

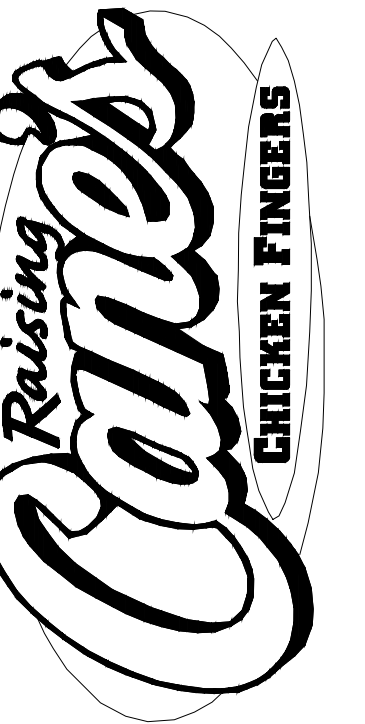
PROPOSED SITE DEVELOPMENT PLANS

FOR



PROPOSED RESTAURANT W/ DRIVE-THRU

LOCATION OF SITE
 494 LINCOLN STREET, CITY OF WORCESTER
 WORCESTER COUNTY, MASSACHUSETTS
 MAP 39, BLOCK 29, LOT 1C



Restaurant Support Office
 6800 Bishop Road, Plano, TX 75024
 Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/22/2024	REVISED PER CITY COMMENTS	CJP MMA
2	11/04/2024	REVISED PER CITY COMMENTS	CSE MMA
3	12/23/2024	REVISED PER CITY COMMENTS	CJP MMA



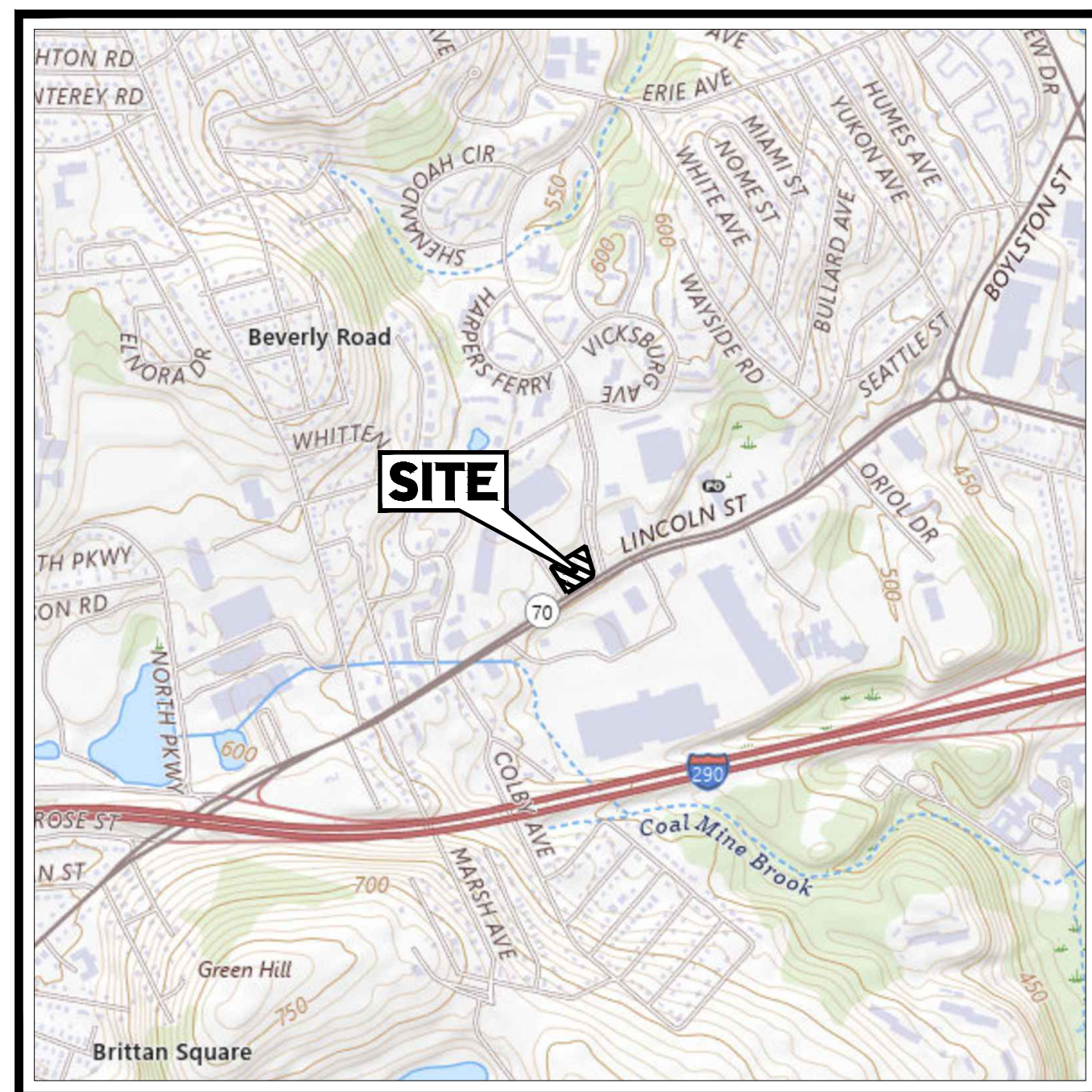
Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

REFERENCES AND CONTACTS

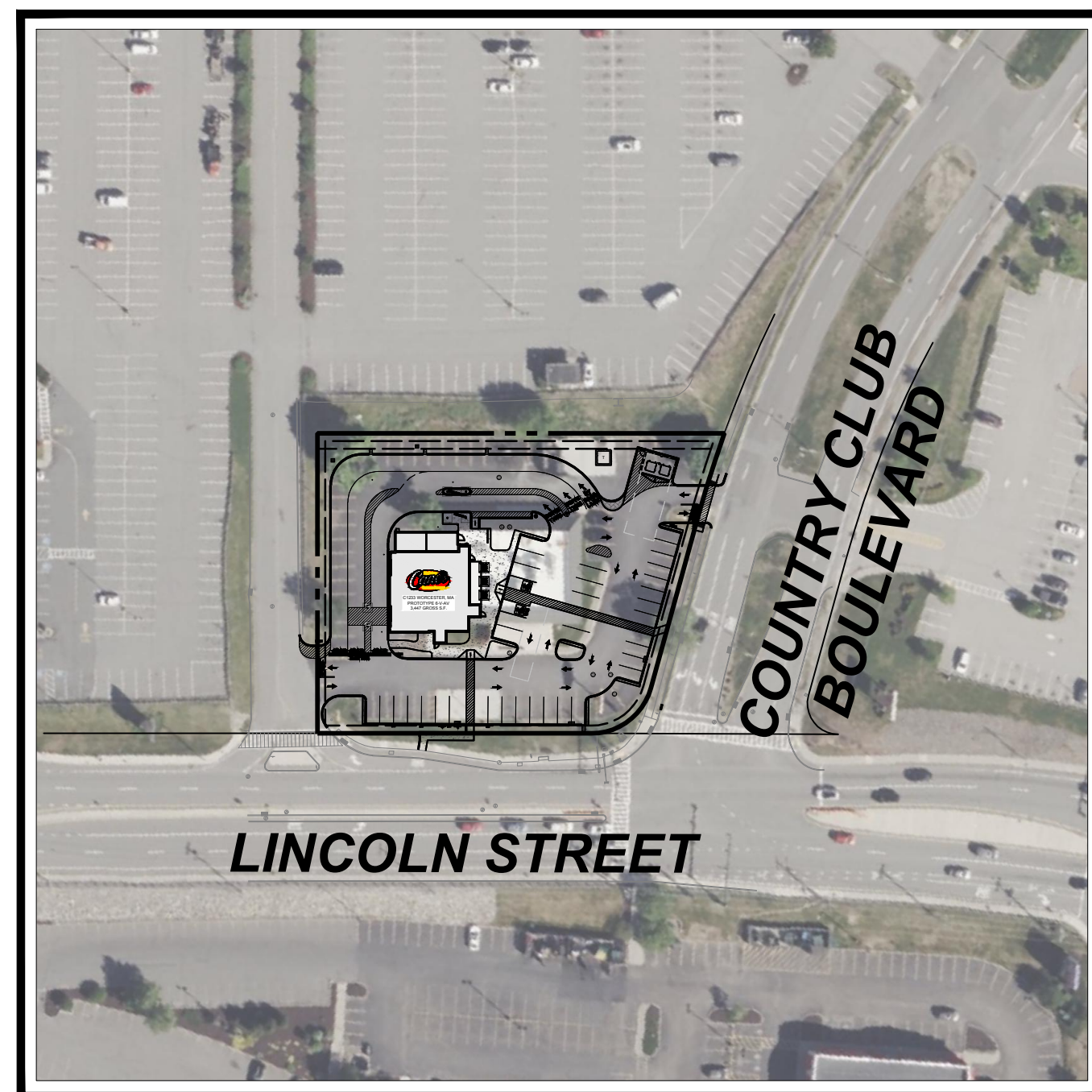
REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
 CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 DATED: 05/23/24
 JOB #03-240145-00
 ELEVATIONS: NAVD 1988
- GEOTECHNICAL REPORT:
 TERRACON CONSULTANTS, INC.
 77 SUNDIAL AVENUE, SUITE 401W
 MANCHESTER, NH 03103
 DATED: 07/26/24
 JOB #024049-04
- PHOTOMETRIC SITE PLAN:
 ADA ARCHITECTS
 17710 DETROIT AVENUE
 LAKEWOOD, OH 44107
 DATED: 10/01/24

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP
 SCALE: 1" = 1,000'
 SOURCE: WORCESTER NORTH USGS QUADRANGLE



AERIAL MAP
 SCALE: 1" = 100'
 SOURCE: GOOGLE EARTH

OWNER
 COMMERCIAL NET LEASE REALTY, LP
 450 S ORANGE AVE, SUITE 900
 ORLANDO, FL 32801

DEVELOPER
 RAISING CANE'S CHICKEN FINGERS
 6800 BISHOP ROAD
 PLANO, TX 75024
 CONTACT: MICHELLE ROBINSON
 (972)-769-3206

PREPARED BY



CONTACT: MATTHEW ASHLEY

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ENTITLEMENT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240136-00
 DRAWN BY: CJP
 CHECKED BY: MMA
 DATE: 10/03/2024
 CAD ID.: X-CIVL-TTLB

PROJECT:

SITE DEVELOPMENT PLANS

FOR

PROPOSED DEVELOPMENT

MAP: 39 | BLK: 29 | LOT: 1C
 494 LINCOLN STREET
 WORCESTER COUNTY
 WORCESTER, MASSACHUSETTS

STORE:

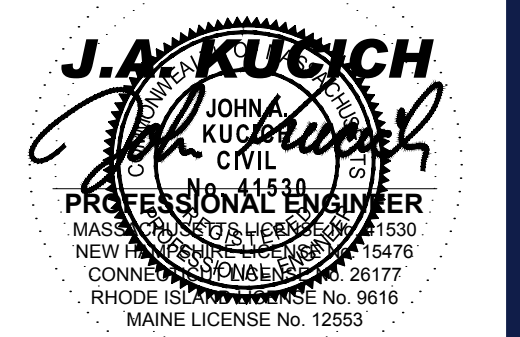
PROTOTYPE 6-V-AV
 RESTAURANT #RC1233

DESIGNER INFORMATION:



352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 12/23/2024

GENERAL NOTE
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE INITIATED PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN...

DEMOLITION NOTES

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SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN...

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12181 ET SEQ. AND 42 C.F.R. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS... 3. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN...

OUTSIDE SOURCE NOTES

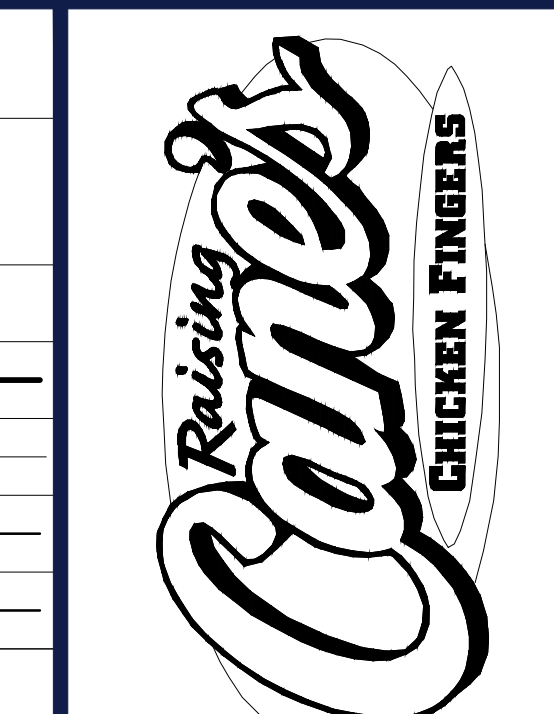
- 1. ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED BY OTHERS (HEREIN, "BY OTHERS" REPORTS, DOCUMENTS AND DETAILS) HAS BEEN WRITTEN, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY AND/OR THE CONTRACTOR... 2. THE CONTRACTOR MUST BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION RECEIVED FROM OTHERS...

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes categories like LANDSCAPE, MECHANICAL/ELECTRICAL/PLUMBING, TYPICAL NOTE TEXT, and UTILITY NOTES.

STANDARD DRAWING LEGEND

Table with 2 columns: Symbol and Description. Includes LIMIT OF WORK, LIMIT OF DISTURBANCE, SAWCUT LINE, TYPICAL NOTE TEXT, PROPOSED NOTE, and various utility symbols.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

REVISIONS

Table with columns: REV, DATE, COMMENT, CIP, M/M, C/SE, M/M, M/M. Lists revision history for the drawing.



ENTITLEMENT SET

This drawing is intended for municipal and/or agency review and approval. It is not intended for construction. The contractor shall be responsible for obtaining all necessary permits and approvals.

PROJECT No.: MA240138.00
DRAWN BY: CJP
CHECKED BY: MMA
DESIGNED BY: MMA
CAD: TTB
X-CIVIL-TTLB

SITE DEVELOPMENT PLANS

FOR PROPOSED DEVELOPMENT

MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY, MASSACHUSETTS

PROTOTYPE 6-A-V RESTAURANT #RC1233

DESIGNER INFORMATION:

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBORO, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

Bohler Engineering logo

J. A. KUCICH

JOHN A. KUCICH
PROFESSIONAL ENGINEER
MASS. REG. NO. 15130
NEW ENGLAND SCHOOL OF ENGINEERING
150 STATE ST., 1ST FLOOR
WORCESTER, MA 01608
PHONE: 508-853-1234
MAINE LICENSE NO. 12553

SHEET TITLE: GENERAL NOTES AND LEGEND

SHEET NUMBER: C-102

REVISION 3 - 12/23/2024

MASSACHUSETTS DEMOLITION NOTES

(Rev. 1/2023)

1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDS THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (EPC).
7. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
8. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
9. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES REQUESTED BY DOT AND/OR THE MUNICIPALITY.
10. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. THE CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

MASSACHUSETTS SITE NOTES

(Rev. 5/2024)

1. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP FOR ALL DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
2. ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4 000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
3. THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
4. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
5. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
6. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL. RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND/OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNS ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
7. CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

(Rev. 5/2024)

1. IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS §21 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

MASSACHUSETTS GRADING NOTES

(Rev. 5/2024)

1. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
3. WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (G1 & G2) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
4. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES).
5. STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
6. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
7. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
8. FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
 1. THE OWNER OR THE OWNERS CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE ASPLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL(S) CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
 2. PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNERS GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY, SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/AB REQUIREMENTS.
10. CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILINGS) IN ACCORDANCE WITH SAID CODE.
11. CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING.
12. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

MASSACHUSETTS DRAINAGE NOTES

(Rev. 1/2023)

1. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMANLIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
2. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS INDICATED ON THE PLANS OTHERWISE.
3. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR APPROVED EQUIVALENT.

MASSACHUSETTS UTILITY NOTES

(Rev. 7/2024)

1. THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRAFFIC CONTROL AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
2. ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
3. SEWERS CONVEYING SANITARY FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST, AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENGAGED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
4. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMANLIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
5. UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
6. SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
7. UNLESS CLEARLY INDICATED OTHERWISE ALL SANITARY PIPES MUST BE:
 - 7.1. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
 - 7.2. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
 - 7.3. UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
 - 7.4. FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
- 7.5. CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE SYSTEMS WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
8. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
9. GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
10. TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE: -

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/22/2024	REVISED PER CITY COMMENTS	CJP MMA
2	11/04/2024	REVISED PER CITY COMMENTS	CSE MMA
3	12/23/2024	REVISED PER CITY COMMENTS	CJP MMA



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PROJECT No.: MA240136.00
DRAWN BY: CJP
CHECKED BY: MMA
DATE: 10/03/2024
CAD ID: X-CIVL-TTLB

PROJECT:

SITE DEVELOPMENT PLANS

FOR

PROPOSED DEVELOPMENT

MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE:

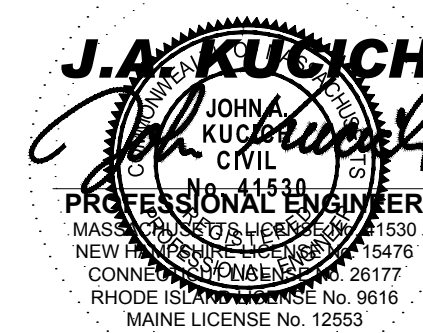
PROTOTYPE 6-V-AV
RESTAURANT #RC1233

DESIGNER INFORMATION:

BOHLER //

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



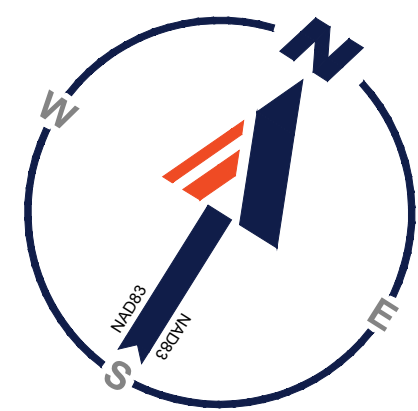
SHEET TITLE:

JURISDICTIONAL NOTES

SHEET NUMBER:

C-103

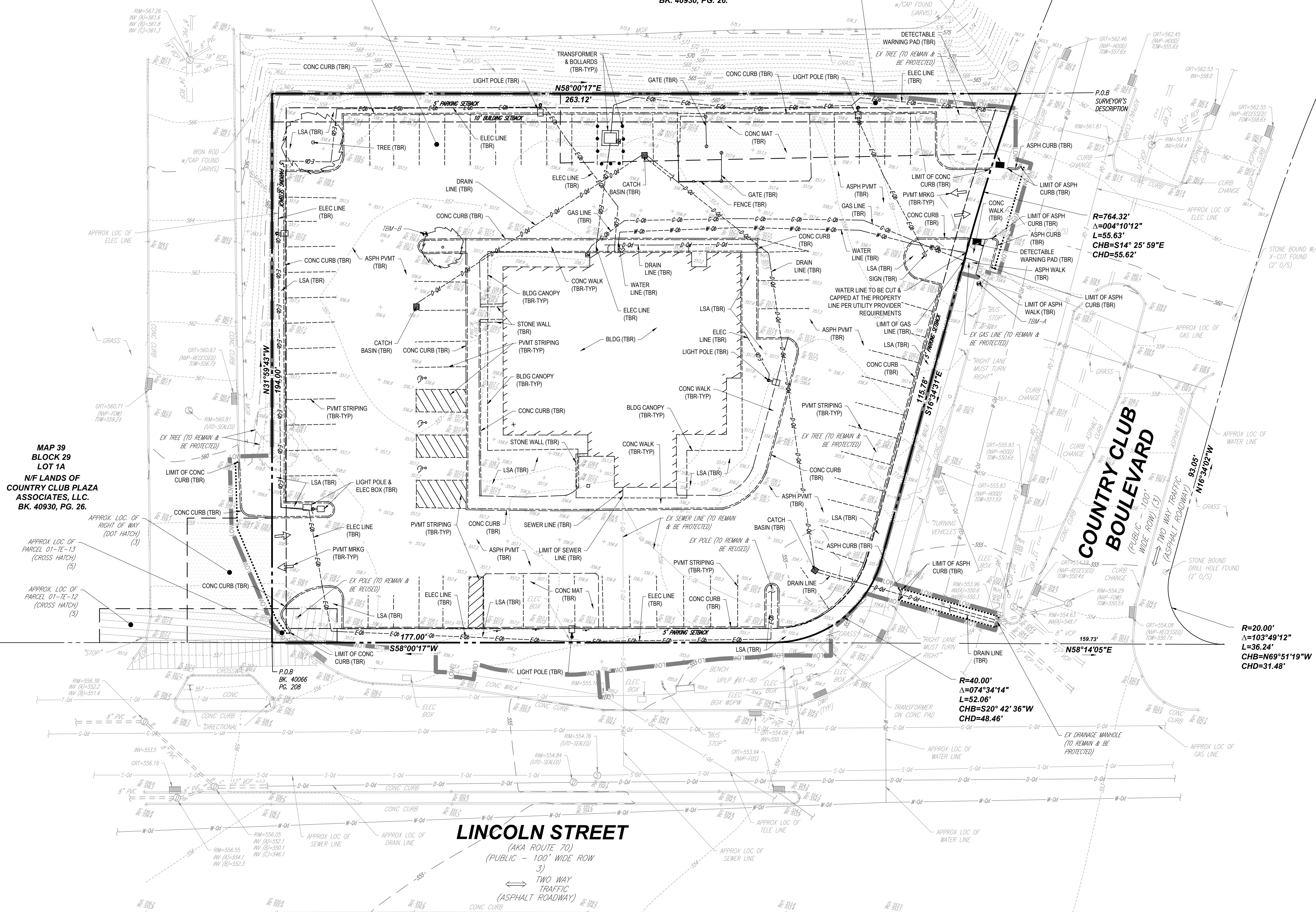
REVISION 3 - 12/23/2024



MAP 39
BLOCK 29
LOT 1C
N/F LANDS OF
COMMERCIAL NET
LEASE REALTY, LP,
BK. 40066, PG. 208.

MAP 39
BLOCK 29
LOT 1A
N/F LANDS OF
COUNTRY CLUB PLAZA
ASSOCIATES, LLC,
BK. 40930, PG. 26.

APPROX. LOC. OF
20' WIDE ELECTRIC EASEMENT
BK. 61023, PG. 188



MAP 39
BLOCK 29
LOT 1A
N/F LANDS OF
COUNTRY CLUB PLAZA
ASSOCIATES, LLC,
BK. 40930, PG. 26.

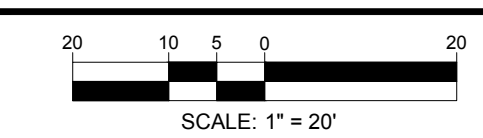
LINCOLN STREET
(AKA ROUTE 70)
(PUBLIC - 100' WIDE ROW)

TWO WAY
TRAFFIC
(ASPHALT ROADWAY)

COUNTRY CLUB BOULEVARD
(PUBLIC - 100'
WIDE ROW) (S)
(ASPHALT ROADWAY)

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBY)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



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PROJECT No.: MAA240136.00
DRAWN BY: CJP
CHECKED BY: MMA
DATE: 10/09/2024
CAD ID: X-CIV-TTLB

PROJECT: SITE DEVELOPMENT PLANS

FOR
PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE:
PROTOTYPE 6-V-AV
RESTAURANT #R1233

DESIGNER INFORMATION:
BOHLER //
352 TURNPIKE ROAD, 3rd FLOOR
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Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
Professional Engineer
MASS. REG. NO. 11530
NEW YORK REG. NO. 15476
CONNECTICUT REG. NO. 91177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 3 - 12/23/2024

P:\2024\MAA240136\01\CD\DRAWINGS\PLAN\BETRICH\LIV SITE PLANS\PC-CIVL-SITE-MAA240136-1A-LAYOUT-C-001.ECD



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N/F LANDS OF
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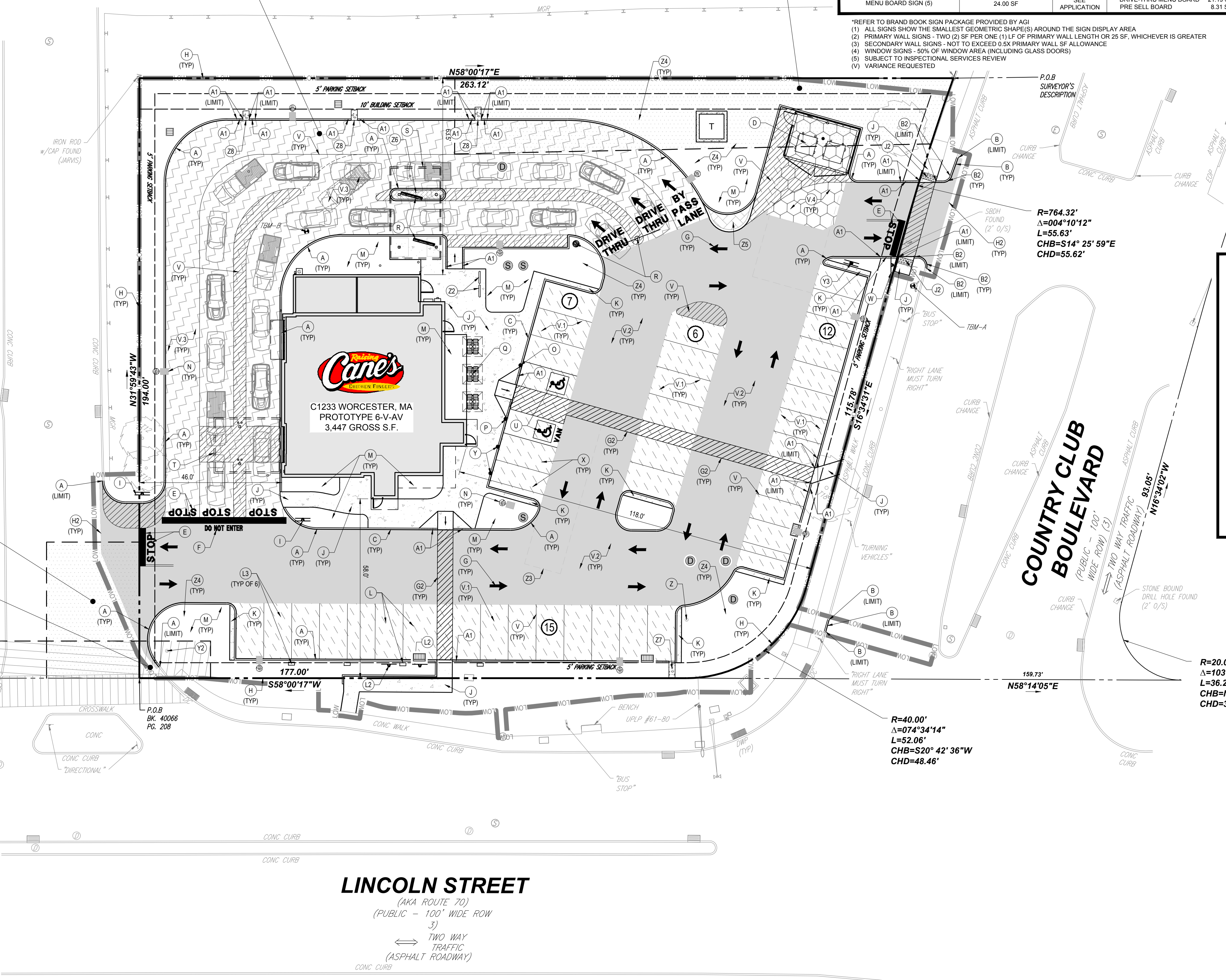
APPROX. LOC. OF
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MAP 39
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N/F LANDS OF
COUNTRY CLUB PLAZA
ASSOCIATES, LLC,
BK. 40930, PG. 26.

APPROX. LOC. OF
RIGHT OF WAY
(DOT HATCH) (3)

APPROX. LOC. OF
PARCEL 01-1E-13
(CROSS HATCH) (3)

APPROX. LOC. OF
PARCEL 01-1E-12
(CROSS HATCH) (3)



SIGN SUMMARY TABLE				
TYPE	ALLOWED	EXISTING	PROPOSED (1)	
BUILDING SIGNAGE	SOUTHEAST / FRONT ELEVATION	WALL SIGNS: 120.33 SF (2)	"RAISING CANES" LOGO SIGN 24.14 SF PAINTED MURAL 139.99 SF (V) TOTAL WALL SIGNS 163.64 SF (V)	
		WINDOW SIGNS: 199.18 SF (4)	"OPEN" SIGN 2.64 SF	
	SOUTHWEST / DRIVE THRU ELEVATION	WALL SIGNS: 58.42 SF (3)	SEE APPLICATION	"RAISING CANES" LOGO SIGN 24.14 SF PAINTED ARROW MURAL 82.42 SF (V) TOTAL WALL SIGNS 86.56 SF (V)
		NORTHWEST / REAR ELEVATION	60.17 SF (3)	SEE APPLICATION
NORTHEAST / SIDE ENTRY ELEVATION	WALL SIGNS: 116.83 SF (2)	SEE APPLICATION	"RAISING CANES" LOGO SIGN 24.14 SF RED DOGS ON SUBSTRATE 32.00 SF TOTAL WALL SIGNS 56.14 SF	
	WINDOW SIGNS: 154.07 SF (4)	SEE APPLICATION	"CHICKEN FINGERS" NEON SIGN 3.00 SF	
TOTAL BUILDING SIGNAGE	N/A	SEE APPLICATION	9 SIGNS @ ±336.12 SF	
FREESTANDING SIGNAGE	PYLON SIGN	64.00 SF	SEE APPLICATION 60.62 SF	
	DIRECTIONAL SIGN	N/A	SEE APPLICATION TWO (2) SIGNS @ 6.00 SF EACH	
	OTHER SIGNAGE	24.00 SF	SEE APPLICATION DRIVE-THRU MENU BOARD 21.19 SF PRE SELL BOARD 8.31 SF	

REFER TO BRAND BOOK SIGN PACKAGE PROVIDED BY AGI
 (1) ALL SIGNS SHOW THE SMALLEST GEOMETRIC SHAPE(S) AROUND THE SIGN DISPLAY AREA
 (2) PRIMARY WALL SIGNS: TWO (2) SF PER ONE (1) LF OF PRIMARY WALL LENGTH OR 25 SF, WHICHEVER IS GREATER
 (3) SECONDARY WALL SIGNS: NOT TO EXCEED 0.5X PRIMARY WALL SF ALLOWANCE
 (4) WINDOW SIGNS: 50% OF WINDOW AREA (INCLUDING GLASS DOORS)
 (5) SUBJECT TO INSPECTOR'S SERVICES REVIEW
 (V) VARIANCE REQUESTED

ZONING TABLE				
ZONE: BUSINESS, GENERAL (BG-4.0), WATER RESOURCE PROTECTION DISTRICT (GP-3) USE: FOOD SERVICE (DRIVE-THRU) MAP: 39 BLOCK 29 LOT 1C				
APPLICANT/ OWNER INFORMATION				
APPLICANT:		RAISING CANES CHICKEN FINGERS 6800 BISHOP ROAD PLANO, TX 75024		
PROPERTY OWNER:		COMMERCIAL NET LEASE REALTY, LP 450 S ORANGE AVE, SUITE 900 ORLANDO, FL 32801		

BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX. FLOOR AREA RATIO	§ ART IV, SEC 4	4.0	±0.12	±0.06
MIN. FRONTAGE	§ ART IV, SEC 4	N/A	177.0' (LINCOLN) 223.5' (COUNTRY CLUB)	NO CHANGE
MIN. FRONT SETBACK	§ ART IV, SEC 4	N/A	N/A	N/A
MIN. SIDE SETBACK	§ ART IV, SEC 4	N/A	N/A	N/A
MIN. REAR SETBACK	§ ART IV, SEC 4	10.0'	56.2'	63.5'
MAX PERMITTED HEIGHT	§ ART IV, SEC 4	150.0'	< 150.0'	< 150.0'
MAX LOT COVERAGE	§ ART IV, SEC 4	N/A	82.9%	76.4%

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LANDSCAPE BUFFER	§ TBL 4.4, NOTE 5.A.II	5.0'	4.2' (E)	5.0'
MIN NUMBER OF STALLS	§ TBL 4.4	40	61	40
MIN NUMBER OF ACCESSIBLE STALLS	§ 521 CMR	2	2	2
MAX NUMBER OF COMPACT STALLS	§ TBL 4.4, NOTE 3.B	25%	0%	30%
PARKING STALL CRITERIA STANDARD: 9 FT X 18 FT (MIN.) COMPACT: 9 FT X 16 FT	USE/CATEGORY: FAST FOOD / DRIVE-THRU REQUIRED PARKING: ONE (1) PER TWO (2) BUILDING OCCUPANTS + ONE (1) PER 60 SF DRIVE-THRU AREA CALCULATION: (1 SPACE/2 BUILDING OCCUPANTS) X (76 BUILDING OCCUPANTS) = 37.5 SPACES (1 SPACE/60 SF DRIVE-THRU AREA) X (81 SF DRIVE-THRU AREA) = 2.0 SPACES 39.5 SPACES			
ACCESSIBLE PARKING CRITERIA STANDARD: 9 FT X 18 FT STALL (MIN.) 5 FT X 18 FT AISLE (MIN.) VAN: 8 FT X 18 FT STALL (MIN.) 8 FT X 18 FT AISLE (MIN.)	26-50 REQUIRED SPACES = 2 MIN. ACCESSIBLE SPACE 1 ACCESSIBLE VAN SPACE PER 6 STANDARDS ACCESSIBLE SPACES (MIN.)			

PAVEMENT LEGEND	
V.1	STANDARD DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS
V.2	HEAVY DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS
V.3	MEDIUM DUTY CONCRETE PAVEMENT INTEGRAL COLOR 800 GRAPHIC (IRON OXIDE) REFERENCE PAVEMENT DETAILS
V.4	HEAVY DUTY CONCRETE PAVEMENT (DUMPSTER ENCLOSURE) REFER TO CONSTRUCTION DETAILS
J	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO CONSTRUCTION DETAILS.
Z5	PROPOSED MOUNTABLE CONCRETE ISLAND. REFER TO CONSTRUCTION DETAILS.

LEGEND	
A	PROP. PRECAST CONCRETE CURB (REFER TO SHEET C-901 FOR DETAIL).
A1	PROP. PRECAST CONCRETE TRANSITION CURB (REFER TO SHEET C-901 FOR DETAIL).
B	PROP. VERTICAL GRANITE CURB (REFER TO SHEET C-901 FOR DETAIL).
B2	PROP. GRANITE TRANSITION CURB (REFER TO SHEET C-901 FOR DETAIL).
C	PROP. MONOLITHIC CONCRETE CURB (REFER TO CONCRETE SIDEWALK AND LANDSCAPE PROTECTION STRIP DETAIL ON SHEET C-901).
D	PROP. RECYCLING / TRASH DUMPSTER LOCATION (REFER TO ARCH PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND FINISHES).
E	PROP. STOP BAR AND "STOP" PAVEMENT MARKING (REFER TO SHEET C-901 FOR DETAIL).
F	PROP. "DO NOT ENTER" PAVEMENT MARKINGS
G	PROP. DIRECTIONAL PAVEMENT MARKING (REFER TO SHEET C-903 FOR DETAIL).
G2	PROP. CROSSWALK (REFER TO SHEET C-903 FOR DETAIL).
H	PROP. LIMIT OF WORK LINE
H2	PROP. LIMIT OF PAVEMENT SAWCUT LINE
I	PROP. STOP AND DO NOT ENTER SIGN (REFER TO SHEET C-901 FOR DETAIL).
J	PROP. CONCRETE SIDEWALK (REFER TO SHEET C-901 FOR DETAIL).
J2	PROP. DETECTABLE WARNING PANEL (REFER TO SHEET C-903 FOR DETAIL).
K	PROP. CONCRETE LANDSCAPE PROTECTION STRIP (REFER TO SHEET C-902 FOR DETAIL).
L	PROP. LOCATION OF EV READY PARKING SPACE AND ASSOCIATED EQUIPMENT. REFER TO UTILITY PLAN (SHEET C-901).
L2	PROP. EV ONLY PARKING SIGN (REFER TO SHEET L-101 FOR DETAIL).
L3	PROP. LOCATION OF FUTURE EV PARKING SPACE AND ASSOCIATED EQUIPMENT. REFER TO UTILITY PLAN (SHEET C-901).
M	PROP. LANDSCAPE AREA (REFER TO SHEET L-101 FOR DETAILS).
N	PROP. SITE LIGHTING. REFER TO LIGHTING PLANS BY OTHERS FOR DETAILS.
O	PROP. ACCESSIBLE PARKING SIGN IN BOLLARD (REFER TO SHEET C-901 FOR DETAIL).
P	PROP. VAN ACCESSIBLE PARKING SIGN IN BOLLARD (REFER TO SHEET C-901 FOR DETAIL).
Q	PROP. CONCRETE PATIO WITH CANOPY AND OUTDOOR SEATING (REFER TO ARCH PLANS FOR DETAILS).
R	PROP. DRIVE-THRU ORDER BOARD, PRE-ORDER OR HEIGHT DETECTOR (REFER TO ARCH PLANS FOR DETAILS).
S	PROP. ORDER BOARD CANOPY (REFER TO ARCH PLANS FOR DETAILS).
T	PROP. PICKUP CANOPY (REFER TO ARCH PLANS FOR DETAILS).
U	PROP. ACCESSIBLE PARKING SPACES AND STRIPING (REFER TO SHEET C-901 FOR DETAIL).
V	PROP. PAVEMENT STRIPING (REFER TO ARCH PLANS FOR DETAILS).
W	PROP. STOP SIGN (REFER TO SHEET C-901 FOR DETAIL).
X	PROP. MOBILE ORDER PICK-UP PARKING SPACES (TYP. OF 2)
Y	PROP. MOBILE ORDER PICK-UP SIGN IN BOLLARD (TYP. OF 2). REFER TO SHEET C-902 FOR DETAIL.
Y2	EXIST. DIRECTIONAL SIGN RE-USED FOR PROP. DIRECTIONAL SIGN (REFER TO RAISING CANES' BRAND BOOK FOR DETAILS).
Y3	PROP. DIRECTIONAL SIGN (REFER TO RAISING CANES' BRAND BOOK FOR DETAILS).
Z	EXIST. PYLON SIGN RE-USED FOR PROP. INTERNALLY ILLUMINATED PYLON SIGN (REFER TO RAISING CANES' BRAND BOOK FOR DETAILS).
Z2	PROP. BIKE RACKS (REFER TO SHEET C-905 FOR DETAIL).
Z3	PROP. LOADING AREA DURING OFF BUSINESS HOURS
Z4	PROP. SNOW STORAGE AREA
Z5	PROP. MOUNTABLE CONCRETE ISLAND (REFER TO SHEET C-905 FOR DETAIL).
Z6	PROP. DRIVE-THRU MEDIAN ISLAND PAVERS (REFER TO SHEET C-903 FOR DETAIL).
Z7	PROP. RIP-RAP SWALE (REFER TO SHEET C-903 FOR DETAIL).
Z8	PROP. RIP-RAP CURB INLET (REFER TO SHEET C-905 FOR DETAIL).

