

# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
(413) 967-9648 ext. 120

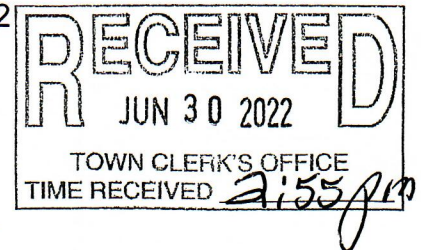
## PLANNING BOARD

### MEETING AGENDA

Location: Board of Selectmen's Meeting Room  
Town Hall, 126 Main Street, Ware, MA 01082  
Date & Time: Thursday, July 7<sup>th</sup>, 2022 @ 7:00 PM

#### Digital Participation:

Phone number: 929-205-6099  
Meeting ID: 784 604 1861  
Passcode: 01082



Instructions for call-in option: at or before 7pm call the phone number above and when prompted enter the Meeting ID number. The platform is Zoom Meetings. Join online: <https://zoom.us/join>

- 
- Pledge of Allegiance
  - Administrative
    - Approval of minutes from June 16<sup>th</sup>, 2022
  - Scheduled Appearances
    - Minor Site Plan Review – McDonald's USA, LLC (117-119 West Street)
      - Applicant is seeking minor site plan approval to reconfigure the existing single lane drive-thru to include two lanes, two order points/digital menu boards, and two digital pre-browse boards.
  - Public Hearings
    - CONTINUED – Permit Fee Schedule Hearing
      - The purpose of this hearing is to review, discuss, and possibly amend the current permit fee schedule for applications pertaining to the Planning Board.
  - New Business
    - Review of Newly Proposed Subdivision Regulations
      - The "Authority", "Purpose", "Definitions", section 1 (general), and section 2 (procedure for the submission and approval of plans) will be reviewed (pages 4-18).
    - Any matters that are brought up that the Chair did not anticipate including on the agenda prior to this meeting.
  - Town Planner Update

The next Planning Board meeting will be held July 21<sup>st</sup>, 2022.



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

### Planning Board

Meeting Minutes from

**Thursday, June 16th, 2022**

Board of Selectmen's Meeting Room, Town Hall

#### Planning Board Members in Attendance:

Rick Starodoj, Chairman  
Ed Murphy, Vice-Chairman (remote)  
Kenneth Crosby (remote)

Elizabeth Hancock, Alternate

#### Board Members Absent:

Joseph Knight

Nancy Talbot, Clerk

#### Staff Members in Attendance:

Stuart Beckley, Town Manager (remote)

Rob Watchilla, PCD Dept. Director

Laura White, Admin. Assistant to PCD Dept. (remote)

#### Members of the Public in Attendance:

Jodie Chartier

Claudia Kadra

John Soper

Richard Roznoy

Elio Qorri (remote)

"Bob"

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## PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:00pm and led the Pledge of Allegiance.

## ADMINISTRATIVE

### Approval of Minutes from Planning Board meeting on Thursday, June 2<sup>nd</sup>, 2022.

**Motion** made by E. Murphy to approve the minutes from June 2<sup>nd</sup>. Seconded by K. Crosby. No additional discussion.

R. Starodoj	Aye
E. Murphy	Aye
N. Talbot	Absent
K. Crosby	Aye
J. Knight	Absent

**All in favor. Approved 3/0/2.**

R. Watchilla suggested E. Hancock be appointed as a voting member for the Definitive Subdivision Review.

E. Hancock informed to Board she was told by S. Beckley Alternates are only able to vote on Special Permits.

## **ANR-2022-05: Greenwich Plains Road**

R. Watchilla informed the Board of the proposed ANR (Approval Not Required), stating the property complies with the dimensional regulations in its zoning district and the house complies with the required setbacks.

**Motion** made by E. Murphy to approve ANR-2022-05. Seconded by K. Crosby. No additional discussion.

R. Starodoj	Aye
E. Murphy	Aye
N. Talbot	Absent
K. Crosby	Aye
J. Knight	Absent

**All in favor. Approved 3/0/2.**

## **OLD BUSINESS**

### **Fieldstone Commons (Definitive Subdivision Review)**

R. Watchilla informed the Board of comments submitted by the Director of Public Health, Andrea Crete, which stated no concerns regarding the proposed subdivision.

R. Watchilla read the waivers requested for the Preliminary Subdivision, confirming with E. Qorri, of Bertin Engineering, which waivers were still being requested.

The following waivers were removed, as they are no longer applicable to the proposed subdivision:

- A right of way of forty (40) feet.
- A street length of six hundred fifty-five (655) feet.

The following waivers were still being requested as part of the Definitive Subdivision:

- Storm-water facilities are not needed.
- Sanitary facilities are not needed.
- Water facilities are not needed.
- Sidewalks are required, No sidewalks are present on the referenced street.

The Board agreed with the conditions and waivers of the Definitive Subdivision Plans.

J. Chartier inquired about access to Howard Road, which runs through the property.

R. Watchilla stated he would add a condition to the Definitive Subdivision Decision Document regarding access to Howard Road. The Town maintains this road.

**Motion** made by K. Crosby to approve the Definitive Subdivision with the conditions and waivers discussed by the Board. Seconded by E. Murphy. No additional discussion.

R. Starodoj	Aye
E. Murphy	Aye
N. Talbot	Absent
K. Crosby	Aye
J. Knight	Absent

**All in favor. Approved 3/0/2.**

R. Watchilla informed the applicant of the appeal period.

J. Soper stated he would like to expedite the recording process to be fair to the people buying the house on his property.

R. Starodoj stated nothing can be done to expedite the process and advised the applicant anything done within the appeal period would be done at his own risk.

The applicant thanked the Board and left the meeting.

## **PUBLIC HEARINGS**

### **Permit Fee Schedule Hearing (continued discussion)**

R. Starodoj requested to review the comparison of fees between Ware and surrounding towns.

R. Watchilla recommended raising the level 1 Special Permit fee from \$250 to \$275 to cover the cost of advertising. He also recommended adding an additional fee of \$0.67 per abutter.

R. Starodoj stated the application fee should not include the advertisement cost, the applicant should be responsible for the advertisement costs.

K. Crosby stated the application fee could be lowered, but the advertisement costs should be the responsibility of the applicant, as the cost varies too frequently for the Board to continue to review and amend.

E. Murphy suggested changing the application fee to \$150 and adding the additional fee per abutter.

The Board discussed having three tiers instead of the two currently in place. The first tier would be for Accessory Uses, the next would be for everything currently covered under the level one fee, and the last would be for everything currently covered under the level two fee.

The Board discussed creating a list of Accessory Uses that would be covered under the new fee tier. The Board also discussed possible fees for each tier.

R. Starodoj suggested consulting with the Ware Business and Civic Association.

R. Watchilla suggested raising the fee for Definitive Subdivisions.

R. Starodoj asked what is covered by these fees.



K. Crosby asked if the fees of other towns cover the cost of an engineering review by a town engineer.

R. Starodoj stated those fees are usually separate.

The Board discussed the current fees.

E. Hancock stated the Special Permit Procedures should be changed to say the Town is mailing postcards now and not Certified Mail.

R. Watchilla stated the law now states the Town cannot force the applicant to pay for Certified Mail.

The Board discussed how to prove postcards are mailed to abutters.

E. Hancock suggested also adding to the Procedures that postcards must be mailed at least two weeks prior to Public Hearings to give enough time for all abutters to receive them.

R. Watchilla stated any changes would require a Public Hearing.

**Motion** made by K. Crosby to continue the Public Hearing on the Permit Fee Schedule at the next meeting on Thursday, July 7<sup>th</sup>, 2022. Seconded by E. Murphy.

R. Starodoj	Aye
E. Murphy	Aye
N. Talbot	Absent
K. Crosby	Aye
J. Knight	Absent

**All in favor. Approved 3/0/2.**

## **NEW BUSINESS**

### **Discussion on future zoning amendments and bylaws to be considered for Fall Special Town Meeting**

#### **Scenic Road Bylaw**

R. Watchilla reminded the Board they are planning to meet with the Historical Commission at the July 21<sup>st</sup>, 2022 meeting.

#### **Right to Farm Bylaw**

R. Watchilla stated there were no updates regarding the Right to Farm Bylaw, as there did not seem to be much interest from the Board of Selectmen.

R. Starodoj requested R. Watchilla discuss it with the Board of Selectmen again.

#### **Tractor Supply Zoning Change**

R. Watchilla informed the Board the representative for Tractor Supply was sent a copy of the petition against using the location, but he has not heard back from the representative yet.

### **Subdivision Roads**

R. Starodoj asked if any Subdivision Roads have been accepted by the Town.

R. Watchilla stated he would speak with the Town Manager regarding these roads.

### **Marijuana Social Consumption**

R. Starodoj stated it may be too complicated to get on Town Meeting this early.

### **Urban Fill**

R. Watchilla suggested prohibiting Urban Fill in the Aquifer Protection and Wetland Protection Overlay Districts.

R. Starodoj also suggested not allowing it in any area not serviced by the municipal water supply.

R. Watchilla stated he would do more research on this topic.

### **Marijuana Delivery**

R. Watchilla informed the Board the Town Attorney recommended adding language regarding Courier Services to the Marijuana section of the Bylaw.

### **Large-Scale Battery Storage Moratorium**

R. Watchilla informed the Board the Town recently applied for a grant through the Pioneer Valley Planning Commission to fund planning assistance for a study to gather feedback from surrounding towns to create draft zoning bylaw language for the Town. This will most likely start in the Fall, so it may not make it onto the Fall Special Town Meeting.

## **TOWN PLANNER UPDATE**

### **Bank Street Reconstruction Project**

R. Watchilla informed the Board the Bank Street Reconstruction Project is now 75% complete.

The paving has concluded as the sidewalk work continues. The sewer main on Park Avenue, from Bank Street to North Street, is being replaced and will be covered with a new topcoat. The project is set to be completed on July 1<sup>st</sup>, 2022.

### **West Street Corridor Study**

R. Watchilla stated the Pare Corporation will be presenting their findings from the West Street Corridor Study to the Board of Selectmen on Tuesday, June 21<sup>st</sup>, 2022. All Planning Board members and members of the public are encouraged to attend. R. Watchilla also added there will be a technical memo provided by the consultants in the coming weeks, which he will present to the Board at a future meeting, along with updates on the major findings of the study. This project has satisfied the grant conditions in terms of being implemented by June 30<sup>th</sup>, 2022.

R. Starodoj suggested looking into what will be done with the parking lot at the Country Bank building, which was recently purchased by the Town. He asked if it would remain public parking or if the plan was to use it for police officer parking only.

R. Starodoj asked about what grants are available for residents looking for fuel assistance, stating fuel prices could cause major problems for heating bills this winter.

