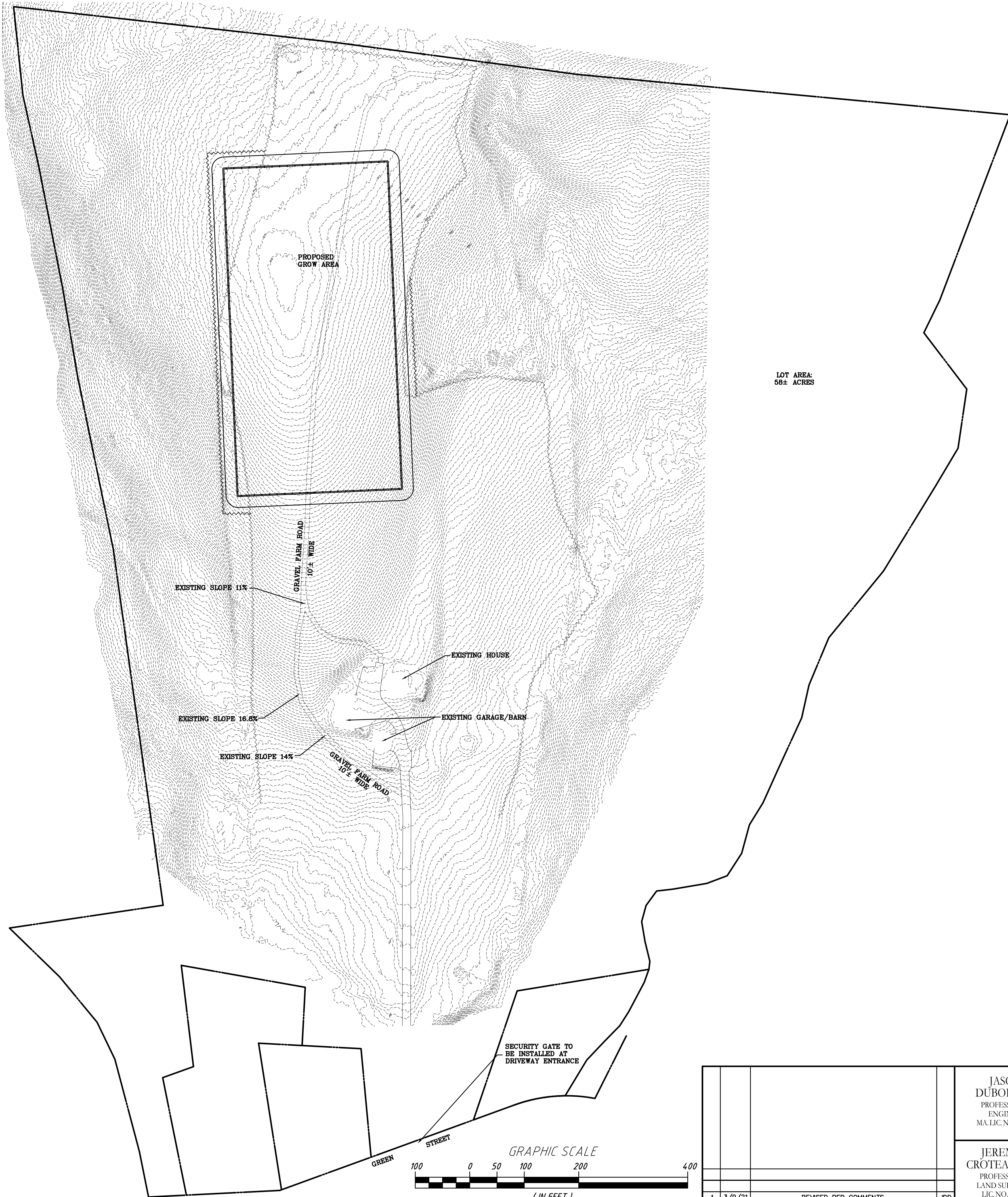
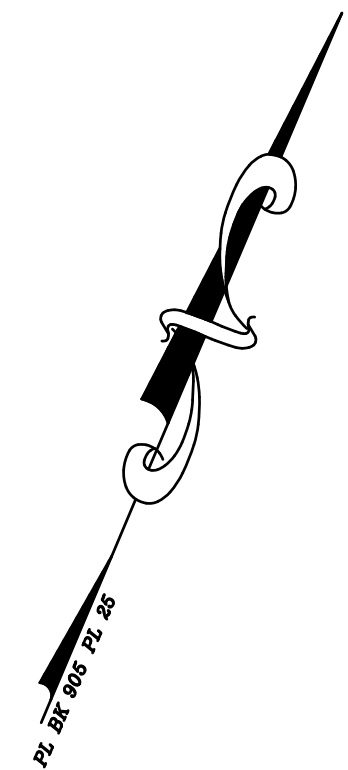




