

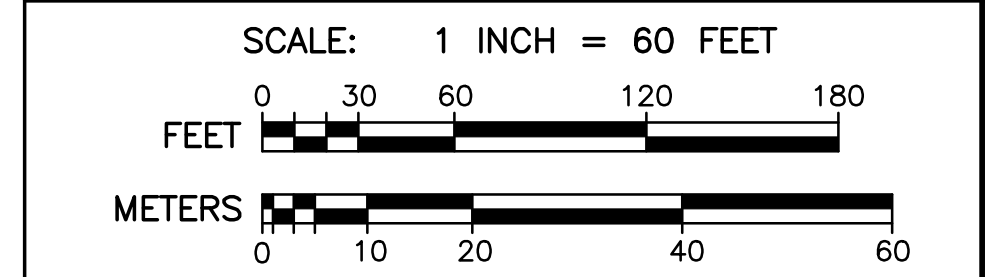
-- KEY --

	BROOK OR POND HIGH WATER LINE
	RIVERFRONT AREA IF PRESENT
	MEAN ANNUAL HIGH WATER LINE
	BORDERING VEGETATED WETLAND
	15' WORK WETLAND BUFFER
	30' WORK WETLAND BUFFER
	100' BUFFER ZONE
	FEMA ZONE A LINE IF PRESENT
	DRAIN LINE
	SEWER LINE
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCHBASIN WITH HEADER
	CATCHBASIN
	FLARED END SECTION
	WATER LINE
	WATER GATE
	WATER SHUT OFF
	HYDRANT
	GAS LINE
	EDGE OF PAVEMENT
	BITUMINOUS BERM
	GRANITE CURB
	GRANITE MONUMENT
	CONCRETE MONUMENT
	OVERHEAD WIRES
	UTILITY POLE
	CHAIN LINK FENCE
	2' CONTOUR
	10' CONTOUR
	STONE WALL
	TP7 TEST HOLE LOCATIONS



THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 370, Boylston MA 01505
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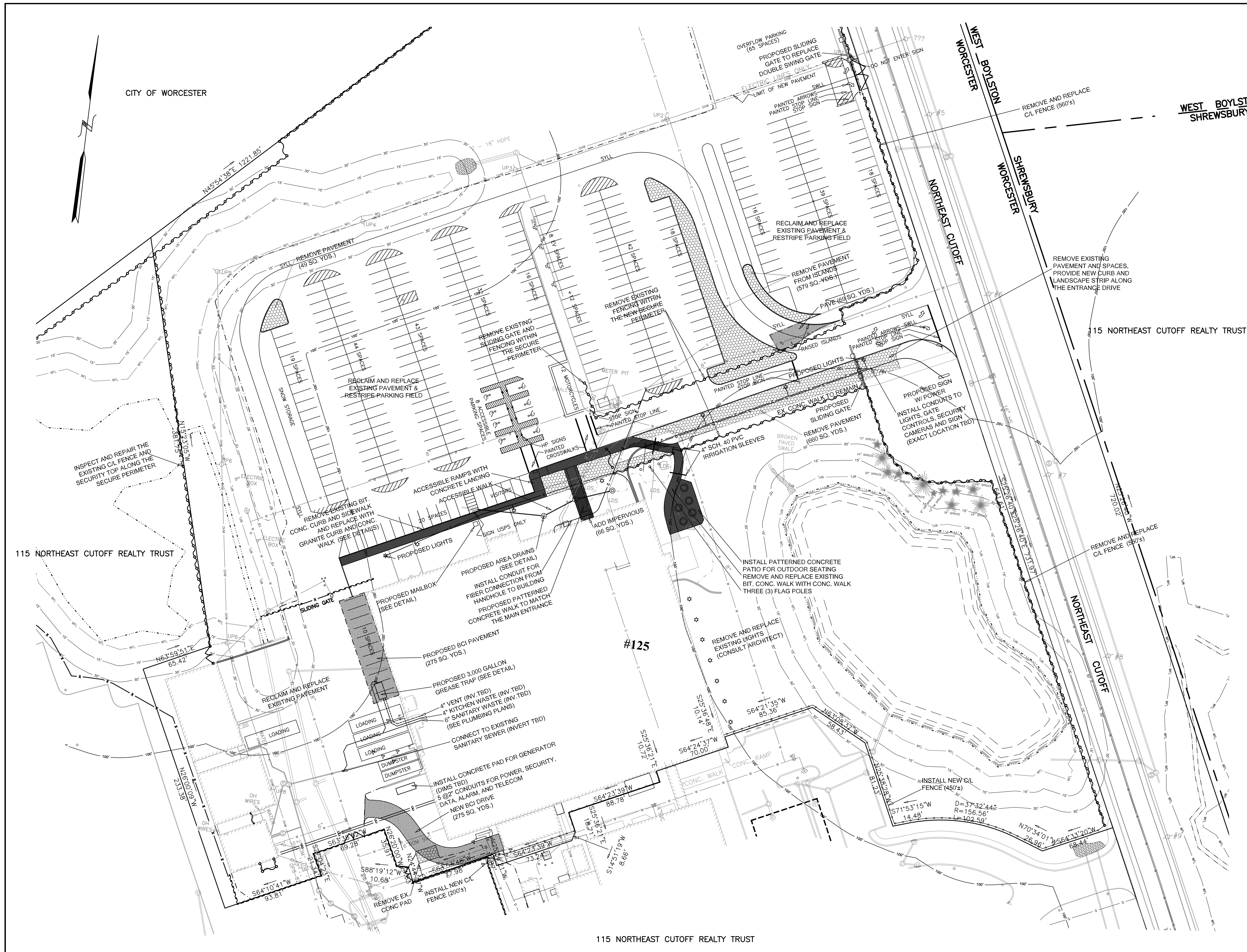
CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:	8/30/2024	ISSUED FOR PRICING	
DATE:	10/1/2024	ISSUED FOR PERMITTING	



PLAN OF SITE IMPROVEMENTS
125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS

OWNED BY:
DCH PROPERTIES LLC
ASSESSORS MBL 52-006-0102A
125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS

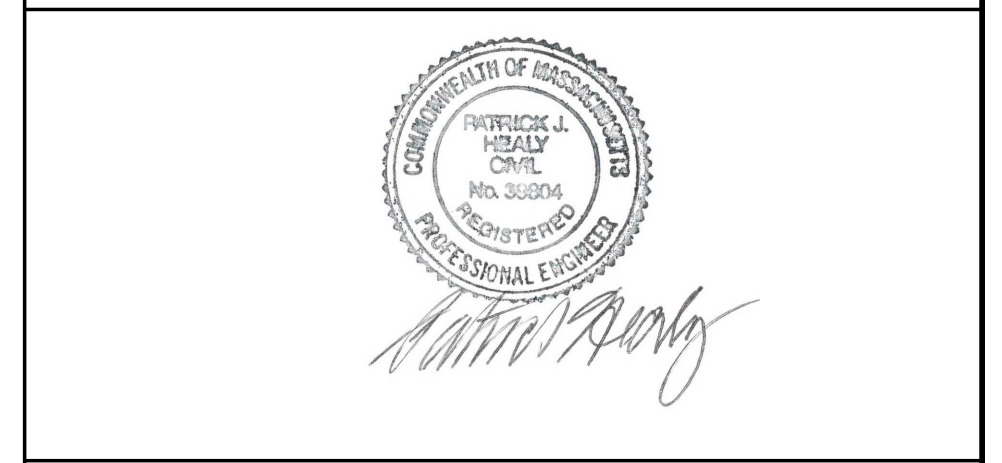
EXISTING CONDITIONS



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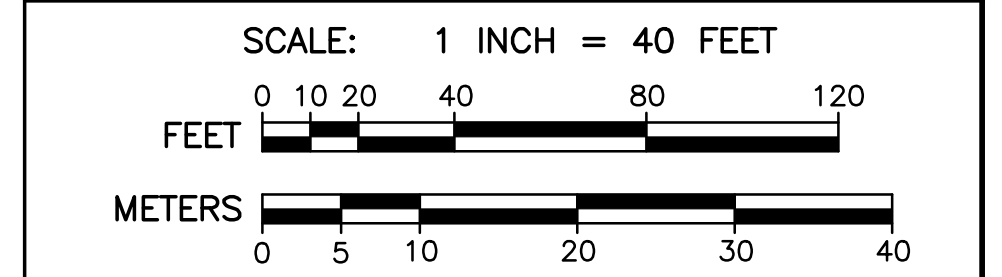
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- NOTES:
- VERIFY THAT THERE IS NO INCREASE IN IMPERVIOUS COVER:
 REMOVAL OF PAVEMENTS: 11,590 SQ.FT.
 ADDITIONAL PAVEMENTS: 3,690 SQ.FT.
 NET CHANGE: REDUCTION OF 7,900 SQ.FT.
 - REQUIRED PARKING SPACES: 277
 EXISTING PARKING SPACES: 528
 PROPOSED PARKING SPACES:
 REGULAR SPACES 329
 ACCESSIBLE SPACES 8
 EV SPACES 8
 MOTORCYCLES 12
 OVERFLOW LOT 65
 PROPOSED TOTAL: 422



