

"GREENCARE COLLECTIVE, INC"

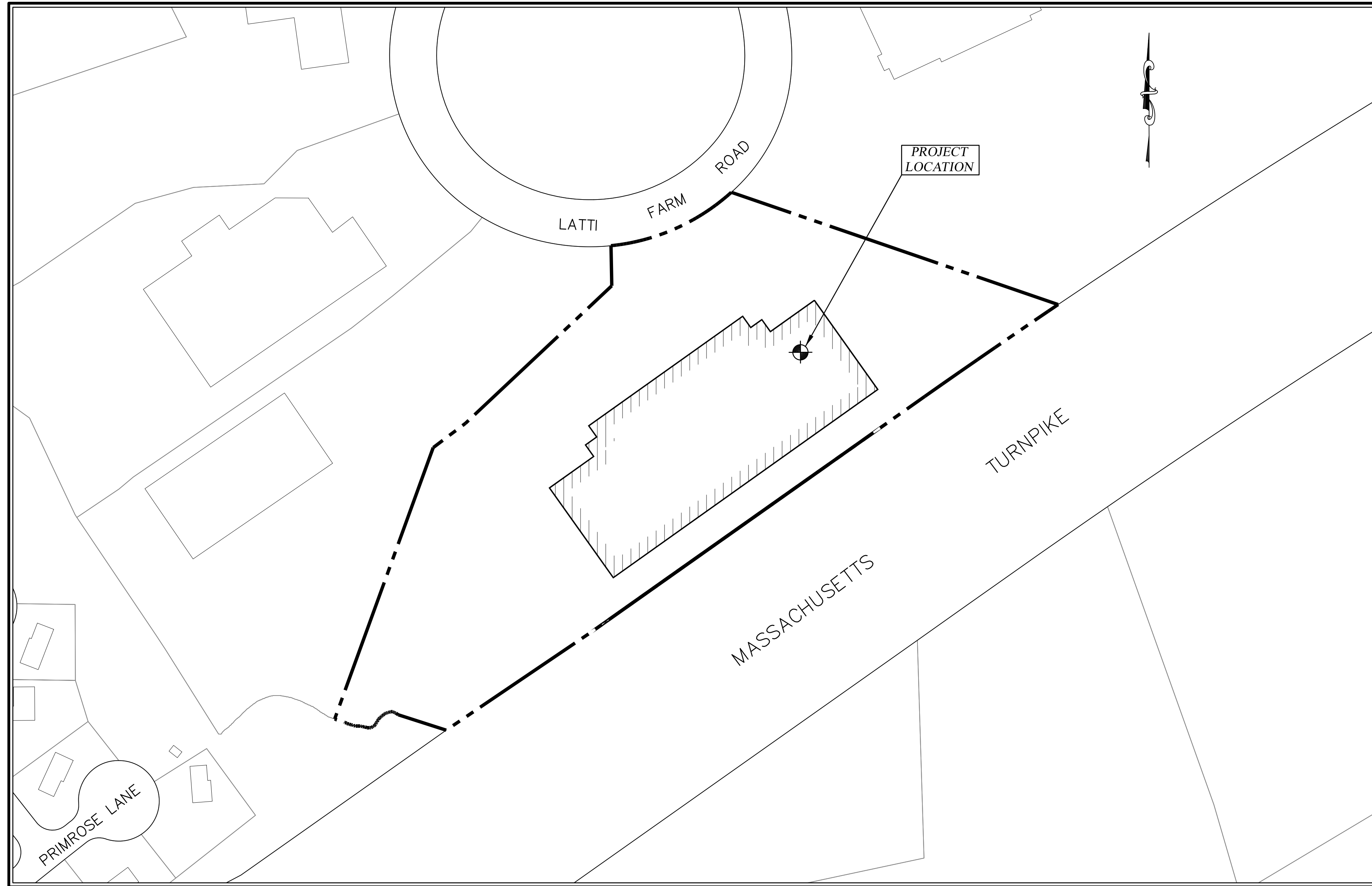
SPECIAL PERMIT MODIFICATION

#12 LATTI FARM ROAD

MILLBURY, MA 01527

MILLBURY PLANNING BOARD
SPECIAL PERMIT APPROVAL

DATE: _____



SITE LOCUS
1" = 100'

DRAWING INDEX

- T-1: TITLE SHEET
- EX-1: EXISTING CONDITIONS SURVEY
- C-1: SPECIAL PERMIT SITE PLAN
- C-2: DETAIL SHEET
- C-3: DETAIL SHEET

DIG-SAFE NOTE

CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).

APPLICANT / PROPERTY INFORMATION:

APPLICANT:
GREENCARE COLLECTIVE, INC.
12 LATTI FARM ROAD
MILLBURY, MA 01527
CONTACT: ATTORNEY-MAYER, ANTONELLIS,
JACHOWICZ & HARANAS, LLP
PHONE: (508)-473-2203

OWNER:
OCS MILLBURY, LLC
633 3RD AVENUE
NEW YORK, NEW YORK 10017

ASSESSORS MAP ID: MAP 14 PARCEL 27
DEED REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 62875 PAGE 235
SPECIAL PERMIT REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 61783 PAGE 44
ZBA VARIANCE REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 64551 PAGE 249

PROJECT ENGINEER:
CHRIS MCCLURE, P.E.
MCCLURE ENGINEERING, INC.
119 WORCESTER ROAD
CHARLTON, MA 01507
PHONE: (508)-248-2005

PROJECT SURVEYOR:
MARK LAPRAD, P.L.S.
LAPRAD LAND SURVEYING
145 WEST STURBRIDGE ROAD
EAST BROOKFIELD, MA 01515
PHONE: (508)-867-6383

PROJECT ARCHITECT:
JILL S. PEEBLES, AIA
BKA ARCHITECTS
142 CRESCENT STREET
BROCTON, MA 02302
PHONE: (508)-583-5603

GENERAL NOTES:

- SITE EXISTING CONDITIONS, TOPOGRAPHY AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY LAPRAD LAND SURVEYING, EAST BROOKFIELD, MA, BETWEEN THE DATES OF JUNE 19 AND JULY 13, 2019.
- 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.
- SITE IS NOT WITHIN AN AREA OF 100-YEAR FLOOD BASED ON F.I.R.M. FLOOD INSURANCE RATE MAP WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 809 OF 1075 MAP NUMBER 25027C0809E, EFFECTIVE DATE: JULY 4, 2011.
- VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- HORIZONTAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DERIVED FROM GPS OBSERVATIONS OBTAINED IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- WETLAND DELINEATION PERFORMED BY ECOTEC, INC. 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.

HOR. SCALE IN FEET: 1"=100'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4/9/21	PB COMMENTS 4/7/21	MM CPM
2	4/20/21	PB COMMENTS 4/13/21, ELECTRICAL	MM CPM

LAPRAD LAND SURVEYING
Tel: (774) 239-4452
Fax: (508) 867-6383
145 West Sturbridge Road
East Brookfield, MA 01515
Email: mark.laprad@lapradlandsurveying.com

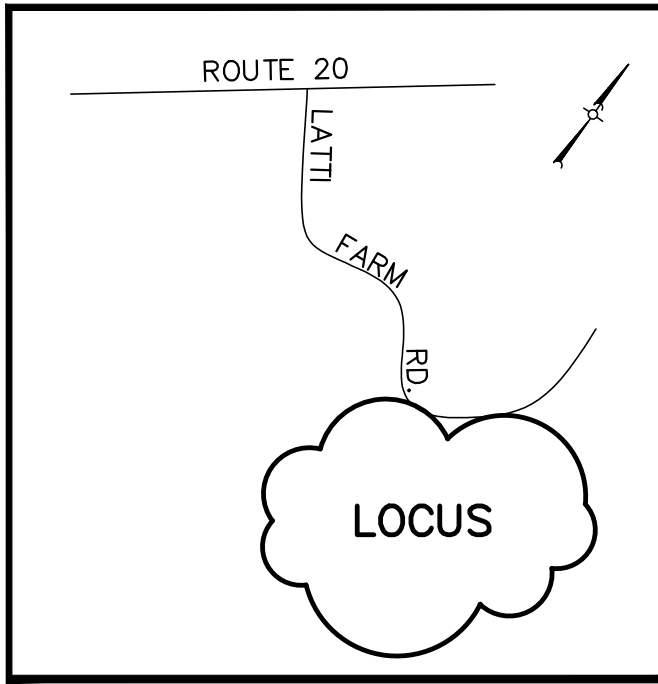
McCLURE ENGINEERING, INC
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: chris@mcclureengineers.com

SPECIAL PERMIT MODIFICATION
#12 LATTI FARM ROAD
MILLBURY, MA 01527
PREPARED FOR
GREENCARE COLLECTIVE, INC.
12 LATTI FARM RD
MILLBURY, MA 01527

