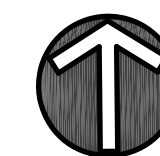
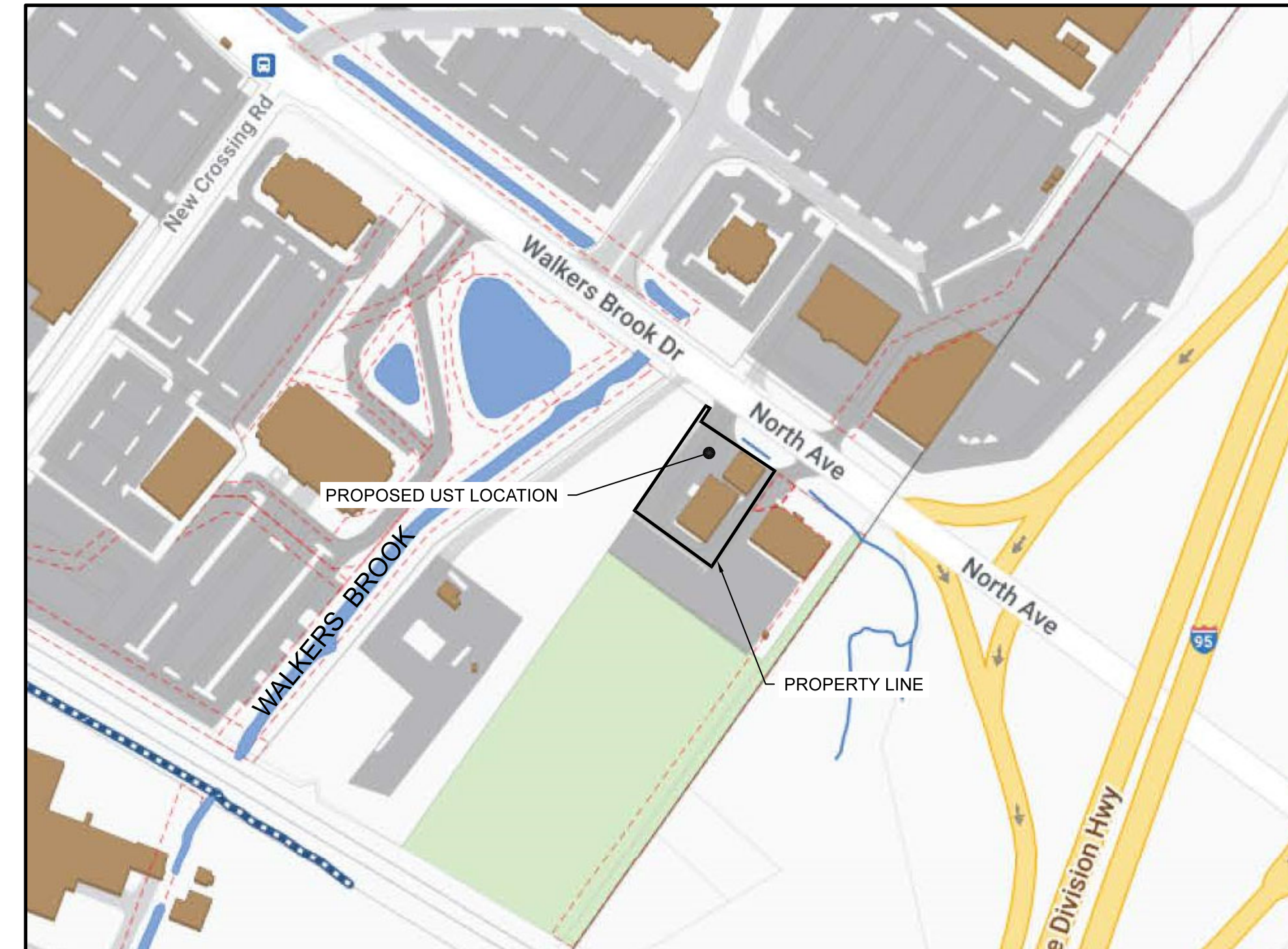


# UNDERGROUND STORAGE TANK TOP REPLACEMENT PLAN

## READING FILLING STATION

#87 WALKERS BROOK DRIVE  
 READING, MA 01867  
 PARCEL ID: 013.0-0000-0003.0

<b>OWNER</b>
N/F 87 WALKERS BROOK DRIVE, LLC 87 WALKERS BROOK DRIVE READING, MA 01867
<b>PREPARED FOR</b>
LEIGH ENTERPRISES LTD 87 WALKERS BROOKS DRIVE READING, MA 01867

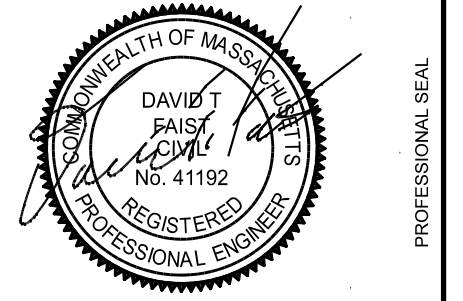


LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
1 OF 1	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
1 OF 1	DRAINAGE IMPROVEMENT PLAN
UST-1.0	OVERALL LAYOUT
UST-2.0	EROSION & SEDIMENTATION PLAN
UST-2.1	EROSION & SEDIMENTATION DETAILS
UST-3.0	UST LAYOUT
UST-4.0	UST DETAILS

REVISIONS		BY	CHKD
NO.	DATE	DESCRIPTION	
1.	10/9/2023	UPDATED TO TANK TOP ONLY	MM JAB
2.	11/21/2023	REVISIONS PER COMMISSION COMMENTS	AR JAB
3.	9/3/2024	DRAINAGE IMPROVEMENT PLAN UST PIPING AND EQUIPMENT LIST	MM MS