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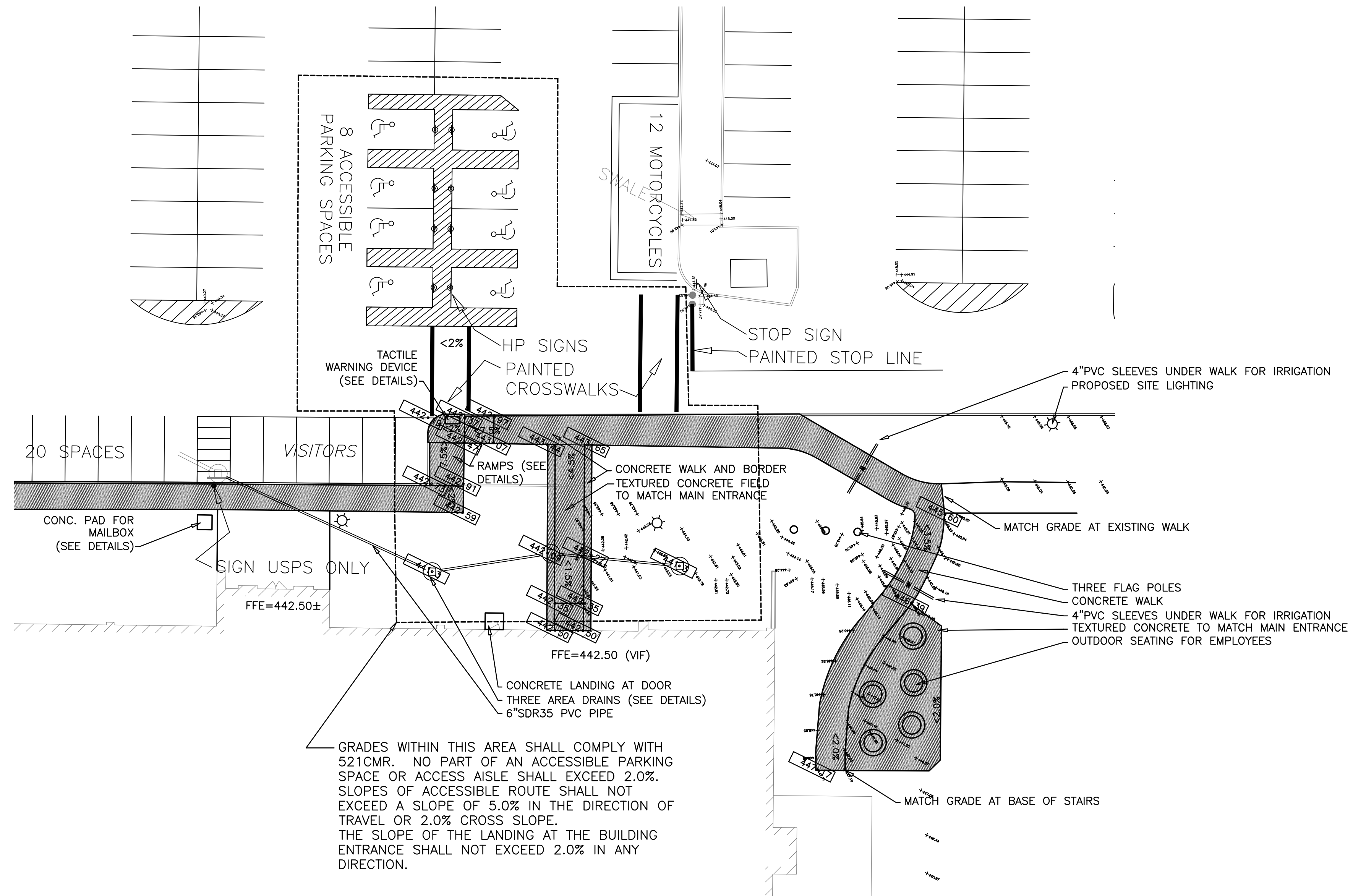
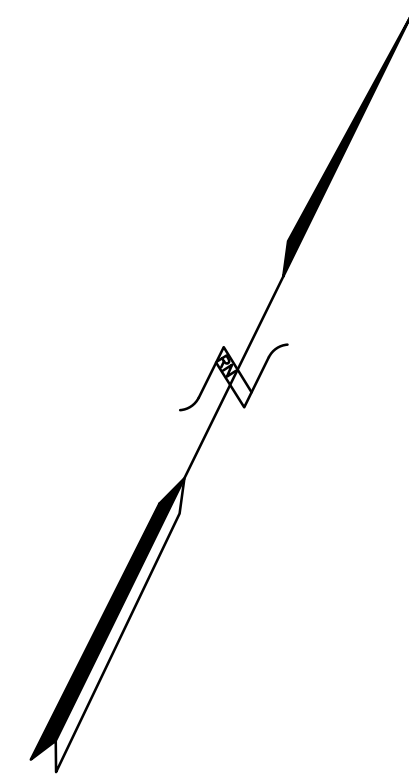
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PROPOSED SITE IMPROVEMENTS



PLAN SHOWING ACCESSIBLE PARKING AND ACCESSIBLE ROUTE TO BUILDING ENTRANCES

GRADES WITHIN THIS AREA SHALL COMPLY WITH 521CMR. NO PART OF AN ACCESSIBLE PARKING SPACE OR ACCESS AISLE SHALL EXCEED 2.0%. SLOPES OF ACCESSIBLE ROUTE SHALL NOT EXCEED A SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL OR 2.0% CROSS SLOPE. THE SLOPE OF THE LANDING AT THE BUILDING ENTRANCE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

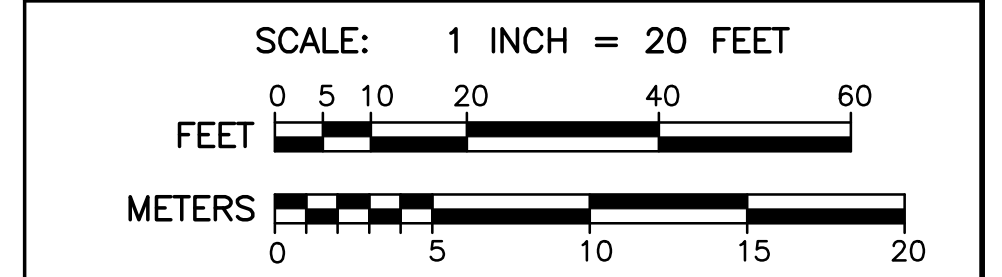
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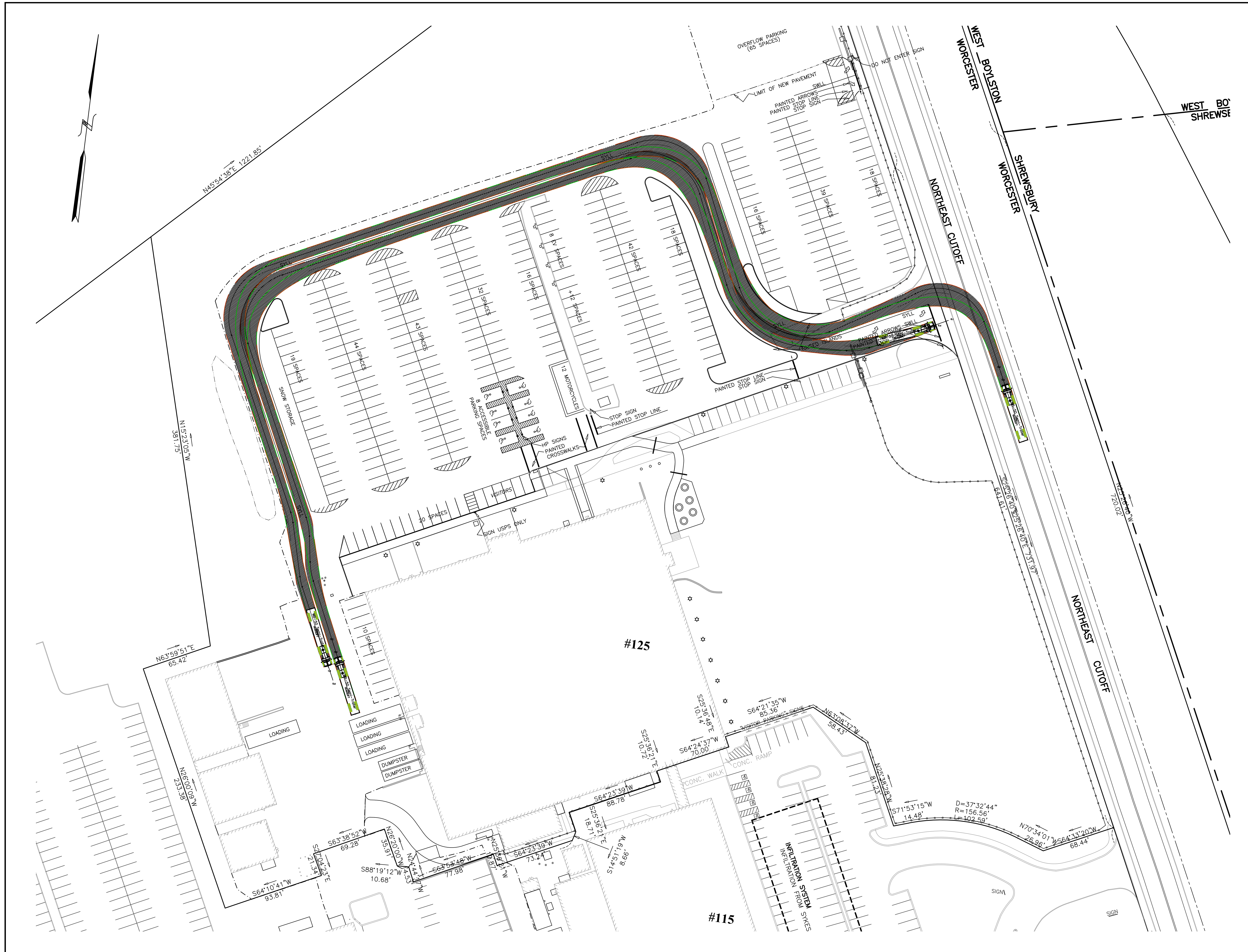
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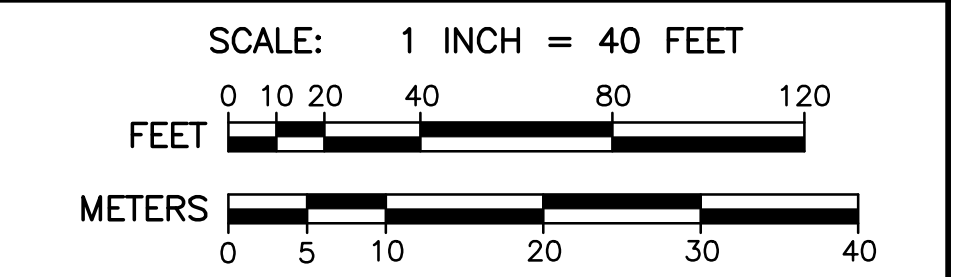
ACCESSIBILITY IMPROVEMENTS



