



GUNTLOW & ASSOCIATES, INC.

55 North Street
Williamstown
Massachusetts 01267
413-458-2108
413-458-2712

February 26, 2021

North Adams City Hall
Planning Board
10 Main St
North Adams, MA 01247

RE: 1268 Curran Highway – Marijuana Retail Site, Special Permit Amendment
Applicant: Sparkboro Wellness NAMA Corp
Property Owner: Shake and Bake Holdings, LLC

Dear North Adams Planning Board Members,

On behalf of Sparkboro Wellness NAMA Corp, Guntlow & Associates Inc. has prepared this letter to request an amendment to the approved project referenced above. See attached revised plans and details.

The plans have been revised to accommodate a smaller building footprint. The building size was reduced after an extensive review of the interior spaces and floor plans were developed taking the conceptual design to construction level plans.

The building modification resulted into a few adjustments to the site plans, primarily involving the stormwater management system. Rather than utilizing a subsurface detention/infiltration area under the proposed parking area, a larger rain garden is now proposed which has been designed to accommodate for the stormwater requirements of the entire site. Ultimately, we believe that traditional detention via a rain garden is a better option compared to subsurface detention, allowing for visual inspections and maintenance that is otherwise complicated for underground facilities. The stormwater report, calculations, and plans have been submitted to the Conservation Commission for their review. We were also able to add one additional parking space, totally 22 spaces on site.

The site utilities were moved around a little to accommodate the new building footprint and we propose a capped sewer forcemain line to the east, under the proposed mitigation area, for a potential future municipal sewer connection option.

The proposed site sign location is shown on the plans and is located on the subject parcel, not within the Right of Way. The nearest edge of the sign to the curb line of Curran Highway is approximately 28 feet. The front property (right of way) line for this parcel jogs back 20' farther away from the highway than the neighbor to the south, so the sign is near the property line, but not near the road. The proposed free standing sign is 14' high above proposed grade where it is located and the bottom of the sign is 8' above the elevation of the road perpendicular to where it is located. The sign area is 48 square feet. Due to extensive frontage of this parcel, the maximum area for signage on this lot is 200 square feet, 25% of which can be a free standing sign (50 sf). The upper portion of the sign will be lit internally in a manner which will not create a hazard to pedestrians or motor vehicles. The lower portion of the sign will have a LED static message board. We feel the sign as submitted complies with the requirements of sections 7.2 and 7.4.1, as allowed by right. Sign details are included in this package for your review.



Colored building elevations are also included for your review as requested at the previous hearing.

Please let us know if you are able to add this request to your agenda at the next Planning Board hearing.

Sincerely,
Guntlow & Associates, Inc.

A handwritten signature in blue ink that reads "Charles LaBatt". The signature is written in a cursive, flowing style.

Charles LaBatt, PE, Senior Engineer

Cc: Steve Pennisi, Sparkboro NAMA
Don Dubendorf, Esq.

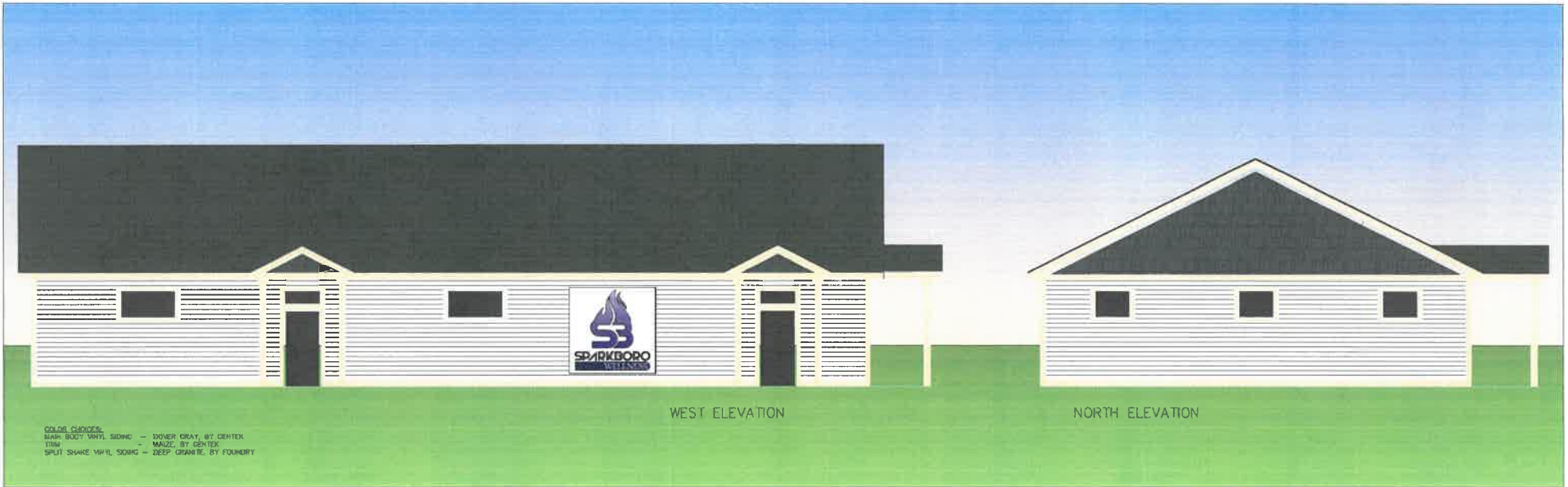


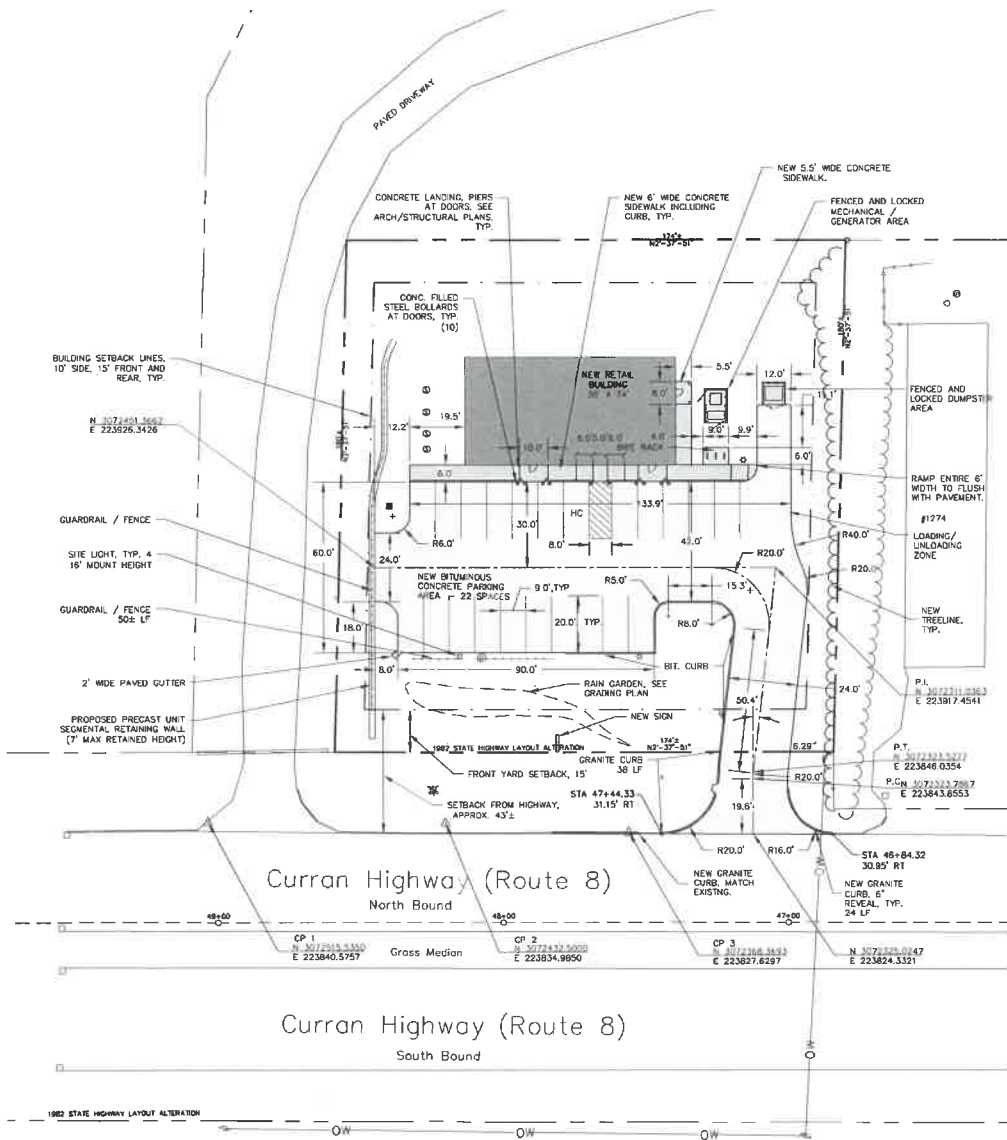
- Furnish and install one double-sided sign cabinet. Cabinet measures 72" X 72" X 12" with polycarbonate faces and vinyl graphics
- Furnish and install two single-sided, static electronic message boards, no moving graphics. Each 24" X 72"
- All cabinets to receive black finish
- Pole covered with fabricated 18" X 12" X 72" decorative aluminum cladding with painted finish



