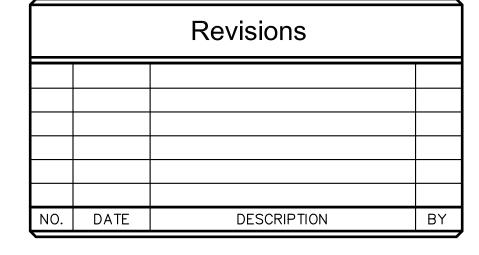
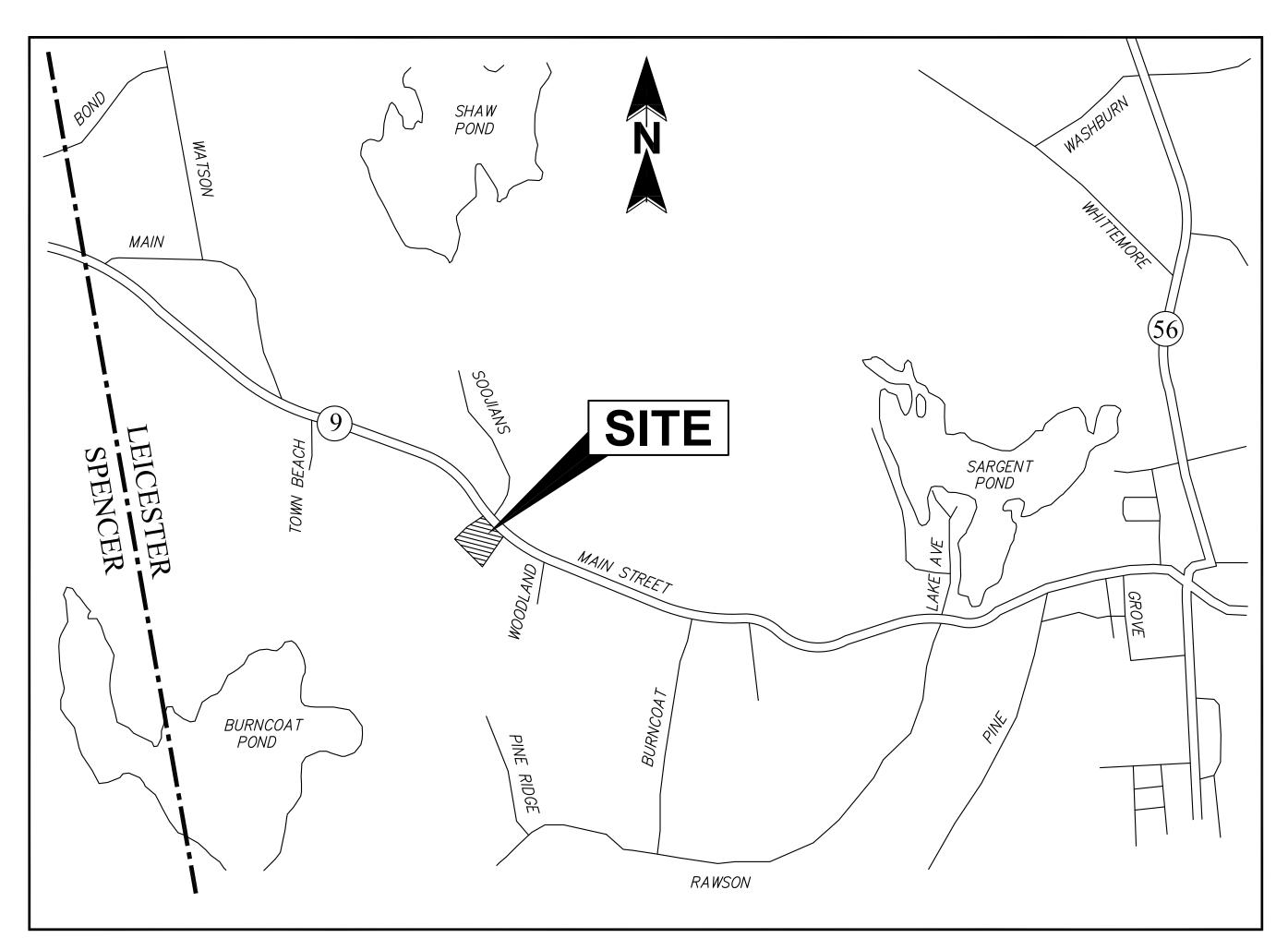
Site Development Plan at #1603 - #1605 Main Street Leicester, Massachusetts

Plan Date: September 23, 2021



PLAN INDEX	
COVER SHEET	1
LOCUS PLAN	2
EXISTING CONDITIONS PLAN	3
SITE LAYOUT PLAN	4
SITE UTILITIES & LIGHTING PLAN	5
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LIGHTING PHOTOMETRIC PLAN	11
LIGHTING DETAIL PLAN	12
LIGHTING ISOMETRIC ELEVATION	13



LOCUS MAP
Scale: 1 " = 1,000 ± Feet

Prepared By:

Architect

Bertin Engineering

66 Glen Avenue,

Glen Rock, NJ 07452



ALLEN ENGINEERING

& ASSOCIATES, INC.

Civil Engineers • Surveyors Land Development Consultants

One Charlesview Road Suite 2 Hopedale, Ma 01747 (508) 381-3212 • Phone www.allen-ea.com Traffic Consultant
Ron Müller & Associates
56 Teresa Road,

Hopkinton, MA

APPROVED BY THE LEICESTER PLANNING BOARD
DATE:

Owner

Leicester Main, LLC

One Charlesview Road, Suite 1

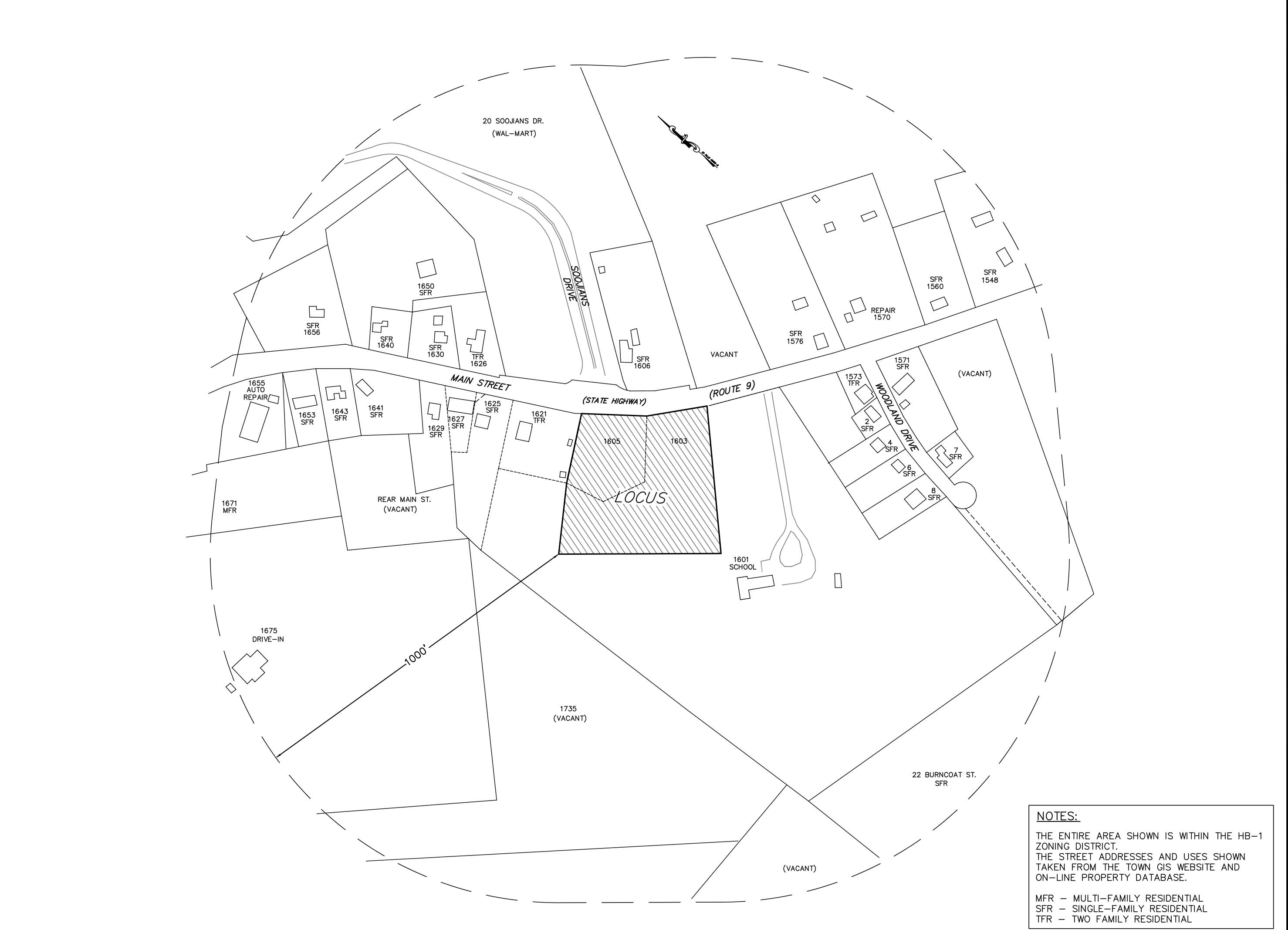
Hopedale, MA 01747

<u>Applicant</u>

Skaff Petroleum, Inc.

334 Grafton Street,

Worcester, MA 01604



LOCUS REFERENCES
ASSESSORS PARCEL: 18-8.1
#1603 MAIN STREET
OWNER: LEICESTER MAIN, LLC
LAND COURT CERT. 16956
LAND COURT PLAN 40185-B, LOT 1
2.83 Acres

ASSESSORS PARCEL: 18A-14 & 15 0 & #1605 MAIN STREET OWNER: LEICESTER MAIN, LLC DEED BOOK 41309, PAGE 153 1.05 Acres

LOCUS LOTS ARE LOCATED WITHIN THE HIGHWAY BUSINESS—INDUSTRIAL 1 DISTRICT.

NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY ODONE SURVEY & MAPPING IN DECEMBER 2012, AND UPDATED BY ALLEN ENGINEERING & ASSOCIATES, INC. IN DECEMBER 2020. PROPERTY LINES AND STRUCTURES BEYOND THE IMMEDIATE VICITY OF LOCUS HAVE BEEN COMPILED FROM AVALABLE GIS MAPS AND ARE APPROXIMATE ONLY.

