

--- 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

EXISTING IMPERVIOUS AREA:

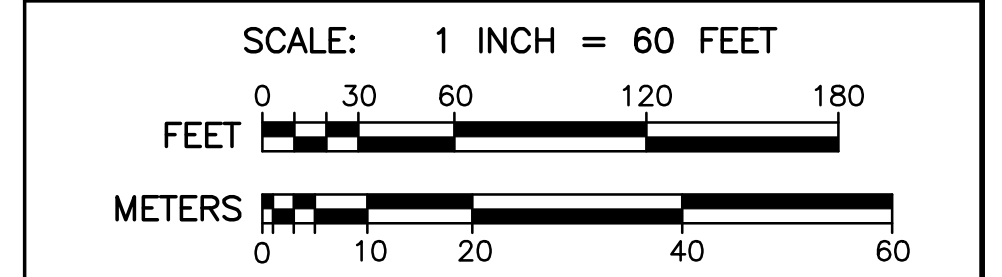
LOT 125 LOT AREA:	565,974 SQ.FT.
(12.99 ACRES)	
GROSS IMPERVIOUS AREA	304,405 SQ.FT.
GROSS IMPERVIOUS %	53.7%
NET IMPERVIOUS AREA	238,172 SQ. FT.
NET IMPERVIOUS %	42.0%

NET IMPERVIOUS REFLECTS AREAS THAT ARE DIRECTED TO INFILTRATION BMPs.



**THOMPSON-LISTON ASSOCIATES, INC.**  
 Professional Engineers Professional Land Surveyors  
 Erosion Control Specialists  
 P O Box 570, Boylston MA 01505  
 info@tlainc.net (508) 869-6151

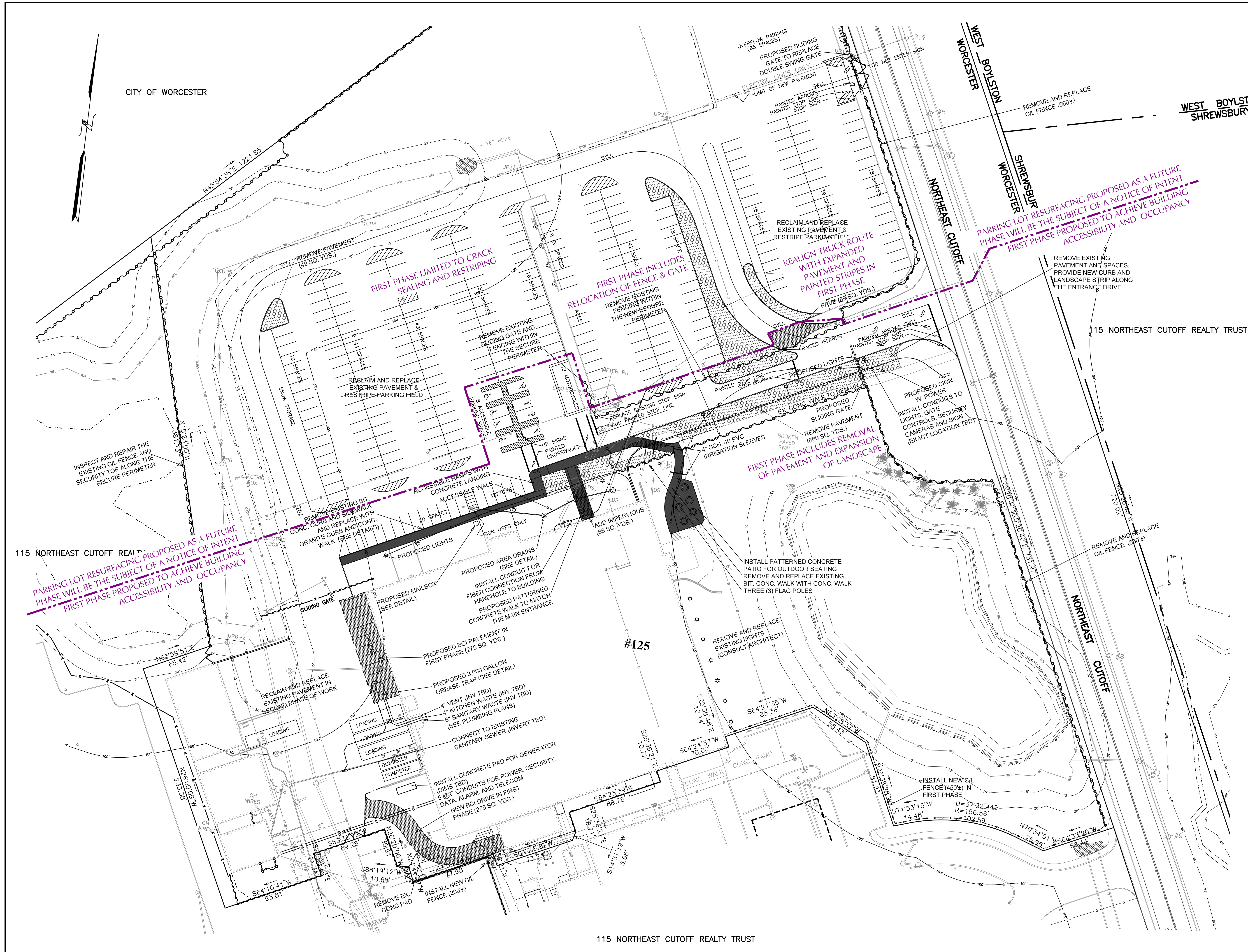
CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/24/2024		REVISED IMPERVIOUS & PHASE NOTES	



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



--- KEY ---

	BROOK OR POND HIGH WATER LINE
	RIVERFRONT AREA IF PRESENT
	MEAN ANNUAL HIGH WATER LINE
	BORDERING VEGETATED WETLAND
	15' WORC 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

- NOTES:
- REQUIRED PARKING SPACES: 277  
EXISTING PARKING SPACES: 528  
PROPOSED PARKING SPACES: 329  
REGULAR SPACES 329  
ACCESSIBLE SPACES 8  
EV SPACES 8  
MOTORCYCLES 12  
OVERFLOW LOT 65  
PROPOSED TOTAL: 422
  - 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.

PROPOSED IMPERVIOUS AREA:

LOT 125 LOT AREA:	565,974 SQ.FT. (12.99 ACRES)
GROSS IMPERVIOUS AREA	296,505 SQ.FT.
GROSS IMPERVIOUS %	52.3%
NET IMPERVIOUS AREA	230,272 SQ. FT.
NET IMPERVIOUS %	40.6%

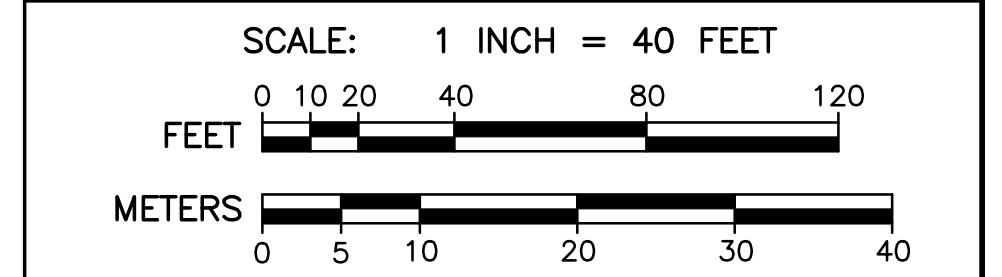
NET IMPERVIOUS REFLECTS AREAS THAT ARE DIRECTED TO INFILTRATION BMPs.



