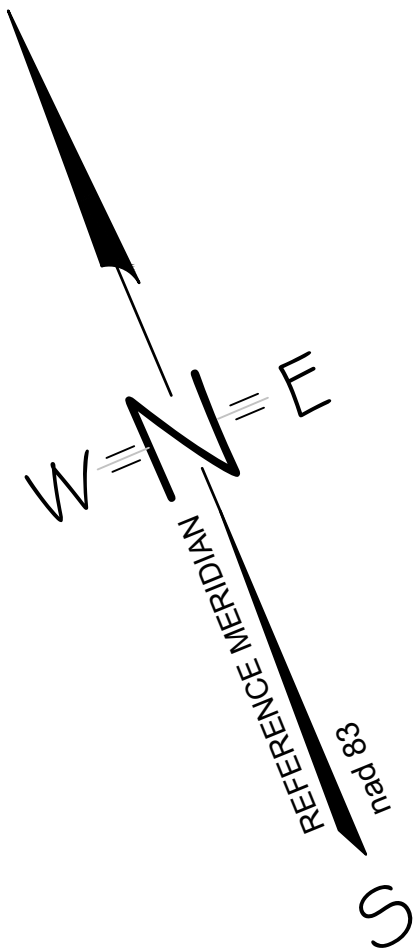
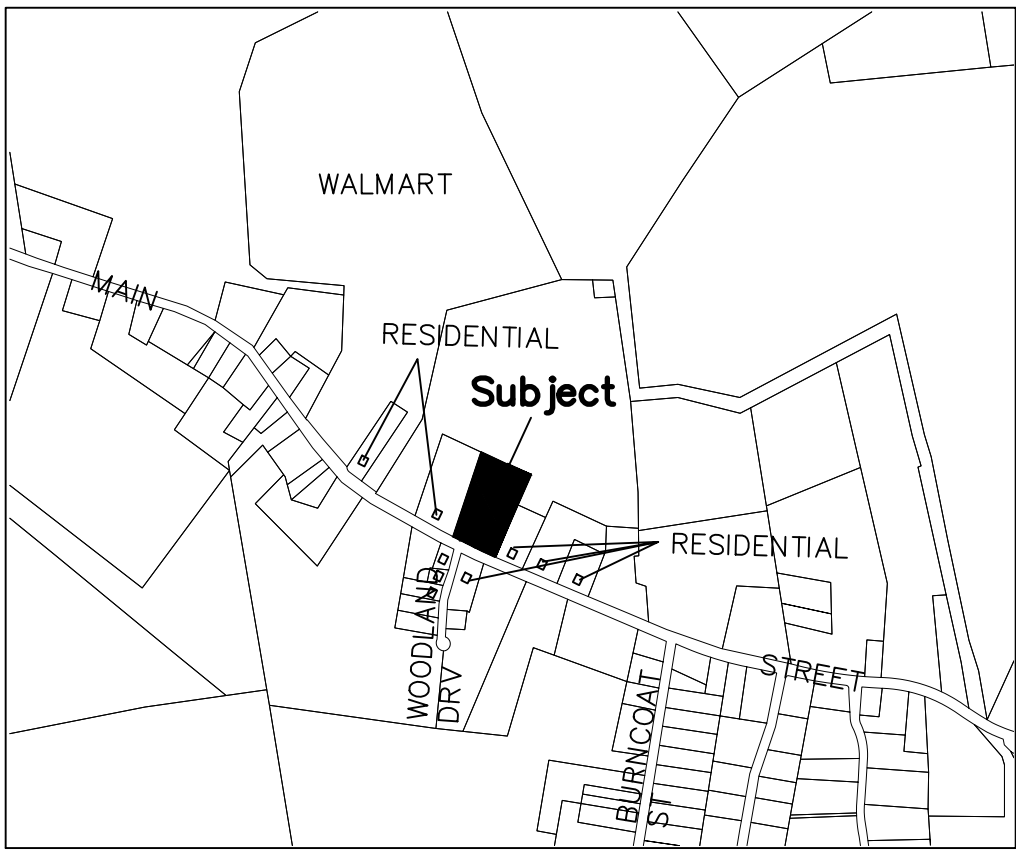




PROPOSED SITE PLAN
FOR
MDS LLC
1570 MAIN STREET
TOWN OF LEICESTER
WORCESTER COUNTY, MASSACHUSETTS



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS
MDS LLC
DB 59034 PG 135

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 18-B-3

- GENERAL NOTES:**
- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
 - LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - HORIZONTAL DATUM BASED ON NAD 83 , VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.
 - VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GNSS.
 - BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0781E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
 - WETLANDS NOT CONSIDERED AS PART OF THIS SURVEY. THERE APPEARS TO ONLY BE SOME OFFSITE WETLANDS AREAS.

DISTRICT DIMENSIONAL REGULATIONS	
District	HB-1 HIGHWAY BUSINESS
Min. Lot Size	60,000 SQ. FT.
Min. Frontage	200 FT.
Min. Front Yard Depth	50 FT.
Min. Side Yard Depth	50 FT.
Min. Rear Yard Depth	50 FT.
Building Coverage	40%

DRAWING LIST	
C	COVER SHEET
X-1	EXISTING CONDITIONS PLAN
S-1	SITE PLAN
L-1	LANDSCAPE PLAN
EC-1	EROSION CONTROL PLAN
D-1	CONSTRUCTION DETAILS

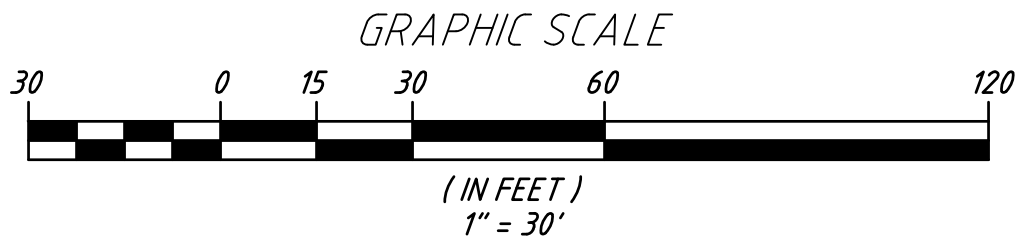
EXISTING LAND USE: RESIDENTIAL/BOAT STORAGE & REPAIR

PROPOSED LAND USE: BOAT SALES/STORAGE/REPAIR

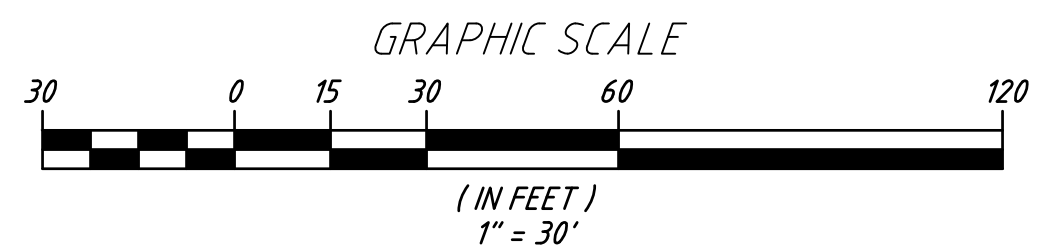
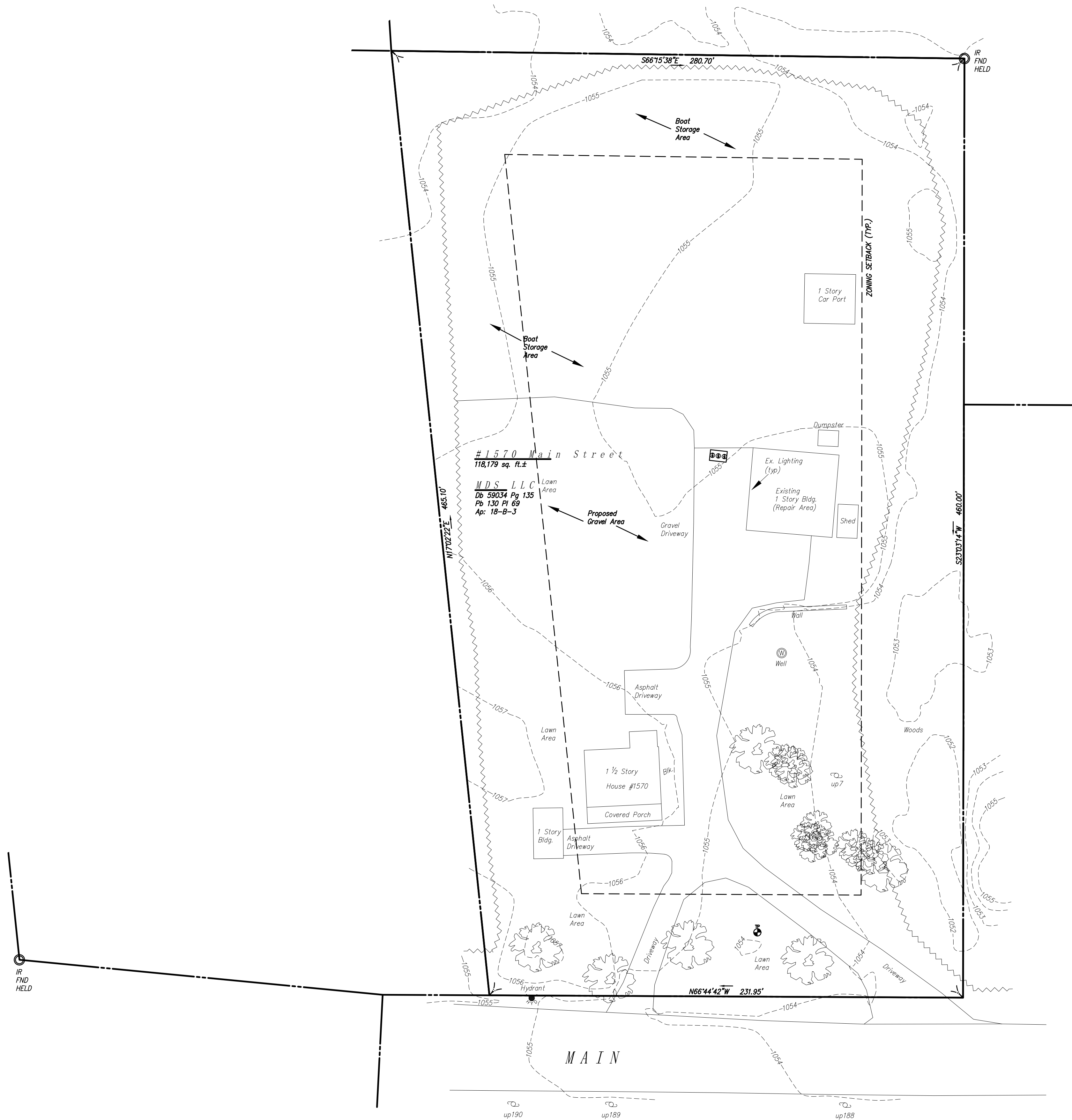
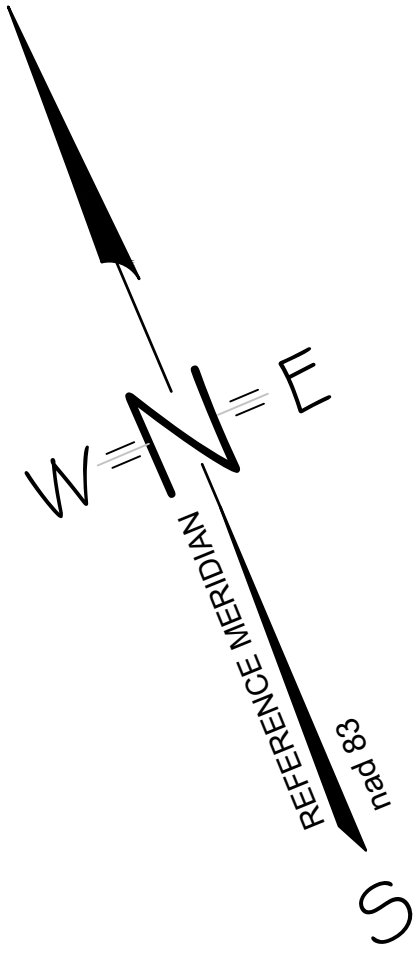
PROPOSED BUILDING COVERAGE: 9,660 S.F. / 118,179 S.F. = 8.2%

SYMBOL KEY

MONUMENT	BIT.
IRON PIPE	CONC.
DRAIN MANHOLE	INV.
ELECTRIC MANHOLE	RCP
CATCH BASIN	PVC
UTILITY POLE	HDPE
GUY WIRE	I.P.
BENCH MARK	FND.
CHAIN LINK FENCE	BOL.
WOOD / STOCKADE FENCE	SEWER MANHOLE
DRAIN LINE	DRAINAGE MANHOLE
OVERHEAD WIRES	WATER GATE
CONTOUR 5' INTERVAL	HYDRANT
CONTOUR 1' INTERVAL	UTILITY POLE
X 69.33'	GUY WIRE
	GUY



			JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA.LIC. NO: 48724	NORTH	COVER SHEET SITE ADDRESS: 1570 Main Street Leicester, MA CLIENT: MDS LLC 1570 Main Street Leicester, MA	DRAWN BY: JSC	
						CK'D BY: JDD	REV #: 2
			JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC.NO: 48722			DATE: 1-4-2021	SCALE: 1'=30'
						PROJECT #: 19-134	DWG. NO.: C-1
			DOC ENGINEERING & SURVEY INC. 332 GRANBERRY MEADOW RD CHARLTON, MA 888-739-8889 888-341-2127				
2	2/26/21	REVISED PER COMMENTS					JDD
1	2/17/21	REVISED PER COMMENTS					JDD
NO.	DATE	REVISION					BY

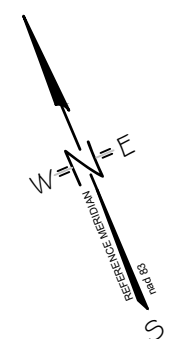


NO.	DATE	REVISION	BY
2	2/26/21	REVISED PER COMMENTS	JDD
1	2/17/21	REVISED PER COMMENTS	JDD

JASON D.
DUBOIS, P.E.
PROFESSIONAL
ENGINEER
MA LIC. NO.: 48724

JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
LIC. NO.: 48722

NORTH



EXISTING CONDITIONS PLAN

SITE ADDRESS:
1570 Main Street
Leicester, MA

CLIENT:
MDS LLC
1570 Main Street
Leicester, MA

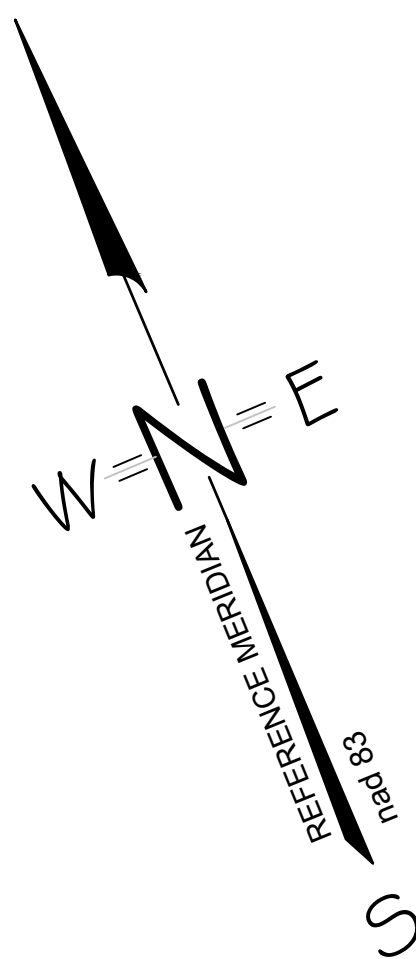
DRAWN BY: JSC

CK'D BY: JDD REV #: 2

DATE: 1-4-2021 SCALE: 1"=30'

PROJECT #: 19-134 DWG. NO.: X-1

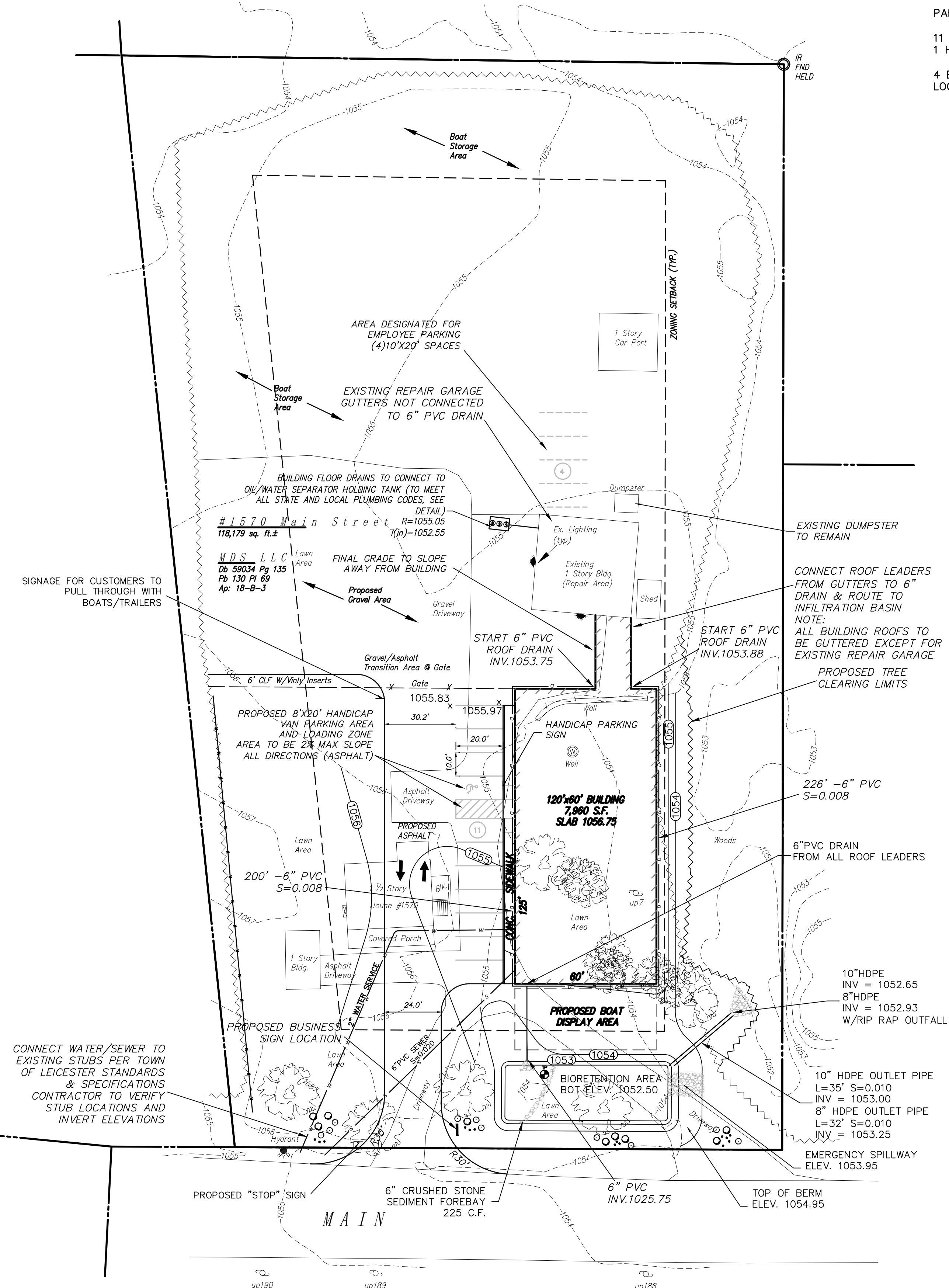




PARKING CALCULATION:

11 TOTAL SPACES ALONG STOREFRONT 10'x20'
1 HANDICAP ACCESSIBLE PARKING SPACE

4 EMPLOYEE PARKING SPACES 10'x20'
LOCATED IN THE REAR OF PROPERTY



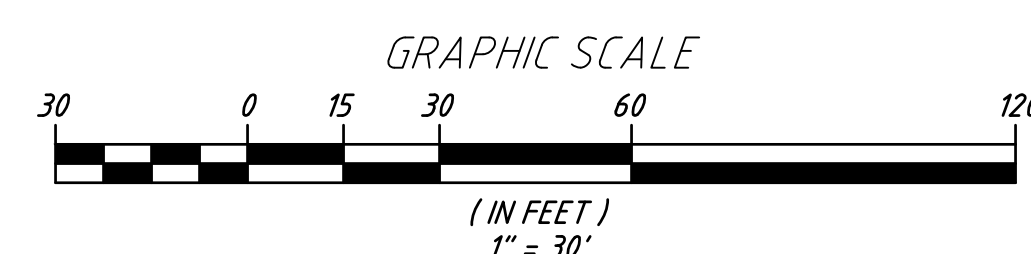
SOIL EVALUATOR: JASON DUBOIS
DATE: 2/25/2021
APPLICANT: MDS, LLC

TEST PIT # 1

0"-5" A SL 10YR 3/4
5"-26" B SL 10YR 5/6
26"-72" C SL 2.5Y 5/3

REDOX @ 30"
WEEP @ 60"

GROUND WATER ELEV (OBSERVED) 60"
MOTTING ELEV (OBSERVED) 30"
REFUSAL ELEV N/A



2	2/26/21	REVISED PER COMMENTS	
1	2/17/21	REVISED PER COMMENTS	
NO	DATE	REVISION	

JASON D.
DUBOIS, P.E.
PROFESSIONAL
ENGINEER
MA.LIC.NO.: 48724

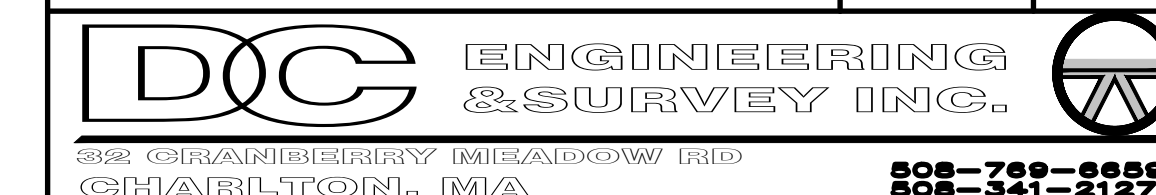
JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
LIC. NO.: 48722

NORTH

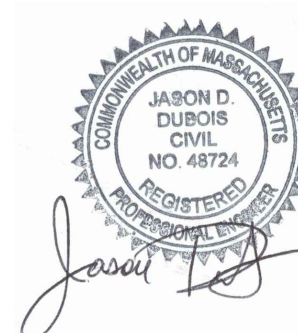


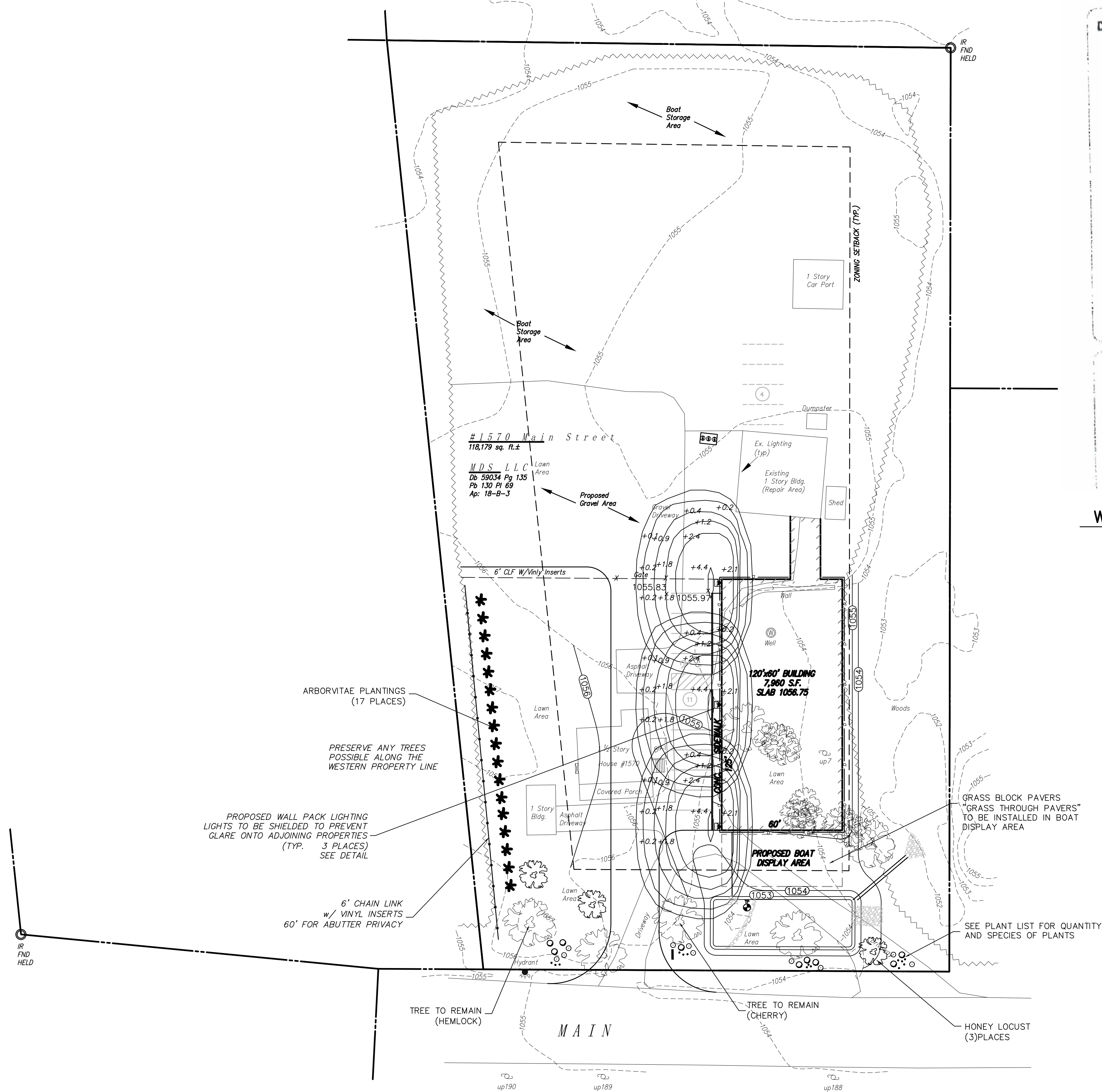
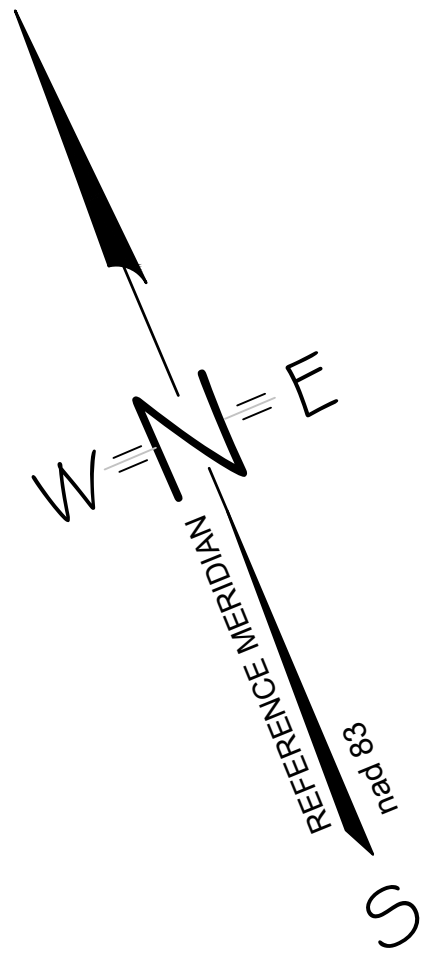
SITE PLAN
SITE ADDRESS:
1570 Main Street
Leicester, MA

CLIENT:
MDS LLC
1570 Main Street
Leicester, MA



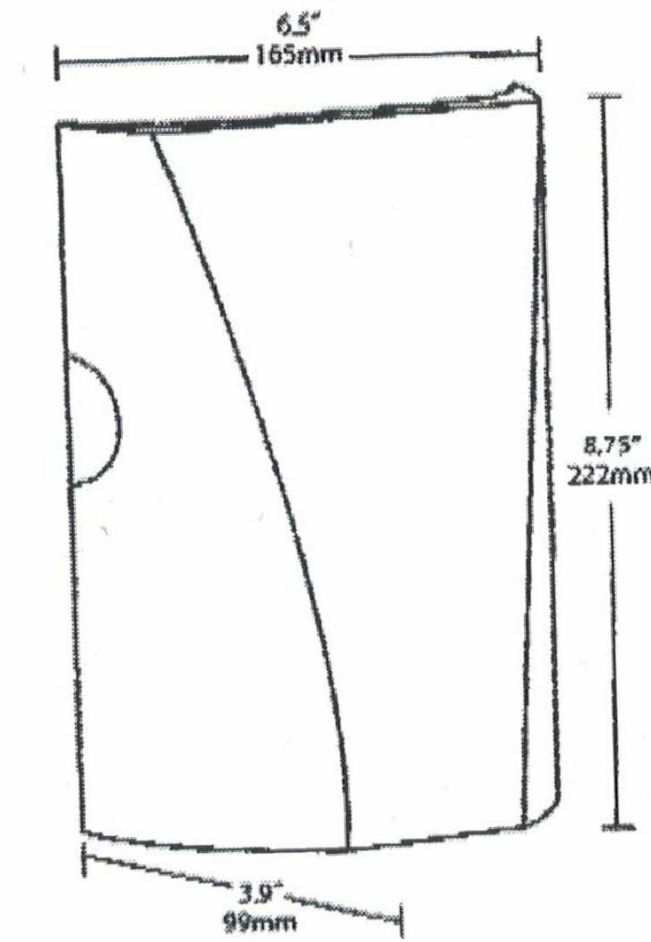
DRAWN BY:		JSC
CK'D BY	JDD	REV #:
DATE:		SCALE:
1-4-2021		1' = 30'
PROJECT #:		DWG. NO.:
19-134		S-1





SLIM18

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

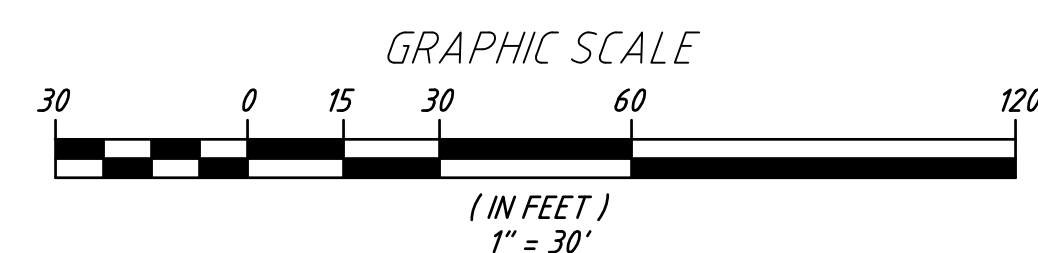
Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 28W 18 = 18W 12 = 12W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

WALL PACK LIGHTING DETAIL

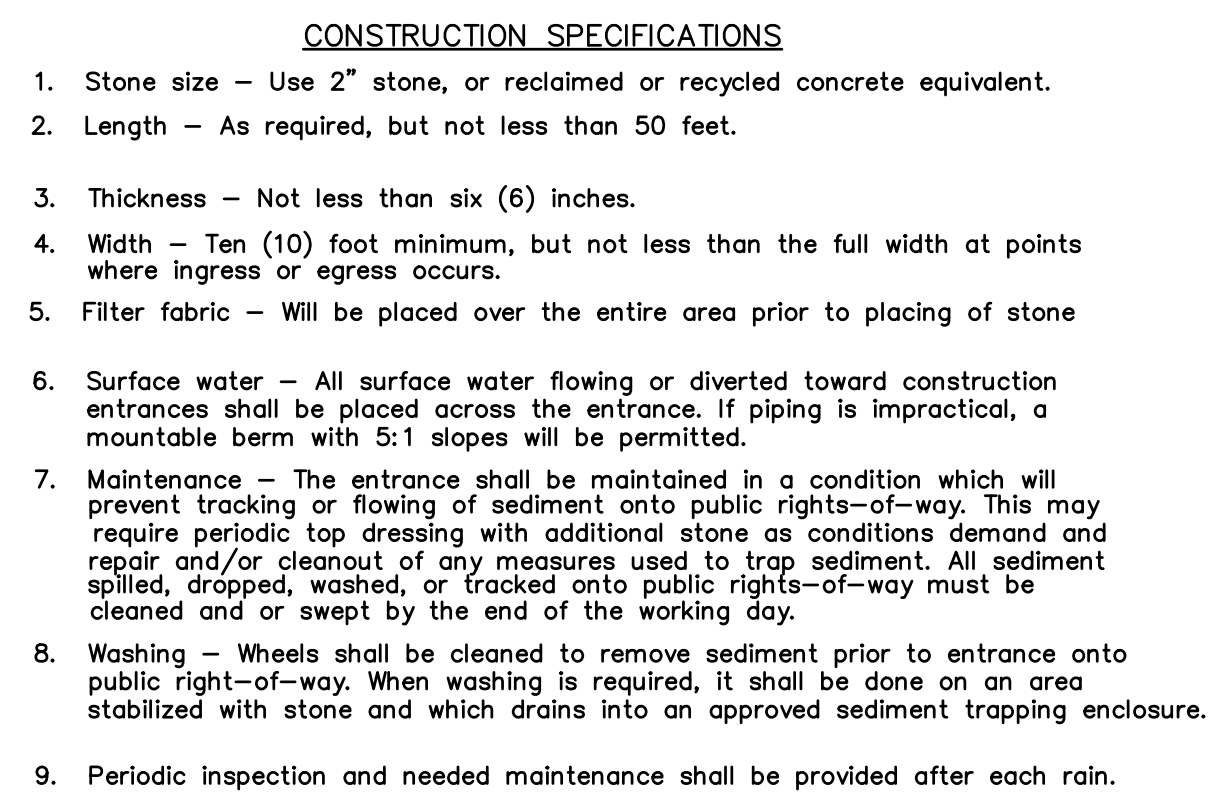
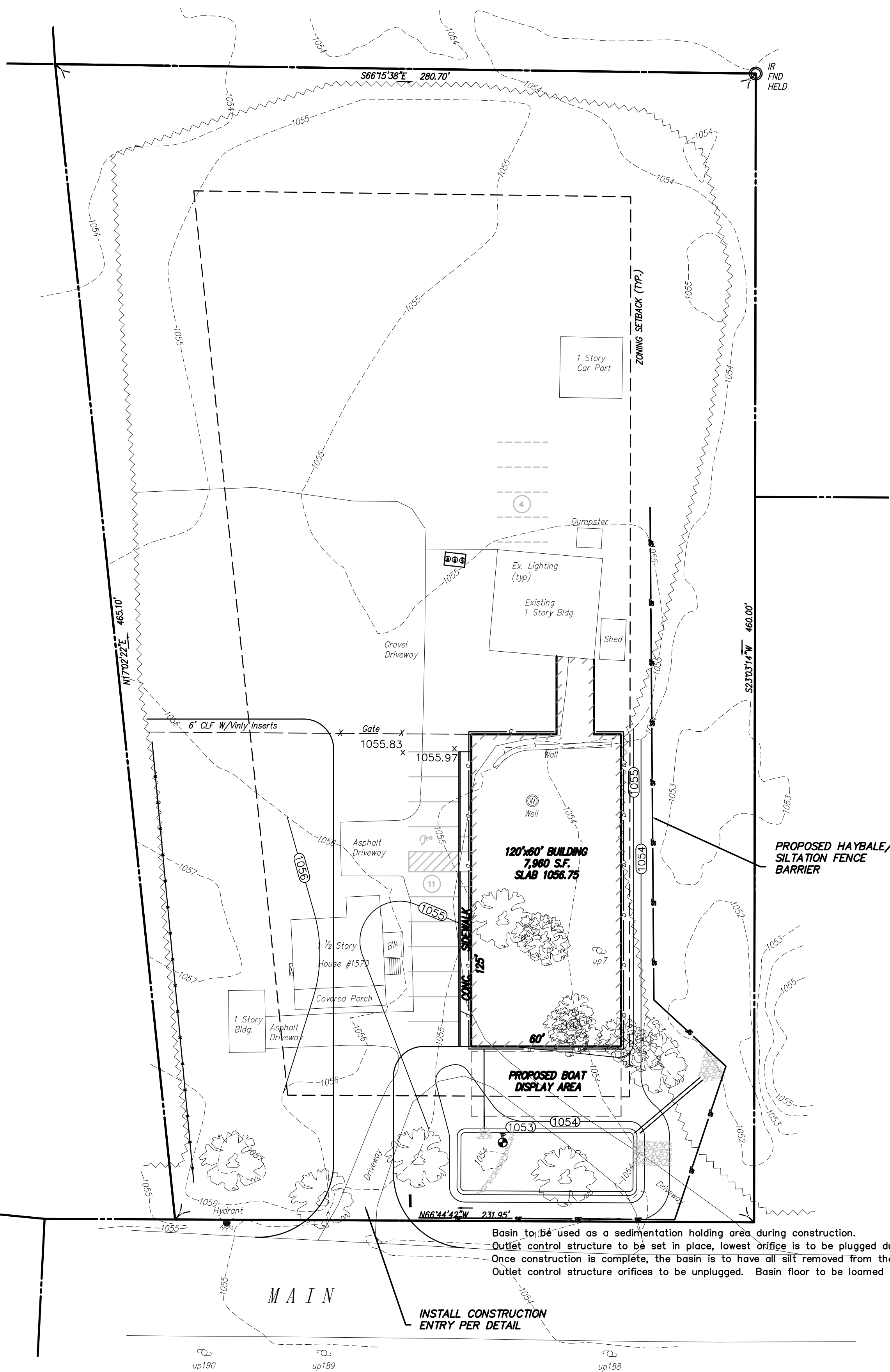
NOT TO SCALE

SITE PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
•	14	TIGER LILY	LILIUM LANCIFOLIUM	1 QT
○	10	HYDRANGEA	HYDRANGEA MACROPHYLLA	2 GALLON
○	9	RHODODENDRON	RHODODENDRON FERRUGINEUM	2 GALLON
✿	1	HONEY LOCUST	GLEDITSIA TRIACANTHOS	2.5"-3", B&B
*	17	ARBORVITAE	THUJA OCCIDENTALIS	3'-4'



JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724		NORTH 	LANDSCAPE PLAN		DRAWN BY: JSC	
			SITE ADDRESS: 1570 Main Street Leicester, MA		CK'D BY: JDD REV #: 2	
JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722			CLIENT: MDS LLC 1570 Main Street Leicester, MA		DATE: 1-4-2021 SCALE: 1'=30'	
			PROJECT #: 19-134		DWG. NO.: L-1	
2 2/26/21 REVISED PER COMMENTS JDD				281 GRANBERRY MEADOW RD CHARLTON, MA 01508		
1 2/17/21 REVISED PER COMMENTS JDD				888-758-8888 888-341-2127		
NO.	DATE	REVISION	BY			



The drawing consists of two parts: a cross-section labeled 'SECTION' and a plan view labeled 'PLAN'.

SECTION: This view shows a trench cut into the ground. A '36" HIGH SILT FENCE' is positioned on the left side of the trench. The trench is filled with '6" X 6" TRENCH WITH BACKFILL IN PLACE'. The backfill is shown in a hatched pattern. The ground surface is labeled 'UNDISTURBED SOIL'. The trench is supported by '2" X 2" X 3' LONG STAKES, TWO PER HAYBALE'. The stakes are driven into the ground. The trench is also supported by '2" X 2" X 5' LONG WOOD POSTS' which are '6"-0" O.C.' and 'SET 2' DEEP MIN.'.

PLAN: This view shows the layout of the hay bales. The bales are arranged in a row, with 'HAYBALE' labels pointing to them. The bales are supported by 'WOOD POSTS' and 'STAKE'. The bales are 'BUTT HAYBALES FLUSH'. A 'FLOW' arrow indicates the direction of water flow. A 'FILTER FABRIC' is shown at the bottom of the trench, with a 'FLOW' arrow pointing through it.

PLAN/SECTION

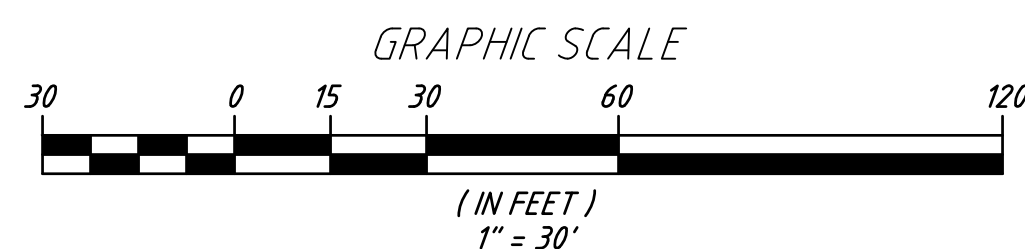
N.T.S

LAN

N.T.S.

- Basin to be used as a sedimentation holding area during construction.
- Outlet control structure to be set in place, lowest orifice is to be plugged during construction.
- Once construction is complete, the basin is to have all silt removed from the surface.
- Outlet control structure orifices to be unplugged. Basin floor to be loamed & seeded.

INSTALL CONSTRUCTION
ENTRY PER DETAIL

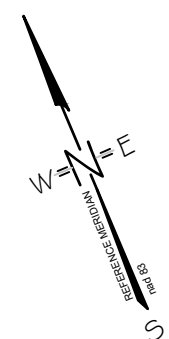


2	2/26/21		REVISED PER COMMENTS	JDD
1	2/17/21		REVISED PER COMMENTS	JDD
NO.	DATE		REVISION	BY

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ENGINEER
MA.LIC. NO.: 48724

JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
LIC.NO.: 48722

NORTH



EROSION CONTROL PLAN

SITE ADDRESS:
1570 Main Street
Leicester, MA

CLIENT:
MDS LLC
1570 Main Street
Leicester, MA

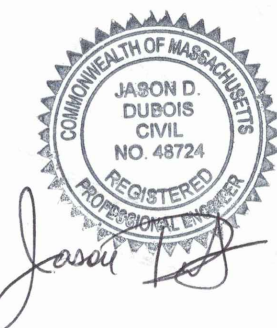
DC **ED**
&
32 GRANBERRY ME
CHARLTON, MA

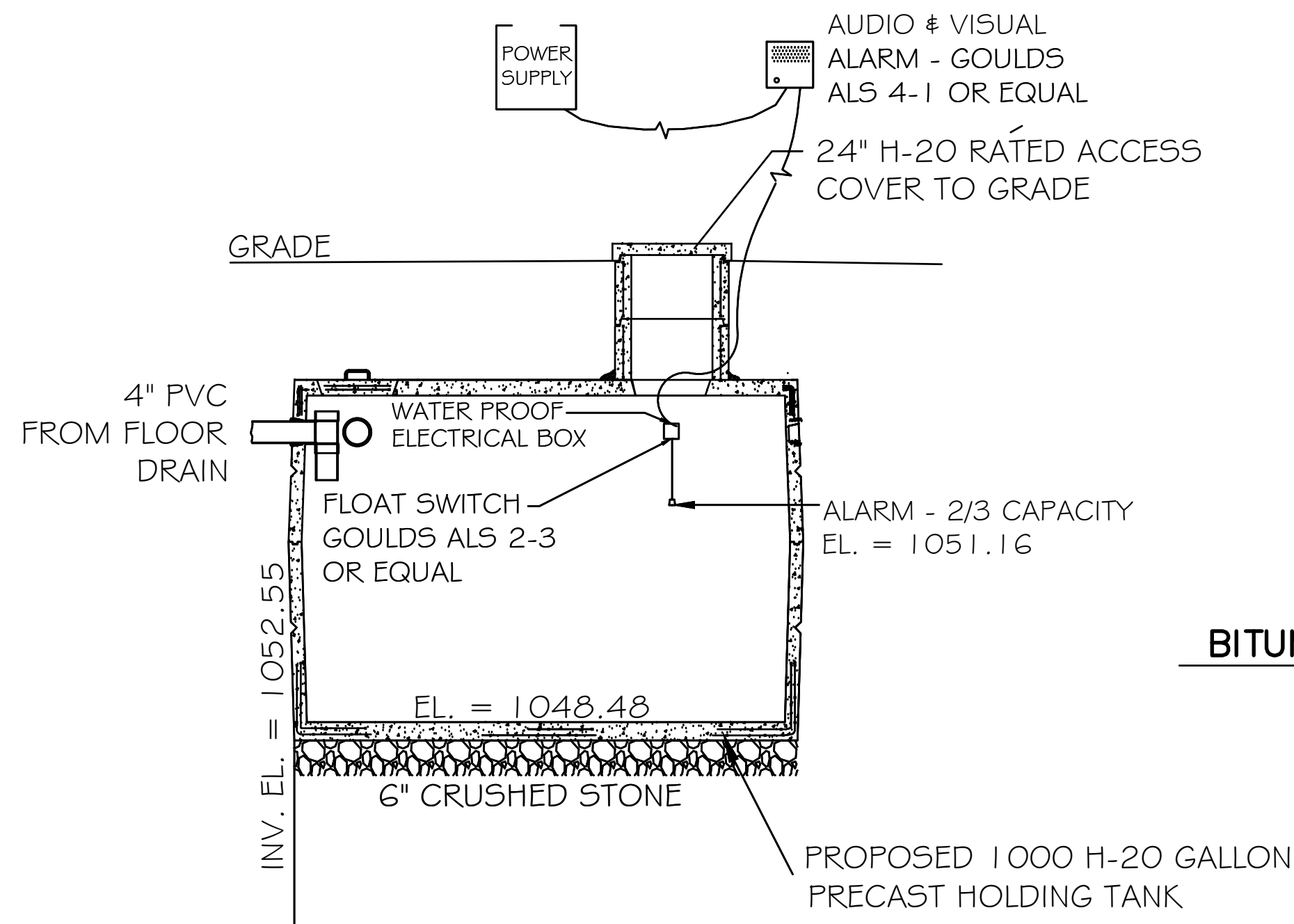
ENGINEERING
& SURVEY INC.

DRAWN BY:

JSC	
CK'D BY JDD	REV #:

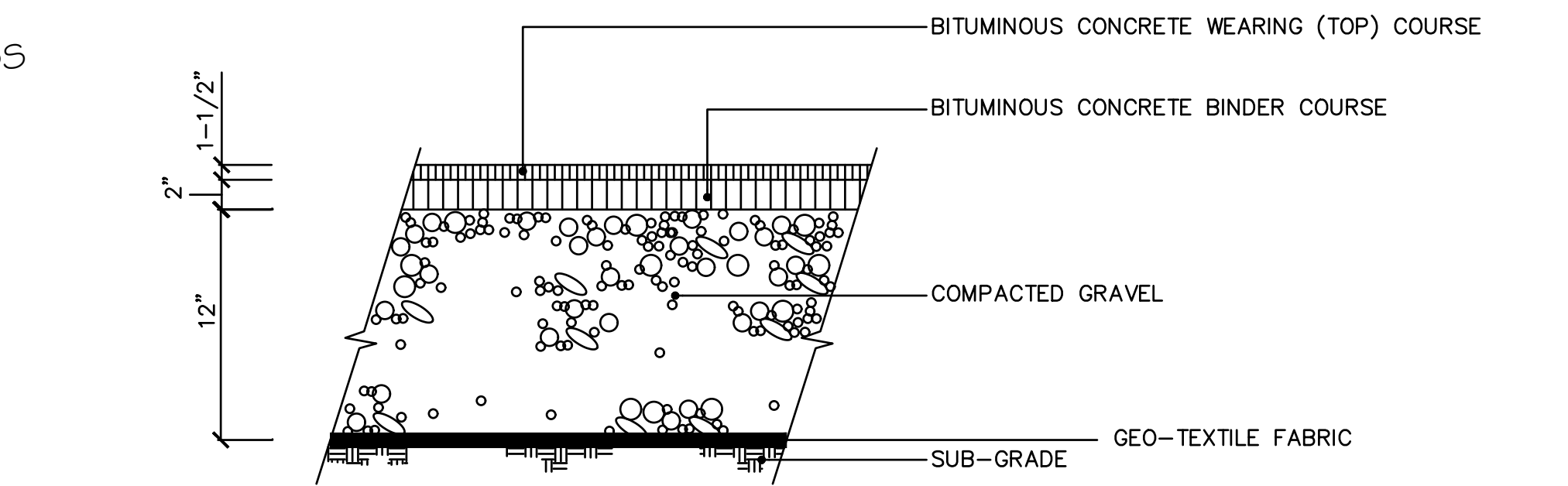
DATE: 1-4-2021	SCALE: 1'=30'
PROJECT #: 19-134	DWG. NO. EC-1





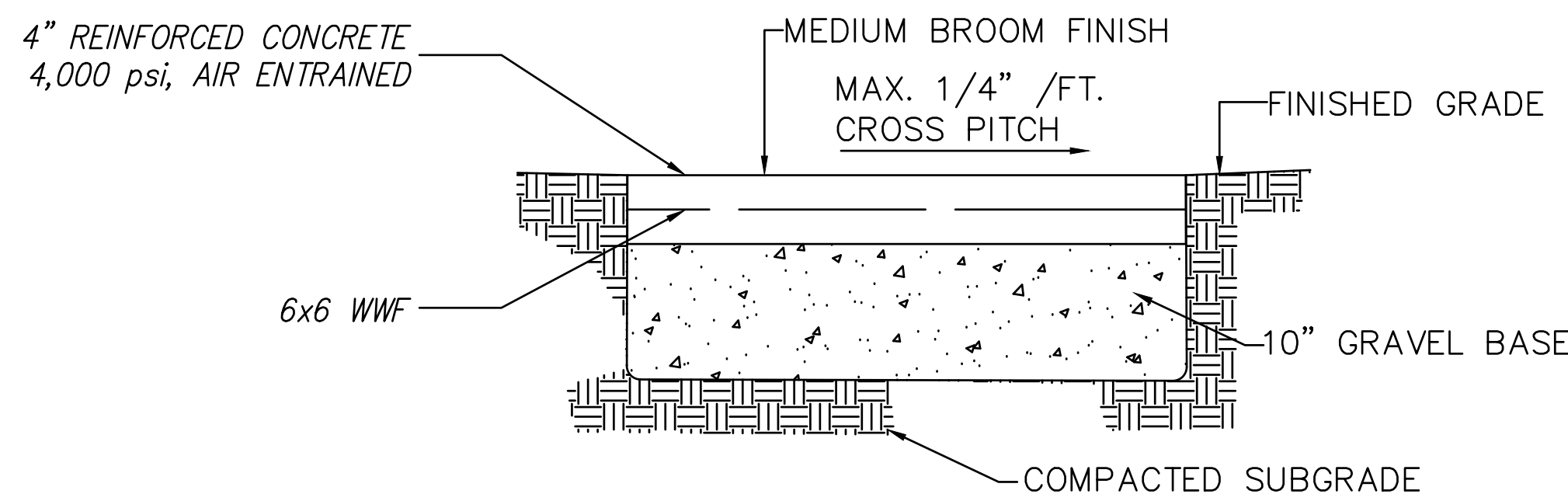
FLOOR DRAIN HOLDING TANK

NOT TO SCALE



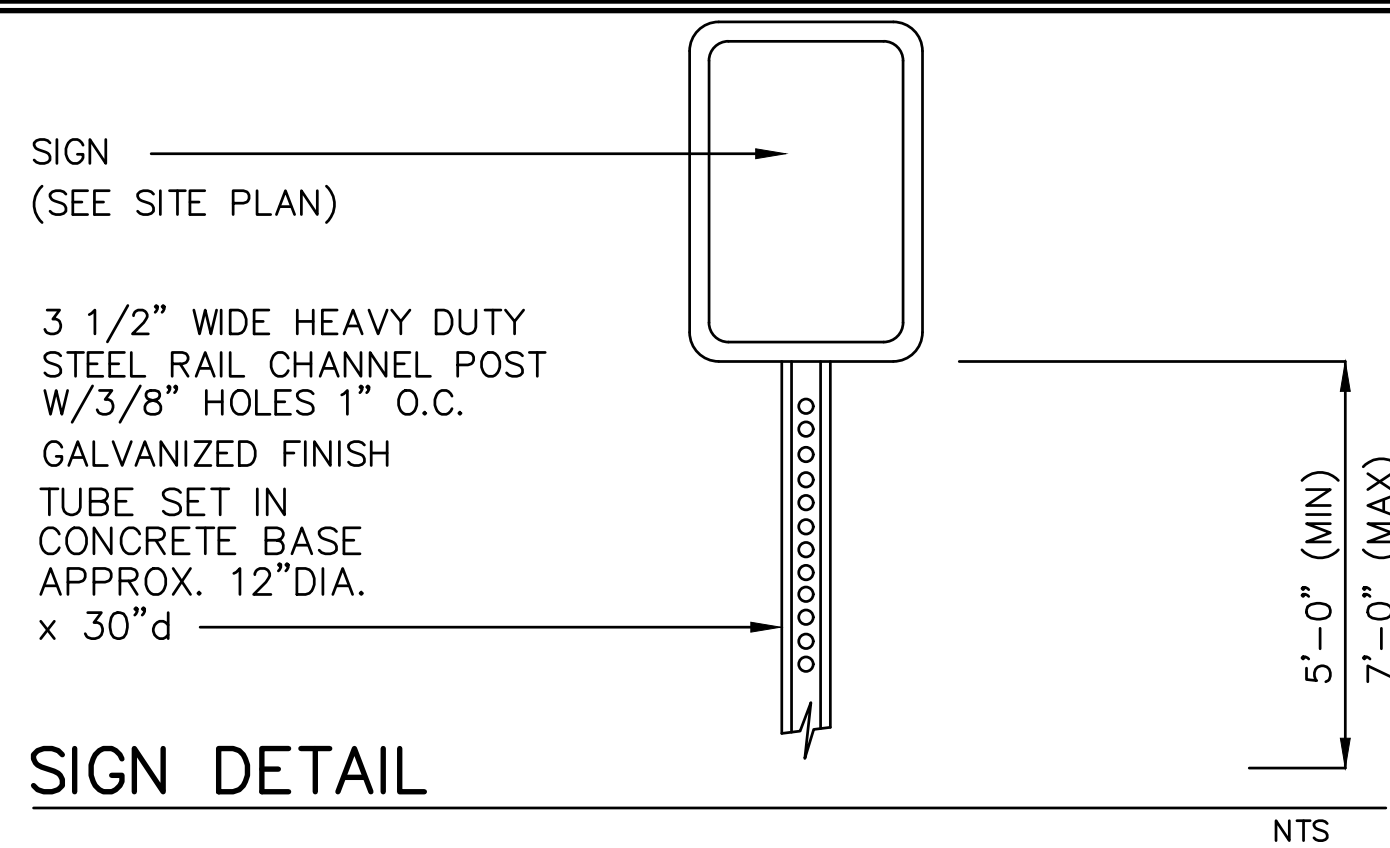
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