**PROJECT:**  
 UST TANK TOP REPLACEMENT PLAN  
 #87 WALKERS BROOK DRIVE  
 READING, MA 01867

**PREPARED FOR:**  
 LEIGH ENTERPRISES LTD  
 87 WALKERS BROOK DRIVE  
 READING, MA 01867

**ENGINEERING SERVICES ENVIRONMENTAL SERVICES**  
 67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906



ISSUE DATE: 7/13/2023  
 DRAWN BY: MM CHECKED BY: JAB  
 SCALE: AS NOTED  
 PROJECT NO.: 2022-306

TITLE SHEET

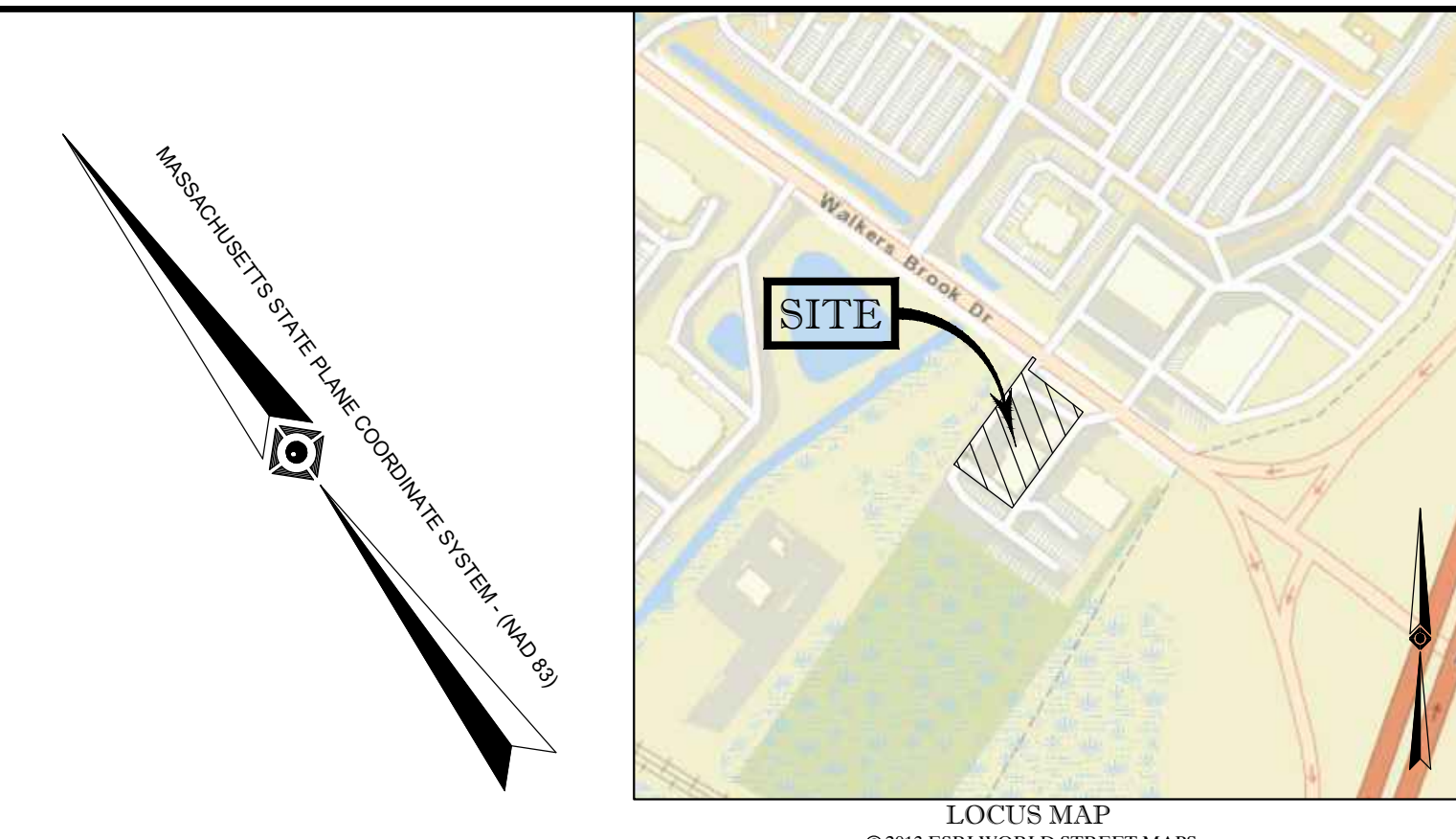
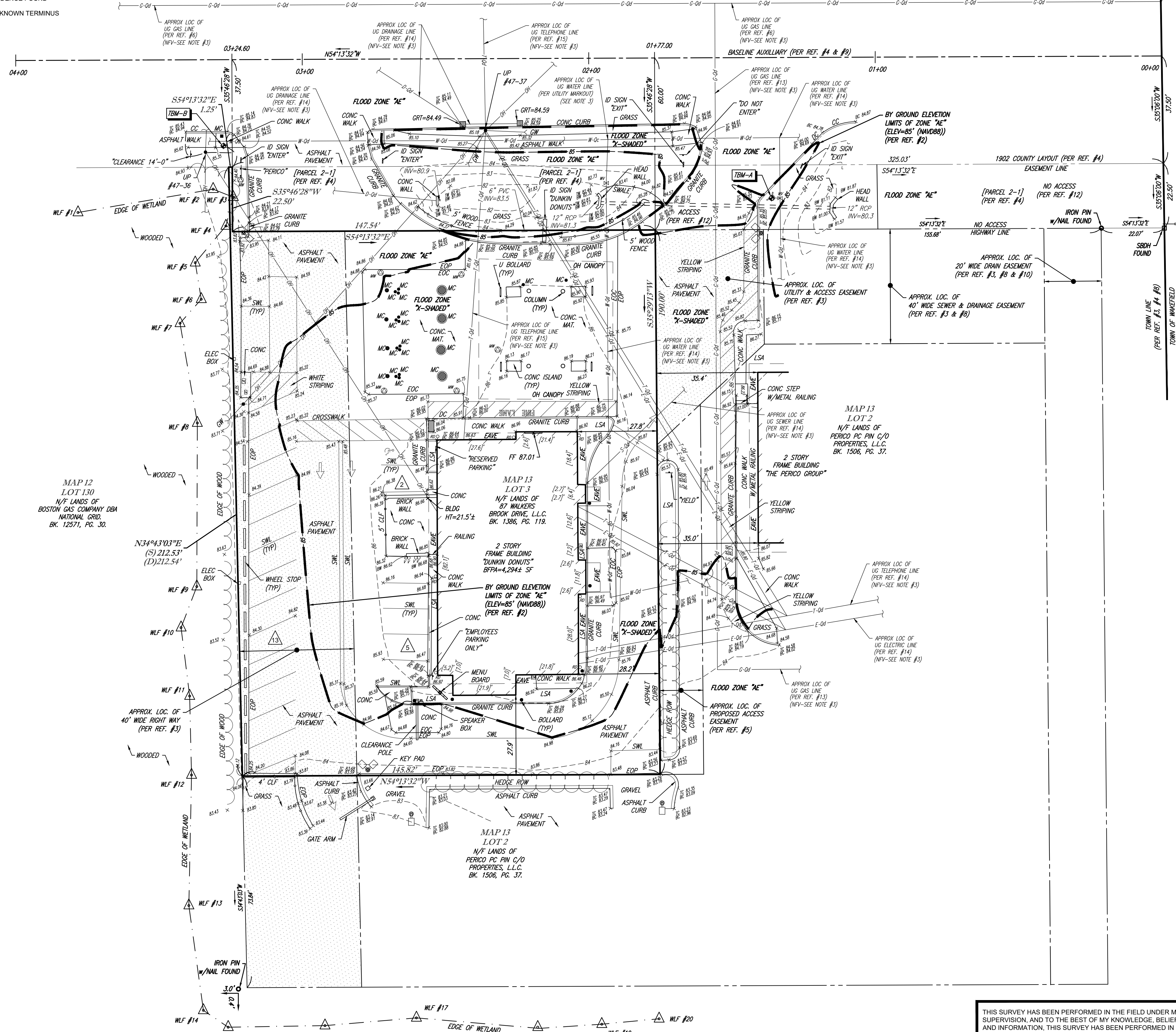
T-1.0

- LEGEND**
- 124 --- EXISTING CONTOUR
  - 125 --- EXISTING SPOT ELEVATION
  - X 123.45 EXISTING TOP OF CURB ELEVATION
  - X BC 123.45 EXISTING BOTTOM OF CURB ELEVATION
  - X TW 123.45 EXISTING TOP OF WALL ELEVATION
  - X BW 123.95 EXISTING BOTTOM OF WALL ELEVATION
  - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
  - HYDRANT
  - WATER VALVE
  - GAS METER
  - ELECTRIC METER
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND ELECTRIC LINE
  - APPROX. LOC. UNDERGROUND TELEPHONE LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - APPROX. LOC. UNDERGROUND DRAINAGE LINE
  - CATCH BASIN OR INLET
  - MONITORING WELL
  - UTILITY POLE
  - AIR STATION
  - GUY WIRE
  - AREA LIGHT
  - VACUUM
  - SIGN
  - BOLLARD
  - U-BOLLARD
  - PARKING SPACE COUNT
  - DEPRESSED CURB
  - POST
  - PAINTED ARROWS
  - AG ABOVE GROUND
  - UG UNDER GROUND
  - (TYP) TYPICAL
  - CLF CHAIN LINK FENCE
  - DC DEPRESSED CURB
  - EDC EDGE OF CONCRETE
  - EOP EDGE OF PAVEMENT
  - SDWH STONE BOUND W/DRILL HOLE
  - LSA LANDSCAPED AREA
  - MC METAL COVER
  - SOL SOLID WHITE LINE
  - BLDG BUILDING
  - BFPA BUILDING FOOTPRINT AREA
  - ELEV ELEVATION
  - REL REINFORCED CONCRETE PIPE
  - INV INVERT ELEVATION
  - GRT GRATE ELEVATION

- (S) SURVEY DIMENSION
- (D) DEED DIMENSION
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- 0-0 SUBSURFACE UTILITY QUALITY LEVEL C
- 0-0 SUBSURFACE UTILITY QUALITY LEVEL D
- EVIDENCE FOUND
- {} UNKNOWN TERMINUS

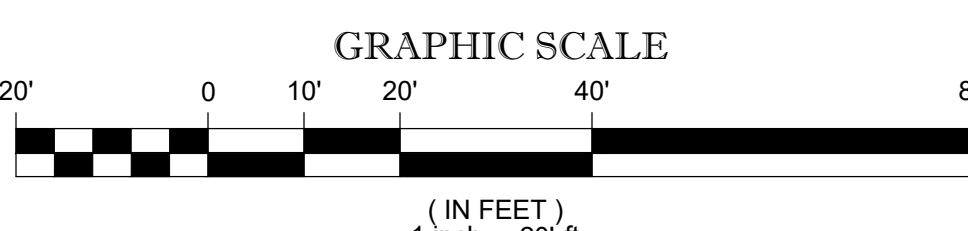
# WALKERS BROOK ROAD

(PUBLIC - 120' WIDE ROW)  
(PER REF. #3 & #7)  
TWO WAY TRAFFIC  
(ASPHALT ROADWAY)



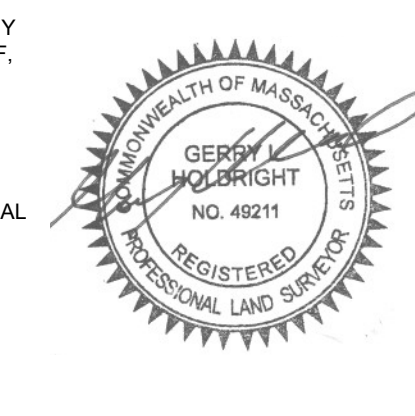
- NOTES:**
- PROPERTY KNOWN AS LOT 3 AS SHOWN ON THE TOWN OF READING, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 13.
  - AREA = 27,972 SQUARE FEET OR 0.642 ACRES.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
  - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
  - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND/OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
  - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
  - PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF FEWER THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED, ELEV = 85' (NAVD88), PER REF. #2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
- TBM-A: X-CUT SET ON BOLT MAIN OUTLET OF FIRE HYDRANT, ELEVATION= 87.07'
  - TBM-B: MAG NAIL SET IN CONCRETE WALK, ELEVATION= 85.29'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF TOWN OF READING, MIDDLESEX COUNTY, MAP NO. 13.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 314 OF 656," MAP NUMBER 250170334E, MAP EFFECTIVE DATE: JUNE 4, 2010.
  - MAP ENTITLED "SUBDIVISION PLAN OF LAND IN READING," PREPARED BY DAN F. PERKINS AND ASSOC., INC., SURVEYORS, DATED FEBRUARY 23, 1983, RECORDED IN MIDDLESEX SOUTH REGISTRY OF DEEDS, LAND COURT OFFICE AS PLAN #32377C.
  - MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF READING, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY UTILITY ENGINEERS, INC., DATED APRIL 21, 1959, LAYOUT No. 4824, SHEET 1 OF 1.
  - MAP ENTITLED "SITE PLAN PROPOSED LAYOUT PLAN, 87 WALKERS BROOK DRIVE, READING, MA," PREPARED BY WILLIAMS & SPARAGES, ENGINEERS PLANNERS SURVEYORS, REVISED DATE JUNE 3, 2013.
  - GAS MAPPING IN THE AREA PROVIDED BY NATIONAL GRID.
  - MAP ENTITLED "PLAN OF LAND IN READING, MA," PREPARED BY VANASSE HANGEN BRUSTLIN, INC., CONSULTING ENGINEERS & PLANNERS, DATED JULY 29, 2004, RECORDED IN MIDDLESEX SOUTH REGISTRY OF DEEDS, AS PLAN 1201 OF 2004.
  - MAP ENTITLED "EASEMENT THROUGH PRIVATE PROPERTY FOR DRAINAGE AND SEWERAGE PURPOSES," PREPARED BY JOHN F. WISEMAN, PROFESSIONAL ENGINEER, DATED MAY, 1988, AS PLAN 900-S-145.
  - MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF READING, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY E. J. MCCARTHY, INC., DATED APRIL 21, 1959, AS PLAN 800-M-072.
  - MAP ENTITLED "PLAN OF LAND IN READING, MA, BELONGING TO THE TOWN OF READING, MASS," PREPARED BY WILLIAM E. MACBRIEN, LAND SURVEYOR INC., DATED AUGUST, 1962, AS PLAN 900-L-203.
  - MAP ENTITLED "PLAN OF LAND IN READING, MA," PREPARED BY WILLIAM F. PERKINS, LAND SURVEYOR INC., DATED DECEMBER 21, 1962, AS PLAN 900-L-207.

