

GENERAL NOTES

- 1-THE LOCATION OF THE PROPERTY LINES SHALL BE VERIFIED IN THE FIELD BY A REGISTERED LAND SURVEYOR BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES.
- 2.THERE SHALL BE NO CONSTRUCTION ACTIVITIES UNTIL EROSION CONTROL MEASURES ARE IN PLACE
- 3.THE EROSION CONTROLS SHOULD BE MAINTAINED DURING THE CONSTRUCTION .
- 4-EXISTING CONDITION PLAN AND LOCATION OF BUILDINGS ARE BASED ON A PLAN PREPARED BY ANDREWS SURVEY & ENGINEERING DATED 12/11/2001.

LOT COVERAGE CALCULATION:

BUILDING COVERAGE:	31,490 SF (14%)
PAVEMENT/ON PORDUS SURFACE:	11,000 SF (5%)
PARKING (PORDUS SURFACE):	103,140 SF (59.4%)
OPEN SPACE(GREEN SPACE) :	28,514 SF (12.6%)
TOTAL =	174,144 SF = 4.0 ACR

ZONING: OFFICE/ LIGHT INDUSTRY (OLI)

	REQUIRED	EXISTING
MIN. LOT AREA:	40,000 sf	4.0 Acr
MIN. LOT FRONTAGE:	120 ft	529 ft
MINIMUM FRONT YARD:	40 ft	10.30 ft
MINIMUM SIDE YARD:	35 ft	0 ft
MINIMUM REAR YARD:	35 ft	3 ft
MAXIMUM BLD. COVERAGE	40 %	18%

Deed Ref- BK- 42692 Pg-289 (ID 110.017.0-0000-0002.0)

REVISIONS

NO.	DESCRIPTION	DATE
1	Wetland /River Front Location	5/5/21
2	Wetland /River Front Flags	6/2/21
3	Graves Engineering Comments	6/22/21

EXISTING CONDITION PLAN

FOR
109 CREEPER HILL ROAD
GRAFTON, MA

SCALE : AS NOTED DATE: 4/22/21

PREPARED BY: ASA ENGINEERING 715 MAIN STREET SHREWSBURY, MA (978) 377-5084 moeazi1100@yahoo.com

OWNER: FEEDBACK EARTH INC. 109 CREEPER HILL ROAD GRAFTON, MA

APPLICANT: FEEDBACK EARTH INC. 109 CREEPER HILL ROAD GRAFTON, MA

TOTAL RIVER FRONT AREA (200 FEET) WITHIN PROPERTY = 90,933 SF
 TOTAL RIVER FRONT AREA (100 FEET) WITHIN PROPERTY = 24,497 SF
 TOTAL RIVRT FRONT AREA DISTURBANCE (WIHTIN 200 FEET AREA) = 5,233 SF
 TOTAL RIVRT FRONT AREA DISTURBANCE (WIHTIN 100 FEET AREA) = 0.0 SF

