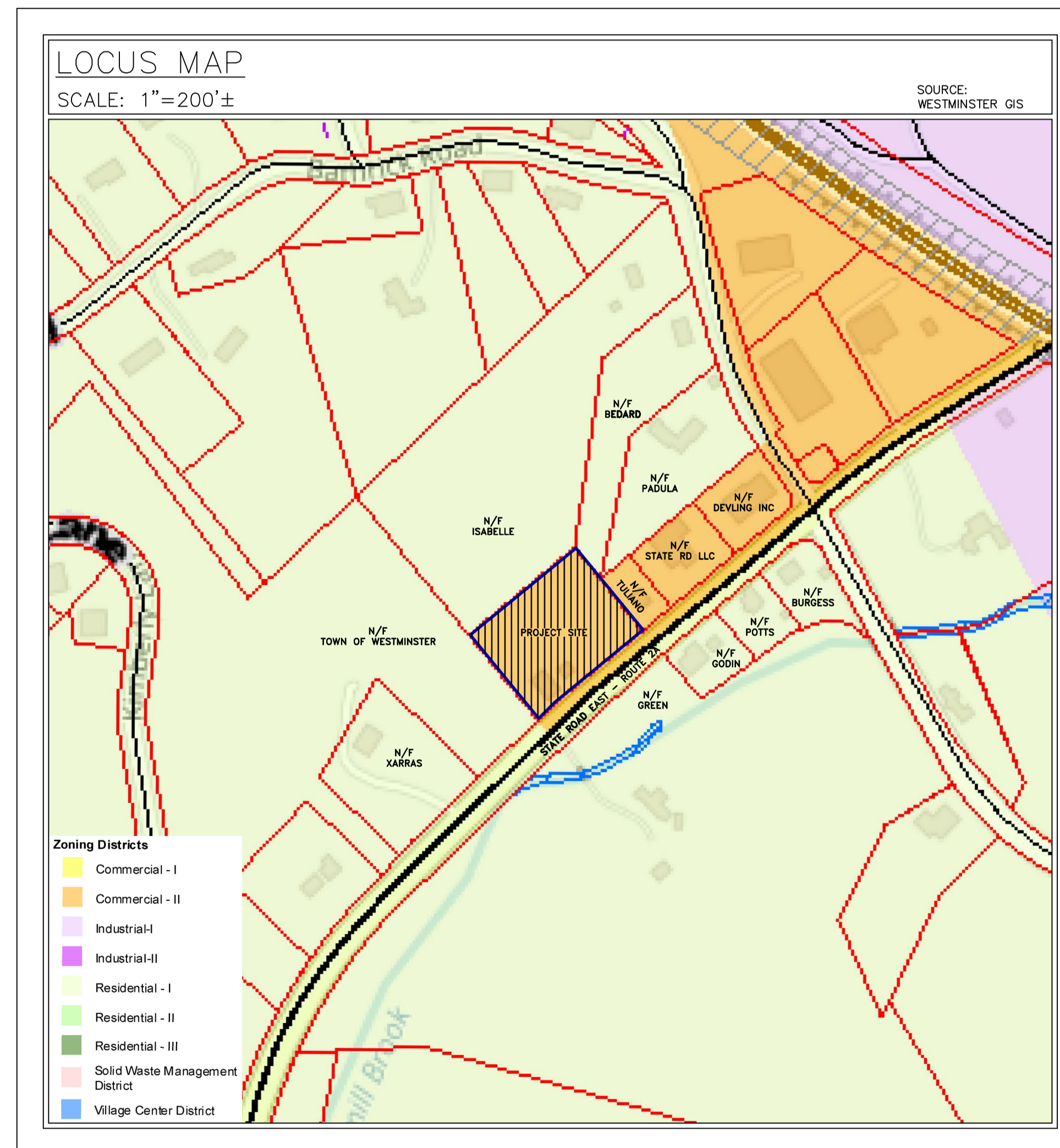


PROPOSED MIXED-USE DEVELOPMENT PROPOSED SITE DEVELOPMENT PLAN

IN
WESTMINSTER, MASSACHUSETTS

AT
150 STATE ROAD EAST (RT. 2A)
JANUARY 12, 2023
LAST REVISED ON JUNE 22, 2023



PLAN INDEX	
EXISTING CONDITIONS PLAN	1
PROPOSED SITE & GRADING PLAN	2
PROPOSED SITE LAYOUT PLAN	3
PROPOSED SITE UTILITIES PLAN	4
PROPOSED LANDSCAPING PLAN	5
PROPOSED EROSION CONTROL PLAN	6
CONSTRUCTION NOTES	7
CONSTRUCTION DETAILS	8-9

REV.	DATE	DESCRIPTION	BY	CHK.
2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM

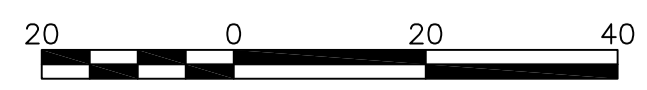
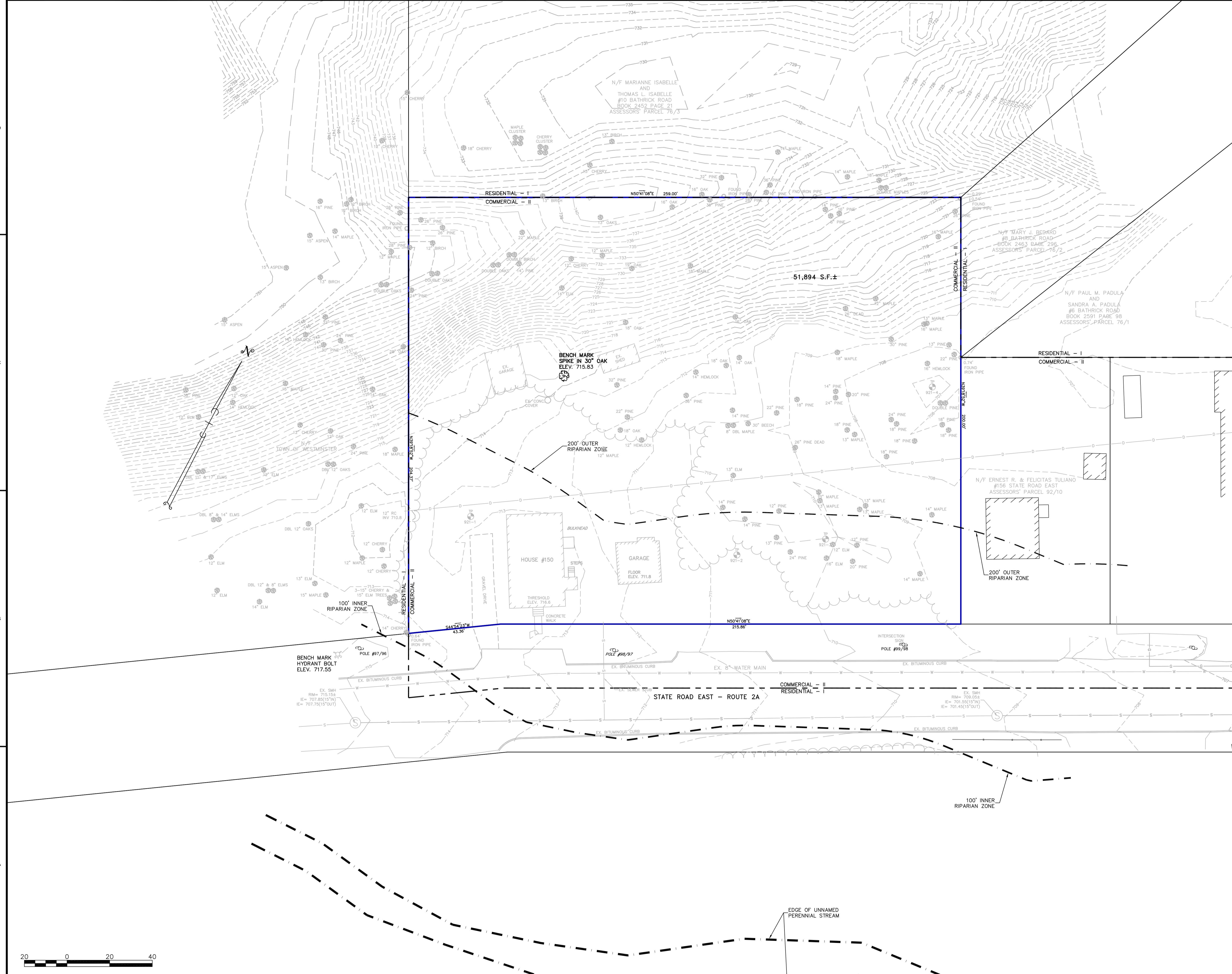
DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR
VICTOR ABDO
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

TITLE
TITLE SHEET

	DATE	JANUARY 12, 2023	SCALE	AS NOTED
	DRAWN BY	WRF	DESIGNED BY	WRF
	CHECKED BY	BFM	PROJECT NO.	3010202.14966
	COMPS NO.	10264	PLAN NO.	4-L-1098
DRAWING NO.		TITLE		



2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
 150 STATE ROAD EAST (RT. 2A)
 WESTMINSTER, MASSACHUSETTS

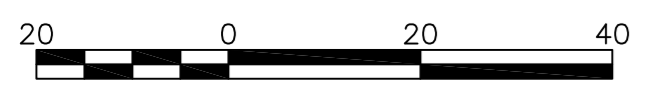
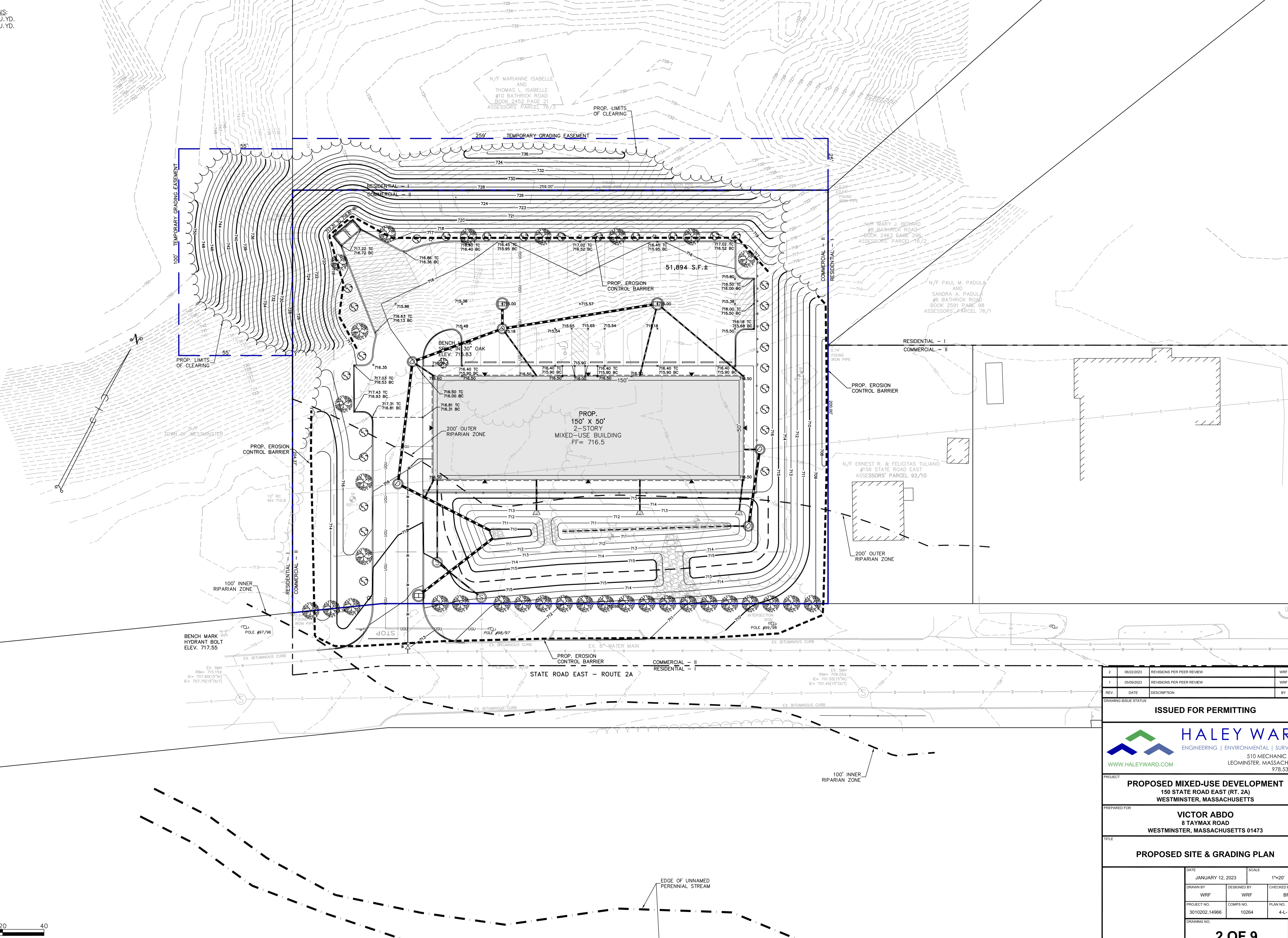
PREPARED FOR
VICTOR ABDO
 8 TAYMAX ROAD
 WESTMINSTER, MASSACHUSETTS 01473

TITLE
EXISTING CONDITIONS PLAN

DATE	JANUARY 12, 2023	SCALE	1"=20'
DRAWN BY	WRF	DESIGNED BY	WRF
CHECKED BY	BFM		
PROJECT NO.	3010202.14966	COMPS NO.	10264
PLAN NO.	4-L-1068		
DRAWING NO.		REV.	

SITE VOLUME CALCULATIONS:
 PROPOSED CUT= 7,600 CU.YD.
 PROPOSED FILL= 4,850 CU.YD.
 NET= 2,750 CU.YD. (CUT)

D
C
B
A



2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 510 MECHANIC STREET
 LEOMINSTER, MASSACHUSETTS
 978.537.5296
WWW.HALEYWARD.COM

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
 150 STATE ROAD EAST (RT. 2A)
 WESTMINSTER, MASSACHUSETTS

PREPARED FOR
VICTOR ABDO
 8 TAYMAX ROAD
 WESTMINSTER, MASSACHUSETTS 01473

TITLE
PROPOSED SITE & GRADING PLAN

DATE	JANUARY 12, 2023	SCALE	1"=20'
DRAWN BY	WRF	DESIGNED BY	WRF
CHECKED BY	BFM	PROJECT NO.	3010202.14966
COMPS NO.	10264	PLAN NO.	4-L-1088
DRAWING NO.		REV.	

PARKING CALCULATIONS:			
USE	GROSS	PARKING FACTOR	SPACES REQUIRED
RETAIL	2,000 S.F.	1:250 S.F.	8 SPACES
APARTMENTS	12 UNITS	2:1 UNIT	24 SPACES
SPACES REQUIRED			32 SPACES
TOTAL SPACES PROVIDED			32 SPACES
2 HANDICAPPED SPACES PROVIDED			

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 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.

