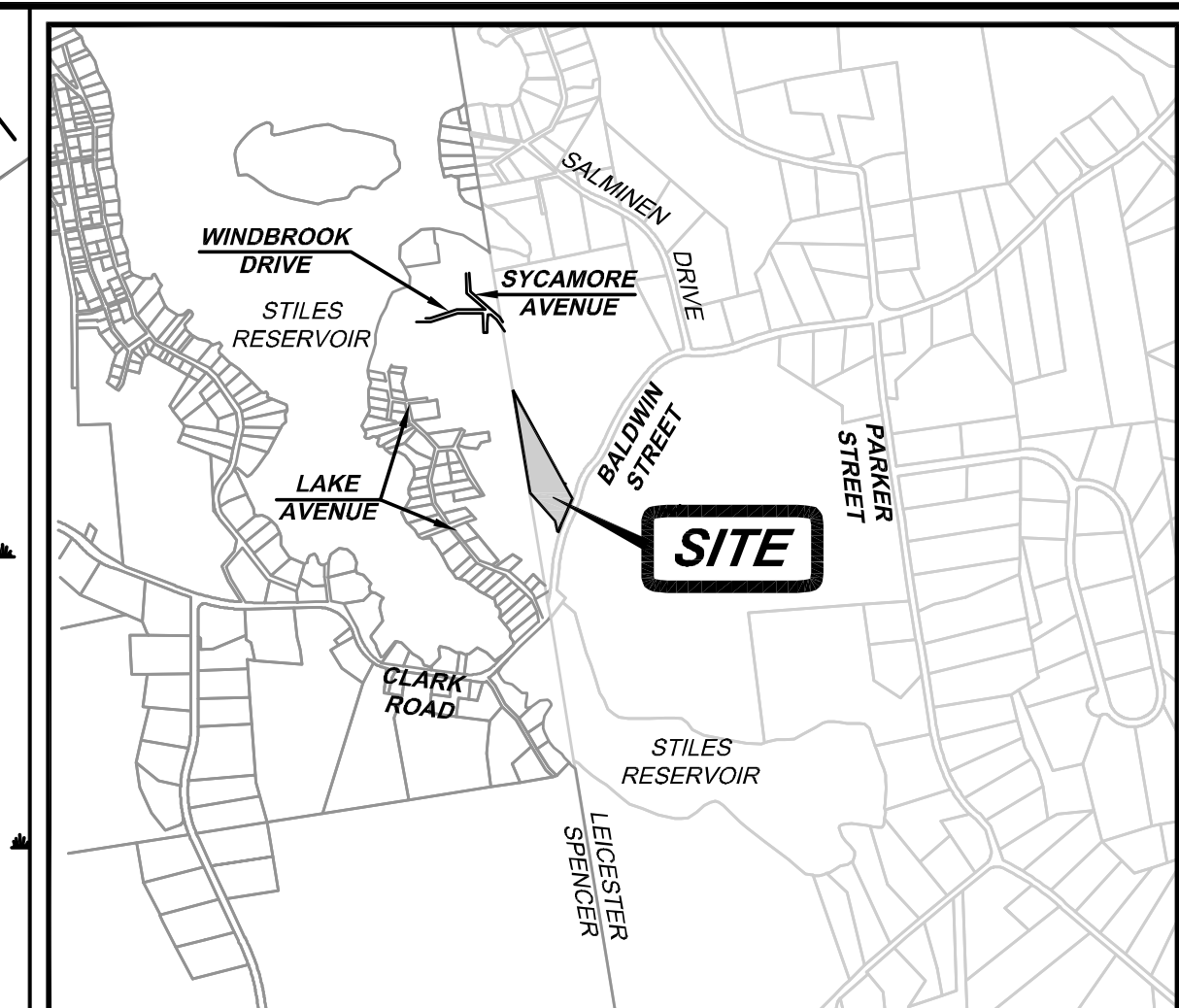
