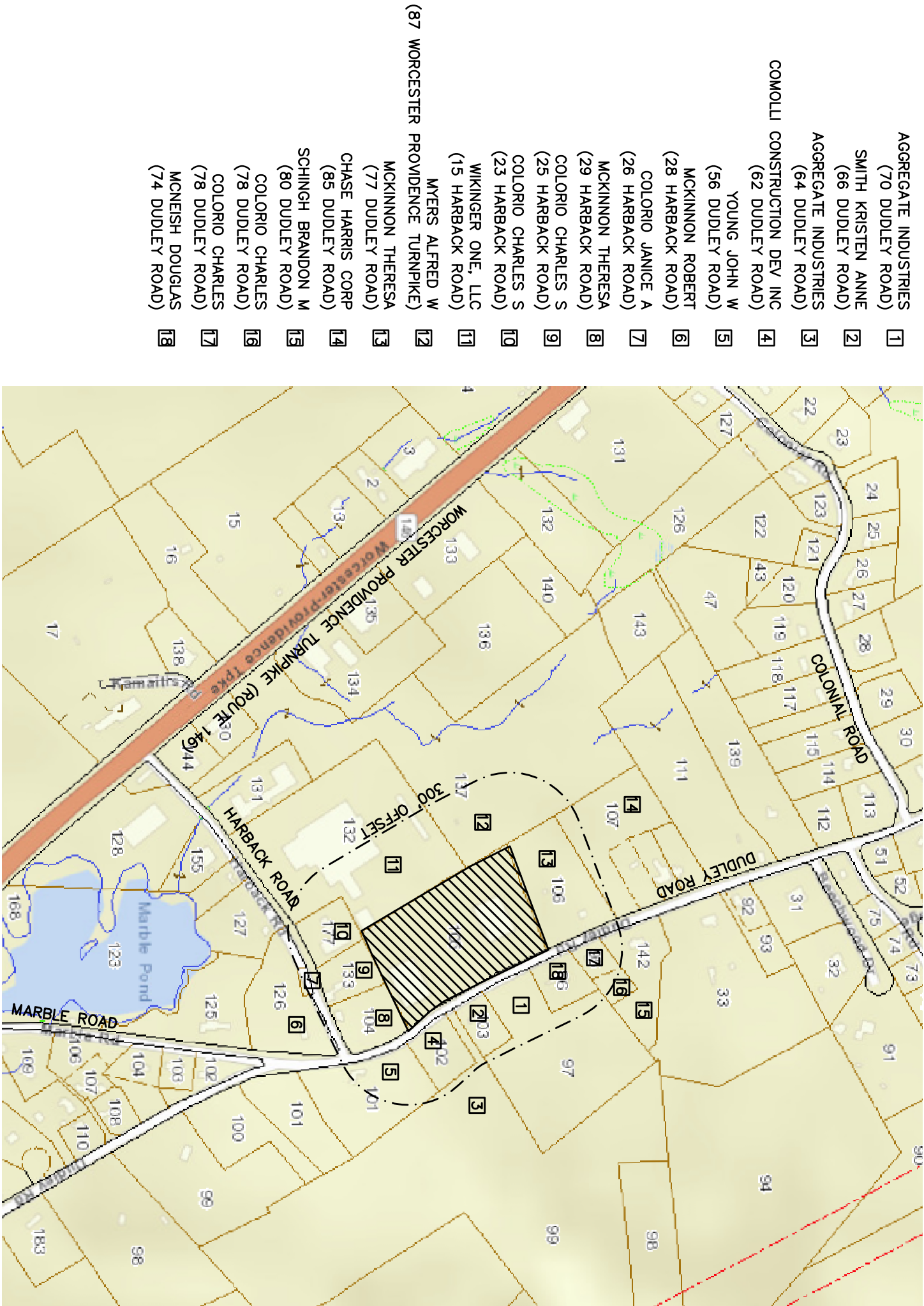


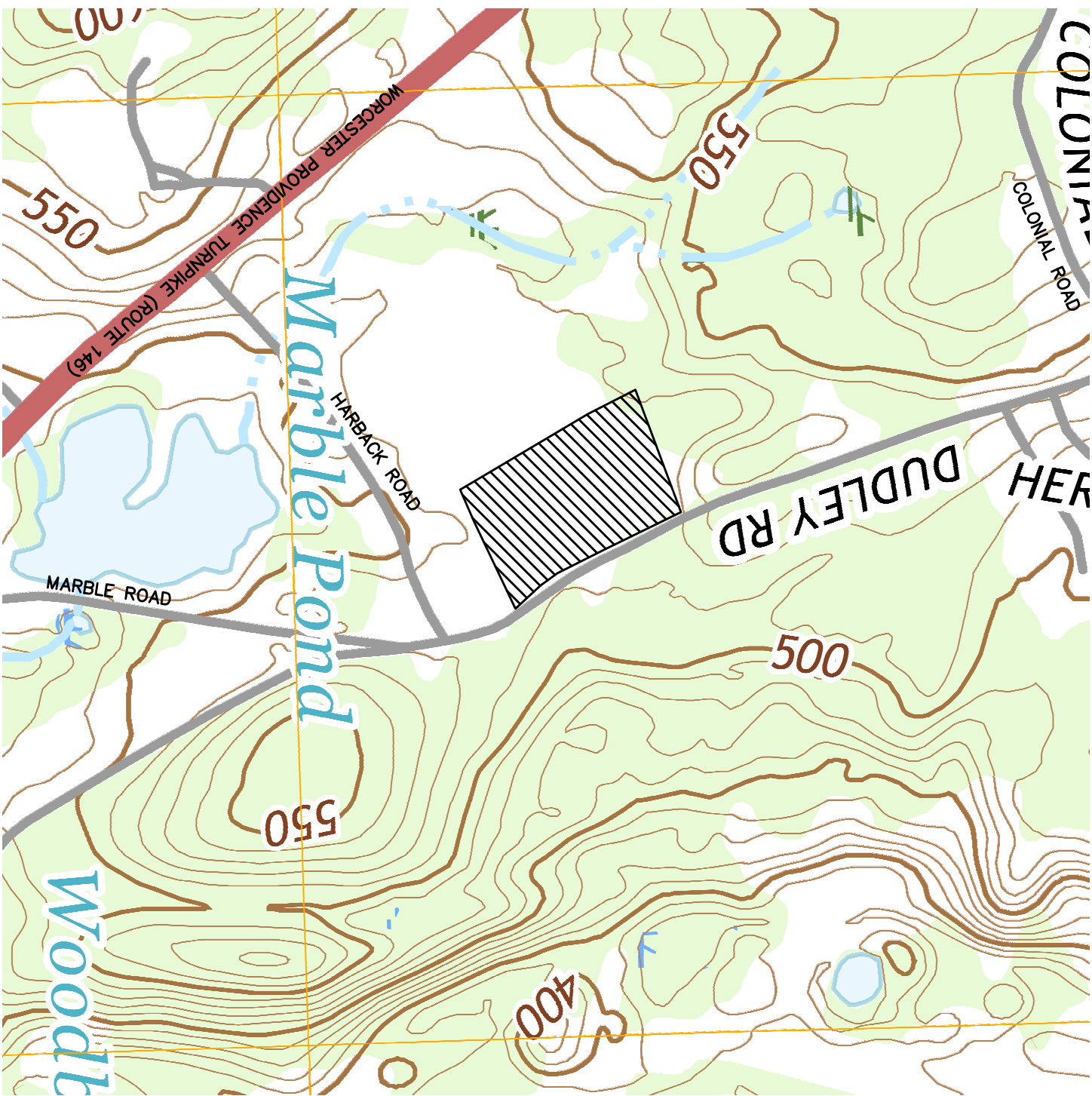
PROPOSED PARKING PLAN
IN SUTTON, MASSACHUSETTS

#69 DUDLEY ROAD (AKA #71 DUDLEY ROAD)

MARCH 12, 2021



LOCUS PLAN – SUTTON GIS
SCALE: 1"=500'



LOCUS PLAN – USGS SHREWSBURY
QUADRANGLE
SCALE: 1"=500'

SHEET INDEX:	
SHEET 1:	EXISTING CONDITIONS & PROPOSED PARKING PLAN
SHEET 2:	PROP. UTILITY PLAN & PROP. EROSION CONTROL PLAN
SHEET 3:	DETAILS & NOTES
SHEET 4:	DETAILS & NOTES

PROPERTY INFORMATION:	
STREET ADDRESS:	#69 DUDLEY ROAD
ASSESSORS REF.:	(AKA #71 DUDLEY ROAD)
DEED REFERENCE:	5/105
	BOOK 57908 PAGE 98

PROPOSED PARKING PLAN IN SUTTON, MASSACHUSETTS		
#69 DUDLEY ROAD (AKA #71 DUDLEY ROAD)		
1	REV. PER PB REVIEW	4/8/21
NO.	REVISION	DATE

SUTTON PLANNING BOARD

QUINN
ENGINEERING, INC.

P.O. Box 107
Paxton, Massachusetts 01612