**THOMPSON-LISTON ASSOCIATES, INC.**  
Professional Engineers Professional Land Surveyors  
Erosion Control Specialists  
P O Box 570, Boylston MA 01505  
info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT

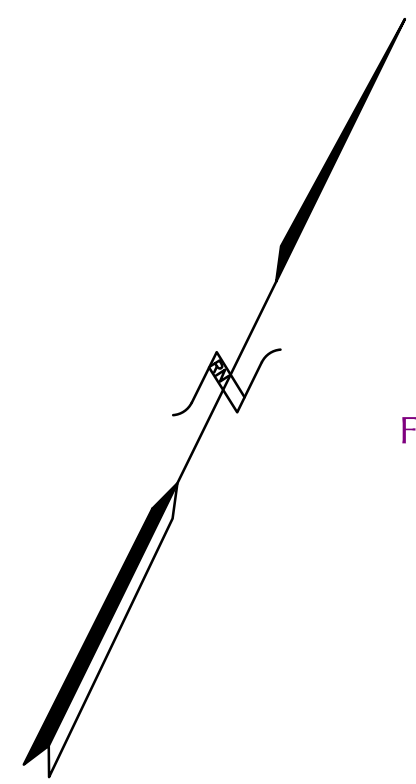
REVISIONS	
DATE:	DESCRIPTION
8/30/2024	ISSUED FOR PRICING
10/1/2024	ISSUED FOR PERMITTING
10/18/2024	REVISED TO SHOW TWO PHASES OF WORK
10/24/2024	REVISED IMPERVIOUS & PHASE NOTES



PLAN OF SITE IMPROVEMENTS  
**125 NORTHEAST CUTOFF  
WORCESTER, MASSACHUSETTS**

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

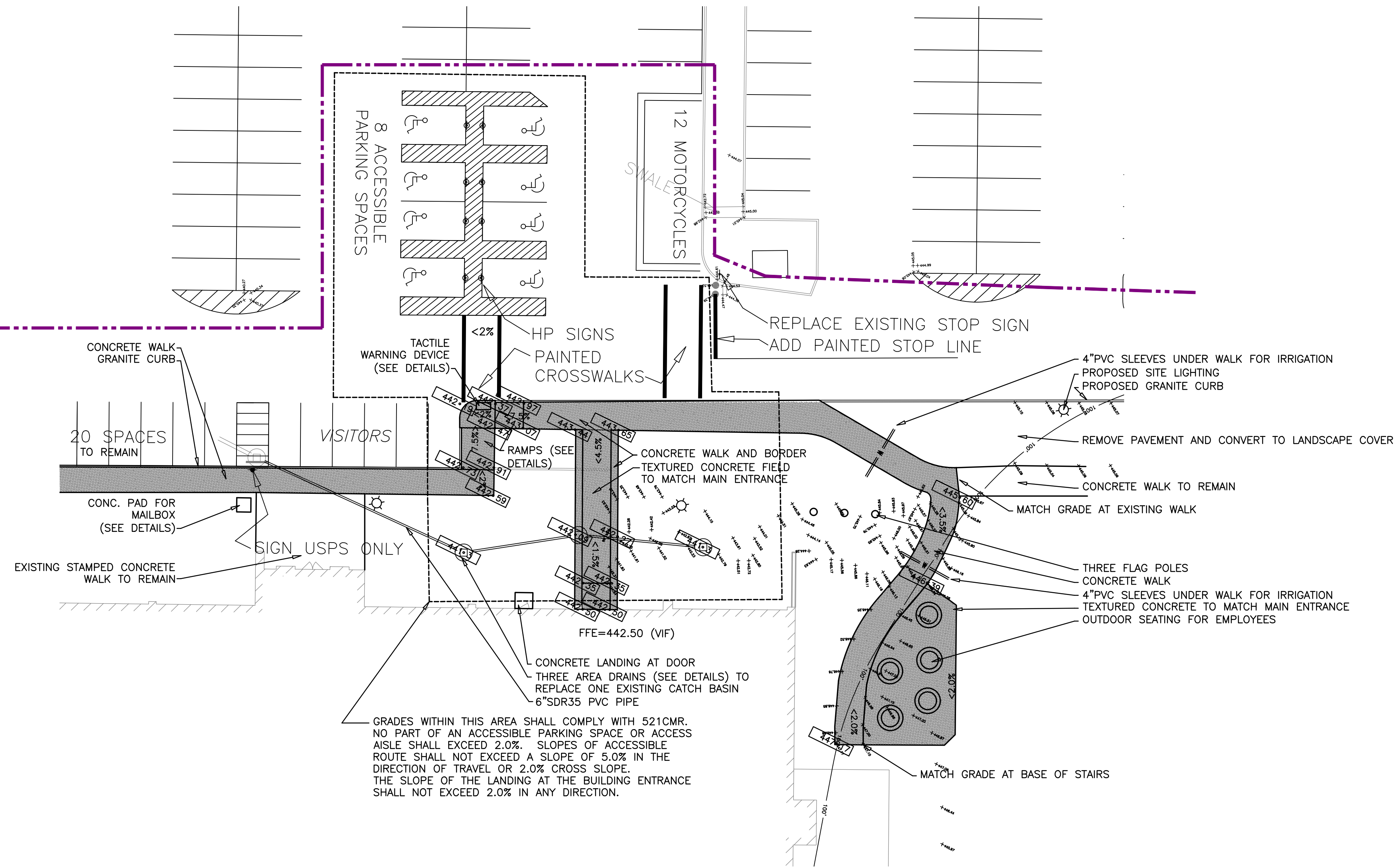
PROPOSED PHASE 1 IMPROVEMENTS **C2.1**



FIRST PHASE LIMITED TO CRACK SEALING AND RESTRIPING IN THIS AREA

PARKING LOT RESURFACING PROPOSED AS A FUTURE PHASE WILL BE THE SUBJECT OF A NOTICE OF INTENT

FIRST PHASE PROPOSED TO ACHIEVE BUILDING ACCESSIBILITY AND OCCUPANCY



PLAN SHOWING ACCESSIBLE PARKING AND ACCESSIBLE ROUTE TO BUILDING ENTRANCES

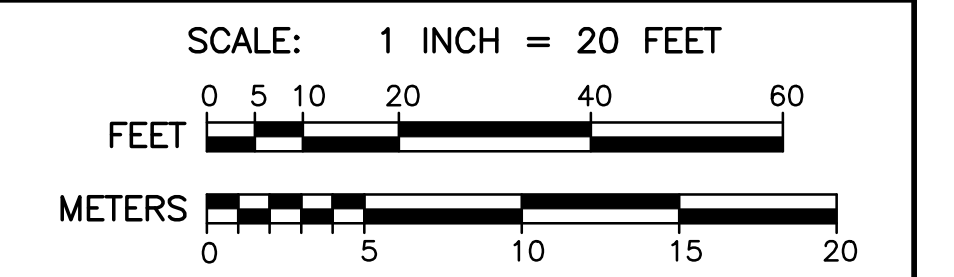
-- KEY --

	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



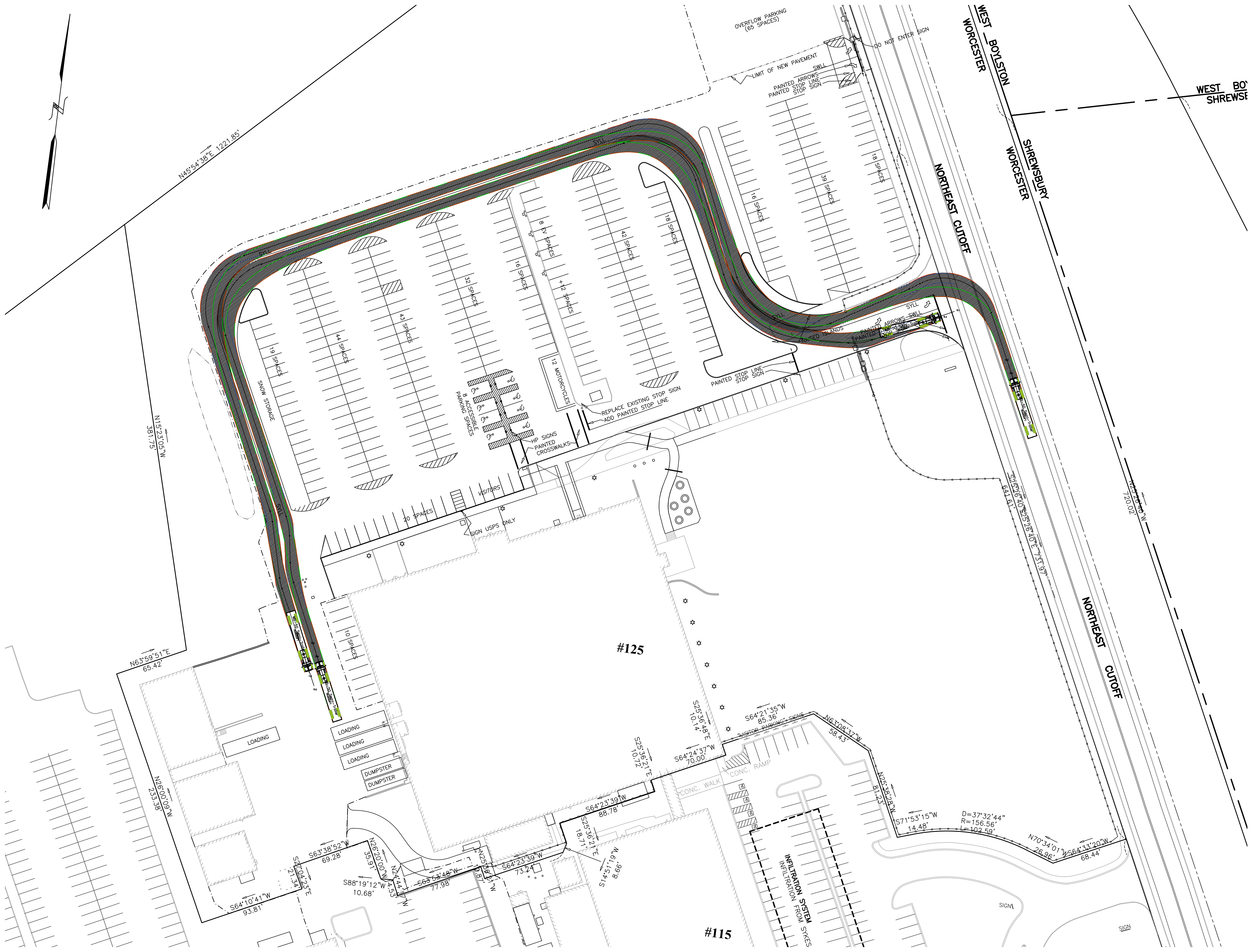
**THOMPSON-LISTON ASSOCIATES, INC.**  
 Professional Engineers Professional Land Surveyors  
 Erosion Control Specialists  
 P O Box 570, Boylston MA 01505  
 info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/24/2024		REVISED IMPERVIOUS & PHASE NOTES	