DRAWN BY: MM
DATE: 3/8/2021
CHK BY: CPM
SCALE: 1" = 100'
PROJ. NO. 186-1963-K

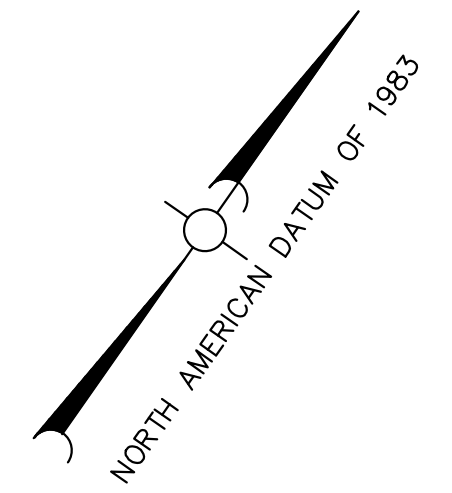
TITLE SHEET

T-1



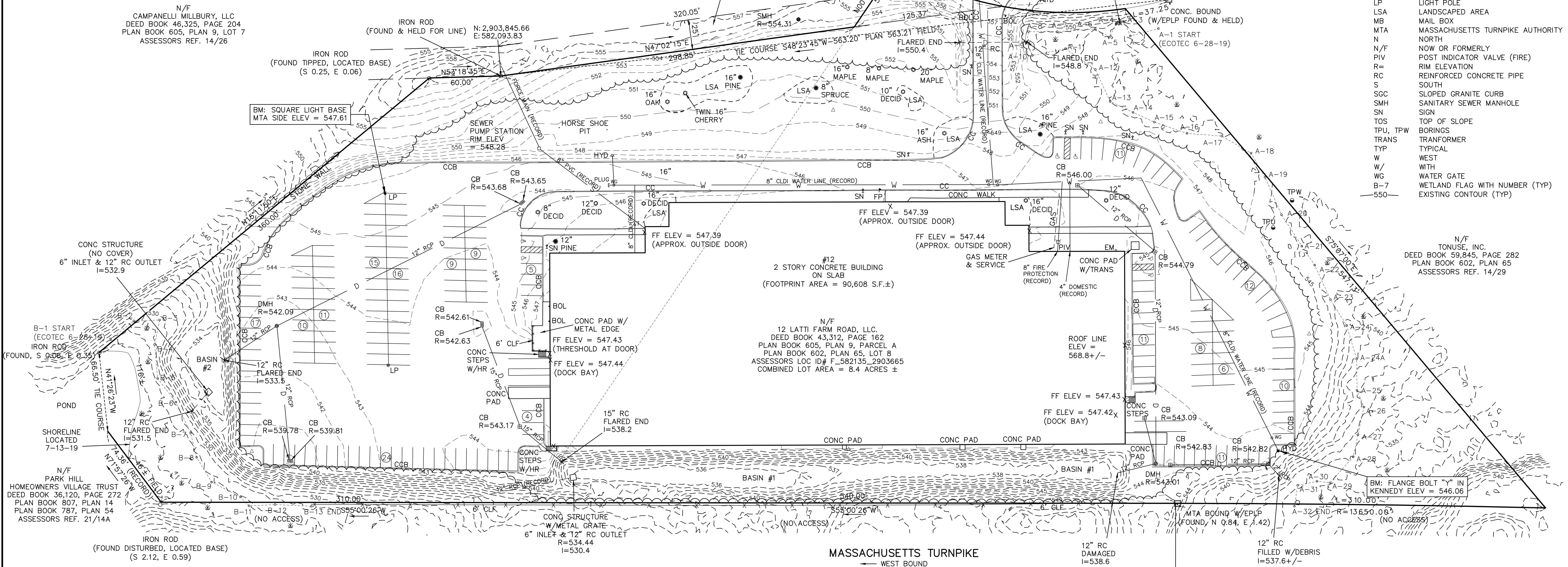
LOCATION MAP
NOT TO SCALE

- NOTES:**
- OWNER OF RECORD
12 LATTI FARM ROAD, LLC
P.O. BOX 646
WORCESTER, MA 01612-0646
 - SURVEYOR OF RECORD
LAPRAD LAND SURVEYING
145 WEST STURBRIDGE ROAD
EAST BROOKFIELD, MA 01515
774-239-4452
 - SUBJECT PROPERTY IS ZONED INDUSTRIAL II.
 - EXISTING CONDITIONS AS SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UPON THE GROUNDS BY LAPRAD LAND SURVEYING BETWEEN THE DATES OF JUNE 19 AND JULY 13 OF 2019.
 - WETLAND DELINEATION PERFORMED BY ECOTEC, INC., 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.
 - HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. BOTH SYSTEMS WERE DERIVED FROM GPS OBSERVATIONS TAKEN IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
 - THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
 - TOTAL PARKING SPACES (STANDARD) = 183.
TOTAL HANDICAP SPACES = 6.
TOTAL COMBINED PARKING SPACES = 189.
 - PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027C 809E DATED JULY 4, 2011 FOR COMMUNITY NO. 250318.



LEGEND:

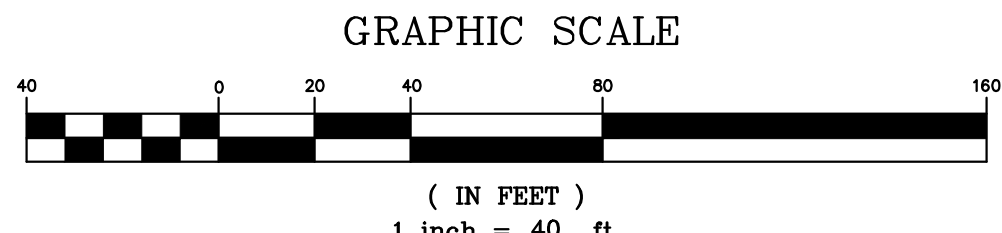
BIT	BITUMINOUS
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBCL	CATCH BASIN CURB INLET
CC	CONCRETE CURB
CCB	CAPE COD BERM
CLF	CHAIN LINK FENCE
CONC	CONCRETE
D	DRAIN LINE
DECID	DECIDUOUS
DMH	DRAIN MANHOLE
DYCL	DOUBLE YELLOW CENTER LINE
E	EAST
ELEV	ELEVATION
EM	ELECTRIC METER
EPLP	ESCUTCHEON PIN IN LEAD PLUG
FF ELEV	FINISH FLOOR ELEVATION
GG	GAS GATE
HOWL	HEADWALL
HH	HAND HOLE
HR	HAND RAIL
HYD	HYDRANT
I	INVERT ELEVATION
LP	LIGHT POLE
LSA	LANDSCAPED AREA
MB	MAIL BOX
MTA	MASSACHUSETTS TURNPIKE AUTHORITY
N	NORTH
N/F	NOW OR FORMERLY
PIV	POST INDICATOR VALVE (FIRE)
R	RIM ELEVATION
RC	REINFORCED CONCRETE PIPE
S	SOUTH
SGC	SLOPED GRANITE CURB
SMH	SANITARY SEWER MANHOLE
SN	SIGN
TOS	TOP OF SLOPE
TPU, TPW	BORINGS
TRANS	TRANSFORMER
TYP	TYPICAL
W	WEST
W/W	WITH
WG	WATER GATE
B-7	WETLAND FLAG WITH NUMBER (TYP)
-550-	EXISTING CONTOUR (TYP)



EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

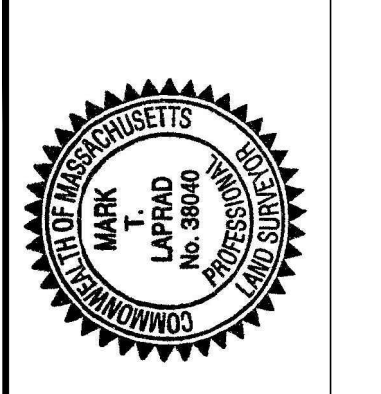
MILLBURY PLANNING BOARD
SITE PLAN APPROVAL

DATE: _____



DATE	ISSUE	REVISION	DESCRIPTION	APP.
JULY 17, 2019				CHK. MTL

EXISTING CONDITIONS TOPOGRAPHIC PLAN
PREPARED FOR
CO GROW MASSACHUSETTS, LLC
12 LATTI FARM ROAD
MILLBURY, MASSACHUSETTS



LAPRAD LAND SURVEYING
145 WEST STURBRIDGE ROAD
EAST BROOKFIELD, MASSACHUSETTS 01515
(774) 239-4452
mark.laprad@lapradlandsurveying.com

ZONING INFORMATION TABLE – MILLBURY, MA
#12 LATTI FARM ROAD

OWNER: OCS MILLBURY LLC
 633 3RD AVENUE
 17TH FLOOR
 NEW YORK, NY 10017

APPLICANT: GREENCARE COLLECTIVE, INC.
 12 LATTI FARM ROAD
 MILLBURY, MA 01527
 ATTN: ATTORNEY-MAYER, ANTONELLIS,
 JACHOWICZ & HARANAS, LLP
 PHONE: 508-473-2203

ASSESSOR'S MAP ID: MAP 14 PARCEL 27
 ZONING: I-II (INDUSTRIAL 2)
 EXISTING USE: LIGHT MANUFACTURING

DEED: BK 62875 PG 235
 SPECIAL PERMIT: BK 61783 PG 44
 ZBA VARIANCE: BK 64551 PG 229

PROPOSED USE: MARIJUANA CULTIVATION AND RETAIL DISPENSARY (USE VARIANCE ISSUED 12/2/20*)

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	80,000 S.F.	366,235±S.F.(8.4 AC)	366,235±S.F.(8.4 AC)
FRONTAGE	200 FT.	200.00 FT.	200.00 FT.
FRONT SETBACK	30 FT.	161.6 FT.	161.6 FT.
SIDE SETBACK	20 FT.	131.5 FT.	112.8 FT.
REAR SETBACK	20 FT.	47.5 FT.	47.5 FT.
MAX. BLDG. HEIGHT	55 FT.	SEE ARCHITECTS PLAN	SEE ARCHITECTS PLAN
MAX. BLDG. COVERAGE	35%	90,608 ±S.F.(24.7%)	97,944 ±S.F.(26.7%)

2019 PARKING CALCULATION	REQUIRED	PROVIDED
INDUSTRIAL: 1 SPACE / 1 1/4 EMPLOYEES PER SHIFT		
TWO SHIFTS @ 25 EMPLOYEES = 50 PERSONS	40 SPACES	52 SPACES
RETAIL STORE: 1 SPACE / 200 S.F.		
2,000 S.F.	10 SPACES	36 SPACES**
Total Spaces =	50 SPACES	88 SPACES
TOTAL MARKED ADA ACCESSIBLE SPACES	2 SPACES	4 SPACES
MARKED ADA VAN ACCESSIBLE SPACES	1 SPACES	2 SPACES