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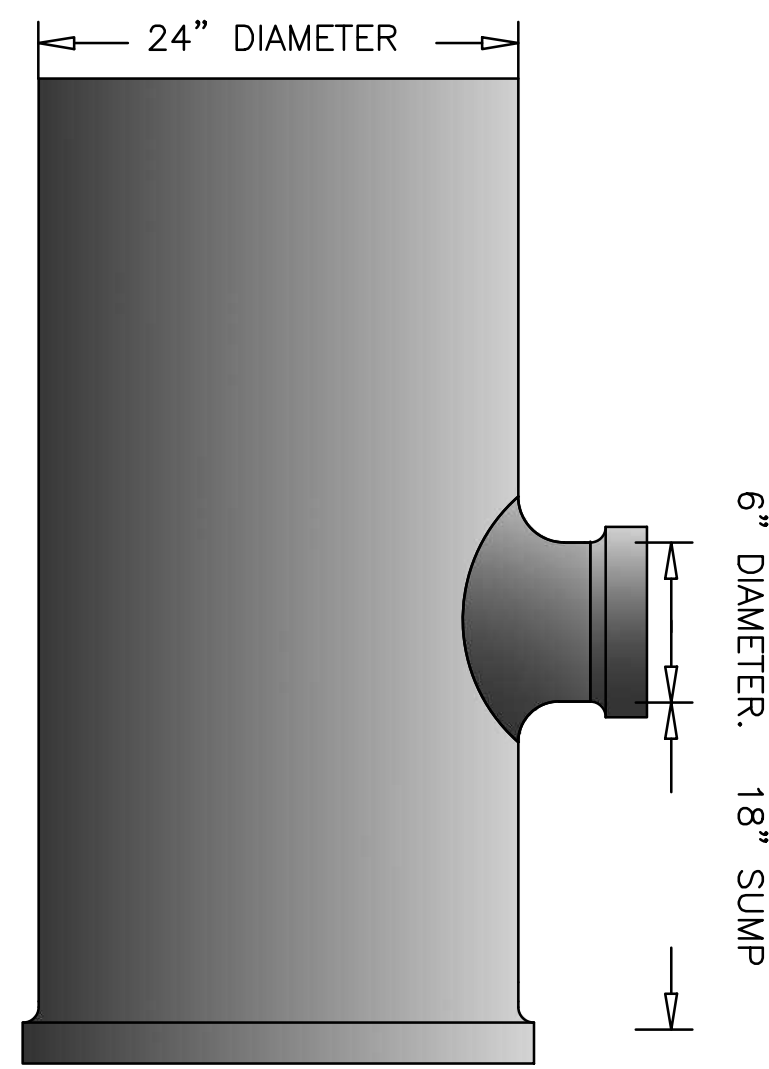
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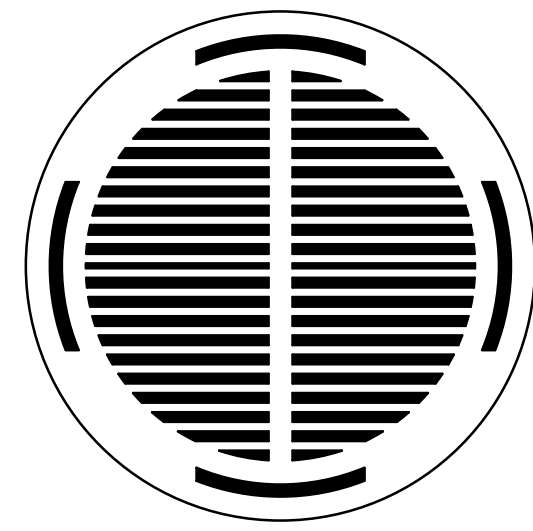
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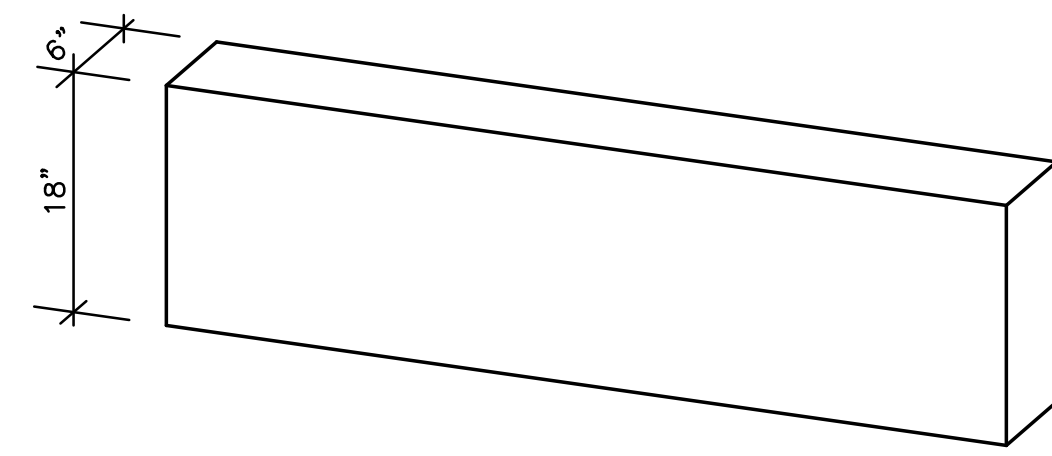
TRUCK TURNING EXHIBIT



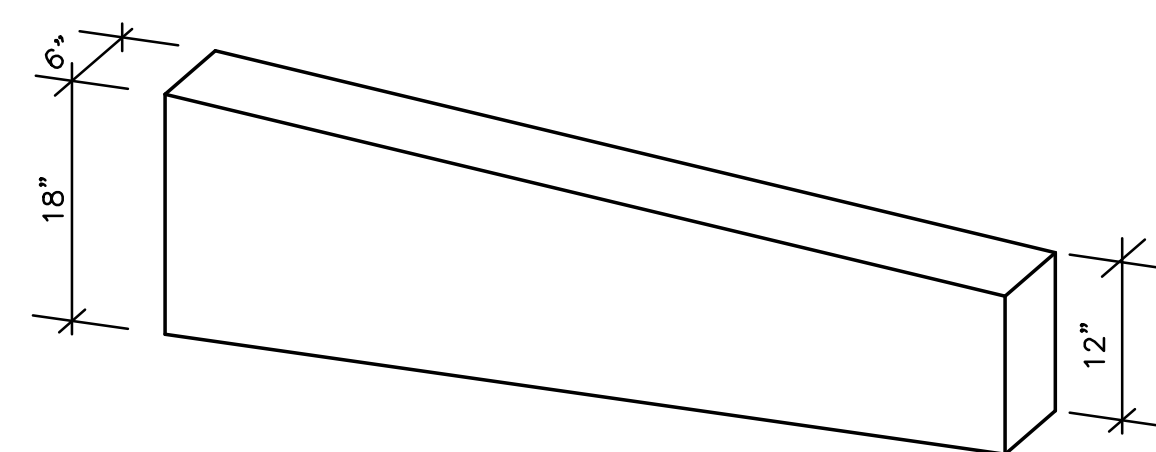
24" "NYOPLAST" AREA DRAIN
(NOT TO SCALE)