- REFERENCES: (CONTINUED)**
- MAP ENTITLED "PLAN OF LAND READING, MA," PREPARED BY JOSEPH SELBYN, LAND SURVEYOR INC., DATED JUNE 16, 1974, FILED IN READING TOWN CLERK'S OFFICE AS FILE NO. 900-M-524.
  - MAP ENTITLED "SITE PLAN PROPOSED GRADING & UTILITY PLAN, 87 WALKERS BROOK DRIVE, READING, MA," PREPARED BY WILLIAMS & SPARAGES, ENGINEERS PLANNERS SURVEYORS, REVISED DATE JUNE 3, 2013.
  - MAP ENTITLED "PLOT PLAN & DETAILS," PREPARED BY KENNETH F. PARRY AND ASSOCIATES INC., ARCHITECTS, DATED JUNE 26, 1989, FILE NO. 900-L-297.
  - MAP ENTITLED "WALKERS BROOK DRIVE SEWER PROJECT," PREPARED BY CAMP DRESSER & MCKEE INC., CONSULTING ENGINEERING CONSTRUCTION OPERATIONS, DATED APRIL 2000, PROJECT NO. WRA-P3-28-3-315, SHEET 1 OF 7.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

NO.	REVISED PER CLIENT COMMENTS	R.A.B.	G.L.H.	11-20-2023
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				

**FIELD DATE** 02-15-2023  
**FIELD BOOK NO.** 23-04 MA  
**FIELD BOOK PG.** 1 & 2  
**FIELD CREW** B.S.B.  
**DRAWN** R.A.B.  
**APPROVED** G.L.H.  
**DATE** 03-14-2023  
**SCALE** 1"=20'  
**FILE NO.** 03-230051-00  
**DWG. NO.** 1 OF 1

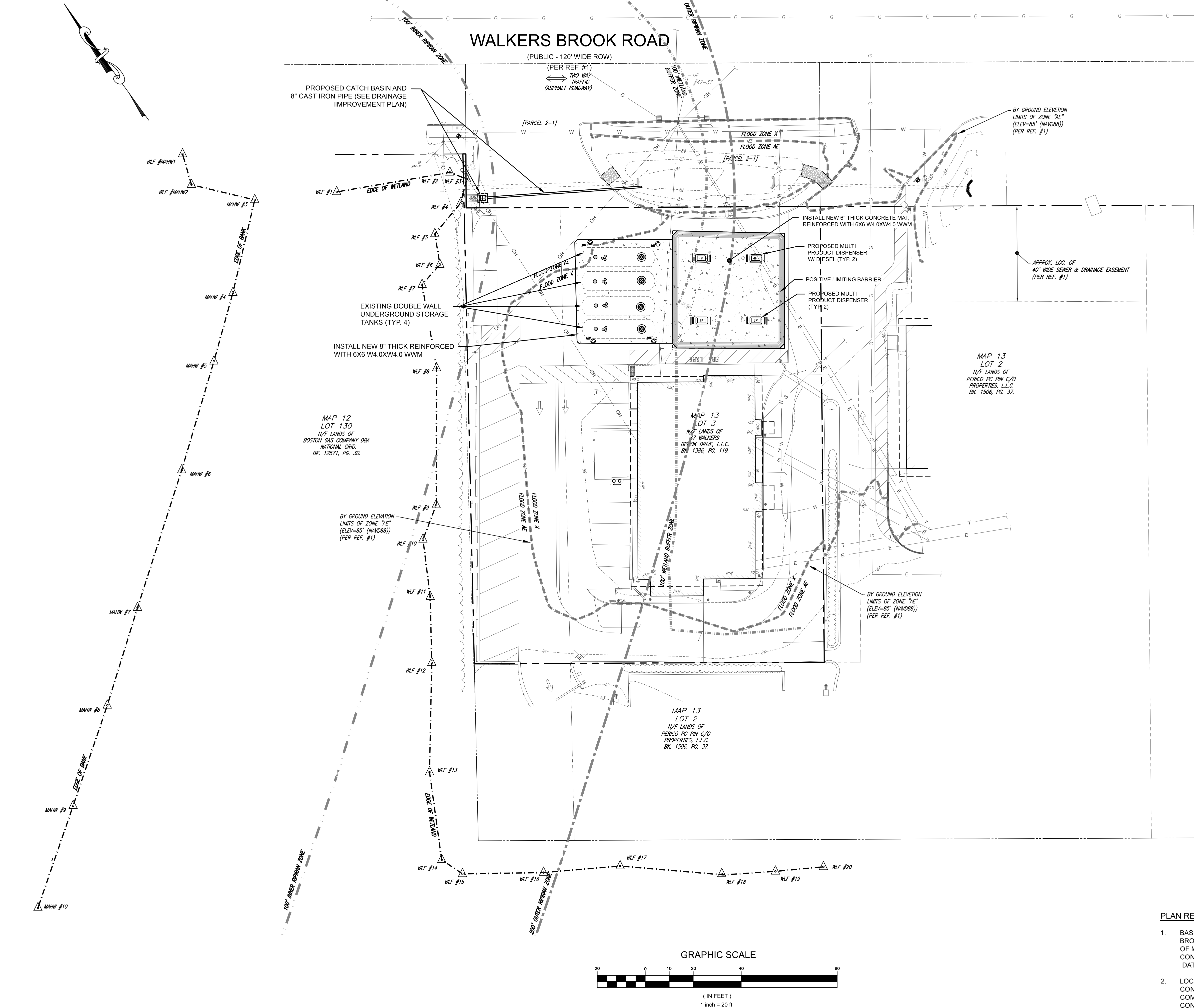
**BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY**  
**CMG ENVIRONMENTAL**  
87 WALKERS BROOK ROAD  
MAP 13, LOT 3  
TOWN OF READING, MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
ALBANY, NY 518-217-5010  
CHAFFONT, PA 215-112-9800  
HAUPPAUGE, NY 631-580-9445  
MANHATTAN, NY 646-780-0411  
MT LAUREL, NJ 609-557-3999  
WARREN, NJ 908-668-0099

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY HEREON MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.





### LEGEND

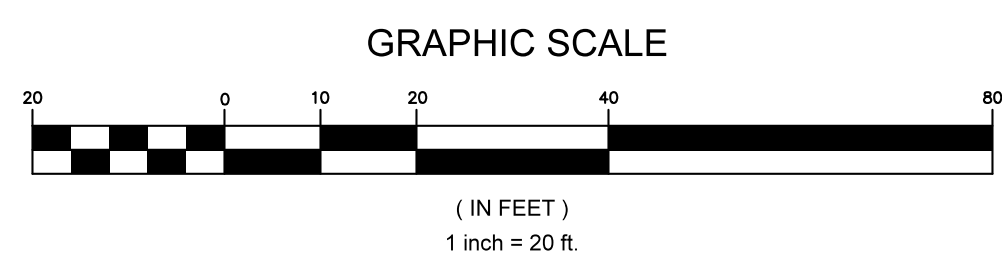
EXISTING		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE
---	BUILDING SETBACK LINE	---	BUILDING SETBACK LINE
---	100' WETLAND BUFFER	---	100' WETLAND BUFFER
○	UTILITY POLE	○	UTILITY POLE
— W — W —	WATER LINE	— W — W —	WATER LINE
⊕	FIRE HYDRANT	⊕	FIRE HYDRANT
W.C.	WATER GATE	W.C.	WATER GATE
□	CATCH BASIN	□	CATCH BASIN
— D — D —	DRAINAGE LINE	— D — D —	DRAINAGE LINE
— S — S —	SEWER LINE	— S — S —	SEWER LINE
— T — T —	TELEPHONE LINE	— T — T —	TELEPHONE LINE
— E — E —	ELECTRIC LINE	— E — E —	ELECTRIC LINE
— OH —	OVERHEAD ELECTRIC	— OH —	OVERHEAD ELECTRIC
---	EDGE OF WETLANDS	---	EDGE OF WETLANDS
— 18 —	CONTOUR LINE	— 18 —	CONTOUR LINE
□	GASOLINE DISPENSER	□	GASOLINE W/ DIESEL DISPENSER
		3P	
		4P	

