

ADULT USE MARIJUANA ESTABLISHMENT  
SPECIAL PERMIT RENEWAL - SITE PLAN REVIEW  
SANCTUARY MEDICINALS, INC.

234 Taylor Street, Littleton, Massachusetts  
Prepared for Sanctuary Medicinals, Inc.

APPLICANT:  
SANCTUARY MEDICINALS, INC.  
234 TAYLOR STREET  
LITTLETON, MA 01460

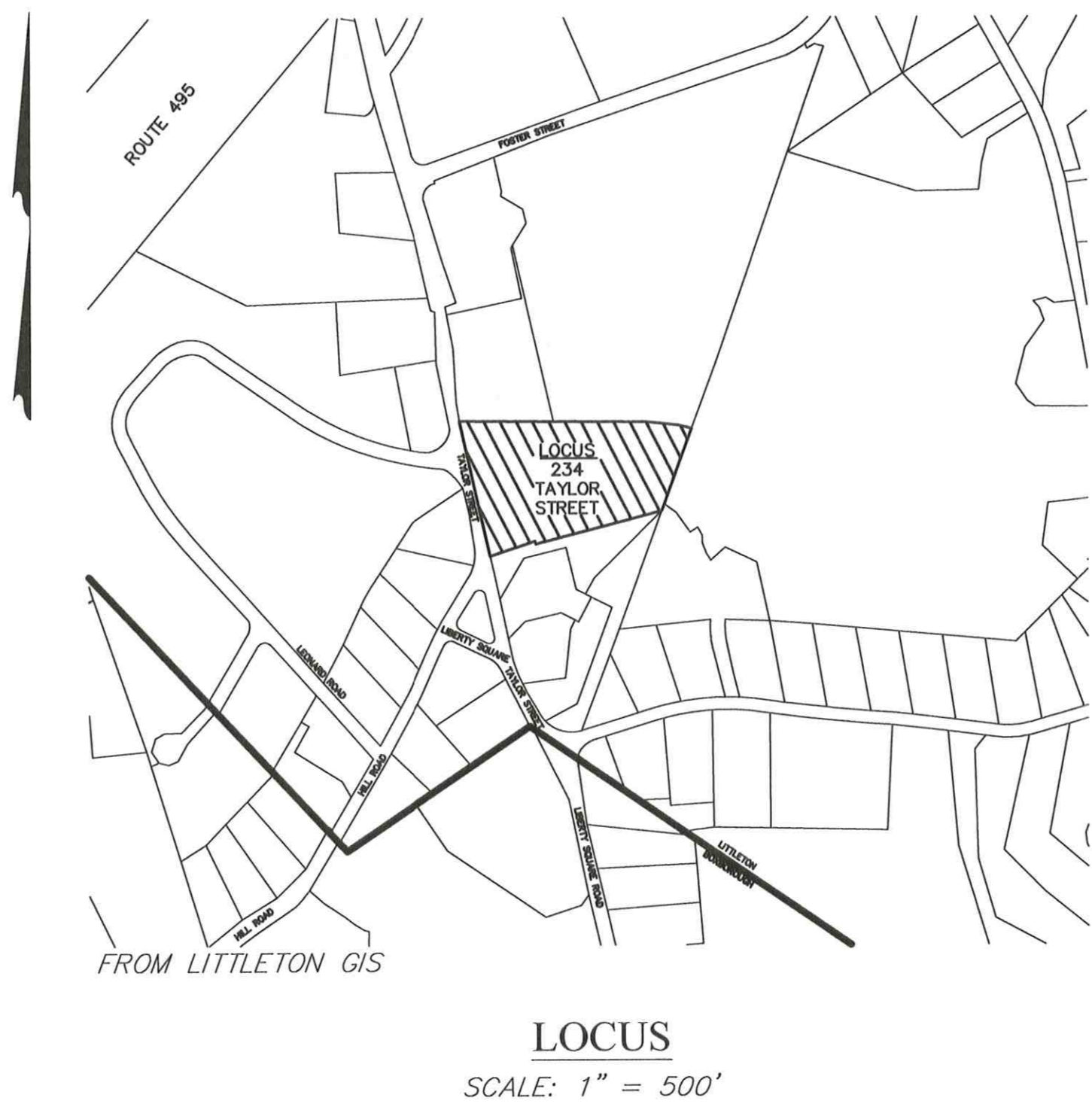
OWNER:  
  
PREMIER HEALTHCARE GROUP, LLC  
234 TAYLOR STREET  
LITTLETON, MA 01460

PLANNER, LANDSCAPE ARCHITECT,  
CIVIL ENGINEER & SURVEYOR:  
Places Associates, Inc.  
256 Great Road, Suite 4  
Littleton, MA 01460

LITTLETON ASSESSORS DATA  
Map: R9 Parcel: 34

REFERENCES  
Middlesex District Registry of Deeds  
Bk. 47439 Pg. 359  
Plan 1219 of 1979

ZONING  
I-A Industrial A



SHEET INDEX

SHEET C-1 ..... Existing Conditions and Demolition Plan  
SHEET C-2 ..... Layout and Materials Plan  
SHEET C-3 ..... Proposed Building Expansion Site Plan

Littleton Planning Board

DATE OF APPROVAL:	
DATE OF ENDORSEMENT:	

Zoning Conformance Chart  
ZONE: I-A Industrial PROPOSED USE: Industrial  
WR-Water Resource Protection District

CRITERIA	REQUIRED	Pre-EXISTING	AS-BUILT	PROPOSED	
LOT AREA	--	6.34± AC	6.34± AC	6.34± AC	
FRONTAGE	--	486.5±	486.5±	486.5±	
MIN. FRONT SETBACK	80 FEET	147.7±	147.7±	147.7±	
MIN. SIDE SETBACK	50 FEET	76.8±	76.8±	30.0±	
MIN. REAR SETBACK	50 FEET	223.1±	223.1±	223.1±	
MAX. BUILDING HT.	40 FEET	<40'	<40'	<40'	
COV. BY STRUCTURES	30% MAX	12.5%	12.5%±	17.7%±	
COV. BY IMPERVIOUS	80% MAX	25.0%±	27.0%±	33.0%±	1
PARKING SPACES		44	44	67	2

NOTES:  
1. Water Resource Overlay District limits impervious cover to no more than 50%.  
2. Parking Lease Agreement with Concord Associates Foster Street Trust for 30 additional spaces

PARKING  
Existing spaces = 44 (2 handicapped spaces)  
Proposed spaces = 67 (3 handicapped spaces)

EX BLDG=3462 S.F.  
PROP=14,446  
TOTAL PROPOSED=48,761 s.f.