Client name	Date	Scale	Date	Revisions	Customer Approval
Sparkboro Wellness	2/17/2021				
Client address	Time	Drawing #			
	File name				
					DATE
					DATE

Note: The design and drawing is the property of Callahan. No permission or disclosure shall be made to any person, firm or corporation without prior written approval.

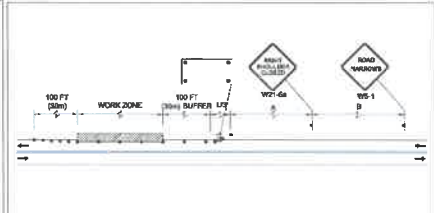




1 Proposed Site Layout Plan
C2 1"=20'

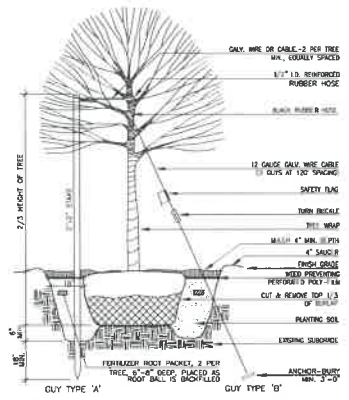
Layout & Grading Notes

- All erosion control measures shall be installed and notification shall be given to the North Adams Conservation Commission prior to start of work. The North Adams Conservation Commission's "Order of Conditions" and "Notice of Intent" applications shall be considered part of this project's specifications and shall be administered throughout the duration of the project.
- Construction parking, laydown and staging areas for the Project shall be coordinated with the General Contractor and the Owner.
- The Contractor shall verify all layout, dimensions, grades, and inverts prior to construction; report any and all discrepancies to the Engineer/Landscape Architect. All discrepancies shall be resolved in writing prior to beginning work.
- All areas disturbed from construction activity to be topsoiled, raked, smoothed, fertilized and seeded unless otherwise noted.
- All new walks and surfaces to meet existing walks and surfaces with smooth, continuous line and grade. Walks shall have a maximum 1.5% cross slope and 5% longitudinal slope when measured with a 2' spirit level.
- The Contractor shall not install concrete during adverse weather conditions (rain, sleet, etc.) unless otherwise directed by the Engineer.
- All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted; written dimensions shall prevail.
- Project benchmarks is the top of spindle of the hydrant located on the east side of Curran Highway, Elev.=719.59'.
- All materials and construction methods shall conform to the construction standards and specifications of the City of North Adams and the Massachusetts Department of Public Works.
- All dimensions, elevations and layout shall be verified in the field by the contractor and approved by the Engineer/Landscape Architect prior to beginning work.
- All new or adjusted manholes, gas gates, water gates and water services to be flush with finished grade.
- All new or adjusted catch basin rims shall be set 1/2" below finished grade.
- Notify the Engineer/Landscape Architect of any discrepancies prior to construction.
- Properly line bearings and distances are based on 1982 State Highway Layout Alteration.

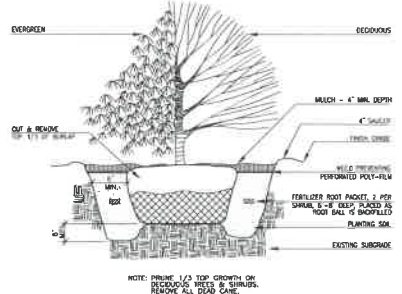


- DRIVEWAY NOTES:**
- Work in the vicinity of the shoulder on Route 8 and on work within the right-of-way will require at a minimum, work zone and warning signs. Refer to MassDOT Manual on Uniform Traffic Control Devices (MUTCD) for additional details. Programs and/or Police Detach may be required for certain work in the shoulder per MassDOT.
 - The construction entrance shall be heared prior to construction activities.
 - The paved driveway apron shall be installed upon construction completion.

4 Right Shoulder Closure Typ.
C2 NTS



2 Typical Tree Planting
C2 Not to Scale



3 Typical Shrub Planting
C2 Not to Scale

Site Layout		REVISIONS			
DESIGNED BY: JWB	DATE: 11.02.2020	3	REVISED SIGN	7.11.21	C.A.
DRAWN BY: C.E.	DRAWING NO.: 23330	2	MISC. SITE MODIFICATIONS	1.29.21	C.A.
APP. NO.: 0021120	SCALE: 1"=20'	1	REV. PER CON. COMMENT	11.8.20	C.A.
		4	DESCRIPTION	DATE	BY/NO.