#### Contractor and Environmental Engineering Coordination Notes:

- Hold Pre-construction meeting between contractor and environmental consultant to discuss project schedule and requirements for environmental consultant to be onsite during certain site field activities.
- Required notification: Mass DEP notification of tank top upgrade is not required as the address does not have any active Release Tracking Numbers.
- Environmental consultant onsite to observe tank mat removal, excavation of peastone and pipe removal. Consultant will screen soils with photoionization detector (PID) capable of detecting total volatile organic vapors. If consultant records total volatile organic vapor readings above 100 parts per million, work will stop and consultant will discuss results with contractor, owner, and will notify Mass DEP as required at 888-304-1133.
- Removed concrete from the tank pad and drive mat will be disposed of offsite as recycled concrete.
- Removed asphalt, if any, will be disposed of offsite as recycled material.
- Removed concrete and asphalt maybe stockpiled onsite for up to two weeks prior to offsite shipment, 12" mulch socks shall be placed around stockpiled material.
- Peastone will likely be removed by vacuum excavation and stockpiled onsite stockpile on top of and covered with 6 mill poly in accordance with DEP standards for reuse once piping upgrade is complete. 12" mulch socks shall be placed around the stockpiled peastone.
- If any excess peastone remains at the end of the project it will be tested and disposed of in accordance with applicable DEP standards.
- Dewatering is not anticipated as the depth to water in the tank field is approximately 6 feet deep and the tank tops are located approximately 3.5 feet deep.
- If dewatering is required, any water pumped from the tank area will be stored in frac tanks onsite and managed in accordance with DEP requirements.
- CMG will conduct a pre-burial inspection of the piping.
- CMG will prepare an environmental report to document the UST piping upgrade.

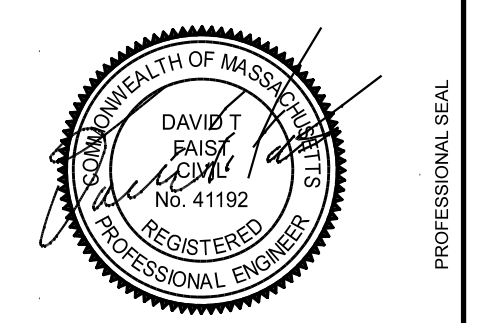
NOTE: THESE PLANS ARE FOR UNDERGROUND STORAGE TANK TOP AND FUEL REPLACEMENT ONLY AND DO NOT CONSTITUTE A BOUNDARY OR LOCATION SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES ESTABLISHED AND SITE FEATURE LOCATIONS CONFIRMED BEFORE CONSTRUCTION.

- #### PLAN REFERENCES:
1. BASE PLAN PER PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY 87 WALKERS BROOK ROAD, MAP 13, LOT 3, TOWN OF READING, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS" PREPARED FOR CMG ENVIRONMENTAL, INC. PREPARED BY: CONTROL POINT ASSOCIATES, INC., 352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772. DATED: 3/14/2023.
  2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS	
NO.	DESCRIPTION
1.	10/9/2023 UPDATED TO TANK TOP ONLY
2.	11/21/2023 REVISIONS PER COMMISSION COMMENTS
3.	9/3/2024 DRAINAGE IMPROVEMENT PLAN UST PIPING AND EQUIPMENT LIST



**PROJECT:** UST TANK TOP REPLACEMENT PLAN  
**#87 WALKERS BROOK DRIVE  
 READING, MA 01867**

**PREPARED FOR:** LEIGH ENTERPRISES LTD  
**87 WALKERS BROOK DRIVE  
 READING, MA 01867**

**ENGINEERING SERVICES  
 ENVIRONMENTAL SERVICES**  
 67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906

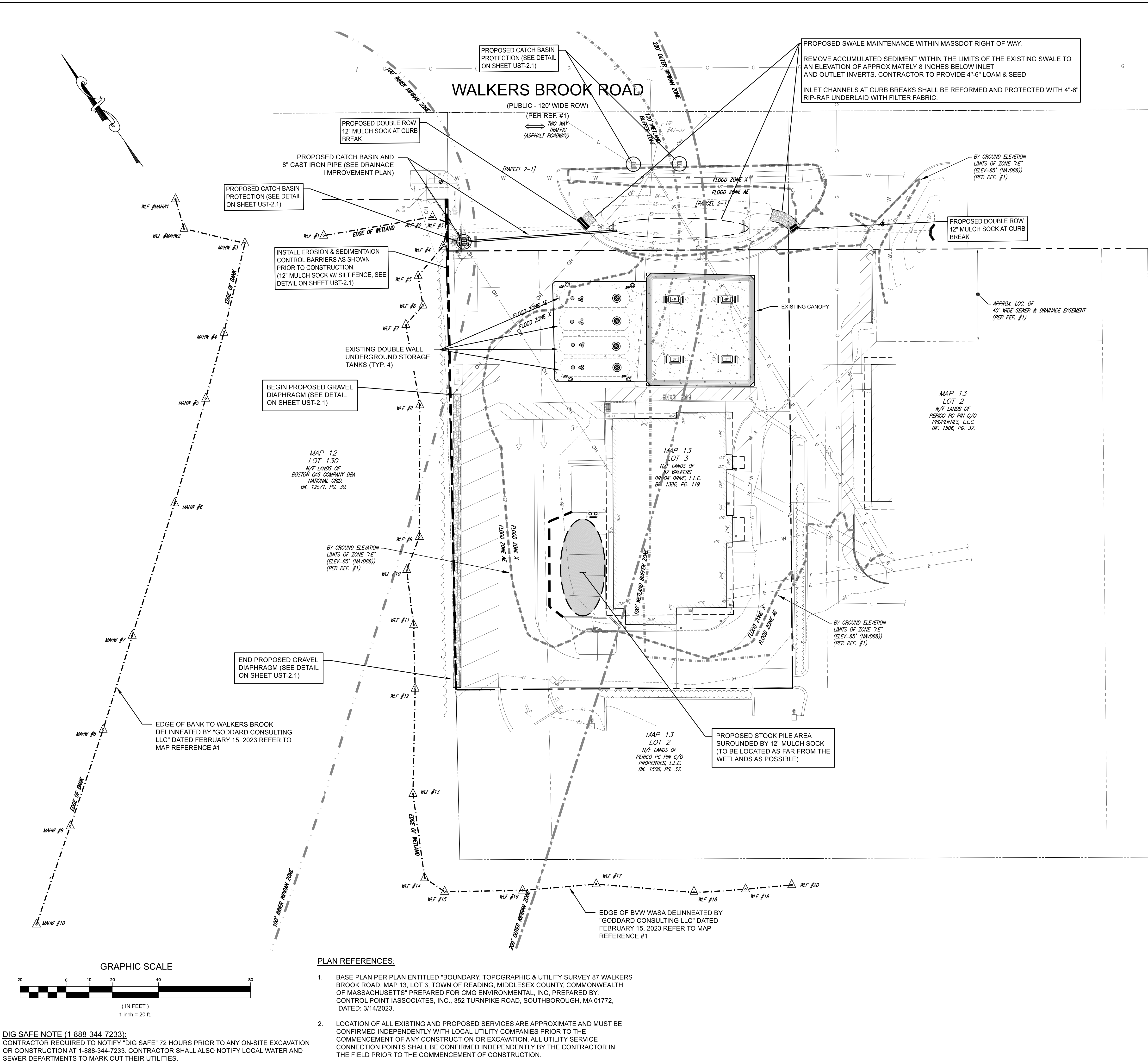


ISSUE DATE: 7/13/2023  
 DRAWN BY: MM CHECKED BY: JAB  
 SCALE: 1" = 20'  
 PROJECT NO.: 2022-306

OVERALL LAYOUT

UST-1.0

MA DEP FACILITY ID #10826



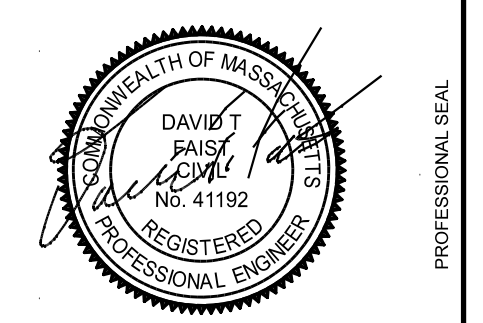
### LEGEND

EXISTING	PROPOSED
---	---
---	---
---	---
○	○
— W — W —	— W — W —
⊕	⊕
⊕	⊕
— D — D —	— D — D —
— S — S —	— S — S —
— T — T —	— T — T —
— E — E —	— E — E —
— OH —	— OH —
---	---
---	---
⊕	⊕
---	---

### Contractor and Environmental Engineering Coordination Notes:

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- Required notification: Mass DEP notification of tank top upgrade is not required as the address does not have any active Release Tracking Numbers.
- Environmental consultant onsite to observe tank mat removal, excavation of peastone and pipe removal. Consultant will screen soils with photoionization detector (PID) capable of detecting total volatile organic vapors. If consultant records total volatile organic vapor readings above 100 parts per million, work will stop and consultant will discuss results with contractor, owner, and will notify Mass DEP as required at 888-304-1133.
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2.	11/21/2023 REVISIONS PER COMMISSION COMMENTS
3.	9/3/2024 DRAINAGE IMPROVEMENT PLAN UST PIPING AND EQUIPMENT LIST



