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JAN - 8 2018

PLANNING BOARD
GRAFTON, MA

COPY

EXHIBIT 26

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS	NUMBER OF SIGNS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST	2
R7-8	R/W	12" x 18" NEW SIGN WITH POST	1
R7-8A	R/W	12" x 6" NEW SIGN WITH POST	1

SIGN KEY

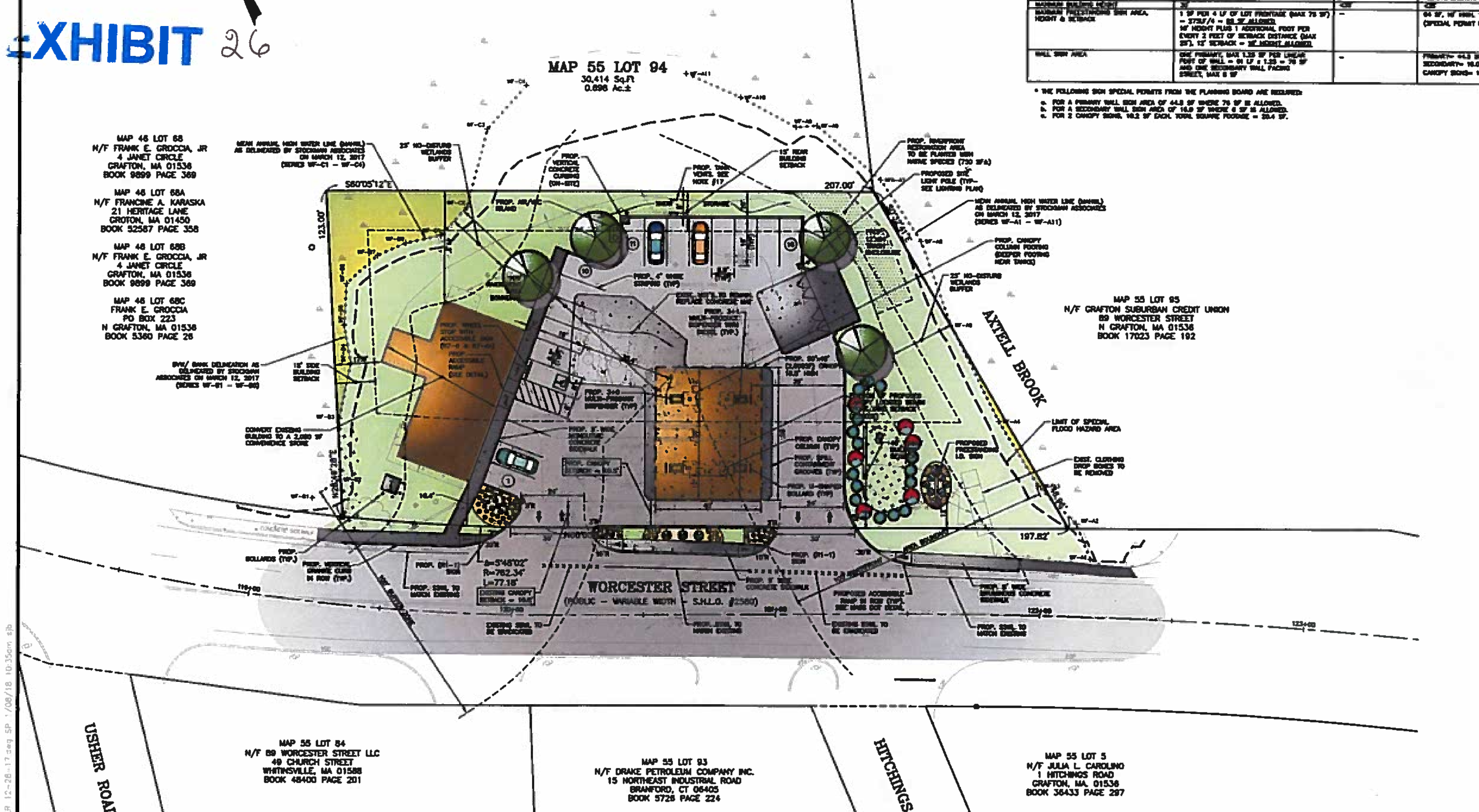
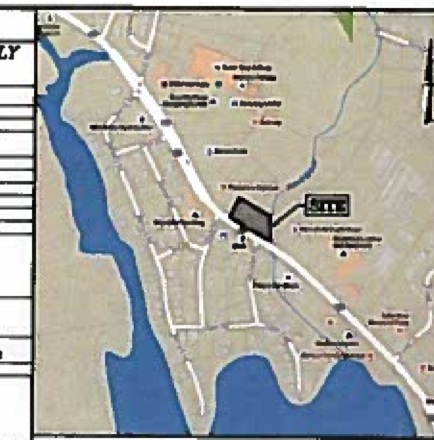


