

Site Plans

Issued for Site Plan Approval
 Date Issued July 15, 2022
 Latest Issue July 15, 2022

V.E.S.H. Existing Parking Lot Expansion

141 Greenfield Road
 South Deerfield, MA 01342



Owner

Store Master Funding X, LLC
 C/O NVA SCMLA II, Inc.
 29229 Canwood St
 STE 100
 Agoura, CA 91301

Applicant

Veterinary Emergency and
 Specialty Hospital (VESH)
 141 Greenfield Road
 South Deerfield, MA 01342

Assessor's Map-Lot: 141-8

| Sheet Index | | |
|-------------|-----------------------------------------|---------------|
| No. | Drawing Title | Latest Issue |
| C-1 | Legend, Abbreviations and General Notes | July 15, 2022 |
| C-2 | Overall Plan | July 15, 2022 |
| C-3 | Layout and Materials Plan | July 15, 2022 |
| C-4 | Grading and Drainage Plan | July 15, 2022 |
| C-5 | Erosion and Sediment Control Plan | July 15, 2022 |
| C-6 | Details | July 15, 2022 |
| C-7 | Details | July 15, 2022 |
| C-8 | Details | July 15, 2022 |
| C-9 | Details | July 15, 2022 |

| Reference Drawings | | |
|--------------------|--------------------------------------------|------------------|
| No. | Drawing Title | Latest Issue |
| Sv-1 | Existing Conditions Plan of Land | October 4, 2021 |
| xx | Lighting Plan | January XX, 2022 |
| C-4 | Grading, Drainage and Erosion Control Plan | July 08, 2005 |





One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like PROPERTY LINE, CONCRETE, UNDERDRAIN, etc.

Abbreviations

Abbreviations table with columns for General and Utility symbols and descriptions for terms like ABANDON, ACCESSIBLE CURB RAMP, CATCH BASIN, etc.

Notes

- Notes 1-13 detailing contractor responsibilities for site security, OSHA standards, accessible routes, construction exit, elevations, and utility protection.

Layout and Materials

- Layout and Materials notes 1-6 regarding dimensions, curbs, easements, and construction layout requirements.

Demolition

- Demolition notes 1-5 detailing removal of existing features, utility disconnections, and debris disposal.

Utilities

- Utilities notes 1-9 detailing existing utility locations, erosion control measures, and construction sequencing.

Erosion Control

- Erosion Control notes 1-5 detailing erosion control measures, inspection requirements, and stabilization.

Existing Conditions Information

- Existing Conditions Information notes 1-3 detailing existing conditions, datum, and property line information.

Document Use

- Document Use notes 1-3 detailing professional service, revision consent, and electronic versions.

V.E.S.H. Existing Parking Lot Expansion

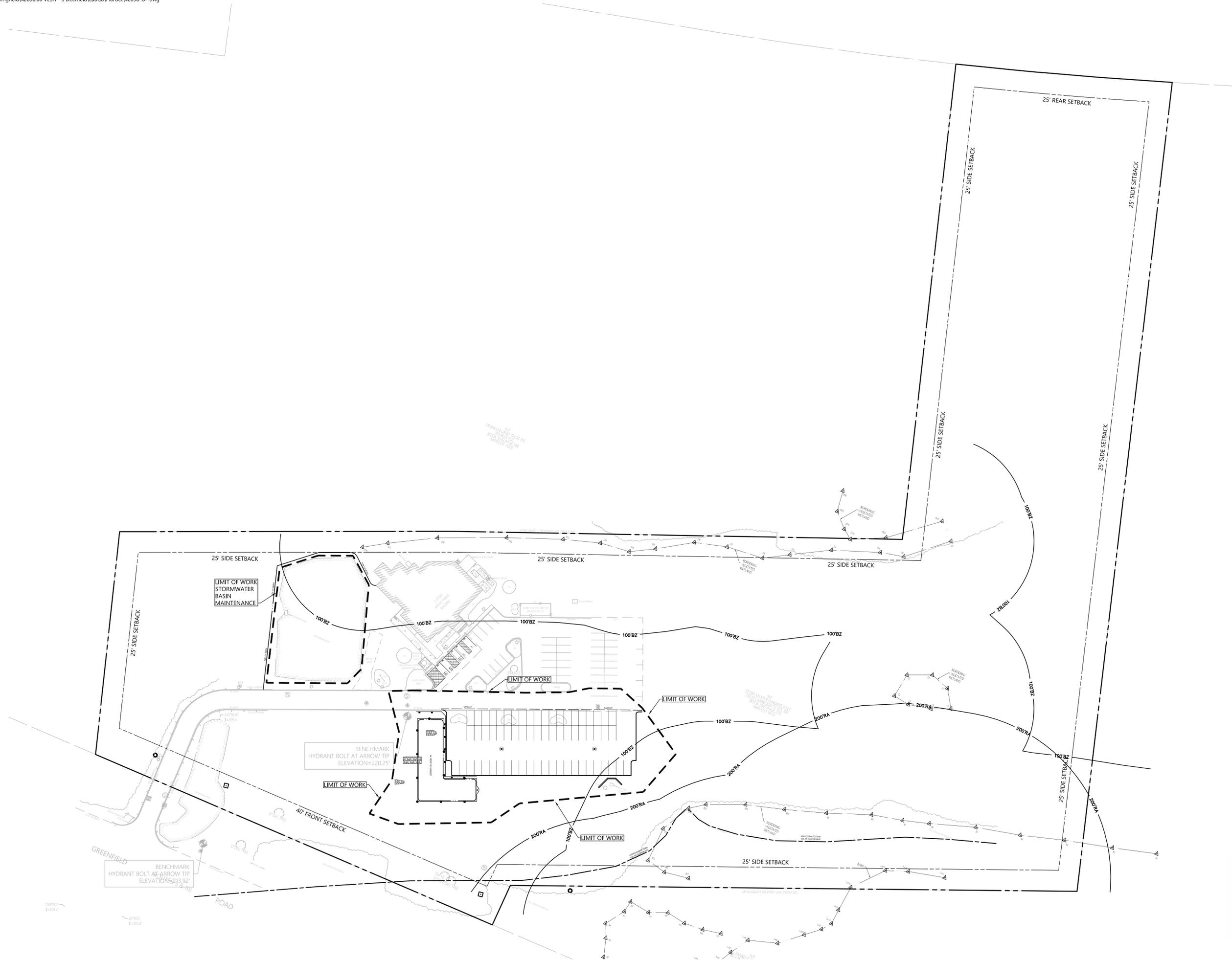
141 Greenfield Road
South Deerfield, MA 01342

Revision table with columns for No., Revision, Date, and Apprd.