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

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1	10/22/2024	REVISED PER CITY COMMENTS	CJP	MMA
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CAD ID: X-CIVL-TTLB

SITE DEVELOPMENT PLANS

FOR
PROPOSED DEVELOPMENT
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494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE:
PROTOTYPE 6-V-AV
RESTAURANT #RC1233

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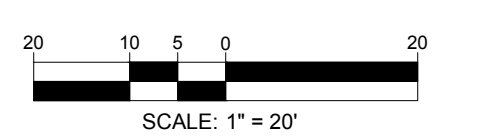
J.A. KUCICH
JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASS. REG. NO. 15330
NEW HAVEN, CT 06511
CONN. REG. NO. 91177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

SITE PLAN
SHEET NUMBER:
C-301

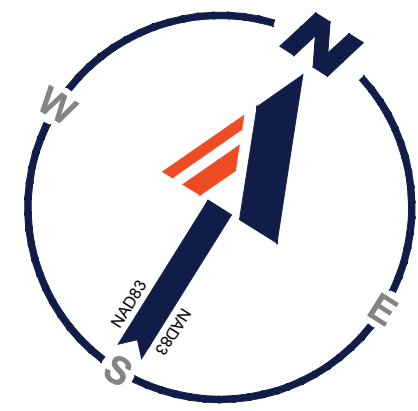
REVISION 3 - 12/23/2024

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



P:\2024\MAA240136\03\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL SITE PLAN\301-1A.dwg - LAYOUT: C-301 SITE

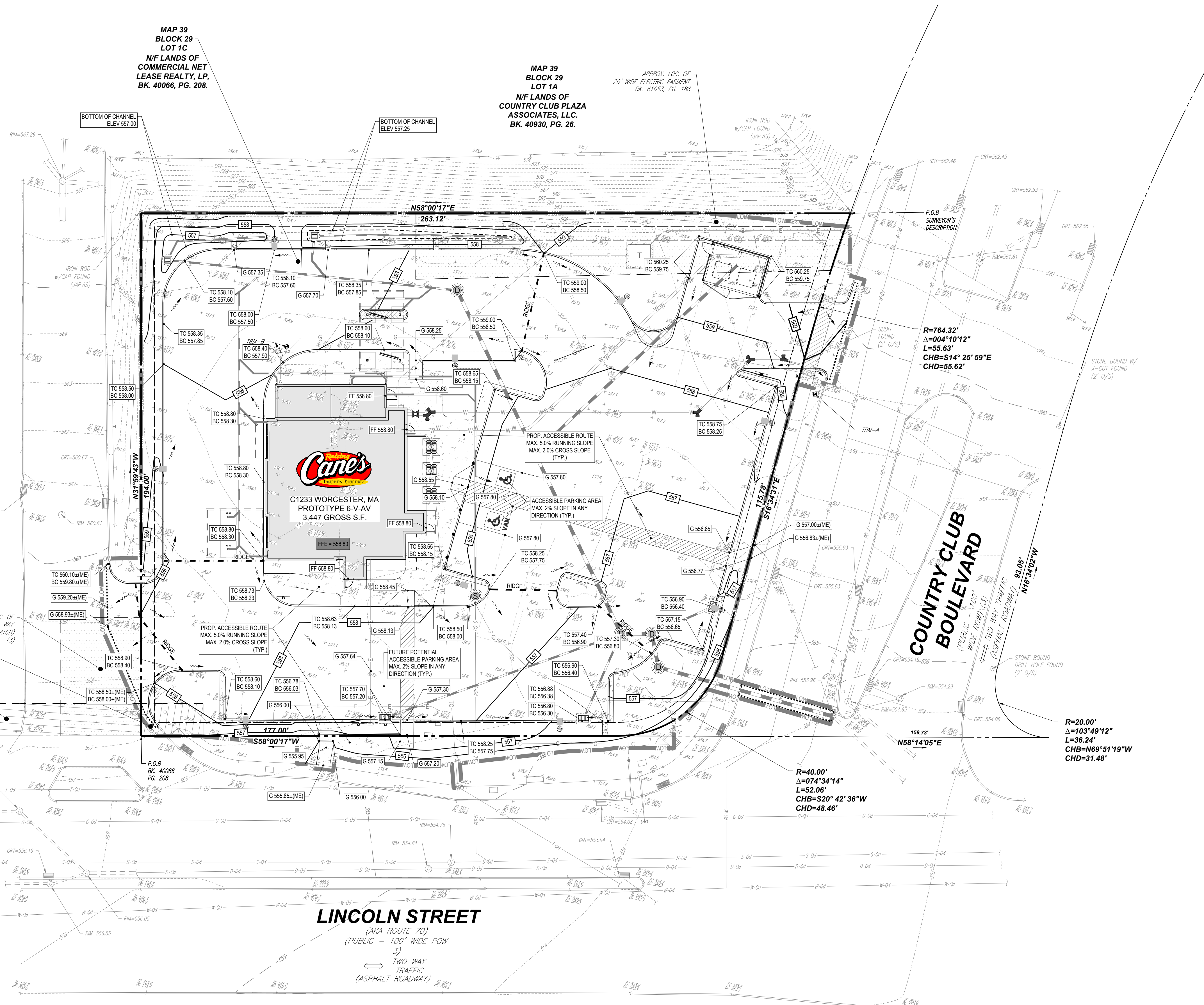


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COUNTRY CLUB PLAZA
ASSOCIATES, LLC,
BK. 40930, PG. 26.

APPROX. LOC. OF
20' WIDE ELECTRIC EASEMENT
BK. 61053, PG. 188

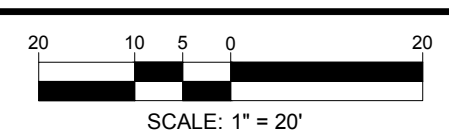
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COUNTRY CLUB BOULEVARD
(PUBLIC - 100' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

LINCOLN STREET
(AKA ROUTE 70)
(PUBLIC - 100' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

**THIS PLAN TO BE UTILIZED
FOR SITE GRADING
PURPOSES ONLY**



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3	12/23/2024	REVISED PER CITY COMMENTS	CJP	MMA

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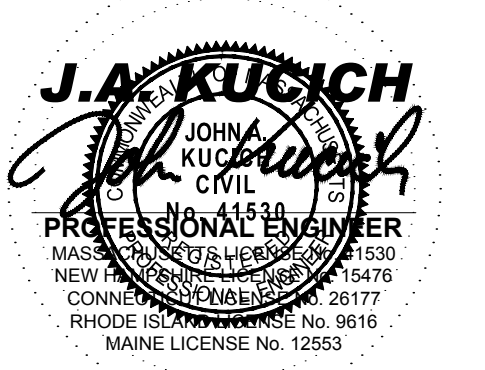
PROJECT No.: MAA240136.00
DRAWN BY: CJP
DATE: 10/03/2024
CAD ID: X-CIVL-TTLB

SITE DEVELOPMENT PLANS

FOR
PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE:
PROTOTYPE 6-V-AV
RESTAURANT #RC1233

DESIGNER INFORMATION:
BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

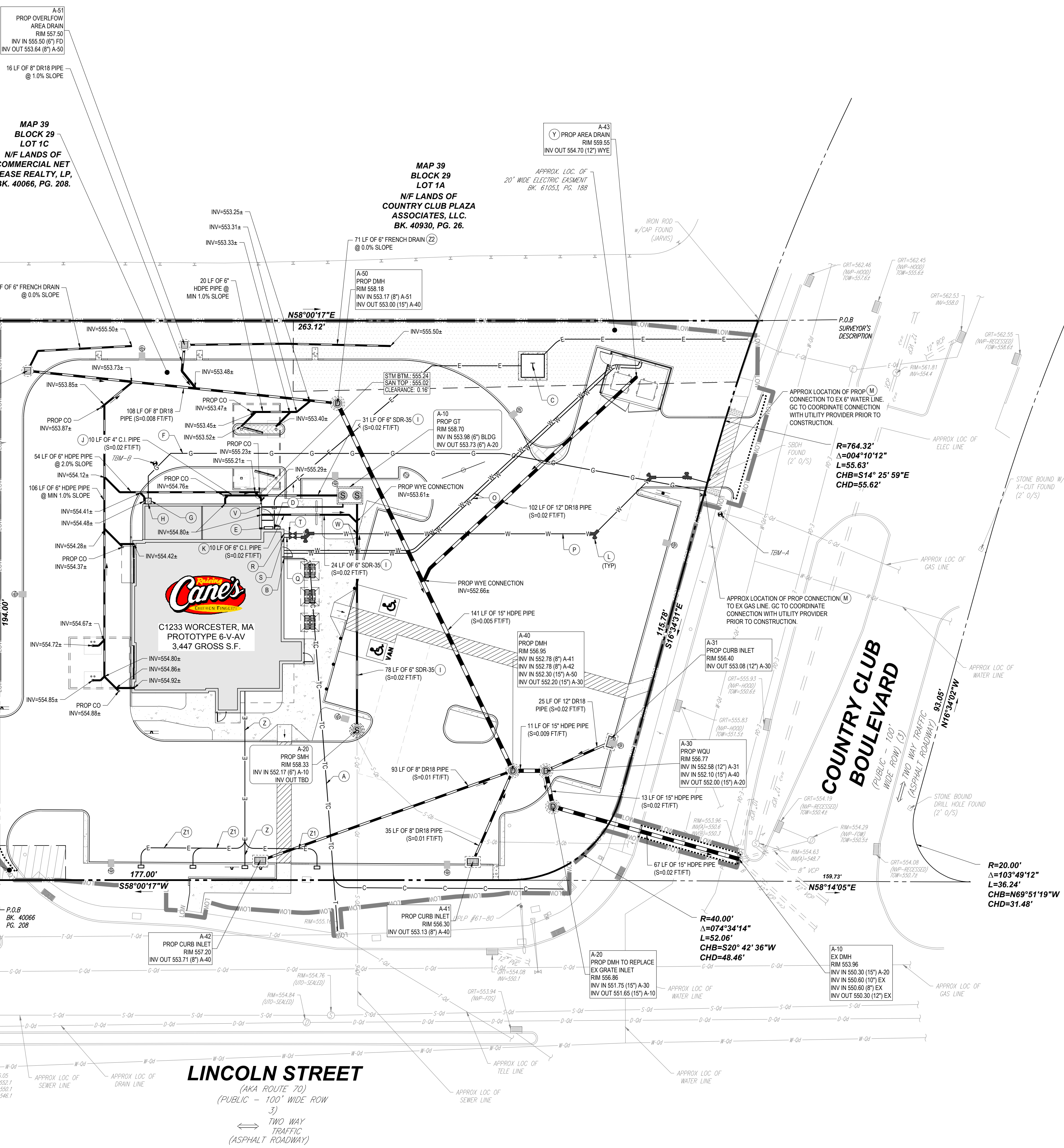


GRADING PLAN

SHEET NUMBER:
C-401

REVISION 3 - 12/23/2024

P:\2024\MAA240136\01\CADD\DRAWINGS\PLAN SET\SP-CIVL-SITE\MAA240136-01A-LAYOUT-C-401.DWG



LEGEND

PROPOSED

UTILITY POLE	(Symbol)
SANITARY LATERAL	(Symbol)
SANITARY MAIN	(Symbol)
WATER LINE	(Symbol)
ELECTRIC LINE	(Symbol)
GAS LINE	(Symbol)
OVERHEAD WIRE	(Symbol)
STORM SEWER	(Symbol)
HYDRANT	(Symbol)
SANITARY MANHOLE	(Symbol)
STORM MANHOLE	(Symbol)
WATER VALVE	(Symbol)
WATER METER	(Symbol)
GAS VALVE	(Symbol)
TYPICAL END SECTION	(Symbol)
ENDWALL	(Symbol)
GRATE INLET	(Symbol)
CURB INLET	(Symbol)
CLEANOUT	(Symbol)

UTILITY KEYNOTE LEGEND

(A)	INSTALL 4" PVC CONDUIT FOR TELEPHONE AND 3" PVC CONDUIT FOR INTERNET.
(B)	PROP. TELEPHONE AND INTERNET ENTRY. REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION.
(C)	PROP. TRANSFORMER MOUNTED ON CONCRETE PAD. GC TO COORDINATE BOLLARD PROTECTION AND INSTALLATION WITH UTILITY PROVIDER. REFERENCE TO MEP PLANS FOR CONTINUATION.
(D)	PROP. ELECTRIC SERVICE ENTRY WITH METER. REFERENCE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
(E)	PROP. ELECTRIC SWITCHGEAR. REFERENCE ARCHITECTURAL / MEP PLANS.
(F)	PROP. GAS SERVICE LINE. REFER TO MEP-FOR SIZE.
(G)	APPROX. LOCATION OF PROP. GAS METER. REFER TO MEP PLANS FOR CONTINUATION.
(H)	PROP. GAS ENTRY. REFERENCE PLUMBING PLANS FOR CONTINUATION.
(I)	PROP. 6" SDR-35 SANITARY SEWER PIPE
(J)	PROP. 4" CAST IRON PIPE FOR FIRST 10' FROM BUILDING
(K)	PROP. 6" CAST IRON PIPE FOR FIRST 10' FROM BUILDING
(L)	PROP. THRUST BLOCK. REFER TO SHEET C-903 FOR DETAIL.
(M)	APPROX. LOCATION OF EXISTING 6" WATER SERVICE. FINAL LOCATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. GC TO COORDINATE WITH UTILITY PROVIDER.
(O)	TWO (2) PROP. 1" COPPER DOMESTIC WATER LINES (HOT & COLD) CONNECTING TO TRASH ENCLOSURE
(P)	PROP. 6" DIA. CLD WATER SERVICE.
(Q)	PROP. 2" DIA. TYPE K COPPER WATER SERVICE
(R)	PROP. 6" WATER ENTRY WITH CURB STOP. REFERENCE MEP PLANS FOR CONTINUATION.
(S)	PROP. 2" DOMESTIC WATER ENTRY WITH CURB STOP. REFERENCE MEP PLANS FOR CONTINUATION.
(T)	PROP. WATER SHUT-OFF VALVE
(U)	PROP. FIRE DEPARTMENT WATER SERVICE CONNECTION. REFERENCE MEP PLANS FOR CONTINUATION.
(V)	APPROX. LOCATION OF 3" VENT LINE TO GREASE TRAP. REFERENCE MEP PLANS FOR CONTINUATION.
(W)	PROP. CONCRETE ENCASUREMENT. REFER TO SHEET C-903 FOR DETAIL.
(X)	APPROX. LOCATION OF EXISTING GAS SERVICE. FINAL LOCATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. GC TO COORDINATE WITH UTILITY PROVIDER.
(Y)	PROP. AREA DRAIN. REFERENCE ARCHITECTURAL / MEP PLANS.
(Z)	PROP. ELECTRIC SERVICE FOR EV CHARGING STATIONS. REFERENCE MEP PLANS FOR CONTINUATION.
(Z1)	PROP. FUTURE ELECTRIC SERVICE FOR EV CHARGING STATIONS. REFERENCE MEP PLANS FOR CONTINUATION.
(Z2)	PROP. FRENCH DRAIN. REFER TO SHEET C-905 FOR DETAIL.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

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JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASS. REG. NO. 13630
NEW HAVEN, CT 06511
RHODE ISLAND LICENSE No. 0616
MAINE LICENSE No. 12553

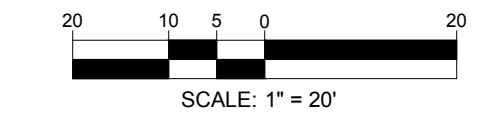
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UTILITY & DRAINAGE PLAN

SHEET NUMBER:
C-501

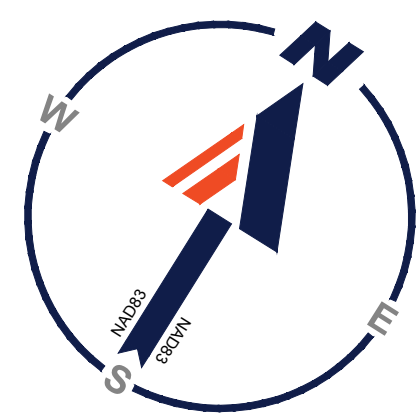
REVISION 3 - 12/23/2024

CONTRACTOR TO VERIFY EXISTING SEWER ELEVATIONS AND UTILITY CONNECTIONS WITHIN 30 DAYS OF GROUNDBREAKING

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY



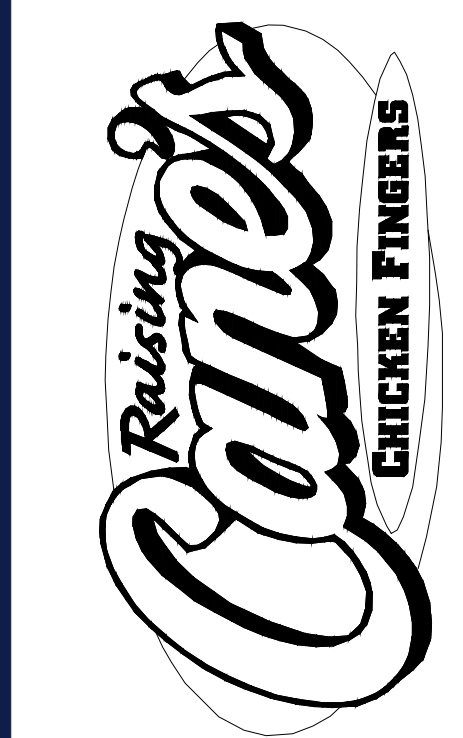
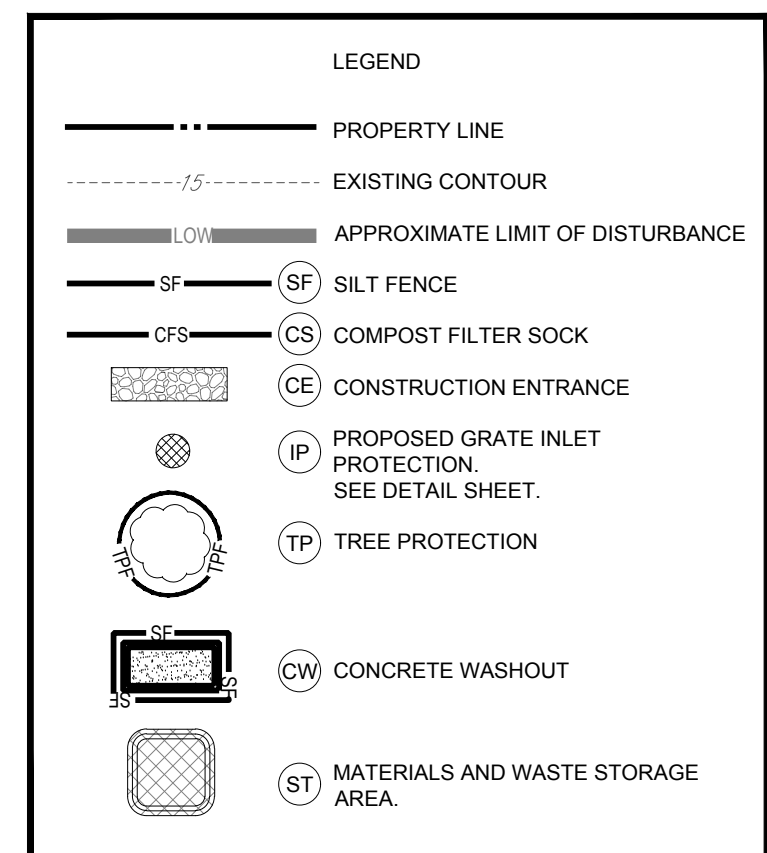
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MAP 39
BLOCK 29
LOT 1C
N/F LANDS OF
COMMERCIAL NET
LEASE REALTY, LP,
BK. 40066, PG. 208.

MAP 39
BLOCK 29
LOT 1A
N/F LANDS OF
COUNTRY CLUB PLAZA
ASSOCIATES, L.L.C.
BK. 40930, PG. 26.

APPROX. LOC. OF
20' WIDE ELECTRIC EASEMENT
BK. 61053, PG. 188



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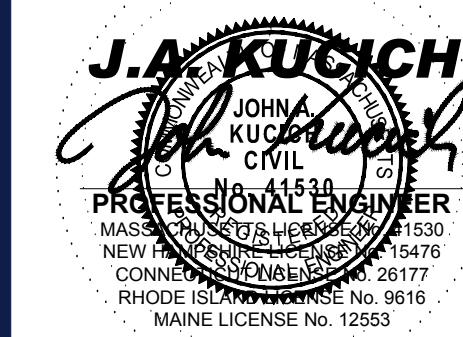
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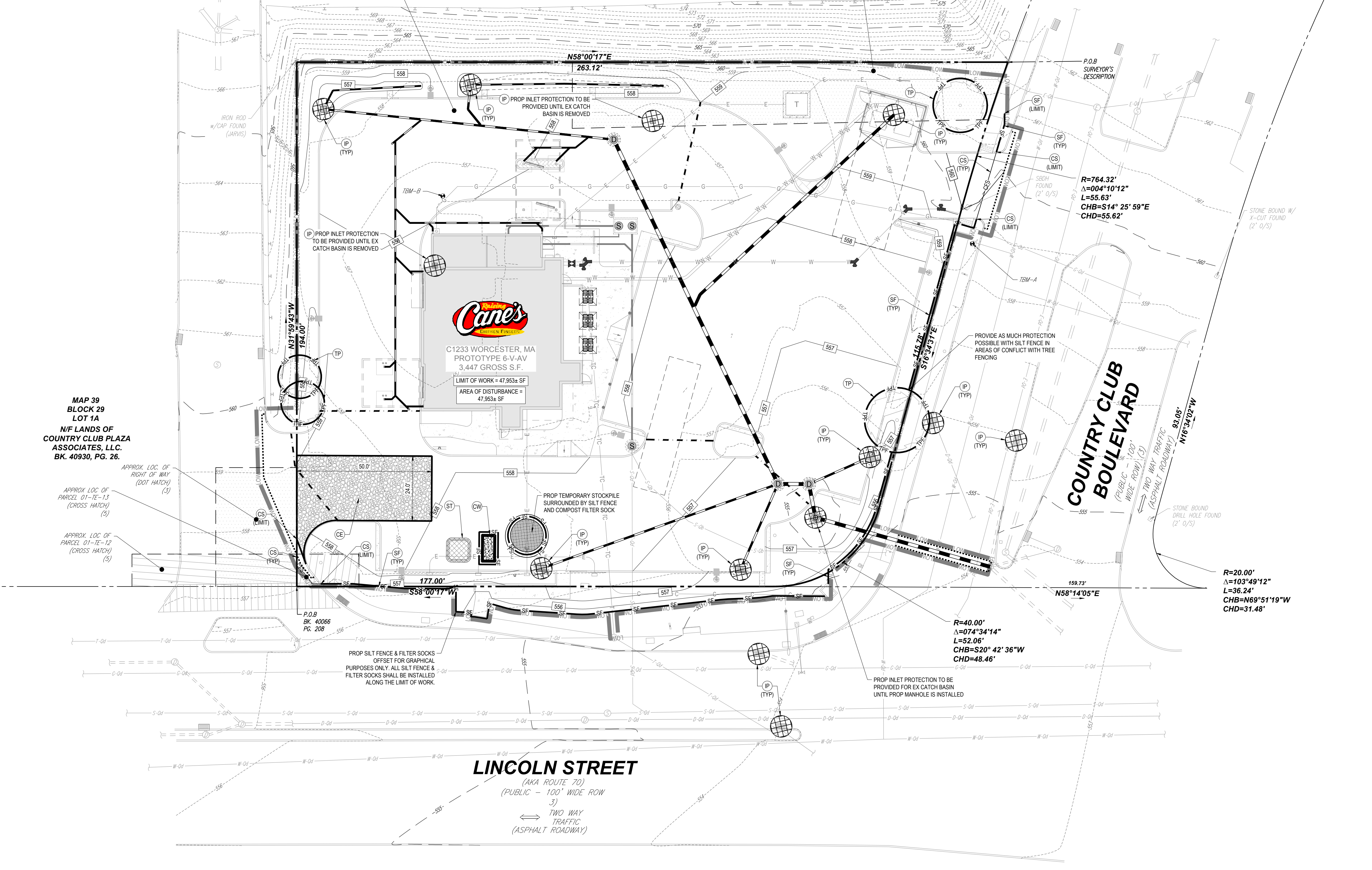
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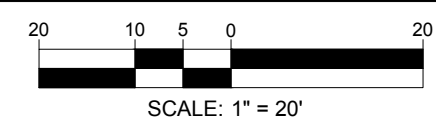
SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-801