**UST TANK TOP REPLACEMENT PLAN**  
**#87 WALKERS BROOK DRIVE**  
**READING, MA 01867**

**LEIGH ENTERPRISES LTD**  
**87 WALKERS BROOK DRIVE**  
**READING, MA 01867**

**ENGINEERING SERVICES**  
**ENVIRONMENTAL SERVICES**

67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906

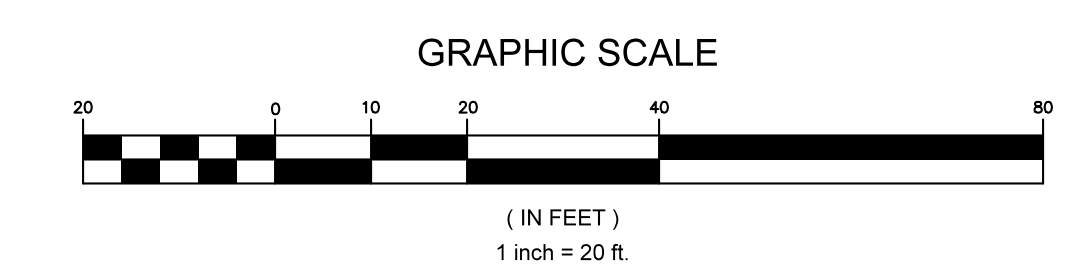


ISSUE DATE: 7/13/2023  
 DRAWN BY: MM CHECKED BY: JAB  
 SCALE: 1" = 20'  
 PROJECT NO.: 2022-306

EROSION & SEDIMENTATION PLAN

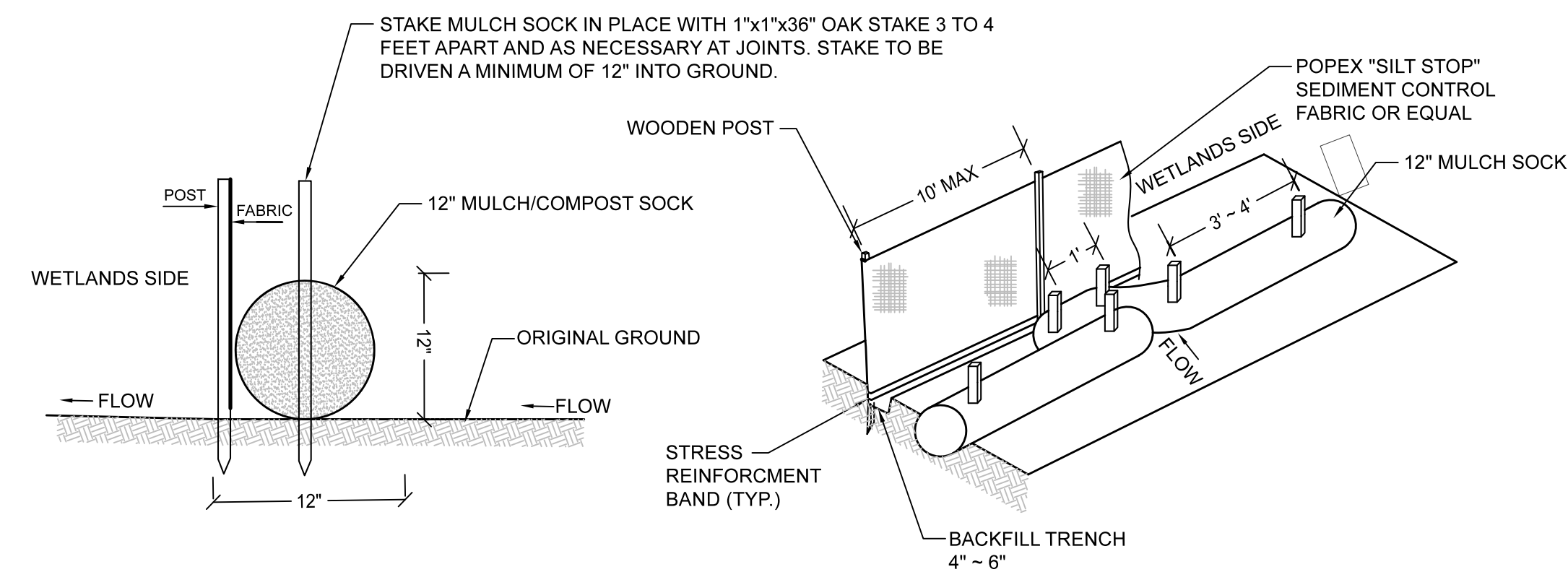
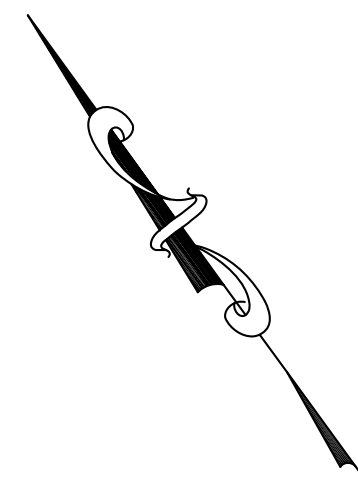
UST-2.0

MA DEP FACILITY ID #10826

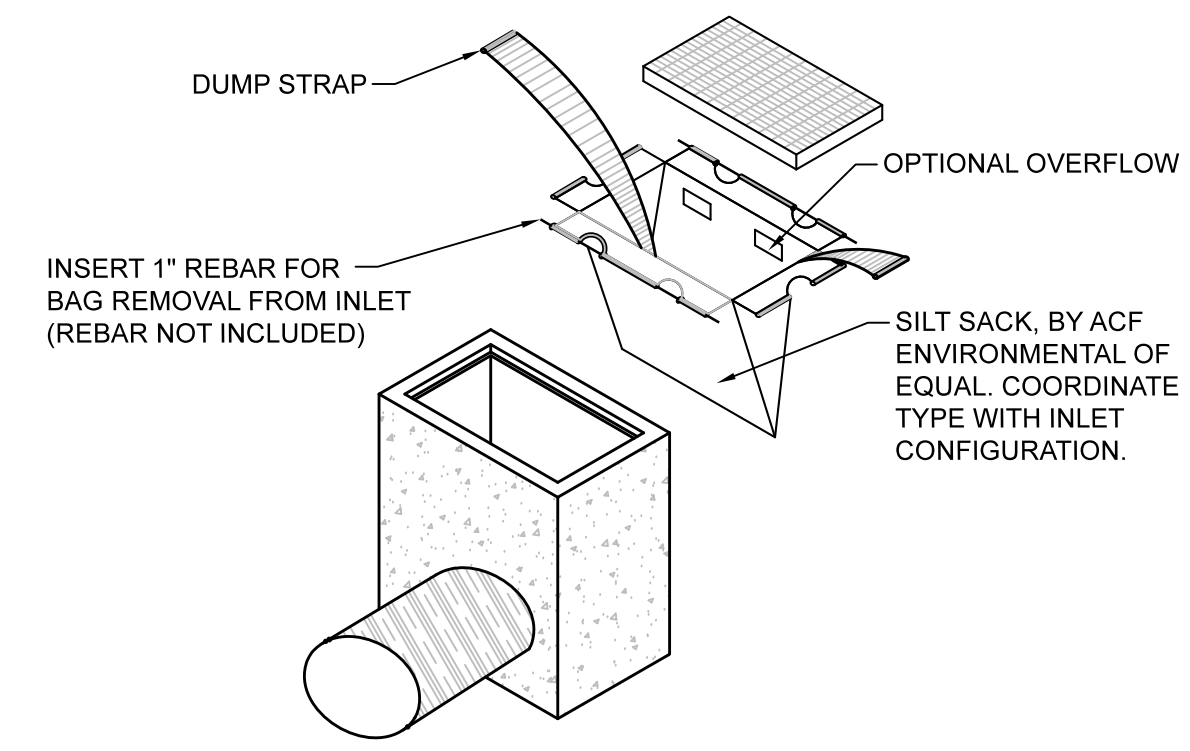


**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

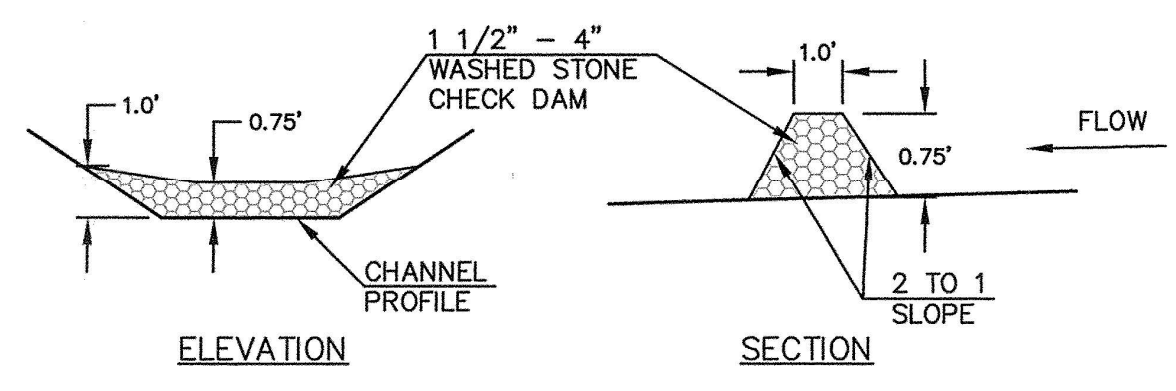
- PLAN REFERENCES:**
1. BASE PLAN PER PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY 87 WALKERS BROOK ROAD, MAP 13, LOT 3, TOWN OF READING, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS" PREPARED FOR CMG ENVIRONMENTAL, INC. PREPARED BY: CONTROL POINT ASSOCIATES, INC., 352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772, DATED: 3/14/2023.
  2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