(508)753-7999 Fax:(508)795-0939

OWNER/APPLICANT:
WIKINGER ONE, LLC
1 MERCANTILE STREET
WORCESTER, MA 01608

1. PROPERTY INFORMATION:
 A. DUDLEY ROAD (LMA #7) DUDLEY ROAD
 B. DEED REF.: BOOK 27928 PAGE 98
 C. ASSESSORS REF.: 5/005
 D. USE: (0 EMPLOYEES)
 STEEL STORAGE
 CREW BOAT/RACING SHEL MANUFACTURE (3 EMPLOYEES)

2. ZONING INFORMATION:
 DISTRICT: INDUSTRIAL
 GROUNDWATER PROTECTION OVERLAY (PARTIAL)

3. PROTECTION OF THE SITE LIES WITHIN A MAPPED ZONE II GROUNDWATER SUPPLY

4. A PORTION OF THE SITE LIES WITHIN A MAPPED ZONE II GROUNDWATER SUPPLY

5. THE PROPOSED LOT LIES WITHIN A MAPPED HAZARDOUS WASTE ZONE II (BASED ON AERIAL PHOTOGRAPHY)

6. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE A AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAPS PROVIDED BY JARVIS LAND SURVEY, NC. UNLESS OTHERWISE NOTED AS APPROXIMATE OR WITH *