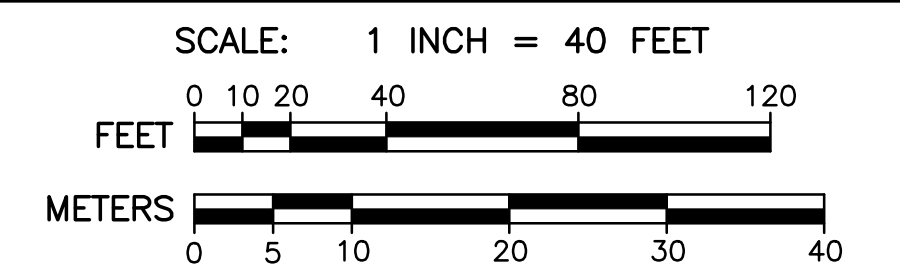
PLAN OF SITE IMPROVEMENTS  
**125 NORTHEAST CUTOFF  
 WORCESTER, MASSACHUSETTS**

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



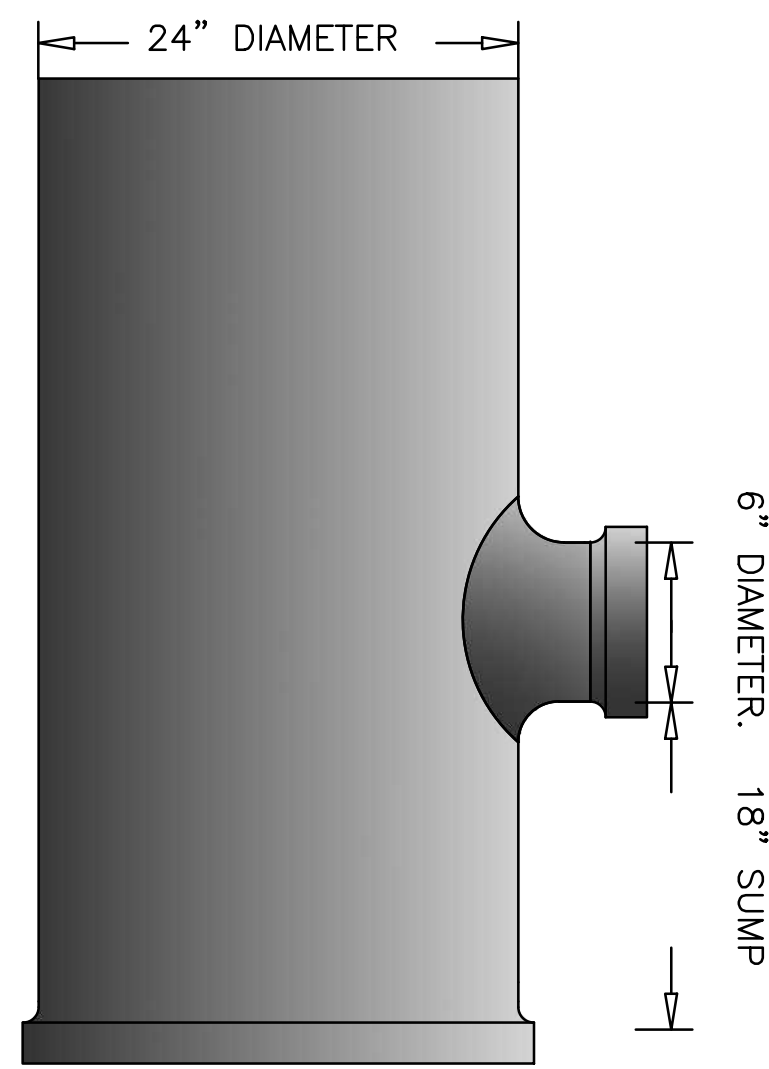
**THOMPSON-LISTON ASSOCIATES, INC.**  
Professional Engineers Professional Land Surveyors  
Erosion Control Specialists  
P O Box 570, Boylston MA 01505  
info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	125 CLARK CURRENT
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:	DESCRIPTION		
8/30/2024	ISSUED FOR PRICING		
10/1/2024	ISSUED FOR PERMITTING		
10/18/2024	REVISED TO SHOW TWO PHASES OF WORK		
10/24/2024	REVISED IMPERVIOUS & PHASE NOTES		

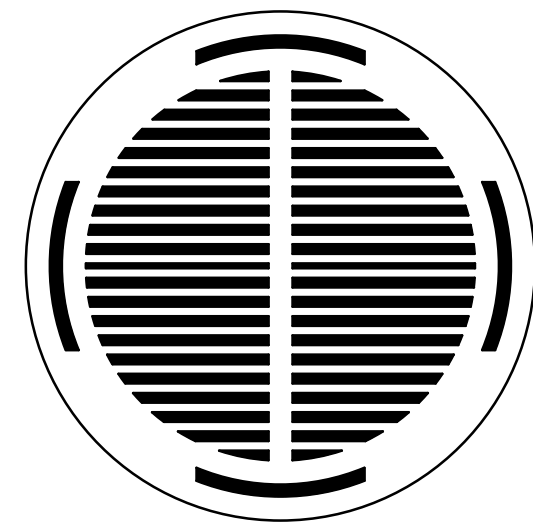


**PLAN OF SITE IMPROVEMENTS**  
**125 NORTHEAST CUTOFF**  
**WORCESTER, MASSACHUSETTS**

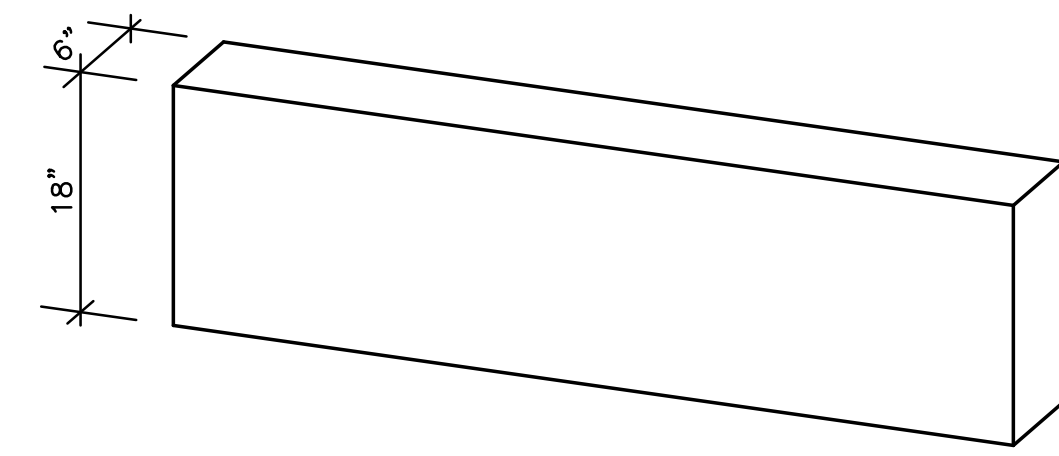
OWNED BY:  
**DCH PROPERTIES LLC**  
ASSESSORS MBL 52-006-0102A  
125 NORTHEAST CUTOFF  
WORCESTER, MASSACHUSETTS  
TRUCK TURNING EXHIBIT



