

1: 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.

2: THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST, A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

3: LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

4: 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.

5. HORIZONTAL DATUM BASED ON DEED BOOK 50719 PAGE 159

6: VERTICAL DATUM IS ASSUMED

7: THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0781E WITH AN EFFECTIVE DATE OF JULY 4, 2011.

8. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

1181 MAIN STREET LEICESTER, LLC
1181 MAIN STREET
LEICESTER, MA
DB 50719 PG 159

(WORCESTER COUNTY REGISTRY OF
DEEDS)

DC ENGINEERING & SURVEY, INC.
36 CRANBERRY MEADOW ROAD
CHARLTON, MA 01507
(508)769.6659 (508)341.2127

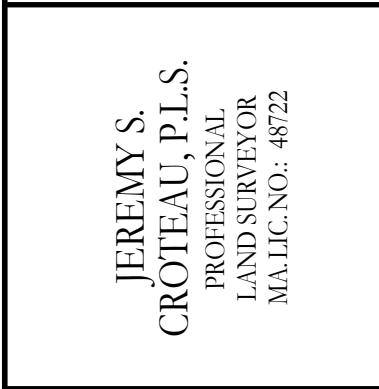
MONUMENT		CHAIN LINK FENCE	
IRON PIPE		WOOD / STOCKADE FENCE	
MONUMENT TO BE SET		WATER LINE	
DRAIN MANHOLE		SEWER LINE	
SEWER MANHOLE		DRAIN LINE	
SEWER CLEANOUT		GAS LINE	
ELECTRIC MANHOLE		ELECTRIC LINE	
CATCH BASIN		OVERHEAD WIRES	
UTILITY POLE		CONTOUR 5' INTERVAL	
UTILITY POLE W/ STREET LIGHT		CONTOUR 1' INTERVAL	
GUY WIRE		X 69.33'	SPOT GRADE
FIRE HYDRANT		BITUMINOUS	BIT.
WATER GATE		CONCRETE	CONC.
GAS GATE		INVERT	INV.
BOLLARD		REINFORCED CONCRETE PIPE	RCP
LIGHT DECORATIVE (15'± HEIGHT)		POLYVINYL CHLORIDE PIPE	PVC
BENCH MARK		HIGH DENSITY PLASTIC	HDPE
SIGN		IRON PIPE	I.P.
MASSHIGHWAY SIGNAL BOX		FOUND	FND.
MONITOR WELL		BOLLARD	BOL.
		SEWER MANHOLE	SMH
		DRAINAGE MANHOLE	DMH
		WATER GATE	WG
		HYDRANT	HYD.
		UTILITY POLE	UP
		GUY WIRE	GUY

CURB LEGEND	
VERTICAL GRANITE CURB	VGC
BITUMINOUS CONCRETE CURB	BTC

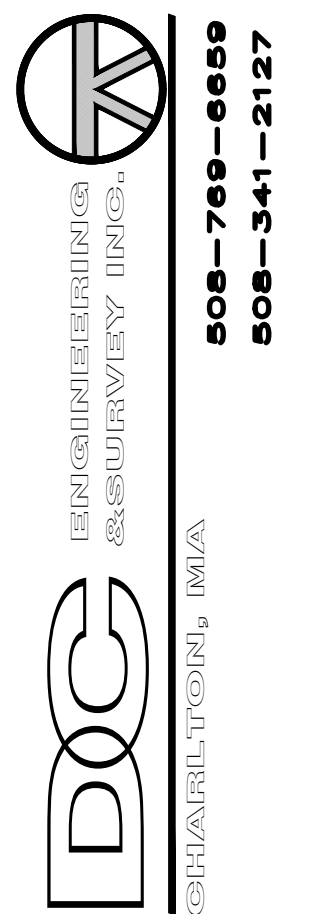
A black and white map of a residential area. The map shows several streets: MAIN STREET, SARGENT STREET, RAINBOW STREET, PINE STREET, ROUTE 19, ROUTE 54, and ROUTE 65. A large body of water, SARGENT POND, is located in the upper left. A north arrow is in the upper left corner. A line points to a specific location labeled 'SUBJECT' on SARGENT STREET.

DISTRICT DIMENSIONAL REGULATIONS	
District	CB – CENTRAL BUSINESS
Use	BUSINESS
Min. Lot Size	15,000 SQ. FT.
Min. Frontage	100 FT.
Min. Front Yard Depth	25 FT.
Min. Side Yard Depth	10 FT.
Min. Rear Yard Depth	25 FT.

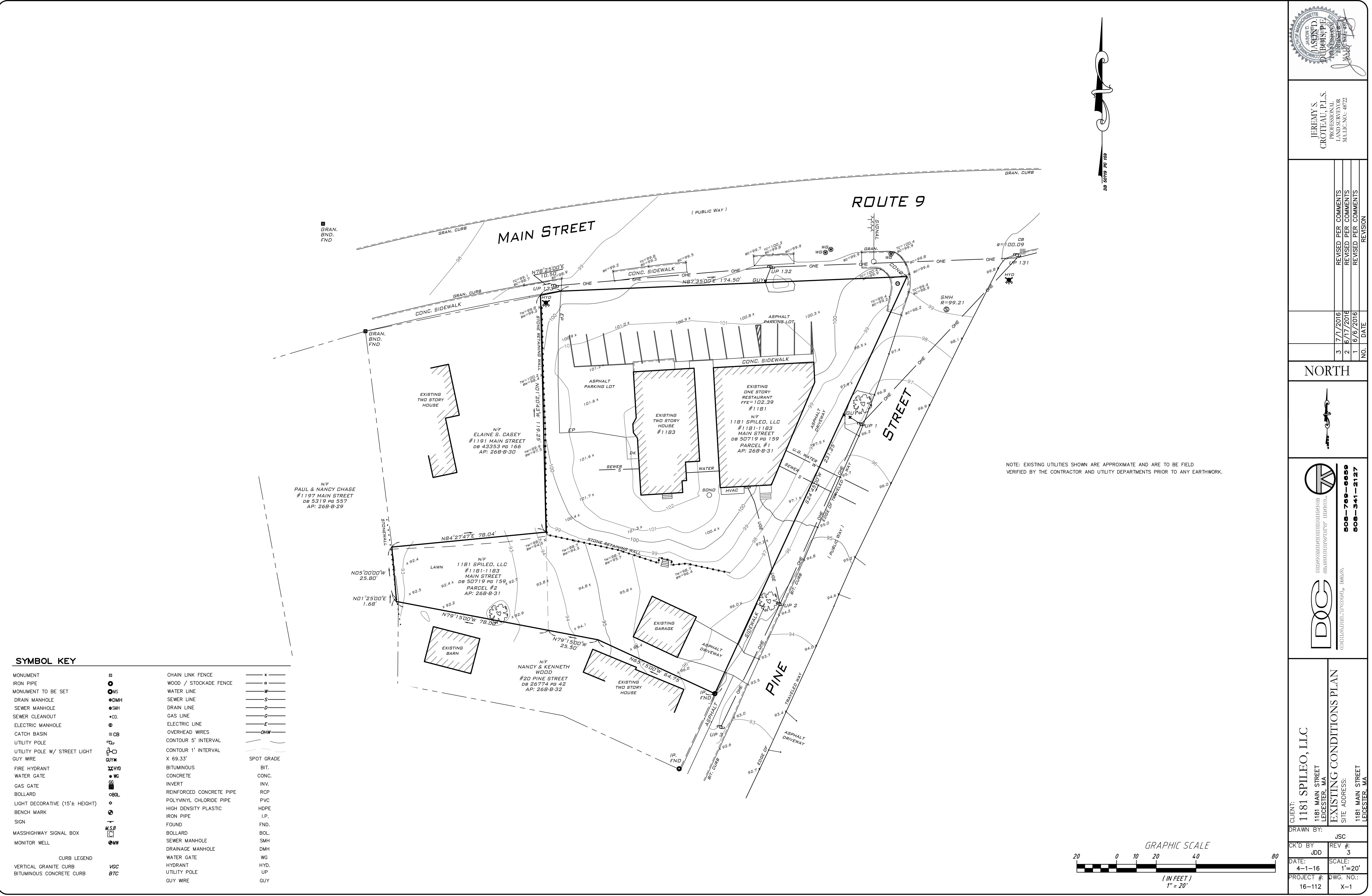
DRAWING LIST	
C	COVER SHEET
X-1	EXISTING CONDITIONS
S-1	SITE PLAN
L-1	LIGHTING & GROUND COVER PLAN
S-1	EROSION CONTROL PLAN
D-1,2	CONSTRUCTION DETAILS



		3	7/1/2016	REVISED PER COMMENTS
		2	6/17/2016	REVISED PER COMMENTS
		1	6/6/2016	REVISED PER COMMENTS
		NO.	DATE	REVISION



CLIENT:		1181 MAIN STREET LEICESTER, LLC	
DRAWN BY:		1181 MAIN STREET LEICESTER, MA	
JDD		COVER SHEET	
SITE ADDRESS:		1181 MAIN STREET LEICESTER, MA	
JDD		JDD	
CK'D BY	REV #		
JDD	3		
DATE:	SCALE:		
4-1-16	1' = 20'		
PROJECT #:	DWG. NO.:		
16-112	C-1		



SYMBOL KEY			
MONUMENT	□	CHAIN LINK FENCE	— x —
IRON PIPE	○	WOOD / STOCKADE FENCE	— a —
MONUMENT TO BE SET	○ MS	WATER LINE	— W —
DRAIN MANHOLE	● DMH	SEWER LINE	— S —
SEWER MANHOLE	● SMH	DRAIN LINE	— D —
SEWER CLEANOUT	• CO	GAS LINE	— G —
ELECTRIC MANHOLE	⊙	ELECTRIC LINE	— E —
CATCH BASIN	■ CB	OVERHEAD WIRES	— OHW —
UTILITY POLE	⊙	CONTOUR 5' INTERVAL	— 5' —
UTILITY POLE W/ STREET LIGHT	⊙ SL	CONTOUR 1' INTERVAL	— 1' —
GUY WIRE	— GW —	X 69.33'	
FIRE HYDRANT	⊙ HYD	BITUMINOUS	— BIT —
WATER GATE	● WG	CONCRETE	— CONC. —
GAS GATE	● GC	INVERT	— INV. —
BOLLARD	● BOL	REINFORCED CONCRETE PIPE	— RCP —
LIGHT DECORATIVE (15'± HEIGHT)	⊙	POLYVINYL CHLORIDE PIPE	— PVC —
BENCH MARK	⊙	HIGH DENSITY PLASTIC	— HDPE —
SIGN	⊙	IRON PIPE	— I.P. —
MASSHIGHWAY SIGNAL BOX	⊙ MSB	FOUND.	— FND. —
MONITOR WELL	⊙ MW	BOLLARD	— BOL. —
		SEWER MANHOLE	— SMH —
		DRAINAGE MANHOLE	— DMH —
		WATER GATE	— WG —
		HYDRANT	— HYD. —
		UTILITY POLE	— UP —
		GUY WIRE	— GUY —
CURB LEGEND			
VERTICAL GRANITE CURB	— VGC —		
BITUMINOUS CONCRETE CURB	— BTC —		

NOTE: EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR AND UTILITY DEPARTMENTS PRIOR TO ANY EARTHWORK.

