

MASS. COORD. SYSTEM

PARKING COMPLIANCE TABLE:

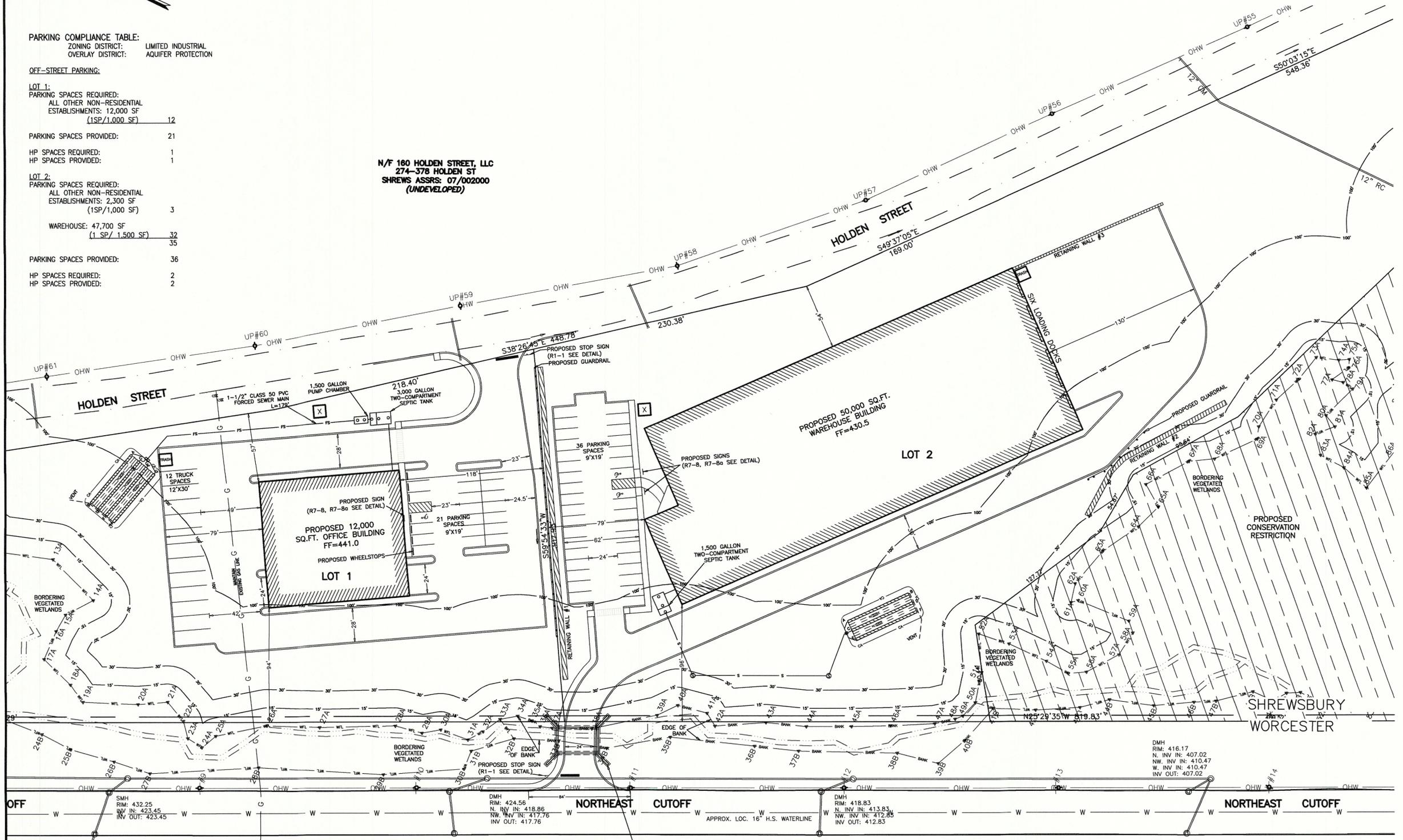
ZONING DISTRICT:	LIMITED INDUSTRIAL
OVERLAY DISTRICT:	AQUIFER PROTECTION

OFF-STREET PARKING:

LOT 1:	
PARKING SPACES REQUIRED:	
ALL OTHER NON-RESIDENTIAL ESTABLISHMENTS: 12,000 SF (1SP/1,000 SF)	12
PARKING SPACES PROVIDED:	21
HP SPACES REQUIRED:	1
HP SPACES PROVIDED:	1

LOT 2:	
PARKING SPACES REQUIRED:	
ALL OTHER NON-RESIDENTIAL ESTABLISHMENTS: 2,300 SF (1SP/1,000 SF)	3
WAREHOUSE: 47,700 SF (1 SP/ 1,500 SF)	32
	35
PARKING SPACES PROVIDED:	36
HP SPACES REQUIRED:	2
HP SPACES PROVIDED:	2

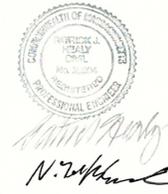
N/F 160 HOLDEN STREET, LLC
274-378 HOLDEN ST
SHREWS ASSRS: 07/002000
(UNDEVELOPED)



