

PROPOSED SITE PLAN DOCUMENTS

FOR

DRAKE PETROLEUM COMPANY, INC.

PROPOSED FUELING STATION IMPROVEMENTS

LOCATION OF SITE:

27 WORCESTER-PROVIDENCE TURNPIKE,

TOWN OF SUTTON,

WORCESTER COUNTY, MASSACHUSETTS

MAP #5, LOT #18

REFERENCES

BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATE: 05/25/2023
REVISED: 10/03/2023

*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.

REVISIONS

| REV | DATE | COMMENT | CHECKED BY |
|-----|------------|----------------------|------------|
| 1 | 10/17/2023 | RESPONSE TO COMMENTS | AEH |
| 2 | 10/31/2023 | RESPONSE TO COMMENTS | AEH |
| 3 | 11/15/2023 | RESPONSE TO COMMENTS | AEH |



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PROJECT No.: MAA230138.00
DRAWN BY: AEH/CPB
CHECKED BY: DEG
DATE: 07/26/2023
CAD ID: MAA230138.00-SFPD-3B

PROJECT:

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PETROLEUM
COMPANY, LLC

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STATION IMPROVEMENTS

MAP: 5 LOT: 18
27 WORCESTER PROVIDENCE
TURNPIKE,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER

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

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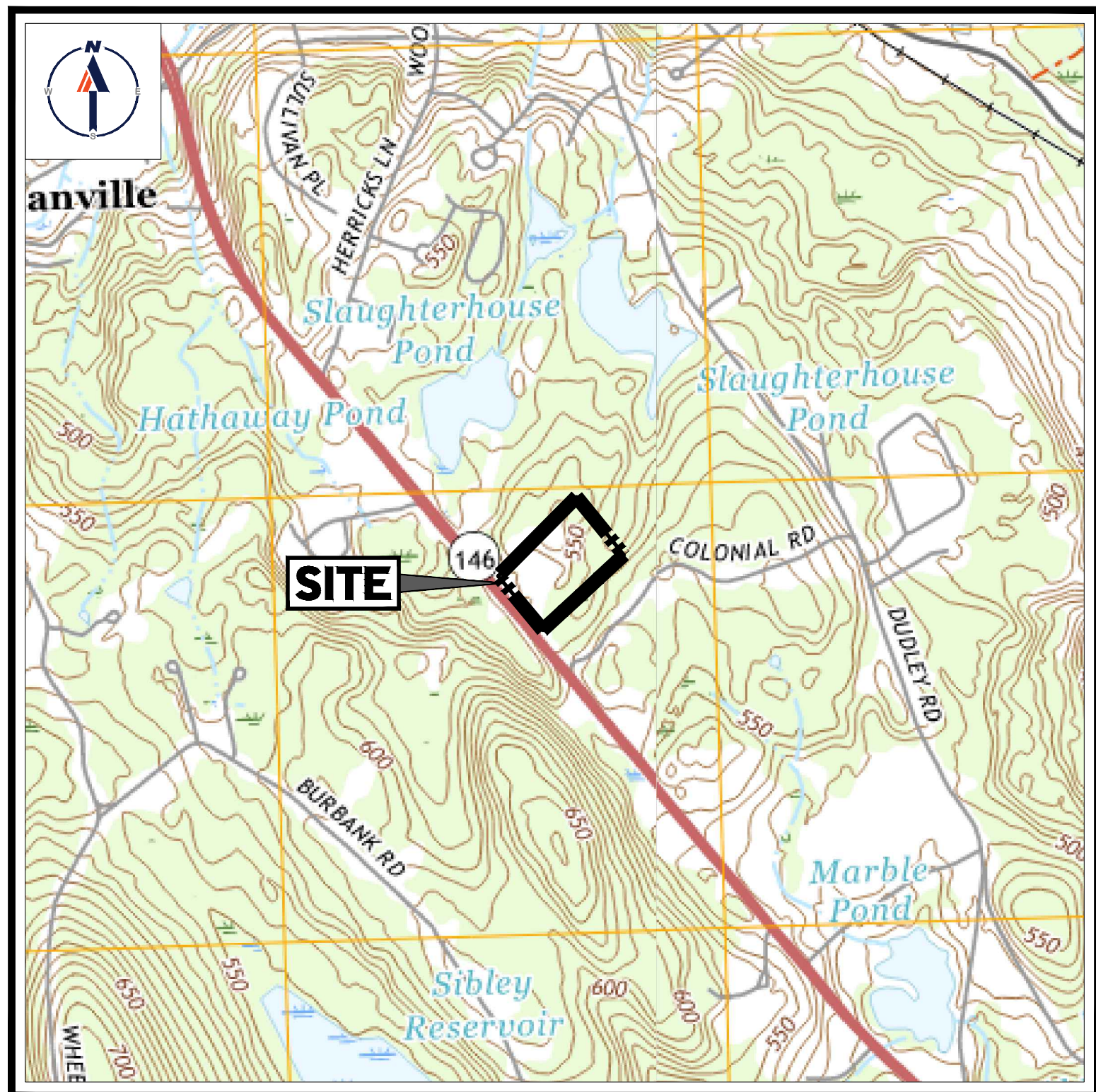
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

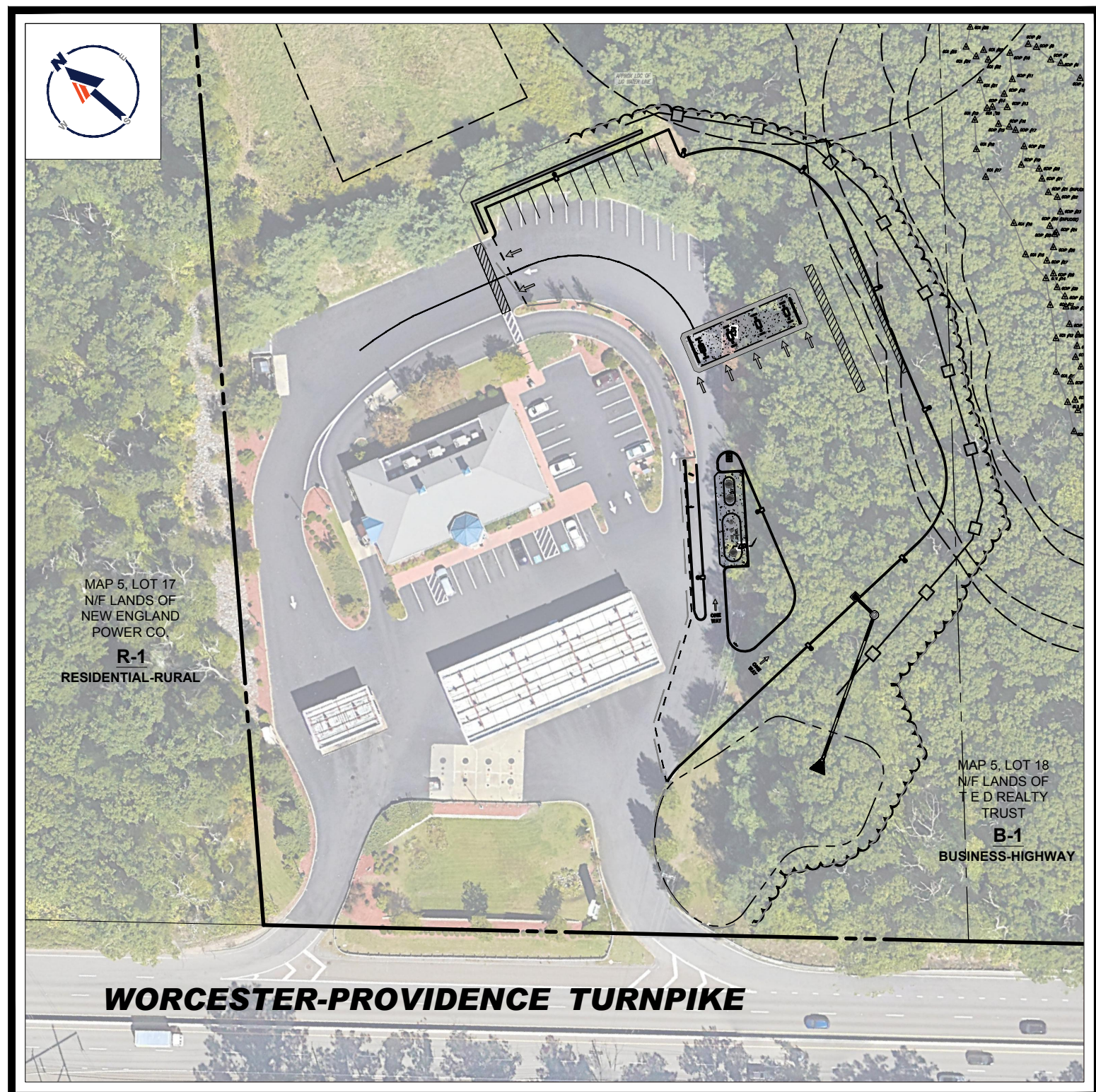
C-101

REVISION 3 - 11/15/2023



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS



SITE MAP

SCALE: 1" = 80'
SOURCE: MICROSOFT AERIAL
IMAGERY 2023

PREPARED BY

BOHLER

DRAWING SHEET INDEX

| SHEET TITLE | NUMBER |
|---|----------|
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| GENERAL NOTES SHEET | C-102 |
| CONDITIONS OF APPROVAL | C-103 |
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| DETAIL SHEET | C-902 |
| REFERENCE PLANS | |
| BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY | 3 SHEETS |

APPROVAL BLOCK

TOWN PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA.

| | |
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| SIGNATURE | DATE |
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| DATE | C-102 |
| DATE | |
| | REVISION 3 - 11/15/2023 |

C-102

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WAIVERS GRANTED

THE BOARD GRANTED THE FOLLOWING WAIVERS AFTER FINDINGS IN OPEN MEETING:

1. IV.K.a. - TO REDUCE THE AMOUNT OF RESERVE QUEUING FROM 10 TO 4 SPACES, HAVING NOTED THERE HAVE BEEN LIMITED OR NO ISSUES WITH QUEUING EXCEEDING THE BASE OF 20 SPACES
2. IV.C.4.e. - TO ALLOW SUBMITTAL OF PHOTOGRAPHS AND A WRITTEN DESCRIPTION OF THE CANOPY OVER THE PROPOSED DIESEL PUMPS IN LIEU OF ARCHITECTURAL DRAWINGS
3. V.D.4.a.3. - TO ALLOW GRADING TO OCCUR ON SLOPES OF FIFTEEN PERCENT (15%) OR GREATER.