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
M.A.L.S. NO. 48722

REVISED PER COMMENTS		NO.	DATE	REVISION
3	7/1/2016			
2	6/17/2016			
1	6/6/2016			

NORTH

DOUGLAS ENGINEERING, INC.
508-769-6659
508-341-2127

CLIENT:
1181 SPILEO, LLC
1181 MAIN STREET
LEICESTER, MA

DRAWN BY:
JSC

CK'D BY:
JDD

DATE:
4-1-16

PROJECT #:
16-112

EXISTING CONDITIONS PLAN
SITE ADDRESS:
1181 MAIN STREET
LEICESTER, MA

SCALE:
1"=20'

DWG. NO.:
X-1

TEST PIT DATA
SOIL EVALUATOR: JASON DUBOIS (DC ENGINEERING)

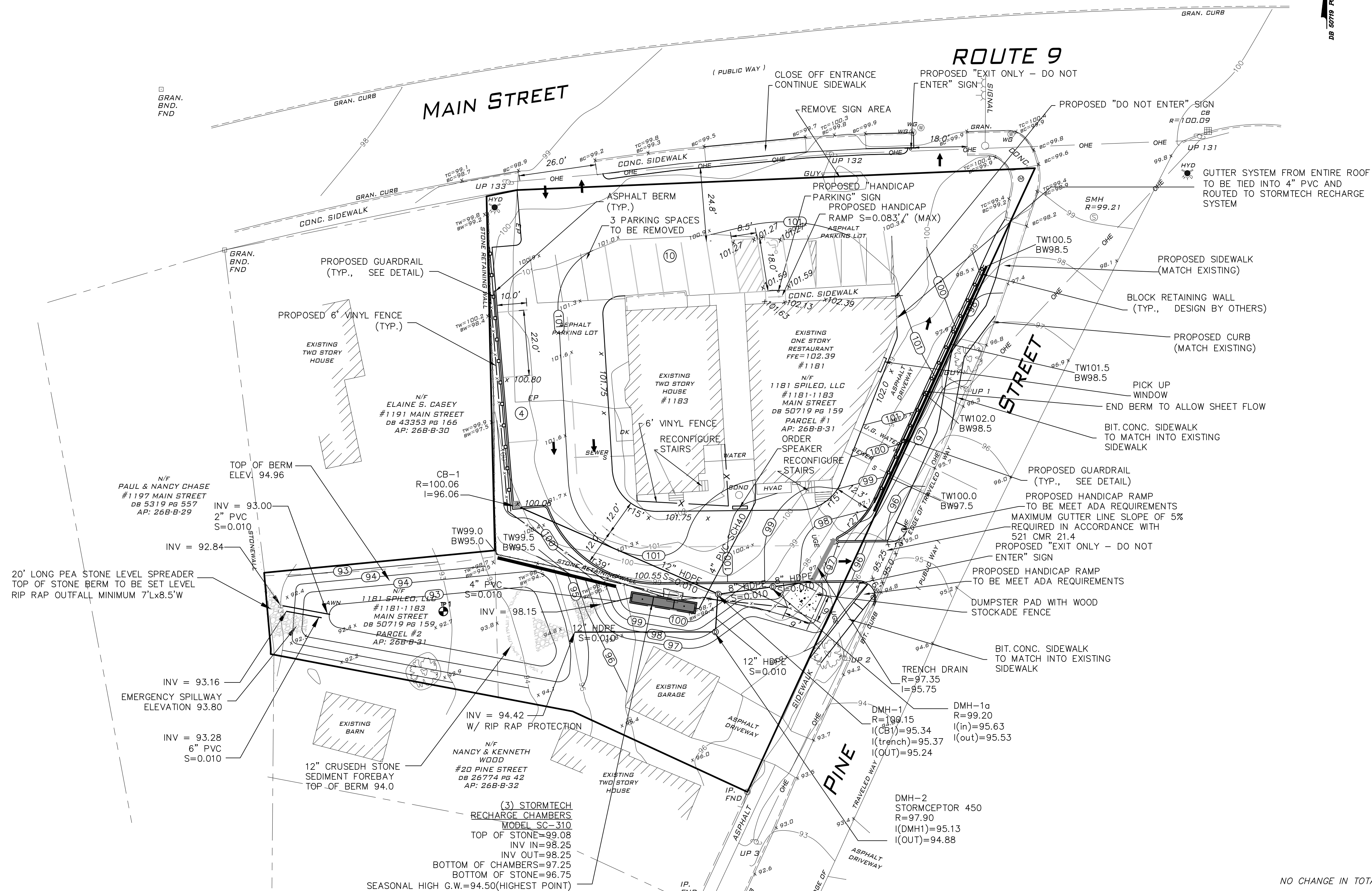
TEST PIT #1

0"-12" A SL

12"-24" B SL

REDOX @ 24"

GROUND WATER ELEV (WEEP) 48"
MOTTILING ELEV (OBSERVED) 24"
REFILL ELEV N/A

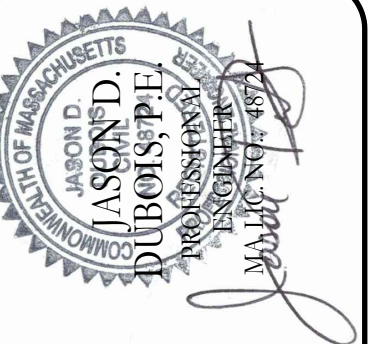
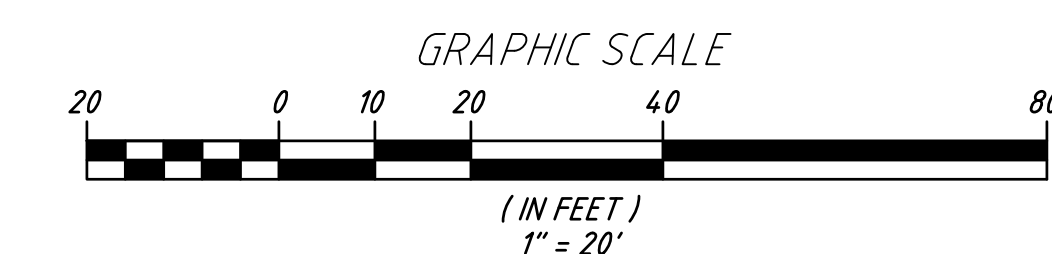


NO CHANGE IN TOTAL NUMBER OF PARKING SPACES

IMPERVIOUS AREA CALCULATIONS:
TOTAL LOT AREA: 28,841 S.F.

EXISTING IMPERVIOUS AREA: 15,472 S.F. / 28,841 S.F. = 54%
PROPOSED IMPERVIOUS AREA: 17,510 S.F. / 28,841 S.F. = 61%

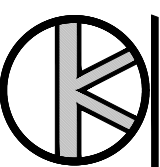
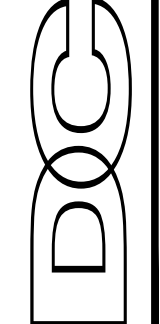
745 S.F. OF IMPERVIOUS REDUCTION WITHIN RIGHT OF WAY



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

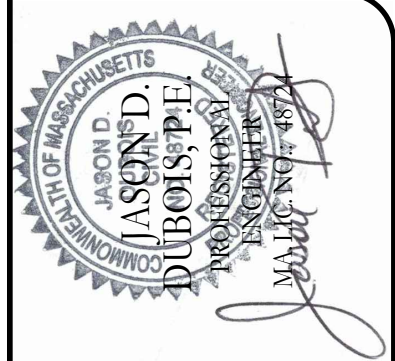
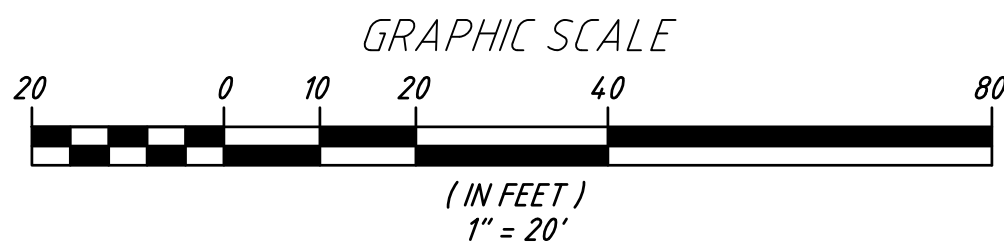
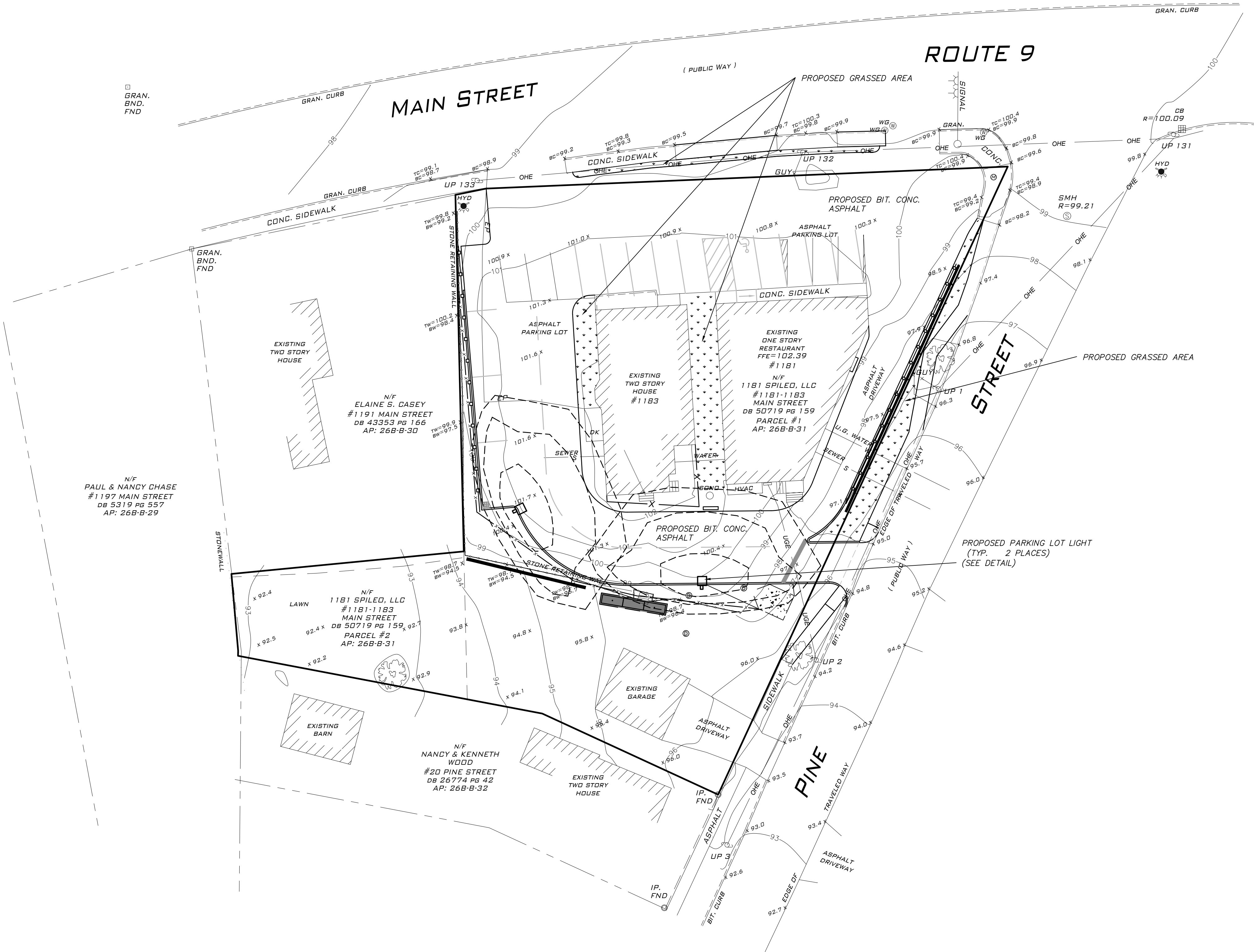
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NORTH

ENGINEERING
& SURVEYING INC.