3. LOCUS FALLS WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 25027C0780E.

4. THIS SITE DOES NOT CONTAIN CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE WEB SITE AS OF DECEMBER 2020.



PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

TITLE:

LOCUS PLAN

#1603 - #1605 Main Street

In Leicester, MA

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road

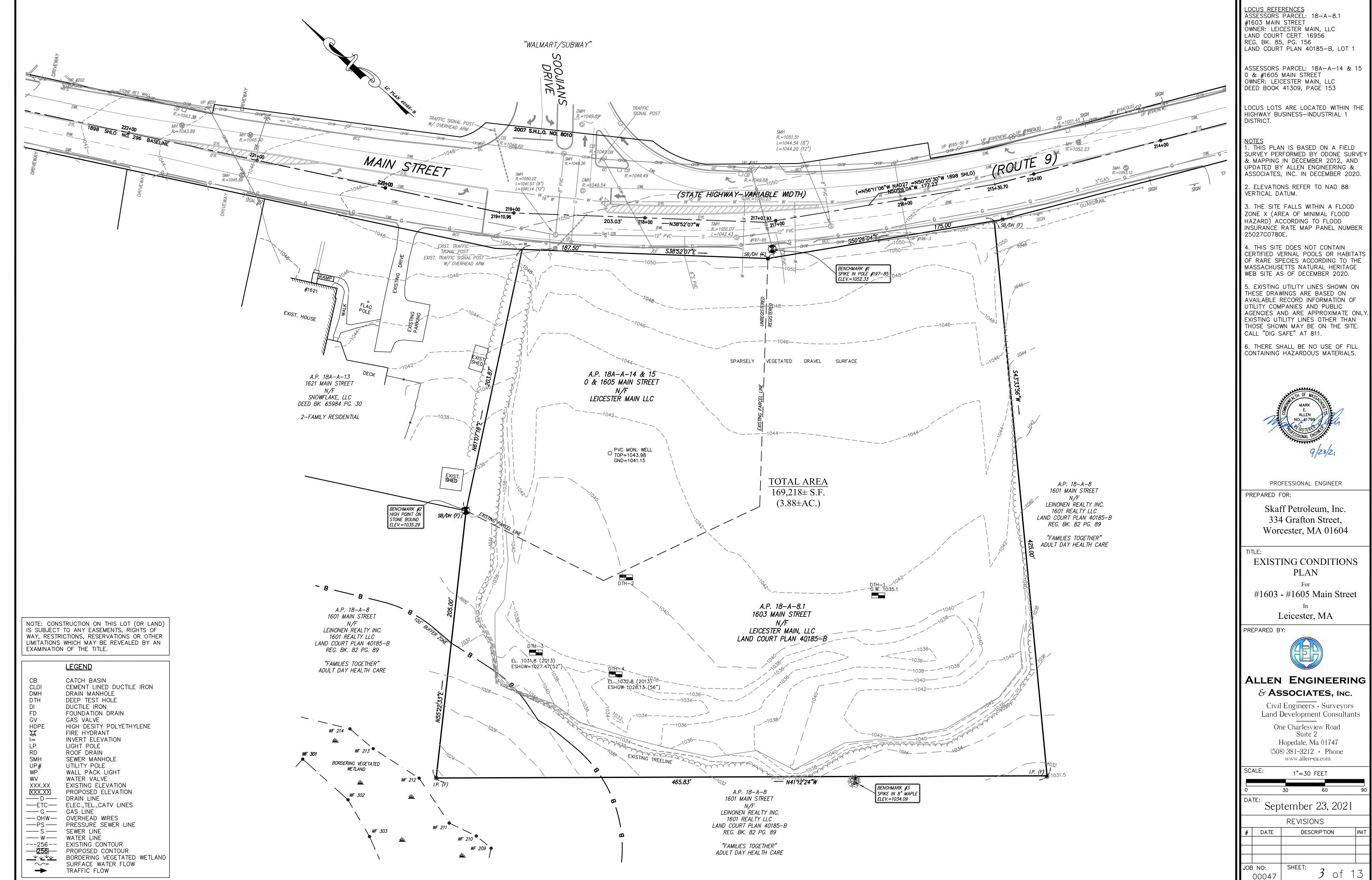
One Charlesview Road Suite 2 Hopedale, Ma 01747 (508) 381-3212 • Phone

1"=120 FEET

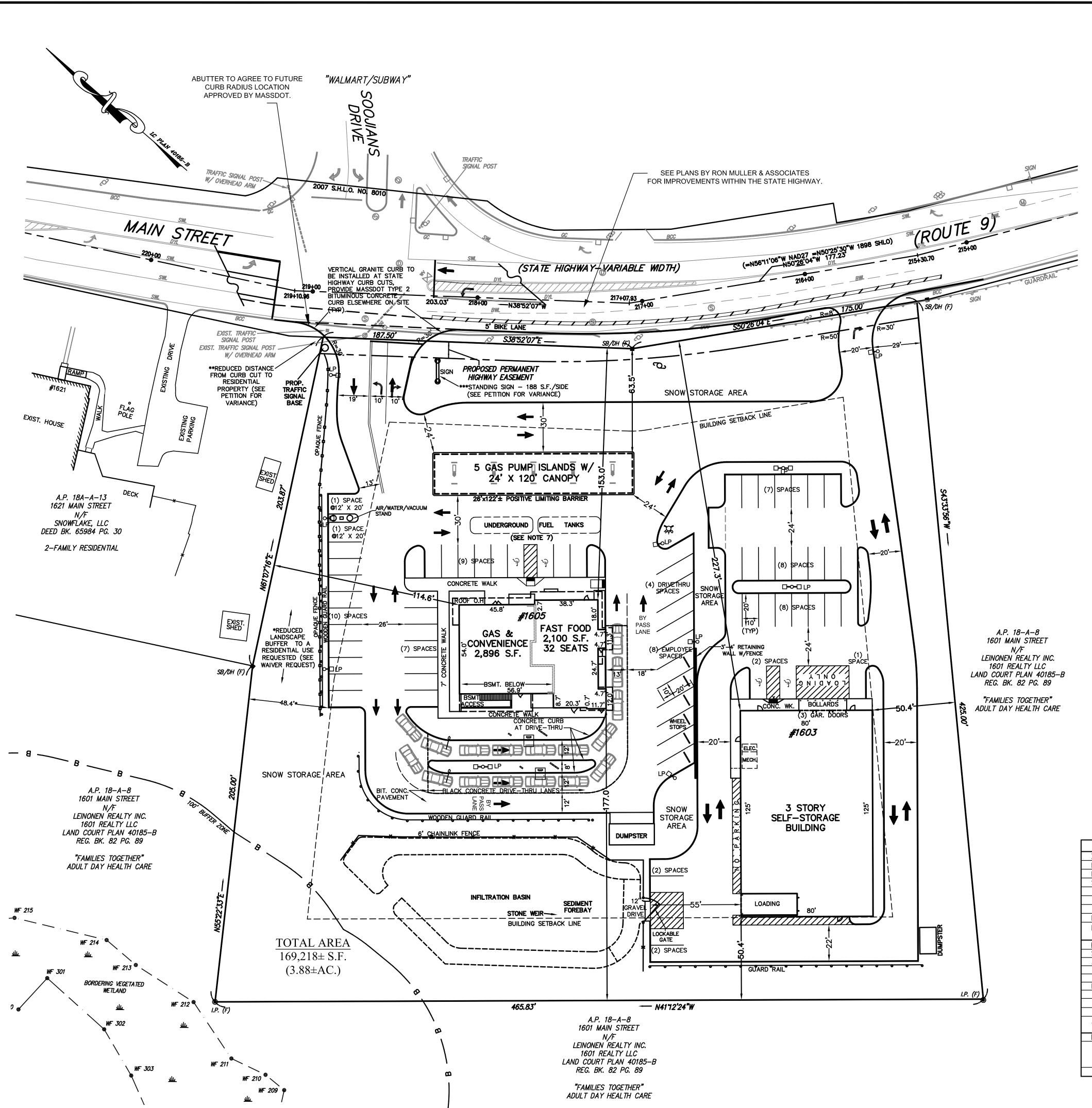
(508) 381-3212 • Pho www.allen-ea.com

o 120 240 3 DATE: September 23, 2021

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LEGEND CATCH BASIN CLDI CEMENT LINED DUCTILE IRON DRAIN MANHOLE DTH DEEP TEST HOLE DUCTILE IRON FD FOUNDATION DRAIN GV GAS VALVE HDPE HIGH DESITY POLYETHYLENE FIRE HYDRANT INVERT ELEVATION LIGHT POLE ROOF DRAIN SMH SEWER MANHOLE UP# UTILITY POLE WALL PACK LIGHT WV WATER VALVE EXISTING ELEVATION XXX.XX XXX.XXPROPOSED ELEVATION DRAIN LINE ---ETC--- ELEC., TEL., CATV LINES — G — GAS LINE — ОНW — OVERHEAD WIRES ——PS — PRESSURE SEWER LINE —— S — SEWER LINE ---- W--- WATER LINE ---256-- EXISTING CONTOUR PROPOSED CONTOUR BORDERING VEGETATED WETLAND $\overline{}^{\prime}$ SURFACE WATER FLOW \sim TRAFFIC FLOW

NOTE: CONSTRUCTION ON THIS LOT (OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

PLANNING BOARD WAIVER REQUEST: *REDUCED LANDSCAPE BUFFER TO A RESIDENTIAL USE REQUESTED, BYLAW SECT. 5.5.02.2B. (50 FEET REQUIRED).

PROPOSED - 48.4 FEET, AND REQUEST TO ALLOW PARKING AND DRIVEWAY WITHIN THE BUFFER ADJACENT TO #1621 MAIN STREET. AN OPAQUE FENCE IS PROPOSED WITHIN THE BUFFER TO #1621 TO MITIGATE SCREENING LOST BY REDUCTION OF THE BUFFER.

ZONING BOARD OF APPEALS PETITION FOR VARIANCE: **REDUCED DISTANCE FROM CURB CUT TO RESIDENTIAL PROPERTY, BYLAW SECT. 5.5.02.1.C.1. (24 FEET REQUIRED).

PROPOSED - 1 FOOT AT #1621 MAIN STREET PROPERTY. THE REDUCTION IS REQUESTED TO ALLOW THE NEW SITE ENTRANCE TO ALIGN WITH THE EXISTING SOOJIANS DRIVE INTERSECTION ACROSS MAIN STREET (ROUTE 9). GRANTING THIS VARIANCE WILL ALLOW A SAFER SIGNALIZED INTERSECTION ON THE STATE HIGHWAY. THIS REQUEST IS MADE NECESSARY DUE TO THE SPECIFIC SHAPE AND TOPOGRAPHY OF THE LOCUS LOT, AND DOES NOT GENERALLY AFFECT THE HB-1 DISTRICT IN WHICH IT IS LOCATED.

ZONING BOARD OF APPEALS PETITION FOR VARIANCE: ***STANDING SIGN - SIZE,

BYLAW SECT. 3.2.07-2 (NOT TO EXCEED 30 SQUARE FEET).

PROPOSED - STANDING SIGN WITH AN AREA OF 188 SQUARE FEET ON EACH SIDE. THE VARIANCE IS REQUESTED IN ORDER TO ALLOW THE DISPLAY OF PRICES FOR SEVERAL FUEL GRADES AT SUCH A SIZE AS CAN BE READILY SEEN BY DRIVERS, AND ADDITIONALLY PROVIDE SIGNAGE FOR THE THREE OTHER BUSINESSES ON THE PROJECT SITE. THIS PETITION OWES TO THE CIRCUMSTANCES RELATED SPECIFICALLY TO THE STRUCTURES INVOLVED, WHICH INCLUDE FOUR SEPARATE AND DISTINCT USES PROPOSED ON THIS PARTICULAR SITE, AND NOT AFFECTING GENERALLY THE HB-1 DISTRICT.