CONDITIONS OF APPROVAL

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, RECEIPT OF ALL OTHER REQUIRED APPROVALS FROM ALL OTHER PERMITTING AUTHORITIES AND RECEIPT OF MASSDOT PERMIT(S) PRIOR TO OPERATION OF THE ADDITIONAL PUMPS.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE TYPE AND COLOR OF RETAINING WALL BLOCK SHALL BE PROVIDED TO AND APPROVED BY THE PLANNING BOARD.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE OPEN SPACE PLAN AND REVISED BUFFER EASEMENT MUST BE RECORDED AND SUBMITTED TO THE PLANNING BOARD.
5. PRIOR TO ANY CLEARING, THE APPLICANT WILL PROVIDE A MINIMUM OF ONE WEEK'S NOTICE AND REVIEW STAKED LIMITS OF CLEARING WITH PLANNING BOARD REPRESENTATIVE.
6. PRIOR TO REMOVING ANY EARTH FROM THE SITE, THE APPLICANT MUST PROVIDE THE LOCATION OF DISPOSAL AND THE TRAVEL ROUTE FOR THE BOARD'S APPROVAL.
7. CONSTRUCTION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 A.M. TO 5 P.M. AND SATURDAYS, 7:00 A.M. TO 12 P.M. AND SHALL EXCLUDE SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS. FROM NOVEMBER 15 TO APRIL 1ST EQUIPMENT MAY BE STARTED AT 6:30 A.M. BUT NO CONSTRUCTION MAY COMMENCE UNTIL 7:00 A.M. IN THE OCCASIONAL CIRCUMSTANCES WHERE CONSTRUCTION ACTIVITIES REQUIRE ADDITIONAL TIME TO COMPLETE OUTSIDE THE ABOVE HOURS, THE APPLICANT MUST GIVE NOTICE TO SUTTON PLANNING AND/OR POLICE DEPARTMENT.
8. THE APPLICANT SHALL INSTALL THE BERM, STOCKADE FENCE, AND PLANTINGS AS SOON AS POSSIBLE TO PROVIDE VISUAL AND SOUND MITIGATION DURING BOTH CONSTRUCTION AND USE AS WELL AS MAXIMUM GROWING TIME.
9. PRIOR TO USE, THE APPLICANT SHALL PROVIDE WRITTEN CERTIFICATION FROM THE PROJECT ENGINEER THAT THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SITE PLAN IN ADDITION TO AN ASBUILT PLAN FOR THE BOARD'S APPROVAL.
10. THE SITE DRAINAGE AND OIL SEPARATION SYSTEM SHALL BE INSPECTED SEMI-ANNUALLY TO DETERMINE, AS A MINIMUM, THE DEPTH OF SEDIMENTATION IN THE SUMPS AND THE DEPTH OF THE OIL LAYER WITHIN THE STRUCTURES; IF THE INSPECTIONS INDICATE CORRECTIVE ACTION IS REQUIRED, THE APPLICANT SHALL IMMEDIATELY IMPLEMENT THE REQUIRED ACTION. NOTICE OF THE INSPECTION SHALL BE PROVIDED TO THE TOWN'S CONSULTING ENGINEER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE INSPECTION. IN ADDITION, A WRITTEN REPORT OF THE INSPECTION FINDINGS AND ANY CORRECTIVE ACTIONS TAKEN SHALL BE SUBMITTED TO THE PLANNING BOARD WITHIN FOURTEEN (14) BUSINESS DAYS FROM THE DATE OF THE INSPECTION.
11. THE SITE OPERATOR SHALL USE ITS BEST EFFORTS, INCLUDING (I) MONITORING THE SITE; (II) POSTING OF APPROPRIATELY WORDED SIGNS AT VARIOUS LOCATIONS ON THE SITE; AND (III) NOTIFYING THE APPROPRIATE ENFORCEMENT PERSONNEL, TO ENSURE THAT ALL VEHICLES USING THE SITE COMPLY WITH THE REQUIREMENTS OF MASSACHUSETTS REGULATIONS REGARDING NO IDLING OF VEHICLES OVER FIVE (5) MINUTES
12. THE APPLICANT WILL ENSURE THAT ALL PLANTINGS AND FENCING IS PROPERLY MAINTAINED INCLUDING REPLACEMENT OF DEAD OR DISEASED PLANTINGS IN THE NEXT PLANTING SEASON, SEMI-ANNUAL INSPECTION WILL BE ALLOWED BY THE APPLICANT BY A QUALIFIED AGENT OF THE TOWN AS DETERMINED BY THE PLANNING BOARD
13. THE BOARD RESERVES THE RIGHT TO REVIEW LANDSCAPING FOR THE PURPOSE OF ADDING PLANTS OR SCREENING MATERIALS WHICH MAY BE REASONABLY NECESSARY TO COMPLETE THE INTENDED AESTHETICS AND SCREENING.
14. THE BOARD RESERVES THE RIGHT TO REVIEW LIGHTING AND REQUIRE ADJUSTMENTS IF THEY FIND IT TO BE A DANGER OR NUISANCE.
15. IF ISSUES ARISE WITH SOUND EMANATING FROM THE SITE, THE BOARD RESERVES THE RIGHT TO REQUIRE ADDITIONAL MITIGATION WHICH MAY INCLUDE SOUND WALLS.
16. NO OVERNIGHT PARKING EXCEPT FOR IN DESIGNATED PARKING SPACES.



REVISIONS

[illegible]

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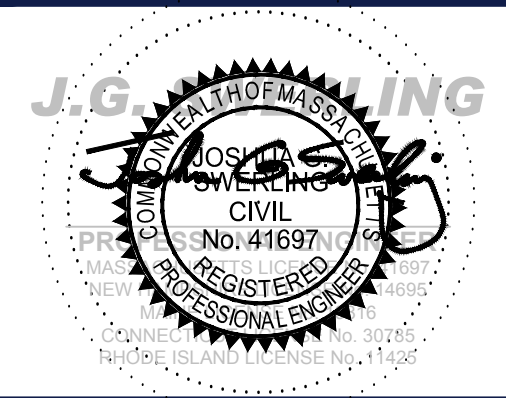
PROPOSED FUELING STATION IMPROVEMENTS

**MAP: 5 LOT: 18
27 WORCESTER PROVIDENCE
TURNPIKE,
TOWN OF SUTTON,
WORCESTER COUNTY,
MASSACHUSETTS**



352 TURNPIKE ROAD
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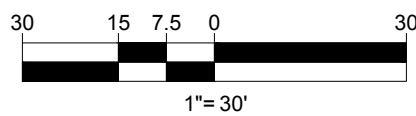
SHEET TITLE:

CONDITIONS OF APPROVAL

SHEET NUMBER:

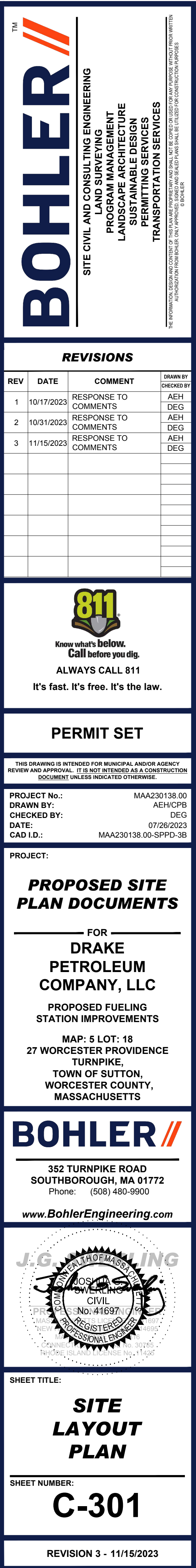
C-103

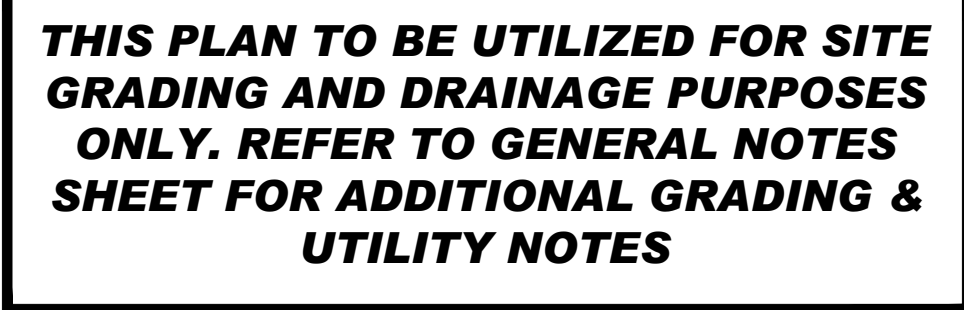
REVISION 3 - 11/15/2023



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**THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY**





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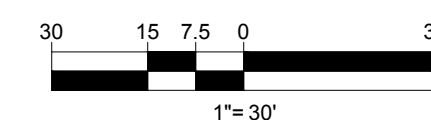
SHEET TITLE:


GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 3 - 11/15/2023



(A.K.A. ROUTE 146)
(PUBLIC - VARIABLE WIDTH,
 TWO WAY
TRAFFIC
(ASPHALT ROADWAY)

REVISION 3 - 11/15/2023



OWNER MAINTENANCE RESPONSIBILITIES

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

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



REVISIONS

[illegible]

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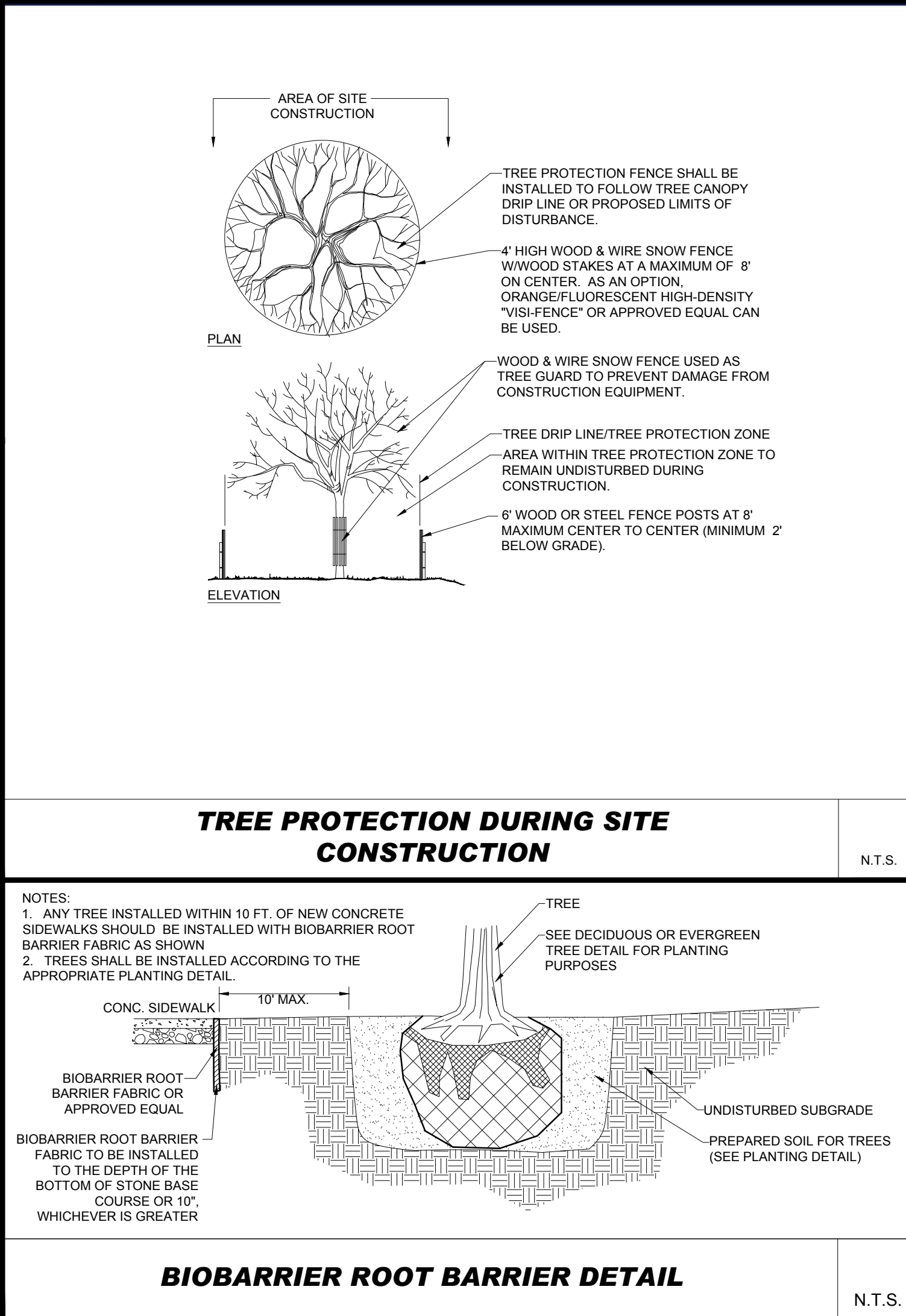
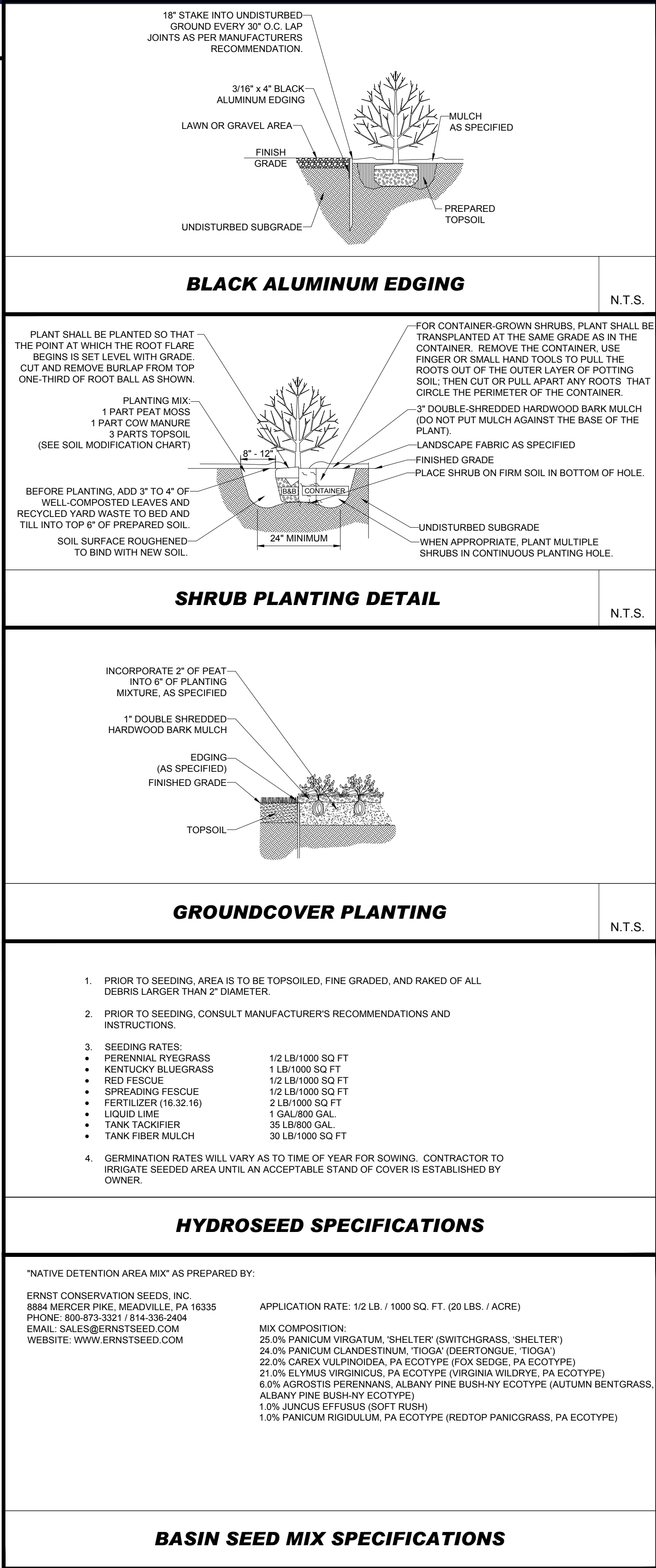
LANDSCAPE PLAN

