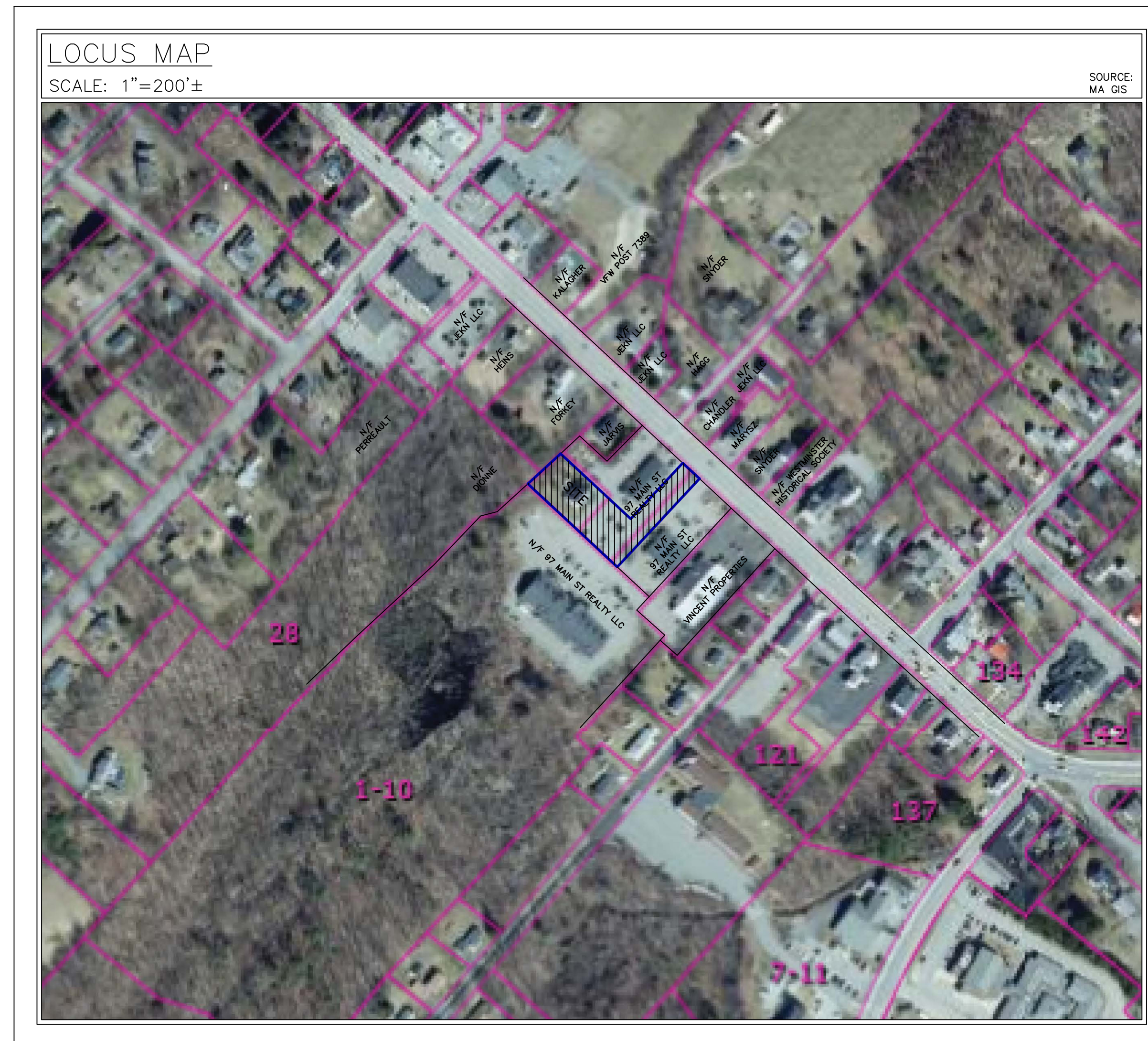


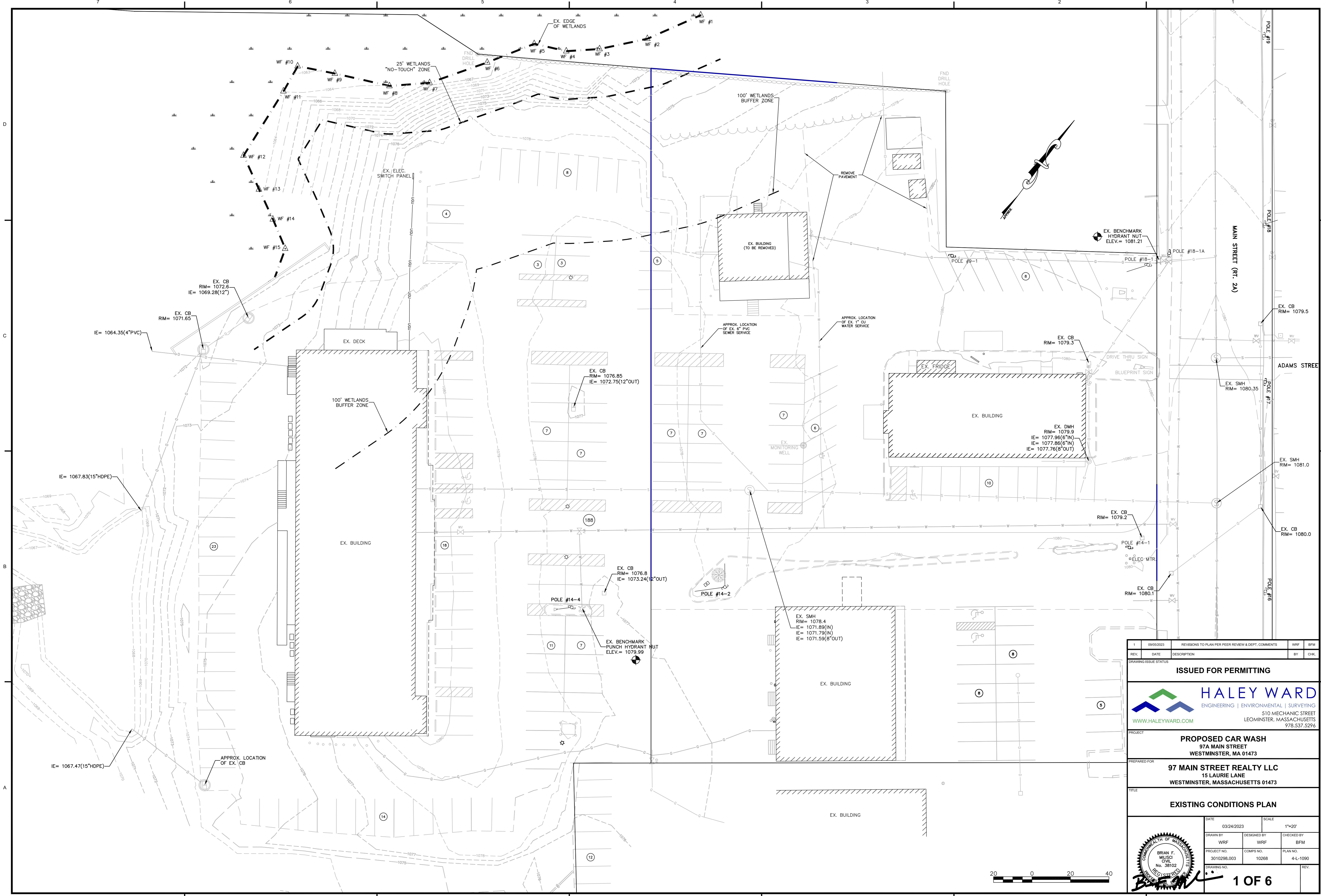
**PROPOSED CAR WASH**  
**PROPOSED SITE DEVELOPMENT PLAN**  
 IN  
**WESTMINSTER, MASSACHUSETTS**  
 AT  
**97A MAIN STREET**  
**MARCH 24, 2023**  
**LAST REVISED ON SEPTEMBER 5, 2023**

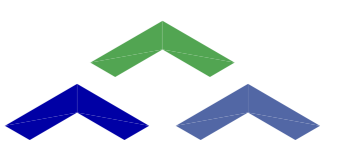


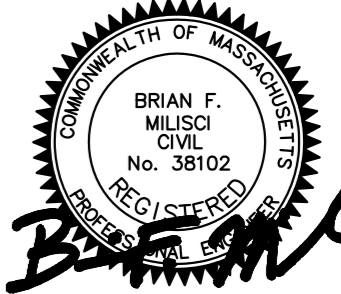
PLAN INDEX	
EXISTING CONDITIONS PLAN	1
PROPOSED SITE LAYOUT PLAN	2
PROPOSED SITE & GRADING PLAN	3
PROPOSED LANDSCAPING PLAN	4
CONSTRUCTION NOTES	5
CONSTRUCTION DETAILS	6

1	09/05/2023	REVISIONS TO PLAN PER PEER REVIEW & DEPT. COMMENTS	WRF	BFM		
REV.	DATE	DESCRIPTION	BY	CHK.		
DRAWING ISSUE STATUS						
<b>ISSUED FOR PERMITTING</b>						
		<b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING				
		510 MECHANIC STREET LEOMINSTER, MASSACHUSETTS 978.537.5276				
PROJECT						
<b>PROPOSED CAR WASH</b> 97A MAIN STREET WESTMINSTER, MA 01473						
PREPARED FOR						
<b>97 MAIN STREET REALTY LLC</b> 15 LAURIE LANE WESTMINSTER, MASSACHUSETTS 01473						
TITLE						
<b>TITLE SHEET</b>						
		DATE	03/24/2023	SCALE	1"=20'	
		DRAWN BY	WRF	DESIGNED BY	WRF	
		CHECKED BY	BFM			
		PROJECT NO.	3010298.003	COMPS NO.	10268	
		DRAWING NO.			PLAN NO.	4-L-1090
<b>TITLE</b>						