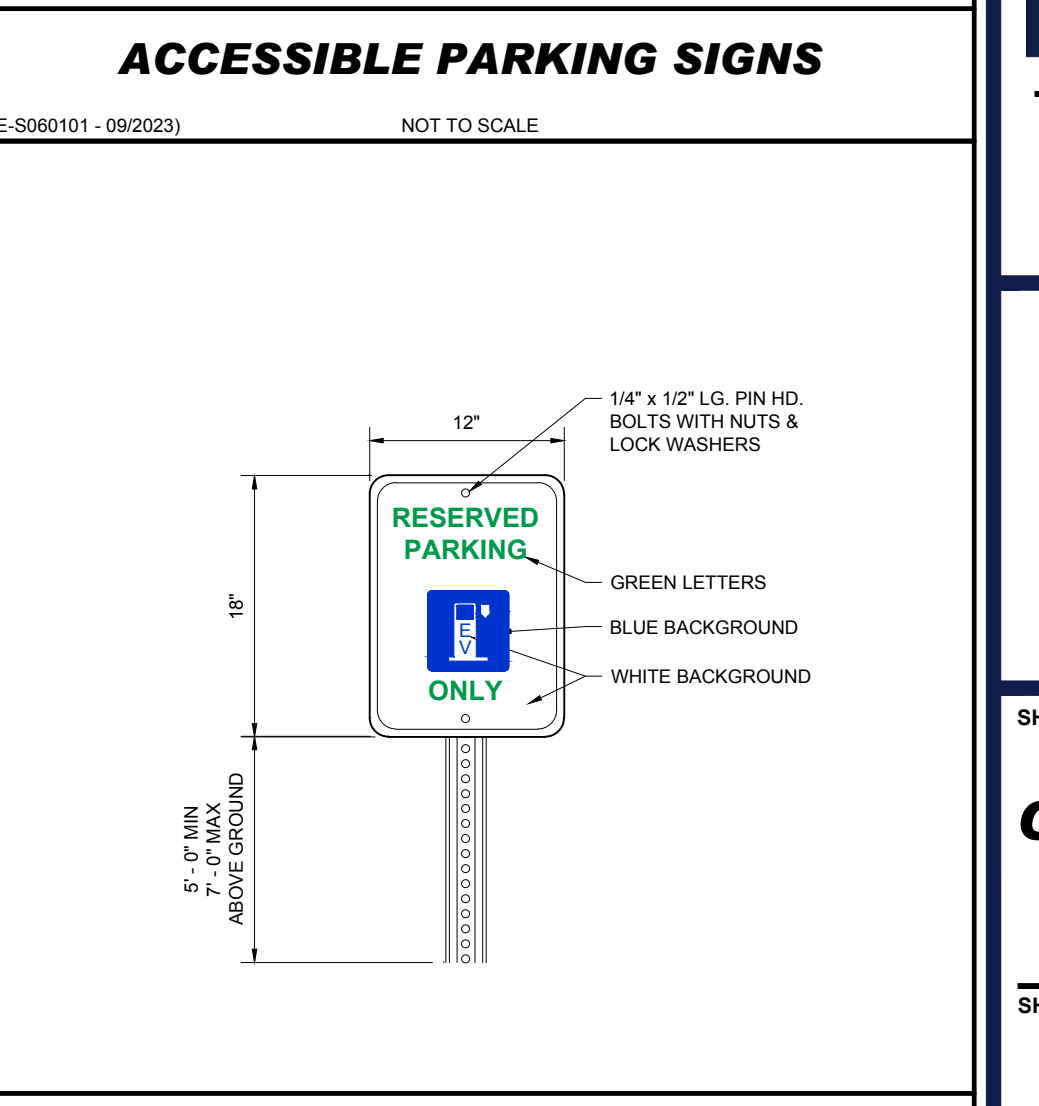
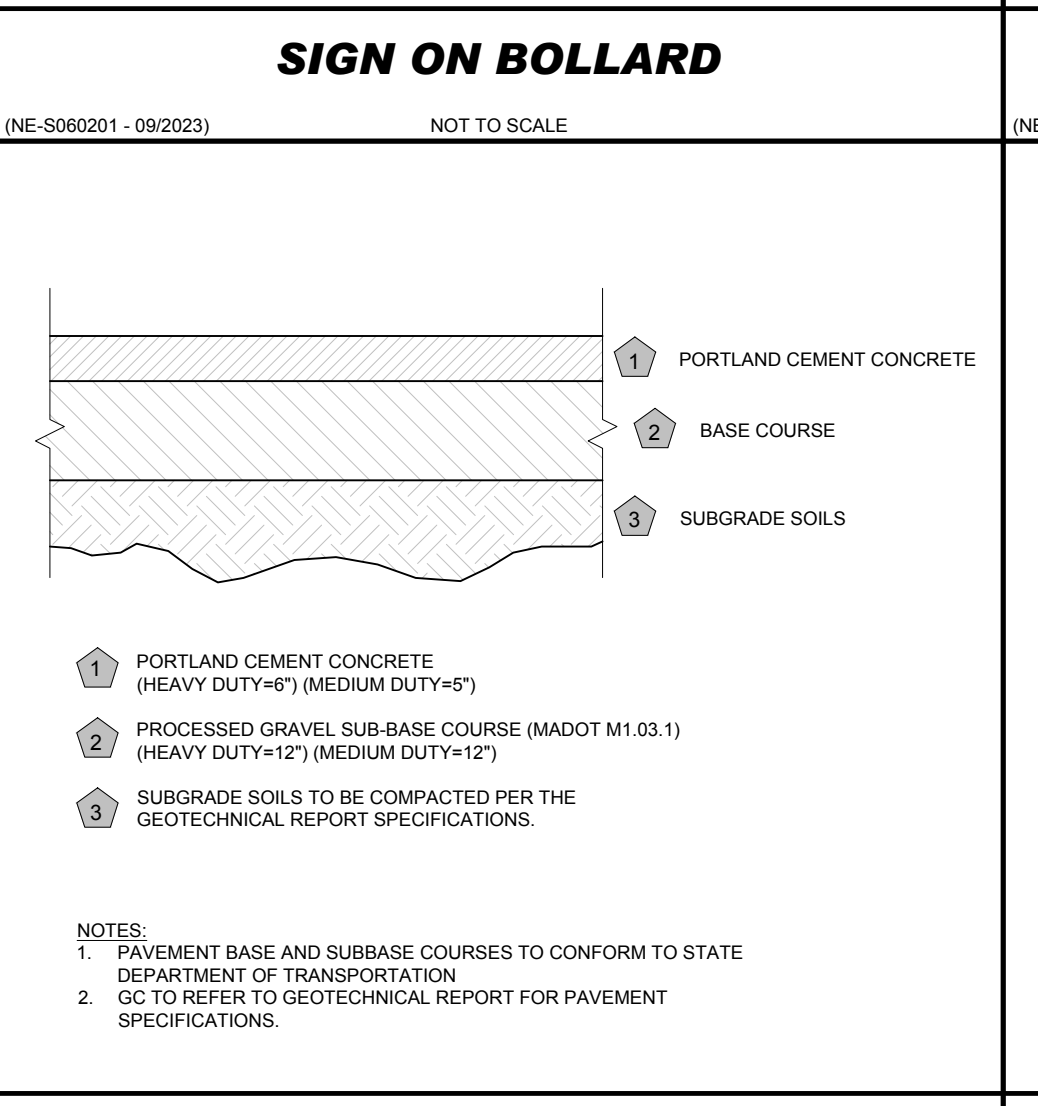
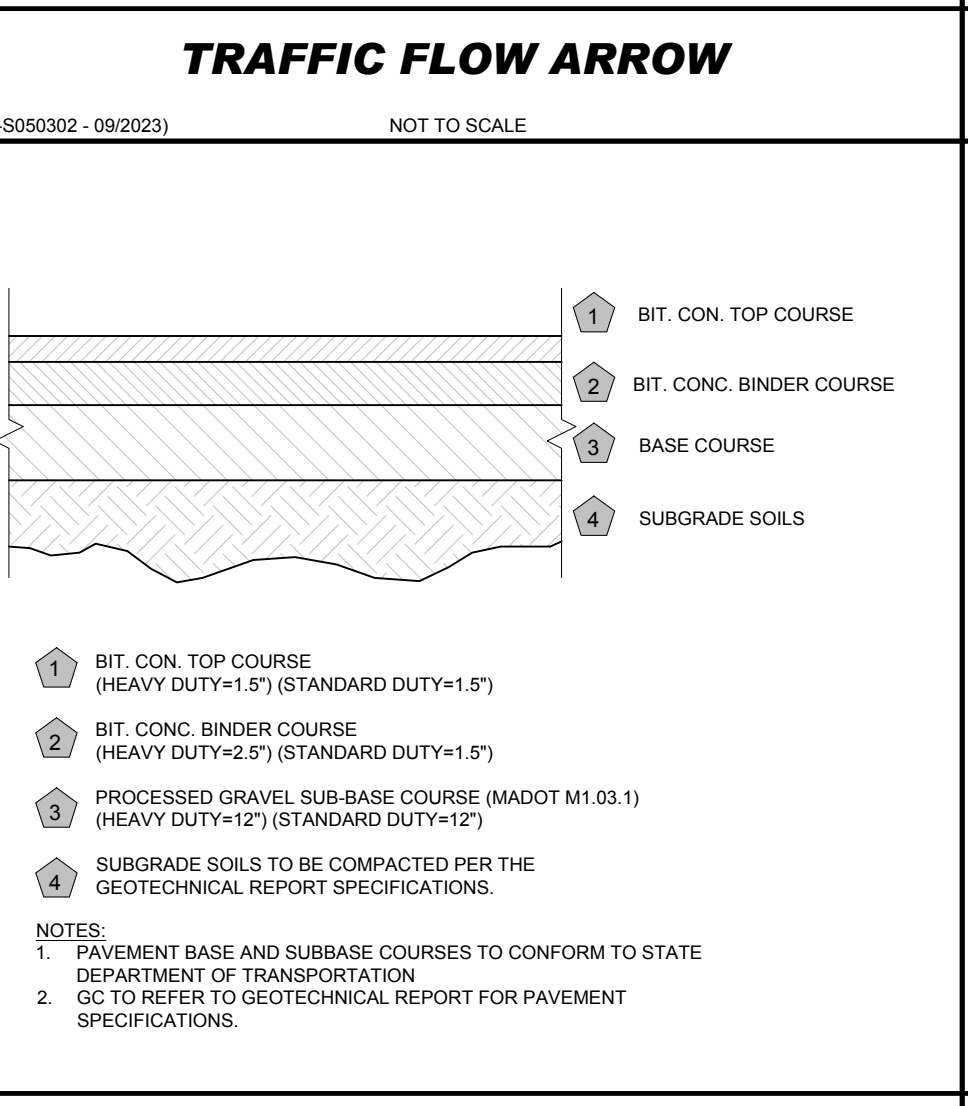
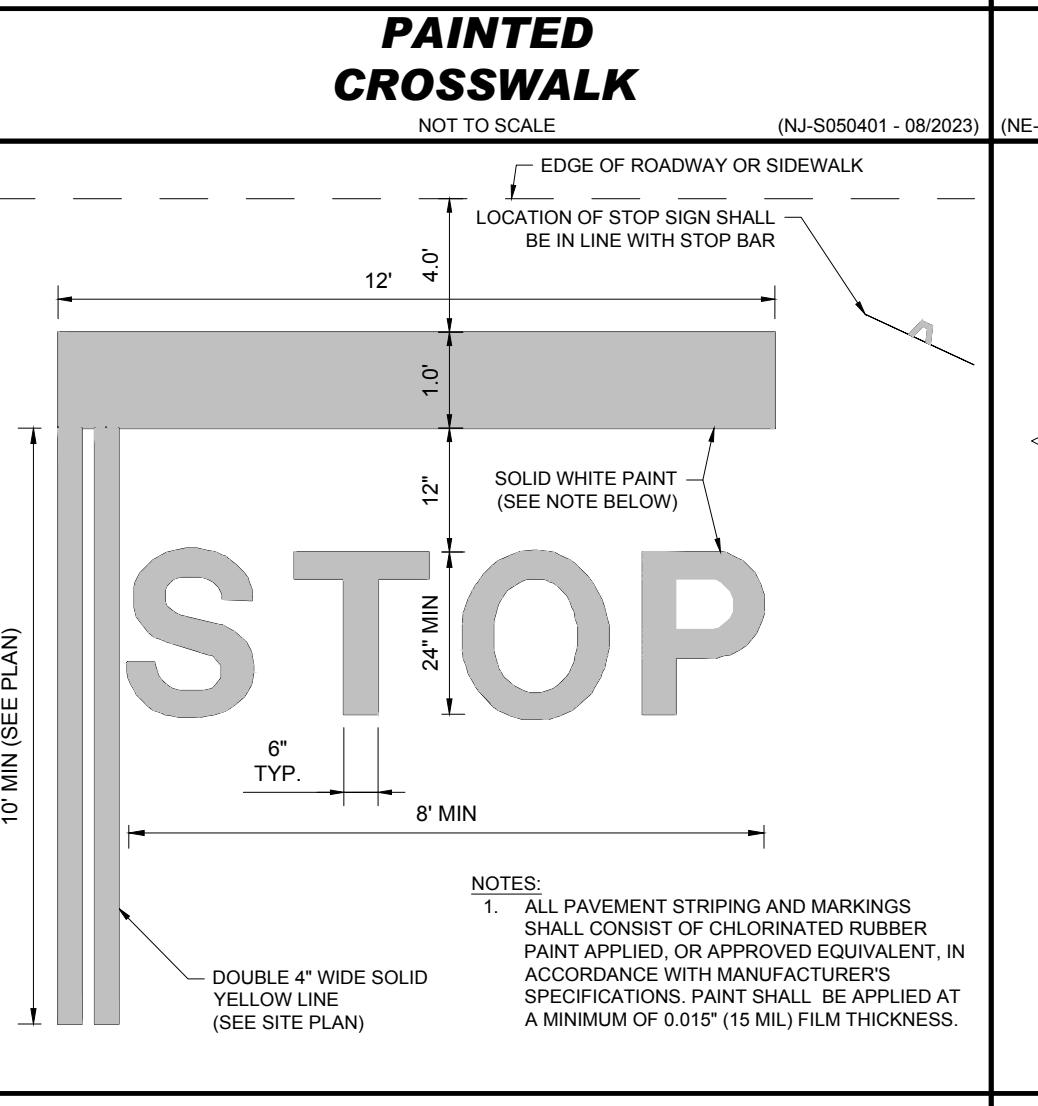
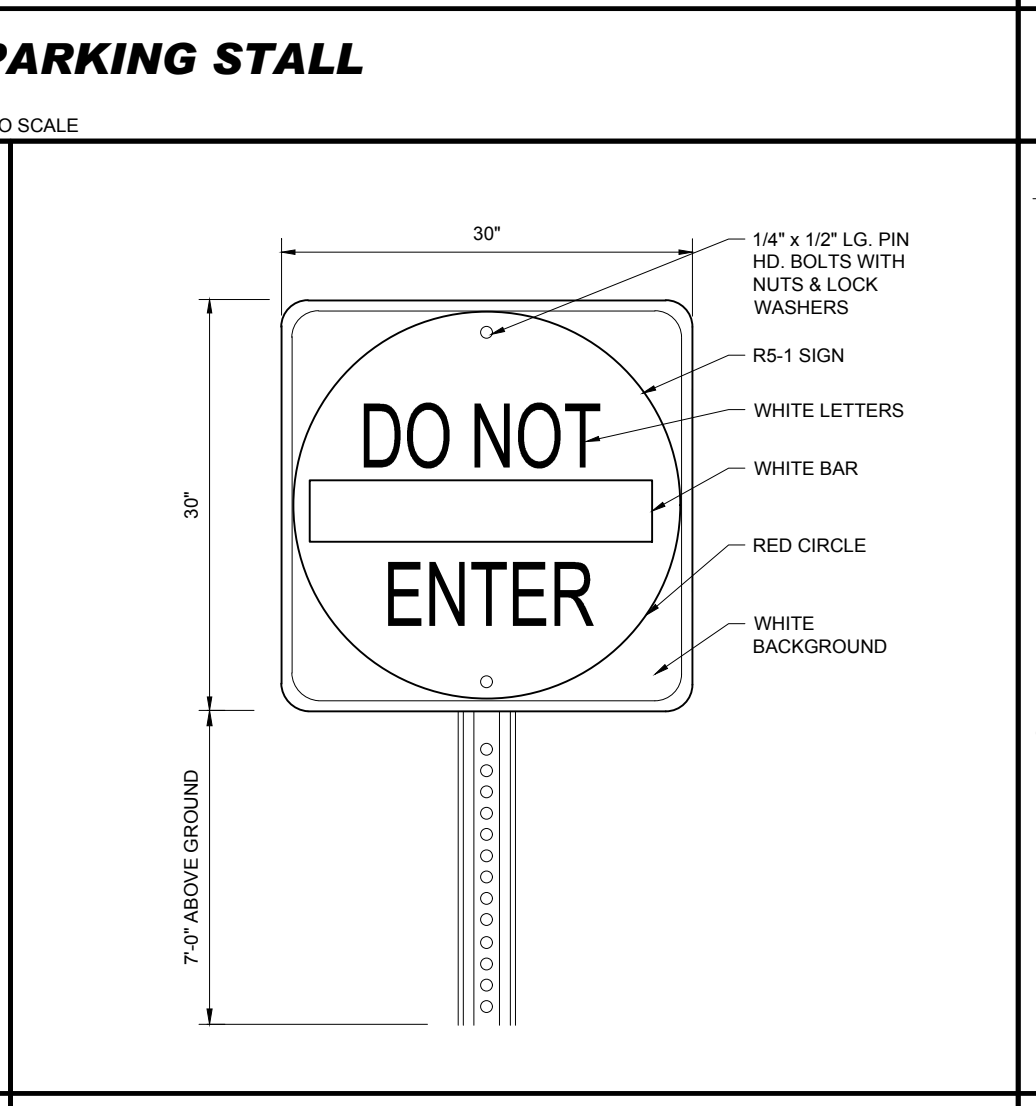
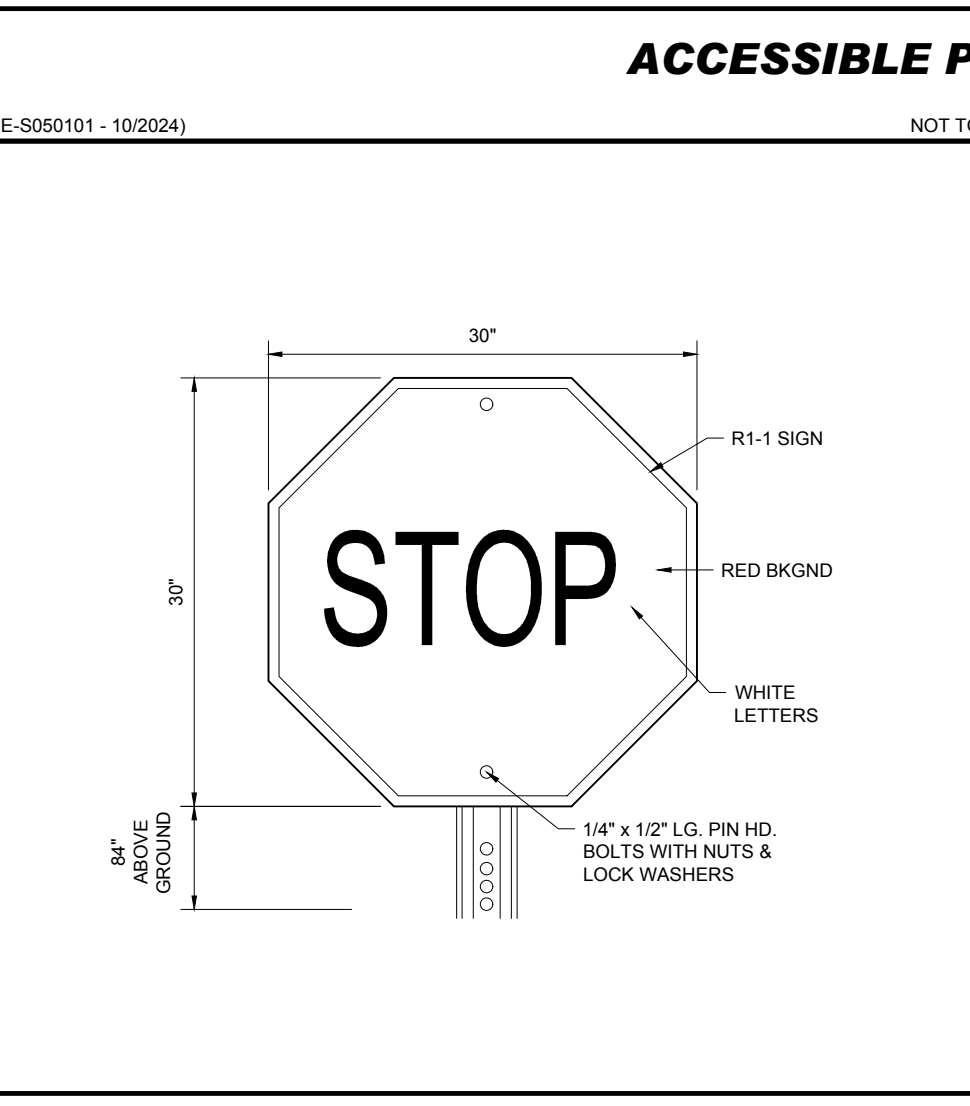
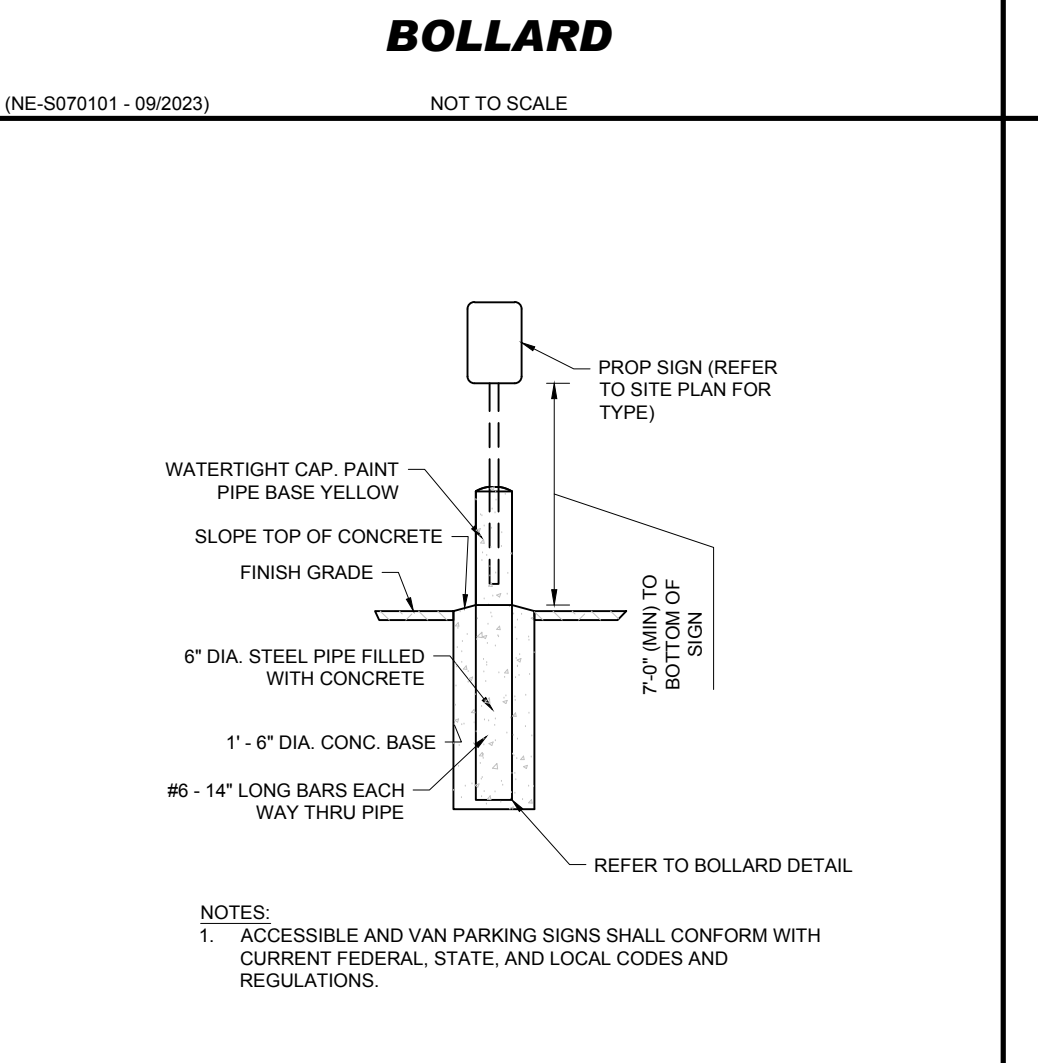
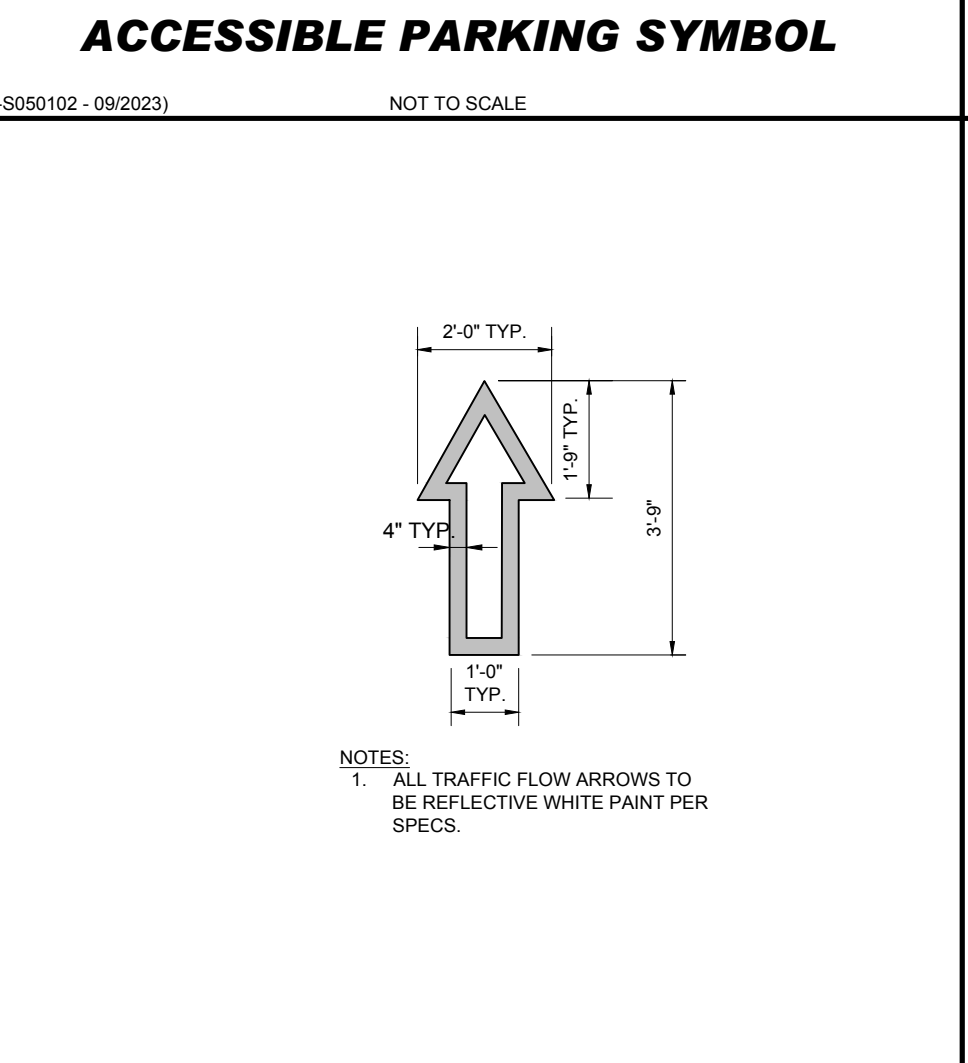
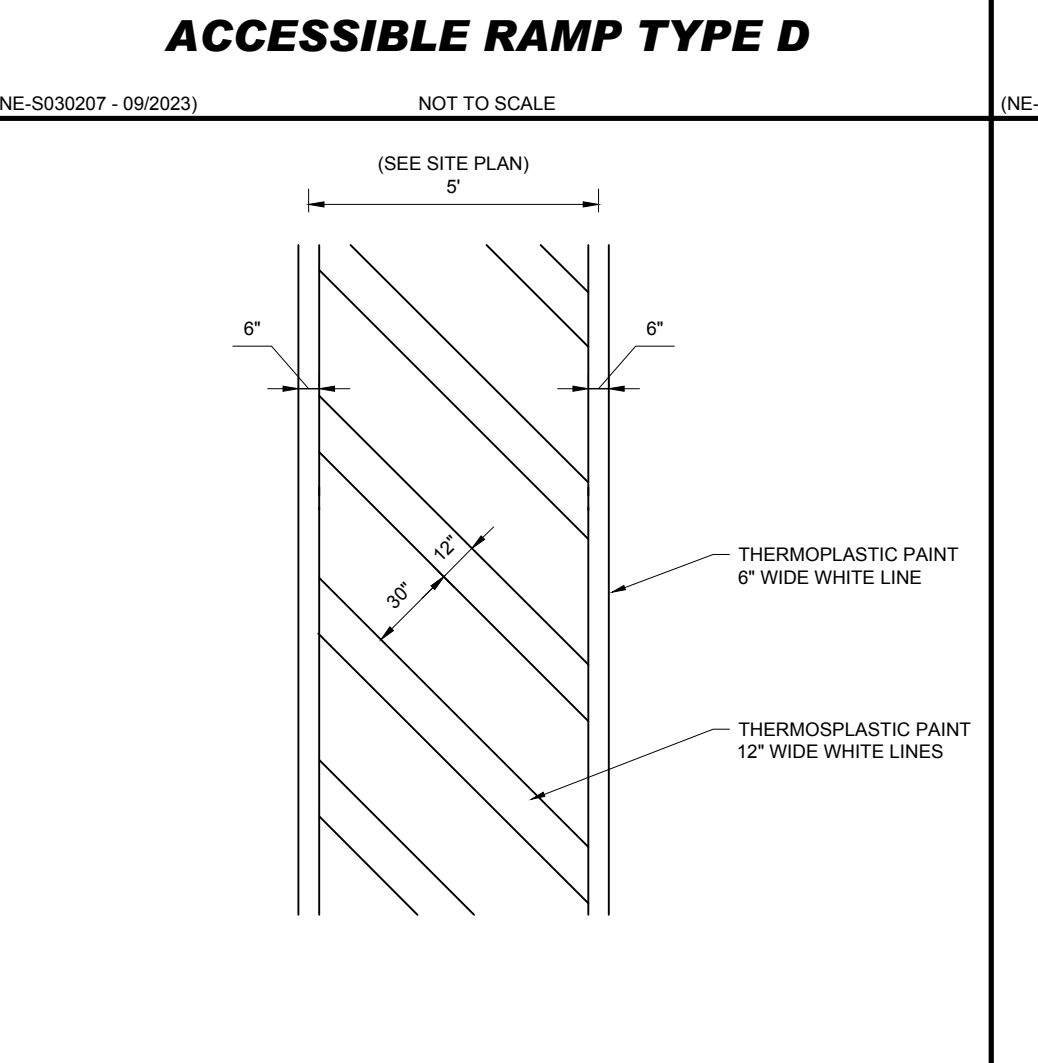
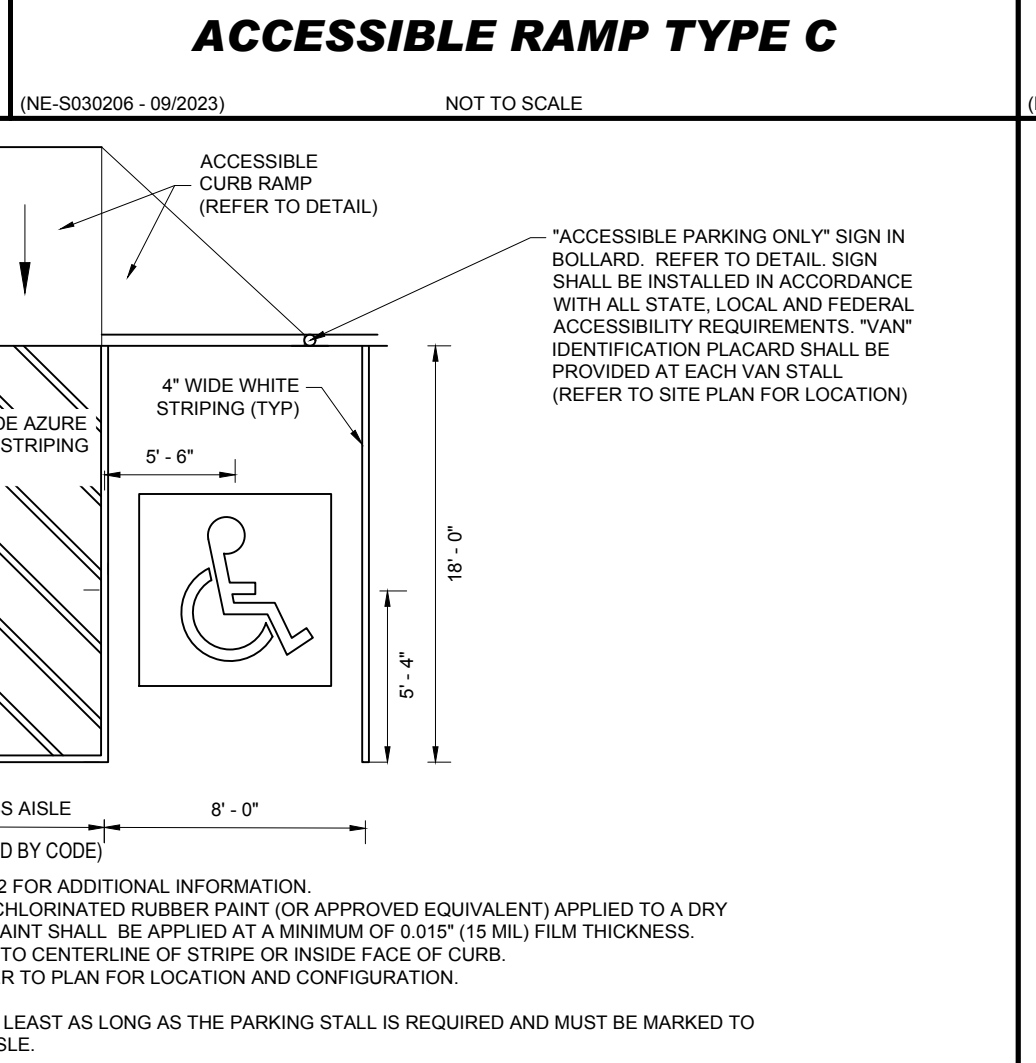
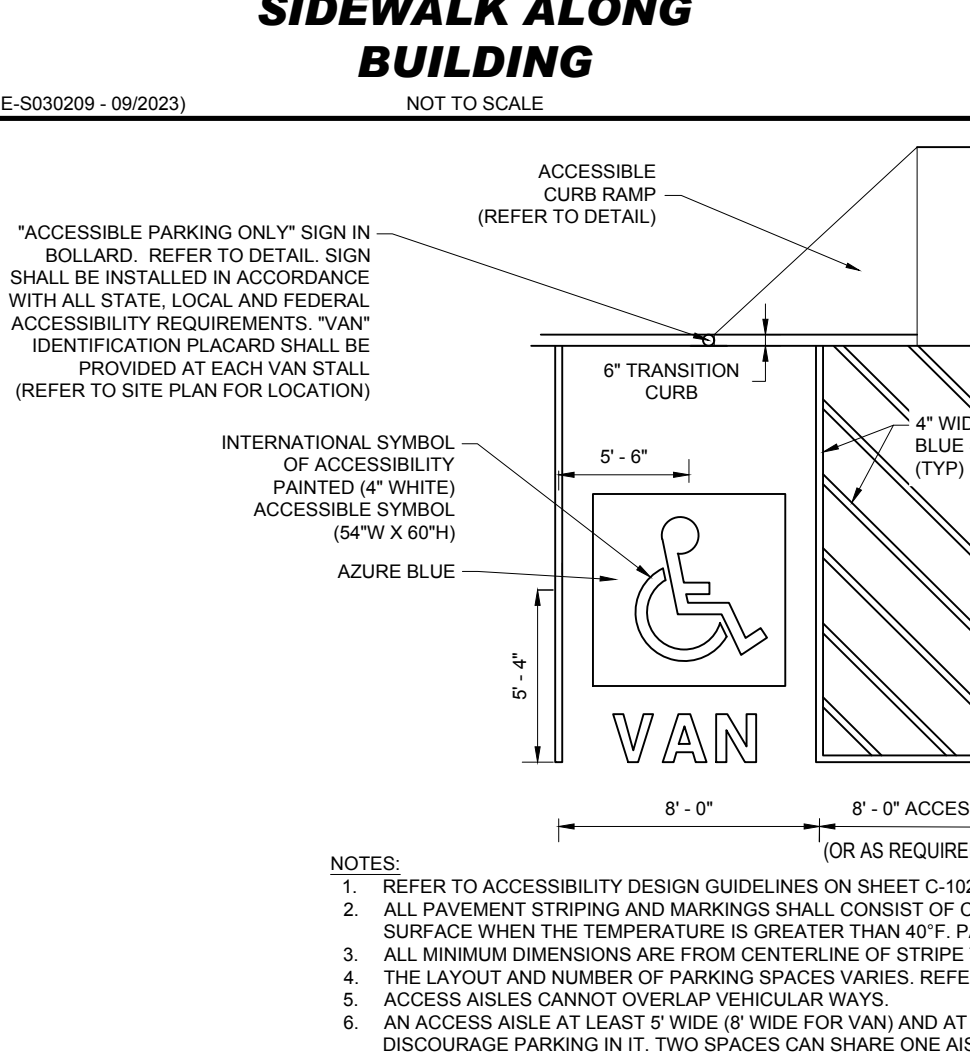
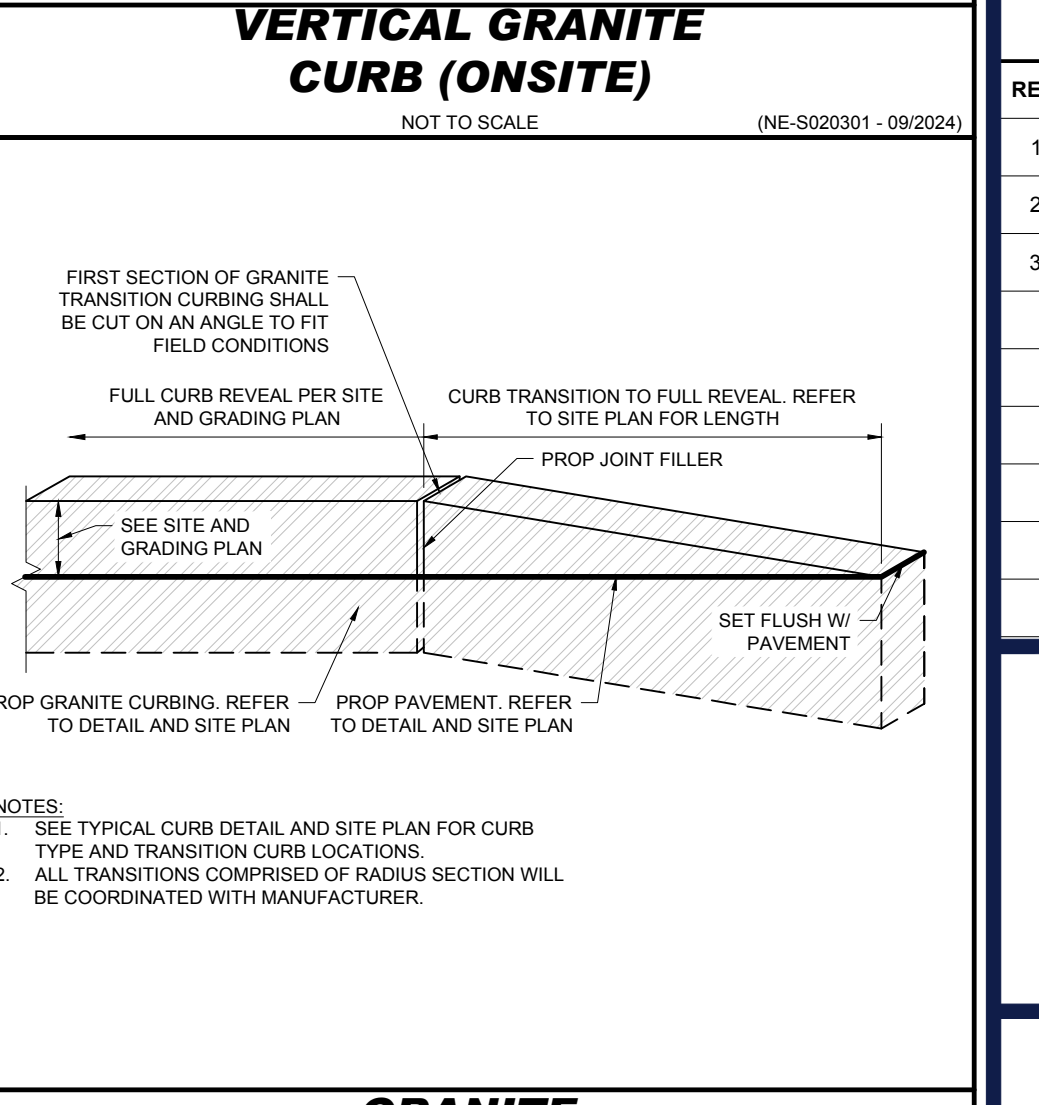
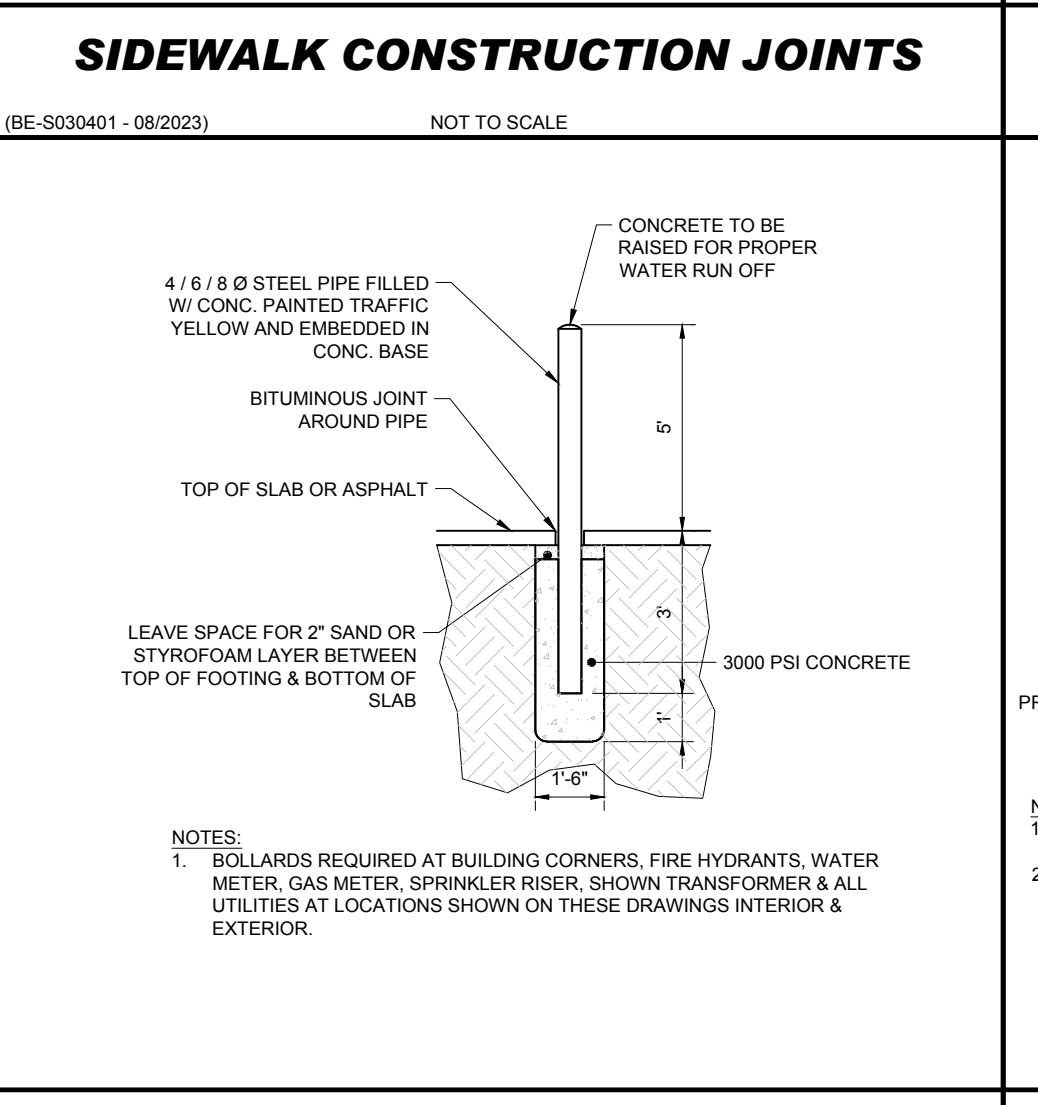
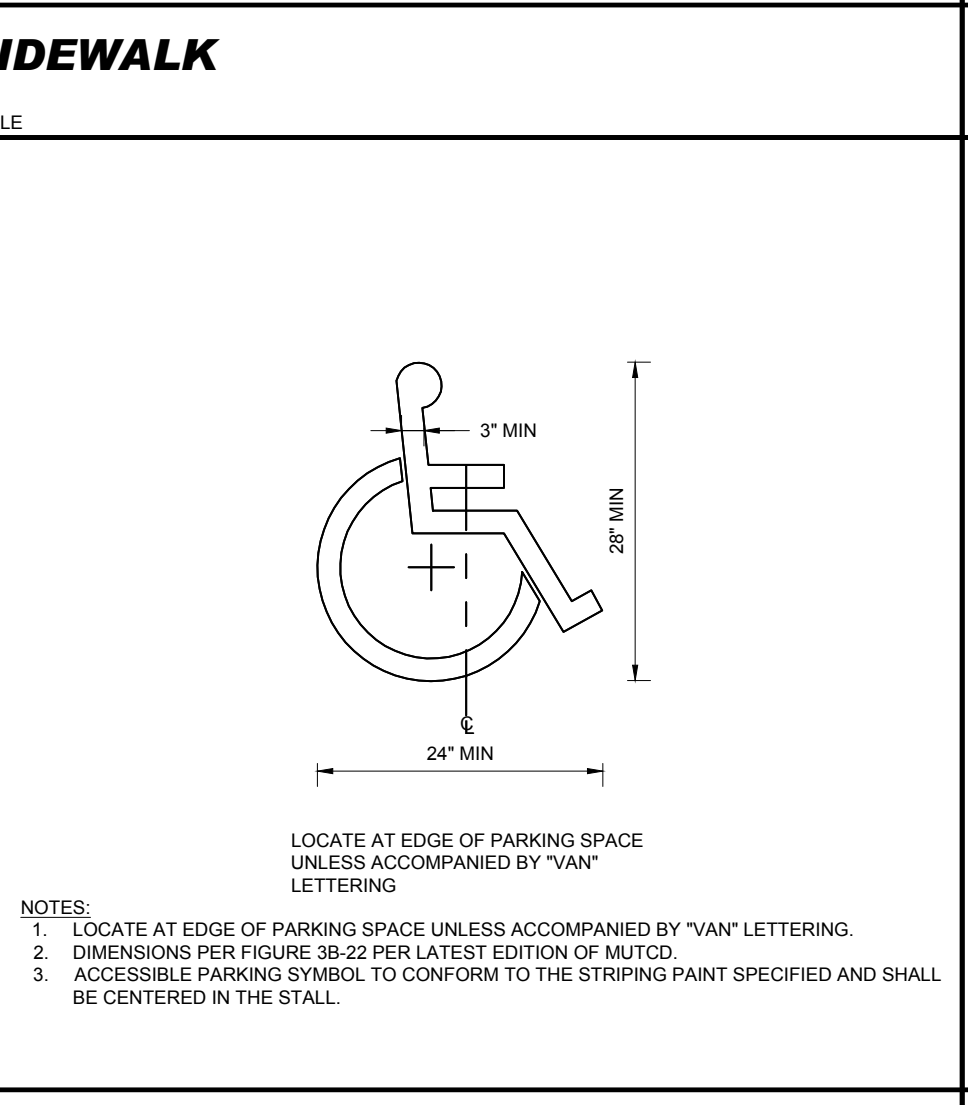
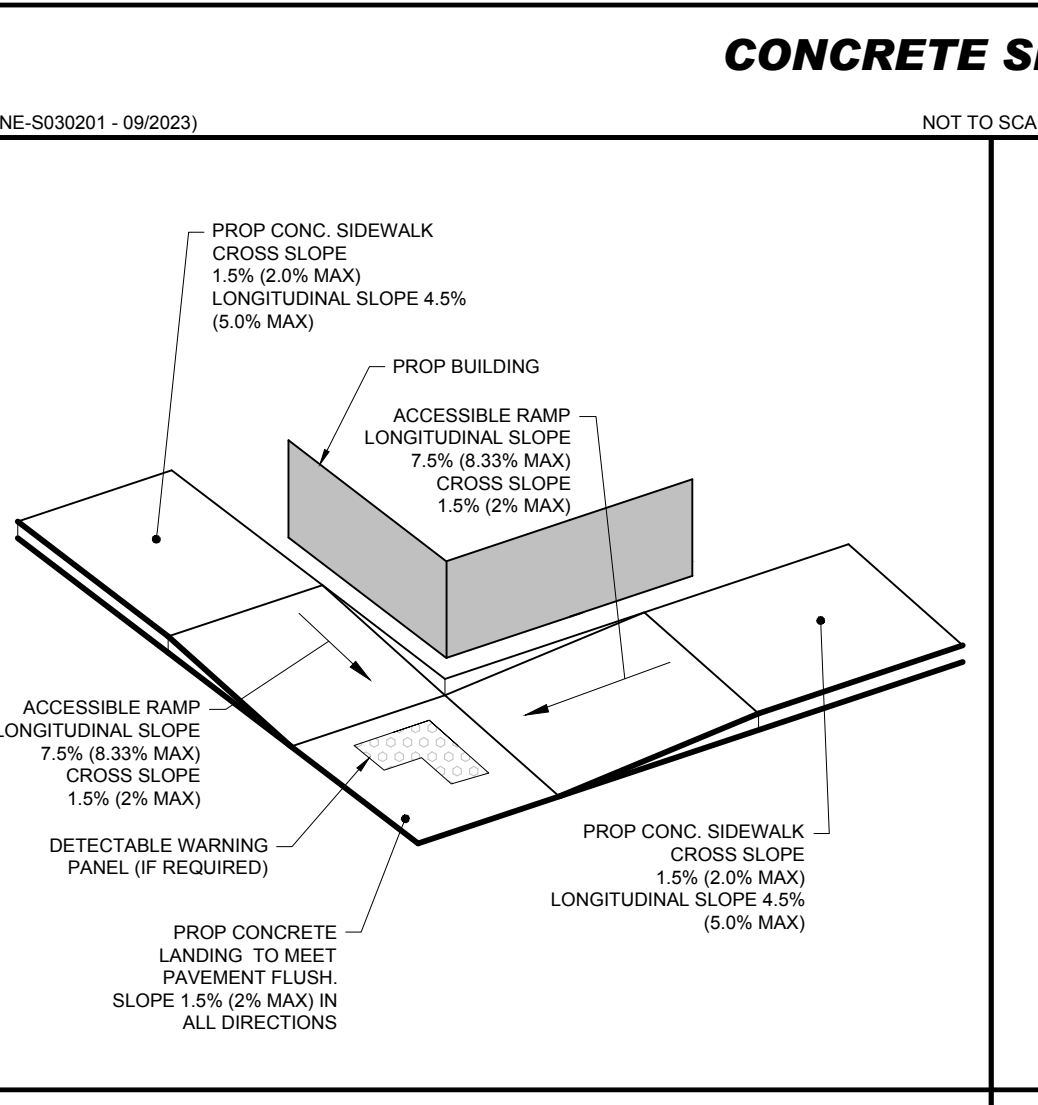
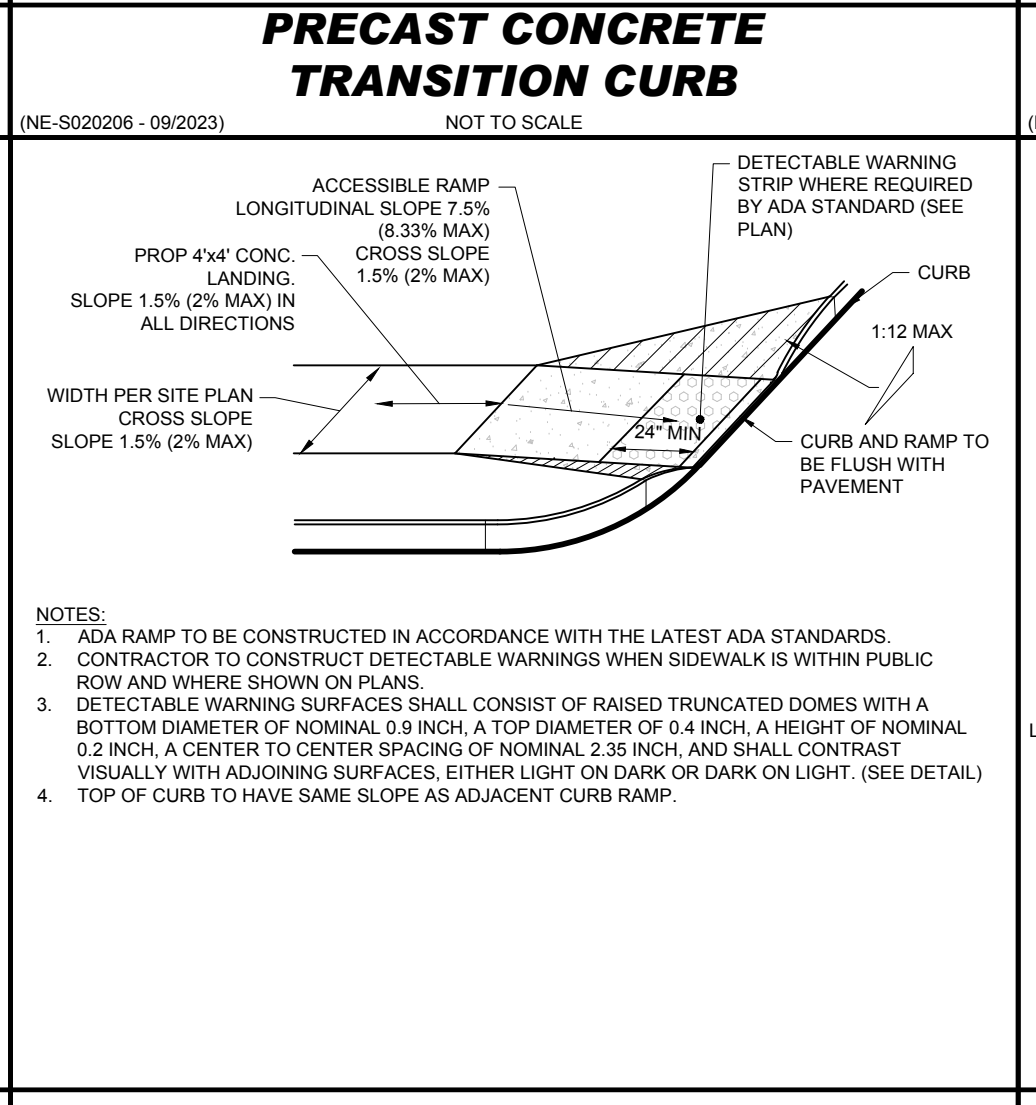
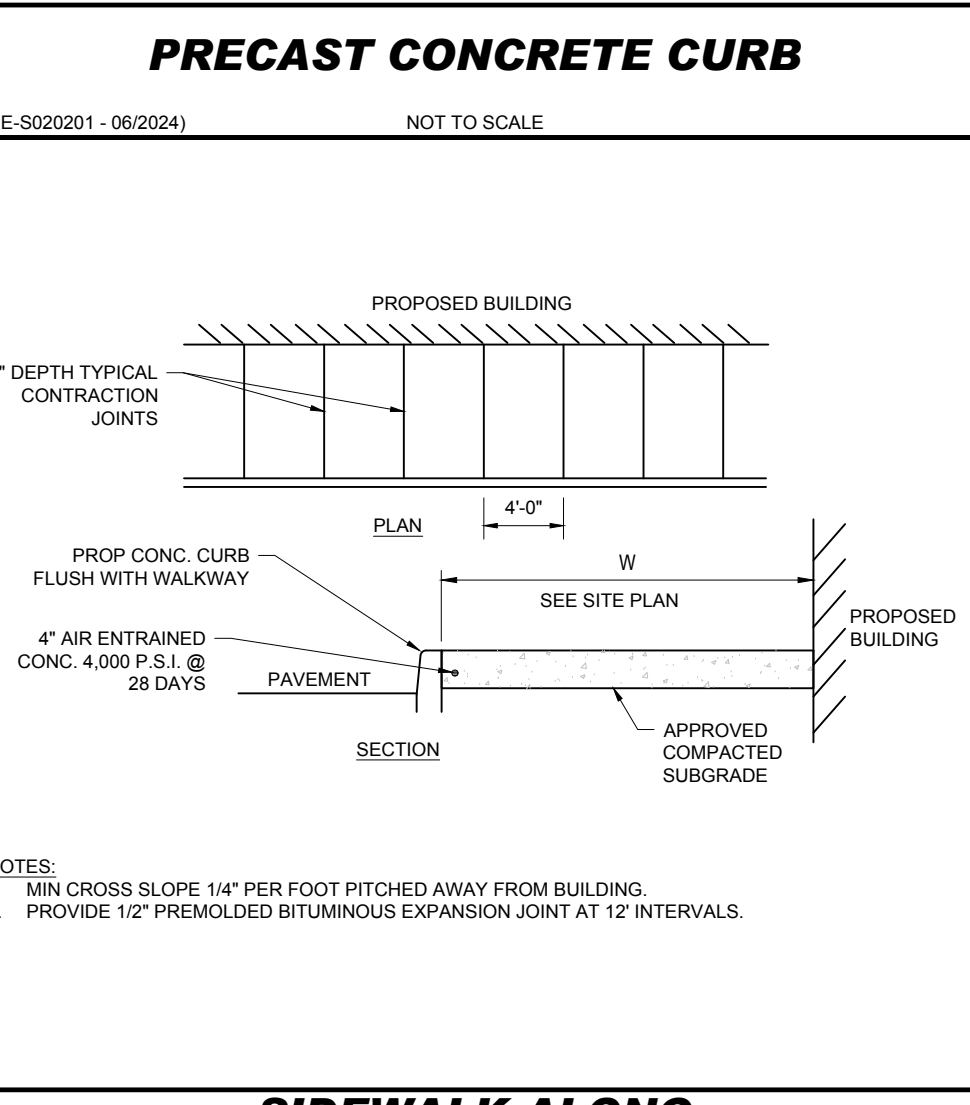
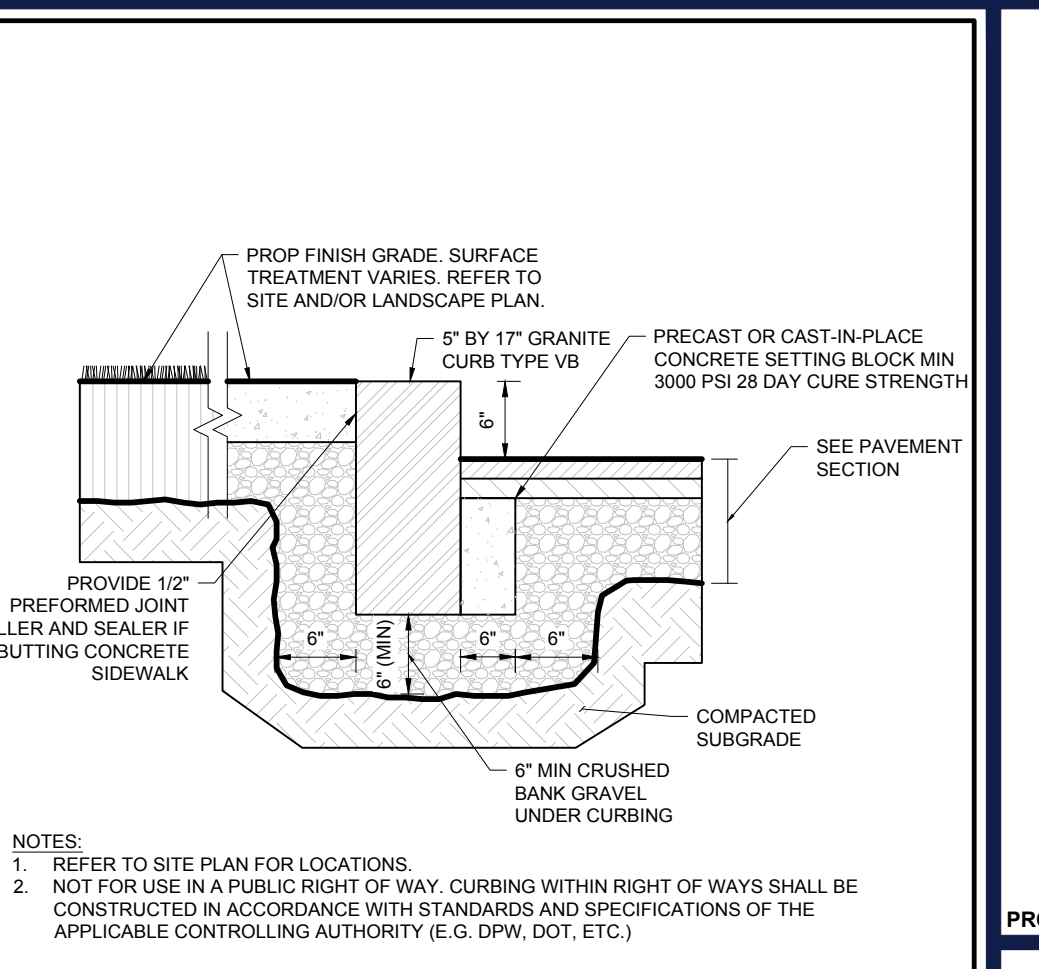
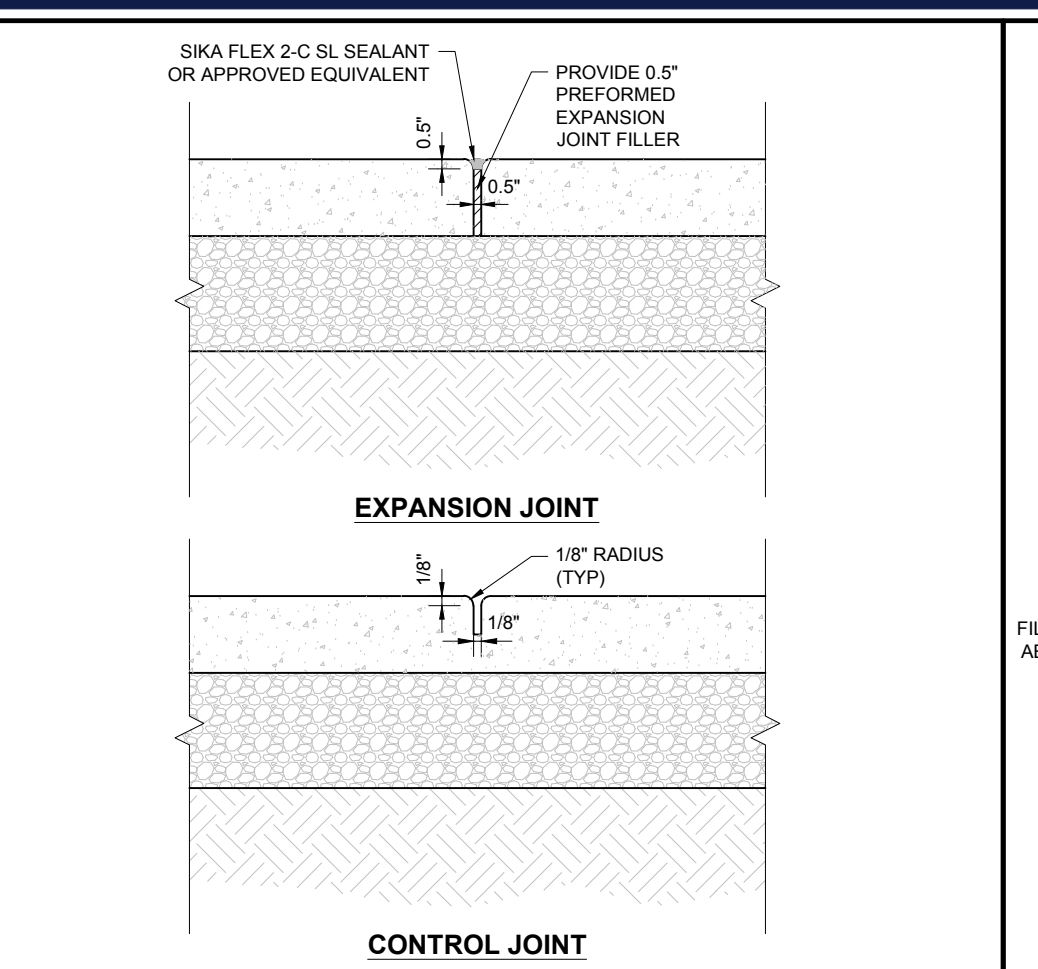
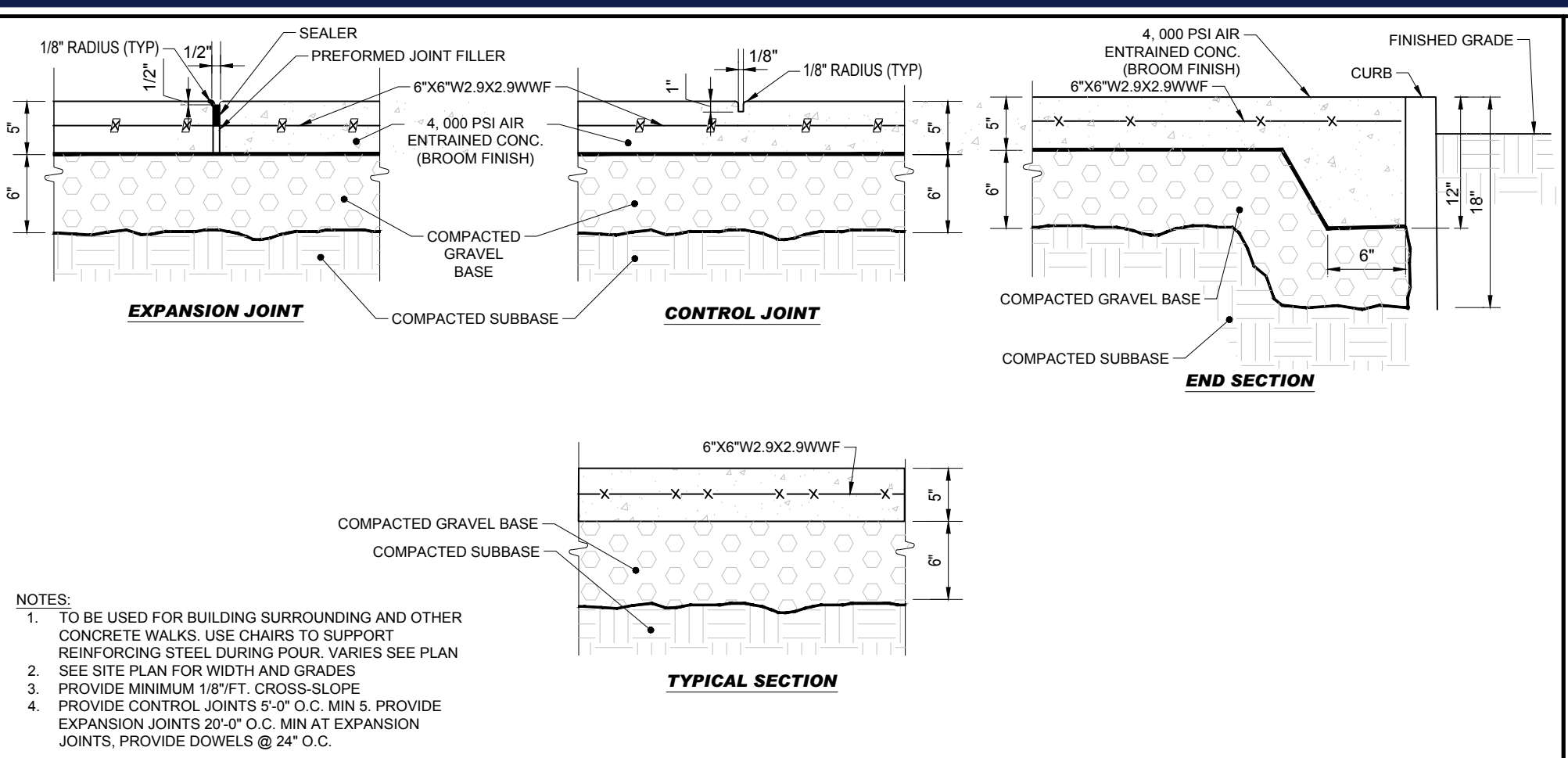
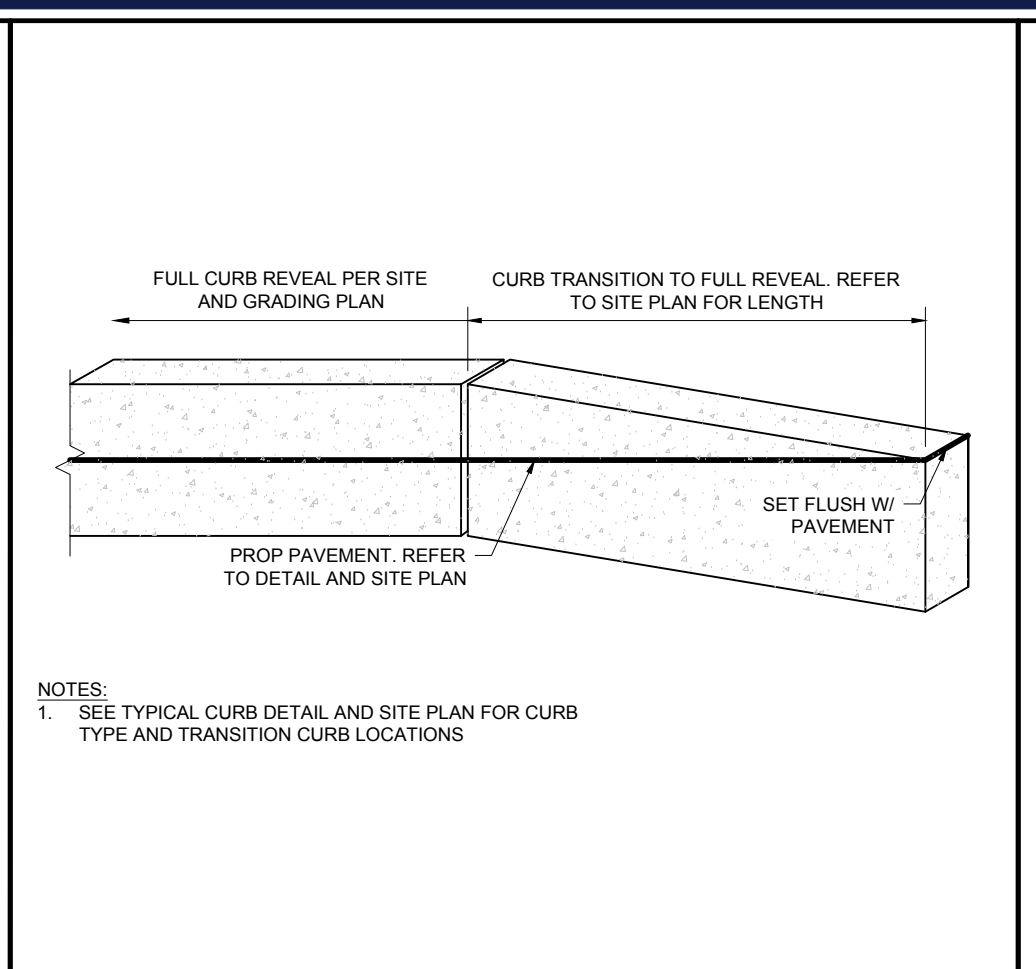
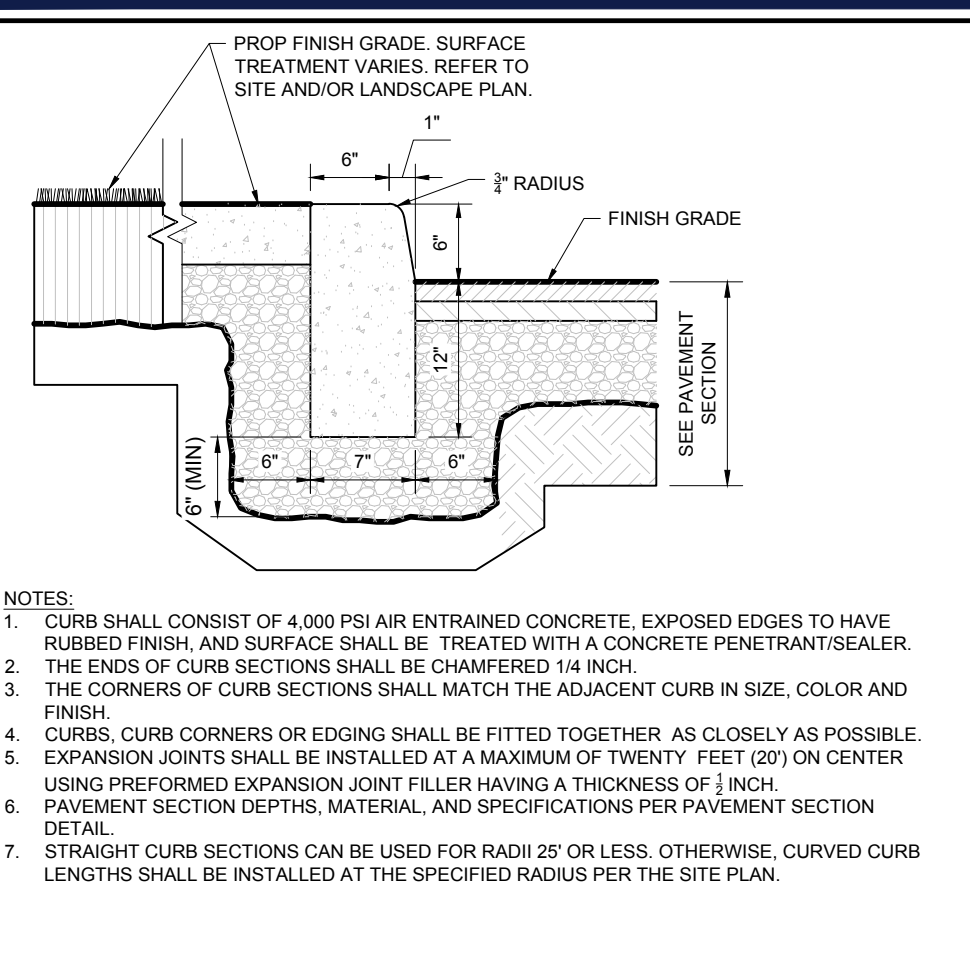
REVISION 3 - 12/23/2024