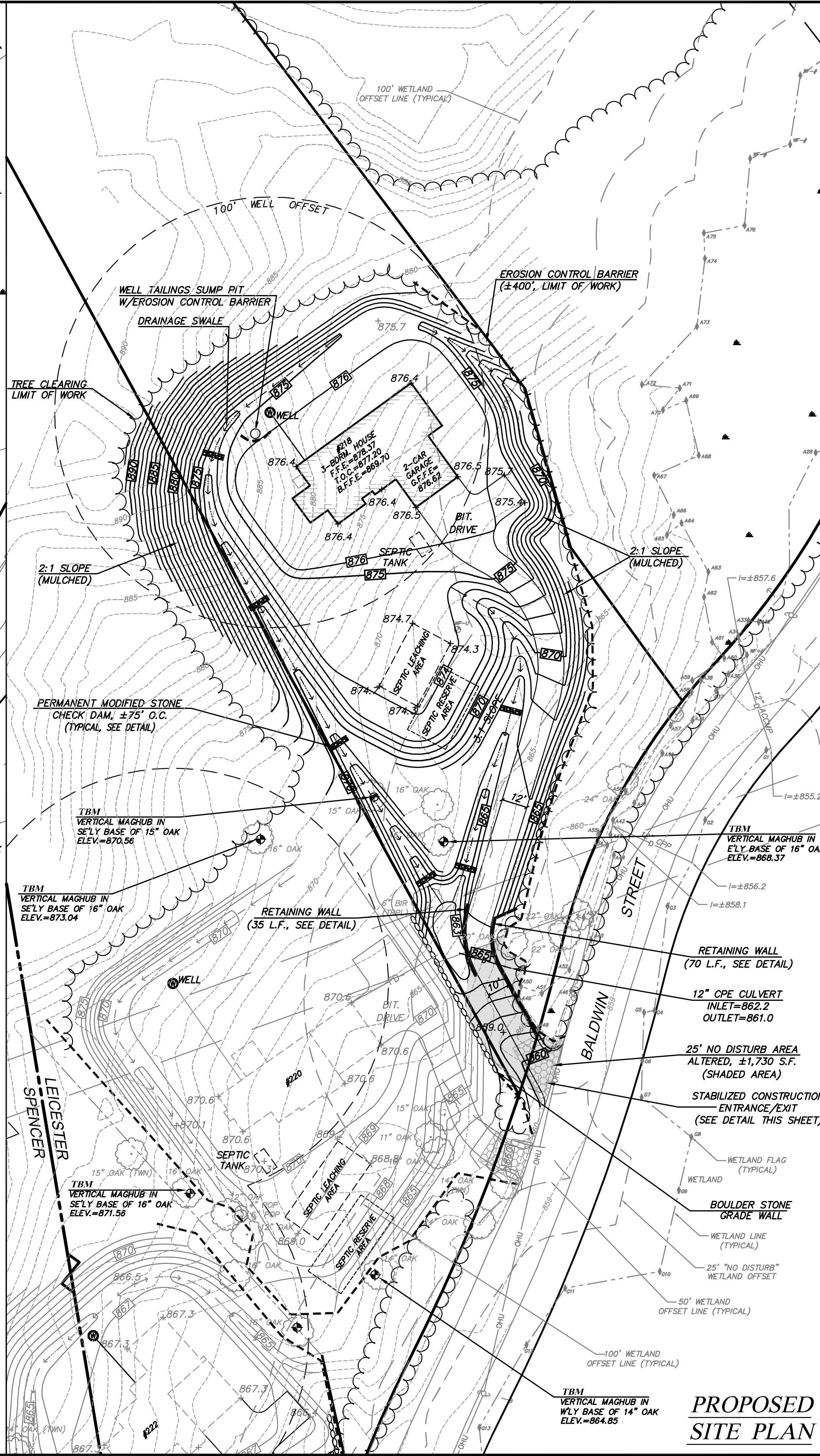




LOCUS PLAN
SCALE: 1" = 1000

PROPERTY DATA

ASSESORS PARCEL NO.: MAP 48, PARCEL A1.2
STREET ADDRESS: 218 BALDWIN STREET
OWNER OF RECORD: CENTRAL LAND DEVELOPMENT CORP.
LOCUS DEED: WORCESTER DISTRICT REGISTRY OF DEEDS
BOOK 57984, PAGE 100
LOCUS PLAN: LOT 3, PLAN BOOK 934, PLAN 3
ZONING DISTRICT: SA SUBURBAN AGRICULTURAL

	<u>REQUIRED</u>	<u>PROPOSED</u>
AREA	80,000 SF	±93,159 SF
FRONTAGE	200'	200.00'
FRONT YARD	40'	±147.1'
SIDE YARD	40'	±40.6'
REAR YARD	40'	±360.5'
BLDG. COVERAGE	30%	±2.8%

GENERAL NOTES

- 1) THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, L.L.C. FROM NOVEMBER 2017 THRU MARCH 2018 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- 2) THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- 3) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY RTK-GNSS GPS PERFORMED AT THE SITE.

HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)
VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- 4) THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON OCTOBER 2017 AND LOCATED BY THE ABOVE NOTED GRAZ ENGINEERING FIELD SURVEY.
- 5) THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
- 6) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE ACTUAL CONDITIONS.
- 7) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.

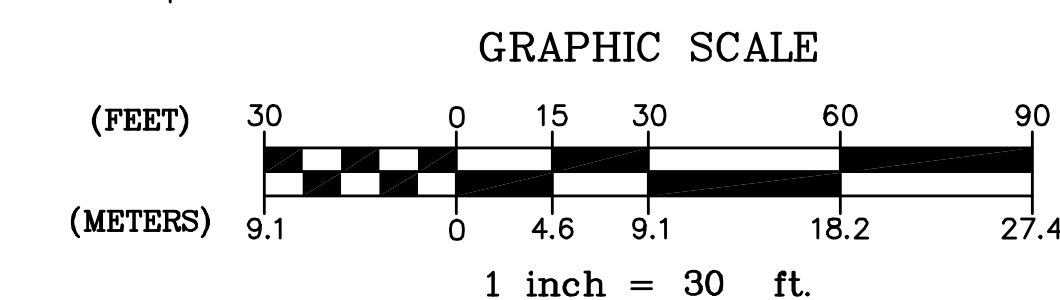
PROJECT STATISTICS

LOT AREA = ± 93,159 SQ. FT.
25' NO DISTURB AREA ALTERED = ± 1,730 SQ. FT.
BUFFER ZONE WORK = ± 18,300 SQ. FT.

LEGEND & ABBREVIATIONS

Diagram illustrating a proposed spot elevation of 495.0 for a bench mark (B.M.) and a proposed spot elevation of 150.8 for an assessor's map and parcel.

Symbol / Feature	Description
---●---	STONEWALL
⊕ B.M.	TEMPORARY BENCH MARK
---495---	EXISTING CONTOUR
<u>495</u>	PROPOSED CONTOUR
BIR	BIRCH
MAP	MAPLE
OAK	OAK
+495.0	PROPOSED SPOT ELEVATION
150.8	ASSESSORS MAP & PARCEL



GRAZ Engineering, L.L.C.
323 West Lake Road, Fittsfield, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960
WWW.GrazEngineering.com

218 BALDWIN STREET
LEICESTER, MASSACHUSETTS

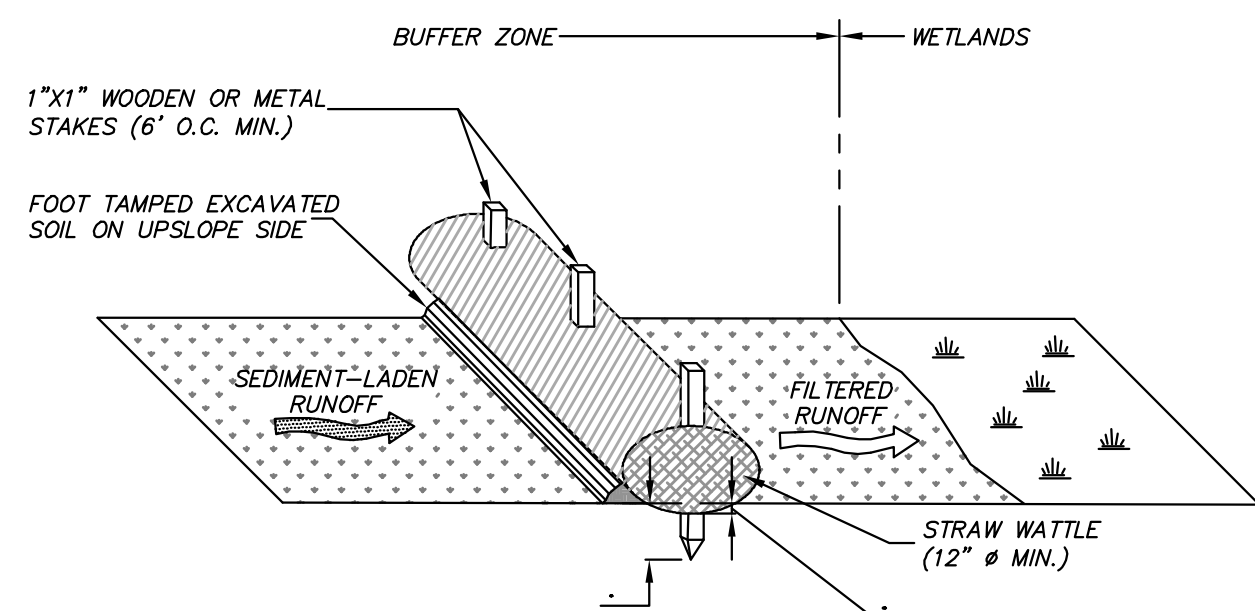
NOTIC OF INTENT
EXISTING & PROPOSED SITE PLAN
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.

COMPUTED BY BCM	DRAWN BY BCM	CHECKED BY PFG	DATE APRIL 12, 2018
DESCRIPTION			BY

SCALE AS-NOTED	REV.	DATE
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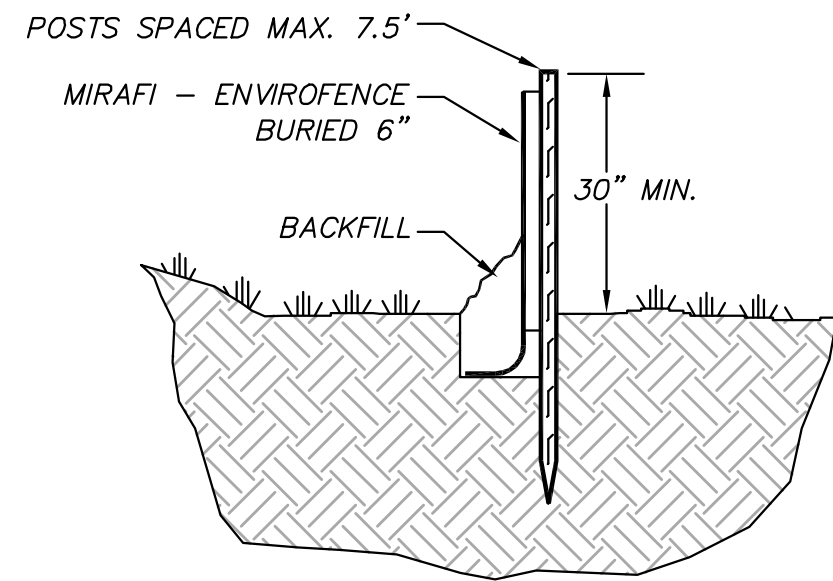
A circular professional seal for Brian C. Maffei, a Professional Land Surveyor in the Commonwealth of Massachusetts. The seal features the text "COMMONWEALTH OF MASSACHUSETTS" around the top and "PROFESSIONAL LAND SURVEYOR" around the bottom. In the center, it reads "BRIAN C. MAFFEY" and "NO. 11733". A blue ink signature is written across the seal.

SHEET 1 OF 2



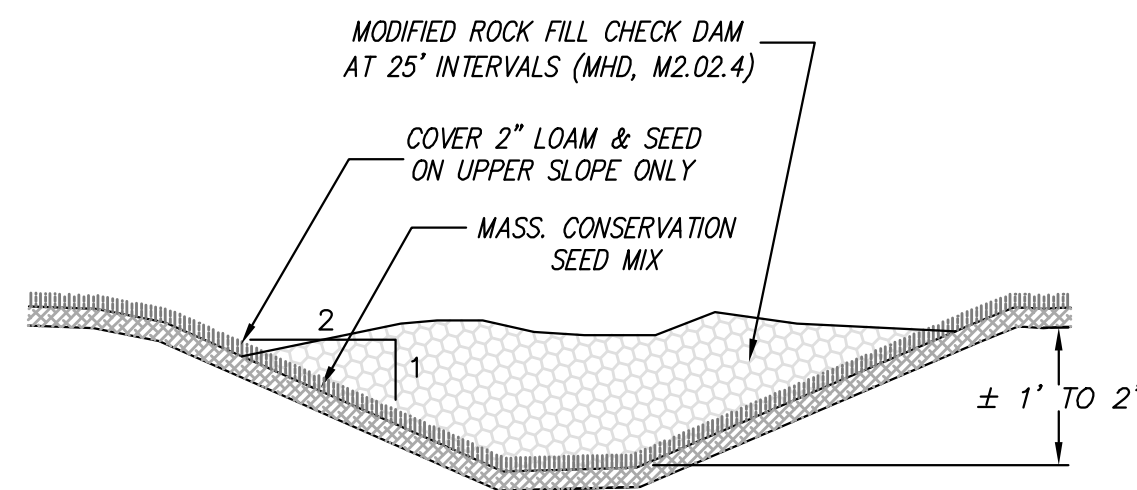
- NOTES:**
- 1) SHEATHING FOR STRAW WATTLES SHALL BE 100% BIODEGRADABLE AND WITHOUT FIXED DIAMETER OPENINGS.
 - 2) WATTLES SHALL BE AS THE SOLE EROSION CONTROL BARRIER AT ALL LOCATIONS WITH UPGRAIDENT SLOPES OF LESS THAN 10%.
 - 3) DIG A TRENCH 2"-3" DEEP X 9" WIDE WHERE WATTLES ARE TO BE INSTALLED.
 - 4) SEAT WATTLE FIRMLY INTO TRENCH AND STAKE WITH WOODEN STAKES AT 6' O.C. MINIMUM.
 - 5) FOOT TAMP THE EXCAVATED SOIL ALONG THE ENTIRE UPSLOPE SIDE THE WATTLES TO PREVENT DRAINAGE FROM ROUTING BENEATH THE BARRIER.

STRAW WATTLE EROSION CONTROL BARRIER DETAIL
N.T.S.

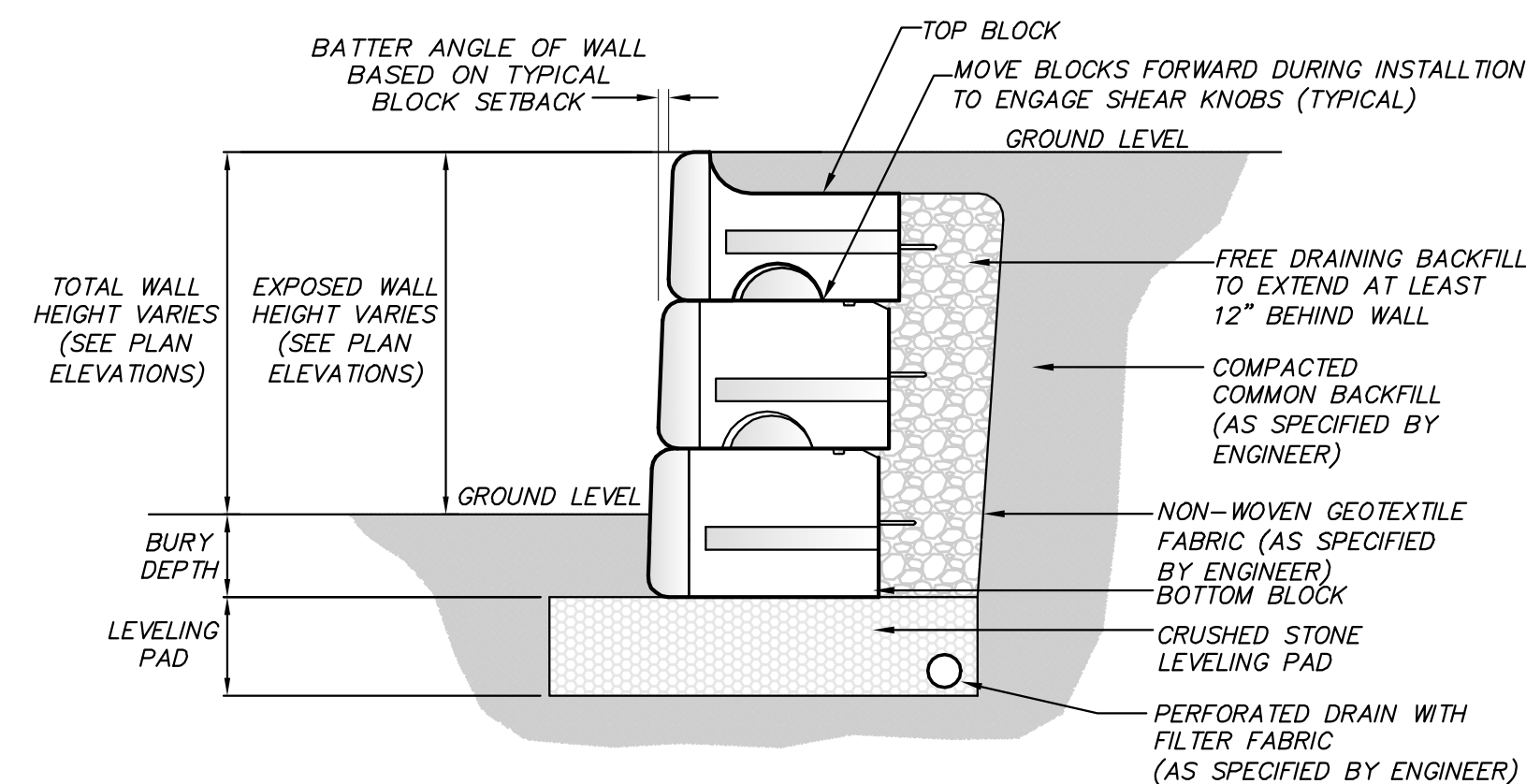


- NOTES:**
- 1) SILT FENCE SHALL BE THE SOLE EROSION CONTROL BARRIER AT ALL LOCATIONS WITH UPGRAIDENT SLOPES OF EQUAL OR GREATER THAN 10% AND AROUND ALL STOCKPILES.
 - 2) DIG A TRENCH 4" DEEP X 4" WIDE WHERE SILT FENCE IS TO BE INSTALLED.
 - 3) SEAT THE SILT FENCE AGAINST THE DOWNGRAIDENT SIDE OF THE TRENCH WITH THE BASE OF THE FENCING FABRIC SEATED INTO BOTTOM OF THE TRNCH.
 - 4) STAKE WITH WOODEN STAKES AT 7.5' MAXIMUM ON CENTER.
 - 5) FOOT TAMP THE EXCAVATED SOIL ALONG THE ENTIRE UPSLOPE SIDE THE SILT FENCE TO PREVENT DRAINAGE FROM ROUTING BENEATH THE BARRIER.

