

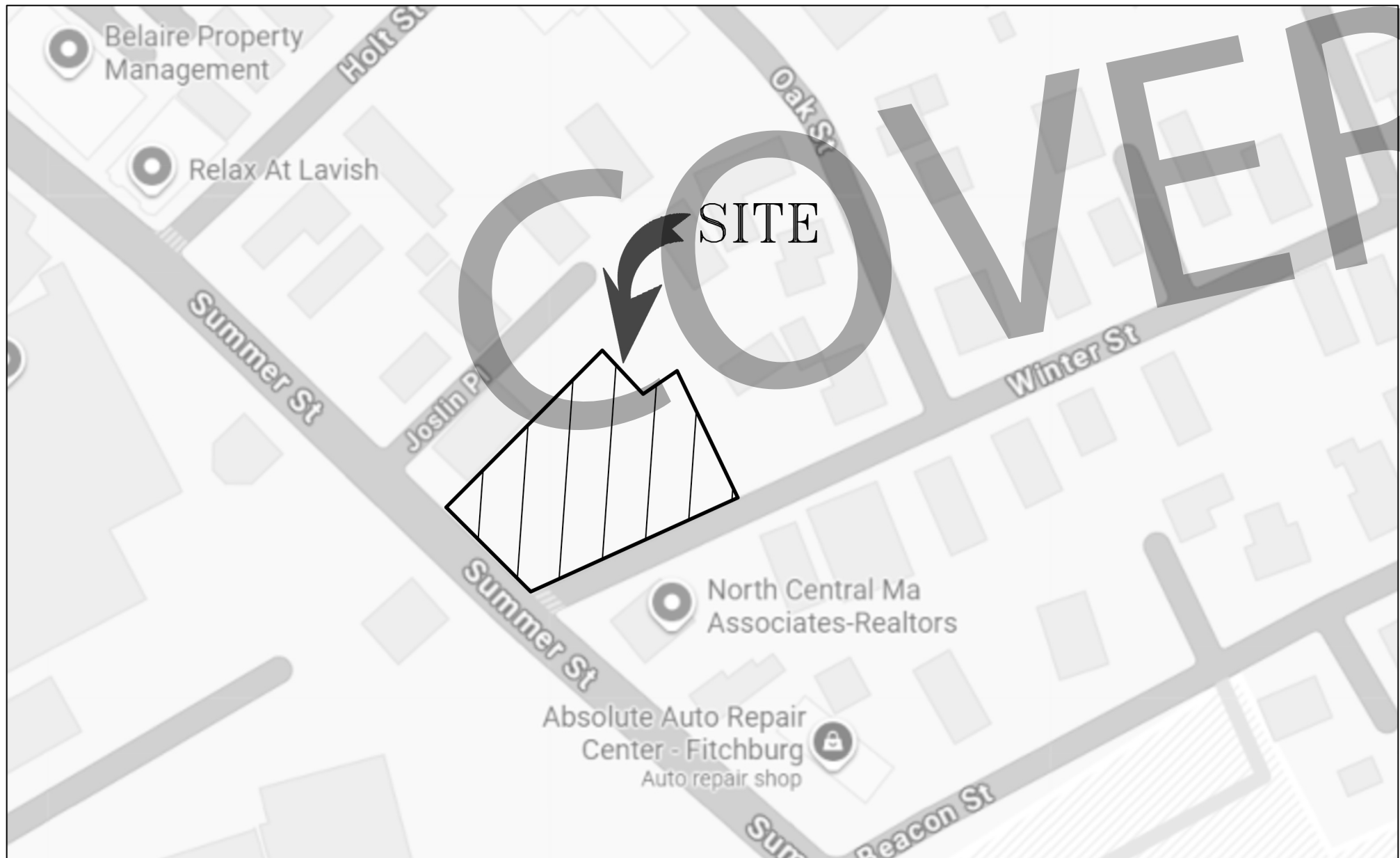
PROPOSED CIVIL DESIGN CONSTRUCTION PLANS

TO SERVE

SUMMER STREET

0 SUMMER STREET
FITCHBURG, MA 01420

APRIL 2026



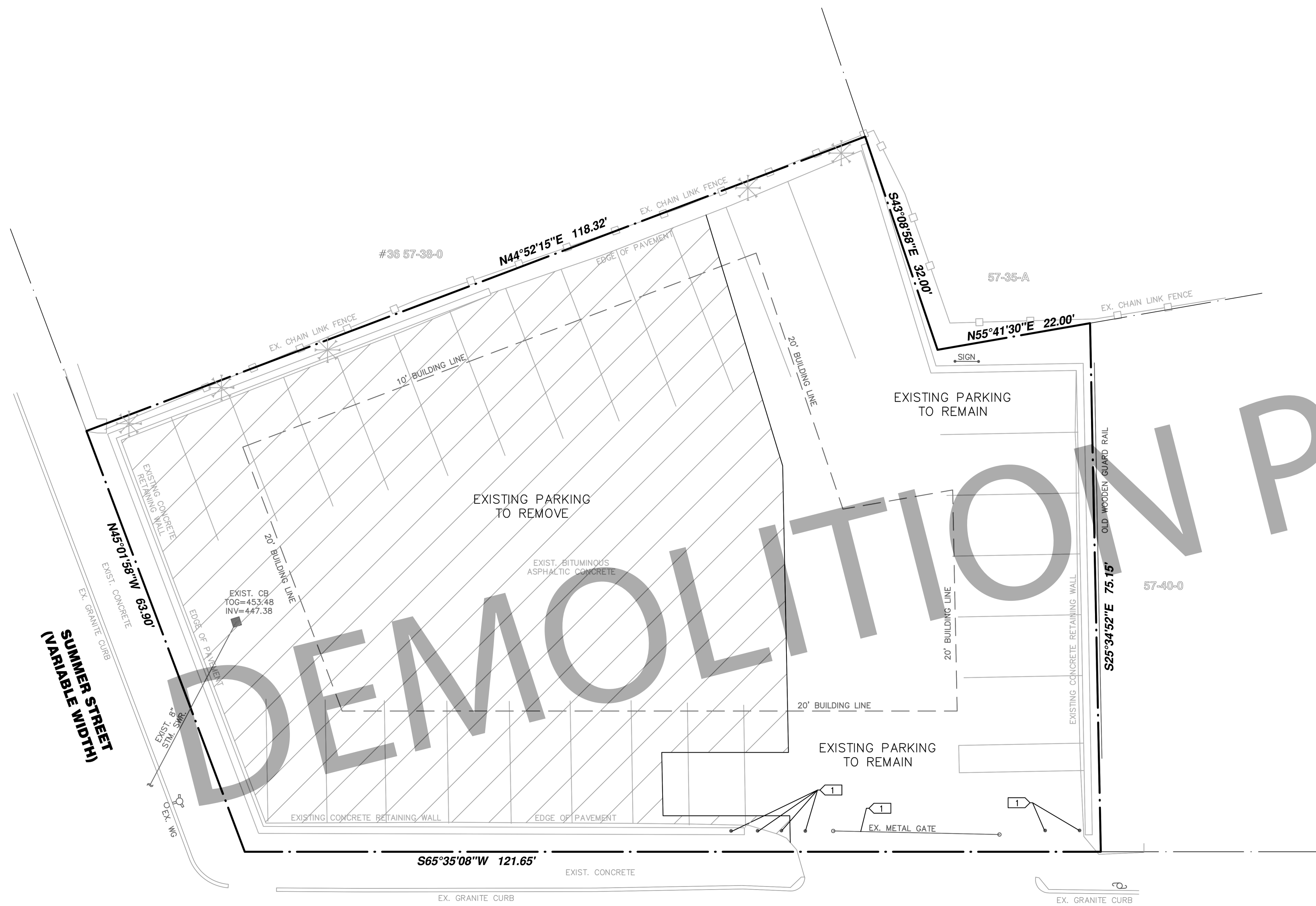
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SUMMER STREET	0 SUMMER ST, FITCHBURG, MA 01420
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COVER SHEET		
DESIGNED BY:	DWN BY:	CHK BY:

