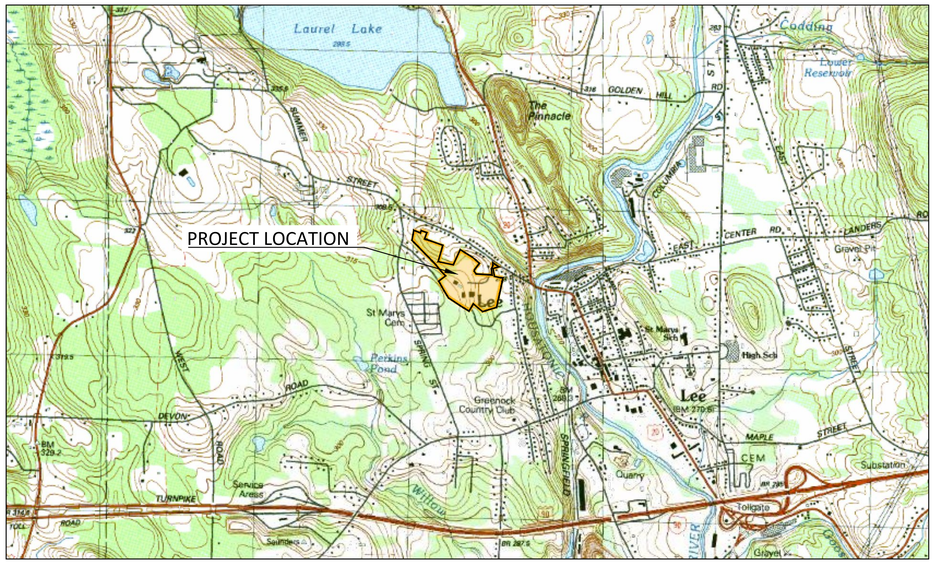
Site Plan for

Open Door Community Church Photovoltaic System

87 Summer Street, Lee, Massachusetts

SITE PERMIT SET



Locus Map

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Prepared For:

OPEN DOOR COMMUNITY CHURCH
87 SUMMER STREET,
LEE, MA 01238

Prepared By:

Berkshire Design Group

Landscape Architecture
Civil Engineering
Planning
Land Surveying

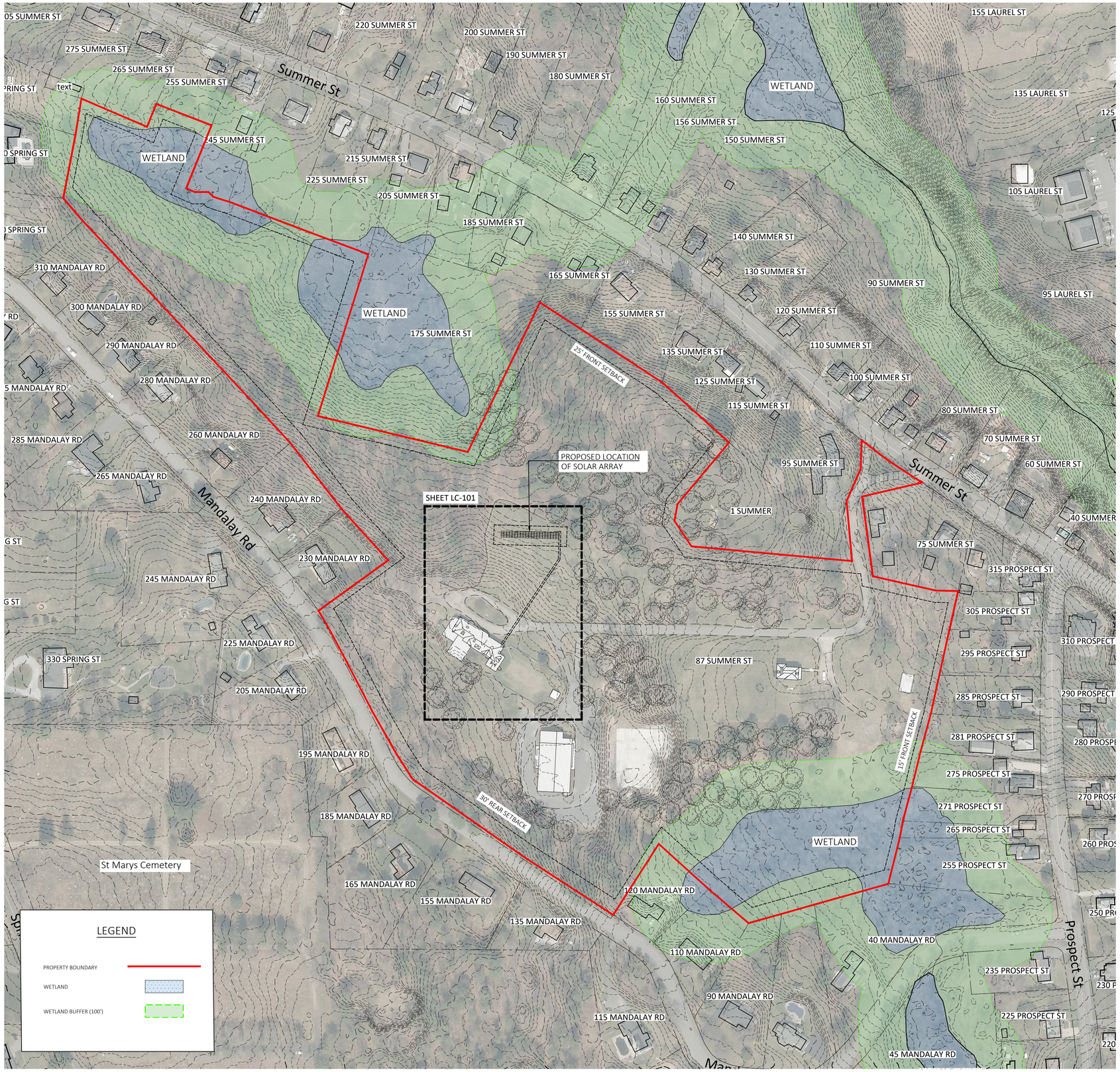
4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com