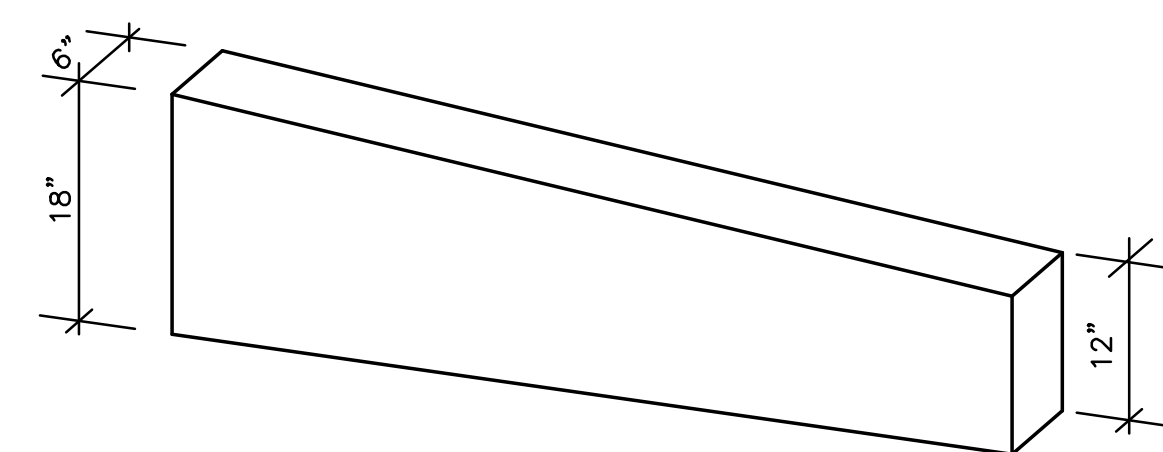
24" "NYOPLAST" AREA DRAIN  
(NOT TO SCALE)



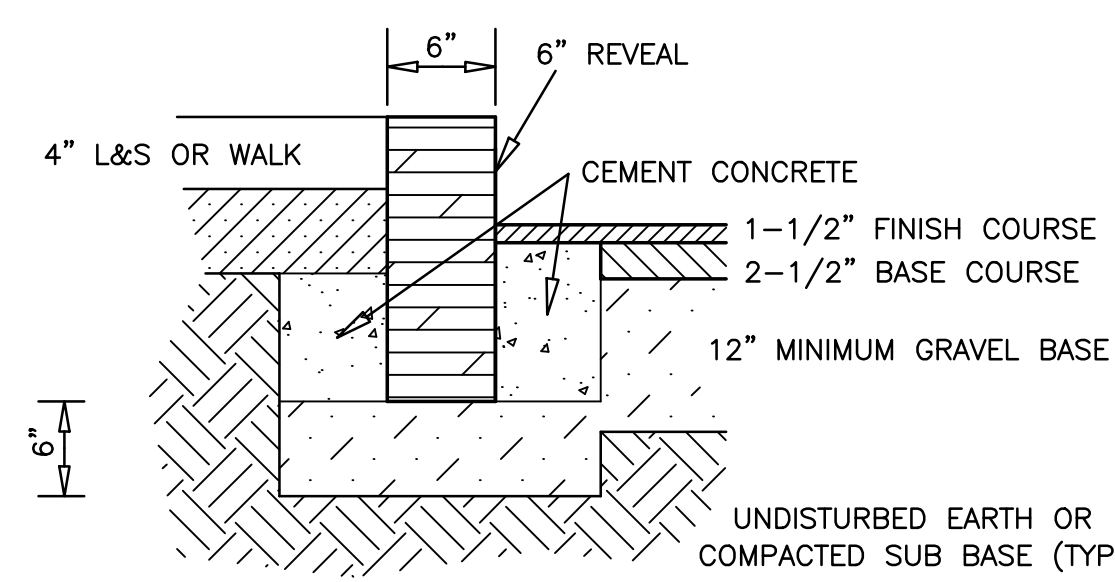
24" "NYOPLAST" DROP-IN GRATE



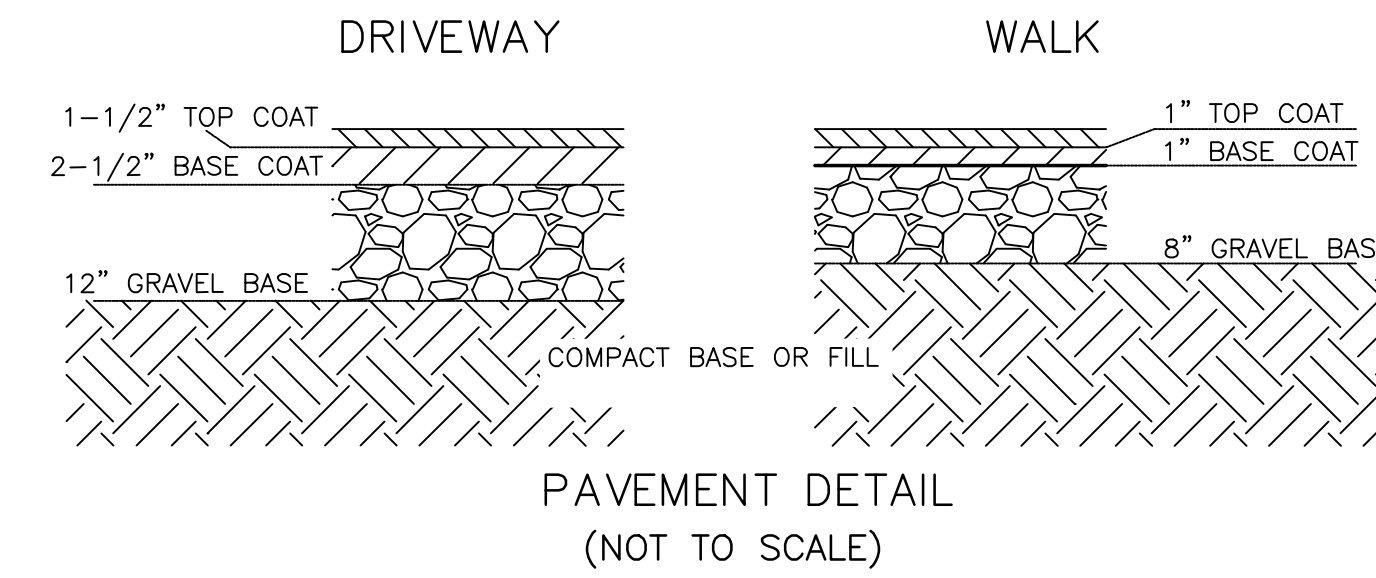
TYPICAL GRANITE CURB SECTION  
(NOT TO SCALE)



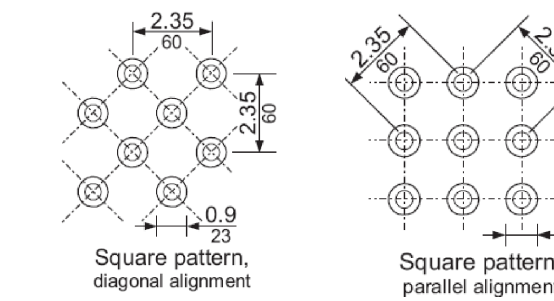
TYPICAL GRANITE CURB TRANSITION SECTION  
(NOT TO SCALE)



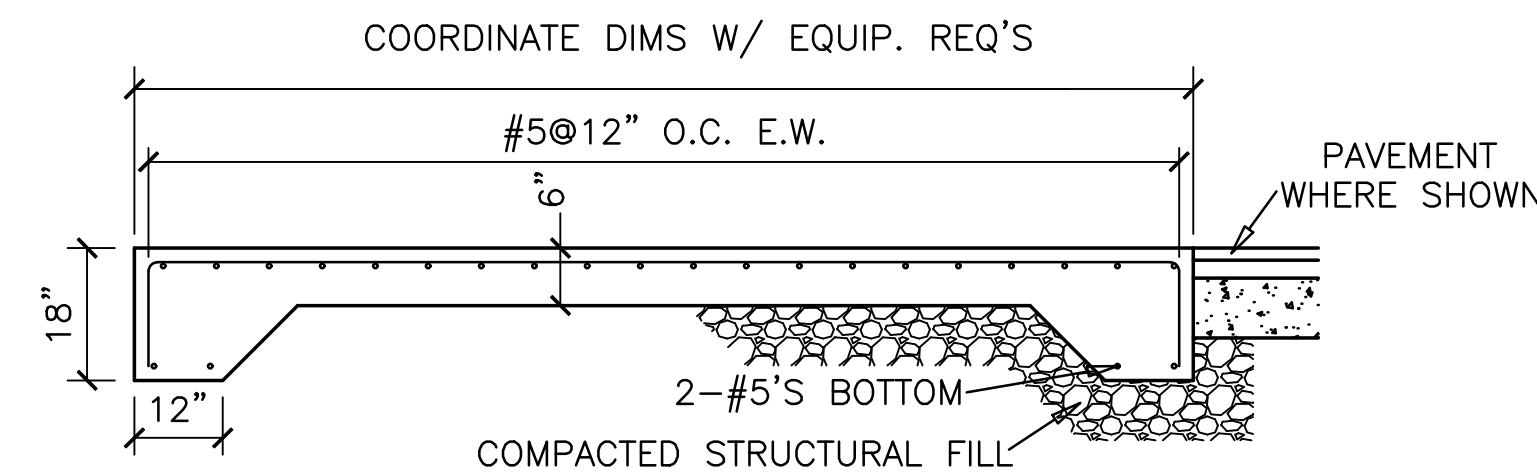
GRANITE CURB  
(NOT TO SCALE)