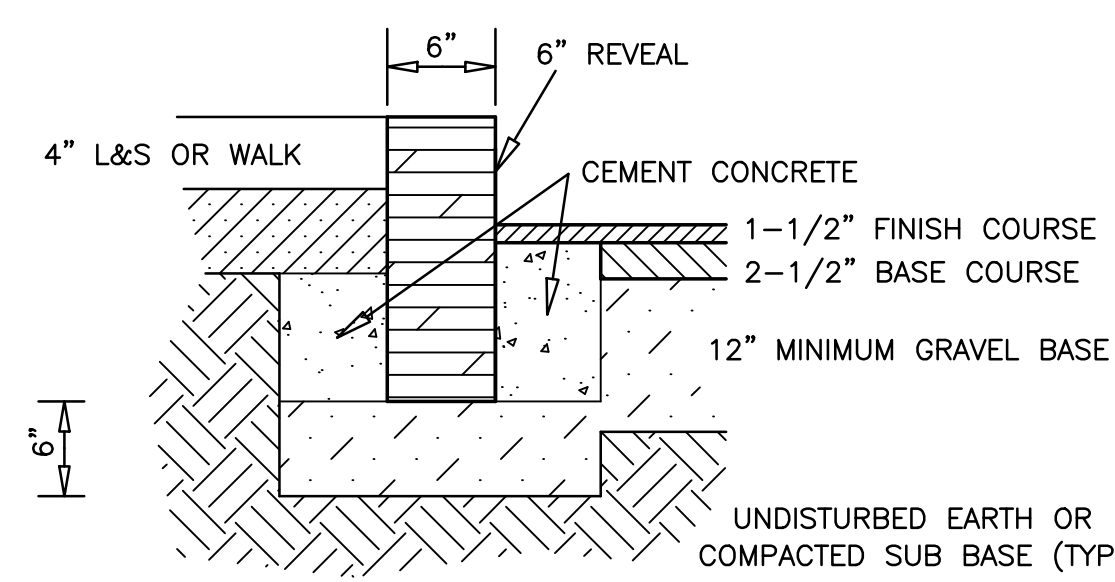
24" "NYOPLAST" DROP-IN GRATE



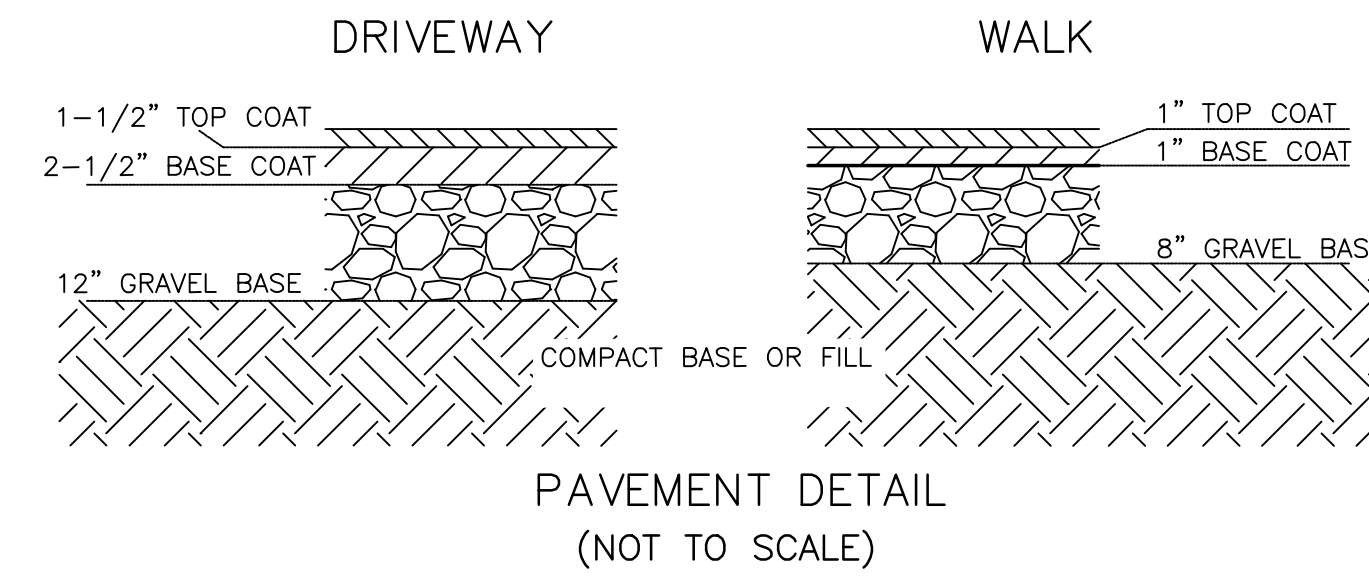
TYPICAL GRANITE CURB SECTION
(NOT TO SCALE)



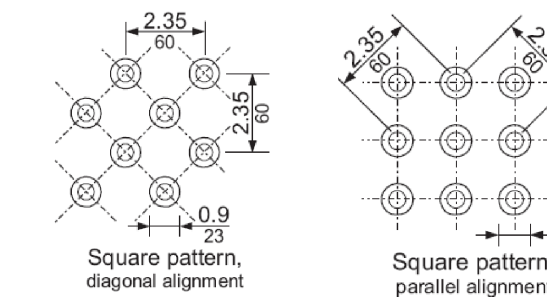
TYPICAL GRANITE CURB TRANSITION SECTION
(NOT TO SCALE)



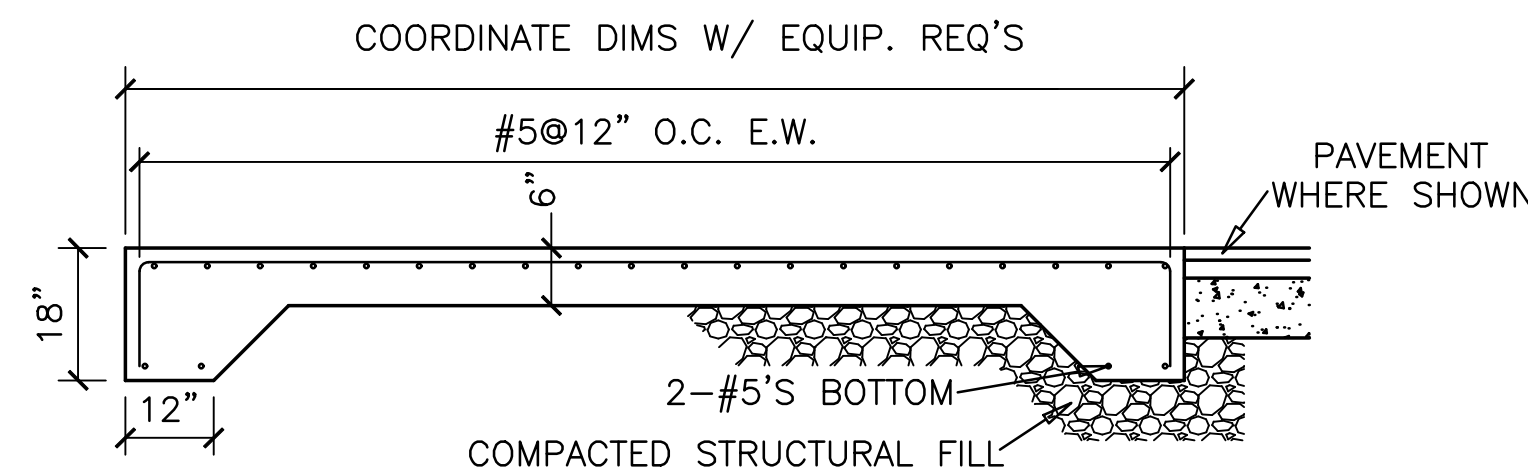
GRANITE CURB
(NOT TO SCALE)