TABLE OF ZONING REGULATIONS – GRAFTON, MA

ZONE: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SF)	[illegible] SF	30,414 SF	30,414 SF (EXISTING)
MINIMUM LOT FRONTAGE	[illegible]	[illegible] ±	[illegible] ±
MINIMUM FRONT YARD SETBACK	[illegible]	BUILDING = [illegible]'± CANOPY = [illegible]'	BUILDING [illegible]'± (EXISTING TO REMAIN) CANOPY [illegible]'
MINIMUM REAR YARD SETBACK	15'	[illegible] ±	[illegible] ± (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	[illegible]	[illegible] ±	[illegible] ± (EXISTING TO REMAIN)
MINIMUM FRONT YARD LANDSCAPE BUFFER	[illegible]	[illegible]	(EXISTING TO REMAIN)
MINIMUM REAR YARD LANDSCAPE BUFFER	[illegible]	[illegible]	[illegible]
MINIMUM SIDE YARD LANDSCAPE BUFFER	[illegible]	[illegible]	[illegible]
PARKING SPACE DIMENSIONS	[illegible]	NONE STRIPED	[illegible]
MINIMUM NUMBER PARKING SPACES	1 SPACE PER 200 SF OF BUILDING AREA (EXCLUDING STORAGE) (2,000 SF – 300 SF STORAGE)/200 9 SPACES	NONE STRIPED	10 SPACES
LOT COVERAGE	BUILDINGS/CANOPY = 30% PAVEMENT = 40% OPEN SPACE = 25%	3,000/30,414 SF = 10% 15,757/30,414 SF = 52% 11,657/30,414 SF = 38%	4,083/30,414 SF = 14% 12,277/30,414 SF = 40% 14,054/30,414 SF = 46%
MINIMUM WETLAND SETBACK	25' NO-DISTURB BUFFER	-	NO NEW ENCROACHMENT. REMOVE EXISTING PAVEMENT WITHIN BUFFER
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	1 SF PER 4 LF OF LOT FRONTAGE (MAX 75 SF) = 273.5/4 = 68 SF ALLOWED 16' HEIGHT PLUS 1 ADDITIONAL FOOT PER EVERY 2 FEET OF SETBACK DISTANCE (MAX 25'), 12' SETBACK = 18' HEIGHT ALLOWED	-	64 SF, 16' HIGH, 12' SETBACK (SPECIAL PERMIT REQUIRED)
WALL SIGN AREA	ONE PRIMARY, MAX 1.25 SF PER LINEAR FOOT OF WALL = 61 LF x 1.25 = 76 SF AND ONE SECONDARY WALL FACING STREET, MAX 6 SF	-	PRIMARY= 44.5 SF (SPECIAL PERMIT REQ'D)* SECONDARY= 16.0 SF (SPECIAL PERMIT REQ'D)* CANOPY SIGNS= 10.2 SF (EACH) – 20.4 SF TOT. (SPECIAL PERMIT REQ'D)*

* THE FOLLOWING SIGN SPECIAL PERMITS FROM THE PLANNING BOARD ARE REQUIRED:
a. FOR A PRIMARY WALL SIGN AREA OF 44.5 SF WHERE 76 SF IS ALLOWED.
b. FOR A SECONDARY WALL SIGN AREA OF 16.0 SF WHERE 6 SF IS ALLOWED.
c. FOR 2 CANOPY SIGNS, 10.2 SF EACH. TOTAL SQUARE FOOTAGE = 20.4 SF.