R. Watchilla stated National Grid has an assistance program, as well as Community Action Pioneer Valley.

## **ADJOURN**

**Motion** made by E. Murphy to adjourn the meeting at 8:09pm. Seconded by K. Crosby.

R. Starodoj	Aye
E. Murphy	Aye
N. Talbot	Absent
K. Crosby	Aye
J. Knight	Absent

**All in favor. Approved 3/0/2.**

## **NEXT PLANNING BOARD MEETING DATE:**

**Thursday, July 7<sup>th</sup>, at 7:00pm.**

Minutes from June 16<sup>th</sup>, 2022

Respectfully submitted by,

Laura White  
Administrative Assistant  
Planning & Community Development

**Minutes Approved on:** \_\_\_\_\_

Starodoj \_\_\_\_\_

Murphy \_\_\_\_\_

Talbot \_\_\_\_\_

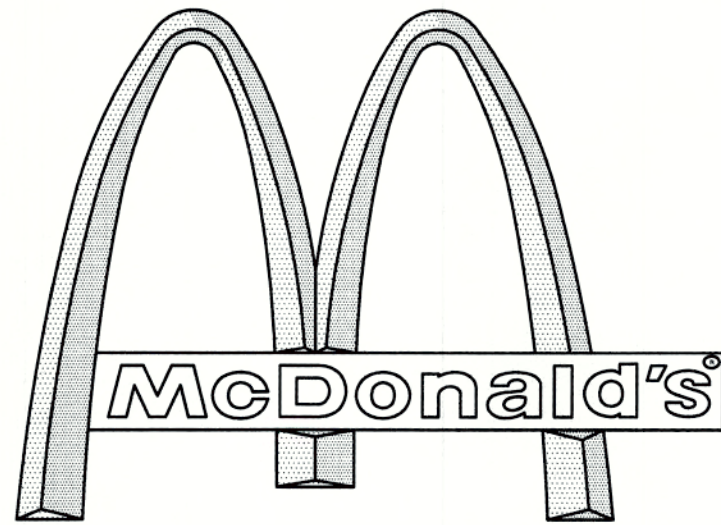
Knight \_\_\_\_\_

Crosby \_\_\_\_\_



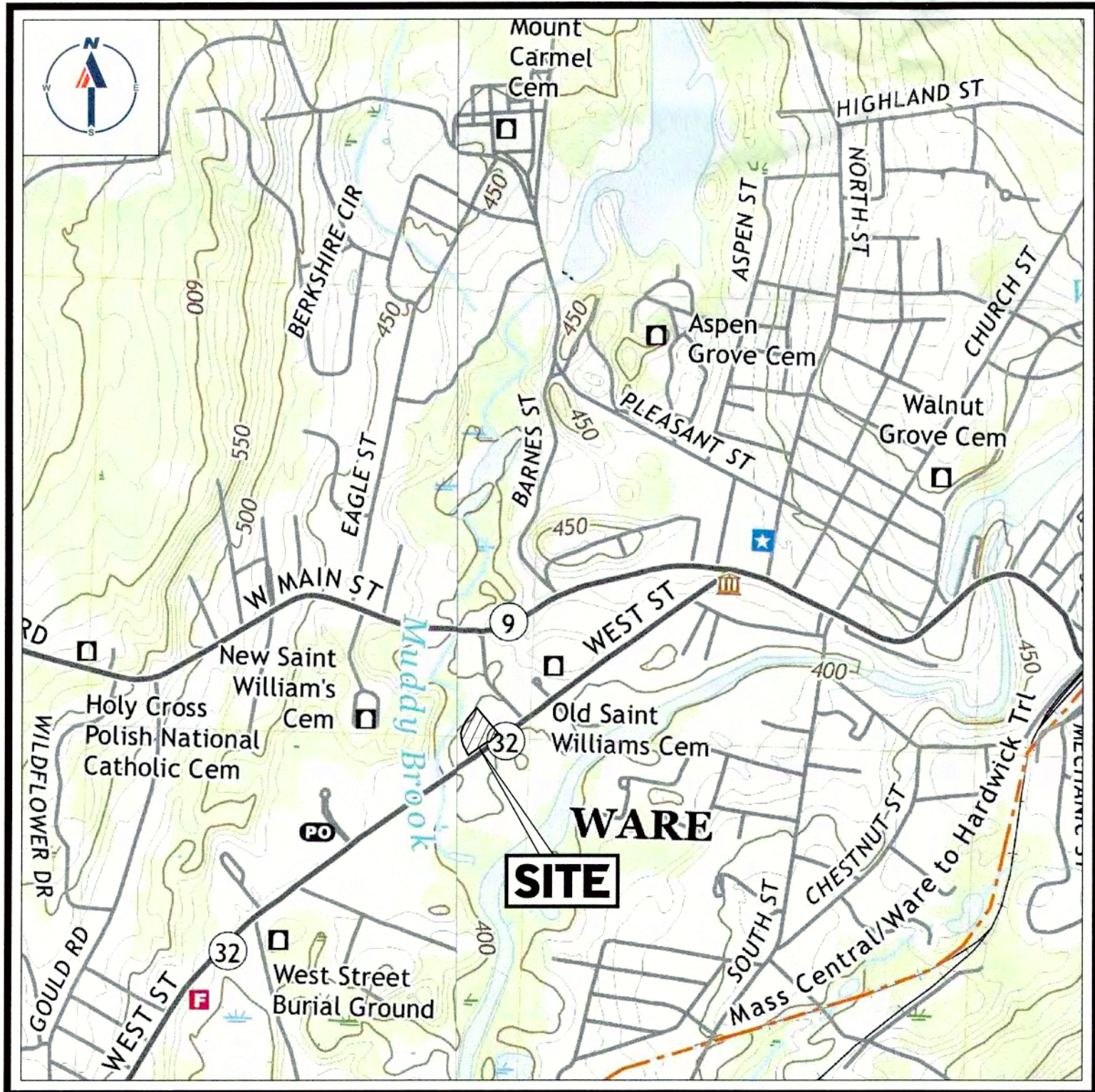
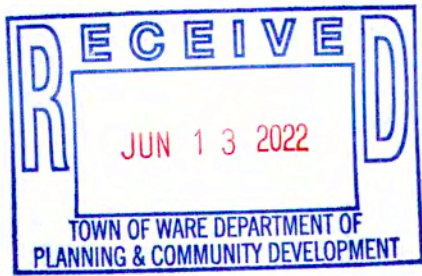
PROPOSED SITE PLAN DOCUMENTS

FOR EXISTING



WITH DRIVE-THRU

LOCATION OF SITE  
117-119 WEST STREET, TOWN OF WARE  
HAMPSHIRE COUNTY, MASSACHUSETTS  
MAP 56, LOT 111



USGS MAP

SCALE: 1" = 1,000'  
SOURCE: USGS WARE QUADRANGLE & WINSOR DAM QUADRANGLE



SITE MAP

SCALE: 1" = 100'  
SOURCE: GOOGLE AERIAL

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION & EROSION CONTROL PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
DETAIL SHEET	C-901
DETAIL SHEET	C-902
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE BASED UPON, NAVD 88 PER SURVEY NOTE #7.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:  
-1.5" M.04.02-CLASS 2 TOP COURSE  
-1.5" M.04.02-CLASS 1 BASE COURSE  
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:  
-6.0" 4500 PSI AIR-ENTRAINED CONCRETE  
-8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE  
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.

PARKING INFORMATION

TOTAL SPACES	5	PROPOSED SPACES	9.0' x 14.6' @ 45°
	52	EXISTING SPACES	

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	UNKNOWN	UG	ON-SITE / WEST STREET R.O.W.
WATER	UNKNOWN	UG	ON-SITE / WEST STREET R.O.W.
STORM SEWER	VARIES	VARIES	ON-SITE / WEST STREET R.O.W.
ELECTRIC	UNKNOWN	OH / UG	ON-SITE / WEST STREET R.O.W.
GAS	UNKNOWN	UNKNOWN	TANKS ON-SITE

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
JOB #: 03-170294  
DATE: FEBRUARY 12, 2018  
REVISED: JUNE 13, 2018

TYPICAL LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	SETBACK	
---	EASEMENT	
---	CURB	
⊙	STORM MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
⊙	CATCH BASIN	⊙
△	WETLAND FLAG	
---	WETLAND LINE	
×	SPOT ELEVATION	
×	TOP & BOTTOM OF CURB	
---	CONTOUR	---
---	FLOW ARROW	---
---	PAINTED ARROW	---
---	OVERHEAD WIRE	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	ELECTRIC LINE	---
---	WATER LINE	---

STREET ADDRESS  
117-119 WEST STREET

CITY WARE STATE MA  
COUNTY HAMPSHIRE

SITE I.D.  
020-0107

PLAN DESCRIPTION  
COVER SHEET

STATUS DATE BY  
DRAWN BY: 02/04/22 CSE  
PLAN CHECKED 02/04/22 JAK  
AS-BUILT

SHEET NO.  
C-101  
OF 7

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

COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:  
W212039

CAD I.D. #:  
W212039-CVL-2.dwg

McDonald's

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION

BOSTON REGION  
110 N CARPENTER ST  
CHICAGO, IL 60607

OFFICE ADDRESS

DATE

PLAN APPROVALS  
SIGNATURE

APPROVED McDONALD'S AGENT



CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 30 AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF, AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY CONFIRMED BY LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF  
CONSTRUCTION OR EXCAVATION. SANITARY SEWER, SANITARY WATER AND OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR AT THE  
BEGINNING OF THE FIRST CUT OF THE PROJECT. ANY DISCREPANCY BETWEEN THE INFORMATION PROVIDED HEREIN AND THE INFORMATION REPORTED BY THE ENGINEER, CONTRACTOR MUST COMMENCE  
SHALL BE FIELD VERIFIED BY TEST PIT POINT OF CONNECTION AND PROGRESS UP GRADIENT. PROJECT COORDINATION POINT CROSSINGS WITH EXISTING UNDERGROUND UTILITIES

CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER,  
WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFY BEFORE DIGGING ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION. AT NO COST TO THE OWNER, CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING  
UTILITIES DURING CONSTRUCTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS  
ASSOCIATED WITH THE PROJECT WORK SCOPE TO IDENTIFY ANY DISCREPANCIES BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES. IT IS THE  
CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/or DISCREPANCY PRIOR TO THE START OF  
CONSTRUCTION. THE CONTRACTORS FAILURE TO NOTIFY THE PROJECT ENGINEER OF RECORD SHALL CONSTITUTE CONTRACTORS FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO  
COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND  
CODES. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY 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 AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE  
ACTIVITY.

THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY  
DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES  
STATUS HAS BEEN DETERMINED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES  
AND ORDINANCES AND CODES.

THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GROUND TRAP  
REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION  
OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR  
COORDINATING WITH ALL UTILITY COMPANIES TO OBTAIN PERMISSION TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES TO OBTAIN PERMISSION TO EXCAVATE AND/OR CONSTRUCT.  
WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION  
LOCATION DOES NOT MATCH THE UTILITY COMPANY'S LOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE MUST  
INCLUDE ALL FEES, COSTS AND APPURTENANCES COVERED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE  
MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN  
ACCORDANCE WITH THE UTILITYSERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED  
IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL  
REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEMONSTRATED UNSUITABLE BY OWNER/DEVELOPER, OR  
OTHERWISE DETERMINED UNSUITABLE BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND  
ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR  
ROADWAY CONSTRUCTION (LA STRUCTURES) AND ANY AMENDMENTS OR REVOKING THEREOF.

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST  
BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPONSORING THE PROJECT. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate  
AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR AS RELATED TO FILL  
COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, TO THE LATEST OSHA STANDARDS AND REGULATIONS, AND ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION  
OR TRENCHING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING OPERATIONS AND CONSULTANT SHALL HAVE NO LIABILITY FOR AS RELATED TO FILL  
AS RELATED FOR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

PAYEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM  
REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRASSES IN ACCORDANCE WITH ALL  
APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF  
CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF  
FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY  
PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT  
LIMITED TO, SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, TO THE PROPERTY LINE BEYOND THE LAST EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2x4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE  
DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.  
EXISTING TOPOGRAPHIC INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR USING A TOTAL STATION OR EQUIVALENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHIC INFORMATION IS USED TO DETERMINE THE LOCATION OF THE DRAINAGE OR UTILITY PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
ANY DISCREPANCIES THAT MAY OR COULD EFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACT PROCEEDS WITH CONSTRUCTION  
WITHOUT CORRECTING SUCH DISCREPANCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
ENGINEER FOR ANY DAMAGES, COSTS, INJURIES ATTORNEYS FEES AND THE LIKE WHICH RESULT FROM SAME.

PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75%  
GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST  
IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST  
SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE  
WALL. WALL FOOTINGS/Foundation ELEVATIONS ARE NOT IDENTIFIED HERE AND ARE TO BE DETERMINED BY THE CONTRACTOR WITH CONSULTATION WITH FINAL STRUCTURAL DESIGN SHOP  
FOR FOUNDATION DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS TO EXCAVATE AND/OR CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM THE OWNERS OF ADJACENT LANDS  
STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE. ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY  
POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO ASENHCO M284 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR  
SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCH40D 40 UNLESS INDICATED OTHERWISE.

UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

- FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3301.
- FOR PIPES GREATER THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3301.
- FOR PIPE WITH 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

STORM AND SANITARY SEWER PIPE LENGTHS IDENTIFIED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER STRUCTURE.

STORM/WATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON  
FINAL ARCHITECTURAL PLANS.

SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBAKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL  
REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLUID COMBINED SANITARY AND STORM/WATER FLOW OR INDUSTRIAL FLOW  
SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 1 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE  
TRENCHES WITH 30 INCH AIR SPACE BETWEEN THE BOTTOM OF THE WATER MAIN, THE WATER MAIN, OR THE SANITARY SEWER AS APPROVED BY THE GOVERNMENT AGENCY WITH  
JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED 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 ENCLOSURE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED  
DOWNSTREAM FROM THE ENCLOSURE BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER  
MUST BE PROVIDED.

WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH  
REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (PI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE  
AWWA STANDARDS IN EFFECT

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

• "BOUNDARY & TOPOGRAPHIC SURVEY," PREPARED BY CONTRACTOR, POINT ASSOCIATES INC., DATED 2/21/2018, REVISED 6/13/2018

• "SITE DEVELOPMENT PLANS" PREPARED BY BOHLER ENGINEERING, DATED 4/26/2018, REVISED 10/10/2018

CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES, BEFORE THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE START OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON FILE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C. INSTALLING THE REQUIRED SLOPE EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO DO "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

THE CONTRACTOR MUST PROVIDE ALL MEANS AND METHODS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY NEARBY ADJACENT STRUCTURES, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTRY DURING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.

EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE DEMOLITION OR EXPLOSION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SENSING VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.

CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE OBTAINED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND CURRENT ADA ARCHITECTURAL BARRIER STANDARDS AND REGULATIONS. BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME, FINISHED SURFACES FOLLOWING THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO BUILDING ENTRANCE OR EXITS MUST BE CONSIDERED. CONTRACTOR MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES- SLOPE SHALL NOT EXCEED 1/50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS- SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX(6) FEET
- LANDINGS- MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1/50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CAN REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1/50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN THE OPPOSITE DIRECTION. CROSS SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION. CROSS SLOPES MUST NOT EXCEED 1/50 (2.0%) IN ANY DIRECTION. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSSED SLOPE NO MORE THAN 1/50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS- MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1/50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION. THIS LANDING AREA MUST BE AT LEAST 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/AIA 117-1.2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 402.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBILITY (2010) PROVIDES THE MINIMUM CLEARANCE HEIGHTS FOR DOORWAYS. CONTRACTOR MUST VERIFY THAT THE DEPTOR HEIGHTS OF DOORWAYS FOR ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS. IN WRITING, BEFORE COMMENCEMENT OF WORK, CONTRACTOR MUST VERIFY THAT ALL EXISTING FIELD CONDITIONS MEET THE MINIMUM AND MAXIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND RECONSTRUCT NON-CONFORMING CONSTRUCTION.

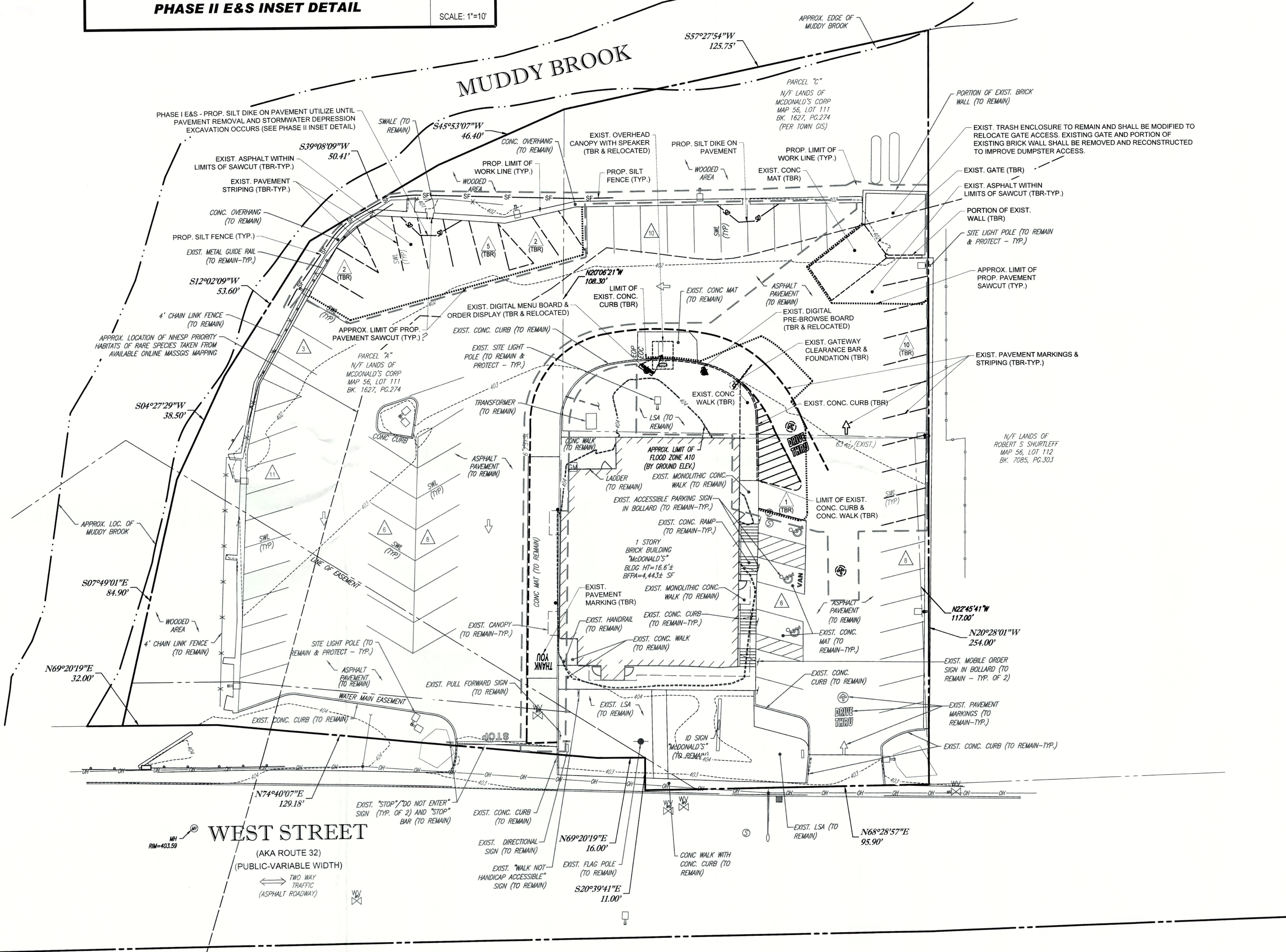
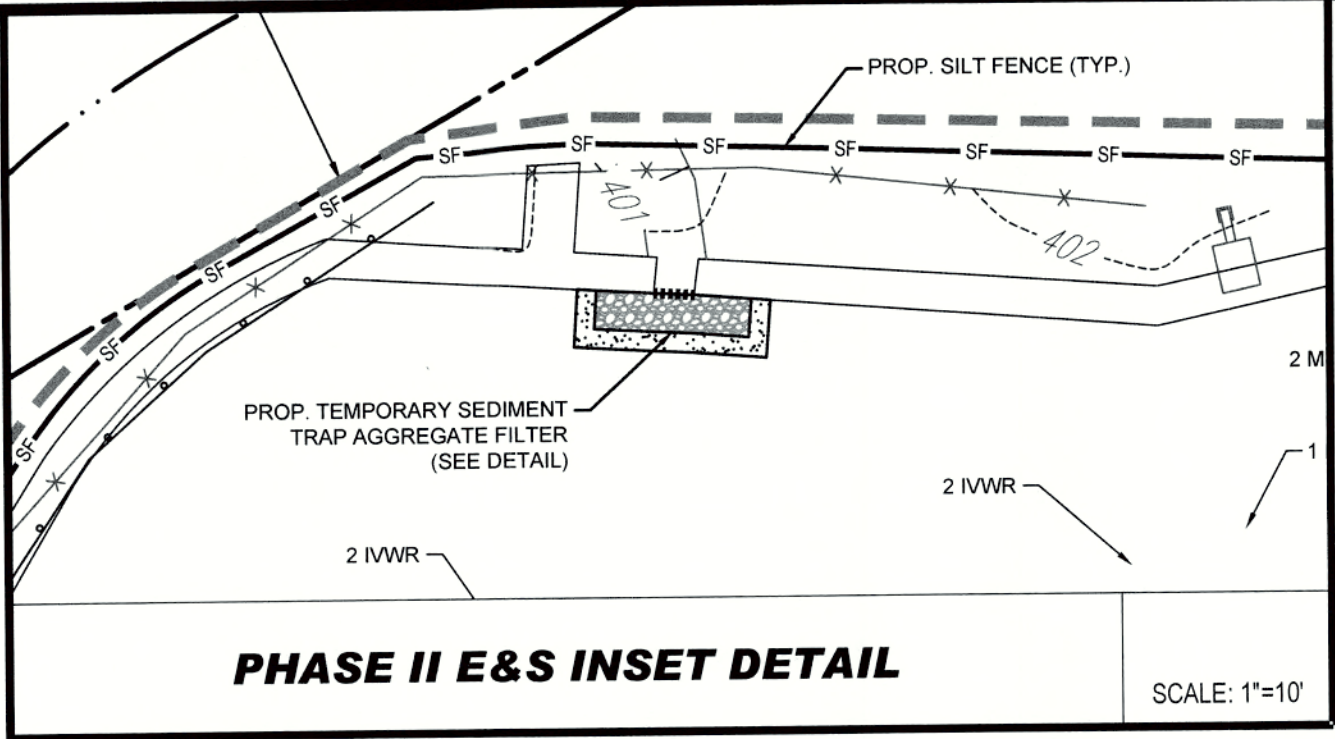
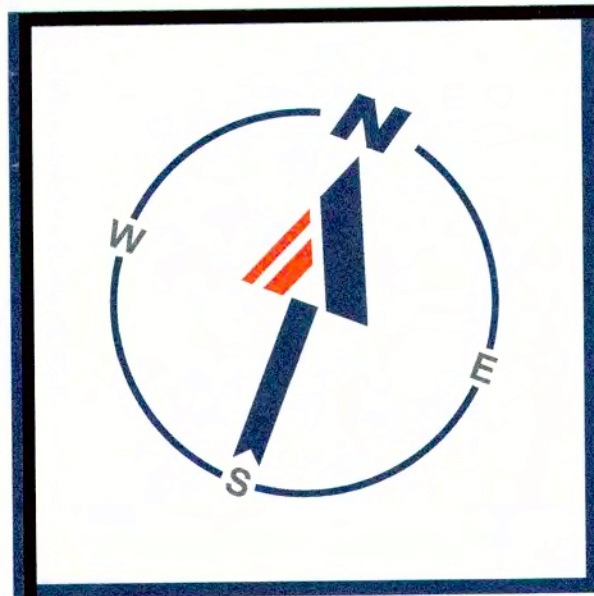
IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
CL	CENTERLINE	STM	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F	VERIFY IN FIELD	CONC	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP	HIGH POINT	DEP	DEPRESSED
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. / #	NUMBER
PT.	POINT OF TANGENCY	W	WIDE
PI	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	°	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER

EXISTING	PROPOSED
	PROPERTY LINE
	SETBACK
	EASEMENT
	CURB
	STORM MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	WETLAND FLAG
	WETLAND LINE
	SPOT ELEVATION
	TOP & BOTTOM OF CURB
	CONTOUR
	FLOW ARROW
	PAINTED ARROW
	RIDGE LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	WATER LINE
	OVERHEAD WIRE
	STORM PIPE
	SANITARY LINE
	PARKING COUNT
	SIGN
	LIGHT POLE
	GUIDE RAIL
	UTILITY POLE

SEAL OF THE STATE OF CONNECTICUT  
JOHN KUCICH  
CIVIL  
No. 41530  
PROFESSIONAL ENGINEER  
REGISTERED  
MASSACHUSETTS No. 41530  
NEW HAMPSHIRE No. 15476  
CONNECTICUT No. 26127  
RHODE ISLAND LICENSE No. 2616  
MINE LICENSE No. 12553





REFER TO GENERAL NOTES SHEET FOR  
DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR  
DEMOLITION/ REMOVAL & SOIL  
EROSION CONTROL  
PURPOSES ONLY

**BOHLER** 

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

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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: W212039	
CAD I.D. #: W212039-CVL-2.dwg	

STREET ADDRESS 117-119 WEST STREET	
CITY WARE	STATE MA
COUNTY HAMPSHIRE	
SITE I.D. 020-0107	PLAN DESCRIPTION <b>DEMOLITION &amp; EROSION CONTROL PLAN</b>

STATUS	DATE	BY
DRAWN BY:	02/04/22	CSE
PLAN CHECKED	02/04/22	JAK
AS-BUILT		
SHEET NO. <b>C-201</b> OF 7		

**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
- SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
- FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
- STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

\* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING:  
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



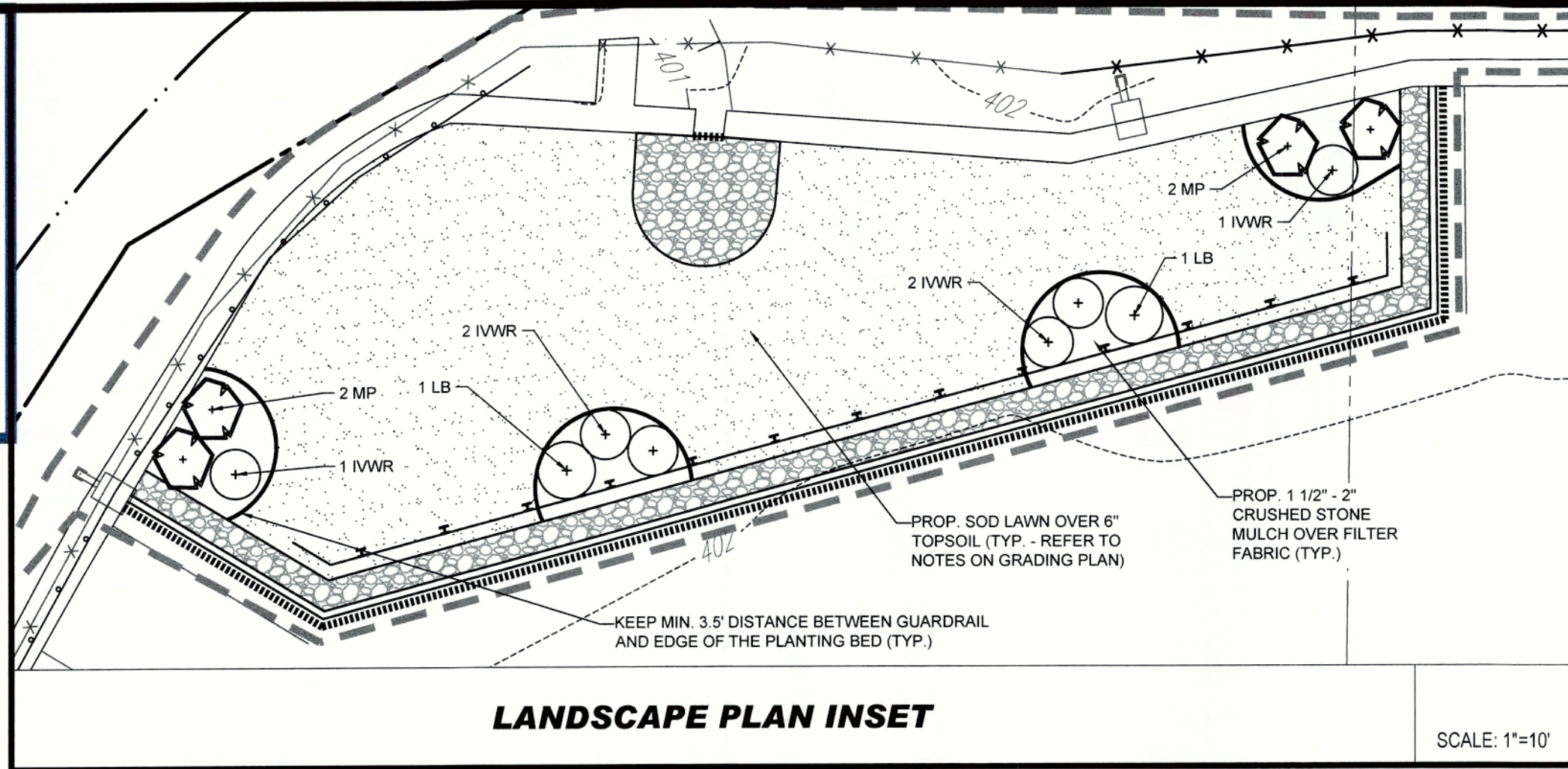
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**McDonald's**



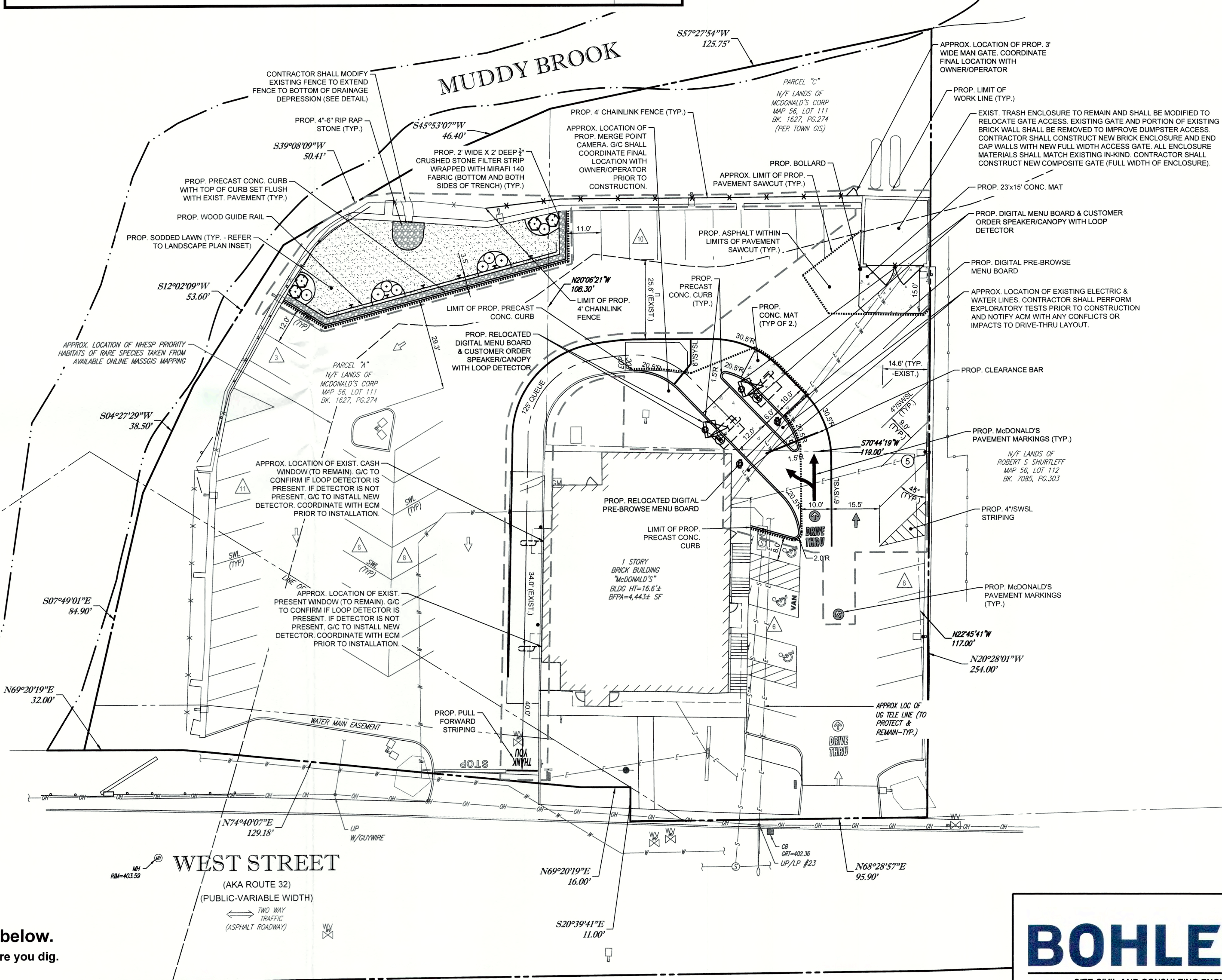
DATE	REV	DESCRIPTION
06/10/2022	1	REVISED PER CONSERVATION COMMISSION COMMENTS
06/09/2022	2	REVISED PER CONSERVATION COMMISSION COMMENTS





LANDSCAPE PLAN INSET

SCALE: 1"=10'



SITE INFORMATION

- APPLICANT:  
McDONALD'S USA, LLC  
110 CARPENTER ST  
CHICAGO, IL 60607
- OWNER:  
McDONALD'S USA, LLC  
110 CARPENTER ST  
CHICAGO, IL 60607
- PARCEL:  
MAP 56 & LOT 111  
117-119 WEST STREET  
WARE, MA 01082

ZONING ANALYSIS TABLE

ZONING DISTRICT	HIGHWAY COMMERCIAL (HC)		
OVERLAY DISTRICT	OVERLAY DISTRICT		
REQUIRED PERMIT	PERMIT FROM DEPT.		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	±52,542 SF	NO CHANGE
MIN. LOT FRONTAGE	100'	±252'	NO CHANGE
MAX. BLDG COVERAGE	20%	8.4%	NO CHANGE
MIN. FRONT SETBACK	25'	26.1'	NO CHANGE
MIN. SIDE SETBACK	20'	63.6'	NO CHANGE
MIN. REAR SETBACK	30'	108.3'	NO CHANGE
MAX. BUILDING HEIGHT	30'	19'-4"	NO CHANGE
MAX. IMPER. COVERAGE	40%	72.0% (E)	68.7% (E)
PARKING SPACES	45	72	57
ACCESS, PARKING SPACES	3	3	NO CHANGE
PARKING STALL CRITERIA	USE/CATEGORY: EATING ESTABLISHMENT		
STANDARD: 9 FT x 20 FT	REQUIRED PARKING: (1 SPACE / 100 SF OF GFA + 1 SPACE / 100 SF OUTDOOR DINING AREA)		
COMPACT: 6 FT x 16 FT	CALCULATION: (1 SPACE / 100 SF GFA) * 4,443 SF + (1 SPACE / 100 SF OUTDOOR DINING AREA) * 0 SF = 44.4 = 45 SPACES		

PAVEMENT STRIPING  
LEGEND

4"DSYL = 4" DOUBLE YELLOW SOLID LINE  
6"SYSL = 6" SINGLE YELLOW SOLID LINE  
8"SYSL = 8" SINGLE YELLOW SOLID LINE  
4"WSYL = 4" SINGLE WHITE SOLID LINE

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUBS					
IVWR	6	ILEX VERTICILLATA WINTER RED	WINTER RED WINTERBERRY HOLLY	36-36"	CONTAINER
LB	2	LINDERA BENZON	SPICEBUSH	36-36"	CONTAINER
MP	4	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
SUBTOTAL:	12				
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.					