7. EXISTING UTILITIES HAVE BEEN DEPICTED IN A GENERAL MANNER AND ARE NOT WARRANTED AS ACCURATE.

8. EXIST. BUILDING FOOTPRINT: ±41,320 S.F.
 EXST. MEZANINE: ±2,860 S.F.

9. THE PORTION OF THE PROPERTY LOCATED WITHIN THE MAPPED ZONE II IS ±162,610 S.F.

10. EXISTING IMPERVIOUS, WITHIN THE MAPPED ZONE II IS ±69,014 S.F. (BASED ON AERIAL PHOTOGRAPHY)

11. THE PROPOSED IMPERVIOUS AREA IS ±13,003 S.F. (SPECIAL PERMIT REQUIRED)

12. ASSUME PLOT: OUTLITTED AREA OF ±1,500 S.F. IS "MANUFACTURING"
 ASSUME REMAINING IS "WAREHOUSE"

13. REQUIRED PARKING:
 (±1,500 S.F.) SPACE/750 S.F. + (±22,200 S.F.) SPACE/2,000 S.F.
 = 13.35 SPACES

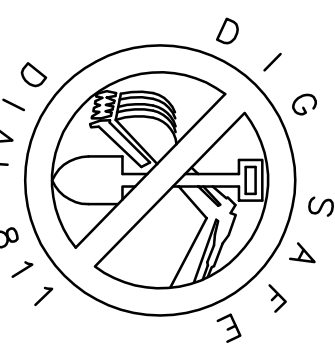
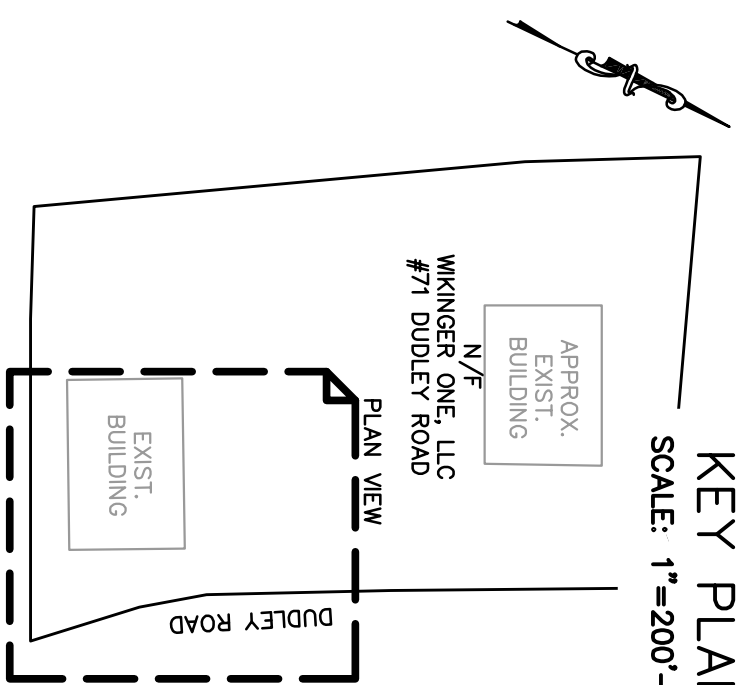
14. PROPOSED PARKING: 6 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

15. (NUMBER LOCATED)

1. SITE PLAN APPROVAL BY THE PLANNING BOARD UNDER SECTION IV.2.
2. WAIVER FROM SECTION IV.B.3. BY THE PLANNING BOARD TO ALLOW PARKING IN THE FRONT YARD AND A REDUCTION IN 3. SPECIAL PERMIT TO ALLOW GREATER THAN 15% OR 2,500 S.F. IMPERVIOUS WITHIN THE GROUNDWATER PROTECTION DISTRICT PER SECTION V.6.C.6
4. PERMIT FROM THE BOARD OF HEALTH TO ALLOW THE NEW USE AND RE-USE OF THE EXISTING LEACHING AREA.

KEY PLAN
SCALE: 1"=200'-0"

— 594 —	EXIST. CONTOUR	— 529 —	PROP. CONTOUR
XXX-X-XX	EXIST. SPOT GRADE	XXX-X-XX	PROP. SPOT GRADE
田	EXIST. CATCH BASIN		PROPOSED SIGN
⚡	EXIST. UTILITY POLE	⚡	PROP. CATCH BASIN
	EXIST. SIGN		PROP. TRENCH DRAIN
— O/HW —	EXIST. OVERHEAD WIRES	— O —	PROP. DRAIN CULVERT
	PROP. FENCE	⊗	PROP. SHRUB PLANTING
	PROP. FENCE		PROP. FENCE
	PROP. PAVEMENT		PROP. PARKING SPACE & # OF SPACES