**THIS PLAN TO BE UTILIZED FOR
SOIL EROSION AND SEDIMENT
CONTROL PURPOSES ONLY**



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Raising Cane's
CHICKEN FINGERS

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

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MASSACHUSETTS REG. NO. 11330
NEW YORK STATE REG. NO. 15476
CONNECTICUT REG. NO. 9177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

CONSTRUCTION DETAILS

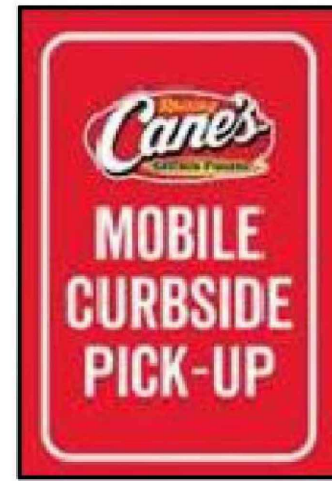
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C-901

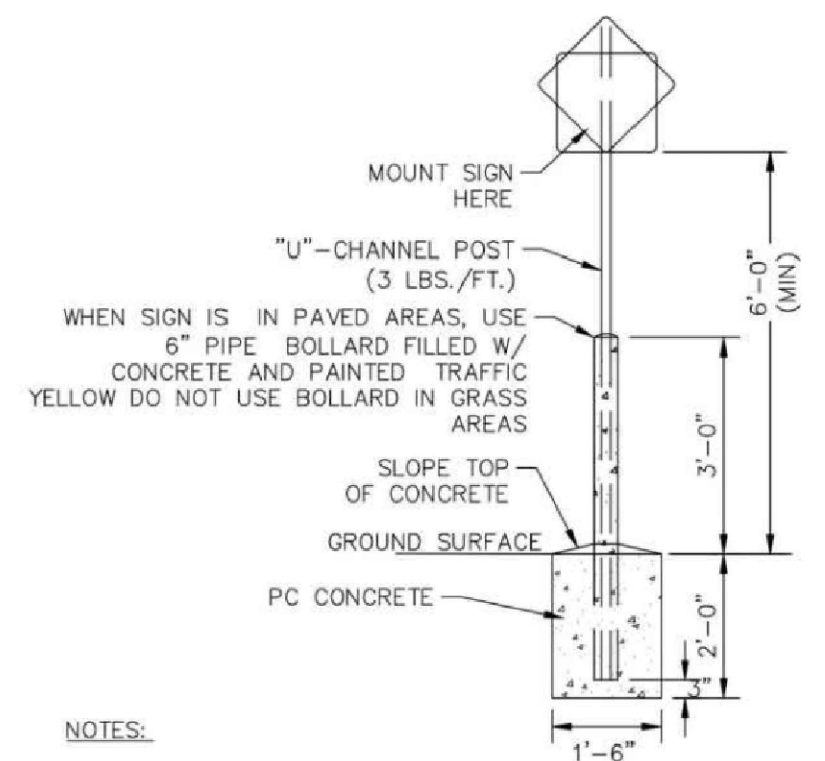
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CURBSIDE PICKUP
12" x 18"

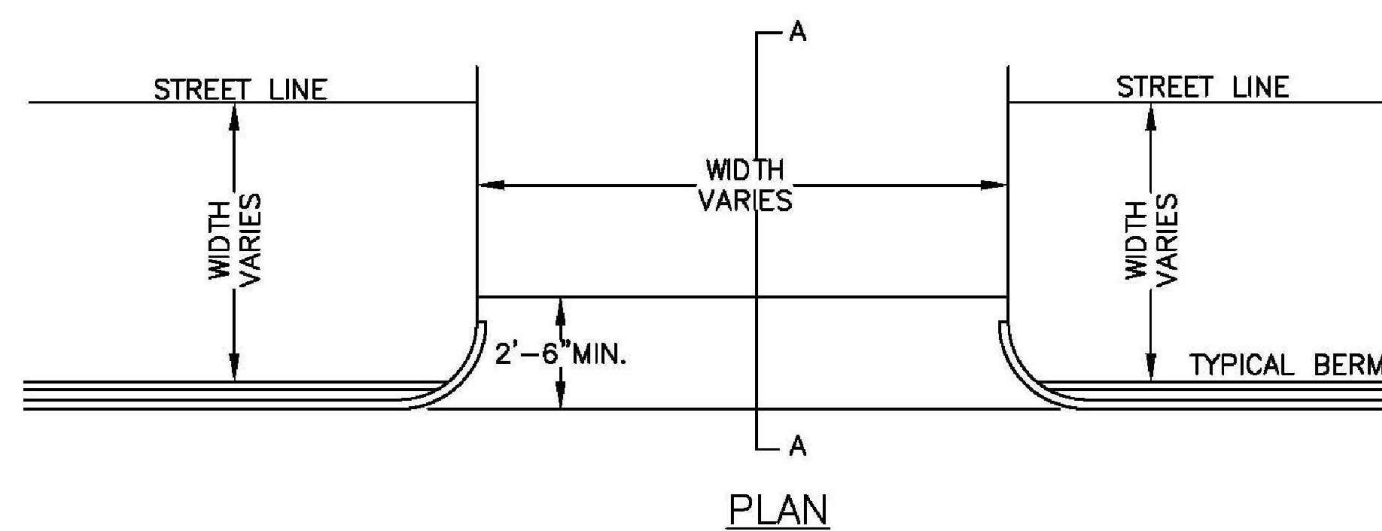


NOTES:
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

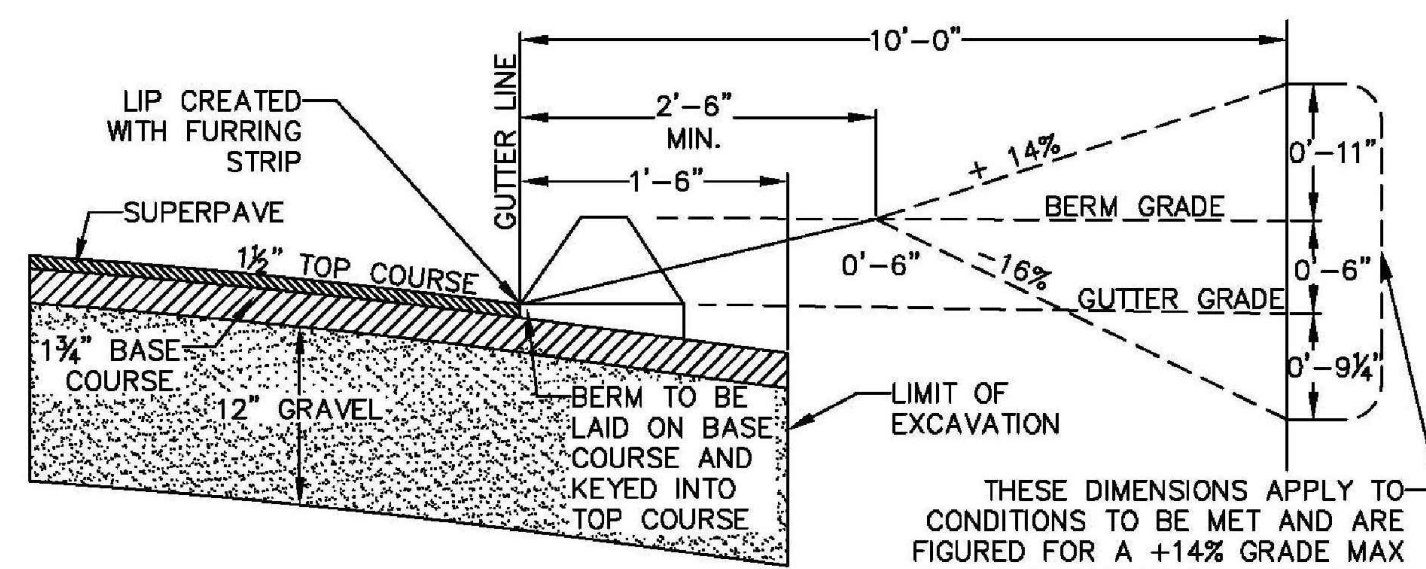
MOBILE ORDER PICK-UP SIGN

NE-S010102 - 09/2024

NOT TO SCALE



PLAN

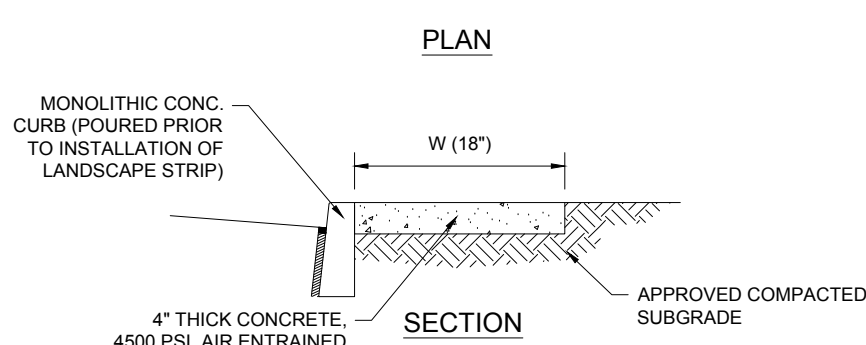


SECTION A-A
NOT TO SCALE

**CITY OF WORCESTER
TYPICAL DRIVEWAY DETAIL**

NE-S010102 - 09/2024

NOT TO SCALE



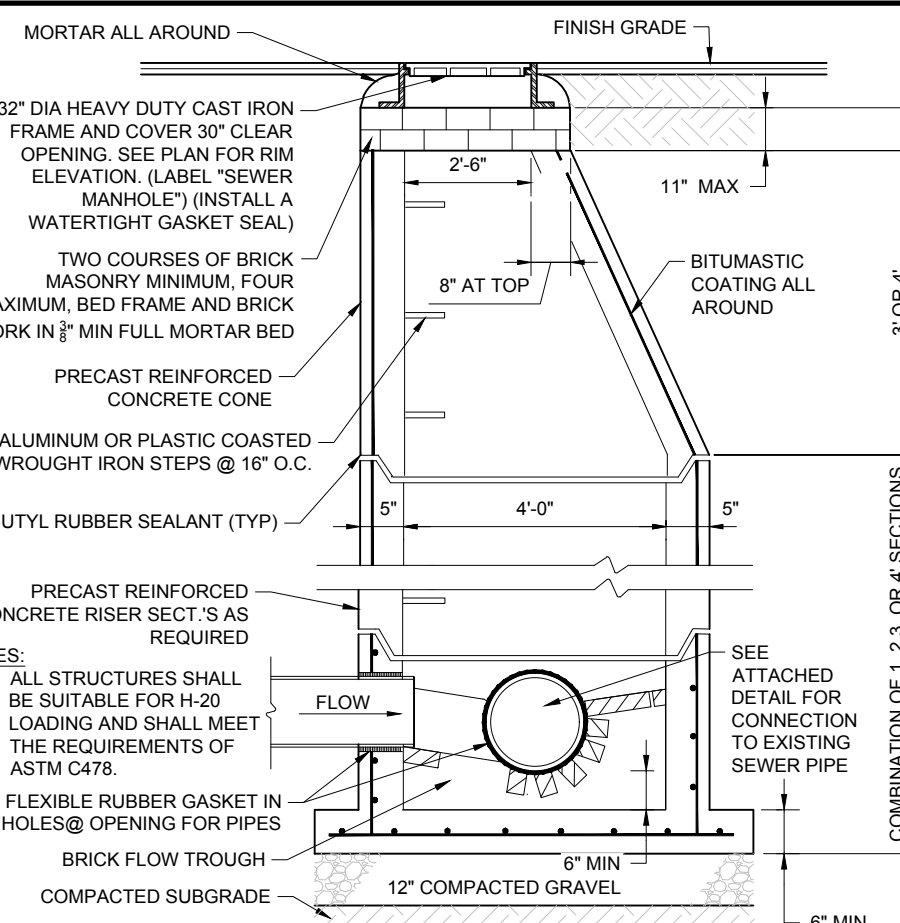
NOTES:
1. MAX. CROSS SLOPE 1/2" PER FOOT MIN. 1/8" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" PRESLOTTED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS. TO BE RECESSED 1/4" - 1/2" FROM SIDEWALK SURFACE.
3. REFER TO SITE PLAN FOR CONCRETE STRIP LENGTH (L).
4. LONGITUDINAL SLOPE AND WIDTH TO COMPLY WITH ADA BARRIER FREE REQUIREMENTS.

INSTRUCTIONS TO DESIGNER:
1. REINFORCING IS NOT "REQUIRED" FOR PEDESTRIAN SIDEWALKS, THOUGH IT IS ADVISABLE FOR DRIVEWAY AREAS.
2. REINFORCING ADDS TO COST.
3. THOUGH NOT REQUIRED, ADDING REINFORCING HAS THE BENEFIT OF REDUCING CRACKING, PARTICULARLY IF SUBGRADE IS NOT ADEQUATELY COMPACTED.
4. WHEN USED CALL FOR 6x6 - w2.9 x w2.9 WWR.
5. IF POOR SUBGRADE SOILS ARE ANTICIPATED ADD 4" LAYER OF COMPACTED CLEAN CRUSHED STONE.
6. IF DESIRED BY OWNER, FOR HIGHER QUALITY SMOOTH JOINT SURFACES, USE EXPANSION JOINT DETAIL (S900109).

**CONCRETE LANDSCAPE
PROTECTION STRIP**

NE-S920201 - 09/2023

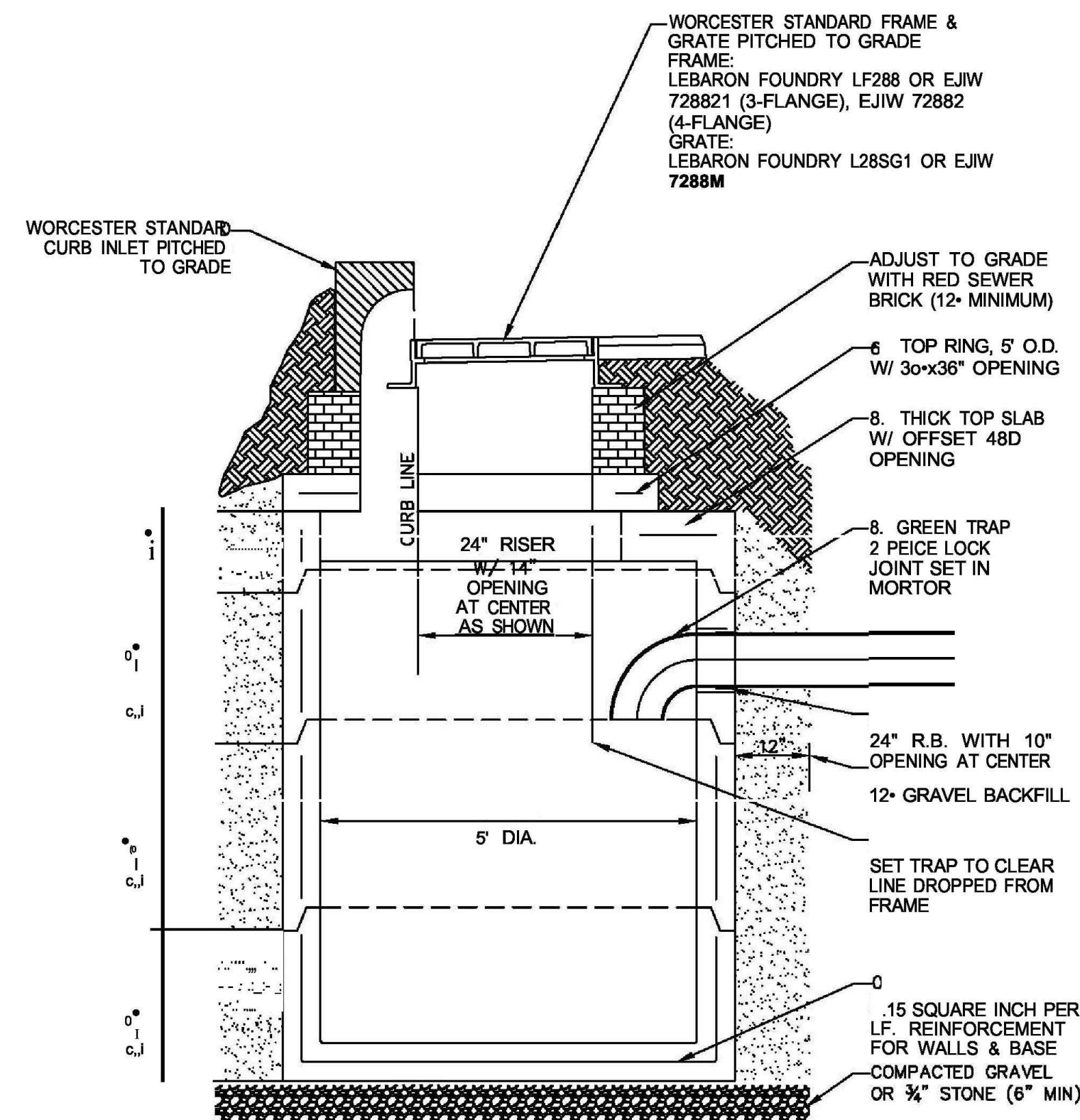
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**PRECAST CONCRETE
SANITARY MANHOLE**

NE-UJ020101 - 05/2024

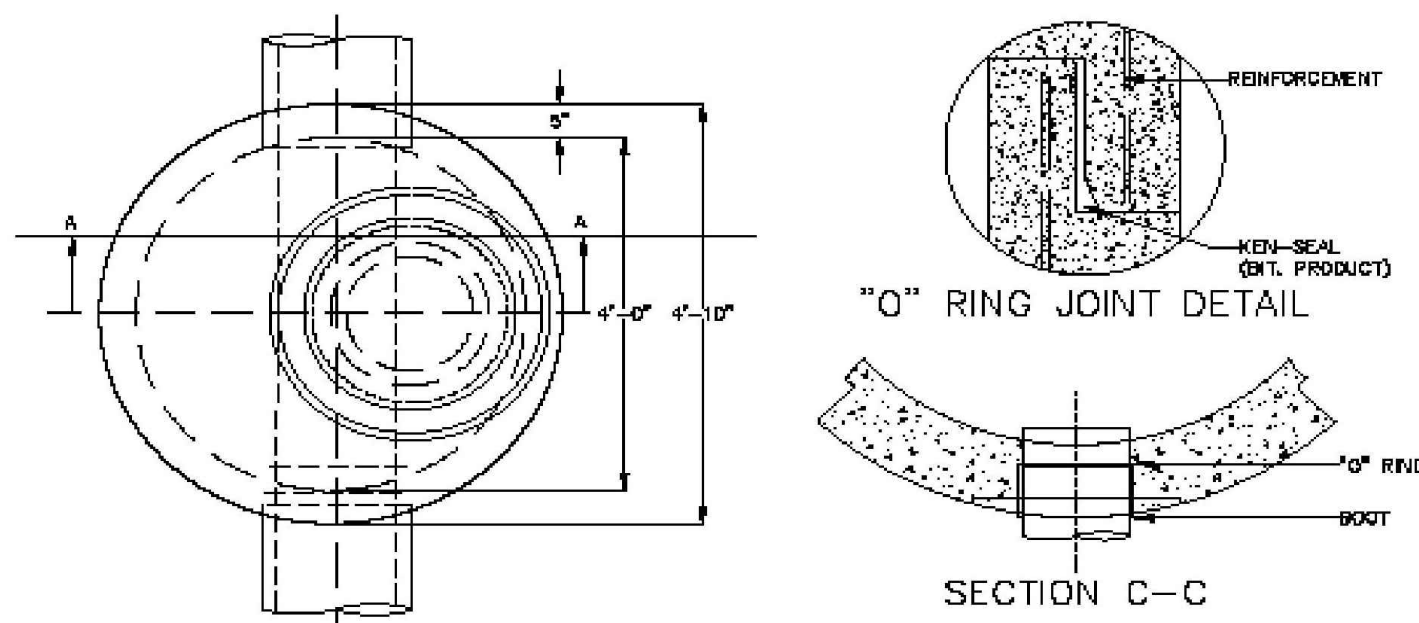
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**CITY OF WORCESTER
TYPICAL PRECAST CATCH BASIN DETAIL**