METHODS AND MATERIALS

- CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
- SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
- ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION

- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS.

II. SOIL PREPARATION

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM, SILT LOAM	3	135
LOAMY SAND, SAND	2	90

- WORK TIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT

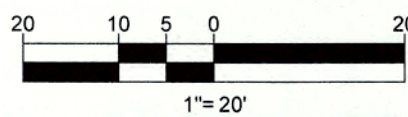
- SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
- ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
- ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

IV. TOP-DRESSING IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.

- SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET BETWEEN MARCH 15 AND APRIL 1.
- FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN SEPTEMBER 1 AND OCTOBER 15.

STANDARD FOR PERMANENT STABILIZATION WITH SOD

THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY. REFER TO  
GENERAL NOTES  
SHEET FOR ADDITIONAL NOTES



**BOHLER** TM  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.  
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212039
CAD I.D. #:	W212039-CVL-2.dwg

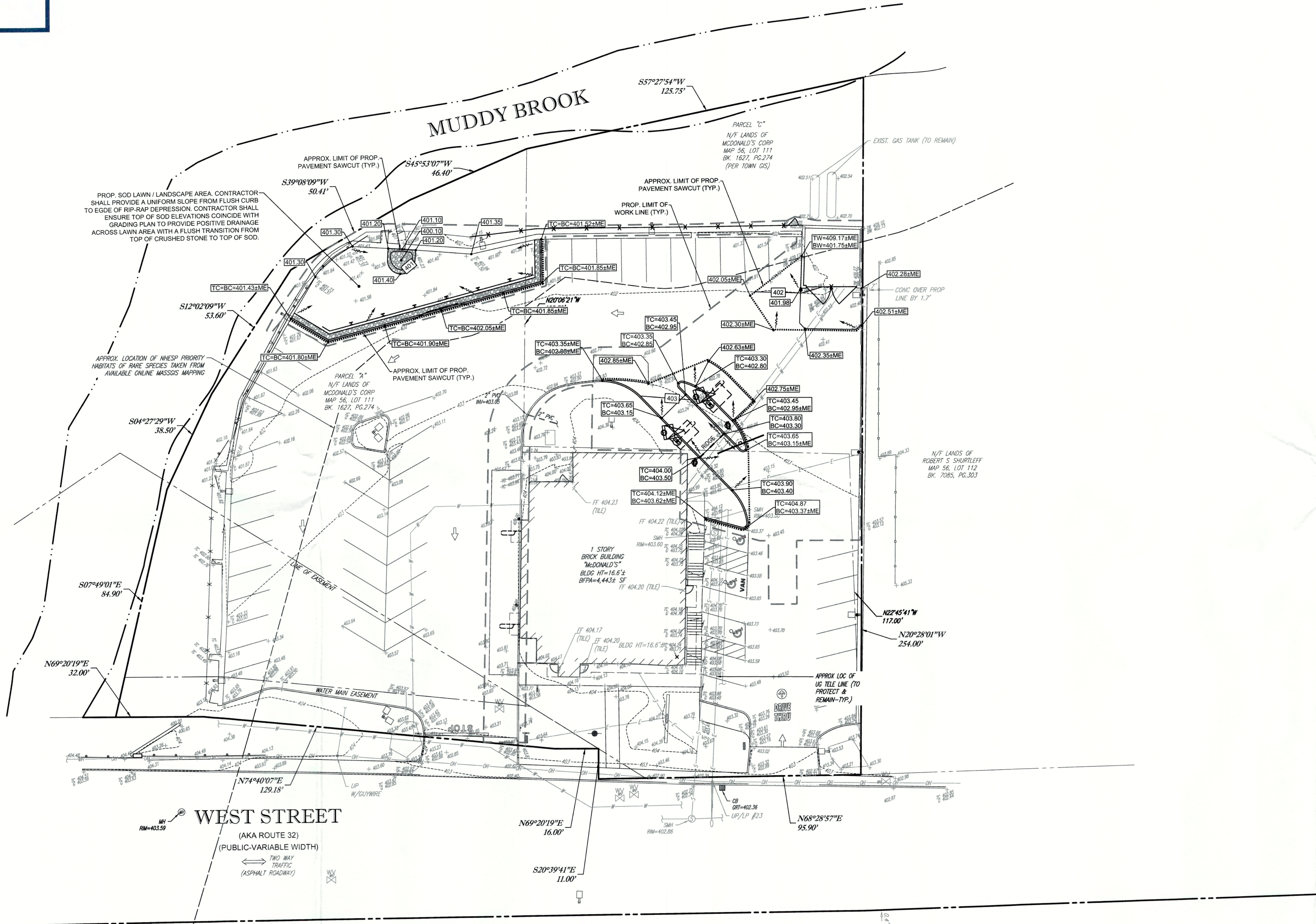
STREET ADDRESS	
117-119 WEST STREET	
CITY	STATE
WARE	MA
COUNTY	
HAMPSHIRE	
SITE I.D.	PLAN DESCRIPTION
020-0107	SITE LAYOUT PLAN

BY	DATE	DESCRIPTION	REVISED PER CONSERVATION COMMISSION COMMENTS	REVISED PER CONSERVATION COMMISSION COMMENTS
CSE	08/10/2022			
CSE	06/09/2022			
1				
2				
<b>McDonald's</b>				
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BOSTON REGION		110 N CARPENTER ST CHICAGO, IL 60607		
OFFICE	ADDRESS	DATE	SIGNATURE	APPROVED McDONALD'S AGENT
PLAN APPROVALS	DATE	BY	STATUS	DATE
			DRAWN BY:	02/04/22
			PLAN CHECKED:	02/04/22
			AS-BUILT	
			SHEET NO.	C-301
			OF 7	



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212039
CAD I.D. #:	W212039-CVL-2.dwg

STREET ADDRESS 117-119 WEST STREET	
CITY WARE	STATE MA
COUNTY HAMPSHIRE	
SITE I.D. 020-0107	PLAN DESCRIPTION GRADING AND DRAINAGE PLAN

STATUS	DATE	BY
DRAWN BY:	02/04/22	CSE
PLAN CHECKED	02/04/22	JAK
AS-BUILT		

SHEET NO.  
**C-401**  
OF 7

REV	DATE	DESCRIPTION
1	05/10/2022	REVISED PER CONSERVATION COMMISSION COMMENTS
2	06/09/2022	REVISED PER CONSERVATION COMMISSION COMMENTS

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OFFICE ADDRESS  
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CHICAGO, IL 60607

PLAN APPROVALS  
SIGNATURE  
DATE

APPROVED McDONALD'S AGENT



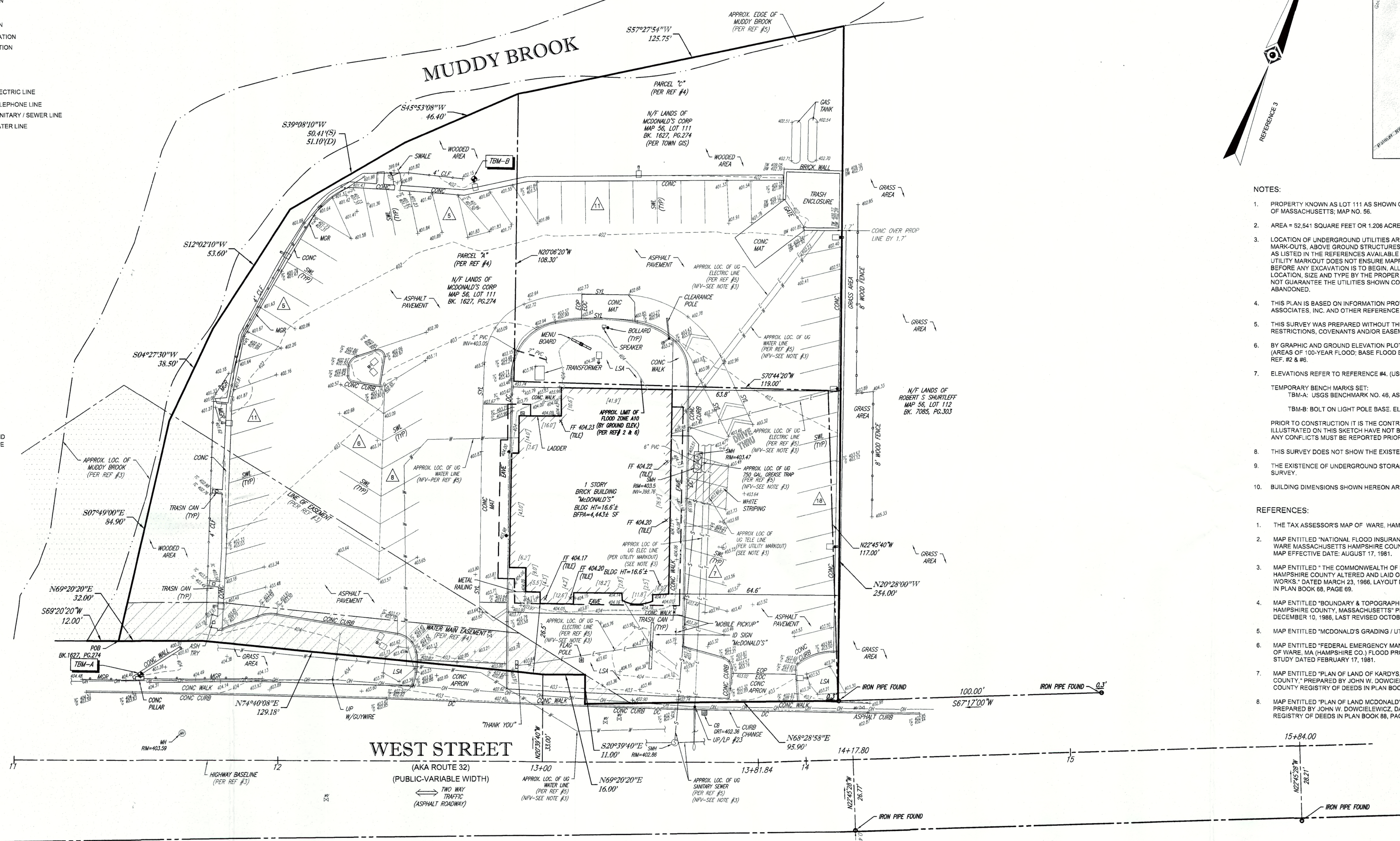








- LEGEND
- 124 EXISTING CONTOUR
  - 125 EXISTING SPOT ELEVATION
  - 123.45 EXISTING TOP OF CURB ELEVATION
  - 122.95 EXISTING GUTTER ELEVATION
  - 121.45 EXISTING TOP OF WALL ELEVATION
  - 122.95 EXISTING BOTTOM OF WALL ELEVATION
  - 121.45 EXISTING FINISHED FLOOR ELEVATION
  - 121.45 EXISTING WATER VALVE
  - 121.45 GAS METER
  - OH OVERHEAD WIRES
  - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
  - T APPROX. LOC. UNDERGROUND TELEPHONE LINE
  - S APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
  - W APPROX. LOC. UNDERGROUND WATER LINE
  - UP UTILITY POLE
  - GW GUY WIRE
  - AREA LIGHT
  - SIGN
  - BOLLARD
  - METAL GUIDE RAIL
  - PAINTED ARROWS
  - CLF CHAIN LINK FENCE
  - LSA LANDSCAPED AREA
  - TYPICAL
  - SMW SANITARY/SEWER MANHOLE
  - CB CATCH BASIN OR INLET
  - PARKING SPACE COUNT
  - DEPRESSED CURB
  - SML SOLID WHITE LINE
  - STL SOLID YELLOW LINE
  - HT HEIGHT
  - BLDG BUILDING
  - BFTA BUILDING FOOTPRINT AREA
  - PVC POLYVINYL CHLORIDE PIPE
  - INV INVERT ELEVATION
  - GRT GRATE ELEVATION
  - [41.9] BUILDING DIMENSION
  - MGR METAL GUIDE RAIL
  - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