QUINTLOW & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

40 NORTH STREET
WILLIAMSBURG, MA 01571
401.451.1111 FAX

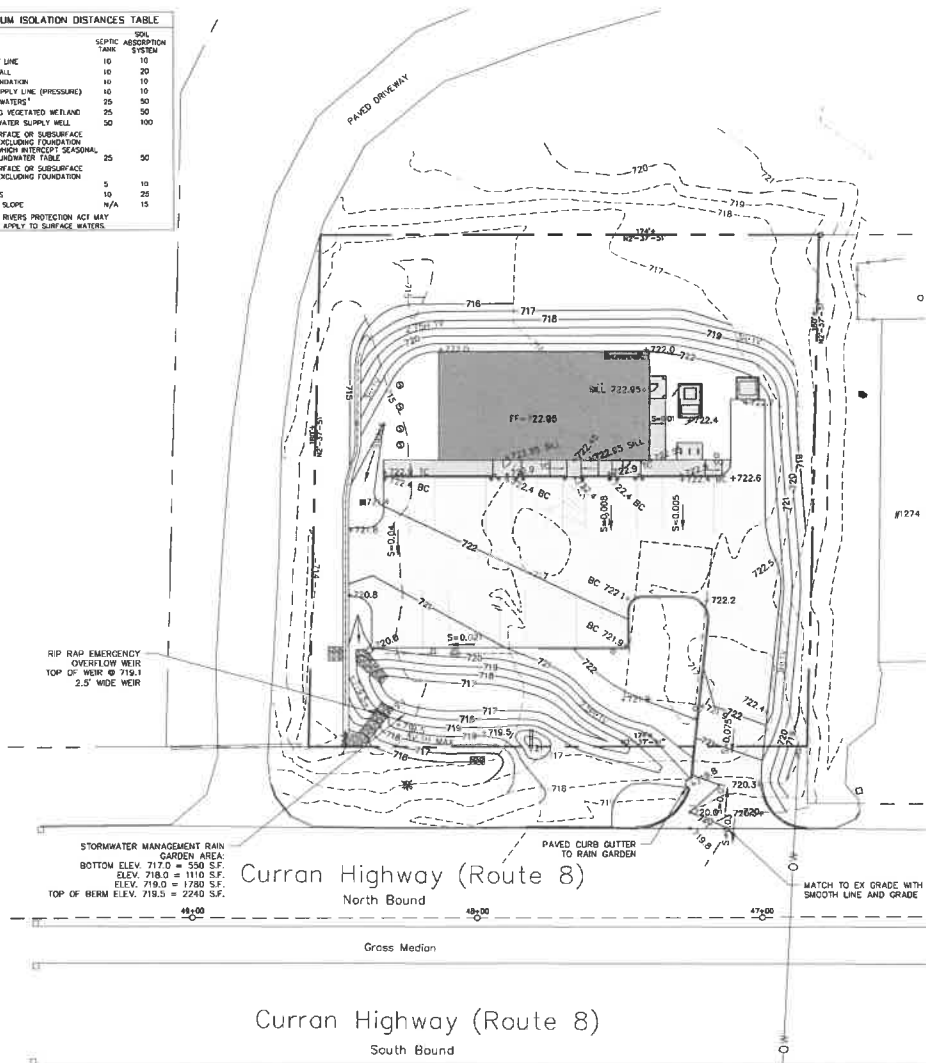
Site Improvements Plan
PREPARED FOR
Sparkboro Wellness
1258 Curran Highway, North Adams, MA

C2

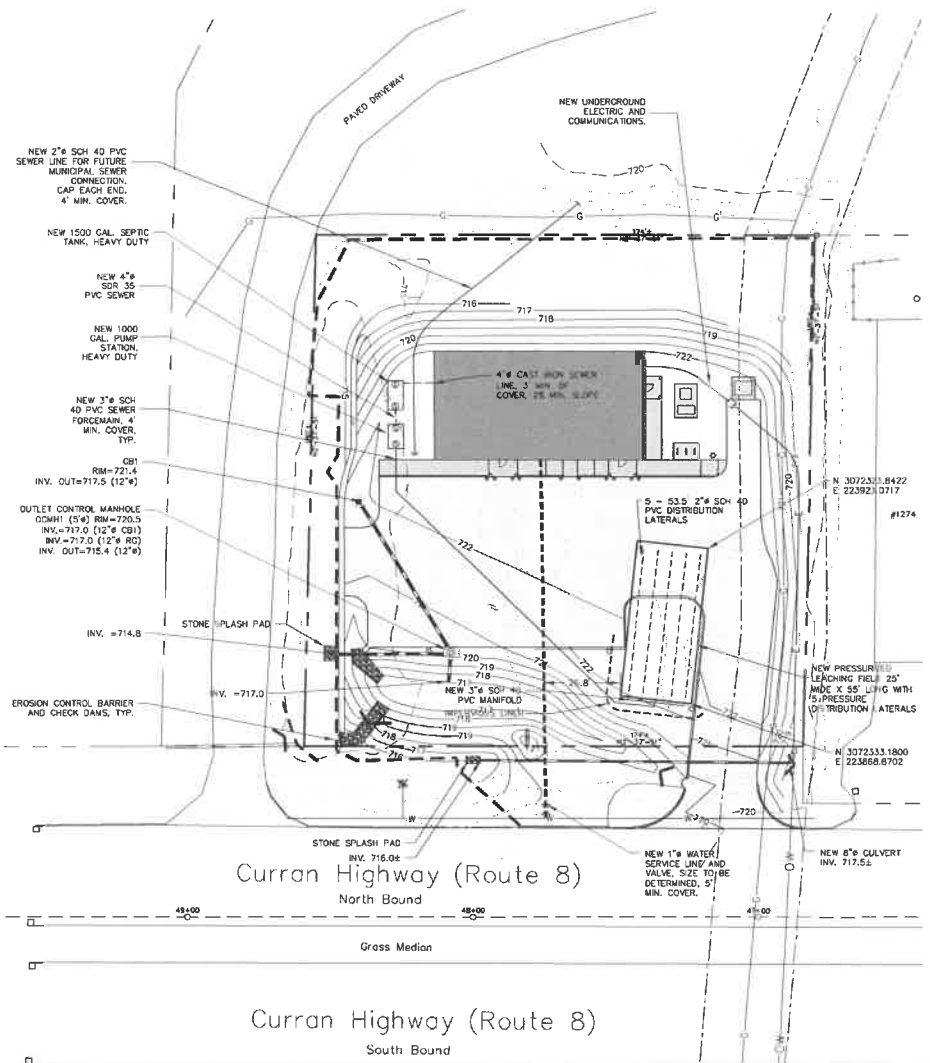
MINIMUM ISOLATION DISTANCES TABLE

PROPERTY LINE	SEPTIC TANK	SOIL ABSORPTION SYSTEM
CELLAR WALL	10	10
SLAB FOUNDATION	10	10
WATER SUPPLY LINE (PRESSURIZED)	10	10
SURFACE WATERS	25	50
FORGROWING VEGETATED WETLAND	25	50
PRIVATE WATER SUPPLY WELL	50	100
OPEN, SURFACE OR SUBSURFACE DRAIN (EXCLUDING FOUNDATION DRAINS) WHICH INTERCEPT SEASONAL HIGH GROUNDWATER TABLE	25	30
OPEN, SURFACE OR SUBSURFACE DRAIN (EXCLUDING FOUNDATION DRAINS)	5	10
DRY WELLS	10	25
DOWNSLOPE	N/A	15

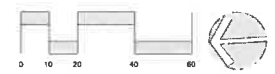
RIVERS PROTECTION ACT MAY APPLY TO SURFACE WATERS.



1 Proposed Site Grading Plan
C3 1"=20'



2 Proposed Site Utility Plan
C3 1"=20'



Grading & Utilities Plans		REVISIONS	
DESIGN BY:	JW	4	MISC. SITE MODIFICATIONS
DATE:	11.02.2020	3	MISC. SITE MODIFICATIONS
DRAWN BY:	CJE	2	BUILD & SITE REVISIONS
PROJECT NO.:	0021120	1	REV. PER CON. COMMENTS
SCALE:	1"=20'	6	DESCRIPTION