NE-S010102 - 09/2024

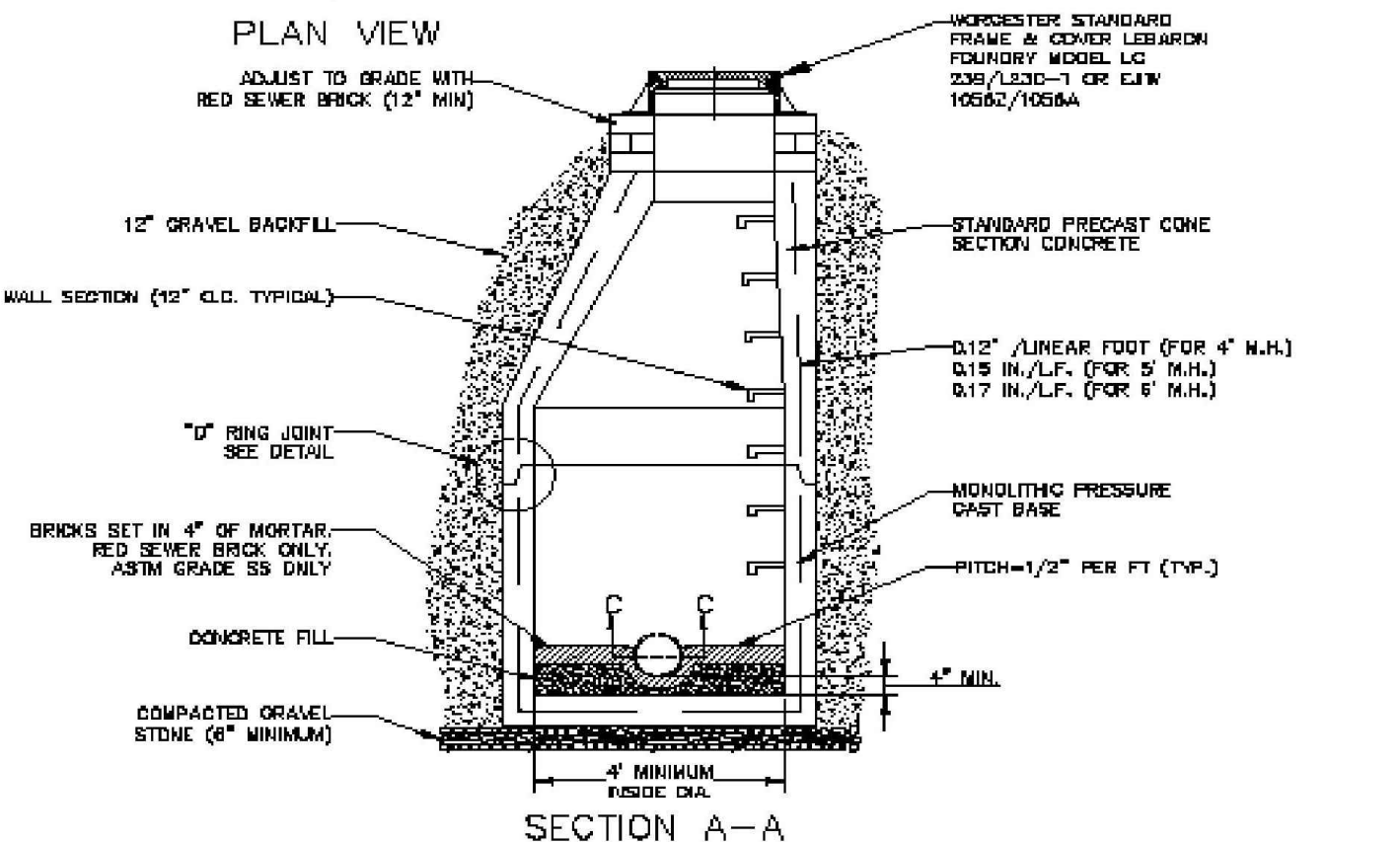
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**CITY OF WORCESTER
TYPICAL PRECAST DRAINAGE MANHOLE DETAIL**

NE-S010102 - 09/2024

NOT TO SCALE

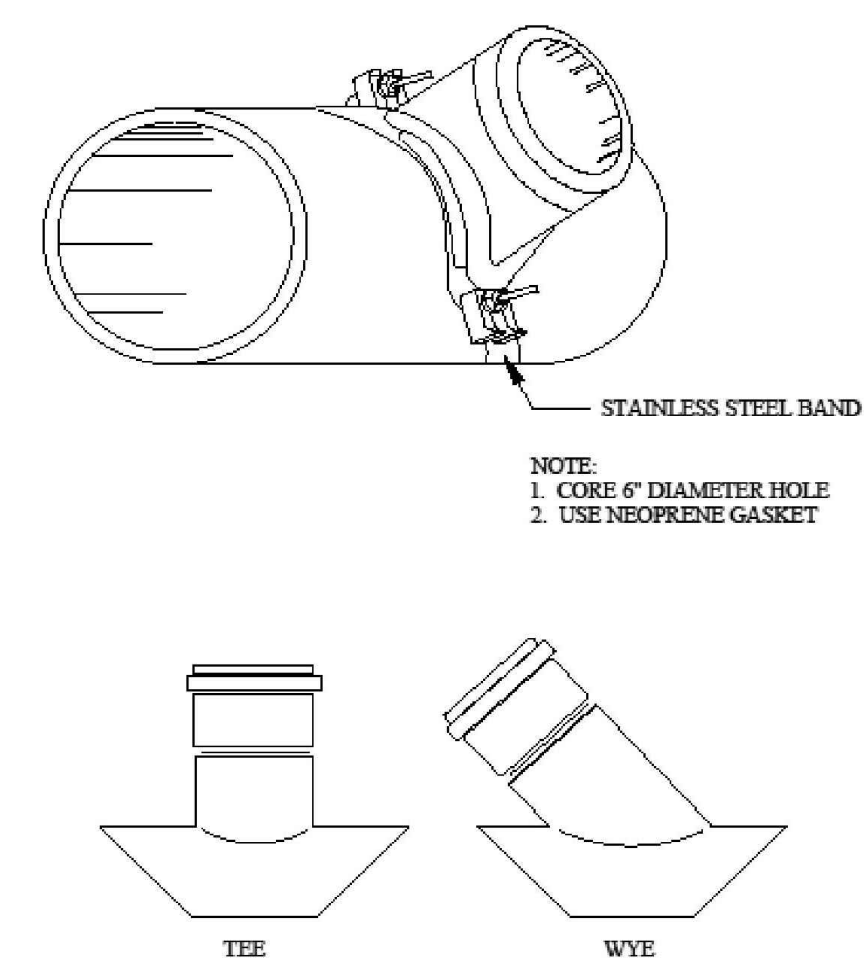


**CITY OF WORCESTER
TYPICAL PRECAST DRAINAGE MANHOLE DETAIL**

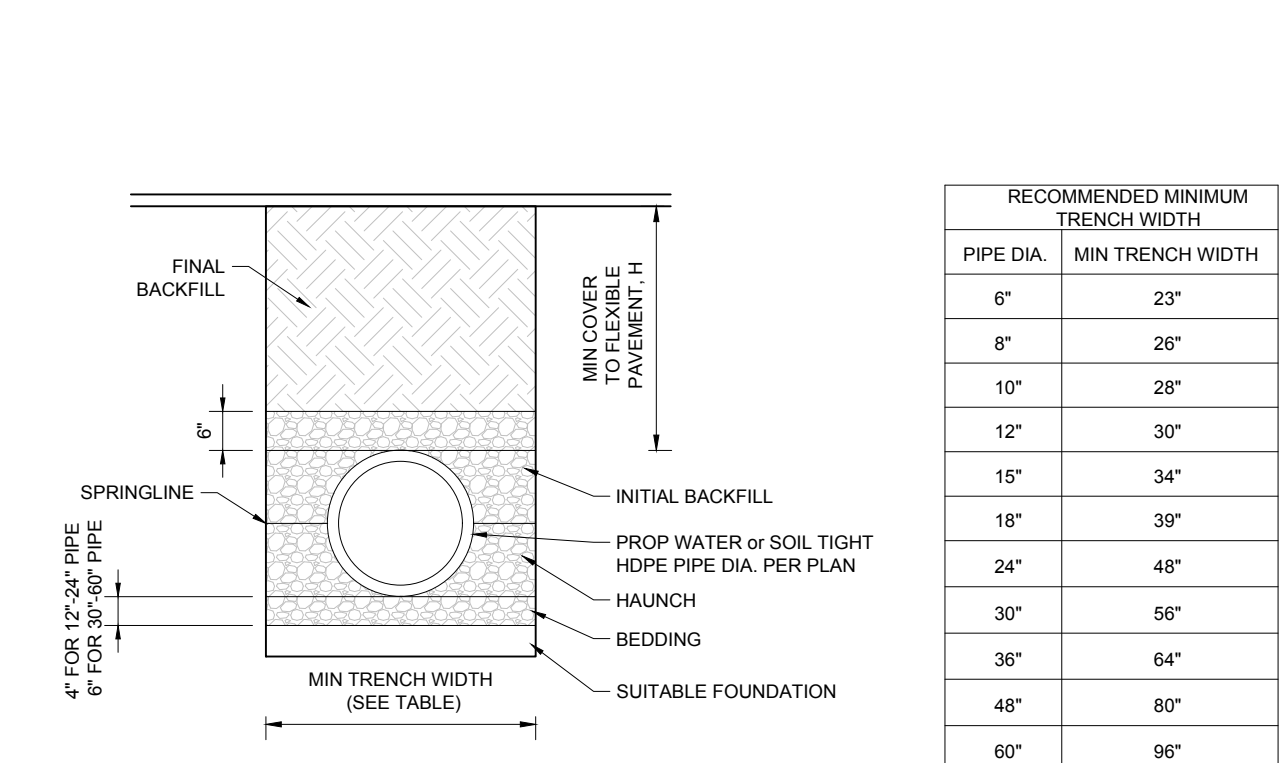
**CITY OF WORCESTER
TYPICAL WYE & TEE SADDLES FOR LATERAL SEWER CONNECTIONS DETAIL**

NE-S010102 - 09/2024

NOT TO SCALE



NOTE:
1. CORE 6" DIAMETER HOLE
2. USE NEOPRENE GASKET



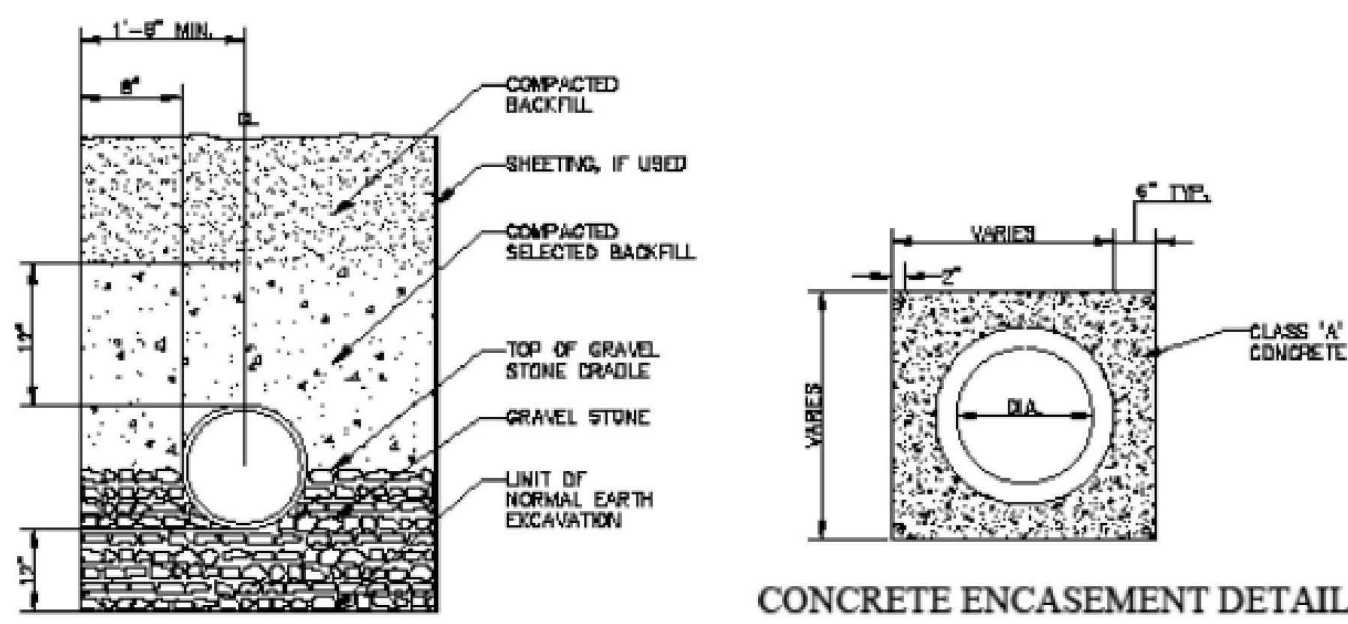
PIPE DIA.	MIN TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	45"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS - LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE GROUND OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**HDPE STORM PIPE
TRENCH**

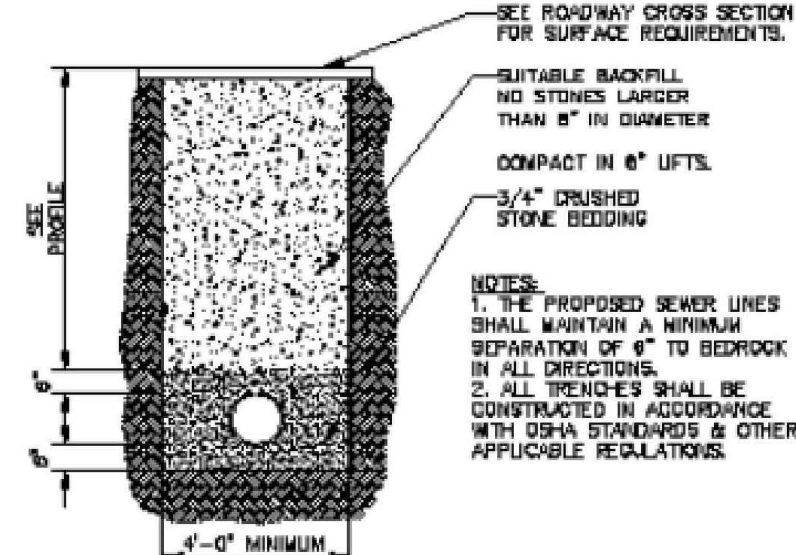
NOT TO SCALE

NE-UJ01812 - 09/2023



TYPICAL DRAIN MAIN TRENCH

CONCRETE ENCASEMENT DETAIL



TYPICAL SEWER MAIN TRENCH

**CITY OF WORCESTER
TYPICAL TRENCH DETAIL**

NE-S010102 - 09/2024

NOT TO SCALE



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2024	REVISED PER CITY COMMENTS	MMA	CJP
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PROJECT No.: MAA240136.00
DRAWN BY: CJP
DATE: 10/03/2024
CHECKED BY: MMA
CAD ID: X-CIVIL-TTLB

**SITE DEVELOPMENT
PLANS**

FOR
PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE: PROTOTYPE 6-V-AV
RESTAURANT #RC1233

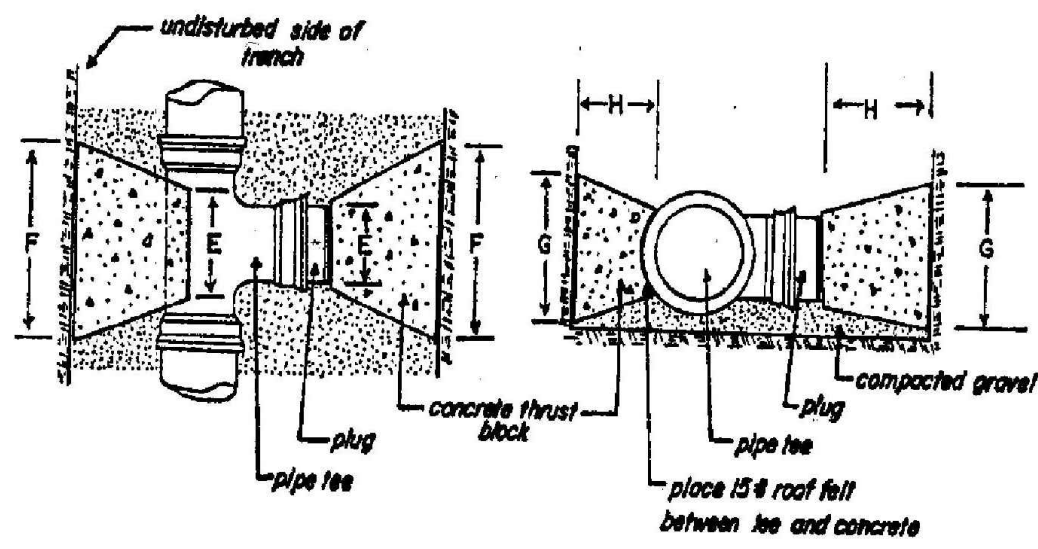
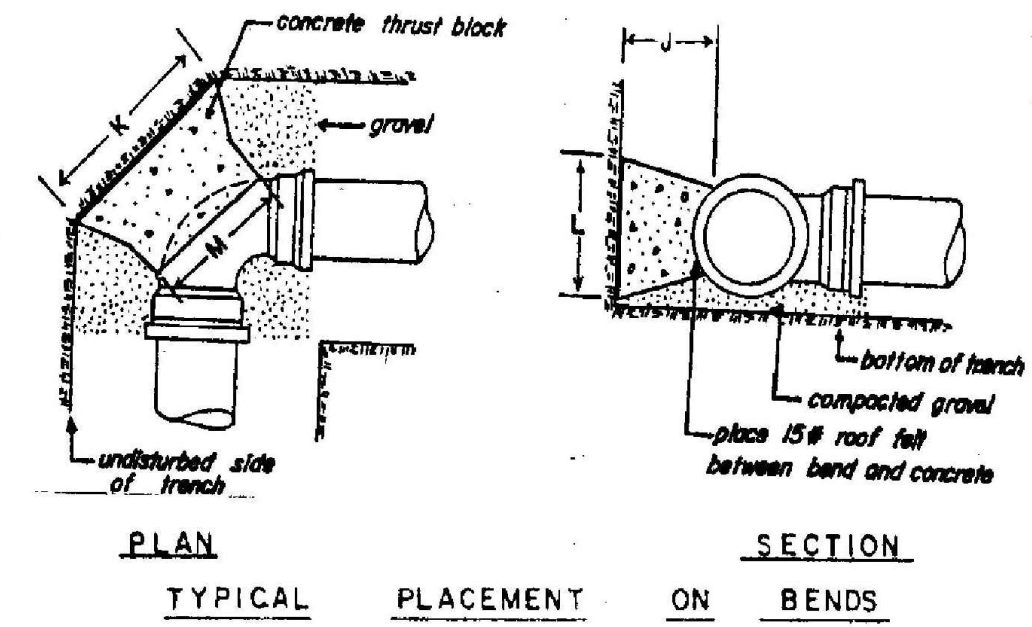
DESIGNER INFORMATION:
BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASS. REG. NO. 15476
CONV. RHOODE ISLAND LICENSE NO. 9816
MAINE LICENSE NO. 12553

**CONSTRUCTION
DETAILS**

SHEET NUMBER:
C-902

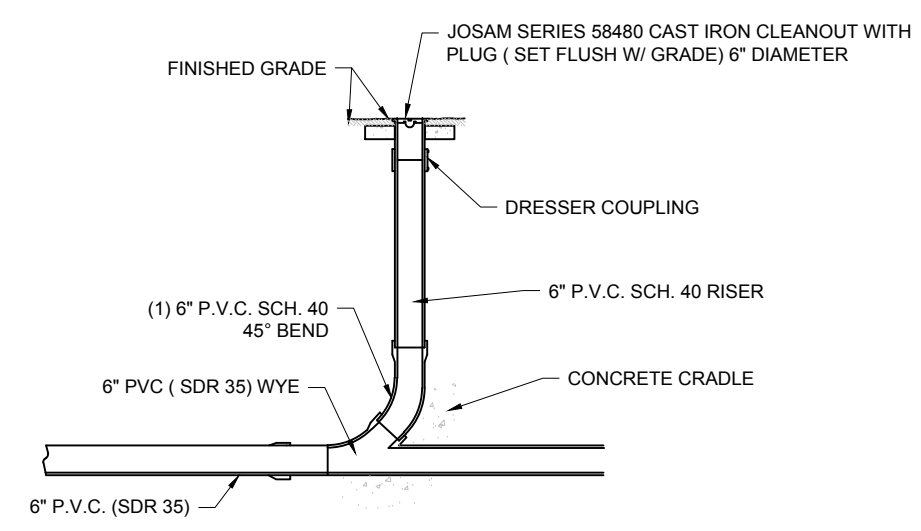
REVISION 3 - 12/23/2024



**CITY OF WORCESTER
TYPICAL THRUST BLOCK DETAIL**

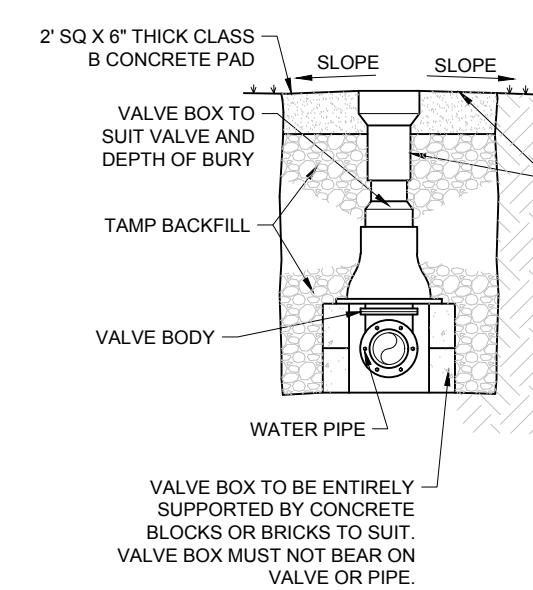
NE-S010102 - 09/2024

NOT TO SCALE



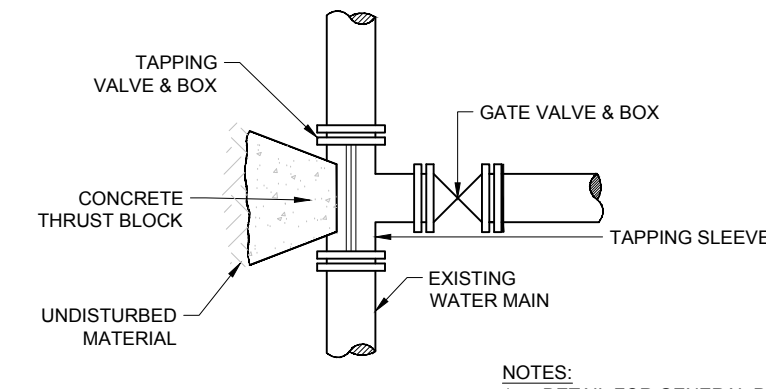
**CLEANOUT
(IN-LINE)**

NOT TO SCALE (NE-U03021 - 09/2023)



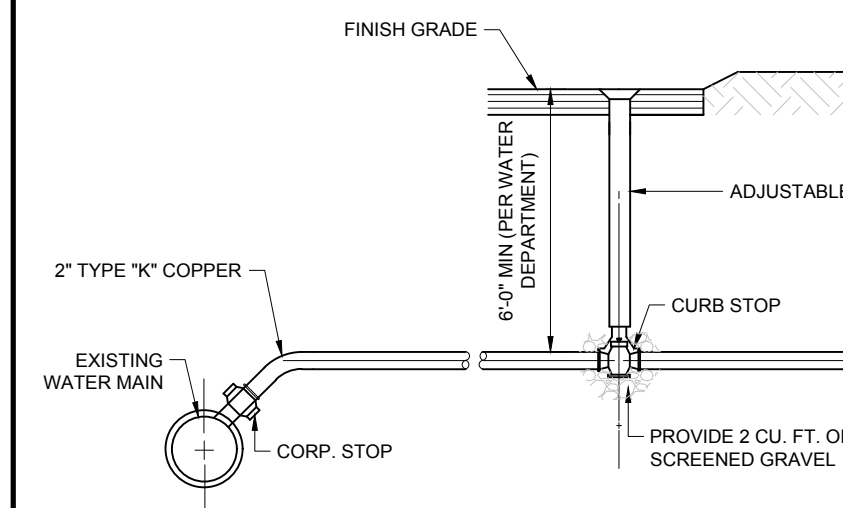
GATE VALVE

NOT TO SCALE (NE-U03021 - 09/2023)



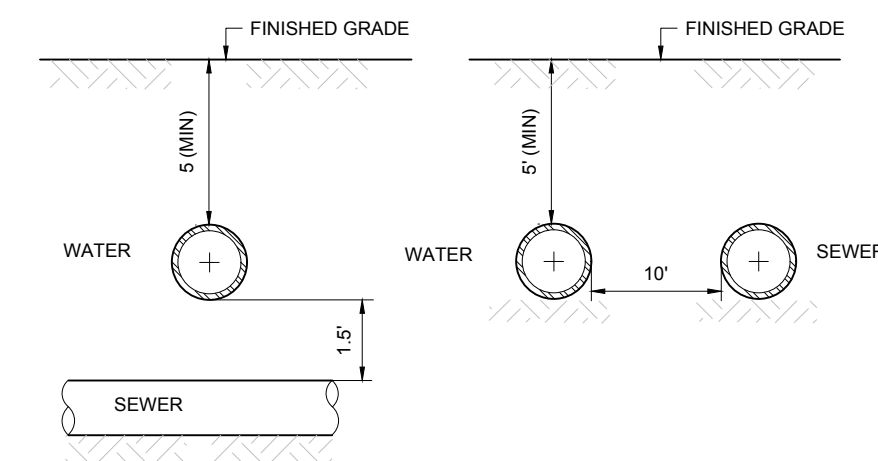
**TAPPING SLEEVE
AND GATE VALVE**

NOT TO SCALE (NE-U03041 - 09/2023)



**TYPE K COPPER WATER
SERVICE CONNECTION**

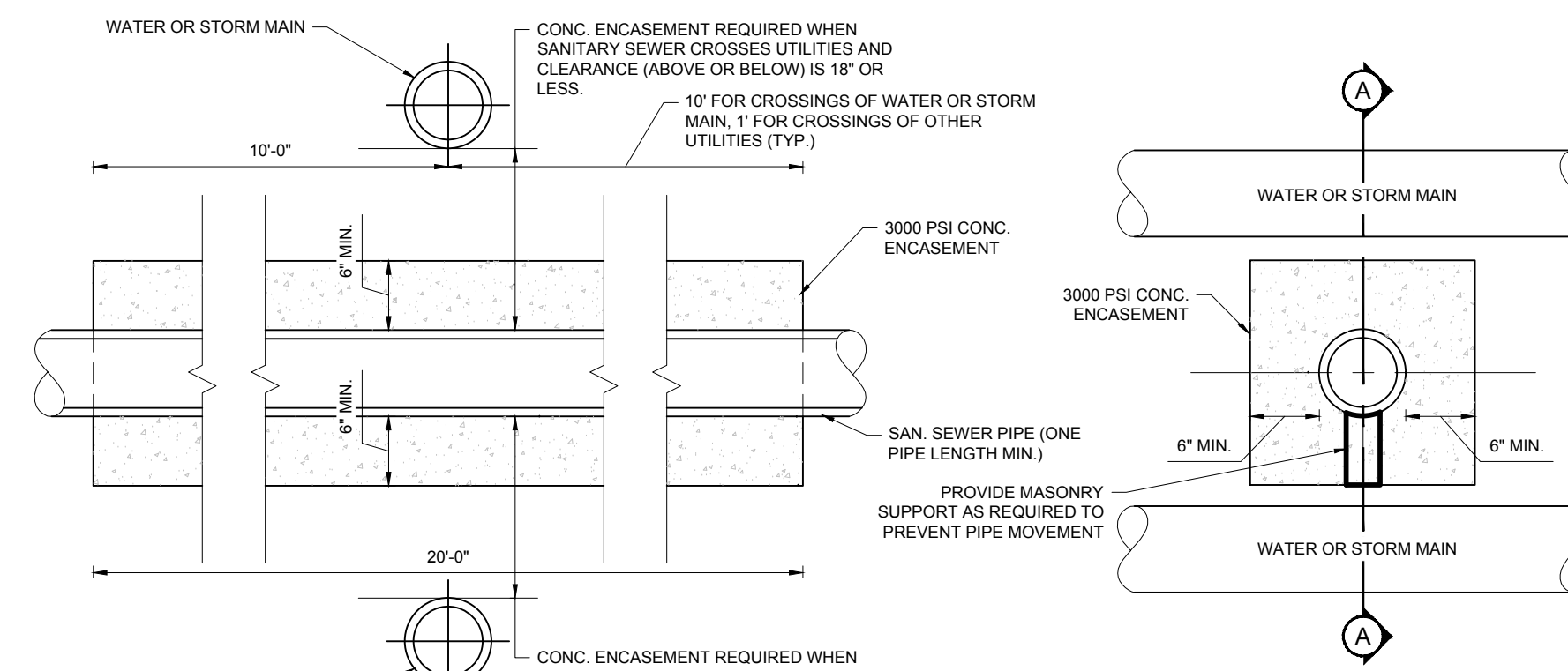
NOT TO SCALE (NE-U03042 - 09/2023)



NOTES:
1. 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SEWER AS DEPICTED IN THIS DETAIL OR SEWER SHALL BE ENCASED IN CONCRETE (SEE CONCRETE ENCASEMENT DETAIL) IN SECTIONS WHERE SEPARATIONS SHALL NOT BE ACHIEVED.

WATER AND SEWER UTILITY CROSSING

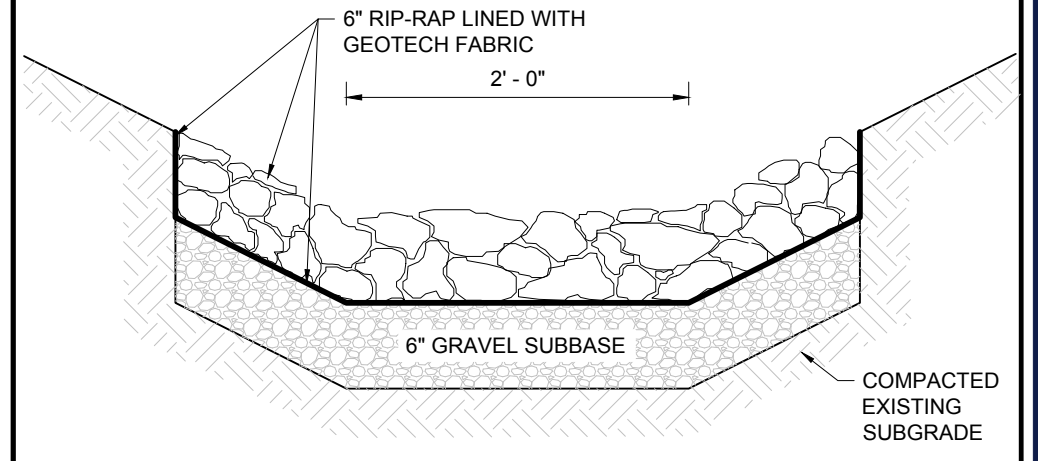
NOT TO SCALE (NE-U05011 - 09/2023)



SECTION A-A

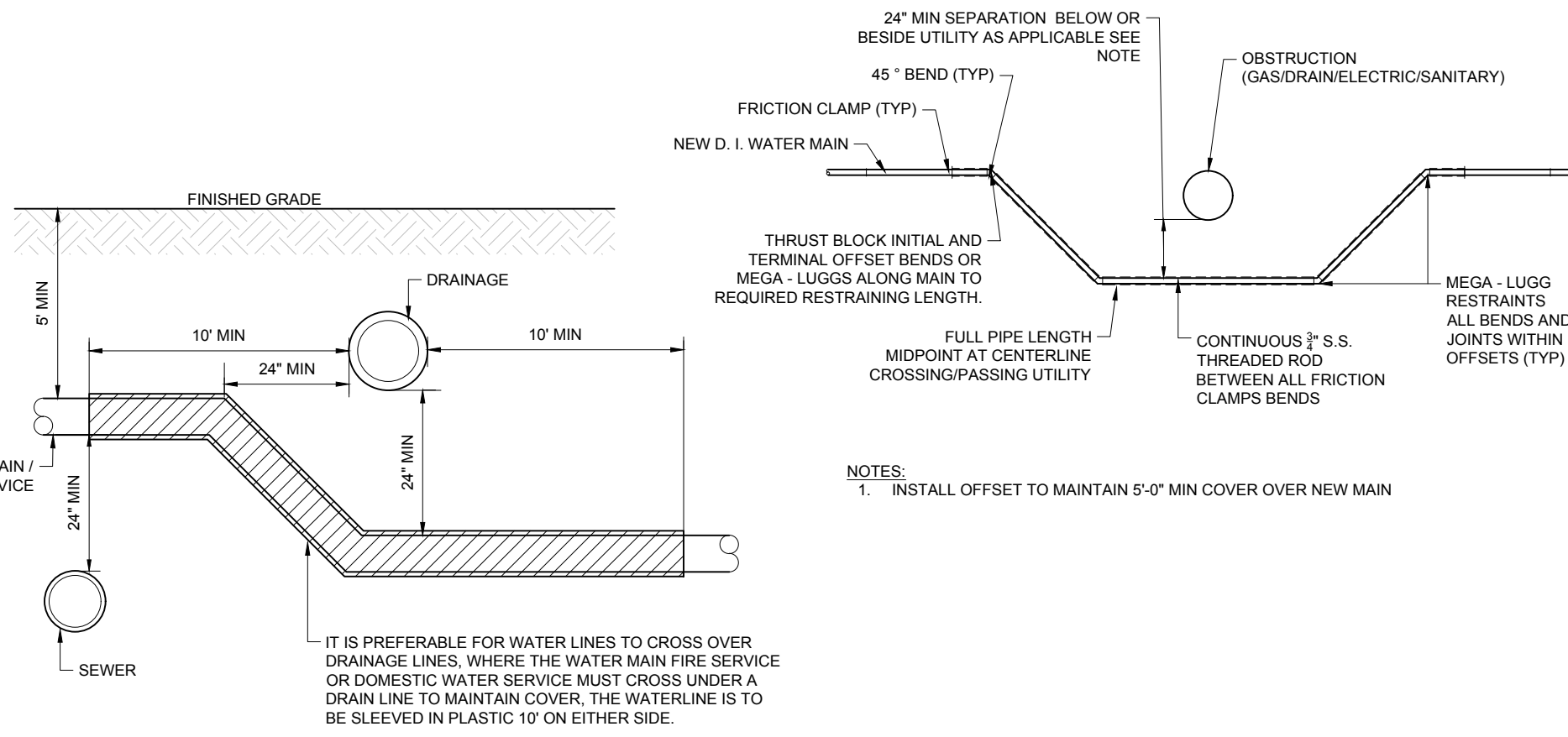
SANITARY CONCRETE ENCASEMENT

NOT TO SCALE (BE-U029901 - 04/2024)



RIP-RAP SWALE

NOT TO SCALE (NE-G020102 - 09/2023)



WATER SERVICE OR MAIN AT UTILITY CROSSING

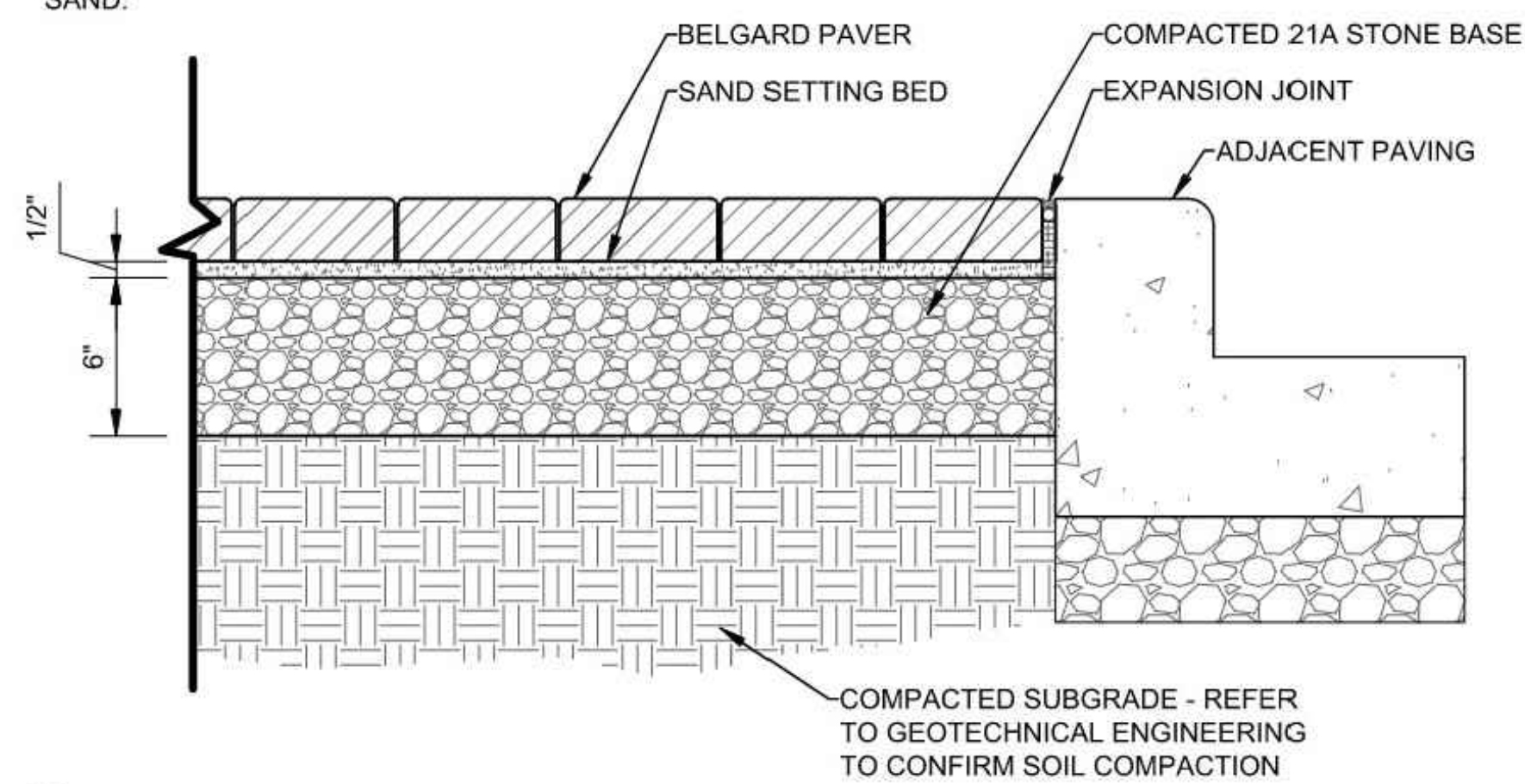
NOT TO SCALE (NE-U050102 - 09/2023)

MANUFACTURER: BELGARD
PHONE: 877-235-4273
WEB: WWW.BELGARD.COM

PRODUCT: HOLLAND STONE LEGACY
COLOR: CHARCOAL OR APPROVED EQUAL
SIZE: 3 15/16" x 7 7/8" x 2 3/8"

PATTERN: HERRINGBONE

NOTES:
1. PAVER JOINTS TO BE BUTT TIGHT
2. BROOM SWEEP JOINTS WITH POLYMERIC SAND.