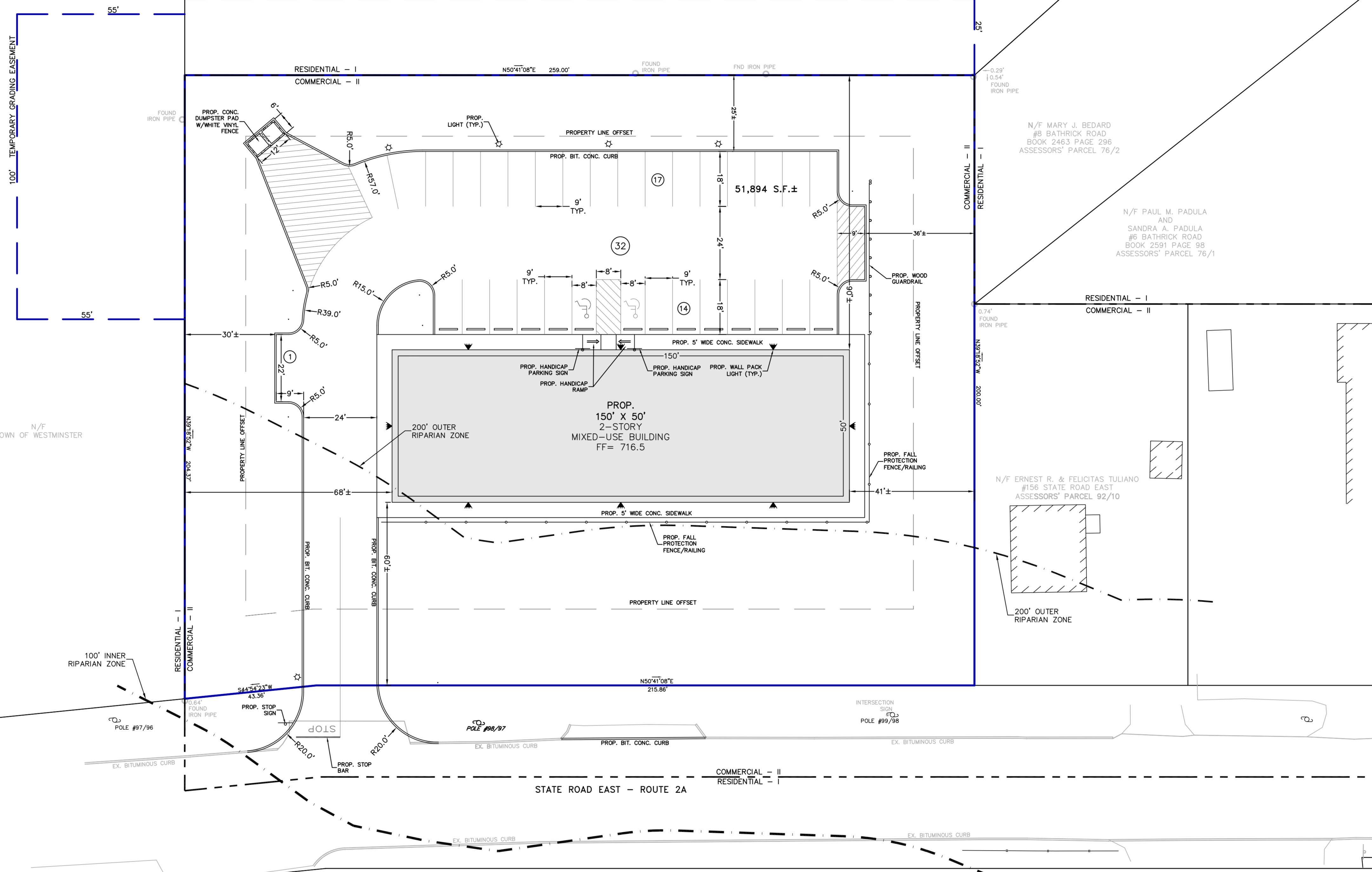
N/F MARIANNE ISABELLE AND THOMAS L. ISABELLE #10 BATHRICK ROAD BOOK 2452 PAGE 21 ASSESSORS' PARCEL 76/3

N/F MARY J. BEDARD #8 BATHRICK ROAD BOOK 2463 PAGE 298 ASSESSORS' PARCEL 76/2

N/F PAUL M. PADULA AND SANDRA A. PADULA #6 BATHRICK ROAD BOOK 2591 PAGE 98 ASSESSORS' PARCEL 76/1

N/F ERNEST R. & FELICITAS TULIANO #156 STATE ROAD EAST ASSESSORS' PARCEL 92/10

N/F TOWN OF WESTMINSTER



REV.	DATE	DESCRIPTION	BY	CHK.
2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM

DRAWING ISSUE STATUS: **ISSUED FOR PERMITTING**

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS
978.537.5296
WWW.HALEYWARD.COM

PROJECT: **PROPOSED MIXED-USE DEVELOPMENT**
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR: **VICTOR ABDO**
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

TITLE: **PROPOSED SITE LAYOUT PLAN**

DATE	SCALE
JANUARY 12, 2023	1"=20'
DRAWN BY: WRF	DESIGNED BY: WRF
CHECKED BY: BFM	
PROJECT NO. 3010202.14966	COMPS NO. 10264
PLAN NO. 4-L-1088	



N/F MARIANNE ISABELLE
AND
THOMAS L. ISABELLE
#10 BATHRICK ROAD
BOOK 2452 PAGE 21
ASSESSORS' PARCEL 76/3

N/F MARY J. BEDARD
#8 BATHRICK ROAD
BOOK 2463 PAGE 236
ASSESSORS' PARCEL 76/2

N/F PAUL M. PADULA
AND
SANDRA A. PADULA
#6 BATHRICK ROAD
BOOK 2591 PAGE 98
ASSESSORS' PARCEL 76/1

N/F ERNEST R. & FELICITAS TULIANO
#156 STATE ROAD EAST
ASSESSORS' PARCEL 92/10

N/F TOWN OF WESTMINSTER

100' TEMPORARY GRADING EASEMENT

259' TEMPORARY GRADING EASEMENT

RESIDENTIAL - I
COMMERCIAL - II

RESIDENTIAL - I
COMMERCIAL - II

RESIDENTIAL - I
COMMERCIAL - II

RESIDENTIAL - I
COMMERCIAL - II

COMMERCIAL - II
RESIDENTIAL - I

STATE ROAD EAST - ROUTE 2A

PROP. 150' X 50'
2-STORY
MIXED-USE BUILDING
FF = 716.5

51,894 S.F.±

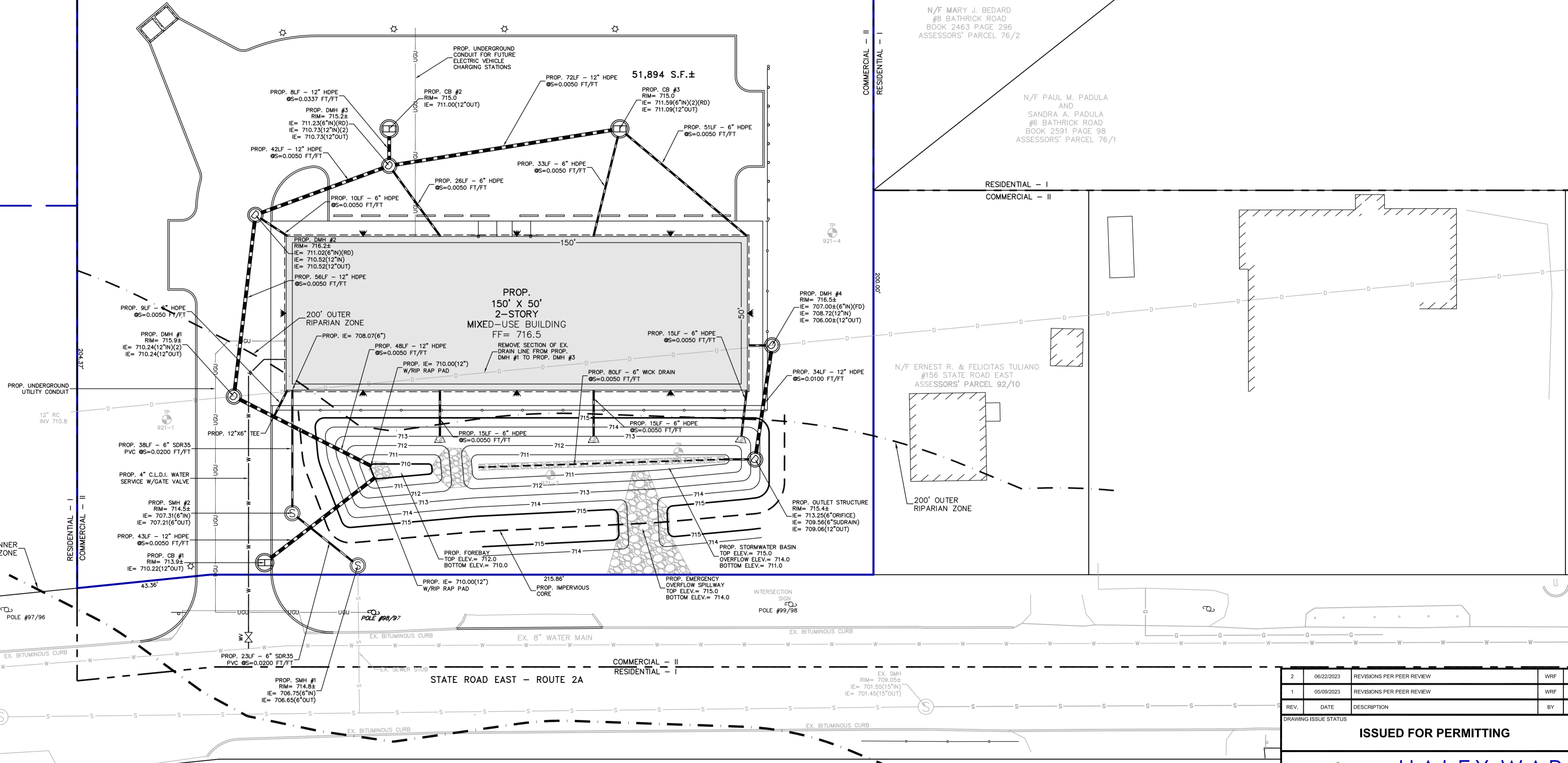
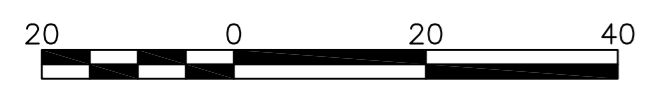
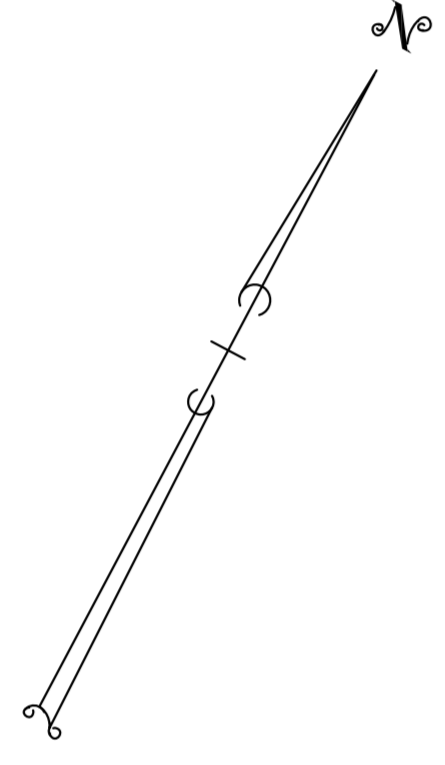
100' INNER RIPARIAN ZONE

100' INNER RIPARIAN ZONE

200' OUTER RIPARIAN ZONE

200' OUTER RIPARIAN ZONE

EDGE OF UNNAMED PERENNIAL STREAM



2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING



PROJECT
PROPOSED MIXED-USE DEVELOPMENT
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR
VICTOR ABDO
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

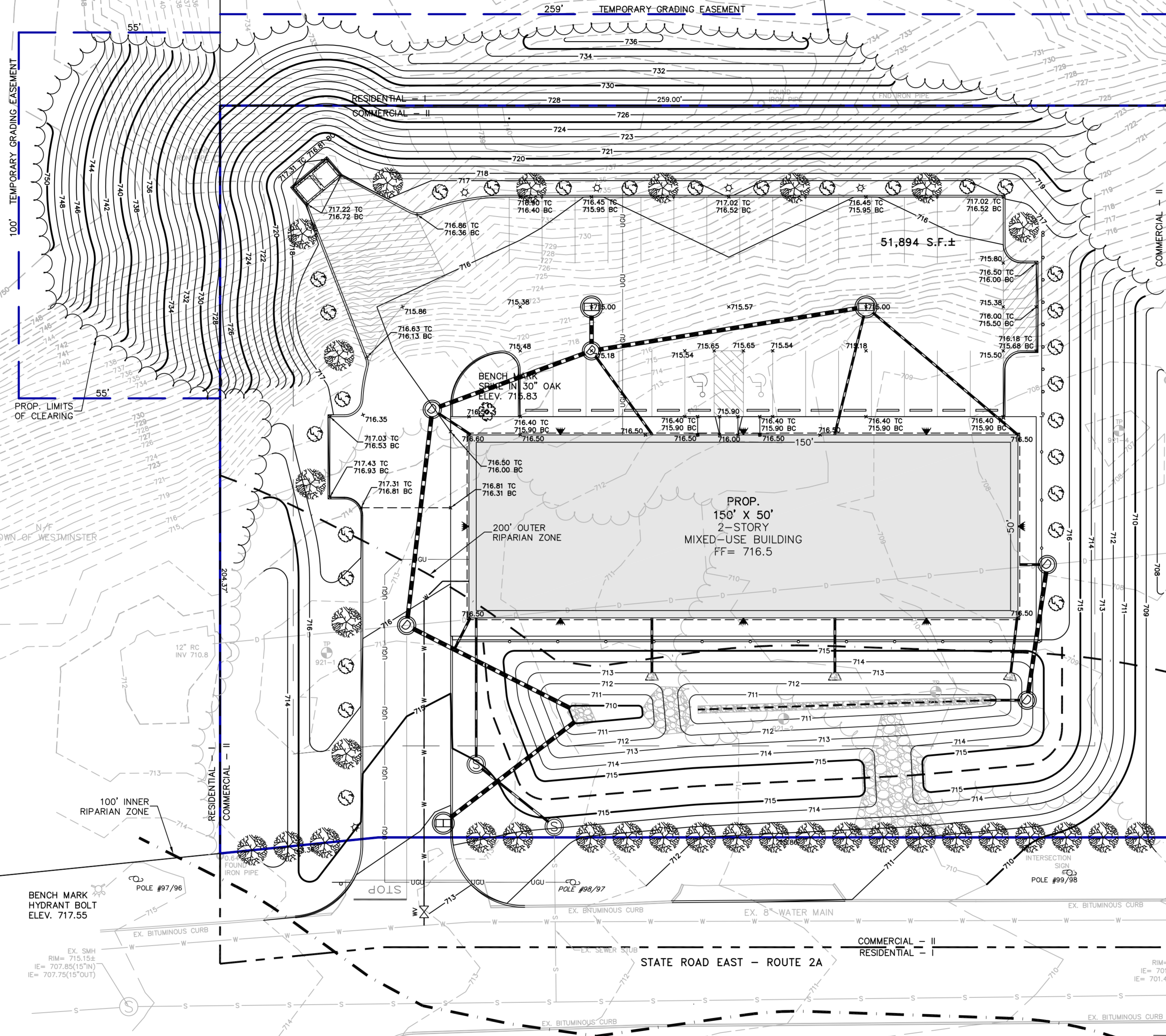
TITLE
PROPOSED SITE UTILITIES PLAN

DATE	JANUARY 12, 2023	SCALE	1"=20'
DRAWN BY	WRF	DESIGNED BY	WRF
CHECKED BY	BFM		
PROJECT NO.	3010202.14966	COMPS NO.	10264
DRAWING NO.		PLAN NO.	4-L-1088

4 OF 9

- PLANTING NOTES:**
- EXISTING TREES WITHIN CONSTRUCTION AREA ARE TO BE RETAINED WHERE POSSIBLE.
 - NON-IMPERVIOUS AREAS TO BE LOAMED & SEEDED OR MULCHED.
 - NEW TREES SHALL BE A MINIMUM 2" CALIPER DIAMETER BREAST HIGH (dbh). TREES PLANTED ALONG STATE ROAD EAST (RT. 2A) TO BE SPACED EVERY 40 FEET.
 - NEW TREES TO BE A MIX OF SHADE TREES AND FLOWERING TREES.
 - NEW SHRUBS TO BE HARDY EVERGREEN, AT LEAST TWO (2) FEET TALL AT PLANTING.

- PROP. TREE
- PROP. SHRUB



REV.	DATE	DESCRIPTION	BY	CHK.
2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

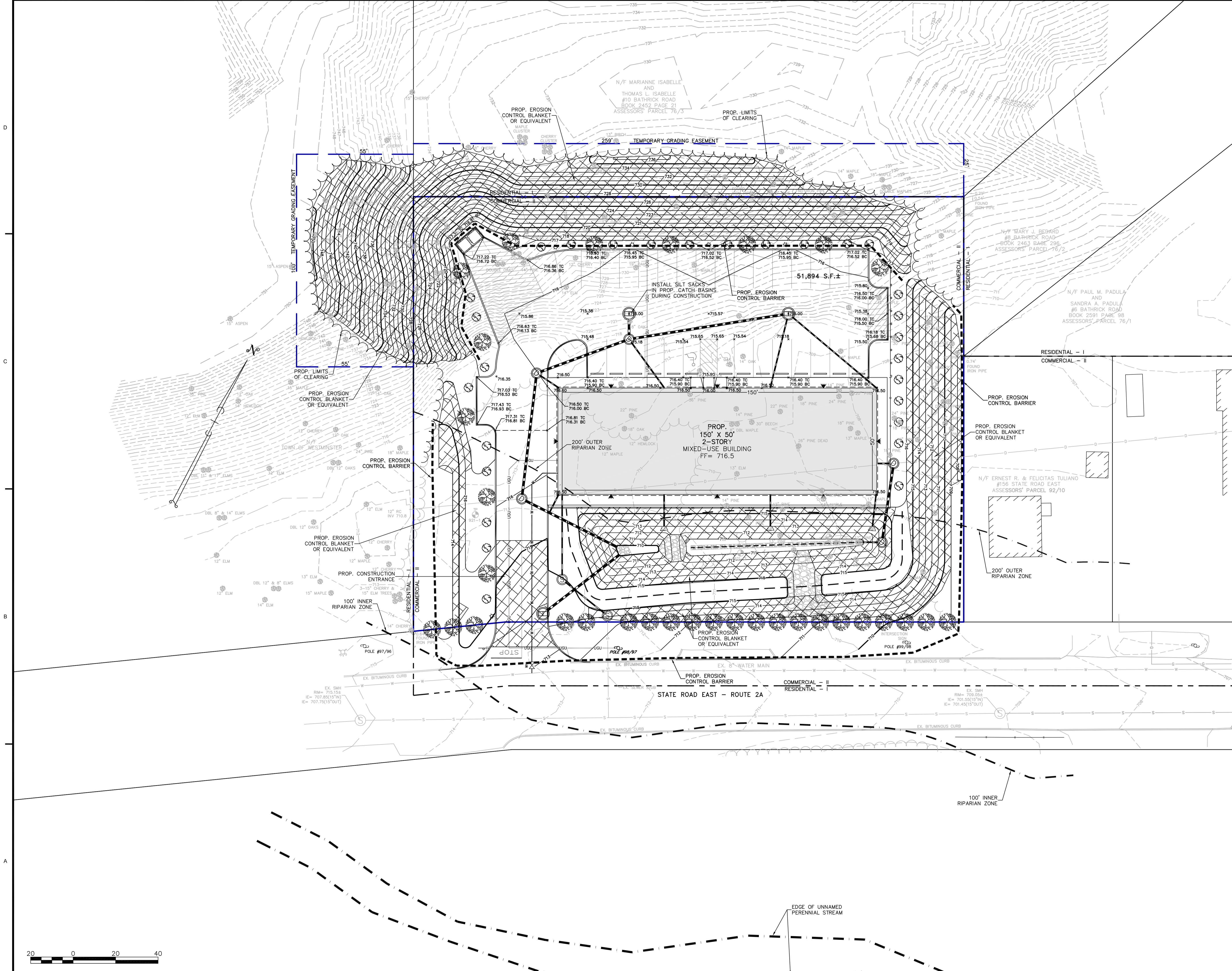
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS
978.537.5296

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR
VICTOR ABDO
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

TITLE
PROPOSED LANDSCAPING PLAN

DATE	SCALE
JANUARY 12, 2023	1"=20'
DRAWN BY WRF	DESIGNED BY WRF
CHECKED BY BFM	
PROJECT NO. 3010202.14968	COMPS NO. 10264
PLAN NO. 4-L-1088	
DRAWING NO.	REV.