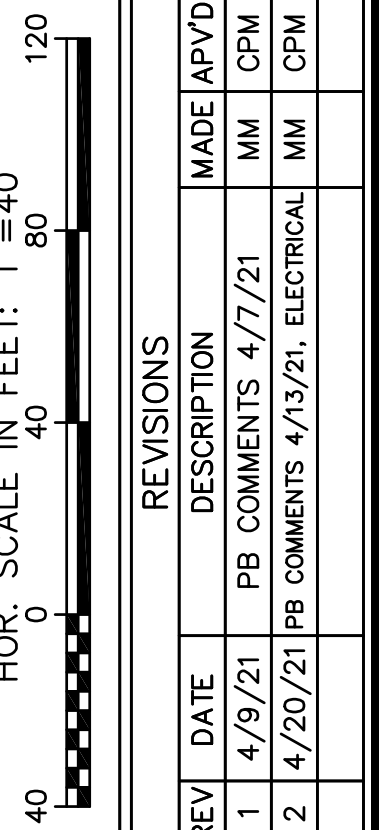
*PER THE USE VARIANCE ISSUED BY THE MILLBURY ZONING BOARD OF APPEALS ON 12/2/20 ALLOWING MARIJUANA RETAIL AS AN ACCESSORY USE AT THE PROPERTY, THE MARIJUANA USE MAY OCCUPY A MAXIMUM OF 2,000 S.F. OF THE BUILDING SPACE, AND THE MAXIMUM HOURS OF OPERATION SHALL BE 9:00 AM TO 8:00 PM MONDAY THROUGH SATURDAY AND 9:00 AM TO 6:00 PM ON SUNDAY.
 **OVERFLOW RETAIL PARKING TO BE PROVIDED FOR INSTANCES OF HIGH VOLUME. IN SUCH INSTANCES TRAFFIC SHALL BE DIRECTED BY STAFF. FORTY-TWO SPACES OF THE SIXTY-SIX SPACES WHERE STRIPING IS PROPOSED TO BE REMOVED WILL BE USED FOR OVERFLOW RETAIL PARKING.

MILLBURY PLANNING BOARD
 SPECIAL PERMIT APPROVAL

DATE:

LEGEND

- BIT BITUMINOUS
- BM BENCH MARK
- BOS BOTTOM OF SLOPE
- CB CATCH BASIN
- CBCI CATCH BASIN CURB INLET
- CC CONCRETE CURB
- CCB CAPE COD BERM
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- D DRAIN LINE
- DECID DECIDUOUS
- DMH DRAIN MANHOLE
- DYCL DOUBLE YELLOW CENTER LINE
- E EAST
- ELEV ELEVATION
- EM ELECTRIC METER
- EPLP ESCUTCHEON PIN IN LEAD PLUG
- FF ELEV FINISH FLOOR ELEVATION
- GG GAS GATE
- HDWL HEADWALL
- HH HAND HOLE
- HR HAND RAIL
- HYD HYDRANT
- I= INVERT ELEVATION
- LP LIGHT POLE
- LSA LANDSCAPED AREA
- MB MAIL BOX
- MTA MASSACHUSETTS TURNPIKE AUTHORITY
- N NORTH
- N/F NOW OR FORMERLY
- PIV POST INDICATOR VALVE (FIRE)
- R= RIM ELEVATION
- RC REINFORCED CONCRETE PIPE
- S SOUTH
- SGC SLOPED GRANITE CURB
- SMH SANITARY SEWER MANHOLE
- SN SIGN
- TOS TOP OF SLOPE
- TPU, TPW BORINGS
- TRANS TRANSFORMER
- TYP TYPICAL
- W WEST
- WG WATER GATE
- B-7 WETLAND FLAG WITH NUMBER (TYP)
- 550 EXISTING CONTOUR (TYP)
- x550.50 EXISTING SPOT GRADE (TYP)



REV	DATE	DESCRIPTION	MADE BY	APVD BY
1	4/9/21	PB COMMENTS 4/7/21	MM	CPM
2	4/20/21	PB COMMENTS 4/13/21, ELECTRICAL	MM	CPM

CHRISTOPHER P. MCCLURE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 45647
 CT LIC. NO. 25944

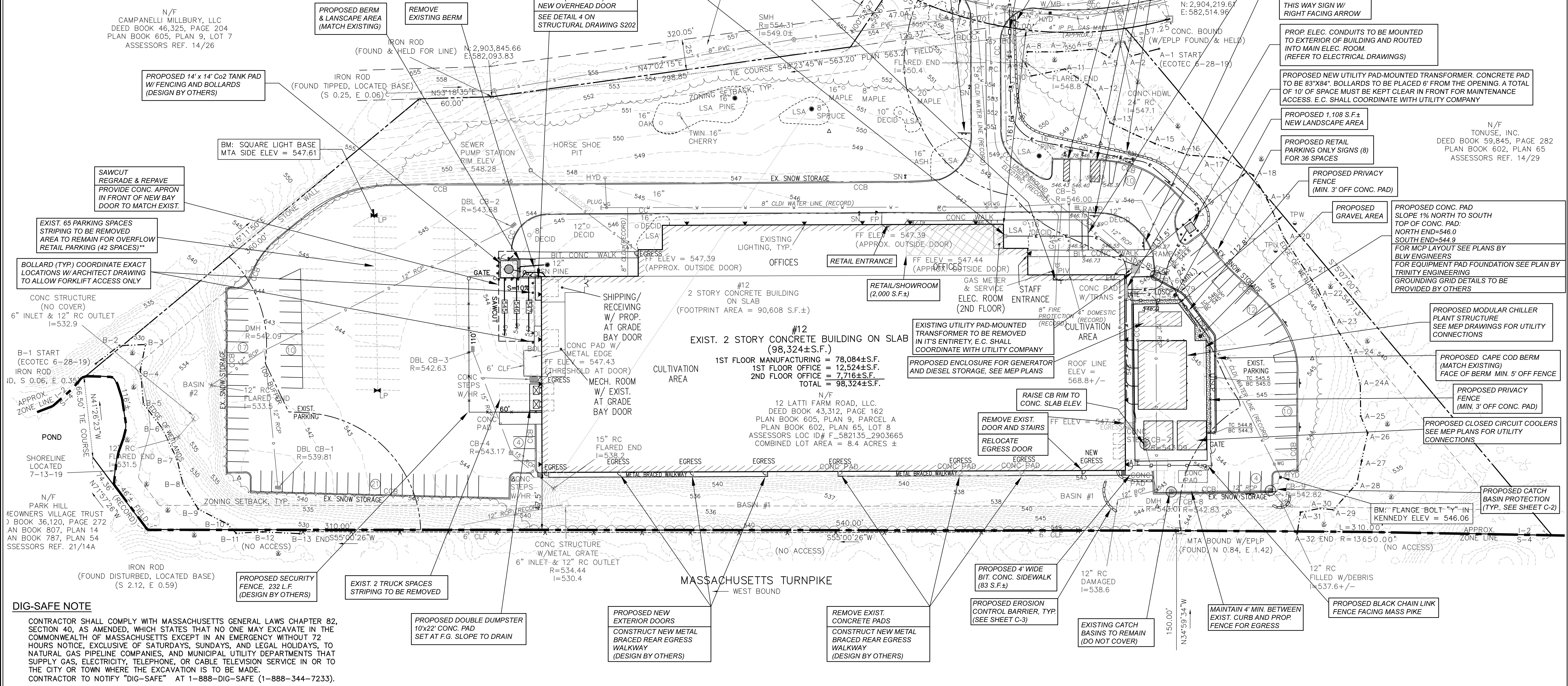
McCLURE ENGINEERING, INC.
 119 Worcester Road
 Charlton, MA 01507
 Tel: (508) 248-2005
 Fax: (508) 248-4887
 Email: chris@mcclureengineers.com

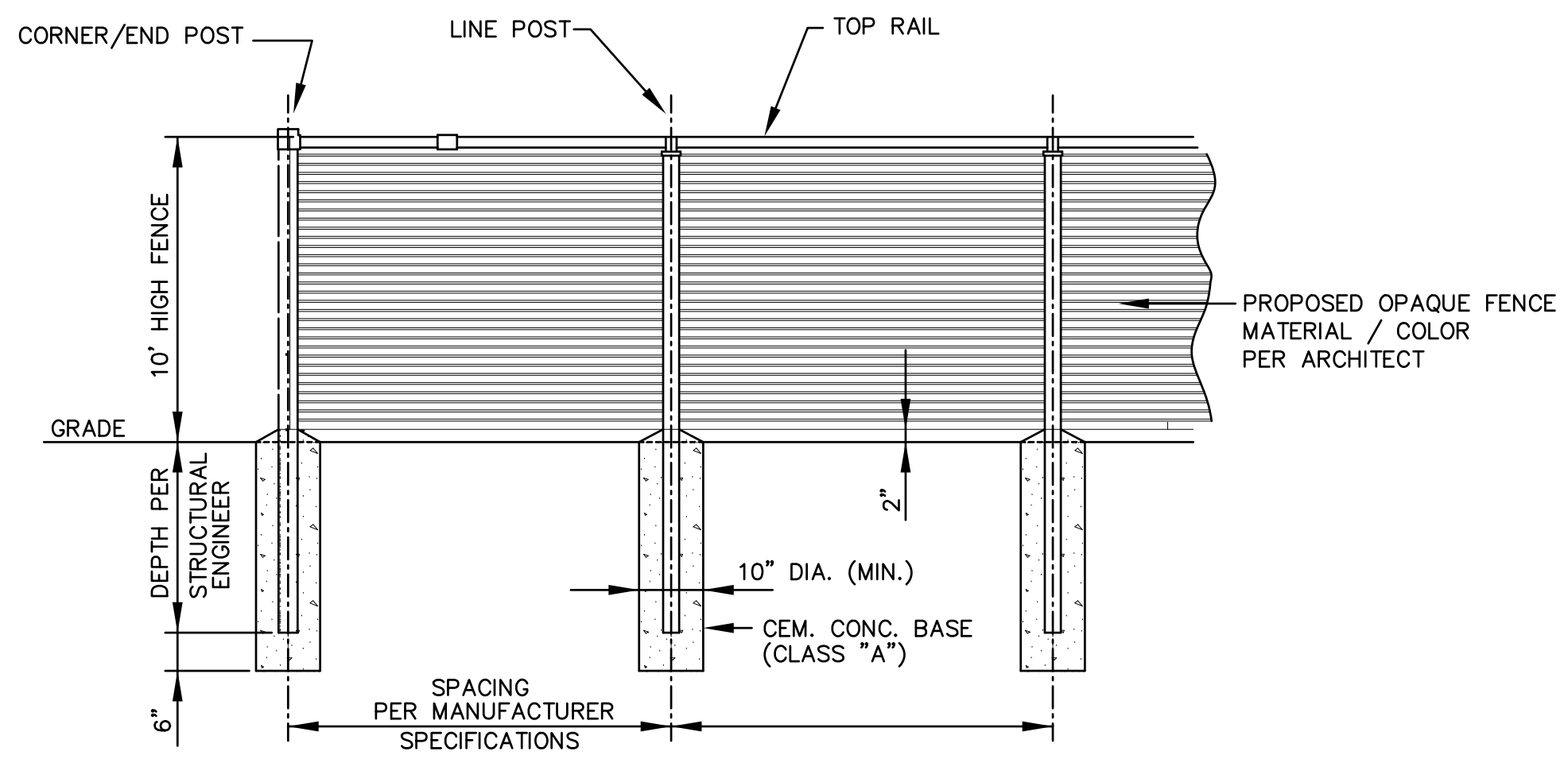
SPECIAL PERMIT MODIFICATION
#12 LATTI FARM ROAD
 MILLBURY, MA 01527
 PREPARED FOR:
 GREENCARE COLLECTIVE, INC.
 12 LATTI FARM RD
 MILLBURY, MA 01527