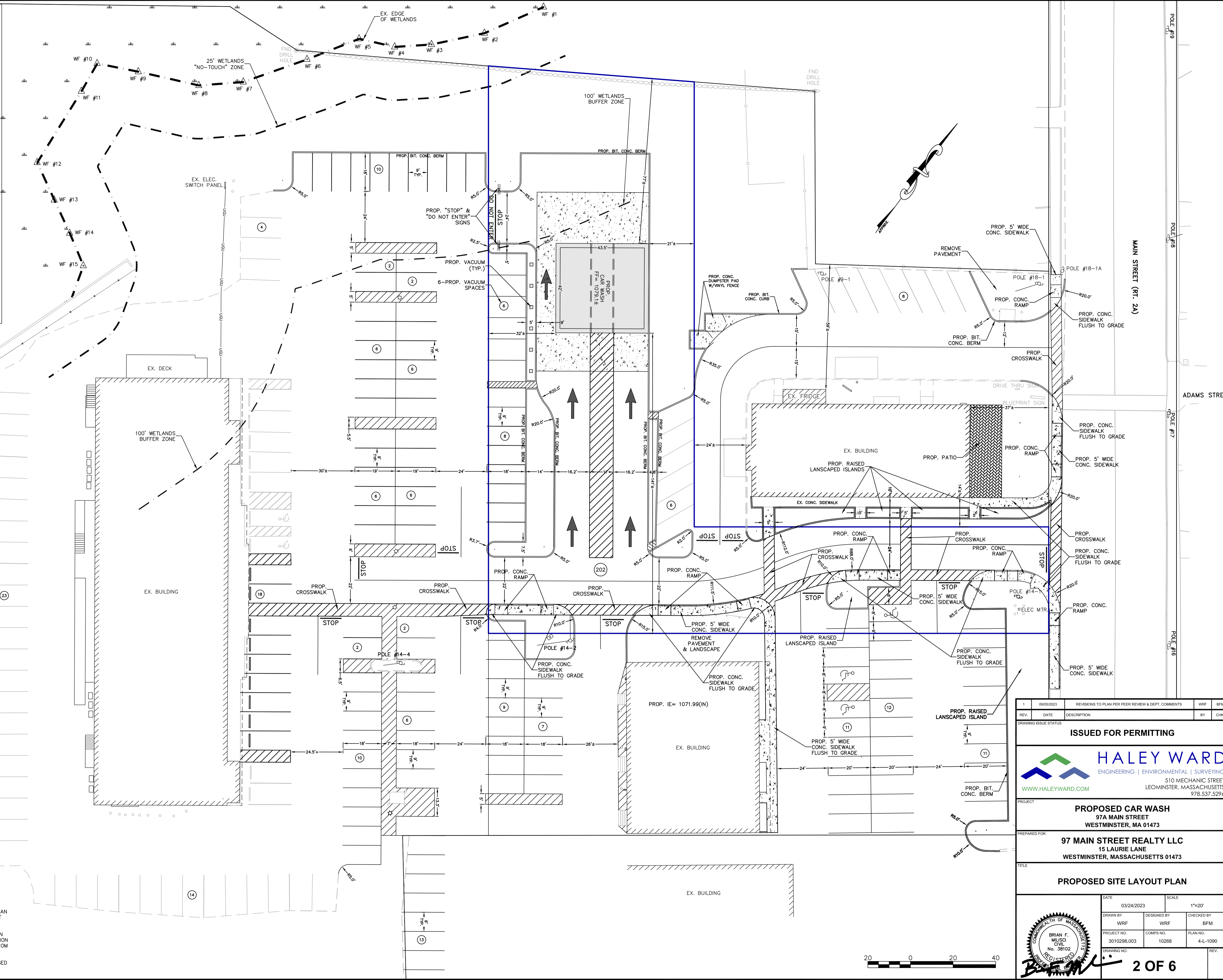
1	06/05/2023	REVISIONS TO PLAN PER PEER REVIEW & DEPT. COMMENTS	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>ISSUED FOR PERMITTING</b>				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 510 MECHANIC STREET LEOMINSTER, MASSACHUSETTS 978.537.5296				
PROJECT				
<b>PROPOSED CAR WASH</b> 97A MAIN STREET WESTMINSTER, MA 01473				
PREPARED FOR				
<b>97 MAIN STREET REALTY LLC</b> 15 LAURIE LANE WESTMINSTER, MASSACHUSETTS 01473				
TITLE				
<b>EXISTING CONDITIONS PLAN</b>				
DATE		03/24/2023	SCALE	
			1"=20'	
DRAWN BY		WRF	DESIGNED BY	
			WRF	
CHECKED BY		BFM	PROJECT NO.	
			3010298.003	
PROJECT NO.		3010298.003	COMPS NO.	
			10268	
DRAWING NO.		44-1-1090	PLAN NO.	
			44-1-1090	
			REV.	





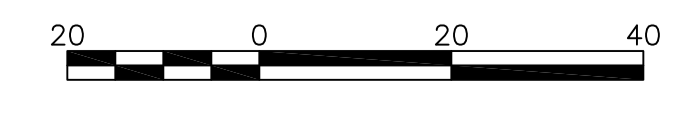
**PARKING CALCULATIONS:**

USE	FLOOR SPACE/ # OF SEATS	PARKING FACTOR	SPACES REQUIRED
ANGLER RESTAURANT	32 SEATS	1:4 SEATS	8 SPACES
EDWARD JONES OFFICE	1,240 S.F.	1:500 S.F.	3 SPACES
SPINFIT FITNESS CENTER	1,240 S.F.	5.7:1000 S.F.	7 SPACES
SAMORERA'S RESTAURANT	20 SEATS	1:4 SEATS	5 SPACES
PHOTOGRAPHY STUDIO	1,240 S.F.	1:250 S.F.	5 SPACES
POLISHED SALON & SPA	1,240 S.F.	1:250 S.F.	5 SPACES
GREEN TEA RESTAURANT	6 SEATS	1:4 SEATS	2 SPACES
BLUEPRINT RESTAURANT	110 SEATS	1:4 SEATS	28 SPACES
DUNKIN' DONUTS RESTAURANT	22 SEATS	1:4 SEATS	6 SPACES
YOGA STUDIO	1,500 S.F.	5.7:1000 S.F.	9 SPACES
SUBWAY RESTAURANT	21 SEATS	1:4 SEATS	6 SPACES
STEFANO'S RESTAURANT	20 SEATS	1:4 SEATS	5 SPACES
YOUNG DRY CLEANERS	1,750 S.F.	1:250 S.F.	7 SPACES
HORRIGAN FLOORING CENTER	1,750 S.F.	1:250 S.F.	7 SPACES
CAR WASH VACUUM SPACES			6 SPACES
TOTAL SPACES REQUIRED			109 SPACES
TOTAL EXISTING SPACES PROVIDED			188 SPACES
TOTAL PROPOSED SPACES PROVIDED			202 SPACES

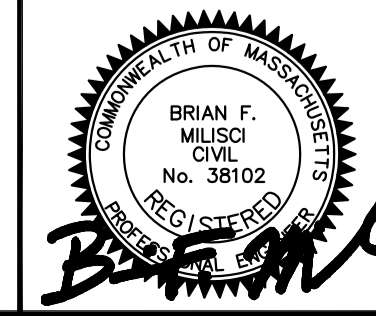


**PROPOSED LIGHTING NOTES:**

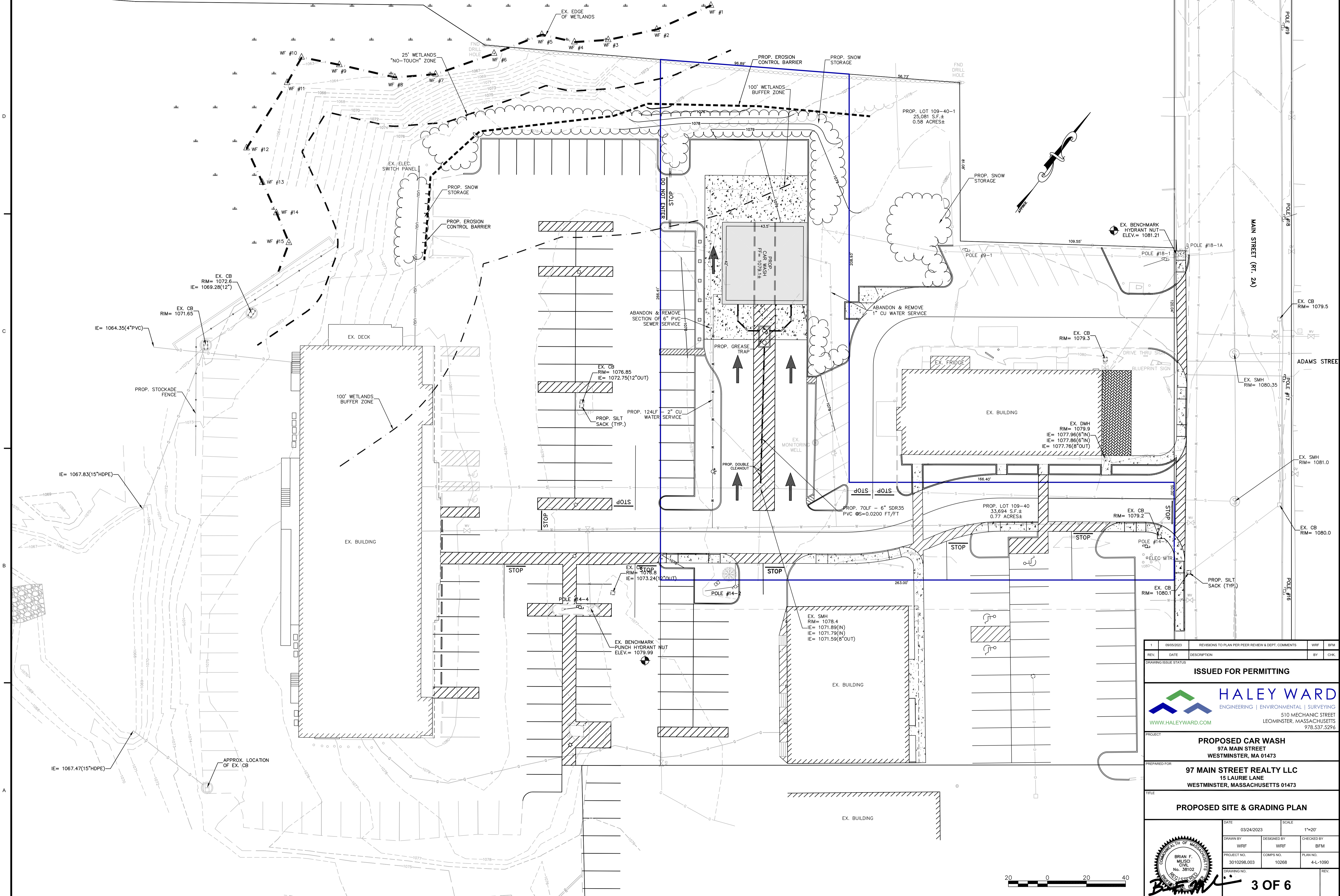
1. ALL PROPOSED OUTDOOR LIGHTING SHALL HAVE A CUT-OFF ANGLE LESS THAN 76° MEASURED FROM THE FIXTURE DOWN TO THE GROUND AND THIS LINE MUST INTERSECT WITH THE GROUND WITHIN THE LIMITS OF THE SITE.
2. THE LIGHTING OF THE SITE MUST MAINTAIN A LEVEL OF 1.0 FOOT-CANDLE IN DRIVEWAY, PARKING AND PEDESTRIAN AREAS AND GLARE FROM THE INSTALLATION OF OUTDOOR LIGHTS AND ILLUMINATED SIGNS MUST BE PROPERLY SHIELDED FROM THE VIEW OF ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY.
3. IN THE AREA OF NEW CONSTRUCTION, OUTDOOR LIGHTING, MUST BE ARRANGED TO MINIMIZE GLARE AND LIGHT SPILLING OVER TO NEIGHBORING PROPERTIES.



1	09/05/2023	REVISIONS TO PLAN PER PEER REVIEW & DEPT. COMMENTS	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>ISSUED FOR PERMITTING</b>				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING WWW.HALEYWARD.COM		510 MECHANIC STREET LEOMINSTER, MASSACHUSETTS 978.537.5274		
PROJECT				
<b>PROPOSED CAR WASH</b> 97A MAIN STREET WESTMINSTER, MA 01473				
PREPARED FOR				
<b>97 MAIN STREET REALTY LLC</b> 15 LAURIE LANE WESTMINSTER, MASSACHUSETTS 01473				
TITLE				
<b>PROPOSED SITE LAYOUT PLAN</b>				
DATE	03/24/2023	SCALE	1"=20'	
DRAWN BY	WRF	DESIGNED BY	WRF	CHECKED BY
				BFM
PROJECT NO.	3010298.003	COMPS NO.	10268	PLAN NO.
				4-L-1090
DRAWING NO.				REV.