1181 MAIN STREET LEICESTER, LLC
1181 MAIN STREET LEICESTER, MA
SITE PLAN
SITE ADDRESS: 1181 MAIN STREET LEICESTER, MA

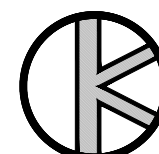
RAWN BY: JDD	
K'D BY JDD	REV #: 3
ATE: 4-1-16	SCALE: 1'=20'
ROJECT #: 16-112	DWG. NO.: S-1



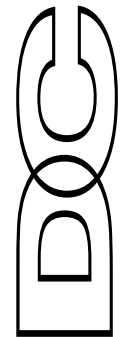
JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
M.A.L.S.C. NO.: 4872

NO.	DATE	REVISION	
		REVISED PER COMMENTS	REVISED PER COMMENTS
3	7/1/2016		
2	6/17/2016		
1	6/6/2016		

NORTH

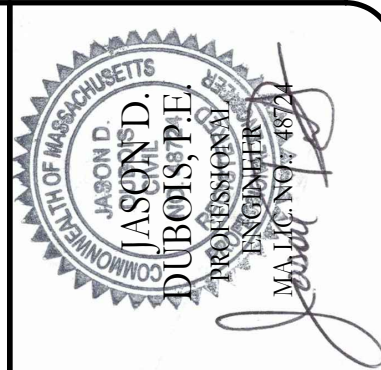
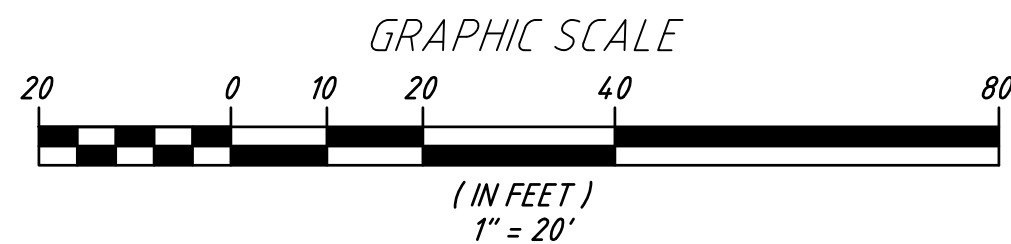
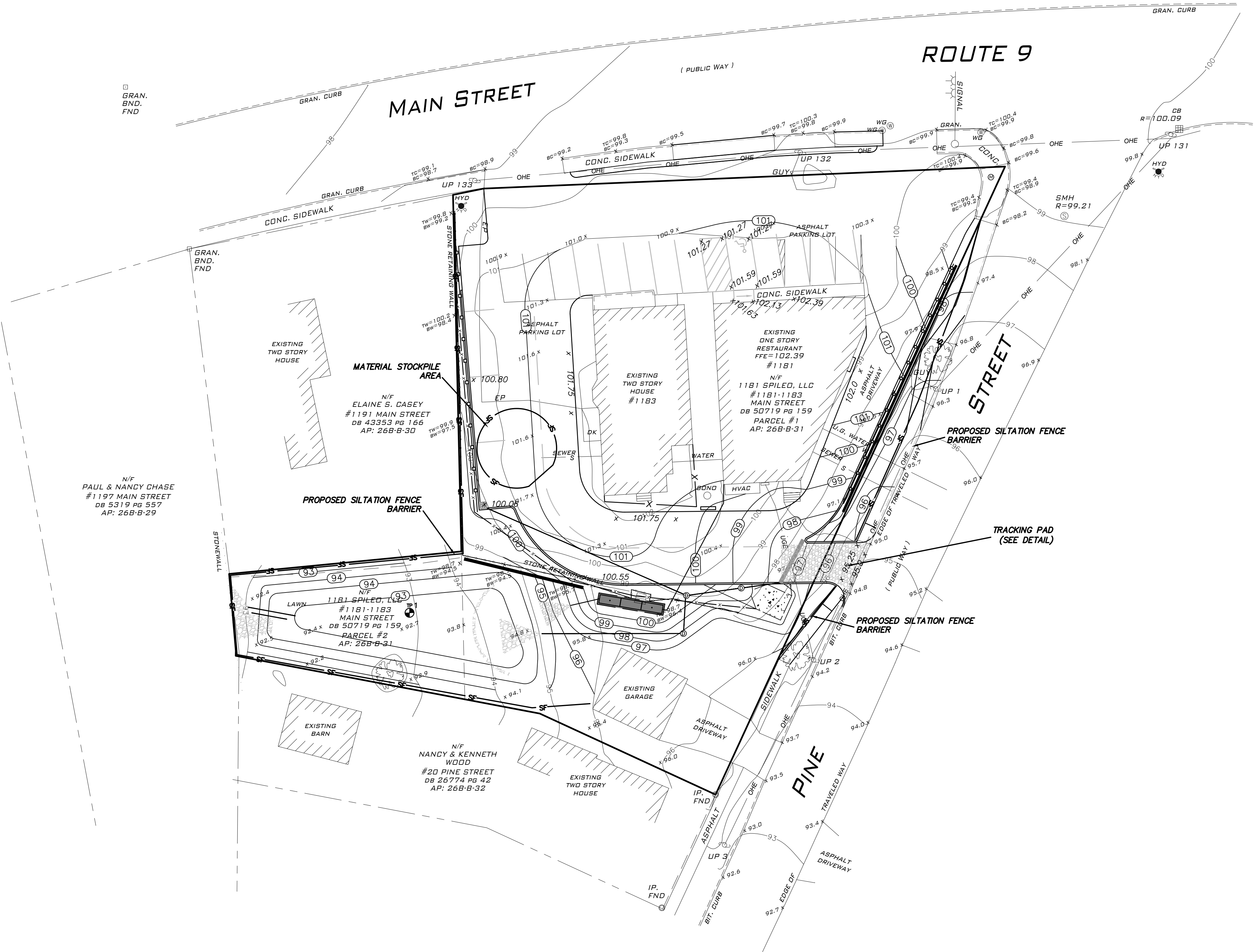


ENGINEERING & SURVEYING, INC.
508-769-6659
508-341-2127



CERTIFICATE OF REGISTRATION
MASSACHUSETTS

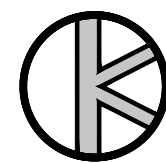
CLIENT: 1181 MAIN STREET LEICESTER, LLC 1181 MAIN STREET LEICESTER, MA	
DRAWN BY: JDD	
CK'D BY: JDD	REV #: 3
DATE: 4-1-16	SCALE: 1"=20'
PROJECT #: 16-112	DWG. NO.: L-1



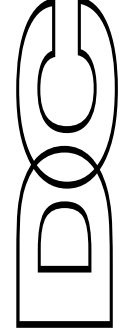
JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
M.A.L.S. NO.: 4872

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		REVISED PER COMMENTS	REVISED PER COMMENTS
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2	6/17/2016		
1	6/6/2016		

