

PREPARED BY:



OWNERS:

130 WORCESTER STREET:  
ZAWAF REALTY TRUST  
85 Carter Drive  
Framingham, MA 01701

134 WORCESTER STREET:  
WORCESTER STREET REALTY TRUST  
85 Carter Drive  
Framingham, MA 01701

PREPARED FOR:

DISCERN'D CANNABIS PURVEYORS, INC.  
130 & 134 Worcester St.  
Grafton, MA 01536

# SPECIAL PERMIT SUBMISSION

Pursuant to the Town of Grafton Zoning Bylaws - Section 1 General, Section 3 Uses, Section 5.10 Medical Marijuana & Marijuana Establishment, Section 8 Traffic Control

FOR

DISCERN'D CANNABIS PURVEYORS, INC.

130 & 134 WORCESTER STREET

IN

Grafton, Massachusetts  
(Worcester County)

DATE: January 8, 2021 PERMIT SET

## SHEET LIST:

EC	EXISTING CONDITIONS PLAN
C 1.00	GENERAL NOTES
C 1.01	SITE PREPARATION & DEMOLITION PLAN
C 2.00	LAYOUT AND MATERIALS PLAN
C 3.00	GRADING AND DRAINAGE PLAN
C 4.00	PLANTING & LIGHTING PLAN
C 5.00	DETAILS
C 5.01	DETAILS



**OWNERS OF RECORD:**

130 WORCESTER STREET:  
ZAWAF REALTY TRUST  
85 CARTER DRIVE  
FRAMINGHAM, MA 01701

134 WORCESTER STREET:  
WORCESTER STREET REALTY TRUST  
10 ELI WHITNEY ROAD  
WESTBOROUGH, MA 01581

**ASSESSORS MAP REFERENCE:**

MAP 36 PARCEL 146

**DEED REFERENCES:**

DEED BOOK 22504 PAGE 294  
DEED BOOK 25546 PAGE 272

**PLAN REFERENCES:**

PLAN BOOK 203 PLAN 82  
PLAN BOOK 208 PLAN 96  
PLAN BOOK 218 PLAN 45  
PLAN BOOK 444 PLAN 116

**FIRM CLASSIFICATION(S):**

FLOOD INSURANCE RATE MAP  
NUMBER 25027C0827E  
EFFECTIVE JULY 4, 2011

**ZONING CLASSIFICATION(S):**

OFFICE / LIGHT INDUSTRY (O1)

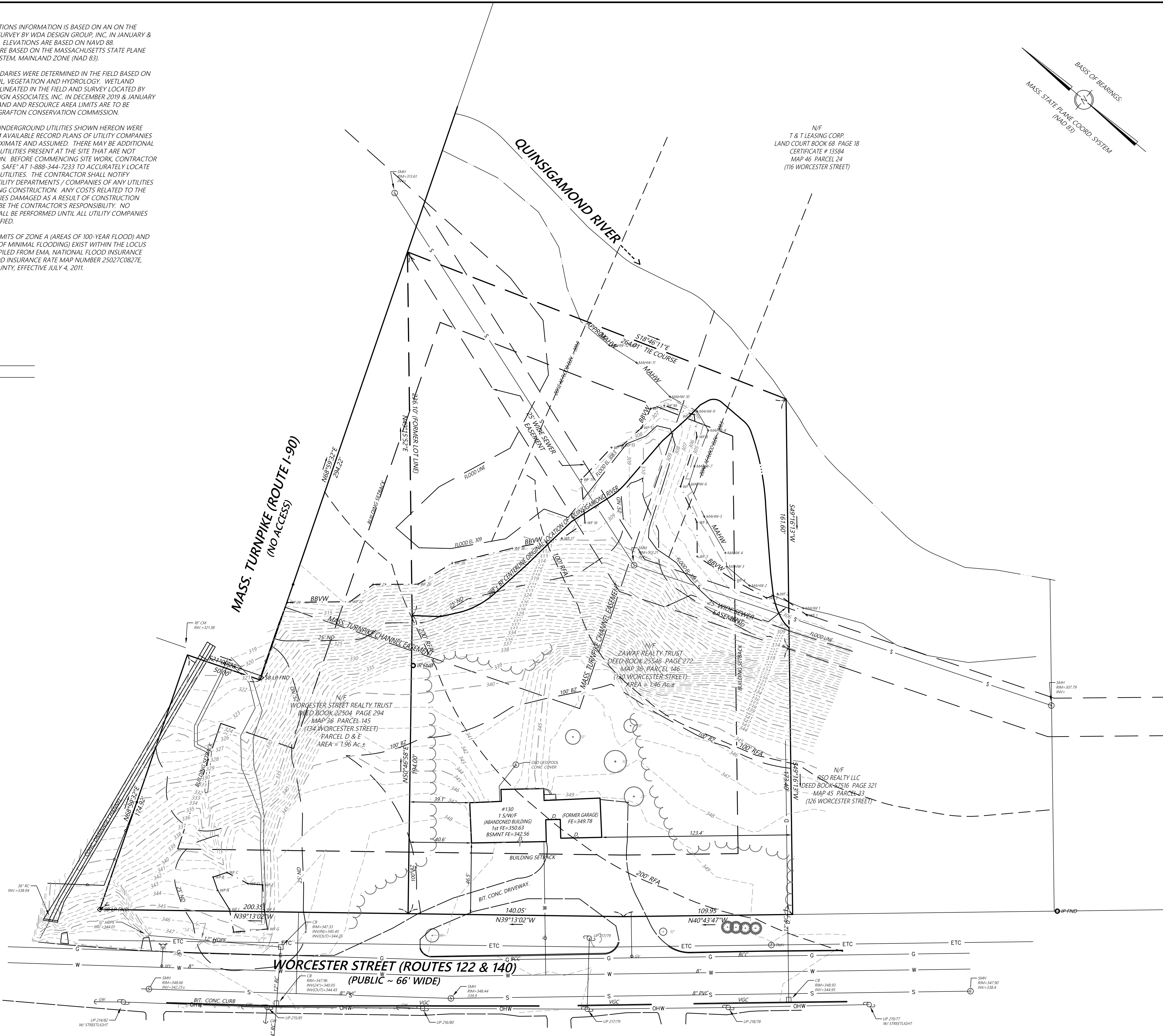
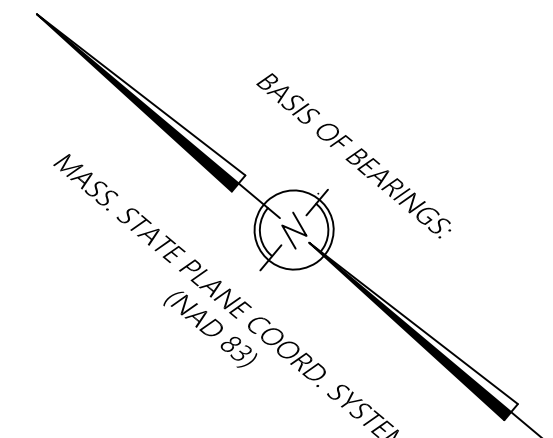
MINIMUM LOT AREA:	40,000 S.F.
MINIMUM LOT FRONTAGE:	120 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM SIDE YARD:	35 FEET
MINIMUM REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING STORIES:	N/A
MAXIMUM LOT COVERAGE:	40%

**LEGEND:**

DESCRIPTION	EXISTING
ACRES	AC
BITUMINOUS CONCRETE	BIT. CONC.
BITUMINOUS CONCRETE CURB	BCC
BITUMINOUS CONCRETE WALKWAY	BCW
BOUNDARY OF BORDERING VEGETATED WETLANDS	BBVW
BUILDING	[Symbol]
CATCH BASIN	CB
CONCRETE	CONC.
CONCRETE RETAINING WALL	CRW
CONIFEROUS TREE	[Symbol]
CONTOUR LINE	150
CORRUGATED POLYETHYLENE PIPE	CPE
DECIDUOUS TREE	[Symbol]
DOOR	[Symbol]
DRAIN MANHOLE/DRAIN LINE	DMH
EDGE OF PAVEMENT	EOP
ELECTRIC MANHOLE/ELECTRIC LINE	EMH
ELECTRIC METER	EM
FEET HIGH	FH
FLARED END	FE
FOUND	(FND)
GAS VALVE/GAS LINE	GV
GAS METER	GM
HEADWALL	HDWL
HYDRANT	[Symbol]
INVERT	INV.
IRON ROD	IR
LANDSCAPED AREA	LA
LIGHT POLE	LP
MAILBOX	MB
MONITORING WELL	MW
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
OVERHANG	OH
OVERHEAD WIRE	OHW
PLUS OR MINUS	±
POLYVINYL CHLORIDE PIPE	PVC
REINFORCED CONCRETE PIPE	RCP
RIPRAP	[Symbol]
ROOF DRAIN	RD
SEWER MANHOLE/SEWER LINE	SMH
SIGN	S
SPOT ELEVATION	X 150.25
SQUARE FEET	S.F.
STEEL GUARDRAIL	SGR
STONE BOUND	SB
STONE BOUND W/ LEAD PLUG	SB LP
TELEPHONE MANHOLE/TELEPHONE LINE	TMH
TREELINE	[Symbol]
UTILITY POLE	UP
VERTICAL GRANITE CURB	VGC
WATER	FLOW
WATER VALVE/WATER LINE	WV
WATER SHUT OFF	[Symbol]
WELL	[Symbol]
WETLANDS	[Symbol]
WETLANDS 100' BUFFER ZONE	100' BVW BZ

**NOTES:**

- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN JANUARY & DECEMBER 2020. ELEVATIONS ARE BASED ON NAVD 88. COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD 83).
- WETLAND BOUNDARIES WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY. WETLAND FLAGS/LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES, INC. IN DECEMBER 2019 & JANUARY 2020. ALL WETLAND AND RESOURCE AREA LIMITS ARE TO BE CONFIRMED BY GRAFTON CONSERVATION COMMISSION.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) EXIST WITHIN THE LOCUS PARCEL AS COMPILED FROM EMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 25027C0827E, WORCESTER COUNTY, EFFECTIVE JULY 4, 2011.



LOCUS MAP  
N.T.S.

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INITIAL ISSUE



PREPARED BY:

**WDA DESIGN GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA |  
508.366.6552  
WDA-DG.COM

OWNER:

**FAWAZ EL KHOURY  
ZAWAF REALTY TRUST**  
85 Carter Drive  
Framingham, MA 01701

PREPARED FOR:

**BRUCE W. SPINNEY III**  
71 Potter Hill Road  
Grafton, MA 01519

TITLE:

**EXISTING CONDITIONS  
PLAN**

**SITE**  
130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

SCALE: 1" = 30'

JOB NO.:	1368	DATE:	12/10/20
DWN. BY:	KTS	SHEET:	EC-30
CHK'D. BY:	KTS		



**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
ACRES	AC	AC
AIR CONDITIONING UNIT	AC	AC
BAY DOOR	BD	BD
BITUMINOUS CONCRETE	BIT. CONC.	BIT. CONC.
BITUMINOUS CONCRETE CURB	BCC	BCC
BITUMINOUS CONCRETE WALKWAY	BCW	BCW
BOLLARD POST	BP	BP
BUILDING	BLDG	BLDG
CALCULATED	CO	CCB
CAPE COD BERM	CB	CB
CAST IRON	CI	CI
CATCH BASIN	CB	CB
CEMENT LINED DUCTILE IRON	CLDI	CLDI
CHAIN LINK FENCE	CLF	CLF
CONCRETE	CONC.	CONC.
CONCRETE BOUND	CB	CBND
CONCRETE BOUND W/DRILL HOLE	CB/DH	CBND/DH
CONCRETE CURB	CC	CC
CONCRETE PAD	CP	CP
CONCRETE RETAINING WALL	CRW	CRW
CONCRETE WALKWAY	CW	CW
CONTOUR LINE	150	150
CORRUGATED METAL PIPE	CMP	CMP
CROSSWALK	X-WALK	X-WALK
CURB CUT & RAMP	CCR	CCR
CURB TOP AND BOTTOM ELEVATIONS	TD	TD
DEED	DCB	DCB
DOUBLE CATCH BASIN	DCB	DCB
DRAIN MANHOLE/DRAIN LINE	DMH	DMH
DRILL HOLE	DH	DH
DROP INLET	DI	DI
EDGE OF PAVEMENT	ECOP	ECOP
ELECTRIC BOX	EB	EB
ELECTRIC HAND HOLE	EHH	EHH
ELECTRIC MANHOLE/ELECTRIC LINE	EMH	EMH
EROSION CONTROL BARRIER	ECB	ECB
FIRE ALARM/FIRE ALARM LINE	FA	FA
FLARED END	FE	FE
FOUND	FD	FD
FOUNDATION DRAIN	FD	FD
GARAGE DOOR	GD	GD
GAS GATE/GAS LINE	GG	GG
GAS METER	GM	GM
GUY POLE	GP	GP
GUY WIRE	GW	GW
HANDICAP ACCESSIBLE PARKING SPACE	HP	HP
HIGHPOINT	HP	HP
HYDRANT	HYD	HYD
INVERT	INV.	INV.
IRON PIN	IP	IP
IRON ROD	IR	IR
LIGHT POLE	LP	LP
NOT TO SCALE	N.T.S.	N.T.S.
NOW OR FORMERLY	N.F.	N.F.
OVERHANG	OH	OH
OVERHEAD WIRE	OHW	OHW
PLANTING AREA	PA	PA
PLUS OR MINUS	±	±
POLYVINYL CHLORIDE PIPE	PVC	PVC
POST INDICATOR VALVE	PV	PV
REINFORCED CONCRETE PIPE	RCP	RCP
ROOF DRAIN	RD	RD
SEWER MANHOLE/SEWER LINE	SMH	SMH
SIGN	S	S
SLOPED GRANITE CURB	SGC	SGC
SPOT ELEVATION	X 150.25	+ 444.50
SQUARE FEET	S.F.	S.F.
STEEL GUARDRAIL	SGR	SGR
STEEL HAND RAIL	SHR	SHR
STOCKADE FENCE	STF	STF
STONE BOUND	SB	SBND
STONE BOUND W/DRILL HOLE	SB/DH	SBND/DH
STONE RETAINING WALL	SRW	STW
TELEPHONE MANHOLE/TELEPHONE LINE	TMH	TMH
TEST PIT	TP	TP
TOP OF STEP/BOTTOM OF STEP	T	TS/BS
TRANSFORMER	T	T
TREELINE	TL	TL
UTILITY POLE	UP	UP
VERTICAL GRANITE CURB	VGC	VGC
WALL LIGHT	WL	WL
WATER COURSE (STREAM, BROOK)	W	W
WATER GATE/WATER LINE	WG	WG
WATER SHUT OFF	WSO	WSO

**SITE PREPARATION AND EROSION / SEDIMENTATION CONTROL NOTES:**

- SEE SHEET C0.00 FOR EXISTING CONDITIONS, REFERENCES, AND SHEET C1.01 FOR DEMOLITION AND SITE PREPARATION.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
- CONTRACTOR SHALL OBTAIN PERMIT(S) FOR DEMOLITION (PER 310 CMR 7 & 18, 19 AND 453 CMR 6) AS APPLICABLE. ALL MATERIALS NOTED FOR REMOVAL OR DEMOLITION, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING BETWEEN THE PLANNING BOARD AND/OR ITS AGENT, THE APPLICANT, AND THE CONTRACTOR SHALL BE HELD. THE MEETING SHALL BE SCHEDULED PER TOWN OF WESTBOROUGH REQUIREMENTS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE AND CONVENIENT ACCESS FOR REPRESENTATIVES OF THE TOWN OF WESTBOROUGH BOARDS AND AGENCIES TO ALL PARTS OF THE PROJECT FOR THE PURPOSES OF INSPECTION.
- PARKING OF CONSTRUCTION VEHICLES AT PARKING LOT ON WORCESTER STREET.
- NO DEMOLITION OR CONSTRUCTION MATERIAL MAY BE DISPOSED OF ON SITE.
- ALL EXISTING SITE FEATURES THAT ARE NOT SPECIFICALLY NOTED TO BE REMOVED SHALL BE PRESERVED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE REMOVAL/RELOCATION OF PRIVATE UTILITIES TO WITHIN SITE WITH RESPECTIVE UTILITY COMPANIES.
- MAINTAIN AND PROTECT ALL EXISTING ON-SITE UTILITY AND DRAINAGE LINES AND STRUCTURES AND UTILITY POLES UNLESS OTHERWISE NOTED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
- PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE A FINAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL READ AND SIGN THE SWPPP AND SHALL BE RESPONSIBLE FOR COMPLYING WITH REQUIREMENTS OF THE SWPPP.
- SEDIMENT SHALL BE RETAINED ON-SITE WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS AND REMOVED REGULARLY. UPON DISCOVERY, THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SOIL OR DEBRIS WHICH ERODES FROM THE SITE ONTO ADJOINING PROPERTY OR TOWN STREETS.
- THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SURROUNDING RESOURCE AREAS, WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
- CONTRACTOR SHALL NOT PERMIT SEDIMENT LADEN WATERS TO ENTER DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS/BASINS AS NECESSARY.
- MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
- EROSION CONTROLS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT GREATER THAN 1/2 INCH AND ONCE PER MONTH DURING CONSTRUCTION AND CONTINUE UNTIL FINAL SITE STABILIZATION.
- AN ADEQUATE SUPPLY OF HAYBALES, CRUSHED STONE, AND INLET SEDIMENT CONTROL DEVICES SHALL BE KEPT ON SITE DURING CONSTRUCTION FOR ROUTINE OR EMERGENCY REPAIRS TO EROSION / SEDIMENTATION CONTROL BARRIERS. THIS SUPPLY SHALL BE STORED IN AN AREA PROTECTED FROM THE ELEMENTS.
  - DRAINAGE LEAVING THE SITE SHALL FLOW TO WATER COURSES IN SUCH A MANNER TO PREVENT EROSION.
  - LOADING AND SEEDING OR MULCHING OF EXPOSED AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
  - CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING AND/OR REPLACING EROSION CONTROL MEASURES AS APPROPRIATE.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.
- AT A MINIMUM, THE FOLLOWING SHALL APPLY:
  - EROSION AND SEDIMENTATION CONTROL BARRIERS SUCH AS SILTATION FENCE BACKED BY STAKED BALES OF HAY SHALL BE PROVIDED AS SHOWN OR AS OTHERWISE REQUIRED TO REDUCE THE SEDIMENT CONTENT OF THE WATER. SUFFICIENT BALES OF HAY SHALL BE PROVIDED SUCH THAT ALL FLOW WILL FILTER THROUGH THE HAY. OTHER METHODS WHICH REDUCE THE SEDIMENT CONTENT TO AN EQUAL OR GREATER DEGREE MAY BE USED AS APPROVED BY THE ENGINEER.
  - DRAINAGE LEAVING THE SITE SHALL FLOW TO WATER COURSES IN SUCH A MANNER TO PREVENT EROSION.
  - LOADING AND SEEDING OR MULCHING OF EXPOSED AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
  - CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING AND/OR REPLACING EROSION CONTROL MEASURES AS APPROPRIATE.
- DRAINAGE DIVERSION
  - CONTRACTOR SHALL DIVERT THE SURFACE RUNOFF WATER AROUND THE SITE AS MAY BE REQUIRED.
  - DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- STREET SWEEPING SHALL BE CONDUCTED PER THE CONDITIONS OF THE SITE PLAN APPROVAL UNTIL SURFACES ARE PERMANENTLY STABILIZED.
- DUST SHALL BE MANAGED BY WATERING AND/OR DUST PALLIATIVE, PER THE CONDITIONS OF SITE PLAN APPROVAL.
- DISTURBED AREAS SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE UNLESS CONSTRUCTION ACTIVITIES WILL RESUME ON THAT PORTION OF THE SITE WITHIN 10 DAYS.
- UPON COMPLETION OF CONSTRUCTION, THE ENTIRE AREA WITHIN THE LIMITS OF WORK SHALL BE CLEANED SO AS TO LEAVE A NEAT AND ORDERLY APPEARANCE FREE FROM DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