ZONING TABLE		#1603	#1605
ZONING DISTRICT: HIGHWAY BUSINESS-INDUSTRIAL 1	REQUIRED	PROPOSED	PROPOSED
MIN. LOT SIZE	60,000 S.F.	169,2°	18 S.F.
MINIMUM LOT FRONTAGE	200 FEET	362.5	O FEET
SETBACKS:			
FRONT	50 FEET	227.3 FEET	153.0 FEET
SIDE	50 FEET	50.4 FEET	114.6 FEET
REAR	50 FEET	50.4 FEET	177.0 FEET
BUILDING COVERAGE:	40% MAX.	9	%
MAXIMUM BUILDING HEIGHT	55 FEET	36.2 FEET	18.7 FEET
	5 1/2 STY.	3 STY.	1 STY.
PARKING REQUIREMENTS:			
STALL DIMENSIONS	10' x 20'	10' x 20'	10' x 20'
AISLE WIDTH			
90° PARKING	24'	24'	26'
60° PARKING	16'		18'
NUMBER OF SPACES REQUIRED BY USE:			
RENTAL ENCLOSED SELF-STORAGE (3+1 PER 100 UNITS) 3+3	6	30	
RESTAURANT (1 PER EMP. + 1 PER 3 SEATS) 8+32/3=19	33		40
RETAIL (1 PER 200 S.F. GROSS FLOOR SPACE) 2896/200=14			
ADA PARKING REQUIREMENT: (26-50 SPACES)	2 SPACES	2 SPACES	2 SPACES
2 SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE			
LANDSCAPING REQUIREMENTS:			
5% INTERIOR PARKING LANDSCAPE REQUIRED 74 PARKING SPACES (10W x 20L) = 14,800 S.F.	740.05	4 045	
$5\% (0.05) \times 14,800 \text{ S.F.} = 740 \text{ S.F.}$	740 S.F.	4,215	S.F.
(1) TREE PER 35 SPACES $(74/35) = 2.1$	3 TREES	17 T	REES
$(1) IRLE \; FER \; JS \; SPACES \; (74/33) = 2.1$	J IKEES	1/ 1	VEÇ2

LOCUS REFERENCES
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ASSESSORS PARCEL: 18A-14 & 15 0 & #1605 MAIN STREET OWNER: LEICESTER MAIN, LLC DEED BOOK 41309, PAGE 153

LOCUS LOTS ARE LOCATED WITHIN THE HIGHWAY BUSINESS-INDUSTRIAL 1

1.05 Acres

DISTRICT.

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6. THERE SHALL BE NO USE OF FILL CONTAINING HAZARDOUS MATERIALS.

7. APPLICANT SHALL PROVIDE CONSTRUCTION DRAWINGS FOR UNDERGROUND STORAGE TANKS WITH APPLICATION FOR BUILDING PERMIT. DEPTH OF LEDGE/REFUSAL TO BE DETERMINED PRIOR TO DESIGN.



PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

SITE LAYOUT PLAN

#1603 - #1605 Main Street

Leicester, MA

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

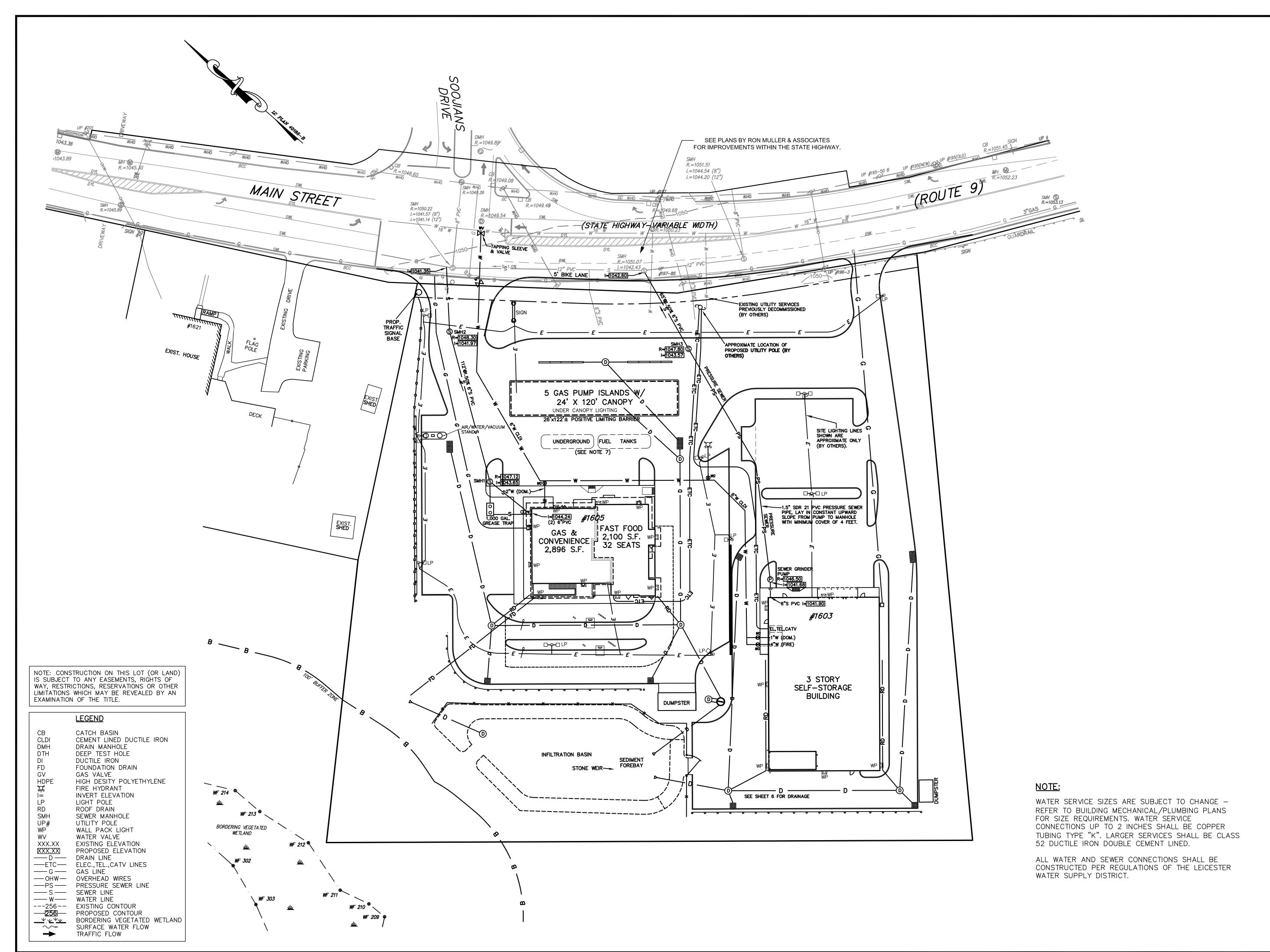
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1"=30 FEET

September 23, 2021

REVISIONS DESCRIPTION DATE JOB NO: SHEET: **4** of 13 00047



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PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

SITE UTILITIES & LIGHTING PLAN

#1603 - #1605 Main Street

Leicester, MA

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

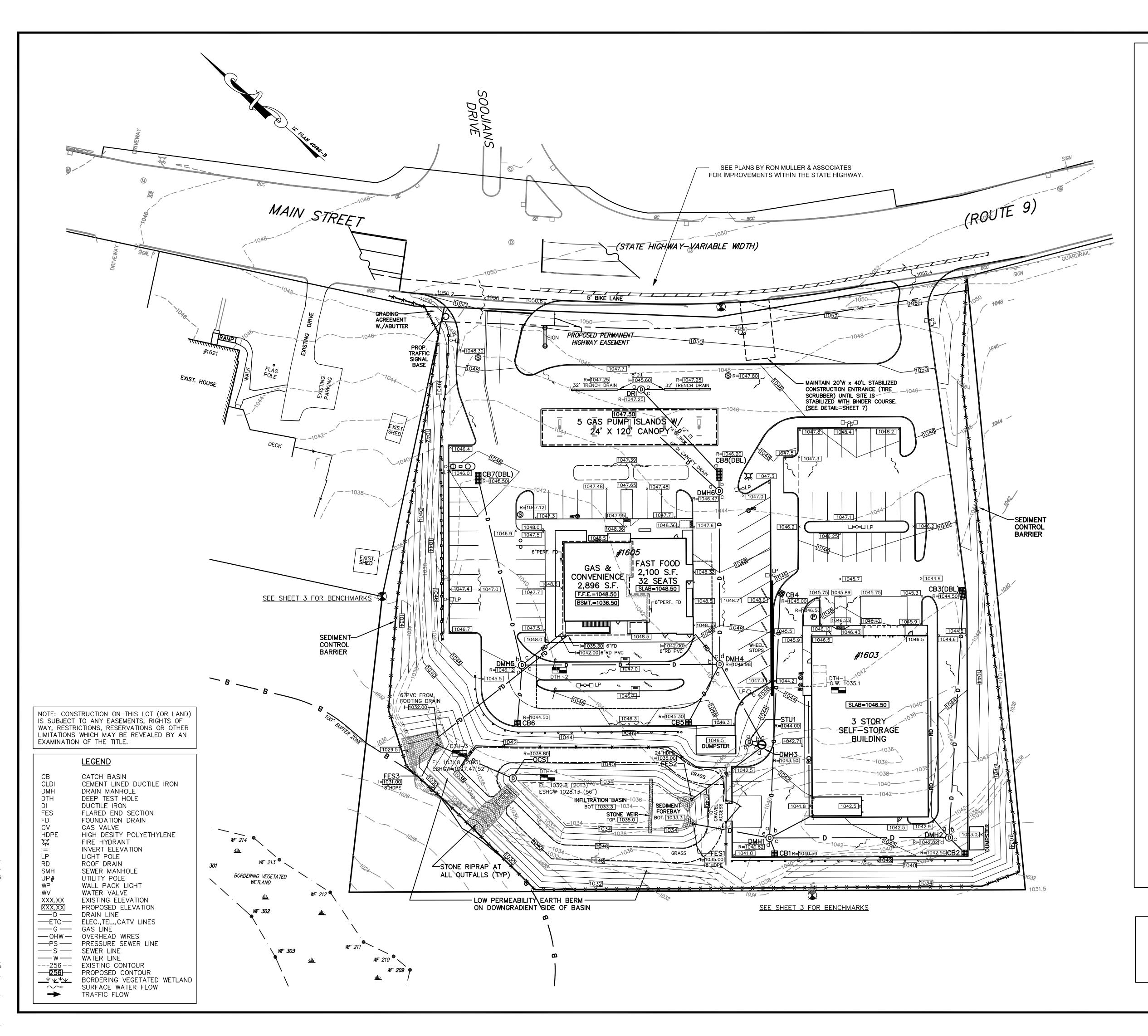
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September 23, 2021

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DRAINAGE SCHEDULE

R=1040.50 I=1036.50 12"HDPE

R=1042.50

I=1037.95 12"HDPE

CB3 (DOUBLE) R=1044.50 I=1040.00 12"HDPE

CB4 R=1045.00 I=1040.00 12"HDPE

R = 1045.30I=1040.30 12"HDPE

R=1044.50 I=1040.75 12"HDPE

CB7 (DOUBLE GRATE) R=1041.50 I=1045.50 12"HDPE

CB8 (DOUBLE GRATE) R=1046.20

I(a)=1042.30 12"DII(b)=1040.78 18"HDPE

R=1040.82 I(a)=1036.38 12"HDPE

I(b)=1036.32 6"PVC ROOF DRAIN I(c)=1036.02 15"HDPE

I(d)=1036.38 12"HDPEI(e)=1035.77 18"HDPE

DMH2 R=1042.82 I(a)=1038.32 6"PVC ROOF DRAIN I(b)=1037.77 12"HDPE

I(c)=1037.77 12"HDPE I(d)=1037.52 15"HDPEDMH3 (5'I.D.)