DRAWN BY: MM
 DATE: 3/10/2021
 CHK BY: CPM
 SCALE: 1" = 40'
 PROJ. NO. 186-1963-K

SPECIAL PERMIT SITE PLAN

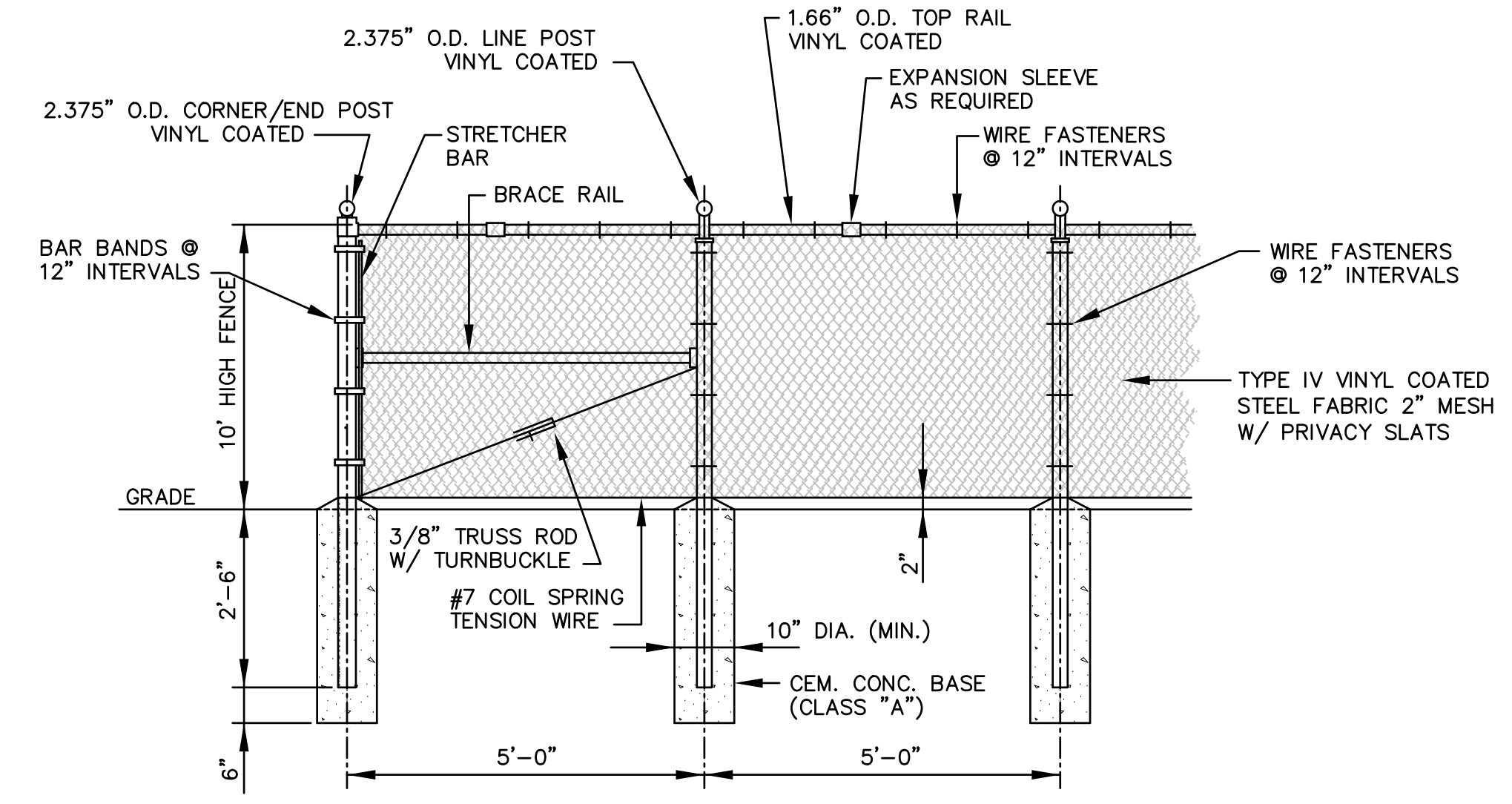
C-1





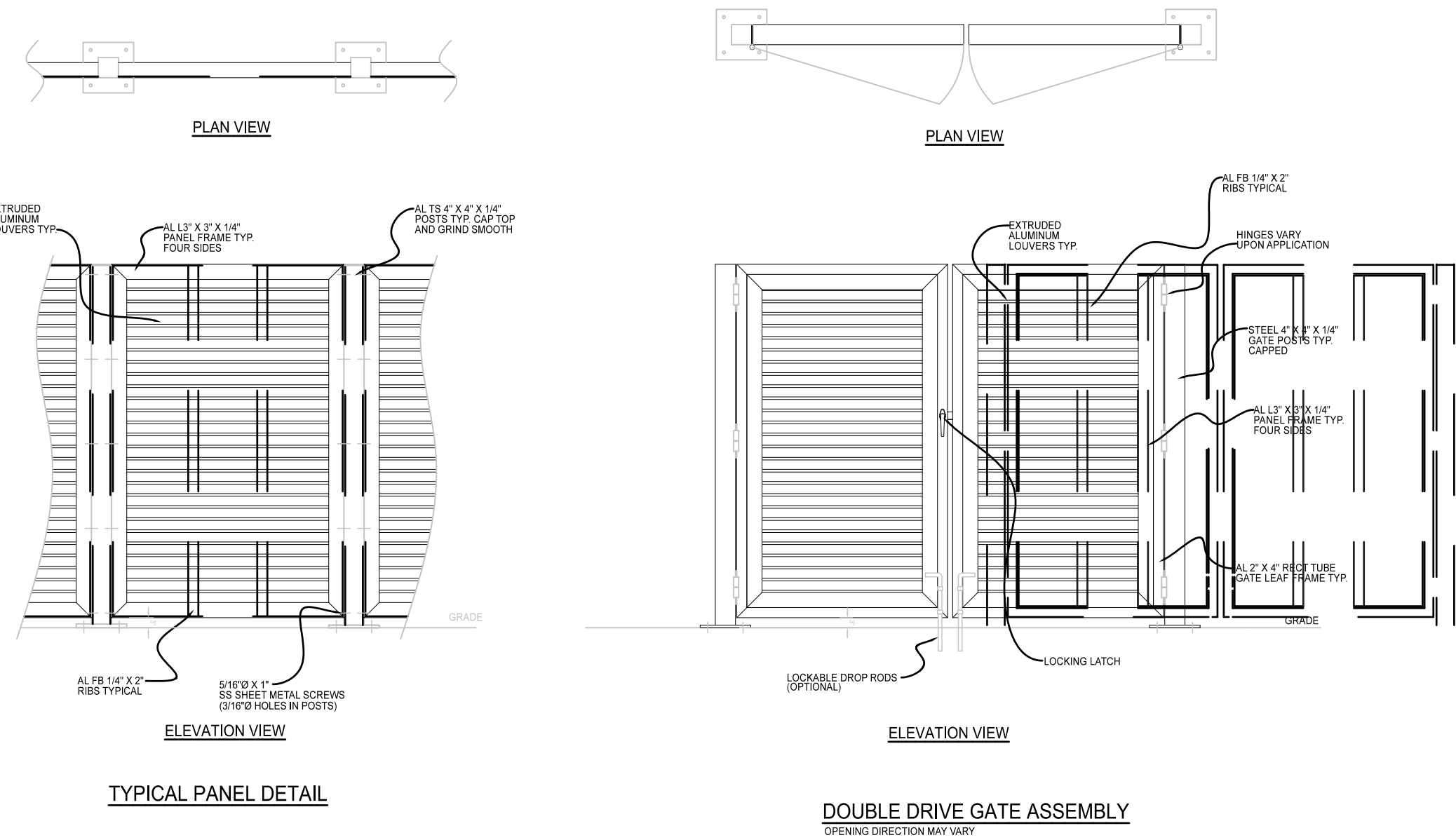
FENCE DETAIL

NOTES:
1). CONTRACTOR TO SUBMIT SHOP DRAWING TO PLANNING BOARD & DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



CHAIN LINK FENCE DETAIL

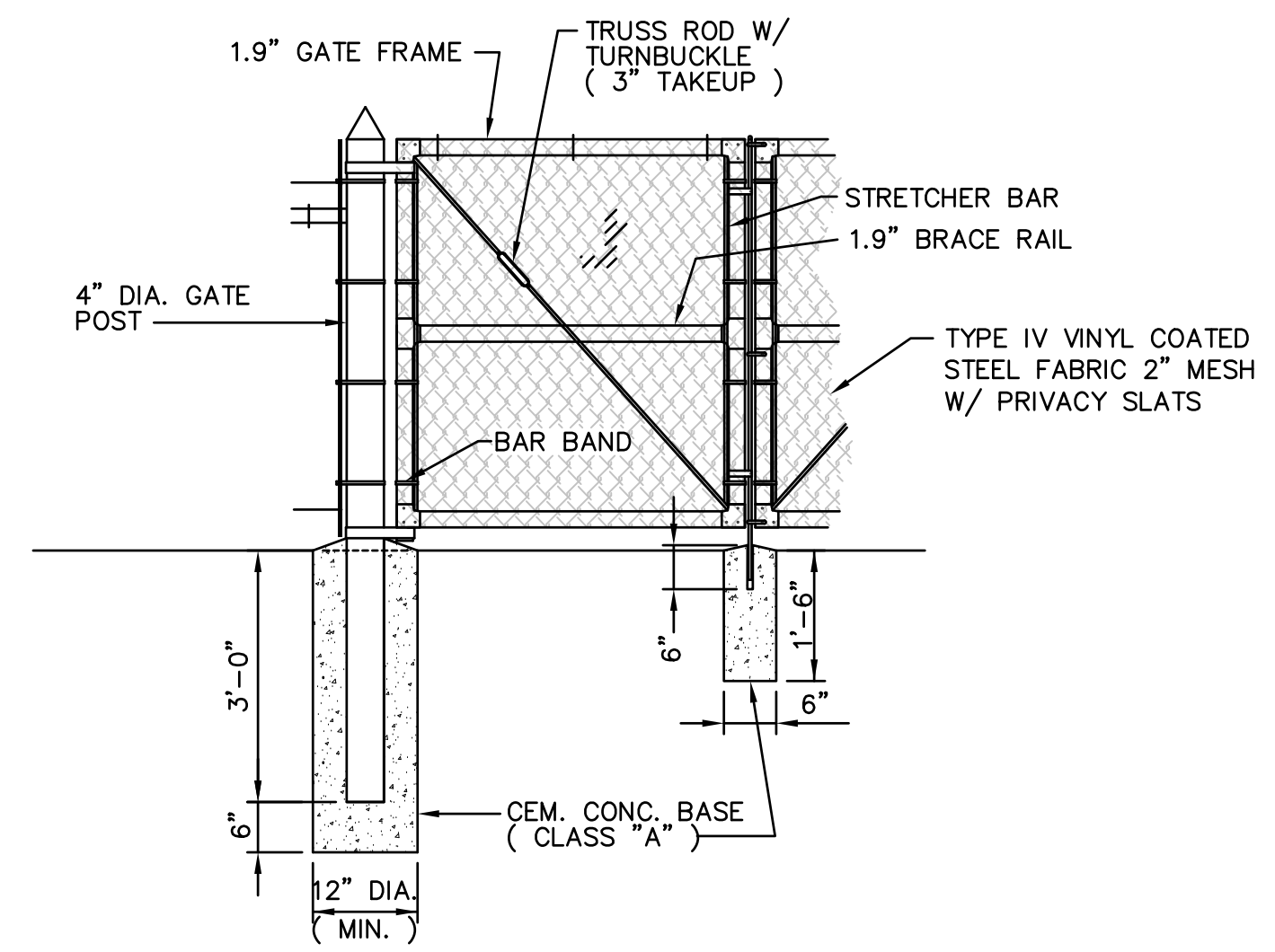
NOT TO SCALE



