ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

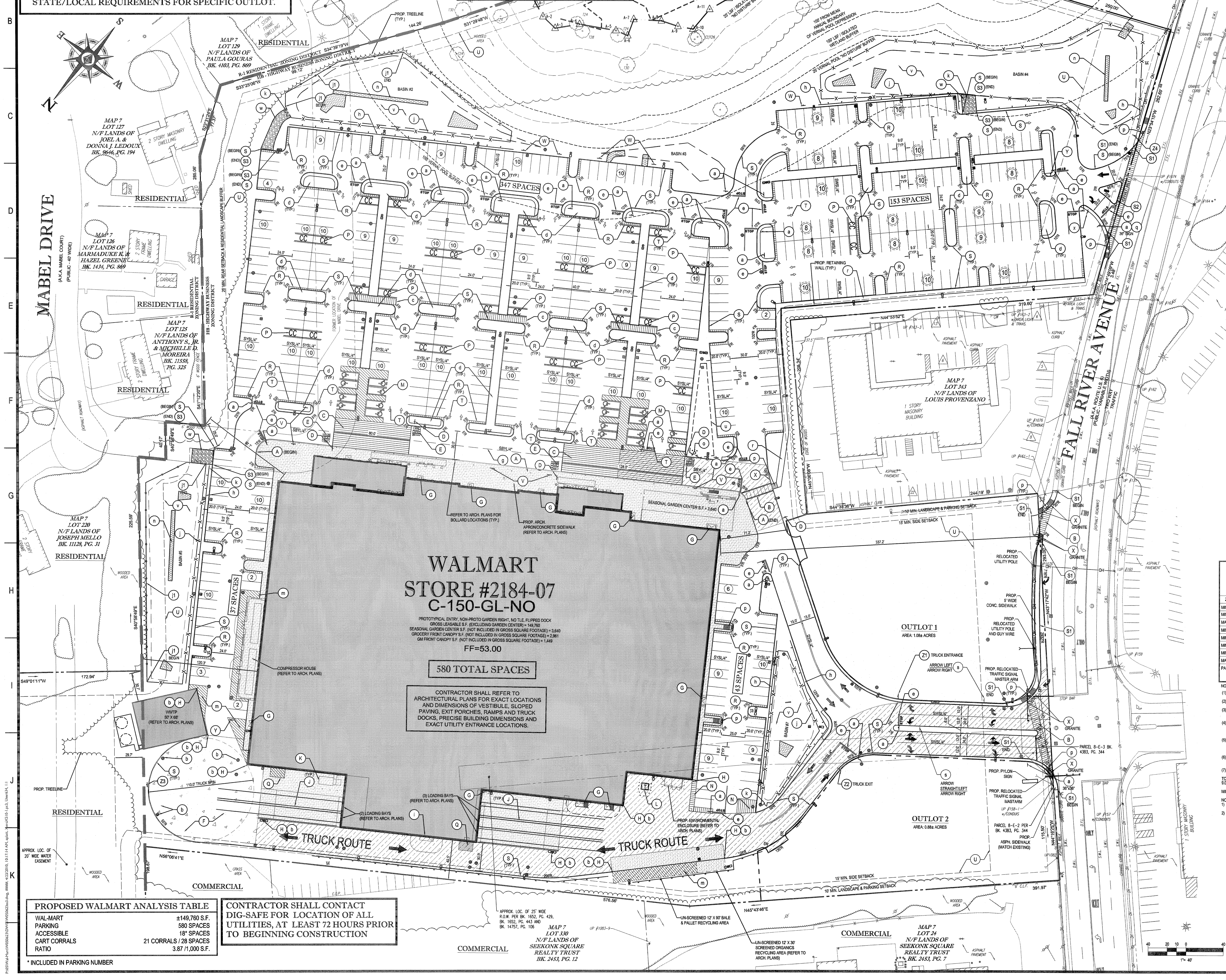
REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL PLAN

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO LIGHTING PLAN FOR LIGHT BASE DIMENSIONS