NORTH



ENGINEERING & SURVEYING, INC.
508-769-6659
508-341-2127



CLIENT:
1181 MAIN STREET LEICESTER, LLC
1181 MAIN STREET
LEICESTER, MA

DRAWN BY:
JDD

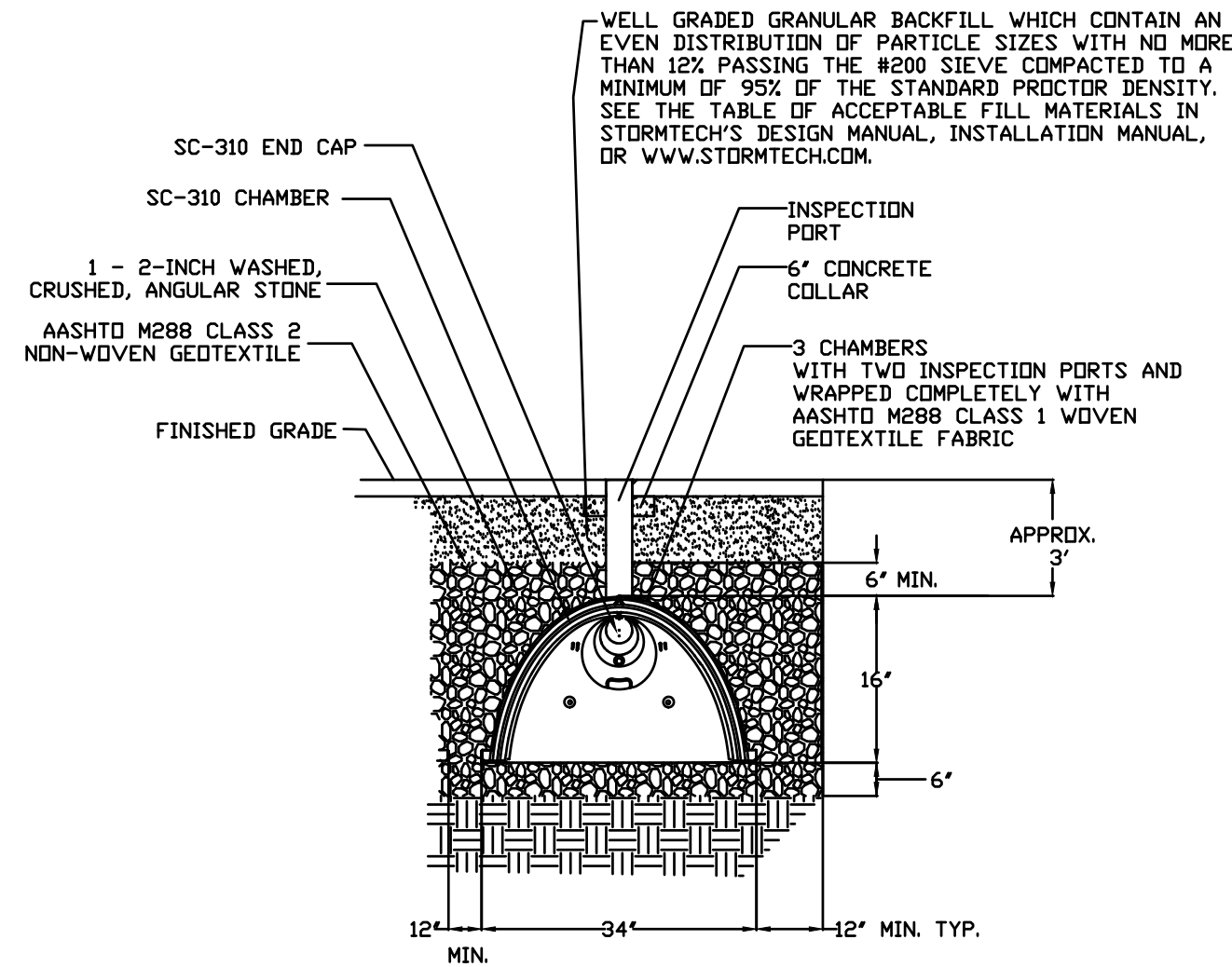
CK'D BY:
JDD

DATE:
4-1-16

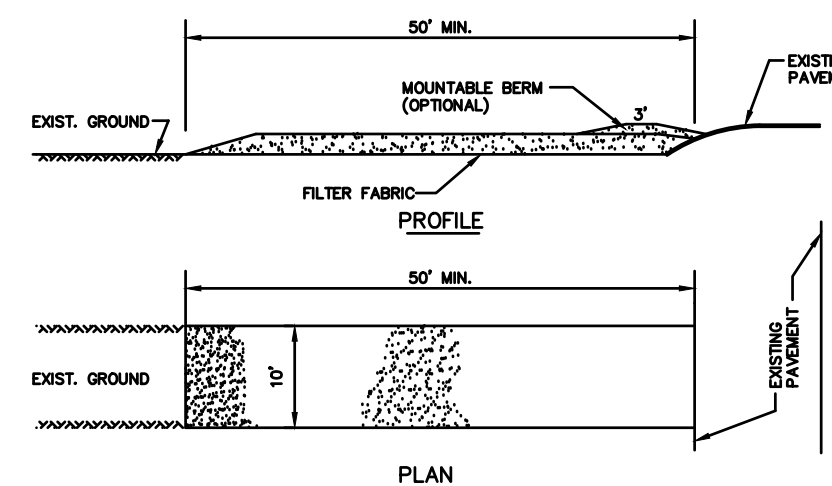
PROJECT #:
16-112

EROSION CONTROL PLAN
SITE ADDRESS:
1181 MAIN STREET
LEICESTER, MA

REV #:	3
SCALE:	1"=20'
OWG. NO.:	EC-1

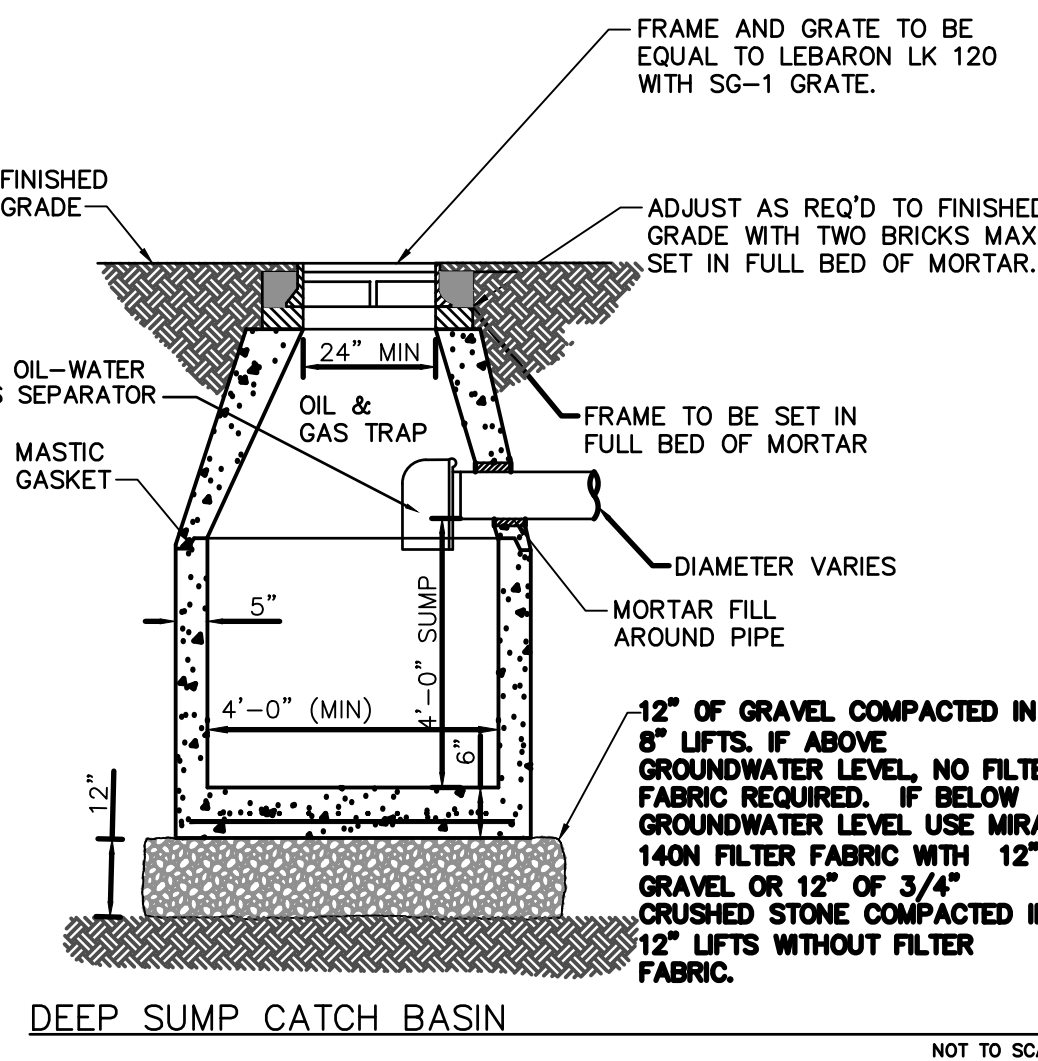


STORMTECH SC-310 CHAMBER SYSTEM

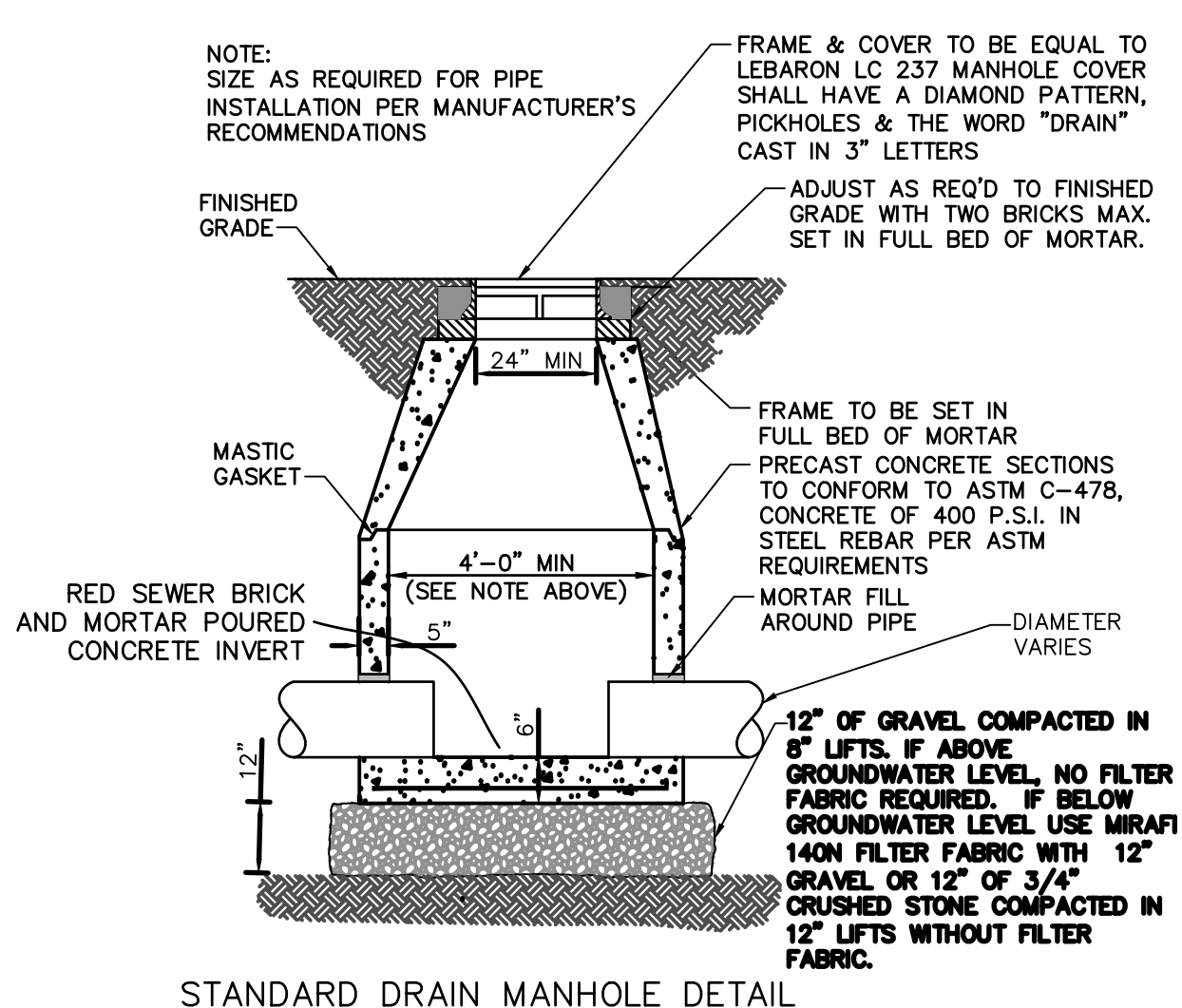


- CONSTRUCTION SPECIFICATIONS**
- Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet.
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
 - Filter fabric - Will be placed over the entire area prior to placing of stone.
 - Surface water - All surface water flowing or diverted toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be cleaned and or swept by the end of the working day.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping enclosure.
 - Periodic inspection and needed maintenance shall be provided after each rain.

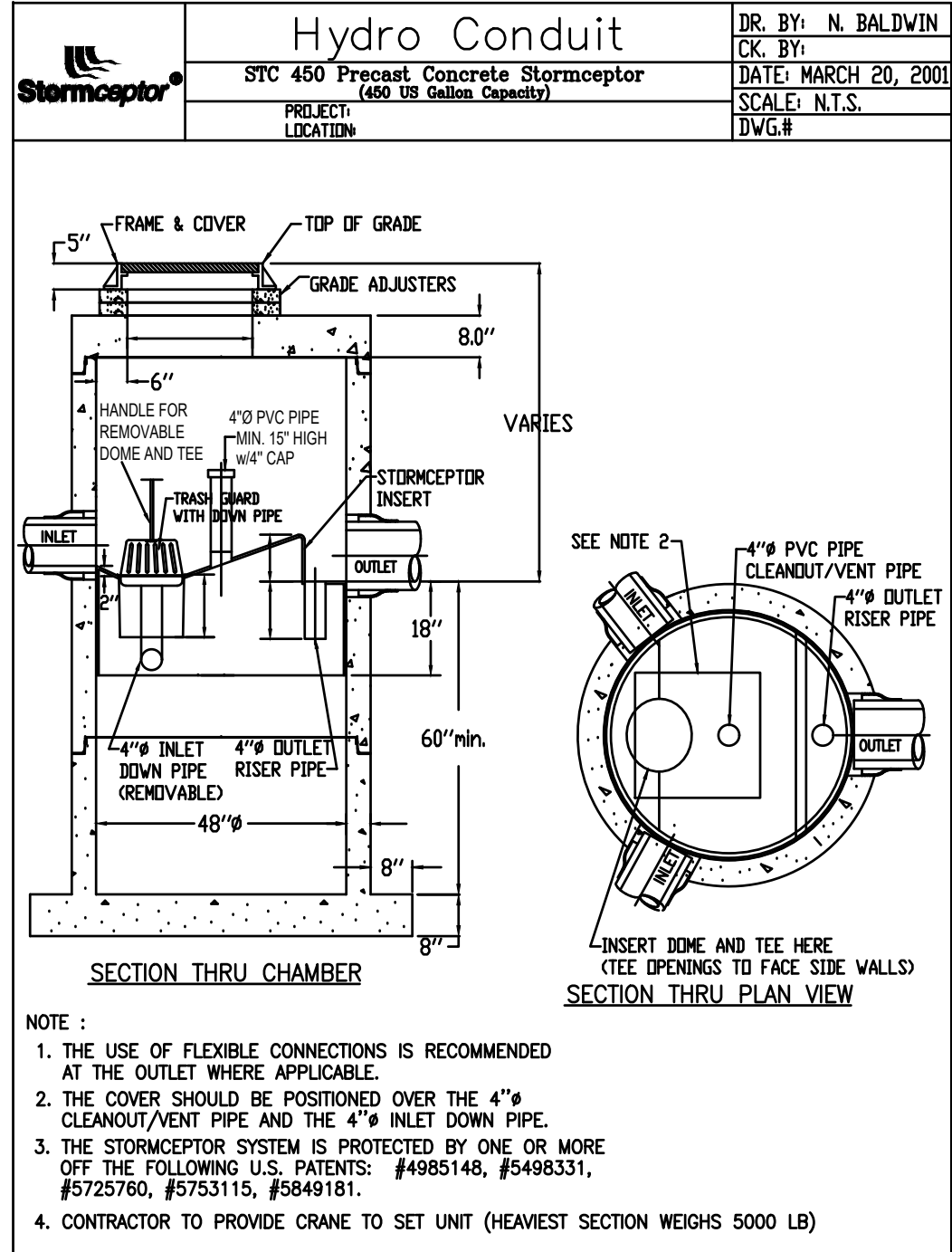
CONSTRUCTION ENTRY



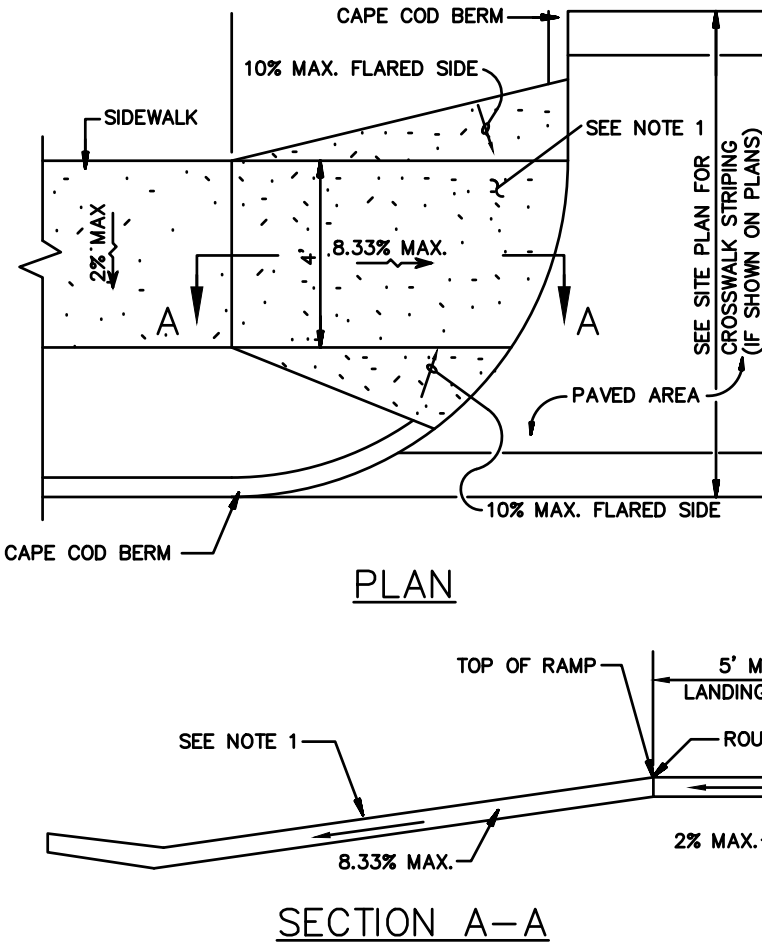
DEEP SUMP CATCH BASIN



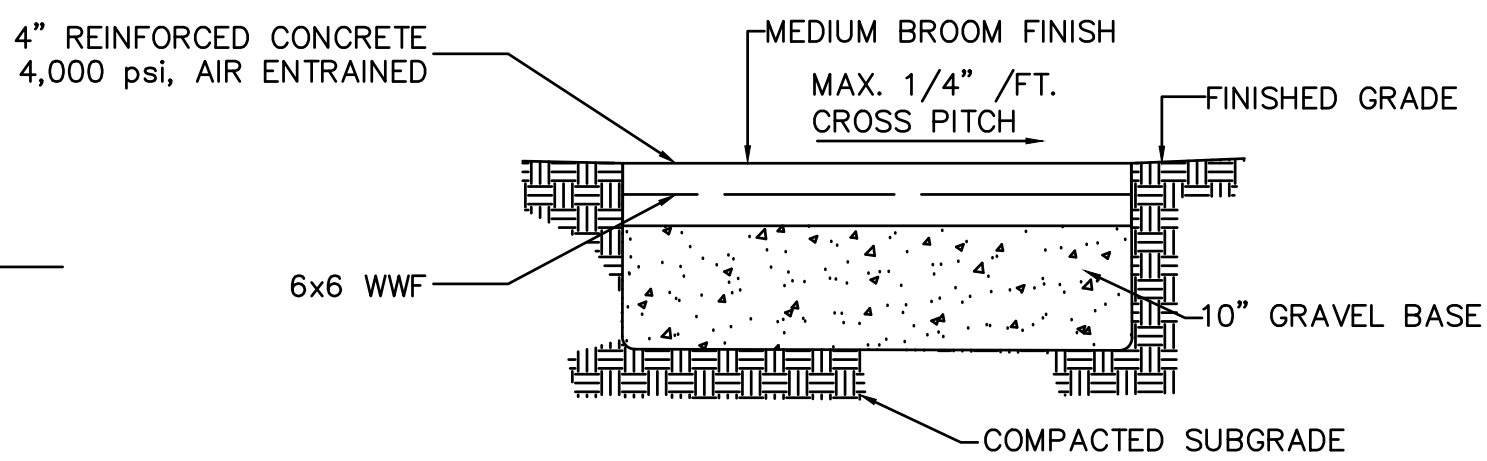
STANDARD DRAIN MANHOLE DETAIL



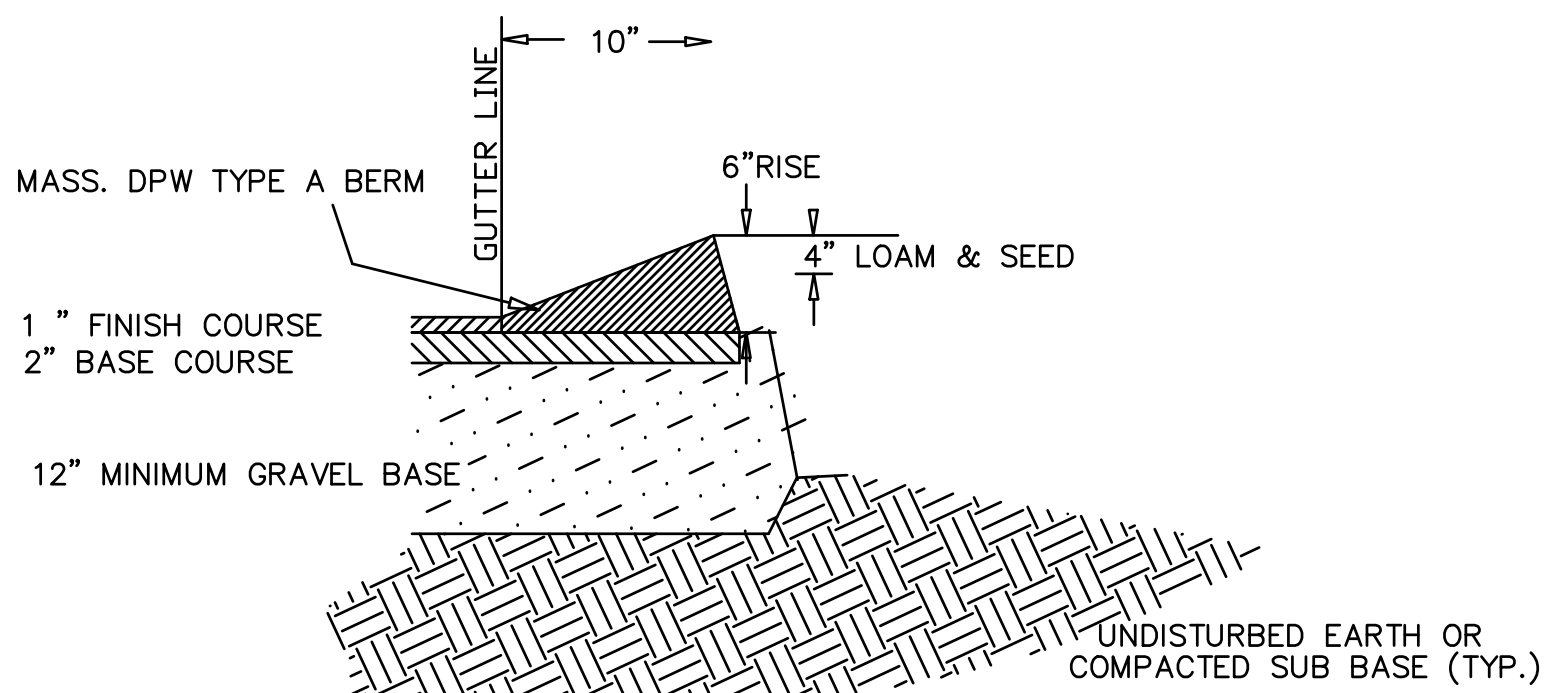
STORMCEPTOR DETAIL



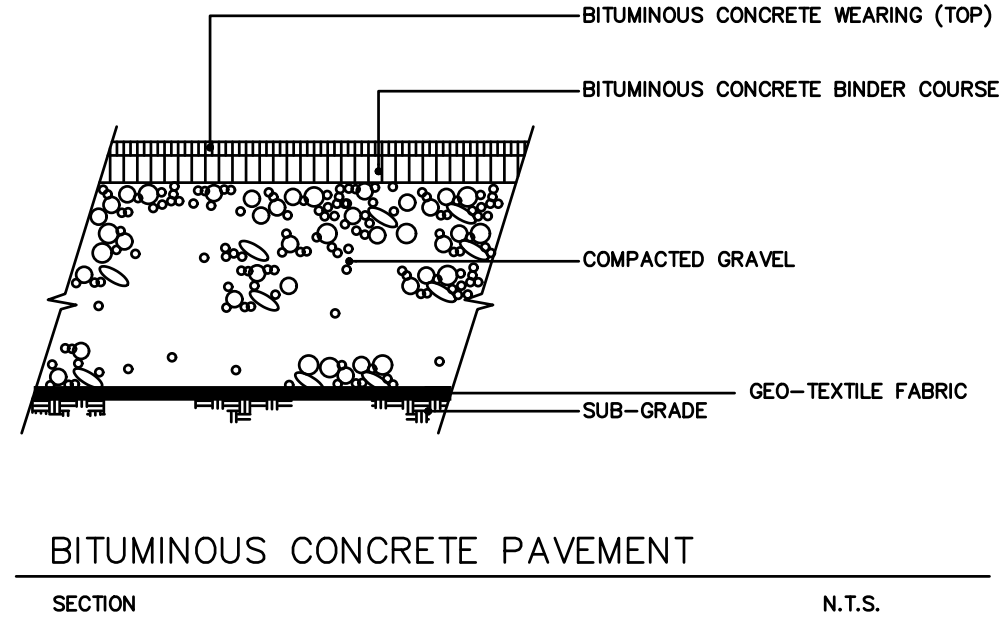
SIDEWALK RAMP (ADA REQUIREMENTS)