SHEET NUMBER

C-701

REVISION 3 - 11/15/2023

| | LANDSCAPE SPECIFICATIONS | | | | | |
|--------|--|--|--|--|--|--|
| 1. | SCOPE OF WORK: | | | | | |
| 1.1. | THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR. | | | | | |
| 2. | MATERIALS | | | | | |
| 2.1. | GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS. | | | | | |
| 2.2. | TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS. | | | | | |
| 2.3. | LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN | | | | | |
| 2.3.1. | LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. | | | | | |
| 2.3.2. | SOD SHALL BE STRONGLY ROOTED, VEEB AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. | | | | | |
| 2.4. | MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS. | | | | | |
| 2.5. | FERTILIZER | | | | | |
| 2.5.1. | FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. | | | | | |
| 2.5.2. | FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. | | | | | |
| 2.6. | PLANT MATERIAL | | | | | |
| 2.6.1. | ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), ISSUED AND PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN). | | | | | |
| 2.6.2. | IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. | | | | | |
| 2.6.3. | PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. | | | | | |
| 2.6.4. | TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. | | | | | |
| 2.6.5. | ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. | | | | | |
| 2.6.6. | CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. | | | | | |
| 2.6.7. | SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. | | | | | |
| 2.6.8. | TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL. | | | | | |
| 3. | GENERAL WORK PROCEDURES | | | | | |
| 3.1. | CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF. | | | | | |
| 3.2. | WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE. | | | | | |
| 4. | SITE PREPARATIONS | | | | | |
| 4.1. | BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. | | | | | |
| 4.2. | ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE. | | | | | |
| 4.3. | CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK. | | | | | |
| 5. | TREE PROTECTION | | | | | |
| 5.1. | CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED. | | | | | |
| 5.2. | A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUIV., MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM ACROSS FEET (6') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL. | | | | | |
| 5.3. | WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. | | | | | |
| 5.4. | AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE. | | | | | |

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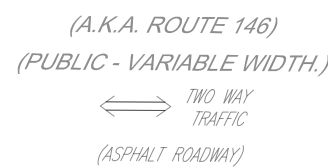
| TOWN PLANNING BOARD APPROVAL | |
|---|------|
| APPROVED BY THE PLANNING BOARD OF THE TOWN OF SUTTON, MA. | |
| SIGNATURE | DATE |
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LANDSCAPE NOTES & DETAILS

C-702

REVISION 3 - 11/15/20

REVISION 3 - 11/15/2023

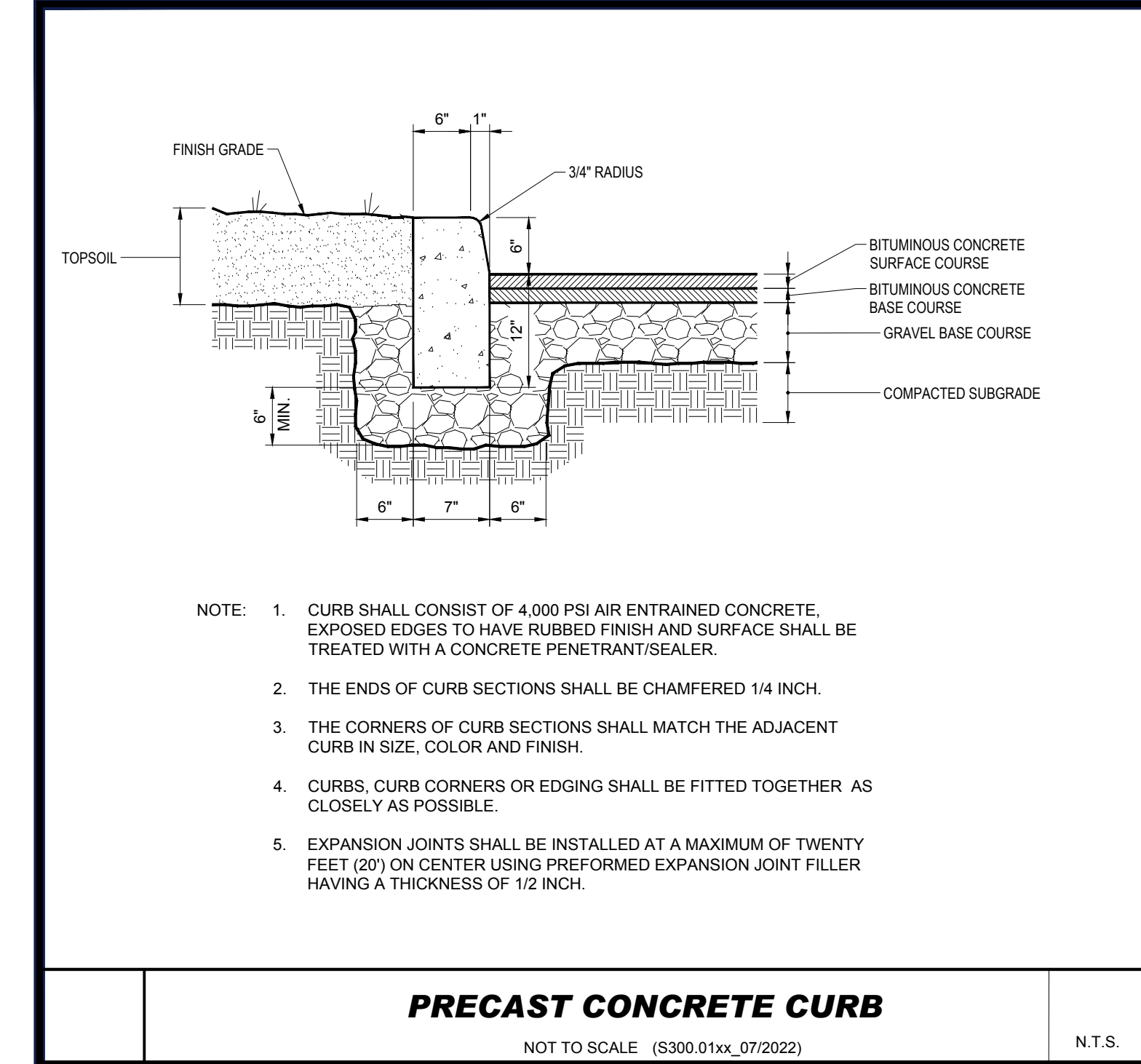


REVISION 3 - 11/15/2023

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

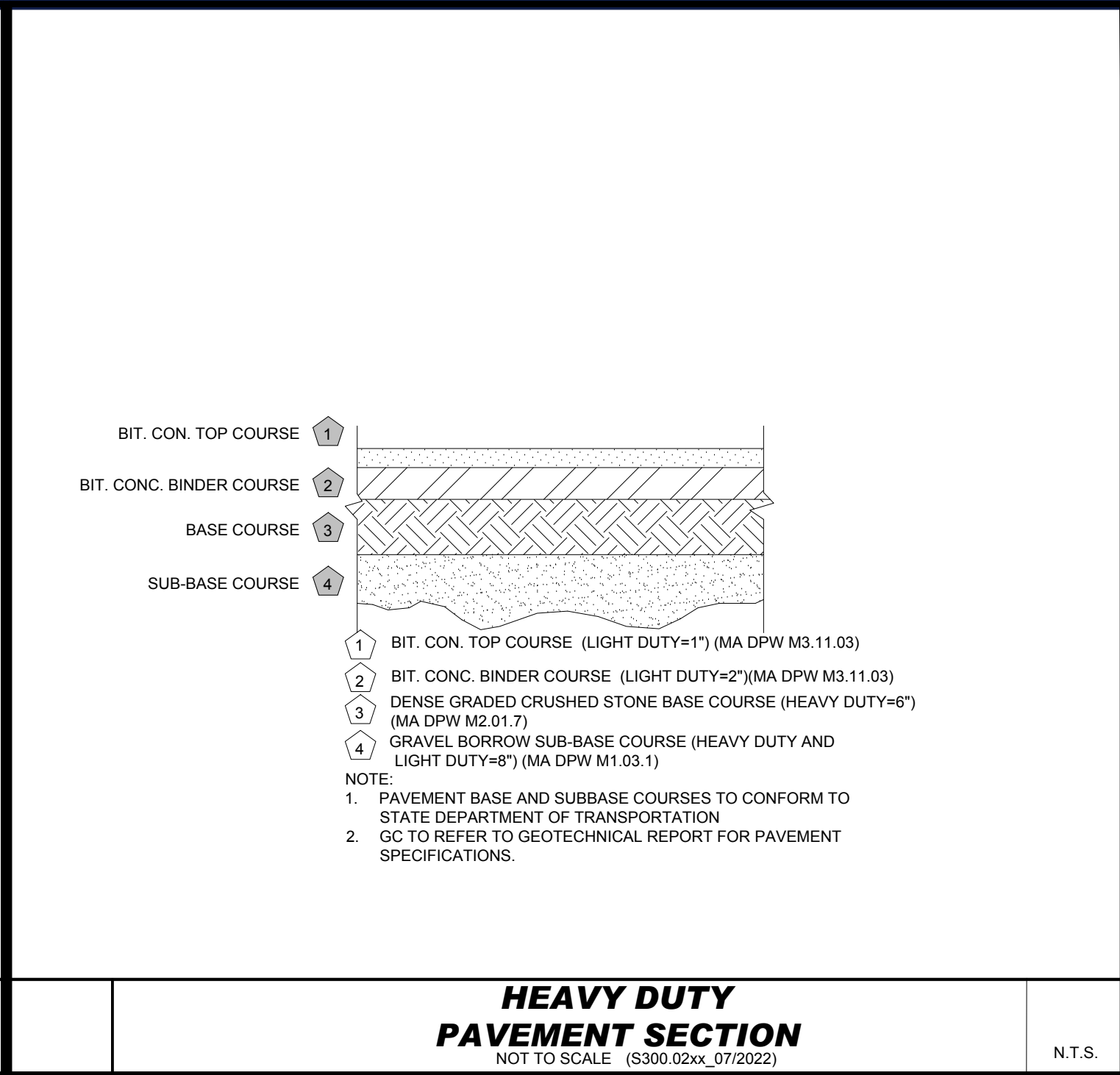
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PRECAST CONCRETE CURB