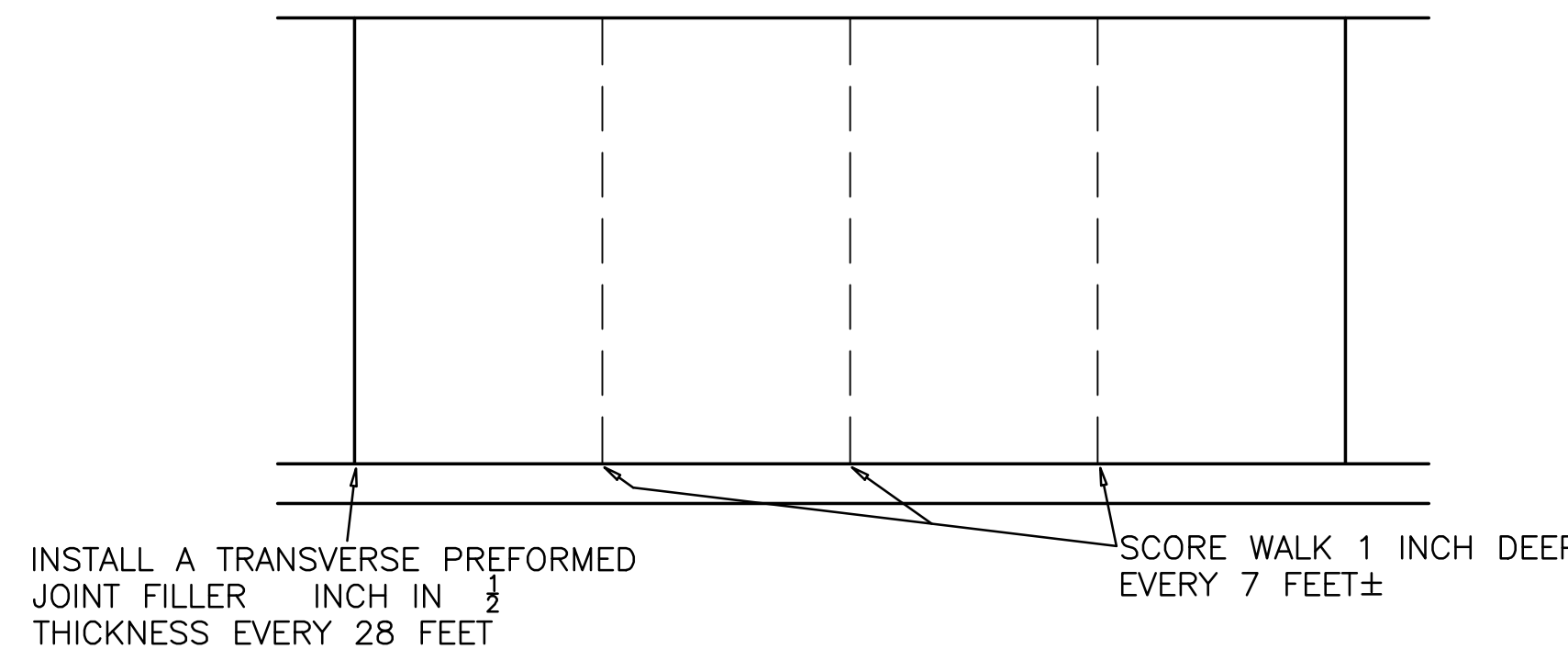
PAVEMENT DETAIL  
(NOT TO SCALE)



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



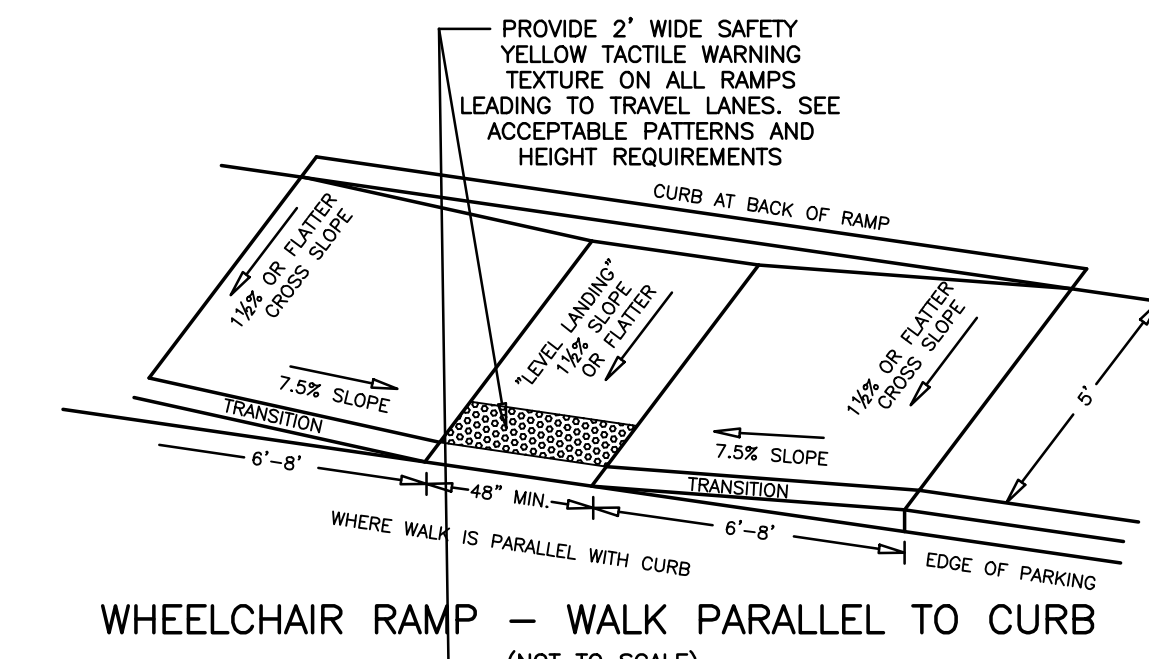
DETAIL OF CONCRETE PAD  
(NOT TO SCALE)



