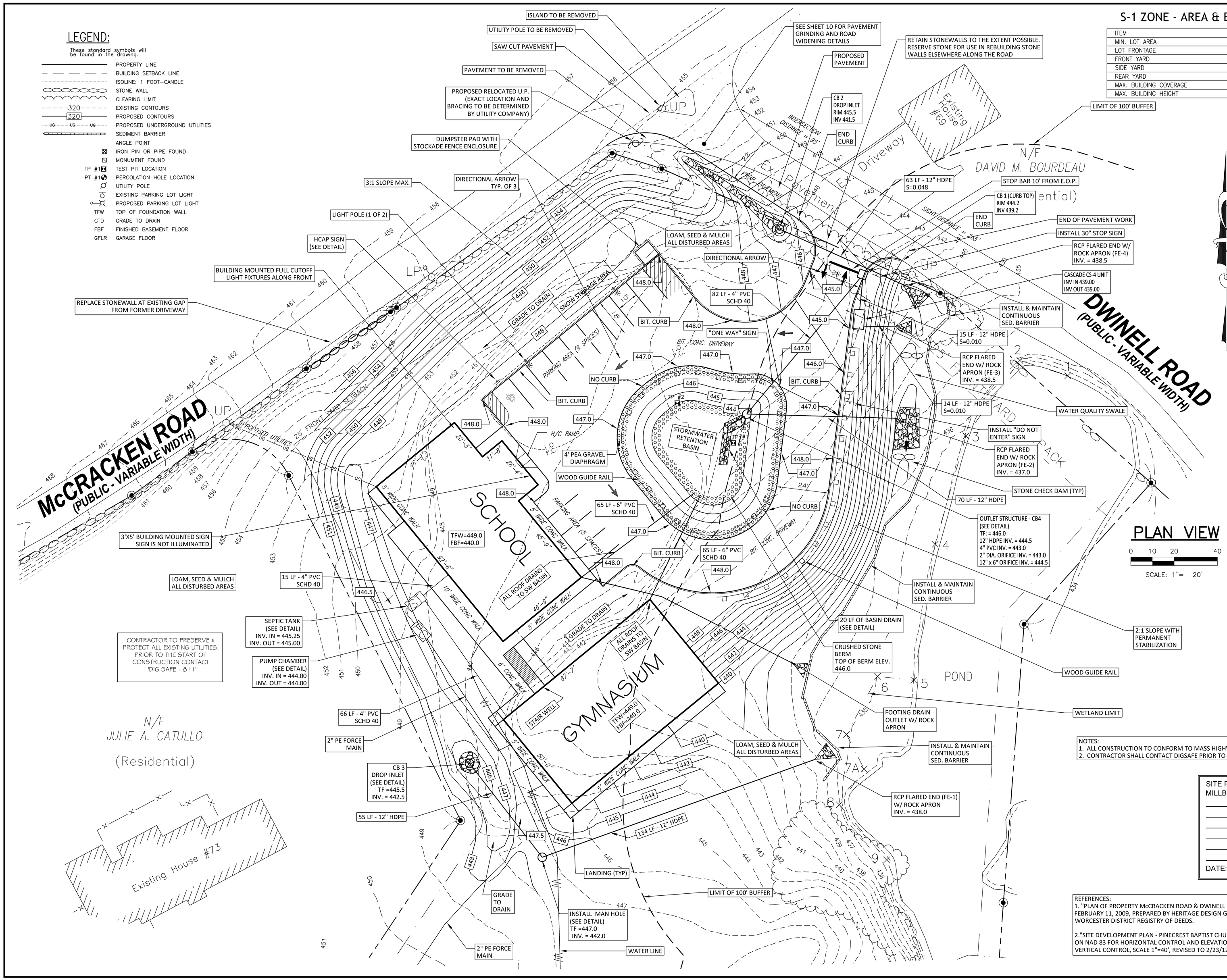
## S-1 ZONE - AREA & BULK REQUIREMENTS

| ITEM | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 60,000 SF | 752,932 SF |
| LOT FRONTAGE | 150 FT | 296 FT |
| FRONT YARD | 25 FT | 59 FT |
| SIDE YARD | 10 FT | 34 FT |
| REAR YARD | N/A | N/A |
| MAX. BUILDING COVERAGE | 30% | 4.4% |
| MAX. BUILDING HEIGHT | 30 FT | 22 FT |

## LEGEND:

These standard symbols will be found in the drawing.

- PROPERTY LINE
- BUILDING SETBACK LINE
- ISOLINE: 1 FOOT-CANDLE
- STONE WALL
- CLEARING LIMIT
- 320 EXISTING CONTOURS
- 320 PROPOSED CONTOURS
- UG PROPOSED UNDERGROUND UTILITIES
- SEDIMENT BARRIER
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- TP #1 TEST PIT LOCATION
- PT #1 PERCOLATION HOLE LOCATION
- UTILITY POLE
- EXISTING PARKING LOT LIGHT
- PROPOSED PARKING LOT LIGHT
- TFW TOP OF FOUNDATION WALL
- GTD GRADE TO DRAIN
- FBF FINISHED BASEMENT FLOOR
- GFLR GARAGE FLOOR




## PLAN VIEW

SCALE: 1"= 20'

NOTES:
1. ALL CONSTRUCTION TO CONFORM TO MASS HIGHWAY STANDARDS.
2. CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONSTRUCTION

SITE PLAN APPROVAL
MILLBURY PLANNING BOARD

DATE: _____

REFERENCES:
1. "PLAN OF PROPERTY McCRACKEN ROAD & DWINELL ROAD", SCALE 1"=40', DATED FEBRUARY 11, 2009, PREPARED BY HERITAGE DESIGN GROUP, BOOK 873, PAGE 68 WORCESTER DISTRICT REGISTRY OF DEEDS.

2."SITE DEVELOPMENT PLAN - PINECREST BAPTIST CHURCH", WITH BEARINGS SHOWN BASED ON NAD 83 FOR HORIZONTAL CONTROL AND ELEVATIONS SHOWN BASED ON NAVD 88 FOR VERTICAL CONTROL, SCALE 1"=40', REVISED TO 2/23/12, PREPARED BY J.M. GRENIER.

Designed By: MAR
Drawn By: MAR
Checked By:
CAD File: 19058.00

Drawing Scale: 1"=20'

| Rev. | Date | Revision | By |
|---|---|---|---|
| 1 | 3/12/20 | STAFF COMMENTS | MAR |
| 2 | 6/11/20 | STAFF COMMENTS | MAR |

Drawing date: 2/1/20

SITE DEVELOPMENT PLAN

PROJECT TITLE: NEW ENGLAND CAMPUS
59 Dwinell Road MILLBURY, MA

PREPARED FOR: OneSchool Global New England
109 Juniper Ridge Road WESTWOOD, MA 02090


RES
CIVIL ENGINEERING CONSULTANTS
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Reynolds Engineering Services, LLC


Drawing #: 5

Job #: 19058.00