NOT TO SCALE (S300.01xx_07/2022)

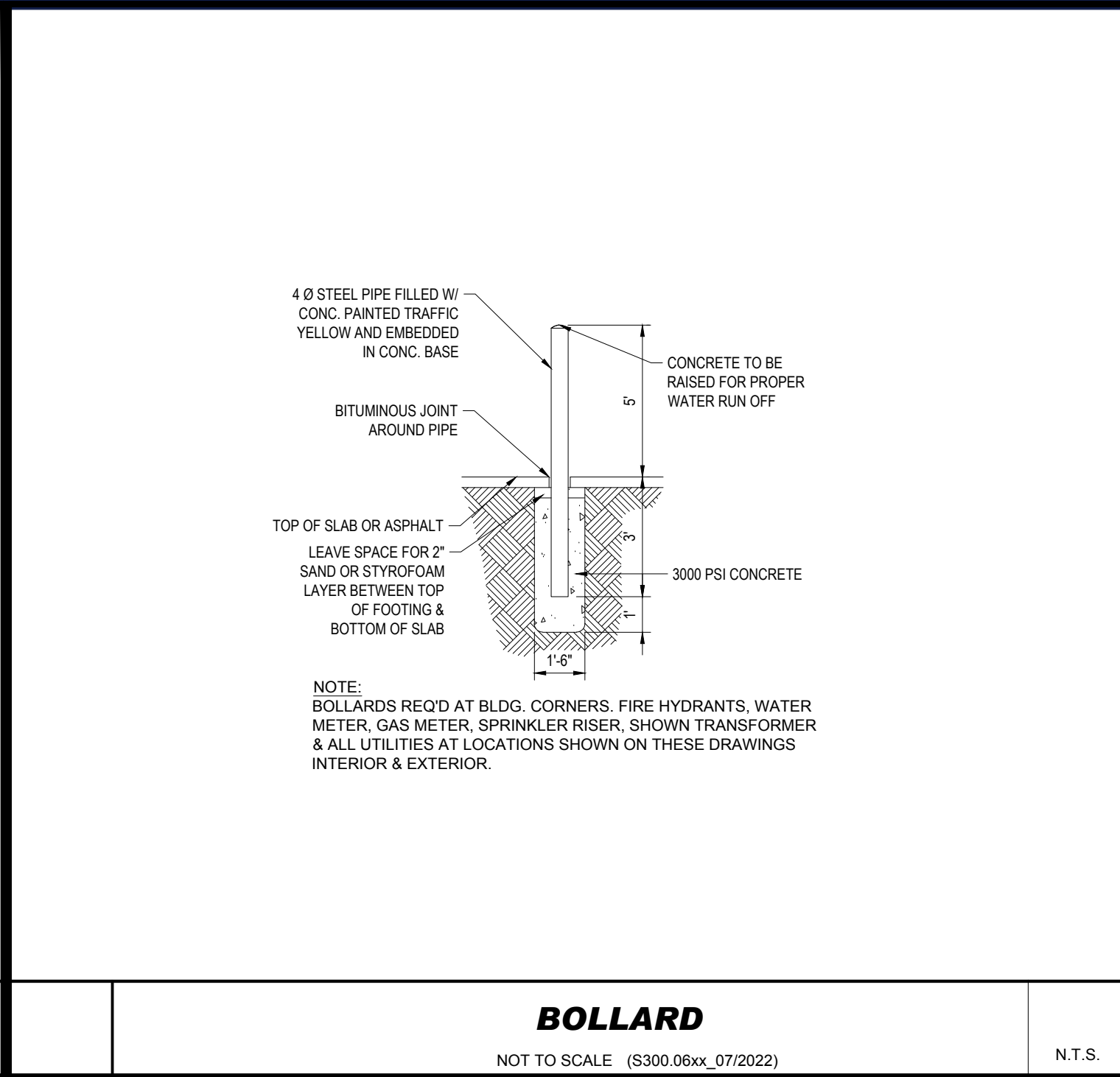
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HEAVY DUTY PAVEMENT SECTION

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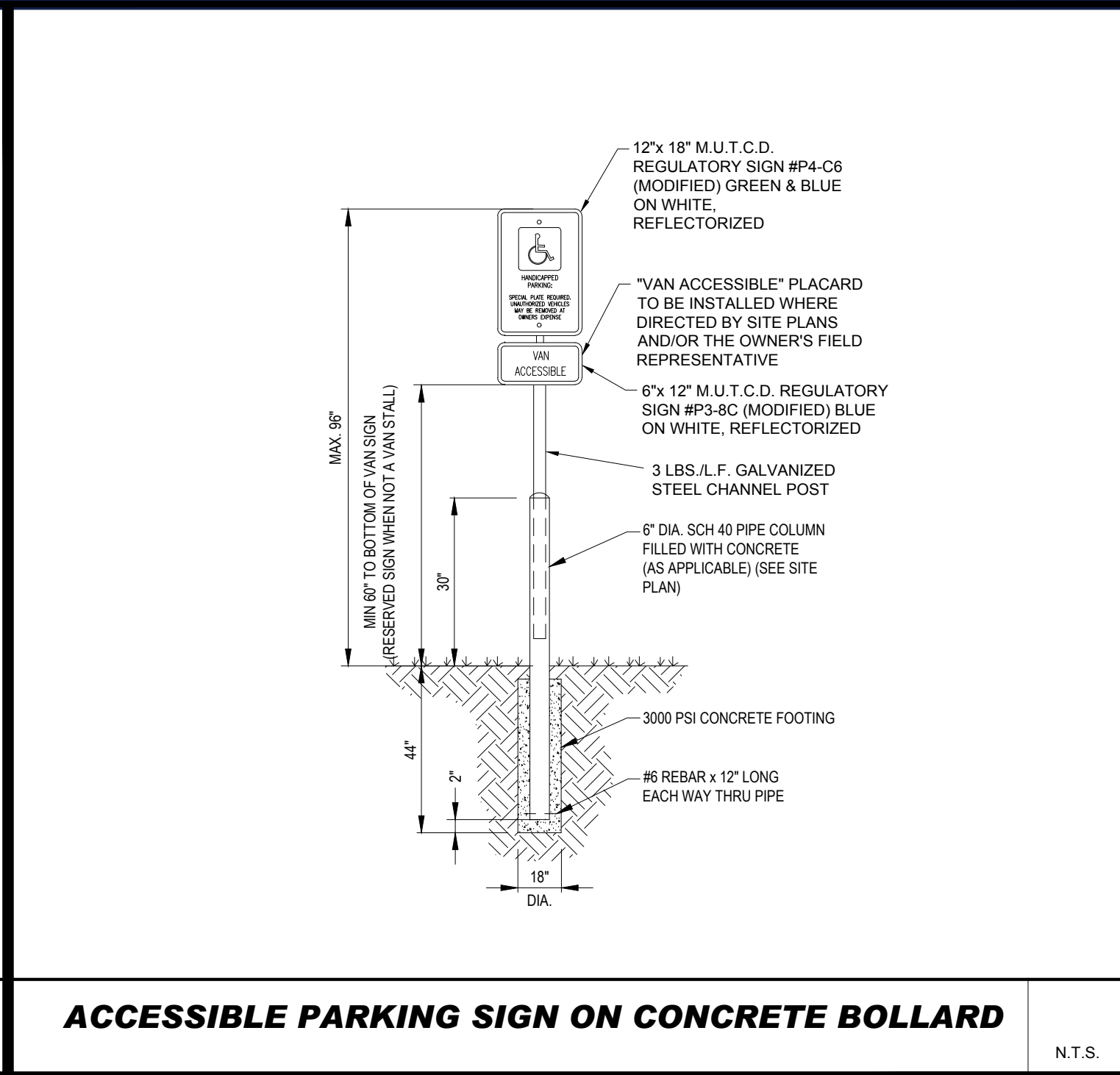
N.T.S.



BOLLARD

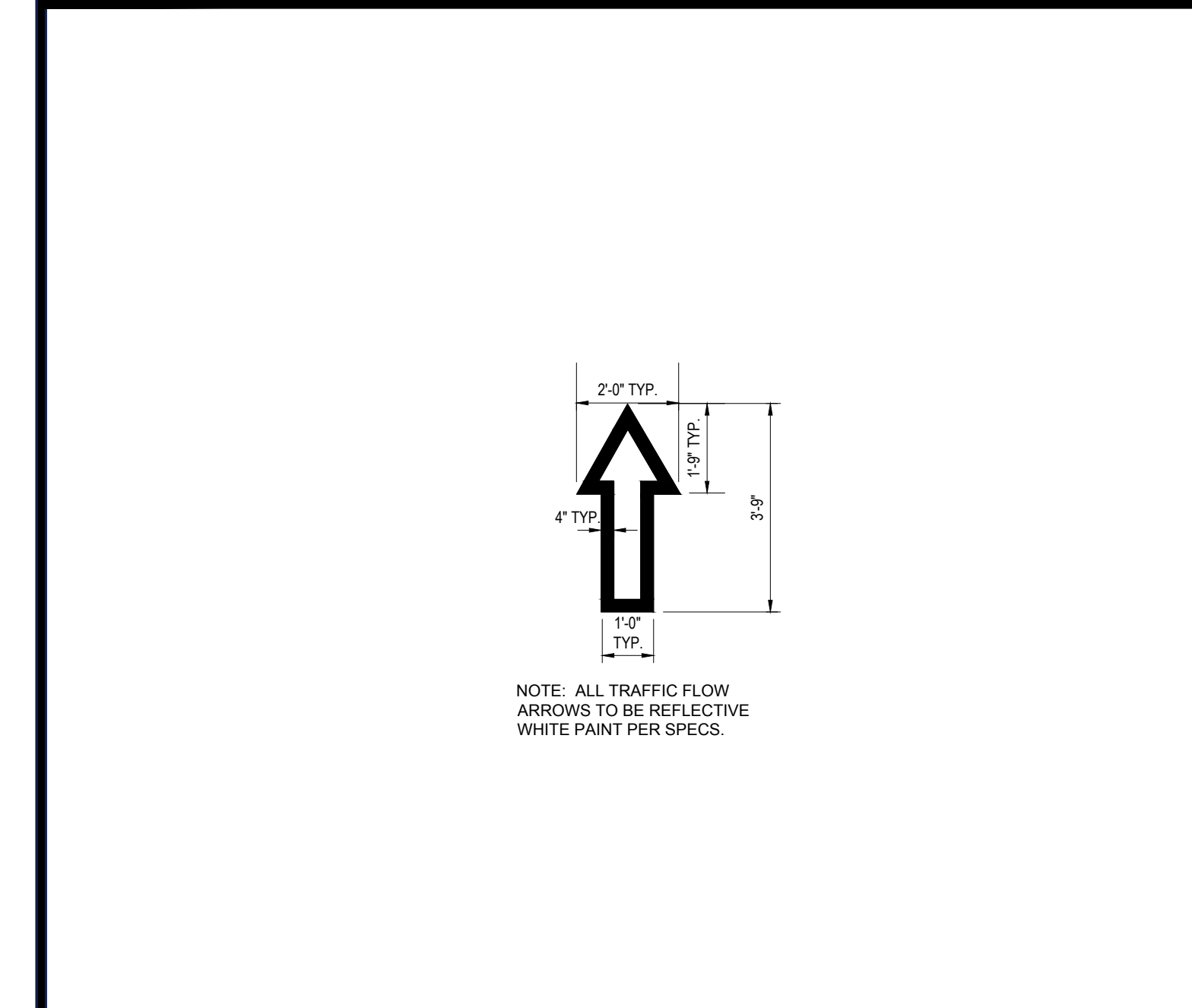
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N.T.S.



ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD

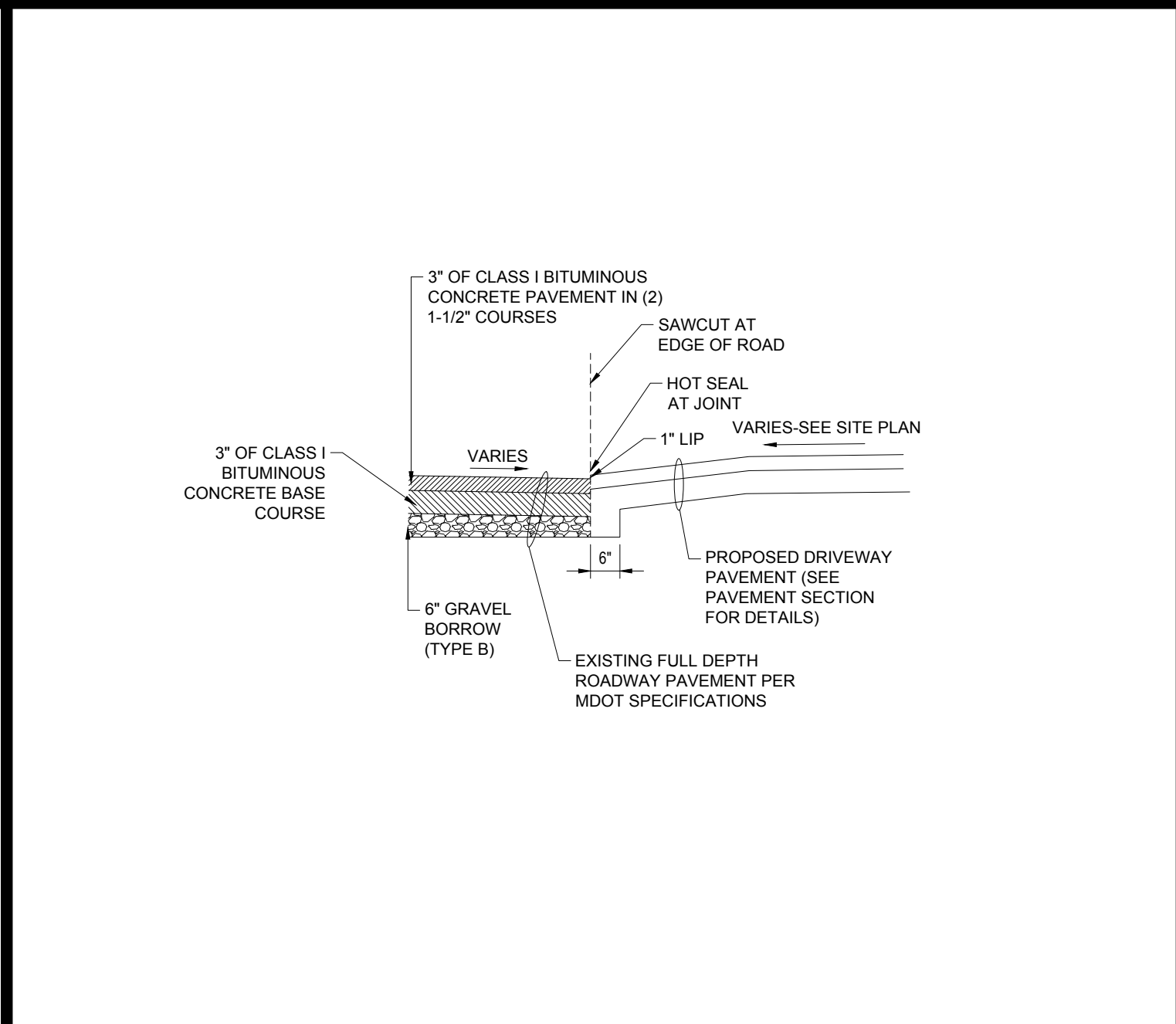
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TRAFFIC FLOW ARROW

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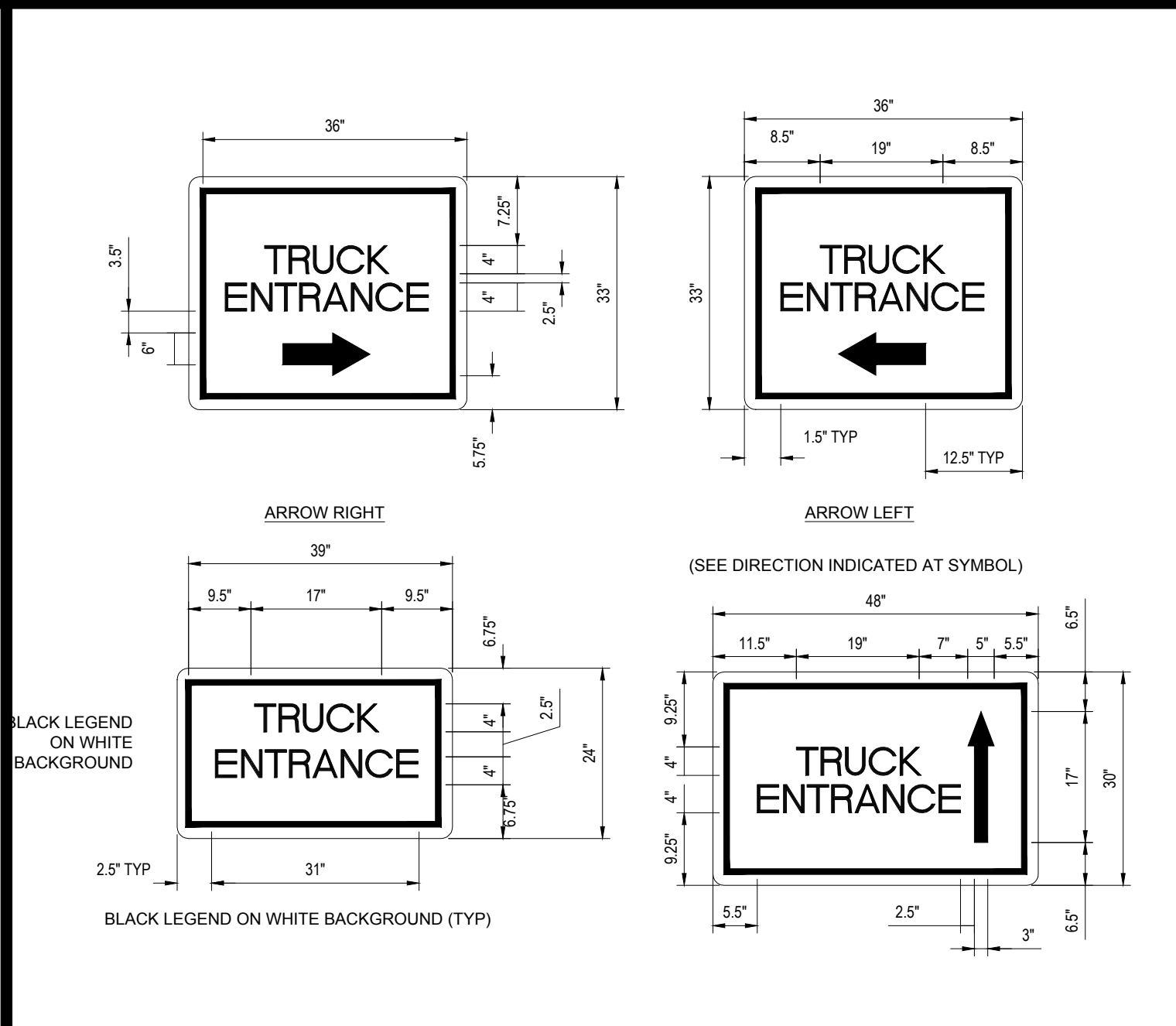
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DRIVEWAY CONSTRUCTION

NOT TO SCALE (S300.02xx_07/2022)

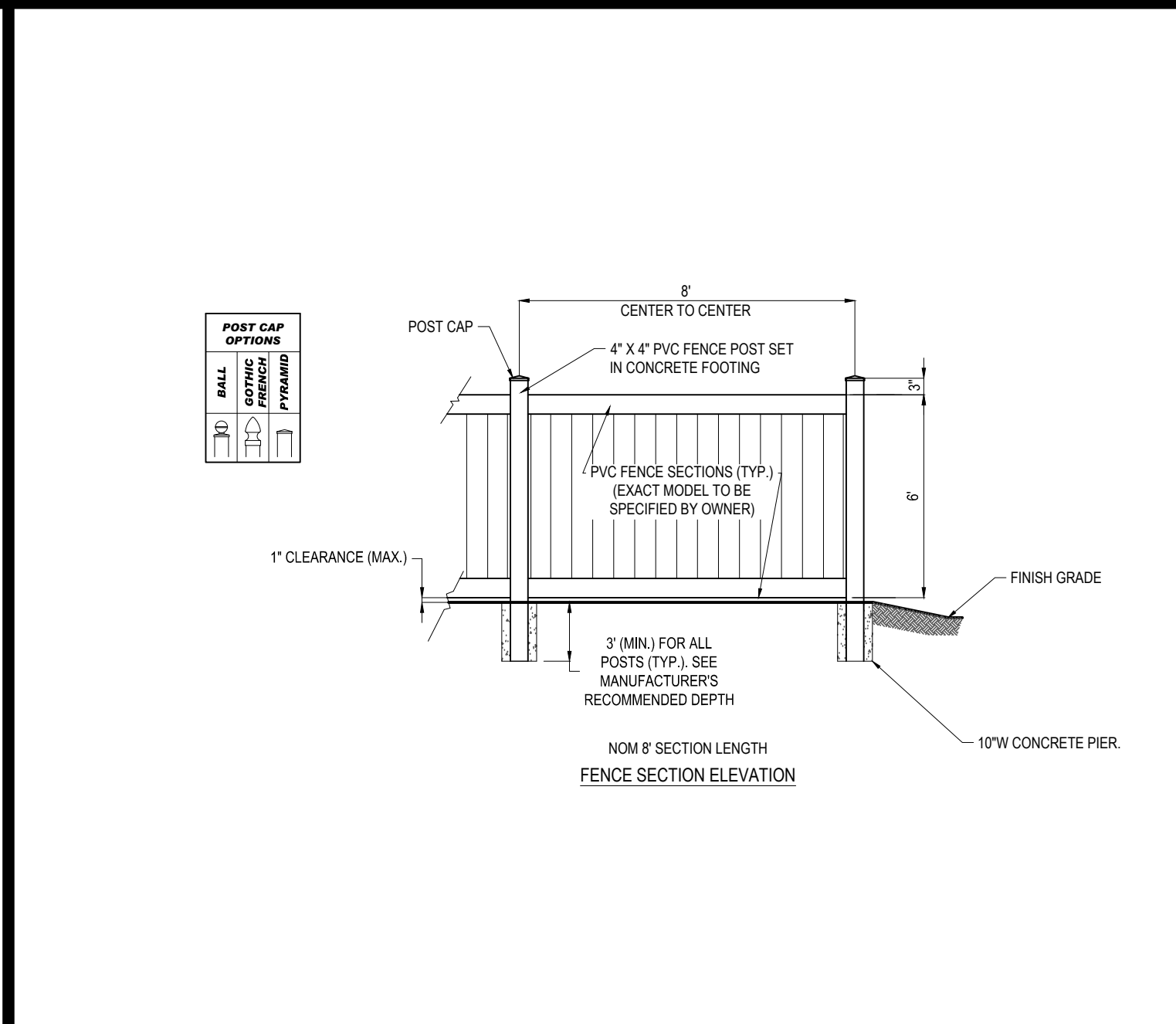
N.T.S.