PERMIT SET  
NOT FOR CONSTRUCTION

SANCTUARY  
MEDICINALS, INC.  
COVER

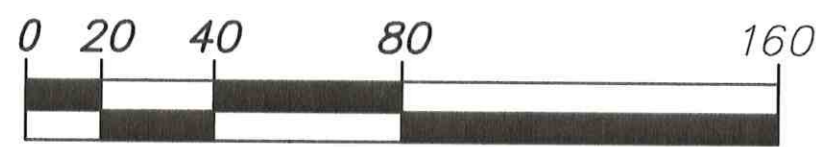
LOCATION: 234 TAYLOR STREET  
TOWN: LITTLETON, MASSACHUSETTS  
PREPARED FOR:  
SANCTUARY  
MEDICINALS, INC.  
SCALE: AS NOTED DATE: JULY 2023

PLACES Associates, Inc.

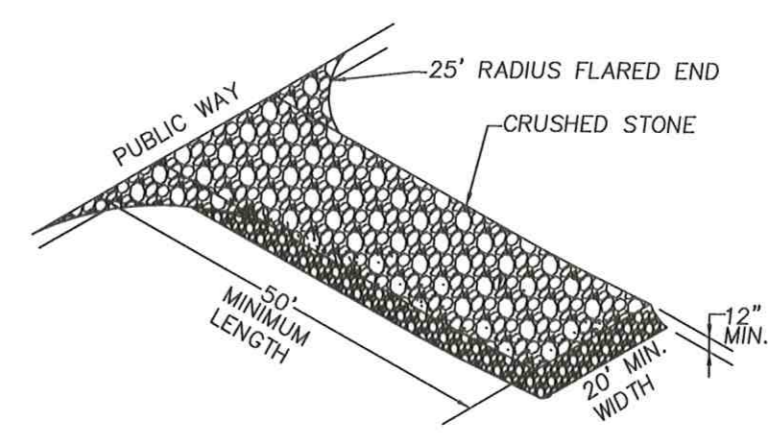
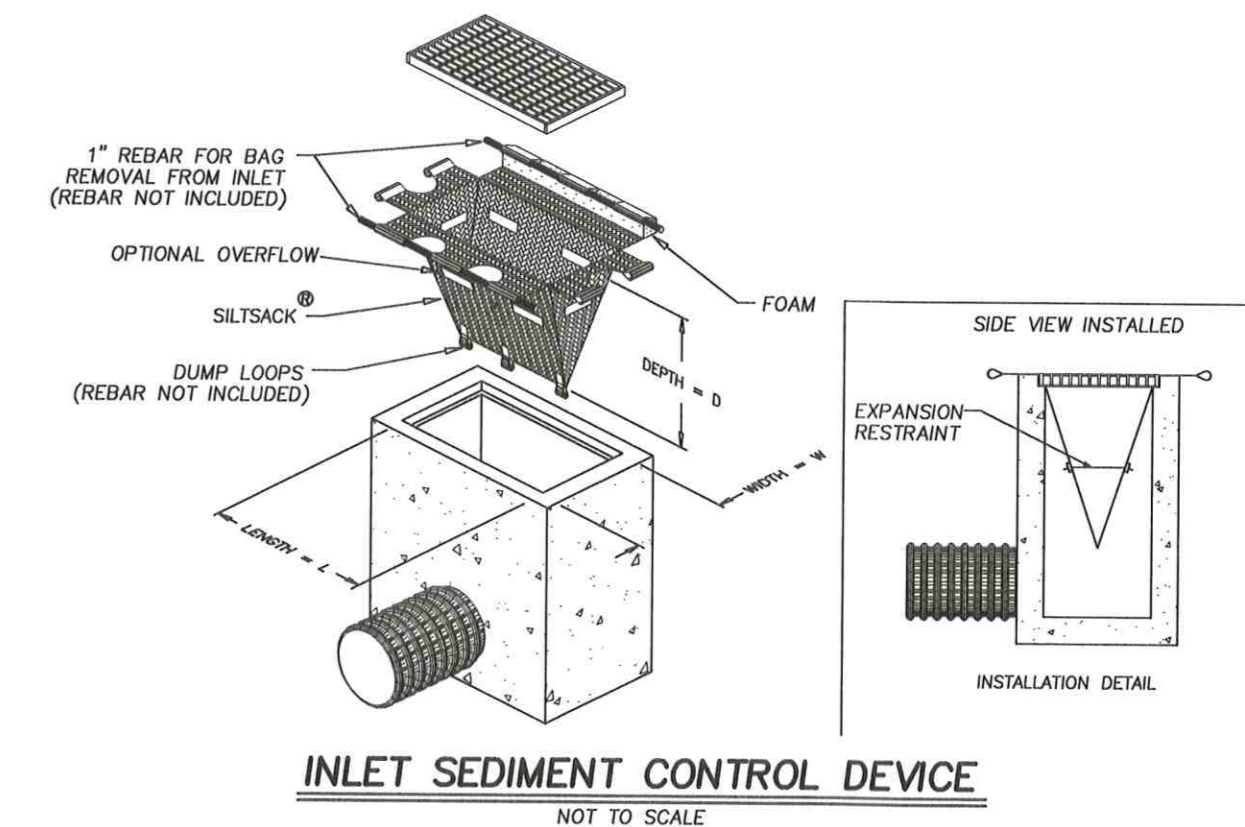
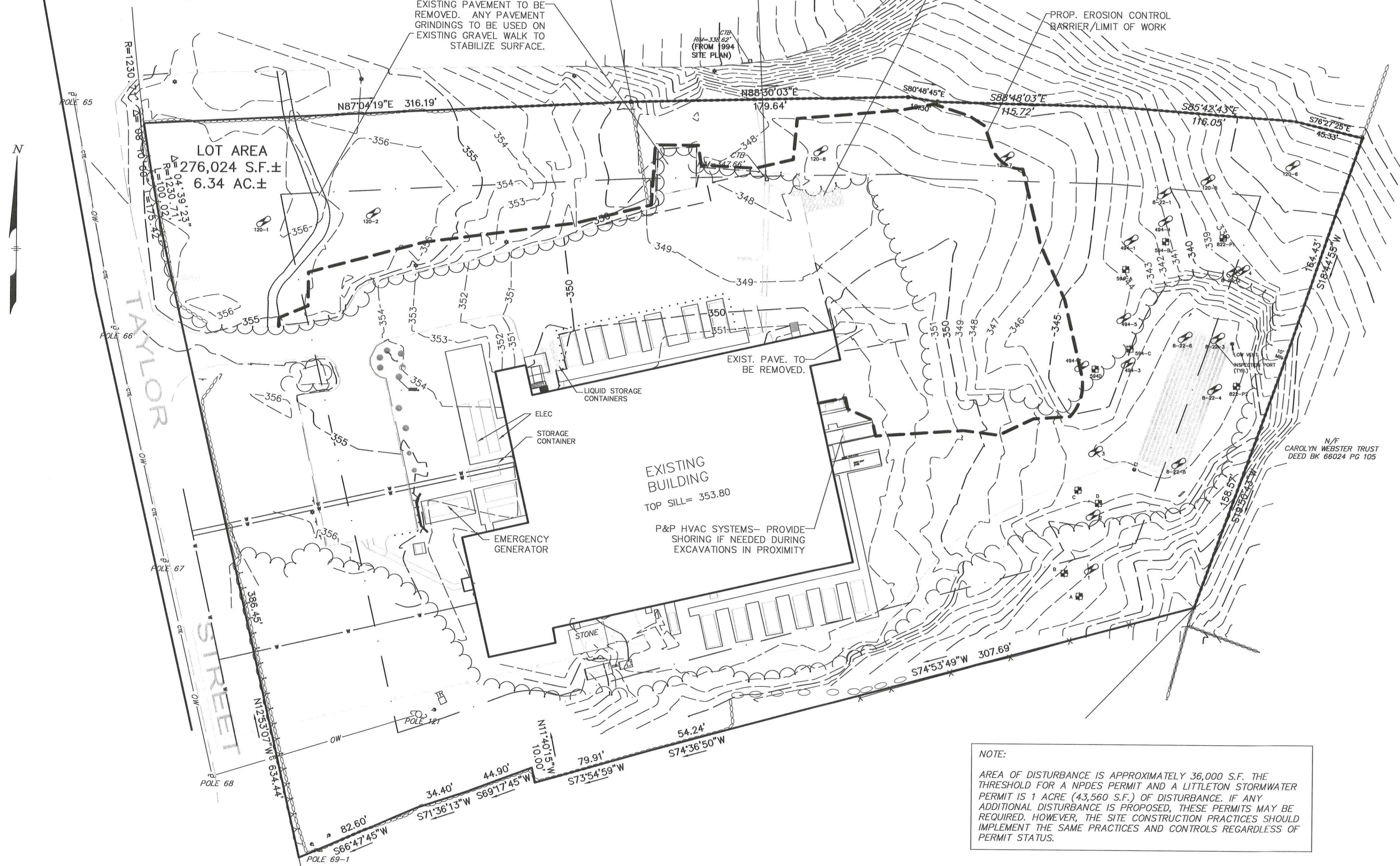
· Planning · Landscape Architecture · Civil Engineering · Surveying	256 Great Road, Suite 4 Littleton, MA 01460 (978) 486-0334 www.placesassociates.com
------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