2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01463
978.537.5296

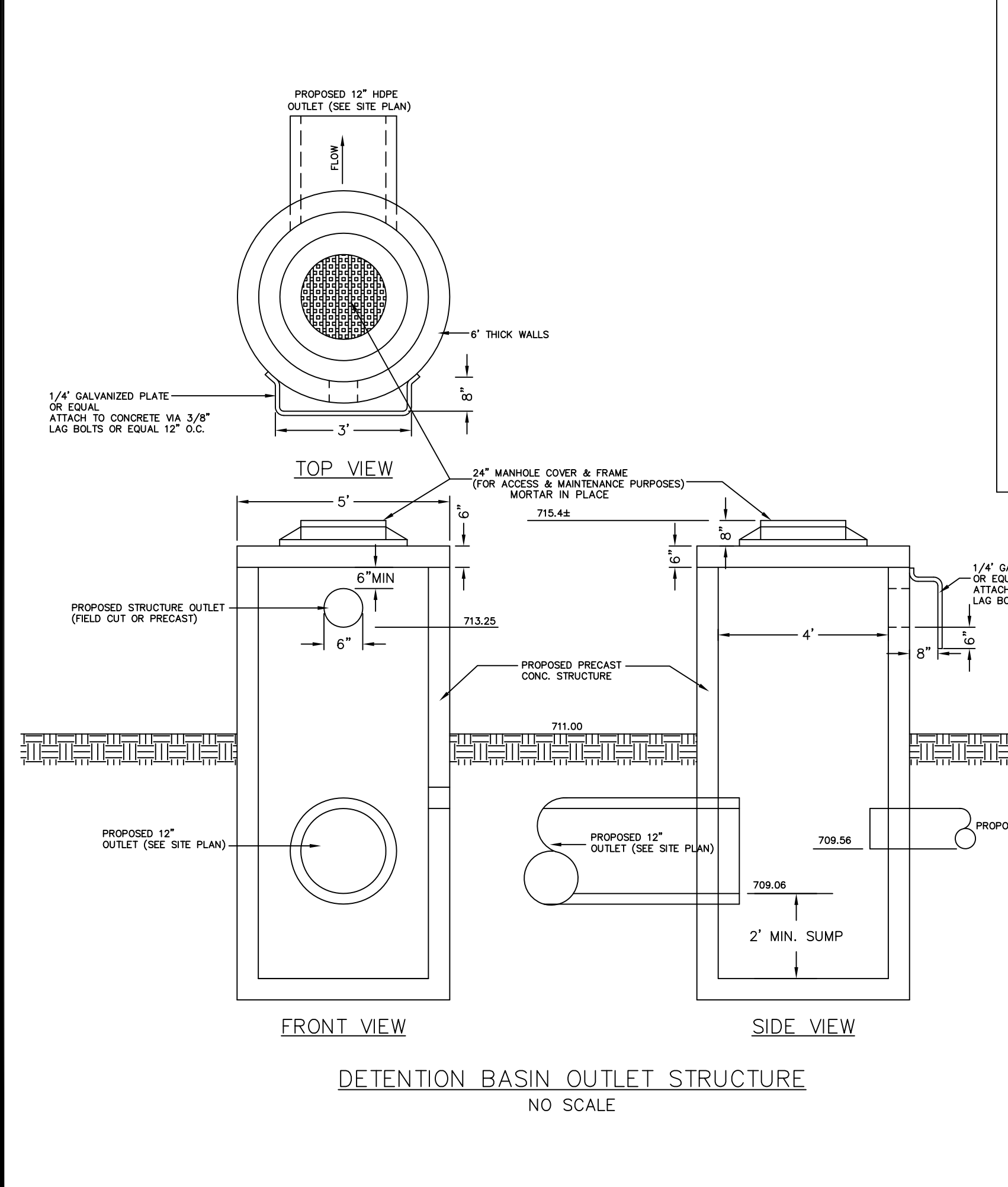
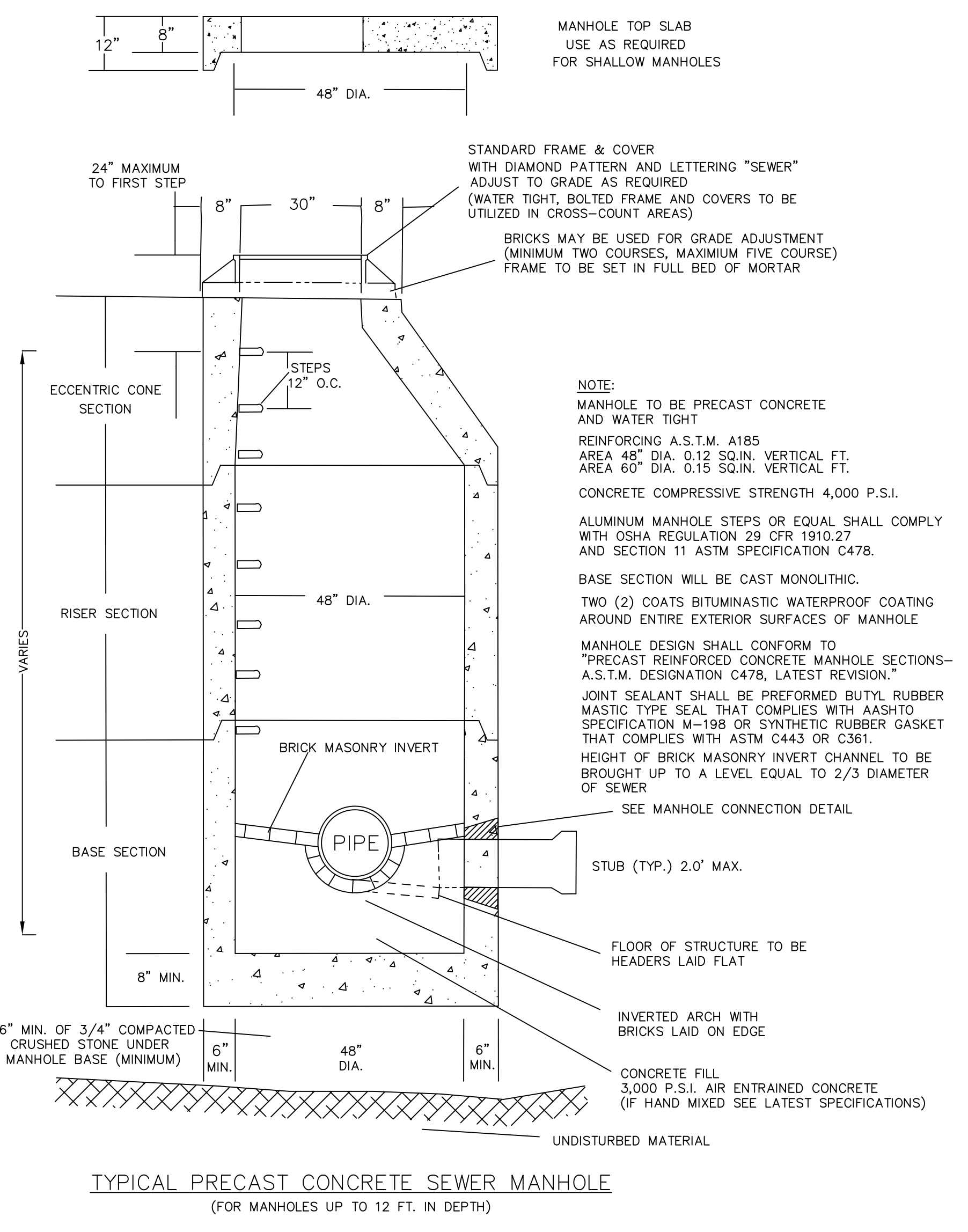
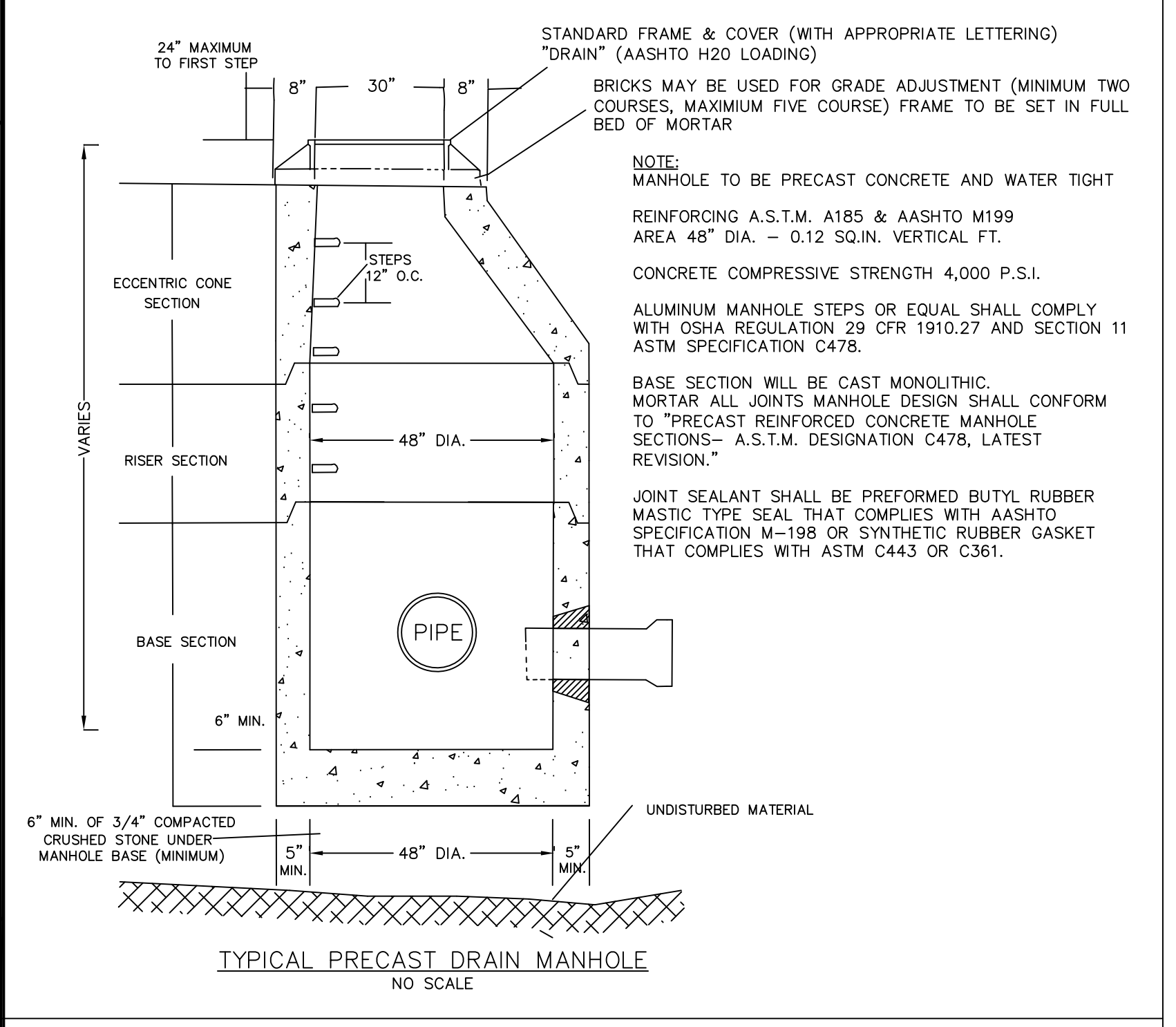
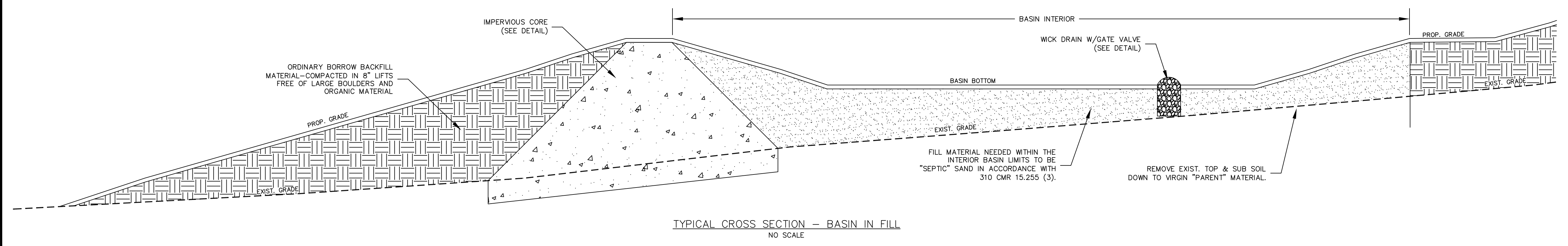
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR
VICTOR ABDO
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