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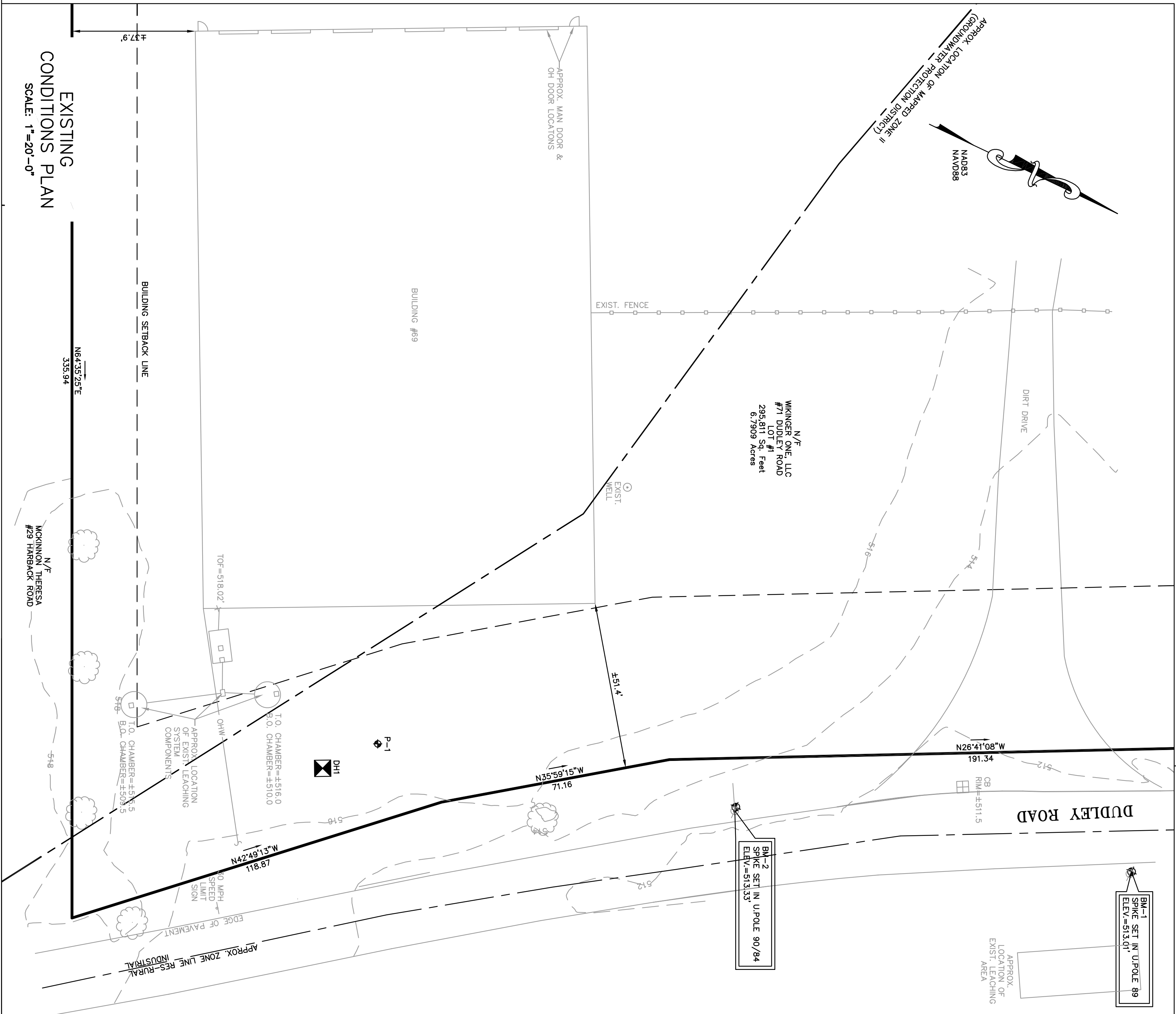
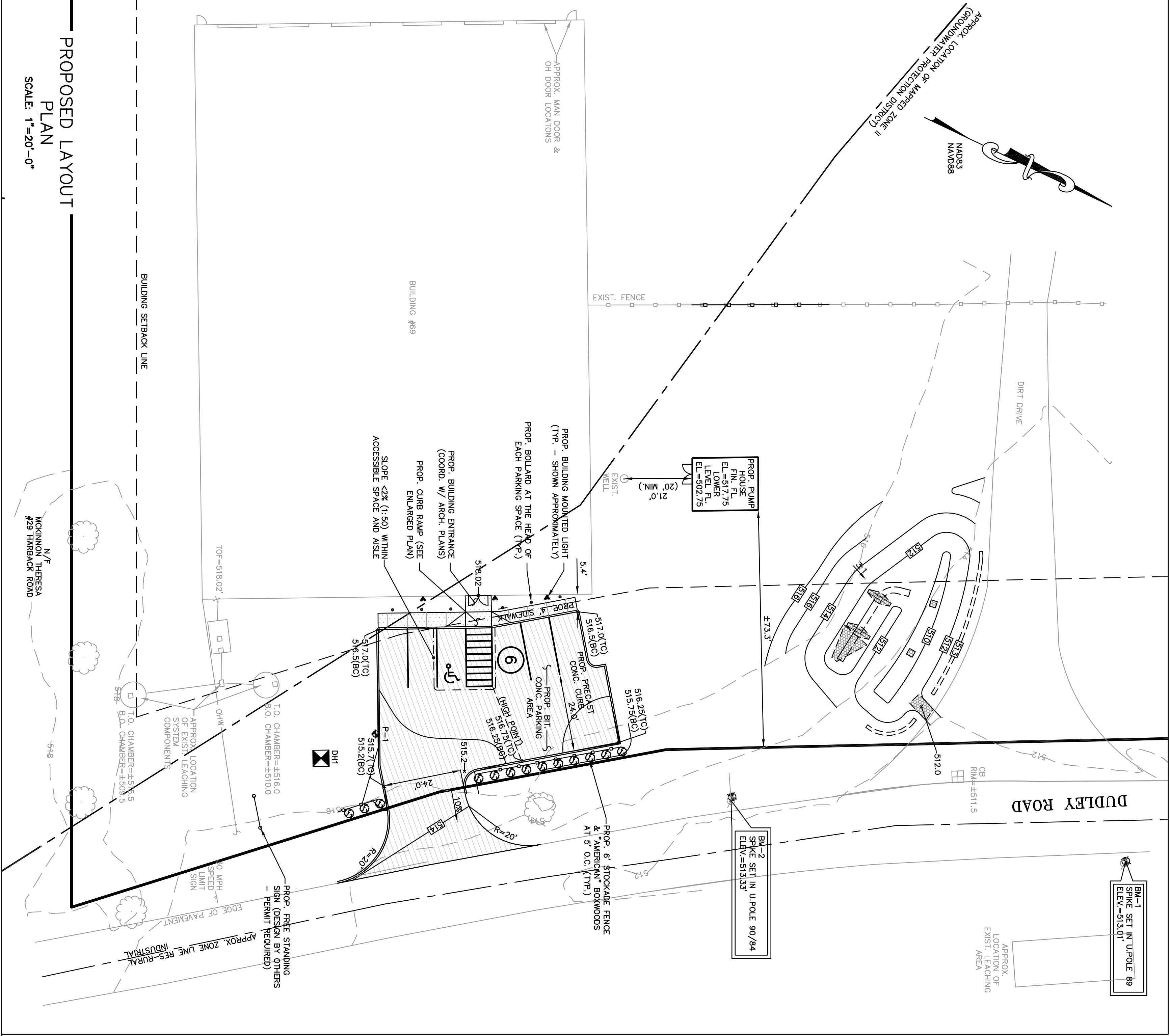