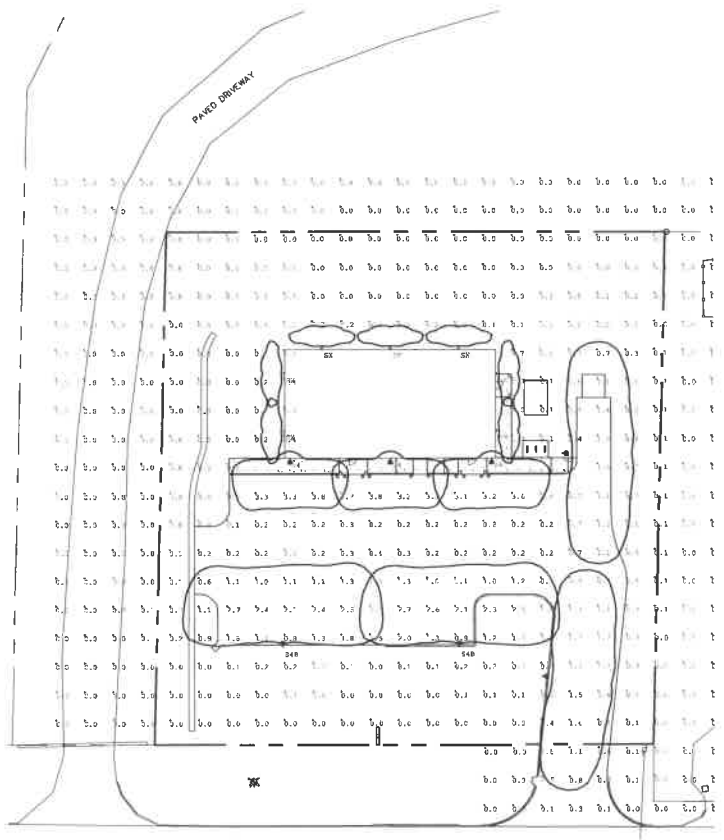
GUNTLOW & ASSOCIATES, INC.
ENGINEERS - ARCHITECTS - PLANNERS

55 NORTH STREET
WILLIAMSTOWN, MA 01267
91-WASHINGTON
413-458-2124 FAX

Site Improvements Plan

PREPARED FOR
Sparkboro Wellness
1268 Curran Highway, North Adams, MA



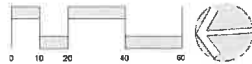


Qty	Label	Lum. Watts	Arrangement	LIF	Description
7	SX	9.2	SINGLE	0.970	Sigalux MDEK7N-x Wall Mounted 8 8FT AFG
2	S3	25.533	SINGLE	0.900	Hubbell RAR1-801-25-4K7-3-UVV-x-x-BC Mounted 8 16FT AFG
3	S4	25.496	SINGLE	0.900	Hubbell RAR1-801-25-4K7-4W-UVV-x-x-BC Wall Mounted 8 8FT AFG
2	S4B	49.8	SINGLE	0.900	Hubbell RAR1-801-50-4K7-4W-UVV-x-x-BC Mounted 8 16FT AFG

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Sidewalk	Fc	1.98	5.2	0.1	18.80	32.00	0
Site Calc	Fc	0.29	3.8	0.1	N.A.	N.A.	0
Parking & Drive Lane	Fc	1.27	3.8	0.1	12.70	38.00	0

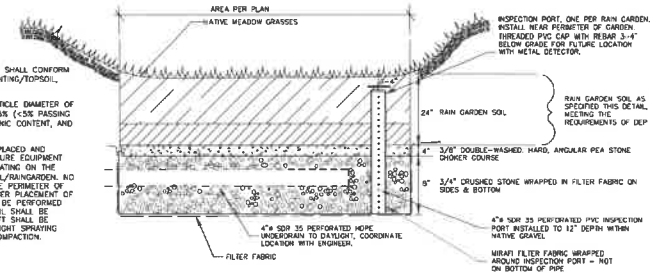
1 Proposed Site Lighting Plan

C4 1"=30'



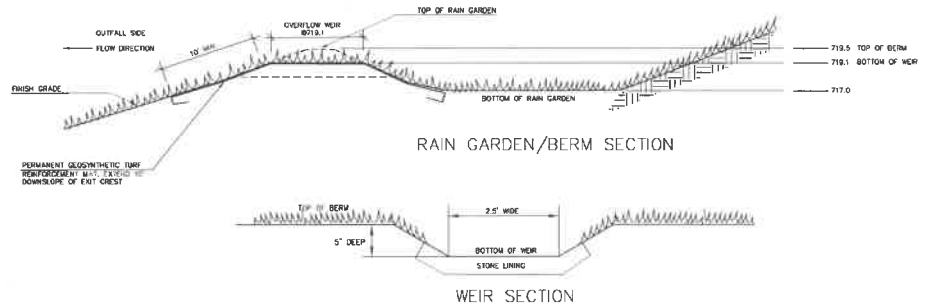
BIORETENTION SOIL:

1. THE ENGINEERED BIORETENTION SOIL MEDIA SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS: SOIL PLANTING/TOPSOIL, 20% HARDWOOD WOODCHIPS, AND SOIL SAND.
2. THE TOPSOIL SHALL HAVE A MAXIMUM PARTICLE DIAMETER OF 2 INCHES, MAXIMUM CLAY/SILT CONTENT OF 5% (<5% PASSING #200 SIEVE), HAVE A MINIMUM OF 15% ORGANIC CONTENT, AND BE FREE OF STONES AND NONLUS WEEDS.
3. THE BIORETENTION SOIL MEDIA SHALL BE PLACED AND GRADED USING LOW GROUND-CONTACT PRESSURE EQUIPMENT OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE BIORETENTION CELL/RAINGARDEN. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE PERIMETER OF THE BIORETENTION SOIL AREA DURING OR AFTER PLACEMENT OF SOIL. FINAL GRADING OF THE MIXTURE SHALL BE PERFORMED AFTER A 24-HOUR SETTLING PERIOD. THE SOIL SHALL BE INSTALLED IN MAX 12 INCHES LIFTS. EACH LIFT SHALL BE COMPLETELY SATURATED BY SPRINKLING OR LIGHT SPRAYING WITH WATER TO PROVIDE NON MECHANICAL COMPACTION.



2 Bio Retention Area/Rain Garden-Typical Section

C4 Not to Scale



3 Rain Garden Outfall Section

C4 Not to Scale

Lighting Plan & Site Details

DATE	BY	DESCRIPTION
11.02.2020	JW	1. MISC. SITE MODIFICATIONS
11.02.2020	JW	2. MISC. SITE MODIFICATIONS
11.02.2020	JW	3. MISC. SITE MODIFICATIONS
11.02.2020	JW	4. MISC. SITE MODIFICATIONS
11.02.2020	JW	5. MISC. SITE MODIFICATIONS
11.02.2020	JW	6. MISC. SITE MODIFICATIONS
11.02.2020	JW	7. MISC. SITE MODIFICATIONS
11.02.2020	JW	8. MISC. SITE MODIFICATIONS
11.02.2020	JW	9. MISC. SITE MODIFICATIONS
11.02.2020	JW	10. MISC. SITE MODIFICATIONS
11.02.2020	JW	11. MISC. SITE MODIFICATIONS
11.02.2020	JW	12. MISC. SITE MODIFICATIONS
11.02.2020	JW	13. MISC. SITE MODIFICATIONS
11.02.2020	JW	14. MISC. SITE MODIFICATIONS
11.02.2020	JW	15. MISC. SITE MODIFICATIONS
11.02.2020	JW	16. MISC. SITE MODIFICATIONS
11.02.2020	JW	17. MISC. SITE MODIFICATIONS
11.02.2020	JW	18. MISC. SITE MODIFICATIONS
11.02.2020	JW	19. MISC. SITE MODIFICATIONS
11.02.2020	JW	20. MISC. SITE MODIFICATIONS

NO.	DESCRIPTION	DATE	BY
1	MISC. SITE MODIFICATIONS	11.02.20	CA
2	MISC. SITE MODIFICATIONS	11.02.20	CA
3	MISC. SITE MODIFICATIONS	11.02.20	CA
4	MISC. SITE MODIFICATIONS	11.02.20	CA
5	MISC. SITE MODIFICATIONS	11.02.20	CA
6	MISC. SITE MODIFICATIONS	11.02.20	CA
7	MISC. SITE MODIFICATIONS	11.02.20	CA
8	MISC. SITE MODIFICATIONS	11.02.20	CA
9	MISC. SITE MODIFICATIONS	11.02.20	CA
10	MISC. SITE MODIFICATIONS	11.02.20	CA
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16	MISC. SITE MODIFICATIONS	11.02.20	CA
17	MISC. SITE MODIFICATIONS	11.02.20	CA
18	MISC. SITE MODIFICATIONS	11.02.20	CA
19	MISC. SITE MODIFICATIONS	11.02.20	CA
20	MISC. SITE MODIFICATIONS	11.02.20	CA



CUNTLAW & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - ARCHITECTS

Site Improvements Plan
PREPARED FOR
Sparksboro Wellness
1268 Churn Highway North Andover MA