PALM SHIELD TYPICAL LOUVERED PANEL & DOUBLE GATE DETAIL

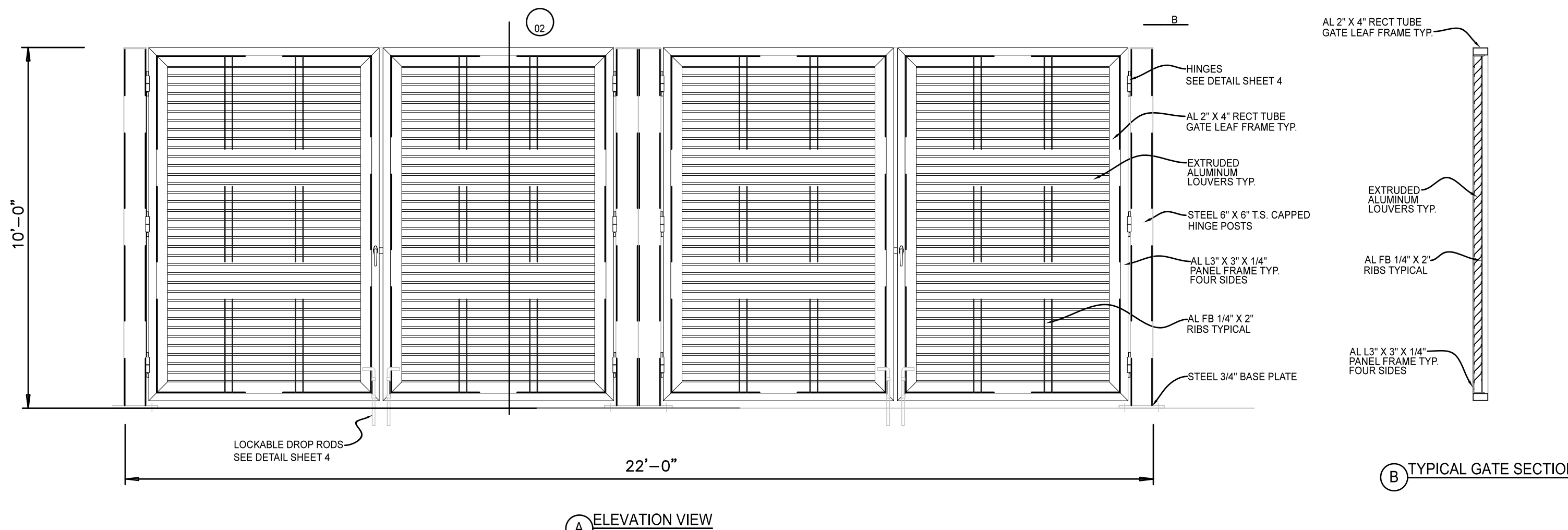
NOTES:
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NOT TO SCALE



CHAIN LINK FENCE GATE

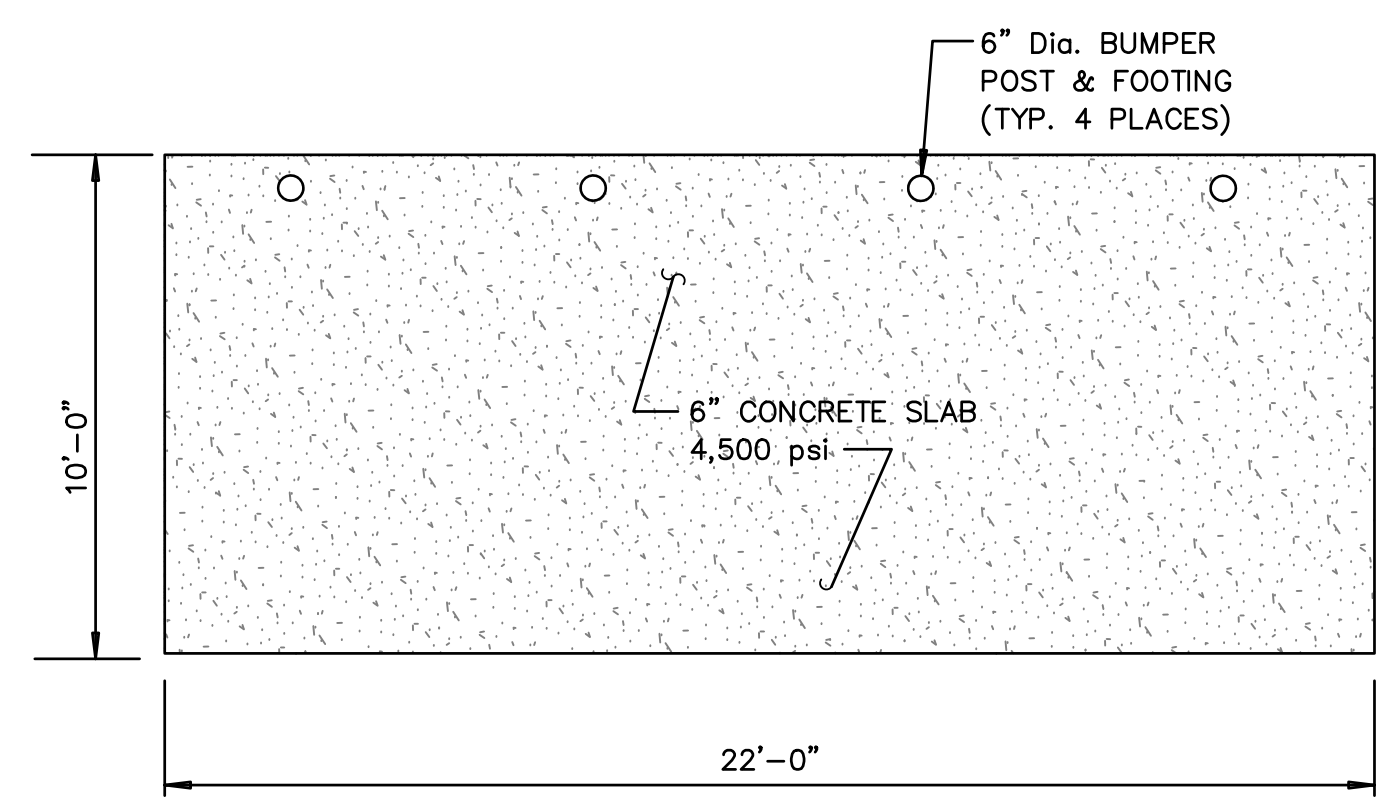
NOT TO SCALE



PALM SHIELD LOUVERED DUMSTER ENCLOSURE

NOTES:
1). CONTRACTOR TO SUBMIT SHOP DRAWING TO PLANNING BOARD & DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOT TO SCALE