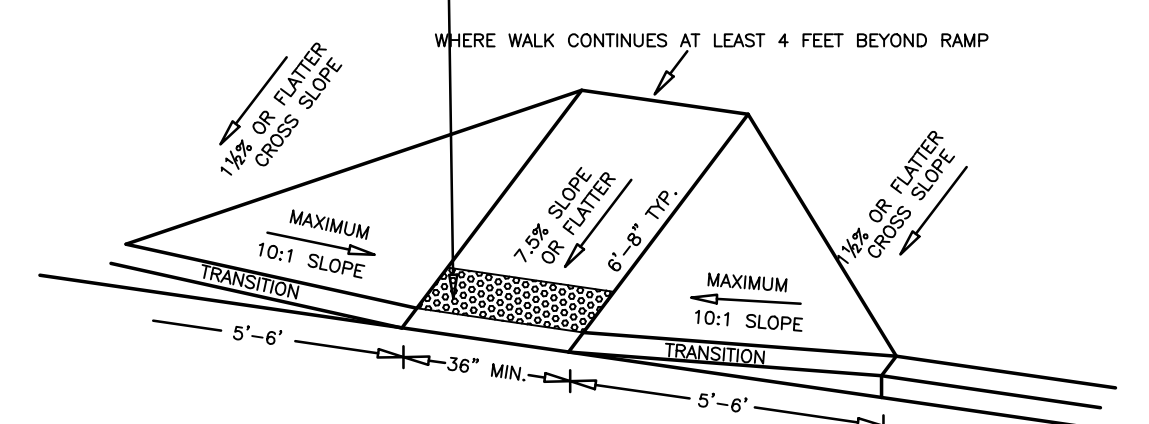
INSTALL A TRANSVERSE PREFORMED JOINT FILLER INCH IN THICKNESS EVERY 28 FEET

SCORE WALK 1 INCH DEEP EVERY 7 FEET±

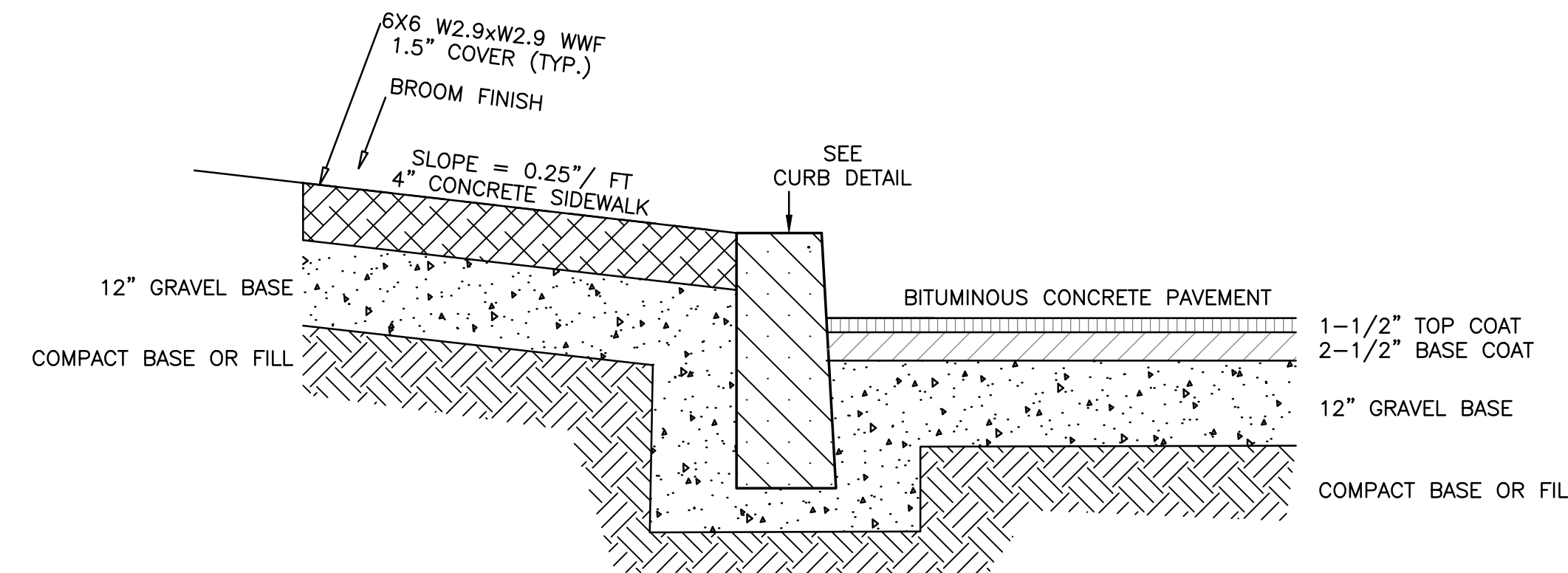
TYPICAL SIDEWALK CONTROL JOINT LOCATIONS  
(NOT TO SCALE)



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



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



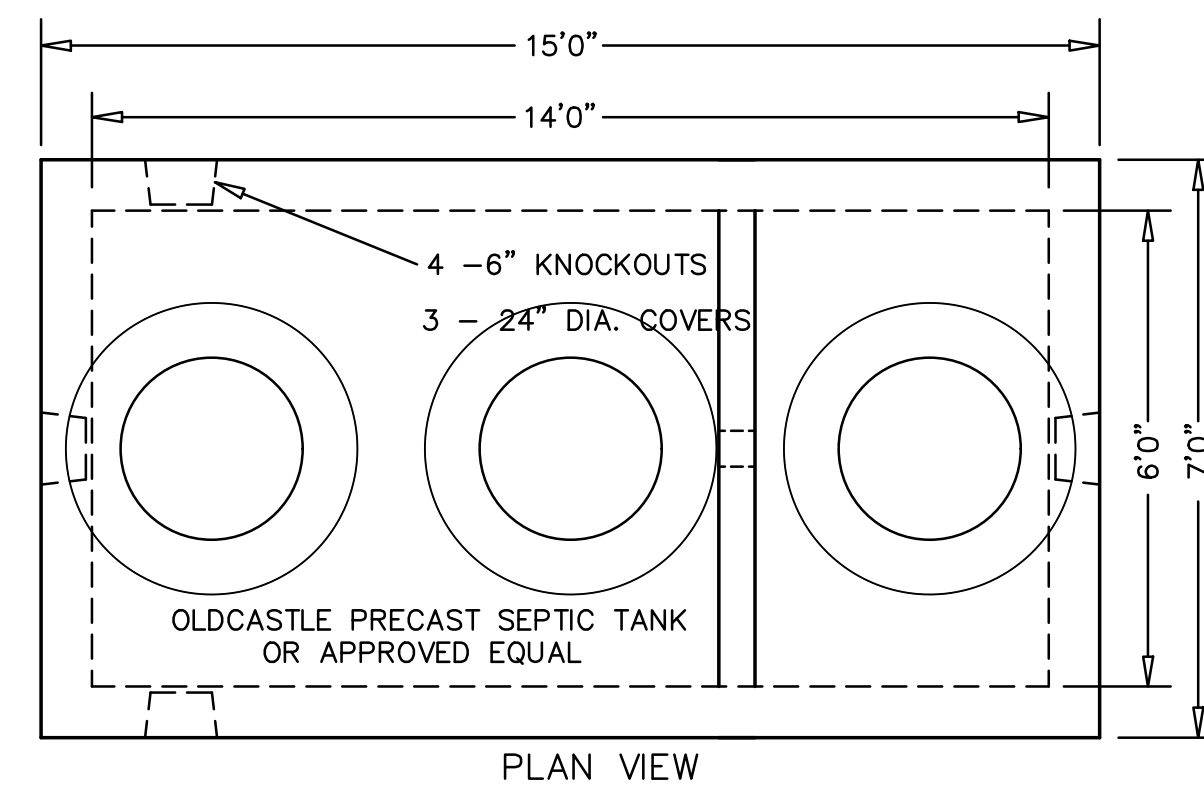
SIDEWALK & PAVEMENT DETAIL  
(NOT TO SCALE)

**CAFETERIA GREASE TRAP**

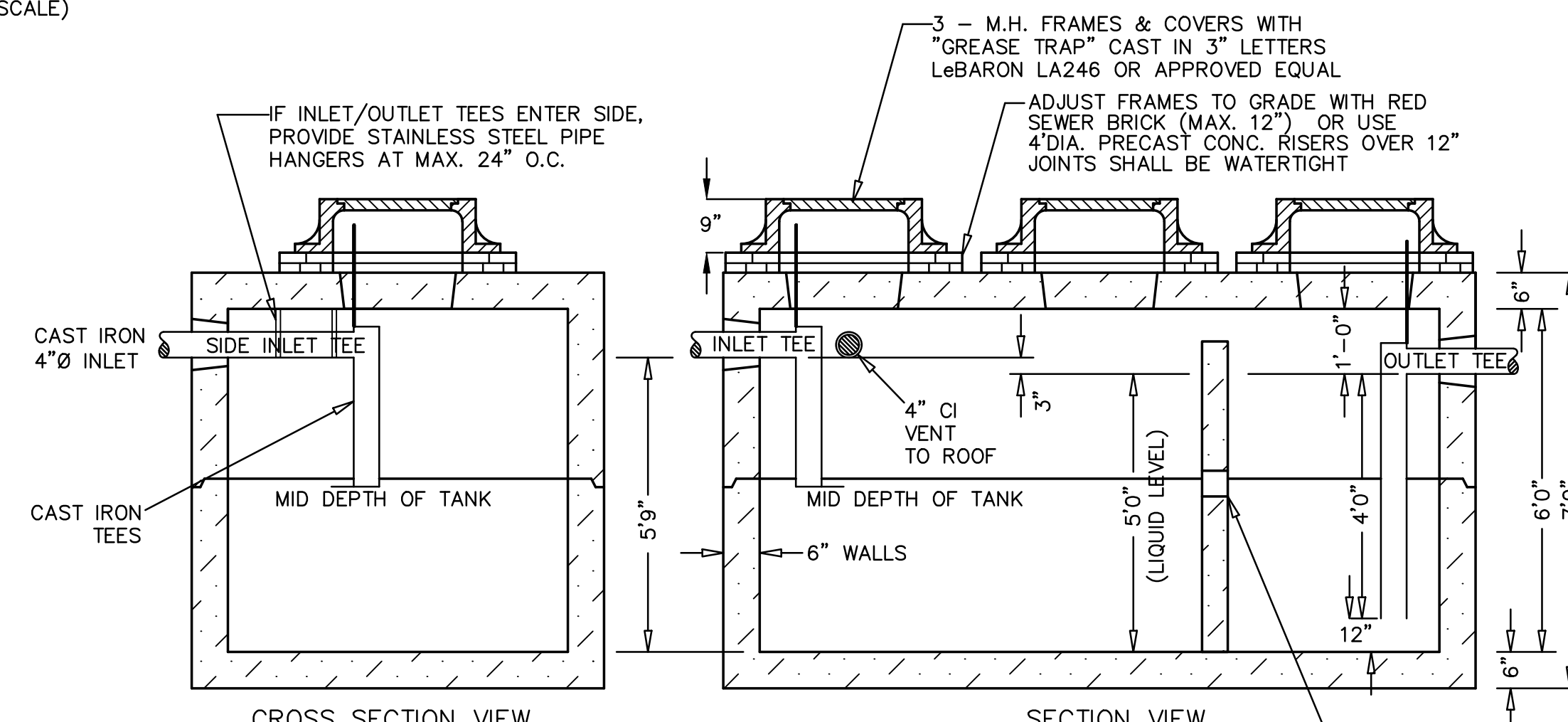
RESTAURANT KITCHEN FLOW = 15 GPD/SEAT  
100 SEATS X 15 GPD/SEAT = 1,500 GPD  
USE 48-HR DETENTION TIME 1,500 GPD X 2 DAYS  
MIN. SIZE OF GREASE TRAP = 3,000 GALLONS  
\* USE 3,000 GALLON OLDCASTLE PRECAST H-20 SEPTIC TANK OR APPROVED EQUAL  
APPROX. WEIGHT 38,000 LBS.