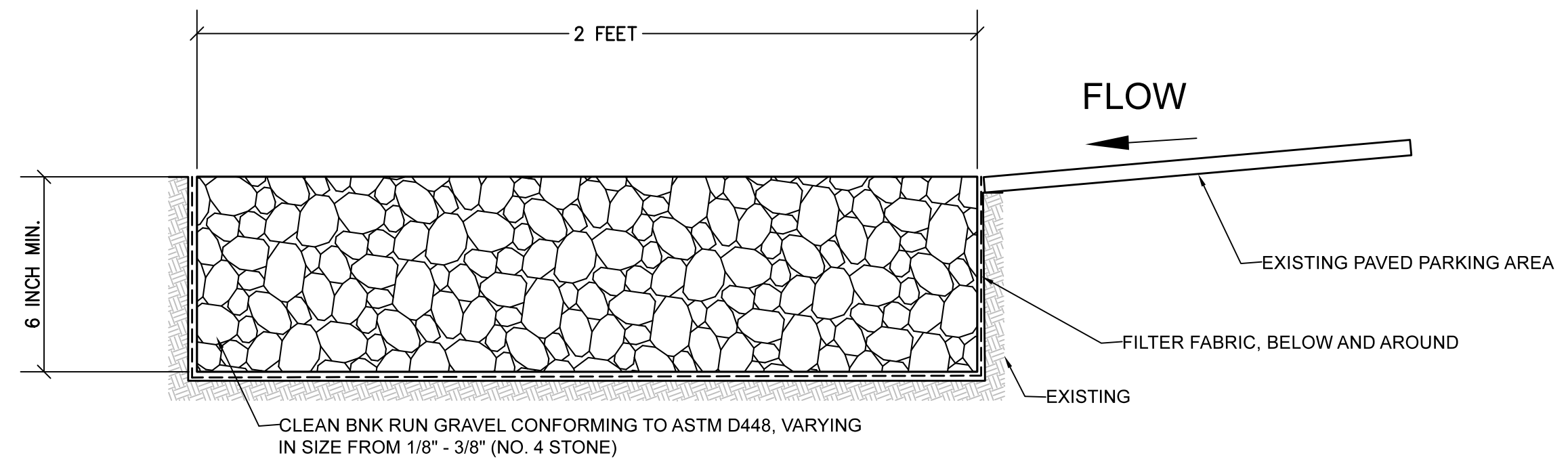
**1**  
3.0  
MULCH SOCK W/ SILT FENCE DETAIL  
SCALE: N.T.S.



**2**  
3.0  
SILT SACK DETAIL  
SCALE: N.T.S.



**3**  
3.0  
CHECK DAM DETAIL  
SCALE: N.T.S.



**4**  
3.0  
PEA GRAVEL DIAPHRAGM  
SCALE: N.T.S.

**PROPOSED SEQUENCE OF CONSTRUCTION:**

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE TOWN STAFF, PEER REVIEW CONSULTANTS, AND ENGINEER OF RECORD AS MAY BE REQUIRED.
2. OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN AND STATE BEFORE STARTING ANY WORK ON THE SITE.
3. INSTALL EROSION CONTROLS AS SHOWN ON THE PLAN AND DETAILS AS MAY BE REQUIRED.
4. DISCONNECT APPLICABLE UTILITIES AND SERVICES. ONCE UTILITIES ARE PROPERLY TERMINATED, CONTRACTOR MAY DEMOLISH EXISTING SITE FEATURES TO ALLOW FOR PROPOSED IMPROVEMENTS.
5. REMOVE EXISTING CONCRETE TANK MATS.
6. INSTALL NEW TANK TOP EQUIPMENT, DISPENSER AND ASSOCIATED FUEL PIPING.
7. FINALIZE PROPOSED SITE IMPROVEMENTS PER THE APPROVED SITE PLAN. INSTALL PAVEMENT AND CONCRETE MATS AS PER SITE PLANS.
8. REMOVE ALL EROSION CONTROL MEASURES FROM THE SITE AND PROPERLY DISPOSE OF MEASURES OFF-SITE.

**DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES:**  
**TEMPORARY STABILIZATION MEASURES**

**SILT FENCING WITH STRAW WATTLES OR APPROVED EQUAL:**  
INSTALL SILT FENCE/ STRAW WATTLES AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE AND WATTLES INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE FENCE-HEIGHT. REPAIR AND OR/ REPLACE IMMEDIATELY IF DAMAGED OR DETERIORATED.

**SILT SACK DROP INLET PROTECTION:**  
SILT SACK OR APPLICABLE FABRIC DROP INLET PROTECTION DEVICE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. TRAPPING DEVICES AND STRUCTURES THEY PROTECT SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP.

**TEMPORARY STABILIZATION:**  
TOP SOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH PROCEDURES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

**DUST CONTROL:**  
TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ADJUTING PROPERTY OWNERS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE, AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-98, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

**STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:**  
COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH SILT FENCE TO PREVENT TRANSPORTATION OF SEDIMENT.

**PERMANENT STABILIZATION MEASURES**  
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED AND MULCH SPECIFICATIONS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

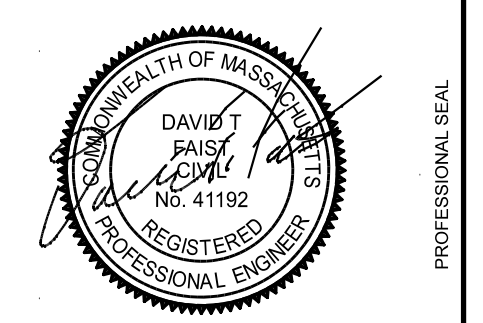
**GENERAL CONTROLS:**  
**WASTE DISPOSAL:**  
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTRACTOR SHALL BE PROMPTLY EMPTIED WHEN FULL.

**PAVEMENT MAINTENANCE:**  
THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR CITY, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

**PROHIBITED DISCHARGES:**  
CONTRACTOR SHALL PREVENT DAILY CONSTRUCTION MATERIALS AND WASTE FROM ENTERING ANY WETLANDS OR WATERCOURSES, INCLUDING BUT NOT LIMITED TO, CONTAMINATED GROUNDWATER, CONCRETE WASHOUT, FUELS, SOAPS OR SOLVENTS, PAINT, TOXIC SUBSTANCES, ETC.

**EXCAVATION DEWATERING:**  
CONTRACTOR SHALL NOT DISCHARGE DEWATERING MEASURES DIRECTLY INTO WETLANDS AND WATERCOURSES. CONTRACTOR TO COORDINATE DEWATERING PRACTICES WITH OWNER'S ENVIRONMENTAL CONSULTANT TO ASSURE ALL REQUIRED STATE PERMITS ARE OBTAINED AND APPROPRIATE PRACTICES ARE IMPLEMENTED.

NO.	DATE	DESCRIPTION	BY			
			CKD	MM	JAB	AR
1.	10/9/2023	UPDATED TO TANK TOP ONLY				
2.	11/21/2023	REVISIONS PER COMMISSION COMMENTS				
3.	9/3/2024	DRAINAGE IMPROVEMENT PLAN USE PIPING AND EQUIPMENT LIST				



**PROJECT:**  
UST TANK TOP REPLACEMENT PLAN  
#87 WALKERS BROOK DRIVE  
READING, MA 01867

**PREPARED FOR:**  
LEIGH ENTERPRISES LTD  
87 WALKERS BROOK DRIVE  
READING, MA 01867

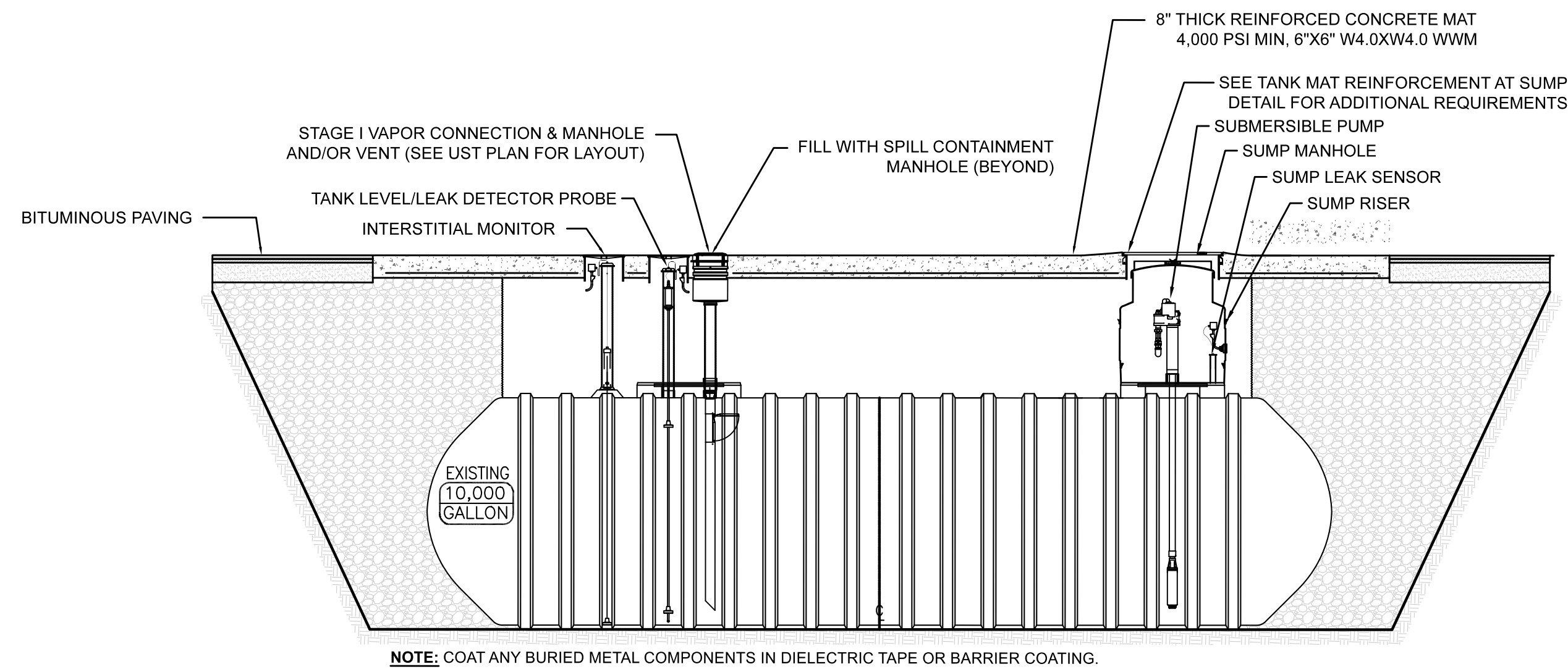
**ENGINEERING SERVICES ENVIRONMENTAL SERVICES**  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