KEY

---	BROOK OR POND HIGH WATER LINE
---	RIVERFRONT AREA IF PRESENT
---	MEAN ANNUAL HIGH WATER LINE
---	BORDERING VEGETATED WETLAND
---	15' WORC WETLAND BUFFER
---	30' WORK WETLAND BUFFER
---	100' BUFFER ZONE
---	FEMA ZONE A LINE IF PRESENT
---	DRAIN LINE
---	SEWER LINE
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	CATCHBASIN WITH HEADER
---	CATCHBASIN
---	FLARED END SECTION
---	WATER LINE
---	WATER GATE
---	WATER SHUT OFF
---	HYDRANT
---	GAS LINE
---	EDGE OF PAVEMENT
---	BITUMINOUS BERM
---	GRANITE CURB
---	GRANITE MONUMENT
---	CONCRETE MONUMENT
---	OVERHEAD WIRES
---	UTILITY POLE
---	CHAIN LINK FENCE
---	2' CONTOUR
---	10' CONTOUR
---	STONE WALL
---	TEST HOLE LOCATIONS

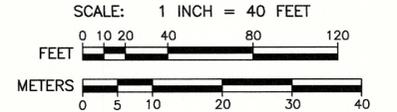
- NOTES:**
- SUBJECT PROPERTY IS LOCATED PARTIALLY IN THREE COMMUNITIES. IT IS IDENTIFIED AS WORCESTER ASSESSORS MAP 52, BLOCK 6, PARCEL 8, SHREWSBURY ASSESSORS MAP 07, PARCEL 001000, AND WEST BOYLSTON ASSESSORS MAP 182, PARCEL 001-000.
 - IT IS OWNED BY 115 NORTHEAST CUTOFF REALTY TRUST.
 - SEE DEED RECORDED AT THE WRD REGISTERED LAND SECTION CERTIFICATE 18181, BOOK 91, PAGE 181.
 - SEE PLANS RECORDED AT THE WRD REGISTERED PLAN SECTION: 15625-E, 34145-A, AND 34201-A. AREA 14+ ACRES.
 - ELEVATIONS REFER TO NAVD1988 DATUM AND THE TOPOGRAPHY SHOWN HEREON IS THE PRODUCT OF AN AERIAL TOPOGRAPHIC MAP PREPARED BY BLUESKY.
 - WETLAND RESOURCE AREAS WERE DELINEATED BY GLENN KREVOVSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. AND THE BOUNDARIES WERE LOCATED BY INSTRUMENT SURVEY BY THIS FIRM.
 - THE WORCESTER PORTION OF THE PROPERTY IS LOCATED IN THE BG-2.0 ZONING DISTRICT AND LIES WITHIN THE WATER RESOURCES PROTECTION OVERLAY DISTRICT (GP-2).
 - THE WEST BOYLSTON PORTION OF THE PROPERTY IS LOCATED IN THE INDUSTRIAL ZONING DISTRICT.
 - THE SHREWSBURY PORTION OF THE PROPERTY IS LOCATED IN THE LIGHT INDUSTRIAL (LI) DISTRICT, AND LIES WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT 2.



THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
51 Main St. Boylston, MA, 01505
info@tlainc.net (508) 869-6151

CLIENT:	115NORTHEAST	JOB NO.	-
DATE:	08/22/2023	DWG NO.	HOLDENSCURRENT

DATE:	REVISIONS DESCRIPTION
3/18/2024	ADDRESSED CON. COMM. COMMENTS
8/2/2024	WATER SERVICES ADDED
3/3/2025	ISSUED FOR SITE PLAN APPROVAL



PLAN TO ACCOMPANY NOTICE OF INTENT FOR WORK PROPOSED IN SHREWSBURY AND WORCESTER MASSACHUSETTS
PREPARED FOR OWNER:
115 NORTHEAST CUTOFF REALTY TRUST
SHEET C2 SITE PLAN LAYOUT

115 NORTHEAST CUTOFF REALTY TRUST
115 NORTHEAST CUTOFF
WORCESTER ASSRS: 52-6-1 & 2
(BUSINESS AND EDUCATIONAL)

IDENTIFY, MAINTAIN, AND PROTECT THE EXISTING HIGH PRESSURE GAS PIPE THAT RUNS THROUGH THE LOT. DO NOT EXCAVATE. DO NOT CROSS THE GAS PIPE WITH ANY SERVICES OTHER THAN THE FORCE SEWER.

THE CURB CUT, WETLAND RESOURCE AREA CROSSING WITH PRECAST CONCRETE HEADWALLS AND OPEN BOTTOM BOX CULVERT ARE PROPOSED IN WORCESTER (SEE DETAILS)

DMH RIM: 416.17
N. INV IN: 407.02
NW. INV IN: 410.47
W. INV IN: 410.47
INV OUT: 407.02

DMH RIM: 424.56
N. INV IN: 418.86
NW. INV IN: 417.76
INV OUT: 417.76

DMH RIM: 418.83
N. INV IN: 413.83
NW. INV IN: 412.85
INV OUT: 412.83

SMH RIM: 432.25
NW. INV IN: 423.45
INV OUT: 423.45