'TRUCK ENTRANCE' SIGN

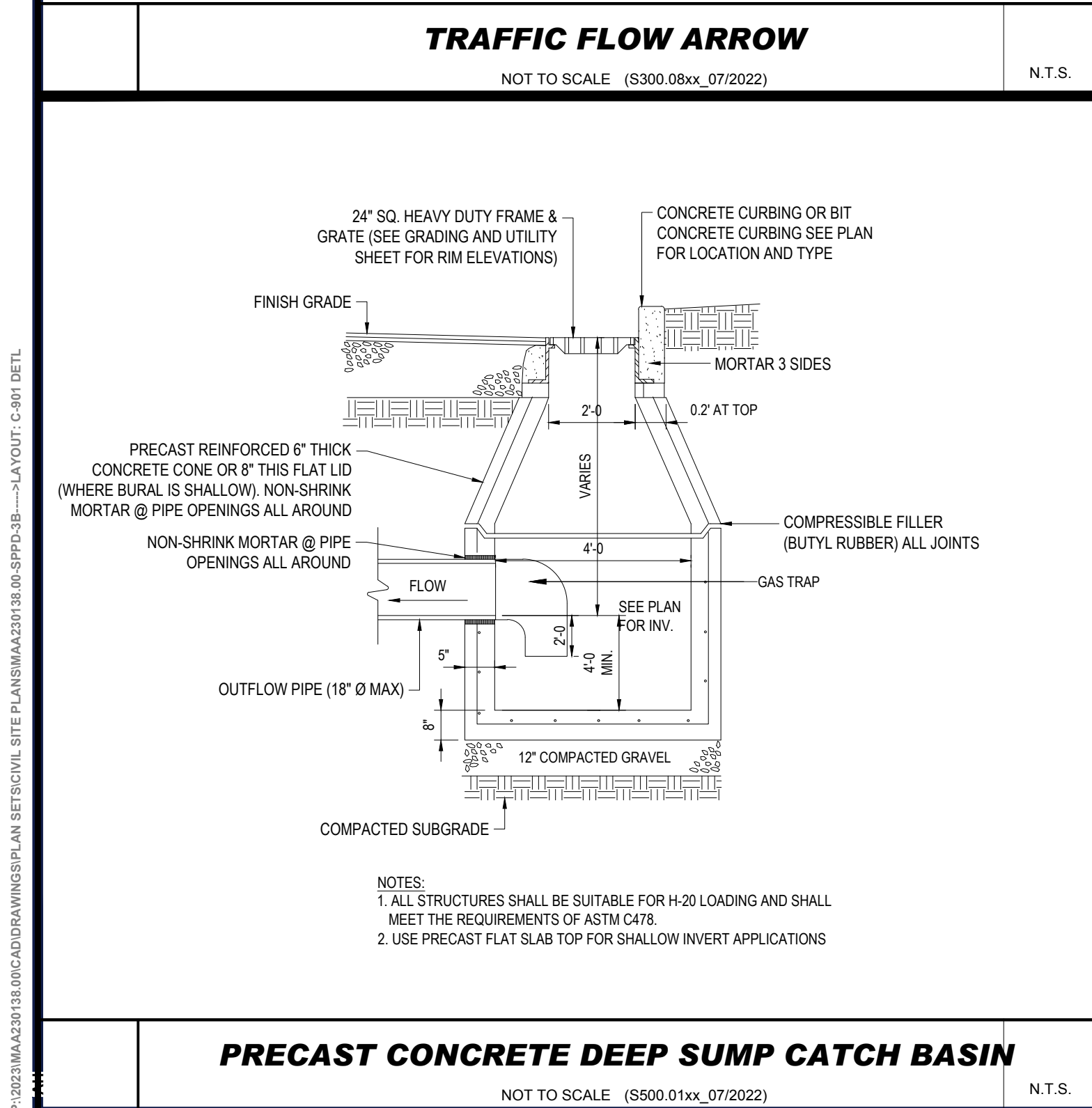
NOT TO SCALE (S300.07xx_07/2022)

N.T.S.



TYPICAL 6' WHITE VINYL FENCE DETAIL

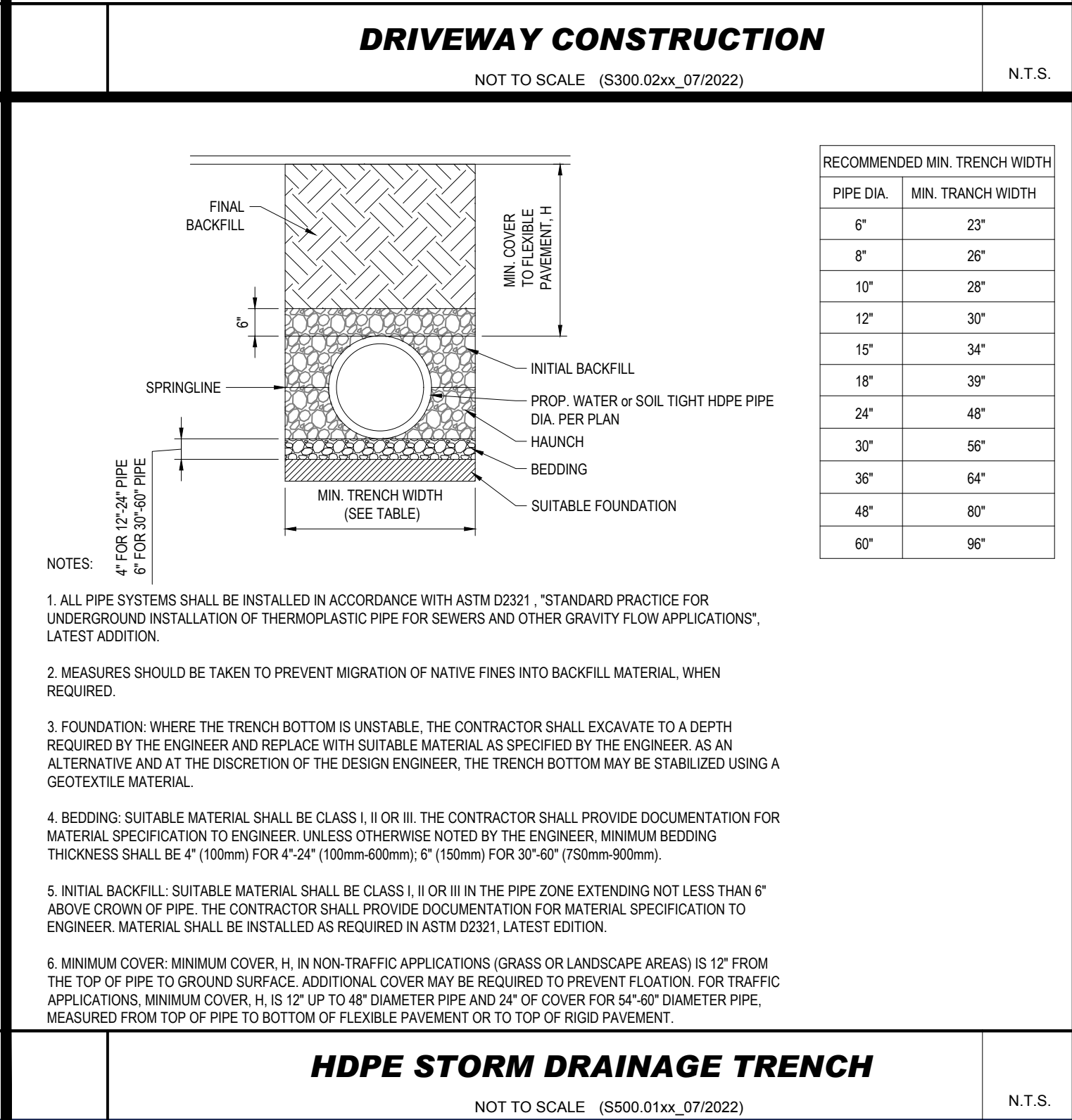
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PRECAST CONCRETE DEEP SUMP CATCH BASIN

NOT TO SCALE (S500.01xx_07/2022)

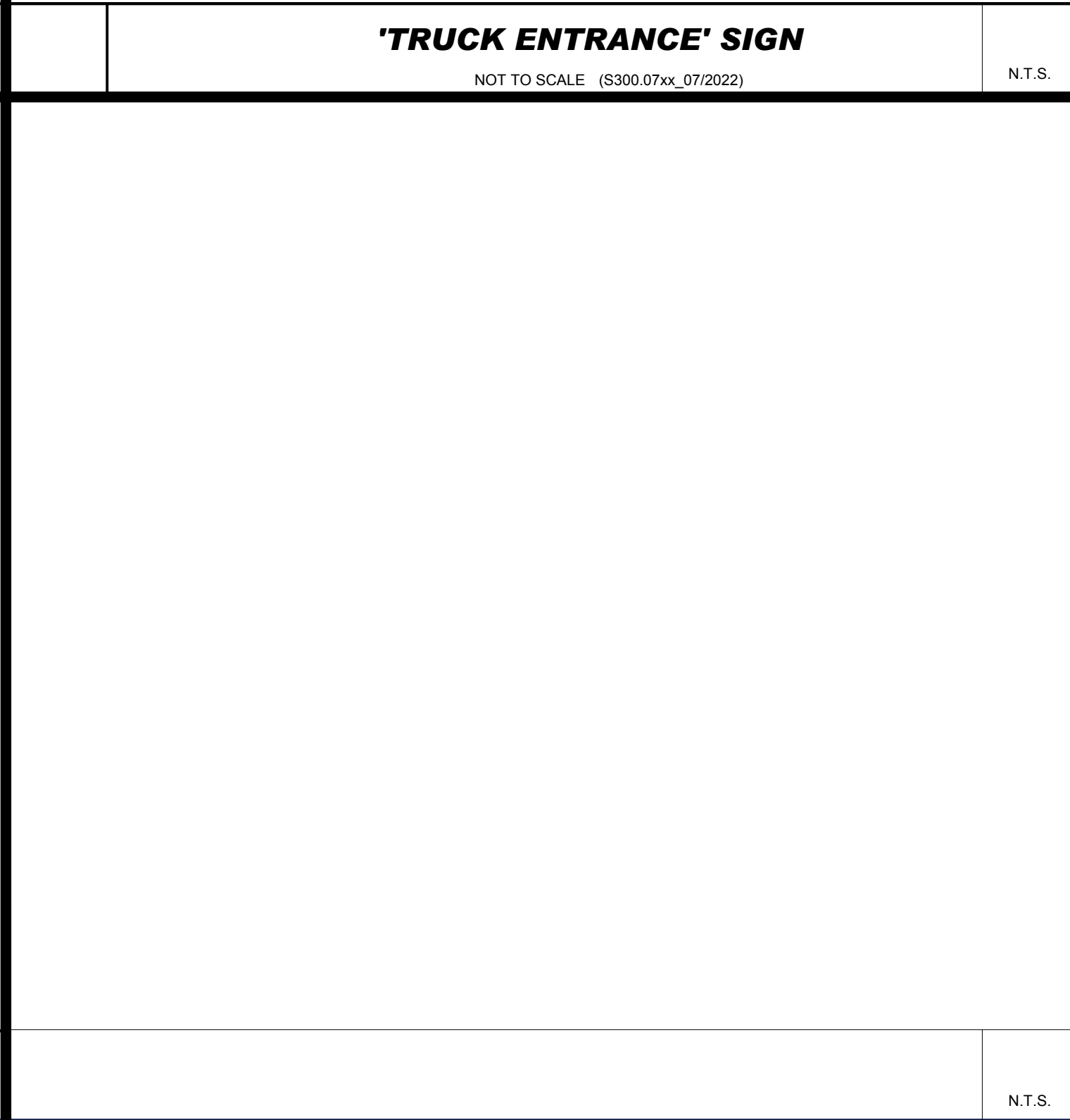
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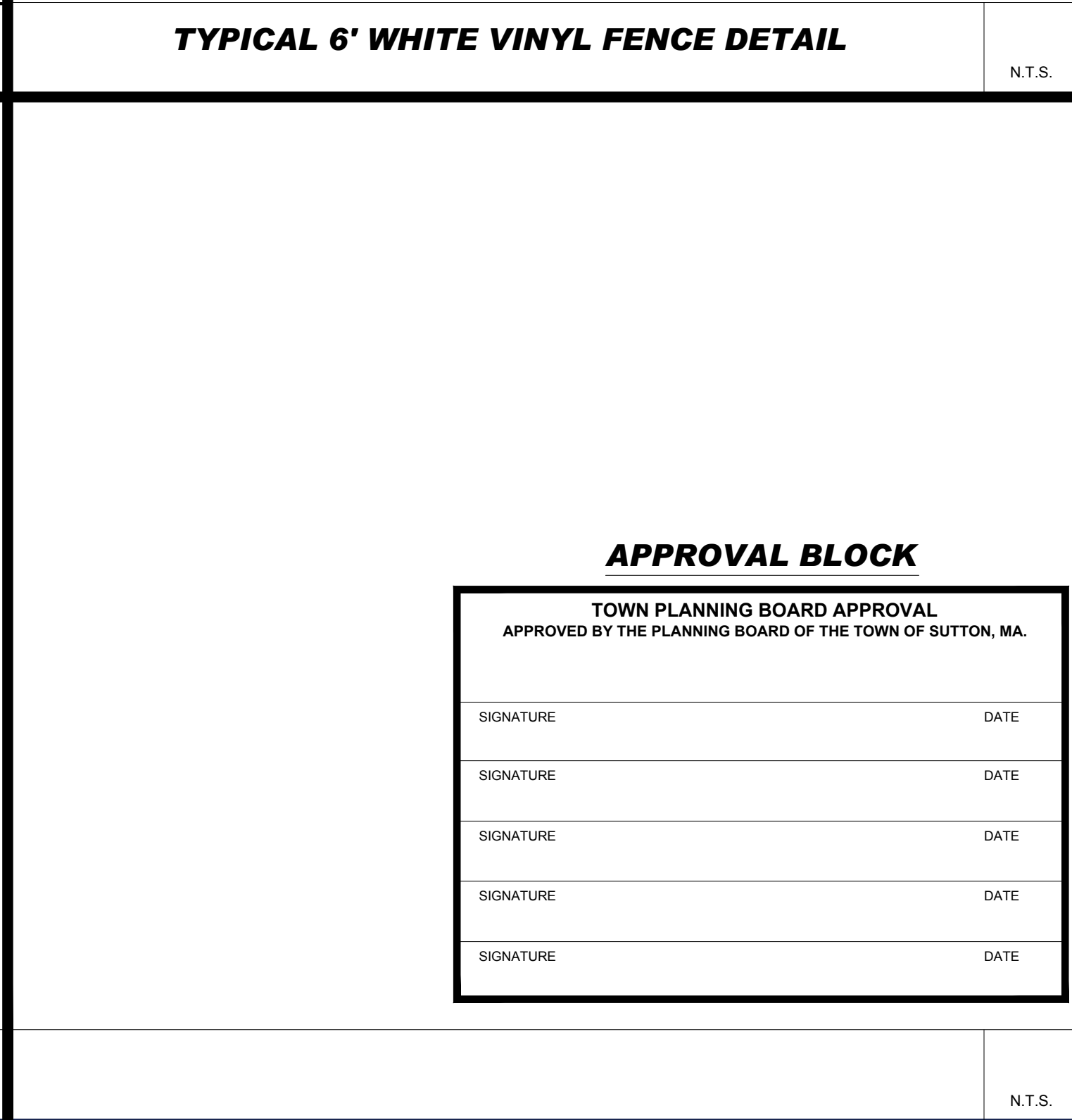
HDPE STORM DRAINAGE TRENCH