**LAYOUT & MATERIAL NOTES:**

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C2.00 FOR LAYOUT & MATERIAL PLAN.
- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL TO OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- DIMENSIONS OF PARKING SPACES AND WALKWAYS ARE MEASURED FROM FACE OF CURB.
- EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN. THE SIGN SHALL CONTAIN THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

**GRADING, DRAINAGE AND UTILITY NOTES:**

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C3.00 FOR GRADING, DRAINAGE AND UTILITY PLAN.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
- PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS.
- ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
- ALL DISTURBED AREAS SHALL BE LOAMED (SIX INCHES DEPTH) AND SEEDED (SUITABLE GRASS SEED MIX) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- EXISTING PAVEMENT SHALL BE SAW CUT, AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
- ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
- FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS.
- ALL SLOPES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
- ALL SLOPES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS SLOPE OF MORE THAN 2% (PER 521 CMR 22.3.1).
- CONTRACTOR SHALL CONFIRM DEPTHS OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- PIPE LENGTHS/SLOPES ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
- ALL DRAIN PIPE SHALL BE CLASS III RCP (ASTM C76) OR CPE TYPE S (AASHTO M252 AND M254), UNLESS OTHERWISE NOTED.
- ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
- ALL FORCE MAIN SEWER PIPE SHALL BE SDR 21 PVC (200 PSI RATED, ASTM D2241) WITH WATERTIGHT JOINTS (ASTM D2672 OR D3212 AS ALLOWED), UNLESS OTHERWISE NOTED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED/APPROVED BY DPW. PROVIDE 5' MIN. COVER. ALL VALVES SHALL OPEN PER TOWN OF GRAFTON STANDARDS.
- WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE 18" BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASS. DEP "GUIDELINES AND POLICES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
- PROPOSED GAS, ELECTRIC, TELEPHONE AND CABLE DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.

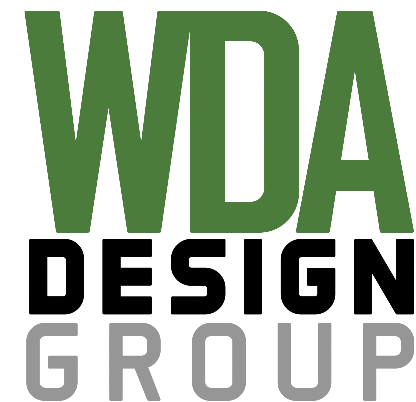
**PLANTING NOTES:**

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C4.00 FOR PLANTING PLAN.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES AS OUTLINED BY THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. IT SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
- THE QUALITY OF ALL TREES AND SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY EIGHT (48) HOURS PRIOR TO THE PLANT MATERIAL BEING DELIVERED TO THE PROJECT SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE PLACEMENT OF PLANT MATERIAL.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH IN-KIND MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
- INCLUDE IN BID A TWELVE (12) MONTH WARRANTY TO REPLACE DEAD OR DYING PLANTS. THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION FOR THE PLANTING INSTALLATION. DURING THE WARRANTY PERIOD, ANY REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE TOP OF THE ROOTBALL.
- ALL CONIFERS MATERIAL SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- ALL NEW TREES PROPOSED ADJACENT TO SIDEWALKS SHALL ACHIEVE A 6'-8" MIN. BRANCHING STANDARD AT TIME OF PLANTING.
- ALL TREE PLANTINGS TO MAINTAIN A TEN (10) FOOT HORIZONTAL SEPARATION FROM EXISTING AND PROPOSED DRAINAGE / UTILITY LINES AND STRUCTURES UNLESS OTHERWISE NOTED. PRIOR TO PLANTING, THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY AND DRAINAGE PLANS.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE BEST FACE SHOWING.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT PLANT BEDS ARE GRADED IN SUCH A MANNER AS TO MAINTAIN PROPER DRAINAGE PATTERNS AWAY FROM BUILDING FOUNDATIONS AND TOWARD THE SITE DRAINAGE SYSTEM.
- LAWN AND DISTURBED AREAS ARE TO BE LOAMED (MINIMUM DEPTH OF SIX (6) INCHES) AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS UNLESS OTHERWISE NOTED.
- LAWN AND DISTURBED AREAS ARE TO BE SEEDED UNLESS OTHERWISE NOTED. APPLICATION RATES AND PLANTING PREFERENCES PER MANUFACTURE. SEED MIXES SHALL BE AS FOLLOWS:
  - LAWN AREAS SEED MIX: LAWN SEED MIXTURE SHALL BE STANDARD GRADE SEED OF THE MOST RECENT SEASON'S CROP. SEED SHALL BE DRY AND FREE OF MOLD. SEED SHALL BE INOCULATED WITH ENDOSPHYTES.
- IF APPLICABLE, HYDROSEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500 TO 3,000 POUNDS PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDROSEED SLURRY IF RAIN IS EXPECTED WITHIN TWELVE (12) HOURS OR WHEN TEMPERATURES ARE BELOW 50 DEGREES OR ABOVE 85 DEGREES.
- SEEDED LAWN AREAS SHALL NOT BE DEEMED TO BE ACCEPTABLE UNTIL A MINIMUM OF 90% OF EACH INDEPENDENT AREA IS GERMINATED. GROWING AND DISPLAYING HEALTHY AND UNIFORM GROWTH AND HAS BEEN MOWED TWICE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR APPLYING A MINIMUM OF 1 INCH OF WATER A WEEK TO THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (INCLUDING CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- THE ROOTS OF NEWLY PLANTED TREES, SHRUBS AND PERENNIALS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES PER DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND ONCE IN THE LATE AFTERNOON.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL COMPLETE AN ON-SITE EVALUATION OF SITE CONDITIONS, INCLUDING SOIL COMPACTION AND DRAINAGE CHARACTERISTICS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MITIGATE SITE CONDITIONS AS NECESSARY TO ENSURE THE VIGOROUS GROWTH AND GENERAL HEALTH OF ALL PLANT MATERIAL.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE ORGANICS, SALTS, AND NITRATES SOIL TEST. THE SOIL SAMPLE SHALL BE SENT TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 692 NORTH PLEASANT STREET, THE UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003. THE TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND THE LANDSCAPE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED IN THE TEST REPORT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.

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PREPARED BY:



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OWNERS:

**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701

**WORCESTER STREET REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701

PREPARED FOR:

**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 & 134 Worcester St. Grafton, MA 01536

**GENERAL NOTES**

**SITE**  
130 & 134 Worcester Street (Routes 122 & 140) Grafton, MA (Worcester County)

**LOCAL PERMITTING**





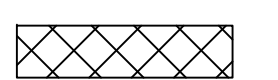
JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	
CHK'D. BY:	JRW		<b>C1.00</b>

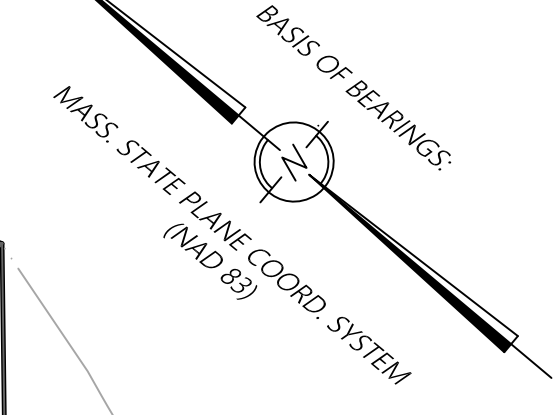
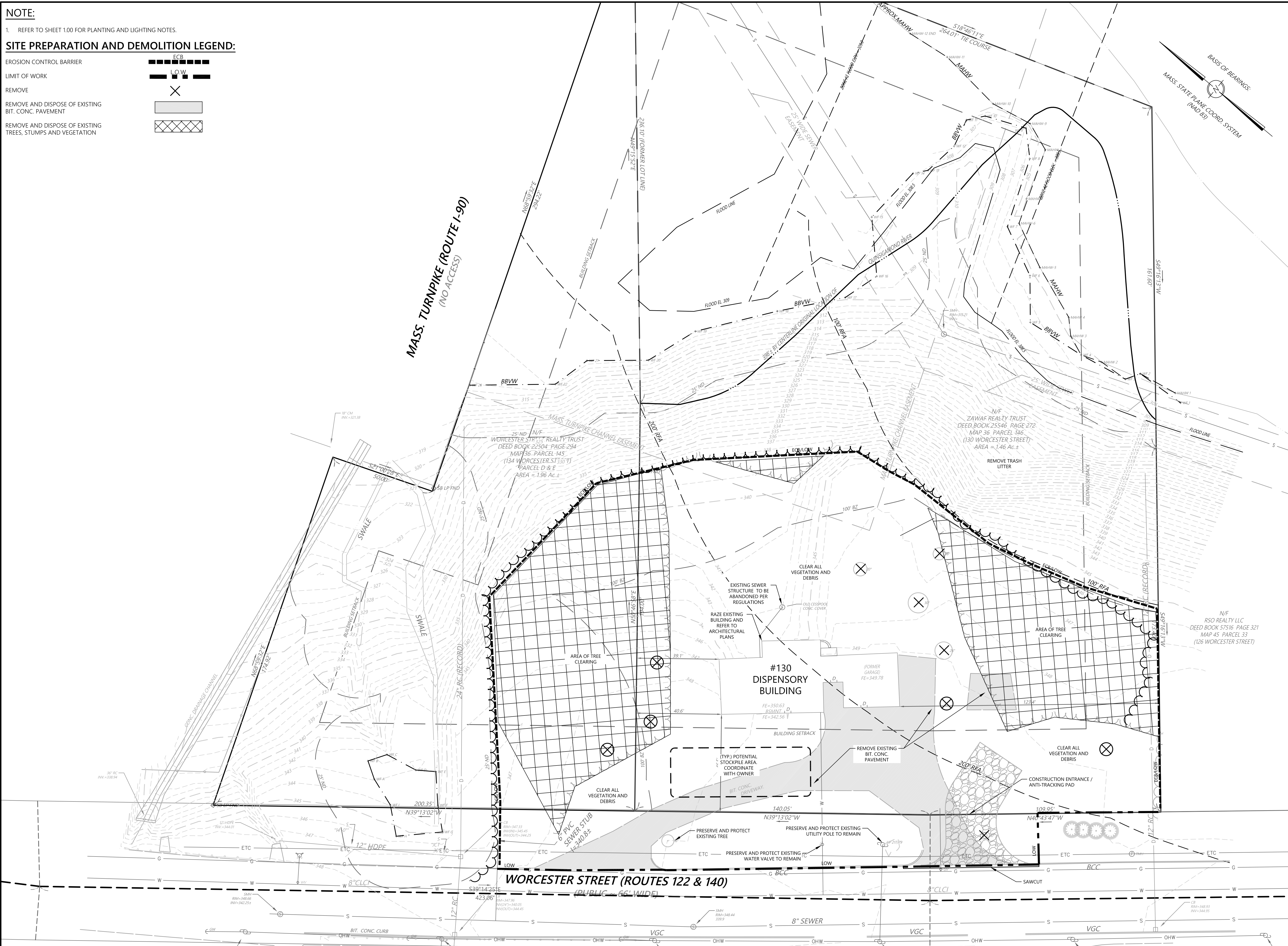


**NOTE:**

1. REFER TO SHEET 1.00 FOR PLANTING AND LIGHTING NOTES.

**SITE PREPARATION AND DEMOLITION LEGEND:**

- EROSION CONTROL BARRIER 
- LIMIT OF WORK 
- REMOVE 
- REMOVE AND DISPOSE OF EXISTING BIT. CONC. PAVEMENT 
- REMOVE AND DISPOSE OF EXISTING TREES, STUMPS AND VEGETATION 




LOCUS MAP  
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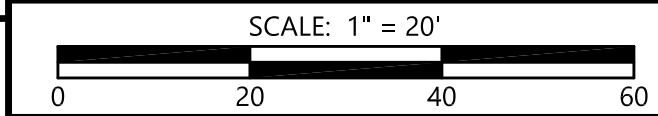
OWNERS:  
**ZAWAF REALTY TRUST**  
 85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
 85 Carter Dr.  
 Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
 130 & 134 Worcester St.  
 Grafton, MA 01536

TITLE:  
**SITE PREPARATION & DEMOLITION PLAN**

**SITE**  
 130 & 134 Worcester Street  
 (Routes 122 & 140)  
 Grafton, MA  
 (Worcester County)

LOCAL PERMITTING



JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C1.01
CHK'D. BY:	JRW		



**NOTE:**

1. REFER TO SHEET C100 FOR LAYOUT AND MATERIAL NOTES

**SIGNAGE NOTES:**

- MUTCD REFERS TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 1988 EDITION (AS AMENDED AND/OR STANDARD HIGHWAY SIGNS, 1979 (AS AMENDED)), BOTH ISSUED BY THE USDOT/FHWA.
- DESIGN AND PERMITTING OF SITE IDENTIFICATION SIGNAGE BY OTHERS IN COORDINATION WITH TOWN RULES AND REGULATIONS.

**Parking Summary**

53 Parking Spaces proposed  
 Employee Parking Spaces = 13 spaces  
 (1 ADA Space)  
 Visitor Parking Spaces=40 spaces  
 (2 ADA Space)

**SIGNAGE SUMMARY TABLE:**

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
2	R1-1	30"	30"	
1	R7-8	12"	18"	
1	R7-8A	12"	6"	

**ZONING SUMMARY TABLE**

OFFICE / LIGHT INDUSTRIAL (OI) ZONING DISTRICT	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	3.42 ACRES
FRONTAGE	120'	450'
FRONT YARD	40'	46'
SIDE YARD	35'	39'
REAR YARD	35'	118'
MIN. BUILDING SEPARATION	20'	N/A
PARKING	XX SPACES	53 SPACES (13 STAFF, 40 VISITOR)
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. LOT COVERAGE	40%	17% (25,296 S.F.)
OPEN SPACE	75%	83% (123,678 S.F. TOTAL)

**Riverfront Area Calculations**

**Entire Property**

Total Existing Riverfront Area = 87,054 S.F.