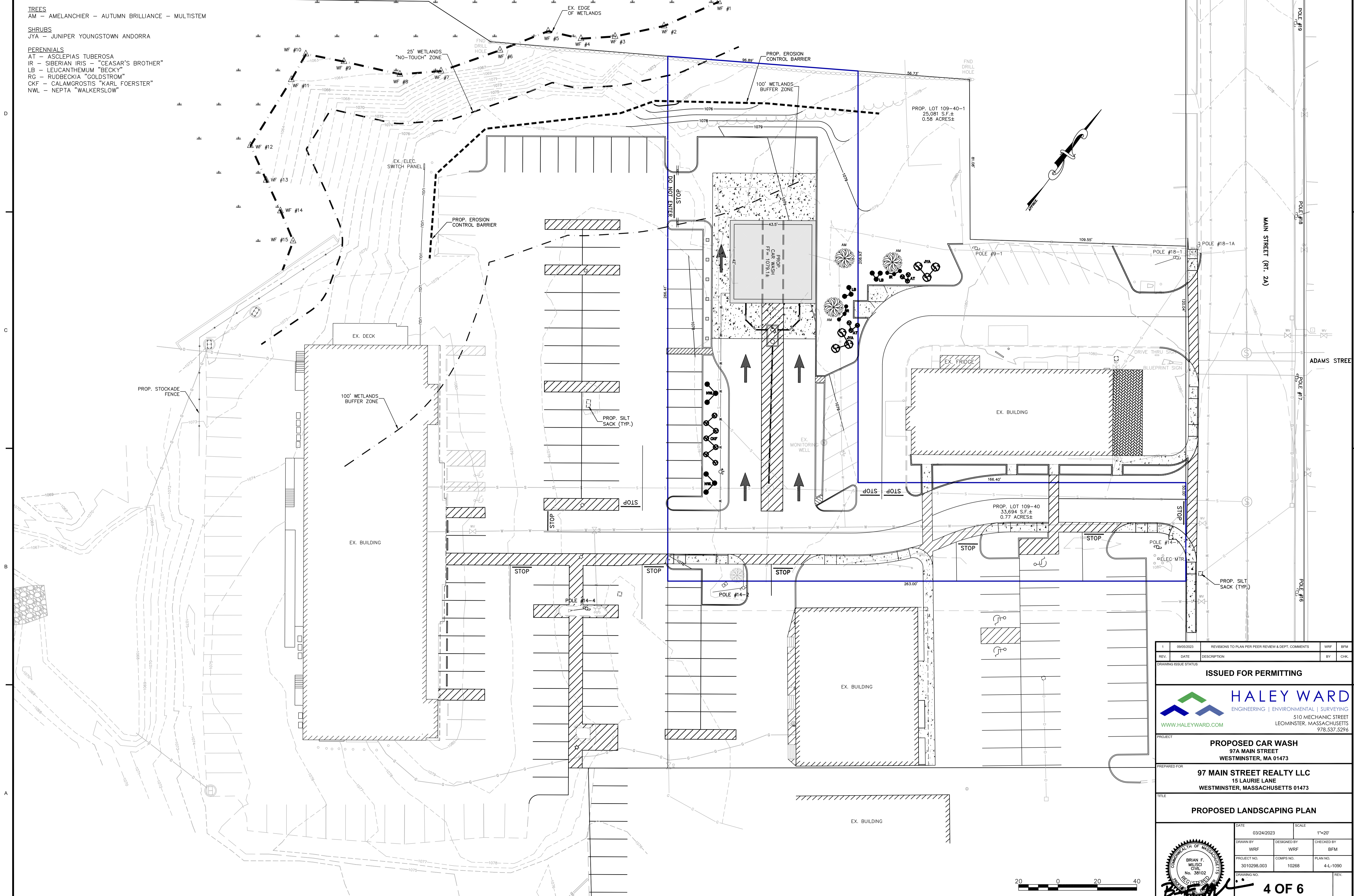




1	06/05/2023	REVISIONS TO PLAN PER PEER REVIEW & DEPT. COMMENTS	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>ISSUED FOR PERMITTING</b>				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 510 MECHANIC STREET LEOMINSTER, MASSACHUSETTS 01473 WWW.HALEYWARD.COM				
PROJECT				
<b>PROPOSED CAR WASH</b> 97A MAIN STREET WESTMINSTER, MA 01473				
PREPARED FOR				
<b>97 MAIN STREET REALTY LLC</b> 15 LAURIE LANE WESTMINSTER, MASSACHUSETTS 01473				
TITLE				
<b>PROPOSED SITE &amp; GRADING PLAN</b>				
DATE	03/24/2023	SCALE	1"=20'	
DRAWN BY	WRF	DESIGNED BY	WRF	CHECKED BY
				BFM
PROJECT NO.	3010298.003	COMPS NO.	10268	PLAN NO.
				4-L-1090
DRAWING NO.				REV.
 <b>Brian F. Miliso</b> No. 38102 CIVIL ENGINEER REG. IN MASS.				
<b>3 OF 6</b>				



- TREES**  
 AM - AMELANCHIER - AUTUMN BRILLIANCE - MULTISTEM
- SHRUBS**  
 JYA - JUNIPER YOUNGSTOWN ANDORRA
- PERENNIALS**  
 AT - ASCLEPIAS TUBEROSA  
 IR - SIBERIAN IRIS - "CEASAR'S BROTHER"  
 LB - LEUCANTHEMUM "BECKY"  
 RG - RUDBECKIA "GOLDSTROM"  
 CKF - CALAMAGROSTIS "KARL FOERSTER"  
 NWL - NEPTA "WALKERSLOW"



REV.	DATE	DESCRIPTION	BY	CHK.
1	08/05/2023	REVISIONS TO PLAN PER PEER REVIEW & DEPT. COMMENTS	WRF	BFM

DRAWING ISSUE STATUS

**ISSUED FOR PERMITTING**




**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 510 MECHANIC STREET  
 LEOMINSTER, MASSACHUSETTS 01453  
 WWW.HALEYWARD.COM

PROJECT  
**PROPOSED CAR WASH**  
 97A MAIN STREET  
 WESTMINSTER, MA 01473

PREPARED FOR  
**97 MAIN STREET REALTY LLC**  
 15 LAURIE LANE  
 WESTMINSTER, MASSACHUSETTS 01473

TITLE  
**PROPOSED LANDSCAPING PLAN**

DATE	SCALE
03/24/2023	1"=20'
DRAWN BY WRF	DESIGNED BY WRF
CHECKED BY WRF	BY BFM
PROJECT NO. 3010298.003	COMPS NO. 10268
PLAN NO. 4-L-1090	REV. 4 OF 6