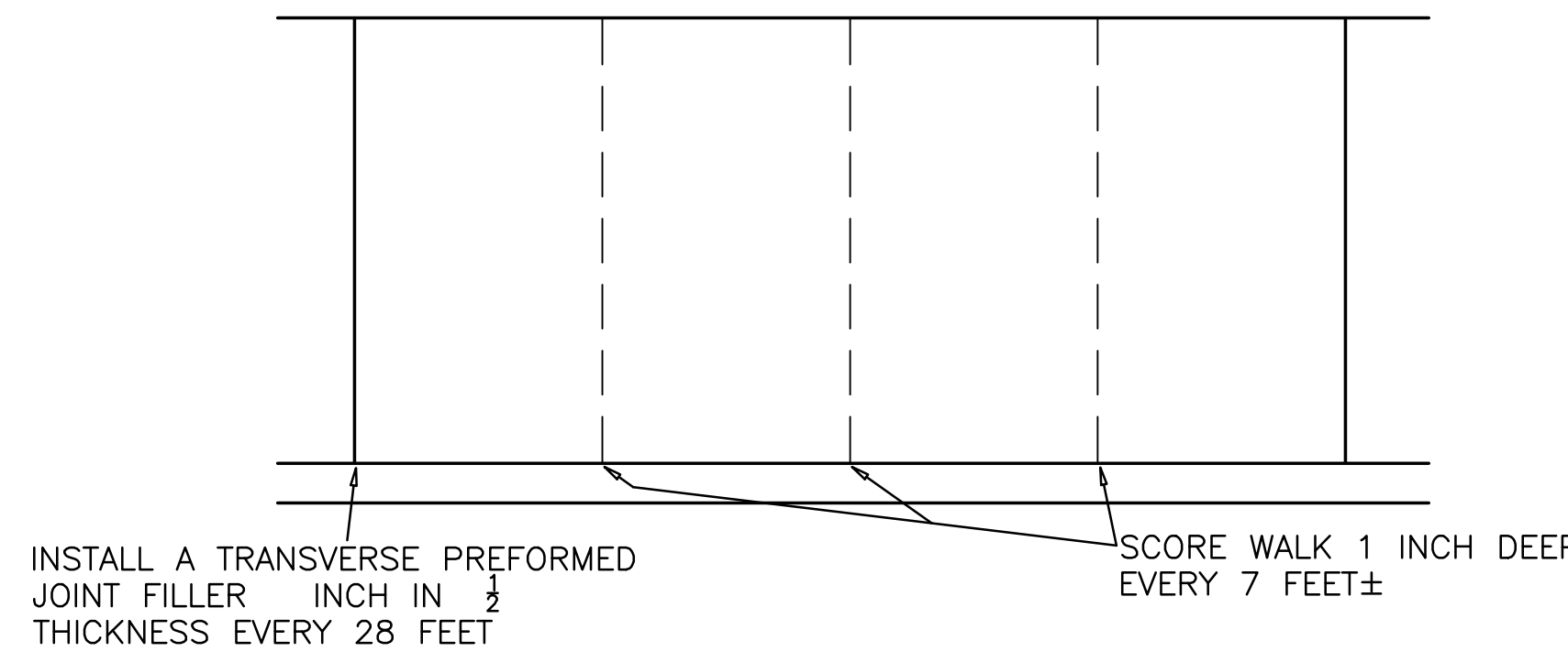
PAVEMENT DETAIL
(NOT TO SCALE)



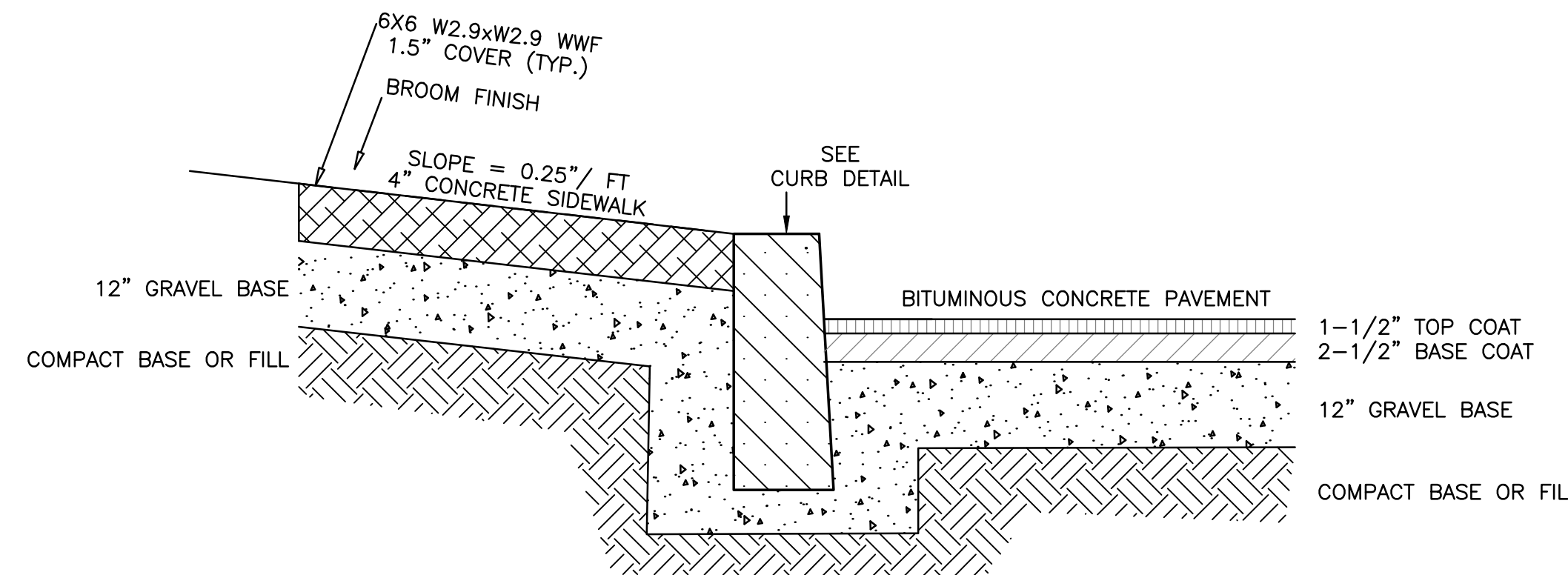
Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2



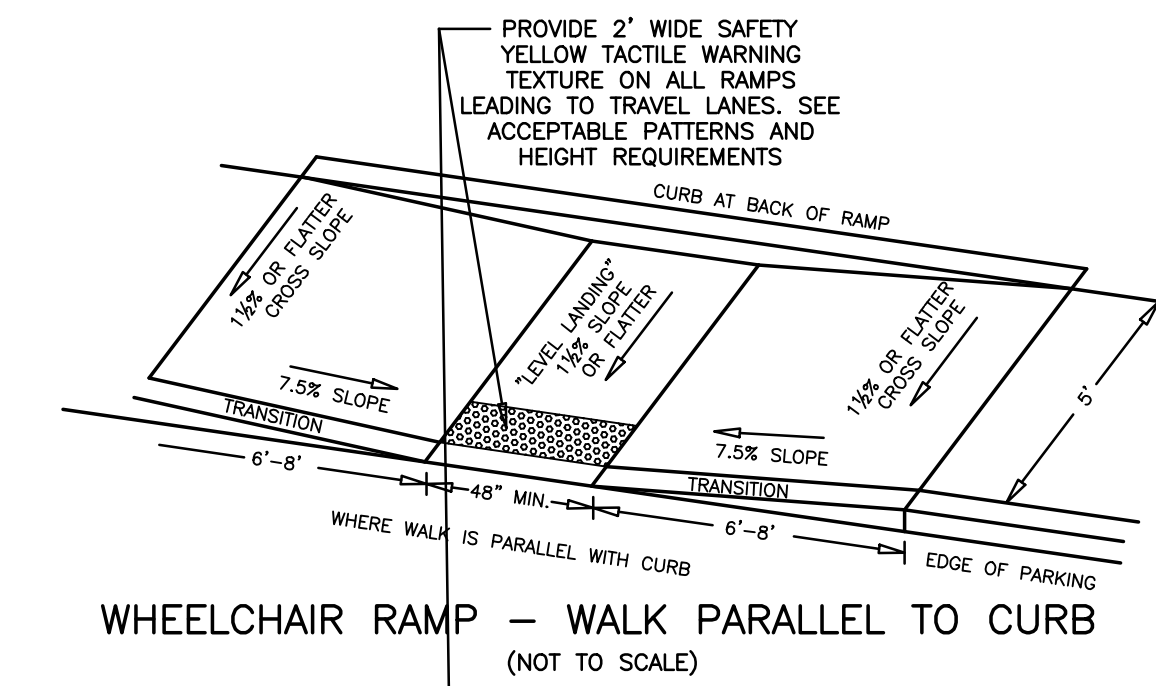
DETAIL OF CONCRETE PAD
(NOT TO SCALE)



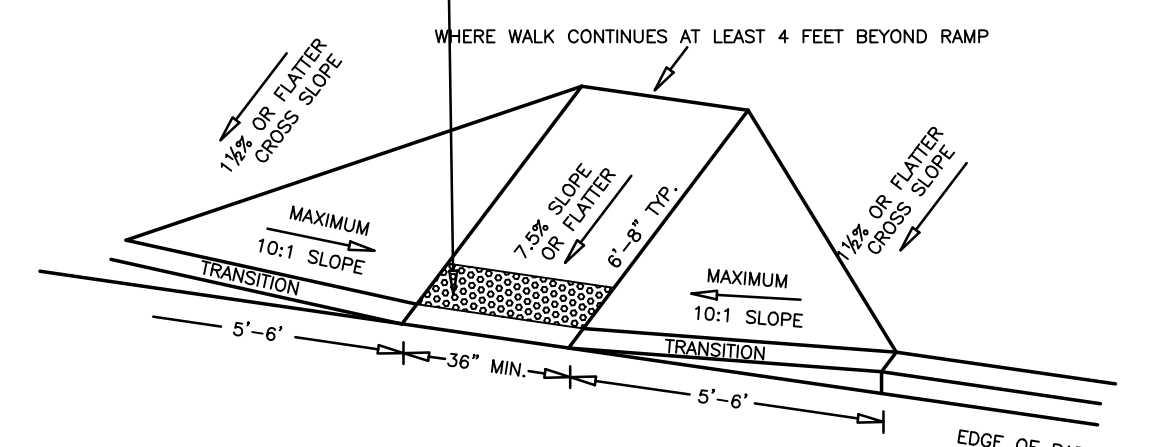
TYPICAL SIDEWALK CONTROL JOINT LOCATIONS
(NOT TO SCALE)



SIDEWALK & PAVEMENT DETAIL
(NOT TO SCALE)



WHEELCHAIR RAMP - WALK PARALLEL TO CURB
(NOT TO SCALE)



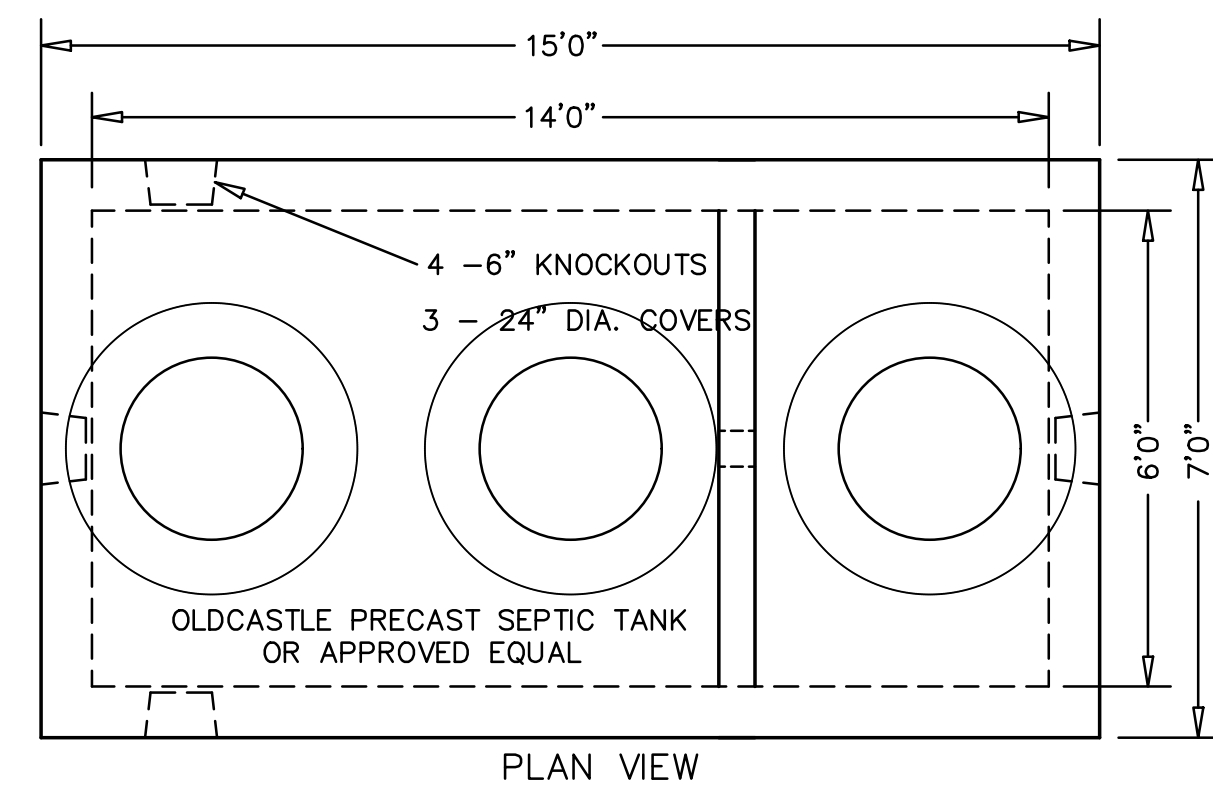
WHEELCHAIR RAMP - WALK PERPENDICULAR TO CURB
(NOT TO SCALE)

CAFETERIA GREASE TRAP

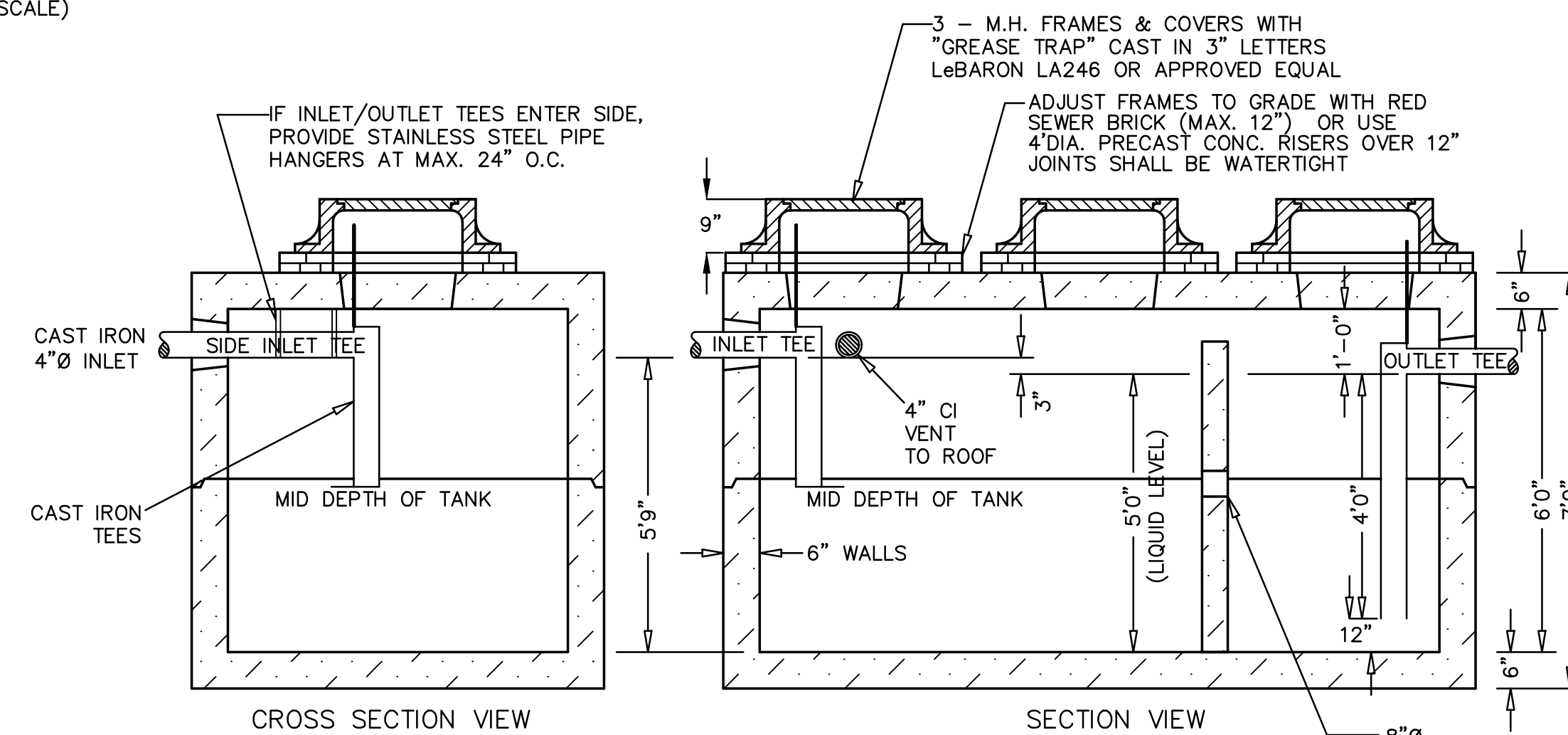
RESTAURANT KITCHEN FLOW = 15 GPD/SEAT
100 SEATS X 15 GPD/SEAT = 1,500 GPD
USE 48-HR DETENTION TIME 1,500 GPD X 2 DAYS
MIN. SIZE OF GREASE TRAP = 3,000 GALLONS
* USE 3,000 GALLON OLDCASTLE PRECAST H-20 SEPTIC TANK OR APPROVED EQUAL
APPROX. WEIGHT 38,000 LBS.

DESIGN DATA & GENERAL NOTES

1. CONCRETE STRENGTH F'C 4000-5000 PSI @ 28 DAYS. DENSITY 150 PCF.
2. CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
3. ADMIXTURES, AIR & PLASTICIZERS PER ASTM C233-82.
4. REINFORCING PER ASTM A615. GRADE 60 R'D.
5. CONSTRUCTION JOINTS SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIV.
6. DESIGN LOADING AASHTO HS20-44.
7. TEES SUPPLIED & INSTALLED BY PLUMBER.
8. MANHOLE FRAME AND COVER TO FINISHED GRADE.
9. TANK AND PIPES MUST BE WATER TIGHT
10. SEAL PENETRATIONS WITH HYDRAULIC CEMENT



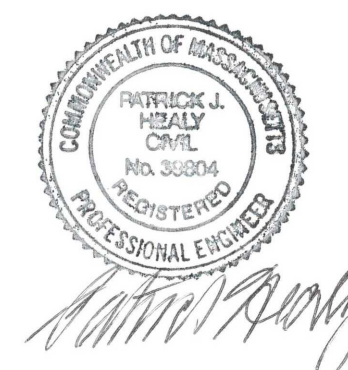
PLAN VIEW



CROSS SECTION VIEW

SECTION VIEW

TYPICAL GREASE TRAP
(NOT TO SCALE)



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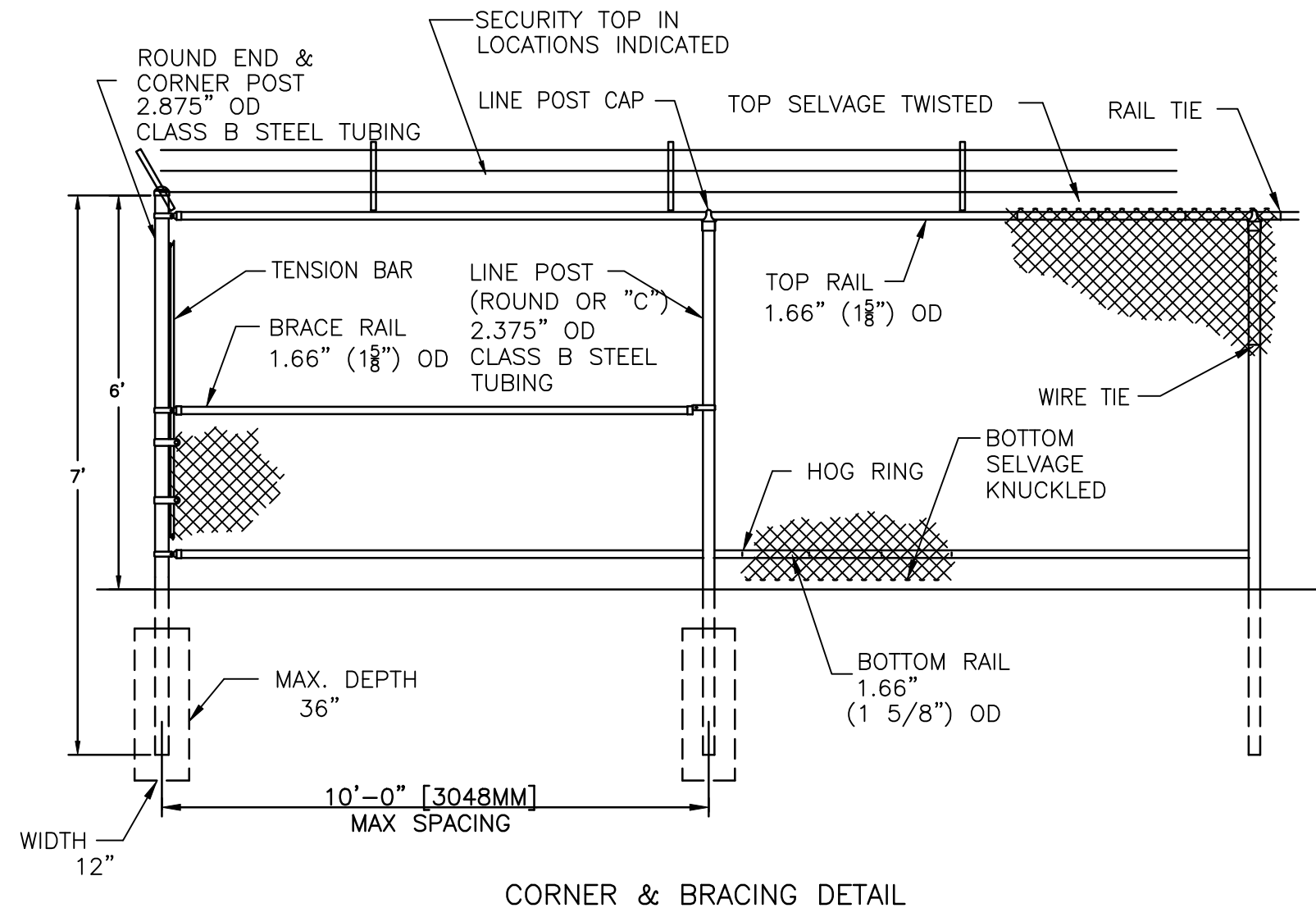
SCALE: AS NOTED

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WORCESTER, MASSACHUSETTS**

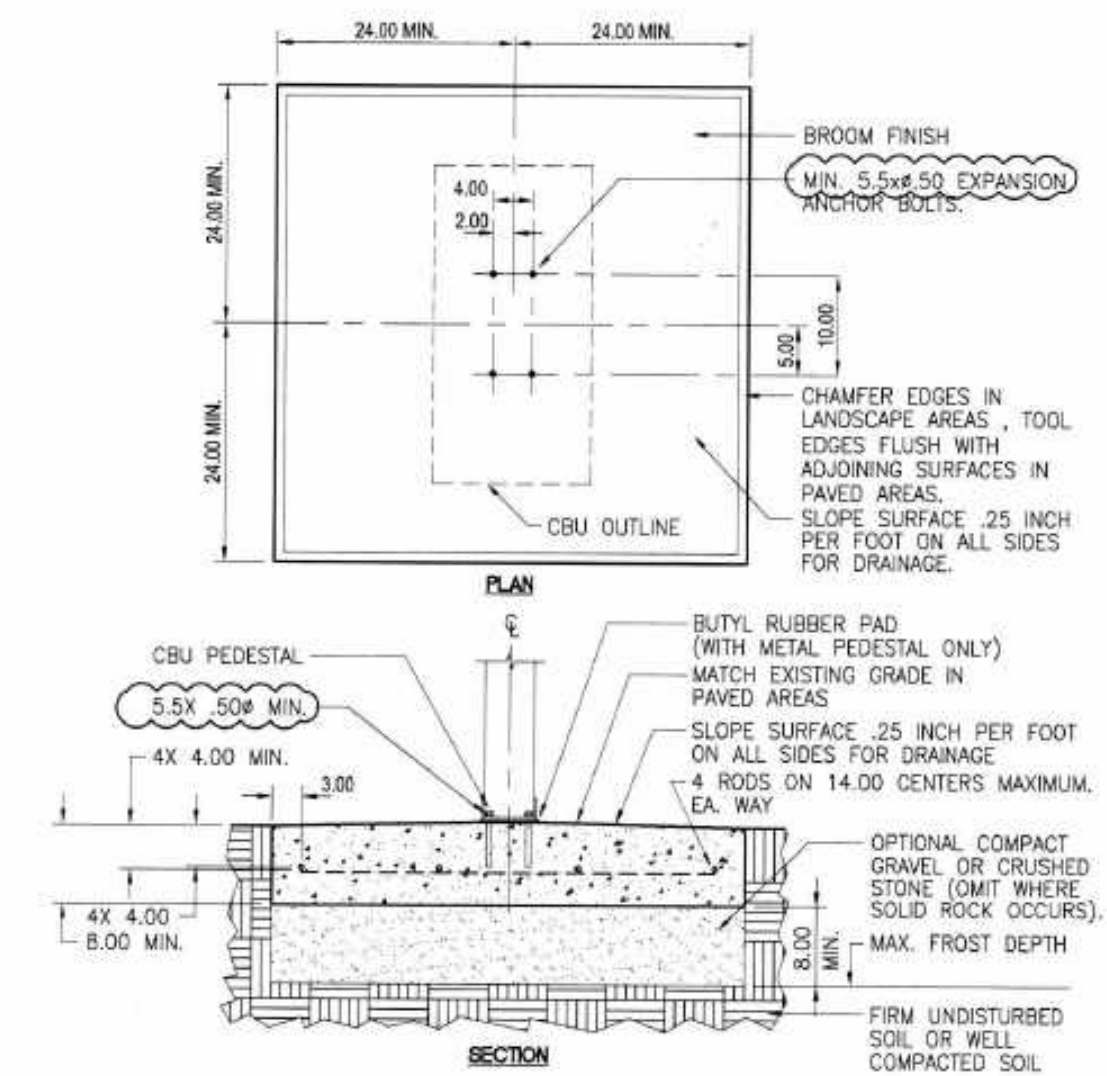
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CONSTRUCTION DETAILS