SYMBOL KEY

MONUMENT	■	BITUMINOUS	BIT.
IRON PIPE	—○—	CONCRETE	CONC.
DRAIN MANHOLE	—●—	INVERT	INV.
ELECTRIC MANHOLE	—◉—	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	—CB—	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	—U—	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	—GUY—	IRON PIPE	I.P.
BENCH MARK	—BM—	FOUND.	FND.
CHAIN LINK FENCE	—X—	BOLLARD	BOL.
WOOD / STOCKADE FENCE	—W—	SEWER MANHOLE	SMH
DRAIN LINE	—D—	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	—OW—	WATER GATE	WG
CONTOUR 5' INTERVAL	—5'—	HYDRANT	HYD.
CONTOUR 1' INTERVAL	—1'—	UTILITY POLE	UP
X 69.33'	—X—	GUY WIRE	GUY
	SPOT GRADE		

GRAPHIC SCALE



(IN FEET)
1" = 100'

1	3/9/21	REVISED PER COMMENTS	JDD
NO.	DATE	REVISION	BY

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

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

NORTH

OVERALL PROPOERTY PLAN

SITE ADDRESS:
124 GREEN STREET
LEICESTER, MA 01524

CLIENT:
LEON DYKAS
124 GREEN STREET
LEICESTER, MA 01524

DC ENGINEERING & SURVEY INC.

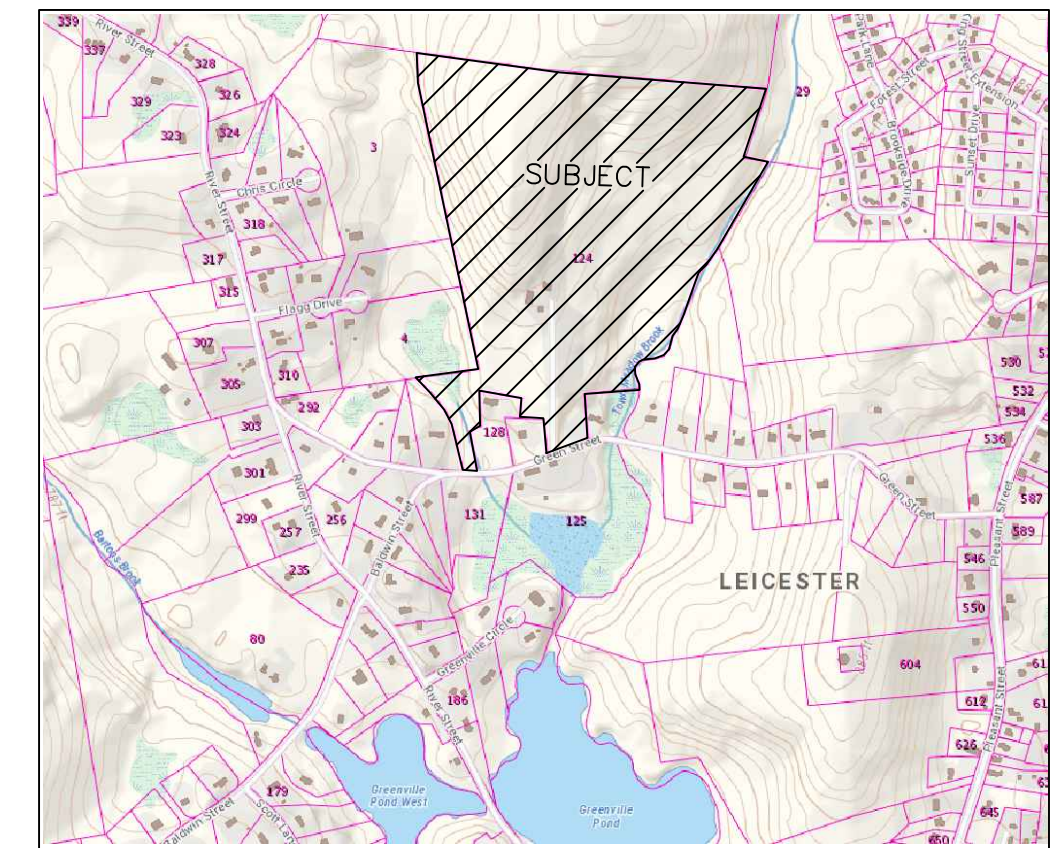
3828 CHARLTON DRIVE, WILMINGTON, MA 01897
808-788-8857
808-341-2127