PROPOSED PARKING PLAN IN SUTTON, MASSACHUSETTS

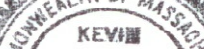
DATE: MARCH 12, 2021

EXISTING CONDITIONS
& PROPOSED
PARKING PLAN

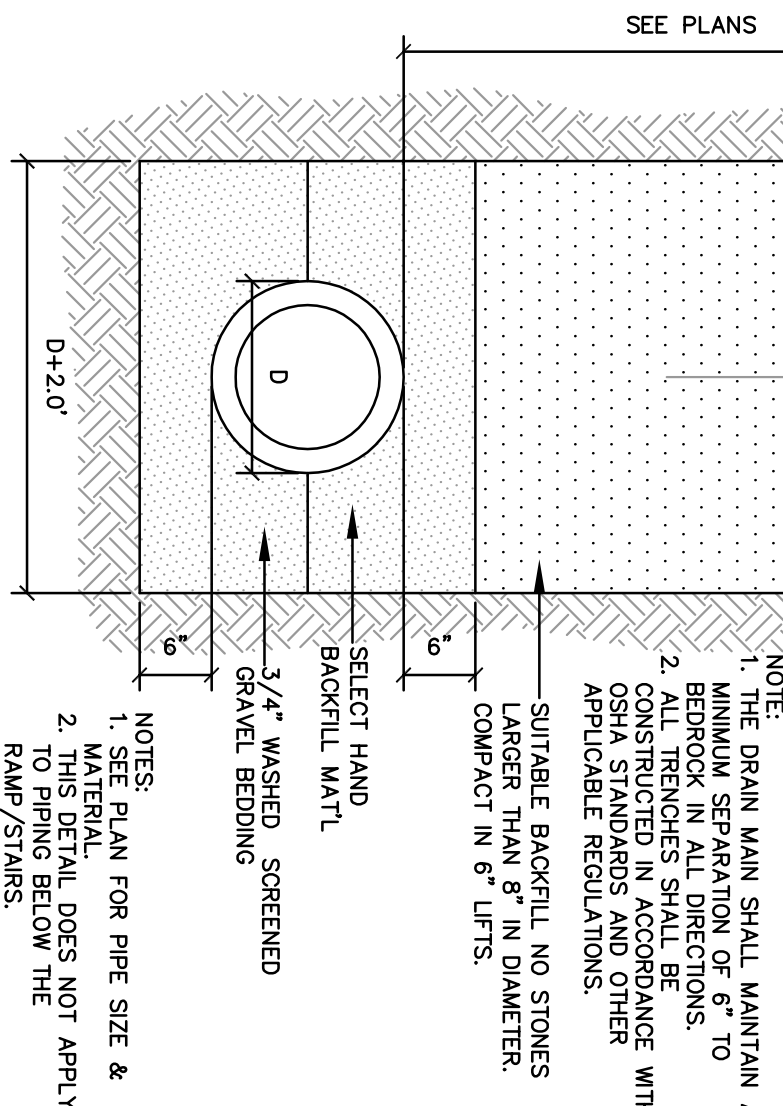
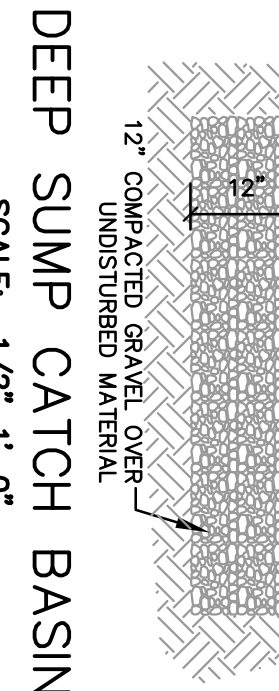
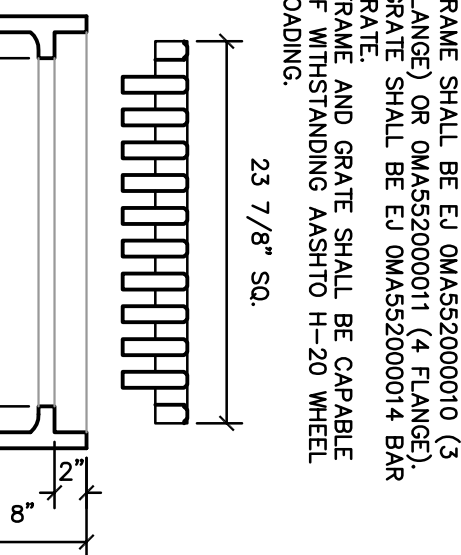
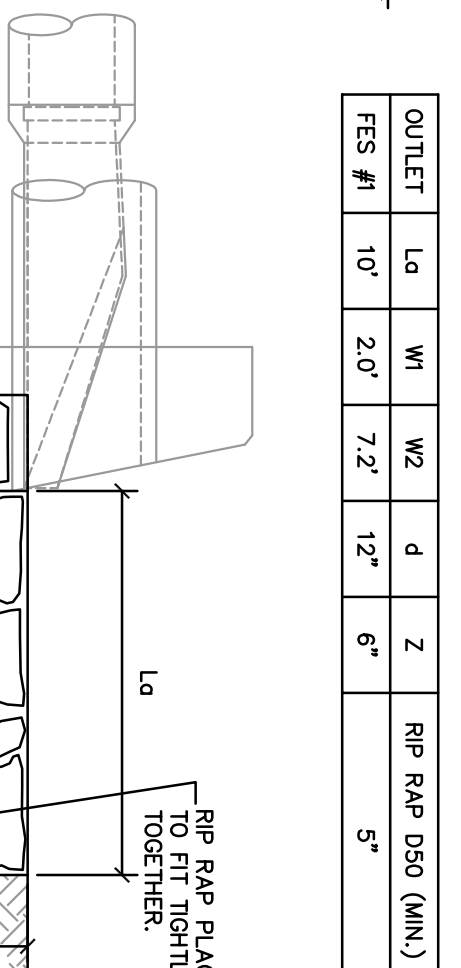
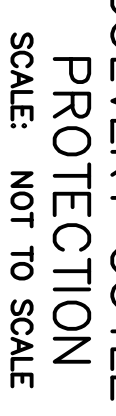