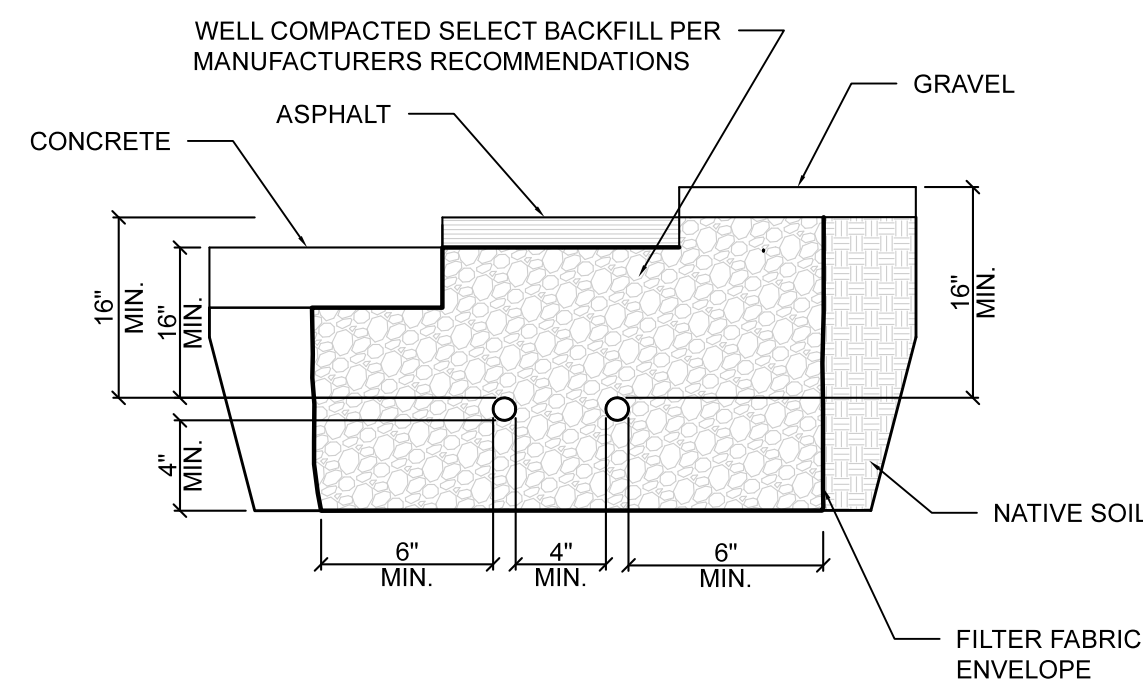
ISSUE DATE: 7/13/2023  
DRAWN BY: MM CHECKED BY: JAB  
SCALE: AS NOTED  
PROJECT NO.: 2022-308