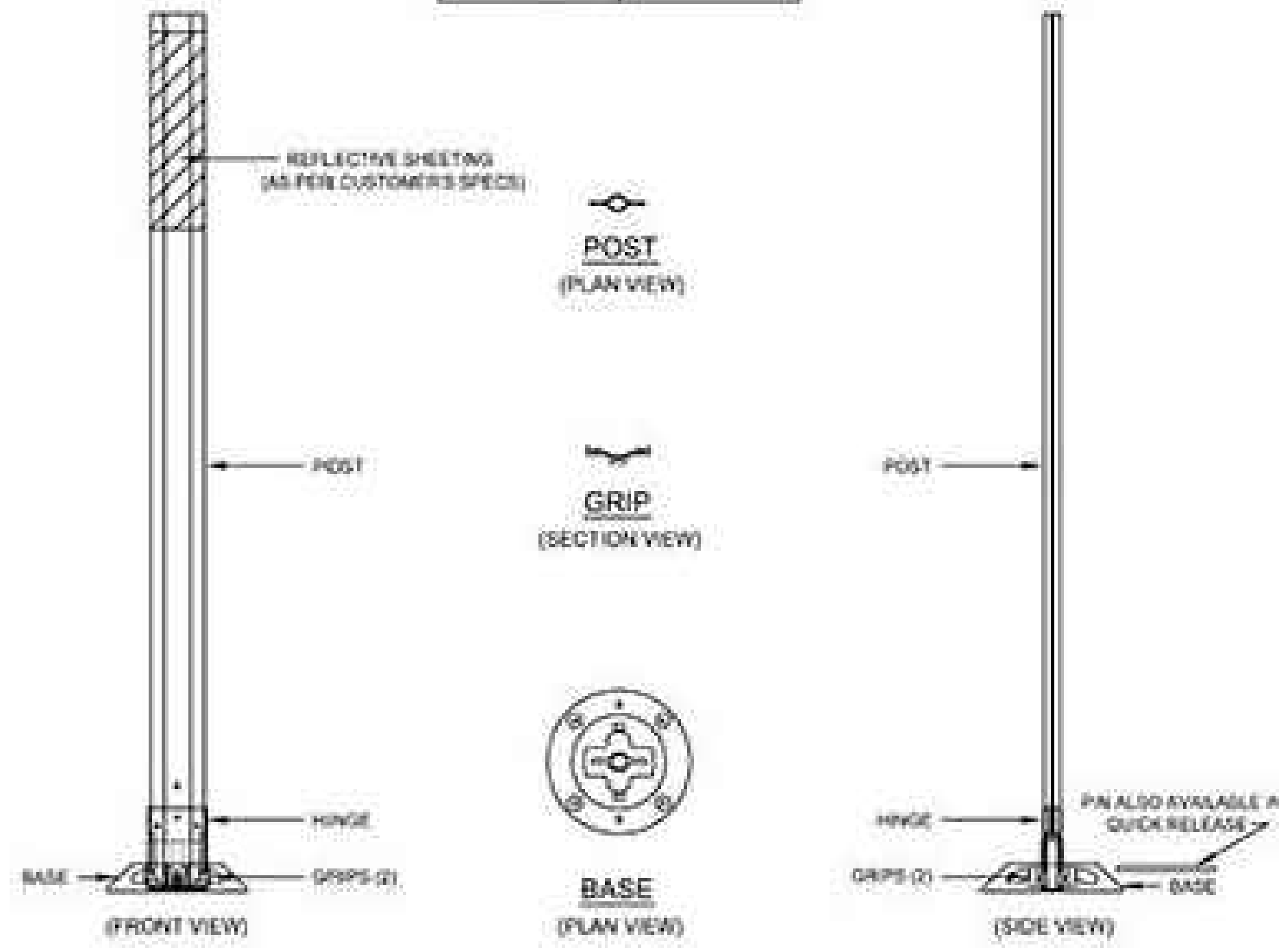


DRIVE-THRU MEDIAN ISLAND PAVERS

NOT TO SCALE

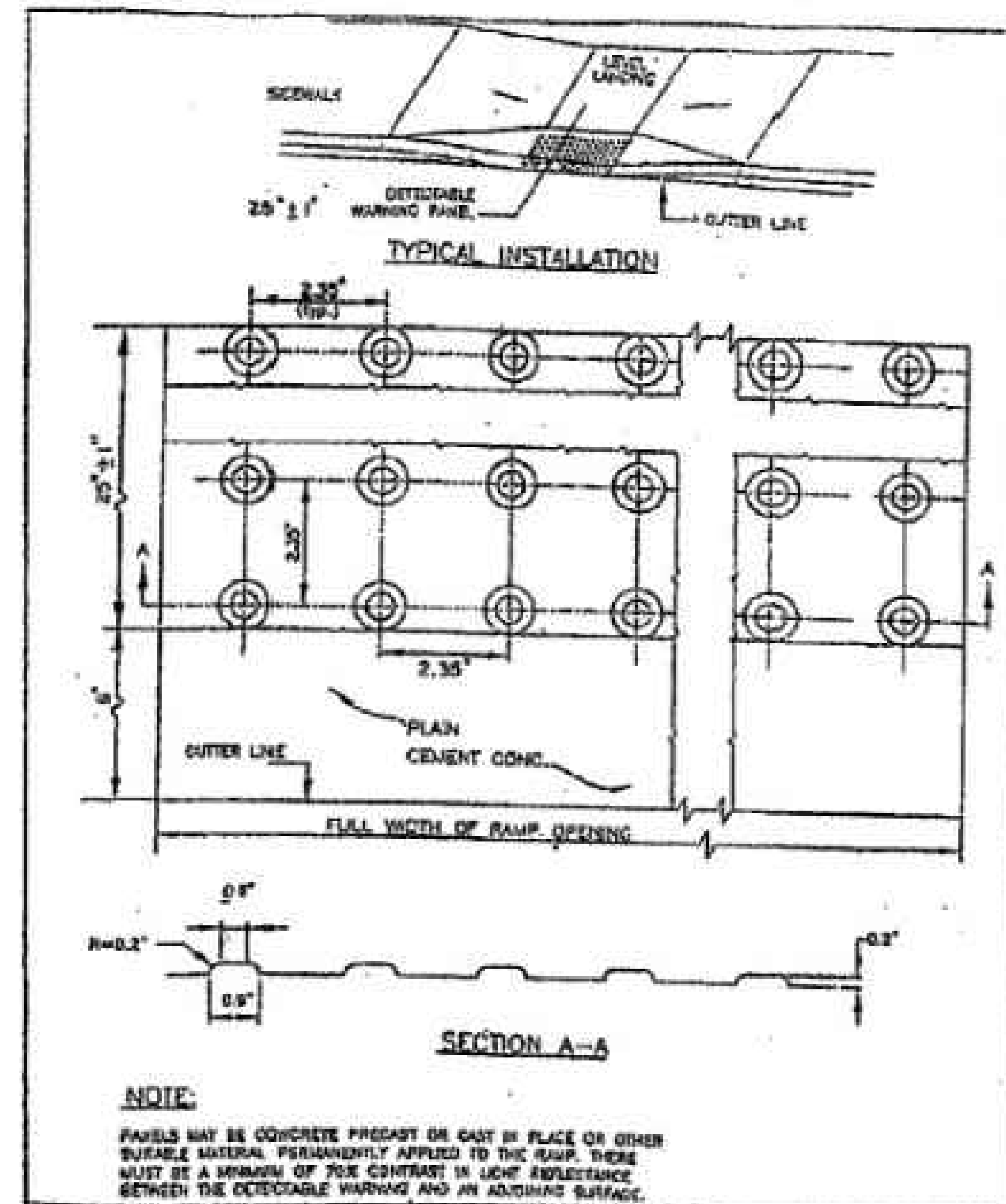
FLEXSTAKE SM700 SERIES SURFACE MOUNT DELINEATOR	
CATALOG NO.	PRODUCT LENGTH
701	18"
702	24"
703	30"
704	48"
705	60"

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY
OTHERS AND IS FROM FLEXSTAKE.COM



FLEXIBLE DELINEATOR (FLEXSTAKE SM700 SERIES)

NOT TO SCALE



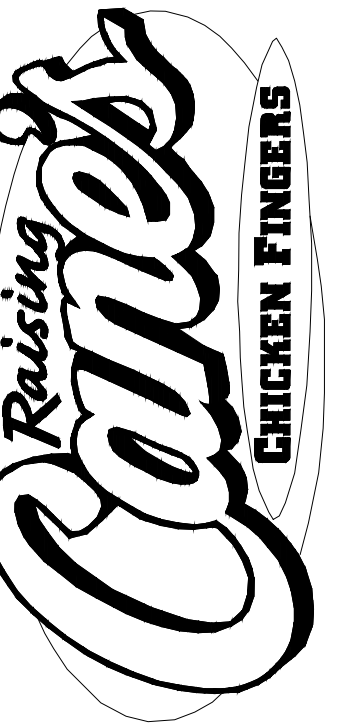
NOTE:

PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. THERE MUST BE A MINIMUM OF 70% CONTRAST IN JOINT IMPEDANCE BETWEEN THE DETECTABLE WARNING AND AN ADJACENT SURFACE.

**CITY OF WORCESTER
DETECTABLE WARNING PANEL DETAIL**

NE-S010102 - 12/2024

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Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

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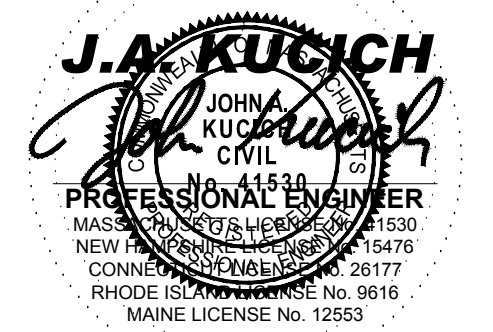
PROJECT No.: MAA240136.00
DRAWN BY: CJP
CHECKED BY: MMA
DATE: 10/03/2024
CAD ID: X-CIVL-TTLB

**SITE DEVELOPMENT
PLANS**

FOR
PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE:
PROTOTYPE 6-V-AV
RESTAURANT #RC1233

DESIGNER INFORMATION:
BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

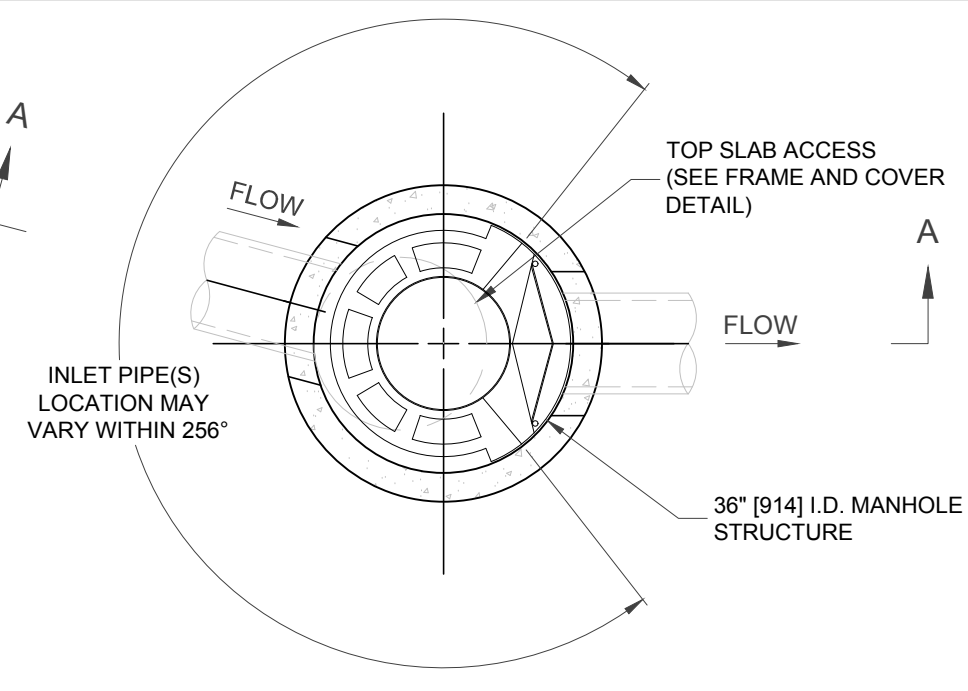


**CONSTRUCTION
DETAILS**

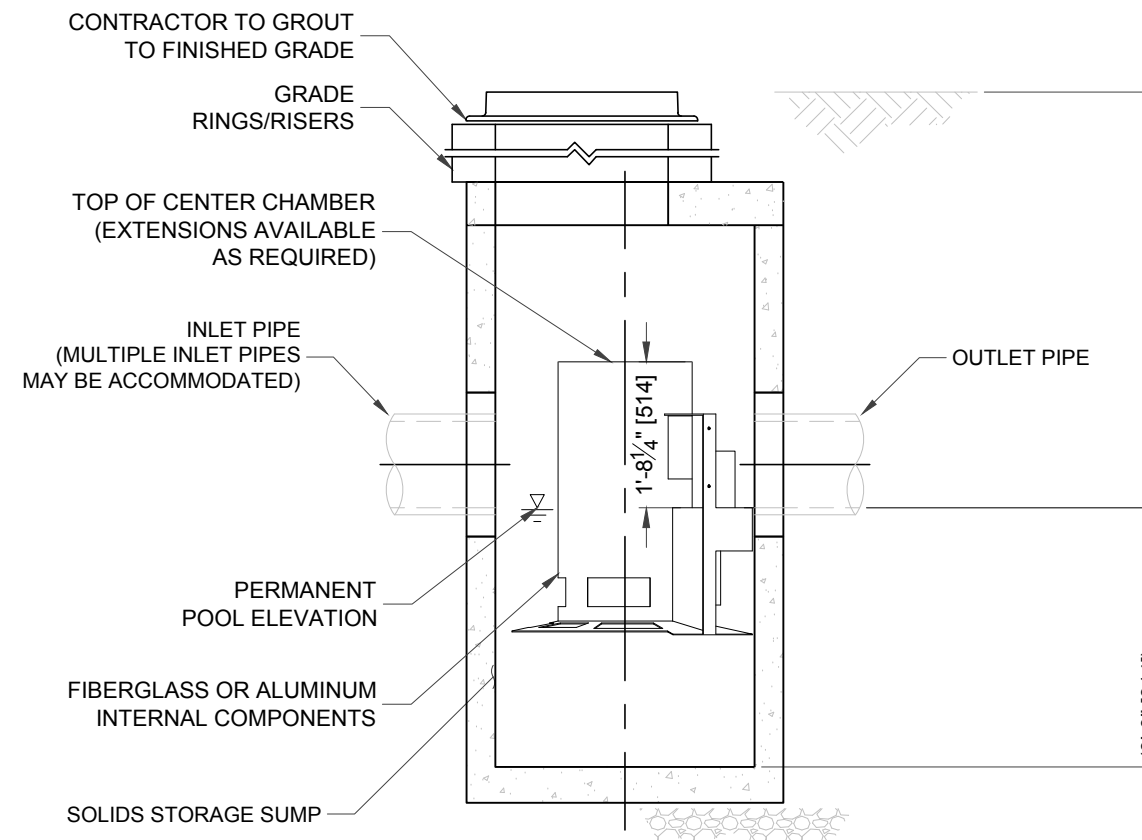
SHEET NUMBER:
C-903

REVISION 3 - 12/23/2024

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PLAN VIEW B-B
NOT TO SCALE



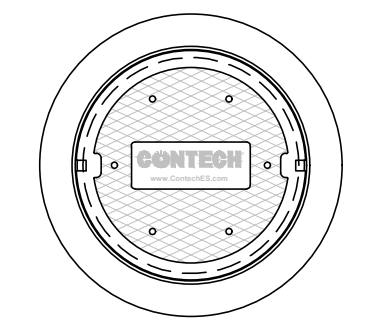
ELEVATION A-A
NOT TO SCALE

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERING SOLUTIONS LLC REPRESENTATIVE. www.contechcs.com
 - CASCADE SEPARATOR 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.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M309 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - 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.

SITE SPECIFIC DATA REQUIREMENTS

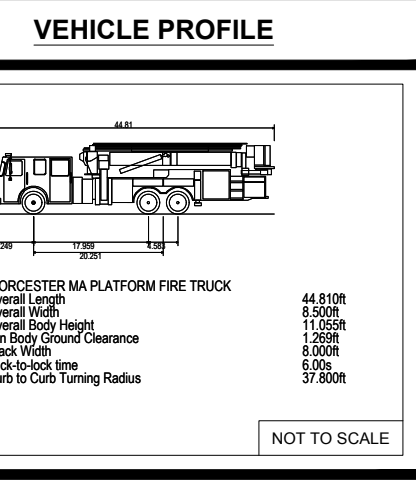
STRUCTURE ID	A-30		
WATER QUALITY FLOW RATE (cfs [L/s])	0.87		
PEAK FLOW RATE (cfs [L/s])	9.52		
RETURN PERIOD OF PEAK FLOW (yrs)	25		
RIM ELEVATION	556.77		
PIPE DATA:			
INVERT	MATERIAL	DIAMETER	
INLET PIPE 1	552.58	PVC	12"
INLET PIPE 2	552.10	HDPE	15"
OUTLET PIPE	552.00	HDPE	15"

NOTES / SPECIAL REQUIREMENTS:

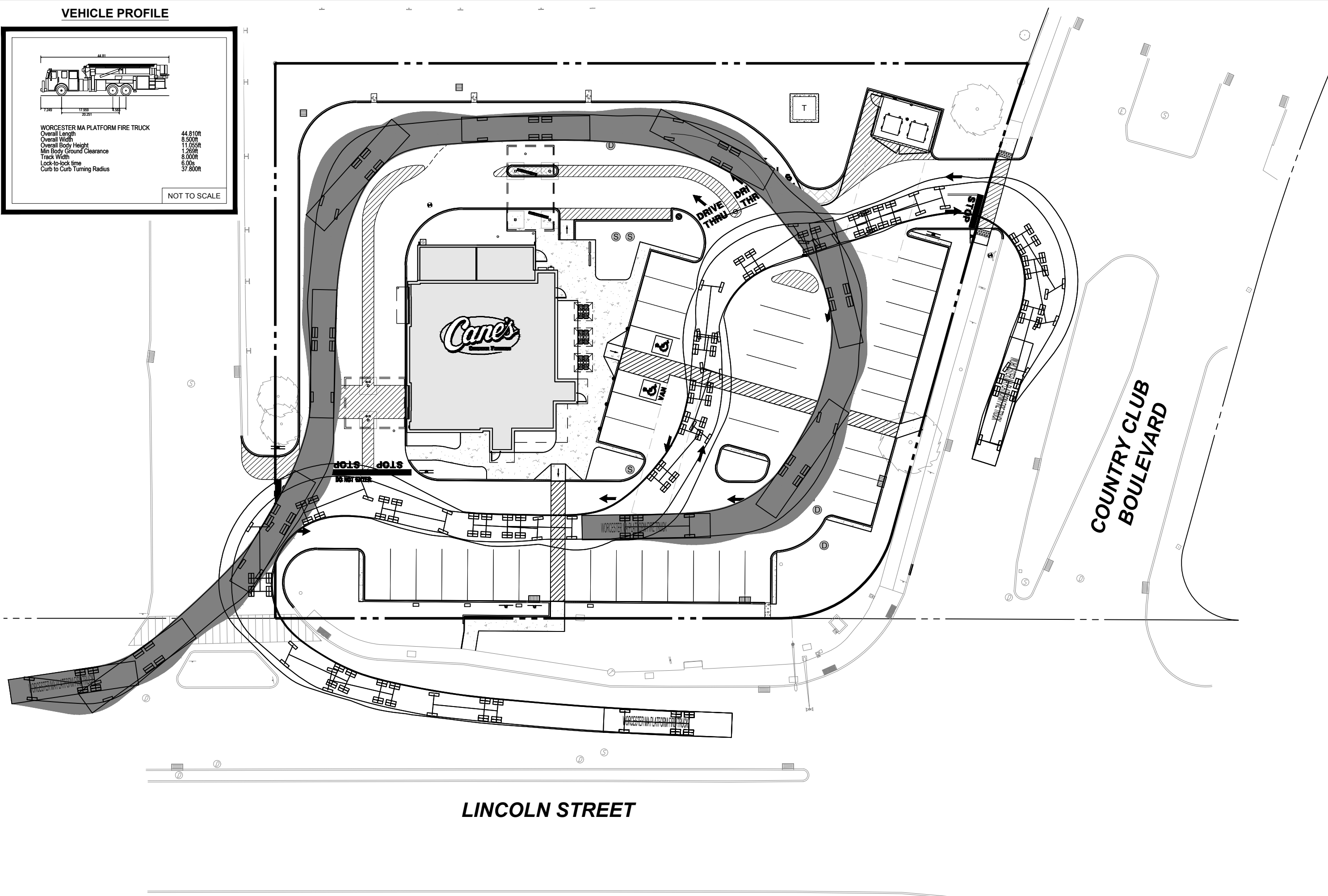


FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

CONTECH WQU A-30 (CASCADE SEPARATOR MODEL CS-4)

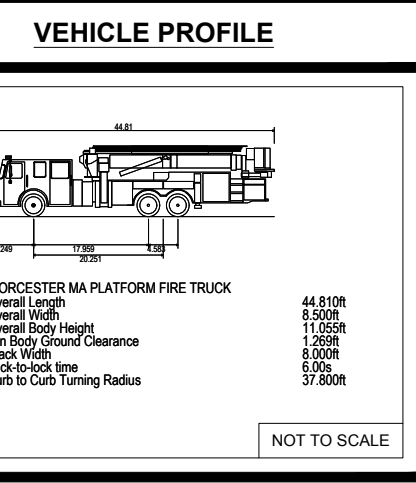


VEHICLE PROFILE
NOT TO SCALE

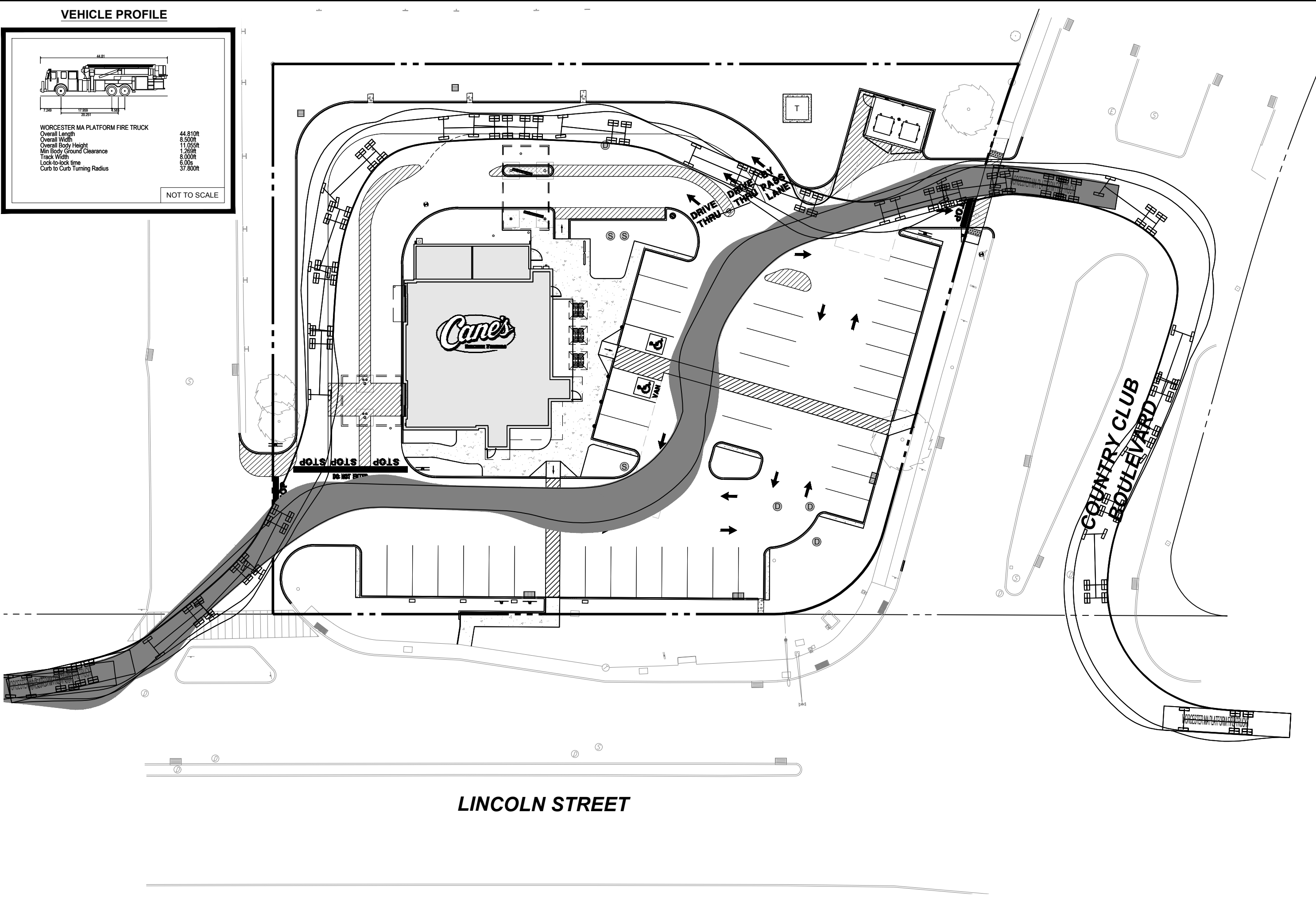


LINCOLN STREET

WORCESTER FIRE TRUCK TURN

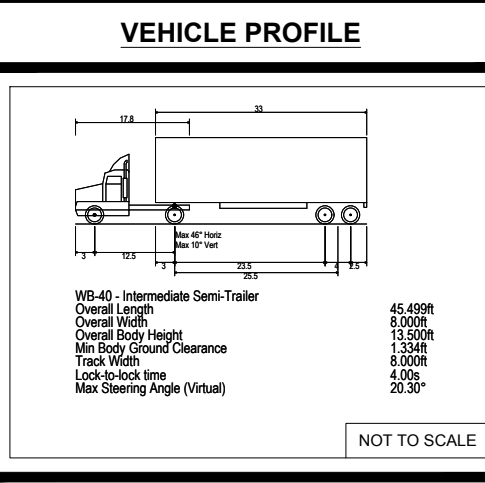


VEHICLE PROFILE
NOT TO SCALE

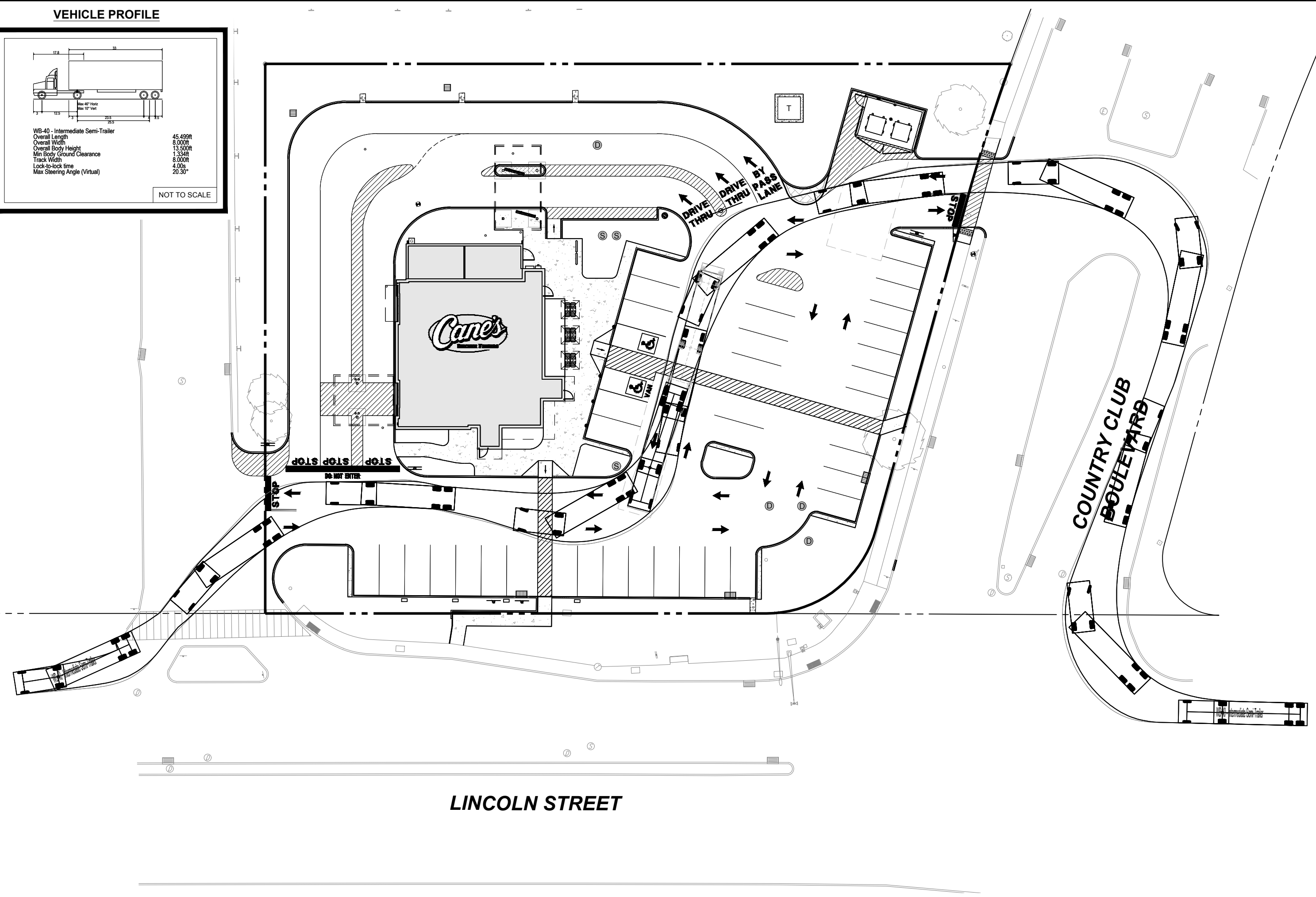


LINCOLN STREET

WORCESTER FIRE TRUCK TURN



VEHICLE PROFILE
NOT TO SCALE



LINCOLN STREET

WB-40 DELIVERY TRUCK TURN



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6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

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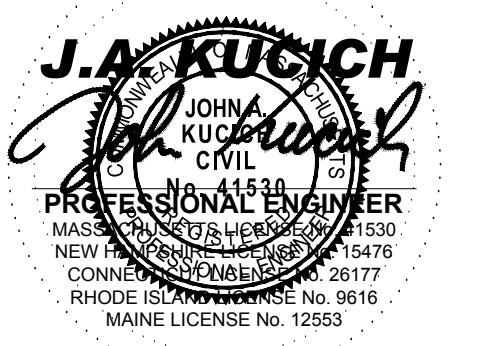
PROJECT No.: MAA240136.00
DRAWN BY: CJP
CHECKED BY: MMA
DATE: 10/03/2024
CAD ID: X-CIVL-TTLB

SITE DEVELOPMENT PLANS

FOR PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
WORCESTER COUNTY
WORCESTER, MASSACHUSETTS

STORE: PROTOTYPE 6-V-AV RESTAURANT #RC1233

DESIGNER INFORMATION:
BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

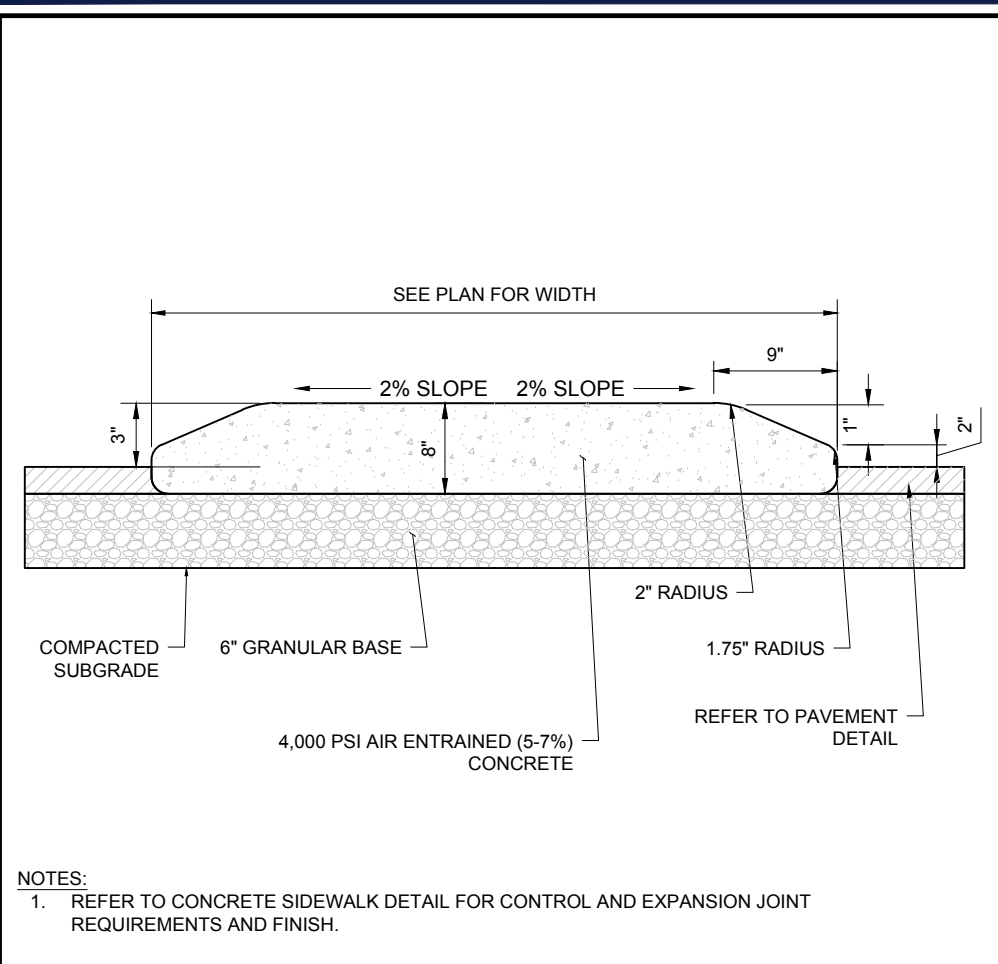


CONSTRUCTION DETAILS

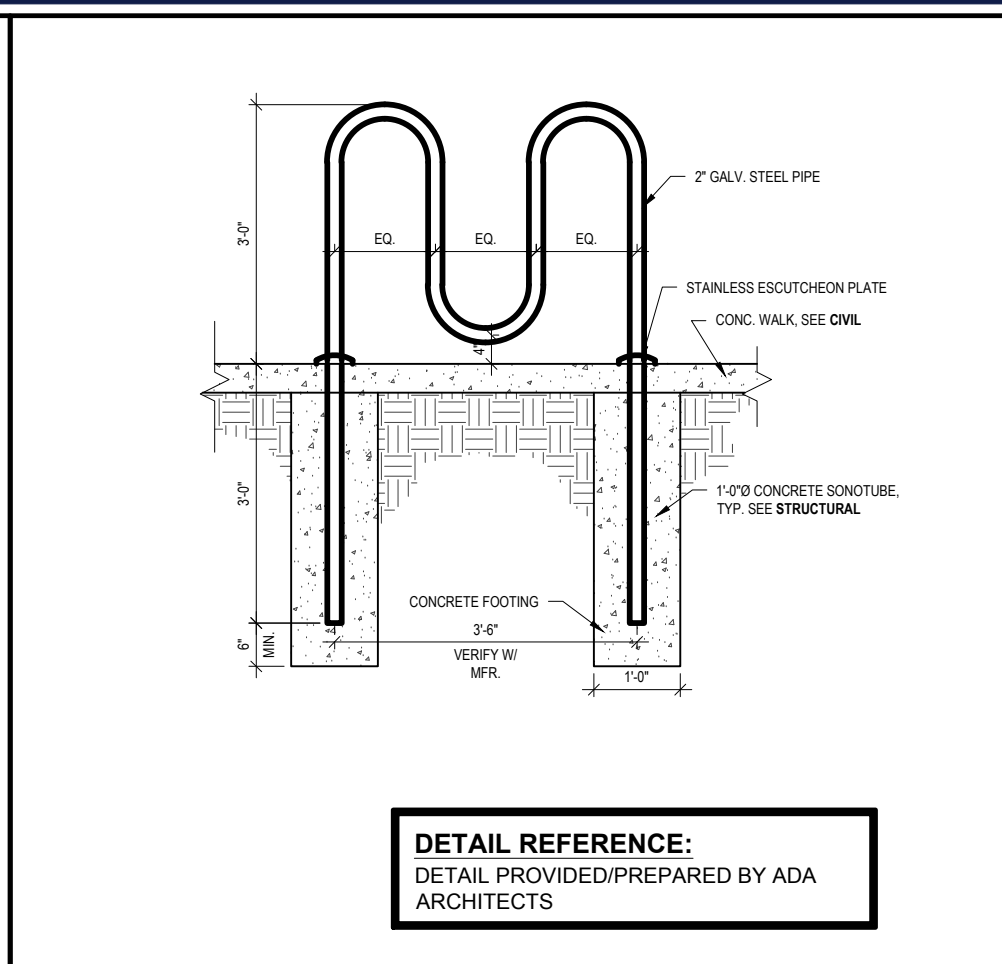
SHEET NUMBER:
C-904

REVISION 3 - 12/23/2024

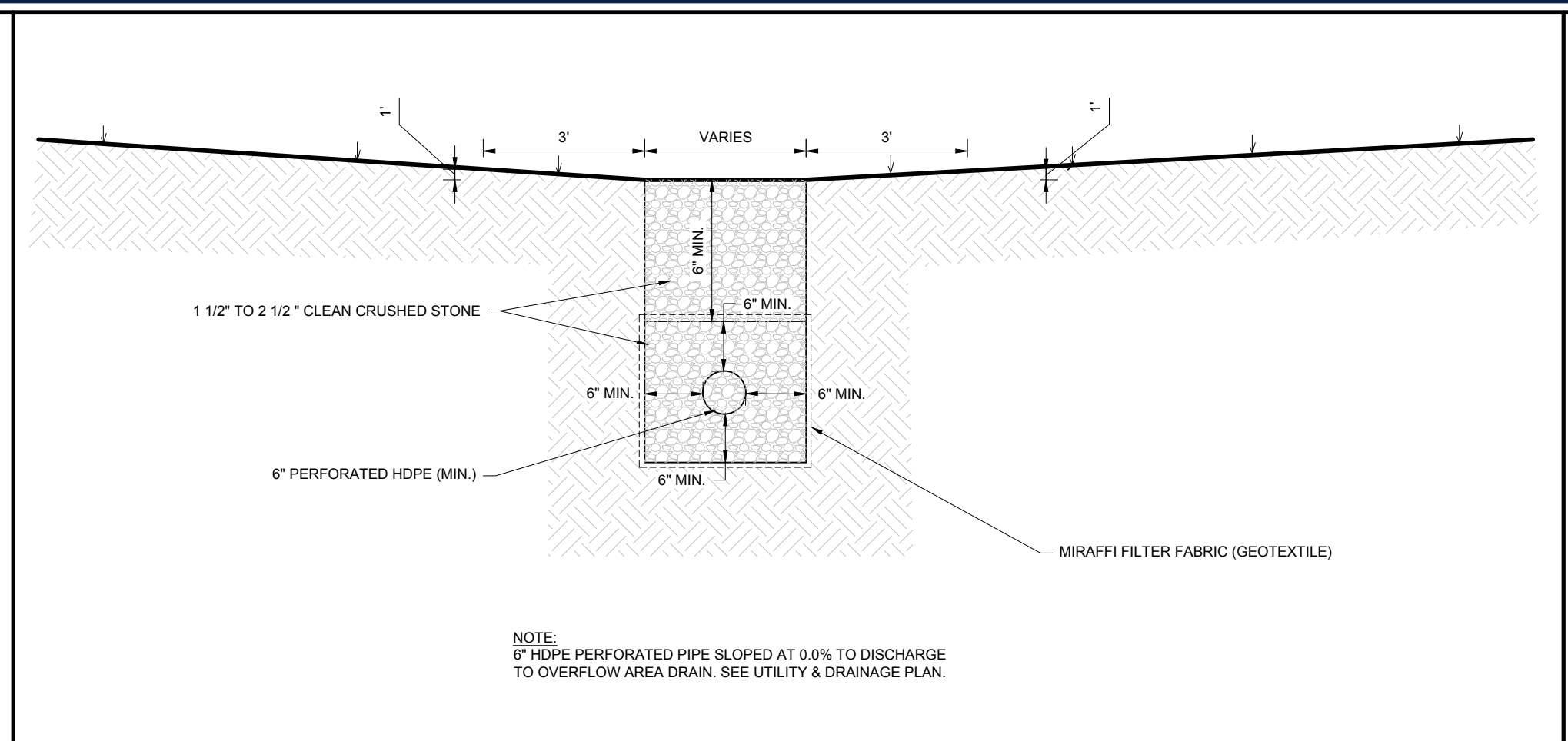
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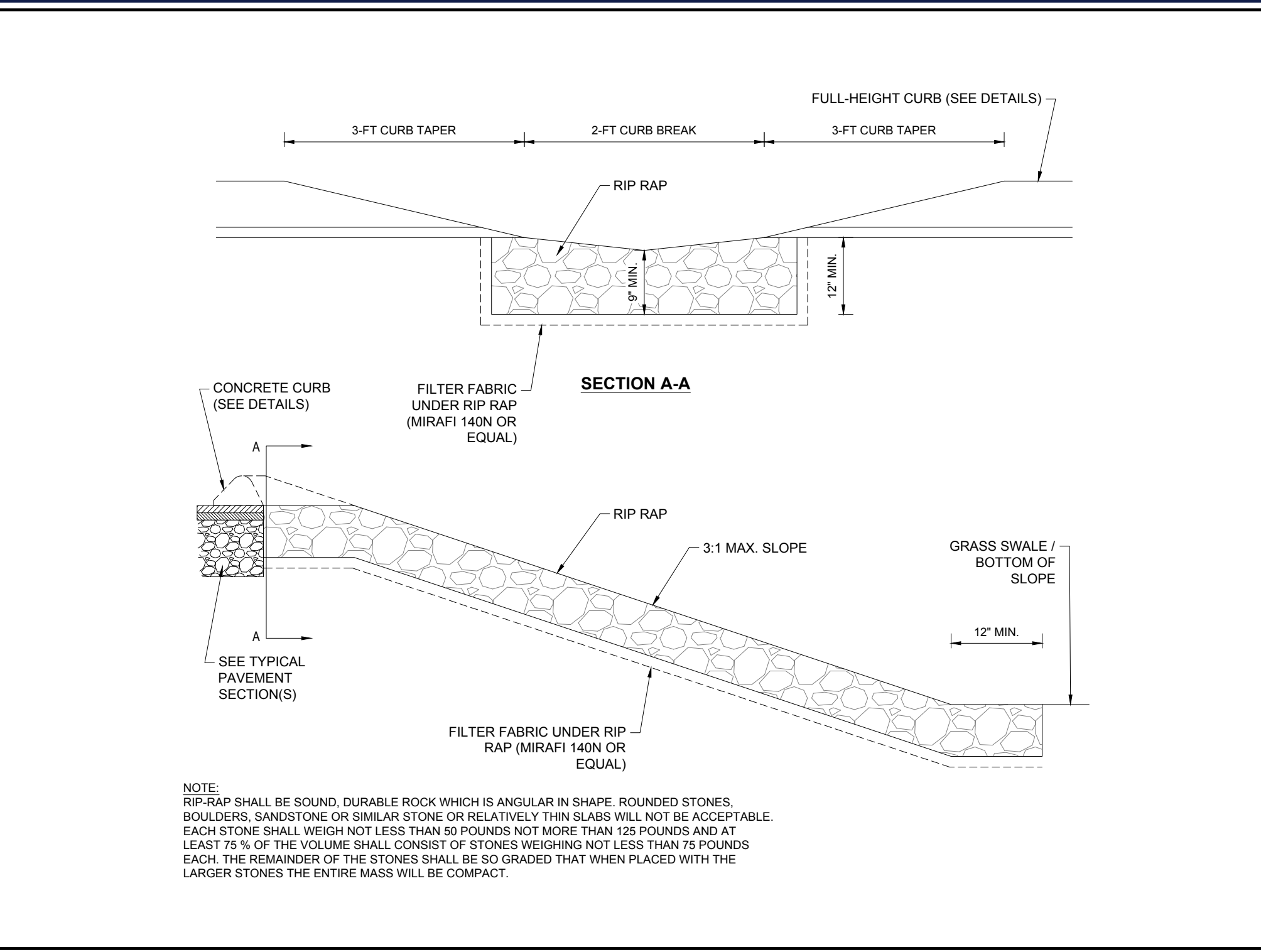
MOUNTABLE MONOLITHIC CONCRETE ISLAND
NOT TO SCALE (NE-S010703 - 09/2024)