R=1043.5 I(a)=1036.37 24"HDPEI(b)=1036.37 12"HDPEI(c)=1036.20 12"HDPE I(d)=1035.86 24"HDPE

TOP DIVERSION WEIR=1036.75 (SEE SHEET 11)

R=1046.98 I(a)=1039.67 12"HDPEI(b)=1038.44 18"HDPEI(c)=1041.50 6"PVC RD I(d)=1038.84 18"HDPE

I(e)=1037.35 24"HDPE

DMH4

R=1046.12 I(a)=1040.39 12"HDPE

I(b)=1040.22 12"HDPEI(c)=1041.40 6"PVC RDI(d)=1039.89 18"HDPE

R=1046.47 I(a)=1042.30 6"DII(b)=1040.68 18"HDPEI(c)=1040.58 18"HDPE

DRI (DROP INLET) R=1047.25 I(a)=1045.18 8"DII(b)=1045.18 8"DII(c)=1043.75 12"DI

OCS1 (OUTLET CONTROL STRUCTURE) R=1038.80 I=1033.50 18"HDPE

(SEE SHEET 10 FOR INLET ELEVATIONS) STU1 (STORMWATER TREATMENT UNIT)

R = 1044.0I(a)=1036.30 12"HDPEI(b)=1036.30 12"HDPE

(SEE SHEET 11)

NOTE:

PROPOSED GRADING SHOWN REQUIRES 17,400± CUBIC YARDS OF FILL.

LOCUS REFERENCES
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DISTRICT.

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PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

GRADING & DRAINAGE PLAN

#1603 - #1605 Main Street

Leicester, MA PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

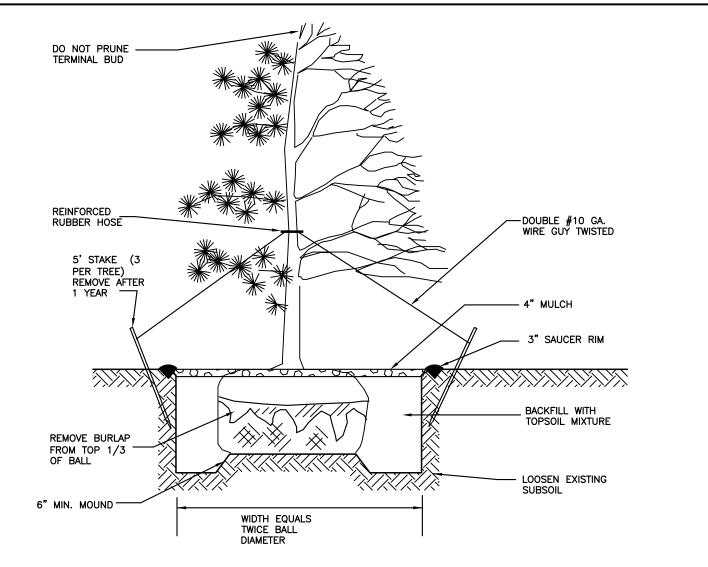
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SCALE: 1"=30 FEET

September 23, 2021

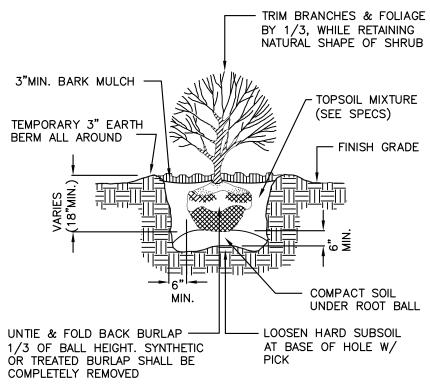
REVISIONS # DATE DESCRIPTION JOB NO: SHEET: 6 of 13 00047



TREE PLANTING DETAIL (NOT TO SCALE)

TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NO.
LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 - 2 1/2" CAL.	B&B	3
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	6' - 8'	B&B	6
TCG	TILIA CORDATA GREENSPIRE	GREENSPIRE LITTLE LEAF LINDEN	2 - 2 1/2" CAL.	B&B	4
ZSG	ZELCOVA SERRATA GREEN VASE	GREEN VASE ZELCOVA	2 - 2 1/2" CAL.	B&B	5



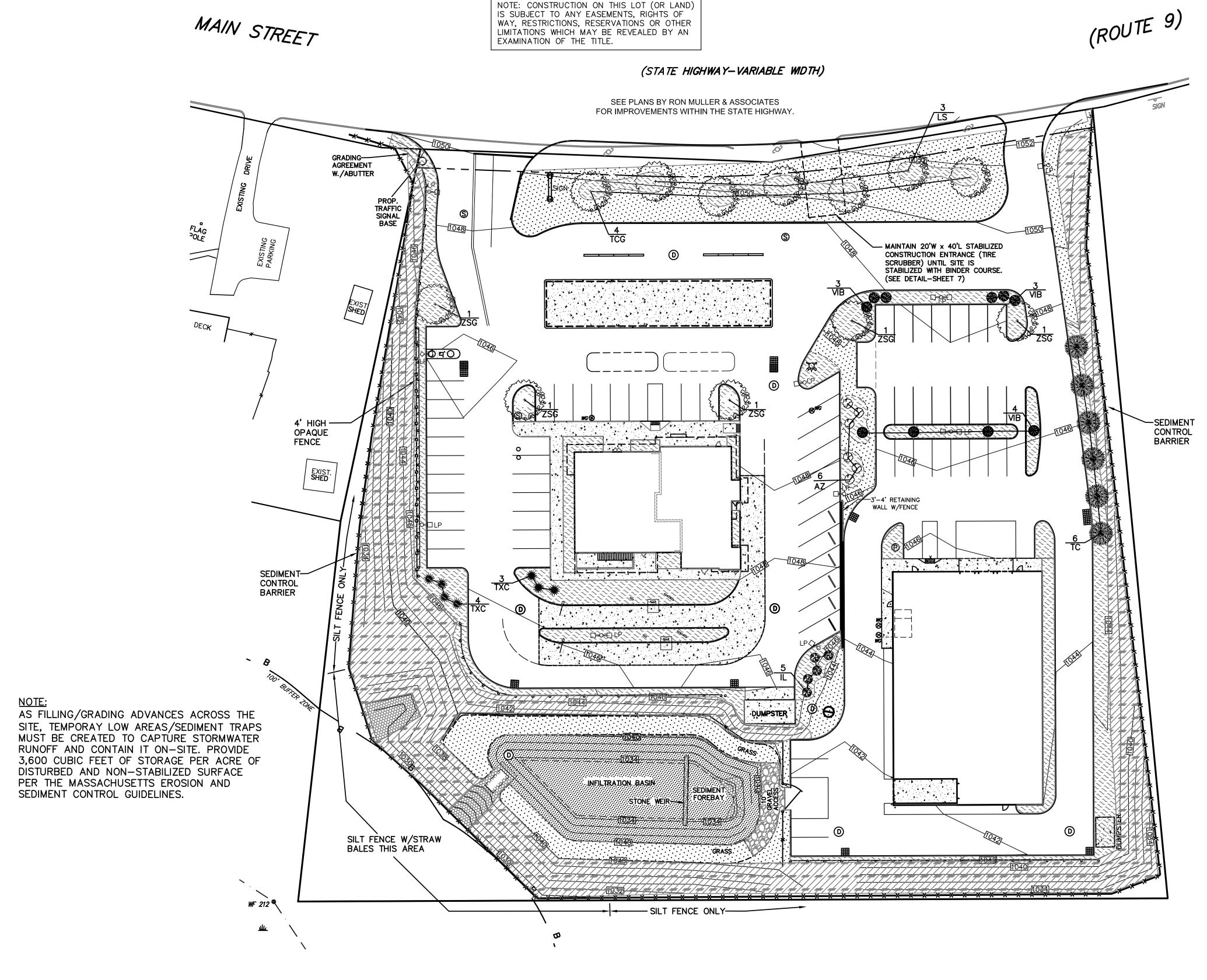
SHRUB PLANTING DETAIL (NOT TO SCALE)

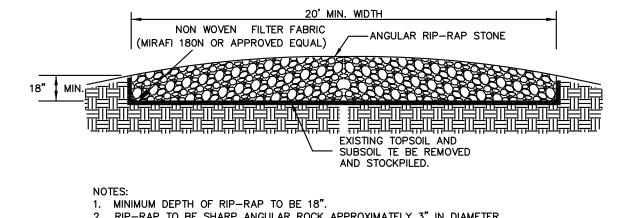
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9

*2.5' HIGH MIN.

SHRU	<u>JB SCHEDULE</u>		
KEY	BOTANICAL NAME	COMMON NAME	SIZE
ΑZ	AZALEA DELAWARE VALLEY WHITE	DELAWARE VALLEY WHITE AZALEA	# 5
IL	ILEX OPACA	AMERICAN HOLLY	#5
TXC	TAXUS CUSPIDATE NANA AURESCENS	DWARF GOLDEN JAPANESE YEW	#6
VIB	VIBURNUM CARLESII	MAYFLOWER VIBURNUM	#5





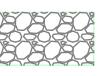
RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER. SIZE OF ENTRANCE TO BE A MINIMUM OF 40 FEET LONG AND 20 FEET WIDE.
ENTRANCE IS TO BE CLEANED OF SILT AND DEBRIS AFTER EACH MAJOR STORM EVENT.
RIP—RAP IS TO BE REMOVED ONLY WHEN SITE HAS BEEN STABILIZED WITH BINDER COURSE...

STABILIZED CONSTRUCTION ENTRANCE (NOT TO SCALE)



CONCRETE PER CONSTRUCTION DETAILS. BLACK CONCRETE TO BE USED IN DRIVE-THRU VEHICLE LANES.

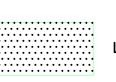
STONE RIPRAP PER CONSTRUCTION DETAILS.



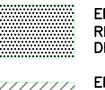
GRAVEL ACCESS - 12" DEPTH OF CLEAN COMPACTED GRAVEL.