**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)



**THOMPSON-LISTON ASSOCIATES, INC.**  
Professional Engineers Professional Land Surveyors  
Erosion Control Specialists  
P O Box 570, Boylston MA 01505  
info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/24/2024		REVISED IMPERVIOUS & PHASE NOTES	

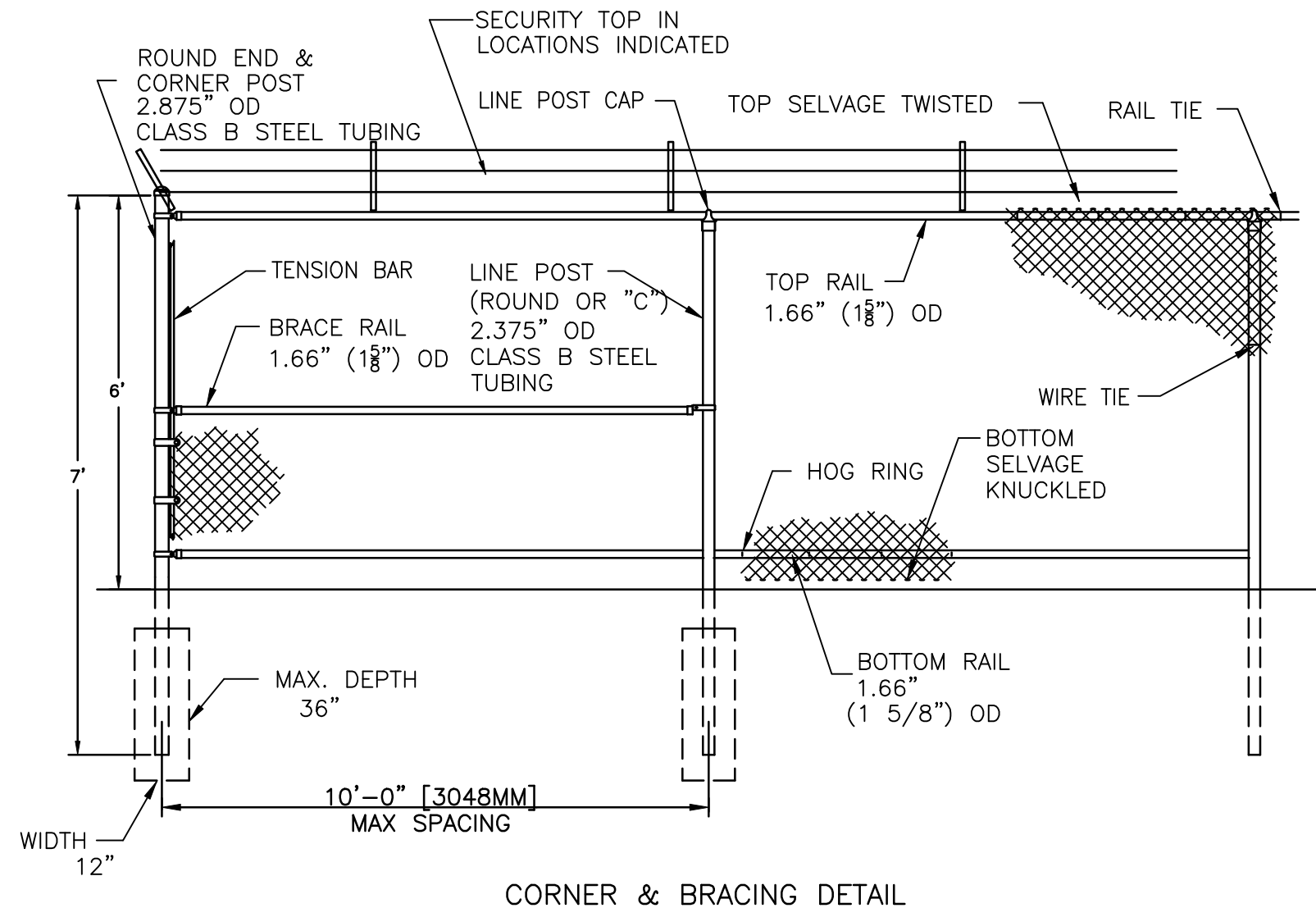
SCALE: AS NOTED

PLAN OF SITE IMPROVEMENTS  
**125 NORTHEAST CUTOFF  
WORCESTER, MASSACHUSETTS**

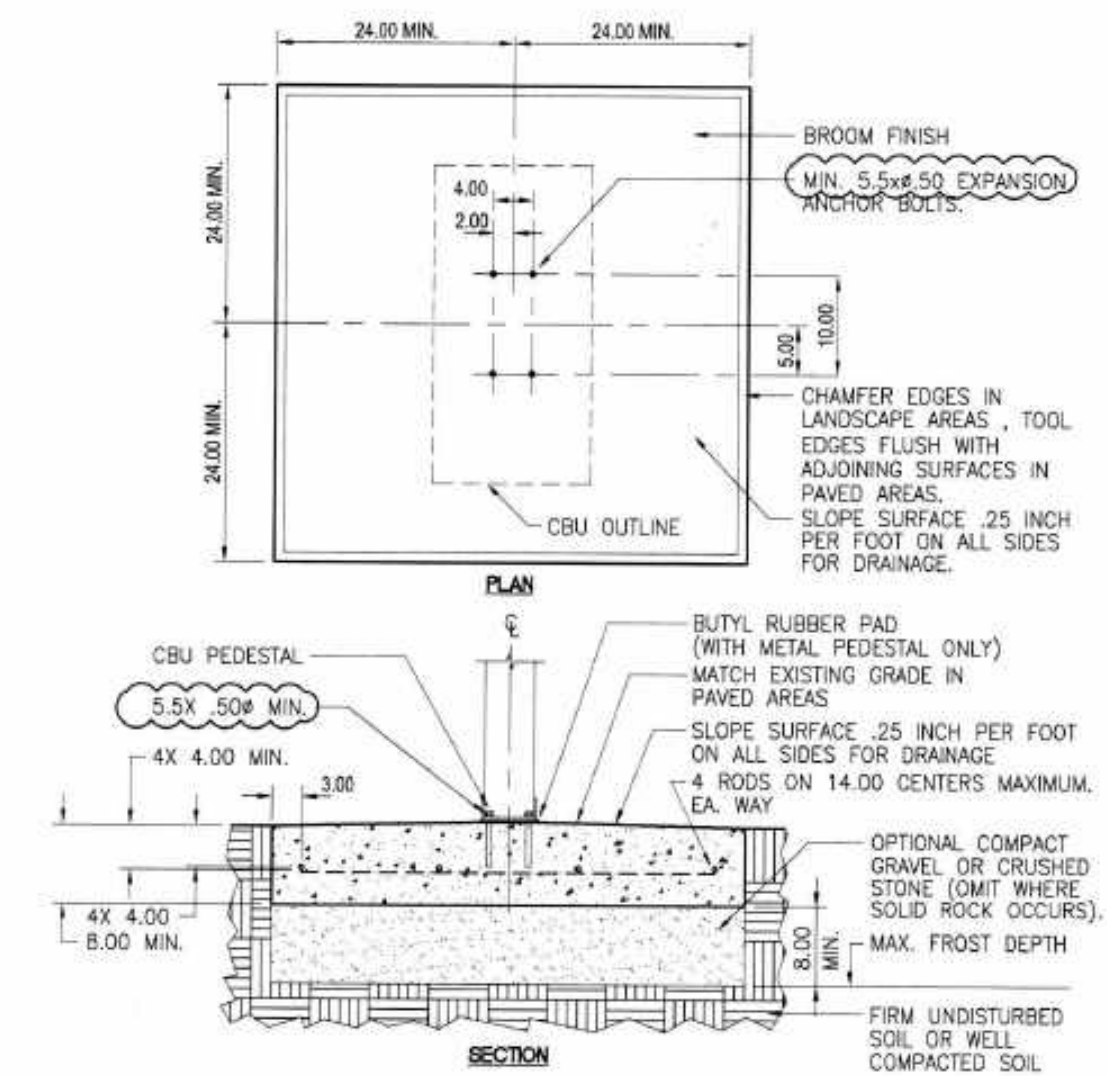
OWNED BY:  
**DCH PROPERTIES LLC**  
ASSESSORS MBL 52-006-0102A  
125 NORTHEAST CUTOFF  
WORCESTER, MASSACHUSETTS