PROJECT No.: 5554 PLAN No.: COVER





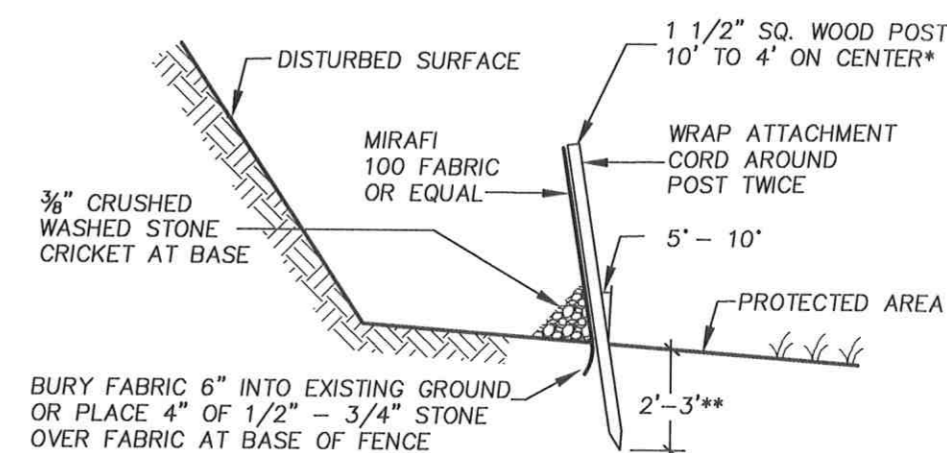
SCALE: 1" = 40'



- NOTES:
1. REPLACE STONE & ACCUMULATED DEBRIS, MUD & ENTRAPPED MATERIALS AS IS NECESSARY TO PREVENT TRACKING ON PUBLIC ROADWAYS.
  2. REPLACE MONTHLY AS A MINIMUM REQUIREMENT.
  3. DISPOSE OF STONE & ENTRAPPED MATERIALS IN A NON SENSITIVE AREA ON-SITE.
  4. DO NOT REUSE STONE FOR SAME PURPOSE.
  5. ALL TRAFFIC ENTERING / EXISTING SITE TO CROSS TEMPORARY CONSTRUCTION ENTRANCE TO REMOVE MUD FROM TIRES

### TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



- \* STEEL POST MAY BE SUBSTITUTED, DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF LF FENCE 6' FOR 500 SF LF FENCE
- \*\* DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF ETC. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

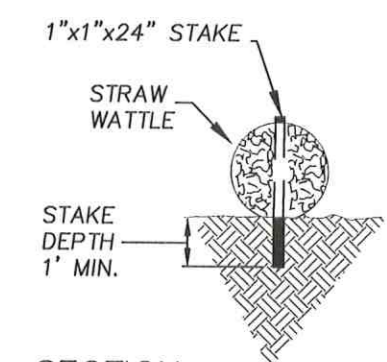
### SILT FENCE DETAIL

NOT TO SCALE

NOTE: LINES OF WATTLES TO BE PERPENDICULAR TO RUNOFF FLOW DIRECTION



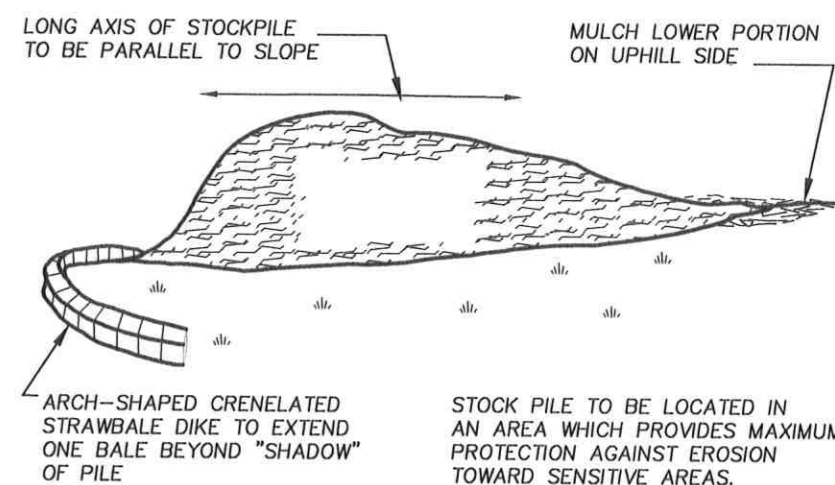
PLAN



SECTION

### STRAW WATTLES

NOT TO SCALE



### TEMPORARY STOCKPILE

NOT TO SCALE

#### GENERAL:

1. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE: THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE TOWN OR OTHER REGULATORY AGENCIES.
2. THIS IS A PERFORMANCE SPECIFICATION WHICH THE CONTRACTOR SHALL APPLY APPROPRIATE MEANS AND METHODS TO ACHIEVE.
3. EROSION CONTROL MEASURES DESCRIBED HEREIN SHALL ALSO BE APPLICABLE TO INDIVIDUAL LOT DEVELOPMENT.

#### EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDERS OF CONDITIONS ISSUED BY THE TOWN OR ANY OTHER REGULATORY AGENCY.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE: LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE, OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. WHILE THE EXISTING SOIL CONDITIONS HAVE LIMITED POTENTIAL FOR RUNOFF, THE CONTRACTOR SHALL PLAN FOR ADVERSE CONDITIONS INCLUDING INTENSE RUNOFF OR RUNOFF ON PARTIALLY FROZEN GROUND.
4. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY DIVERSION SWALES AND SETTLING BASINS IN AREAS OF FUTURE CONSTRUCTION. NO CONSTRUCTION IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE DUE TO EXISTING CONSERVATION RESTRICTIONS. THE LIMIT OF DISTURBANCE LINE SHALL BE THE EROSION CONTROL BARRIER.
5. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED. UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON-SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
7. AT NO TIME SHALL SILT-ADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

#### PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS OR SUBJECT TO EROSION CONDITIONS SUCH AS INTENSE RAIN, WIND OR OTHER EXPOSURE.
2. STOCKPILES SHALL BE LOCATED AS SPECIFIED HEREIN AND AS REQUIRED. SHOULD ADDITIONAL AREAS BE NEEDED THEY SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

4. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE MAY - NOVEMBER CONSTRUCTION SEASON, TEMPORARY SETTLING BASINS SHALL BE UTILIZED WITH TEMPORARY STABILIZATION UNTIL THE PERMANENT DRAINAGE STRUCTURES CAN BE INSTALLED.

#### DRAINAGE SYSTEM:

1. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE DOWNSTREAM END UP.
2. A SILT FENCE SHALL BE INSTALLED AT THE OUTFALL OF ALL TEMPORARY BASINS AND SWALES. IT SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS ARE STABILIZED.
3. WATER SHALL NOT BE ALLOWED TO ENTER PIPES FROM UN-STABILIZED SURFACES. SILT FENCE SHALL BE MONITORED, CLEANED & REPLACED AS NEEDED ON A REGULAR BASIS. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY PIPE INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE. THE ENDS OF PIPES SHALL BE CLOSED NIGHTLY WITH PLYWOOD & BACKER BOARD.
4. IF UNSTABLE AREAS ARE ENCOUNTERED DUE TO NATURAL SPRINGS OR GROUNDWATER BREAKOUT, INTERCEPT DRAINS SHALL BE INSTALLED TO DIRECT THE RUNOFF INTO THE DRAINAGE SYSTEM. SEE DETAILS.
5. IT IS IMPORTANT THAT THE BINDER COURSE, WITH BERMS, BE INSTALLED ON THE LIMITS OF THE PARKING LOT AND ACCESS ROADS AS SOON AS FEASIBLE AS THESE AREAS WILL FUNCTION AS A CONDUIT FOR RUNOFF.

#### INTENSE WEATHER PREPARATIONS:

1. THIS SECTION SPECIFICALLY APPLIES TO ANY RAINFALL EVENTS PREDICTED TO PRODUCE 2" OR MORE OF RAINFALL IN A 24 HOUR PERIOD OR MULTIPLE HIGH INTENSITY BACK TO BACK STORMS OR THE ISSUANCE OF A FLASH FLOOD WATCH.
2. THE CONTRACTOR SHALL HAVE ADDITIONAL EROSION CONTROL BARRIERS, STONE AND SAND BAGS OR SIMILAR MATERIALS TO CONTAIN AND DIRECT HIGH VELOCITY RAINFALL.
3. WHEN INTENSE RAINFALL IS PREDICTED, THE INLET SEDIMENT DEVICES (SILT-SAC OR SIMILAR), SHALL BE REMOVED FROM LOW POINTS IN THE ROAD OR CRITICAL CATCHBASINS NEEDED TO DIRECT RUNOFF. TO THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
4. APPROPRIATE STORMWATER BASIN, CLEAN INLET SEDIMENT DEVICES SHALL BE RE-INSTALLED IN THE CATCHBASINS AT THE END OF THE STORM EVENT AFTER ANY SEDIMENT HAS BEEN REMOVED FROM THE ROADWAY.
5. SAND BAGS OR EQUIVALENT SHALL BE INSTALLED IN AN ARC SHAPE, ADJACENT TO CATCHBASINS ON THE DOWN-GRADIENT SIDE TO CONTAIN RUNOFF AND MINIMIZE BYPASS FLOWS. ADDITIONAL SAND BAGS SHALL BE AVAILABLE ON SITE TO ALLOW MODIFICATIONS AS NEEDED DURING THE STORM EVENT TO CONTROL AND CONTAIN RUNOFF.
6. IF EXPOSED SOILS ARE DIRECTLY ADJACENT TO PAVEMENT ON STEEP SLOPES, A 3' WIDE 3-6" STONE STRIP SHALL BE INSTALLED ON THE SHOULDERS TO MINIMIZE EROSION POTENTIAL OF THE SLOPES WHERE THE ROADWAY IS IN FILL WITH SOFT SHOULDERS, SAND BAGS SHALL BE INSTALLED TO CONTAIN RUNOFF WITHIN THE ROADWAY.
7. CONSIDERATION SHALL BE GIVEN TO THE INSTALLATION OF CHECK DAMS ALONG SWALES OR DRIVEWAY SHOULDERS TO MINIMIZE EROSION VELOCITIES.
8. IF RILLS OR GULLIES HAVE OCCURRED DURING PREVIOUS RAINFALL EVENTS, CONSIDERATION SHALL BE GIVEN TO THE INSTALLATION OF RIP RAP IN THESE AREAS PRIOR TO THE INTENSE RAINFALL.
9. ALL STORMWATER BASINS SHALL BE EVALUATED FOR STABILITY AND VOLUME. IF THE PRE-STORM VOLUME OF WATER IN THE BASIN EXCEEDS ONE-HALF THE TOTAL DEPTH OF THE POND, THE WATER LEVEL SHALL BE REDUCED VIA PUMPING. PUMPING SHALL DISCHARGE TO A FILTER FABRIC BAG WHICH SHALL BE LOCATED IN A CONTROLLED AREA, PREFERABLY PAVED AREA FLOWING TO A CATCHBASIN WHICH IS NOT TRIBUTARY TO THE BASIN.
10. A HIGH INTENSITY RAINFALL EVENT MAY REQUIRE THE CONTRACTOR TO BE PRESENT THROUGHOUT THE STORM TO ADJUST AND CONTROL ANY UNCONTROLLED EROSION TO MINIMIZE ANY BREAKTHROUGH FLOW.

#### INSTALLATION OF UTILITIES:

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF SUBSURFACE UTILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

#### LANDSCAPING:

4. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
5. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE, AND USED ON ANY SLOPES 3:1 OR STEEPER.
6. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
7. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
8. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS.

#### PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND WETLAND AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE, AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE PERMIT GRANTING AUTHORITY AND OWNER FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS. THE STAGING AREA SHALL BE OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: STRAWBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

#### GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE TO THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES, AND BE PERFORMED OFF-SITE, IF POSSIBLE.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED IN THE 100 FOOT BUFFER ZONE. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.
5. ALL SUBCONTRACTORS SHALL BE NOTIFIED THAT CLEANING OF EQUIPMENT WITHIN THE 100' WETLAND BUFFER IS NOT PERMITTED. INCLUDING, BUT NOT LIMITED TO, CONCRETE TRUCKS, PAINTERS, PLASTERERS, ETC.

## EXISTING CONDITIONS AND DEMOLITION PLAN

LOCATION: 234 TAYLOR STREET

CITY/TOWN: LITTLETON, MA

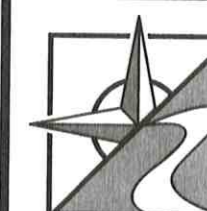
PREPARED FOR:

SANCTUARY MEDICINALS

SCALE: 1"=40'

DATE: JULY 2023

PLACES Associates, Inc.



• Planning  
• Landscape Architecture  
• Civil Engineering  
• Surveying

256 Great Road, Suite 4  
Littleton, MA 01460  
(978) 486-0334  
www.placesassociates.com

PROJECT No.: 5243

PLAN No.: 5243 C-1



N/F  
CONCORD ASSOCIATES FOSTER STREET TRUST  
DEED BOOK 14680 PAGE 362  
MAP R-9 LOT 33

12" MIN. GRADED GRAVEL  
INSTALL IN TWO 6"  
COMPACTED LIFTS.  
COMPACT TO 95% AASHTO  
T180 METHOD 10"  
EXISTING SUBGRADE - LEVEL  
& COMPACT IF DISTURBED

### BITUMINOUS CONC. SIDEWALK DETAIL

NOT TO SCALE

SURFACE TREATMENT (AS REQUIRED)  
WEARING COURSE  
ROAD  
BINDER COURSE  
ROAD SUBBASE (SEE DETAIL)

### CAPE COD BERM

NOT TO SCALE

1 1/2" BITUMINOUS CONCRETE  
TOP COURSE  
2" BITUMINOUS CONCRETE  
BINDER COURSE  
12" COMPACTED PROCESSED GRAVEL FILL  
MEETING THE SPECIFICATIONS OF  
THE GEOTECHNICAL REPORT. COMPACTED TO  
95% MAXIMUM DRY DENSITY PER ASTM D1557.  
COMPACTED SUB GRADE OR  
COMPACTED ORDINARY FILL

### STANDARD DUTY PAVING DETAIL

NOT TO SCALE

2" TROWELLED EDGE,  
ALL SIDES  
CONSTRUCTION JOINT,  
SCORE 1" DEPTH x  
3/8" WIDE  
4" CONC. WALK W/ 6"x6" #10x#10 W.W.M., 2"  
CLEAR ALL SIDES. CONC. TO BE AIR ENTRAINED  
& 4,000 PSI @ 28 DAYS  
POLYURETHANE SEALANT COLOR  
TO MATCH CONCRETE  
#4 SMOOTH REBAR, WRAP ONE END WITH  
GREASE, EMBED BOTH SIDES 6" MIN.  
EXPANSION JOINT, SEE  
DETAIL BELOW  
4'-0" TYP.  
BROOM-FINISH  
PERPENDICULAR TO  
DIRECTION OF WALK  
8" GRAVEL BASE, COMPACTED  
TO 95% MODIFIED PROCTOR

2" TROWELLED EDGE  
BROOM FINISH  
EXPANSION JOINT MATERIAL  
NOTE: EXPANSION JOINTS REQUIRED  
EVERY 8 LINEAR FEET OF WALK.

### CONCRETE WALK & PADS

NOT TO SCALE

- ALL SURFACES TO BE PRIMED & PAINTED  
MEETING MASS. HIGHWAY DEPT. STANDARDS
- SIGN CONSTRUCTION & MATERIALS TO CONFORM  
TO MHD SSHB, SECTION 840, AND M8.18.5.
- SIGN TYPES REQUIRED:  
SEE SIGN LEGEND DETAIL

COLD ROLLED 7/64", GALV.  
STEEL POST, 10' MIN. HT.  
SIGN TYPE AS REQUIRED  
UNIVERSAL SYMBOLS REQUIRED  
WITH TEXT  
0.10 GAGE ALUMINUM SIGN  
MEETING MHD SSHB CRITERIA.  
BREAK-AWAY BASE  
TOP 6" ABOVE FIN. GRADE  
SURFACE TREATMENT  
AS REQUIRED  
ATTACH (2) 13/16"x4" BOLTS  
FOR ANCHORS, CAST-IN.  
6" # 3,000 PSI  
CONC. EARTHFORMED  
FOUNDATION SET ON  
UNDISTURBED SUBGRADE.

### TYPICAL SITE SIGN

NOT TO SCALE

0 20 40 80 160  
SCALE: 1" = 40'

6'-0" 12'-0" 6'-0"  
2'-6" 2'-6" 2'-6" 2'-6"  
5'-0" 10'-0" 5'-0"  
5'-0" 10'-0" 5'-0"  
PIPE BOLLARD (3)  
STOCKADE FENCE - SEE  
FENCE DETAIL FOR FENCE  
CONSTRUCTION DETAILS.  
6" x 6" POST (typ.)  
6" THICK REINFORCED  
CONCRETE PAD

### DUMPSTER ENCLOSURE

NOT TO SCALE

#### NOTES:

- PARKING SPACES SHALL MEET THE  
REQUIREMENTS OF THE CODE OF  
MASSACHUSETTS REGULATIONS ARCHITECTURAL  
ACCESS BOARD - 521CMR.
- PARKING SPACES AND ACCESS ISLES SHALL  
BE LEVEL WITH SURFACE SLOPES NOT  
EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
- ACCESS ISLES ADJACENT TO ACCESSIBLE  
PARKING SPACES SHALL BE 5'-0" WIDE  
MINIMUM, EXCEPT ADJACENT VAN ACCESSIBLE  
SPACES. THE ACCESS ISLE SHALL BE A  
MINIMUM 8'-0" WIDE MINIMUM. A MINIMUM OF  
ONE VAN SPACE SHALL BE PROVIDED PER SITE.
- TWO ACCESSIBLE SPACES MAY SHARE A  
COMMON ACCESS ISLE.
- A SIGN, IDENTIFYING ACCESSIBLE PARKING  
SPACES AS RESERVED, SHALL BE LOCATED AT  
THE HEAD OF EACH SPACE AND NO MORE  
THAN 10'-0" AWAY. THE SIGN SHALL BE AS  
SPECIFIED BY THE MANUAL OF UNIFORM  
TRAFFIC CONTROL DEVICES (MUTCD), R28-31  
OR APPROVED EQUAL.
- SIGNS AT THE HEAD OF VAN ACCESSIBLE  
SPACES SHALL INCLUDE THE WORDS: VAN  
ACCESSIBLE.

### ACCESSIBLE PARKING SPACES

NOT TO SCALE

## LAYOUT AND MATERIALS PLAN

LOCATION: 234 TAYLOR STREET  
CITY/TOWN: LITTLETON, MA

PREPARED FOR:

SANCTUARY MEDICINALS

SCALE: 1"=40'

DATE: JULY 2023

PLACES Associates, Inc.

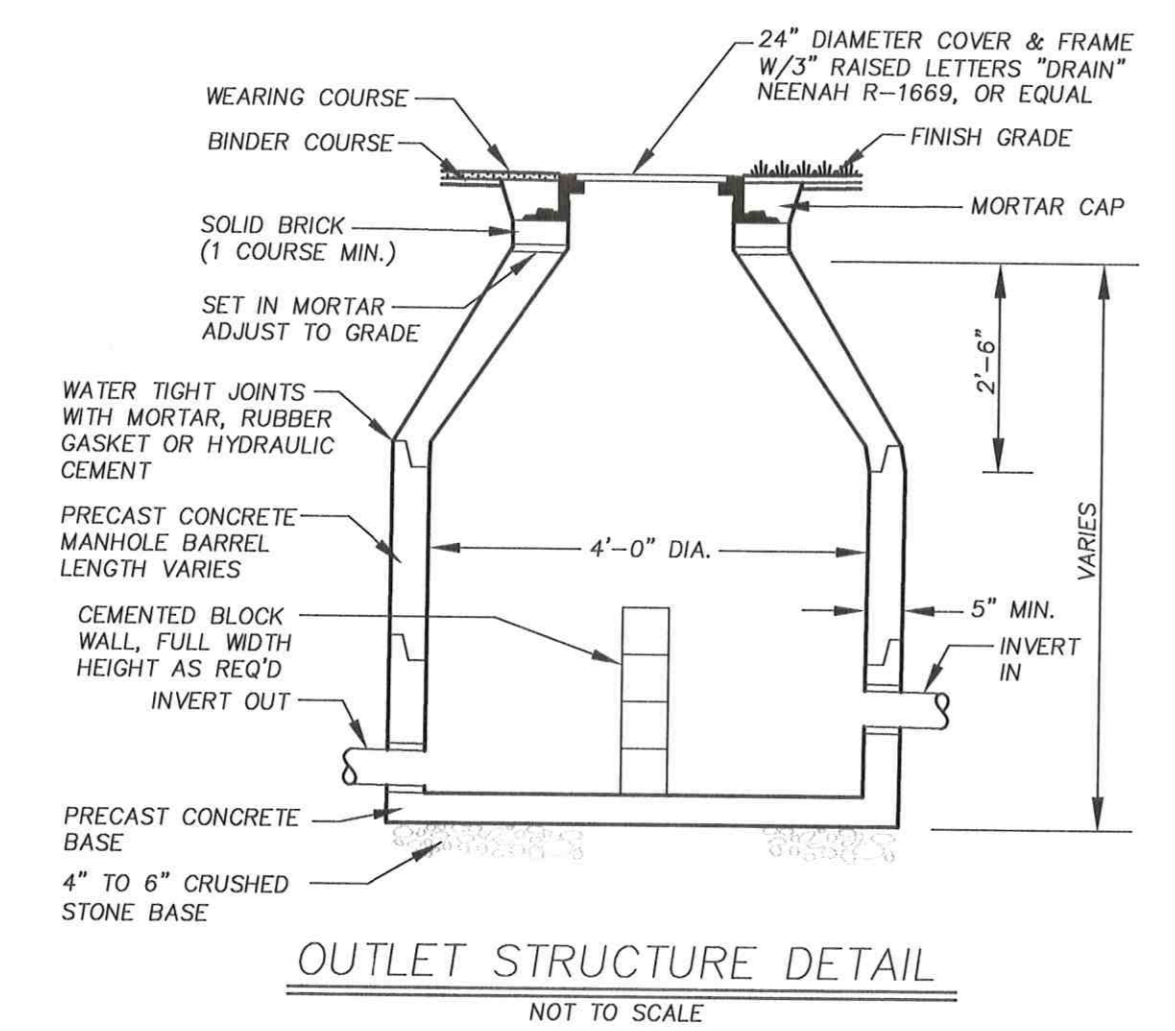
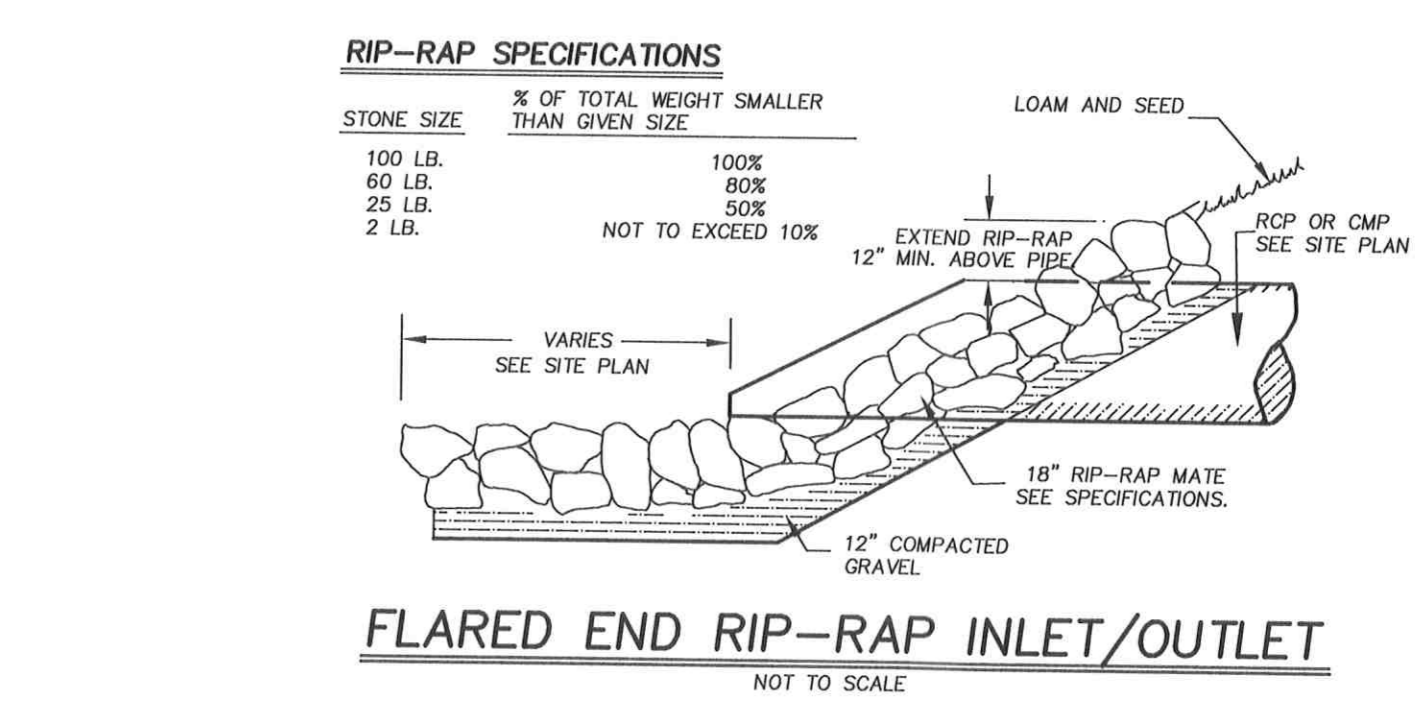
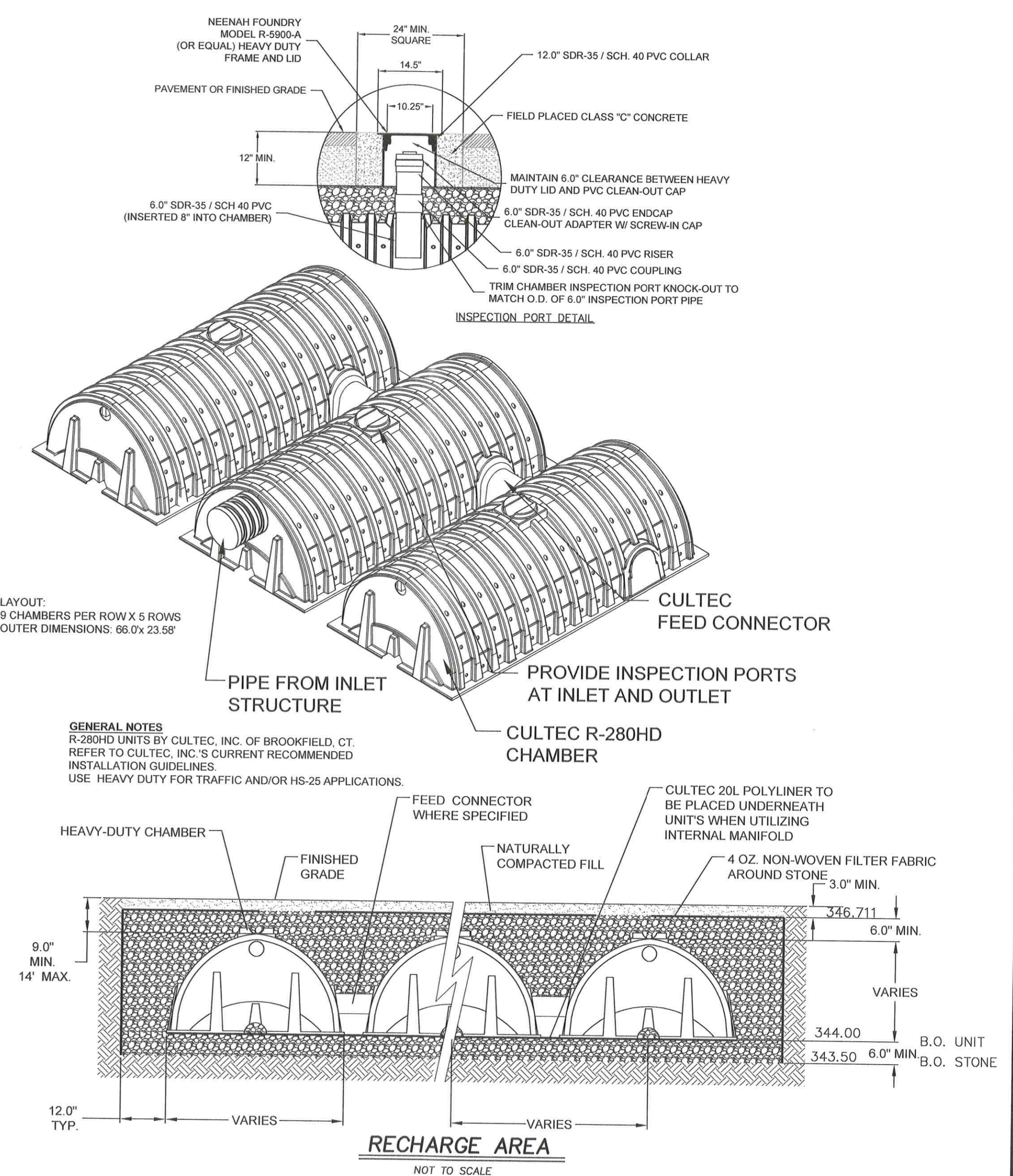
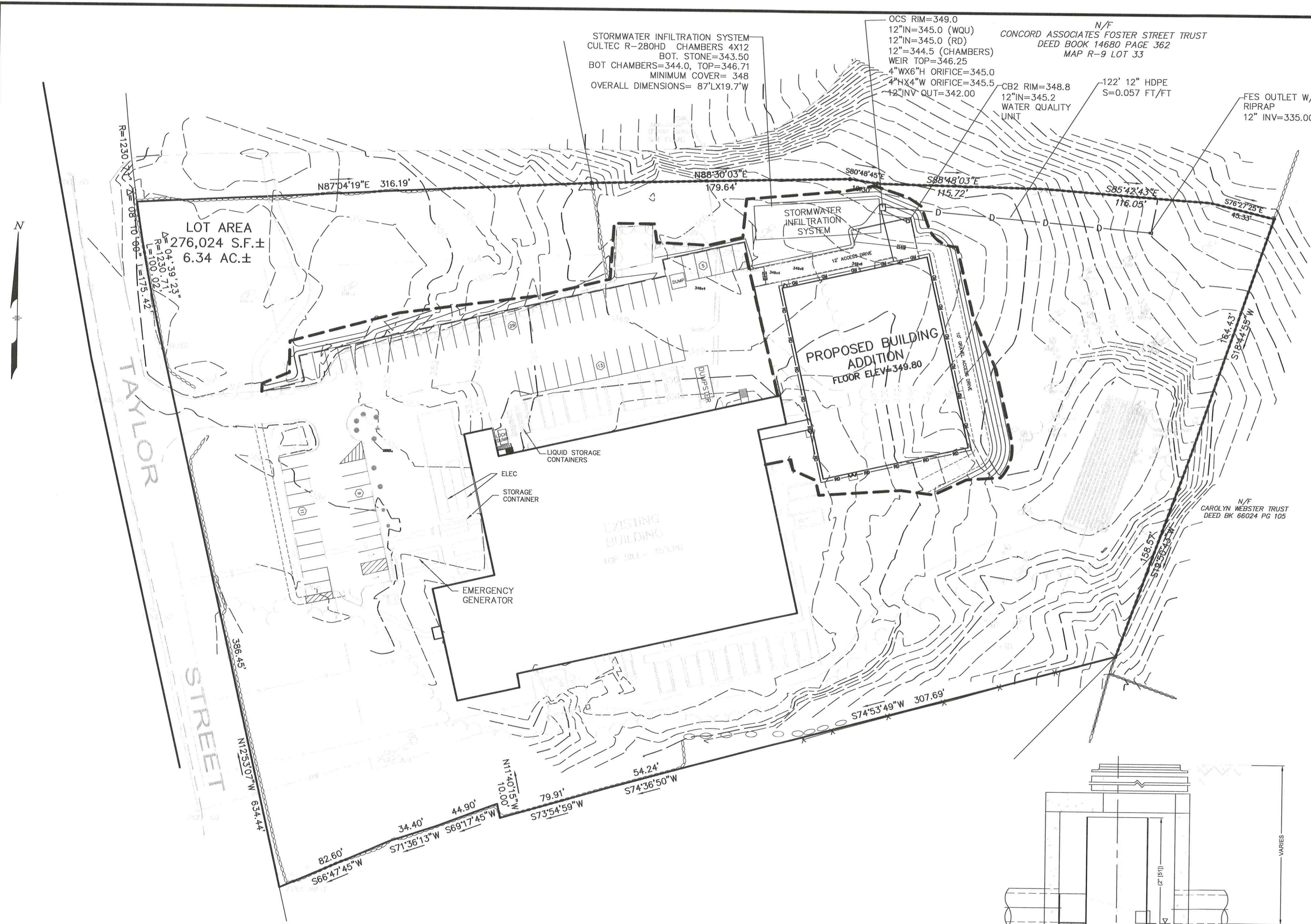


Planning  
Landscape  
Architecture  
Civil  
Engineering  
Surveying  
256 Great Road, Suite 4  
Littleton, MA 01460  
(978) 486-0334  
www.placesassociates.com

PROJECT No.: 5243

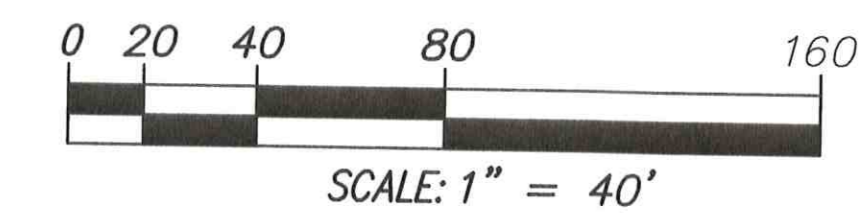
PLAN No.: 5243 C-2





- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING.
  - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
  - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. ALL JOINTS BELOW PIPE INVERTS TO BE GROUTED.

**CDS MODEL 2015-4-C WQU DETAIL**  
NOT TO SCALE



**PROPOSED BUILDING  
EXPANSION  
SITE PLAN**

LOCATION: 234 TAYLOR STREET  
CITY/TOWN: LITTLETON, MA  
PREPARED FOR:  
**SANCTUARY MEDICINALS**  
SCALE: 1"=40' DATE: JULY 2023  
**PLACES Associates, Inc.**  
· Planning  
· Landscape  
· Architecture  
· Civil  
· Engineering  
· Surveying  
256 Great Road, Suite 4  
Littleton, MA 01460  
(978) 486-0334  
www.placesassociates.com  
PROJECT No.: 5243 PLAN No.: 5243 C-3