Date:

October 6, 2026

Sheet Index

LC 000	COVER
LC 100	EXISTING CONDITIONS/ OVERALL PROPERTY PLAN
LC-101	SITE LAYOUT & MATERIALS PLAN



Property Owner:	Open Door Community Church
Property Address:	87 Summer St, Lee, MA 01238
Map/Lot No.:	150/012.0-0000-0150.0
Zoning District:	R-20 (Residential 20) Low-to-medium density residential use area

Zoning Summary:

Dimensional Reg's	Required	Existing
Min. Frontage	100 Ft	155 Ft
Min. Lot Size (Use other than Single-Family)	25,000 SqFt	1,301,573 SqFt (29.88 AC)
Min.Front Setback	25 Ft	
Min. Side Setback	15 Ft	
Min. Rear Setback	30 Ft	
Max. Building Coverage	50%	1.50%
Max. Impervious Coverage	66%	7.20%
Max building Height	35 Ft (or three stories)	N/A

NOTE:
1. The existing conditions and boundary shown hereon was obtained from MassGIS data. Property boundaries have not been surveyed established and should be verified before starting any construction.
2. Location of structures, streets, sidewalks, large trees, topography, taken from GIS data, aerial imagery, and visual inspection.
3. Water and sewer utilities taken from Town of Lee GIS information. Underground utilities shown are approximate; Berkshire Design Group does not warrant the location of all utilities depicted. Prior to construction, the contractor shall verify the location of utilities affected and contact Dig Safe at 811.

Berkshire Design Group
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4 Allen Place, Northampton, Massachusetts 01060

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Phone: (413) 582-7000

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Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.