SHEET REFERENCE:	
C.00	



LEGEND

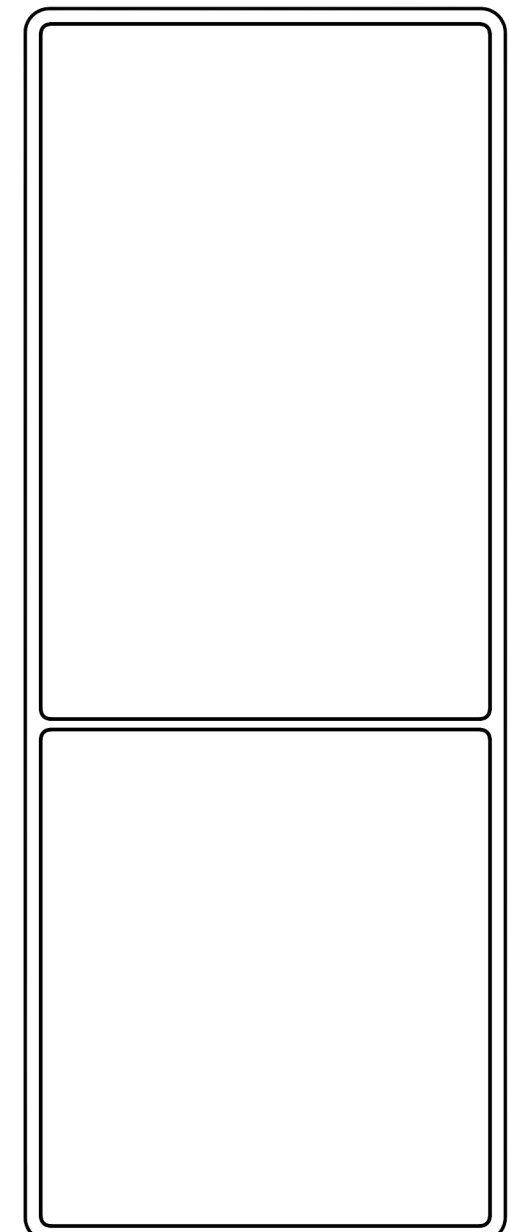
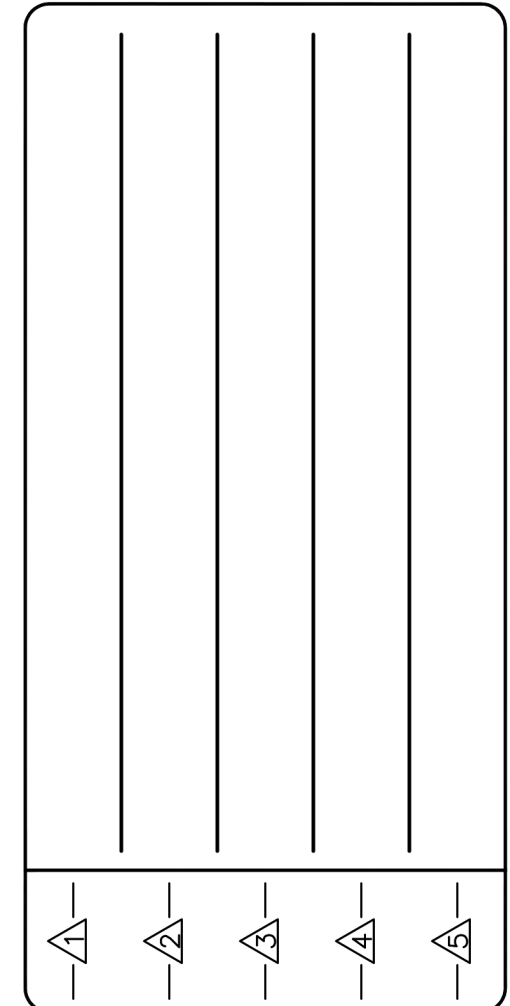
 DESIGNATES DEMOLITION AREA
(CONTRACTOR SHALL DEMOLISH THE EXISTING ASPHALT PAVEMENT)

KEYED PLAN NOTES:

-  CONTRACTOR SHALL REMOVE EXISTING GATE AND ASSOCIATED BOLLARDS FROM THE SITE AREA.
-  CONTRACTOR SHALL REMOVE/RELOCATE ANY EXISTING OBSTRUCTIONS IN PROPOSED DRIVEWAY, BUILDING OR PARKING AREA AT NO ADDITIONAL COST TO THE OWNER.

NOTES:

- CONTRACTOR SHALL CLEAR PROJECT SITE OF ALL TREES, SHRUBS, AND OTHER VEGETATION, EXCEPT FOR THOSE DESIGNATED BY OWNER TO BE LEFT STANDING. ALL STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING FROM THE GROUND SURFACE SHALL BE REMOVED. ALL DEPRESSED AREA CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- CONTRACTOR SHALL ONLY USE HAND METHODS FOR GRUBBING INSIDE DRIP LINE OF VEGETATION DESIGNATED TO REMAIN.
- CONTRACTOR SHALL DISPOSE OF ALL TREES, SHRUBS, STUMPS, ROOTS AND OTHER VEGETATION FROM CLEARING AND GRUBBING TO A LICENSED OFF SITE LAND FILL.
- CONTRACTOR SHALL SECURE ALL AGENCY PERMITS FOR REQUIRED DEMOLITION WORK.



SUMMER STREET	0 SUMMER ST., FITCHBURG, MA 01420
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SITE DEMOLITION PLAN		
DESIGNED BY:	DWN BY:	CHK BY:

SHEET REFERENCE:	
C.01	

SITEWORKS NOTES:

1.

CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2.

CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
3.

CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4.

CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
5.

CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

CONSTRUCTION NOTE:

CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION.