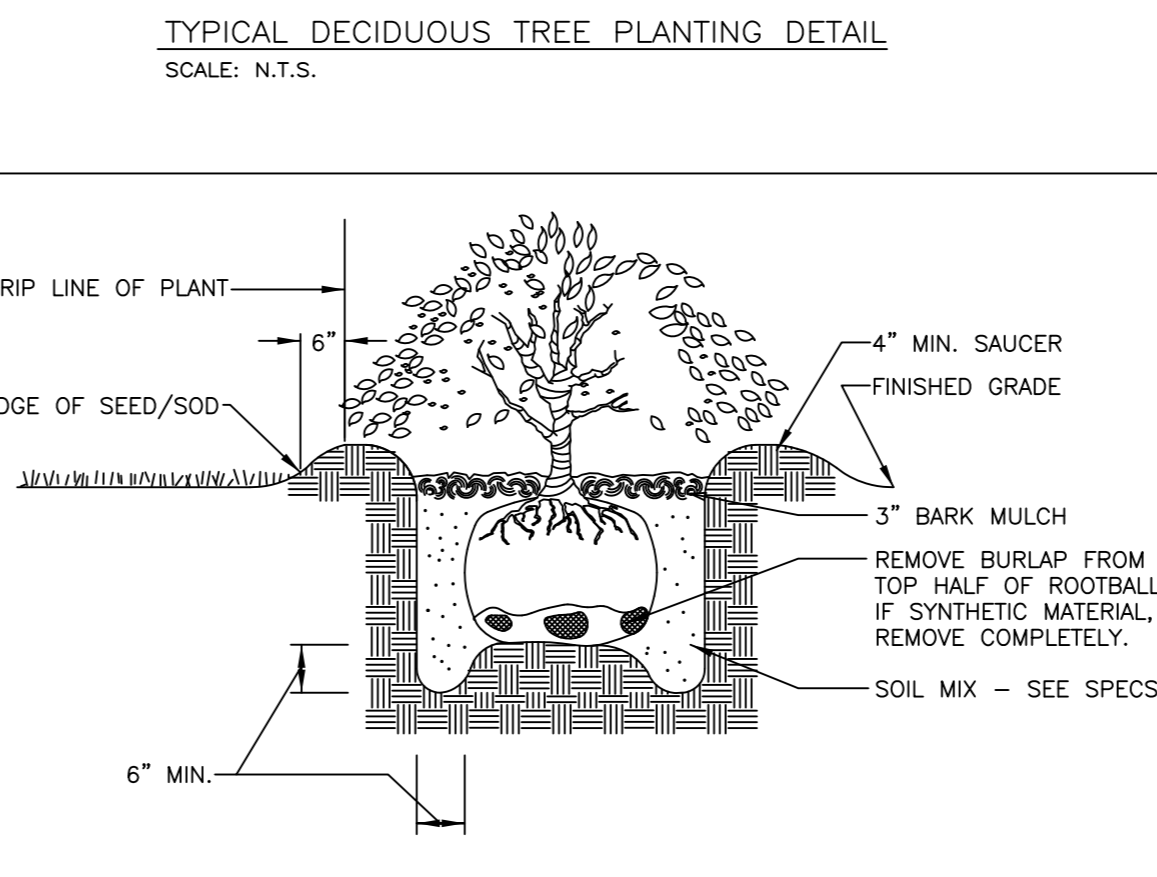
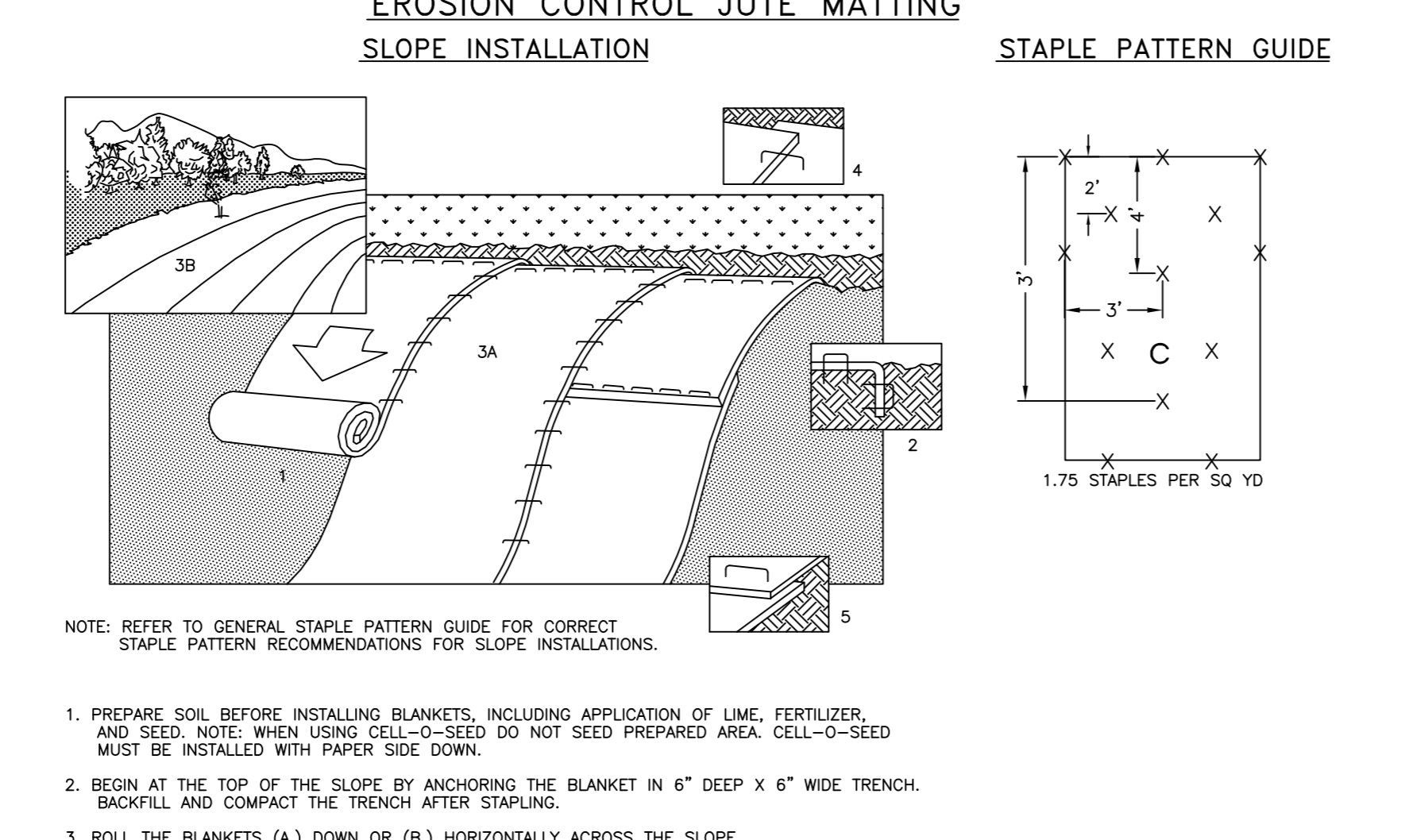
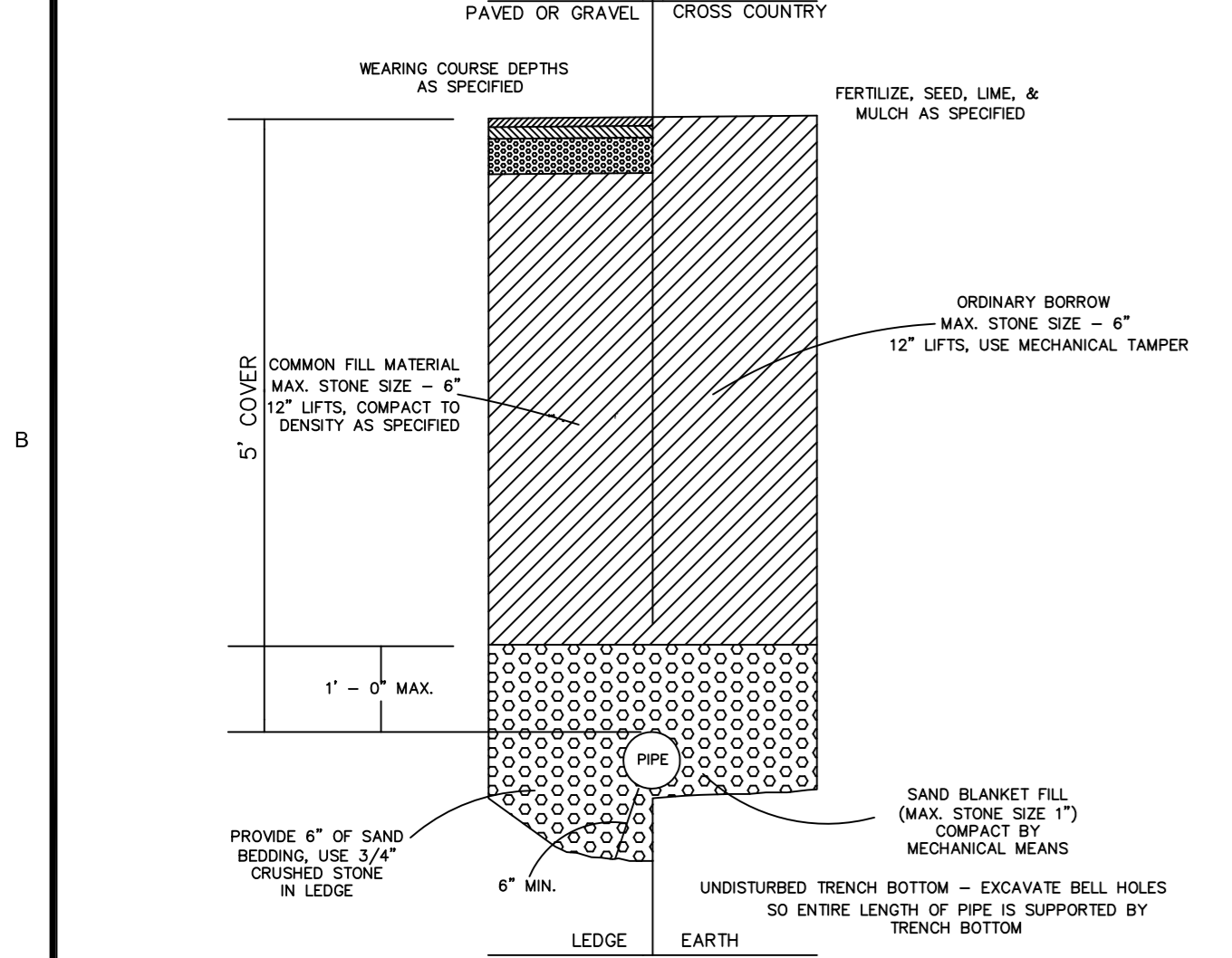
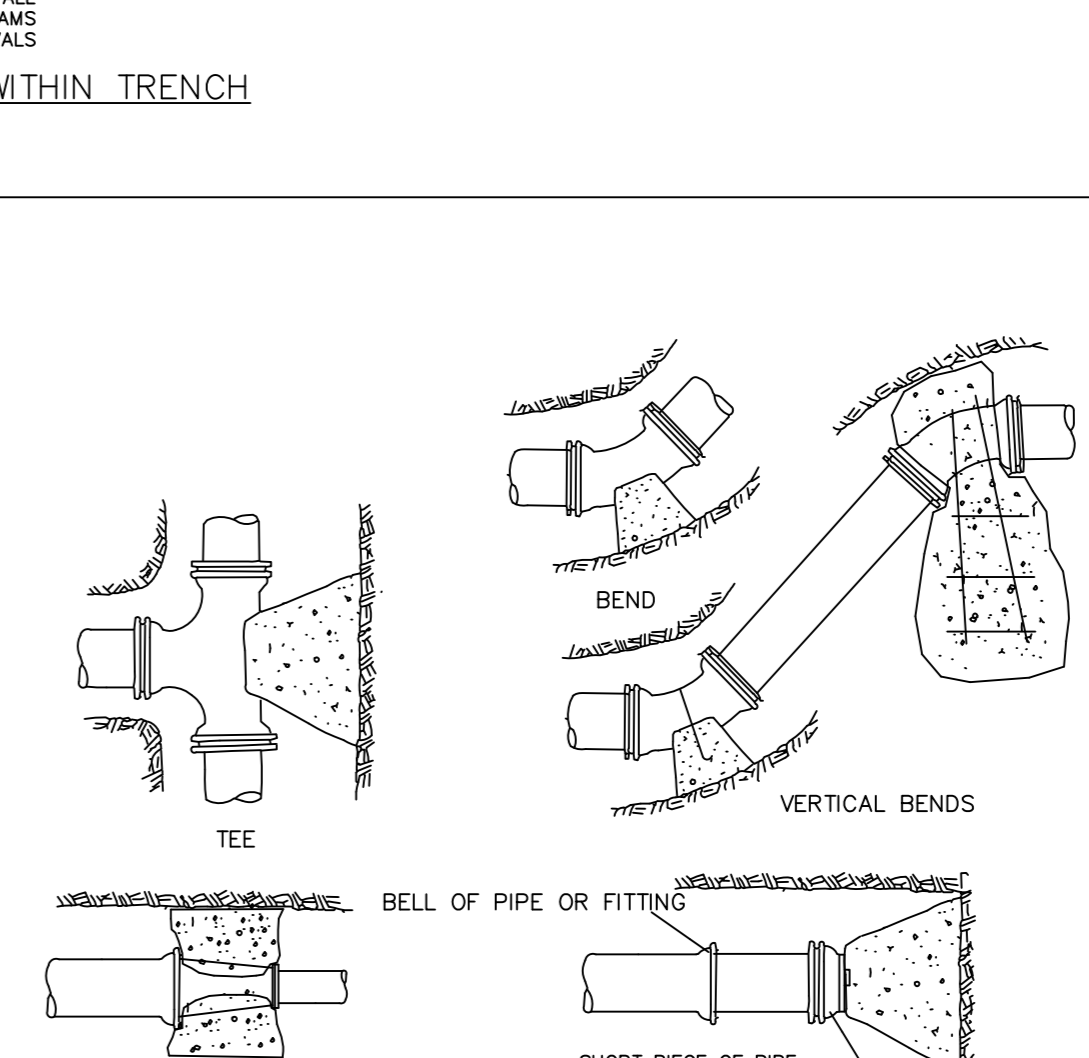