- NOTES:
- PROPERTY KNOWN AS LOT 111 AS SHOWN ON THE TOWN OF WARE, HAMPSHIRE COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 56.
  - AREA = 52,541 SQUARE FEET OR 1.206 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 MARK-OUT 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.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY 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.
  - BY GRAPHIC AND GROUND ELEVATION PLOTTING PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A10 (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) PER REF. #2 & #6.
  - ELEVATIONS REFER TO REFERENCE #4. (USGS NGVD29).
- TEMPORARY BENCH MARKS SET:
- TBM-A: USGS BENCHMARK NO. 46, ASSUMED ELEVATION OF 402.39.
  - TBM-B: BOLT ON LIGHT POLE BASE. ELEVATION = 403.77.
- 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.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF WARE, HAMPSHIRE COUNTY, MAP #56.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WARE MASSACHUSETTS HAMPSHIRE COUNTY, PANEL 22 OF 30, COMMUNITY-PANEL NUMBER 250172 0022 B, MAP EFFECTIVE DATE: AUGUST 17, 1981.
  - MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF WARE HAMPSHIRE COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY, BY THE DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 1986, LAYOUT NO. 5566, RECORDED WITH THE HAMPSHIRE REGISTRY OF DEEDS IN PLAN BOOK 68, PAGE 69.
  - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR MCDONALD'S, WEST STREET, TOWN OF WARE, HAMPSHIRE COUNTY, MASSACHUSETTS" PREPARED BY HOFFMAN ENGINEERS & SURVEYORS DATED DECEMBER 10, 1988, LAST REVISED OCTOBER 5, 1987.
  - MAP ENTITLED "MCDONALD'S GRADING / UTILITY PLAN SP-2" DATED JULY 23, 1987 DRAWN BY ADAM MAKAS.
  - MAP ENTITLED "FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION TOWN OF WARE, MA (HAMPSHIRE CO.) FLOOD PROFILES MUDDY BROOK" SHEET CAP OF THE FLOOD INSURANCE STUDY DATED FEBRUARY 17, 1981.
  - MAP ENTITLED "PLAN OF LAND OF KARDY'S, 117 & 119 WEST STREET, WARE MASSACHUSETTS, HAMPSHIRE COUNTY," PREPARED BY JOHN W. DOWCIELEWICZ, DATED MARCH 4, 1972, RECORDED WITH THE HAMPSHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 81, PAGE 58.
  - MAP ENTITLED "PLAN OF LAND MCDONALD'S CORPORATION, WARE MASSACHUSETTS, HAMPSHIRE COUNTY," PREPARED BY JOHN W. DOWCIELEWICZ, DATED AUGUST 13, 1973, RECORDED WITH THE HAMPSHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 88, PAGE 75.

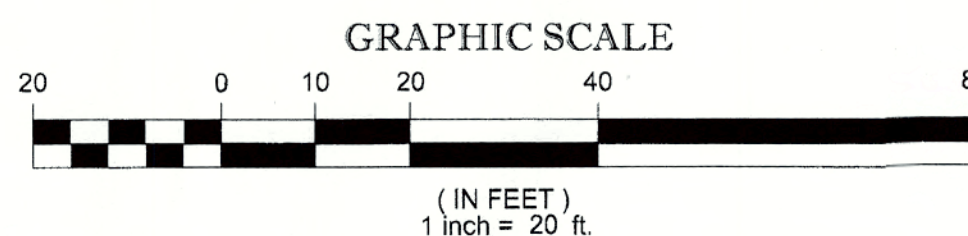
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER(S): 20180201683

UTILITY COMPANY	PHONE NUMBER
AMERIGAS - PALMER	800-263-7442
COMCAST - SOUTH BURLINGTON	800-834-6489
NATIONAL GRID ELECTRIC-MASS ELEC	800-322-3223
OSTERMAN PROPANE	800-332-3353
VERIZON	800-922-0204
ON TARGET LOCATING	508-428-1022

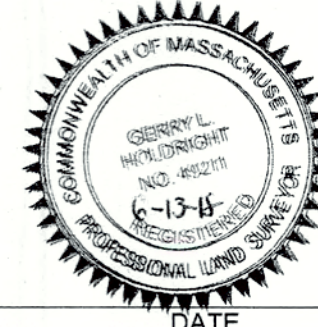


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



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

1	REVISED PER ENGINEERS COMMENTS	ELOC	G.L.H.	6-13-18
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED
FIELD DATE	1/31/18			
FIELD BOOK NO.	1-MA			
FIELD BOOK PG.	52			
FIELD CREW	A.S.P.			
DRAWN	PRIMA			
REVIEWED	R.D.N.			
APPROVED	G.L.H.			
DATE	2-12-18			
SCALE	1"=20'			
FILE NO.	03-170294-00			
DWG. NO.	1 OF 1			

BOUNDARY & TOPOGRAPHIC SURVEY  
**MCDONALD'S USA, LLC**  
117-119 WEST STREET  
MAP 56, LOT 111  
TOWN OF WARE  
HAMPSHIRE COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
ALBANY, NY 5182175010  
CHALFONTE, PA 2157128600  
MANHATTAN, NY 6087800411  
MT LAUREL, NJ 6088572099  
WARREN, NJ 9086809099





## TOWN OF WARE

Planning Department  
126 Main Street  
Ware, Massachusetts 01082  
t. 413-967-9648 ext. 118

### ***PROPOSED FEE SCHEDULE***

<b><u>Planning Department Application Fees, 2020</u></b>				
<b><u>Application</u></b>	<b><i>Current</i></b>		<b><i>Proposed</i></b>	
	<b><u>Fee</u></b>	<b><u>Deposit</u></b>	<b><u>Fee</u></b>	<b><u>Deposit</u></b>
ANR	\$50 + \$25/additional lot	none	\$50 + \$25/additional lot	none
Preliminary Subdivision	\$500	none	\$500	none
Definitive Subdivision	\$750 + \$50/lot	none	\$750 + \$50/lot + \$.67 per abutter	none
Subdivision Amendment	\$750	none	\$750 + \$.67 per abutter	none
Minor Site Plan Review	\$100	none	\$100	none
Major Site Plan Review	\$750 - up to 40,000 sf GFA \$750 + \$.02/sf GFA - anything larger	none	\$750 - up to 40,000 sf GFA \$750 + \$.02/sf GFA - anything larger	none
Special Permit - Level 1	\$250	none	\$150 + \$.67 per abutter	none
Special Permit - Level 1A	N/A	N/A	\$100 + \$.67 per abutter	none
Special Permit - Level 2	\$750	none	\$750 + \$.67 per abutter	none
Variance	\$250	none	\$250	none
Appeal (to ZBA)	\$250	none	\$250	none
Comprehensive Permit (40B)	\$750	\$5,000	\$750	\$5,000
Engineering Review	NA	\$1,500	N/A	\$1,500
Construction Inspection*	NA	\$1,000 or \$1.00/lf roadway, whichever is greater	NA	\$1,000 or \$1.00/lf roadway, whichever is greater

**Notes:**

Planning Board will require applicants to be billed directly for advertising costs (from Turley) averaging about \$250

Variances, Appeals, and Comprehensive Permits only apply to the Zoning Board of Appeals (cannot be voted upon by Planning Board)

\* for new subdivision roads



## Special Permit Fee Breakdown

Special Permit Type	Zoning Section	Fee Level	Notes
nonconformities	1.9	1	
"extension" of district	3.3.2	1	zoning district boundaries diving a parcel
use table	4.1	1 unless specific use is a level 2	
residential accessory uses (excluding accessory apartments)	4.4.1	1A	breeding of dogs or cats (4+); livestock, poultry; home business; customary home occupation; home based contractor
accessory apartments	4.4.1.E	1	
commercial/industrial accessory uses	4.4.2 / 4.4.3	1	business accessory uses; drive-up facilities in a bank or retail store; storage buildings; industrial accessory uses
temporary uses	4.5	1	housing unit on another parcel; occupancy of one housing unit on parcel where second is under construction
wireless communication	4.8.2	new tower or alteration of existing tower (structure only) is level 2, anything else is level 1	adding to existing tower; new tower
wind energy facilities	4.8.4	1	site plan required, will also pay that fee
earth removal	4.8.5	2	
adult entertainment	4.8.6	2	
floodplain overlay district	4.9.1	2	for certain uses and activities in the flood zone
aquifer protection	4.9.2	2	for certain uses and activities in the aquifer protection overlay district
detached accessory structures	5.2.2	1	to allow connection of detached accessory structure to primary structure that creates a nonconformity to setback requirements
exceed height	5.3.2	1	to allow a structure to exceed the height limits of table 5.3.1
common driveways	6.6	1	

# RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

TOWN OF WARE, MASSACHUSETTS



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### AUTHORITY

Under the authority vested in the Planning Board of the Town of Ware by Section 81-Q of Chapter 41 of the General Laws, as amended, and by all subsequent thereto, said Board hereby adopts these Rules and Regulations Governing the Subdivision of Land in the Town of Ware.

### PURPOSE

These Subdivision Regulations for the Town of Ware have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of Ware by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways and ensuring sanitary conditions in the subdivisions and in proper cases parks and open areas. The powers of the Planning Board and of the Board of Appeals under these Regulations shall be exercised with due regard for: the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; will provide safe and convenient access for all users of all ages and abilities, by all modes of transportation including pedestrians, bicyclists, motorists, public transportation users, and delivery and emergency vehicle operators, for minimizing congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles or travel by foot, bus, bike or wheelchair; for securing safety in the case of fire, flood, panic and other emergencies; for ensuring compliance with the applicable Zoning Bylaws of the Town of Ware; for securing adequate provision for water, sewerage, drainage, underground utility service, street lighting, police, fire and other requirements where necessary in a subdivision; for coordinating the ways in a subdivision with each other, with the public ways in the Town of Ware and with the ways in neighboring subdivisions.

To the fullest extent reasonable and practicable, all subdivisions shall be designed and constructed to incorporate the most recent design standards, best practices, policies and design elements of the Town of Ware Zoning Bylaws, Town of Ware Complete Streets Policy, and the Wetlands Protection Act.

### EFFECT OF THE SUBDIVISION CONTROL LAW

These rules and regulations shall include Section 81k to 81GG inclusive of Chapter 41 of the Commonwealth of Massachusetts General Laws as if these sections were set forth herein at length.

## DEFINITIONS

For the purpose of these Rules and Regulations, unless a contrary intention clearly appears, the terms and words defined in Section 81-L of Chapter 41 of the General Laws shall have the meaning given therein. The following other terms and words shall have the following meaning:

**ABUTTING OWNER:** The owner(s) of property which is contiguous to the property being subdivided and the owner(s) of property with frontage immediately across a public way from the property being subdivided. This will be identified from the assessors' records at the time of application.