C4

Landscaping Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHRUBS/TREES					
BR	7	Berberis ligustrifolia	Yucca-like evergreen	6 FT B&B	MULTI-STEMMED
PP	2	Picea pungens	Blue Spruce	6 FT B&B	
SA	50	Rhododendron arbutifolium	Carolina azalea	2" DIA.	3" OC
PERENNIALS					
IC	265	Irish Yucca Bluebird	Yucca Bluebird	2" group	10" OC
CP	2455	Cornus paniculata	Sweetgum	2" group	10" OC

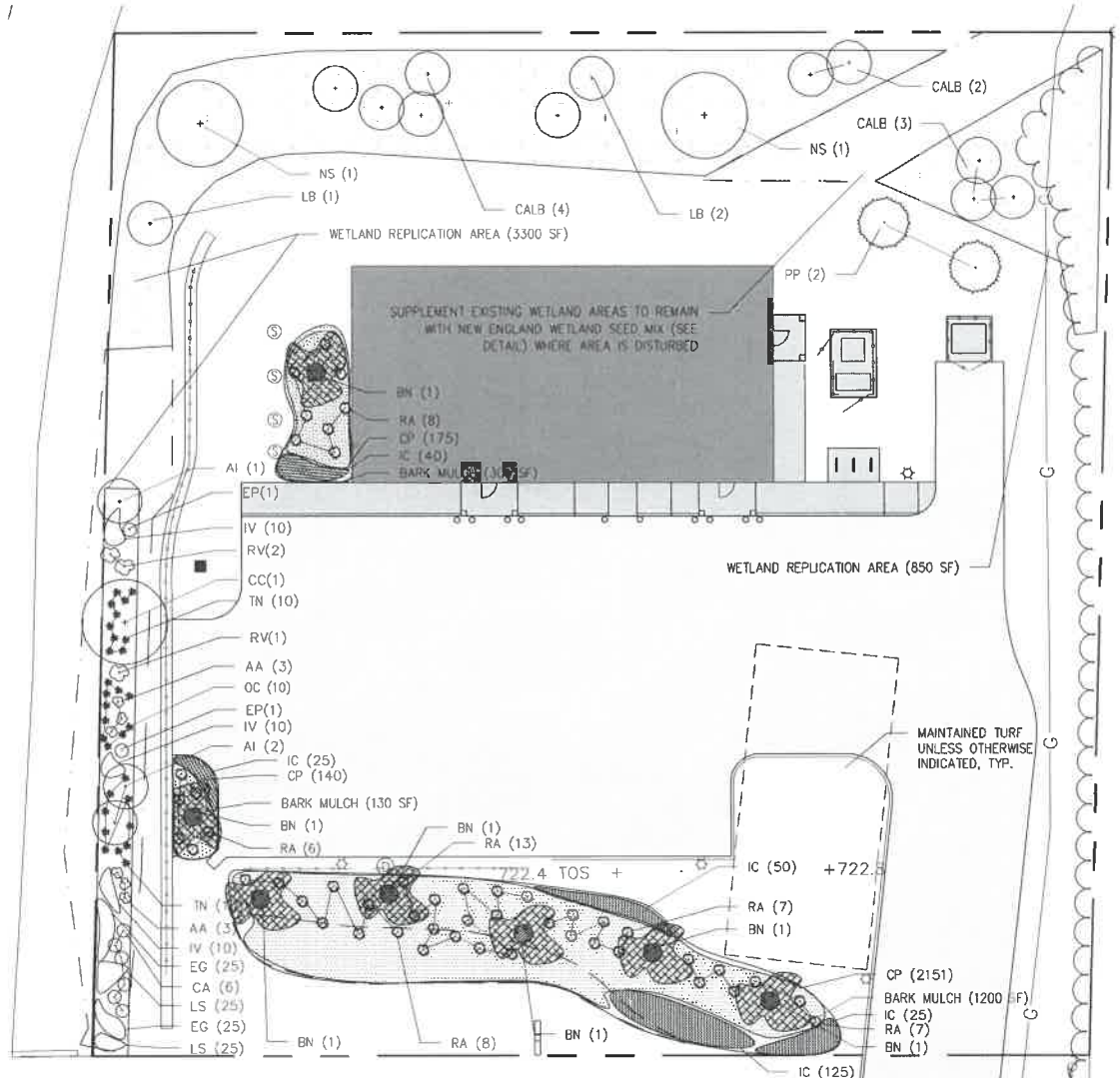
Wetland Restoration Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHRUBS/TREES					
CC	1	Corylus americana	American Hiccup	4'-5', Multi-stemmed	FAC
AI	3	Ash (Fraxinus americana)	Sweetgum	3'-4" E.O.C.	FAC
AA	6	Aster multiflorus	Red Topknot	3'-4" E.O.C.	FAC
CA	5	Carex stricta	Small Sparganium	2" E.O.C.	FAC+
RV	3	Rhododendron mucronatum	Carolina Azalea	2'-3" E.O.C.	OB
EP	2	Equisetum purpureum	Scrub Pine	2" E.O.C.	FAC
EG	50	Echinochloa crusgalli	Crabgrass	2" E.O.C.	FAC
LS	20	Lobelia spicata	Great Blue Lobelia	2" E.O.C.	FAC
IV	30	Irish Yucca	Yucca Bluebird	2" E.O.C.	FAC
OC	10	Oenothera biennis	Black-eyed Susan	2" E.O.C.	FAC
TN	20	Trifolium repens	White Clover	2" E.O.C.	FAC

Wetland Replication Plant List

Seed with New England Wetmix Wetland Seed Mix (New England Wetland Plants)

KEY	QTY	BOTANICAL NAME	COMMON NAME	INDICATOR STATUS
SHRUBS/TREES				
HS	2	Hesperis matronalis	Dark Garden	FAC
DALB	8	Corpus lupulina	Round-leaved Flaxseed	FAC
LB	2	Lindera benzoin	Northern Spicebush	FAC



1 Proposed Site Landscape Plan
C5 1"=10'

Wetland Replication/Restoration Area Notes

- Existing hydric soils located in construction areas shall be stripped to 12" and stockpiled for reuse in new wetland replication areas.
- Owner and Contractor to notify Engineer and Conservation Commission prior to start of construction of mitigation areas so that either are available to witness and ensure finished grade is low enough to provide both surface and groundwater hydrology to the new wetland areas.
- Contractor to over-excavate new wetland replication areas so that when replaced with 12" of hydric soils the new finished grade is low enough to provide both surface and groundwater hydrology to the new wetland. Consult with Engineer regarding depth of over-excavation.

Planting Notes

- All nursery stock shall meet the horticultural standards of the American Association of Nurserymen as to grading and quality.
- All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
- All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the project locality for at least two years.
- Balled and burlapped plants (B&B) shall be moved with the root system as solid units. Root balls shall be firmly wrapped with burlap. Container grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.
- Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.
- All trees to be gaped as shown in detail.
- All trees and shrubs to receive two (2) fertilizer pockets as shown in details.
- Planting beds to receive 4 inch depth of bark mulch.
- All plant material shall be guaranteed for one full growing season (one year) after installation.
- Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.
- Planting layout shall be approved by the Landscape Architect prior to installation.

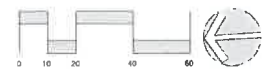
New England Wetmix (Wetland Seed Mix)

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrubs, or localized wetland restoration areas. The mix is well suited for detention basin berms and the bottom of detention basins not generally under flowing water. The seeds will not germinate under inundated conditions. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed to soil contact. Seeding can take place on frozen soil, on the berms or on the bottom of detention basins and late winter will work the seeds into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

APPLICATION RATE: 16,250 sq. ft. 18 lbs./acre
FRINGE: 3150/sq. ft.