LOCATION MAP
(NOT TO SCALE)

NOTES:

1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
2) TAX MAP 55 LOT 94
3) ZONING DISTRICT: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT.
4) EXISTING USE: FORMER RETAIL MOTOR FUEL OUTLET WITH 2,000 SF SERVICE STATION WITH 3 BAYS AND FUEL DISPENSING CANOPY WITH 3 DISPENSERS (6 FUELING LOCATIONS), AND A SEPARATE DIESEL DISPENSER (2 FUELING LOCATIONS).
PROPOSED CHANGES: CONVERT THE EXISTING SERVICE STATION INTO A CONVENIENCE STORE. ALL EXISTING FUEL DISPENSER ISLANDS AND THE EXISTING CANOPY ARE TO BE REMOVED. A NEW CANOPY WITH FOUR NEW DISPENSER ISLANDS (8 FUELING LOCATIONS) IS PROPOSED. EXISTING UNDERGROUND FUEL STORAGE TANKS TO REMAIN.
5) THIS SITE PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
6) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
7) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
9) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GRAFTON AND THE COMMONWEALTH OF MASSACHUSETTS.
10) A PORTION OF MAP 55 LOT 94 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 307.1 (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 25027C0[illegible]E WITH AN EFFECTIVE DATE OF JULY 4, 2011 AND THE FLOOD INSURANCE STUDY OF WORCESTER COUNTY REVISED JULY 16, 2014 (FLOOD PROFILE 10P).
11) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
15) ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
16) GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP AIR QUALITY PERMIT DMP AQ 08.
17) TANK VENTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY SITE LIGHT POLE.
18) THE LIMITS OF WORK FOR THIS PROJECT SHALL BE IDENTIFIED AS THE SILT FENCE LINE AS SHOWN ON SHEET 7 OF THESE PLANS.
19) ALL EXISTING EROSION CONTROLS ALONG SITE PERIMETER SHALL BE REMOVED AS PART OF THIS PROJECT. INSTALL NEW EROSION CONTROLS PER SHEET 7 OF THIS PLAN SET PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITY.

LEGEND

VBC	VERTICAL BITUMINOUS CURB		UTILITY POLE
VCC	VERTICAL CONCRETE CURB		DRAIN MANHOLE
VGC	VERTICAL GRANITE CURB		SEWER MANHOLE
	OVERHEAD SERVICE WIRES		GAS METER
SSWL	SINGLE SOLID WHITE LINE		SPOT ELEVATION
W	WATER LINE		BOLLARD
G	GAS LINE		SIGN
	WETLAND LINE		OBSERVATION WELL
93	CONTOUR ELEVATION		TREE
	CHAIN LINK FENCE	1	NUMBER OF PARKING SPACES
			PROP. VERTICAL GRANITE CURB

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NO.	DESCRIPTION	BY	DATE
3	REVISE PER REVIEW COMMENTS	PWM	12/28/17
2	REVISE EXISTING CANOPY SETBACK	PWM	11/13/17
1	REVISE EXISTING CANOPY SETBACK	PWM	11/8/17

REVISIONS

SITE PLAN

ASSESSORS MAP 55 LOT 94
88 WORCESTER STREET
GRAFTON, MASSACHUSETTS
PREPARED FOR:
PETROGAS GROUP NEW ENGLAND, INC.
168 NORTH MAIN STREET
ANDOVER, MASSACHUSETTS 01810

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SCALE: 1"=20'	DATE: NOVEMBER 7, 2017	
DRAWN BY: SJB	CHECKED BY: DRJ	PROJECT NO. 408816
		SHEET NO. 5 OF 11

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