4" MIN. MULCH BED. SUPPLEMENT WITH PERRENIAL AND/OR ANNUAL FEATURE PLANTINGS PER TENANT/FRANCHISE



LAWN GRASS-PERRENIAL RYE/FESCUE/KENTUCKY BLUEGRASS MIX.



EROSION CONTROL GRASS (NEW ENGLAND EROSION CONTROL AND RESTORATION MIX FOR WET SITES) TO BE USED ON ANY GRASSED DRAINAGE SWALES OR INTERIOR OF DRAINAGE BASINS.

EROSION CONTROL GRASS (NEW ENGLAND EROSION CONTROL AND RESTORATION MIX FOR DRY SITES) FOR SIDESLOPES GRADED FROM 3:1 TO 2:1 (MAX.). APPLIED WITH A BONDED FIBER MATRIX/HYDROSEEDED OR BIODEGRADEABLE ENVIRONMENTAL MATTING.

NOTE: PROVIDE 6 INCH DEPTH PREPARED LOAM BED FOR

LOCUS REFERENCES
ASSESSORS PARCEL: 18-8.1 #1603 MAIN STREET ÖWNER: LEICESTER MAIN, LLC LAND COURT CERT. 16956 LAND COURT PLAN 40185-B, LOT 2.83 Acres

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1.05 Acres LOCUS LOTS ARE LOCATED WITHIN THE

HIGHWAY BUSINESS-INDUSTRIAL 1

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PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

LANDSCAPE & EROSION CONTROL PLAN

#1603 - #1605 Main Street

Leicester, MA

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

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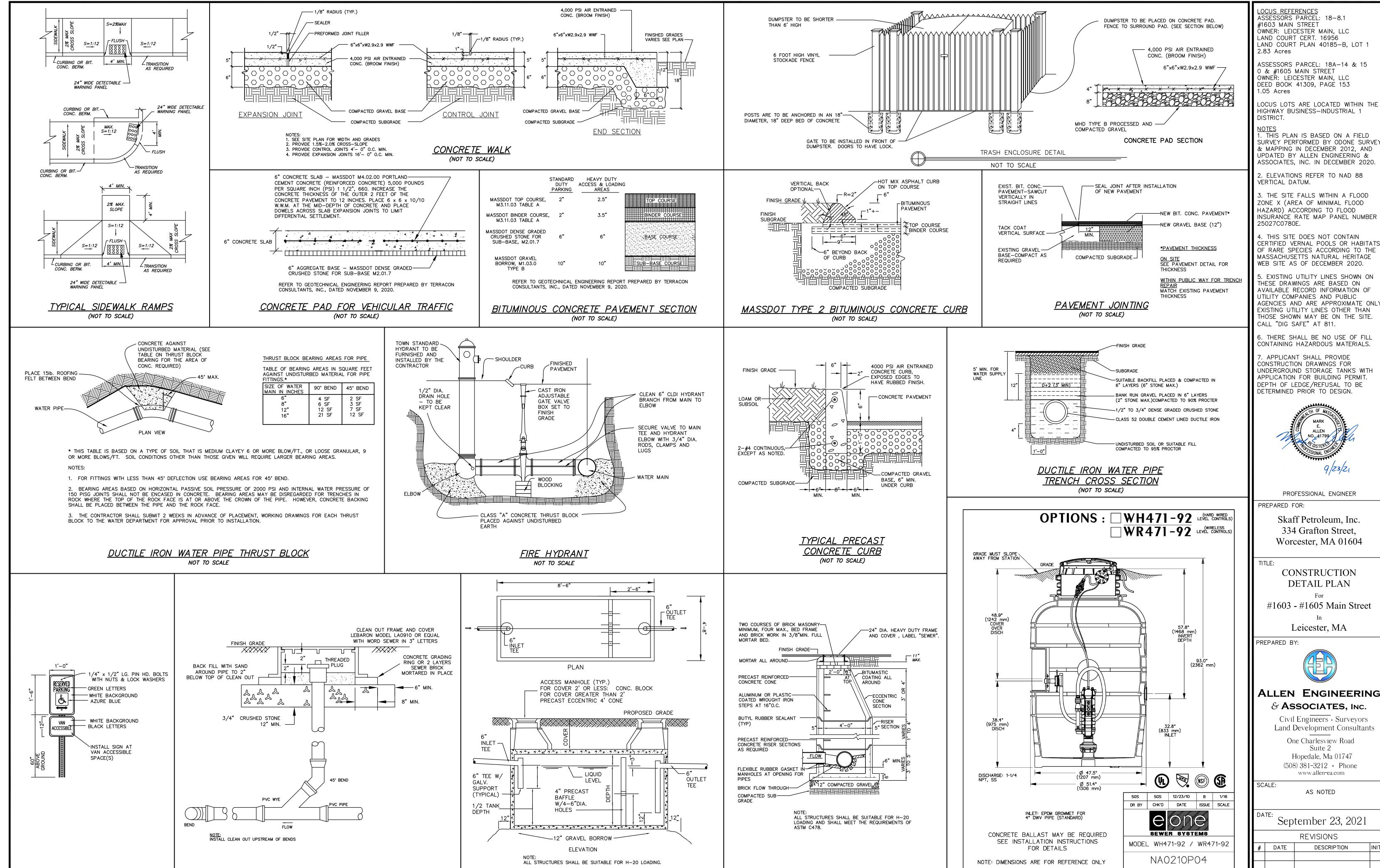
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SCALE: 1"=30 FEET

September 23, 2021 REVISIONS DATE DESCRIPTION

JOB NO: SHEET: of 13 00047

LANDSCAPE SURFACE TREATMENT KEY



PRE-CAST CONCRETE SEWER MANHOLE

NOT TO SCALE

1,000 GALLON GREASE TRAP

NOT TO SCALE

HANDICAP PARKING SIGN

(NOT TO SCALE)

SEWER CLEAN OUT

NOT TO SCALE

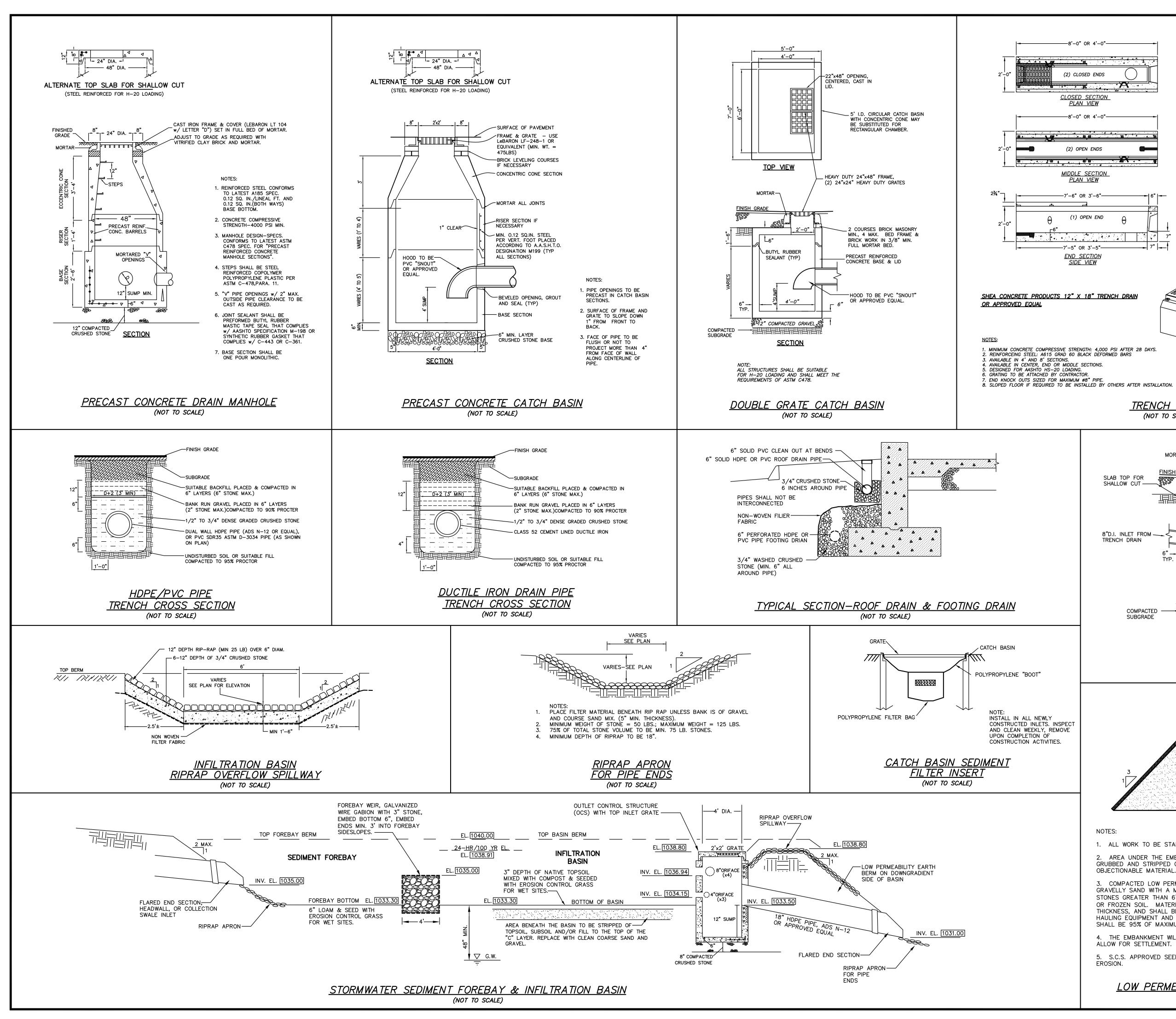
8 of 13

SHEET:

JOB NO: 00047

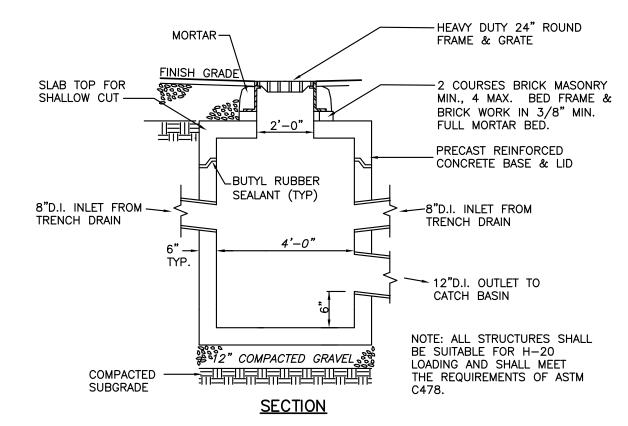
SEWER GRINDER PUMP STATION

NOT TO SCALE

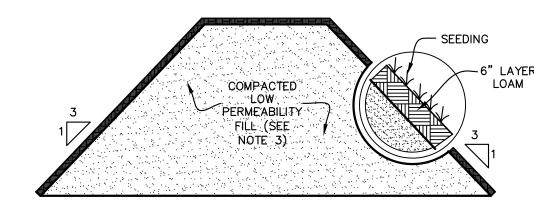


Ø 4. → 1'-2" | CAST IRON GRATE <u>ASSEMBLY</u> 10" |----2'-0"---| END SECTION VIEW 1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI AFTER 28 DAYS. ISOMETERIC VIEW

> TRENCH DRAIN (NOT TO SCALE)



DROP INLET (NOT TO SCALE)



1. ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.

2. AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER

3. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200, AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIAMETER, ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED BY CONTINUOUS PASSES OF HEAVY DOZERS, HAULING EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D 1556 C.

4. THE EMBANKMENT WILL BE CONSTRUCTED TO THE DESIGN ELEVATION PLUS 0.5 FT. TO

5. S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS IS PRACTICAL TO MINIMIZE

LOW PERMEABILITY EARTH BERM - SECTION NOT TO SCALE

LOCUS REFERENCES ASSESSORS PARCEL: 18-8.1 #1603 MAIN STREET ÖWNER: LEICESTER MAIN, LLC LAND COURT CERT. 16956 LAND COURT PLAN 40185-B, LOT 2.83 Acres

ASSESSORS PARCEL: 18A-14 & 15 0 & #1605 MAIN STREET OWNER: LEICESTER MAIN, LLC DEED BOOK 41309, PAGE 153

1.05 Acres LOCUS LOTS ARE LOCATED WITHIN THE HIGHWAY BUSINESS-INDUSTRIAL 1

DISTRICT.

. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY ODONE SURVEY & MAPPING IN DECEMBER 2012, AND UPDATED BY ALLEN ENGINEERING & ASSOCIATES, INC. IN DECEMBER 2020.

2. ELEVATIONS REFER TO NAD 88 VERTICAL DATUM.

3. THE SITE FALLS WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 25027C0780E.

4. THIS SITE DOES NOT CONTAIN CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE WEB SITE AS OF DECEMBER 2020.

5. EXISTING UTILITY LINES SHOWN ON THESE DRAWINGS ARE BASED ON AVAILABLE RECORD INFORMATION OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONL' EXISTING UTILITY LINES OTHER THAN THOSE SHOWN MAY BE ON THE SITE. CALL "DIG SAFE" AT 811.

6. THERE SHALL BE NO USE OF FILL CONTAINING HAZARDOUS MATERIALS.

7. APPLICANT SHALL PROVIDE CONSTRUCTION DRAWINGS FOR UNDERGROUND STORAGE TANKS WITH APPLICATION FOR BUILDING PERMIT. DEPTH OF LEDGE/REFUSAL TO BE DETERMINED PRIOR TO DESIGN.



PROFESSIONAL ENGINEER

PREPARED FOR:

Skaff Petroleum, Inc. 334 Grafton Street, Worcester, MA 01604

CONSTRUCTION DETAIL PLAN

#1603 - #1605 Main Street

Leicester, MA

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers • Surveyors Land Development Consultants

One Charlesview Road Suite 2 Hopedale, Ma 01747

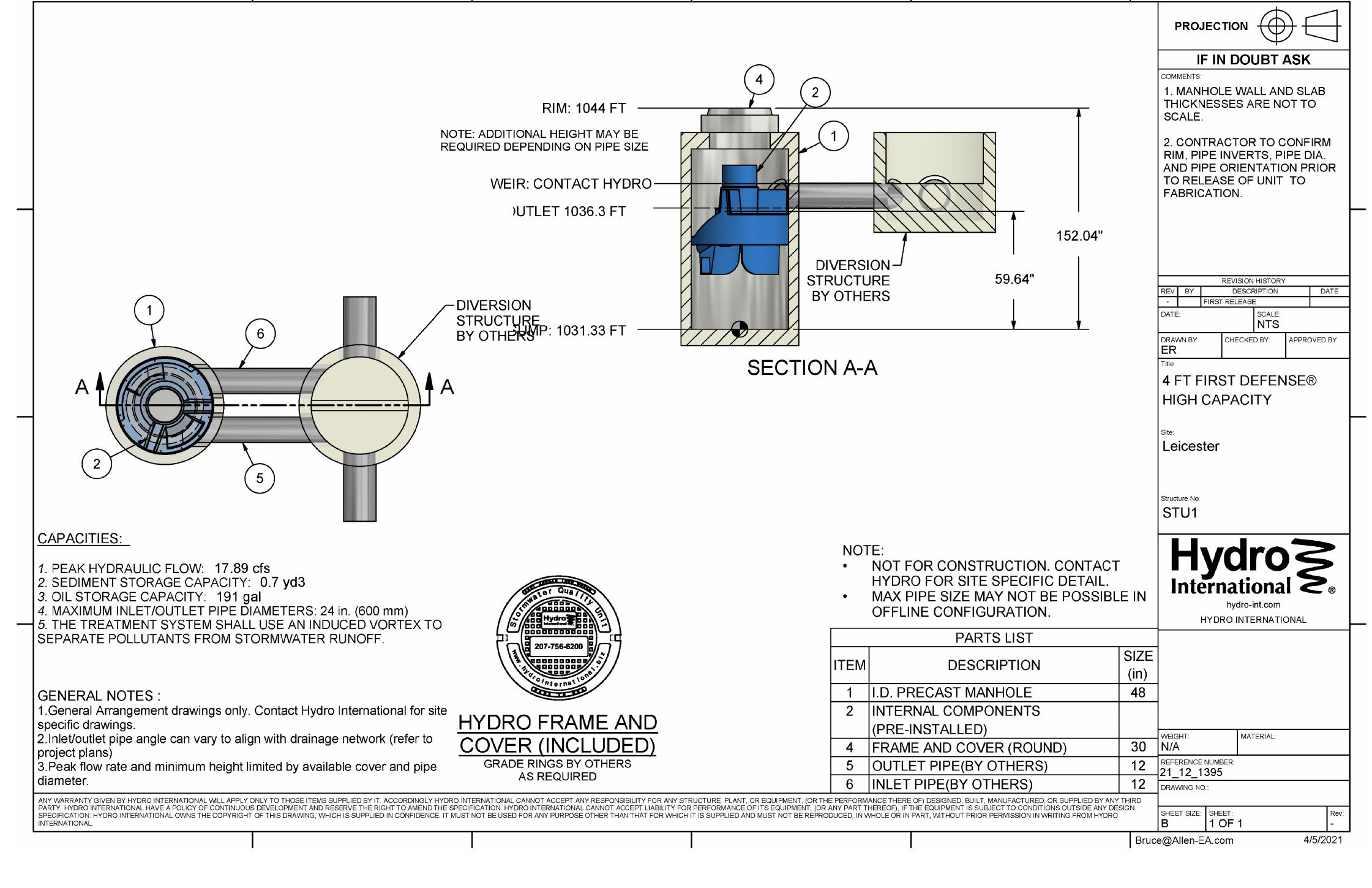
(508) 381-3212 • Phone www.allen-ea.com

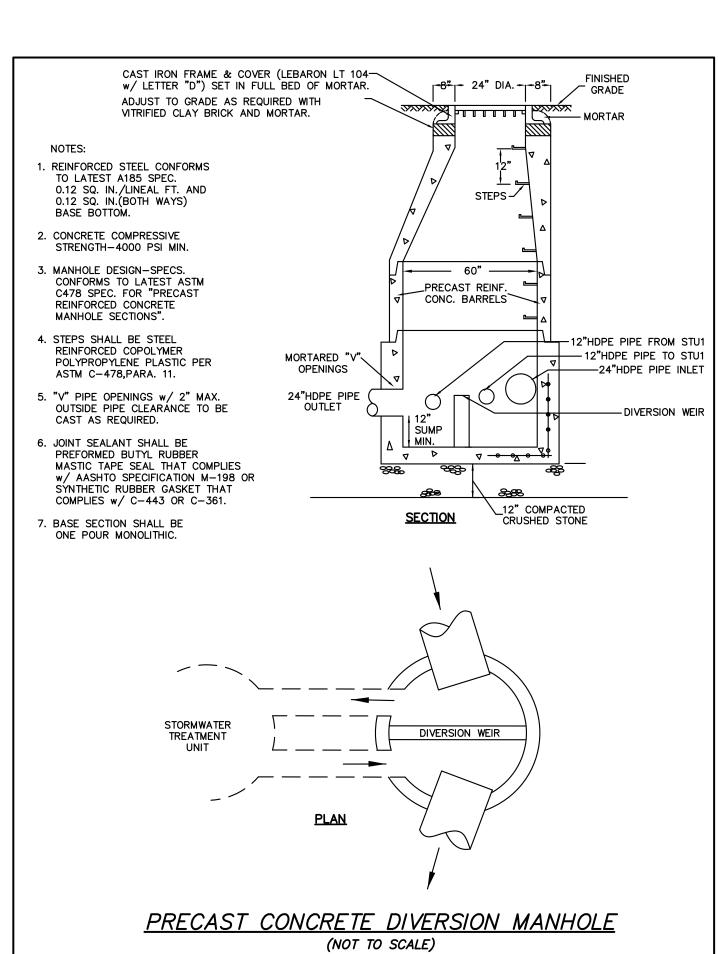
AS NOTED

September 23, 2021

REVISIONS DATE DESCRIPTION

JOB NO: SHEET: *9* of 13 00047





LOCUS REFERENCES
ASSESSORS PARCEL: 18-8.1
#1603 MAIN STREET
OWNER: LEICESTER MAIN, LLC
LAND COURT CERT. 16956
LAND COURT PLAN 40185-B, LOT 1
2.83 Acres

ASSESSORS PARCEL: 18A-14 & 15 0 & #1605 MAIN STREET OWNER: LEICESTER MAIN, LLC DEED BOOK 41309, PAGE 153 1.05 Acres

LOCUS LOTS ARE LOCATED WITHIN THE HIGHWAY BUSINESS—INDUSTRIAL 1 DISTRICT.