EROSION & SEDIMENTATION DETAILS

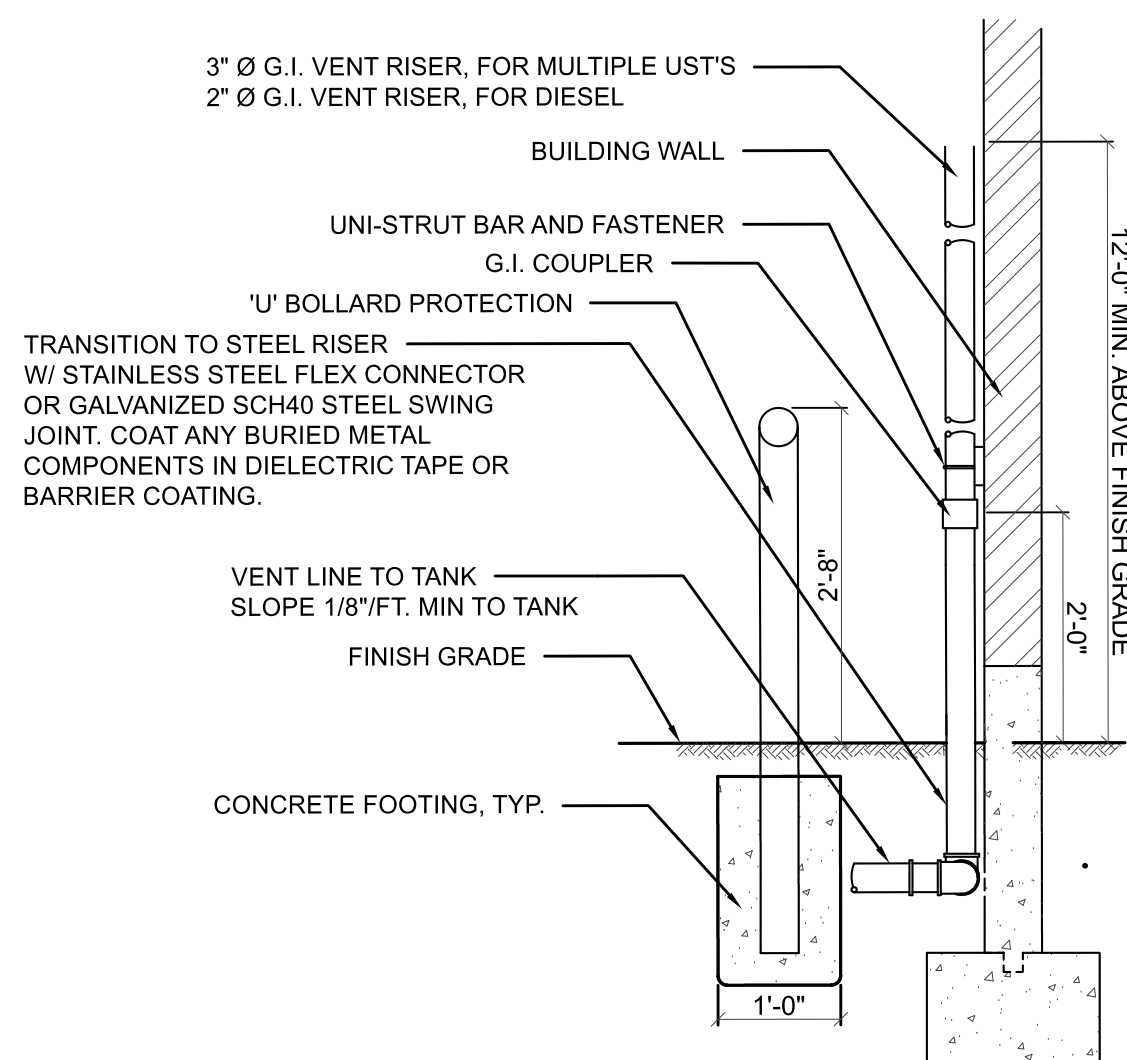




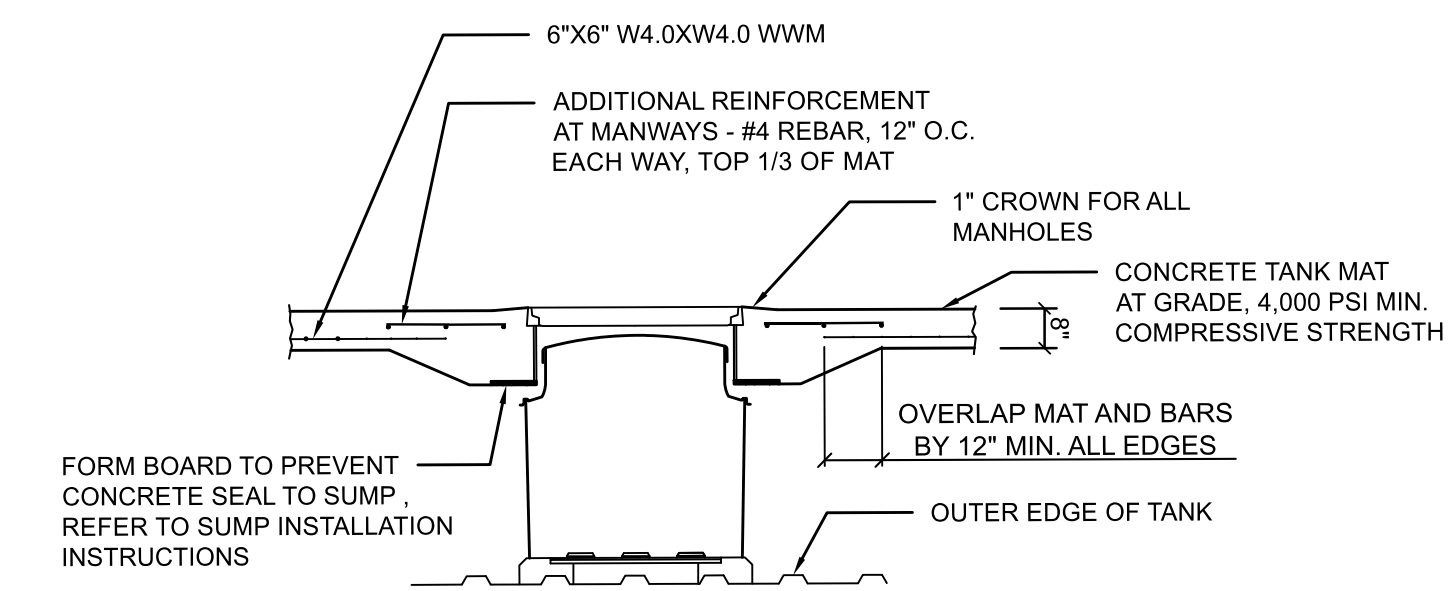
**1** EXISTING 10,000 GAL DOUBLE-WALL TANK CROSS SECTION (TYP. OF 4, 2 REGULAR, 1 PREMIUM, 1 DIESEL)  
 UST-4.0 SCALE 1/4" = 1'-0"



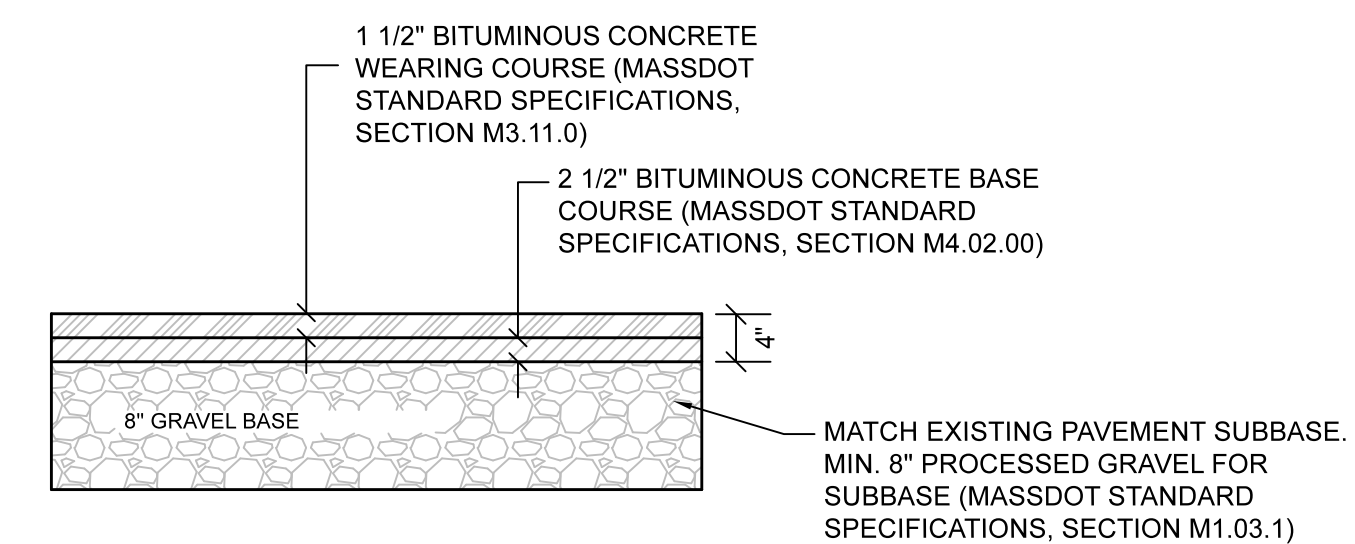
**4** UNDERGROUND PRODUCT PIPING TRENCH DETAILS  
 UST-4.0 SCALE: NTS



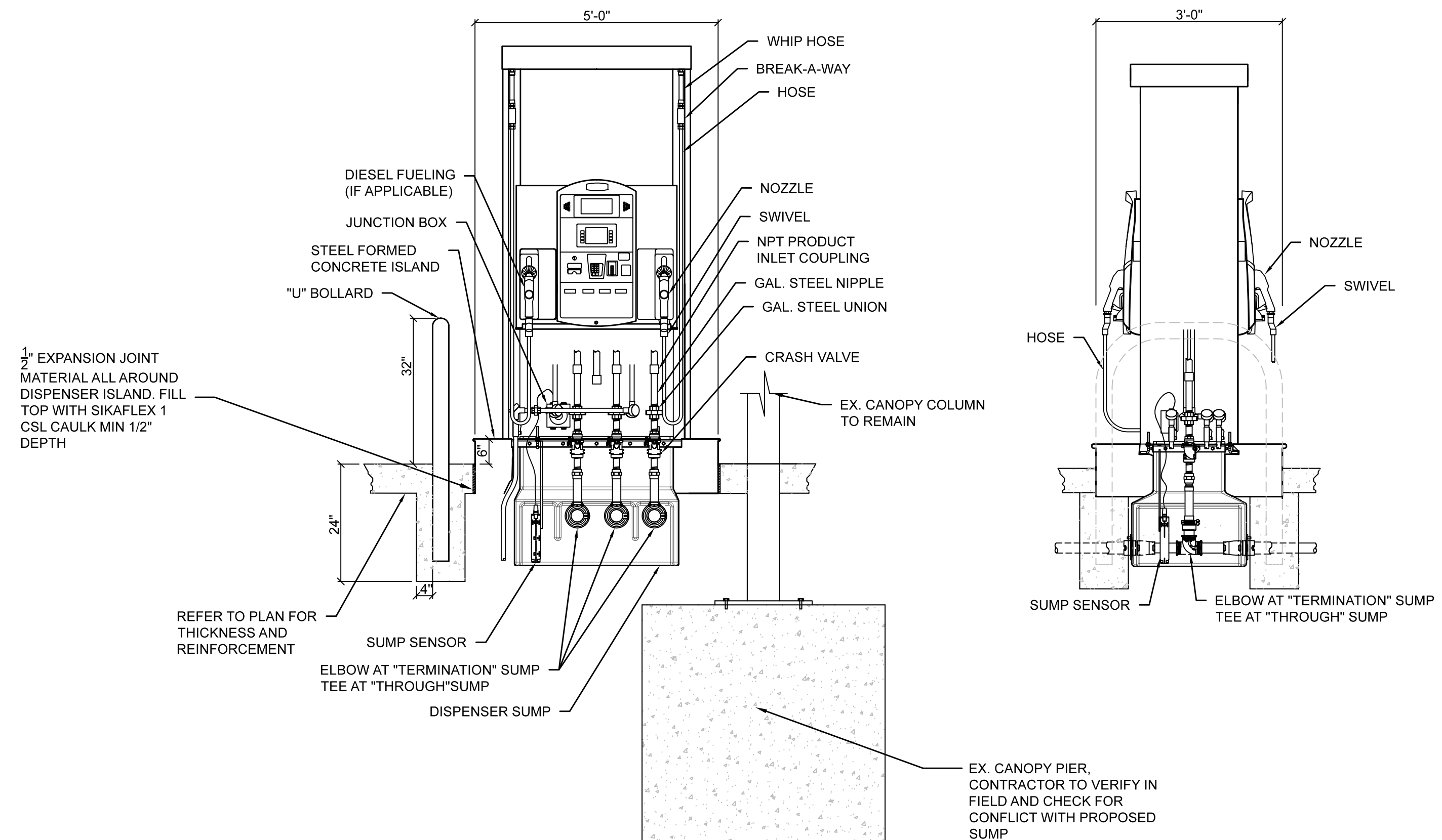
**5** VENT RISER  
 UST-4.0 SCALE: NTS



**2** TANK MAT REINFORCEMENT AT SUMP  
 UST-4.0 SCALE: NTS



**3** ASPHALT PAVEMENT DETAIL  
 UST-4.0 SCALE: NTS



**6** DISPENSER AND ISLAND SECTION  
 UST-4.0 SCALE 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD
1.	10/9/2023	UPDATED TO TANK TOP ONLY	MM	JAB
2.	11/21/2023	REVISIONS PER COMMISSION COMMENTS	AR	JAB
3.	9/3/2024	DRAINAGE IMPROVEMENT PLAN UST PIPING AND EQUIPMENT LIST	MM	MS



SealPact 2024-09-03 13:18:15 EST  
 Click seal or scan QR Code for verification, otherwise not valid.

**UST TANK TOP REPLACEMENT PLAN**  
**#87 WALKERS BROOK DRIVE**  
**READING, MA 01867**  
**LEIGH ENTERPRISES LTD**  
**87 WALKERS BROOK DRIVE**  
**READING, MA 01867**

ENGINEERING SERVICES  
 ENVIRONMENTAL SERVICES  
 67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906



ISSUE DATE: 7/13/2023  
 DRAWN BY: MM CHECKED BY: JAB  
 SCALE: AS NOTED  
 PROJECT NO.: 2022-306

UST DETAILS

UST-4.0