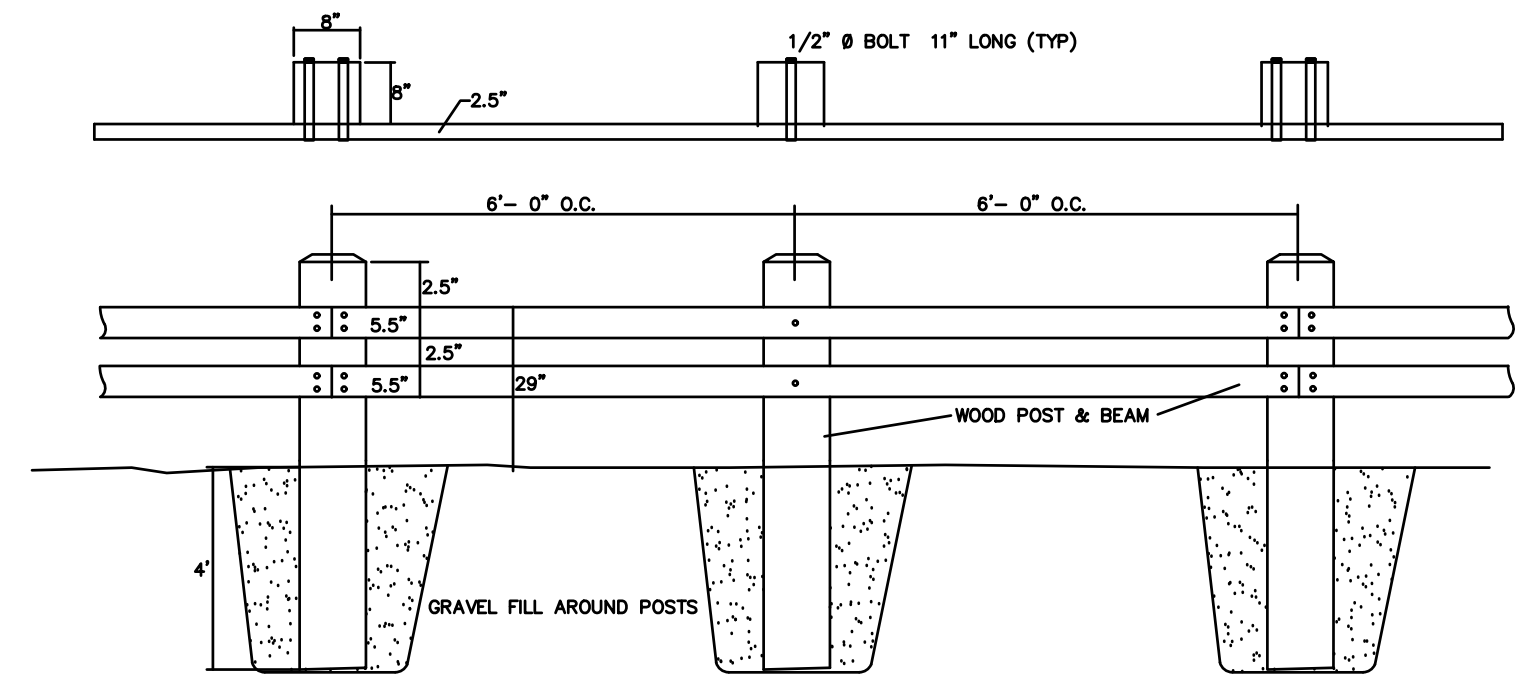
CONCRETE SIDEWALK



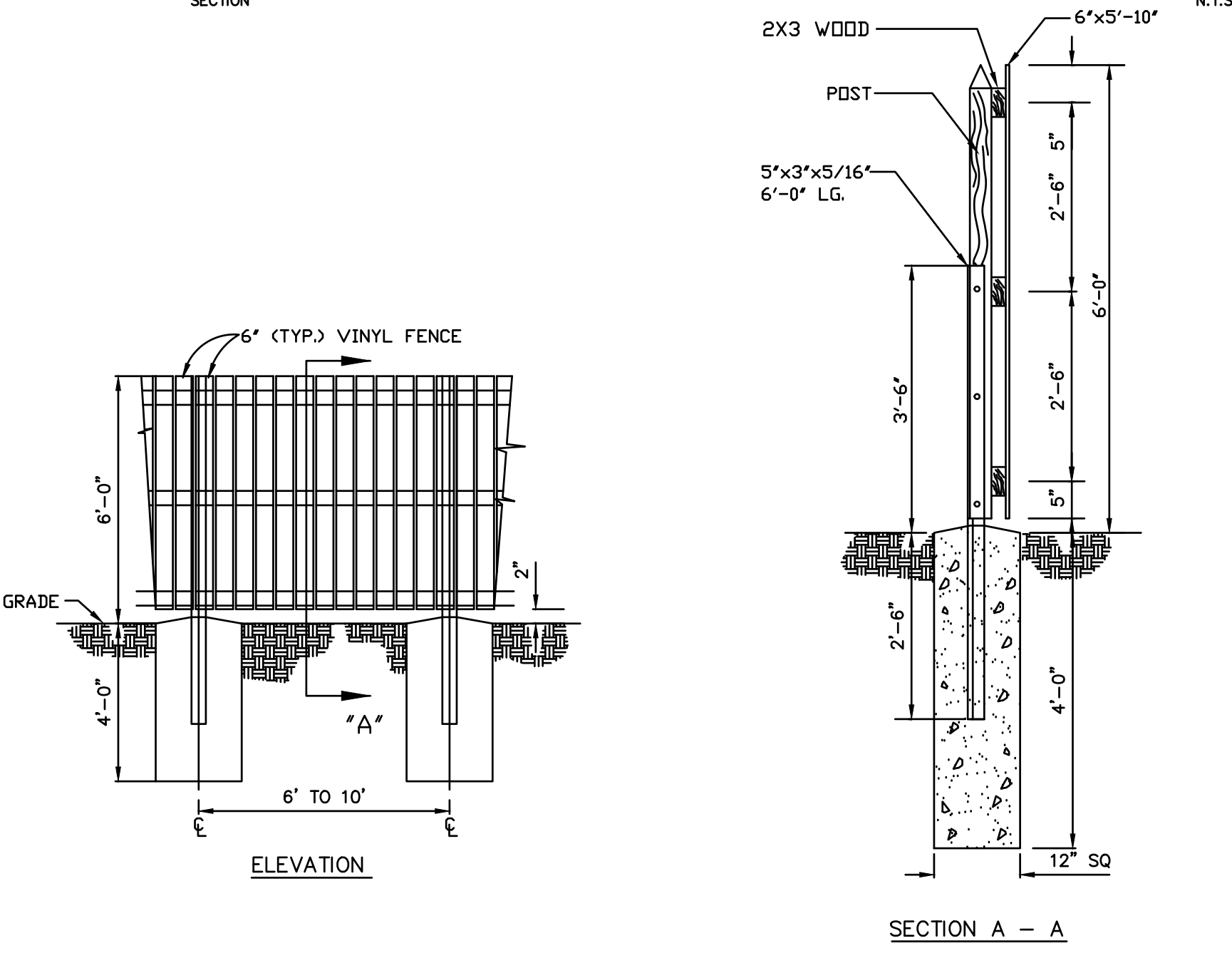
MODIFIED CAPE COD TYPE BERM



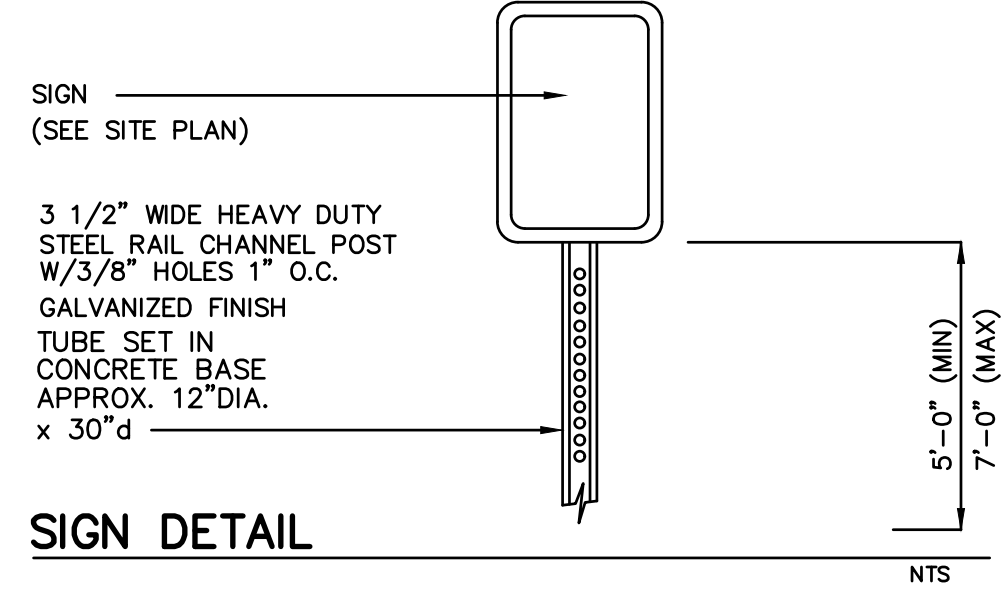
BITUMINOUS CONCRETE PAVEMENT



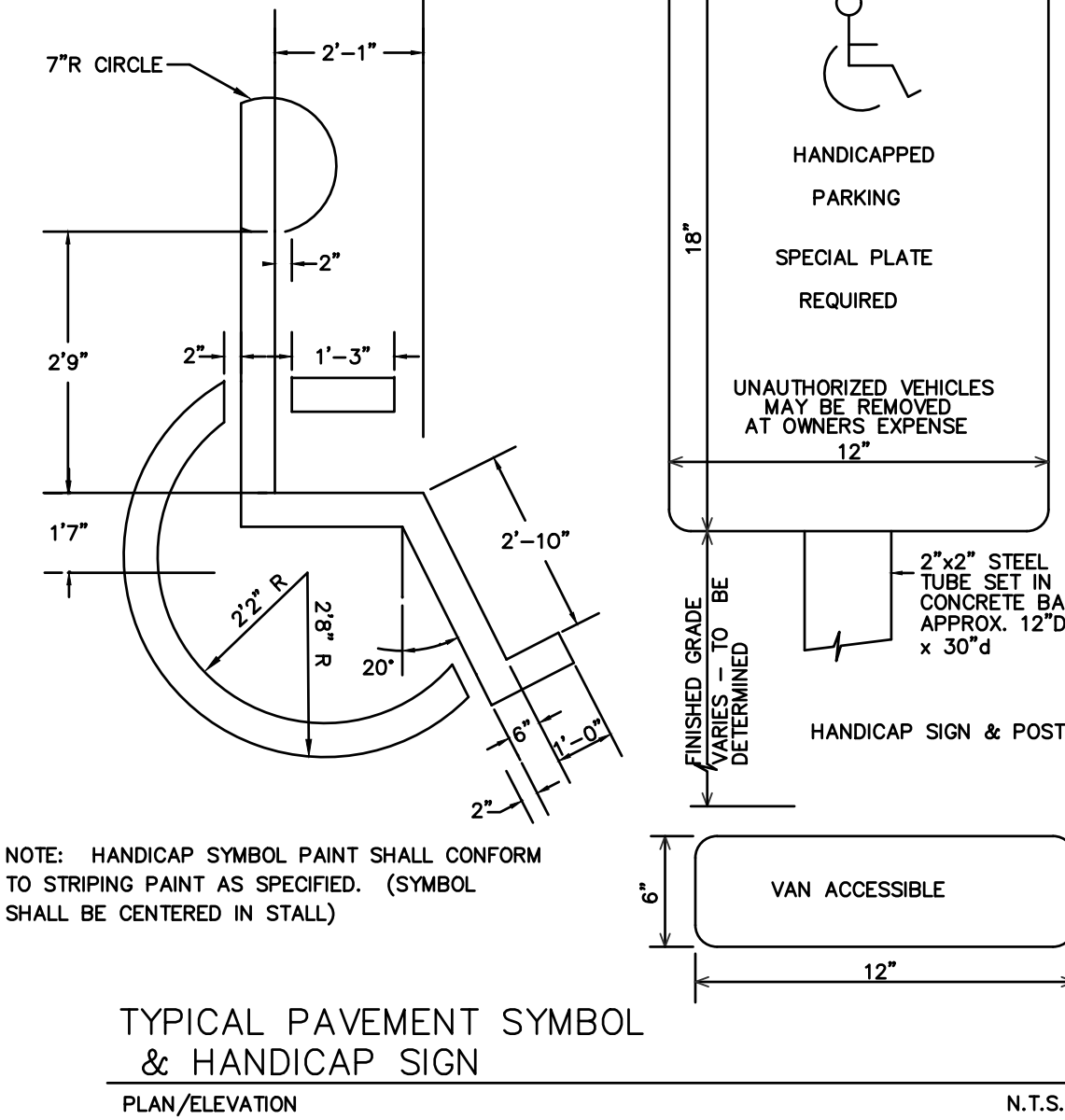
WOOD GUARDRAIL



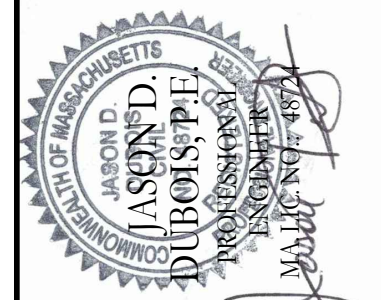
WOOD STOCKADE FENCE



SIGN DETAIL



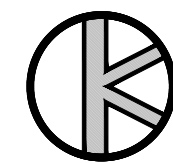
TYPICAL PAVEMENT SYMBOL & HANDICAP SIGN



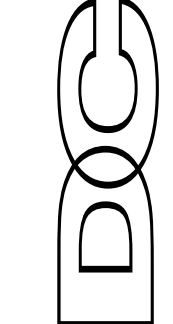
JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
MALIC NO.: 4872

NO.	DATE	REVISION
3	7/1/2016	REVISED PER COMMENTS
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NORTH



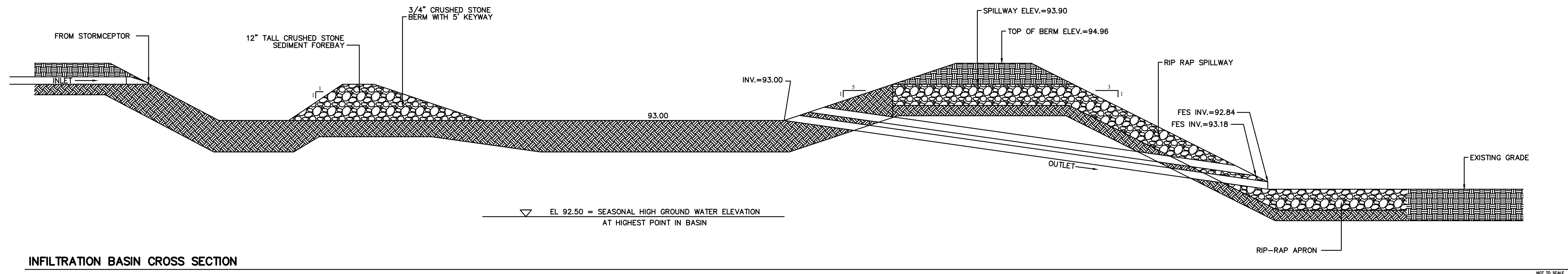
ENGINEERING & CONSTRUCTION, INC.
88 SOUTHVIEW DRIVE
Salem, MA 01970
508-769-6669
508-341-2127



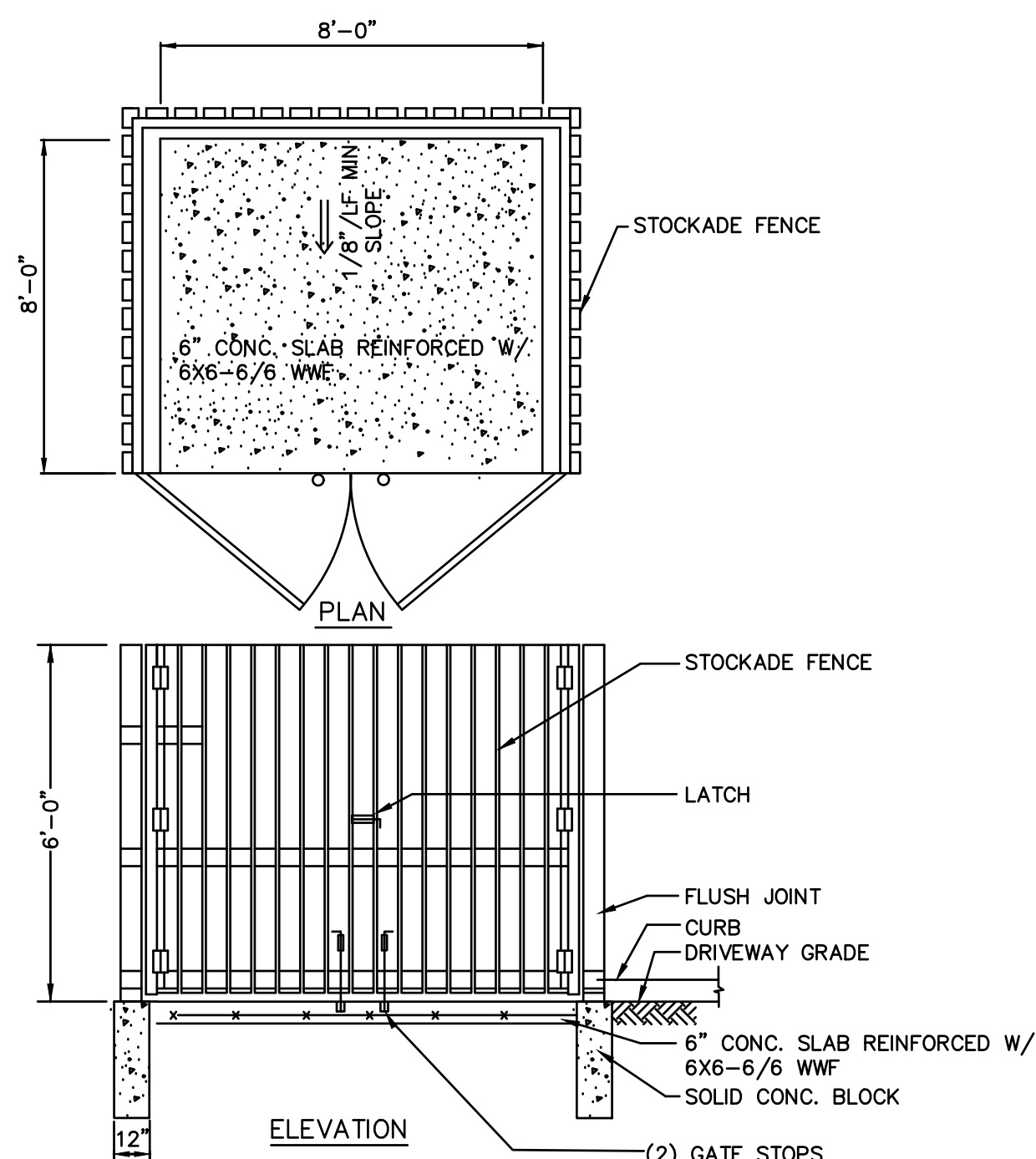
CLIENT: 1181 MAIN STREET LEICESTER, LLC
1181 MAIN STREET
LEICESTER, MA

SITE DETAILS
SITE ADDRESS:
1181 MAIN STREET
LEICESTER, MA

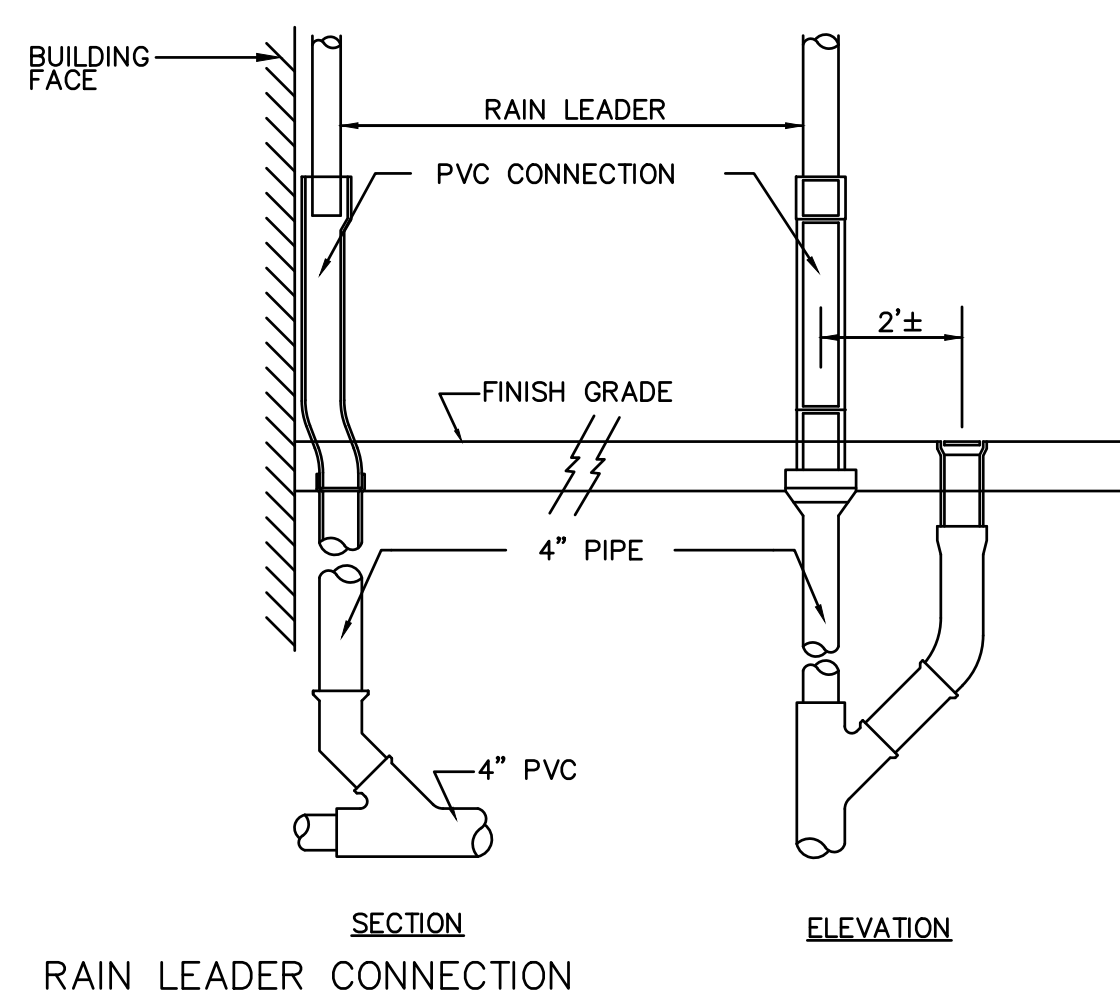
DRAWN BY: JDD	REV # 3
CK'D BY: JDD	SCALE: N.T.S.
DATE: 4-1-16	PROJECT #: 16-112
OWG. NO.: D-1	



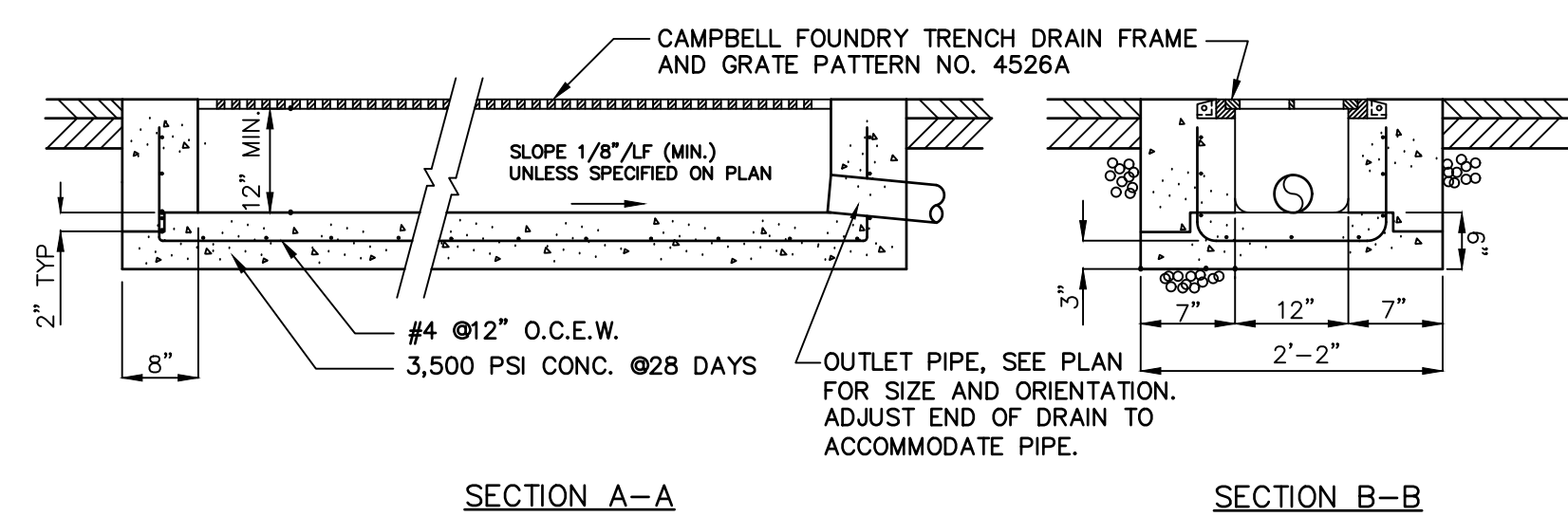
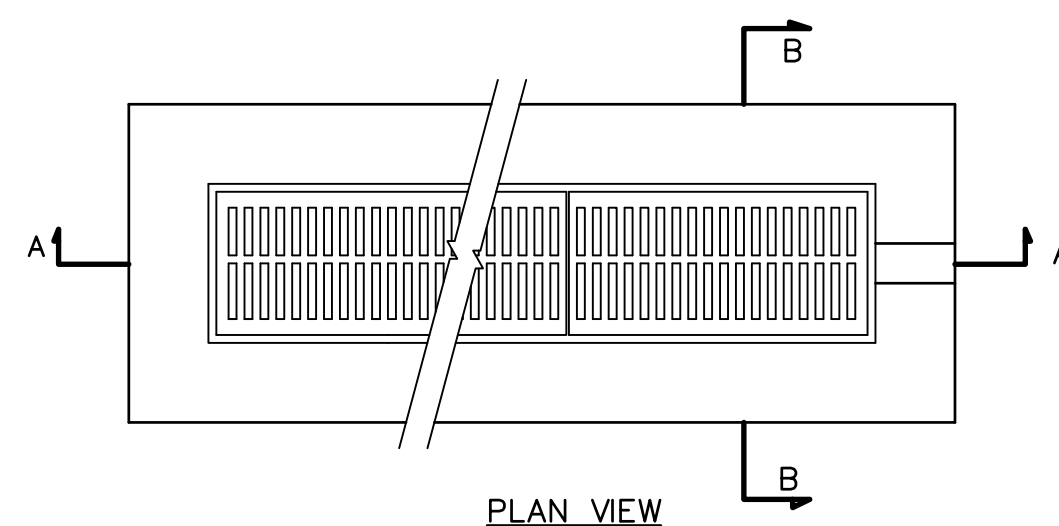
INFILTRATION BASIN CROSS SECTION