NOTES

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TITLE:

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DETAIL PLAN

#1603 - #1605 Main Street

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PREPARED BY:



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One Charlesview Road Suite 2 Hopedale, Ma 01747 (508) 381-3212 • Phone

www.allen-ea.com

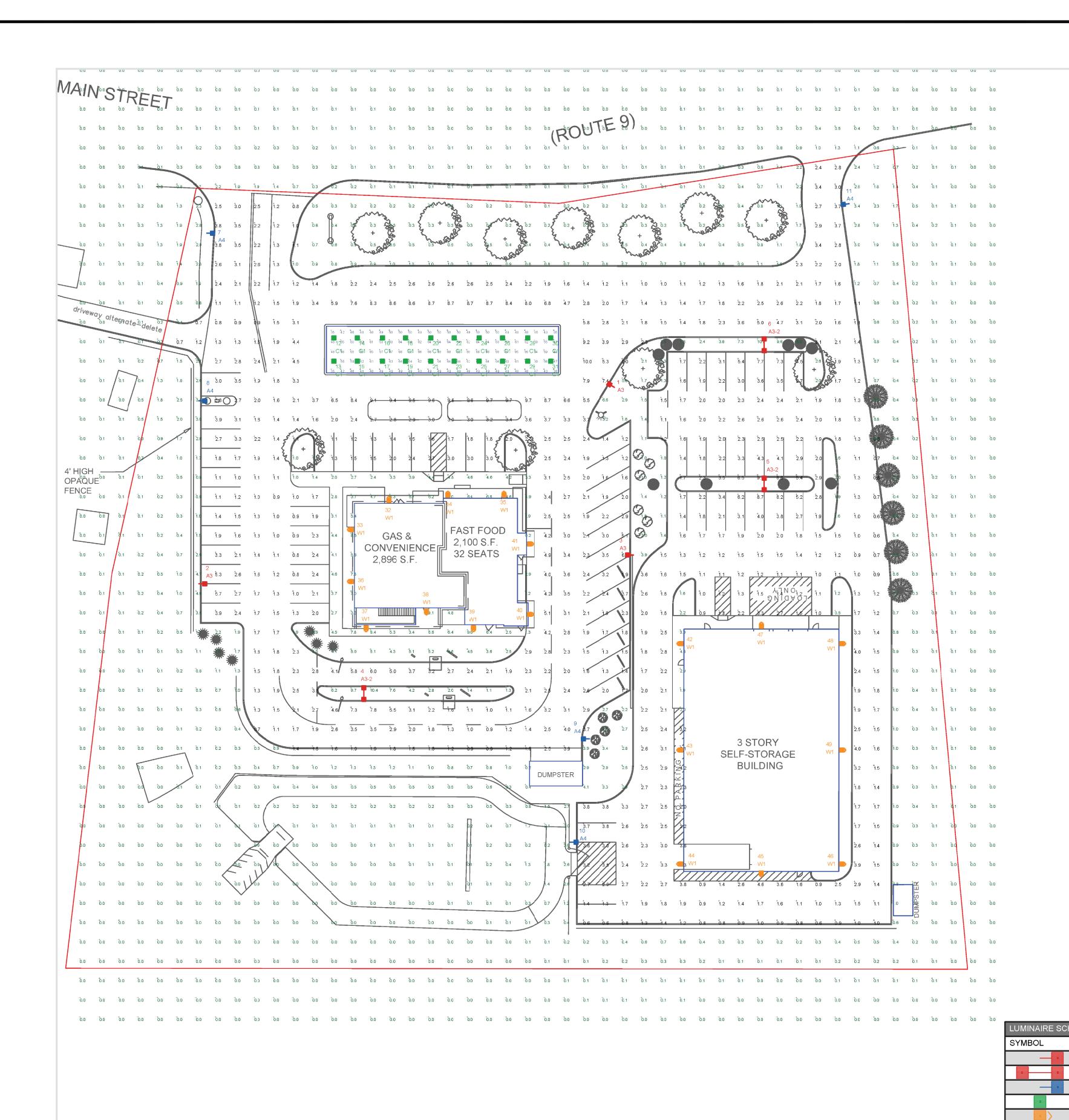
AS NOTED

September 23, 2021

REVISIONS

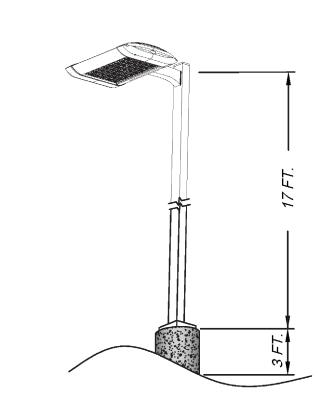
DATE DESCRIPTION INIT

JOB NO: SHEET: 10 of 13



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	3	A3	20
	4	A3-2	20
	5	A3-2	20
	6	A3-2	20
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	9	A4	20
	10	A4	20
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	45	W1	15
N	46	W1	15
\dashv	47	W1	15
\dashv	48	W1	15
\dashv	49	W1	15

MTG. HT.



- ALL AREA LIGHTS ON NEW17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING	INITIAL LUI	MEN VALUE	S		
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	56.03	68	35	1.60	1.94
PAVED	2.54	10.0	0.6	4.23	16.67
UNDEFINED	0.60	10.4	0.0	N.A.	N.A.

LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
A3	SINGLE	11175	1.030	B2-U0-G2	72	216	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX
A3-2	D180	11175	1.030	B2-U0-G2	72	432	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX
A4	SINGLE	11174	1.030	B2-U0-G2	72	360	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
C1	SINGLE	12516	1.030	B3-U0-G1	91.19	1823.8	Cree Lighting	CPY250-B-DM-F-13L-UL-XX-57K
W1	SINGLE	4270	1.030	B1-U0-G1	31	558	Cree Inc	XSPW-B-WM-3ME-4L-57K-UL-XX

1340 Kemper Meadow Dr, Forest Park, OH 45240 513-574-9500 | redleonard.com

DESCRIPTION REVISED TO INCLUDE SELF STORAGE PARKING

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, FED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY, ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS, RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT.

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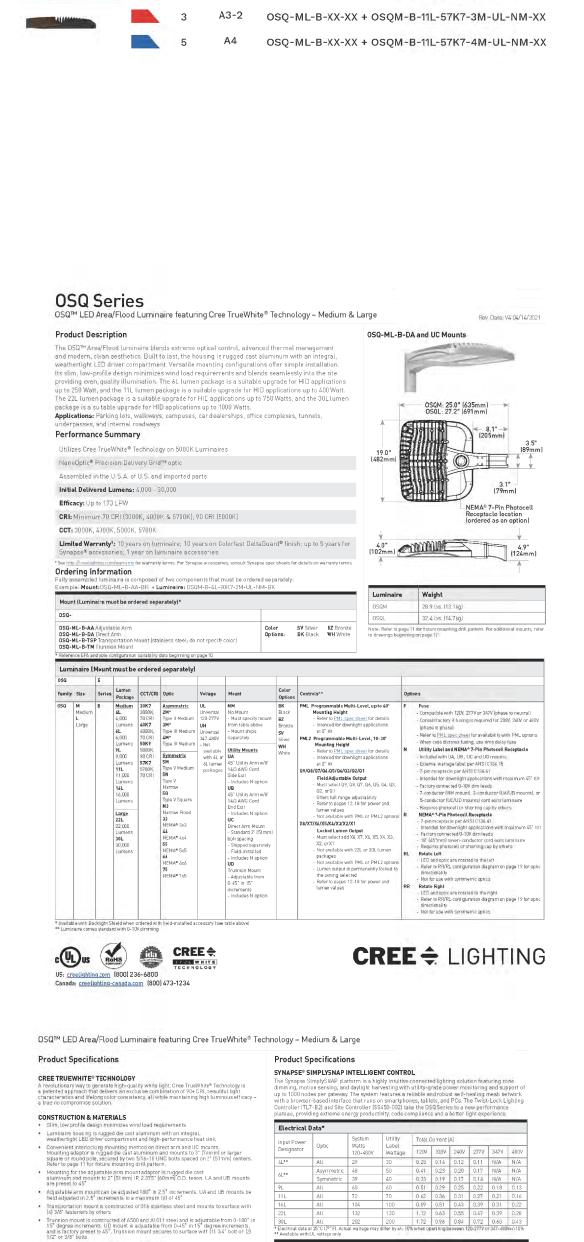
SCALE: LAYOUT BY: 1" = 30' LMP DWG SIZE: DATE: D 04/30/21

MOBIL/BURGER KING LEICESTER, MA RL-7353-S1-R1



LIGHTING

JOB NO: 00047

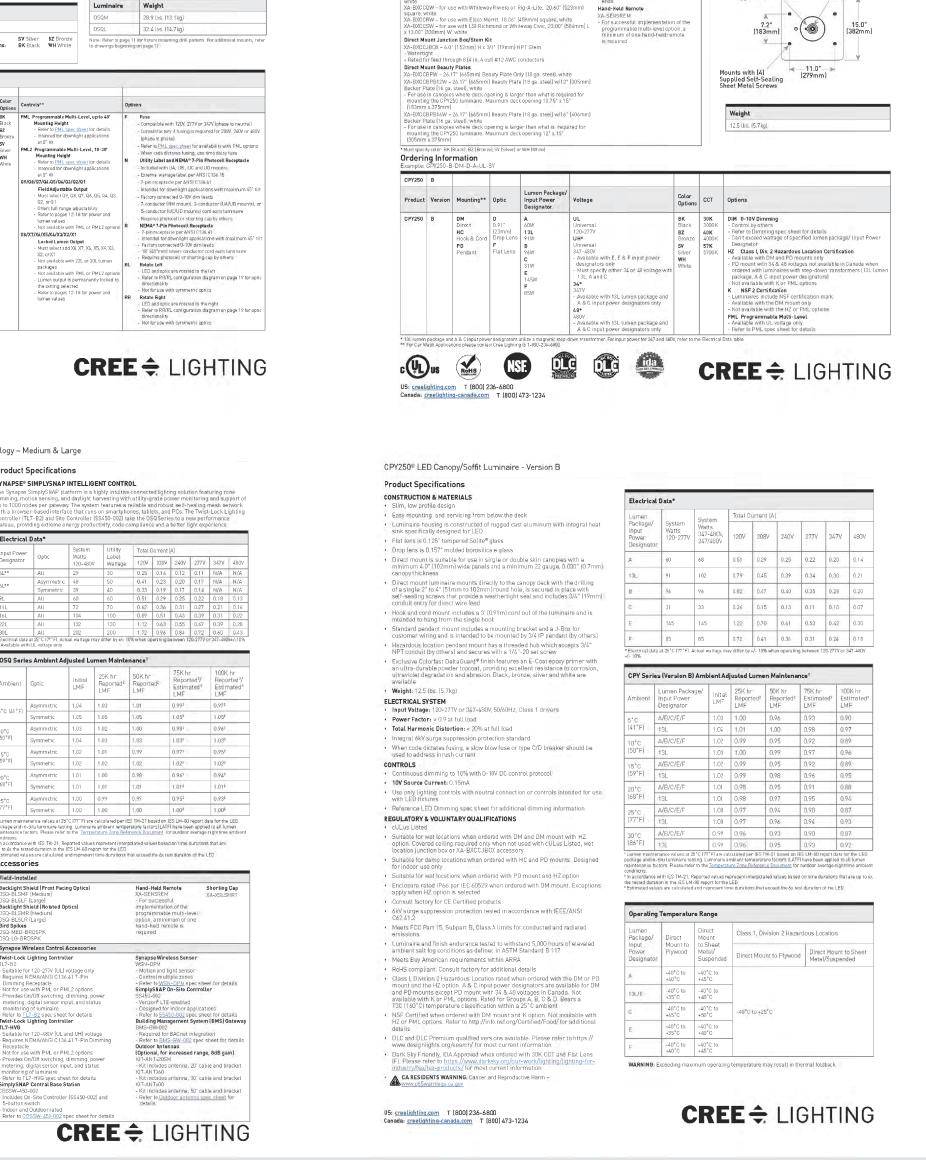


Accessories

Synapse Wireless Control Accessories
Twist-Lock Lighting Controller

QTY LABEL DESCRIPTION

3 A3 OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX



QTY LABEL DESCRIPTION

CPY Series - Version B

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast

CPY250[®] LED Canopy/Soffit Luminaire

Assembled in the U.S.A. of U.S. and imported parts

Class I, Division 2 Hazardous Location for select models

CCT: 3000K (+/- 300K), 4000K |+/- 300K|, 5700K [+/- 500K]