NOT TO SCALE (S500.01xx_07/2022)

N.T.S.



N.T.S.



N.T.S.

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|------------|----------------------|----------|
| 1 | 10/17/2023 | RESPONSE TO COMMENTS | AEH |
| 2 | 10/31/2023 | RESPONSE TO COMMENTS | AEH |
| 3 | 11/15/2023 | RESPONSE TO COMMENTS | AEH |

811

Know what's below.
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ALWAYS CALL 811
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PERMIT 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.: MAA230138.00

DRAWN BY: AEH/CPB

CHECKED BY: DEG

DATE: 07/26/2023

CAD I.D.: MAA230138.00-SFPD-3B

PROPOSED SITE PLAN DOCUMENTS

FOR

DRAKE PETROLEUM COMPANY, LLC

PROPOSED FUELING STATION IMPROVEMENTS

M.A.P.: 5 LOT: 18

27 WORCESTER PROVIDENCE TURNPIKE,

TOWN OF SUTTON,

WORCESTER COUNTY,

MASSACHUSETTS

BOHLER

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

www.BohlerEngineering.com

J.G. BOHLER ENGINEERING
PROFESSIONAL ENGINEER
No. 41697
REGISTERED
MASSACHUSETTS

PROFESSIONAL SEAL

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

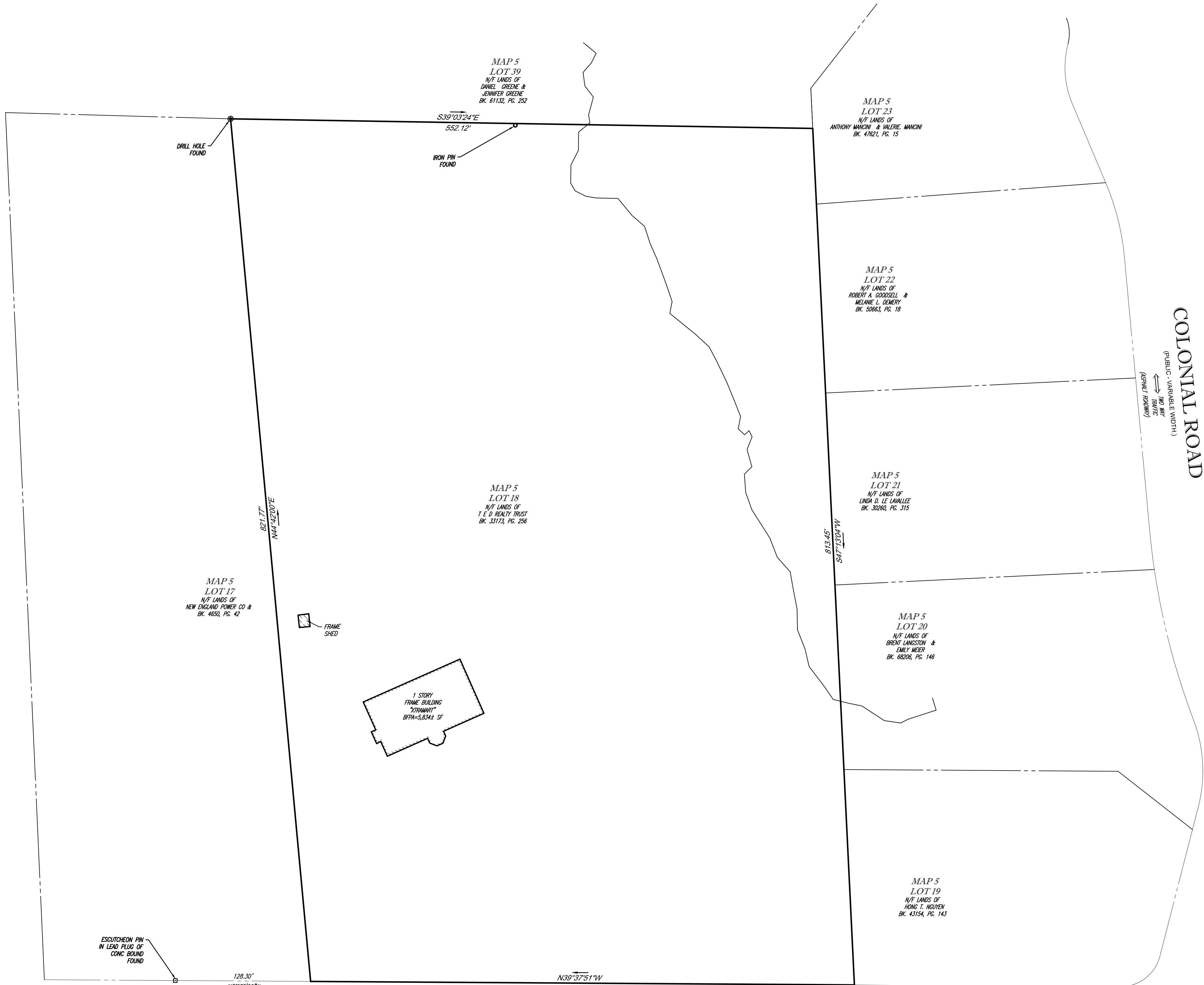
C-901

REVISION 3 - 11/15/2023

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PORTION OF THIS MAP OR INFORMATION HEREON MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

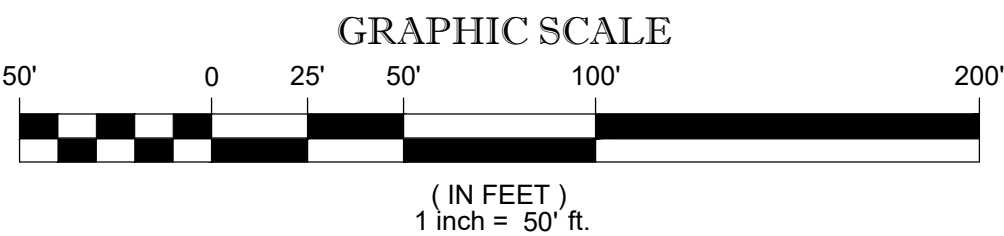


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



WORCESTER PROVIDENCE TURNPIKE

(A.K.A. ROUTE 146)
(PUBLIC - VARIABLE WIDTH.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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



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

5-25-2023
DATE

FIELD DATE
5-9-2023
FIELD BOOK NO.
23-06
FIELD BOOK PG.
35 & 39
FIELD CREW
J.D.O.
DRAWN:
J.P.M.
REVIEWED:
R.J.K.

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
GLOBAL MONTELLO GROUP CORP
27 WORCESTER PROVIDENCE TURNPIKE
LOT 18, MAP 5
TOWN OF SUTTON, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2999
WARREN, NJ 908-668-0999

APPROVED:
G.L.H.
DATE
5-25-2023
SCALE
1"=50'
FILE NO.
03-230207-00
DWS. NO.
1 OF 3

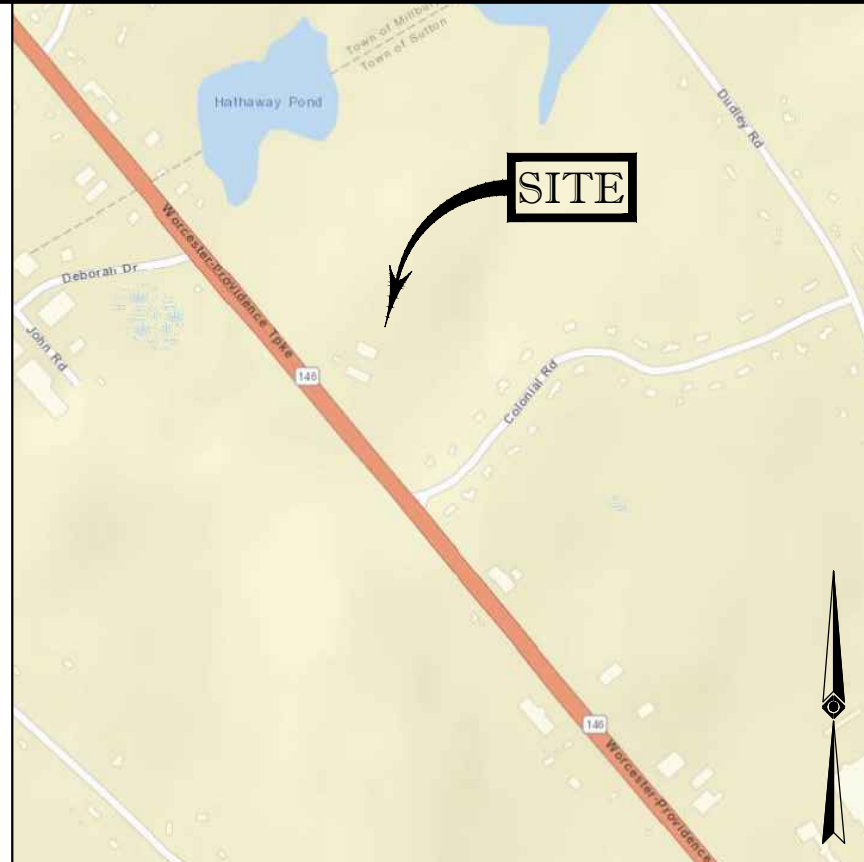
NOTES:

- PROPERTY KNOWN AS LOT 18 AS SHOWN ON THE TOWN OF SUTTON, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 5.
- AREA = 434,914 SQUARE FEET OR 9.984 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- 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.
- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- 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: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 540.70'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 547.05'
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.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PER CONTRACTUAL AGREEMENT THE LOCATIONS OF SITE FEATURES AND TOPOGRAPHIC INFORMATION IS SHOWN FOR A PORTION OF THE SUBJECT PROPERTY ONLY.
- THE DELINEATION LINE WAS PLACED IN THE FIELD BY GODDARD CONSULTING, LLC ON APRIL 28, 2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON MAY 9, 2023.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF TOWN OF SUTTON, WORCESTER COUNTY, MAP 5.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 817 OF 1075," MAP NUMBER 28027C0817E, MAP EFFECTIVE DATE: JULY 4, 2011.
- MAP ENTITLED "PLAN OF LAND IN SUTTON, MASS", PREPARED BY LAVALLEC BROTHERS, INC., DATED MARCH 27, 1978, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 448, PLAN 71.
- MAP ENTITLED "AS BUILT XTRAMART CONVENIENCE STORE, PREPARED FOR DRAKE PETROLEUM INC., ROUTE #146, #27 WORCESTER-PROVIDENCE TURNPIKE, SUTTON, MA," PREPARED BY CME ASSOCIATES, INC., DATED JULY 16, 2007. SHEET C-1.
- MAP ENTITLED "PLAN SHOWING LAND IN SUTTON, MASSACHUSETTS, TO BE CONVEYED TO NEW ENGLAND POWER COMPANY BY IDA HAFSTROM", PREPARED BY NEW ENGLAND POWER COMPANY, DATED DECEMBER 9, 1965.
- MAP ENTITLED "SECTION 'D', JONATHAN DUDLEY HILL, SUTTON, MASSACHUSETTS", PREPARED BY ROBINSON & FOX, INC., DATED MAY 1967, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 310, PLAN 11, SHEET 1 OF 1.
- MAP ENTITLED "DIVISION OF LAND OF 21 COLONIAL ROAD IN SUTTON, MA", PREPARED BY ASE-ANDREWS SURVEY & ENGINEERING, INC., DATED NOVEMBER 15, 2017, LAST REVISED MARCH 7, 2018, RECORDED WITH WORCESTER DISTRICT OF DEEDS ASS PLAN BOOK 935, PLAN 96.
- MAP ENTITLED "AS BUILT" LOCATION PLAN, PREPARED FOR DRAKE PETROLEUM COMPANY, INC., ROUTE #146 (WORCESTER-PROVIDENCE TURNPIKE), SUTTON, MA," PREPARED BY CME ASSOCIATES, INC., DATED JULY 10, 2007. LAST REVISED JULY 19, 2007. SHEET SEP-1.

SEE SHEET 2 & 3 OF 3 FOR SITE FEATURES, TOPOGRAPHY & UTILITIES

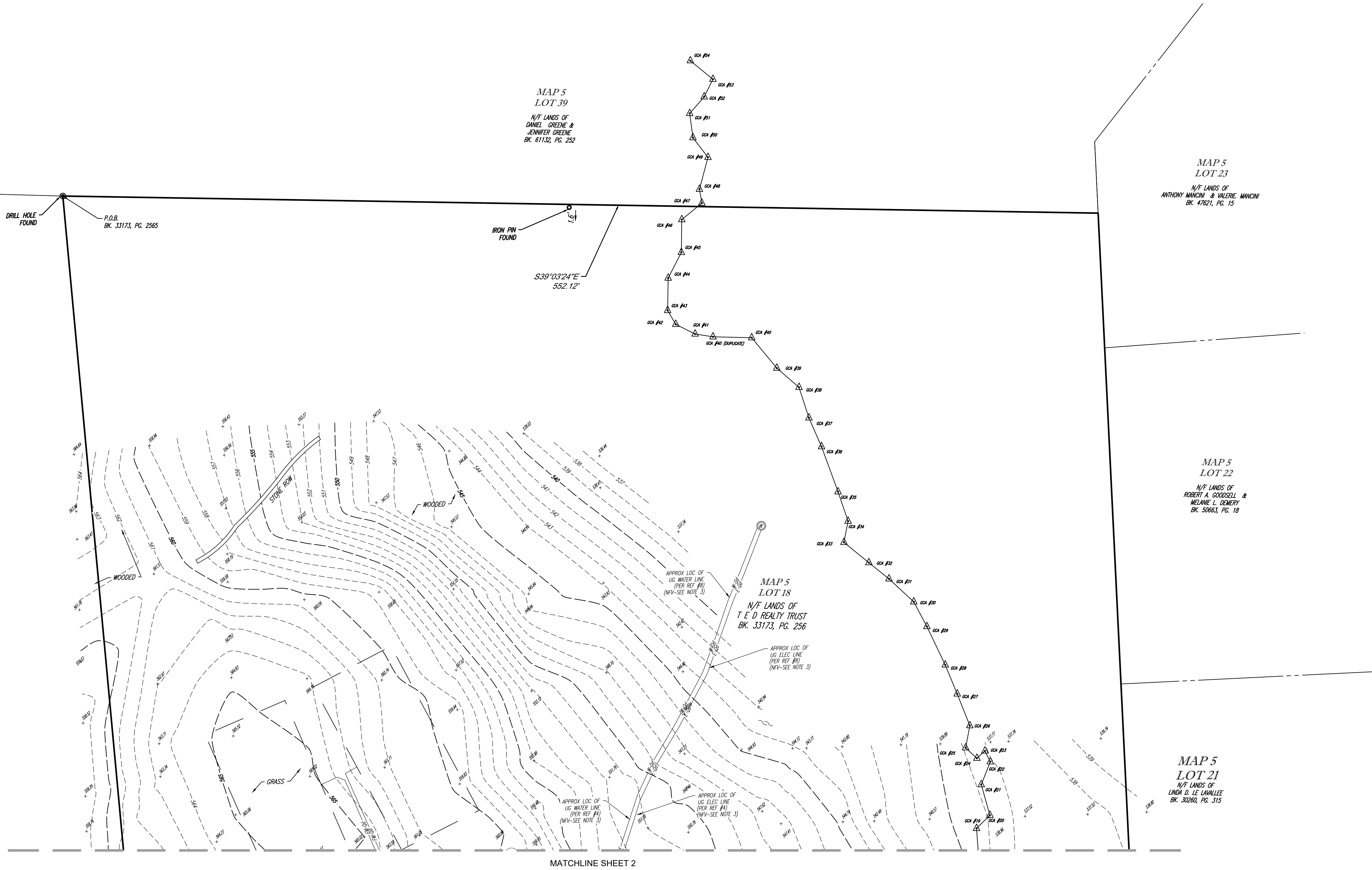


LOCUS MAP
NOT TO SCALE

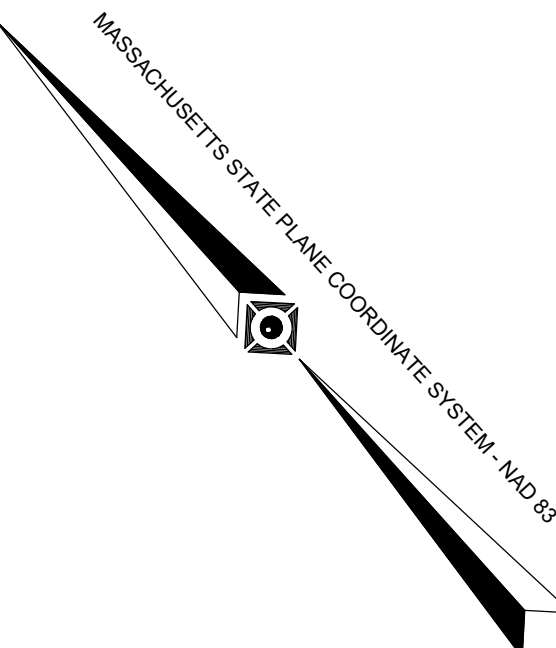
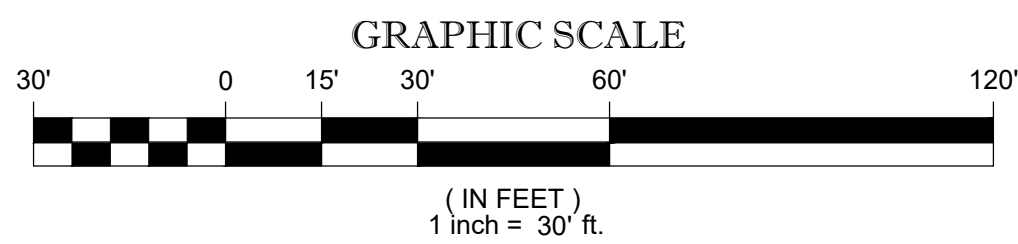
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MATCHLINE SHEET 2



| LEGEND | |
|-------------|---|
| --- | EXISTING CONTOUR |
| --- | EXISTING SPOT ELEVATION |
| x 123.45 | EXIST. TOP OF CURB ELEVATION |
| x TC 123.45 | EXIST. BOTTOM OF CURB ELEVATION |
| x BC 123.45 | EXIST. FINISHED FLOOR ELEVATION |
| x FF 123.45 | EXIST. DOOR SILL ELEVATION |
| x DS 123.45 | EXIST. DOOR SILL ELEVATION |
| OH | OVERHEAD WIRES |
| E | APPROX. LOC. UNDERGROUND ELECTRIC LINE |
| W | APPROX. LOC. UNDERGROUND WATER LINE |
| FM-D | APPROX. LOC. UNDERGROUND FORCE MAIN LINE |
| -D | SUBSURFACE UTILITY QUALITY LEVEL D |
| UP | UTILITY POLE |
| L | LAMP |
| S | SIGN |
| B | BOLLARD |
| A | MAIL BOX |
| D | AIR STATION |
| D | DRAINAGE/STORM MANHOLE |
| S | SANITARY/SEWER MANHOLE |
| U | UNKNOWN MANHOLE |
| CB | CATCH BASIN OR INLET |
| PS | PARKING SPACE COUNT |
| DC | DEPRESSED CURB |
| RD | ROOF DRAIN |
| CP | CONDUIT PIPE |
| CLF | CHAIN LINK FENCE |
| DC | DEPRESSED CURB |
| ECC | EDGE OF CONCRETE |
| EOP | EDGE OF PAVEMENT |
| TYP | TYPICAL |
| UTO | UNABLE TO OPEN |
| LSA | LANDSCAPED AREA |
| DFA | DELINERATION FLAG |
| PA | PAINTED ARROWS |
| PH | PAINTED HANDICAPPED |
| CLF | CHAIN LINK FENCE |
| LO | OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE |
| SWL | SOLID WHITE LINE |
| HT | HEIGHT |
| BFFA | BUILDING FOOTPRINT AREA |
| BLDG | BUILDING |
| GRT | GRATE ELEVATION |
| U | UNKNOWN TERMINUS |
| LSA | LANDSCAPED AREA |
| AC | METAL COVER |
| SWL | SOLID WHITE LINE |
| IMP | NO VISIBLE PIPE |
| INV | INVERT ELEVATION |
| NVP | NO VISIBLE PIPE |
| FSD | FILLED W/DEBRIS |
| CI | CAST IRON PIPE |
| COP | CORRUGATED PLASTIC PIPE |
| INV | INVERT ELEVATION |
| GRT | GRATE ELEVATION |
| FDS | FULL OF SEDIMENT |


SEE SHEET 1 OF 3 FOR BOUNDARY

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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



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

| | | | | | |
|---------------------------|---|---------------------------|----------------------------|----------------------------|----------------------------|
| FIELD DATE 5-9-2023 | BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY | | | | |
| FIELD BOOK NO. 23-06 | BOHLER ENGINEERING MA, LLC | | | | |
| FIELD BOOK PG. 35 & 39 | 27 WORCESTER PROVIDENCE TURNPIKE LOT 18, MAP 5 TOWN OF SUTTON, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS | | | | |
| FIELD CREW J.D.O. |  CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX | | | | |
| DRAWN: J.P.M. | ALBANY, NY 518-217-5010 | CHALFONT, PA 215-712-9800 | HAUPPAUGE, NY 631-880-2645 | MANHATTAN, NY 646-780-0411 | MT LAUREL, NJ 609-857-2999 |
| REVIEWED: R.J.K. | APPROVED: G.L.H. | DATE: 5-25-2023 | SCALE: 1"=30' | FILE NO. 03-230207-00 | DWG. NO. 3 OF 3 |