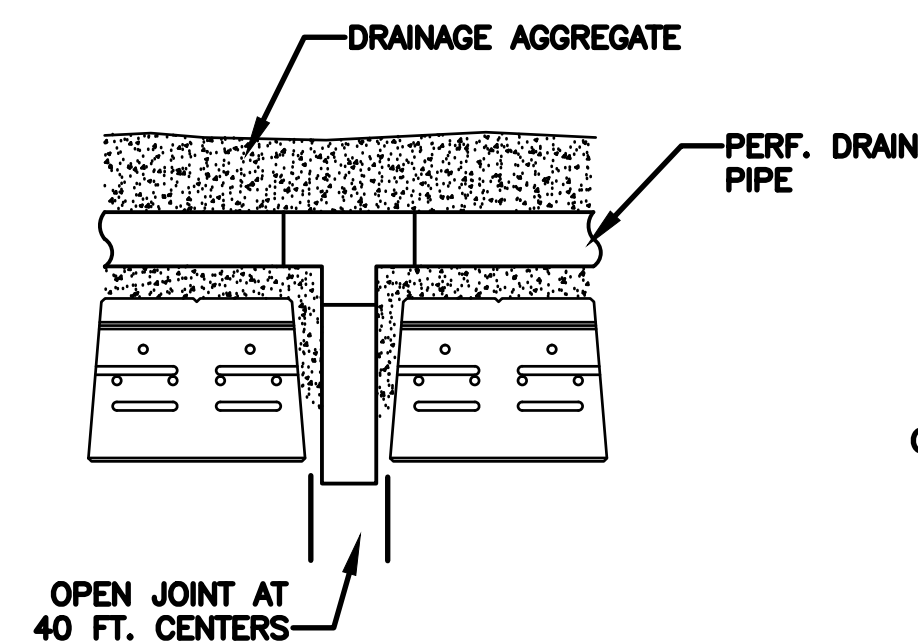
TRASH AND RECYCLED MATERIAL ENCLOSURE
NOT TO SCALE



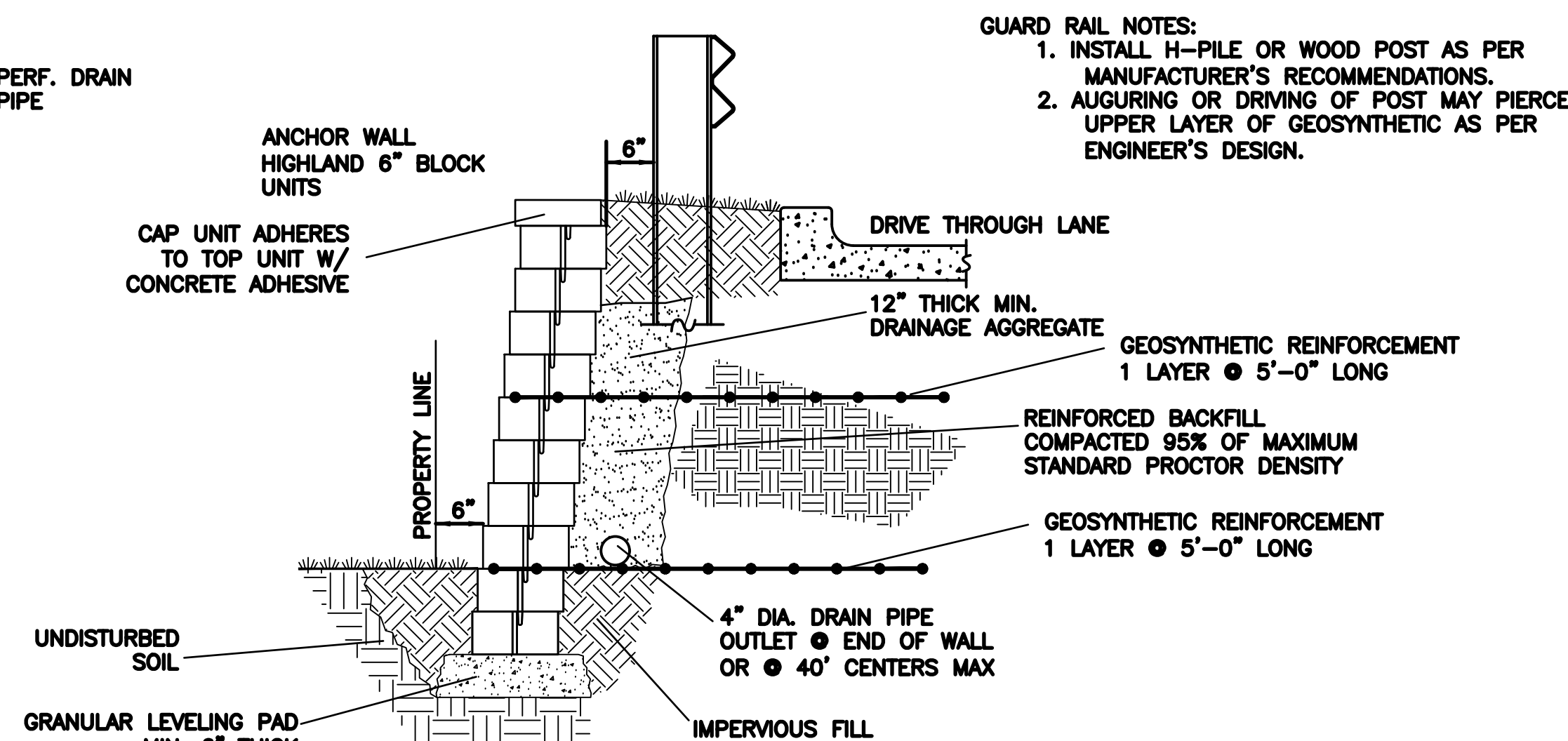
RAIN LEADER CONNECTION



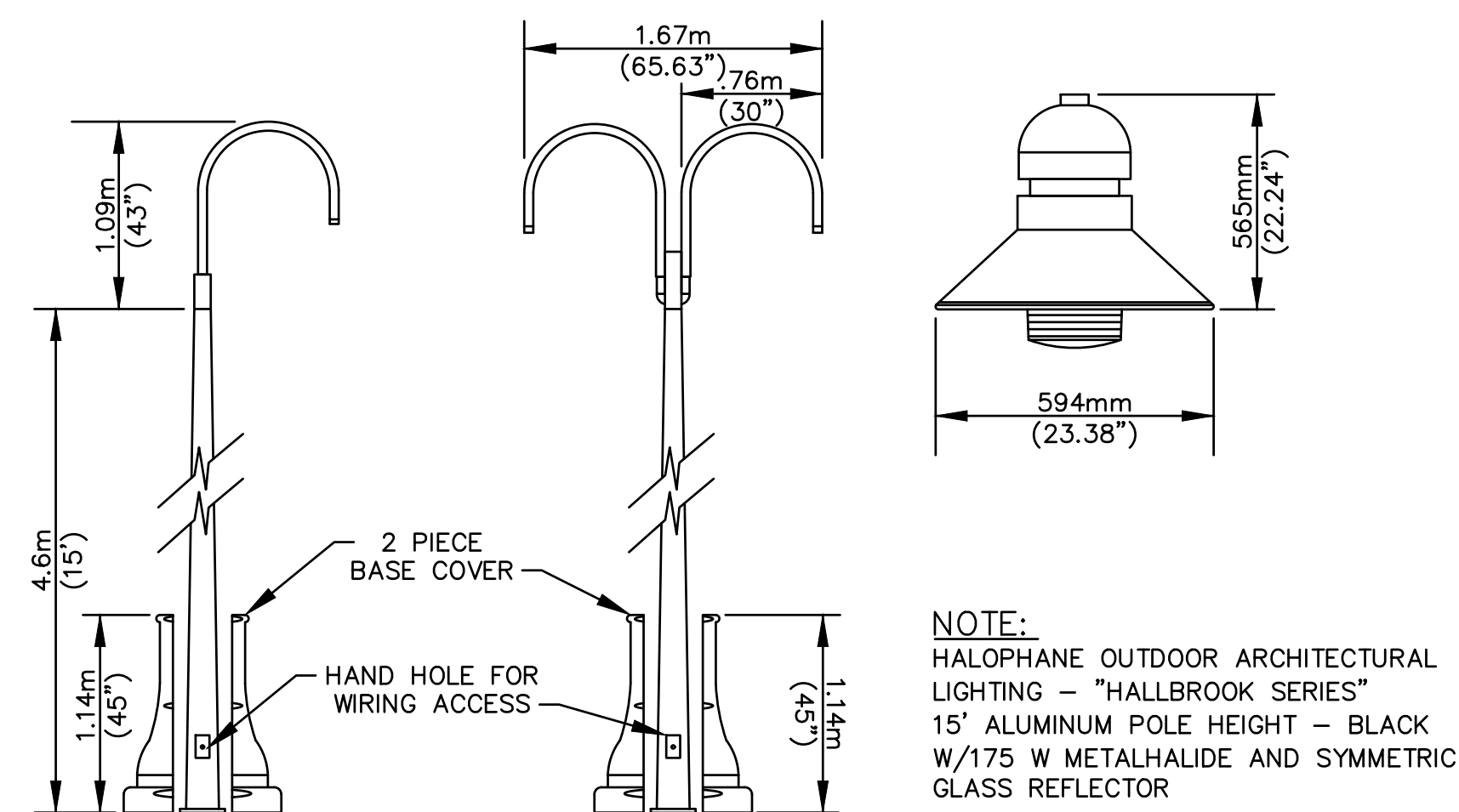
TRENCH DRAIN DETAIL



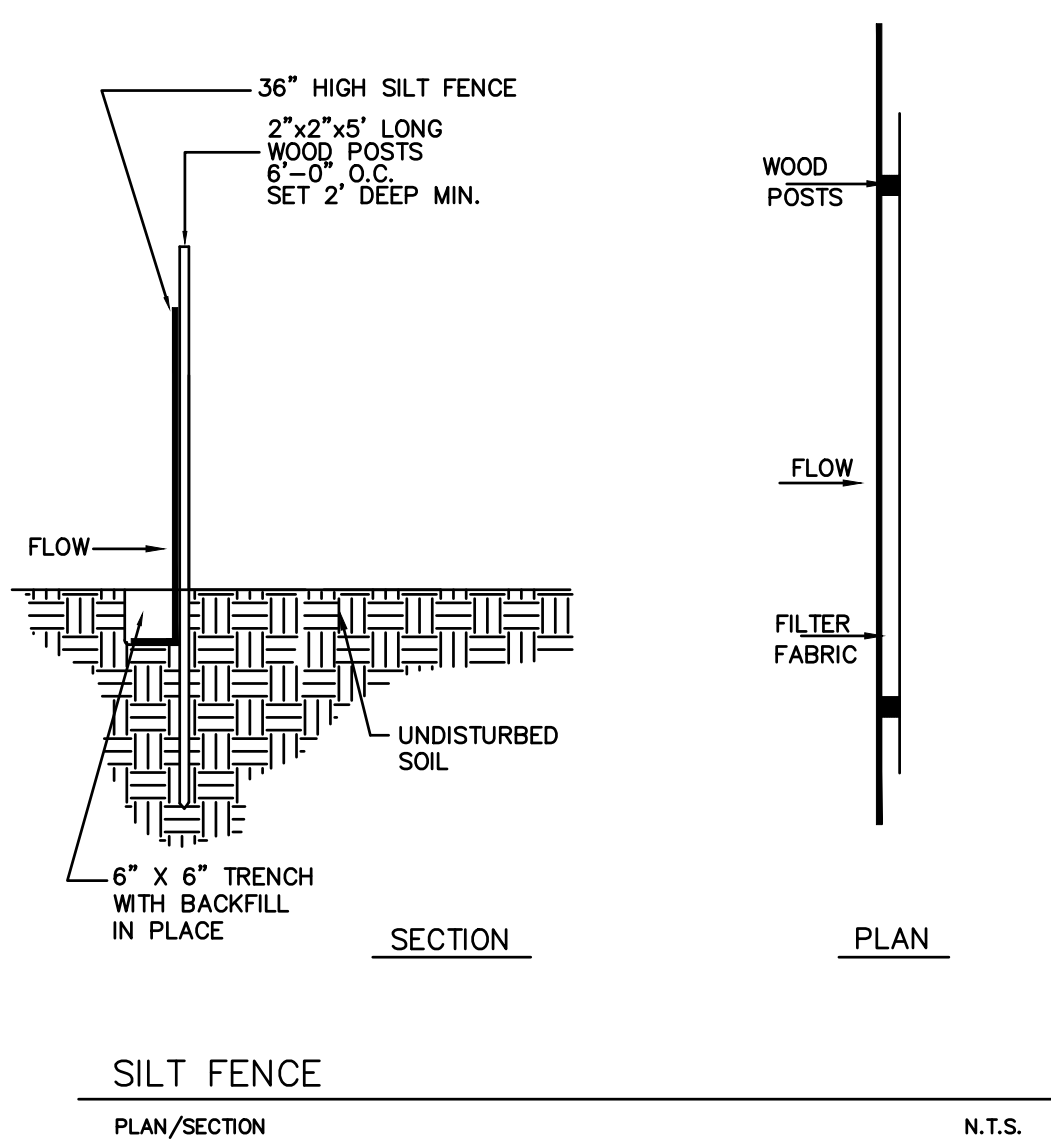
DRAIN DETAIL
SCALE: NONE



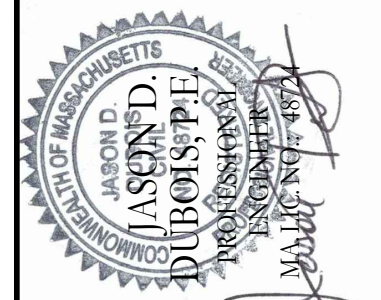
RETAINING WALL DETAILS



STREET LIGHTING DETAIL



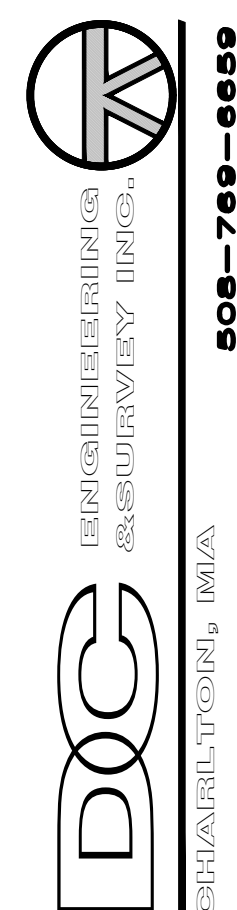
SILT FENCE



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

NO.	DATE	REVISION
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NORTH



CLIENT: 1181 MAIN STREET LEICESTER, LLC
1181 MAIN STREET
LEICESTER, MA
SITE DETAILS
SITE ADDRESS:
1181 MAIN STREET
LEICESTER, MA

DRAWN BY:	JDD
CK'D BY:	JDD
DATE:	4-1-16
PROJECT #:	16-112
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