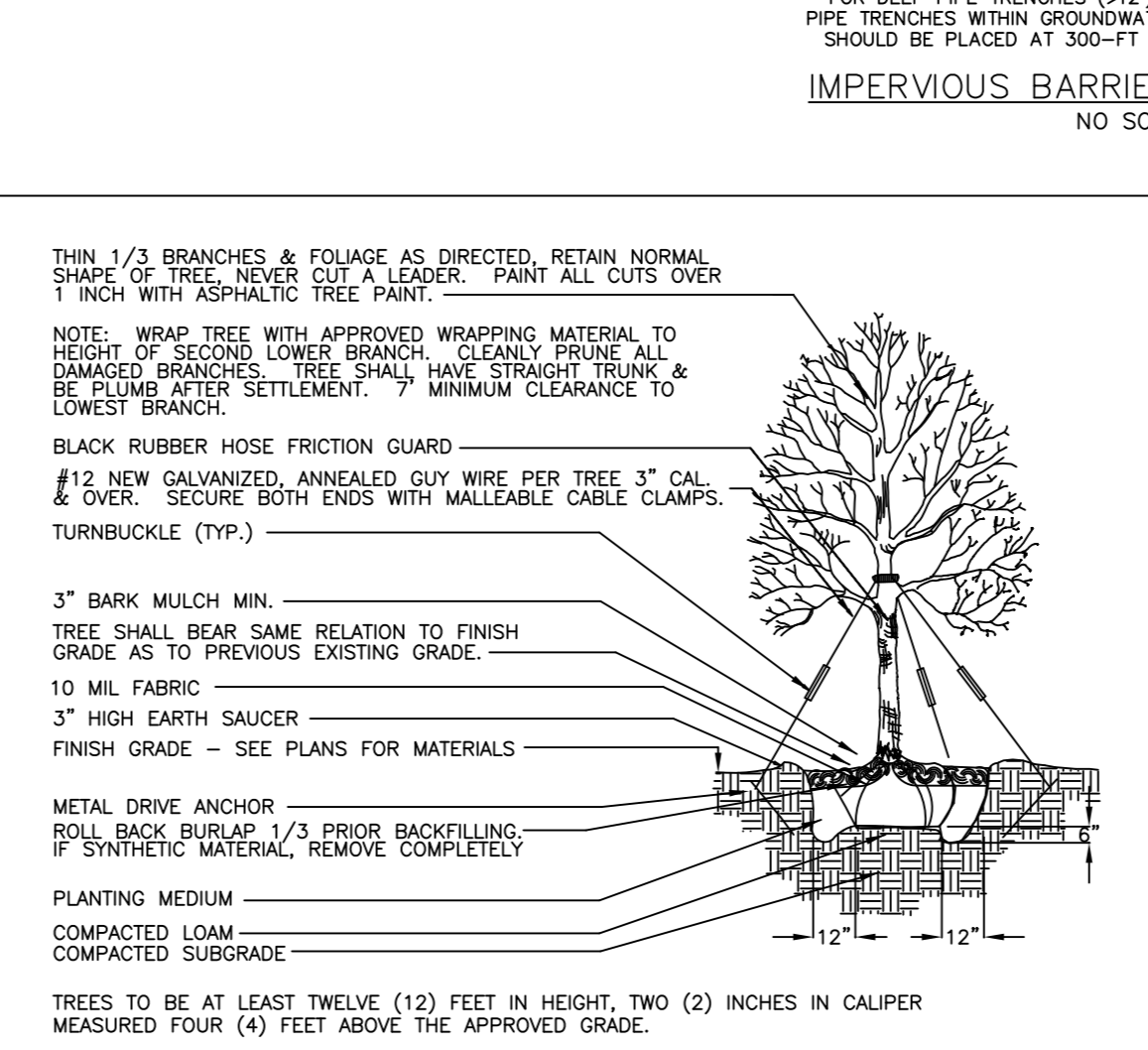
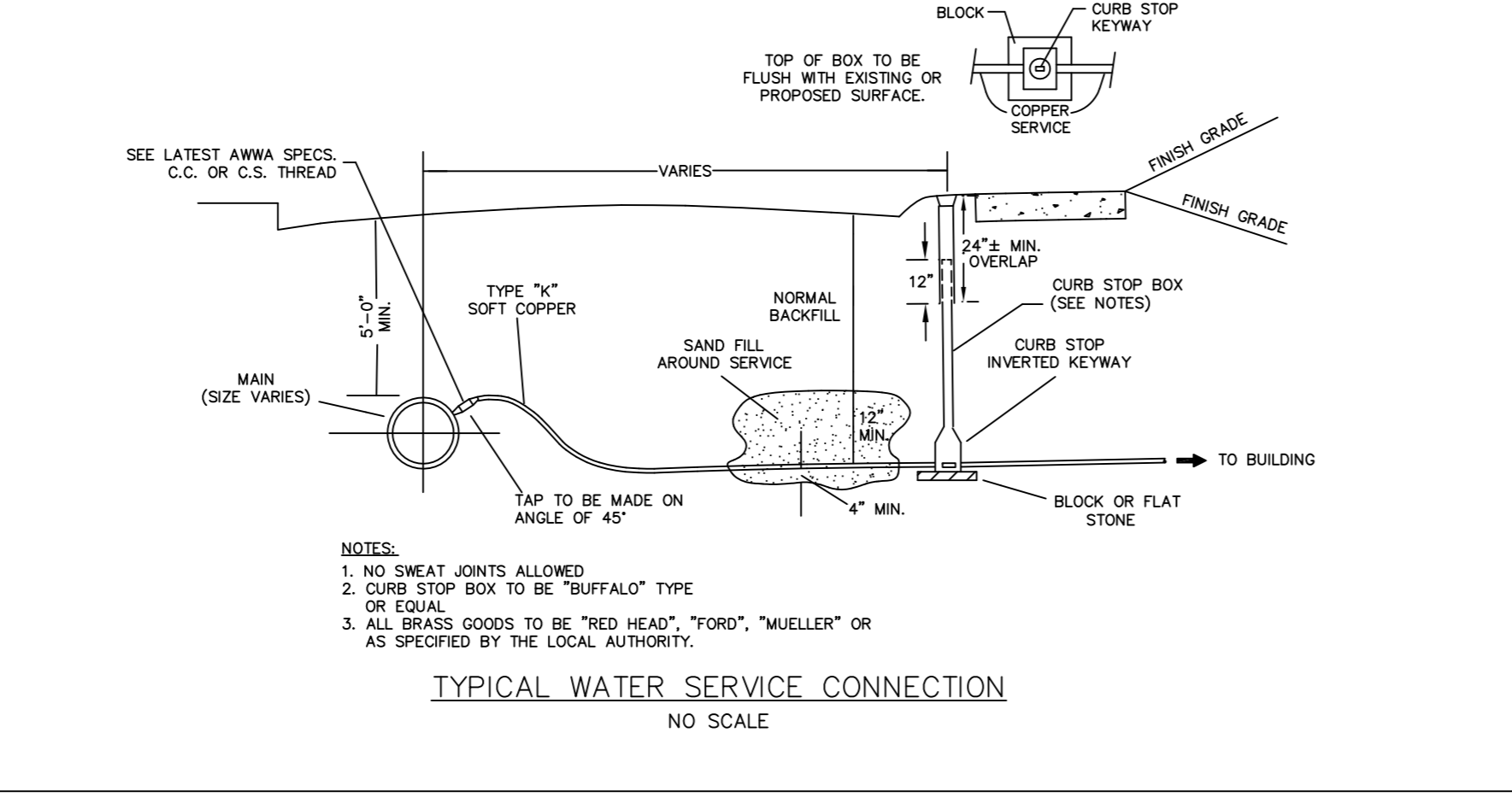
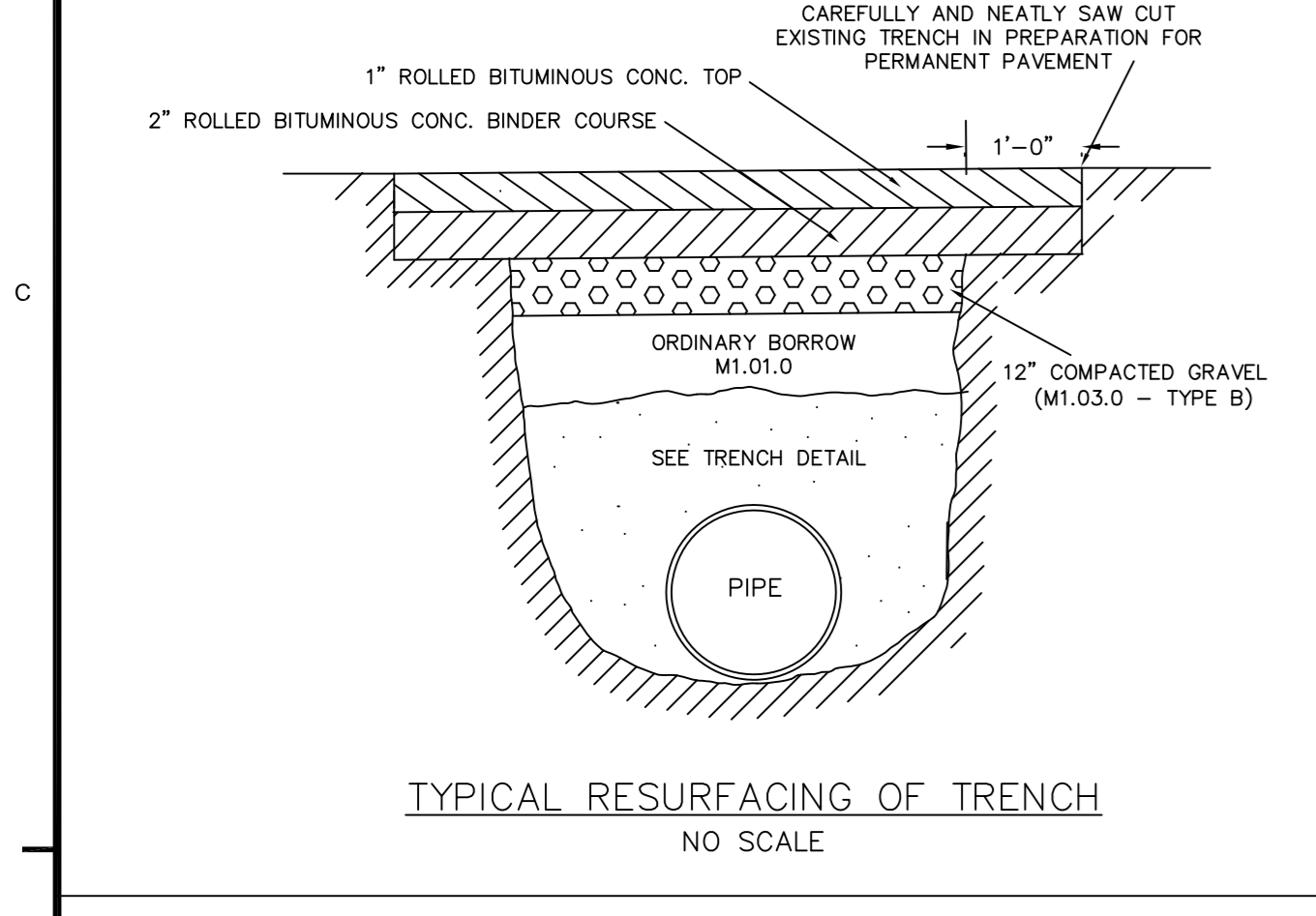
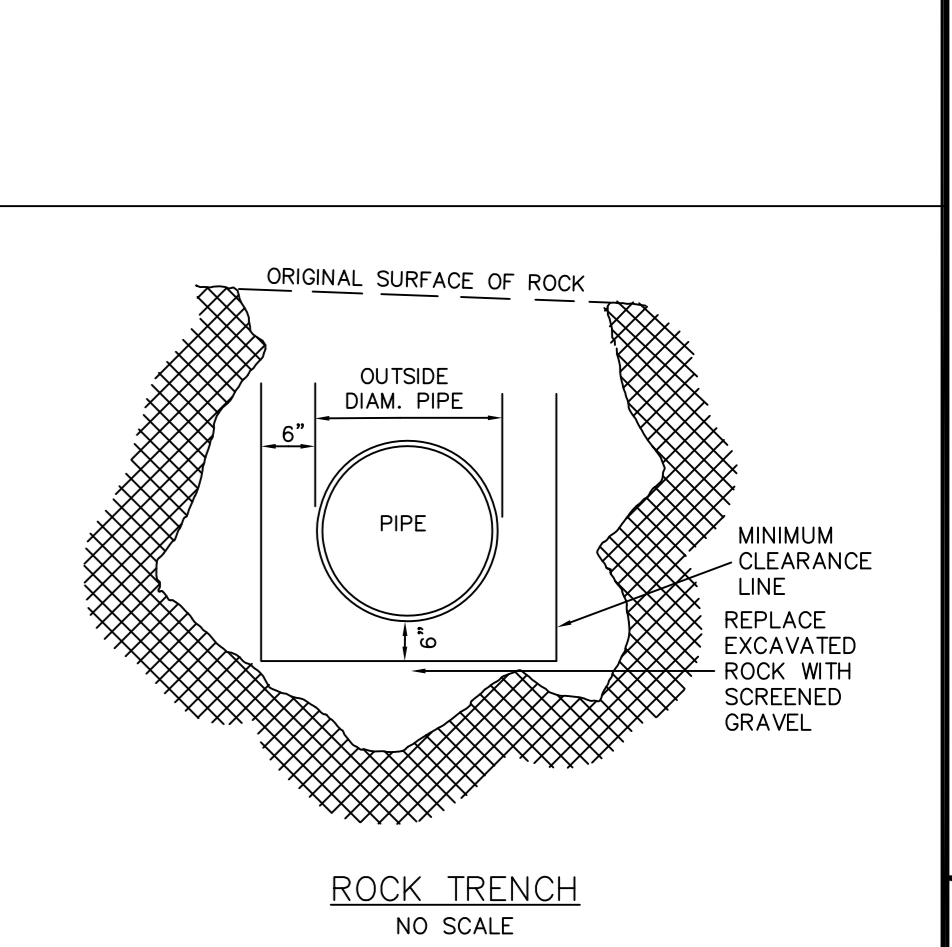
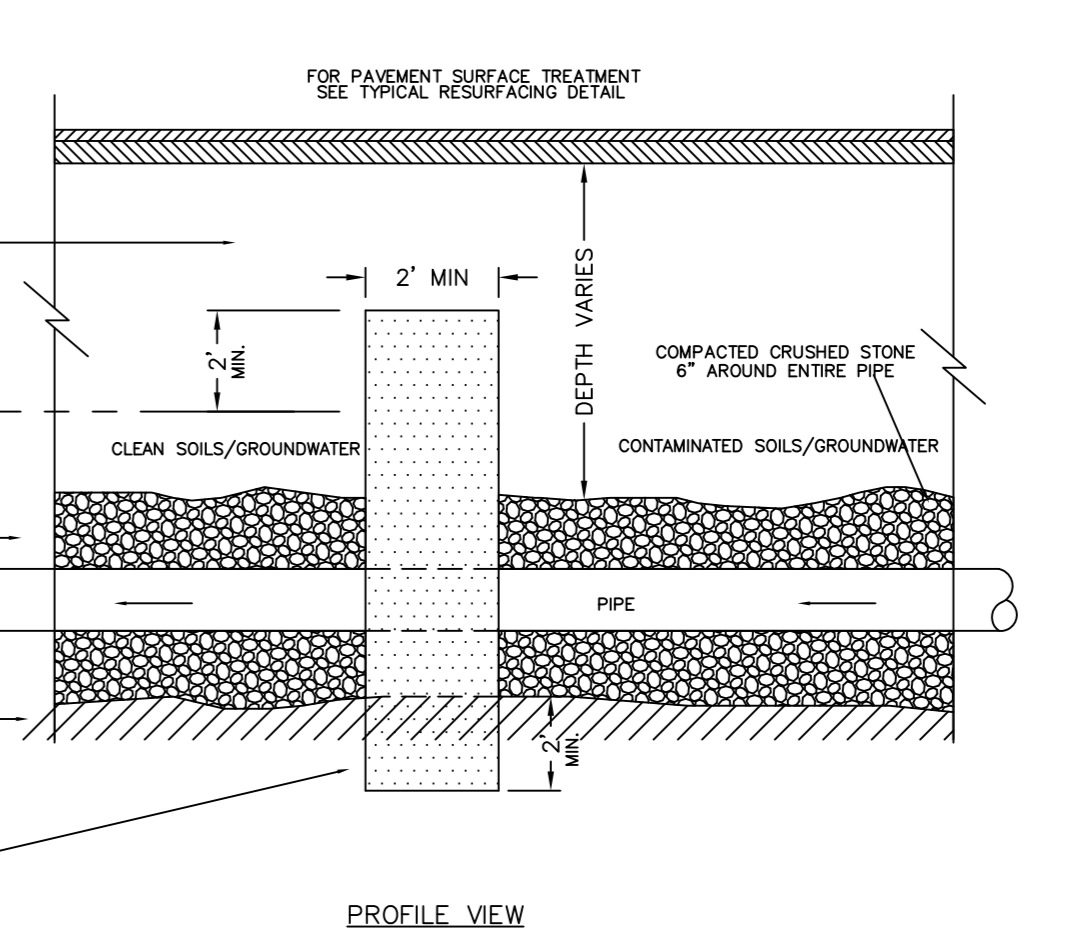