Designed by: [Signature] Checked by: [Signature]
Issued for: [Signature] Date: July 15, 2022

Not for Construction
Legend, Abbreviations and General Notes

Professional Engineer Seal for John J. Cive, No. 4100, State of Massachusetts.
Drawing Number: C-1
Sheet 1 of 9



V.E.S.H. Existing Parking Lot Expansion

141 Greenfield Road
South Deerfield, MA 01342

| No. | Revision | Date | Appr'd. |
|-----|------------------------------|-----------|---------|
| 1 | Removal of Proposed Building | 7/15/2022 | JIF |

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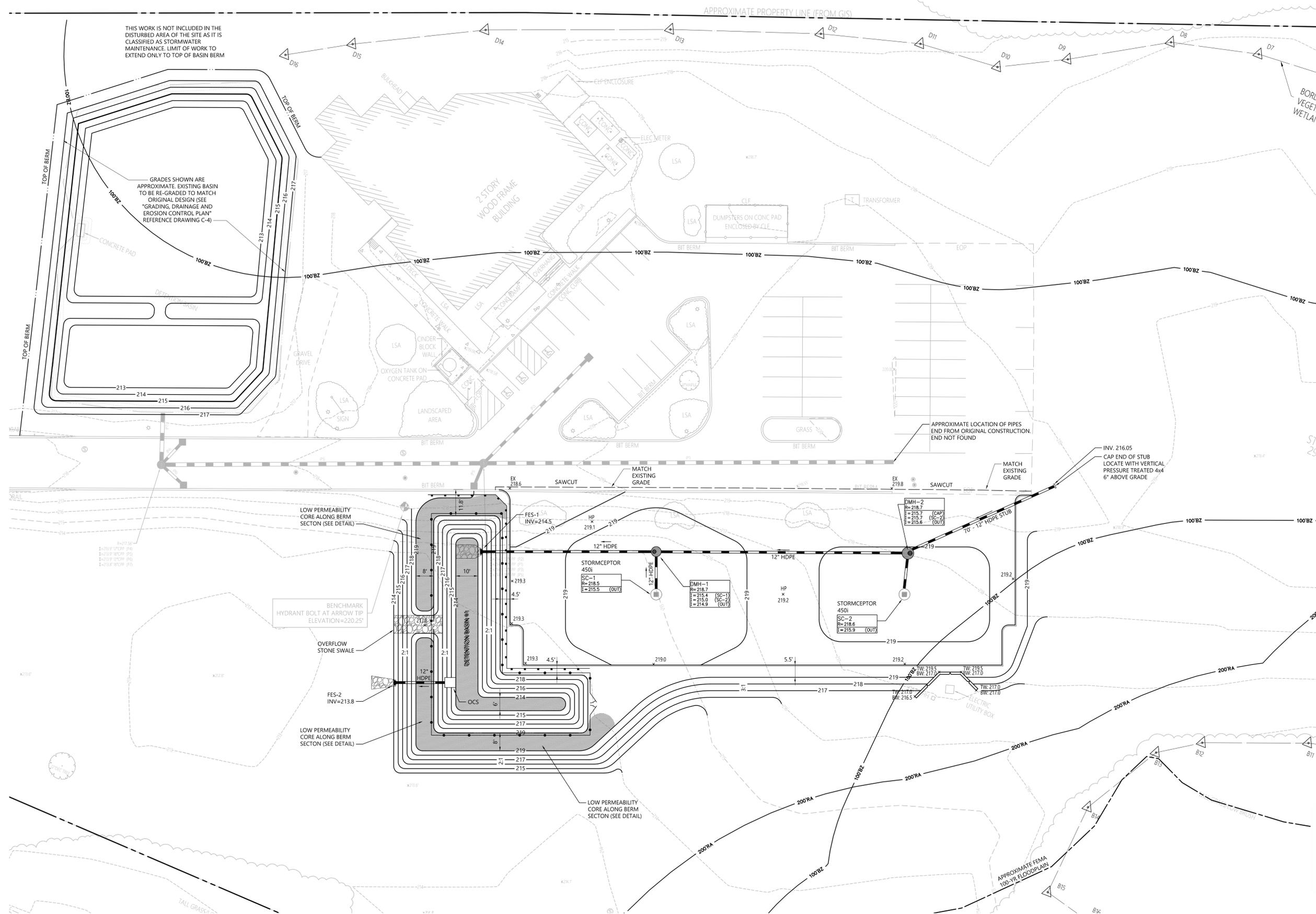
Overall Plan



C-2

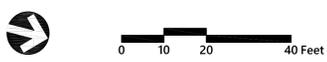
Sheet 2 of 9

Project Number
42838.00



Key
Not To Scale

NOTE:
ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPING TO BE CLEANED OF SEDIMENT AND DEBRIS AT COMPLETION OF PROJECT



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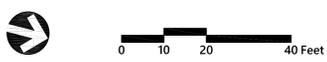
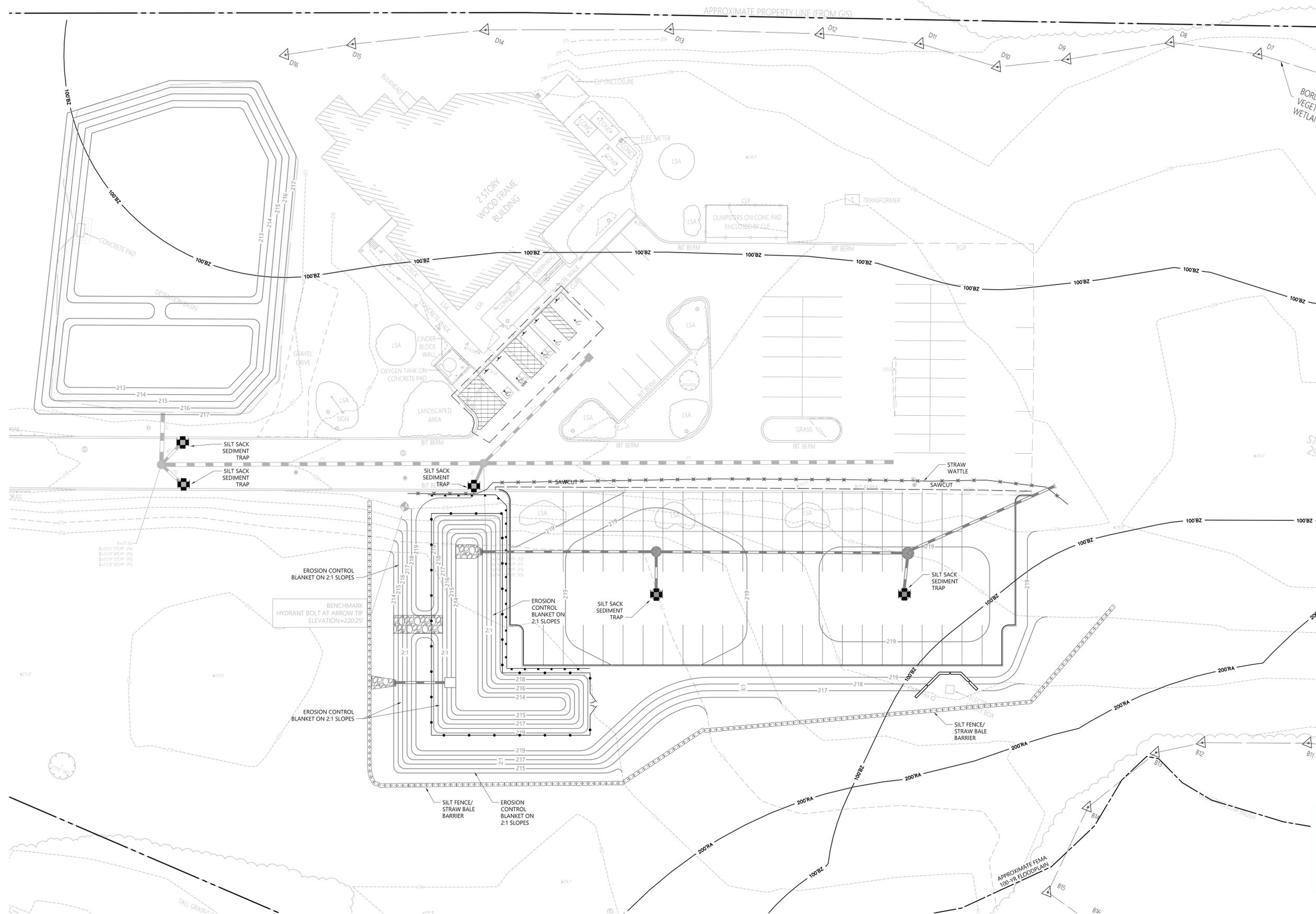
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Issued for: _____ Date: _____
Site Plan Approval July 15, 2022

Not for Construction
Drawing Title: **Grading and Drainage Plan**
Drawing Number: _____

C-4
Sheet 4 of 9
Project Number: 42838.00



Key
Not To Scale



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141 Greenfield Road
South Deerfield, MA 01342

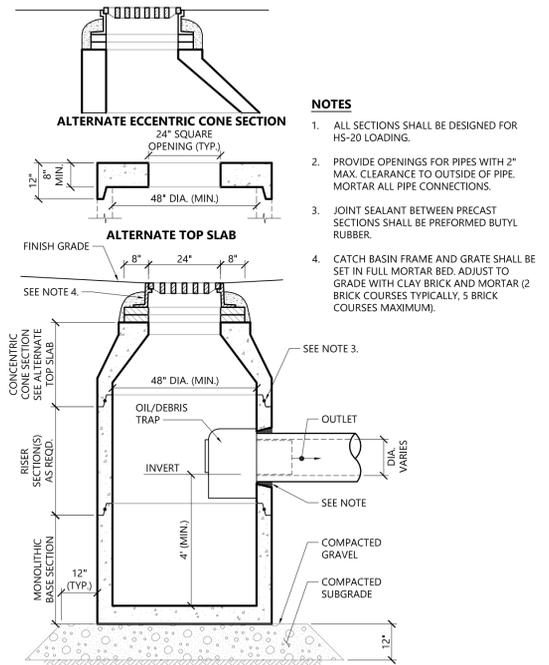
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|-----|------------------------------|-----------|-------|
| 1 | Removal of Proposed Building | 7/15/2022 | JIF |

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Issued for: _____ Date: _____
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Not for Construction
**Erosion and Sediment
Control Plan**

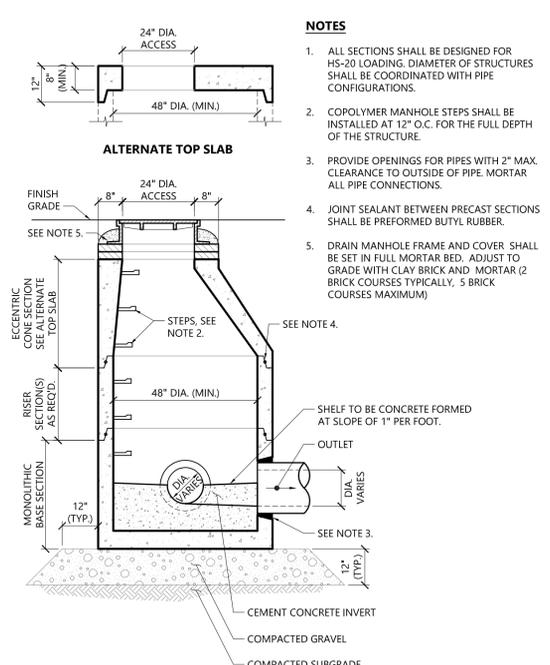


Drawing Number
C-5
Sheet 5 of 9
Project Number
42838.00



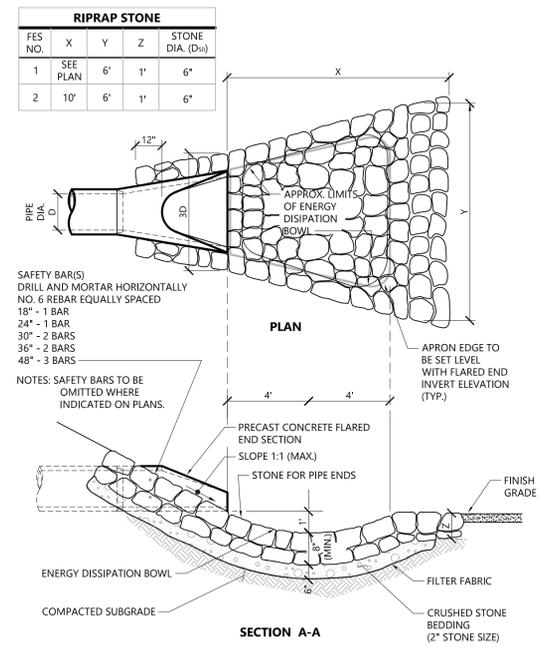
- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101

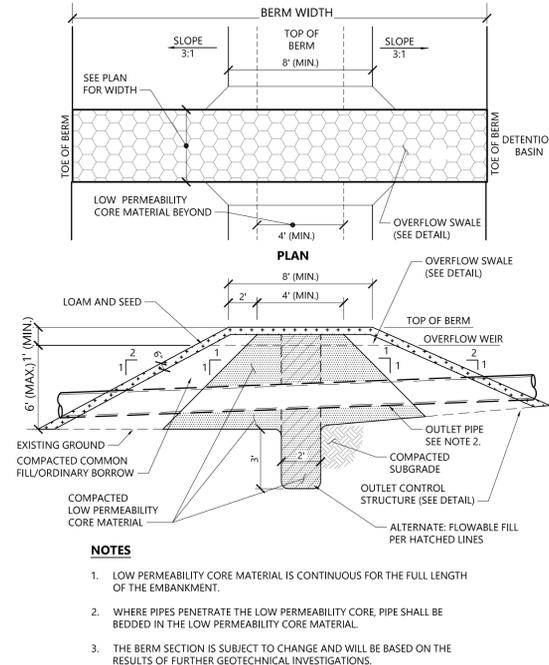


- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

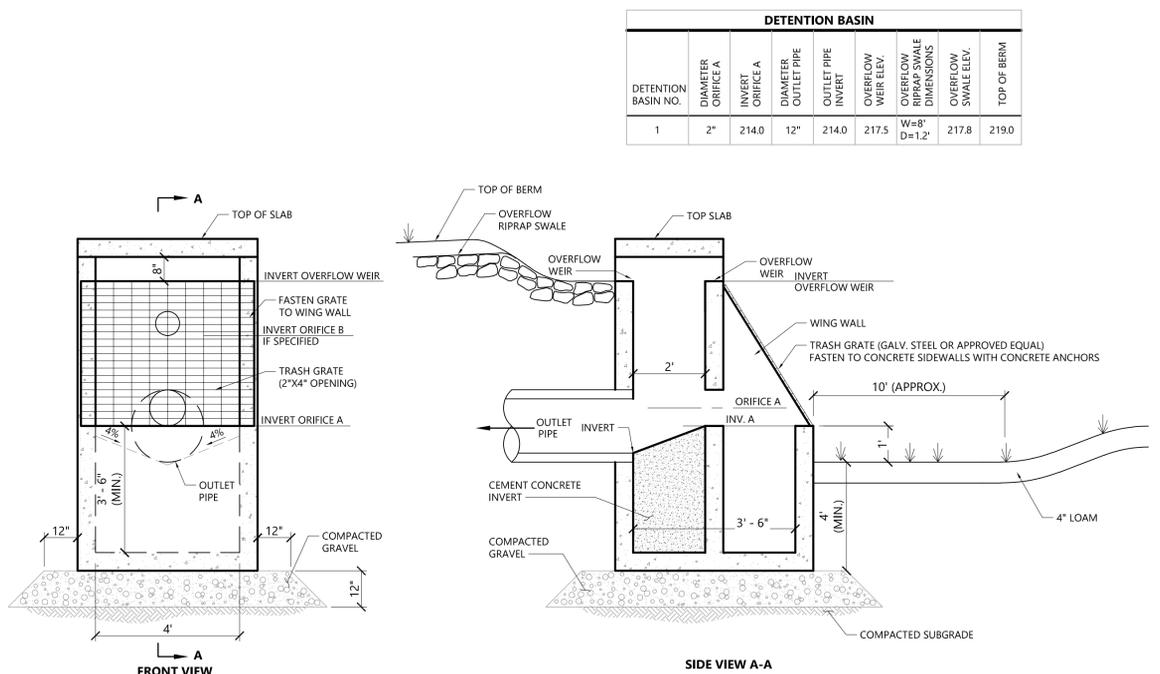
Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115



Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB REV LD_134

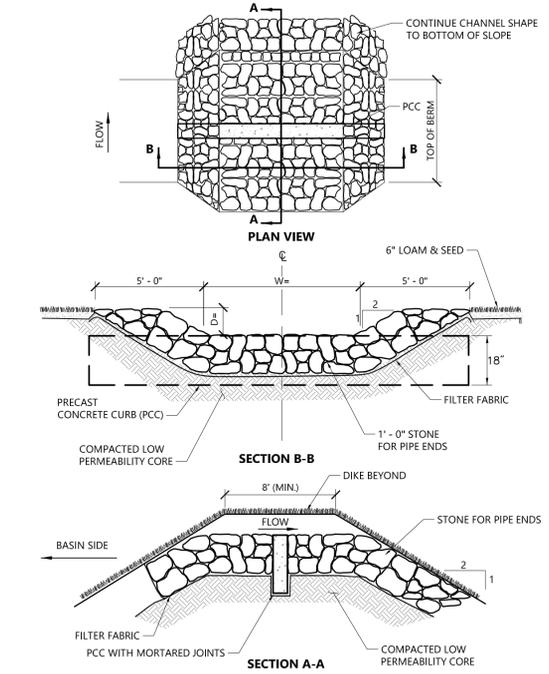


Detention Basin Berm Section 3/19
N.T.S. Source: VHB REV LD_160



Multi-Stage Outlet Control Structure 2/20
N.T.S. Source: VHB REV LD_162B

| DETENTION BASIN | | | | | | | |
|---------------------|--------------------|------------------|--------------------|--------------------|---------------------|----------------------------------|-------------|
| DETENTION BASIN NO. | DIAMETER ORIFICE A | INVERT ORIFICE A | DIAMETER ORIFICE B | OUTLET PIPE INVERT | OVERFLOW WEIR ELEV. | OVERFLOW RIPRAP SWALE DIMENSIONS | TOP OF BERM |
| 1 | 2" | 214.0 | 12" | 214.0 | 217.5 | W=8' D=1.2' | 217.8 |



Overflow Stone Swale 1/16
N.T.S. Source: VHB REV LD_161

V.E.S.H.
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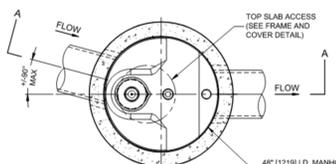
Not for Construction
Drawing Title
Details
Drawing Number

Sheet **C-6** of 6
Project Number
42838.00

STORMCEPTOR DESIGN NOTES

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

| CONFIGURATION DESCRIPTION | | | |
|---------------------------------------|--|--|--|
| GRATED INLET ONLY (NO INLET PIPE) | | | |
| GRATED INLET WITH INLET PIPE OR PIPES | | | |
| CURB INLET ONLY (NO INLET PIPE) | | | |
| CURB INLET WITH INLET PIPE OR PIPES | | | |



PLAN VIEW
TOP SLAB NOT SHOWN

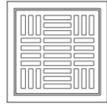
SITE SPECIFIC DATA REQUIREMENTS

| | |
|-------------------------------------|--|
| STRUCTURE ID | |
| WATER QUALITY FLOW RATE (cfs [L/s]) | |
| PEAK FLOW RATE (cfs [L/s]) | |
| RETURN PERIOD OF PEAK FLOW (yrs) | |
| RIM ELEVATION | |
| PIPE DATA | |
| INLET PIPE 1 | |
| INLET PIPE 2 | |
| OUTLET PIPE | |

NOTES/SPECIAL REQUIREMENTS:



FRAME AND COVER
(MAY VARY)
NOT TO SCALE



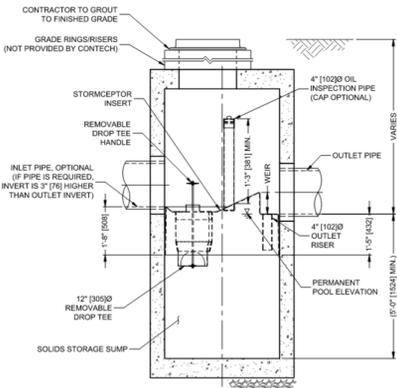
FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STORMCEPTOR STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (0.0) AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
- STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



SECTION A-A

Stormceptor®

CONTECH ENGINEERED SOLUTIONS LLC

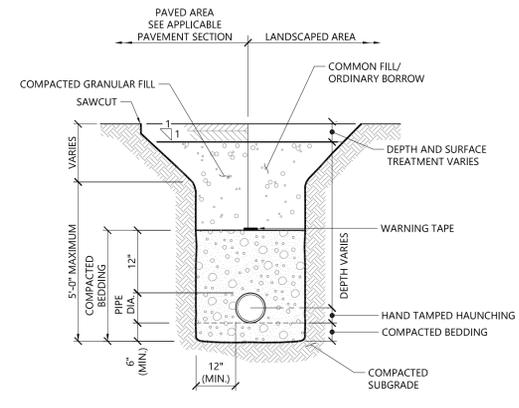
www.contechES.com

603 Centre Pointe Dr., Suite 400, West Chester, OH 45380

937-238-1122 513-665-7950 610-645-7000 FAX

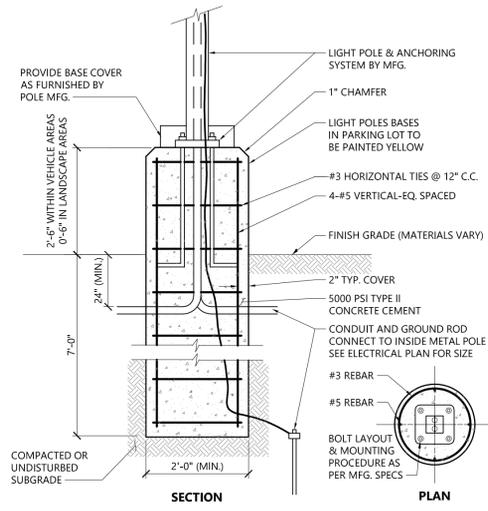
STC450I
STORMCEPTOR
STANDARD DETAIL

Utility Trench 1/16
N.T.S. Source: VHB LD_300

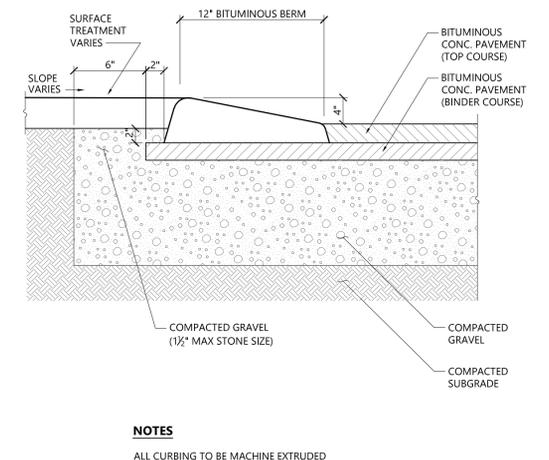


- NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

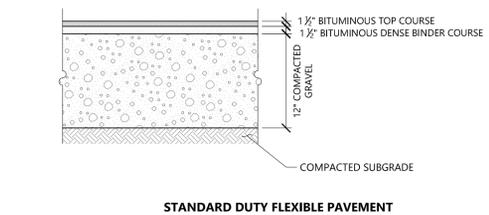
Light Pole Foundation Detail (Up to 40' Pole) 1/16
N.T.S. Source: VHB LD_310



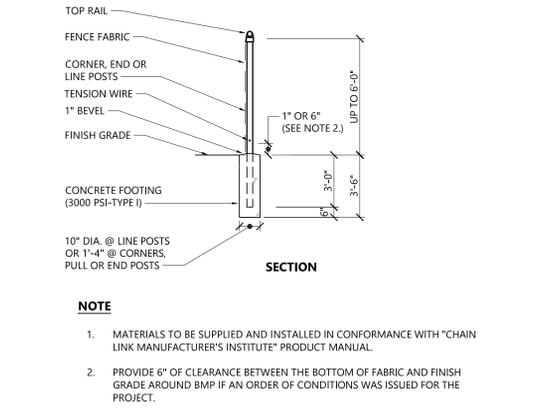
- NOTES**
- LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.



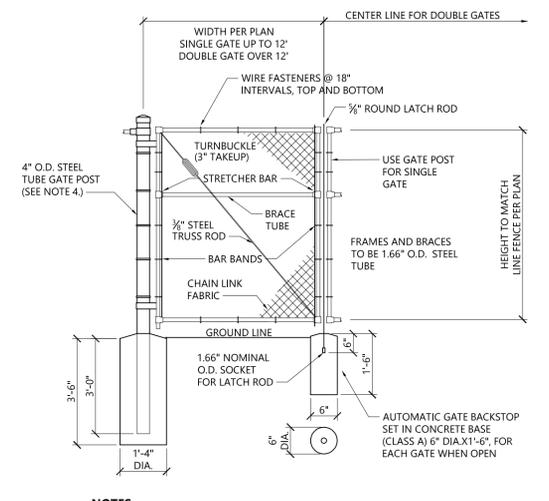
Bituminous Berm (BB) 1/16
N.T.S. Source: VHB LD_407



Bituminous Concrete Pavement Sections 1/16
N.T.S. Source: VHB REV LD_430



Chain Link Fence up to 6' 1/16
N.T.S. Source: VHB LD_481



Chain Link Fence Gate 1/16
N.T.S. Source: VHB LD_482

V.E.S.H. Existing Parking Lot Expansion
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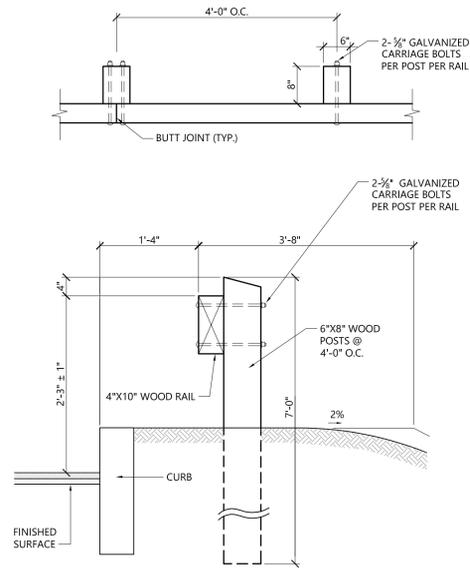
Site Plan Approval July 15, 2022

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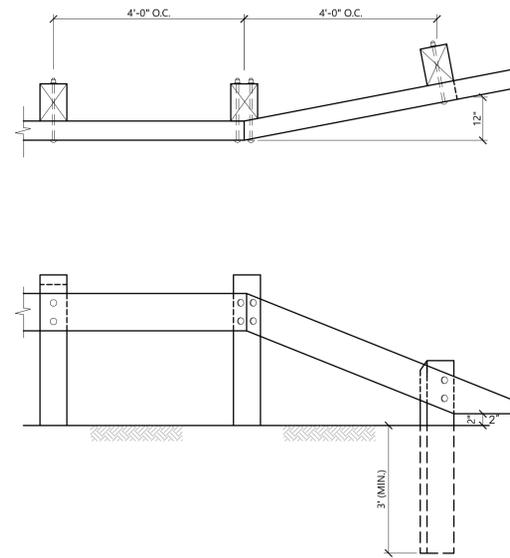
Details

Sheet **C-7** of 9

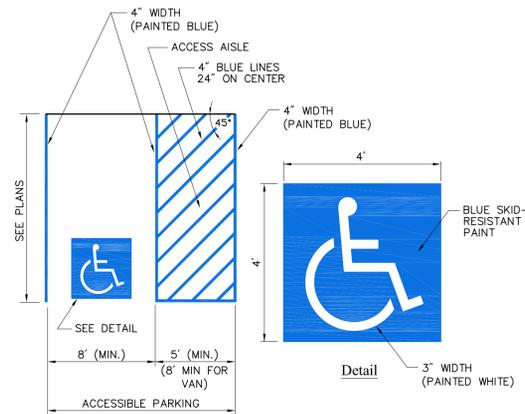
Project Number: 42838.00



Wood Guardrail 1/16
N.T.S. Source: VHB LD_450

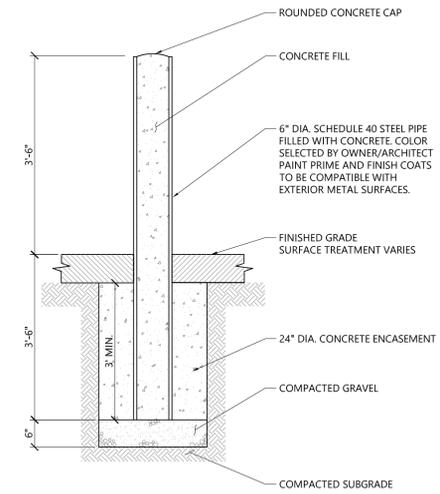


Wood Guardrail - Tapered End 1/16
N.T.S. Source: VHB LD_451

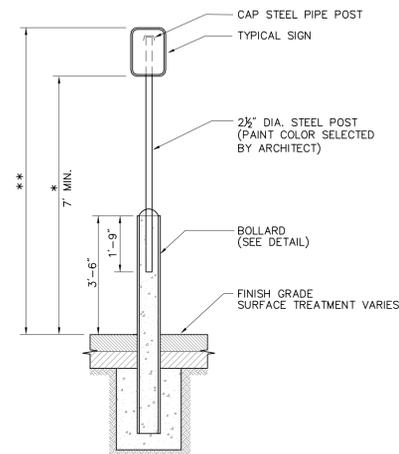


- Notes:**
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
 2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
 3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
 4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

Accessible Parking Space 12/14
N.T.S. Source: VHB LD_552b

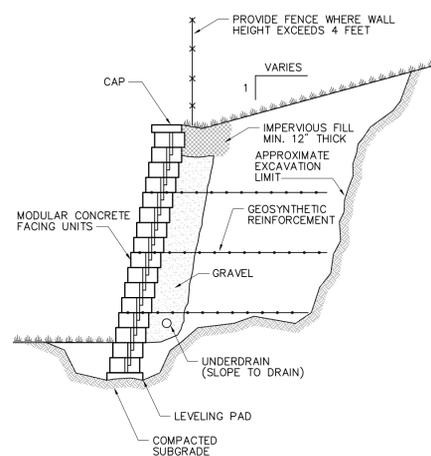


Bollard 9/17
N.T.S. Source: VHB LD_700



- * THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- ** THIS DIMENSION SHALL BE A A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign 4/12
N.T.S. Source: VHB LD_703



- Note:**
- DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY WALL MANUFACTURER BASED ON GEOTECHNICAL ENGINEERS' RECOMMENDATIONS.

Modular Retaining Wall 6/08
N.T.S. Source: VHB LD_750

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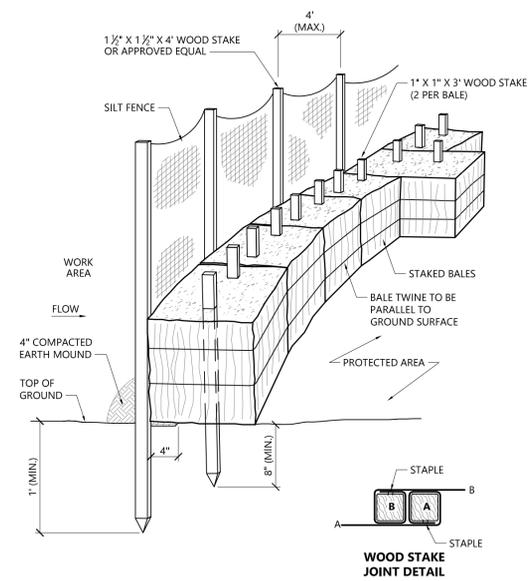
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Sheet **C-8** of 8
Project Number 42838.00

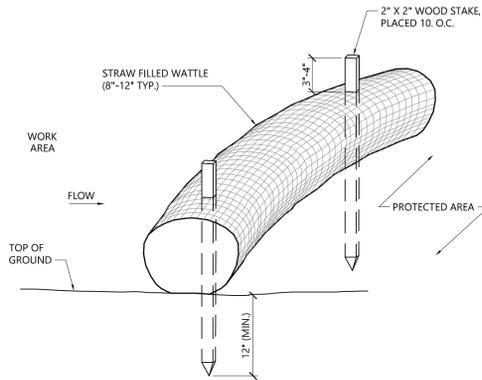




WOOD STAKE JOINT DETAIL
STAPLE
A B

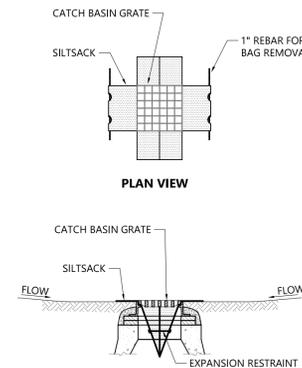
NOTES
PLACE ONE BALE PERPENDICULAR ALONG BALE BARRIER (100' O.C.)

Silt Fence / Straw Bale Barrier 1/16
N.T.S. Source: VHB LD_655



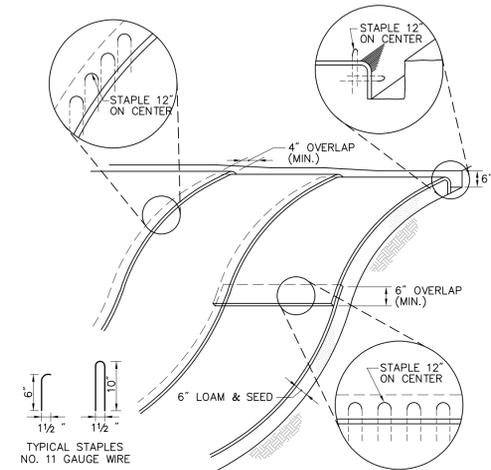
NOTES
1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Straw Wattle - Erosion Control Barrier 1/16
N.T.S. Source: VHB LD_659



NOTES
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsack Sediment Trap 1/16
N.T.S. Source: VHB LD_674



Notes:
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6\"/>

Erosion Control Blanket Slope Installation 1/10
N.T.S. Source: VHB LD_680

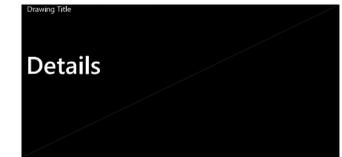
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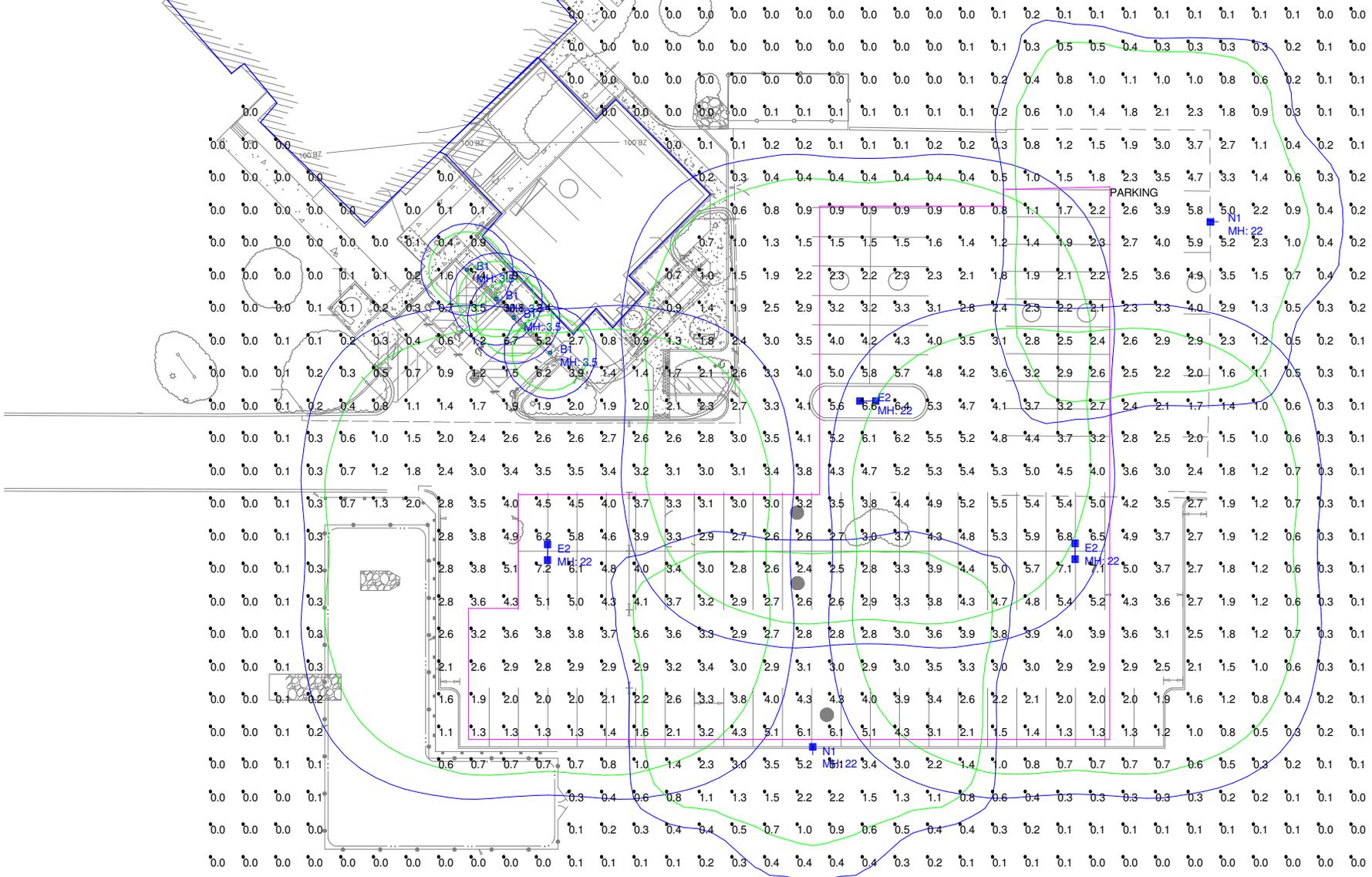
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Sheet **C-9** of 9

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts_1 | Illuminance | Fc | 1.75 | 30.8 | 0.0 | N.A. | N.A. |
| PARKING | Illuminance | Fc | 3.54 | 7.2 | 1.1 | 3.22 | 6.55 |

NLS LIGHTING
 VESH PROJECT
 LIGHTING AFFILIATES
 DATE: 03/22/22



| Luminaire Schedule | | | | | | |
|--------------------|-----|-------|-------------|-------|-------------------------------------|------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts |
| | 4 | B1 | SINGLE | 0.900 | RDN-8R-PR-16L-7-40K RADIANT BOLLARD | 35 |
| | 3 | E2 | BACK-BACK | 0.950 | NV-1-T5-48L-1-40K-TWIN @ 22FT | 156 |
| | 2 | N1 | SINGLE | 0.950 | NV-1-T4-48L-1-40K-SINGLE @ 22FT | 156 |