DOUBLE DUMPSITER CONCRETE PAD DETAIL

NOT TO SCALE

DIG-SAFE NOTE

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MILLBURY PLANNING BOARD
SPECIAL PERMIT APPROVAL

DATE: _____

REV	DATE	DESCRIPTION	MADE (APVD)
1	4/9/21	PB COMMENTS 4/7/21	MM CPM
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CHRISTOPHER P. MCCLURE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 45647
LIC. NO. 25941

McCLURE ENGINEERING, INC
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax (508) 248-4887
Email: chrismcclureengineers.com

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MILLBURY, MA 01527
PREPARED FOR
GRENCARE COLLECTIVE, INC.
12 LATI FARM RD
MILLBURY, MA 01527

DRAWN BY:	MM
DATE:	3/10/2021
CHK BY:	CPM
SCALE:	AS NOTED
PROJ. NO.	186-1963-K

DETAIL SHEET

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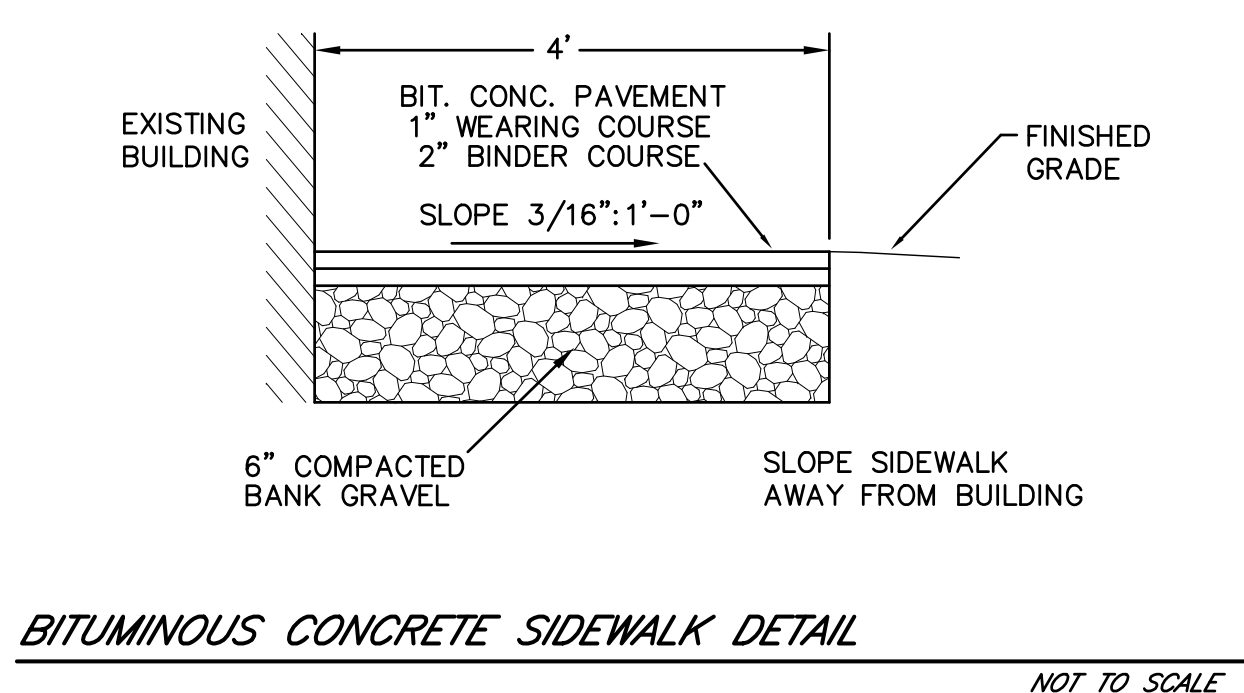
McCLURE ENGINEERING, INC
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Tel: (508) 248-2005
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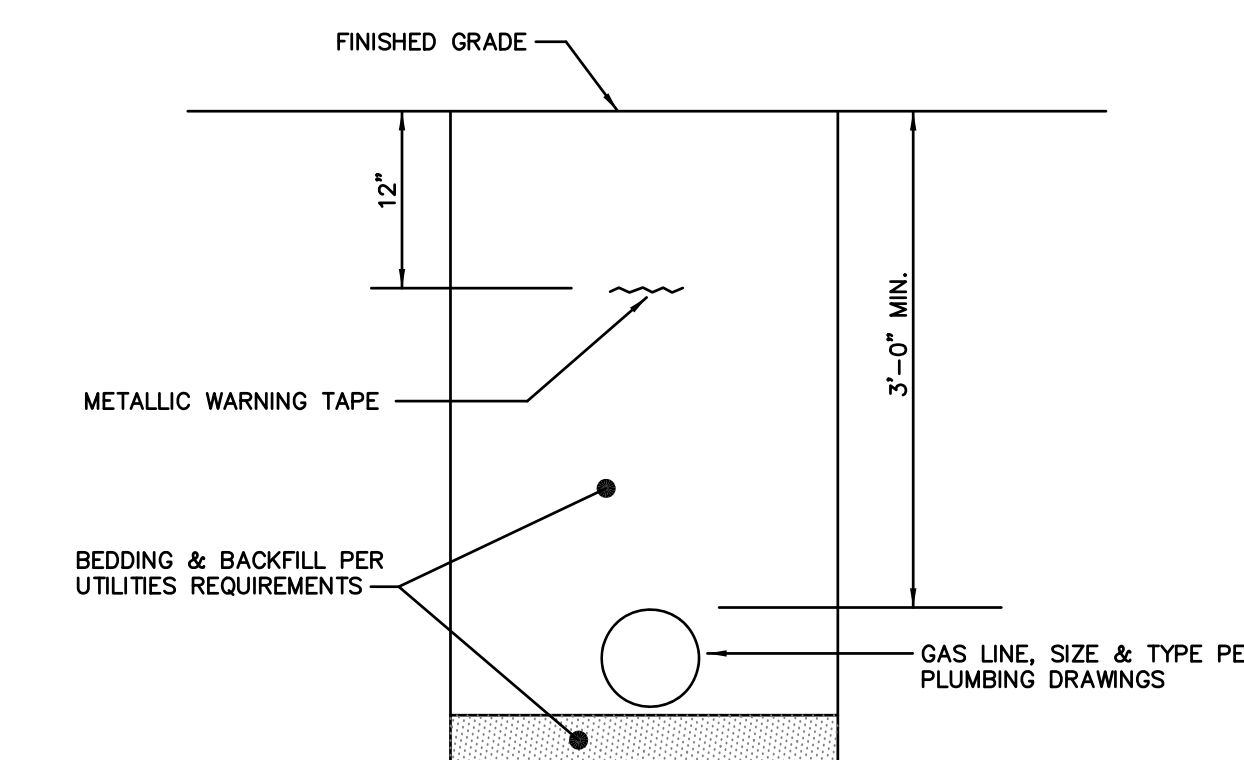
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DETAIL SHEET