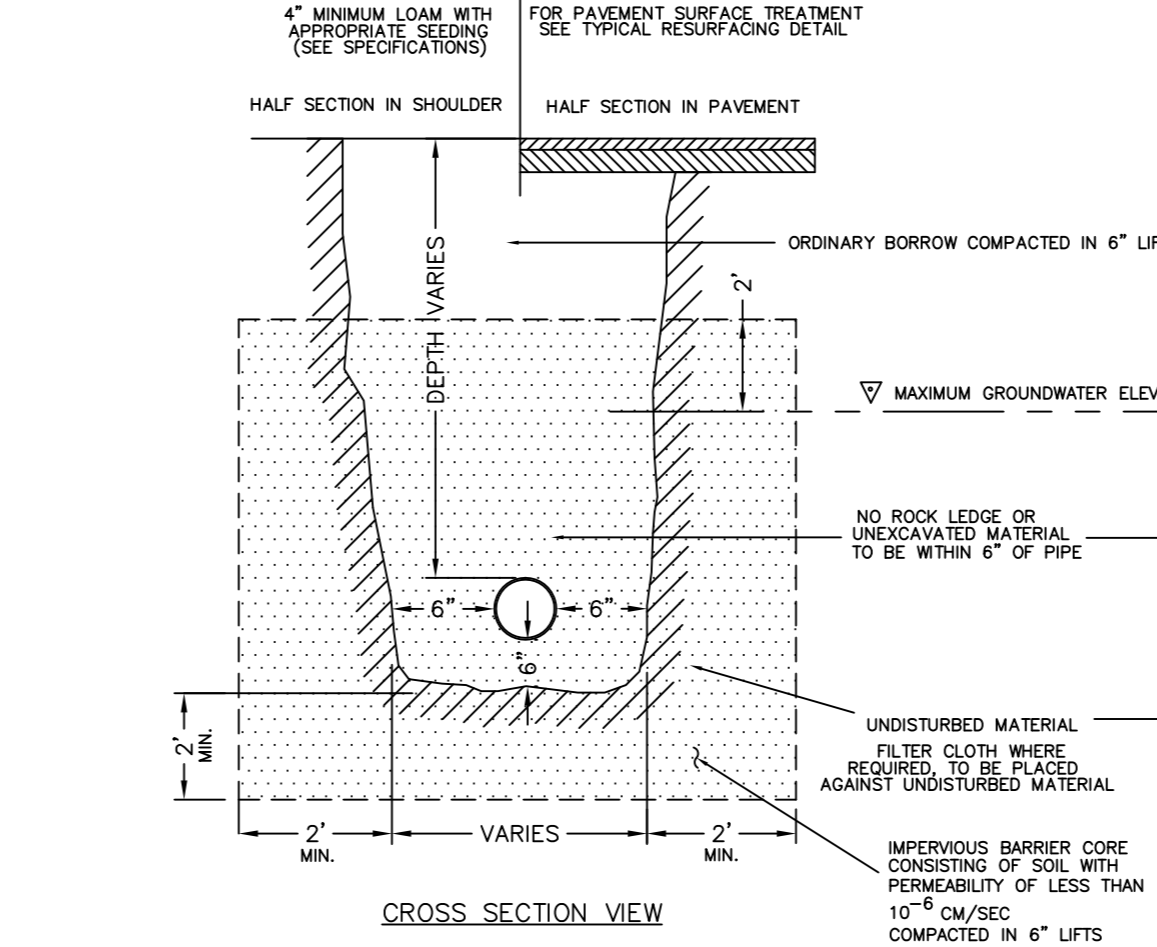
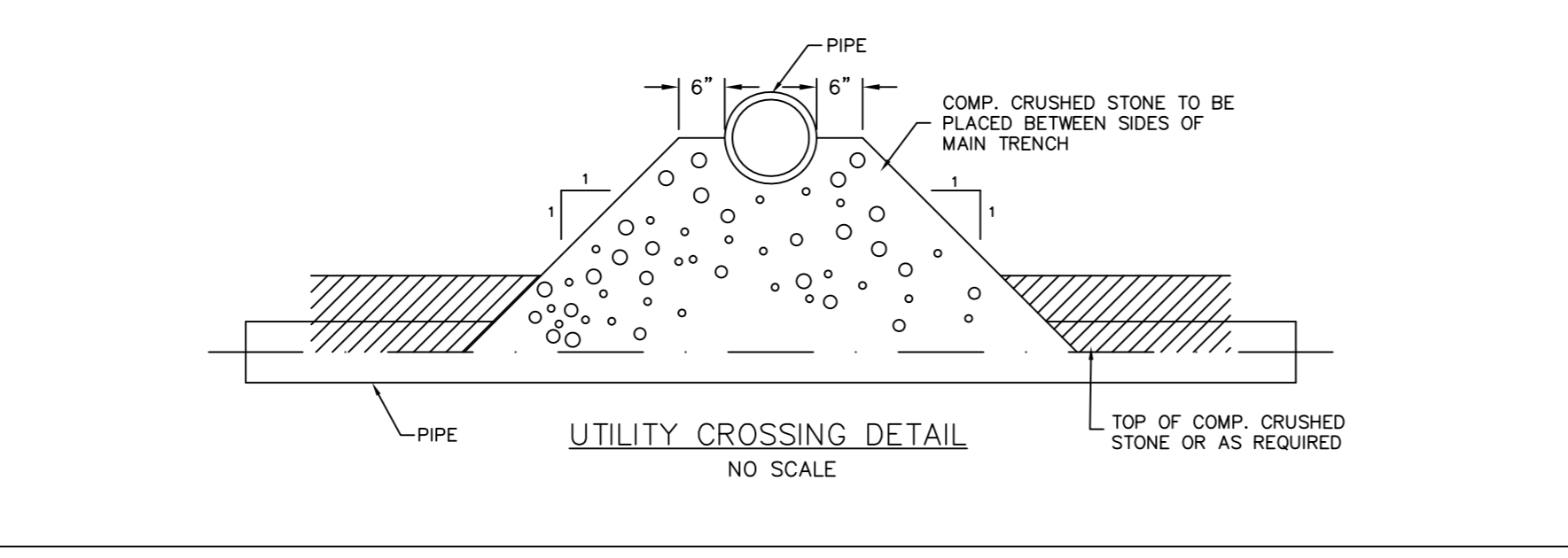
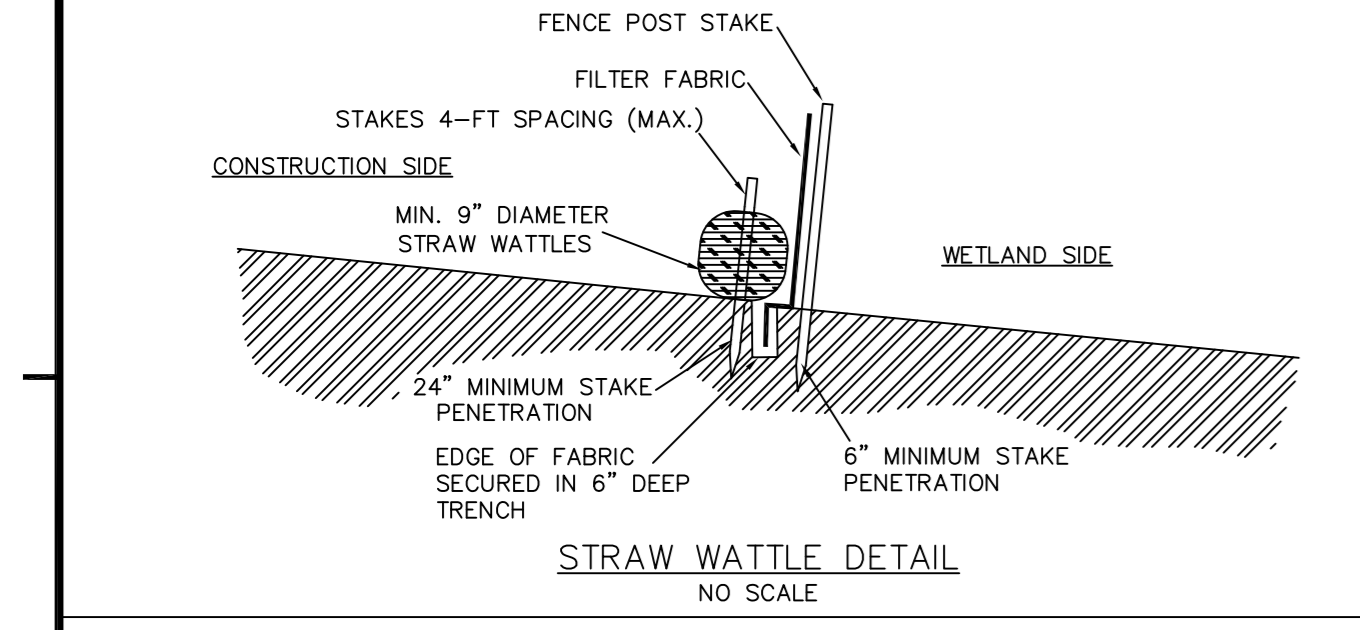
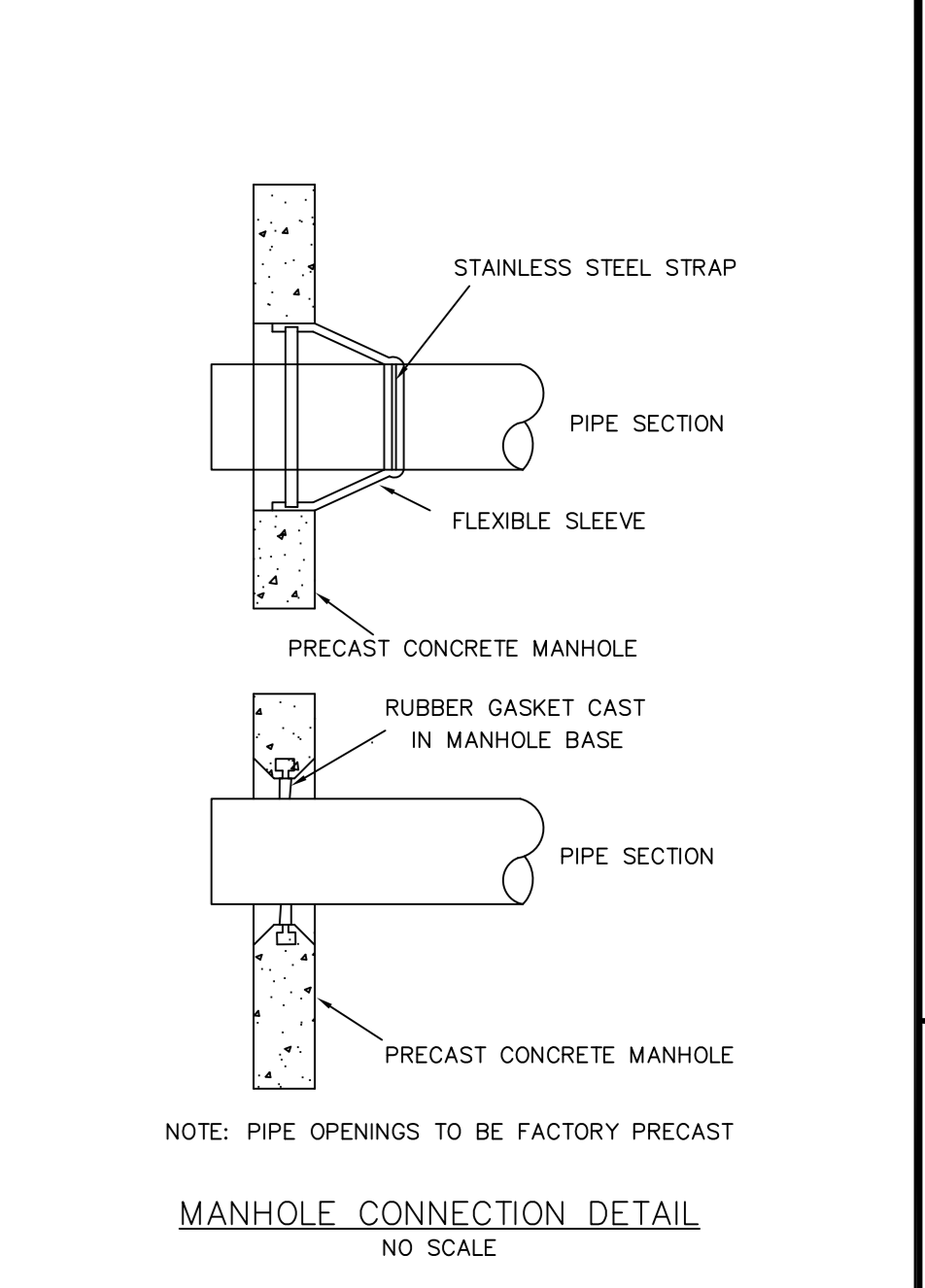