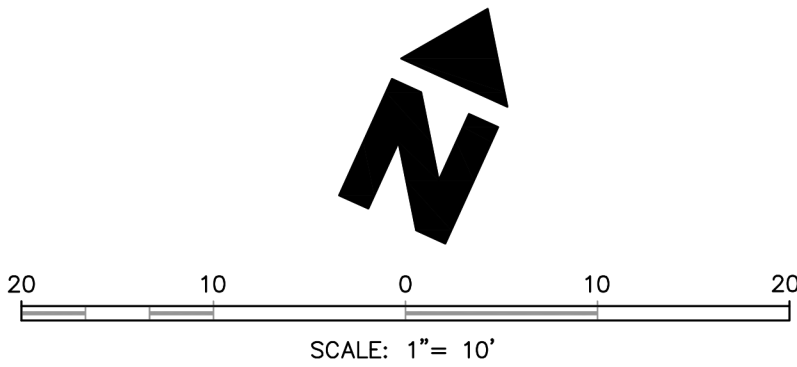
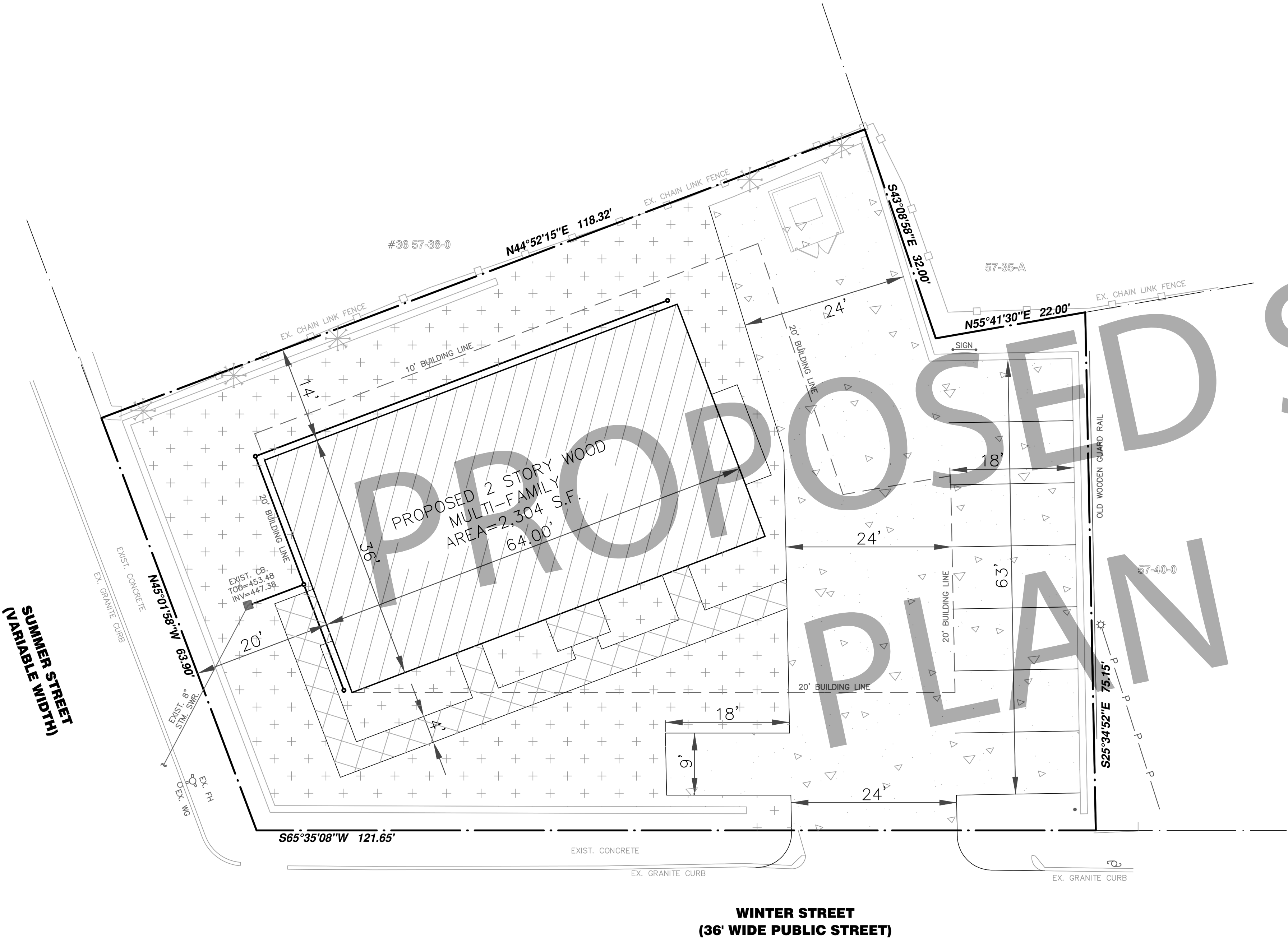
EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT NO SEPARATE PAY.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA

IMPERVIOUS COVER ANALYSIS:		
TOTAL SITE AREA	= 10,796 S.F.	
IMPROVEMENT TYPE	AREA OF EXISTING IMPERVIOUS COVER	AREA OF FINAL IMPERVIOUS COVER
BUILDING		2,304 S.F.
PARKING LOT	9,623 S.F.	3,634 S.F.
SIDEWALK		490 S.F.
TOTAL AREA	9,623 S.F.	6,428 S.F.
TOTAL FINAL IMPERVIOUS COVER	= 6,428 S.F.	
PERCENTAGE OF IMPERVIOUS COVER	= 60.00%	

PROJECT DATA	
PREPARED FOR	MAZONE LLC.
OWNER ADDRESS	0 SUMMER ST, FITCHBURG, MA 01420
PARCEL ID	57-39-0
COUNTY	WORCESTER COUNTY
STATE	MASSACHUSETTS
TOTAL SITE AREA	10,796 SF (0.248 AC.)
FEMA MAP NUMBER	25027C0258F
EFFECTIVE DATE	07/08/2025
FEMA ZONE	ZONE X
BUILDING SETBACK	ALONG SUMMER STREET 20 FT ALONG WINTER STREET 20 FT FROM SIDE OF PROPERTY 10 FT FROM REAR OF PROPERTY 10 FT
PROPOSED PARKING	8 REGULAR SPACES
PARKING SPACE DIMENSIONS	9 FEET X 18 FEET
PROPOSED BUILDING DIMENSIONS	64' x 32'
PROPOSED BUILDING AREA	2,304 SF.
EXISTING IMPERVIOUS AREA	9,623 S.F.
PROPOSED IMPERVIOUS AREA	6,428 S.F.



SUMMER STREET
0 SUMMER ST,
FITCHBURG, MA 01420

PROPOSED
SITE PLAN

DESIGNED BY:

DWN BY:

CHK BY:

SHEET
REFERENCE:

C.02

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPE AREA
- PROPOSED TREE (NORTHERN RED OAK)
- 5 GALLON JAPANESE BOXWOOD / 4 FT. IN HEIGHT

SITEWORKS NOTES:

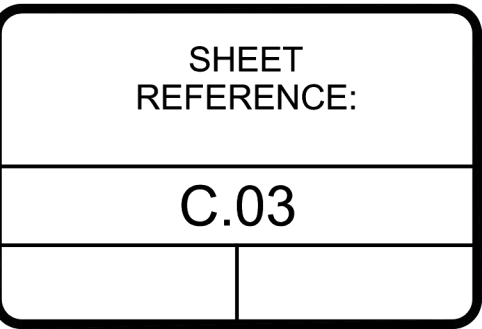
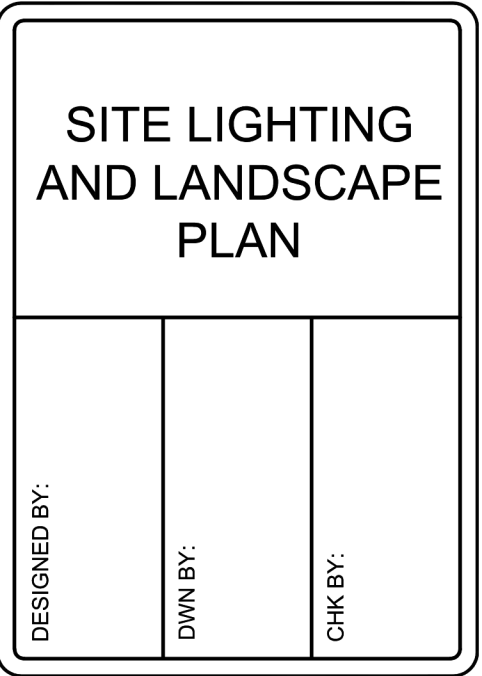
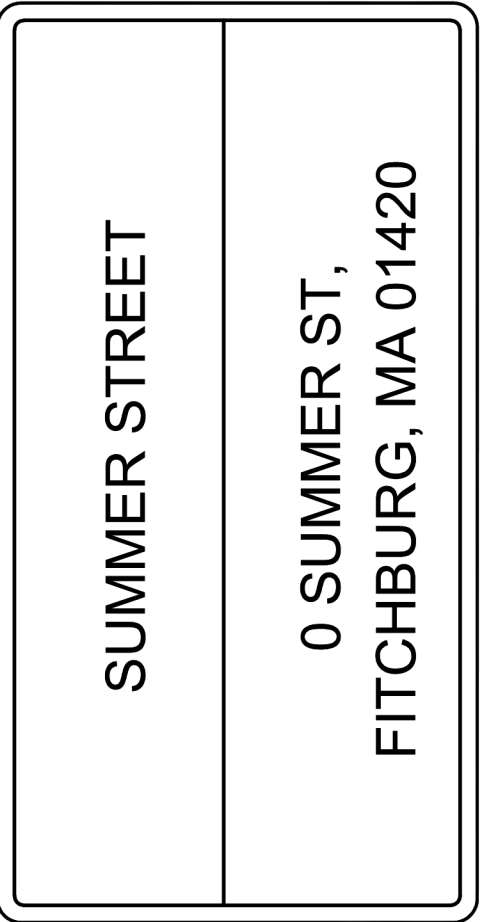
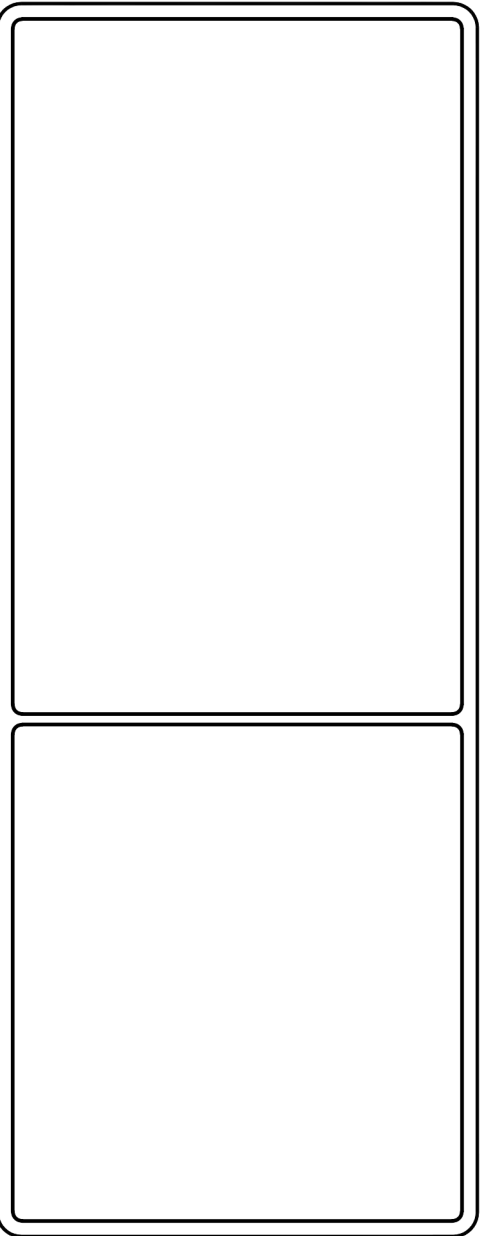
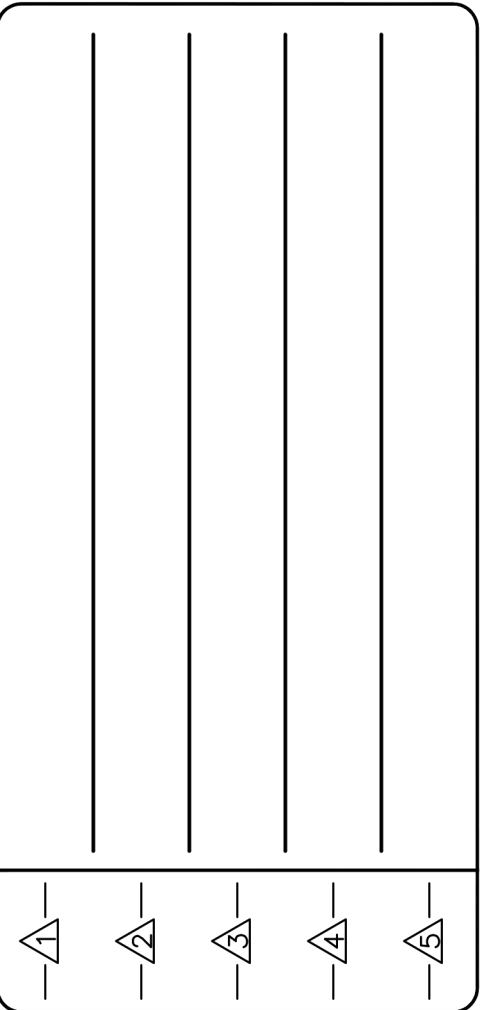
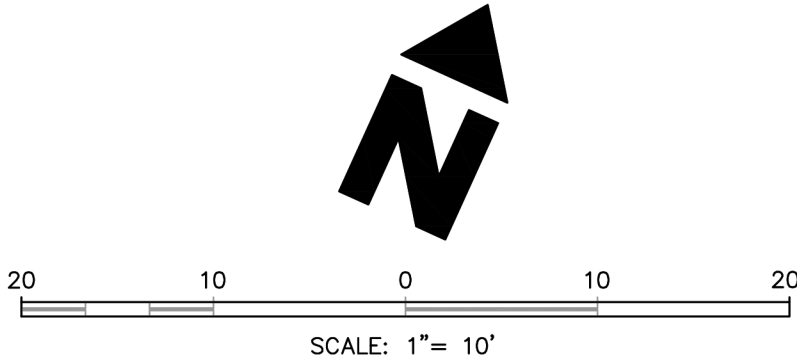
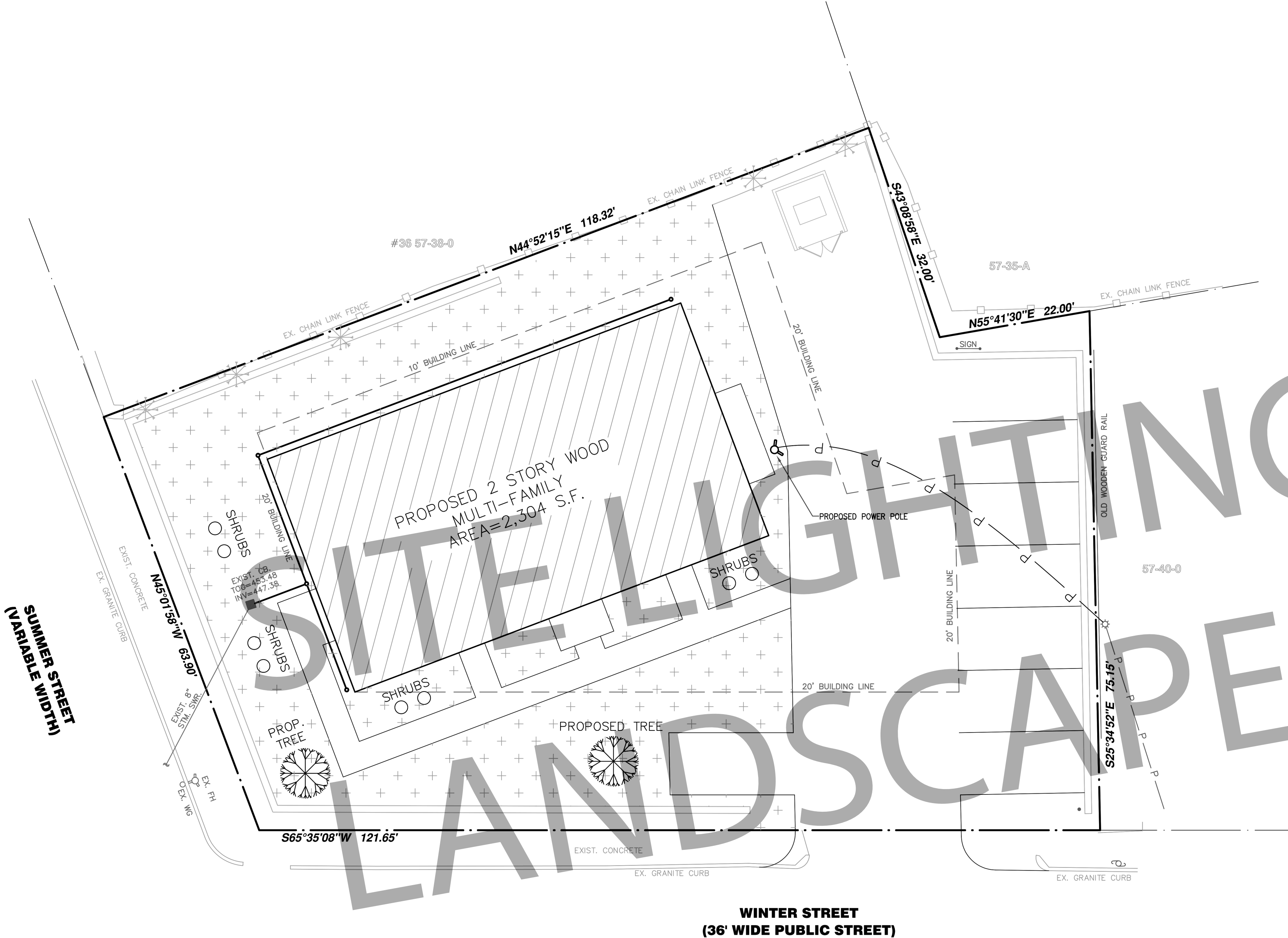
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LEGEND



PROPERTY LINE

HIGH POINT (H.P.)

DIRECTION OF FLOW

FF XX.XX

PROPOSED FINISHED FLOOR ELEVATION

PVMT. XX.XX

PROPOSED PAVEMENT ELEVATION

SW XX.XX

PROPOSED SIDEWALK ELEVATION

FG XX.XX

PROPOSED FINISHED GRADE ELEVATION

SITEWORKS NOTES:

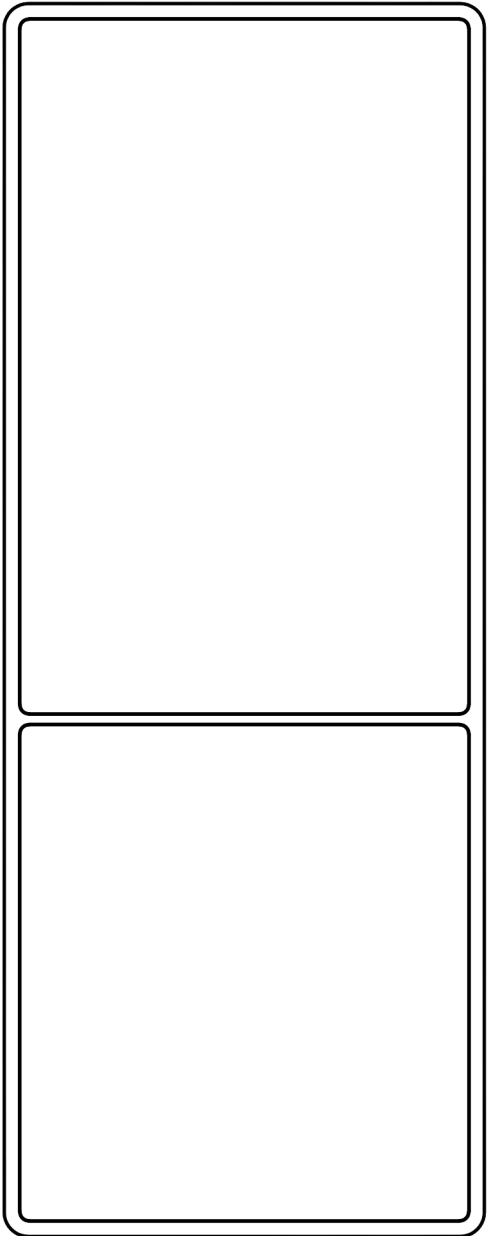
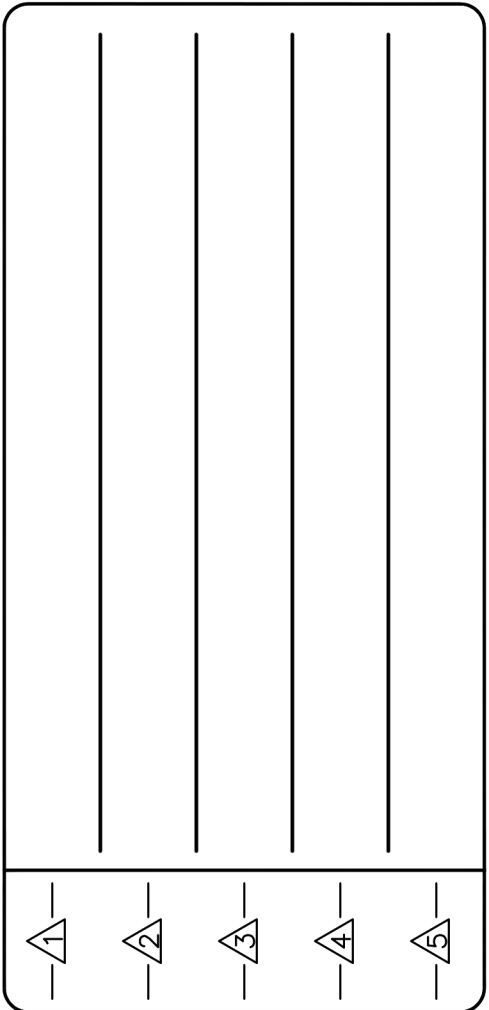
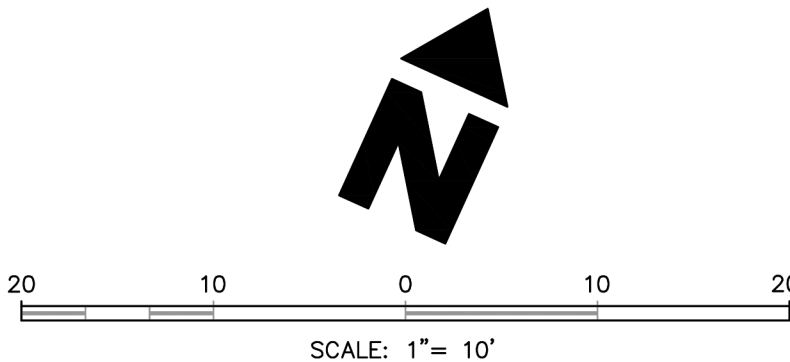
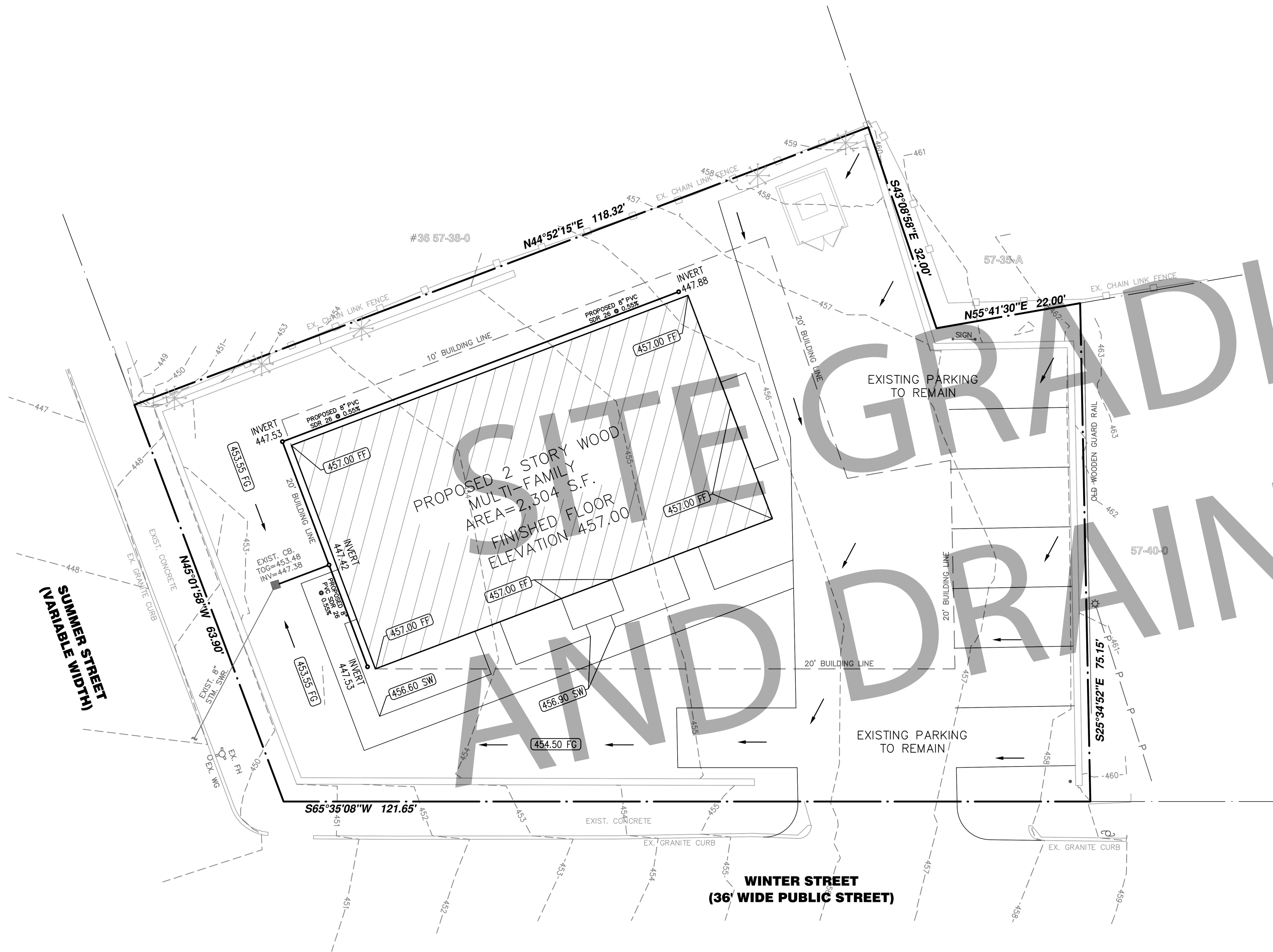
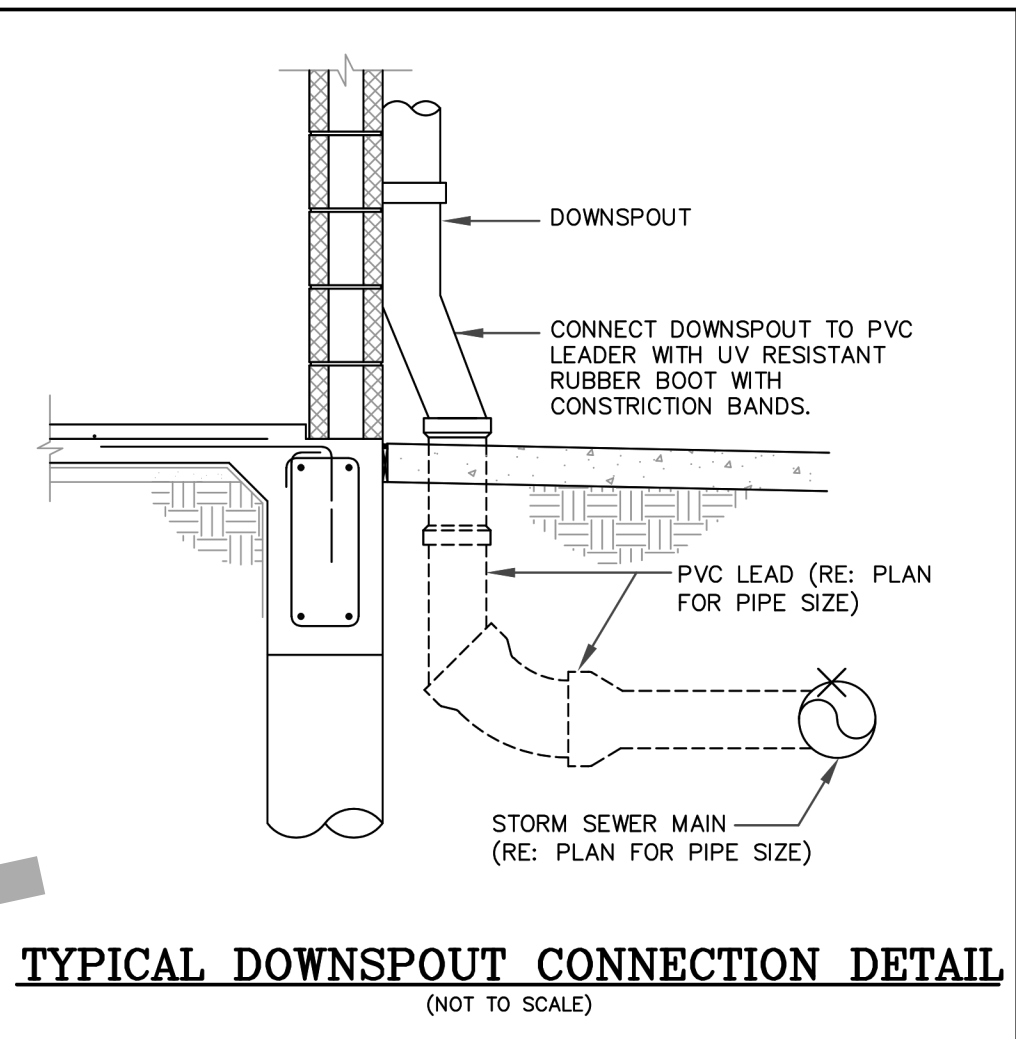
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SUMMER STREET	0 SUMMER ST, FITCHBURG, MA 01420
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SITE GRADING AND DRAINAGE PLAN		
DESIGNED BY:	DWN BY:	CHK BY:

SHEET REFERENCE:
C.04

PROPERTY LINE
WASTEWATER
WATER LINE
STORM SEWER

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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ALL WATER LINE MAINS SIZES 1 THRU 3 INCH SHALL BE PVC SCH 40.

WATER LINE SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH AUTHORITY SPECIFICATION FOR WATER MAIN CONSTRUCTION AS CURRENTLY AMENDED.

WATER LINE SHALL HAVE BANK SAND BEDDING AND BACKFILL.

PROVIDE THRUST BLOCKING ACCORDING TO AUTHORITY STANDARDS SPECIFICATIONS.

PROVIDE A MINIMUM 6-INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSING.

POSSIBLE VINYL-CHLORIDE (PVC SDR 26) PIPE SHALL CONFIRM TO ASTM SPECIFICATIONS D3334 AND BE INSTALLED ACCORDING TO ASTM D3221.

ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED TO TRUE ALIGNMENT AND GRADE. WARPED AND SAGGING LINES WILL NOT BE PERMITTED.

BUILDING TIE-ON CONNECTION WILL BE MADE DIRECTLY TO THE STUB-OUT FROM THE BUILDING PLUMBING AT THE FOUNDATION ON ALL WASTES OUTLETS.

WATER-TIGHT ADAPTERS OF A TYPE COMPATIBLE WITH THE MATERIALS BEING JOINED WILL BE USED AT THE POINT OF CONNECTION OF THE SERVICE LINE TO THE BUILDING PLUMBING. NO CEMENT GROUT MATERIALS ARE PERMITTED.

NO BENDS OR TURNS AT ANY POINT WILL BE GREATER THAN 45 DEGREES.

CLEANOUT WILL BE MADE WITH AIRTIGHT MECHANICAL PLUG.

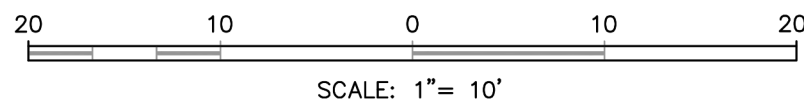
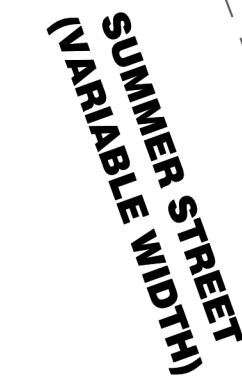
THE PHYSICAL CONNECTION TO THE AUTHORITY'S SEWER MAIN WILL BE MADE BY USE OF AN ADAPTER OF A TYPE COMPATIBLE WITH MATERIALS BEING JOINED. THE CONNECTION SHALL BE WATERTIGHT. NO CEMENT GROUT MATERIALS ARE PERMITTED.

BACKFILLING OF SERVICE LINES TRENCH MUST BE ACCOMPLISHED WITHIN TWENTY-FOUR (24) HOURS OF INSPECTION AND APPROVAL. NO DEBRIS WILL BE PERMITTED IN THE TRENCH.

SANITARY SEWER CLEANOUTS: ENSURE SANITARY SEWER CLEANOUTS ARE INSTALLED: EVERY 100 FEET ALONG HORIZONTAL PLUMBING. AT ALL DIRECTION CHANGES GREATER THAN 45 DEGREES. ACCORDING TO FBC-PLUMBING 708.1.1.

HORIZONTAL SEPARATION: MAINTAIN A MINIMUM 5 FEET OF HORIZONTAL DISTANCE BETWEEN THE WATER SUPPLY AND SEWER LINES.

VERTICAL SEPARATION (IF CROSSING): THE WATER SUPPLY LINE MUST BE INSTALLED 12 INCHES ABOVE THE SEWER LINE. IF THIS SEPARATION IS NOT ACHIEVABLE, ENCASE THE SEWER PIPE IN CONCRETE.



SUMMER STREET

0 SUMMER ST,
FITCHBURG, MA 01420

SITE UTILITIES PLAN

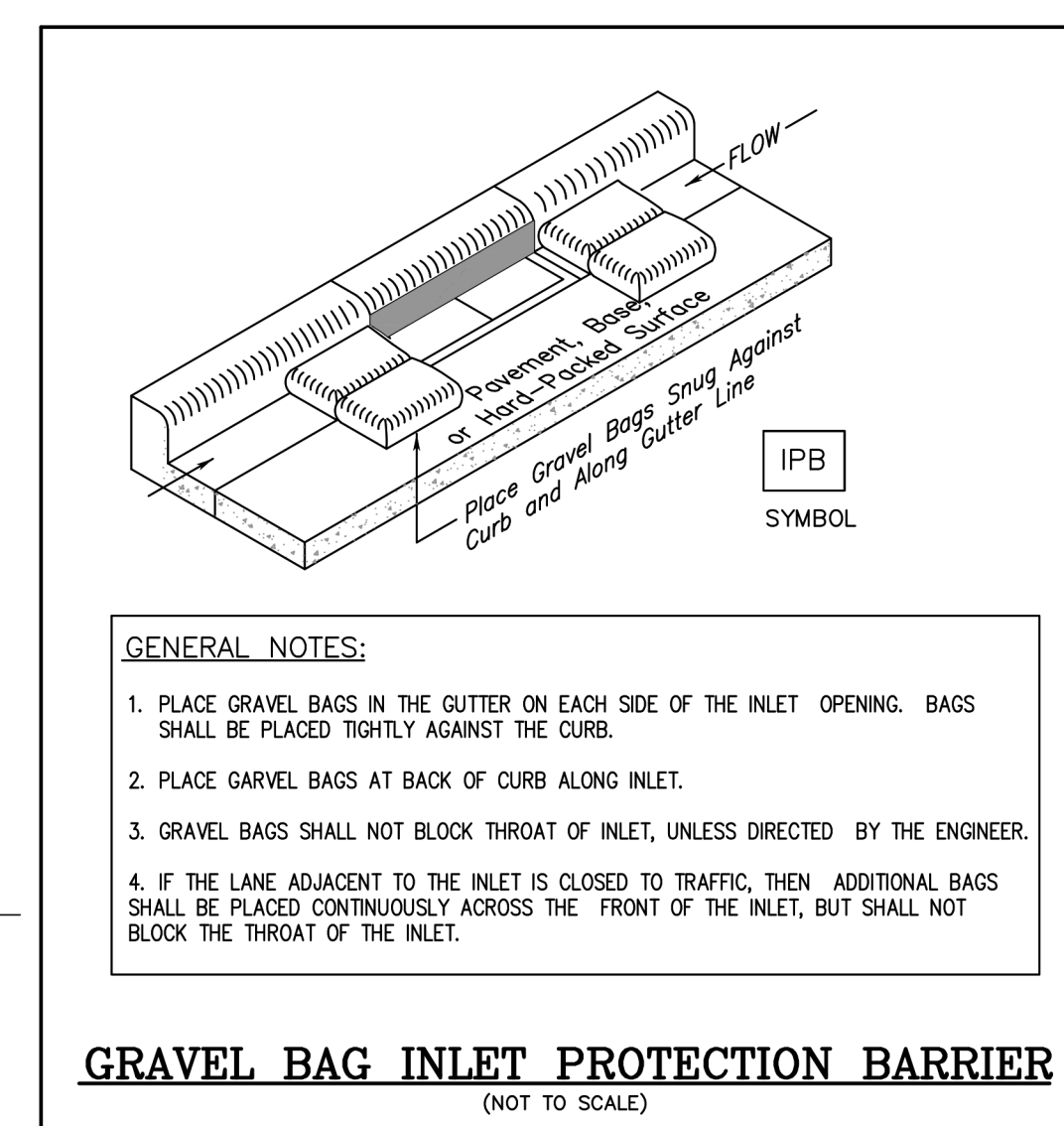
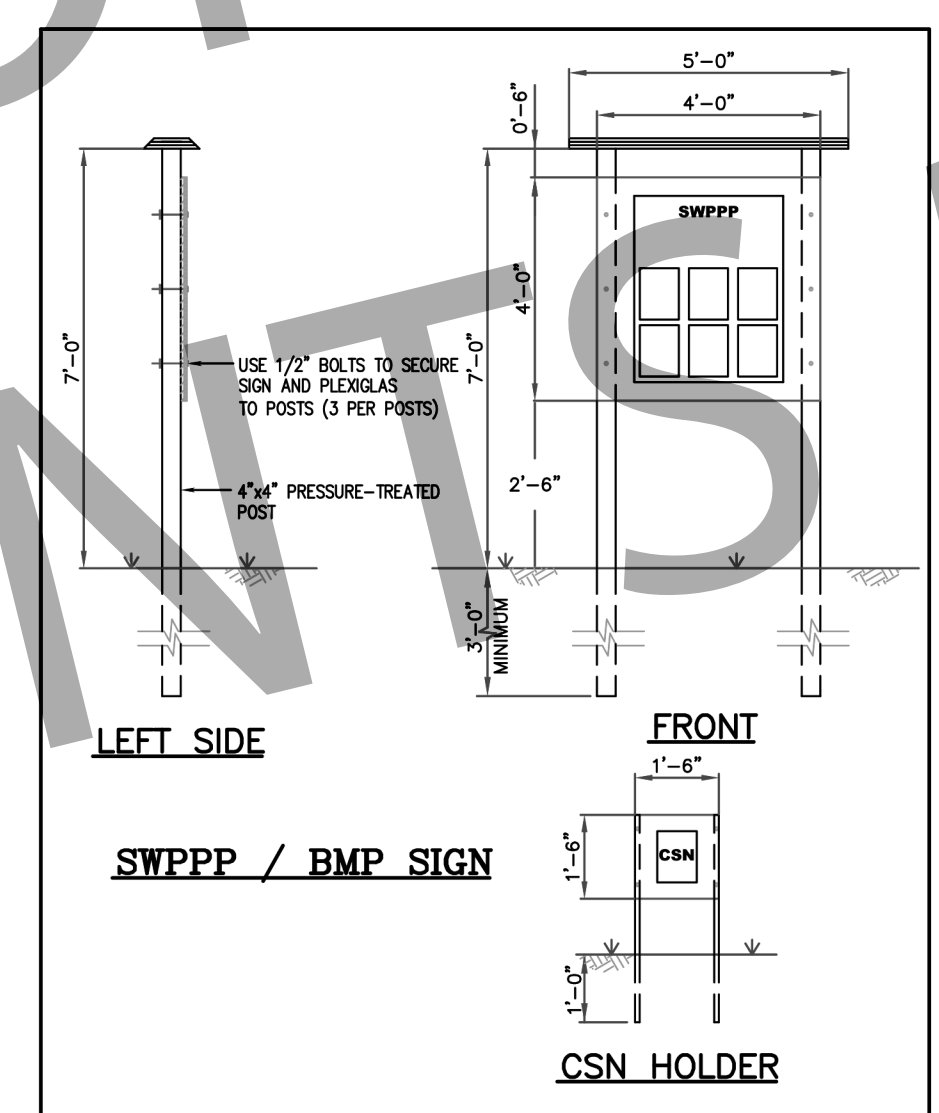
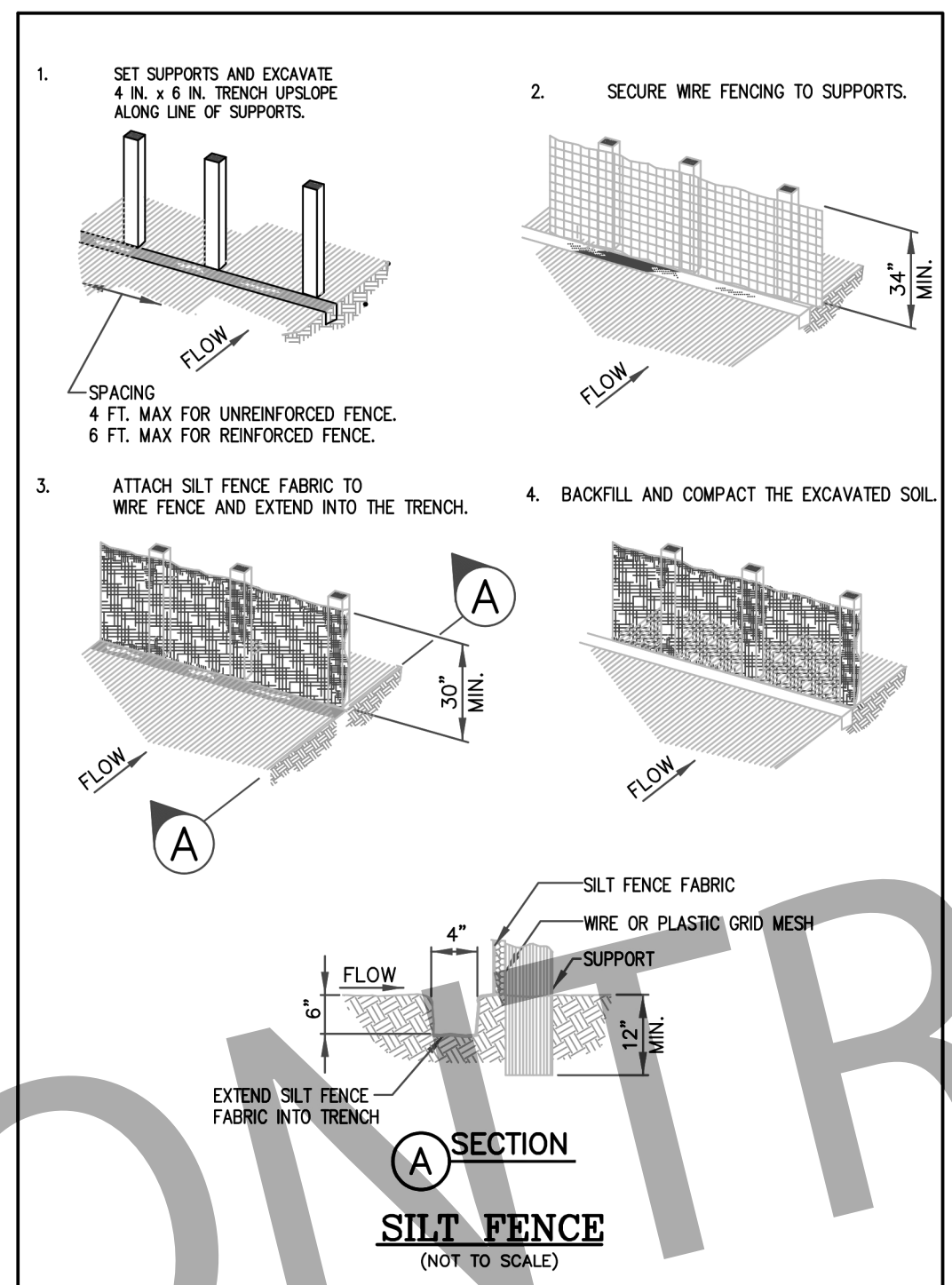
DESIGNED BY:

DWN BY:

CHK BY:

SHEET
REFERENCE:

C.05



1. SEDIMENT WILL BE RETAINED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.
2. CONTROL MEASURE WILL BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICE. IF DAMAGED OR RENDERED INEFFECTIVE, THE EROSION AND SEDIMENT CONTROLS WILL BE REPAIRED OR REPLACED IMMEDIATELY.
3. WHEN PUMPING (DEWATERING) STANDING STORM WATER FROM THE SITE, THE OPERATOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) FROM THE STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES THAT ADDRESS DEWATERING ACTIVITIES. UNTREATED/DIRECT DISCHARGE INTO A STORM SEWER WILL NOT BE ALLOWED.
4. IF THE INTERIM PERIOD BETWEEN CONSTRUCTION OF UTILITIES AND STREET CONSTRUCTION WILL BE MORE THEN 21 DAYS, THE STREET RIGHT-OF-WAY WILL BE MULCHED OR OTHERWISE STABILIZED WITHIN THE 14 DAYS.
5. AFTER PAVING COMPLETION, NEWLY GRADED AREAS AND ALL EXPOSED SOILS WILL BE COMPLETELY STABILIZED.
6. CONTROL MEASURES WILL BE INSTALLED ALONG BACK OF CURB TO ADEQUATELY PREVENT SEDIMENT RUNOFF INTO STREETS ONCE PAVING COMPLETE.
7. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS THEY ARE USING A PROPERLY DESIGNED AND DESIGNATED CONCRETE WASHOUT AREA.
8. EROSION AND SEDIMENT CONTROL MEASURES THAT HAVE BEEN IMPROPERLY INSTALLED OR HAVE BEEN DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY.
9. MAINTENANCE AND REPAIRS WILL BE CONDUCTED WITHIN 24 HOURS OF INSPECTION REPORT.
10. SEDIMENT WILL BE REMOVED FROM BEHIND THE FILTER FABRIC FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
11. SEDIMENT WILL BE REMOVED AROUND THE INLET BARRIERS AND DIKES WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED.
12. INSPECTIONS OF ALL BMP'S WILL BE CONDUCTED EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER; OR EVERY 7 CALENDAR DAYS.
13. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLANS WILL BE INSPECTED TO INSURE EFFECTIVE OPERATION.
14. THE SWPPP WILL BE AMENDED TO REPLACE INEFFECTIVE BMP'S IDENTIFIED THROUGH INSPECTIONS WITHIN 7 DAYS OF IDENTIFYING THE DEFICIENCY.
15. REPORTS WILL INCLUDE WHAT MAINTENANCE WAS DONE AS A RESULT OF THE INSPECTION.
16. ALL LITTER, TRASH AND FLOATABLE DEBRIS WILL BE CONTAINED WITHIN THE SITE.

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