TITLE
PROPOSED EROSION CONTROL PLAN

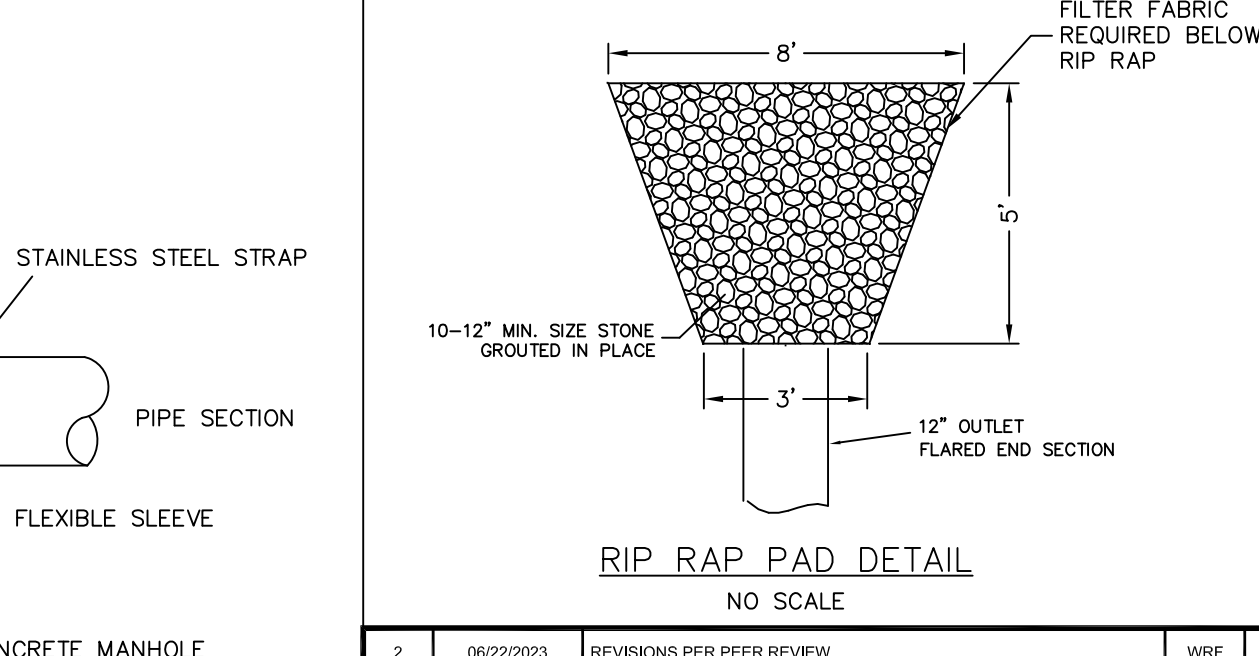
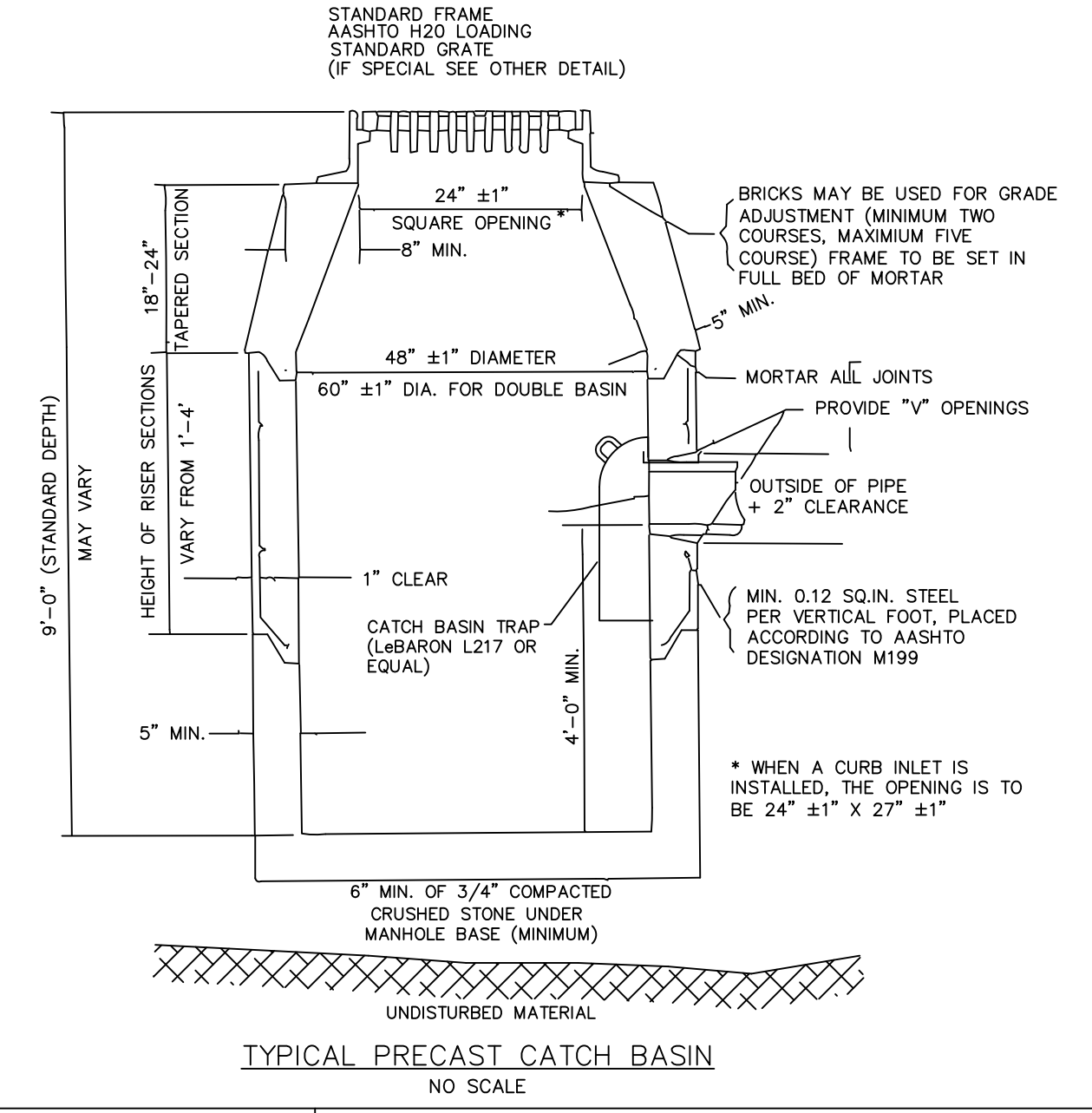
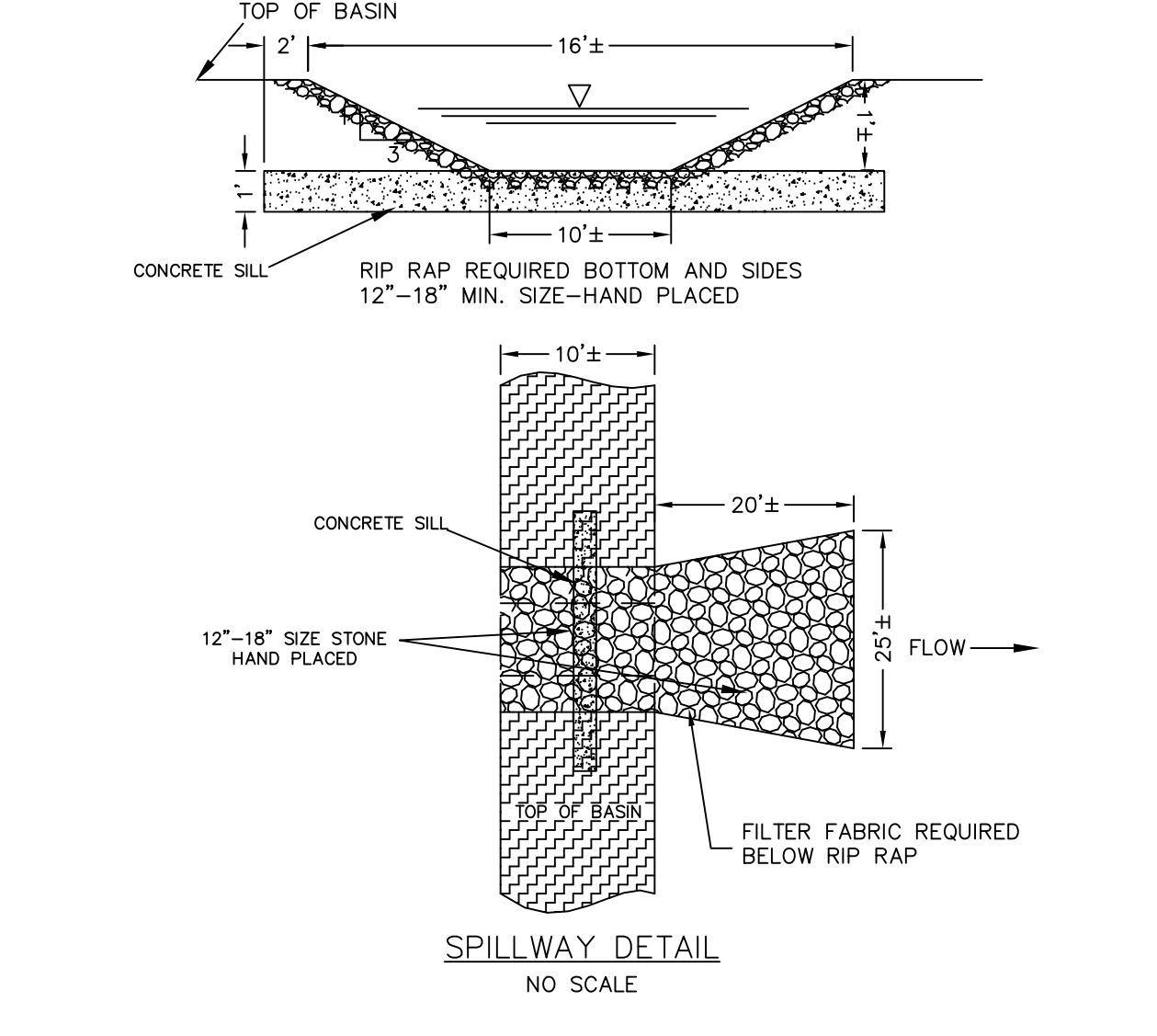
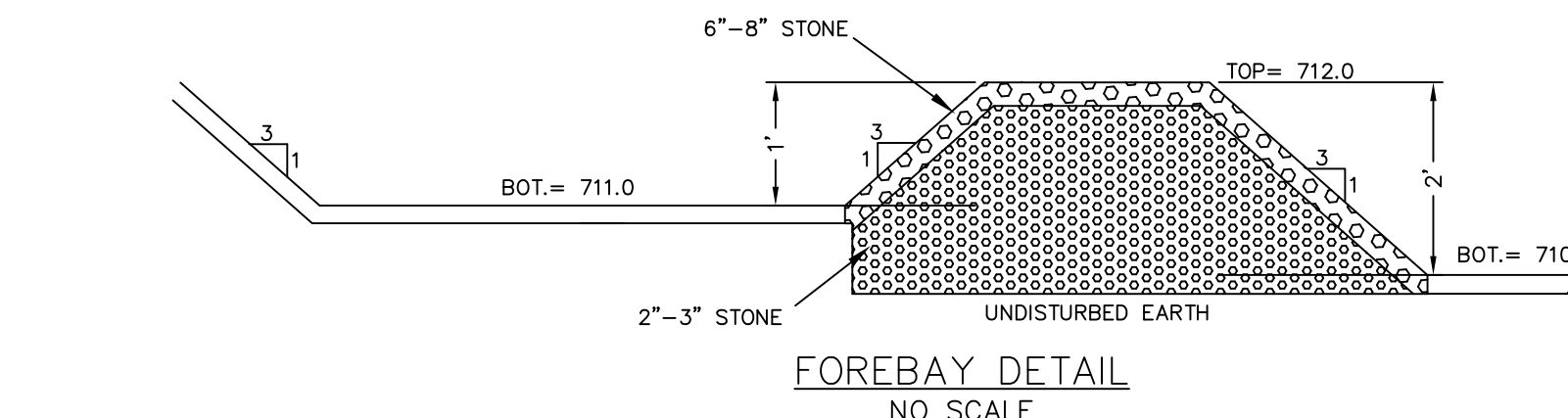
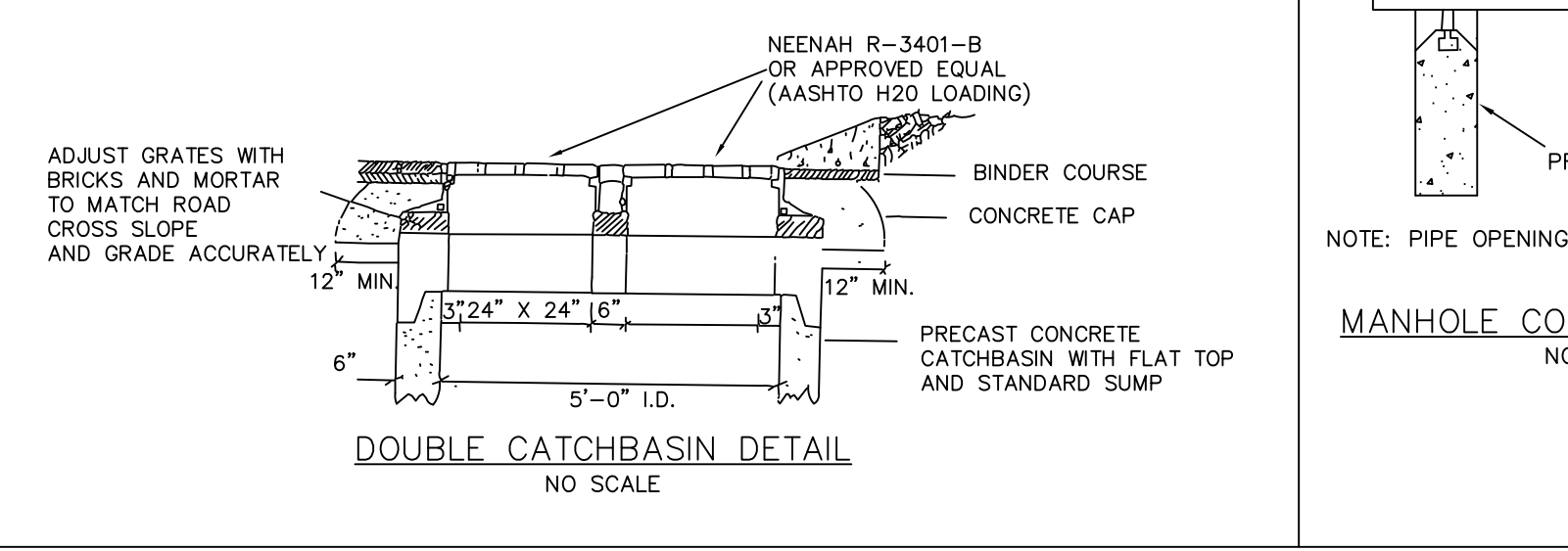
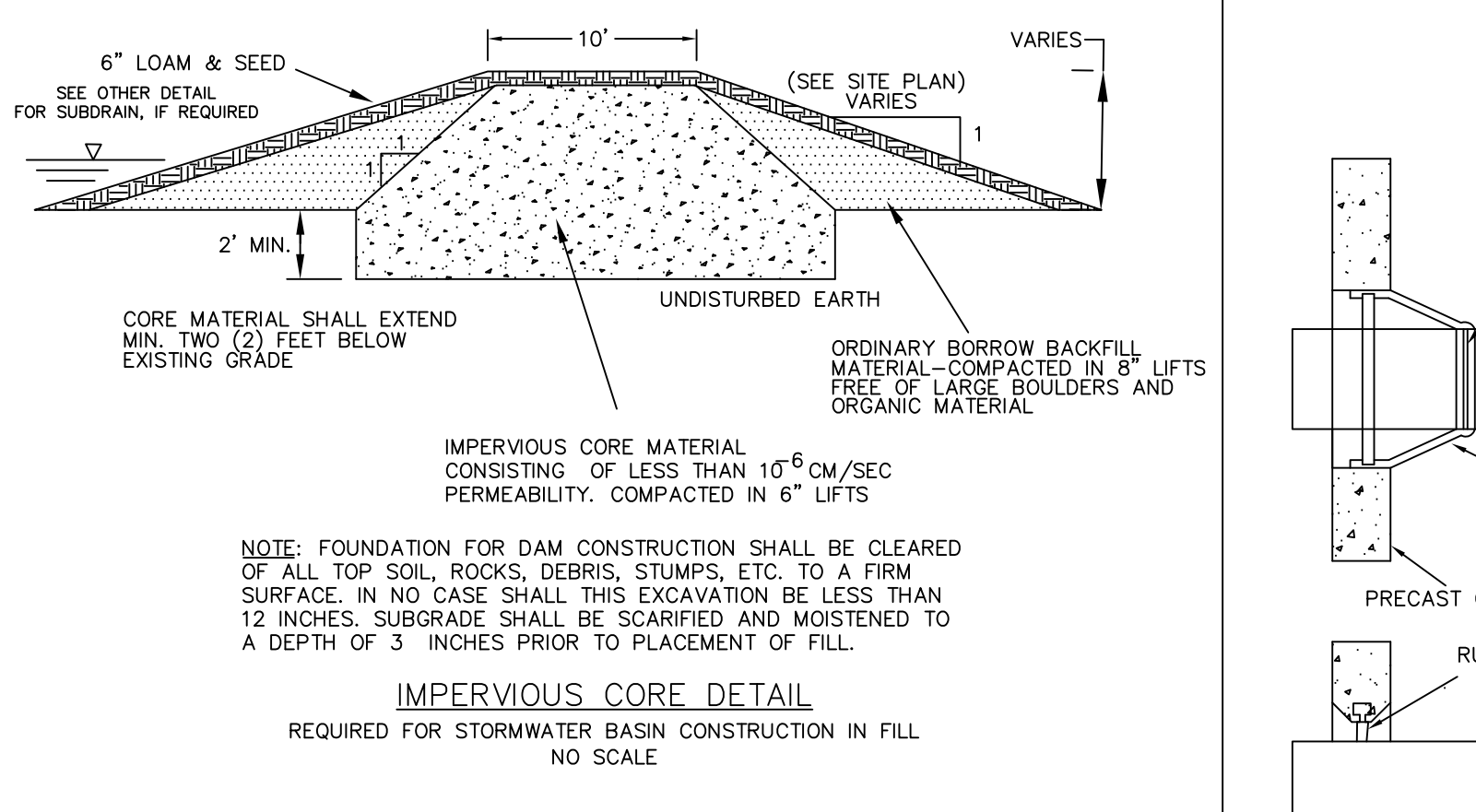
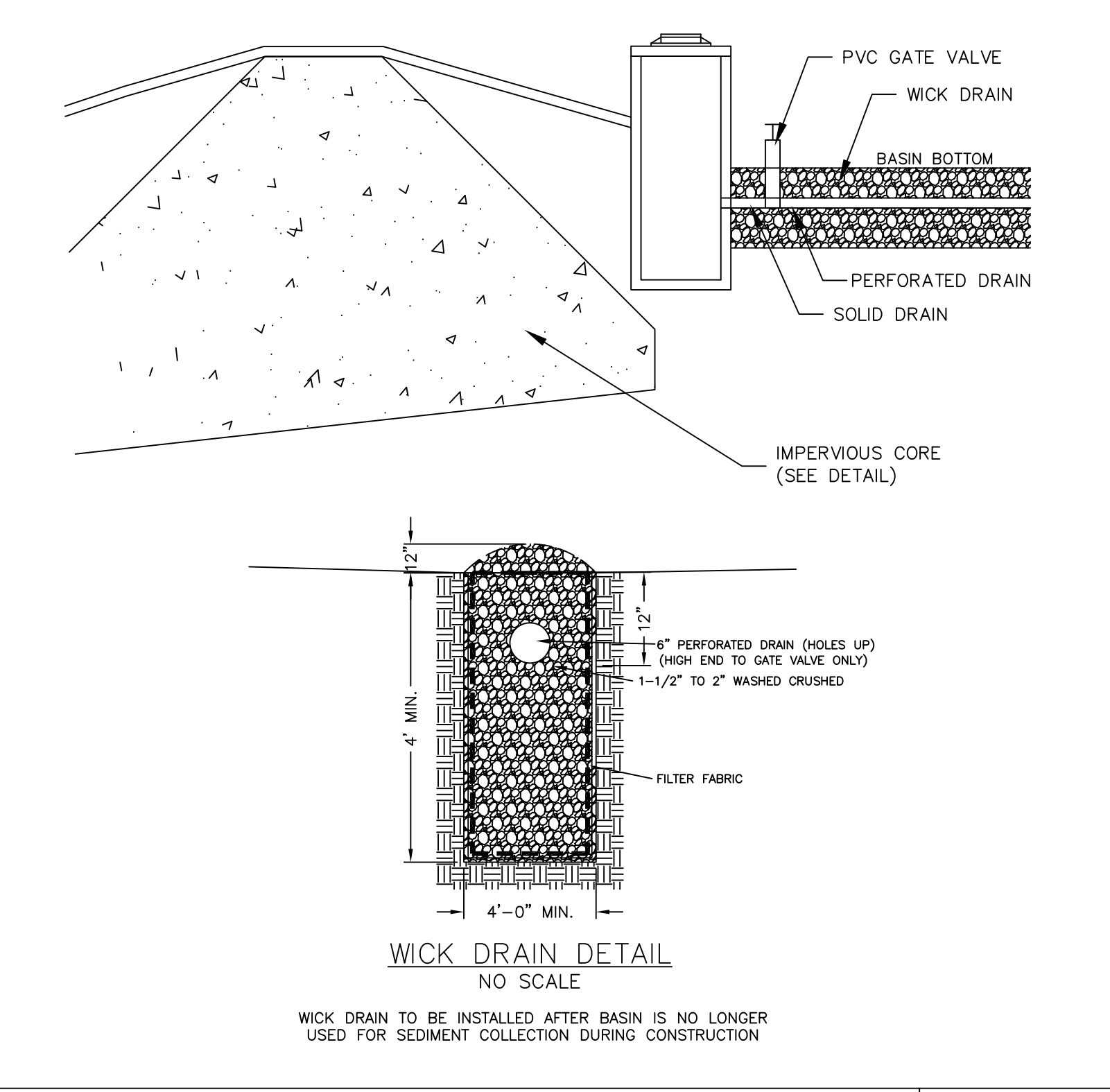
DATE	JANUARY 12, 2023	SCALE	1"=20'
DRAWN BY	WRF	DESIGNED BY	WRF
CHECKED BY	BFM		
PROJECT NO.	3010202.14966	COMPS NO.	10264
PLAN NO.		PLAN NO.	4-L-1088
DRAWING NO.		REV.	





PIPE DIAMETER, in (mm)

	12	15	18	24	30	36
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	8.6 (165)	6.5 (131)	7.5 (151)	7.5 (151)	7.5 (151)	7.5 (151)
B (max)	16.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H	8.6 (165)	6.5 (131)	6.5 (131)	6.6 (165)	8.6 (165)	8.6 (165)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	36.0 (914)	36.0 (914)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	58.0 (1473)	83.0 (1800)



REV.	DATE	DESCRIPTION	BY	CHK.
2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/08/2023	REVISIONS PER PEER REVIEW	WRF	BFM

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01753-5296
WWW.HALEYWARD.COM

PROJECT: **PROPOSED MIXED-USE DEVELOPMENT**
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR: **VICTOR ABDO**
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

CONSTRUCTION DETAILS

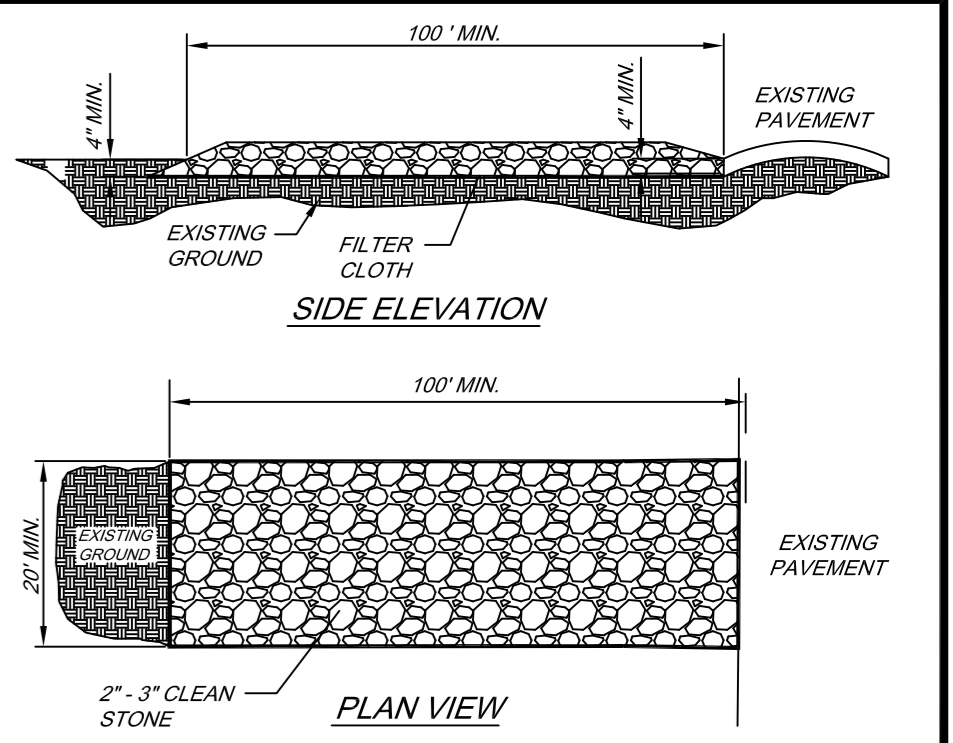
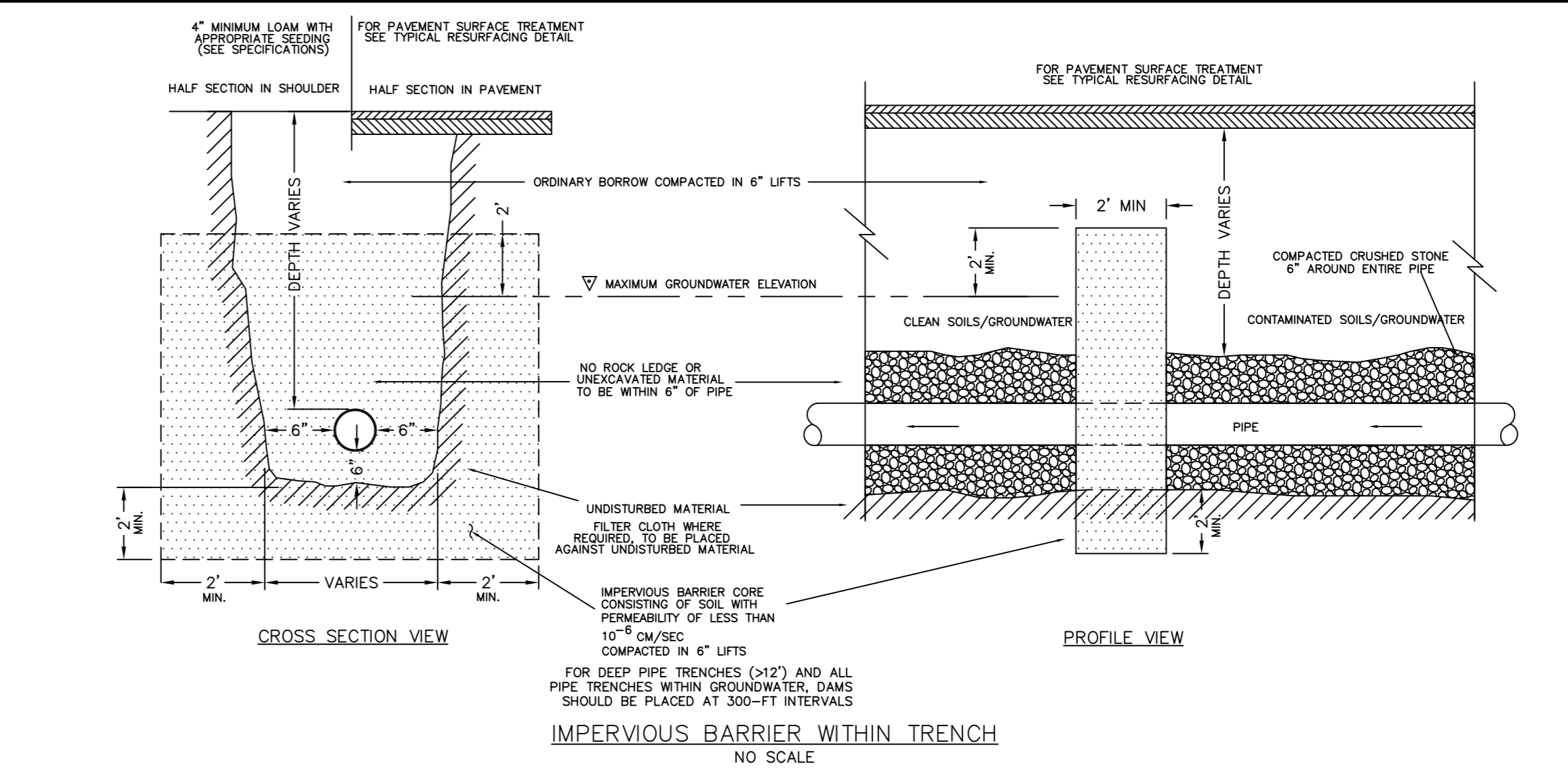
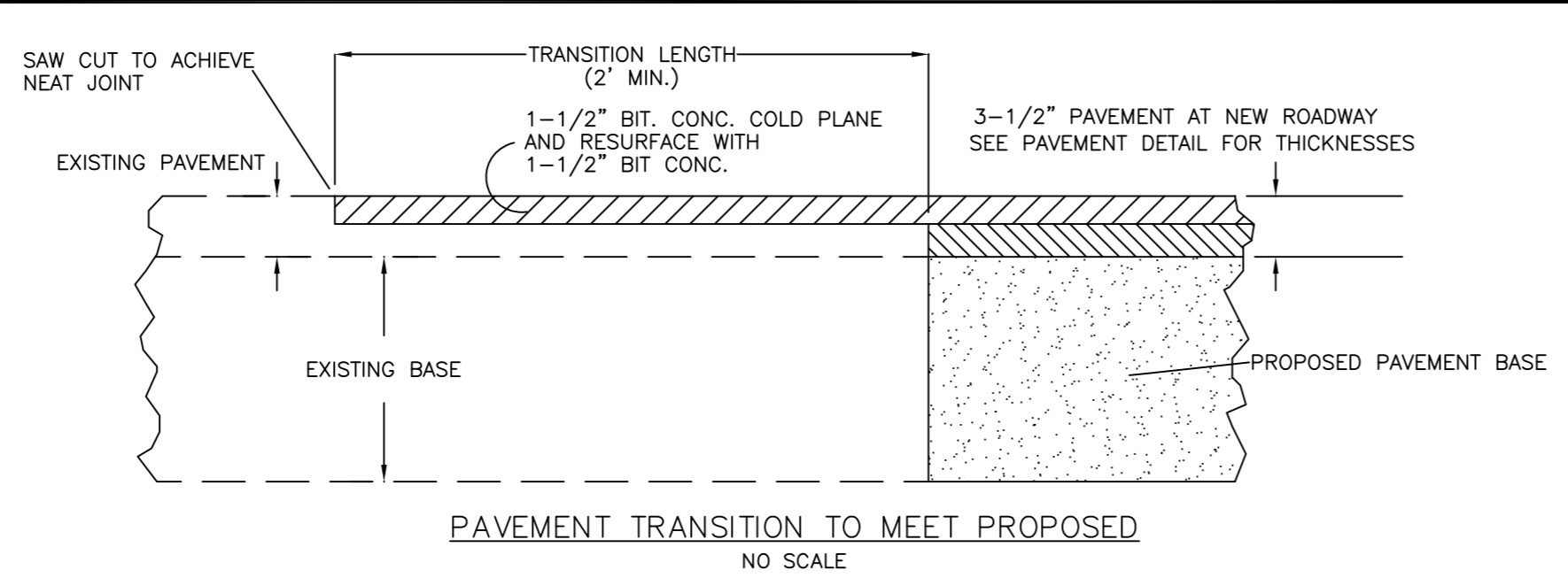
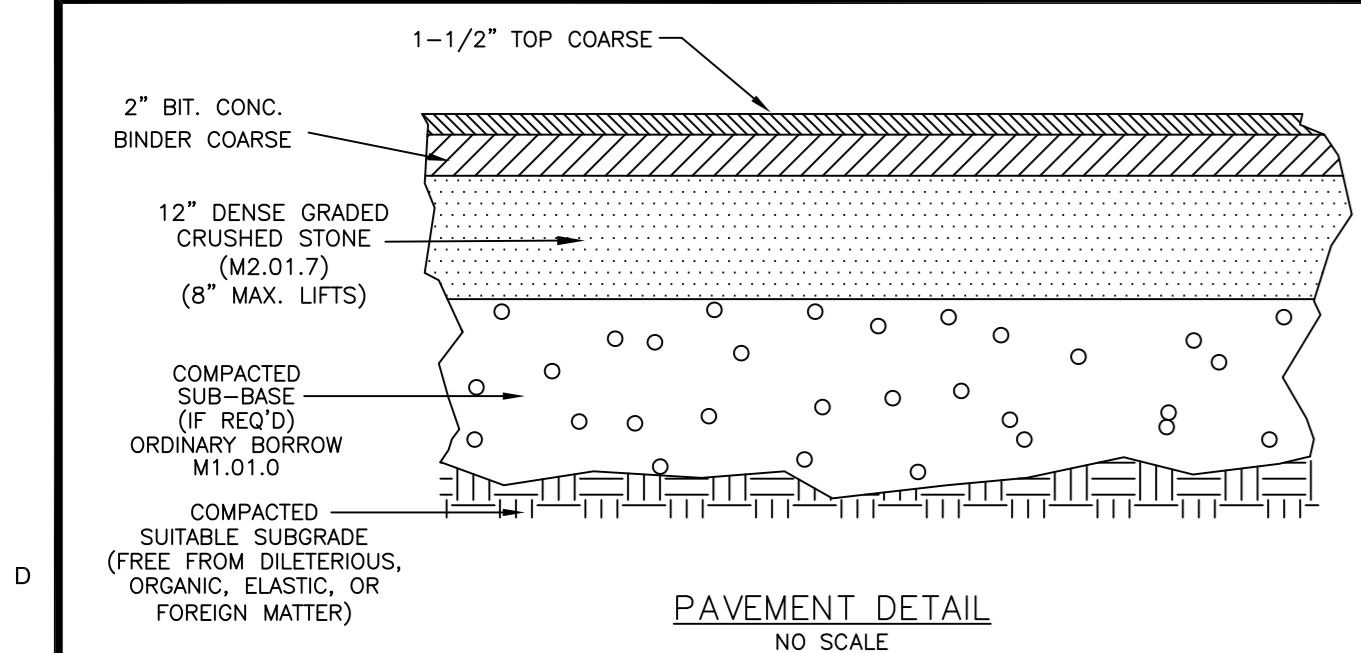
DATE	SCALE	AS NOTED
JANUARY 12, 2023	AS NOTED	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
WRF	WRF	BFM

PROJECT NO. 3010202.14966
COMPS NO. 10264
PLAN NO. 4-L-1088

DATE: JANUARY 12, 2023
SCALE: AS NOTED
DRAWN BY: WRF
DESIGNED BY: WRF
CHECKED BY: BFM
PROJECT NO.: 3010202.14966
COMPS NO.: 10264
PLAN NO.: 4-L-1088

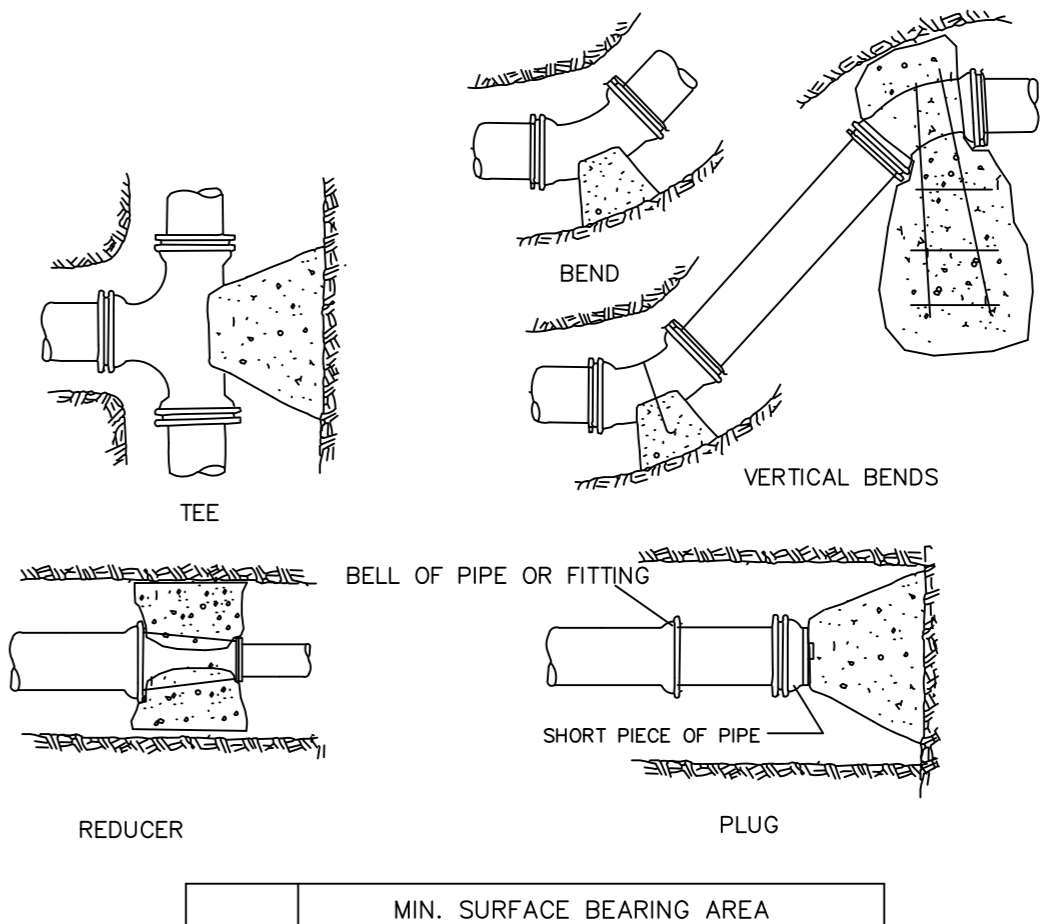
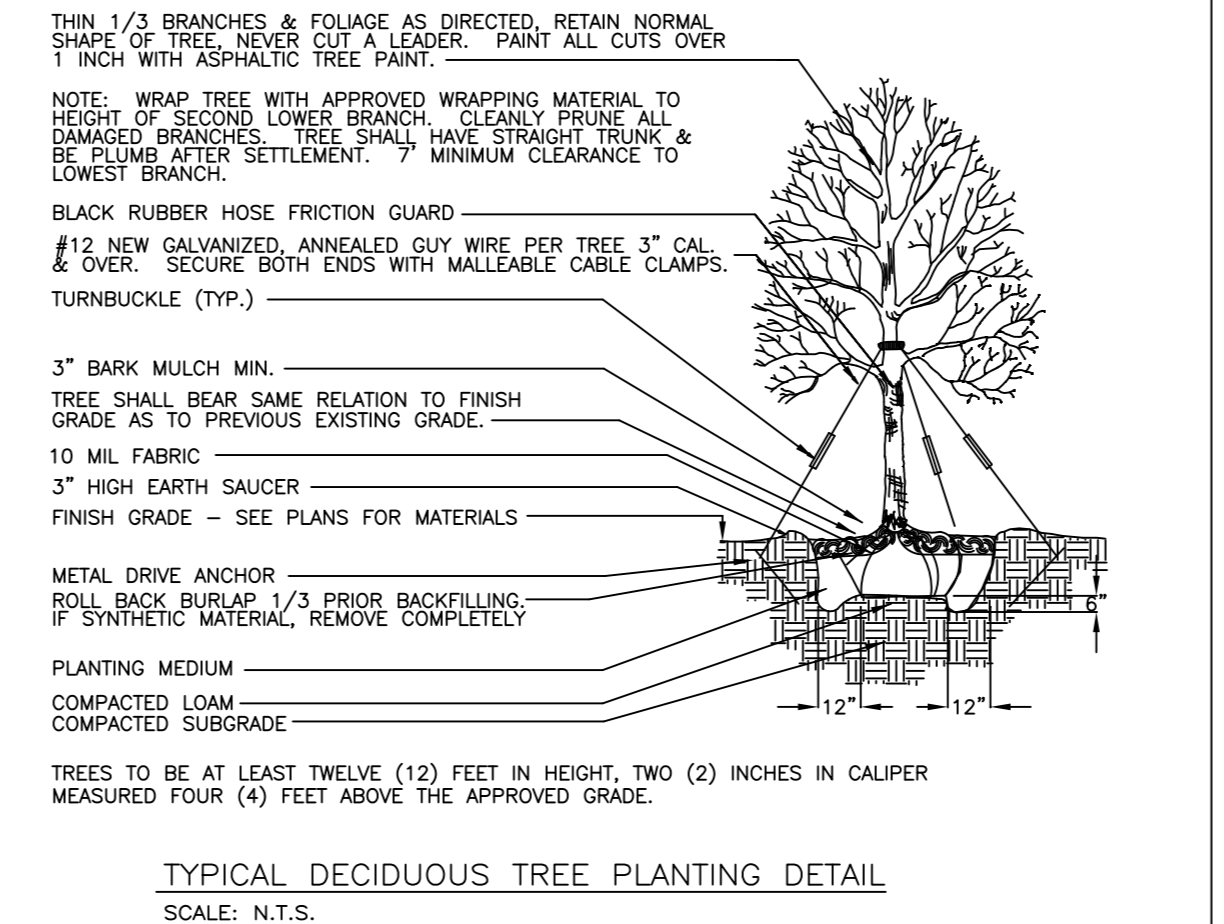
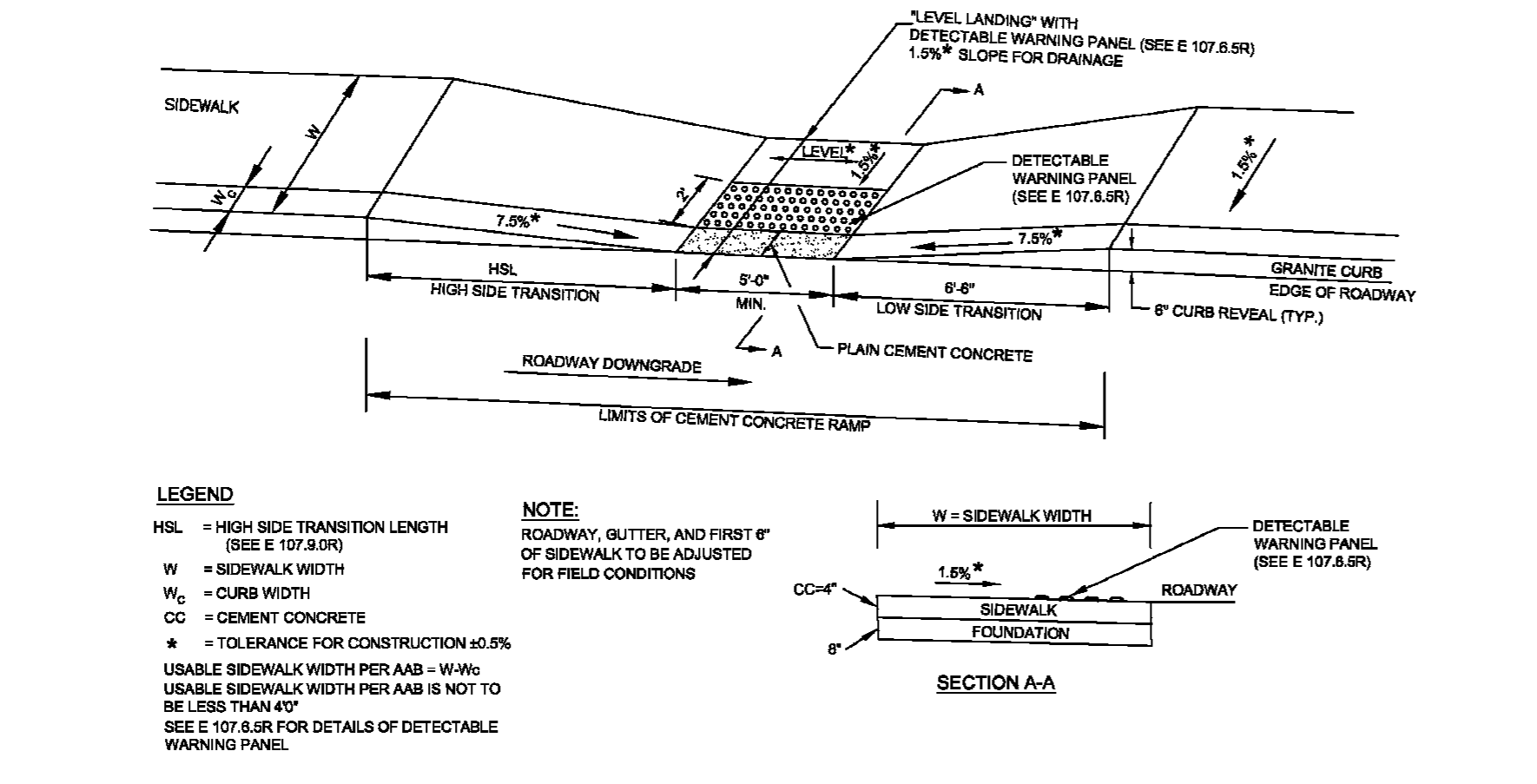
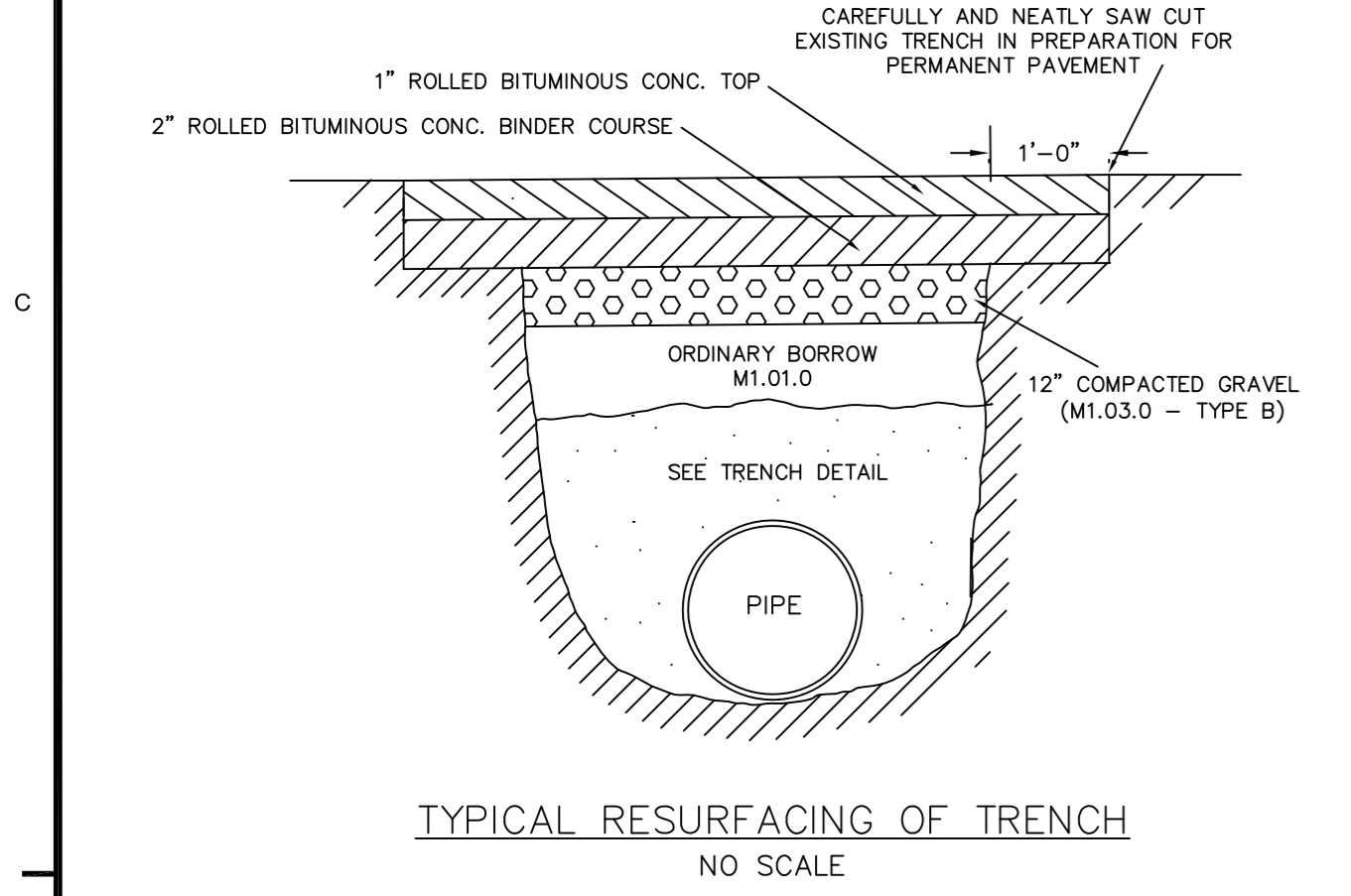
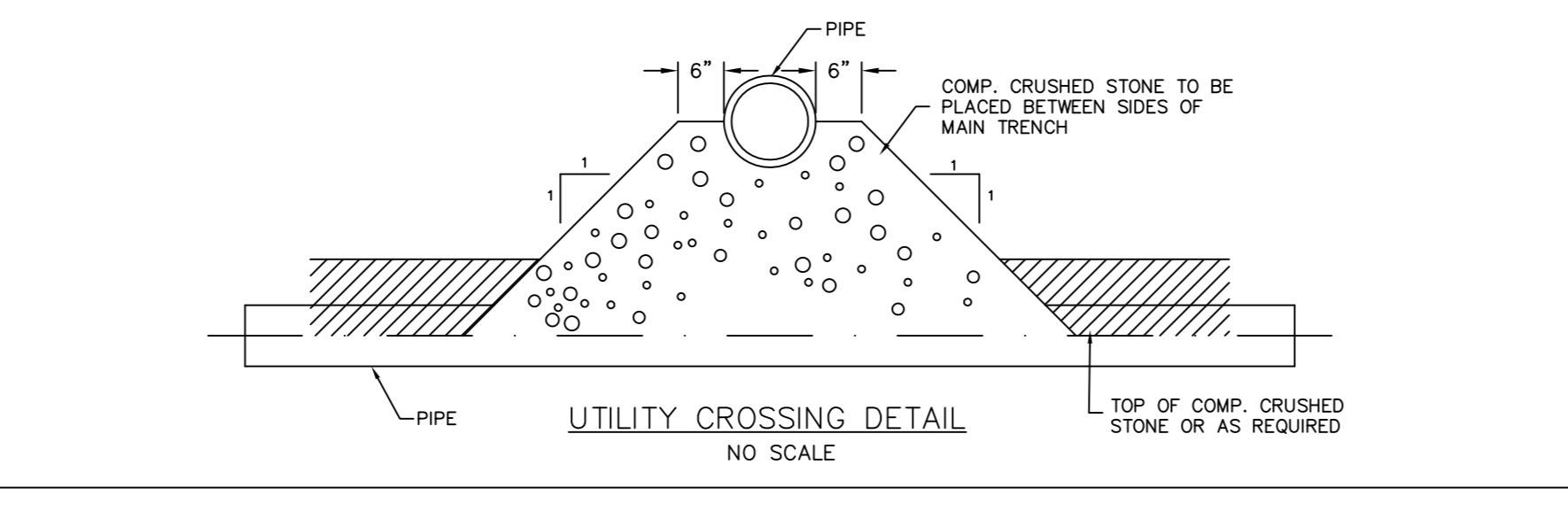
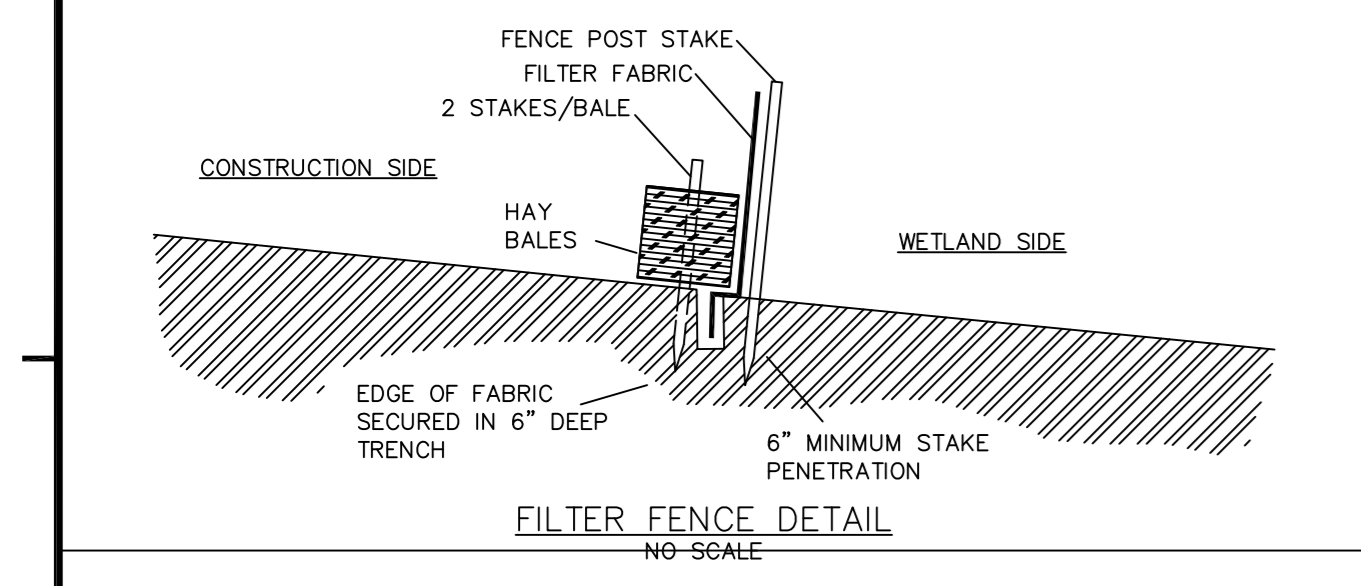
8 OF 9