CONSTRUCTION DETAILS

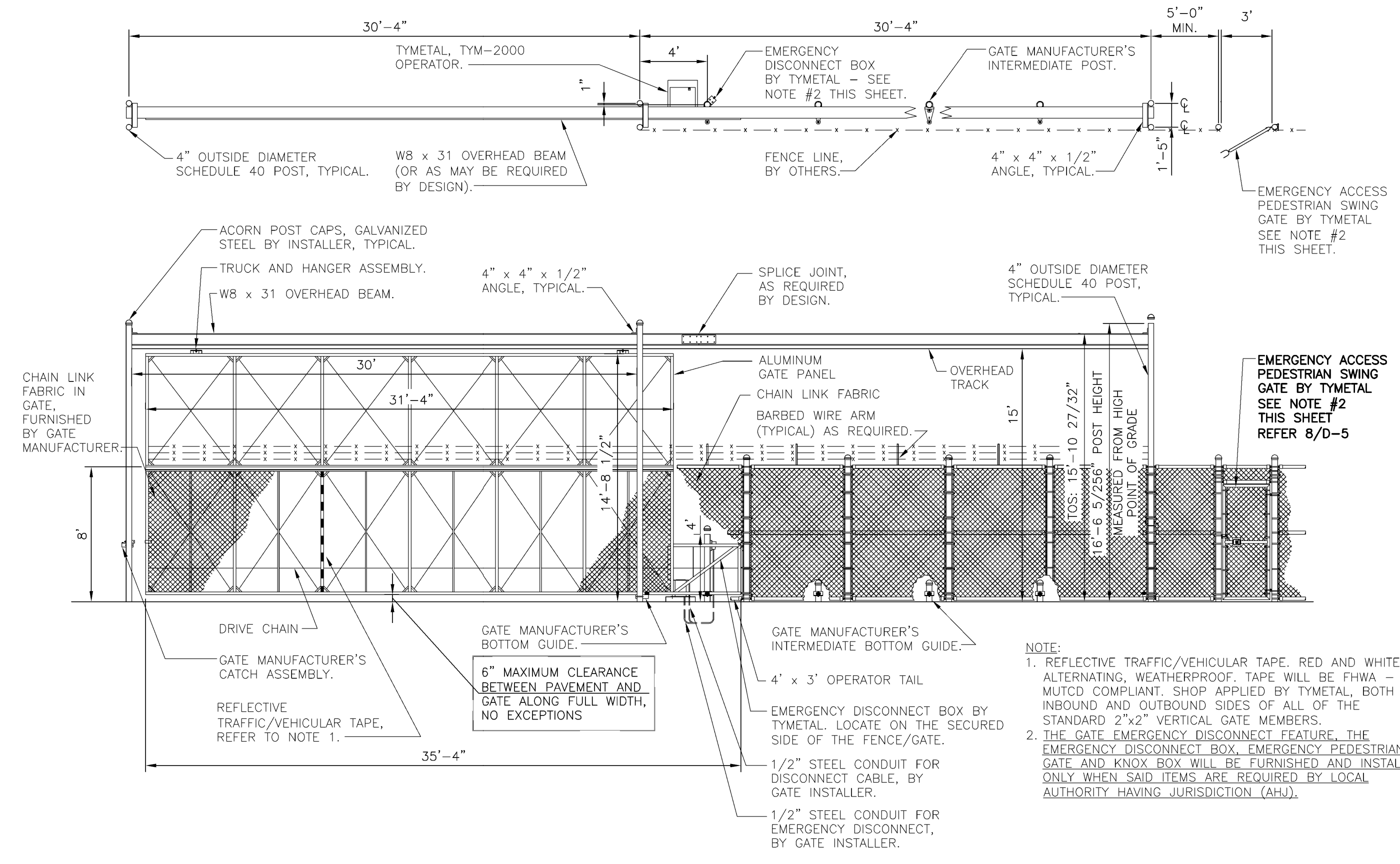
C5



**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

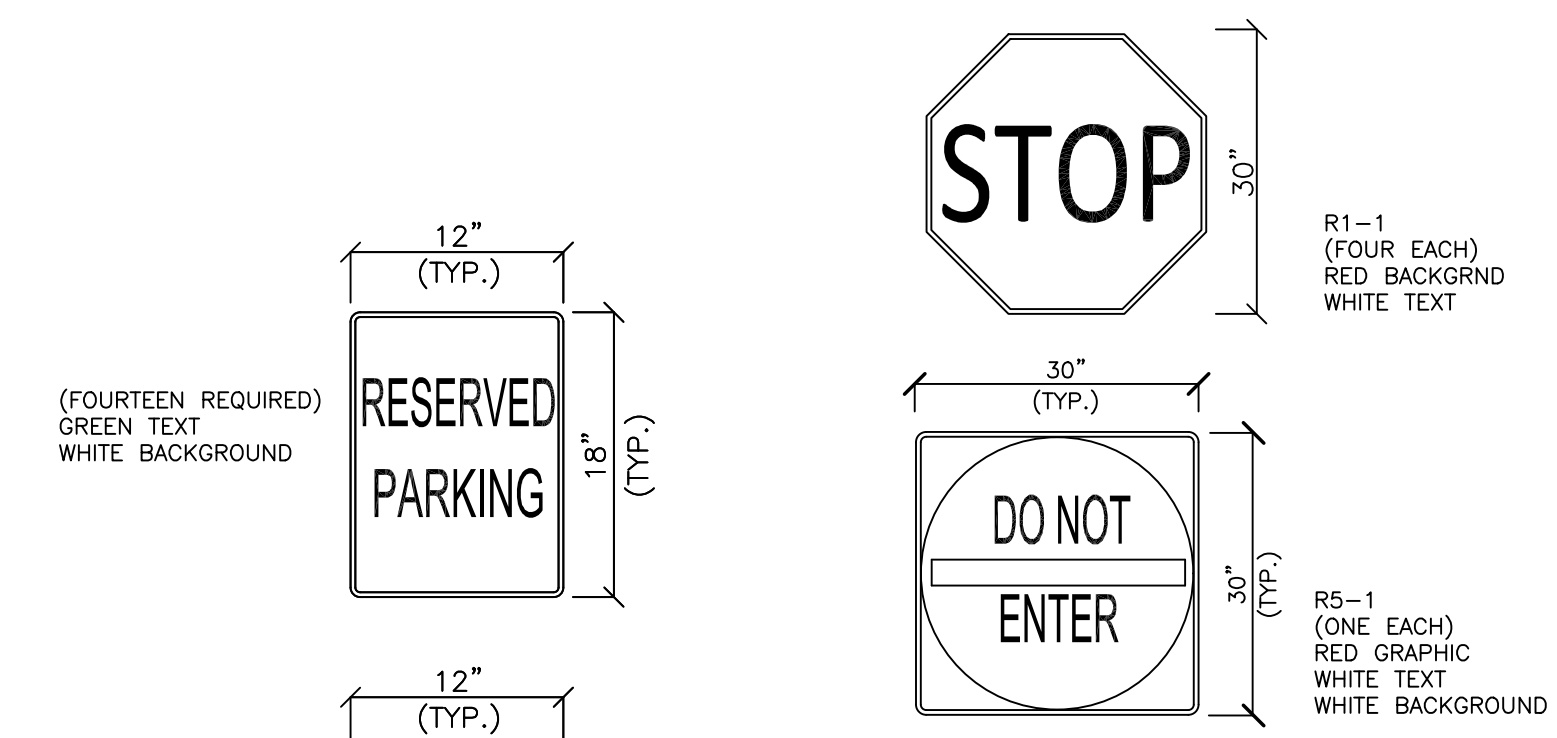


- NOTES:**
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301
  - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60
  - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING 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" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD AT HEAD OF EACH SPACE. SIGNS MAY BE MOUNTED BACK TO BACK ON THE SAME POST.  
ALL OTHER SIGNS SHALL BE MOUNTED ON 2-1/2" SQUARE GALVANIZED STEEL POSTS.

**SIGNS**  
(NOT TO SCALE)

**FREESTANDING SIGNS WITHIN THE PARKING FIELD**  
(NOT TO SCALE)



**THOMPSON-LISTON ASSOCIATES, INC.**  
Professional Engineers Professional Land Surveyors  
Erosion Control Specialists  
P O Box 570, Boylston MA 01505  
info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/24/2024		REVISED IMPERVIOUS & PHASE NOTES	

SCALE: AS NOTED

PLAN OF SITE IMPROVEMENTS  
**125 NORTHEAST CUTOFF  
WORCESTER, MASSACHUSETTS**

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

CONSTRUCTION DETAILS