DRAWN BY: JSC

CK'D BY: JDD REV #: 0

DATE: 2-1-21 SCALE: 1'=100'

PROJECT #: 21-102 DWG. NO.: X-1



LOT LOCUS

SCALE: 1"=1000' NOTE: ALL STRUCTURES SHOWN ARE RESIDENTIAL

RECORD OWNERS

LEON DYKAS
DB 32123 PG 110

TAX MAP REFERENCES:

TAX MAP PARCEL ID: 38-A-6

ZONING

ZONE - SA - SUBURBAN AGRICULTURAL
AREA - 80,000 S.F.
FRONTAGE - 200'
FRONT - 40 FT.
SIDE - 40 FT.
REAR - 40 FT.
BLDG COVERAGE - 30%

GENERAL NOTES:

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. 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.

3. 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.

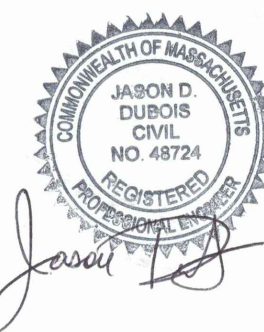
4. HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.

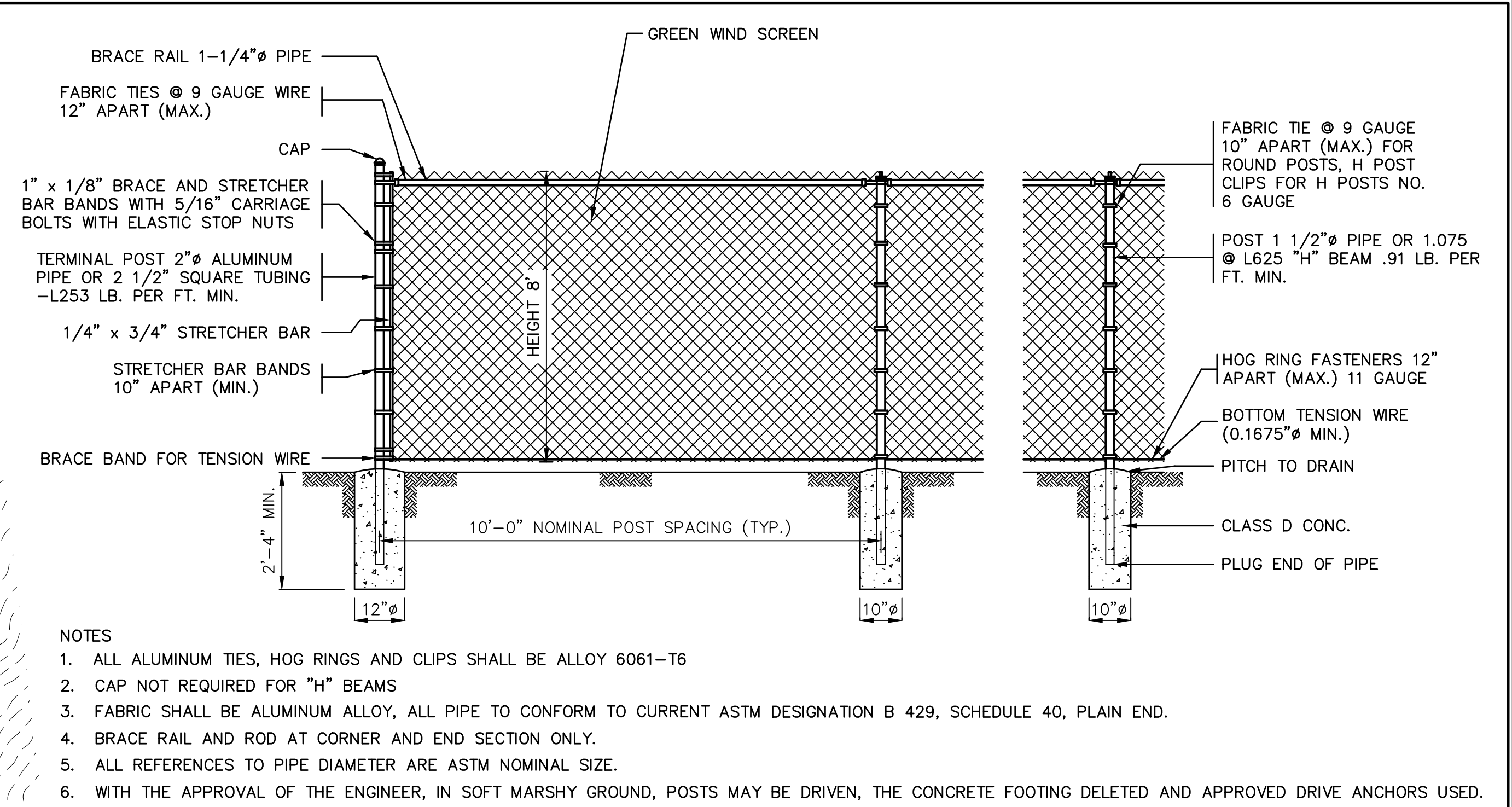
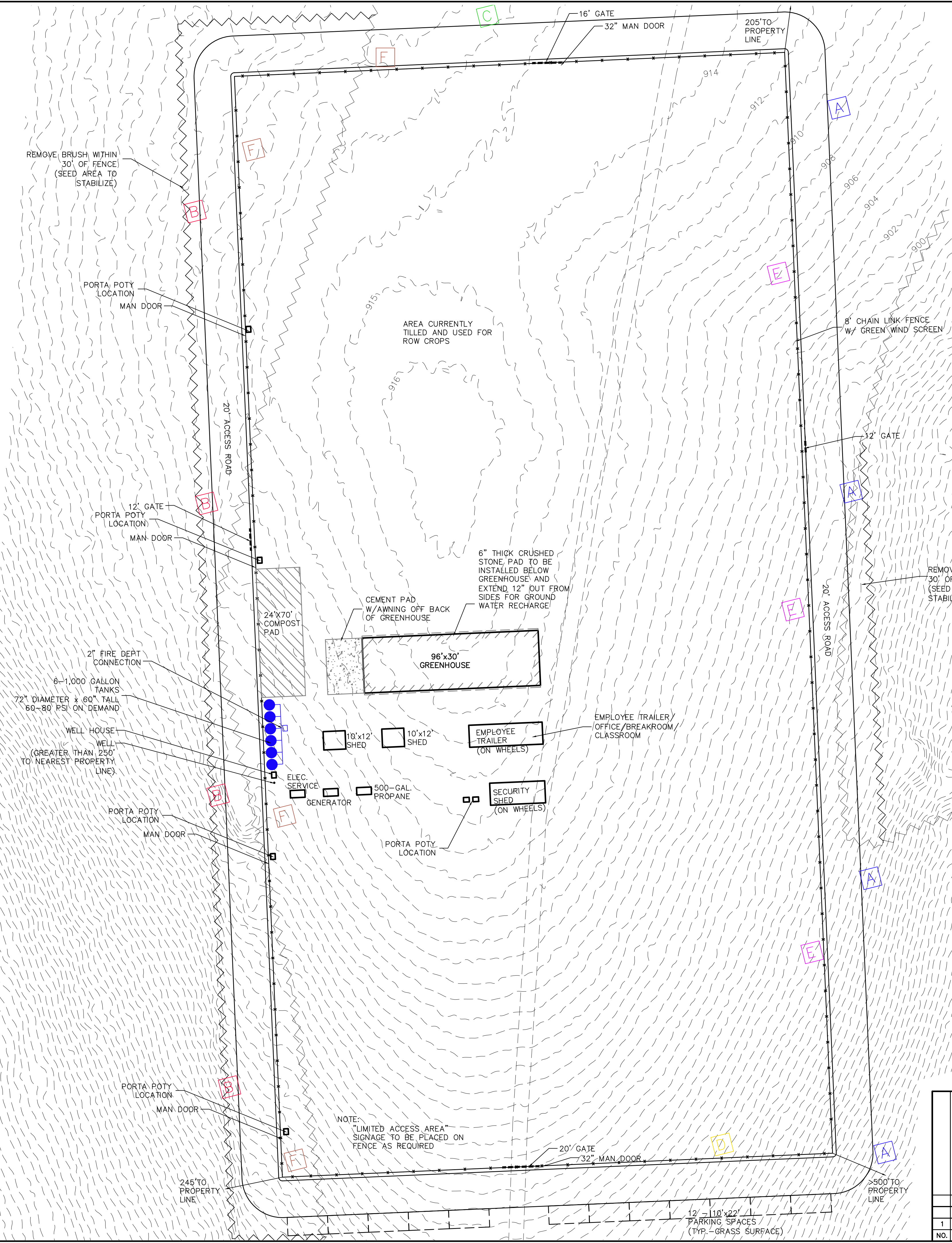
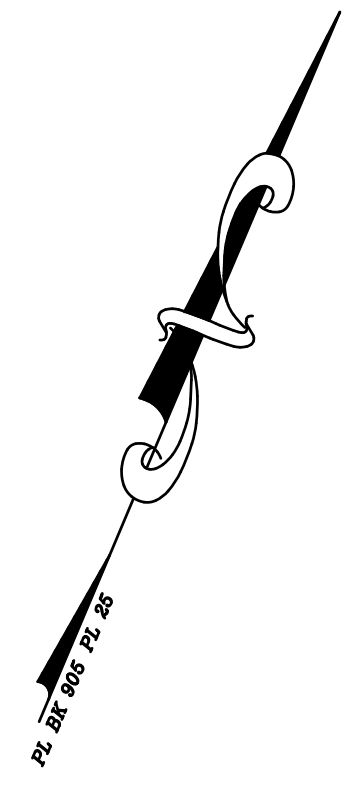
5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GNSS.