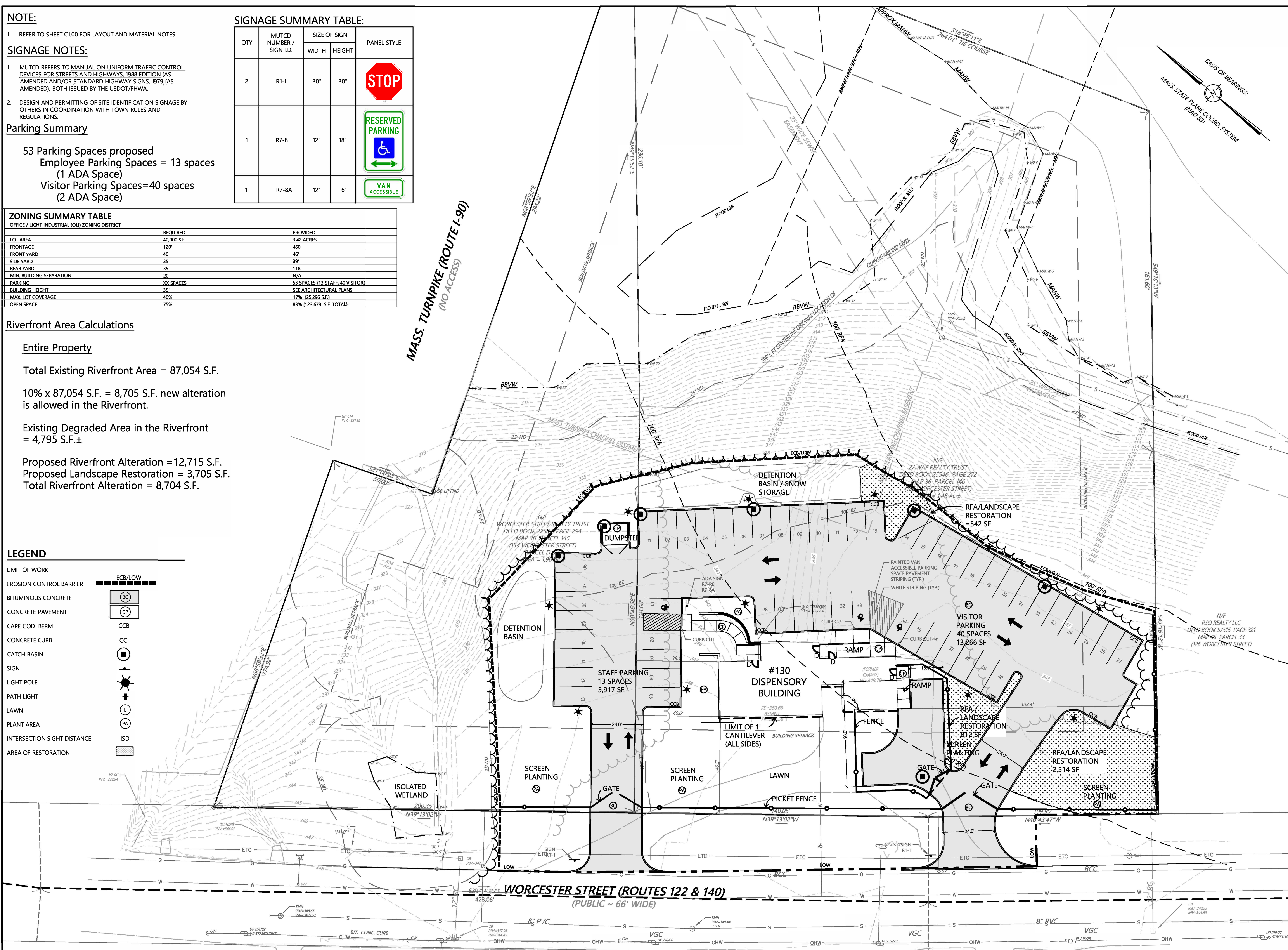
10% x 87,054 S.F. = 8,705 S.F. new alteration is allowed in the Riverfront.

Existing Degraded Area in the Riverfront = 4,795 S.F.±

Proposed Riverfront Alteration = 12,715 S.F.  
 Proposed Landscape Restoration = 3,705 S.F.  
 Total Riverfront Alteration = 8,704 S.F.

**LEGEND**

- LIMIT OF WORK
- EROSION CONTROL BARRIER
- BITUMINOUS CONCRETE
- CONCRETE PAVEMENT
- CAPE COD BERM
- CONCRETE CURB
- CATCH BASIN
- SIGN
- LIGHT POLE
- PATH LIGHT
- LAWN
- PLANT AREA
- INTERSECTION SIGHT DISTANCE
- AREA OF RESTORATION



**LOCUS MAP**  
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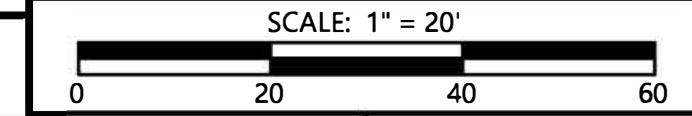
**OWNERS:**  
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 85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
 85 Carter Dr. Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
 130 & 134 Worcester St. Grafton, MA 01536

**TITLE:**  
 LAYOUT AND MATERIALS PLAN

**SITE PLAN**  
 130 & 134 Worcester Street  
 (Routes 122 & 140)  
 Grafton, MA  
 (Worcester County)

LOCAL PERMITTING

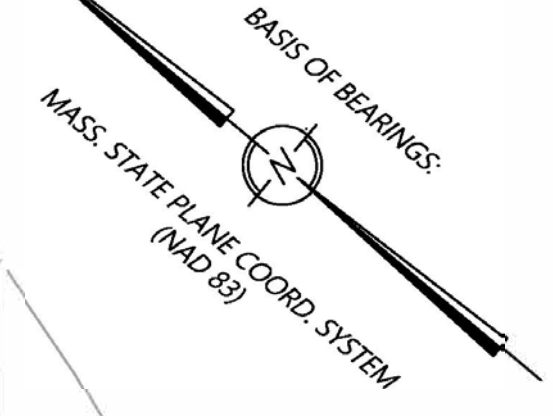
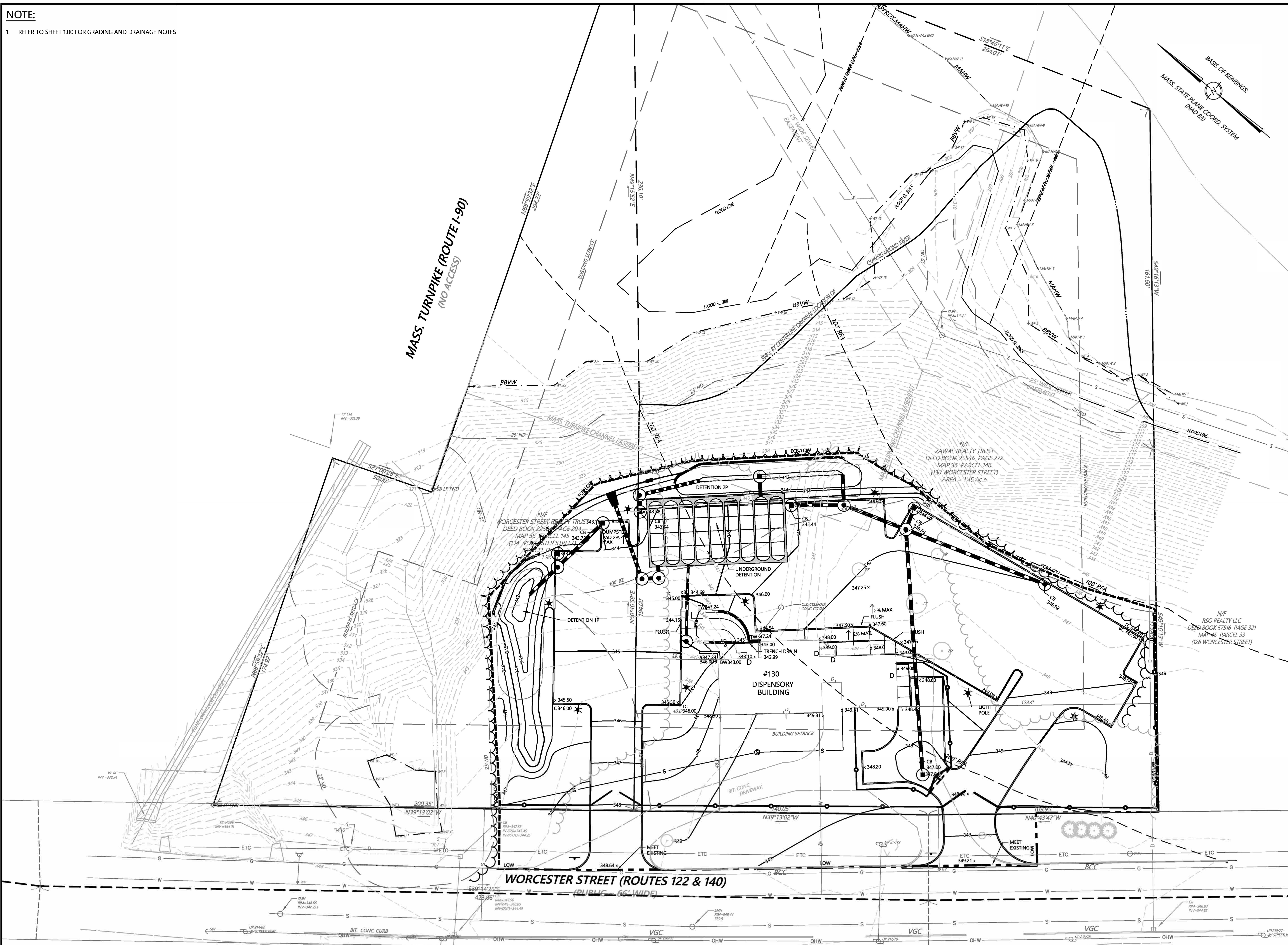


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DWN. BY:	JLH	SHEET:	
CHKD. BY:	JRW		<b>C2.00</b>



**NOTE:**

1. REFER TO SHEET 1.00 FOR GRADING AND DRAINAGE NOTES



LOCUS MAP  
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**PROGRESS**  
01/05/21

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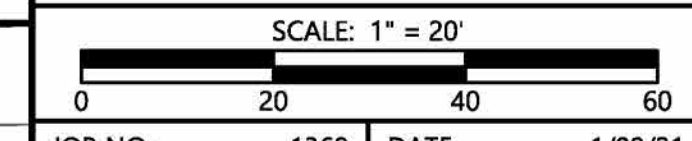
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85 Carter Dr.  
Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 & 134 Worcester St.  
Grafton, MA 01536

TITLE:  
**GRADING AND DRAINAGE PLAN**

**SITE**  
130 & 134 Worcester Street  
(Routes 122 & 140)  
Grafton, MA  
(Worcester County)

LOCAL PERMITTING



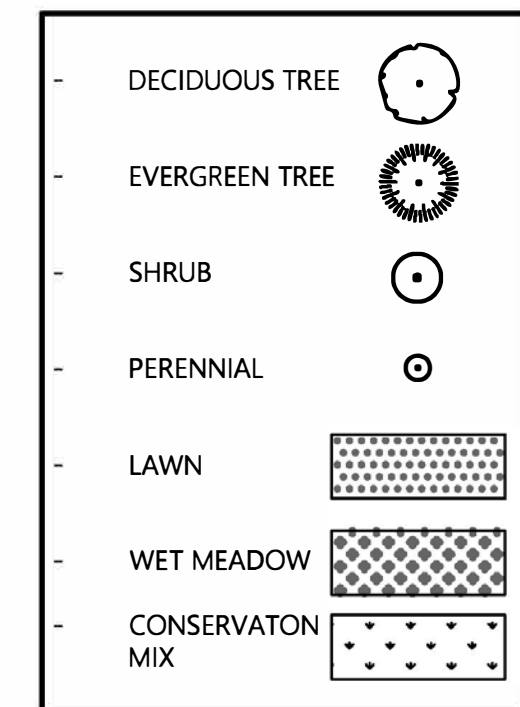
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CHK'D. BY:	JRW		<b>C3.00</b>



**NOTE:**

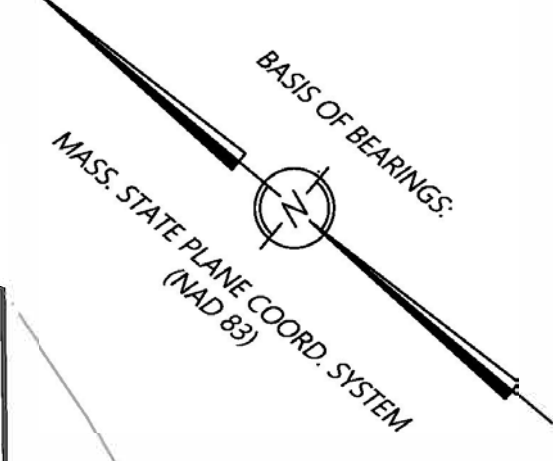
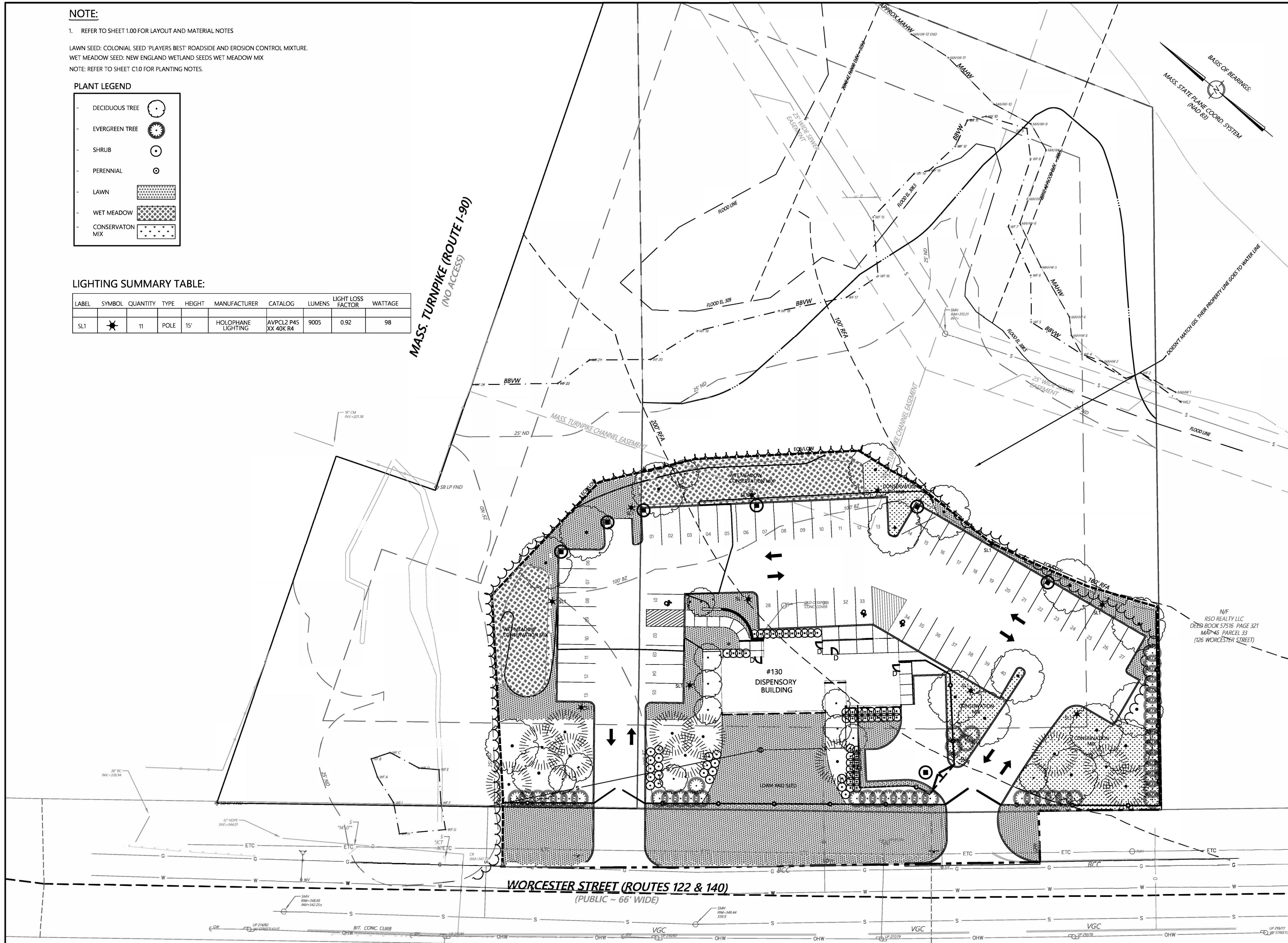
- 1. REFER TO SHEET 1.00 FOR LAYOUT AND MATERIAL NOTES
- LAWN SEED: COLONIAL SEED 'PLAYERS BEST' ROADSIDE AND EROSION CONTROL MIXTURE.
- WET MEADOW SEED: NEW ENGLAND WETLAND SEEDS WET MEADOW MIX
- NOTE: REFER TO SHEET C1.0 FOR PLANTING NOTES.

**PLANT LEGEND**



**LIGHTING SUMMARY TABLE:**

LABEL	SYMBOL	QUANTITY	TYPE	HEIGHT	MANUFACTURER	CATALOG	LUMENS	LIGHT LOSS FACTOR	WATTAGE
SL1	★	11	POLE	15'	HOLOPHANE LIGHTING	AVPCL2 P45 XX 40K R4	9005	0.92	98



LOCUS MAP  
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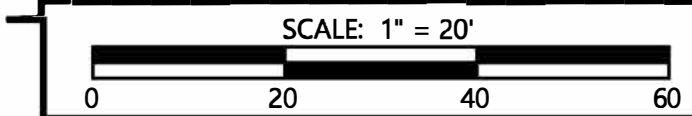
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 85 Carter Dr. Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
 130 Worcester St. Grafton, MA 01536

TITLE:  
**PLANTING & LIGHTING PLAN**

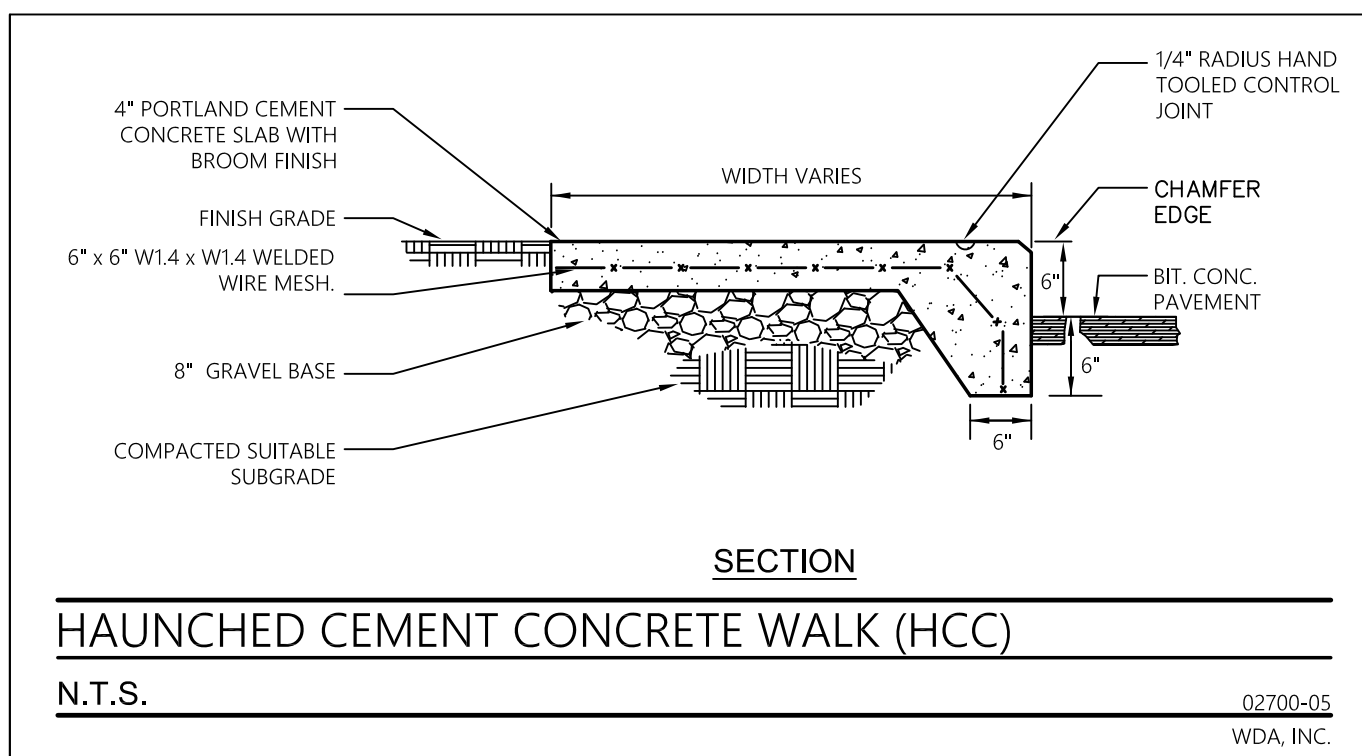
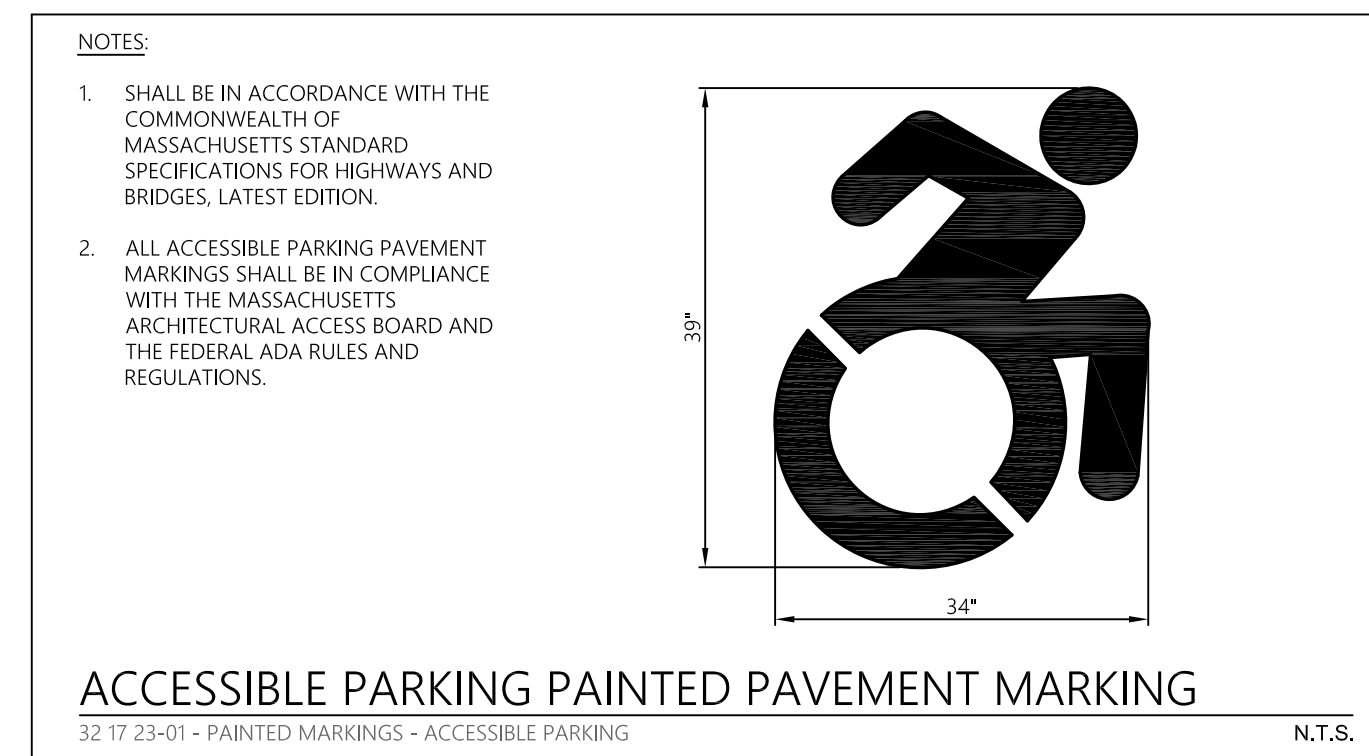
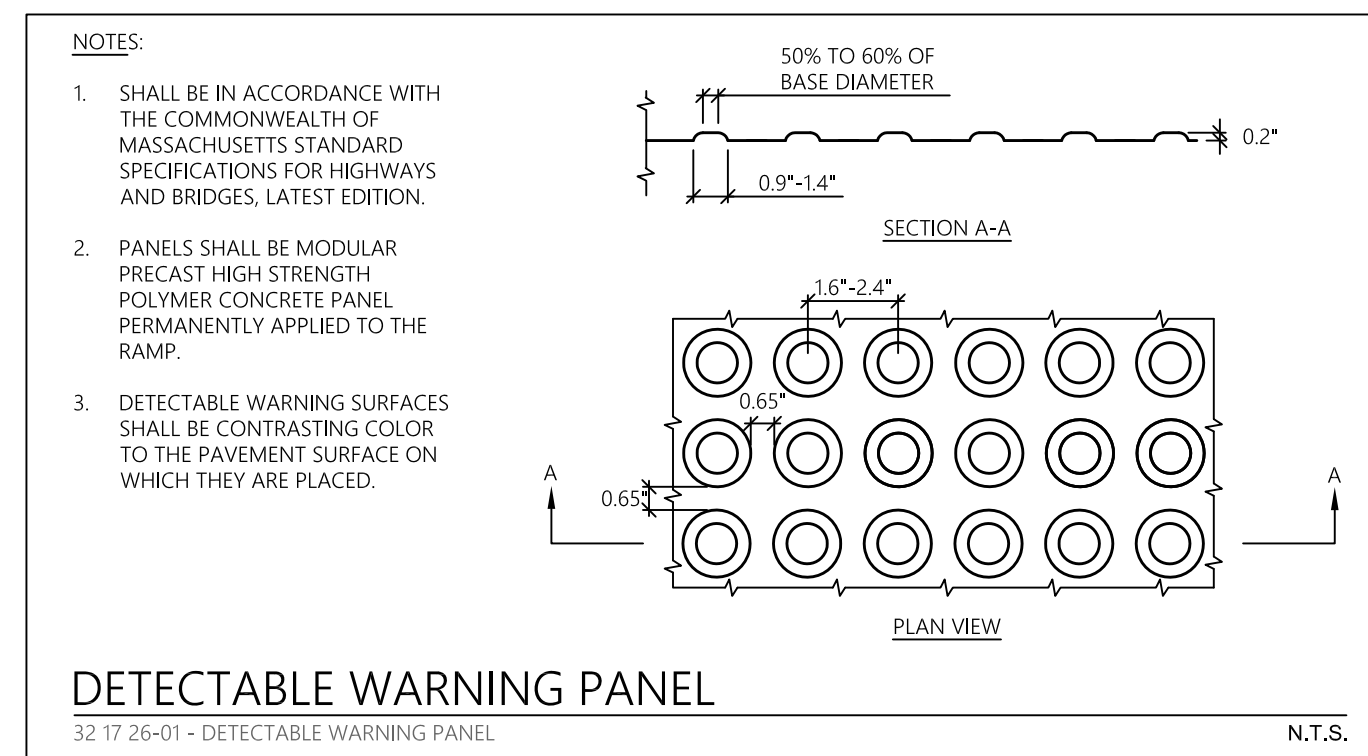
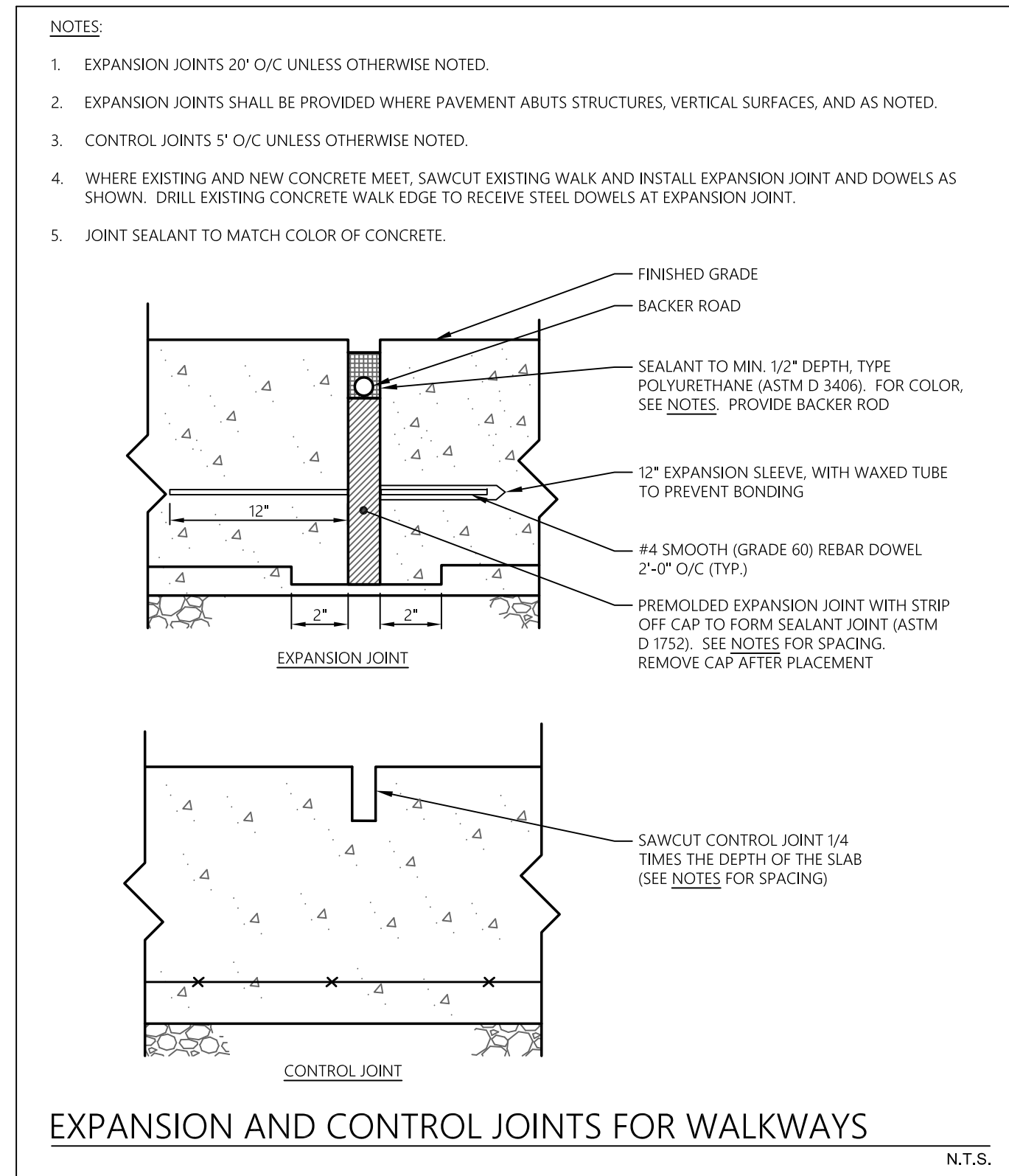
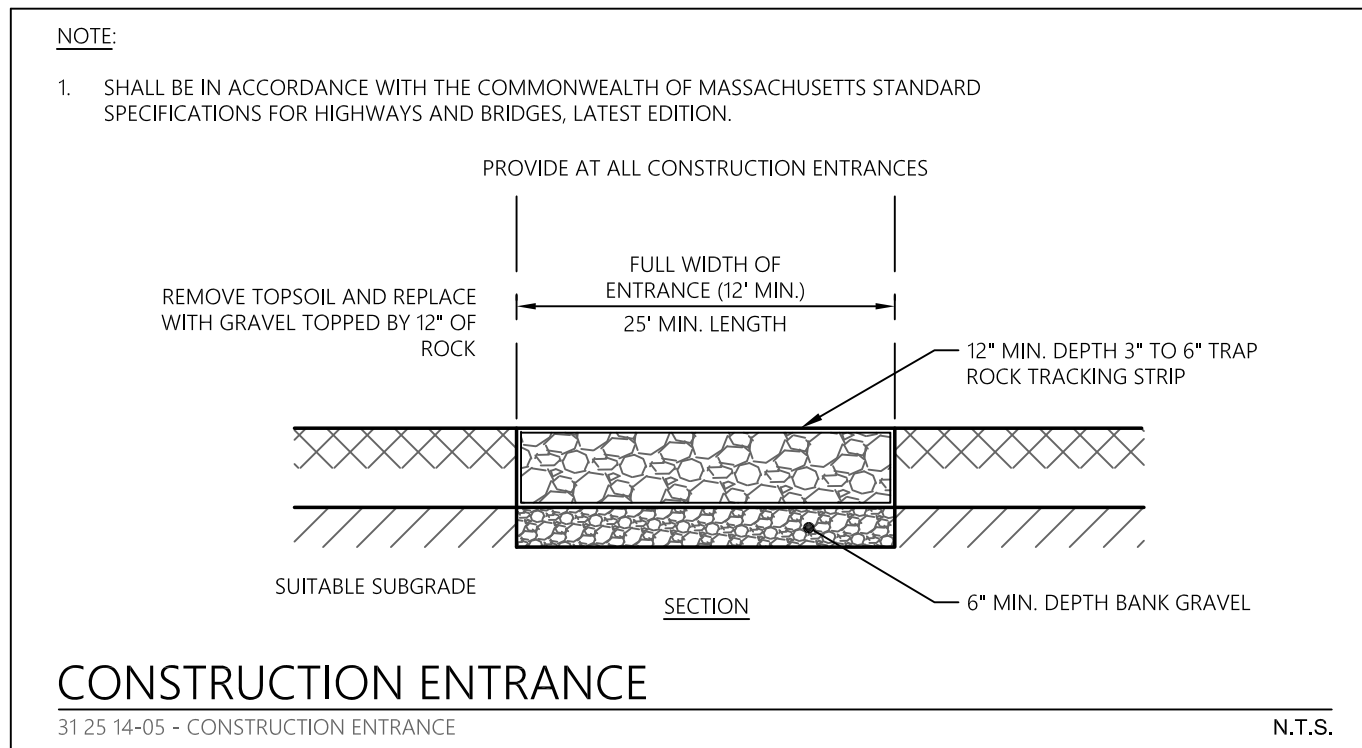
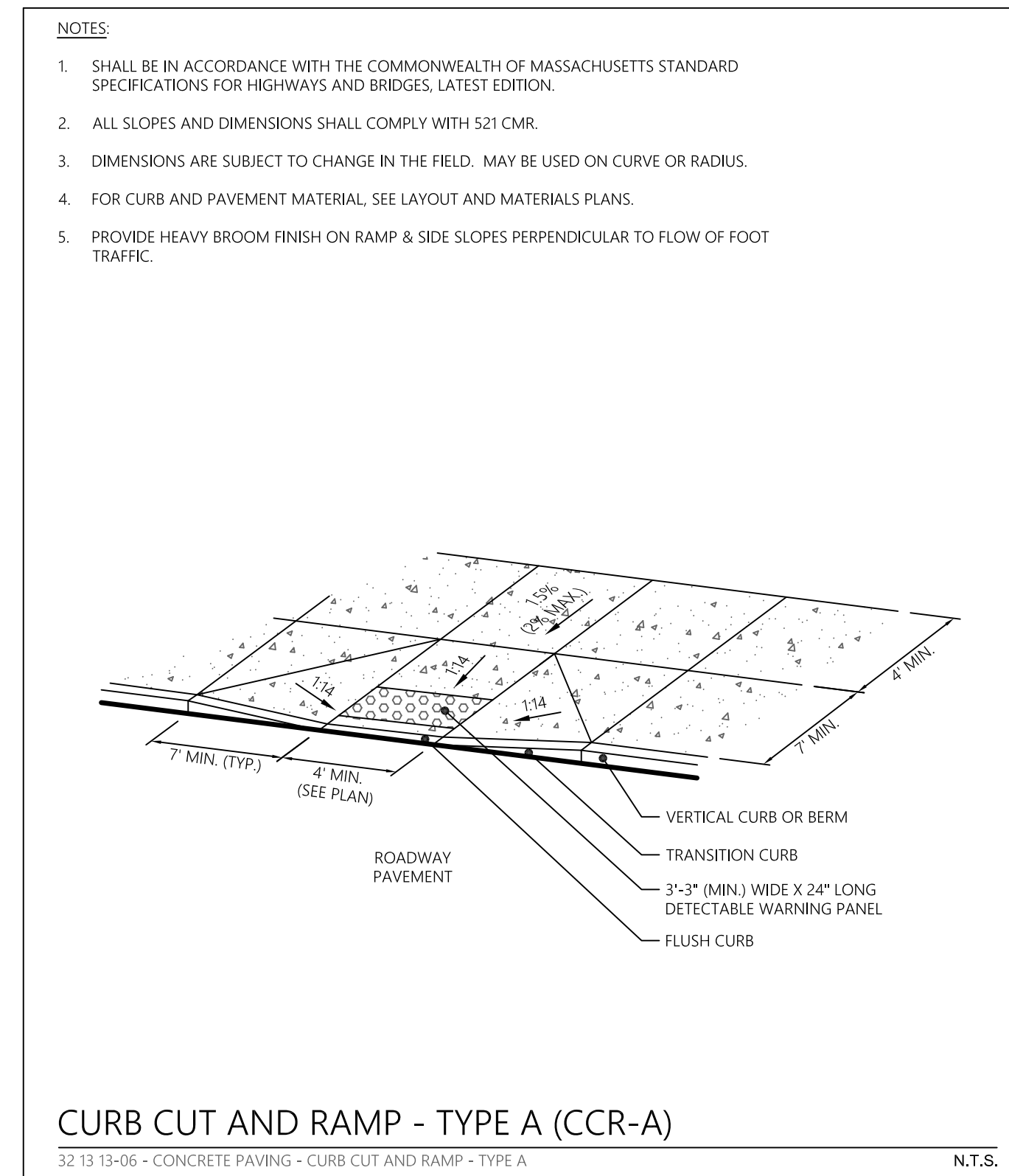
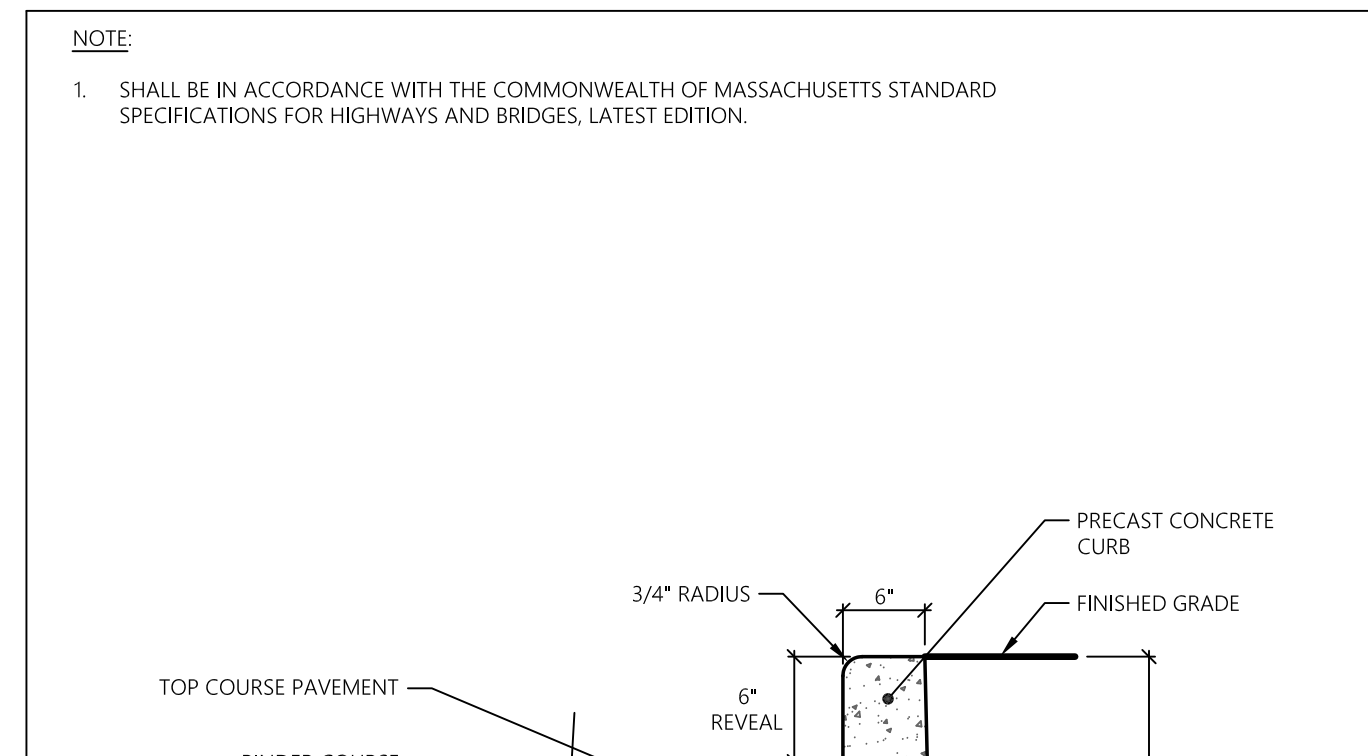
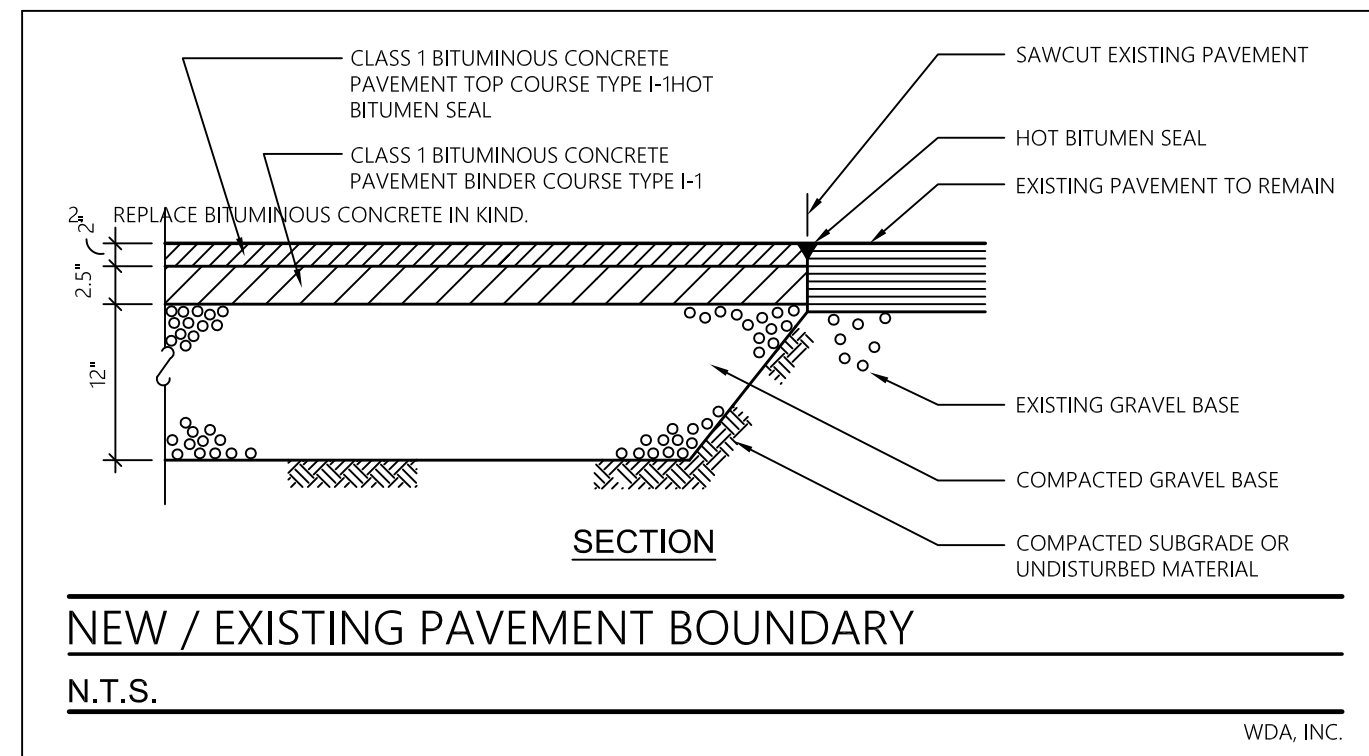
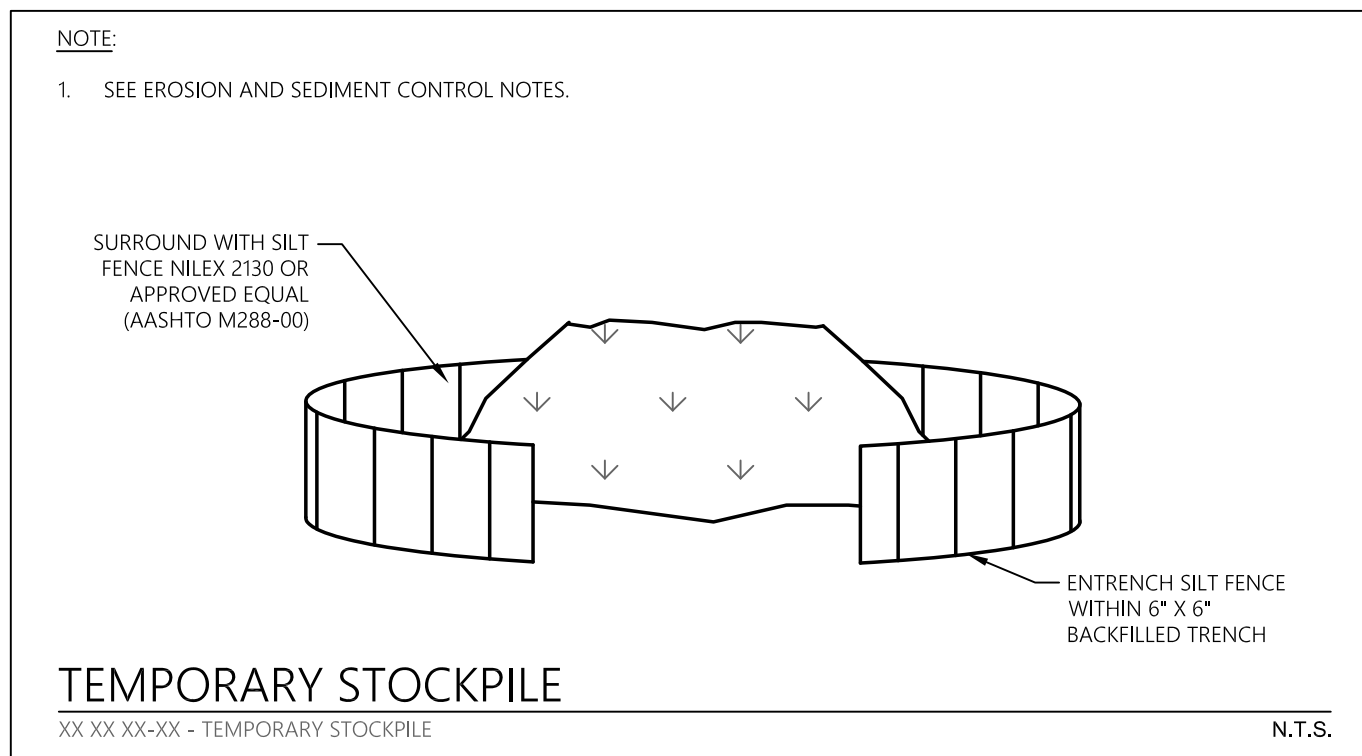
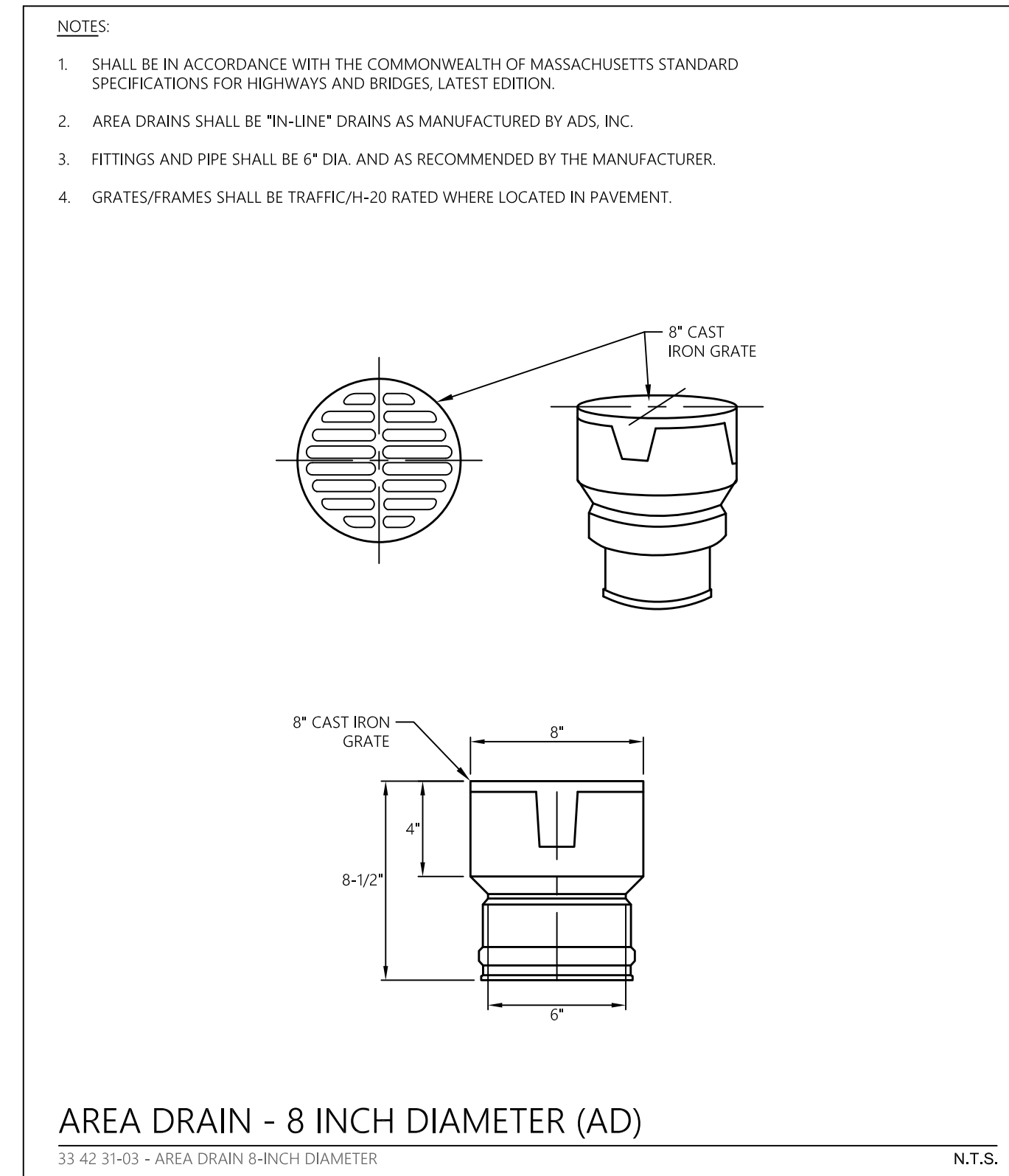
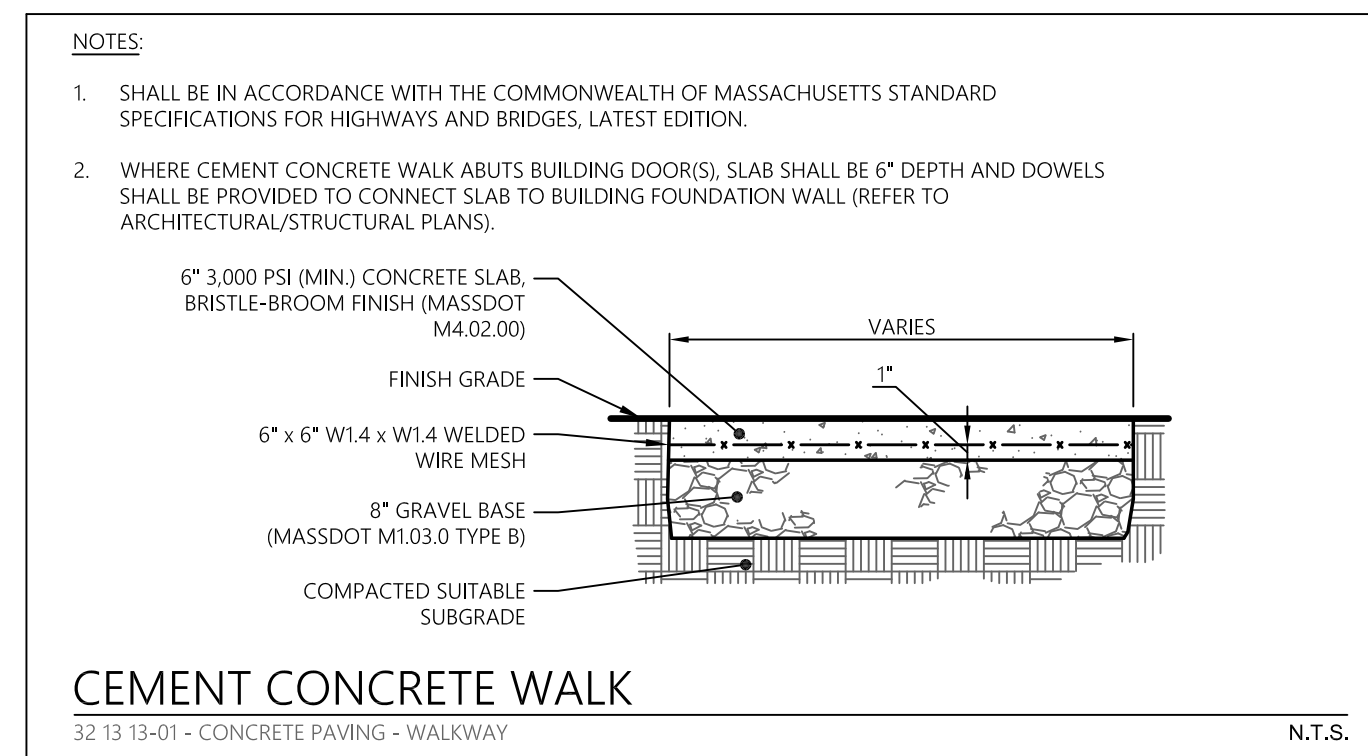
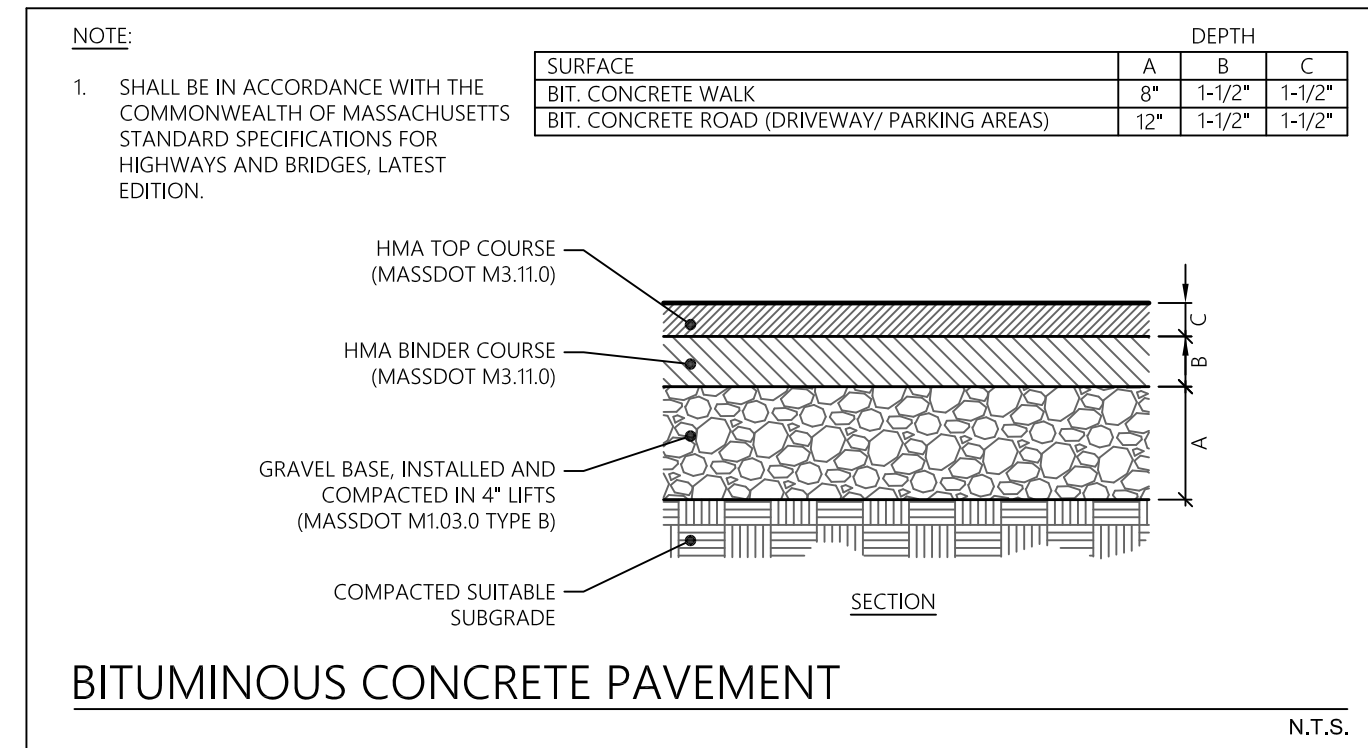
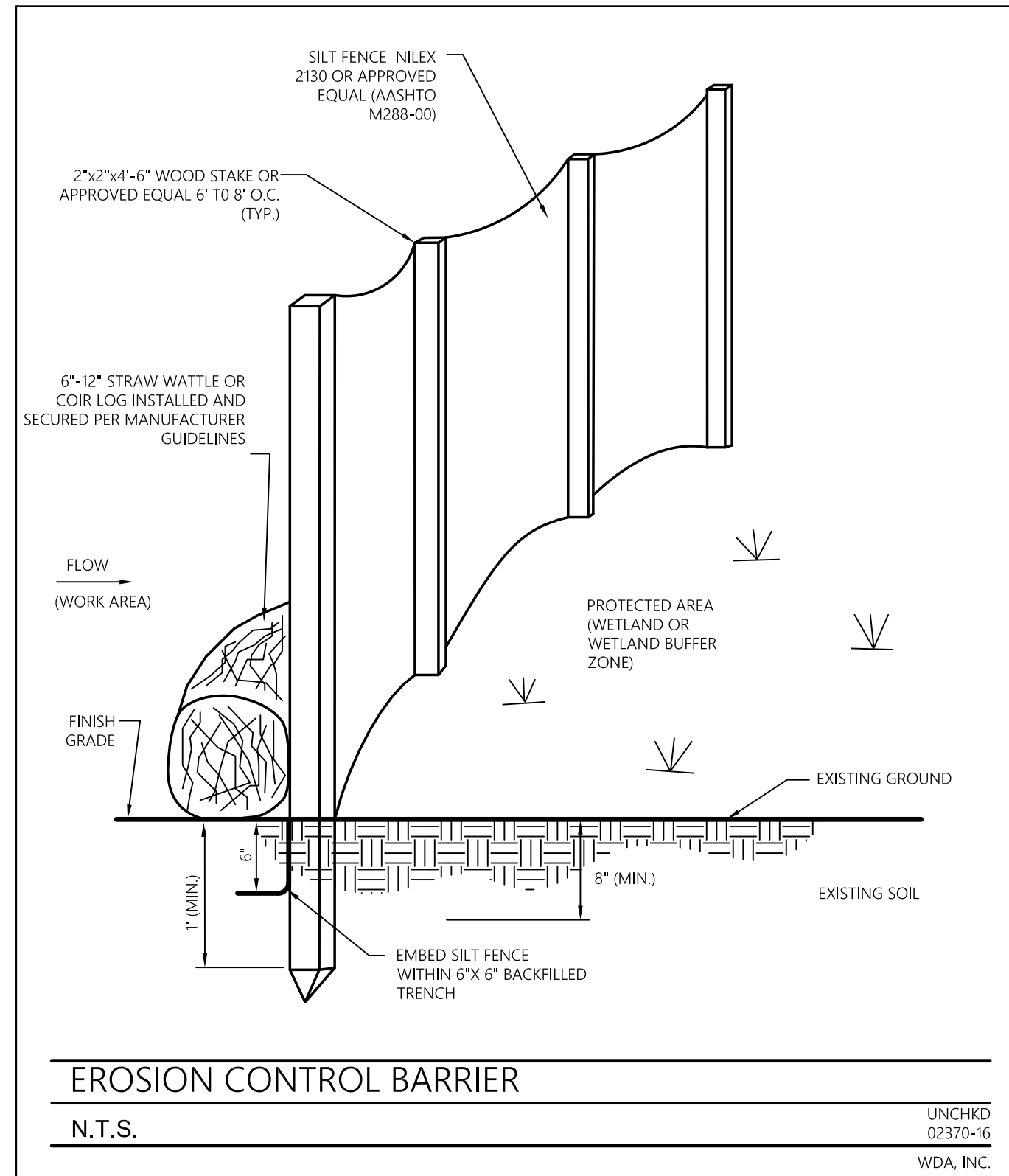
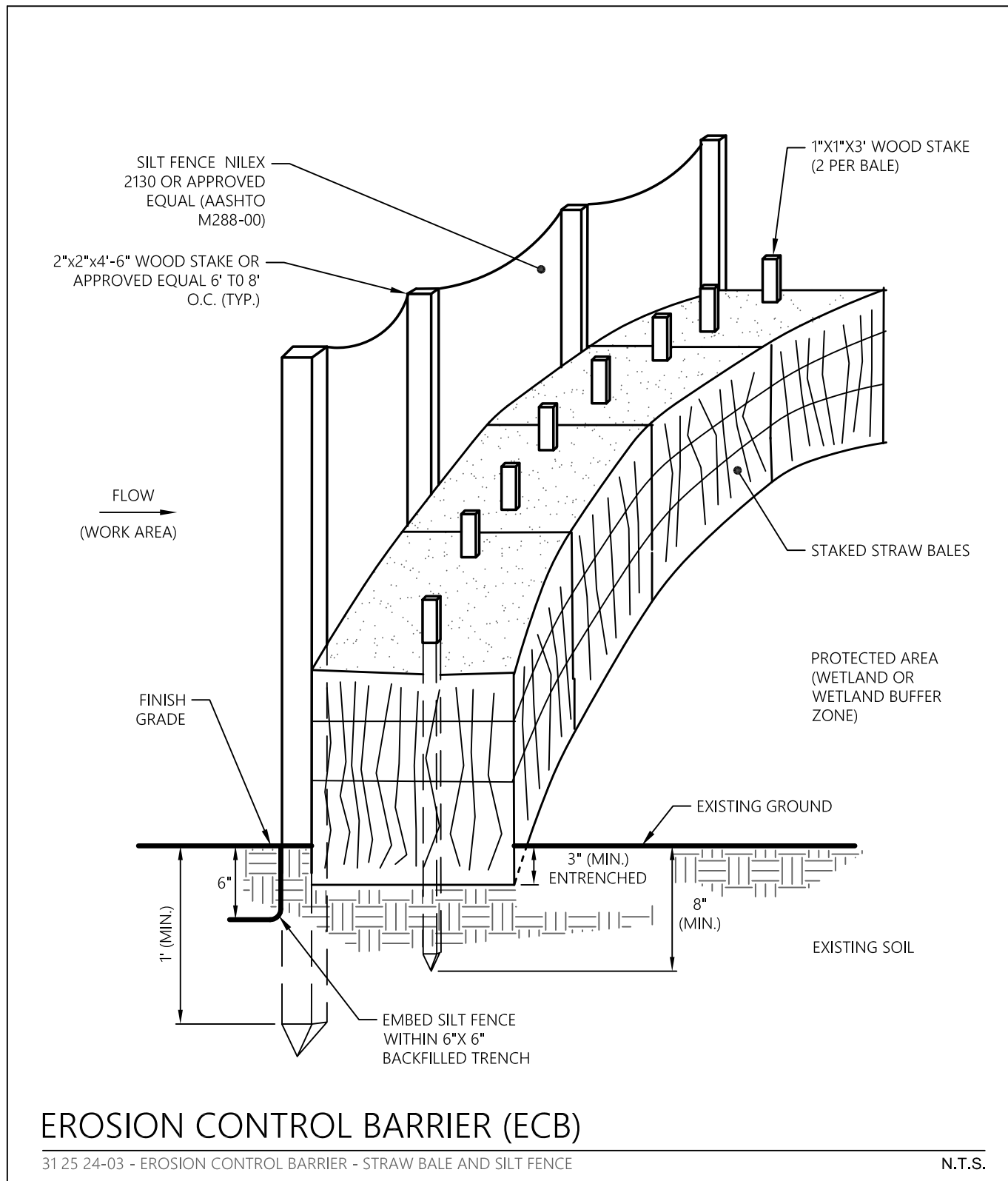
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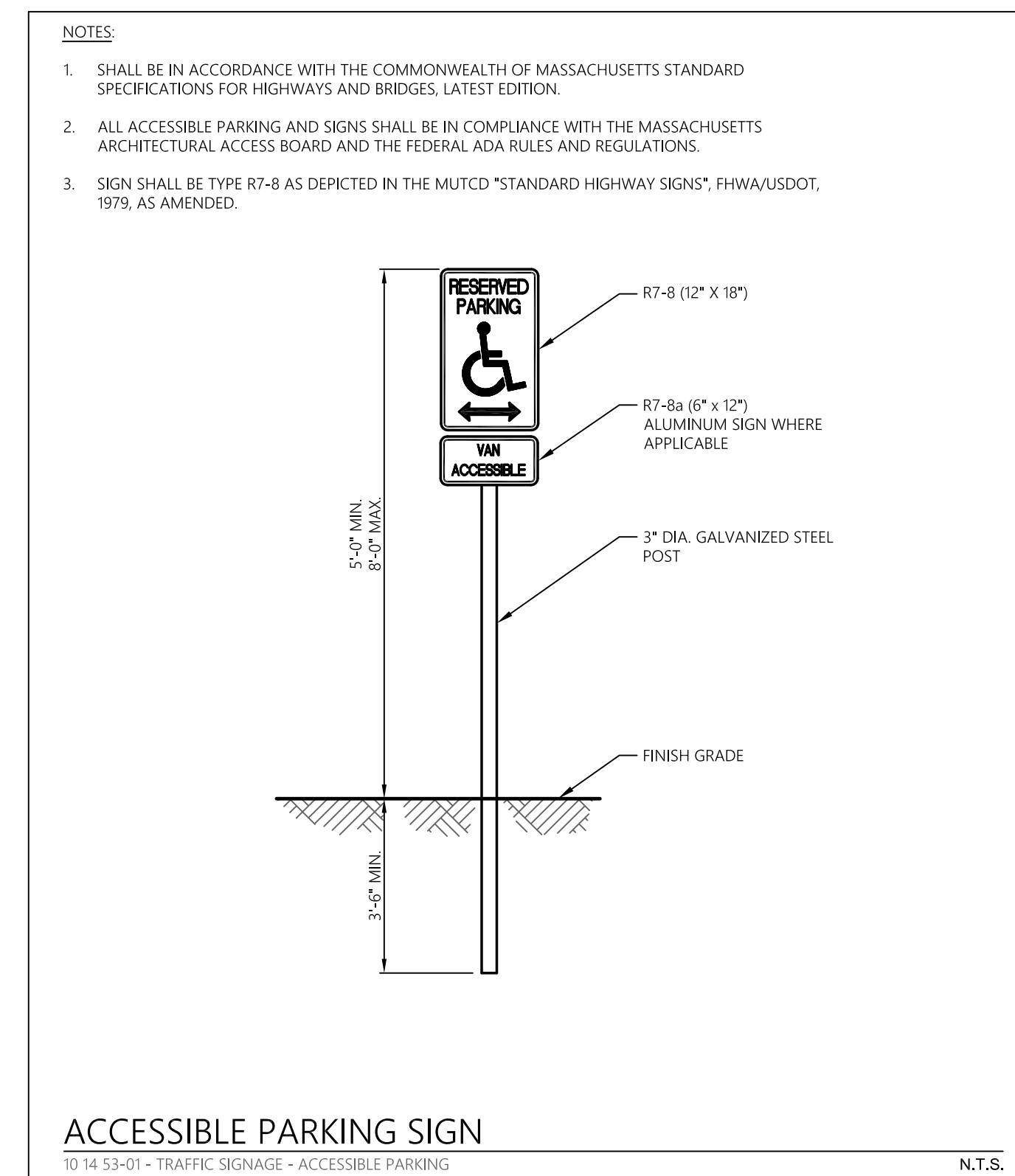
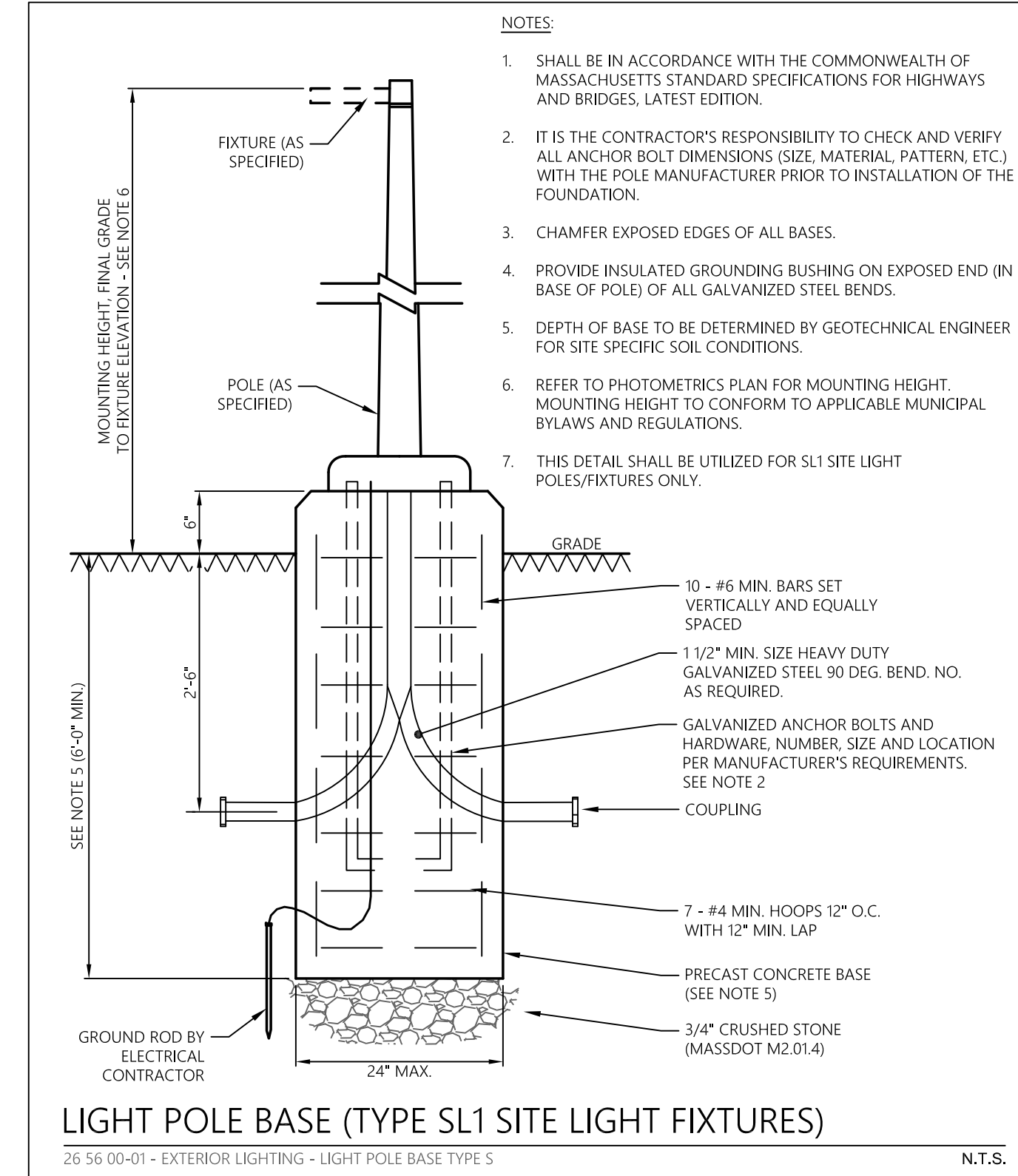
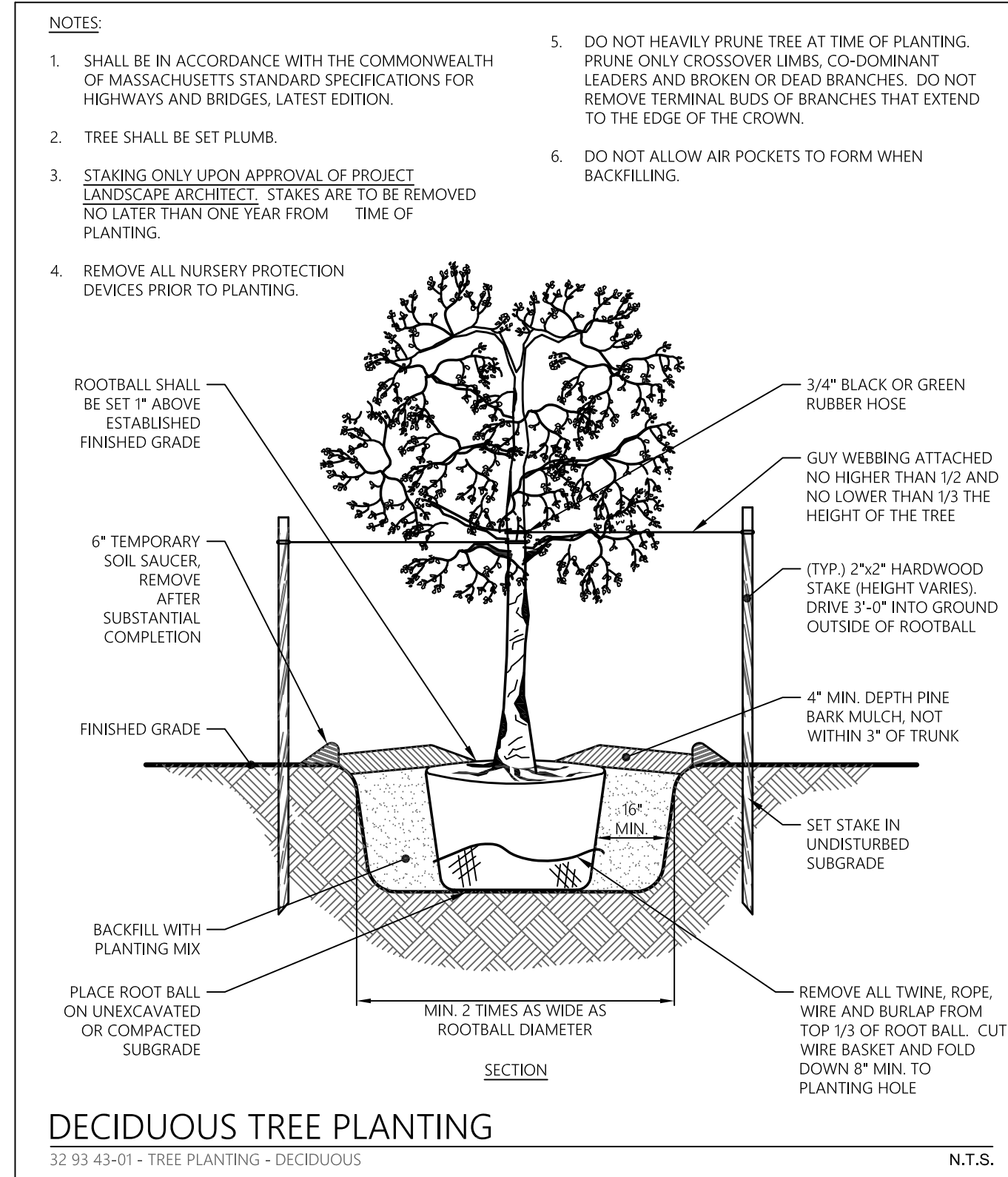
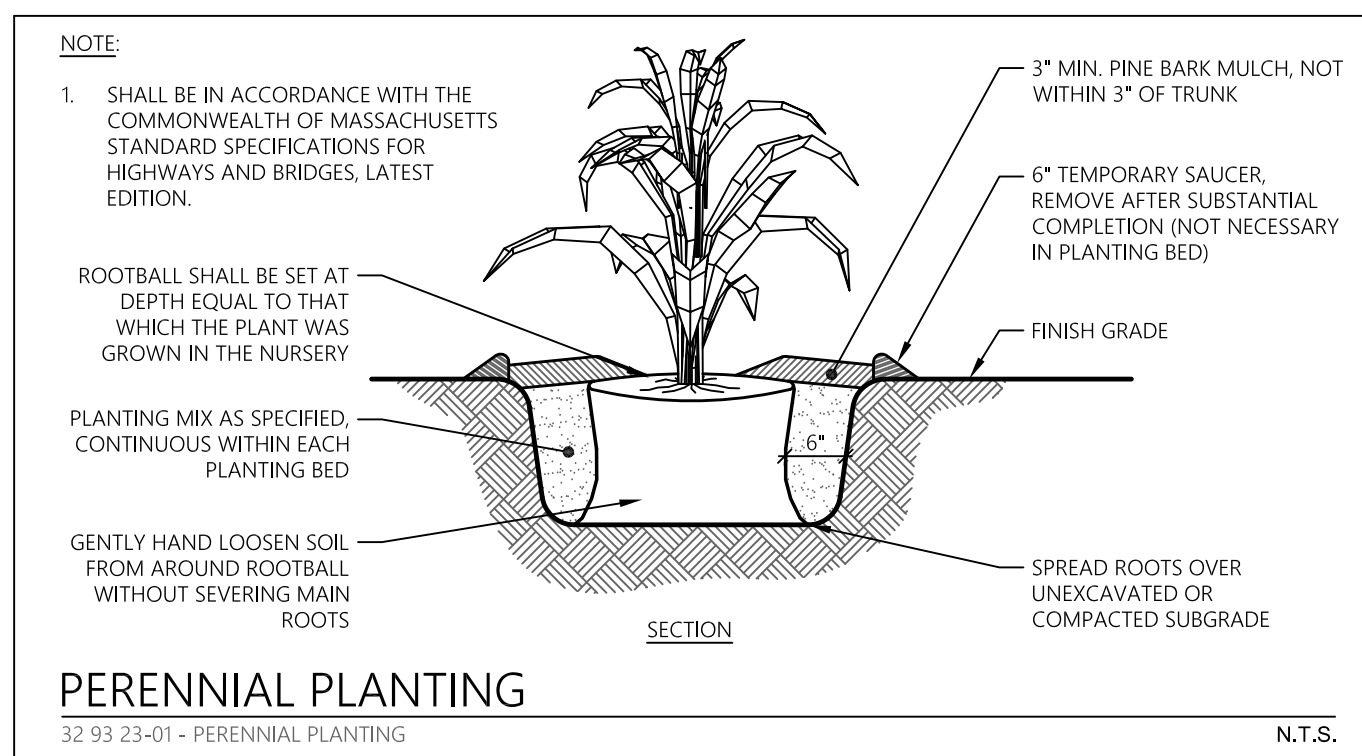
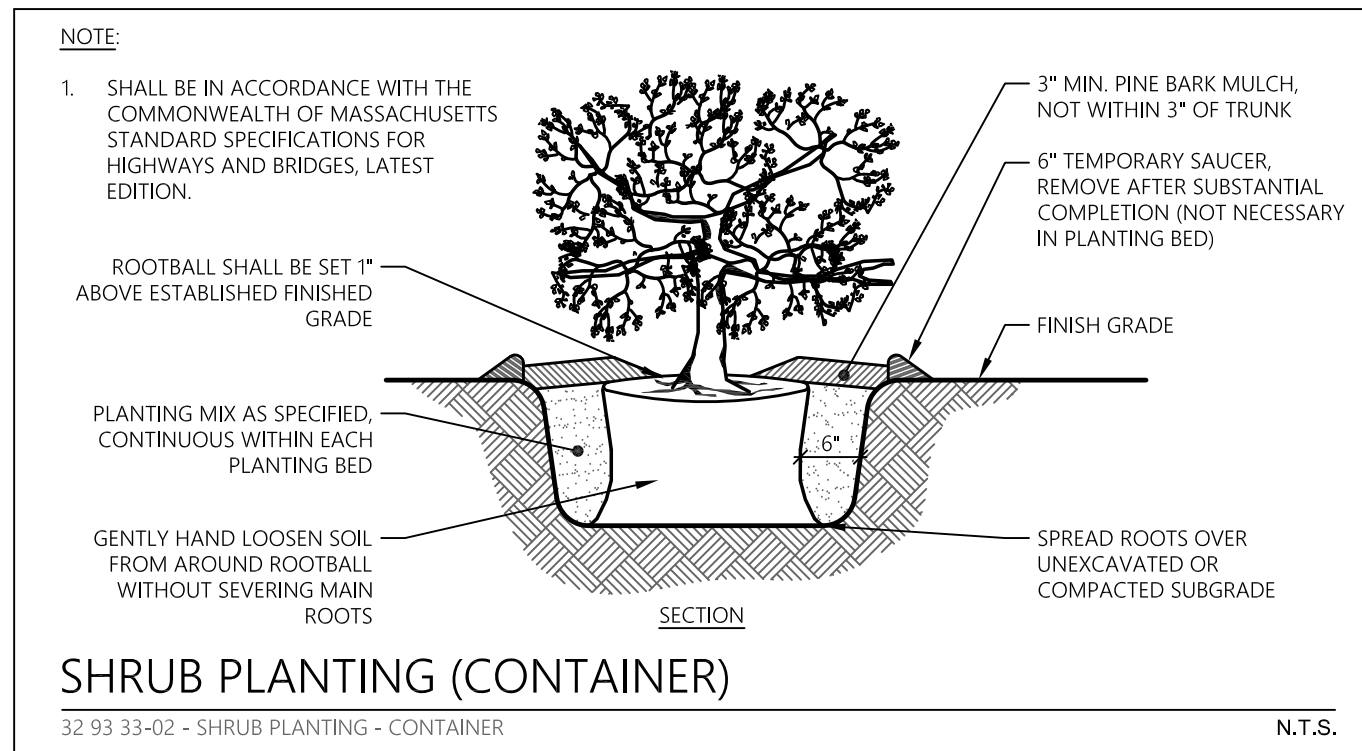
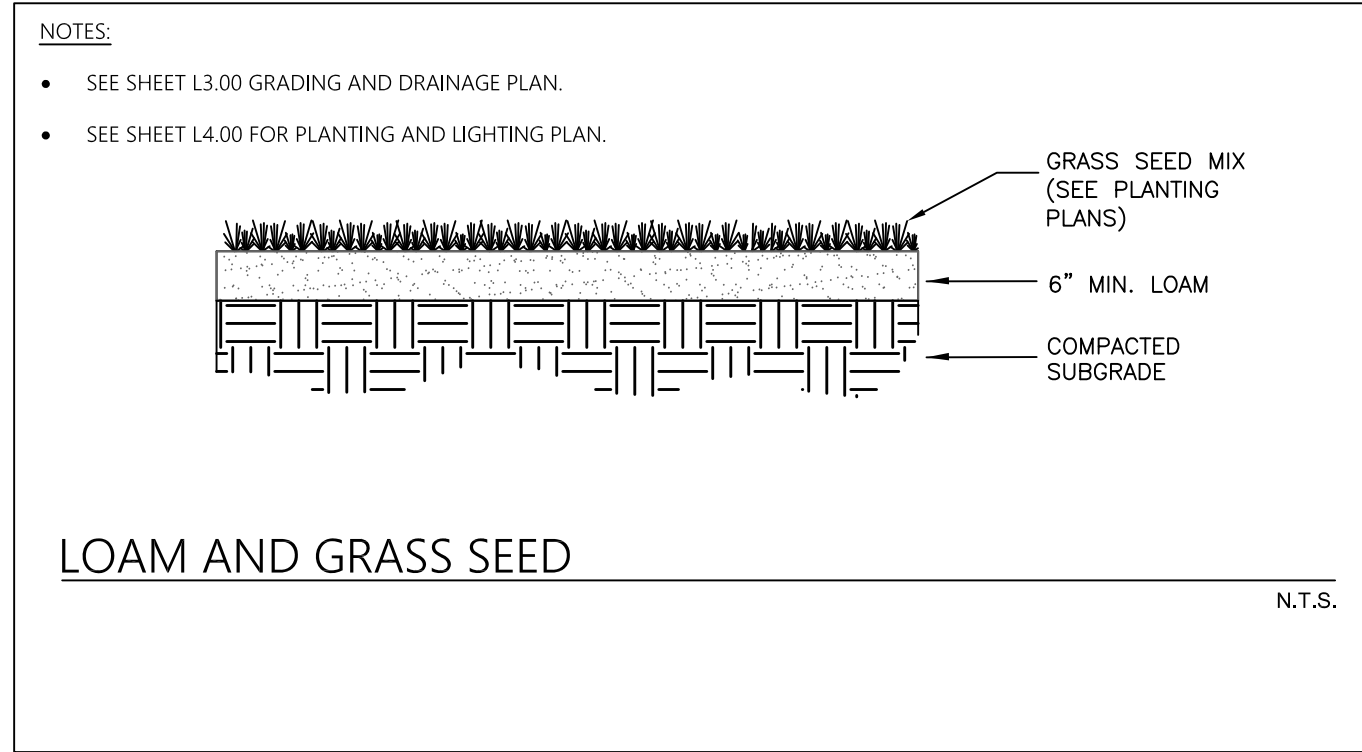
OWNERS:  
**ZAWAF REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701  
**WORCESTER STREET REALTY TRUST**  
85 Carter Dr. Framingham, MA 01701