BIKE RACK DETAIL
NOT TO SCALE (NE-S010102 - 12/2024)



FRENCH DRAIN
NOT TO SCALE (NJ-U010212 - 08/2023)



RIP-RAP CURB INLET DETAIL
NOT TO SCALE (NE-S010102 - 12/2024)

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

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PROJECT:
SITE DEVELOPMENT PLANS
FOR
PROPOSED DEVELOPMENT
MAP: 39 | BLK: 29 | LOT: 1C
494 LINCOLN STREET
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WORCESTER, MASSACHUSETTS

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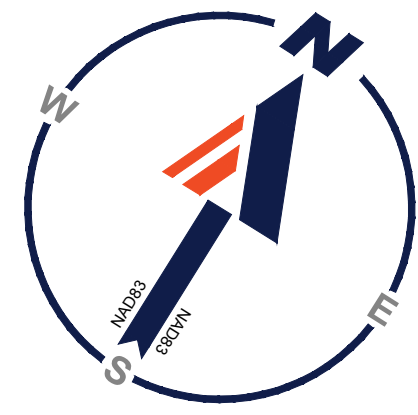
J.A. KUCICH
JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASSACHUSETTS REG. NO. 15476
NEW HAMPSHIRE REG. NO. 9177
RHODE ISLAND REG. NO. 0616
MAINE LICENSE NO. 12553

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-905

REVISION 3 - 12/23/2024

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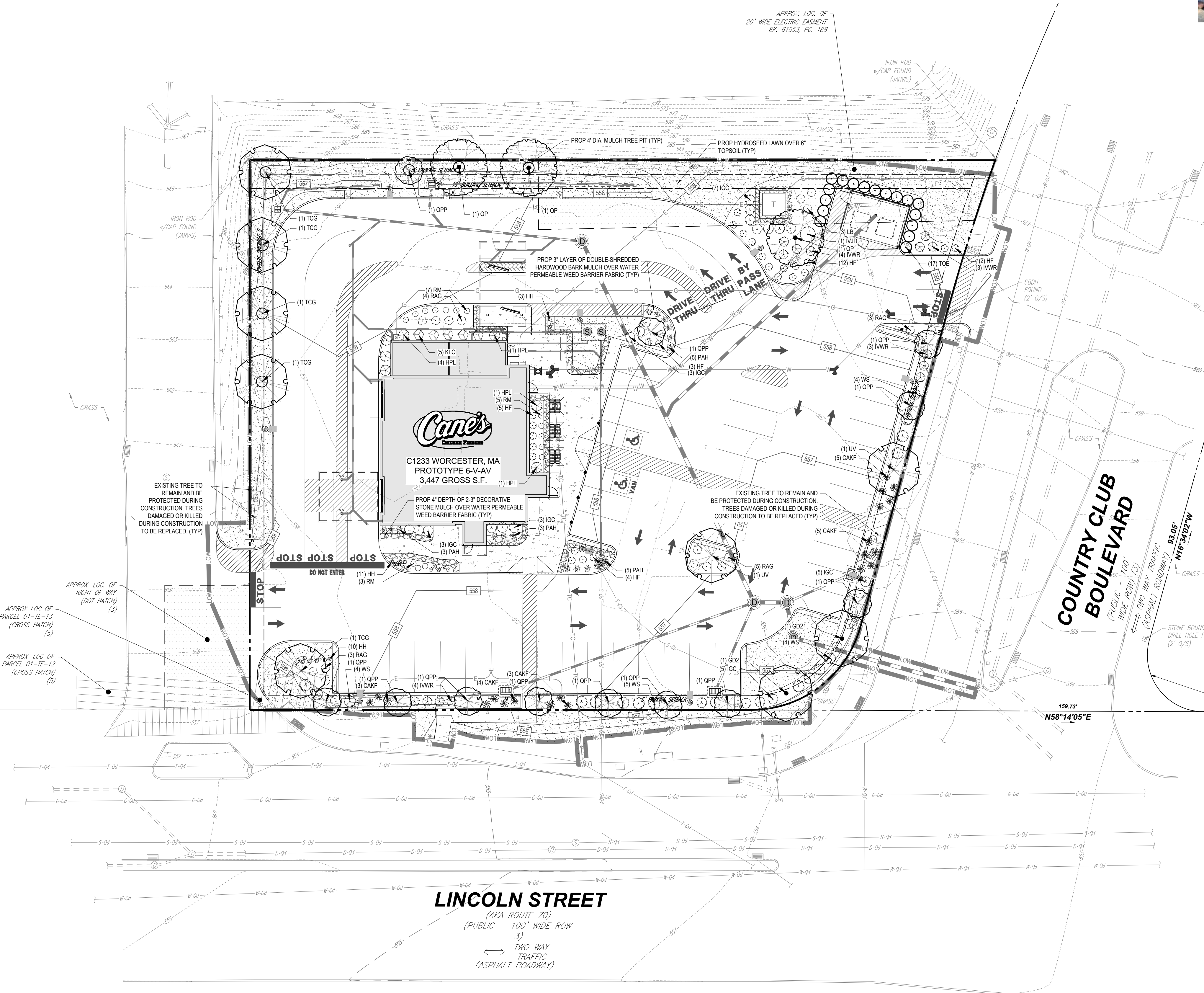
SEED MIX KEY
 PROPOSED HYDROSEED



STONE MULCH

**CITY OF WORCESTER
 LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE IV, SECTION 7 (NOTE 5 A&B)	WITH THE EXCEPTION OF RESIDENTIAL DRIVEWAYS AND COMMON DRIVEWAYS, PARKING FACILITIES SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM ALL BOUNDARY LINES TO PROVIDE A BUFFER AREA FROM ADJUTING LOTS. THE BUFFER AREAS SHALL CONSIST OF PERMEABLE SURFACES AND SHALL BE APPROPRIATELY LANDSCAPED IN ACCORDANCE WITH ARTICLE V, SECTION 5(C).	PROVIDED
PARKING LOCATION AND LAYOUT REQUIREMENTS FOR ALL ZONING DISTRICTS (PG. # 105 - 106)	THE PARKING OR STORAGE OF MOTOR VEHICLES IS NOT PERMITTED IN THE FRONT YARD OR REAR FRONT YARD SETBACK, WHICHEVER IS LESS, OR THE EXTERIOR SIDE YARD OR REQUIRED EXTERIOR SIDE YARD SETBACK, WHICHEVER IS LESS.	PROVIDED
ARTICLE IV, SECTION 7 (NOTE 6)	PARKING LOTS WITH MORE THAN SIXTEEN (16) PARKING SPACES SHALL HAVE LANDSCAPING IN THE INTERIOR OF THE PARKING LOT IN ADDITION TO LANDSCAPING ALONG THE EDGES OF THE LOT.	PROVIDED
INTERIOR LANDSCAPING (PG. # 106)	AT LEAST ONE (1) TREE SHALL BE PLANTED WITHIN THE PARKING LOT (INTERIOR FOR EVERY TEN (10) PROPOSED AND EXISTING SPACES). SUCH INTERIOR TREES SHALL BE IN ADDITION TO TREES REQUIRED ALONG THE EDGES OF THE LOT. INTERIOR TREES SHALL BE PLANTED IN PLANTING BEDS NO SMALLER THAN FIVE FEET BY FIVE FEET (5' X 5'). PARKING SPACES ADJUTING A LANDSCAPED SETBACK AREA (AS DESCRIBED IN NOTE 5, ABOVE) AND IN COMPLIANCE WITH ARTICLE V, SECTION 5(C) OF THIS ORDINANCE, HOWEVER, SHALL NOT BE COUNTED IN THE CALCULATION WHEN DETERMINING THE NUMBER OF INTERIOR TREES REQUIRED. TREES SHALL BE LOCATED IN SUCH A MANNER AS TO PROVIDE SHADE OVER THE GREATEST NUMBER OF PARKING SPACES PRACTICABLE.	40 INTERIOR PARKING SPACES NOT ADJUTING LANDSCAPED SETBACK AREA REQUIRED TREES: 40 / 10 = 4 PROVIDED TREES: 4
ARTICLE V, SECTION 5 (C)	A LANDSCAPE SCREENING SHALL BE REQUIRED ALONG THE SIDEWALK EDGE AND SIDE LOT LINES WHERE THE PARKING, WORK OR SERVICE AREA OF A PROPOSED PROJECT ADJUTS A STREET, PUBLIC PARK OR RESIDENTIAL PROPERTY.	PROVIDED ALONG LINCOLN STREET AND COUNTRY CLUB BOULEVARD.
LANDSCAPING DESIGN STANDARDS (PG. # 117)	B. LANDSCAPING SCREENING SHALL CONSIST OF PLANTING AREAS AT LEAST FIVE (5) FEET WIDE LOCATED ALONG THE SIDEWALK EDGE AND/OR SIDE LOT LINES OF A PROPOSED USE. LANDSCAPE SCREENING AREAS SHALL BE SEPARATED FROM PARKING AREAS BY A SIX-INCH HIGH CURB. TREES SHALL BE THE MAJOR ELEMENTS OF LANDSCAPE SCREENING. A COMBINATION OF PLANT MATERIALS, TREES AND SHRUBS SHALL BE INCLUDED IN LANDSCAPE SCREENING AREAS. FENCING MAY BE USED IN COMBINATION WITH TREES AND SHRUBS, WHEN APPROPRIATE. I. TREES: TREES SHALL BE PLANTED EVERY TWENTY (20) TO TWENTY-FIVE (25) FEET ON CENTER. TREES TO BE PLANTED SHALL HAVE TRUNKS AT LEAST THREE (3) TO THREE AND ONE-HALF (3 1/2) INCHES IN DIAMETER WHEN MEASURED SIX (6) INCHES ABOVE THE GROUND. II. SHRUBS: SHRUBS SHALL BE PLANTED ALONG WITH TREES IN A LANDSCAPE SCREENING AREA. SHRUBS MAY BE DECIDUOUS OR EVERGREEN, OR A MIXTURE OF BOTH TYPES, AND SHALL BE DENSELY PLANTED TO PROVIDE A MATURE APPEARANCE WITHIN THREE (3) YEARS. FOR LANDSCAPE SCREENING AREAS ALONG A SIDEWALK EDGE, SHRUBS SHALL BE NO TALLER THAN FOUR (4) FEET HIGH. III. FENCING: FENCING IN A LANDSCAPE SCREENING AREA ALONG A SIDEWALK EDGE SHALL BE INSTALLED JUST INSIDE THE PROPERTY LINE. SUCH FENCE SHALL BE THREE (3) TO FOUR (4) FEET IN HEIGHT AND AT LEAST FIFTY PERCENT (50%) PERFORATED. DECORATIVE APPROPRIATE FOR SIDEWALK EDGES. FENCING SHALL BE LOCATED UP TO OR WITHIN A THREE-FOOT DISTANCE FROM THE PROPERTY LINE. SUCH FENCING SHALL BE OPaque, HIGH FENCES THAT COVER LONG DISTANCES SHALL HAVE SURFACE TEXTURES TO MINIMIZE THEIR SIZE. A WOODEN SHADOWBOX FENCE IS AN EFFECTIVE SCREEN BETWEEN PROPERTIES. IN GENERAL, CHAIN LINK FENCING IS TO BE DISCOURAGED. IF CHAIN LINK FENCING IS USED, IT SHALL BE LIMITED TO SMALL AREAS AND SHALL BE VINYL-COATED CHAIN LINK. THE PLANNING BOARD SHALL DETERMINE THE COLOR OF THE VINYL COATING TO BE USED.	35% OF SIDEWALK: 25' x 14 TREES PROVIDED - 14 TREES
ARTICLE V, SECTION 5 (D) MAINTENANCE OF LANDSCAPED AREAS (PG. # 119)	REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, FREE OF REFUSE AND DEBRIS, AND ANY PLANTINGS THAT DO NOT SURVIVE SHALL BE REPLACED IN KIND BY THE APPLICANT OR PROPERTY OWNER WITHIN A REASONABLE PERIOD OF TIME. ALL PLANT MATERIAL AND FENCING SHALL BE ARRANGED AND MAINTAINED SO AS NOT TO OBSCURE THE VISION OF TRAFFIC. THERE SHALL BE NO PARKING OF VEHICLES OR SNOW STORAGE IN AREAS USED FOR SCREENING AND BUFFERING.	PROVIDED
ARTICLE V, SECTION 6 (F) LANDSCAPED PARKING BUFFERS (PG. # 206)	LANDSCAPING BUFFERS FOR PARKING AREAS SHALL BE A MINIMUM OF THREE (3) FEET IN WIDTH WITH A MINIMUM FIVE (5) FEET BY FIVE (5) FEET TREE PLANTING AREAS FOR REQUIRED TREE PLANTINGS. LANDSCAPING BUFFERS FOR PARKING AREAS BORDERING THE FRONT YARD SETBACK, DRIVE-THROUGH LANES OR DRIVE-THROUGH ESCAPE LANES SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH.	PROVIDED



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
GD2	2	GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER® HONEY LOCUST	3-3.5" CAL.	B&B
OP	3	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	B&B
QPP	12	QUERCUS PALUSTRIS 'SPRINGGREEN'	GREENPILLAR PIN OAK	3-3.5" CAL.	B&B
TCG	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3-3.5" CAL.	B&B
UV	2	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3-3.5" CAL.	B&B
EVERGREEN TREES					
TOE	17	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8"	B&B
SHRUBS					
HF	26	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHN'S WORT	18-24"	CONTAINER
HPL	7	HYDRANGEA PANICULATA 'SMHPLOF'	LITTLE QUICK FIRE PANICLE HYDRANGEA	24-30"	CONTAINER
IGC	26	ILEX GLABRA 'COMPACTA'	COMPACT HIBERRY	24-30"	CONTAINER
IJD	1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IWR	14	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	30-36"	CONTAINER
KLO	5	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	CONTAINER
LB	3	LINDERA BENZONI	SPICEBUSH	24-30"	CONTAINER
RAG	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RM	15	RHODODENDRON KURUME 'MOTHER'S DAY'	MOTHER'S DAY KURUME AZALEA	18-24"	CONTAINER
WS	17	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED WINE® WEIGELA	3 GAL.	
GRASSES					
CAKF	20	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
PAH	16	PENNISETUM ALUPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER



Restaurant Support Office
 6800 Bishop Road, Plano, TX 75024
 Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/22/2024	REVISED PER CITY COMMENTS	CJP	MMA
2	11/04/2024	REVISED PER CITY COMMENTS	CSE	MMA
3	12/23/2024	REVISED PER CITY COMMENTS	CJP	MMA

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PROJECT No.: MAA240136.00
 DRAWN BY: CJP
 CHECKED BY: MMA
 DATE: 10/22/2024
 CAD ID: X-CIVL-TTLB

PROJECT:

SITE DEVELOPMENT PLANS

FOR
 PROPOSED DEVELOPMENT
 MAP: 39 | BLK: 29 | LOT: 1C
 494 LINCOLN STREET
 WORCESTER COUNTY
 WORCESTER, MASSACHUSETTS

STORE:
 PROTOTYPE 6-V-AV
 RESTAURANT #RC1233

DESIGNER INFORMATION:
BOHLER
 352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com



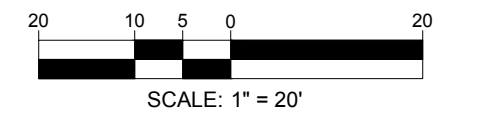
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
L-101

REVISION 3 - 12/23/2024

**THIS PLAN TO BE UTILIZED
 FOR LANDSCAPE
 PURPOSES ONLY**



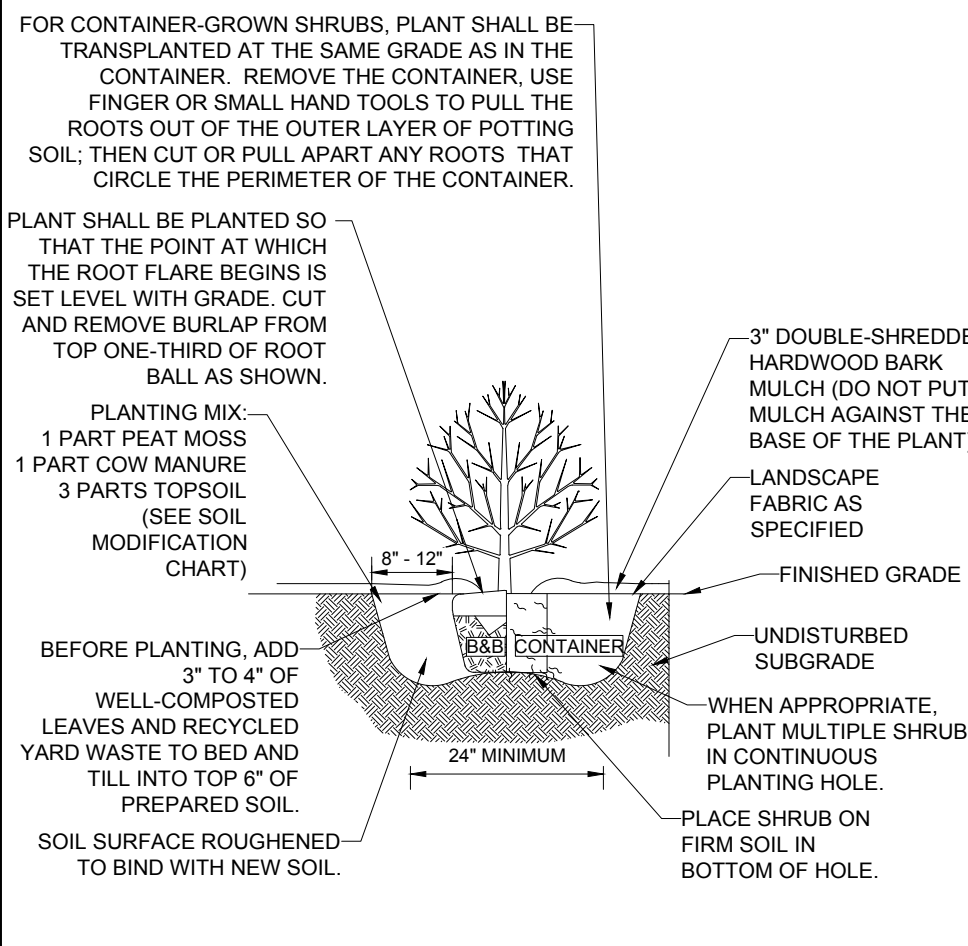
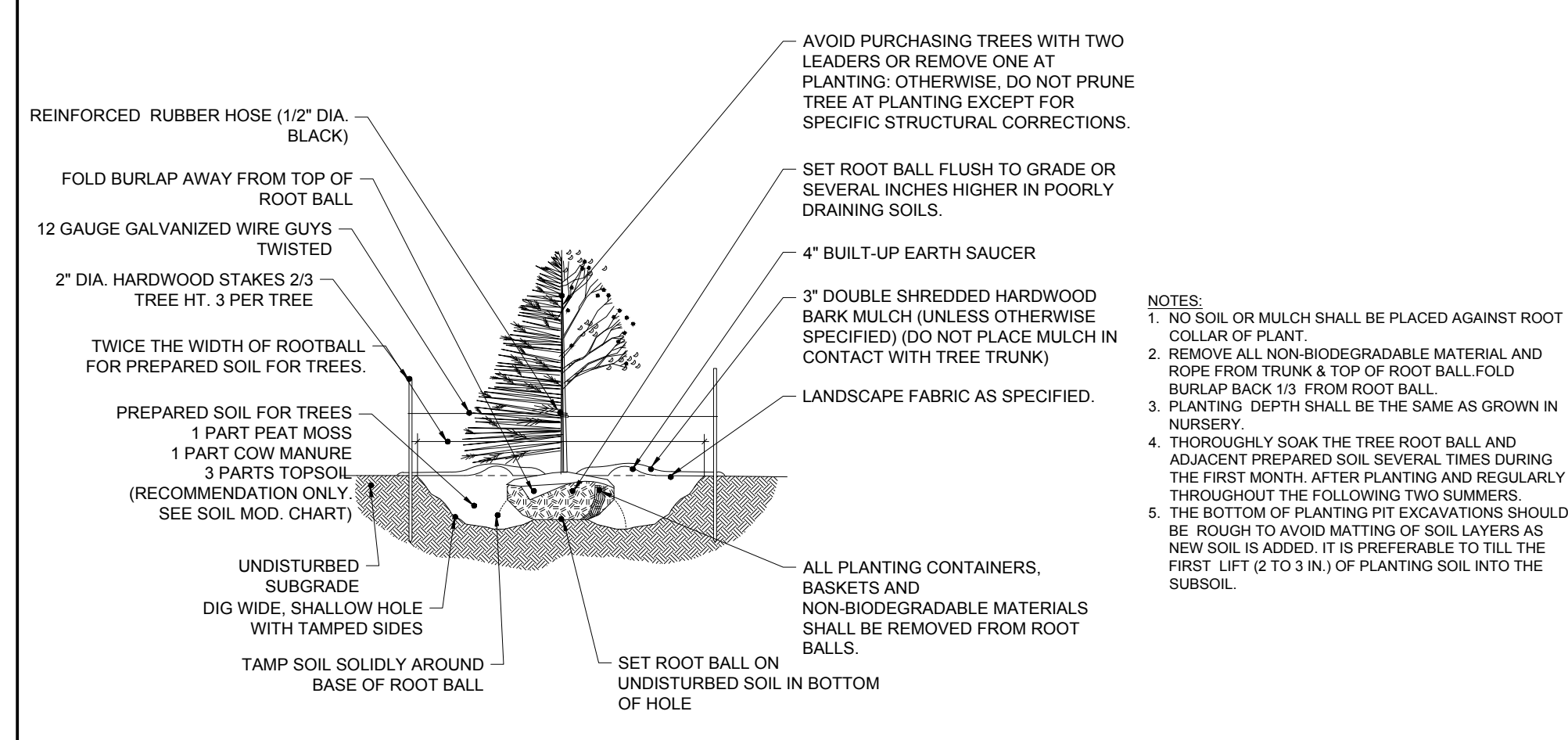
SCALE: 1" = 20'

P:\2024\MAA240136\0136.DWG\DRAWINGPLAN SET\TRIVIAL SITE PLANS\PLAN L-101.LSP

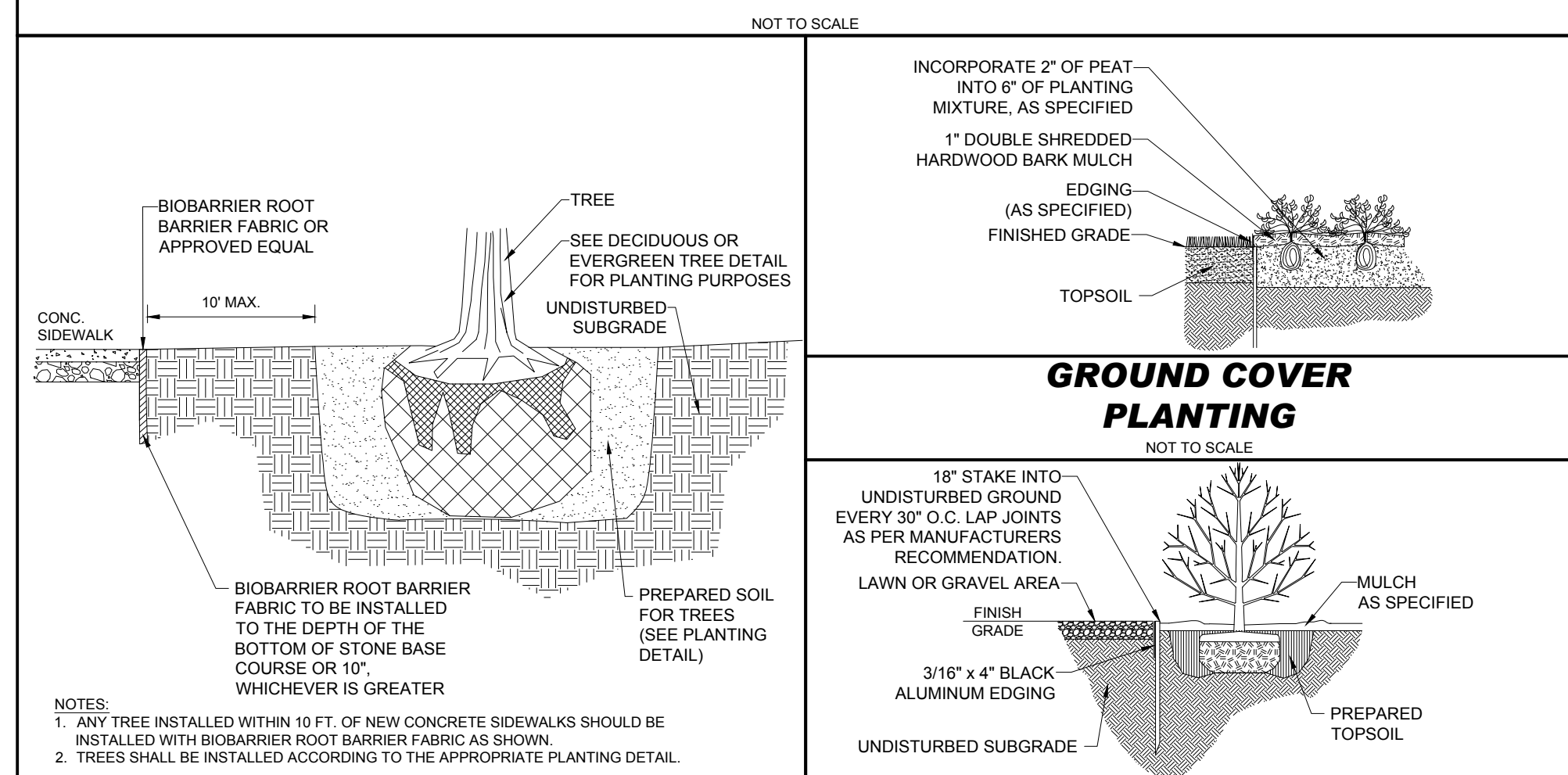
MASSACHUSETTS LANDSCAPE SPECIFICATION

- 1. SCOPE OF WORK:
a) THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION...
2. MATERIALS:
a) GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
3. LAWN:
a) ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL...
4. SITE PREPARATIONS:
a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT...
5. TREE PROTECTION:
a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN...
6. SOIL MODIFICATIONS:
a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING...
7. FINISHED GRADING:
a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL...
8. TOPSOILING:
a) CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL...
9. PLANTING:
a) INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY...

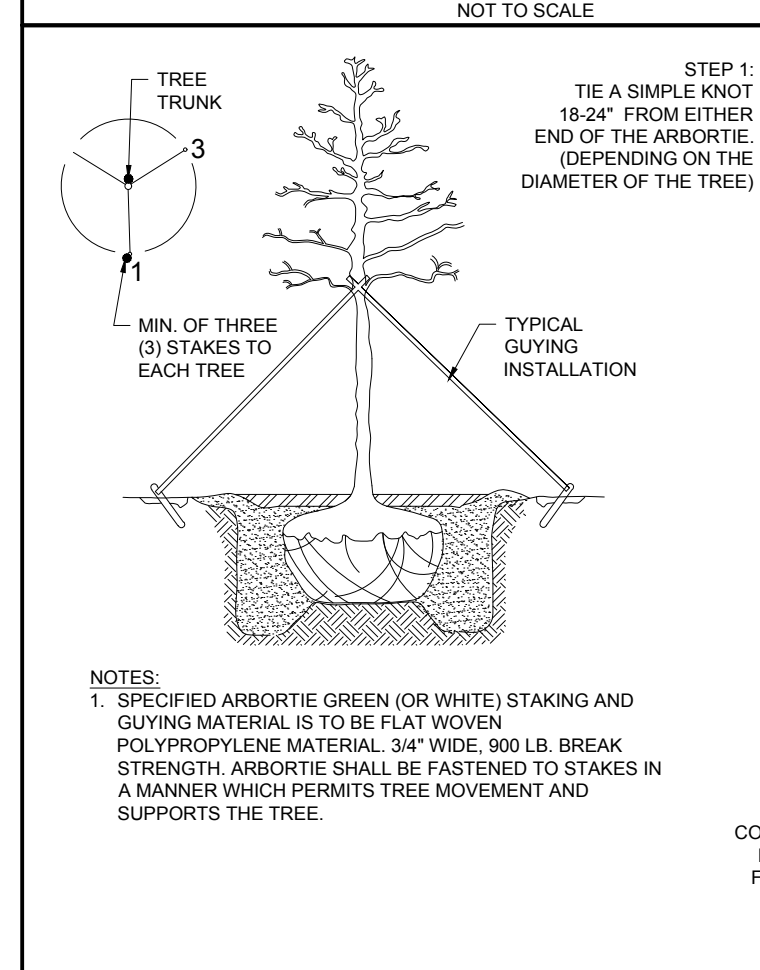
- SEASONS:
7(a) PLANTS: MARCH 15 TO DECEMBER 15
7(b) LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
7(c) PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON...
8) FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE...
ACER RUBRUM, BETULA VARIETIES, CARPINUS VARIETIES, CRATAEGUS VARIETIES, NOELFEVERTEA, LIQUIDAMBAR STRYACIFLUA, LIRODENDRON TULPIPERA, PLATANUS X ACERIFOLIA, POPULUS VARIETIES, PRUNUS VARIETIES, PYRUS VARIETIES, QUERCUS VARIETIES, TILIA TOMENTOSA, ZELKOVA VARIETIES...
11) PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL...
12) FERTILIZER:
d) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS...
13) PLANT MATERIAL:
e) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'...



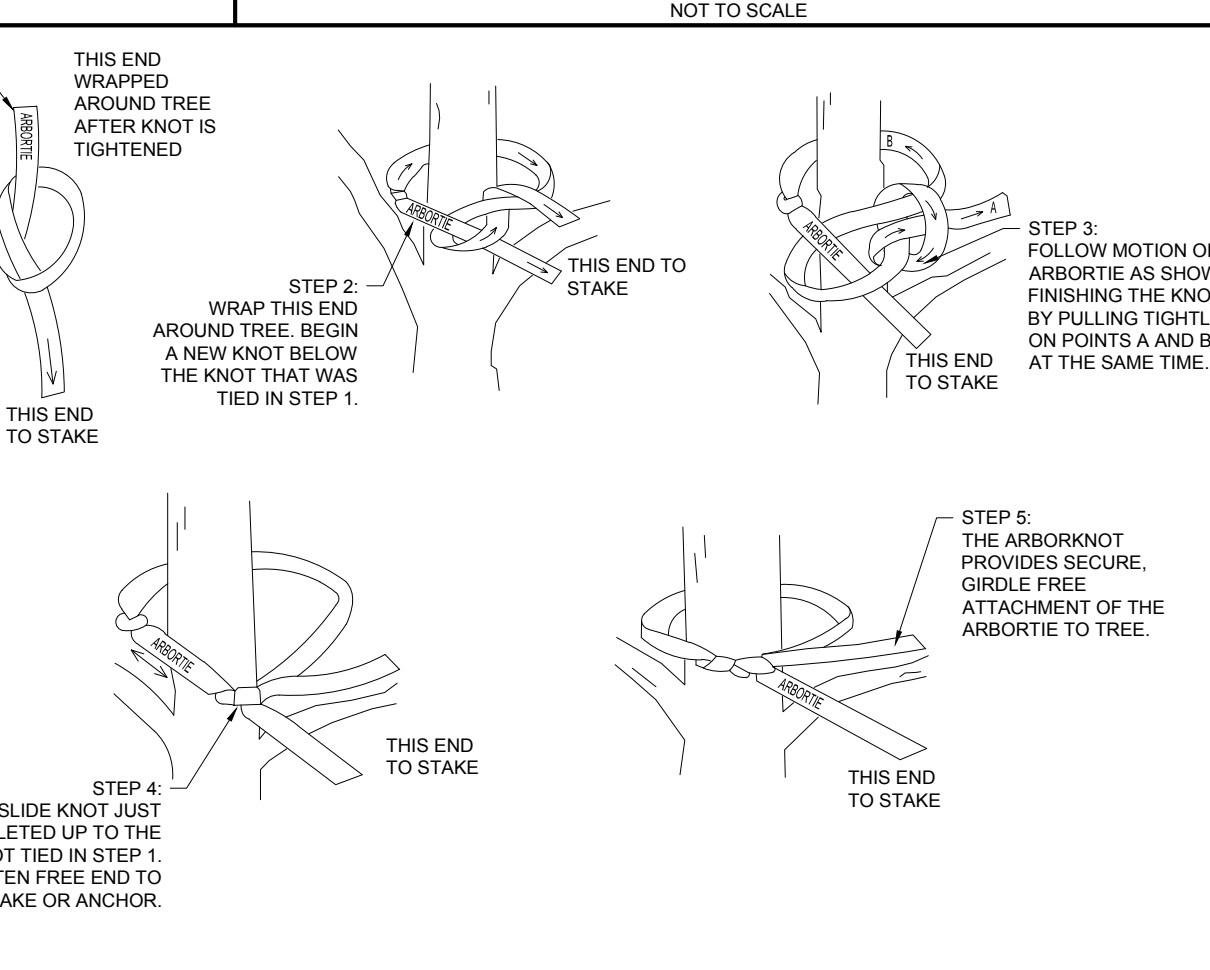
TREE PLANTING



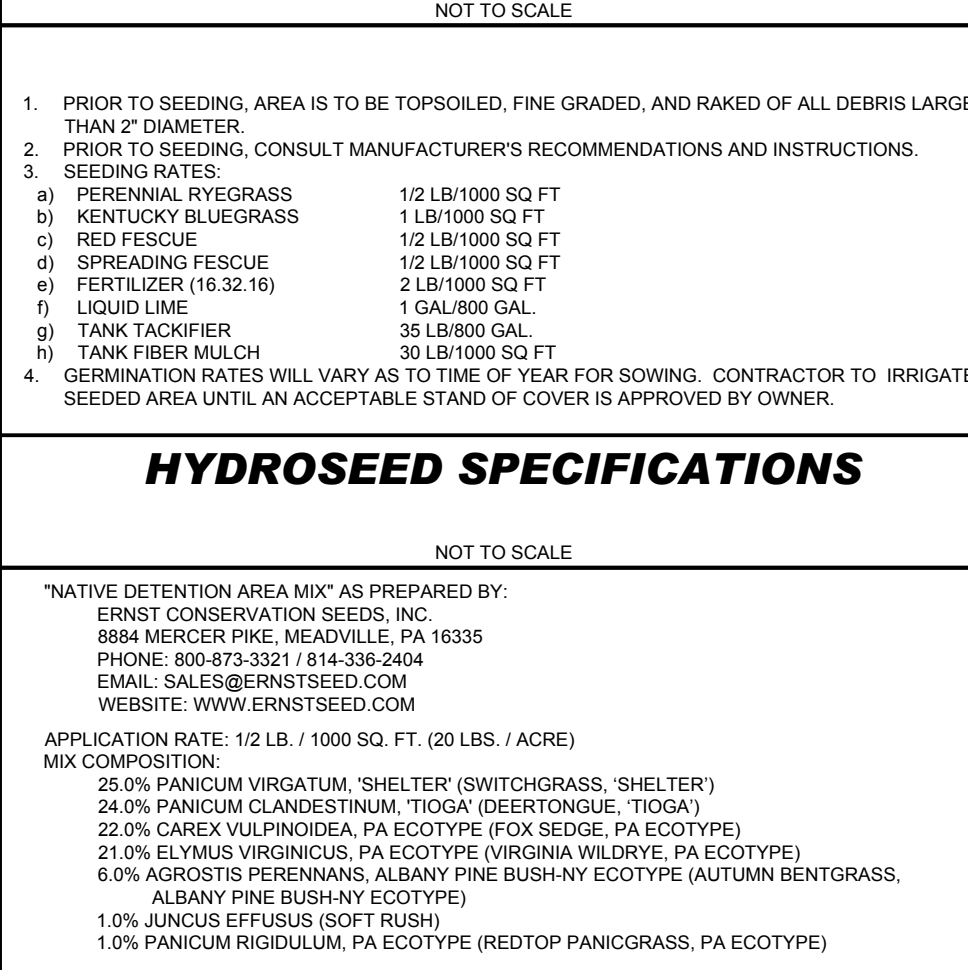
BIOBARRIER ROOT BARRIER



BLACK ALUMINUM EDGING



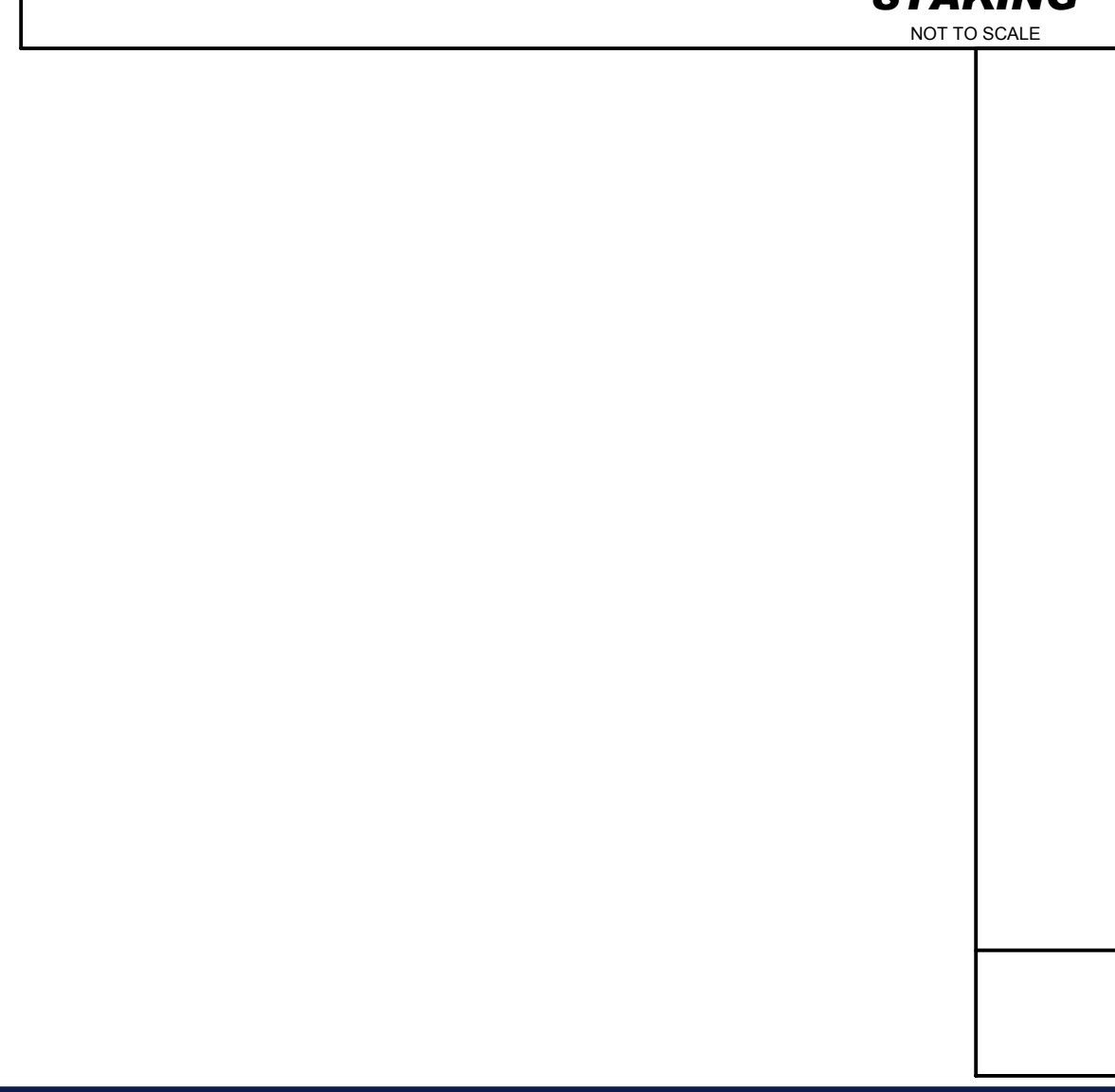
TREE PLANTING ON SLOPE



HYDROSEED SPECIFICATIONS

NATIVE DETENTION AREA MIX AS PREPARED BY: ERNST CONSERVATION SEEDS, INC. 8841 BRIDGE PINE, MEADVILLE, PA 15335 PHONE: 800-873-3321 / 814-336-2404 EMAIL: SALES@ERNSTSEED.COM WEBSITE: WWW.ERNSTSEED.COM APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE) MIX COMPOSITION: 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER') 25.0% PANICUM CLAUDESTINUM, 'TIGOA' (DEERTONGUE, 'TIGOA') 22.0% CAREX VULPIDIOEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE) 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDBLUE, PA ECOTYPE) 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTIUM BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE) 1.0% JUNCUS EFFRUSUS (SOFT RUSH) 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

ARBORTIE STAKING



STONE MULCH



Raising the Bar with Chicken Fingers logo, Restaurant Support Office, 6800 Bishop Road, Plano, TX 75024, Tel: 972-769-3100 Fax: 972-769-3101, PROTOTYPE ISSUE DATE:

Table with columns: REV, DATE, COMMENT, DRAWN BY. Contains revision history for the drawing.