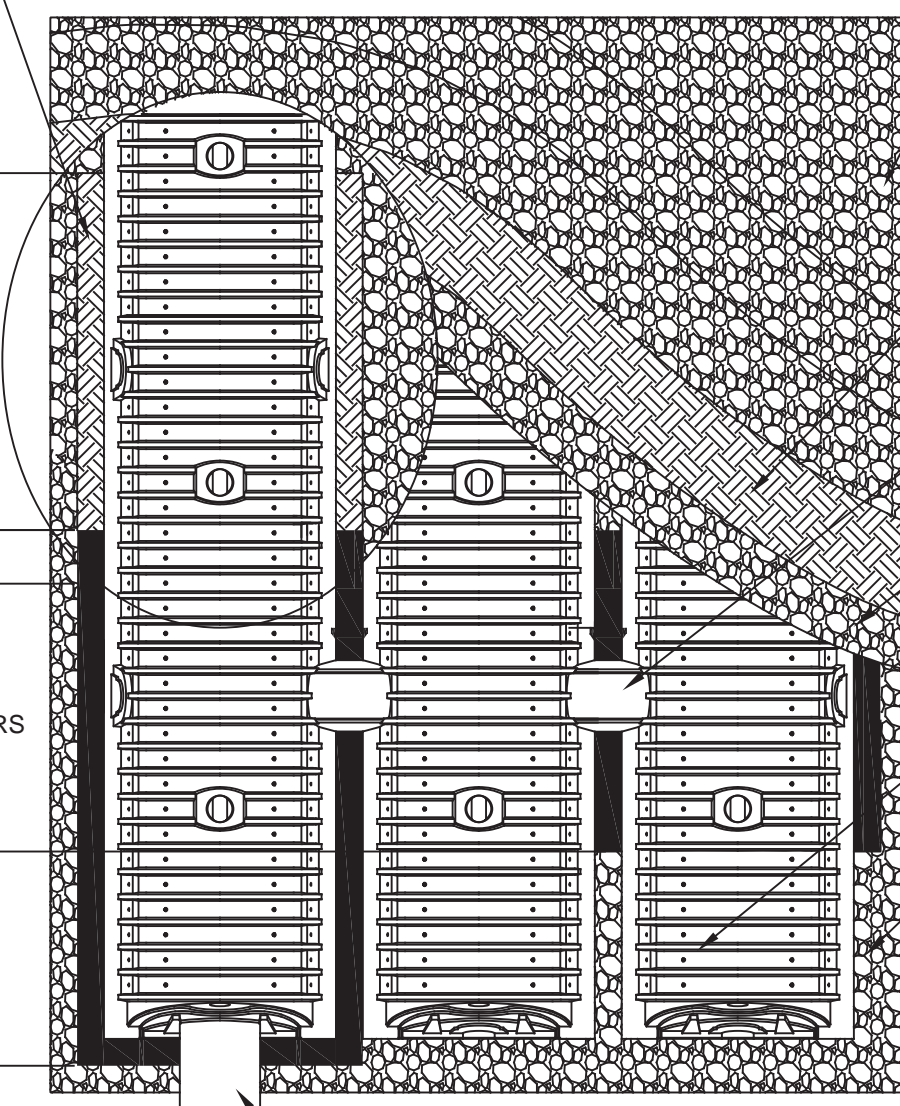
LEGEND

CB □	CATCH BASIN	-999-	PROPOSED GRADE
D.M.H. (D)	DRAIN MANHOLE	-999-	EXISTING GRADE
S.M.H. (S)	SEWER MANHOLE	(Tree Symbol)	EXISTING TREES(Over 9" Diam.)
(Gate Symbol)	WATER GATE	(Arrow)	TRUCK TRAVEL PATH
(Hydrant Symbol)	HYDRANT	(X)	BUILDING NUMBER DESIGNATION
(Sewer Line Symbol)	SEWER LINE		
(Wet Land Flag)	WET LAND FLAGS		
(River Front Flag)	RIVER FRONT FLAGS		
(Water Line Symbol)	WATER LINE		



SCALE 1"=30'

4 OZ. NON-WOVEN FILTER FABRIC TO BE PLACED BENEATH ALL CHAMBERS ACCEPTING INLET PIPING CONNECTIONS GREATER THAN 18.0 INCHES IN DIAMETER. FILTER FABRIC IS TO EXTEND A MIN. OF 8.0 FEET PAST LINER AND OVERLAP A MIN. OF 1.0 FOOT BENEATH THE POLYETHYLENE LINER