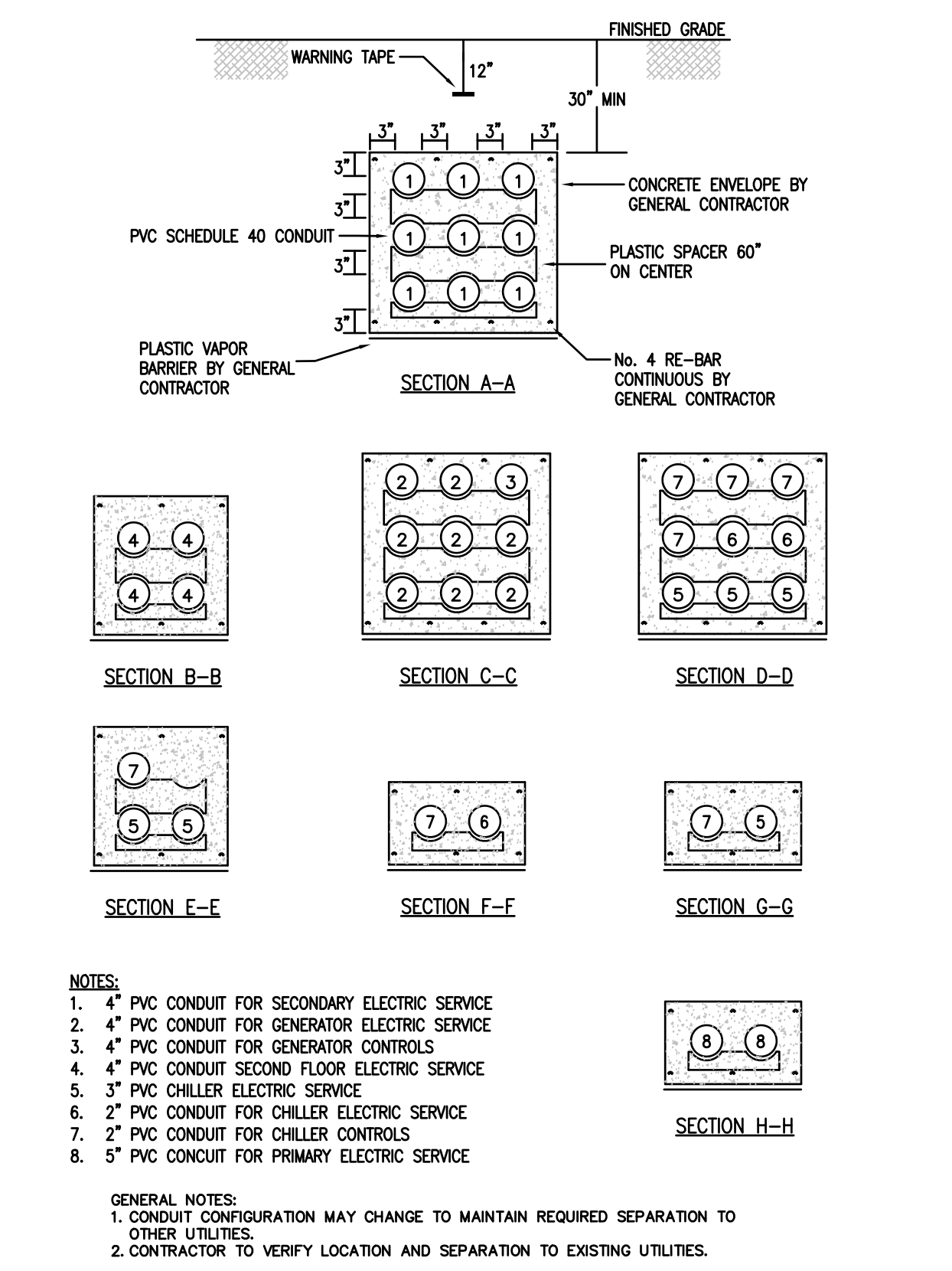
C-3



BITUMINOUS CONCRETE SIDEWALK DETAIL
NOT TO SCALE

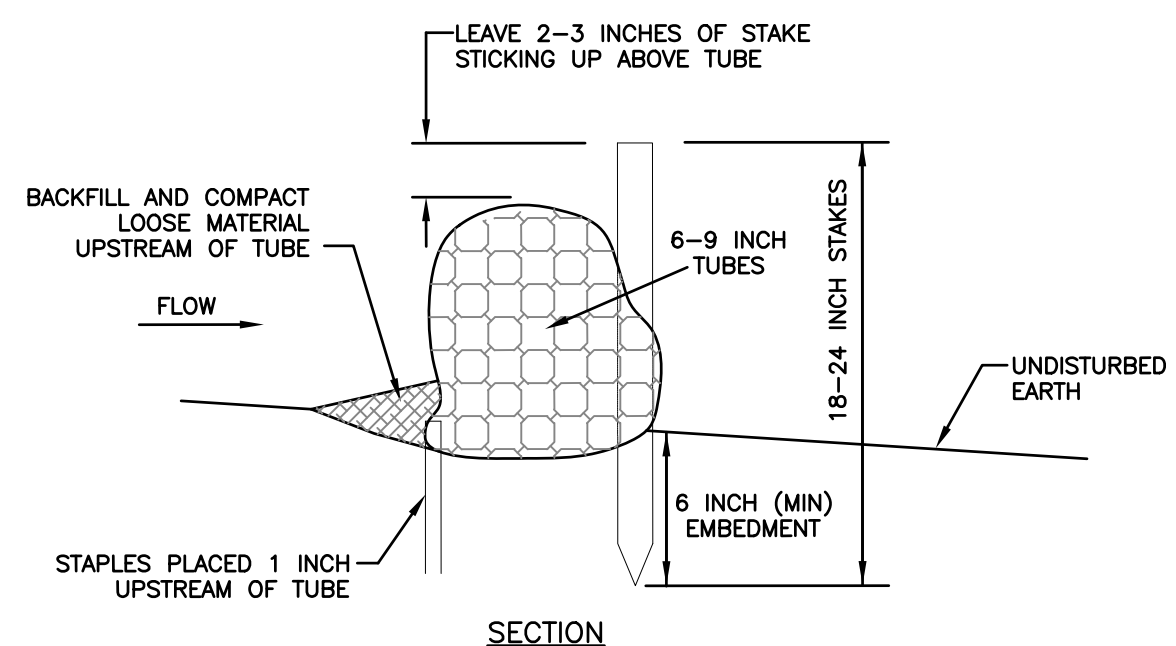
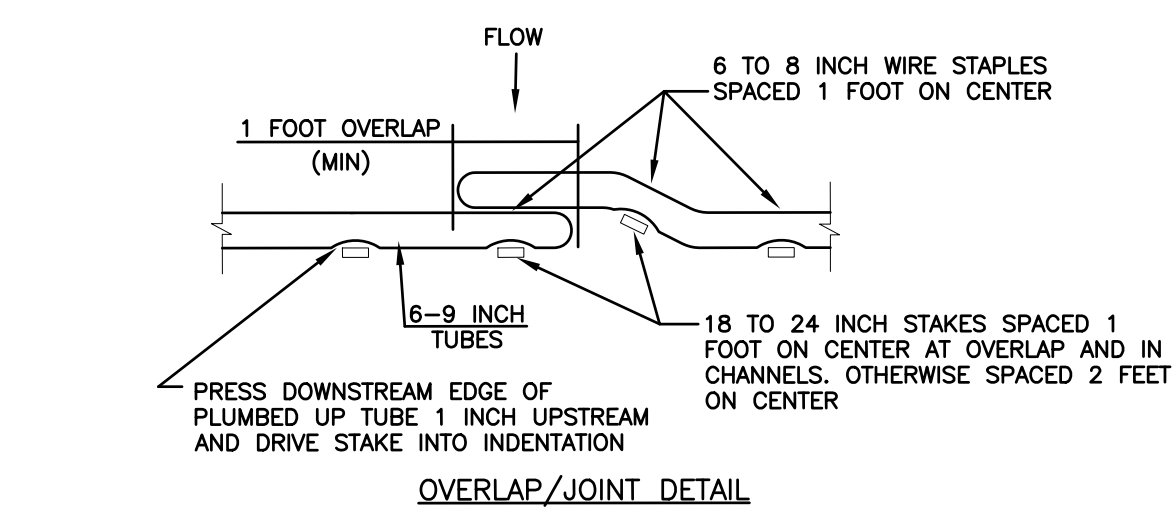


GAS TRENCH DETAIL
NOT TO SCALE



ELEC. DUCTBANK SECTION DETAIL
NOT TO SCALE

DIG-SAFE NOTE
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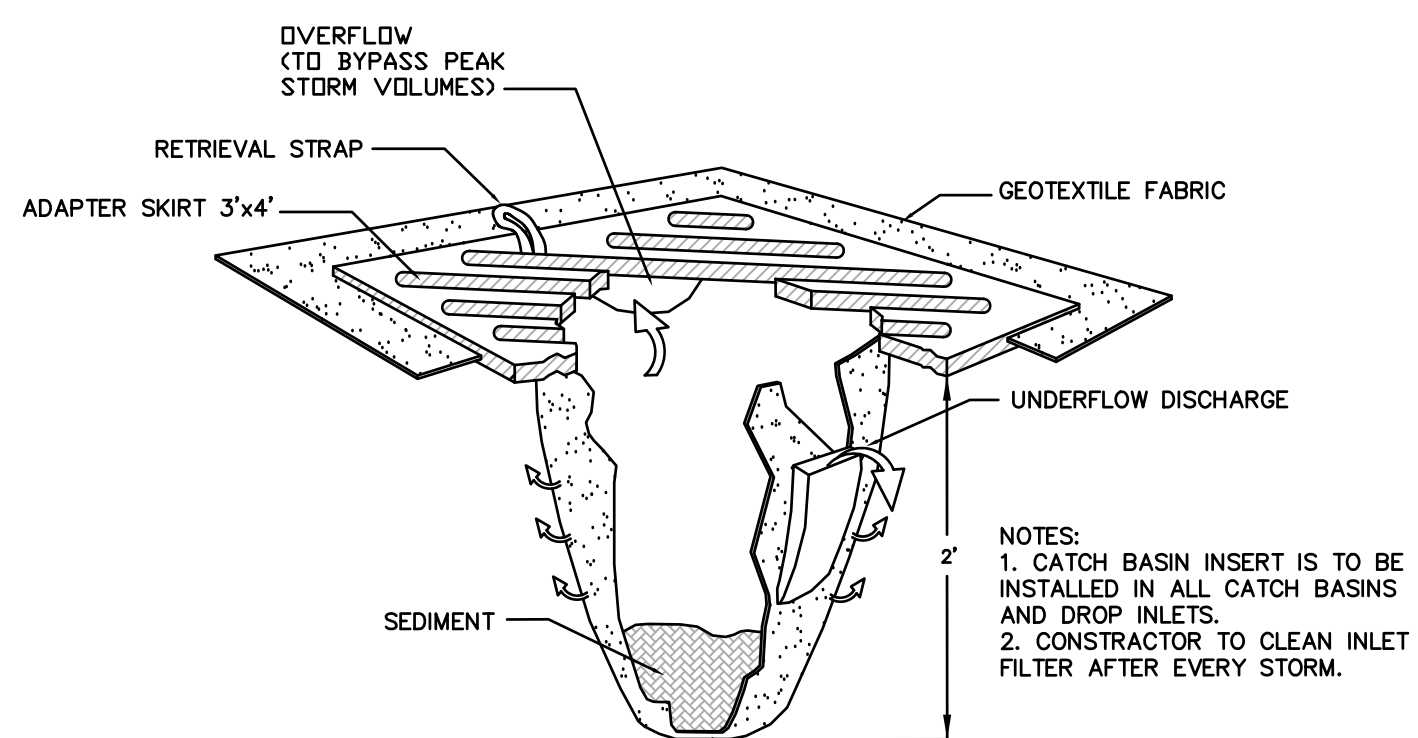


GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:1V	25 FEET
3H:1V	35 FEET
4H:1V	50 FEET