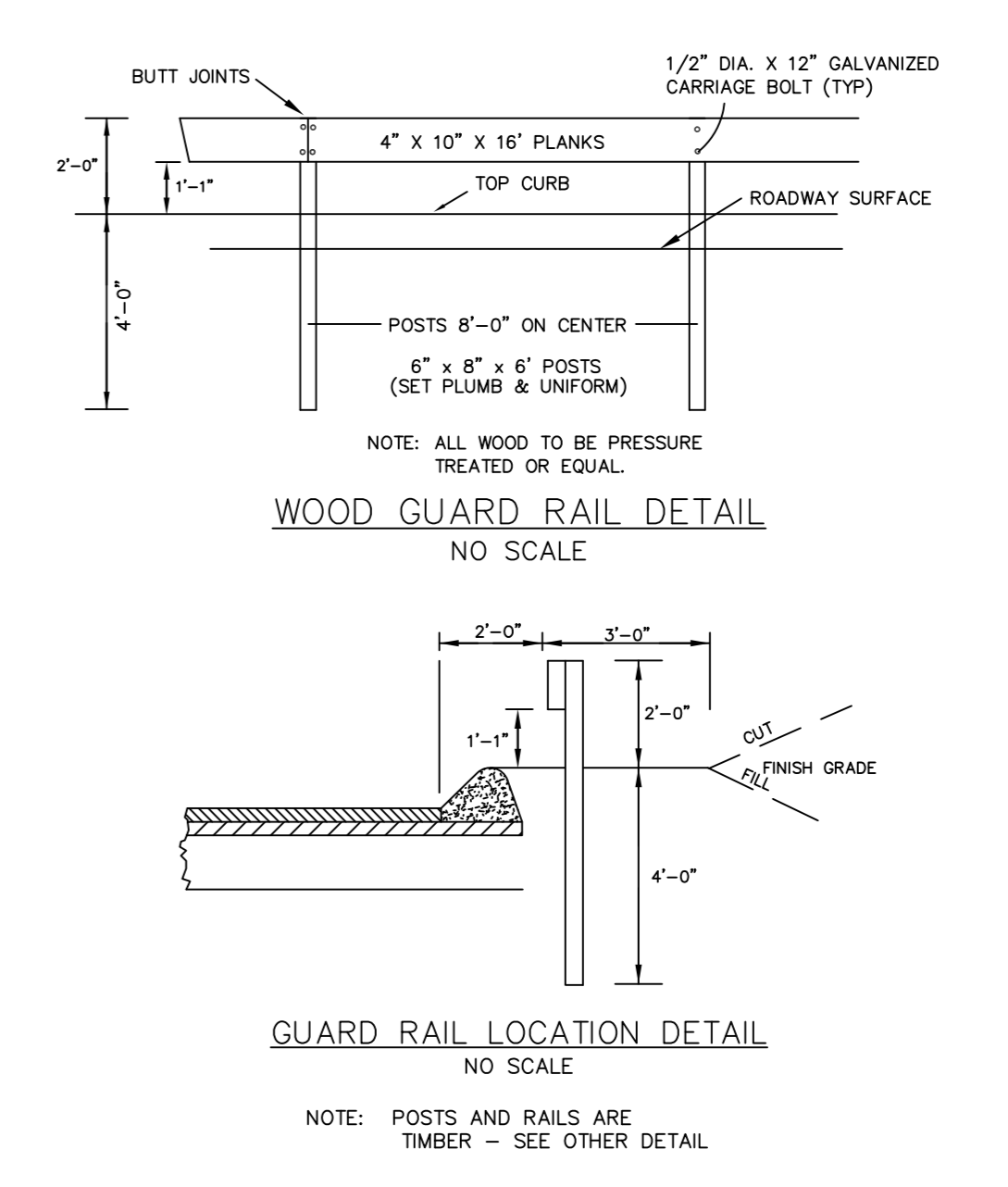
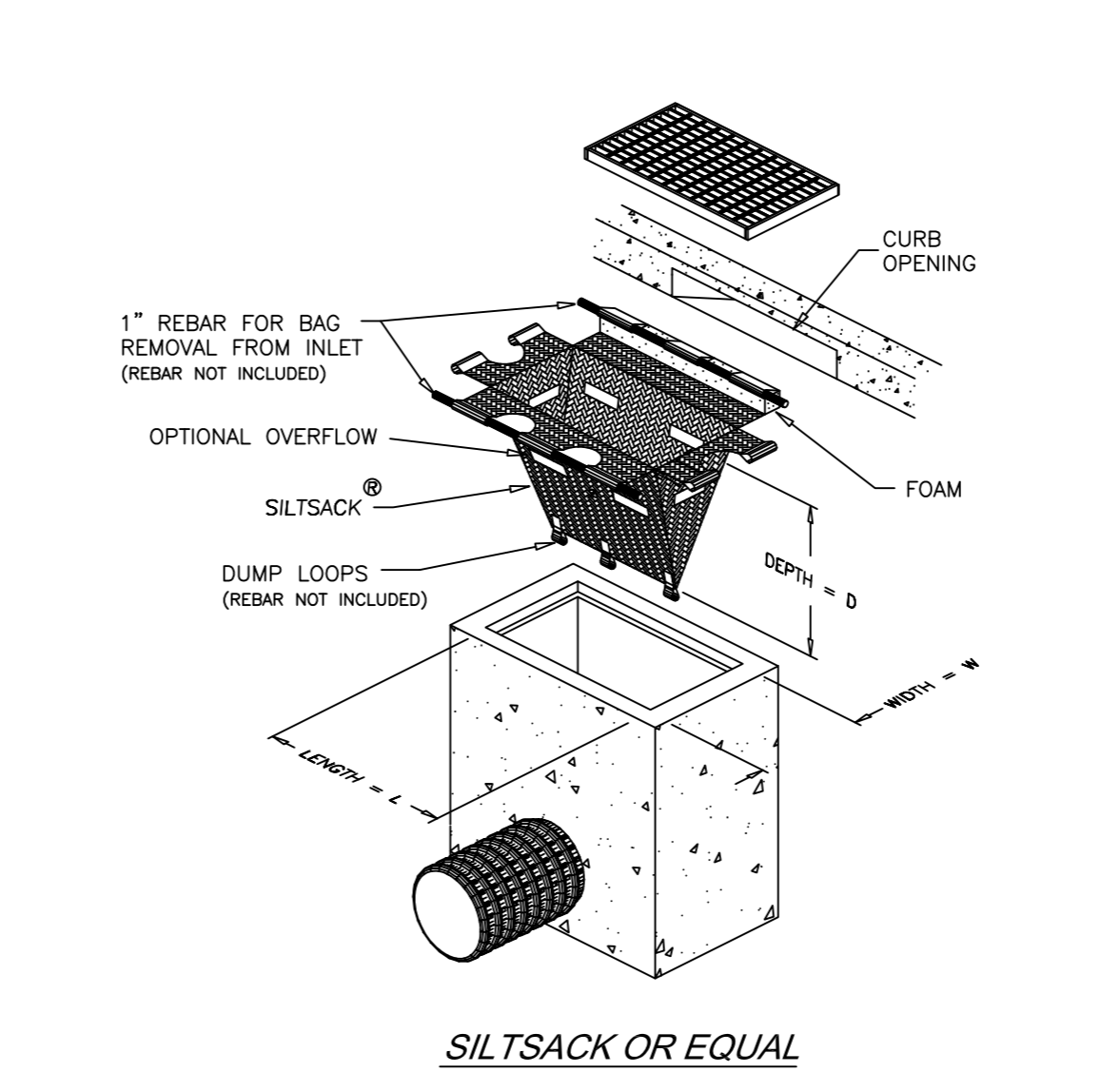
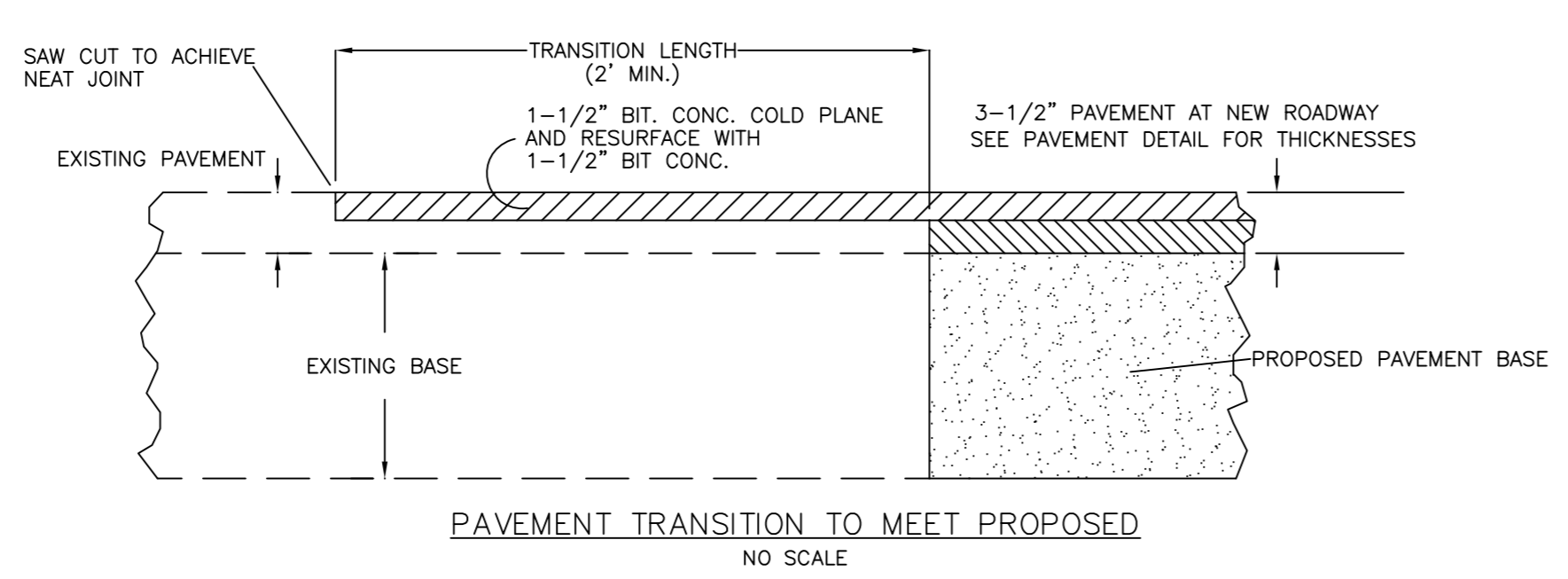
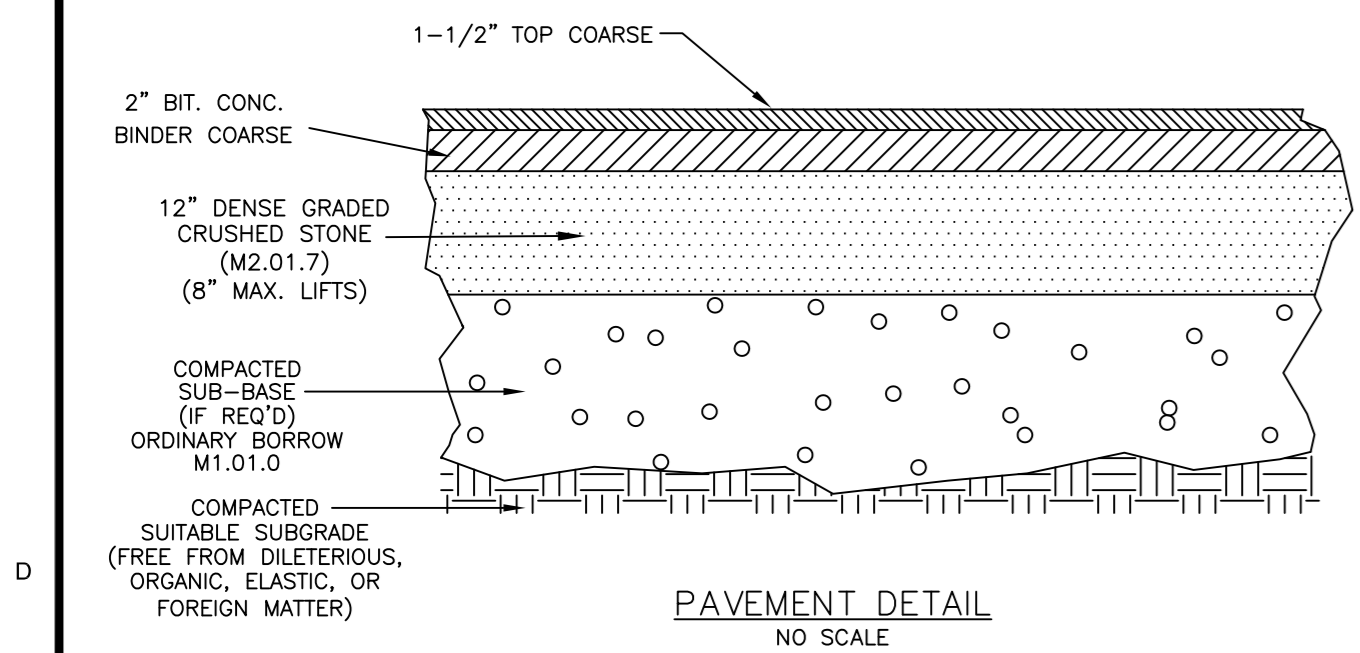