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Open Door Community Church

87 Summer St, Lee, MA 01238

PHOTOVOLTAIC SYSTEM

EXISTING CONDITIONS /OVERALL PROPERTY PLAN

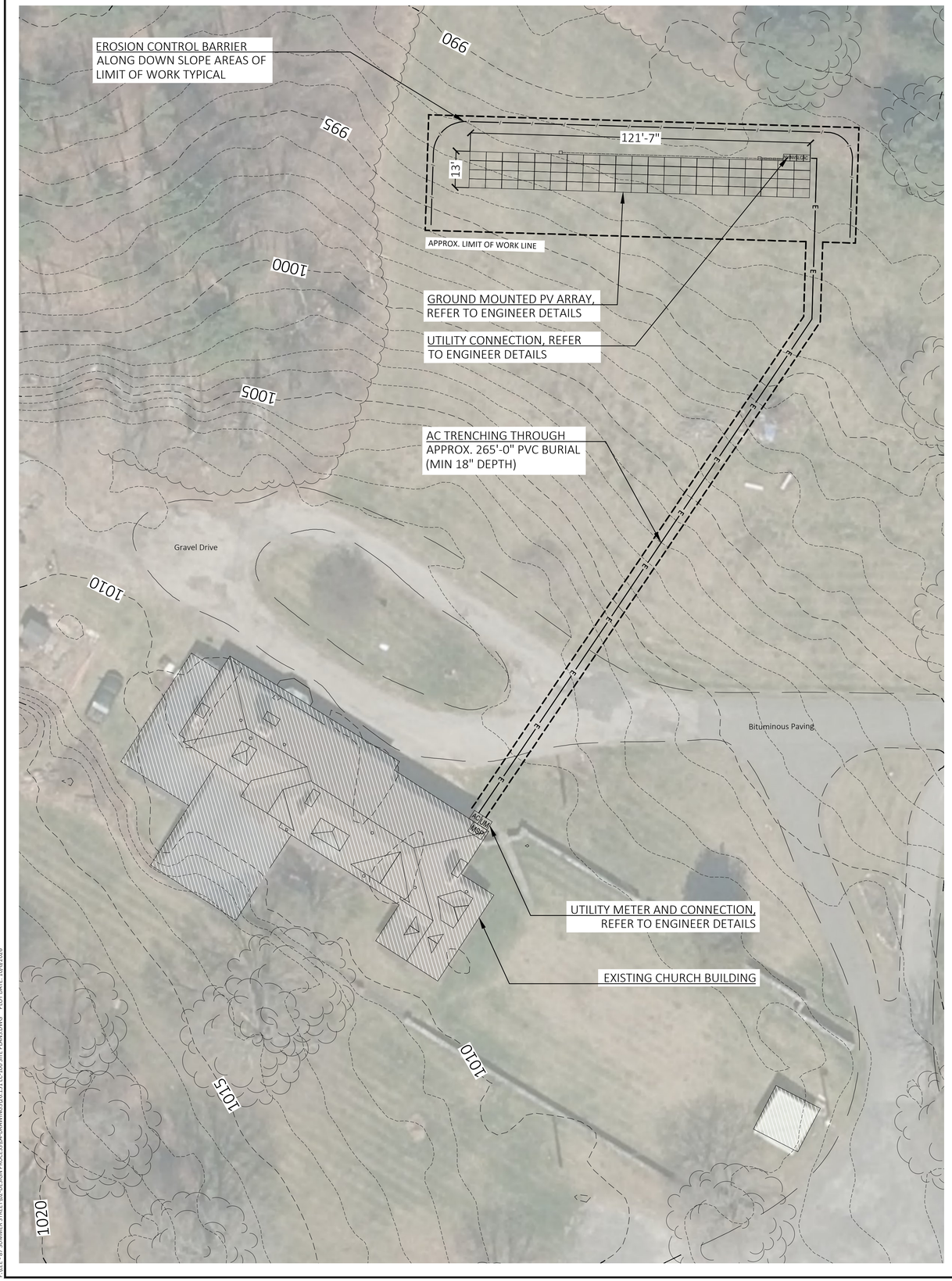
SCALE 1"=100'-0" (if printed full size @ 24" x 36")

0 50' 100' 200' 300'

Revisions

Date: October 6, 2026	Sheet Number
Scale: 1"=100'	LC-100
Drawn By: MET	
Checked By: JDS	

F:\LEE - 87 SUMMER STREET\02-DESIGN PROCESS\04-DRAWINGS\26-153 LC-100 SITE PLANS.DWG PLOT DATE: 10/6/2026



Property Owner:	Open Door Community Church
Property Address:	87 Summer St, Lee, MA 01238
Map/Lot No.:	150/012.0-0000-0150.0
Zoning District:	R-20 (Residential 20) Low-to-medium density residential use area

Zoning Summary:

Dimensional Reg's	Required	Existing	Proposed
Min. Frontage	100 Ft	155 Ft	-
Min. Lot Size (Use other than Single-Family)	25,000 SqFt	1,301,573 SqFt (29.88 AC)	-
Min.Front Setback	25 Ft		
Min. Side Setback	15 Ft		
Min. Rear Setback	30 Ft		
Max. Building Coverage	50%	1.50%	-
Max. Impervious Coverage	66%	7.20%	7.32% (+ 1,580 SqFt Solar Array)
Max building Height	35 Ft (or three stories)	N/A	