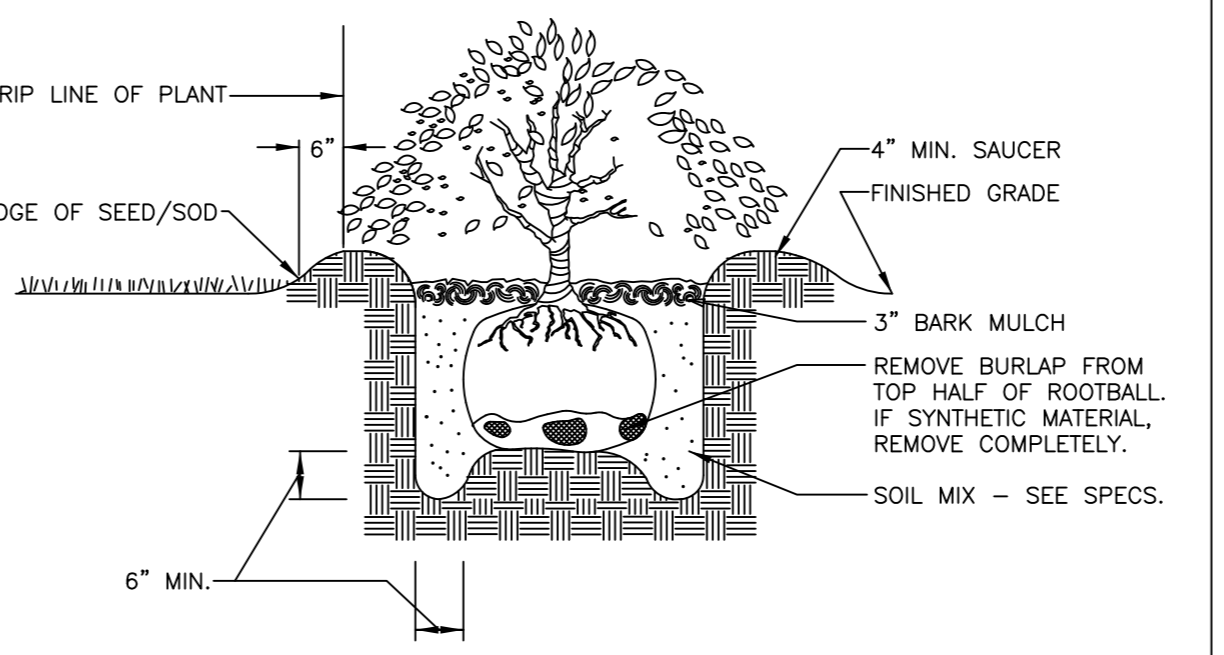
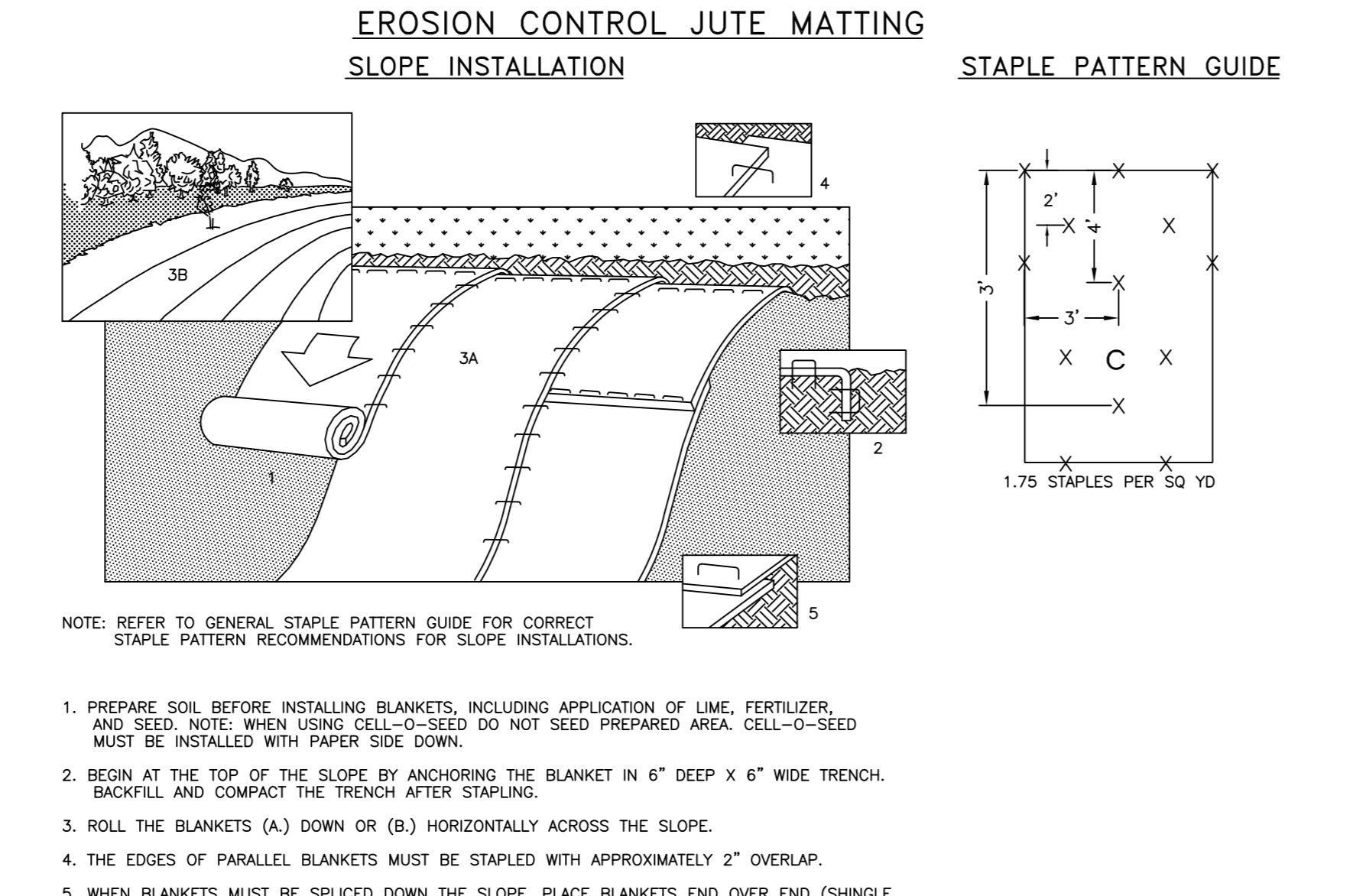
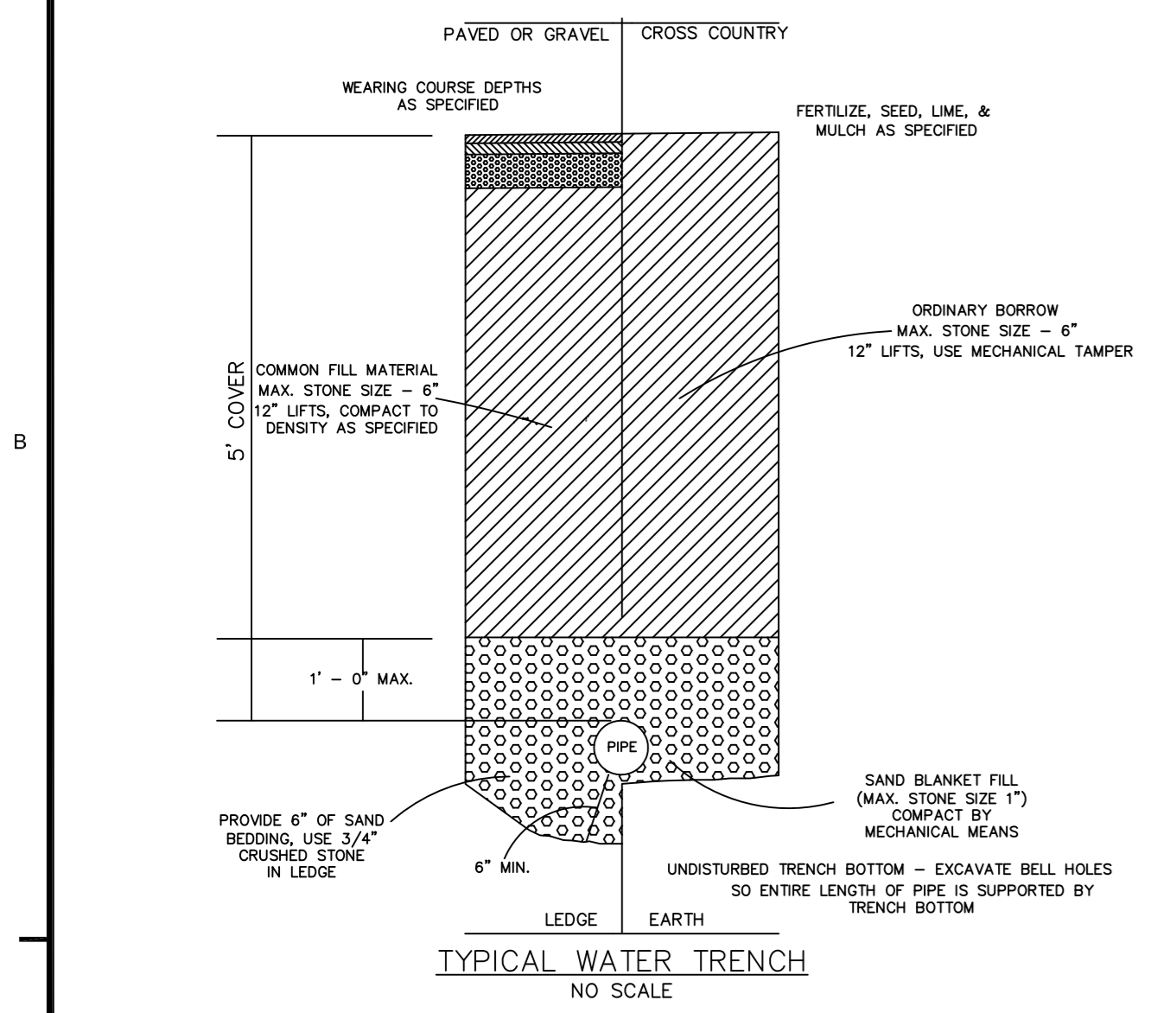
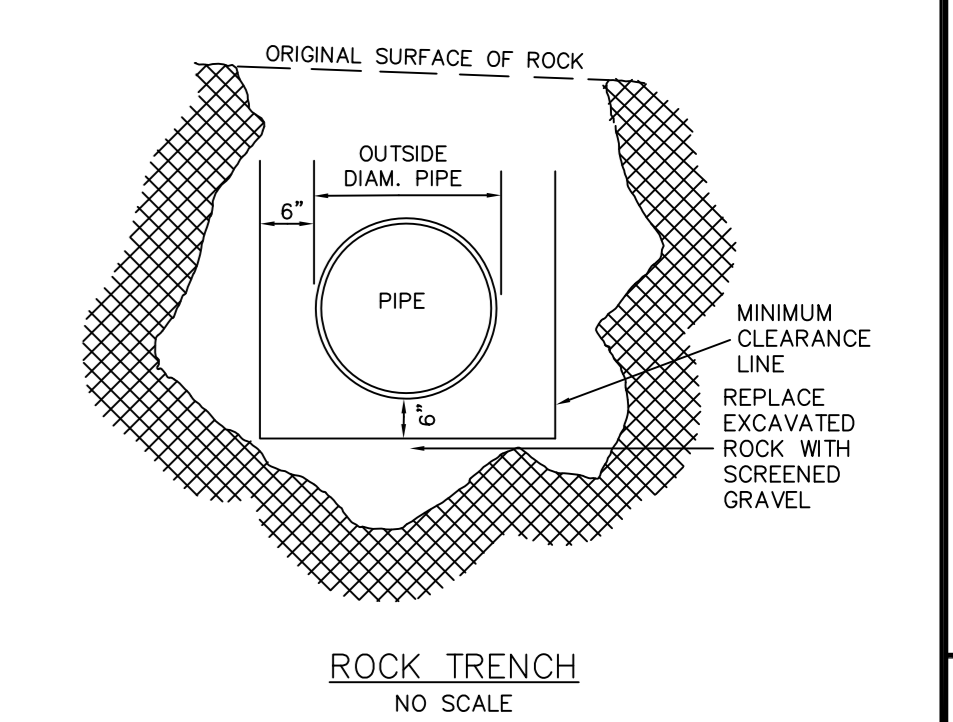
CONSTRUCTION SPECIFICATIONS

- STONE - USE COARSE AGGREGATE (2 - 3 INCH STONE)
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 12" X 24" METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM PAVEMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRATE OUTLET POINT.

STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

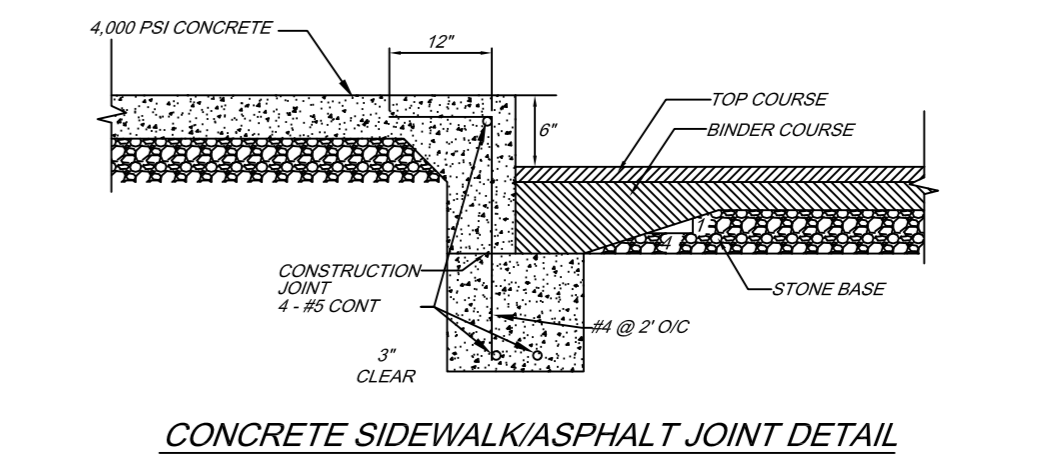
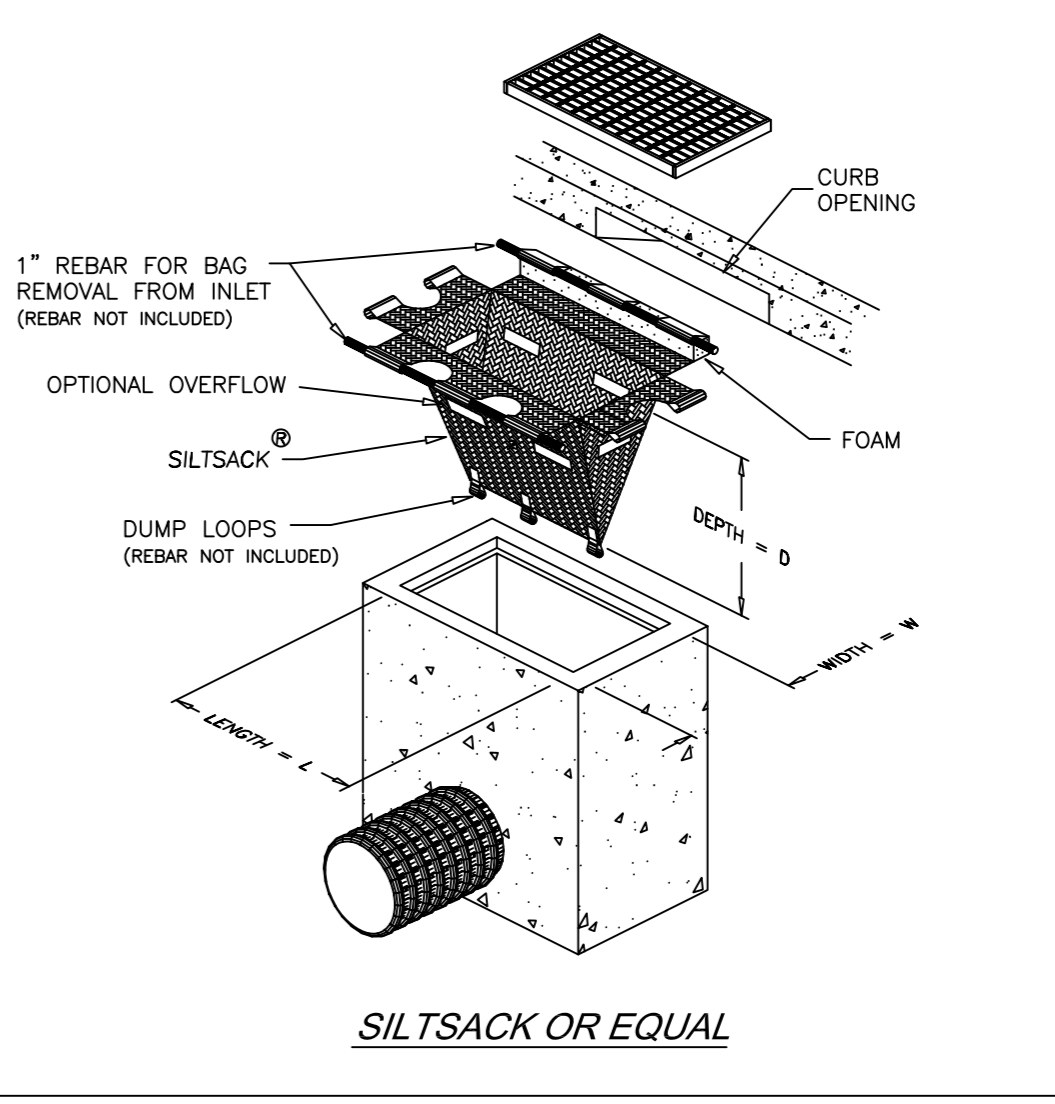
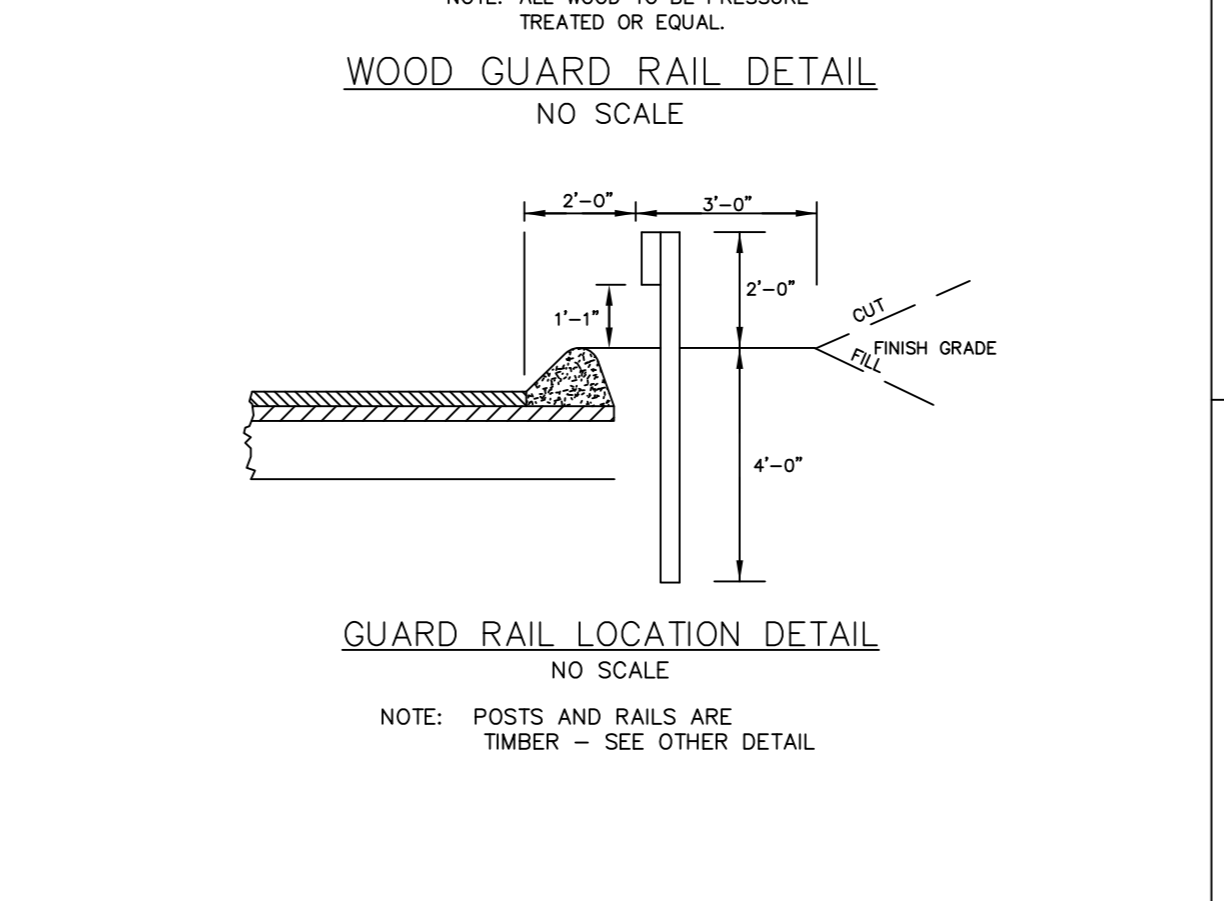
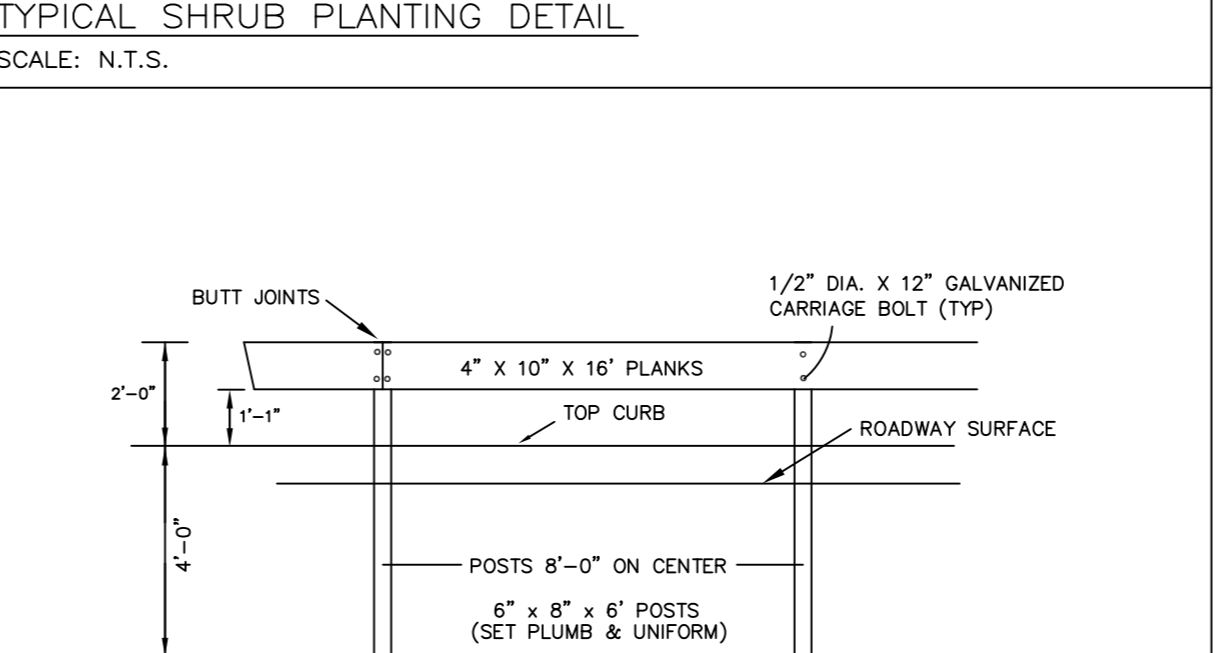
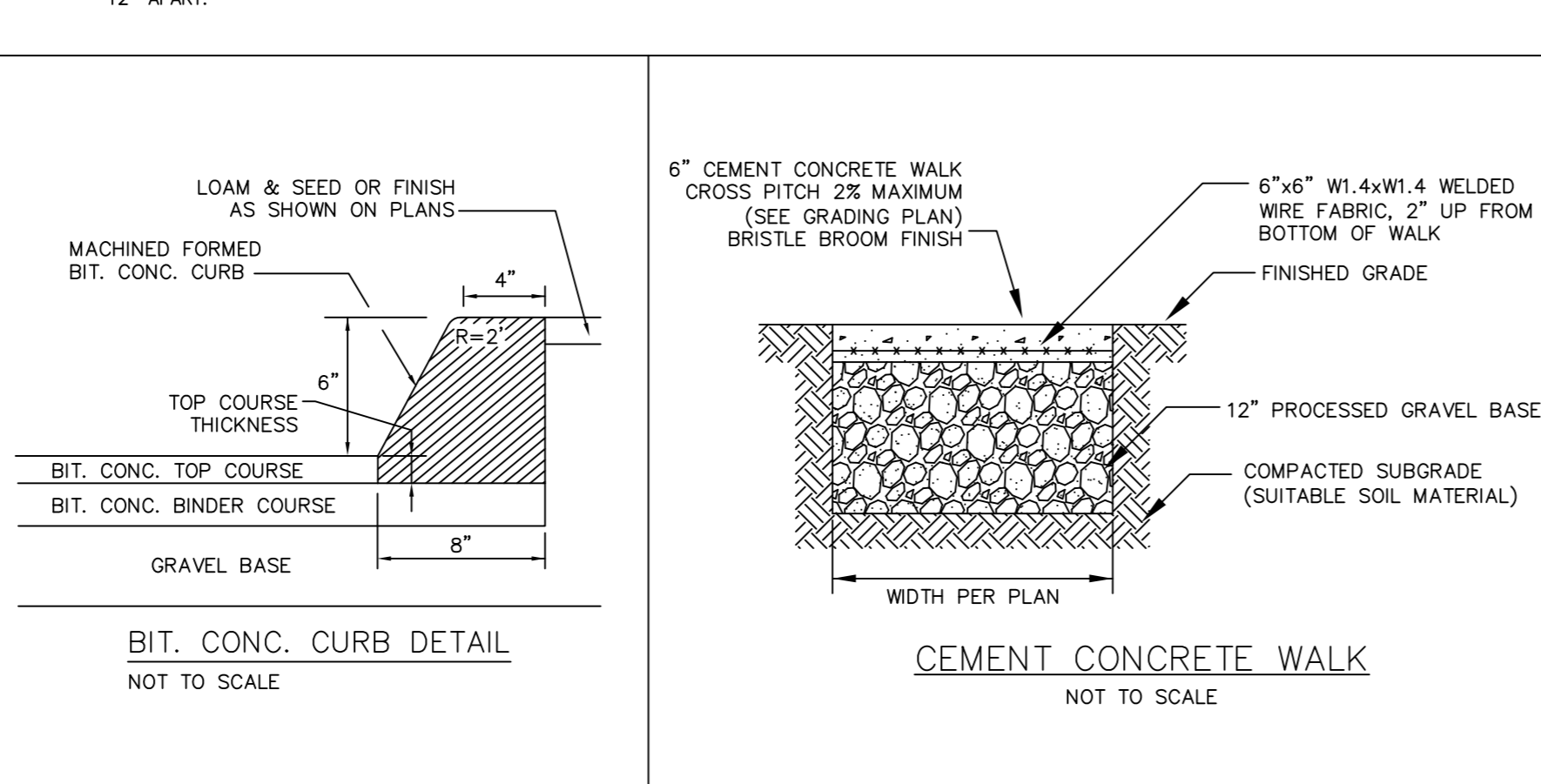
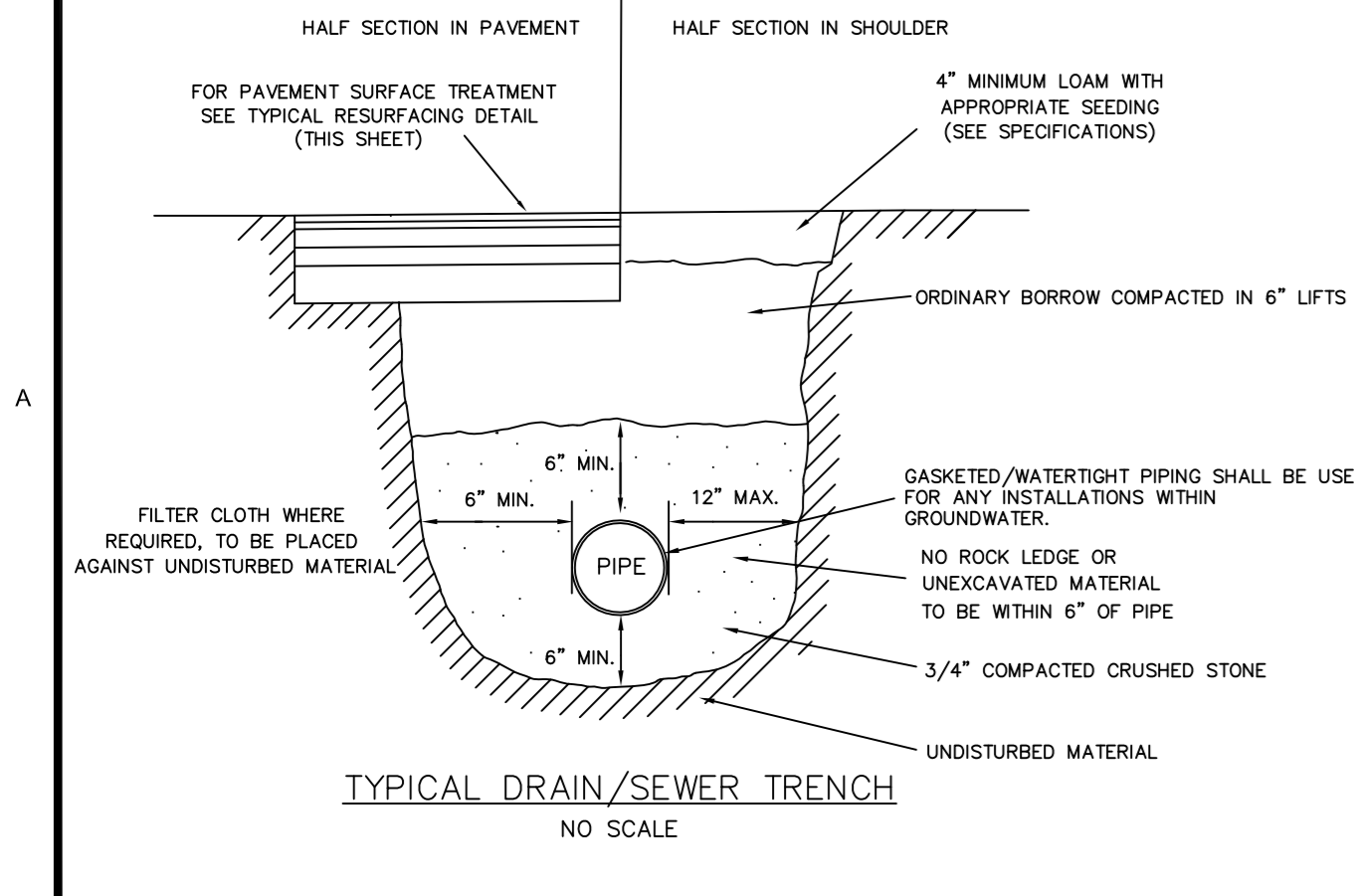
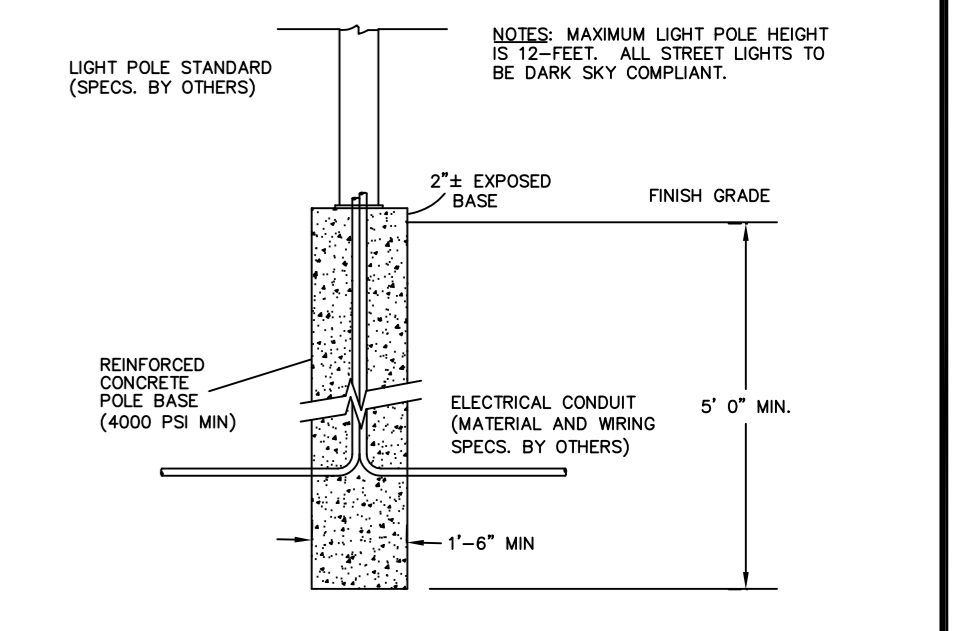


PIPE SIZE	MIN. SURFACE BEARING AREA (S.F.) OF CONC. AGAINST UNDISTURBED EARTH				
	90°	45°	SMALLER 45° GREATER 90°	BRANCH OF TEE	DEAD END
6"	4	2	2	4	4
8"	7	4	3	5	5
10"	9	6	5	7	7
12"	12	9	6	9	9



THRUST BLOCK DETAILS
NO SCALE

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



REV.	DATE	DESCRIPTION	BY	CHK.
2	06/22/2023	REVISIONS PER PEER REVIEW	WRF	BFM
1	05/09/2023	REVISIONS PER PEER REVIEW	WRF	BFM

ISSUED FOR PERMITTING

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01754
978.537.5294

PROPOSED MIXED-USE DEVELOPMENT
150 STATE ROAD EAST (RT. 2A)
WESTMINSTER, MASSACHUSETTS

PREPARED FOR:
VICTOR ABDO
8 TAYMAX ROAD
WESTMINSTER, MASSACHUSETTS 01473

CONSTRUCTION DETAILS

DATE: JANUARY 12, 2023 SCALE: AS NOTED

DRAWN BY: WRF DESIGNED BY: WRF CHECKED BY: BFM

PROJECT NO.: 3010202, 14966 COMPS NO.: 10264 PLAN NO.: 4-L-1088

DATE: 01/12/2023

9 OF 9