6. 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.

7. WETLANDS NOT CONSIDERED AS PART OF THIS SURVEY. THERE APPEARS TO ONLY BE SOME OFFSITE WETLANDS AREAS.

8. THERE ARE NO EDUCATIONAL FACILITIES, PLAYGROUNDS OR DAYCARE'S WITHIN 500 FEET OF THE PROPOSED PROJECT LIMITS.





BLACK VINYL COATED CHAIN LINK FENCE DETAIL

NOT TO SCALE

*SEE PROJECT NARRATIVE FOR ODOR MITIGATION DETAILS

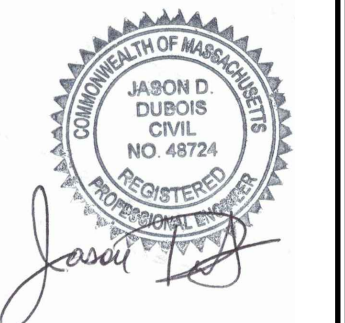
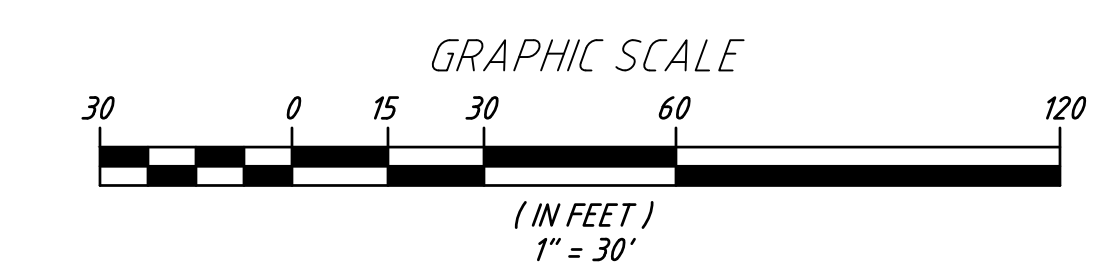
- A B C AREA TO BE PLANTED WITH LAVENDER, SUN FLOWERS, PEPPERMINT, MINT, AND OTHER TYPES OF VEGETATION FOR ODOR PLAN
- E F AREA TO BE PLANTED WITH MINT & PEPPERMINT

IMPERVIOUS AREA CALCS:
3,480 S.F. GREENHOUSE/CONCRETE PAD
1,680 S.F. GREENHOUSE
240 S.F. SHEDS
EMPLOYEE TRAILER/SECURITY SHED (GRASS BELOW)
EMPLOYEE TRAILER/SECURITY SHED (GRASS BELOW)

5,400 S.F. * 0.25"/HR (HSG"C") = 113 C.F.
12" THICK PAD BELOW GREENHOUSE @ 40% VOIDS
3,072 S.F. * 0.5 FT * 40% = 614 C.F. PROVIDED

30,710 S.F. OF TREE/BRUSH REMOVAL

PARKING CALCULATION
4-7 FULL TIME EMPLOYEES ANTICIPATED
5 PART TIME EMPLOYEES ANTICIPATED
12 PARKING SPACES PROVIDED (10'x22')



		JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724		NORTH	SITE PLAN SITE ADDRESS: 124 GREEN STREET LEICESTER, MA 01524 CLIENT: LEON DYKAS 124 GREEN STREET LEICESTER, MA 01524	DRAWN BY: JSC CK'D BY: JDD DATE: 2-1-21 PROJECT #: 21-102	
		JEREMY S. CRÓTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722				SCALE: 1"=30' DWG. NO.: S-1	
1 3/9/21		REVISED PER COMMENTS		JDD	BY		
NO.		DATE		REVISION		BY	