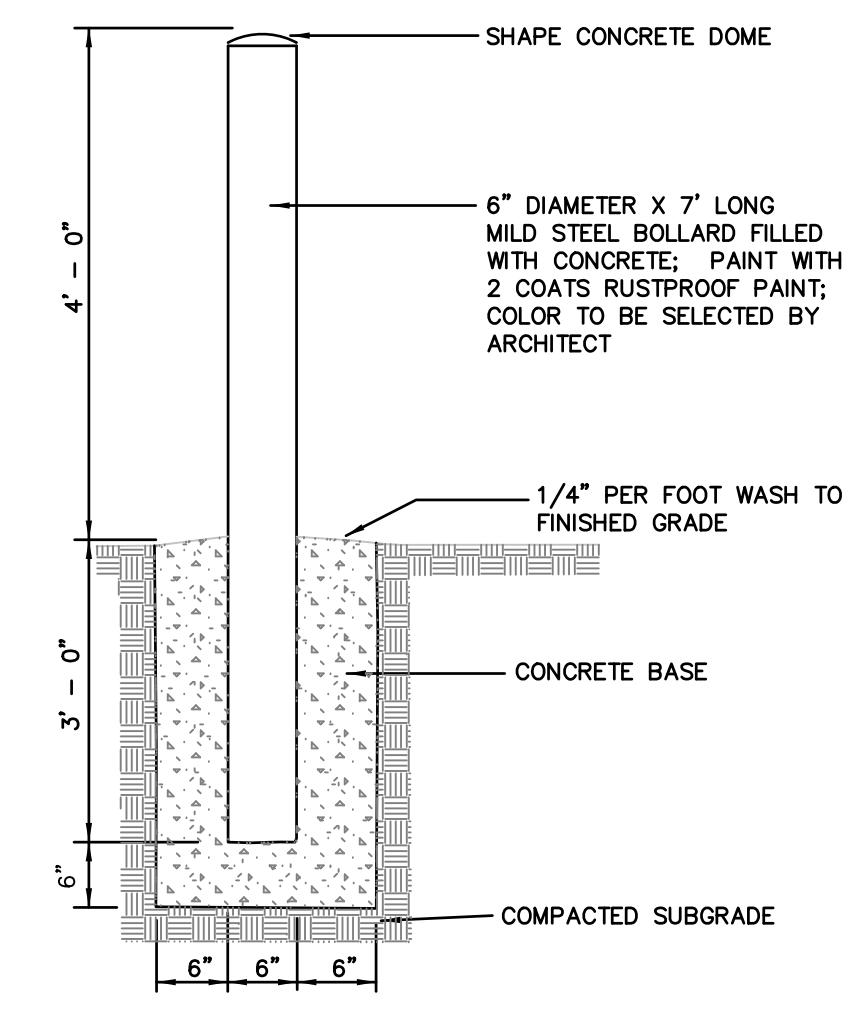
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL NOTES:
1. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.
2. IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.
3. TUBES SHALL BE OF 100% BIODEGRADABLE MATERIAL.

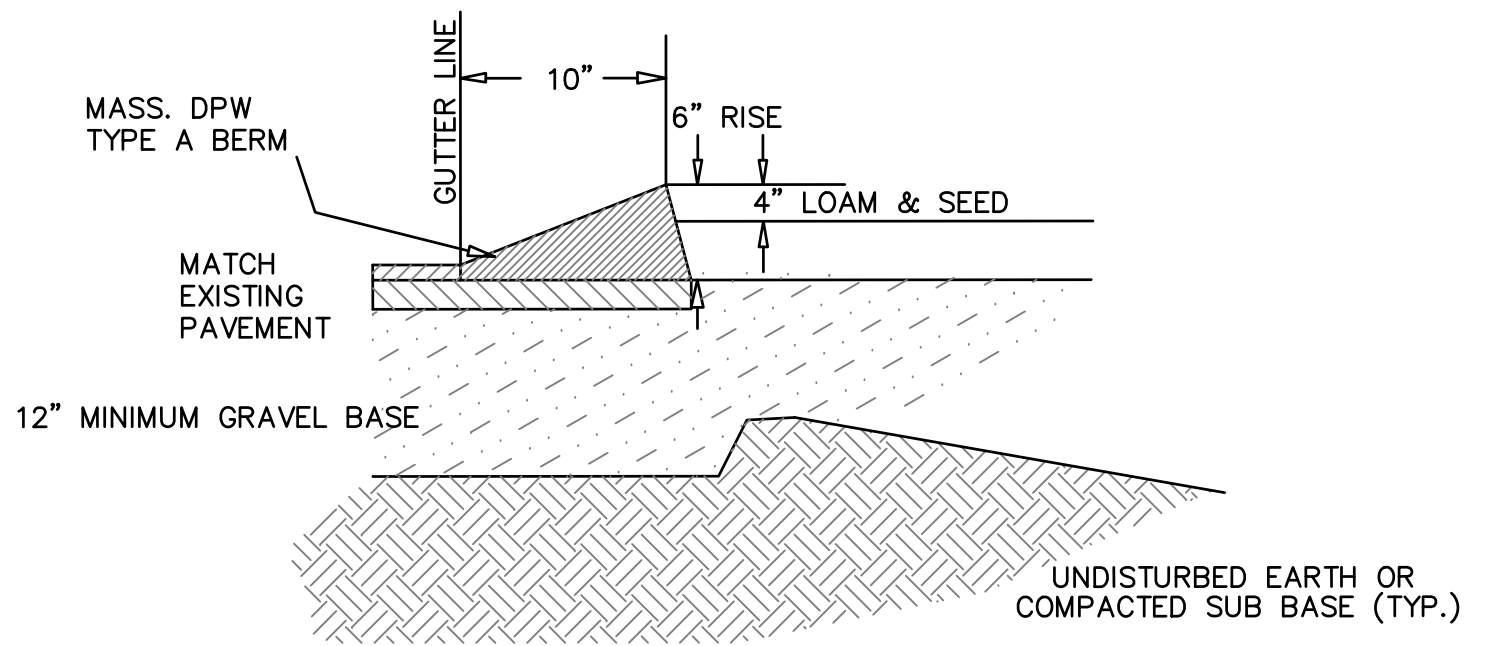
PERIMETER EROSION & SEDIMENTATION CONTROL
NOT TO SCALE



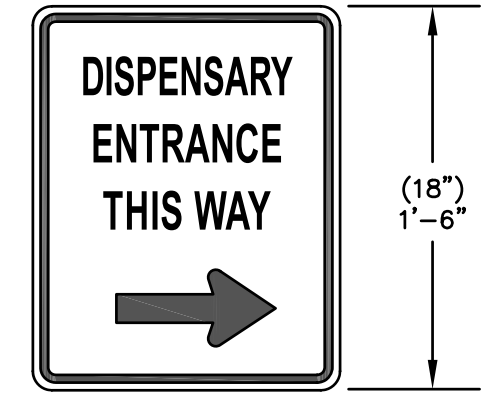
CATCH BASIN INLET FILTER "SILT SACK"
NOT TO SCALE



STEEL PIPE BOLLARD
NOT TO SCALE



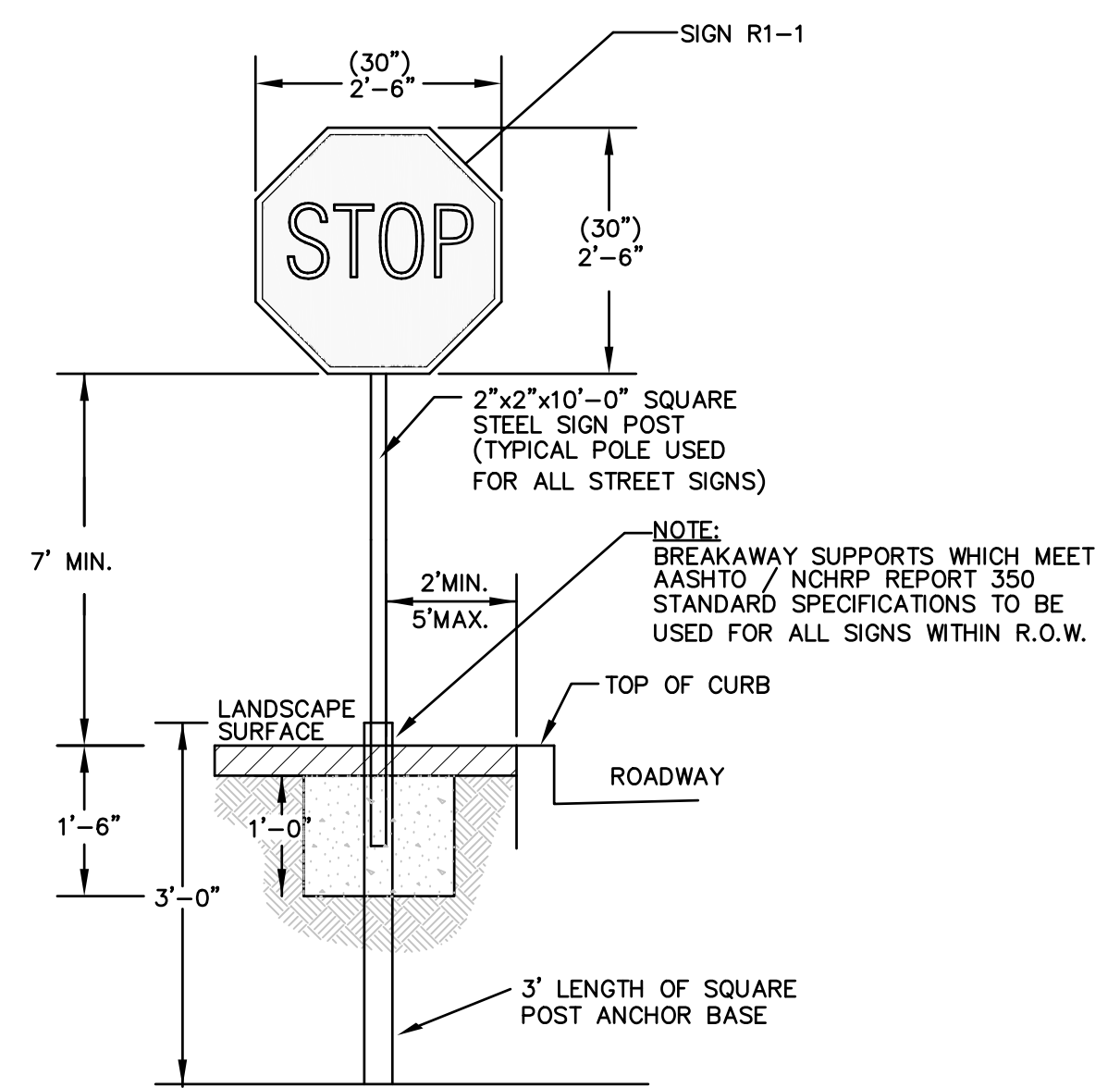
MODIFIED CAPE COD TYPE BERM
NOT TO SCALE



PEDESTRIAN DIRECTIONAL SIGNS
NOT TO SCALE



TRAFFIC DIRECTIONAL SIGNS
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE