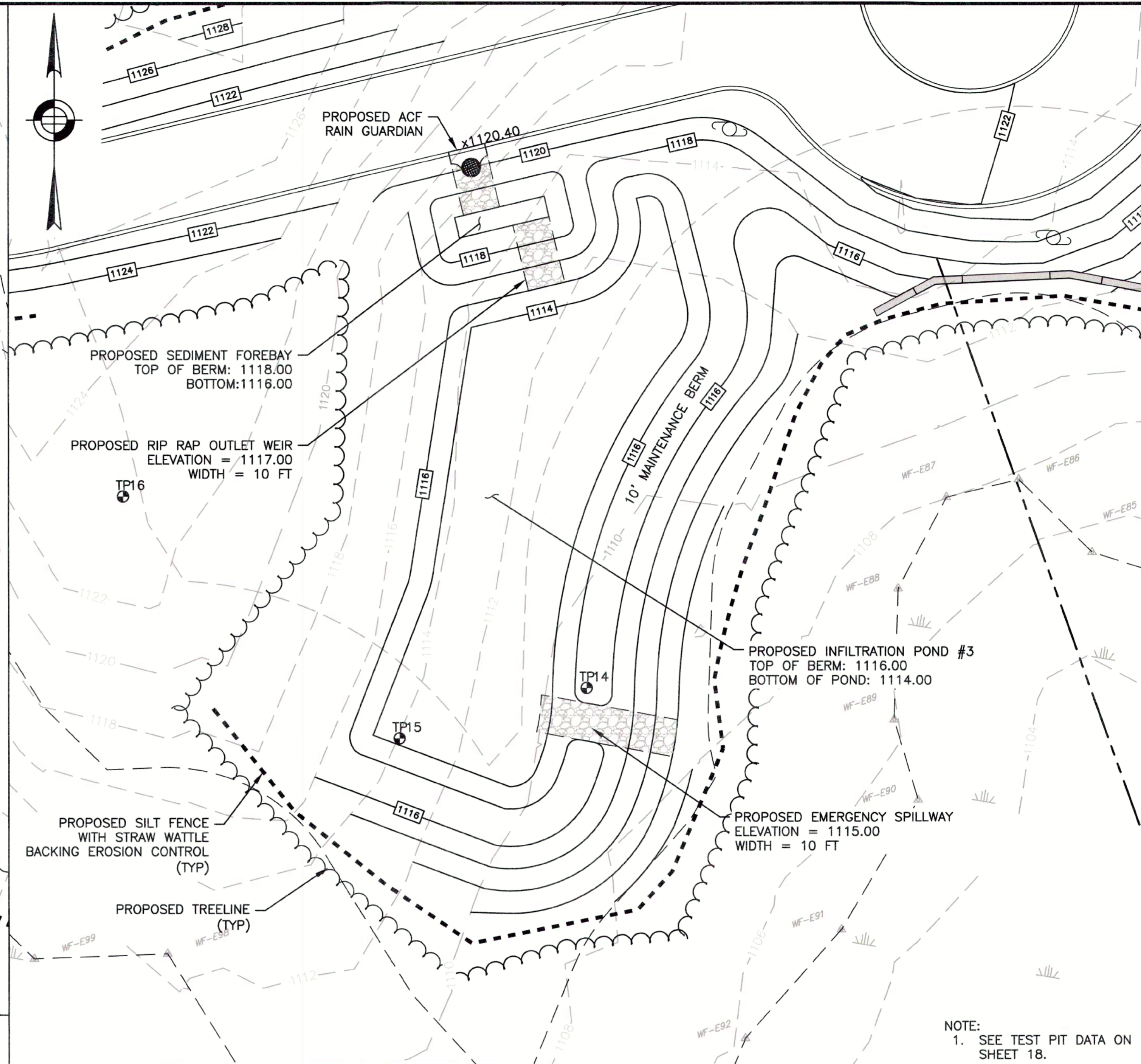
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 METHUEN CONSTRUCTION
 144 MAIN ST, P.O. BOX 980
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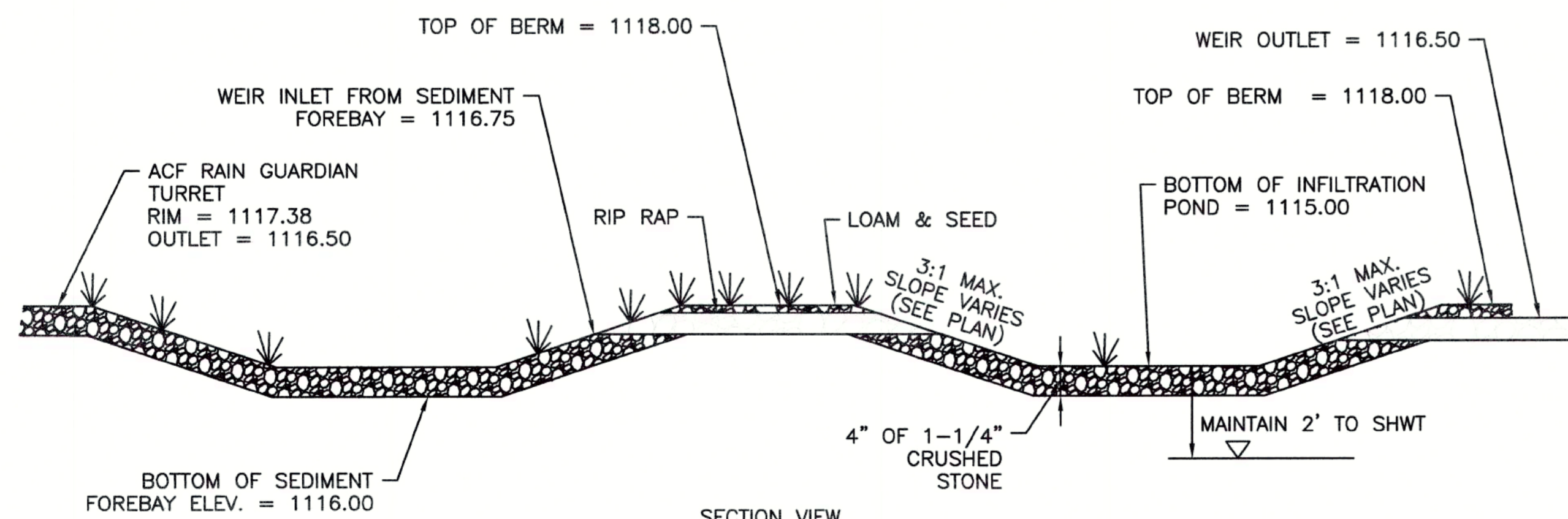
NOTE:
 1. SEE TEST PIT DATA ON SHEET 17.



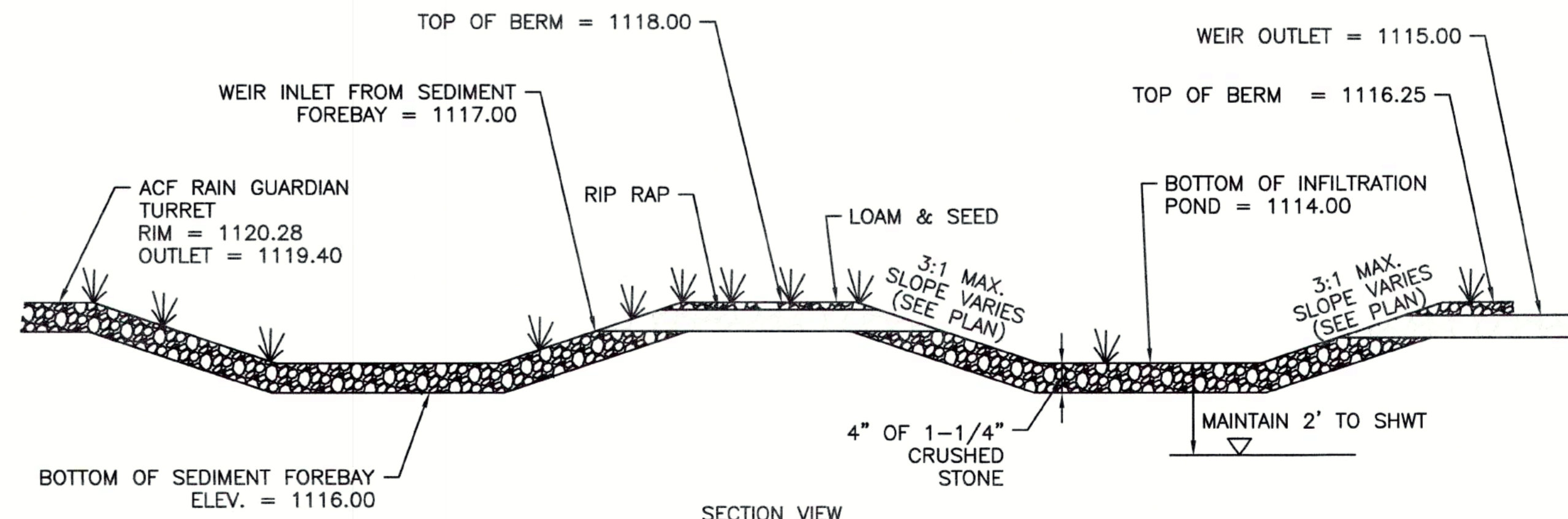
NOTE:
 1. SEE TEST PIT DATA ON SHEET 18.

PROPOSED INFILTRATION POND #2
 SCALE: 1"=10'

PROPOSED INFILTRATION POND #3
 SCALE: 1"=20'



SECTION VIEW
INFILTRATION POND #2
 WITH SEDIMENT FOREBAY DETAIL
 NOT TO SCALE



SECTION VIEW
INFILTRATION POND #3
 WITH SEDIMENT FOREBAY DETAIL
 NOT TO SCALE



SITE PLAN

DETAIL SHEET
 7 OF 8

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WETLAND REPLICATION PLAN

1. THE CONSTRUCTION OF COMPENSATORY WETLAND FOR ALTERATION OF BORDERING VEGETATED WETLAND (BVM) IS PROPOSED IN 2 LOCATIONS. THE LOCATIONS CHOSEN AND THE METHODOLOGY EMPLOYED FOR THE REPLICATION EFFORT ARE COMPLIANT WITH THE APPLICABLE STANDARDS OF 310 CMR 10.55 (4) B:
 - 1.1. THE SURFACE OF THE REPLACEMENT AREA TO BE CREATED ("THE REPLACEMENT AREA") SHALL BE EQUAL TO THAT OF THE AREA THAT WILL BE LOST ("THE LOST AREA")
 - 1.2. THE GROUND WATER AND SURFACE ELEVATION OF THE REPLACEMENT AREA SHALL BE APPROXIMATELY EQUAL TO THAT OF THE LOST AREA
 - 1.3. THE OVERALL HORIZONTAL CONFIGURATION AND LOCATION OF THE REPLACEMENT AREA WITH RESPECT TO THE BANK SHALL BE SIMILAR TO THAT OF THE LOST AREA
 - 1.4. THE REPLACEMENT AREA SHALL HAVE AN UNRESTRICTED HYDRAULIC CONNECTION TO THE SAME WATER BODY OR WATERWAY ASSOCIATED WITH THE LOST AREA
 - 1.5. THE REPLACEMENT AREA SHALL BE LOCATED WITHIN THE SAME GENERAL AREA OF THE WATER BODY OR REACH OF THE WATERWAY AS THE LOST AREA
 - 1.6. AT LEAST 75% OF THE SURFACE OF THE REPLACEMENT AREA SHALL BE REESTABLISHED WITH INDIGENOUS WETLAND PLAN SPECIES WITHIN TWO GROWING SEASONS, AND PRIOR TO SAID VEGETATIVE REESTABLISHMENT ANY EXPOSED SOIL IN THE REPLACEMENT AREA SHALL BE TEMPORARILY STABILIZED TO PREVENT EROSION IN ACCORDANCE WITH STANDARD U.S. SOIL CONSERVATION SERVICE METHODS
 - 1.7. THE REPLACEMENT AREA SHALL BE PROVIDED IN A MANNER WHICH IS CONSISTENT WITH ALL OTHER GENERAL PERFORMANCE STANDARDS FOR EACH RESOURCE AREA IN PART III OF 310 CMR 10.00. THE EXERCISE OF THIS DISCRETION, THE ISSUING AUTHORITY SHALL CONSIDER THE MAGNITUDE OF THE ALTERATION AND THE SIGNIFICANCE OF THE PROJECT SITE TO THE INTEREST

SITE PREPARATION AND PLANTING

TOPOGRAPHY IN EACH REPLICATION SITE (2) IS VARIABLE. THE ADJACENT FACES (TO WETLAND) ARE CONTIGUOUS WITH EXISTING BVM AND THE ADJACENT CONSTRUCTION OF THE AREAS WILL PROVIDE A "BORDERING" CONDITION IN KEEPING WITH THE REPLICATION STANDARDS.

EACH REPLICATION SITE HAS BEEN EXAMINED FOR PRACTICALITY OF IMPLEMENTATION; SPECIFICALLY, THAT NO RADICAL CUTS, ROCK OUTCROPS OR OTHER OBSTACLES TO THE REQUIRED GRADING ARE PRESENT. EACH SITE WILL BE ISOLATED, AT THE BVM BOUNDARY WITH STAKED SILTATION FENCE AND STRAW WATTLES TO FORM A LIMIT OF WORK AND EROSION BARRIER. TREES AND VEGETATION WILL BE CUT AND STUMPS REMOVED AS NEEDED. LEAF LITTER WILL BE GATHERED AND STOCKPILED IF SEASONALLY PRACTICAL.

SOIL WILL BE REMOVED FROM EACH AREA TO A POINT AT LEAST 12 INCHES BELOW SEASONAL HIGH GROUNDWATER. EXAMINATION OF SOILS CHARACTERISTICS BY A WETLAND SCIENTIST WILL SET THE FINAL, OVER-EXCAVATED ELEVATION, ASSURING RELIABLE INTERCEPTION OF LOCAL SEASONAL GROUNDWATER. SOIL FROM THE IMPACT AREAS WILL NOT BE UTILIZED IN THE REPLACEMENT AREAS. CLEAN, WEED-FREE LOAM WITH UP TO 40% HOT-COMPOSTED MATERIAL WILL BE SPREAD AT A DEPTH OF APPROXIMATELY 6" THROUGHOUT THE REPLACEMENT AREAS AND LIGHTLY COMPACTED.

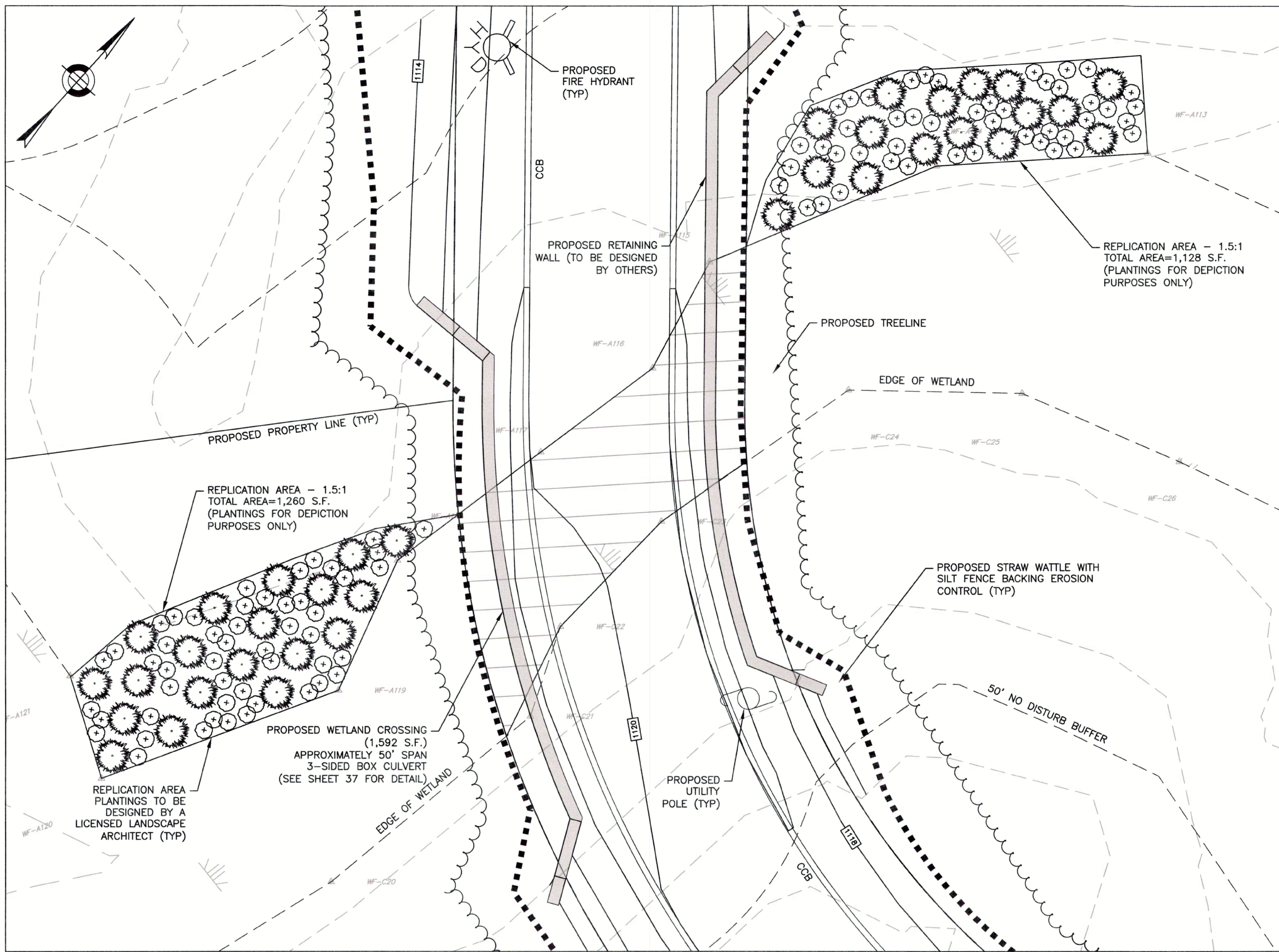
DURING A SUITABLE SEASONAL PERIOD (AVOIDING MID-WINTER AND LATE SUMMER) TREE AND SHRUB PLANTINGS WILL BE INSTALLED. SPECIES WILL BE SPECIFIED BY A LICENSED LANDSCAPE ARCHITECT. PLANTINGS WILL BE WATERED AND/OR STAKED AS NECESSARY. AT THE COMPLETION OF PLANTING ONE OF TWO FINISH TREATMENTS WILL BE APPLIED. IF SUFFICIENT LEAF-LITTER FROM UPLAND SITE AREAS EXHIBITING LOW INVASIVES CAN BE GATHERED AND STOCKPILED WITHOUT BEING LOST TO COMPOSTING ACTION, THIS WILL BE THE PREFERRED GROUND COVER. TREES AND SHRUBS WILL BE PLANTED PRIOR TO GROUND COVER; HERBACEOUS PLUGS WILL BE INSTALLED THROUGH THE LEAF LITTER.

IF RETENTION OF SUITABLE LEAF LITTER MATERIAL IS IMPRACTICAL DUE TO SEASONAL SCHEDULING, OR IF IT CAN ONLY BE SOURCED ON SITE WHERE INVASIVE SPECIES MAY BE PROBLEMATIC, THE SOIL SURFACE WILL BE RAKED, AND SEEDED AT TWO TIMES THE RECOMMENDED RATE WITH A NATIVE NEW ENGLAND WETLAND SEED MIX (NE WETLAND PLANTS OR APPROVED EQUIVALENT). PLUG PLANTINGS WILL FOLLOW THIS TREATMENT. SEEDLESS STRAW MAY BE UTILIZED TO RETAIN SOIL MOISTURE AND DISCOURAGE SEED LOSS, PARTICULARLY IF SEEDING IS LATE IN THE SEASON.

MONITORING

ALL GROWTH WILL BE MONITORED TWICE PER YEAR FOR TWO COMPLETE GROWING SEASONS FOLLOWING INSTALLATIONS. IN THE EVENT THAT LESS THAN 80% OF PLANTINGS SURVIVE, REPLACEMENTS WILL BE INSTALLED TO ASSURE A MINIMUM OF 75% HYDROPHYTIC COVERAGE.

PLANTING DENSITIES PROPOSED ANTICIPATE MATURITY OF TREE AND SHRUB SPECIMENS, DELIBERATELY AVOIDING OVERSHADING OF UNDERSTORY PLANTINGS UNTIL THEY HAVE HAD MULTIPLE SEASONS OF GROWTH WITH ADEQUATE INSOLATION TO BECOME ESTABLISHED.



WETLAND REPLICATION AREA
SCALE: 1"=10'

NOTE:
1. WETLAND REPLICATION AREA - 1.5:1. TOTAL REPLICATION AREA = 2,400 S.F.

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WORCESTER COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

7-26-22
KATIE L. ENRIGHT
CIVIL
No. 46111
Katie Enright

SITE PLAN

DETAIL SHEET
8 OF 8

DATE:	JULY 26, 2022
PROJECT NUMBER:	21262
DESIGNED BY:	PB
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SITE
PLAN

VEHICLE
TRACKING PLAN
1 OF 2

DATE: JULY 26, 2022

PROJECT NUMBER: 21262

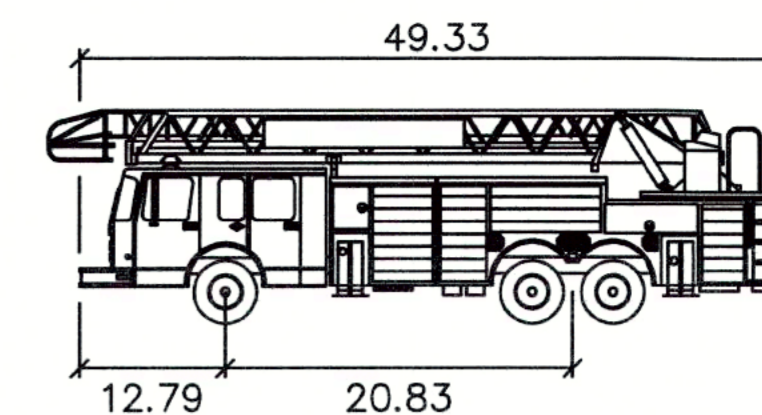
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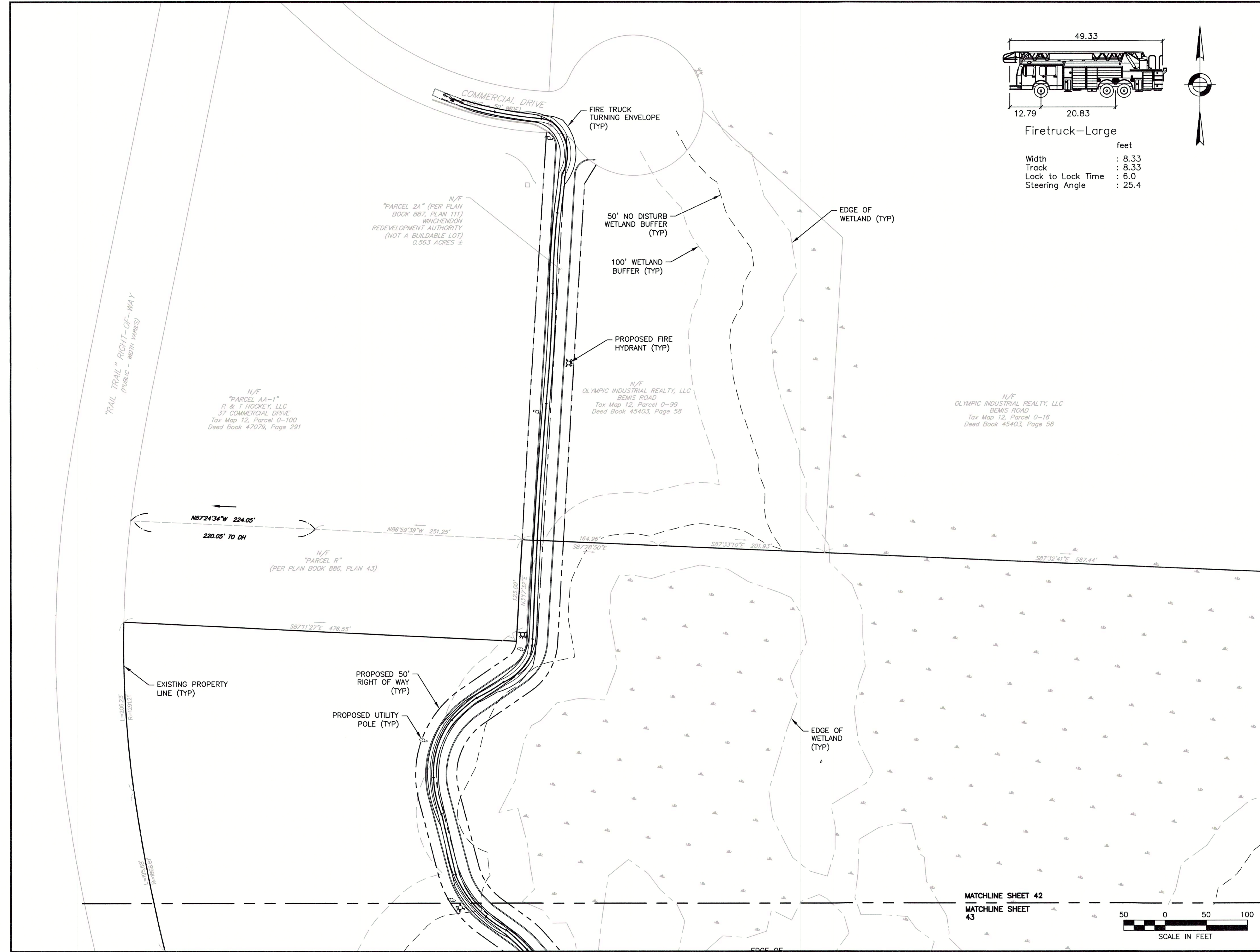
42

SHEET 42 OF 43

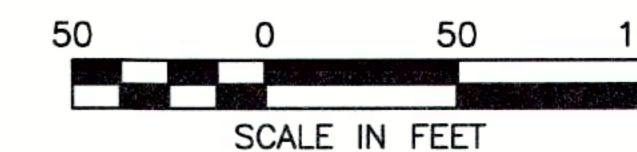


Firetruck—Large

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 25.4



MATCHLINE SHEET 42
MATCHLINE SHEET 43





MATCHLINE SHEET 42
MATCHLINE SHEET 43

EDGE OF WETLAND (TYP)

EDGE OF WETLAND (TYP)

50' NO DISTURB WETLAND BUFFER (TYP)

PROPOSED UTILITY POLE (TYP)

PROPOSED 50' RIGHT OF WAY (TYP)

FIRE TRUCK TURNING ENVELOPE (TYP)

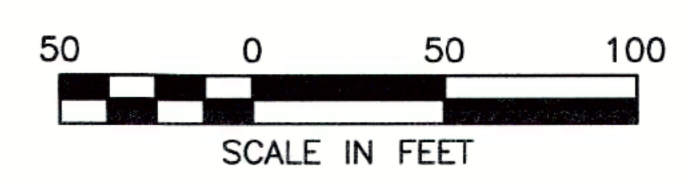
PROPOSED FIRE HYDRANT (TYP)

50' NO DISTURB WETLAND BUFFER (TYP)

100' WETLAND BUFFER (TYP)

PROPOSED PROPERTY LINE (TYP)

EXISTING PROPERTY LINE (TYP)



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SITE PLAN

**VEHICLE TRACKING PLAN
2 OF 2**

DATE:	JULY 26, 2022
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43