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OFF OF THE SITE, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP. ALL DEVICES SHALL COMPLY WITH THE ***MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS***, CURRENT VERSION, PUBLISHED BY MASSDEP.
2. THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL DEVICES AT LEAST WEEKLY AND AFTER EACH STORM. IF ANY DEVICE IS FOUND TO BE DAMAGED, THE CONTRACTOR SHALL REPAIR IT IMMEDIATELY. IF SEDIMENT IS FOUND TO FILL MORE THAN HALF THE HEIGHT OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED OR THE DEVICE REPLACED.
3. ALL VEHICLES ENTERING AND EXITING THE SITE SHALL BE MONITORED FOR SEDIMENT TRACKING ONTO PUBLIC ROADWAYS. IF SEDIMENT IS FOUND ON ROADWAYS, THE SEDIMENT SHALL BE REMOVED IMMEDIATELY.
4. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALONG ALL DOWN-SLOPE SITE LIMITS TO PREVENT THE MIGRATION OF SEDIMENT OFF-SITE.
5. THE CONTRACTOR SHALL UTILIZE EROSION CONTROL BLANKET TO PROTECT ALL SLOPES STEEPER THAN 3H:1V UNTIL PERMANENTLY STABILIZED.
6. ALL SOIL STOCKPILES SHALL BE SURROUNDED BY A CONTINUOUS SILT FENCE. IF THE STOCKPILE WILL REMAIN UNUSED FOR MORE THAN 30 DAYS, THE STOCKPILE SHALL BE STABILIZED BY TEMPORARY SEEDING OR OTHER APPROVED METHOD.
7. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EXTRA EROSION CONTROL MATERIALS THAT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES.
8. THE CONTRACTOR SHALL MONITOR WEATHER THROUGHOUT THE PROJECT AND PREPARE THE SITE IN ADVANCE OF SEVERE WEATHER IN ORDER TO PREVENT DAMAGE TO WORK IN PLACE AND SEDIMENT MIGRATION OFF OF THE SITE.
9. THE CONTRACTOR SHALL IMPLEMENT SPILL-PREVENTION PROCEDURES AND MAINTAIN A SPILL PREVENTION AND CLEANUP PLAN FOR THE SITE. ALL MATERIALS THAT ARE CAPABLE OF SPILLING, LEAKING, DISSOLVING OR OTHERWISE POLLUTING STORMWATER RUNOFF SHALL BE COVERED WHILE STORED AT THE SITE.
10. ALL SEDIMENT REMOVED FROM THE SITE SHALL BE HANDLED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
11. ALL TEMPORARY EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. AFTER STABILIZATION, TEMPORARY EROSION CONTROLS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK.
12.

SITE PREPARATION/DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED OR SALVAGED WITH BERKSHIRE DESIGN GROUP PRIOR TO BEGINNING WORK.
2. CARE SHALL BE TAKEN NOT TO DAMAGE ANY ITEMS DESIGNATED TO REMAIN; REPAIR OR REPLACEMENT OF DAMAGED ITEMS DESIGNATED TO REMAIN SHALL BE AT THE CONTRACTORS' EXPENSE.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AS SHOWN ON THE PLANS AND DETAILS.
5. THE CONTRACTOR MAY USE TEMPORARY FENCING TO CONTROL THE SITE DURING CONSTRUCTION. PRIOR TO THE FINAL COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING AND BARRICADES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, REGARDLESS OF WHETHER THE UTILITY THAT WAS DAMAGED WAS SHOWN ON THE PLANS.
7. ALL PROPERTY BOUNDARY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO RE-SET OR REPLACE ANY MONUMENT DAMAGED OR ALTERED BY CONSTRUCTION ACTIVITIES.

LAYOUT NOTES

1. ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
2. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF LEE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
4. ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 6" (MIN.) TOPSOIL AND TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASSES UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS OR SPILLED CONCRETE, ASPHALT, AGGREGATE AND OTHER MATERIALS FROM THE SITE.
6. CAD FILES FOR THE PROJECT WILL BE MADE AVAILABLE BY BERKSHIRE DESIGN GROUP FOR THE CONVENIENCE OF THE CONTRACTOR UPON REQUEST. THE CONTRACTOR SHALL BE BOUND BY BERKSHIRE DESIGN GROUP'S TERMS AND CONDITIONS FOR USE OF ELECTRONIC FILES. EXISTING SURVEY CONTROL DATA WILL NOT BE PROVIDED.

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Open Door Community Church

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PHOTOVOLTAIC SYSTEM

SITE LAYOUT & MATERIALS PLAN

SCALE 1"=20'-0" (if printed full size @ 24" x 36")

0 10' 20' 40' 60'

Revisions

Date: October 6, 2026	Sheet Number
Scale: 1"=20'	LC-101
Drawn By: MET	
Checked By: JDS	

F:\LEE - 87 SUMMER STREET\02-DESIGN PROCESS\04-DRAWINGS\26.151-LC-100 SITE PLANS.DWG PLOT DATE: 10/6/2026