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE



SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' SPACING. SEE DETAIL SHEET.
- (B) 8' WIDE PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" STRIPE ON BOTH ENDS UNLESS NOTED OTHERWISE.
- (C) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. SEE DETAIL SHEET.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6"Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 23'-4" X 86'-4" CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN FOR DETAIL, EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) NOT USED.
- (P) CART CORRAL (TYPICAL). SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2'-0" MIN. LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE. SEE DETAIL SHEET.
- (S) 6" CONCRETE CURB & GUTTER TYPICAL. SEE DETAIL SHEET.
- (S1) VERTICAL GRANITE CURB TYPICAL. SEE DETAIL SHEET.
- (S2) SLOPED GRANITE CURB TYPICAL. SEE DETAIL SHEET.
- (S3) MOUNTABLE CONCRETE CURB TYPICAL. SEE DETAIL SHEET.
- (T) PAINTED DIRECTIONAL ARROW TYPICAL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) "DO NOT PUSH SNOW BEYOND THIS SIGN" SIGN. SEE DETAIL SHEET.
- (X) TRANSITION CURB. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z1) ← LEFT "TRUCK ENTRANCE" SIGN. SEE DETAIL SHEET.
- (Z2) → RIGHT "TRUCK EXIT" SIGN. SEE DETAIL SHEET.
- (Z3) ← LEFT "TRUCK EXIT" SIGN. SEE DETAIL SHEET.
- (Z4) ↑ STRAIGHT "TRUCK ENTRANCE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE DETAIL SHEET.
- (b) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (c) PAINTED CART CROSSING. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE.
- (d) INTERIOR LANDSCAPE ISLAND. SEE LANDSCAPE PLAN AND DETAILS.
- (e) STOP BAR. SEE DETAIL SHEET.
- (f) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (g) 6' LONG STRIPE WITH 18' GAPS - TYPICAL. STRIPE SHALL BE A SINGLE BROKEN YELLOW LINE / 4" WIDE.
- (h) GUIDE RAIL. SEE DETAIL SHEET.
- (j) 6' HIGH CHAIN LINK FENCE. SEE DETAIL SHEET.
- (j1) 6' HIGH SOLID FENCE.
- (k) DOUBLE GATE WITH LOCK. SEE DETAIL SHEET.
- (l) NOT USED
- (m) PAVEMENT STRIPING. STRIPES SHALL BE PAINTED SYSL/4" AT 45° @ 2'-0" O.C.
- (n) BASIN TRENCH
- (o) UTILITY BOLLARD. SEE DETAIL SHEET.
- (p) ADA RAMP WITH DETECTABLE WARNING PANEL. SEE DETAIL SHEET.
- (q) "NO LEFT TURN" SIGN. SEE DETAIL SHEET.
- (r) 5' WIDE CONCRETE SIDEWALK. SEE DETAIL SHEET.
- (s) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (t) NOT USED
- (u) WATER QUALITY VEGETATED SWALE. SEE DETAIL SHEET.
- (v) INFILTRATION BASIN
- (w) GRAVEL DRIVE
- (x) "RIGHT TURN ONLY" SIGN. SEE DETAIL SHEET.

ZONING ANALYSIS TABLE

ZONE: HIGHWAY BUSINESS (HB) ZONING DISTRICT AND SMALL PORTION WITHIN (R-1) RESIDENTIAL ZONING DISTRICT
(RETAIL SALES PERMITTED BY RIGHT IN HB DISTRICT)
(SITE PLAN REVIEW REQUIRED BY PLANNING BOARD)

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	23.34± ACRES	22.31± ACRES (7)
MINIMUM LOT WIDTH (1)	50'	982'	NO CHANGE
MAXIMUM LOT COVERAGE (BLDG)	30%	9% ±	16.4%
MINIMUM FRONT YARD	70'	19.2'	337.2'
MINIMUM SIDE YARD (2) (3) (4)	15'	15.2'	42.5'
MINIMUM REAR YARD (4) (5)	25'	42.4'	30.7'
MIN. RESIDENTIAL LANDSCAPE BUFFER	25'	20'±	25.0'
MAXIMUM BUILDING HEIGHT	40' / 3 STORIES	36.9'±	<40'/3 STORIES
PARKING SPACES (MIN./MAX.) (6)	MIN=1/500 SF MAX=1/250 SF 316/631	-	3.88/1,000 580

NOTE: ZONING SUMMARY TABLE PROVIDED FOR WALMART PARCEL ONLY.

(1) LOT WIDTH TO BE MEASURED AT STREET LINE

(2) EXCEPT 50' FROM A SIDE STREET

(3) WHEN A SIDE YARD ADJOINS A LOT IN A RESIDENCE DISTRICT, THE SIDE YARD SHALL BE OF THE SAME WIDTH OF THE REQUIRED SIDE YARD IN THE ADJOINING DISTRICT.

(4) THE SIDE YARD AND REAR YARD ADJOINING ANY DISTRICT OR USE SHALL INCLUDE A MINIMUM OF 15 FT. AROUND ANY BUILDINGS. THIS INCLUDES ANY APPURTENANCES EXTENDING OUT FROM ANY BUILDING, OR OTHER ITEMS, WHICH CONSTITUTE AN OBSTRUCTION OR WHICH IMPEDE SAFE VEHICULAR TRAVEL BY EMERGENCY VEHICLES.

(5) WHEN A REAR YARD ABUTS A LOT IN A RESIDENCE DISTRICT, THE REAR YARD SHALL BE OF THE SAME DEPTH AS THE REQUIRED ADJOINING YARD (SIDE OR REAR). WHEN A REAR YARD ABUTS A STREET, THE REAR YARD SHALL BE OF SUFFICIENT DEPTH TO PROVIDE THE REQUIRED OFF-STREET LOADING SPACE.

(6) BUILDING AREA USED FOR TOWN REQUIRED PARKING CALCULATION INCLUDES VESTIBULES AND OUTDOOR GARDEN CENTER AREA. (157,810 SF TOTAL)

(7) LOT AREA INCLUDES OUTLOTS #1 AND #2.

TOWN PARKING REQUIREMENTS:
9.0' X 20.0' STALL WITH 24' AISLE (9.5' X 20.0' STALL WITH 24' AISLE PROVIDED)

MINIMUM = 1 SPACE / 500 S.F. OF FLOOR AREA MAXIMUM = 1 SPACE / 250 S.F. OF FLOOR AREA

NOTES:
1) BUILDING AREA USED FOR TOWN REQUIRED PARKING CALCULATION INCLUDES VESTIBULES AND OUTDOOR GARDEN CENTER AREA.
2) PROPOSED PARKING COUNT EXCLUDES THE 28 PARKING SPACES OCCUPIED BY 14 CART CORRALS.

LEGEND

- (8) PROPOSED WALMART PARKING SPACE SYSL/4"
- (8) PROPOSED WALMART ASSOCIATE PARKING SPACE SWSL/4" = 153 SPACES
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- CC CC CART CORRAL
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- ARCHITECTURAL APRON (SEE ARCH. PLANS)

PROPOSED WALMART ANALYSIS TABLE

WAL-MART	±149,760 S.F.
PARKING	580 SPACES
ACCESSIBLE	18* SPACES
CART CORRALS	21 CORRALS / 28 SPACES
RATIO	3.87 /1,000 S.F.

* INCLUDED IN PARKING NUMBER

CONTRACTOR SHALL CONTACT DIG-SAFE FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

BOHLER ENGINEERING
CORPORATE OFFICE: ♦ WARREN, NJ
OFFICES: ♦ SOUTHBOROUGH, MA ♦ BOWIE, MD ♦ TOWSON, MD ♦ ALBANY, NY ♦ RONKONKOMA, NY ♦ CENTER VALLEY, PA ♦ CHALFONT, PA ♦ PHILADELPHIA, PA ♦ STERLING, VA ♦ WARRENTON, VA ♦ FORT LAUDERDALE, FL ♦ TAMPA, FL
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY
1	6/03/11	REVS PER TOWN PB FILING	KBS
2	9/6/11	BUILDING LOCATION	AWP
3	11/14/11	TOWN REVIEW COMMENTS	AWP
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THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(MA, ME, NH, RI, VT 1-888-344-7233)
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PERMIT SET

PROJECT No.:	W050623
DRAWN BY:	KBS/CFD
CHECKED BY:	MDS/JAK
DATE:	03/14/2011
SCALE:	AS SHOWN
CAD I.D.:	W050623SS3

PROJECT: SITE DEVELOPMENT PLANS FOR Walmart

STORE # 2184-07
PROPOSED RETAIL DEVELOPMENT

LOTS 25, 29, 30, 33, 63, 199 & 218, MAP 7
1300 FALL RIVER AVENUE & ANTHONY STREET
TOWN OF SEEKONK
BRISTOL COUNTY, MA

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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SHEET TITLE: SITE PLAN

SHEET NUMBER: C-1 OF 18

REV 3-11/14/2011