PREPARED FOR:  
**DISCERN'D CANNABIS PURVEYORS, INC.**  
130 & 134 Worcester St. Grafton, MA 01536

TITLE:  
**DETAILS**  
**SITE**  
130 & 134 Worcester Street (Routes 122 & 140) Grafton, MA (Worcester County)  
**LOCAL PERMITTING**

JOB NO.:	1368	DATE:	1/08/21
DWN. BY:	JLH	SHEET:	C5.00
CHK'D. BY:	JRW		





LOCUS MAP  
N.T.S.

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REV.	DATE	DESCRIPTION	INIT.
A	1/08/21	INITIAL ISSUE	CB

PREPARED BY:

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552 WDA-DG.COM

OWNERS:  
ZAWAF REALTY TRUST  
85 Carter Dr. Framingham, MA 01701  
WORCESTER STREET REALTY TRUST  
85 Carter Dr. Framingham, MA 01701

PREPARED FOR:  
DISCERN'D CANNABIS PURVEYORS, INC.  
130 & 134 Worcester St. North Grafton, MA 01536

TITLE:  
DETAILS  
SITE  
130 & 134 Worcester Street (Routes 122 & 140) Grafton, MA (Worcester County)  
LOCAL PERMITTING

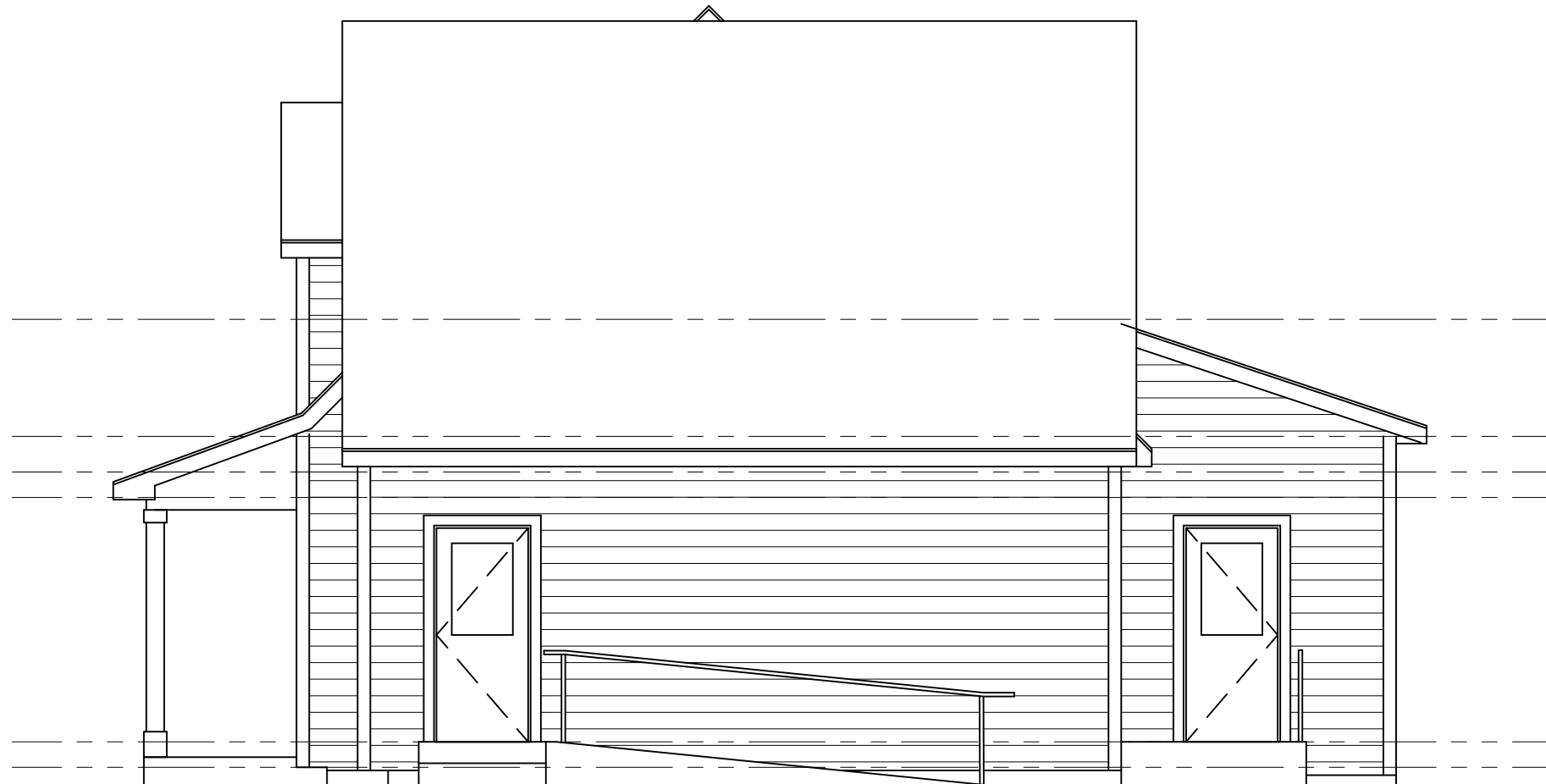
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DWN. BY:	JLH	SHEET:	
CHK'D. BY:	JRW		C5.01





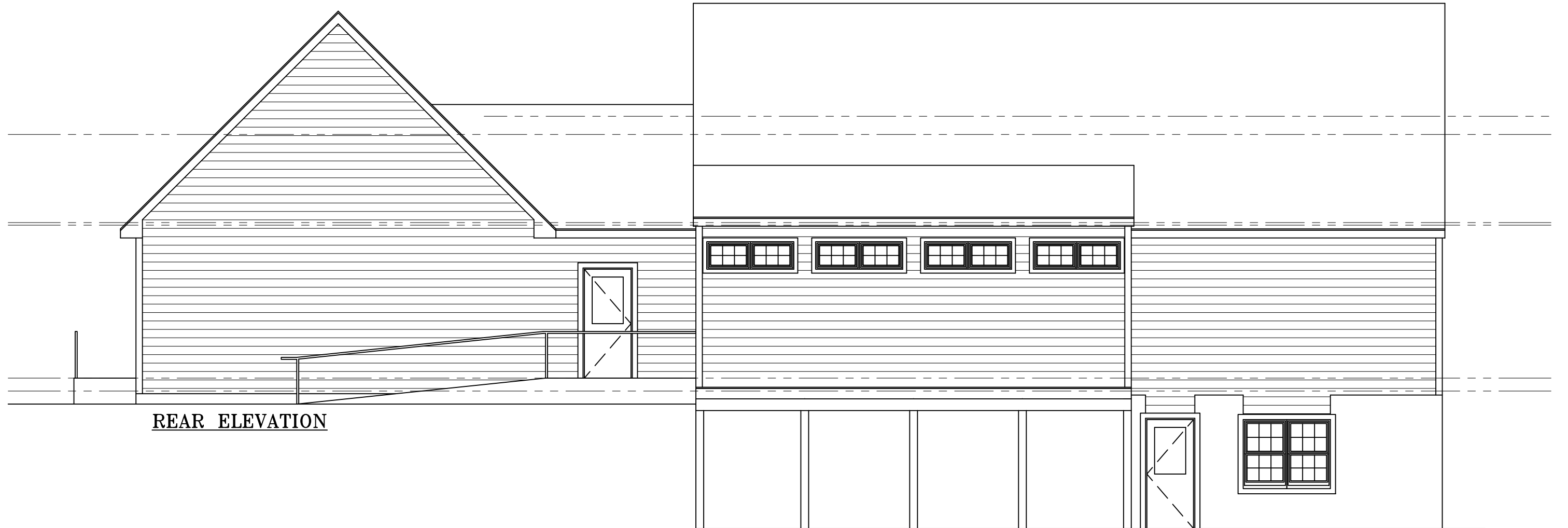
**FRONT ELEVATION**





RIGHT SIDE ELEVATION





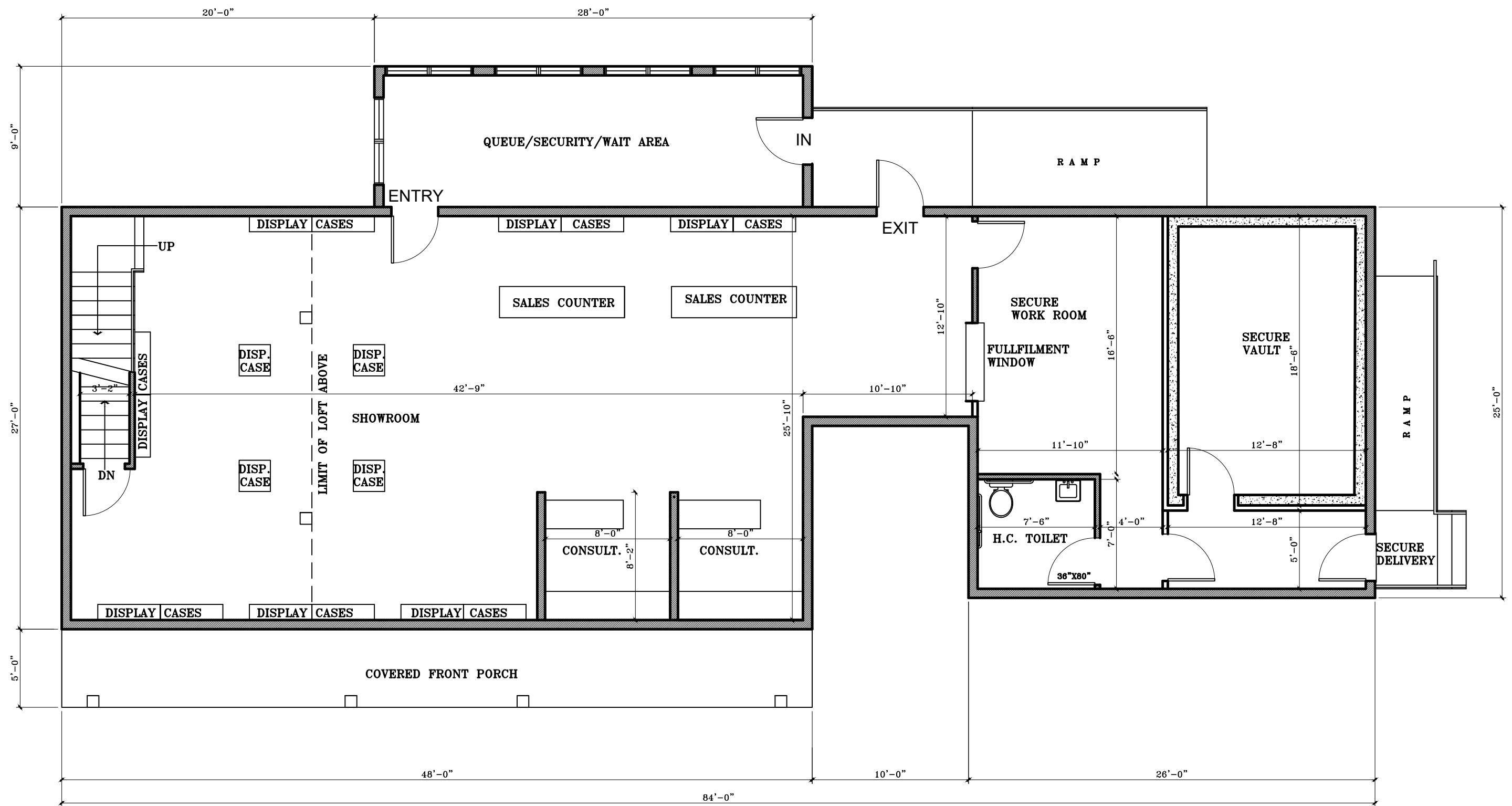
REAR ELEVATION





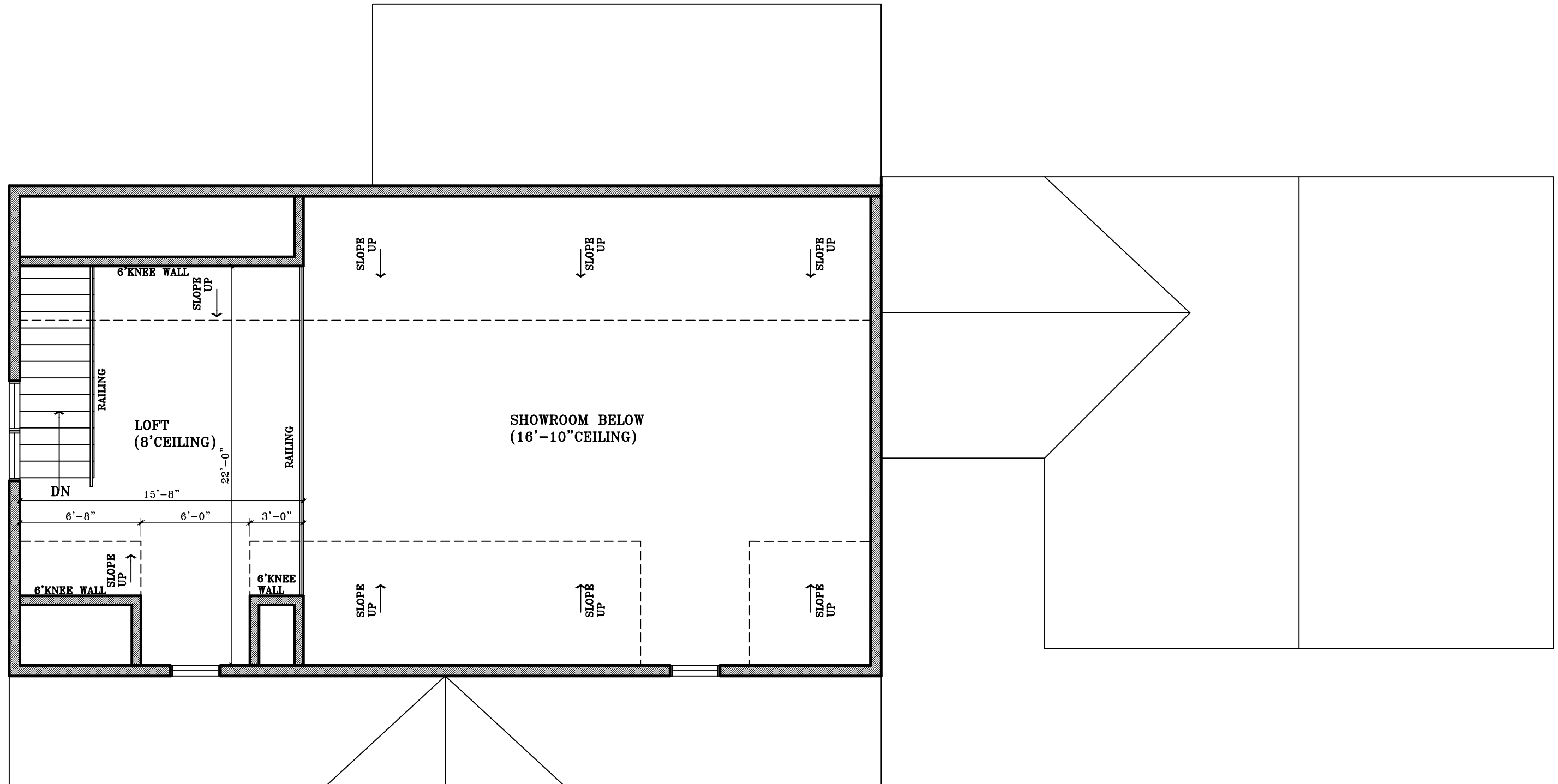
LEFT SIDE ELEVATION





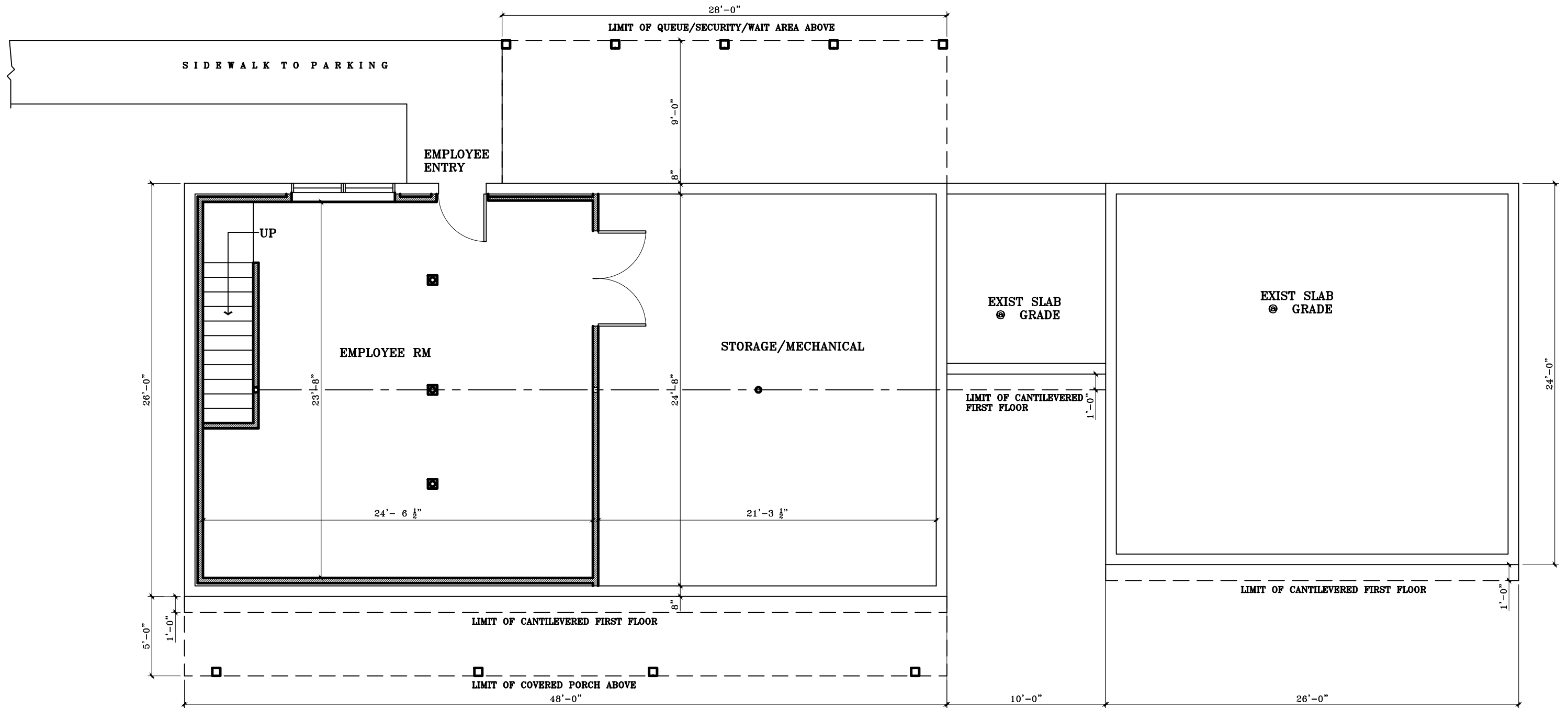
**FIRST FLOOR PLAN**





LOFT FLOOR PLAN





**BASEMENT/FOUNDATION FLOOR PLAN**