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Table with columns: PROJECT No., DRAWN BY, DATE, CAD ID. PROJECT: SITE DEVELOPMENT PLANS.

SITE DEVELOPMENT PLANS

FOR PROPOSED DEVELOPMENT MAP: 39 | BLK: 29 | LOT: 1C 494 LINCOLN STREET WORCESTER COUNTY WORCESTER, MASSACHUSETTS

STORE: PROTOTYPE 6-V-AV RESTAURANT #RC1233

DESIGNER INFORMATION: BOHLER

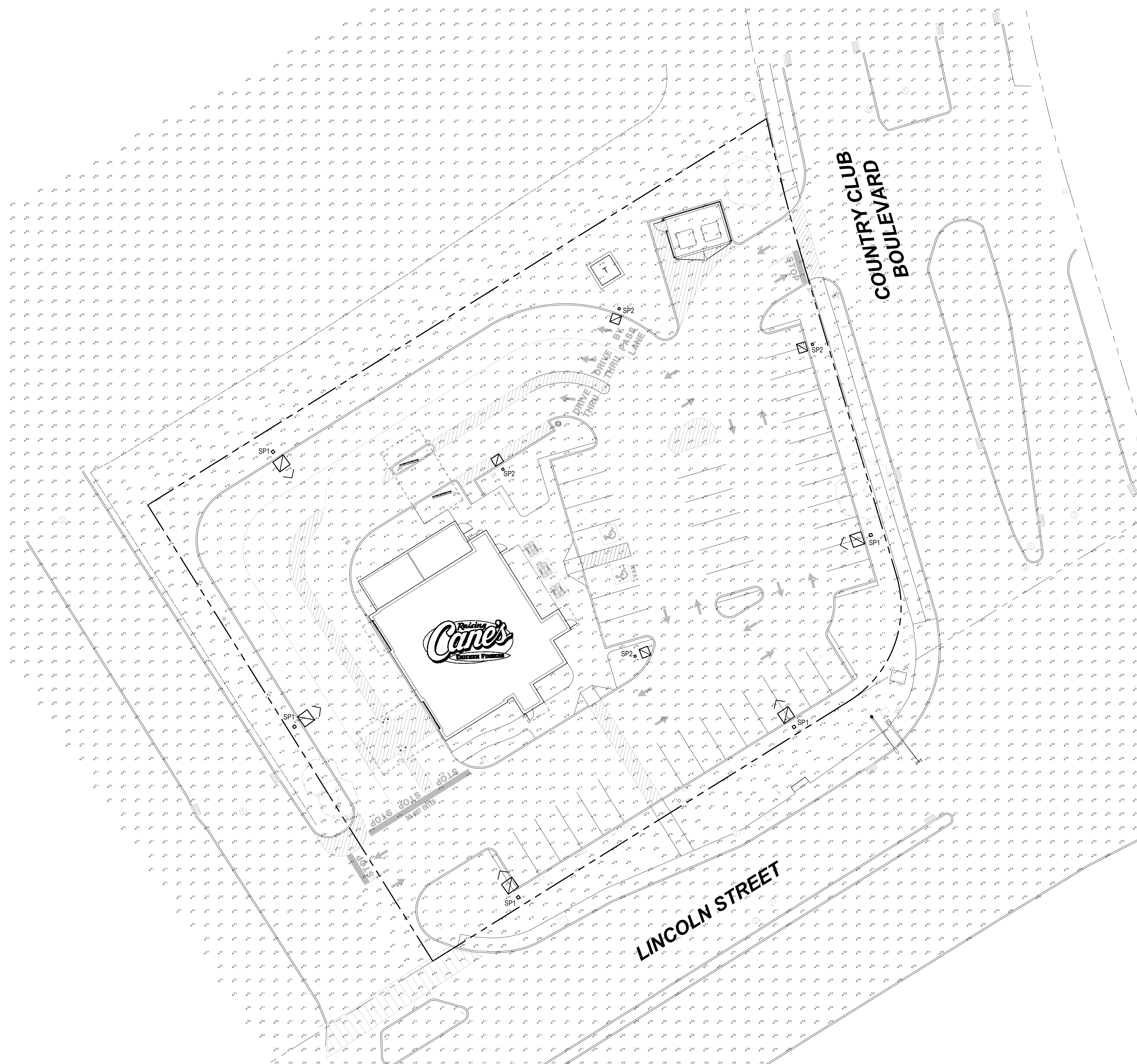
352 TURNPIKE ROAD, 3rd FLOOR SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900 www.BohlerEngineering.com

MASSACHUSETTS LANDSCAPE ARCHITECT logo, REGISTERED LANDSCAPE ARCHITECT, VERMONT NO. 01337, DESIGNER: BOHLER

LANDSCAPE NOTES & DETAILS

SHEET NUMBER: L-102 REVISION 3 - 12/23/2024

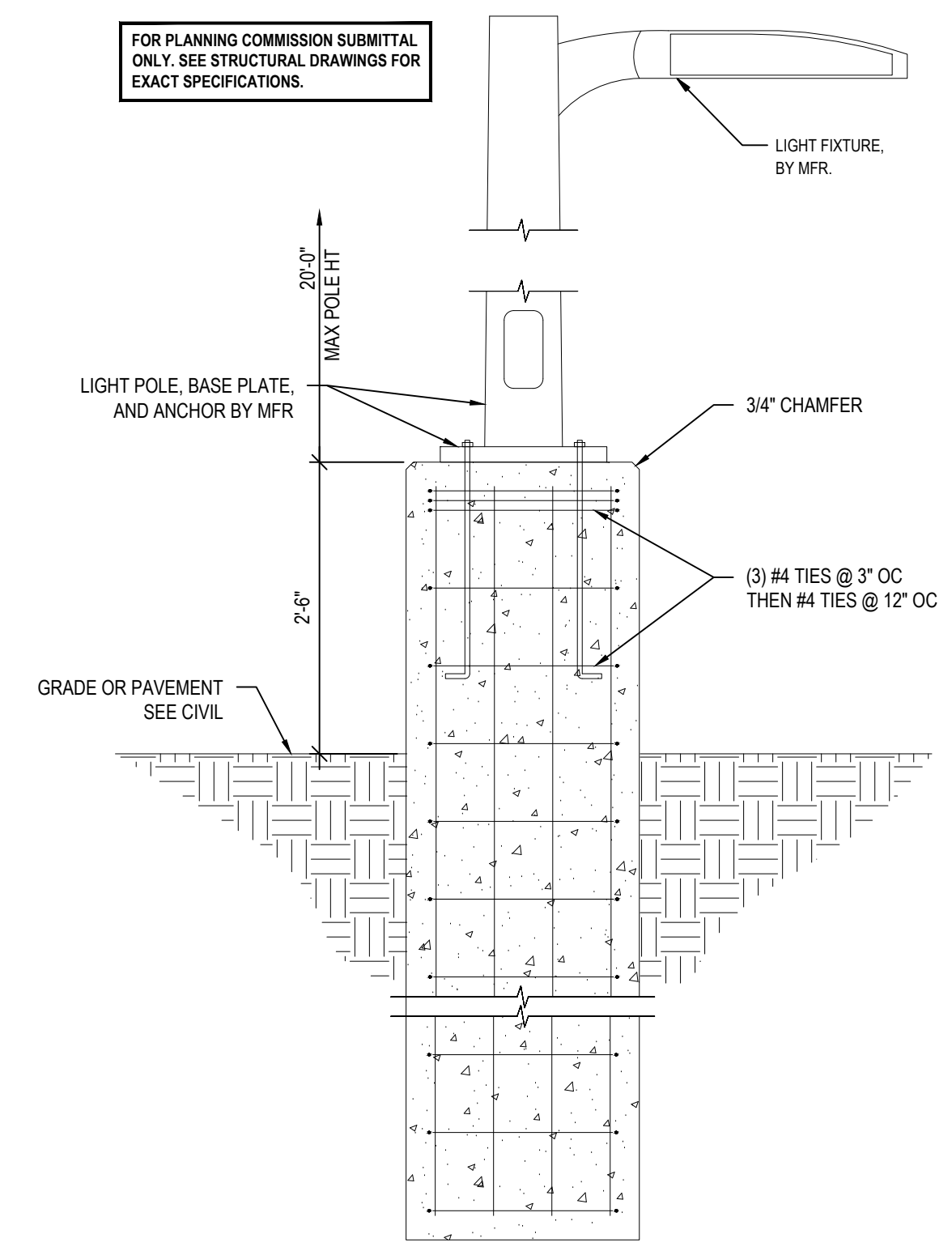
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PHOTOMETRIC SITE PLAN
SCALE 1" = 20'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE				
TYPE	LAMP	WATTS	DESCRIPTION	CATALOG NO.
SP1	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE IV MEDIUM DISTRIBUTION & DARK BRONZE FINISH. MOUNTED ON A 20' TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA# DSX1-LED-P3-30K-T4M-MVOLT- SPA-DDBXD POLE - LITHONIA# SSS-20-5G-DM19AS-DDBXD
SP2	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE V MEDIUM DISTRIBUTION & DARK BRONZE FINISH. MOUNTED ON A 20' TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA# DSX1-LED-P3-30K-T5M-MVOLT- SPA-DDBXD POLE - LITHONIA# SSS-20-5G-DM19AS-DDBXD

STATISTICS (VALUES ARE MAINTAINED)					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING FIELD	2.0 fc	3.4 fc	0.9 fc	3.8:1	2.2:1
PROPERTY LINE	0.1 fc	1.6 fc	0.0 fc	N/A	N/A



1 TYPICAL LIGHT POLE BASE DETAIL
SCALE: 3/4"=1'-0"



STORE:
RAISING CANE'S RESTAURANT
494 LINCOLN ST.
WORCESTER, MA 01605
PROTOTYPE: P6-V-Av
SCHEME: B
RESTAURANT #RC1233



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ENGINEER INFORMATION:

SHEET REVISIONS		
#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PHOTOMETRIC SITE PLAN

DATE: 10/1/2024
JOB NO. 24164

PH1.0
SHEET NO.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
494 LINCOLN ST.
WORCESTER, MA 01605
PROTOTYPE: P6-V-05
SCHEME: B
RESTAURANT #RC1233



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Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4624
www.adaarchitects.com

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ENGINEER INFORMATION:

SHEET REVISIONS table with columns: #, DATE, TYPE

EXTERIOR LIGHT FIXTURE CUT SHEETS

DATE: 10/1/2024
JOB NO. 24164

PH1.1 SHEET NO.

Ordering Information section for Fixture Type SP1, including Accessories and Notes.

Shield Accessories section showing External Glass Shield (EGSR) and House Side Shield (HS) with diagrams.

Drilling and Tenon Mounting Slipfitter sections with diagrams and tables for mounting options.

DSX1 Area Luminaire - EPA section with tables for feature quantity and mounting configurations.

LITHONIA LIGHTING logo and contact information for Fixture Type SP1.

Ordering Information section for Fixture Type SP2, including Accessories and Notes.

Shield Accessories section showing External Glass Shield (EGSR) and House Side Shield (HS) with diagrams.

Drilling and Tenon Mounting Slipfitter sections with diagrams and tables for mounting options.

DSX1 Area Luminaire - EPA section with tables for feature quantity and mounting configurations.

LITHONIA LIGHTING logo and contact information for Fixture Type SP2.

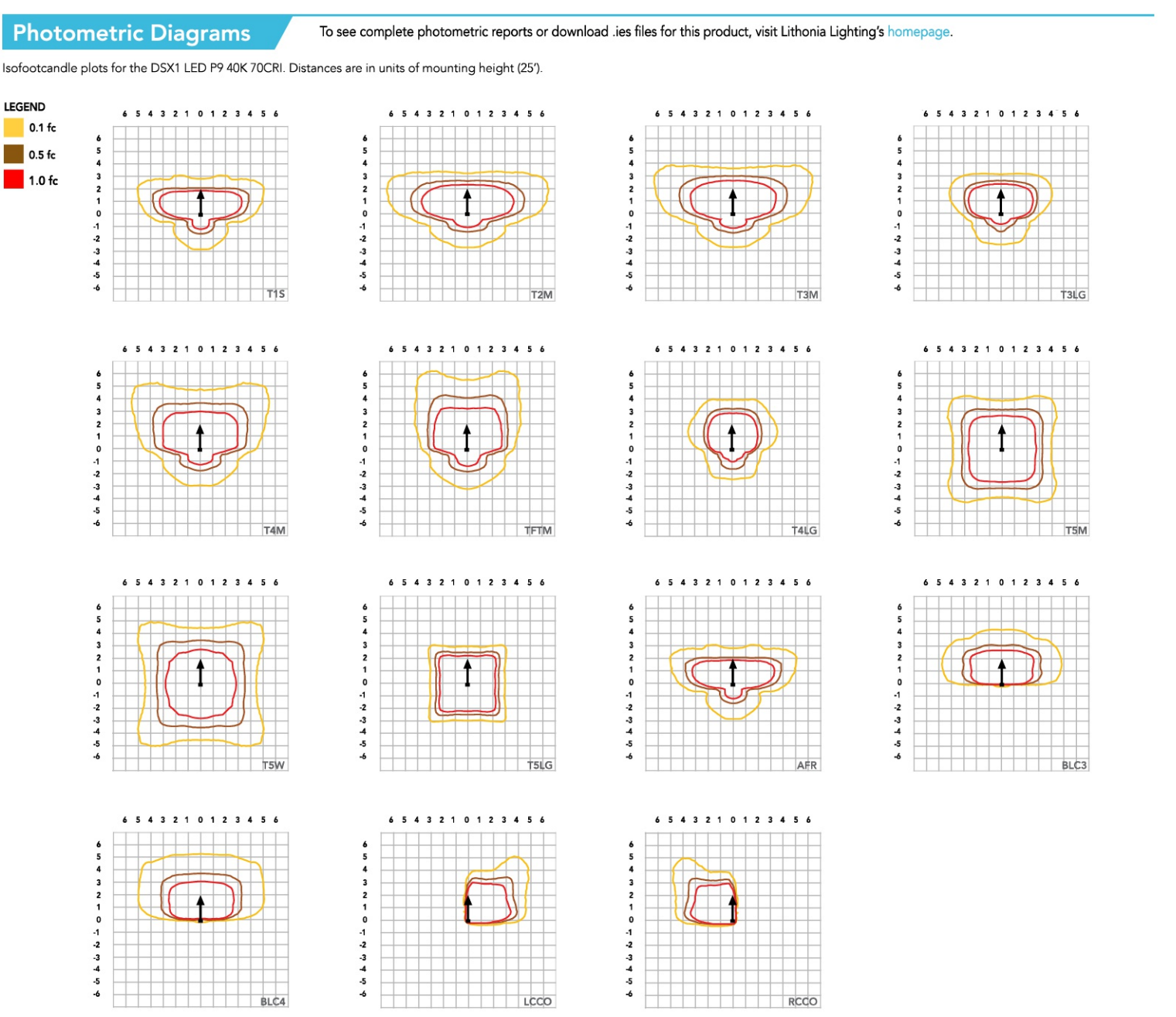
Ordering Information section for Fixture Type SP1, including Accessories and Notes.

Specifications section for Fixture Type SP1, including EPA, Length, Width, Height H1, Height H2, and Weight.

Ordering Information section for Fixture Type SP1, including Series, LEDs, Color temperature, and Mounting options.

Control options section for Fixture Type SP1, including Control options, Shipped installed, and Other options.

LITHONIA LIGHTING logo and contact information for Fixture Type SP1.



Performance Data section for Fixture Type SP1, including Lumen Ambient Temperature (LAT) Multipliers, Electrical Load, Projected LED Lumen Maintenance, FAO Dimming Settings, Motion Sensor Default Settings, and Controls Options.

LITHONIA LIGHTING logo and contact information for Fixture Type SP1.

Performance Data section for Fixture Type SP2, including Lumen Ambient Temperature (LAT) Multipliers, Electrical Load, Projected LED Lumen Maintenance, FAO Dimming Settings, Motion Sensor Default Settings, and Controls Options.

LITHONIA LIGHTING logo and contact information for Fixture Type SP2.

Performance Data section for Fixture Type SP2, including Lumen Ambient Temperature (LAT) Multipliers, Electrical Load, Projected LED Lumen Maintenance, FAO Dimming Settings, Motion Sensor Default Settings, and Controls Options.

LITHONIA LIGHTING logo and contact information for Fixture Type SP2.

- LEGEND**
- 124 — EXISTING CONTOUR
 - 124.5 — EXISTING SPOT ELEVATION
 - + TO 122.45 — EXIST. TOP OF CURB ELEVATION
 - BC 122.95 — EXIST. BOTTOM OF CURB ELEVATION
 - 123.45 — EXIST. TOP OF WALL ELEVATION
 - 122.95 — EXIST. BOTTOM OF WALL ELEVATION
 - HYDRANT
 - F.D.C. — FIRE DEPARTMENT CONNECTION (F.D.C.)
 - WATER VALVE
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC BOX
 - UNKNOWN MANHOLE
 - SANITARY/SEWER MANHOLE
 - DRAINAGE/STORM MANHOLE
 - TELEPHONE MANHOLE
 - CATCH BASINS
 - CLEAN OUT
 - POST
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - GUY WIRE
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - PAINTED HANDICAPPED
 - PAINTED ARROWS
 - DETECTABLE WARNING PAD
 - SIGN
 - DOUBLE SIGN
 - BOLLARD
 - METAL GUIDE RAIL
 - GATE POST
 - AREA LIGHT
 - DECIDUOUS TREE & TRUNK SIZE
 - 10' — PARKING SPACE COUNT
 - UG — UNDER GROUND
 - EDC — EDGE OF CONC.
 - EOP — EDGE OF PAVEMENT
 - (TYP) — TYPICAL
 - SIT — SOLID YELLOW LINE
 - BLDG — BUILDING
 - BLDPA — BUILDING FOOTPRINT AREA
 - SBH — STONE BOUND w/DRILL HOLE
 - INV — INVERT ELEVATION
 - MBW — MASONRY BLOCK WALL
 - (10.5) — BUILDING DIMENSION
 - AWD — FILLED W/DEBRIS
 - — UNKNOWN TERMINUS
 - 0.0 — SUBSURFACE UTILITY QUALITY LEVEL B

SCHEDULE B, PART II

- GENERAL EXCEPTIONS 1 THROUGH 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- 6 ORDER OF TAKING BY THE CITY OF WORCESTER FOR LAYOUT OF COUNTRY CLUB BOULEVARD, RECORDED AT BOOK 6108, PAGE 223, SEE PLAN RECORDED AT PLAN BOOK 433, PLAN 88. CURRENT LAYOUT OF COUNTRY CLUB BOULEVARD SHOWN HEREON.
 - 7 EASEMENT TO NATIONAL RETAIL PROPERTIES, LP (K/A) COMMERCIAL NET LEASE REALTY, LP, A DELAWARE LIMITED PARTNERSHIP TO MASSACHUSETTS ELECTRIC COMPANY, DATED SEPTEMBER 12, 2019, RECORDED IN BOOK 61053, PAGE 188. ELECTRIC EASEMENT SHOWN HEREON.
 - 8 ORDER OF TAKING OF TEMPORARY EASEMENTS FOR STREET AND UTILITY PURPOSES, BY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, DATED JUNE 16, 2014, RECORDED IN BOOK 52603, PAGE 241 AND SHOWN ON PLAN BOOK 908, PLAN T1. THE EASEMENTS AFFECTING THE LAND HAVE EXPIRED AND THIS EXCEPTION WILL NOT APPEAR IN THE POLICY. PARCELS 01-TE-12 & 01-TE-13 SHOWN HEREON; LEASE EXPIRED PER RECORD DOCUMENT.
 - 9 MEMORANDUM OF LEASE BY AND BETWEEN DENNY'S REALTY, INC., A DELAWARE CORPORATION AND DENNY'S, INC., A CALIFORNIA CORPORATION, DATED JULY 12, 1990, RECORDED IN BOOK 12908, PAGE 368. THIS LEASE HAS EXPIRED BY ITS TERMS CITING JULY 11, 2015 WITH NO OPTIONS TO RENEW. THIS EXCEPTION WILL NOT APPEAR IN THE POLICY. BLANKET IN NATURE; MAP 39, BLOCK 29, LOT 1C SHOWN HEREON.
 - 10 TERMS AND CONDITIONS RELATED TO THE APPURTENANCE EASEMENT AS SET FORTH IN THAT CERTAIN DEED RECORDED AT REGISTRY OF DEEDS IN BOOK 6298, PAGE 73 - RIGHT OF WAY SHOWN HEREON.

SURVEYOR'S METES AND BOUNDS DESCRIPTION
 MAP 39, BLOCK 29, LOT 1C
 CITY OF WORCESTER, WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT AN IRON ROD WITH CAP FOUND ALONG THE WESTERLY LINE OF COUNTRY CLUB BOULEVARD (PUBLIC - 100' WIDE), SAID POINT BEING A CORNER IN COMMON BETWEEN MAP 39, BLOCK 29, LOT 1C (INF COMMERCIAL NET LEASE REALTY, LP) AND MAP 39, BLOCK 29, LOT 1A (INF COUNTRY CLUB PLAZA ASSOCIATES, LLC); THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES;

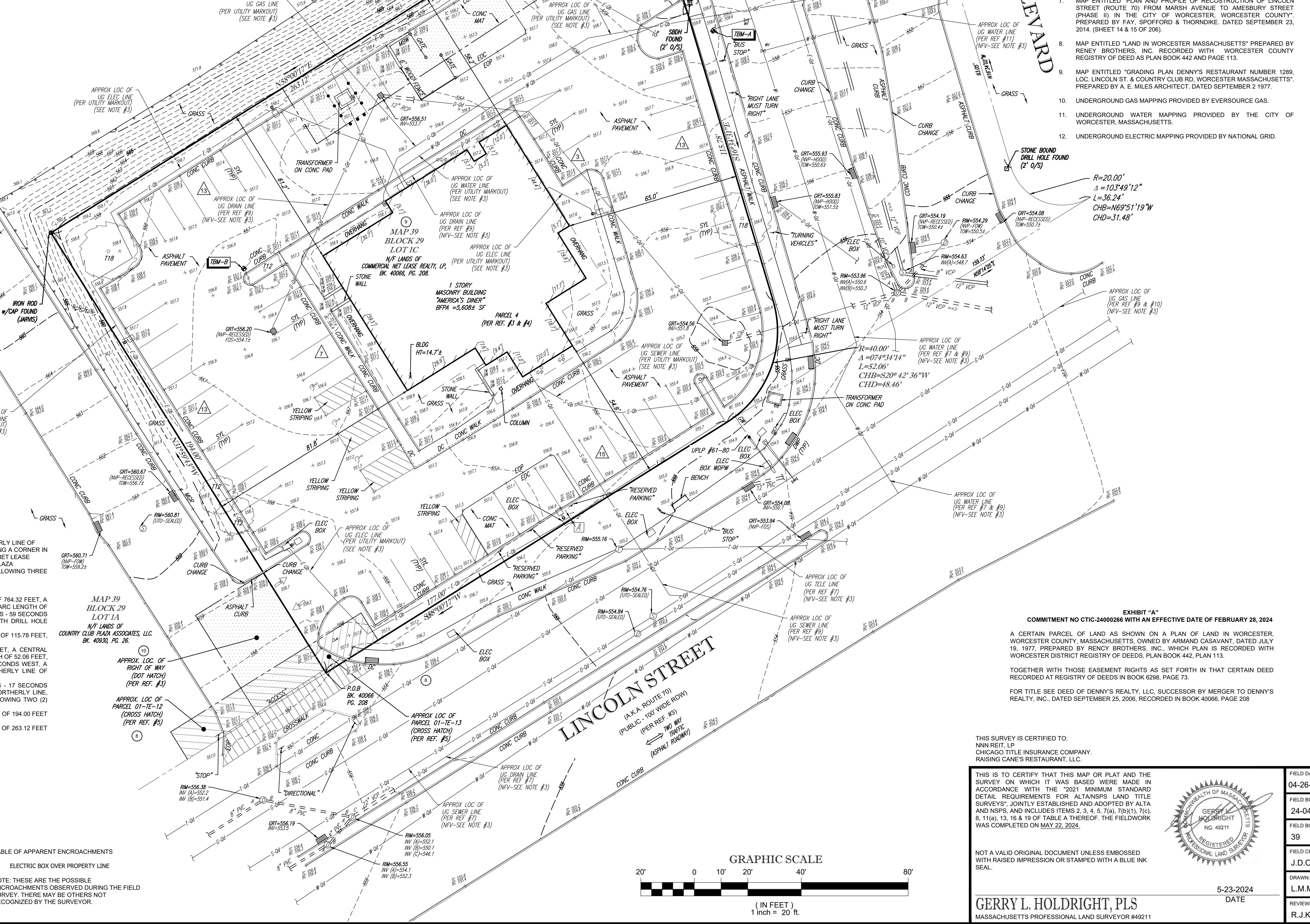
1. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 764.32 FEET, A CENTRAL ANGLE OF 04 DEGREES - 10 MINUTES - 12 SECONDS, AN ARC LENGTH OF 55.83 FEET, A CHORD BEARING OF SOUTH 14 DEGREES - 25 MINUTES - 59 SECONDS EAST, A CHORD LENGTH OF 55.82 FEET TO A STONE BOUND WITH DRILL HOLE FOUND (2' OFFSET); THENCE;
2. SOUTH 16 DEGREES - 34 MINUTES - 31 SECONDS EAST, A DISTANCE OF 115.78 FEET; THENCE;
3. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 74 DEGREES - 34 MINUTES - 14 SECONDS, AN ARC LENGTH OF 52.06 FEET, A CHORD BEARING OF SOUTH 20 DEGREES - 42 MINUTES - 36 SECONDS WEST, A CHORD LENGTH OF 48.46 FEET TO A POINT ALONG THE NORTHERLY LINE OF LINCOLN STREET (AKA ROUTE 70; PUBLIC - 100' WIDE); THENCE;
4. ALONG SAID NORTHERLY LINE, SOUTH 58 DEGREES - 00 MINUTES - 17 SECONDS WEST, A DISTANCE OF 177.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 1A THE FOLLOWING TWO (2) COURSES;
5. NORTH 31 DEGREES - 59 MINUTES - 43 SECONDS WEST, A DISTANCE OF 194.00 FEET TO AN IRON ROD WITH CAP FOUND; THENCE;
6. NORTH 58 DEGREES - 00 MINUTES - 17 SECONDS EAST, A DISTANCE OF 263.12 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 45,298 SQUARE FEET OR 1,040 ACRES.

TABLE OF APPARENT ENCROACHMENTS

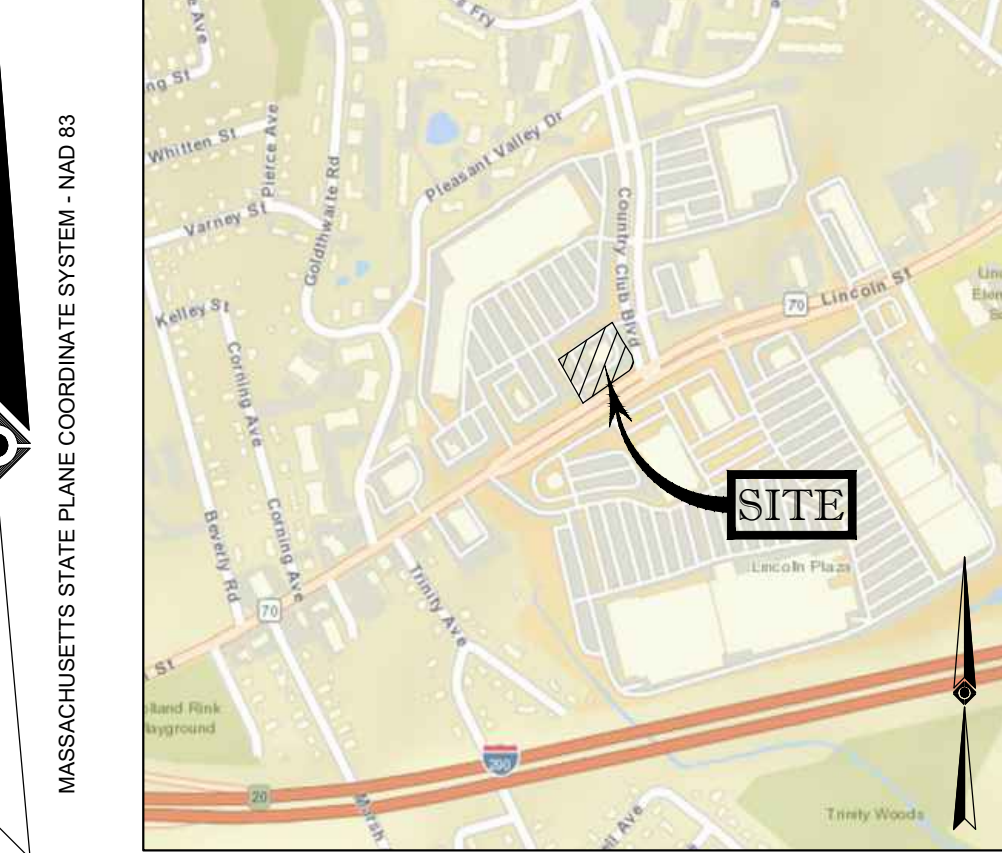
Ⓜ ELECTRIC BOX OVER PROPERTY LINE

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF WORCESTER, WORCESTER COUNTY, MAP 39.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 420 OF 1075," MAP NUMBER 25027C0620E, EFFECTIVE DATE, JULY 4, 2011.
3. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, NATIONAL RETAIL PROPERTIES, 494 LINCOLN STREET, WORCESTER, MA (DENNY'S)," PREPARED FOR THE MATTHEWS COMPANY, INC. PREPARED BY CO-OPERATIVE LAND SURVEYOR, LLC, DATED MAY 15, 2006, LAST REVISED SEPTEMBER 11, 2006, ONE SHEET.
4. MAP ENTITLED "PLAN OF LAND IN THE CITY OF WORCESTER, MASSACHUSETTS, 500 LINCOLN STREET @ COUNTRY CLUB BOULEVARD, PARCEL 39-029-0018, MAPS Q14 & Q15, CITY & COUNTY OF WORCESTER, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 30, 2012, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 894, PAGE 4.
5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF WORCESTER, MASSACHUSETTS, WORCESTER COUNTY (WORCESTER REGISTRY DISTRICT), SHOWING LOCATION OF EASEMENTS FOR THE PURPOSE OF RECONSTRUCTING LINCOLN STREET BETWEEN BEVERLY ROAD & PLANTATION STREET BY THE CITY OF WORCESTER, PREPARED BY SPOFFORD & THORNDIKE, L.L.C., PREPARED BY SMC SURVEYING AND MAPPING CONSULTANTS, DATED MAY 31, 2014, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 908, PAGE 71, SHEET 3 OF 12.
6. MAP ENTITLED "FIELD SKETCH, 494 LINCOLN ST, WORCESTER, MA," PREPARED BY CONTROL POINT ASSOCIATES, INC. SUE PROJECT # 09-24029-00, DATED APRIL 26 2024.
7. MAP ENTITLED "PLAN AND PROFILE OF RECONSTRUCTION OF LINCOLN STREET (ROUTE 70) FROM MARSH AVENUE TO AMESBURY STREET (PHASE II) IN THE CITY OF WORCESTER, WORCESTER COUNTY," PREPARED BY FAY, SPOFFORD & THORNDIKE, DATED SEPTEMBER 23, 2014, (SHEET 14 & 15 OF 208).
8. MAP ENTITLED "LAND IN WORCESTER MASSACHUSETTS" PREPARED BY RENEY BROTHERS, INC. RECORDED WITH WORCESTER COUNTY REGISTRY OF DEED AS PLAN BOOK 442 AND PAGE 113.
9. MAP ENTITLED "GRADING PLAN DENNY'S RESTAURANT NUMBER 1289, LOC. LINCOLN ST. & COUNTRY CLUB RD, WORCESTER MASSACHUSETTS," PREPARED BY A. E. MILES ARCHITECT, DATED SEPTEMBER 2 1977.
10. UNDERGROUND GAS MAPPING PROVIDED BY EVERSOURCE GAS.
11. UNDERGROUND WATER MAPPING PROVIDED BY THE CITY OF WORCESTER, MASSACHUSETTS.
12. UNDERGROUND ELECTRIC MAPPING PROVIDED BY NATIONAL GRID.



- NOTES:**
1. PROPERTY KNOWN AS LOT 1C AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 39.
 2. AREA = 45,298 SQUARE FEET OR 1,040 ACRES.
 3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR OF TITLE INSURANCE COMPANY, FILE NUMBER: 24-0069C-CT (MA) WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2024 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. BY GRAPHIC ZONING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X- UNSHOED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
- TBM-A: TBM-A: X-CUT SET IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT, ELEVATION= 562.18'
 - TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 556.85'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
11. PROPERTY HAS DIRECT ACCESS TO COUNTRY CLUB BOULEVARD AND INDIRECT ACCESS TO LINCOLN STREET VIA A RIGHT OF WAY RECORDED IN BOOK 6298, PAGE 73.
12. PARKING COUNT: REGULAR = 61 SPACES, RESERVED = 8 SPACES, TOTAL = 69 SPACES.
13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
15. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

EXHIBIT "A"

COMMITMENT NO CTC-24000268 WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2024

A CERTAIN PARCEL OF LAND AS SHOWN ON A PLAN OF LAND IN WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, OWNED BY ARIANNO CASAVANT, DATED JULY 19, 1977, PREPARED BY RENEY BROTHERS, INC., WHICH PLAN IS RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 442, PLAN 113.

TOGETHER WITH THOSE EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DEED RECORDED AT REGISTRY OF DEEDS IN BOOK 6298, PAGE 73.

FOR TITLE SEE DEED OF DENNY'S REALTY, LLC, SUCCESSOR BY MERGER TO DENNY'S REALTY, INC., DATED SEPTEMBER 25, 2006, RECORDED IN BOOK 40066, PAGE 208

THIS SURVEY IS CERTIFIED TO:

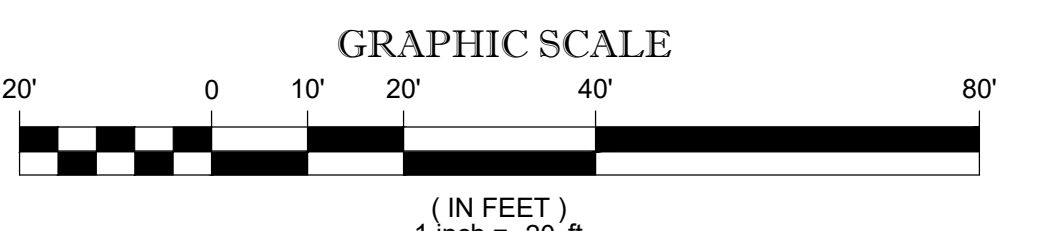
MNN RET, LP

CHICAGO TITLE INSURANCE COMPANY,

RAISING CANE'S RESTAURANT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 11(a), 13, 16 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 22, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



5-23-2024 DATE

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	04-26-2024	ALTA/NSPS LAND TITLE SURVEY RAISING CANE'S RESTAURANT, LLC. 494 LINCOLN STREET MAP 39, BLOCK 29, LOT 1C CITY OF WORCESTER, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS							
FIELD BOOK NO.	24-04 MA								
FIELD BOOK PG.	39								
FIELD CREW	J.D.O.	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-9800 HAUPPAUGE, NY 631-582-3945 MANHATTAN, NY 646-780-0411 MILWAUKEE, WI 414-763-5244 WARREN, NJ 908-668-0999							
DRAWN:	L.M.M.								
REVIEWED:	R.J.K.								
APPROVED:	G.L.H.	DATE	5-23-2024	SCALE	1"=20'	FILE NO.	03-240145-00	DWG. NO.	1 OF 1