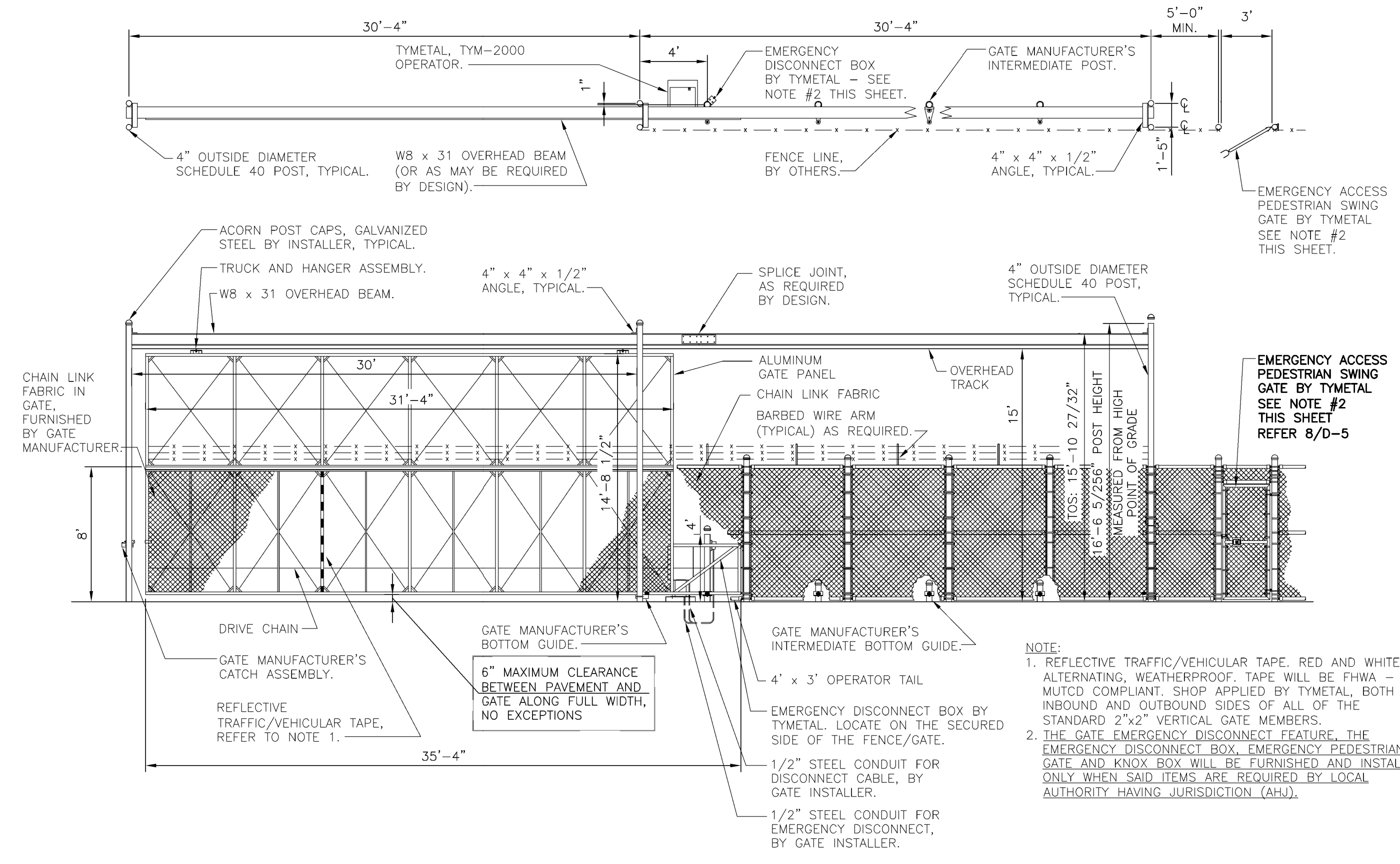
C5



VINYL-COATED CHAINLINK FENCE & GATES
(NOT TO SCALE)
ALL CHAIN LINK FABRIC SHALL BE BLACK VINYL COATED
ALL POSTS, RAIL, FITTINGS AND FIXTURES SHALL HAVE BLACK POWDER COAT FINISHES
CONTRACTOR SHALL SUBMIT DETAILS OF GATES

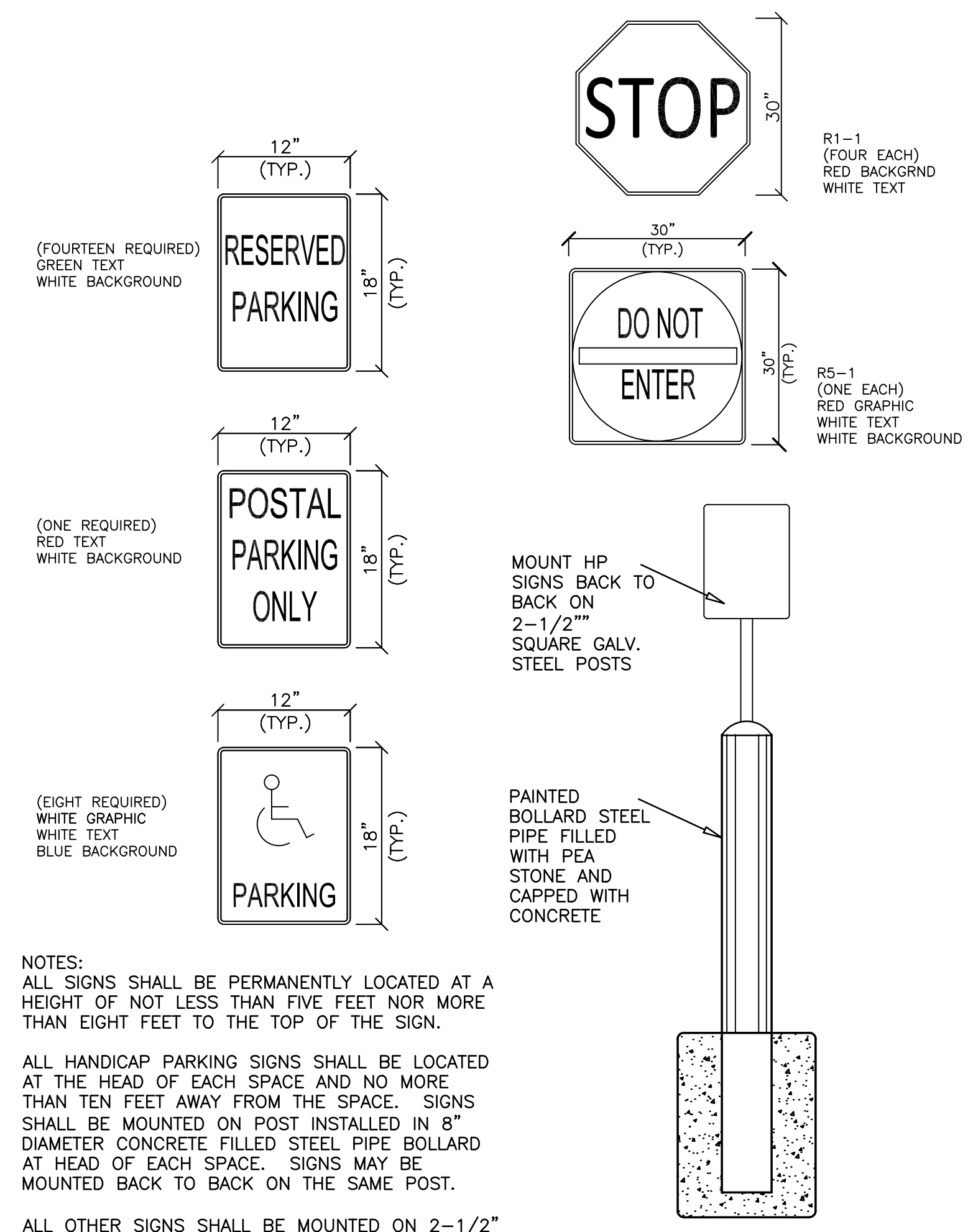


- NOTES:**
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60
 - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
a. HILTI KWIK BOLT (www.us.hilti.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-453-896
b. ITW RAMSET REDHEAD TRIBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8"
c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4"



OPERABLE SECURITY FENCE GATES
(NOT TO SCALE)
ALL CHAIN LINK FABRIC SHALL BE BLACK VINYL COATED
ALL POSTS, RAIL, FITTINGS AND FIXTURES SHALL HAVE BLACK POWDER COAT FINISHES
CONTRACTOR SHALL SUBMIT DETAILS OF GATES

BASE FOR MAILBOX
(NOT TO SCALE)



- NOTES:**
- ALL SIGNS SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN.
- ALL HANDICAP PARKING SIGNS SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN TEN FEET AWAY FROM THE SPACE. SIGNS SHALL BE MOUNTED ON POST INSTALLED IN 8\"/>

ALL OTHER SIGNS SHALL BE MOUNTED ON 2-1/2\"/>

SIGNS
(NOT TO SCALE)

FREESTANDING SIGNS WITHIN THE PARKING FIELD
(NOT TO SCALE)



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