**Brian F. Milusi**  
 CIVIL ENGINEER  
 No. 38102  
 REG. STATE OF MASSACHUSETTS





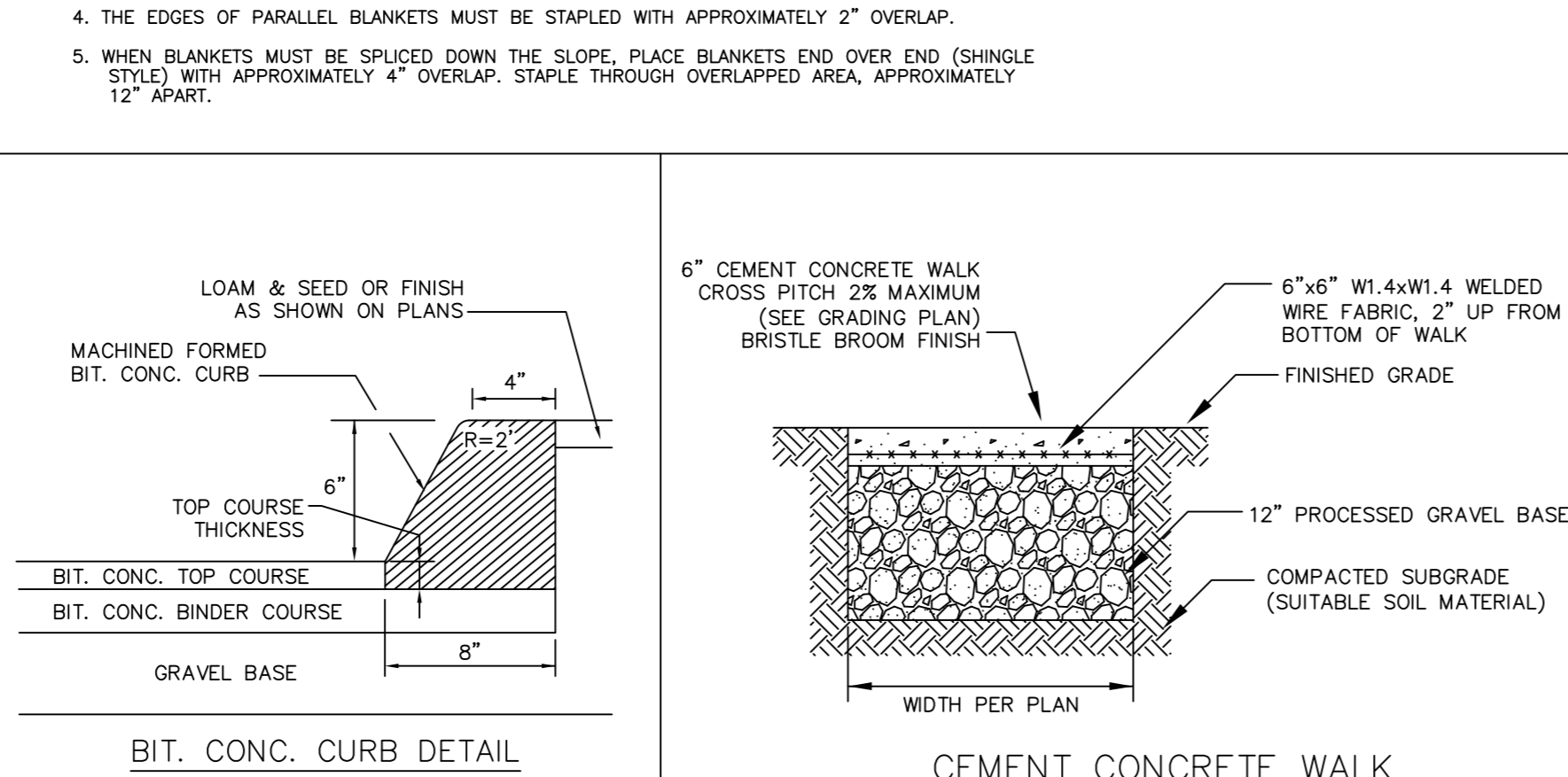
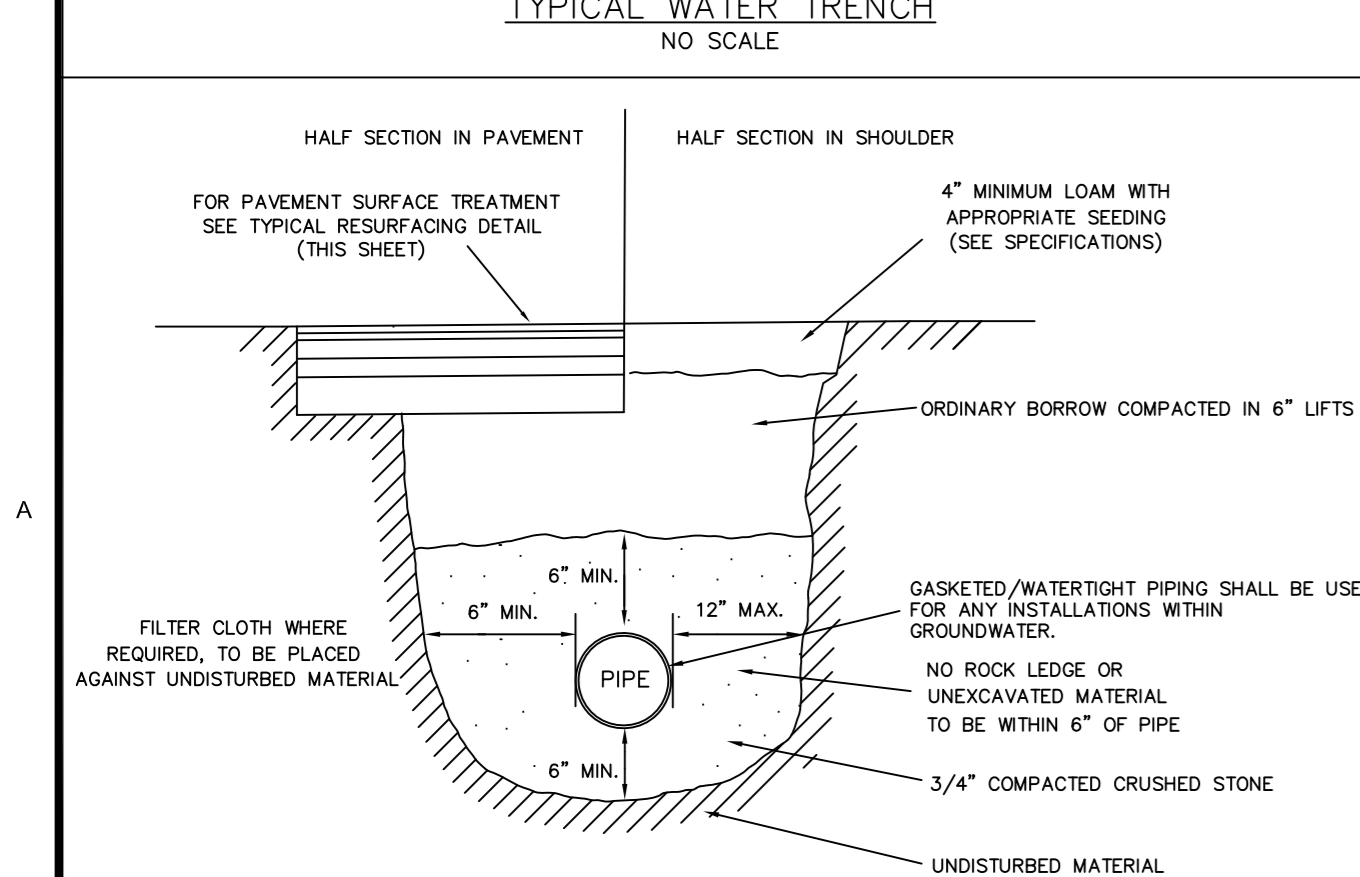




**THRUST BLOCK DETAILS NO SCALE**

PIPE SIZE	MIN. SURFACE BEARING AREA (S.F.) OF CONC. AGAINST UNDISTURBED EARTH				
	90'	45'	SMALLER 45' GREATER 90'	BRANCH OF TEE	DEAD END
6"	4	2	2	4	4
8"	7	4	3	5	5
10"	9	6	5	7	7
12"	12	9	6	9	9

1. ALL BENDS, TEES, WYES, HYDRANTS, & DEAD ENDS  
 2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH = H x L.  
 3. HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.



**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 510 MECHANIC STREET  
 LEOMINSTER, MASSACHUSETTS 01758  
 978.537.5298

**PROPOSED CAR WASH**  
 97A MAIN STREET  
 WESTMINSTER, MA 01473

**97 MAIN STREET REALTY LLC**  
 15 LAURIE LANE  
 WESTMINSTER, MASSACHUSETTS 01473

**CONSTRUCTION DETAILS**

DATE: 03/24/2023 SCALE: AS NOTED  
 DRAWN BY: WRF DESIGNED BY: WRF CHECKED BY: BFM  
 PROJECT NO.: 3010298.003 COMPS NO.: 10268 PLAN NO.: 4-L-1090  
 DRAWING NO.: 6 OF 6