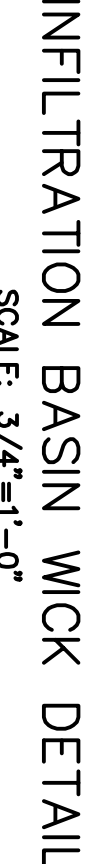
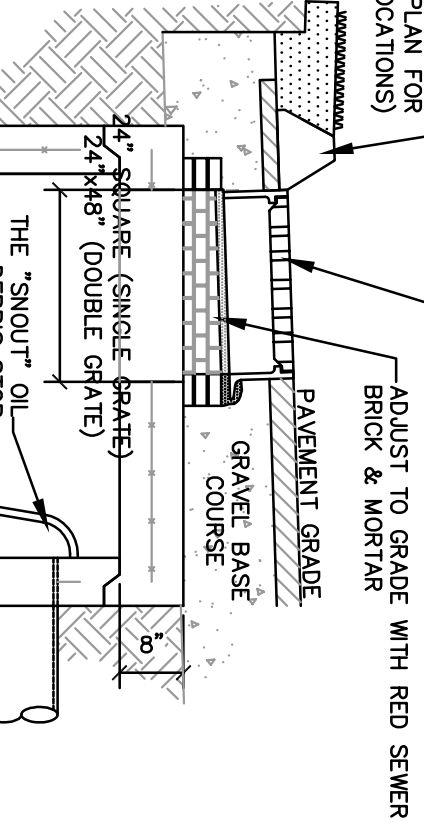
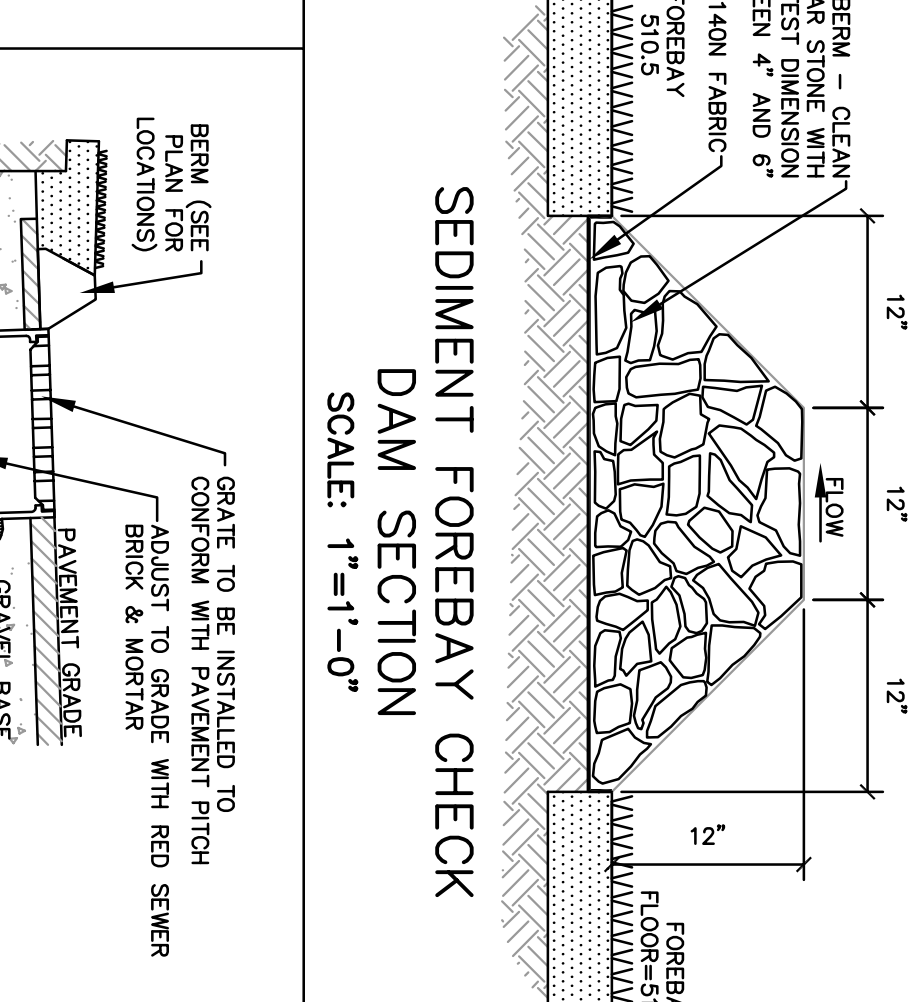
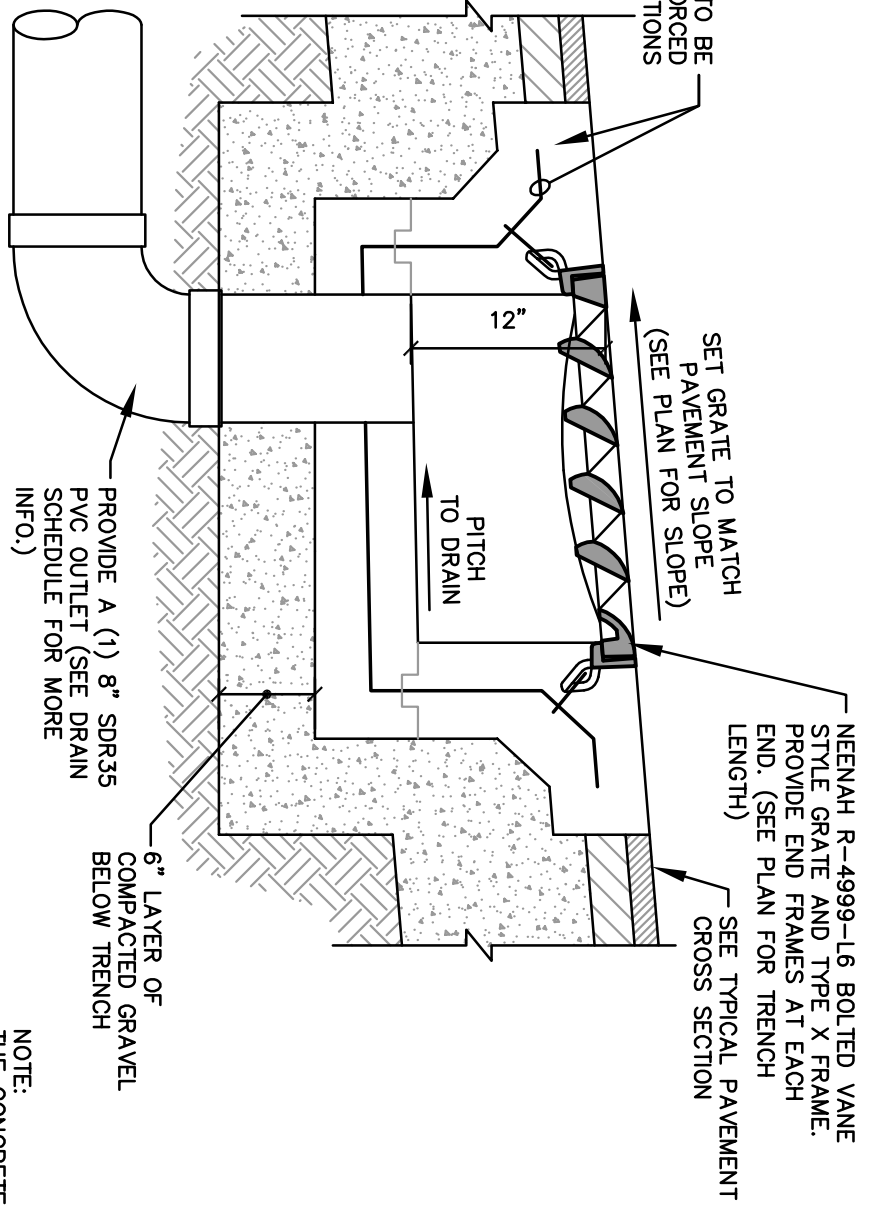
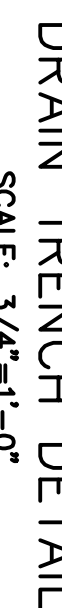
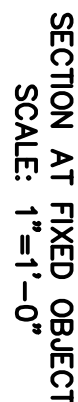
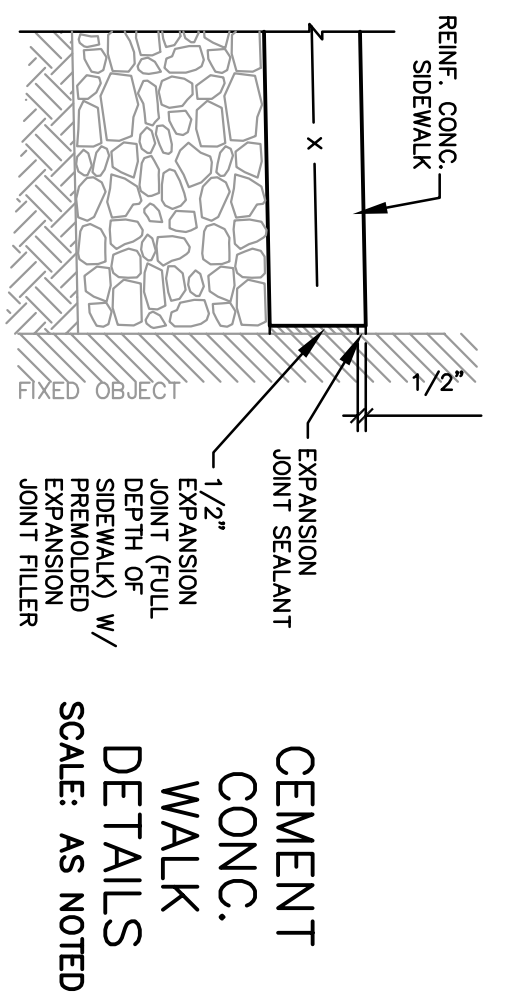
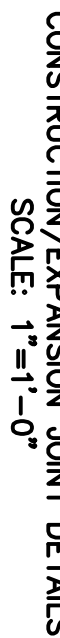
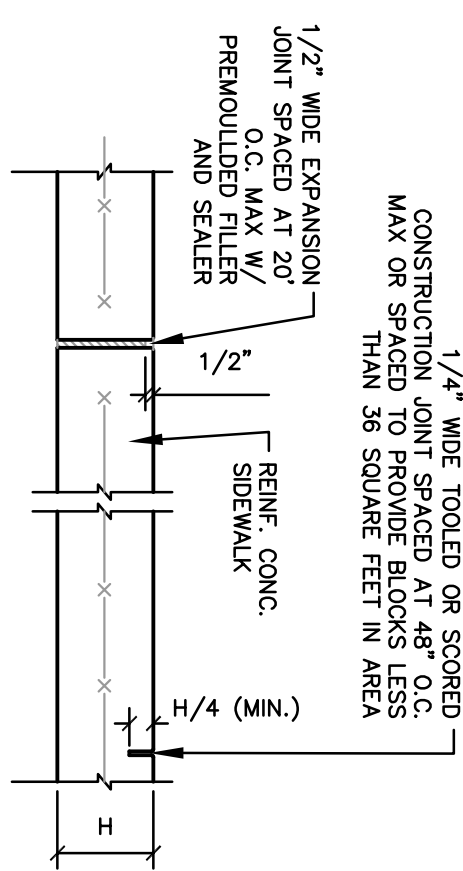
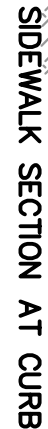
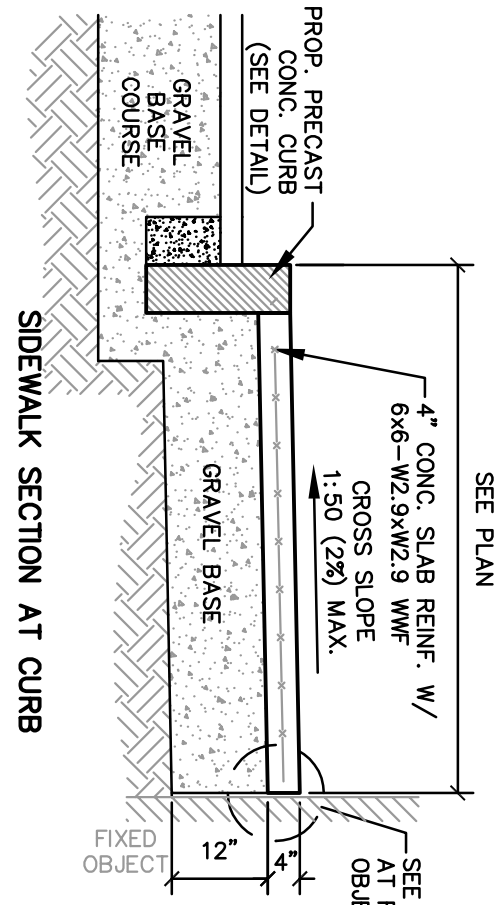
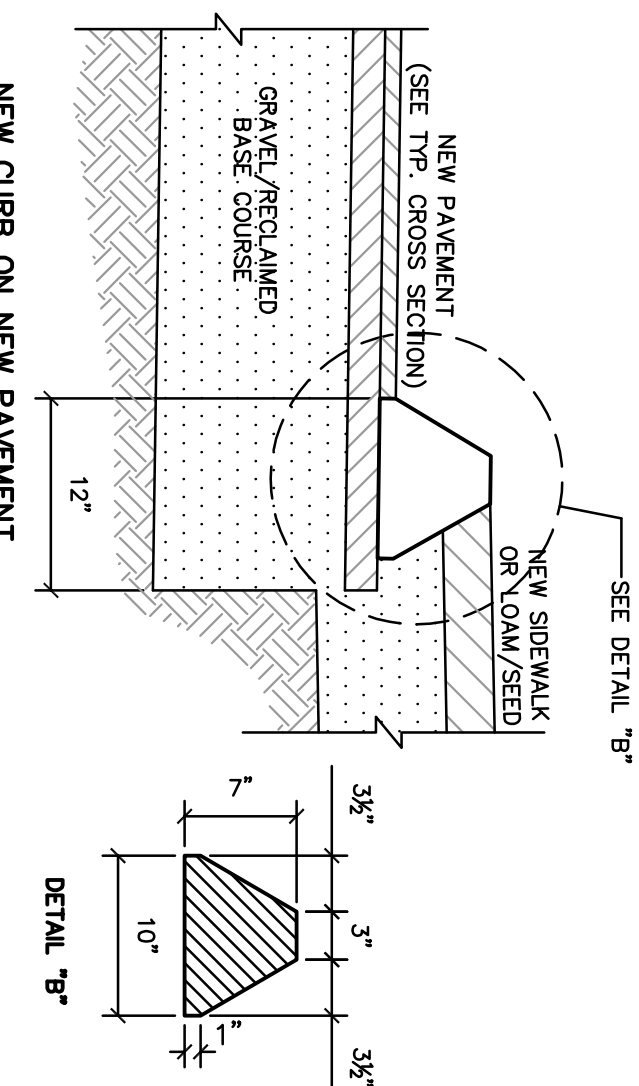
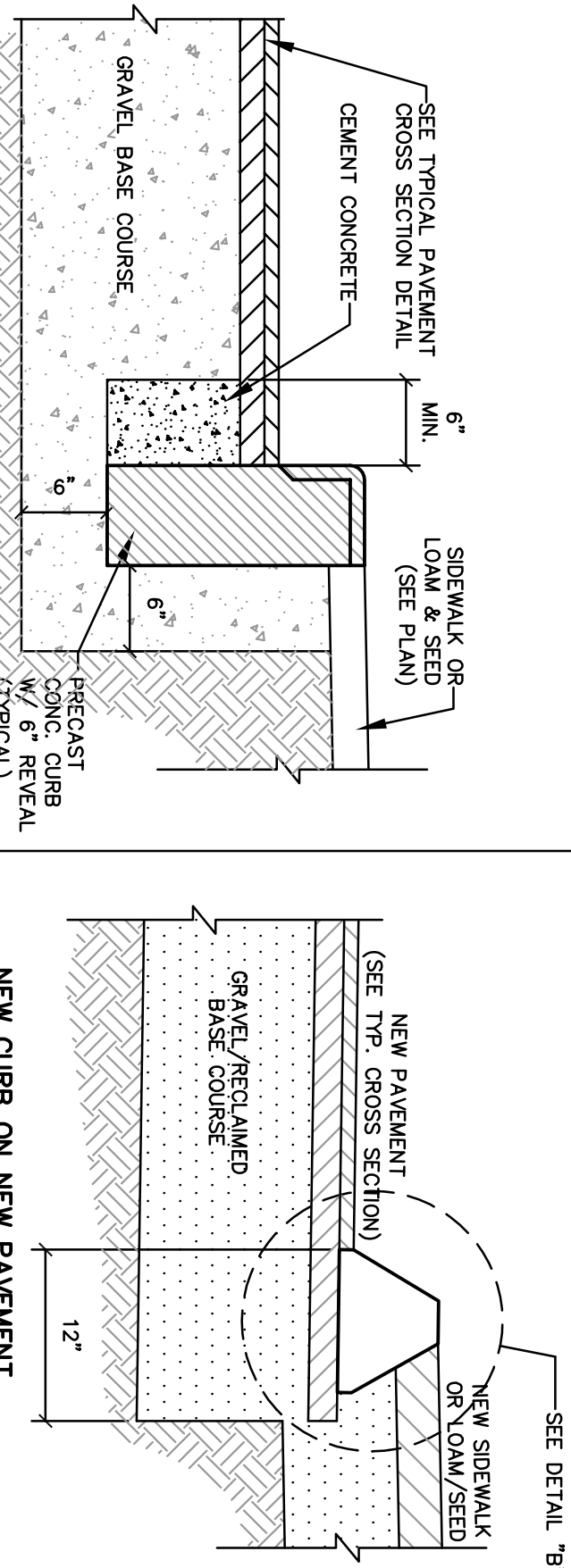
SHEET 1



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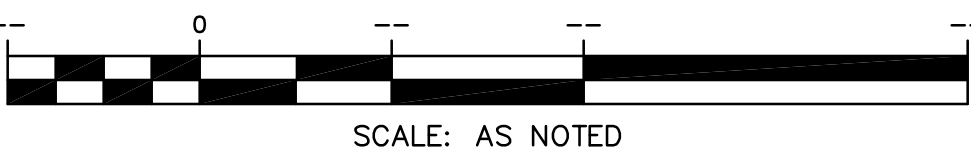
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KEVIN J. QUINN CIVIL 03/29/22 | | | | | |
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PRECAST CONCRETE CURB DETAIL



**QUINN
ENGINE**
P.O. Box 1
Paxton, Ma
(508)753-7999

#69 DUDLEY ROAD (AKA #71 DUDLEY ROAD)



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1 MERCANTILE STREET
WORCESTER, MA 01608



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