CRUSHED STONE TO FINISHED GRADE

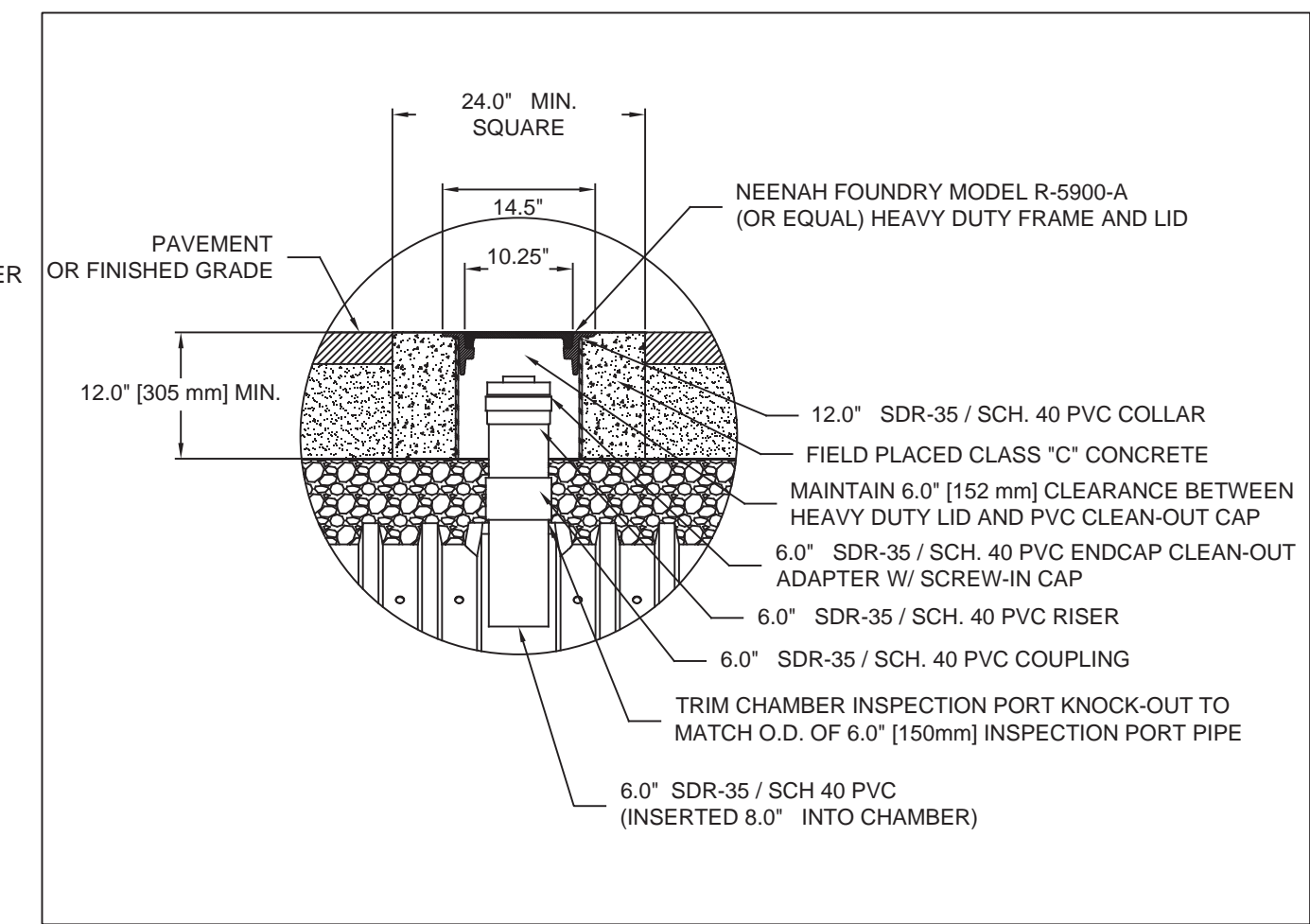
4 OZ. NON-WOVEN FILTER FABRIC TO SURROUND STONE. TOP AND SIDES MANDATORY; BOTTOM PER ENGINEER'S DESIGN PREFERENCE

CULTEC HVLV FC-24 FEED CONNECTOR WHERE SPECIFIED

6.0 INCH MINIMUM DEPTH OF 1-2 INCH WASHED, CRUSHED STONE BELOW AND ABOVE CHAMBERS

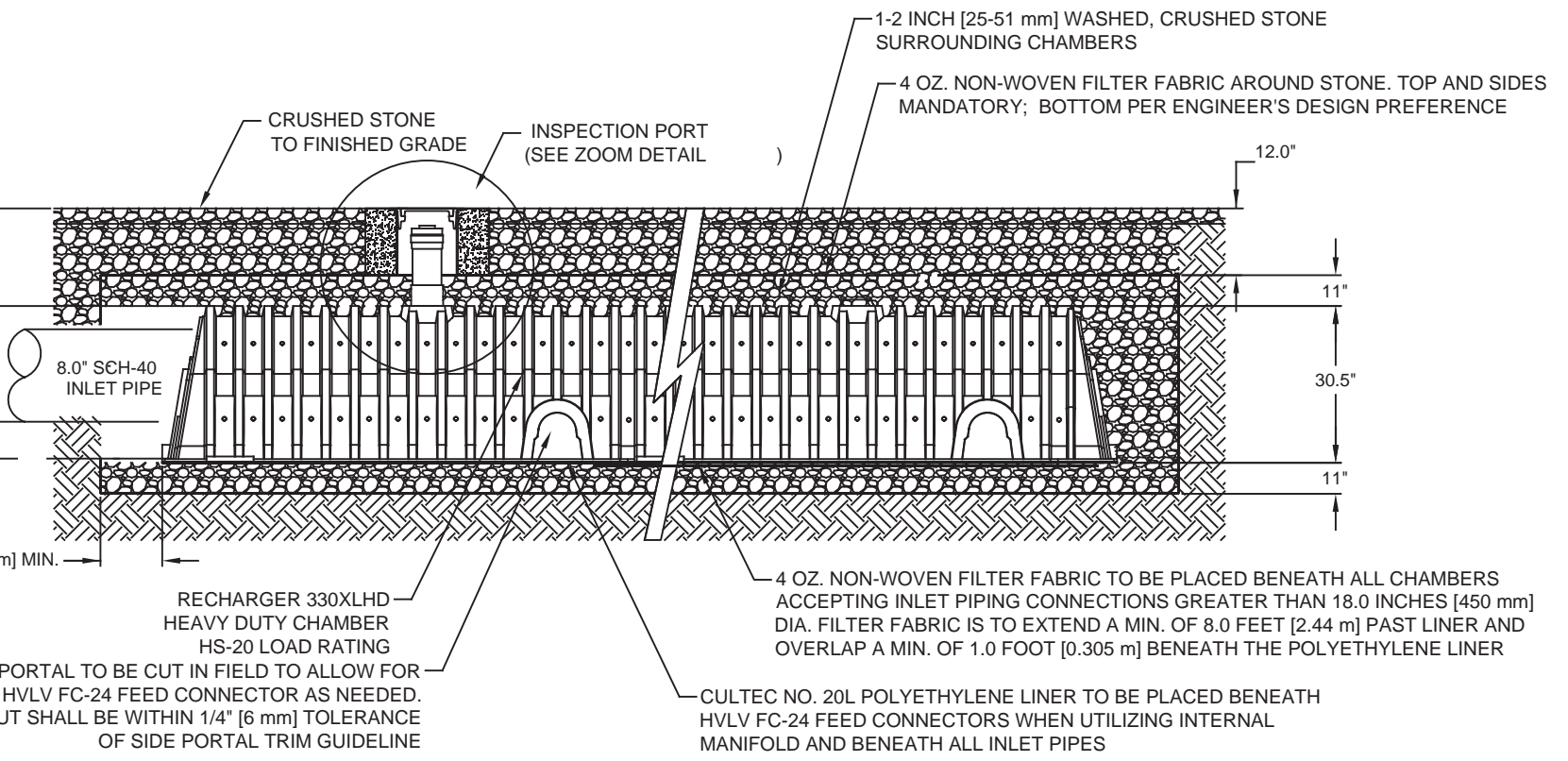
CULTEC RECHARGER 330XLHD HEAVY DUTY CHAMBER

12.0 INCH MINIMUM WIDTH OF 1-2 INCH WASHED, CRUSHED STONE BORDER SURROUNDING SYSTEM PERIMETER



SCHEDULE OF ELEVATIONS

FG	EL=378.0
T.O Chamber	EL=376.09
Inv. In	EL=373.55 (R.D)
BOT Chamber	EL=373.55



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- 2.THERE SHALL BE NO CONSTRUCTION ACTIVITIES UNTIL EROSION CONTROL MEASURES ARE IN PLACE
- 3.THE EROSION CONTROLS SHOULD BE MAINTAINED DURING THE CONSTRUCTION
- 4-EXISTING CONDITION PLAN AND LOCATION OF BUILDINGS ARE BASED ON A PLAN PREPARED BY ANDREWS SURVEY & ENGINEERING DATED 12/11/2001.

CONSTRUCTION NOTES

- 1- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND THE GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL THE UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION OR CALL 1-888-344-7233.
- 2-SHOULD CONFLICTS OCCUR WITH EXISTING UTILITIES CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNERS REPRESENTATIVE FOR FIELD CHANGE.
- 3-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE PLANS TO THE ENGINEER. ALSO REPORT ANY CONDITION UNCOVERED IN THE WORK WHICH IS NOT REFLECTED WITHIN THE PLAN.
- 4-STRUCTURE PLANS IS NOT INCLUDED AS PART OF THIS PLAN AND SHALL BE INCLUDED UNDER SEPARATE SUBMISSION.
- 5-ALL ROOF DRAINS/GUTTERS SHALL BE DIRECTED TO THE PROPOSED UNDERGROUND INFILTRATION SYSTEM SHOWN WITH PVC SCH 40 PIPES IN ACCORDANCE WITH TOWN OF GRAFTON REQUIREMENTS.
- 6-THE ENTIRE AREA WITHIN THE STREET LINES, AND BEYOND, AS NECESSARY FOR CONSTRUCTION EARTHWORK, SHALL BE CLEANED OF ALL BRUSH, TREE ROOT, STUMPS, BOULDERS, AND OTHER OBJECTIONABLE MATTER.
- 7-TOPOGRAPHIC ELEVATIONS ARE BASED ON THE TOWN OF GRAFTON GIS MAP.
- 8-EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE THE CONSTRUCTION STARTS AND SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL THE ENTIRE AREA FINAL COVER ESTABLISHES.
- 9-THE HEIGHT OF THE PROPOSED STORAGE SILOS AND BUILDING SHALL BE IN CONFORMANCE WITH THE REQUIREMENT OF TOWN OF GRAFTON BY LAWS.
- 10-THE SCOPE OF WORK FOR THIS PROJECT WILL NOT MODIFY OR CHANGE THE EXISTING GRADE FOR THE ENTIRE SITE.

LOT COVERAGE CALCULATION:

BUILDING COVERAGE	35,310 SF (20.2%)
PAVEMENT/PAVED SURFACE	11,000 SF (6.3%)
PARKING (PAVED SURFACE)	99,320 SF (57.2%)
OPEN SPACE (GREEN SPACE)	28,514 SF (16.5%)
TOTAL	174,144 SF = 4.0 ACR.

ZONING: OFFICE/ LIGHT INDUSTRY (OLI)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 sf	4.0 Acr	
MIN. LOT FRONTAGE:	120 ft	529 ft	
MINIMUM FRONT YARD:	40 ft	10.30 ft	220 ft
MINIMUM SIDE YARD:	35 ft	0 ft	104.4 ft
MINIMUM REAR YARD:	35 ft	3 ft	38 ft
MAXIMUM BLD. COVERAGE	40 %	18%	20.2%
MAXIMUM BLD. HEIGHT	35 ft	34 ft	34ft

PARKING REQUIREMENT:

	AREA	REQUIRED
EXISTING BUILDINGS (1,2,3,4,6,7) =	29,500 SF	
PROPOSED BUILDING (5) =	5,810 SF	
TOTAL =	35,310 SF	
REQUIRED PARKING SPACES:	(35,310 SF) / 500 =	70
AVAILABLE PARKING SPACES:		71

THE AREA SHOWN FOR PARKING IS FOR CONCEPTUAL PURPOSES AND THE INTEND IS TO SHOW AVAILABLE AREA FOR THE REQUIRED SPACES, AS SPECIFIED BY THE ZONING BY LAWS. THE ACTUAL REQUIRED PARKING SPACES WILL BE BASED ON THE MAXIMUM NUMBER OF EMPLOYEES REQUIRED AT THE SITE.

REVISIONS

NO.	DESCRIPTION	DATE
1	Wetland /River Front Location	5/5/21
2	Wetland /River Front Flags	6/2/21
3	Graves Engineering Comments	6/22/21

PROPOSE BUILDING ADDITION SITE PLAN

FOR
109 CREEPER HILL ROAD GRAFTON, MA

SCALE: AS NOTED DATE: 4/22/21

PREPARED BY: ASA ENGINEERING 715 MAIN STREET SHREWSBURY, MA (978) 377-5084 moeazi1100@yahoo.com

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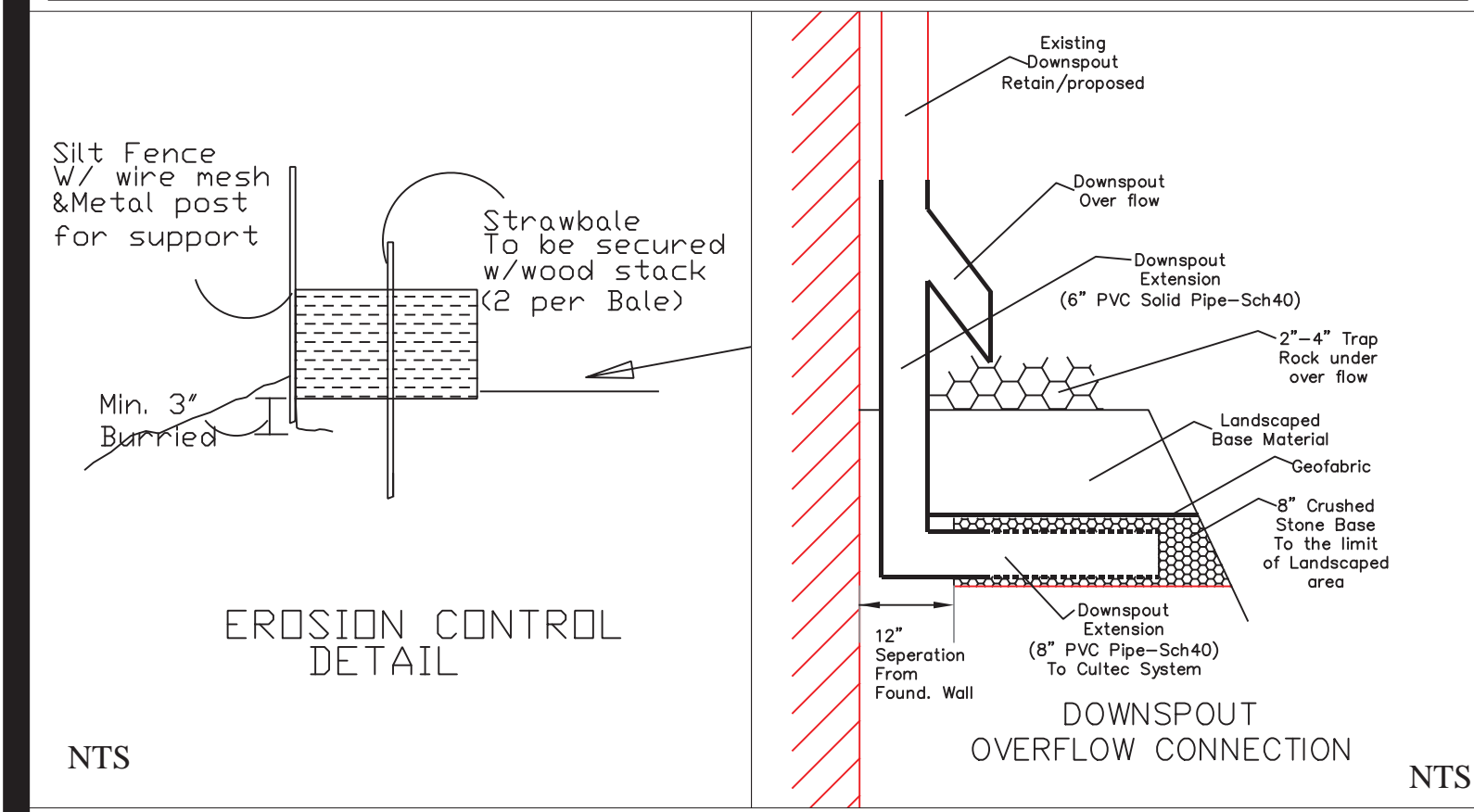
CULTEC UNITS DETAIL

- NOTE:**
- 1-There Shall Be No Change to the following :
 - Hours of operations
 - Number of Employees
 - Shipping /Receiving Activities
 - 2-No hazardous material will handled at this site.
 - 3-Existing Utility Connections in Building 3 Shall be Modified to provide service for Proposed building. No direct connection is anticipated.

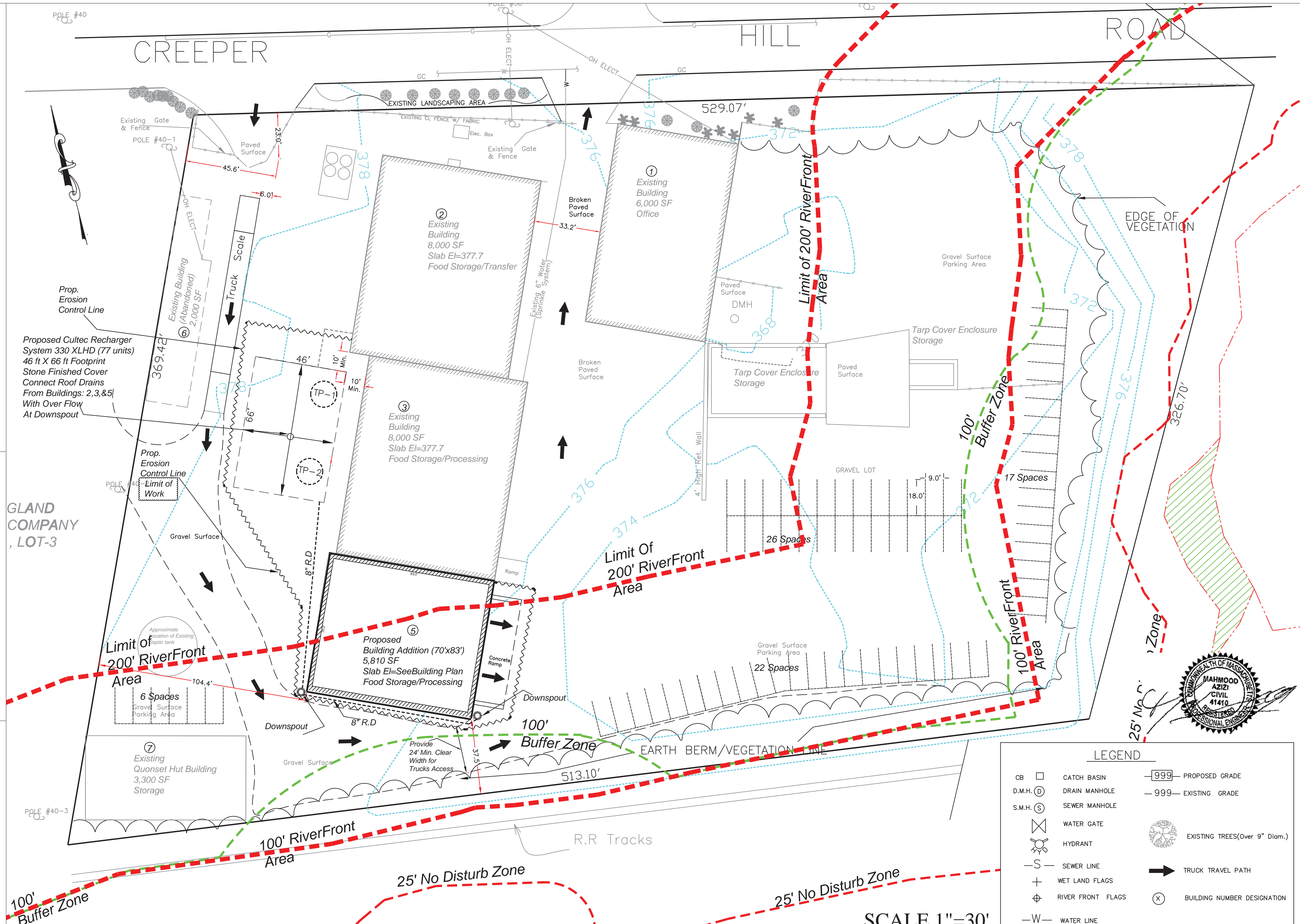
SOIL TEST INFORMATION 10/1/2015

TP-1 (northern test pit)		
DEPTH	SOIL HORIZON	SOIL TEXTURE
0 - 5"	-	Concrete Slab
5 - 60"	C1	Medium sand, previously disturbed
60 - 102"	C2	Coarse sand, gravelly
Weeping Water: NA		
Standing Water: NA		
Mottling: NA		
Estimated Seasonal High Groundwater Table @ 102" (assumed)		
Refusal: NA		
Parent Material: Outwash		

TP-2 (southern test pit)		
DEPTH	SOIL HORIZON	SOIL TEXTURE
0 - 5"	-	Concrete Slab
5 - 50"	C1	Medium sand, previously disturbed
50 - 102"	C2	Coarse sand, gravelly
Weeping Water: NA		
Standing Water: NA		
Mottling: NA		
Estimated Seasonal High Groundwater Table @ 102" (assumed)		