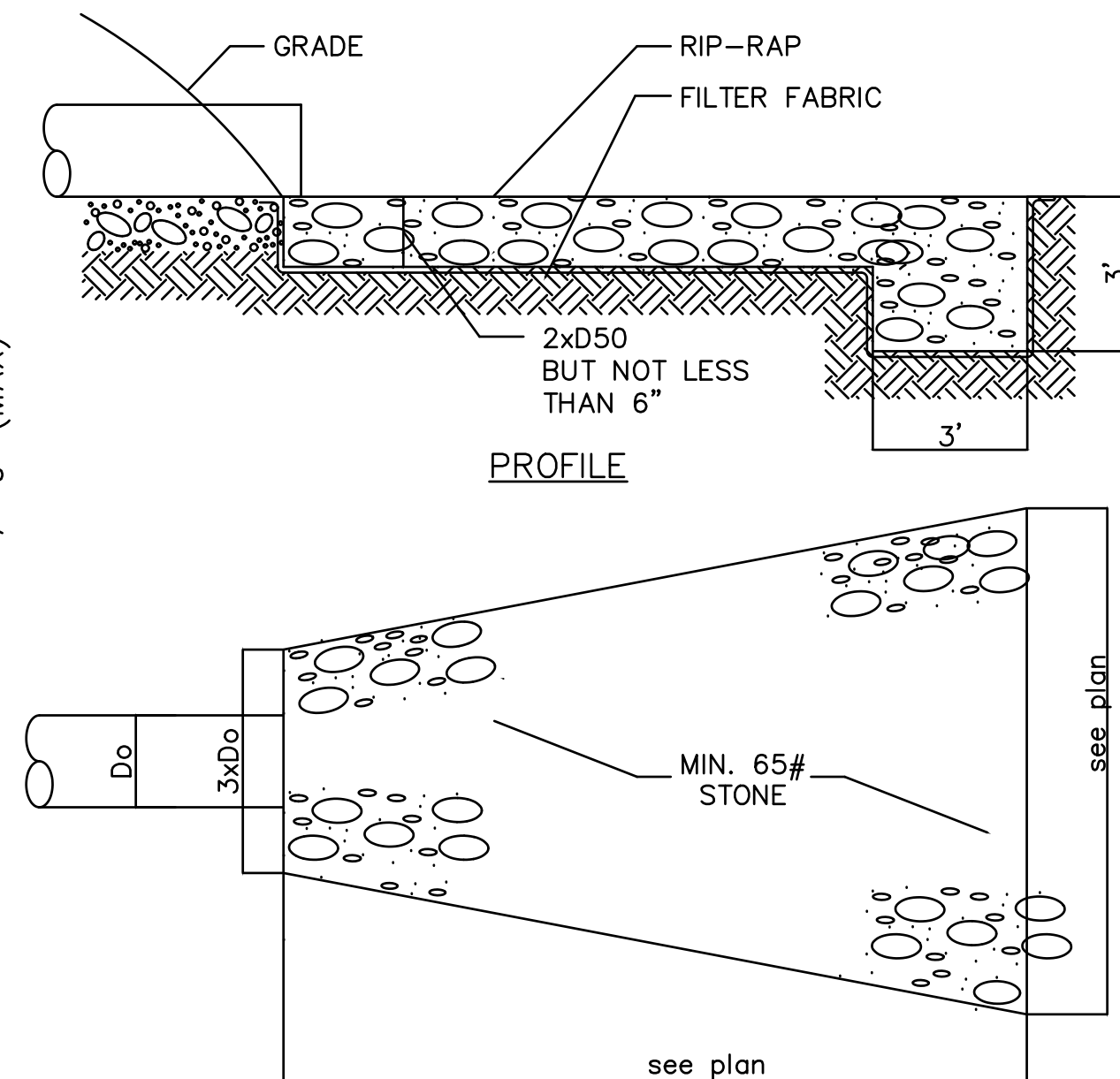
CONCRETE SIDEWALK

NOT TO SCALE



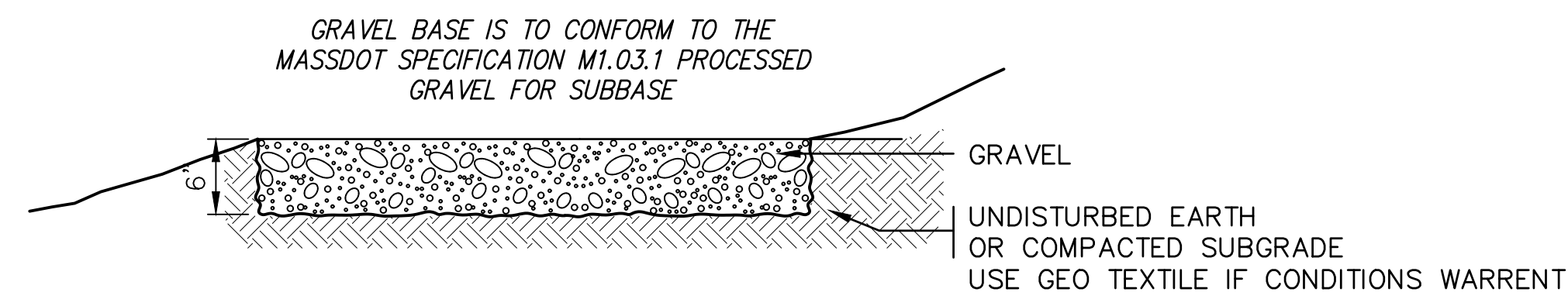
SIGN DETAIL

NTS



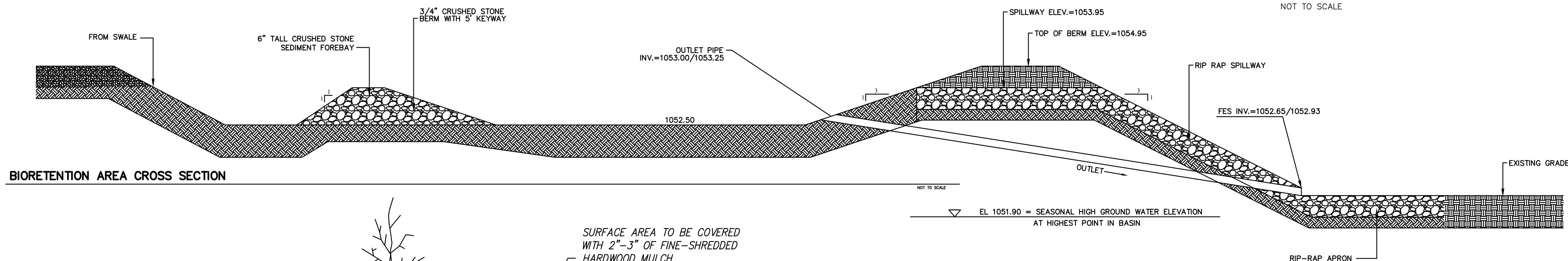
RIP RAP APRON DETAIL

NOT TO SCALE



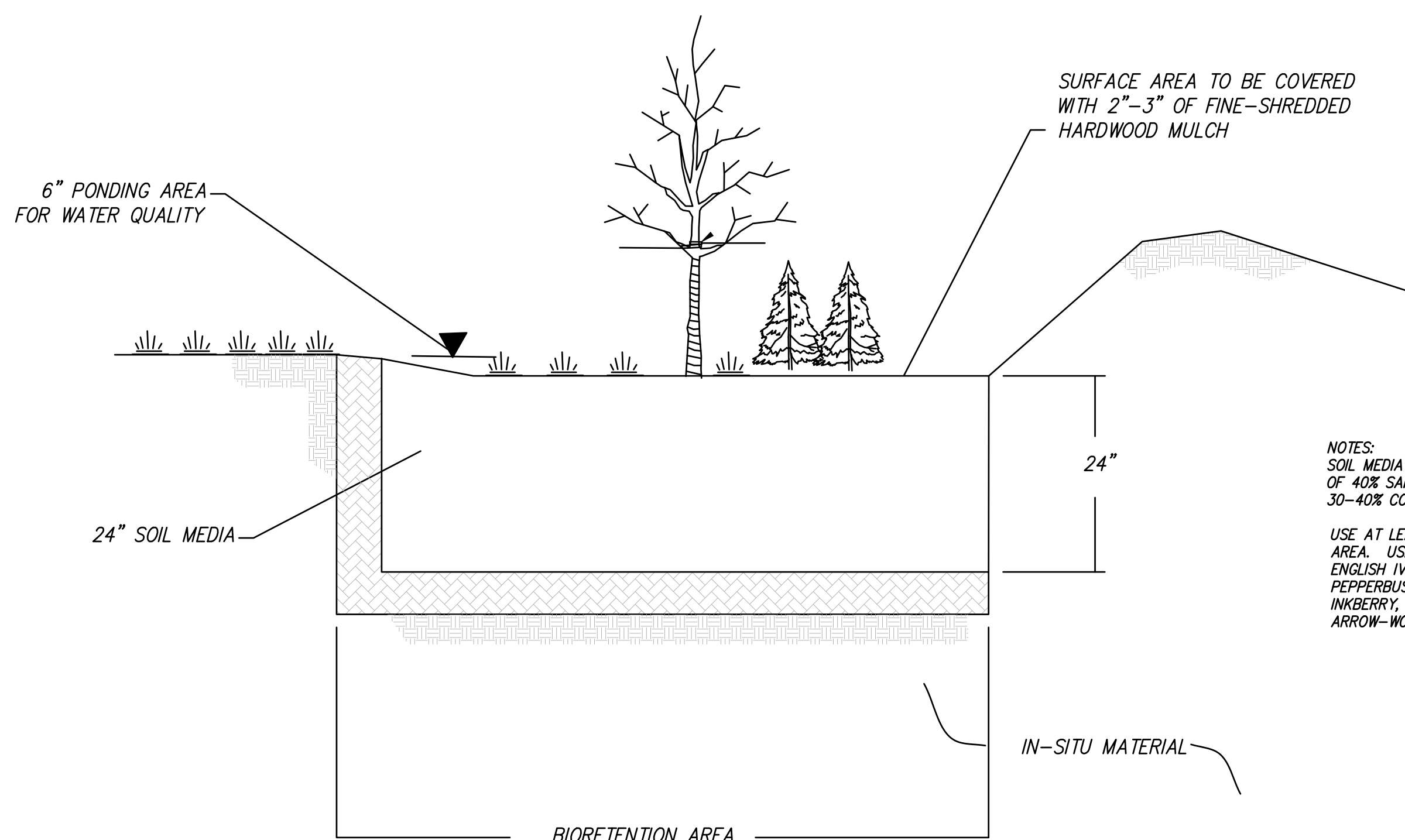
GRAVEL AREA DETAIL

NOT TO SCALE



BIORETENTION AREA CROSS SECTION

NOT TO SCALE



BIORETENTION AREA DETAIL

NOT TO SCALE

NOTES:
SOIL MEDIA TO CONSIST OF A MIXTURE
OF 40% SAND, 20-30% TOPSOIL, AND
30-40% COMPOST.

USE AT LEAST THREE PLANT SPECIES PER BIORETENTION
AREA. USE PLANTS SUCH AS BROOMSEDGE, FOX SEDGE,
ENGLISH IVY, JAPANESE PACHYSANDRA, SWEET
PEPPERBUSH, SILKY DOGWOOD, WITCH HAZEL, WINTERBERRY,
INKBERRY, COMMON JUNIPER, SPICEBUSH, BAYBERRY,
ARROW-WOOD, RED MAPLE, GRAY BIRCH.

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