SPECIES: Fox Sedge (Carex vulpinoidea), Lizard Sedge (Carex lasiocarpa), Blunt Broom Sedge (Carex acutata), Blue Yarrow (Verbena hastata), Field Sedges (Carex sp.), Red Topknot (Aster multiflorus), Green Bulrush (Sagittaria arifolia), Creeping Spikes (Ranunculus acris), Fringed Sedge (Carex crinita), Soft Rush (Juncus effusus), Spotted Joe Pye Weed (Eupatorium maculatum), Rattlesnake Grass (Elymus canadensis), Swamp Aster (Aster punctatus), Blue-top (Liriodendron tulipifera), Square stemmed Water Plantain (Najas flexilis).



Landscaping/Wetlands Restoration Plans

DATE	BY	DESCRIPTION
11.02.2020	JW	REVISED
2.26.20	CLE	ISSUED FOR PERMIT
02/21/20	AS SHOWN	AS SHOWN

REVISIONS

NO.	DESCRIPTION	DATE	BY
4	MISC. SITE MODIFICATIONS	2.26.21	C.A.
3	MISC. SITE MODIFICATIONS	11.21.20	C.A.
2	B&B & SITE REVISIONS	11.21.20	C.A.
1	REV. PER PERM COMMENT	12.23.20	C.A.
0	DESCRIPTION	N/A	N/A

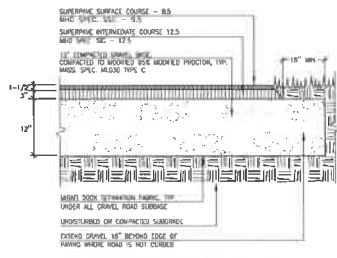


GUNTLOW & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - ARCHITECTS
35 NORTH STREET
WELLESLETTOWN, MA 02457
41-46270
415-212-1743 FAX

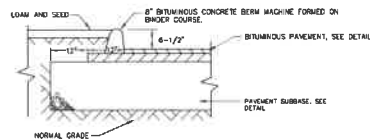
Site Improvements Plan

PREPARED FOR
Spunkboro Wellness
1268 Curran Highway North Adams, MA

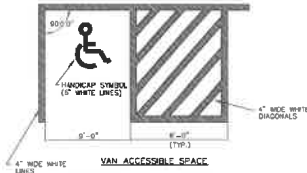




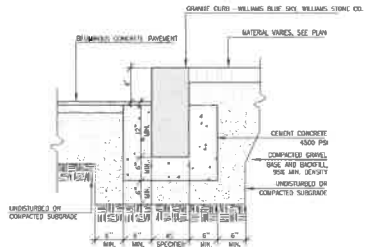
1 Bituminous Concrete Pavement
C6 Not to Scale



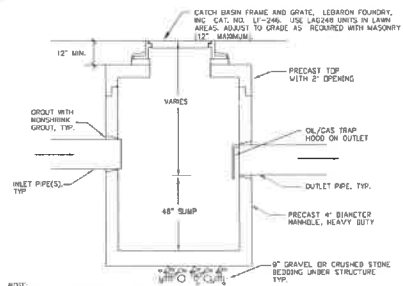
2 Bituminous Curb
C6 Not to Scale



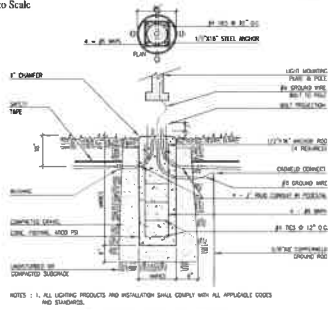
3 Handicap Parking Pavement Markings
C6 Not to Scale



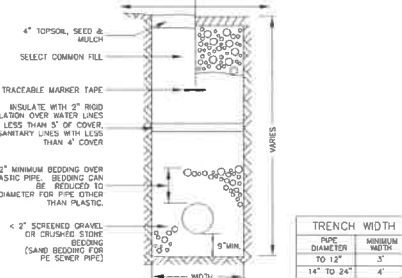
4 Granite Curb
C6 Not to Scale



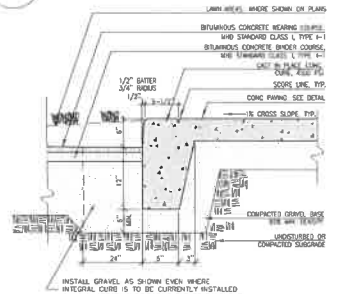
5 Typical Catch Basin
C6 Not to Scale



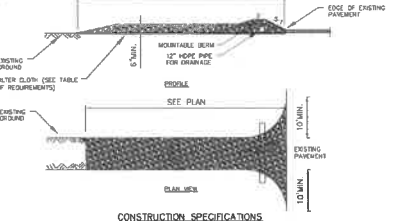
6 Light Pole Base
C6 Not to Scale



7 Typical Utility Trench
C6 Not to Scale

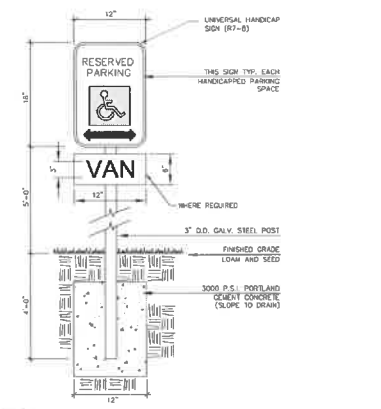


8 Integral Concrete Curb
C6 Not to Scale

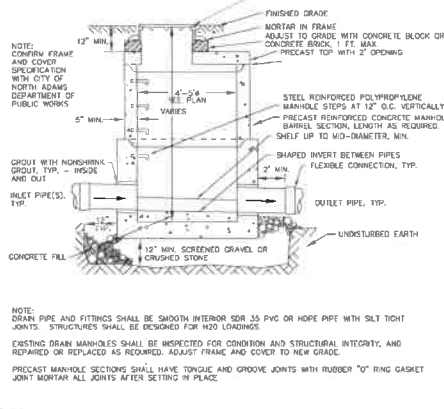


- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 3\"/>
- GEOTEXTILE REQUIREMENTS**
- | PHYSICAL PROPERTY | MINIMUMS |
|------------------------|---------------------------------|
| TENSILE STRENGTH | 120 LBS. (ASTM D2030) |
| TENSILE ELONGATION | 60% (ASTM D2030) |
| TENSILE BURST STRENGTH | 430 LBS. (ASTM D2030) |
| PUNCTURE STRENGTH | 135 LBS. (ASTM D753) (MODIFIED) |
| EQUIVALENT GROUND | 5/32\"/> |

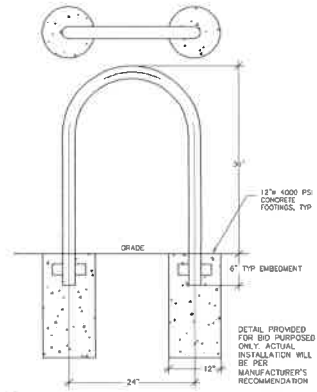
9 Construction Entrance
C6 Not to Scale



10 Handicap Parking Sign
C6 Not to Scale



11 Drain Manhole
C6 Not to Scale



12 Bike Loop
C6 Not to Scale

Details				REVISIONS			
DRAWN BY: LUV	DATE: 11.02.2020	1 PERMITTING AMENDMENT	3 (PLD) C.A.				
CHECKED BY: C.R.	DRAWING NO.: 237/20	1 REV. MISC. EDITS	10.20 C.A.				
JOB NO.: 0021120	SUBJECT: N.T.S.	1 DESCRIPTION	DATE: WHOM				

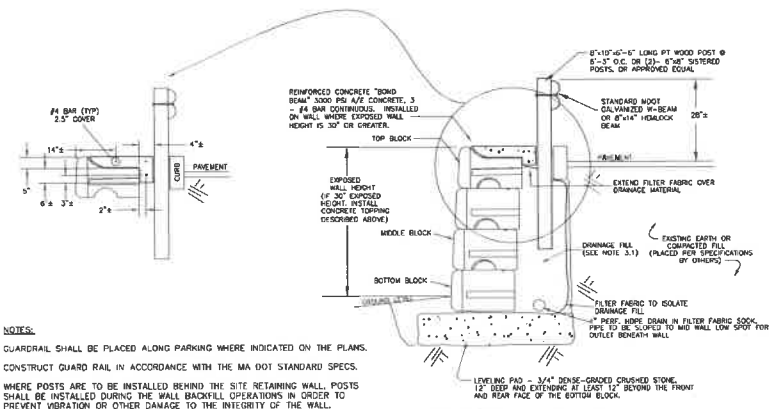
GIUNTI LOW & ASSOCIATES, INC.
ENGINEER - SURVEYOR - ARCHITECTS

55 NORTH STREET
WILLIAMSBURG, VA 23187
757-856-2700
415-456-2712 FAX

Site Improvements Plan

PREPARED FOR
Sparkboro Wellness
1768 Curran Highway, North Adams

C6



NOTES:

GUARDRAIL SHALL BE PLACED ALONG PARKING WHERE INDICATED ON THE PLANS. CONSTRUCT GUARD RAIL IN ACCORDANCE WITH THE MA DOT STANDARD SPECS. WHERE POSTS ARE TO BE INSTALLED BEHIND THE SITE RETAINING WALL, POSTS SHALL BE INSTALLED DURING THE WALL BACKFILL OPERATIONS IN ORDER TO PREVENT VIBRATION OR OTHER DAMAGE TO THE INTEGRITY OF THE WALL.

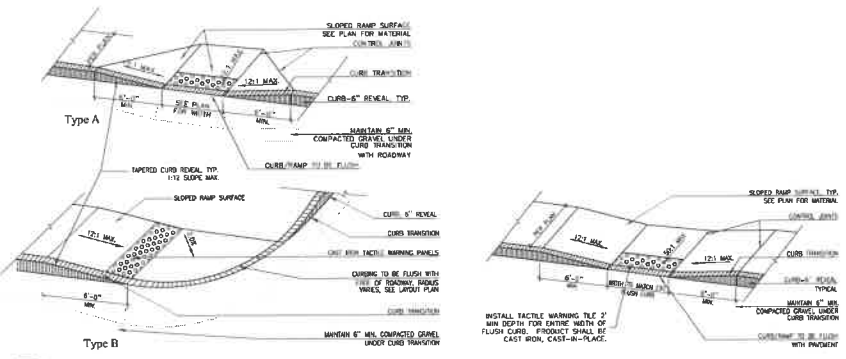
GUARDRAIL AND WALL CONFIGURATION HAS BEEN DESIGNED IN ACCORDANCE WITH IRC 2006, SECTIONS 1607.7 AND 1607.8.

REDI-ROCK SEGMENTAL WALL IS CAPABLE OF RESISTING 9000 LB/FT HORIZONTAL LOAD IN SHEAR, WHEN INSTALLED PER MANUFACTURERS SPECIFICATIONS.

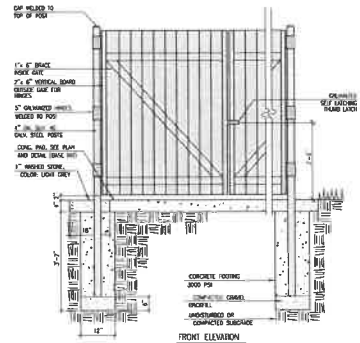
TYPICAL SECTION - GRAVITY WALL
 (TYPICAL DETAIL ONLY - SEE WALL FACE DRAWING FOR SPECIFIC BLOCK CONFIGURATIONS)

"REDI-ROCK" SEGMENTAL RETAINING WALL

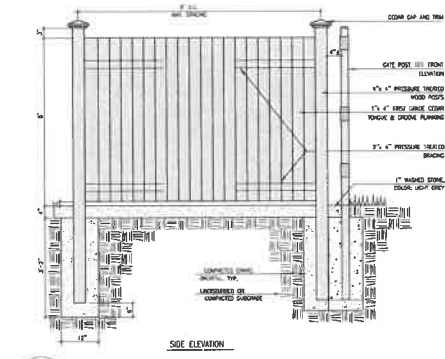
1 Precast Segmental Block Retaining Wall
 C7 Not to Scale



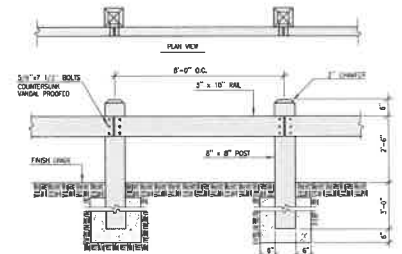
2 Typical Accessible Curb Ramp Construction
 C7 Not to Scale



3 Dumpster Enclosure
 C7 Not to Scale



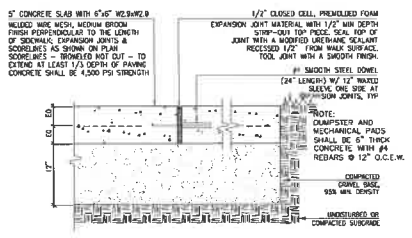
3 Dumpster Enclosure
 C7 Not to Scale



NOTES:

1. ALL WOOD TO BE PRESSURE TREATED, SELECT PINE GRADE 1" OR BETTER
2. ALL WOODS TO BE GALVANIZED
3. SET POSTS 3" - 6" DEEP IN WELL-TAMPED GRAVEL BACKFILL

4 Wood Guardrail
 C7 Not to Scale



5 Concrete Pavement
 C7 Not to Scale

NOTE: CONCRETE INSTALLER SHALL BE ACI CERTIFIED

Details		REVISIONS	
DESIGNED BY: LUV	DATE: 11.02.2020	3. PERMITTING AMENDMENT	11.16.21 CA.
DRAWN BY: CLE	DATE: 2.19.20	2. REV. MISC. EDITS	11.27.21 CA.
DATE: 02/21/20	SCALE: N.T.S.	1. REV. MISC. EDITS	11.24.20 CA.
		8. DESCRIPTION	10.12.20 W/NO

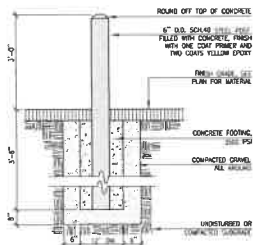
GUNTLOW & ASSOCIATES, INC.
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15 NORTH STREET
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 413-458-0111 FAX

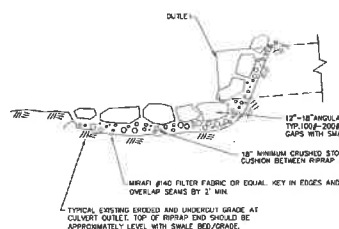
Site Improvements Plan

PREPARED FOR
Sparkboro Wellness
 1268 Curnin Highway, North Adams, MA

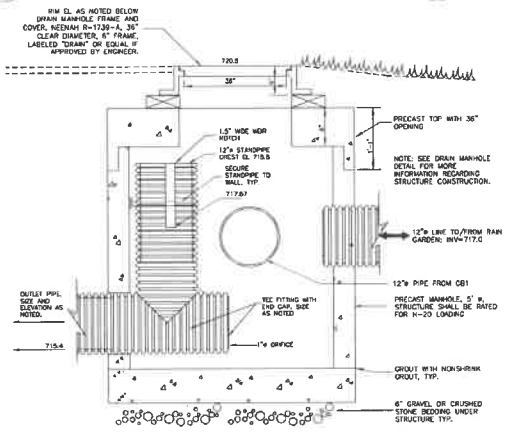
C7



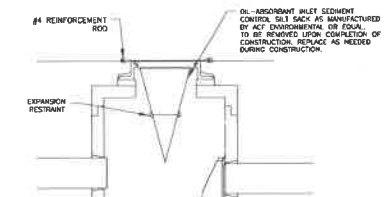
1 Steel Bollard Detail
C8 Not to Scale



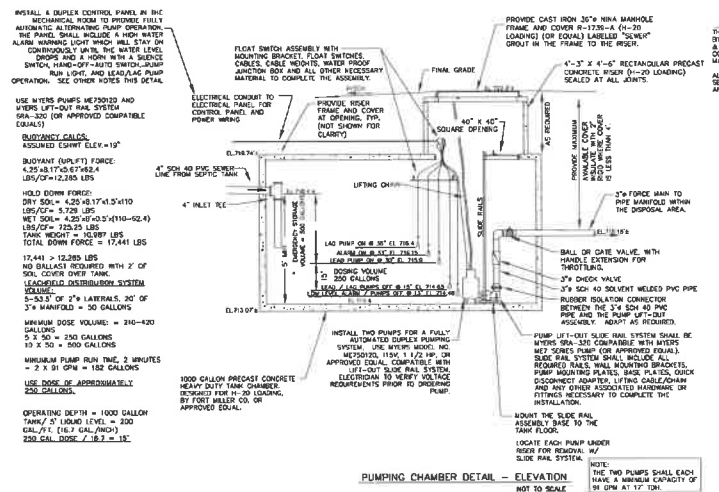
4 Outlet Stone Splash Pad
C8 Not to Scale



2 Outlet Control Structure - Subsurface System
C8 Not to Scale



3 Silt Sack Catch Basin Protection
C8 Not to Scale



5 Duplex Pump Station - Septic System
C8 Not to Scale

SYSTEM DESIGN

THE NEW RETAIL STORE SHALL HAVE A SEPTIC SYSTEM DESIGNED FOR 200 GPD MINIMUM RETAIL STORE - 50 GPD/1000 SF FLOOR SPACE (2012) = 50 gpd/1000sf = 140.6 gpd

THE DAILY FLOW RATE FOR RETAIL STORE = 200 GAL/DAY. A SEWER ANALYSIS PROVIDES THE APPLICATION RATE FOR A PROCESSING SYSTEM TO LEACHING FIELD IS 0.15 GAL/SF FOR BOTTOM AREA AND 0.00 FOR THE SIDEWALL AREA.

1. THE REQUIRED SOIL ABSORPTION AREA IS 200/0.15 = 1333.3 SF.

2. THE AREA PROVIDED AND SHOWN ON THE PLAN IS 1375 SF OF 2' X 2' = 1375 SF.

1375 SF PROVIDED > 1333 SF REQUIRED

1375 SF X 0.15 GAL/SF = 206 GPD

206 GPD AVAILABLE DAILY FLOW > 200 REQUIRED DAILY FLOW = OK

SYSTEM INVERTS (IN FEET)
ALL ELEVATIONS ARE IN HUNDRETHS OF A FOOT (NOT IN INCHES)

SEWER IN AT BUILDING	718.04	** TO BE VERIFIED BY CONTRACTOR
SEPTIC TANK INLET	718.89	TO CONSTRUCTION
SEPTIC TANK OUTLET	718.84	** MUST BE ADJUSTED PROVIDED
PUMP CHAMBER INLET	718.84	MINIMUM SLOPES ARE MET
PUMP CHAMBER OUTLET	718.17	718.17

ELEVATIONS FOR DISPOSAL FIELD	
MINIMUM COVER ELEVATION	721.93
TOP OF STONE IN FIELD	720.42
DISTRIBUTION LINE INVERT	719.82
DISPOSAL FIELD BOTTOM	718.42
NOTICING	715.42

AVERAGES 2" DIA PRESSURE	
NUMBER OF HOLES PER FIELD =	50
TOTAL FLOW TO FIELD (GPM) =	50
AVERAGES 2" DIA PRESSURE FLOW (GPM) IN EACH 1/4" HOLE	1.65

NOTE: FINAL ELEVATIONS OF PUMP CHAMBER ARE DEPENDENT UPON ELEVATION OF NEW BUILDING SEWER LINE.

6 Septic System Design & Construction Notes and Septic System Inverts
C8 Not to Scale

NOTES:

1. THE SEPTIC TANK SHALL BE AS MANUFACTURED BY THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AT LEAST TWO (2) CHANCE PRECAST CONCRETE VALVE BODIES BONDING DISPOSAL AREA CONCRETE, ETC.

2. ALL METAL PRODUCTS INSTALLED IN THE TANK SHALL BE GALVANNEED STEEL, STAINLESS STEEL, BRONZE OR CAST IRON.

3. ALL TANK RISER AND PIPE JOINTS SHALL BE SEALED WITH NON-SHRINK GROUT BOTH INSIDE AND OUTSIDE.

4. COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.

5. PROVIDE CAST IRON 30" DIA MANHOLE FRAME AND COVER #1-7326-A (N-3) (LOADING) (OR EQUAL) LABELED "SEWER" GROUT IN THE FRAME TO THE RISER.

6. 4" X 3" X 4"-5" RECTANGULAR PRECAST CONCRETE RISER (N-20) (LOADING) SEALED AT ALL JOINTS.

7. PROVIDE CAST IRON FRAME AND COVER WITH 3 FT MINIMUM DIAMETER RISERS FOR THE INLET. THE RISER SHALL BE PRECAST CONCRETE FOR 30" DIA TRAFFIC LOADING AND SEALED AT ALL JOINTS. THE CAST IRON FRAME AND COVER SHALL BE LABORATORY TESTED (OR EQUAL) LABELED "SEWER".

8. 3" DIA MANHOLE FRAME AND COVER #1-7326-A (OR EQUAL) LABELED "SEWER".

9. 3" X 3" X 3" SCH 40 PVC TIE.

10. BALL OR GATE VALVE WITH HANDLE EXTENSION FOR TRAFFIC.

11. 3" SCH 40 SOLVENT WELDED PVC PIPE.

12. RUBBER ISOLATION CONNECTOR BETWEEN THE 3" SCH 40 PVC PIPE AND THE PUMP LIFT-OUT ASSEMBLY. ADAPT AS REQUIRED.

13. PUMP LIFT-OUT SLIDE RAIL SYSTEM SHALL BE HANDS FREE, 316 COMPATIBLE WITH INTERIOR WET SPACES PUMP (OR APPROVED EQUAL).

14. SLIDE RAIL SYSTEM SHALL INCLUDE ALL REQUIRED RAILS, ROLLING BRACKET, PUMP MOUNTING PLATE, BALL PLATE, QUICK CONNECTER ADAPTER, 1" DIA BALL BEARING AND ANY OTHER ASSOCIATED HARDWARE OR FITTINGS NECESSARY TO COMPLETE THE INSTALLATION.

15. ABOUT THE SLIDE RAIL ASSEMBLY BASE TO THE TANK FLOOR.

16. LOCATE EACH PUMP UNDER RISER FOR REMOVAL W/ SLIDE RAIL SYSTEM.

17. THE TWO PUMPS SHALL EACH HAVE A MINIMUM CAPACITY OF 35 GPM AT 17' TDH.

DATE	BY	DESCRIPTION	DATE	BY WHOM
11.02.2020	JW	3 PERMITTING AMENDMENT	7.16.21	CA
2.19.20	CLE	2 REV. HSC EXITS	7.15.21	CA
0021120	CLE	1 REV. HSC EXITS	7.22.20	CA
		4 DESCRIPTION		

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978.251.1111

Site Improvements Plan

PREPARED FOR
Sharkboro Wellness
1298 Corner Highway, North Adams MA

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