Refusal: NA		
Parent Material: Outwash		



- 1-EROSION CONTROLS MEASURES SHOULD BE IN PLACE BEFORE THE LAND DISTURBANCE, AND SHOULD NOT BE REMOVE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
- 2-THE EROSION CONTROLS SHOULD BE MAINTAIN ON A REGULAR BASES TO PREVENT ACCUMULATION OF SEDIMENTS
- 3- TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE IMPLEMENTED DURING CONSTRUCTION SHUT DOWNS OF MORE THAN 5 DAYS.
- 4-THE ENTRANCE AND EXIT AREAS TO THE PROPOSED SITE SHOULD BE STABILIZE BY USING CRUSH STONE OR OTHER EFFECTIVE MEASURES.
- 5-SEDIMENTS WHICH ARE TRACKED INTO THE PUBLIC WAYS SHOULD BE REMOVED ON A DAILY BASES.
- 6-ALL DISTURBED AREAS SHALL BE MAINTAIN DURING THE STABILIZATION OF PERMANENT MEASURES



LEGEND

CB	CATCH BASIN	---999---	PROPOSED GRADE
D.M.H.	DRAIN MANHOLE	---999---	EXISTING GRADE
S.M.H.	SEWER MANHOLE		
WATER GATE			
HYDRANT			EXISTING TREES(Over 9" Diam.)
SEWER LINE			TRUCK TRAVEL PATH
WET LAND FLAGS			BUILDING NUMBER DESIGNATION
RIVER FRONT FLAGS			
WATER LINE			

SCALE 1"=30'