IP66 Rated (Direct Mount only)

Initial Delivered Lumens: Up to 20,080

*See http://creelighting.com/warranty for warranty terms

Efficacy: Up to 151 LPW

Product Description

Performance Summary

CRI: Minimum 70 CRI

20 C1 CPY250-B-DM-F-13L-UL-XX-57K

Fev. Date: V17 11/18/2020

	Descrip	tion						
mounted a for installa allows for intended si manageme	pplicatior tion over :hrough-v pecifically ent. Optic	is. The ruggi standard sin vired or cond i for LED tec design featu		ninum housing an and mud ring sing top, bottom, sides a weathertight LEI	d mounting bo le gang J-Box sand rear. The D driver comp	ox are designed tes. The luminaire e housirg design is partment and thermal	(thy	10 (jo 1)6 \
multiple di Application			security lighting					, ,
Perform		•					1	9.3" [236mm]
			y Grid™ optic S. and importec pa	rts			*	
		CRI (3000K, K, 5000K, 57	, 4000K & 5700K]; 9	70 CRI (5000K)			in	
			on luminaire/10 yea	ars on Colorfast D	eltaGuard® fir	nish		H 18
*See http://cre	elighting.com	<u>/warranty</u> for wa	rranty terms				12" (305mm)	
Accessor	ries						to	
Field-Insta	200		Hand-	Held Remote			*	
WM-PLT12* WM-PLT14*	* - 12" (305 * - 14" (356	imm) Square mm) Square icumbent wall	XA-SE - For s	NSREM successful implement	ation of the prog num of one hand	rammable -held remote is required	A	A
** Must spec							4.8" [122mm]	3.8" 7mm)
								¥ 4 4
							¥	1
								Multi-Level S (ordered as a
							Lumen Pa	
							2L, 4L, 6L 8L	11.0 tbs. 5.0 11.8 tbs. 5.2
Ordering Example: XS		ation 1-2ME-2L-30F	K-UL-BK					
XSPW	В	WM						
Product	Version	Mounting	Optic	Lumen Package*	сст	Voltage	Color Options	Options
XSPW	В	WM Wall	2ME Type It Medium 3ME	2L 2,490 lumens 4L	30K 3000K - 70 CRI	UL Uni/ersal 120-277V UH	BK Black BZ	ML Multi-Level - Refer to ML spec sheet - Available with UL voltage
			Type III Medium 4ME Type IV Medium	4,270 lumens 6L 6,100 lumens	40K 4000K - 70 CRI	Universal 347-480V 34 347V	Bronze SV Silver	P Button Photocell - Not available with ML o - Available with UL and 3
				8L				
				8,475 lumens	50K 5000K - 90 CRI	- For use with P option only	WH White	PML Programmable Multi-Le - Refer to PML spec shee - Available with UL voltage
CRE	E 🚓	c U u (800) 236-68	IS	8,475 lumens	5000K - 90 CRI 57K 5700K - 70 CRI	cnly on CCT and optic selection.	White Refer to initial Delivered	- Refer to PML spec shee
XSP XSPWIM TECHNO US: creelial Canada: cre XSP XSPWIM The XSPWIM T	Bething. Sell Secrip Management of the Manageme	(800) 236-64 canada.com (1800) 236-64 canada.c	soo 800 (800) 473-1234 uminaire featur ninaire has a slim, ed lightweight alum igle gang J-Boxes a fuit entry from the	ing Cree TrueV low profile design intum housing an and mud ring sing top, bottom, sides weathertight LEI g NanoOptic® Pre	Soook - 90 CRI 570K - 90 CRI 570K - 90 CRI 570K - 90 CRI 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	cnly Inding on CCT and optic selection.	White Refer to initial Delivered	Refer to PML spec shet - Available with UL voltag Lumen tables for specific lumen values
XSP XSPWIM TECHNO US: creelial Canada: cre XSP XSPWIM The XSPWIM T	Bething. Board Mining. Board Minin	ries Il Mount L tion Il mount luns. The rugg standard sin ivired or conc for LED tec design featurs. al area and si immary ision Deliver U.S.A. of U. CRI (3000K,	Manual M	ing Cree True\ low profile design intum housing an and mud ring sing top, bettom, sides weathertight LEI g NanoOptic® Pre	Soook - 90 CRI 570K - 90 CRI 570K - 90 CRI 570K - 90 CRI 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	only anding or CCT and optic selection. control of the control o	White Refer to initial Delivered	Rev. Date: Vers
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CREIND WITECHNO US: craelial Canada: cre XSP XSPWIM The XSPWIM Th	Selled in the se	(800) 236-64 (800)	uminaire featur uminaire has a slim, ed lightweight alum igle gang J-Boxes a full entry from the notogy including a res industry-leadir security lighting ry Grid TM optic S. and importec pa 4.4000K & 5700K]; \$ 700K on luminaire/10 yea rranty terms	ing Cree TrueV Low profile design in urn housing an another ing sing top, bottom, sides a weathertight LE g NanoOptic® Presents on Colorfast D Hald Remote NSREM	Soook - 90 CRI 57K - 90 CRI 57K - 90 CRI 57K - 90 CRI 57K - 90 CRI	only Inding or CCT and optic selection.	Refer to instal Delivered CREE (305mm)	- Refer to PML spec shet - Available with UL voltage turner values E LIGH Rev. Dafe: Vers 9,3* [236mm]

Ordering Information

CREE & CHUS GENOLOSY

U5: creelighting.com [800] 236-6800 Canada: creelighting-canada.com [800] 473-1234

QTY LABEL DESCRIPTION

WALL MOUNTED 18 W1 XSPW-B-WM-3ME-4L-57K-UL-XX

CREE . LIGHTING ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEGNARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONAFD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON (S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE, SIZE IS FOR CLARITY PURPOSES ONLY, SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY, DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY, ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME: MOBIL/BURGER KING LEICESTER, MA DRAWING NUMBER: RL-7353-S1-R1



REDLEONARD ASSOCIATES 1340 Kemper Meadow Dr, Forest Park, OH 45240 513-574-9500 | redleonard.com

US: <u>creelighting.com</u> (300) 236-6800

Canada: creelighting-canada.com [800] 473-1234

ELECTRICAL SYSTEM
Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
Power Factor: > 0.9 atfull load

Integral 10kV surge suppression protection standard
 When code dictates fusing, a slow blow fuse or type C/D breaker shot address inrush current

 Operating Temperature Range: -40°C - +40°C (-40°F - +104°F) REGULATORY & VOLUNTARY QUALIFICATIONS

ed Lun Listed (ULI 1978)

Suitable for wet locations

Meets NEMA 082.77 standards

Drivers and LEDs are UL Recognized in accordance with UL8750

Enclosure rated IP66 per IEE 60527 when ordered without N or R options
Consult factory for DECentified products

Luminaire and finish endurance tested to withstand 5,000 hours of elevate fog conditions as defired in ASTM Standard B 117

Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or mounts only. Please refer to https://www.darksky.org/our-work/lighting/industry/fsa/fsa-products/ for most current information

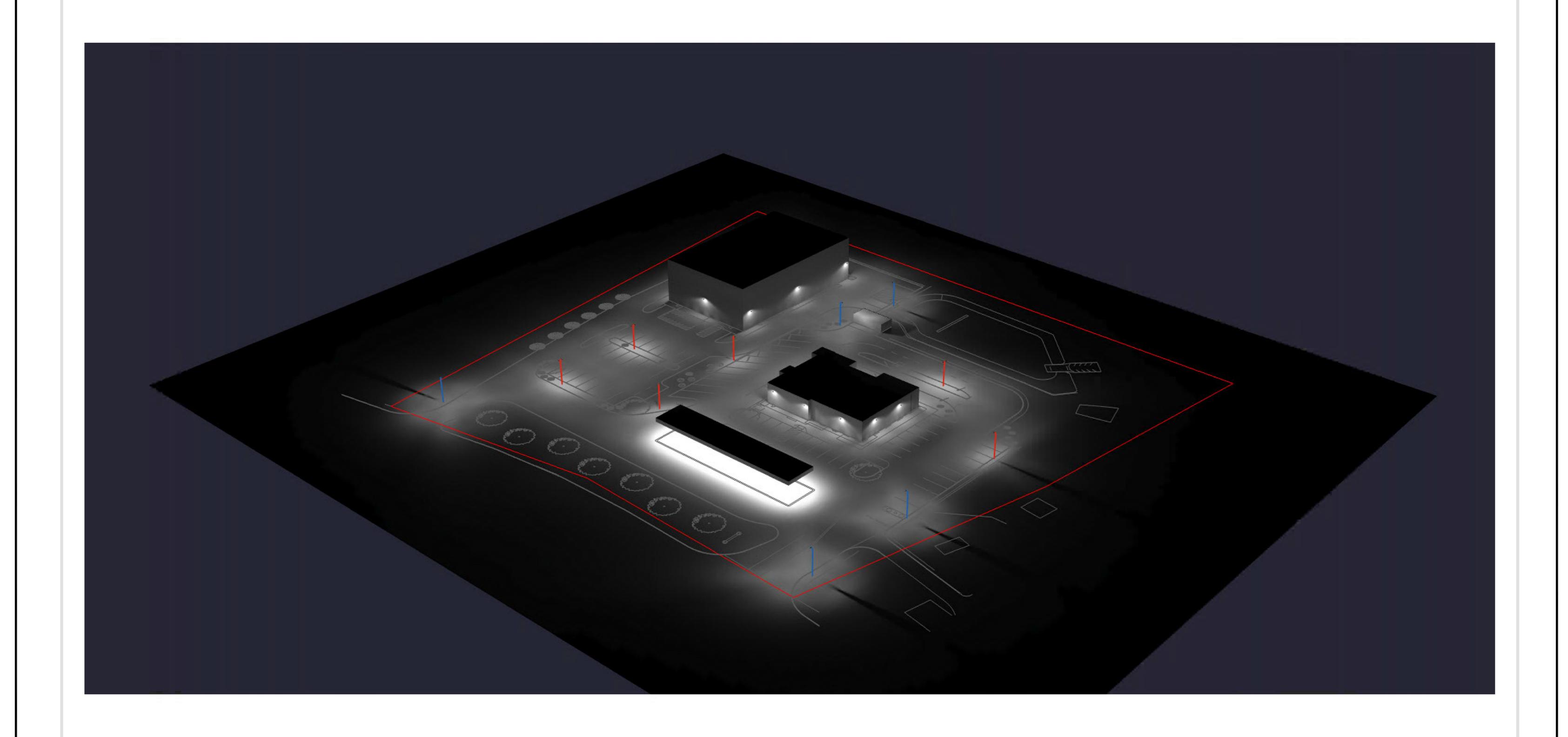
Meets Buy American requirements within ARRA RoHS compliant. Consult factory for additional details

CA RESIDENTS WARNING: Cancer and Reproductive Harm -

Total Harmonic Distortion: < 20% at full load

PLAN

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LIGHTING ISOMETRIC **ELEVATION**

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