**ACRE:** A unit of land equal to 43,560 square feet.

**AGRICULTURAL SOILS:** Agricultural land with soils designated as prime or of statewide or local significance by the Natural Resources Conservation Service (NRCS) soil surveys.

**APPLICANT:** Either the owner of the land stated in the application for subdivision or all the owners where title is held jointly, in common, or in tenancy by the entirety, including corporations. An agent, representative, or his assigns may act for an owner, provided written evidence of such fact is submitted. Evidence in the form of a list of their officers and designated authority to sign legal documents shall be required for a corporation.

**APPLICATION:** The application for the approval of a proposed subdivision or resubdivision of land, preliminary or definitive, or for an endorsement of an "approval not required", or "ANR" plan" (Found on the Town of Ware Planning & Community Department Webpage).

**APPROVAL NOT REQUIRED (ANR):** Subdivisions that result in new parcels with frontage along existing roadways. This type of subdivision does not require approval from the Planning Board

**APPROVED AND ENDORSED BY PLANNING BOARD:** As applied to a plan or other instrument required or authorized by the subdivision control law to be recorded, shall mean, bearing a certification or endorsement signed by a majority of the members of a planning board, or by its chairman or clerk or any other person authorized by it to certify or endorse its approval or other action and named in a written statement to the register of deeds and recorder of the land court, signed by a majority of the board.

**BOARD:** The Planning Board of the Town of Ware.

**CMR:** The Code of Massachusetts Regulations.

**COMPLETE STREETS:** Roads that are designed for all modes of transit, including vehicles, public transportation, biking and walking, for people of all abilities. Design considerations include bike or bus lanes, road narrowing, sidewalks, crosswalks, and facilities such as covered bus stops or bicycle parking. Please reference the Town of Ware's Complete Streets Policy.



**CONSULTANTS or CONSULTING SERVICES:** Includes, but is not limited to, architects, biologists and other environmental experts, chemists, engineers, geologists, landscape architects, planners, lawyers, sanitarians, and surveyors.

**DEAD END STREET (CUL-DE-SAC):** A street which joins another street at only one end with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

**DETENTION BASIN:** An excavated basin for the short-term detention of stormwater runoff that allows a controlled release, typically through a combination of pipes and weirs sized to provide a certain discharge rate.

**DEVELOPER:** Not necessarily the owner of the land, but the person, persons, or corporation responsible for the subdivision application and development. This is interchangeable with APPLICANT and SUBDIVIDER. The developer may or may not be the original applicant, and may be a subsequent owner of the subdivision.

**DEVELOPMENT:** Any construction or grading activities conducted on real estate.

**EASEMENT:** A right to use or control real property owned by another for a specified purpose, and must be recorded at the Registry of Deeds.

**ENGINEER:** Any person who is currently registered by the Commonwealth of Massachusetts to perform professional civil engineering services.

**GENERAL LAWS (MGL):** The General Laws of Massachusetts. In case of a rearrangement of the General Laws, any citation of particular sections of the General Laws shall be applicable to the corresponding sections in the new codification.

**IMPROVEMENT:** Any change to the existing conditions of a subdivision site for the purpose of complying with these regulations or rendering the site suitable for development and habitation. As used in these regulations, improvements include, but are not limited to, construction and installation of roadways, paved streets, berms, gutters, sidewalks, utilities, street signs, monuments, shade trees, drainage facilities, erosion and sedimentation control measures, fire ponds, sewage and water systems, buildings, earth filling or removal, seeding, and grading.

**LANDSCAPING:** Changing, rearranging, or adding to the original vegetation or scenery of a piece of land to produce a desired aesthetic effect appropriate to the site.

**LOT:** An area of land in one ownership, with definitive boundaries, used, or available for use, as the site of one or more buildings.

**MAXIMUM EXTENT PRACTICABLE (MEP):** Refers to the extent of efforts to comply with local post-construction stormwater management requirements. Elements of MEP indicate serious intent to comply and include selecting and implementing design elements to address site restrictions. MEP is defined as the following:

- Proponents of development/redevelopment projects have made all reasonable efforts to meet the applicable Massachusetts Stormwater Standards;
- They have made a complete evaluation of possible stormwater management measures stormwater BMPs, and environmentally sensitive site design that minimizes land disturbance and impervious surfaces; and,
- If not in full compliance with the applicable Standards, they are implementing the highest practicable level of stormwater management.

**MUNICIPAL SERVICE:** Public utilities furnished by the Town in which a subdivision is located, such as water, sewerage, gas, and electricity.

**OPEN SPACE:** Property within a subdivision designated to be deeded by the developer to the Town, homeowner's association or other approved agency, or to be maintained by the developer or owner in an undeveloped state in a manner approved by the Planning Board. Such open space is to be used for passive or active recreation, agriculture, forestry, rare and endangered species habitat, natural or scenic vistas, unique natural or cultural features, or greenways. Such open space shall be retained in substantially a natural, wild or open condition, or in a landscaped condition in such a manner as to allow to a significant extent the preservation of wildlife or other natural resources. Open space shall be contiguous areas containing a high ratio of interior area to edge area. Open space shall contain to the greatest extent possible soils uniquely suited to agricultural use and that further create greenway corridors to establish linkages in landscape. Such areas shall be of adequate size and configuration to accommodate the intended use, and shall not include narrow or irregular pieces of land which are remnants from the layout of lots, streets, or drainage structures. Open space does not include areas designated for sediment control, erosion control, or storm water control, nor does it include wetland resource areas. Such areas are considered part of the subdivision structure, and are not intended to be for recreation.

**OWNER:** The owner of record as shown at the Hampshire County Registry of Deeds, Land Court, or Probate Court.

**PERFORMANCE GUARANTEE:** A guarantee, in the form of a surety bond, cash, savings passbook, covenant, negotiable securities or lender's agreement, by the developer to be used to complete subdivision improvements if the developer does not complete the improvements as promised, as required by MGL c. 41, Section 81U.

**PLAN, DEFINITIVE:** A proposed plan of a subdivision submitted by the applicant to be recorded in the Hampshire County Registry of Deeds or Land Court when approved by the Planning Board.

**PLAN, FINAL:** A proposed plan showing all buildings (not more than one building to be used for dwelling purposes) per building lot, to be approved by the Planning Board as a prerequisite to obtaining building permits.

**PLAN, PRELIMINARY:** A plan of a subdivision submitted by the applicant showing sufficient information to form a clear basis for discussion and clarification of its general contents and for the preparation of a Definitive Plan.

**POST CONSTRUCTION IMPERVIOUS SURFACE AREA:** The final impervious cover on the SITE.

**RECORDED:** Recorded in the Registry of Deeds of Hampshire County except that, as affecting registered land, it shall mean filed with the Recorder of the Land Court.

**REGISTER OF DEEDS:** The Register of Deeds of Hampshire County and, when appropriate, shall include the Recorder of the Land Court.

**REGISTRY OF DEEDS:** The Registry of Deeds of Hampshire County and, when appropriate, the Land Court.

**RETENTION BASIN:** An excavated basin for the retention of stormwater runoff that is designed for infiltration or ponding and evaporation.

**RIGHT-OF-WAY:** That portion of land which is or is intended to be made available for the construction of roadways, ditches, drainage structures and utility lines and is to be conveyed to the Town in the case of a proposed Town road, or conveyed to an association charged with maintenance of such right-of-way in the case of a private road, including but not limited to the traveled portion and all adjacent land encumbered or intended to be encumbered by all necessary easements. The form and content of the instrument of conveyance shall be subject to the approval of the Town Counsel, at the option of the Planning Board.

**ROADWAY:** That portion of a way which is designed and constructed or intended to be constructed for vehicular travel, also known as the traveled portion of the way. See also STREET.

**SITE:** The area extent of construction activities, including but not limited to the creation of new impervious cover and improvement of existing impervious cover, excluding redevelopment activities that are exclusively limited to maintenance and improvement of existing roadways as described under REDEVELOPMENT above.

**SPECIAL FLOOD HAZARD AREA:** The land in the floodplain subject to a one percent or greater chance of flooding in a given year. The special flood hazard area contains all Zones A and A1-A30 as determined from the most recently prepared Flood Insurance Rate Maps, and subsequent revisions, and contains all land within the Flood Plain Overlay District on the Official Zoning Map of the Town of Ware.

**STABILIZATION:** Structural or vegetative treatment applied to an area in order to prevent soil erosion.

**STANDARD SPECIFICATIONS:** Standard Specifications for Highways and Bridges, Massachusetts Department of Transportation, most current as amended/supplemented standard edition.

**STORMWATER POLLUTION:** Occurs when rain that falls on streets, parking lots and other land carries pollution into lakes, rivers, streams or other water bodies. Pollutants can include oil and fuel from vehicles, fertilizers and pesticides from yards or agricultural lands, pet waste, and soil picked by erosion.

**STREET:** A public or private way either shown on a plan approved in accordance with these rules and regulations or otherwise qualifying a lot for access and frontage under MGL c. 41, Section 81L.

**STREET, COLLECTOR:** A street designed to receive and distribute traffic from and to various sub-areas and neighborhoods, and which will carry a substantial volume of traffic generally, over 400 vehicles per day.

**STREET, MINOR:** A street which primarily provides access to adjacent land uses. It may be either a through-street or a cul-de-sac.

**STREET, MAJOR:** a street having the primary purpose of carrying through traffic and the secondary purpose of providing access to abutting property.

**STREET, PRIMARY:** A street which receives and distributes traffic from and to various subareas within a given region, and receives traffic from a given residential neighborhood or industrial area and carries it to an arterial highway. These roads run through developed areas or connect concentrations of development, and carry significant volumes of traffic.

**STREET, SECONDARY:** A street which primarily provides access to adjacent land uses and which serves to connect minor streets with major streets.

**SUBDIVISION:** Subdivision shall mean the division of a tract of land into two or more lots and shall include resubdivision, and when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided however that the division of a tract of land in two or more lots shall not be deemed to constitute a subdivision within the meaning of

the subdivision control law if, at the time when it was made, every lot within the tract so divided has frontage on:

- A public way or a way which the Clerk of the Town of Ware certifies is maintained and used as a public way; or
- A way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law; or
- A way in existence when the Subdivision Control Law became effective in the Town of Ware, having, in the opinion of the Planning Board, sufficient construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.
- All of which have adequate Access from Public way

**SUBDIVISION CONTROL LAW:** Refers to Sections 81-K to 81 GG, inclusive of Chapter 41, of the General Laws of the Commonwealth of Massachusetts, entitled "Subdivision Control" as last amended.

**SUBDIVISION TYPE I:** A subdivision for residential uses.

**SUBDIVISION TYPE II:** A subdivision for commercial uses.

**SUBDIVISION TYPE III:** A subdivision for industrial uses

**SURVEYOR:** Currently Registered Land Surveyor in the Commonwealth of Massachusetts, and in good standing.

**WARE:** The Town of Ware, Commonwealth of Massachusetts.

**UTILITIES:** Public utilities furnished by off-site providers, such as water, sewer, gas, electricity, telephone, television, or other media.

**WAY:** A right-of-way or means of access to a lot. A public way is a way which has been accepted by, and the land owned by, the Town of Ware, or by other means created as a public street. Any other way (private way) is a way over land which is owned by a private party but which is set forth by deed covenant, deed description or by other means as a private way.

**ZONING:** No subdivision rule may affect the size, shape, width, frontage, or use of lots. All subdivisions will fully comply with the Town of Ware Zoning By-Law.

## SECTION 1. GENERAL

### 1.1. Limitation of One Dwelling Unit per Lot

Not more than one building for use for dwelling purposes shall be erected or placed or converted to use as such on any lot in the Town of Ware.

### 1.2. Compliance with Other Permits Required

- a) Zoning. Subdivisions shall meet the requirements pertaining to lot size, frontage, and all other requirements under existing zoning laws. No subdivision rules can dictate the size, shape, width, frontage or use of lots except that they shall be in compliance with all applicable zoning requirements.
- b) Wetlands Protection Act. All projects shall meet the requirements of the Ware Conservation Commission Local Wetlands Protection Bylaw as well as the state of Massachusetts Wetland Protection Act.
- c) Any other applicable municipal, state or federal required permits or approvals

### 1.3. Plan Believed Not to Require Approval (ANR)

#### 1.3.1. Filing Procedure

Any person who wishes to cause to be recorded in the Registry of Deeds or to be filed with the Land Court a plan of land and who believes that his plan does not require approval under the Subdivision Control Laws may submit his plan and application (Found on Town Website) to the Board or to the Town Clerk accompanied by the necessary evidence to show that the plan does not require approval. Said plan shall be submitted either by delivery or by registered or certified mail. Receipt of the plan by the Town Clerk or Board shall constitute the date of submission. The applicant will also file the appropriate filing fee to cover the cost of handling reviews and public meeting expenses (contact the Planning & Community Development Department for current fee schedule).

If the Board determines that the plan does not require approval, it shall within twenty-one (21) days and without a public hearing endorse on the plan the words "Planning Board Approval under the Subdivision Control Law Not Required." If the Board determines that the plan does require approval under the Subdivision Control Law, it shall within twenty-one (21) days of submission



of said plan so inform the applicant and return the reproducible original of the plan. The Board shall notify the Town Clerk of its action.

Electronic copies must be submitted in a digital format acceptable to the town.

a) The applicant shall:

- file with the Board:
- A fully completed ANR Application
- The required Filing Fee
- 1 mylar copy of said plan
- 4 paper copies of said plan
- give written notice to the Town Clerk by delivery or by registered mail, postage prepaid, that they have submitted such a plan with the Planning Board.

b) If the Board determines that the plan does not require approval under the Subdivision Control Law, the Board will vote to approve and endorse the plan.

c) After endorsement by the Board the applicant shall file the endorsed mylar with the Hampshire County Registry of Deeds.

d) If the Board determines that the plan does require approval, the Board will vote to deny the plan and file a written statement with the Town Clerk, and mail a copy to the applicant, of its determination including its reason for denial.

Before the Board makes its determination, it shall review or have a consultant review the correctness of all street information and compliance with the Town of Ware Zoning Bylaws. If, in the judgment of the Board, consulting services are necessary or appropriate, the applicant shall be responsible to cover the full cost of such services prior to the endorsement of the plan.

Where the physical condition or width of a public way, from which the lots shown on the plan have their access, is considered by the Board to be inadequate either to provide for emergency services or to carry the traffic which is expected, in the opinion of the Board, to be generated by such lots, the Board shall determine that the plan does require approval under the Subdivision Control Law.

Where the Board determines that in its opinion adequate access (as contemplated by section 81M of the Subdivision Control Law) does not exist, then the Board shall determine that the plan does require approval under the Subdivision Control Law.

If the Board fails to act upon a submitted plan within twenty-one (21) days after its submission, it shall be deemed to have determined that approval under the Subdivision Control Laws is not required as certified by the Town Clerk.

#### 1.3.2. Plan Contents

The plan shall be prepared by a Massachusetts Registered Land Surveyor in good standing, shall be clearly and legibly drawn with waterproof ink upon mylar at a scale not smaller than one (1) inch equals forty (40) feet or a scale appropriate to project proposed, with the sheet size not exceeding thirty-six (36) inches by twenty-four (24) inches, and shall contain the following information:

- a) North arrow, date, scale, legend, locus, and title, "Subdivision Approval Not Required".
- b) The names and addresses of the owner/s of record at the time of submission of the application, the applicant, and Land Surveyor (including the official seal).
- c) Locations, names, lines and widths of all existing streets, sidewalks, publicly owned trails and shared use paths, and any common or public areas.
- d) Location and setbacks of all existing structures on the proposed site.
- e) Location, dimensions and purpose of all easements, both existing and proposed, within and adjacent to the land in question.
- f) The plan shall show boundary lines, dimensions of all subject lots, sites of divisions, lot areas (in acres or square feet, as appropriate), with all lots designated numerically and in sequences.
- g) Location of all monuments properly identified as to whether existing or proposed.
- h) Frontage dimensions of all lots created and the dimensions of any frontage remaining on the original subdivided parcels, including the area of any subdivided parcels with a structure.
- i) Suitable space to record the action of the Board and the signatures of members.
- j) Book and page number from the Hampshire County Registry of Deeds or title reference of subject property.
- k) A notation reading "Endorsement of this Plan does not certify compliance with the zoning required for a building lot."
- l) Current Zoning District.
- m) Wetlands and uplands.

## **SECTION 2. PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS**

### **2.1. Coordination of Plan Reviews with Other Required Approvals and Permits**

It is strongly advised, where projects require additional approvals from other permitting authorities, that such approvals be obtained either prior to submitting applications to the Planning Board or are submitted to the other permitting authorities at the same time that applications are submitted to the Planning Board. It is important to note that other permitting authority's processes may have timelines that are not coterminous with the Planning Board's Subdivision Approval process.

### **2.2. Pre-Submission Review**

Prior to investing in extensive professional design efforts for subdivision plans, it may be beneficial for the prospective applicant to discuss his/her ideas with the Planning and Community Development Staff. It may be useful in avoiding problems at a later stage of the subdivision review process.

Any person engaged in the process of pre-submission review is strongly recommended, but not required, to prepare a Voluntary Sketch Plan that will include the following:

- a) Existing Resources / Site Analysis Map: A map which identifies, locates, and describes noteworthy features to be designed around through sensitive subdivision layouts, such as vegetation, wetlands, steep slopes, agricultural soils, historic or cultural features, threatened or endangered species, unusual geological formations, and scenic views or viewsheds.
- b) Voluntary Sketch Plan: A simple and inexpensive drawing prepared by a professional landscape architect, architect, planner, site designer or engineer, which illustrates conceptual layouts of house lots, streets, stormwater management, conservation areas and other improvements. Ideally, this is based on the Existing Resources/Site Analysis Map and reflects comments received from Town officials.

Contact between the applicant and Planning Board outside of the formal plan submission process should be limited. Any meetings between applicants and Planning Board members must be conducted at a posted public meeting. It should be noted that any comments or suggestions made by the Board are purely advisory and they are not bound by them in their review and decisions on any subsequently submitted Preliminary or Definitive Plans.

### **2.3. Preliminary Plan**

#### **2.3.1 General**

A Preliminary Plan of a Type I subdivision may be submitted by the applicant for discussion and action by the Board.

A preliminary plan must be submitted for Type II and Type III subdivisions. The submission of such a Preliminary Plan will enable the applicant, the Planning Board, or other municipal agencies, and owners of property abutting the subdivision to discuss and clarify any problems of such a subdivision before a Definitive Plan is prepared. It is strongly recommended that a Preliminary Plan be filed in all cases, except those cases where pre-submission review has adequately clarified all issues.

To the fullest extent reasonable and practicable, all subdivisions shall be designed and constructed to incorporate the most recent design standards, best practices, policies and design elements of the Town of Ware's Complete Streets Policy.

At the time of submission, the center line of the proposed roadway shall be adequately and accurately staked or flagged on the site, and the individual proposed lots shall be identified in some manner, sufficient for identification by the Planning Board members and Town officials when site visits are made

### 2.3.2 Filing Procedure

The procedure for filing a Preliminary Plan is as follows:

- a) Any person who submits a Preliminary Plan shall do so to the office of Planning & Community Development, or by certified or registered mail to the office of Planning & Community Development, postage prepaid. A notice filed with the Town Clerk by delivery or by registered mail, postage prepaid, that such a plan has been submitted to the Planning Board. Planning & Community Development Department shall receive the filing fee and then deliver copies of the Preliminary Plan to the Board of Health and Town Clerk. Receipt of such plan by the Town Clerk shall constitute the date of submission. If mailed, the date of receipt (as shown on the returned registered mail receipt) shall be the date of submission of the plan. Such plan shall be accompanied by the completed Application for Approval of a Preliminary Plan (found on Town's Website) and a filing fee (Contact the Planning & Community Development Department for current fee schedule).
- b) The applicant shall file the original drawing (s) or suitable reproducible (s) and eight (8) copies with the Board and two (2) copies with the Board of Health. Said plan shall be prepared by a currently Registered

Massachusetts Engineer and currently Registered Massachusetts Land Surveyor in good standing. Seven (7) additional reduced scale copies on 11"x17" paper shall also be filed with the Planning Board.

- c) A list of anticipated requested waivers from the Subdivision Rules and Regulations (See Appendix E)
- d) In order to make application information available on the Town's web site, and for presentation purposes at public meetings/hearings, all applications (Application for Approval of a Preliminary Plan, Preliminary Development Impact Statement, Waiver Requests, Preliminary Engineering Plans, supportive information) shall also be submitted in a digital format and include:
  - text information shall be submitted in a format suitable for reading as a Microsoft Word document or PDF Adobe Acrobat file.
  - engineering plans shall be submitted in a PDF format.
  - other plans, drawings and photographs must be submitted in a similar format.
- e) Any additional expenses for outside consultants for professional review of the plans, survey, or inspections shall also be paid by applicant in accordance with the PLANNING BOARD RULES AND REGULATIONS and M.G.L. CHPT 44 SEC. 53G.

### 2.3.3 Contents

The Preliminary Plan shall be drawn at a scale of one inch to forty feet (1"=40') or such other scale as the Board may accept to show details clearly and adequately on a sheet of paper twenty-four by thirty-six inches (24" x 36"). The Plan shall include the following:

- a) The subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan"
- b) The names and addresses of the owners of record, the applicant and the engineer or surveyor.
- c) A locus plan overlaid on the most recent MassGIS orthophotos or other best available high-quality low-elevation air photos.
- d) Existing and proposed lines of streets, ways, sidewalks, trails, shared use paths, and easements and any public or common areas within the subdivision, in a general manner.

- e) The proposed system of drainage, including adjacent existing natural waterways, in a general manner.
- f) The proposed method of sanitary sewage disposal and system and water distribution system (including general soils information), in a general manner.
- g) The approximate boundary lines of proposed lots with approximate areas and dimensions.
- h) The names, approximate location and widths of adjacent streets.
- i) The topography of the land, in a general manner.
- j) Land subject to protection/permitting under the Wetlands Protection Act.
- k) An index plan at a scaled of one inch equals two hundred feet (1"=200'), when multiple sheets are used.
- l) A key plan at a scale of one inch equals one thousand feet (1"=1000').
- m) In the case of a subdivision covering less than all of the land owned by the subdivider, a plan showing in a general manner the proposed overall development of all said land.

#### 2.3.4 Action by the Board

Within forty-five (45) days of submission of the Preliminary Plan, the Board shall take one of the following actions:

- a) Approve the plan as presented;
- b) Approve the plan with modifications;
- c) Disapprove the plan.

and shall file its decision with the Town Clerk and notify the applicant (certified mail). Failure of the Board to file its decision on a Preliminary Plan within 45 days after submission shall be deemed to constitute approval of such a plan. In the case of disapproval, the reasons why shall be stated. Approval of the plan does not constitute the approval of a subdivision and no Register of Deeds shall record a Preliminary Plan.

Approval of the Preliminary Plan by the Board does not constitute approval of a subdivision but does facilitate the procedure in securing approval of the Definitive Plan. In addition, such approval does not in any way authorize the owner to proceed with construction of roadways and/or other work in the subdivision.