SILT FENCE EROSION CONTROL BARRIER DETAIL
N.T.S.

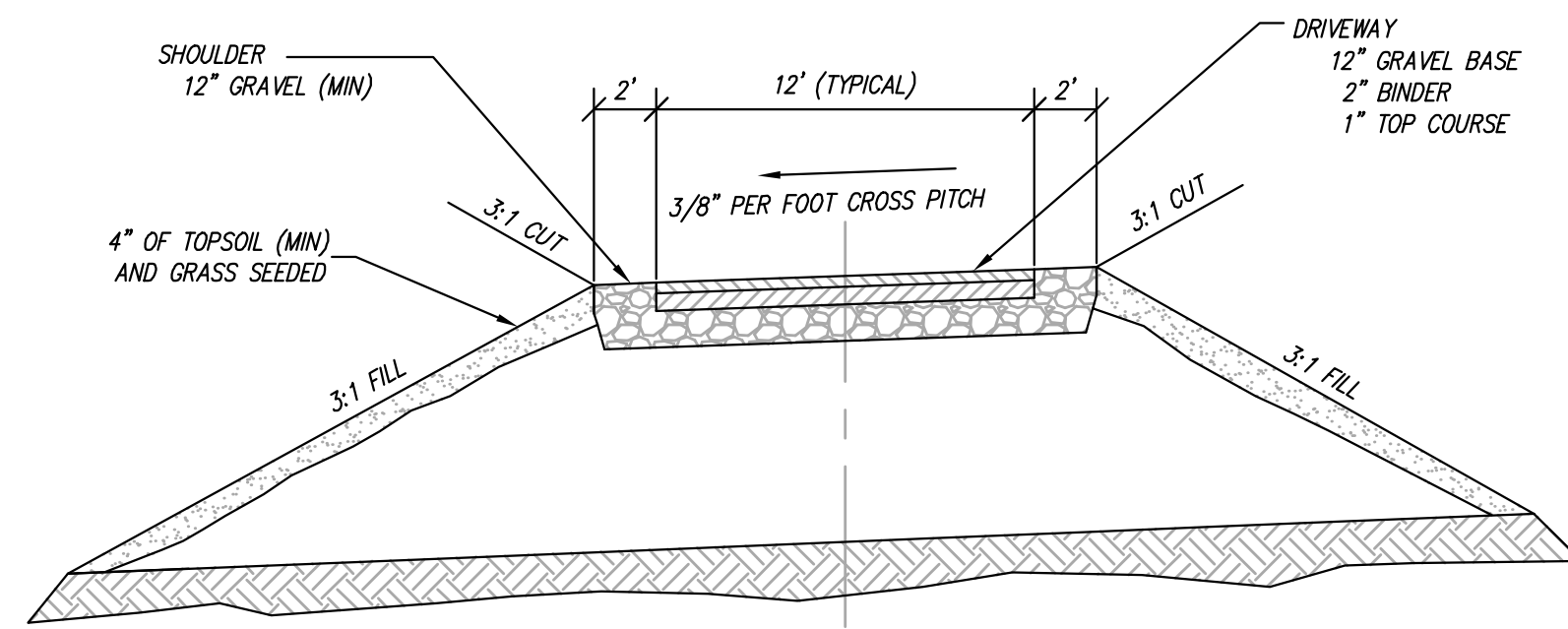


DRAINAGE SWALE STONE CHECK DAM
N.T.S.

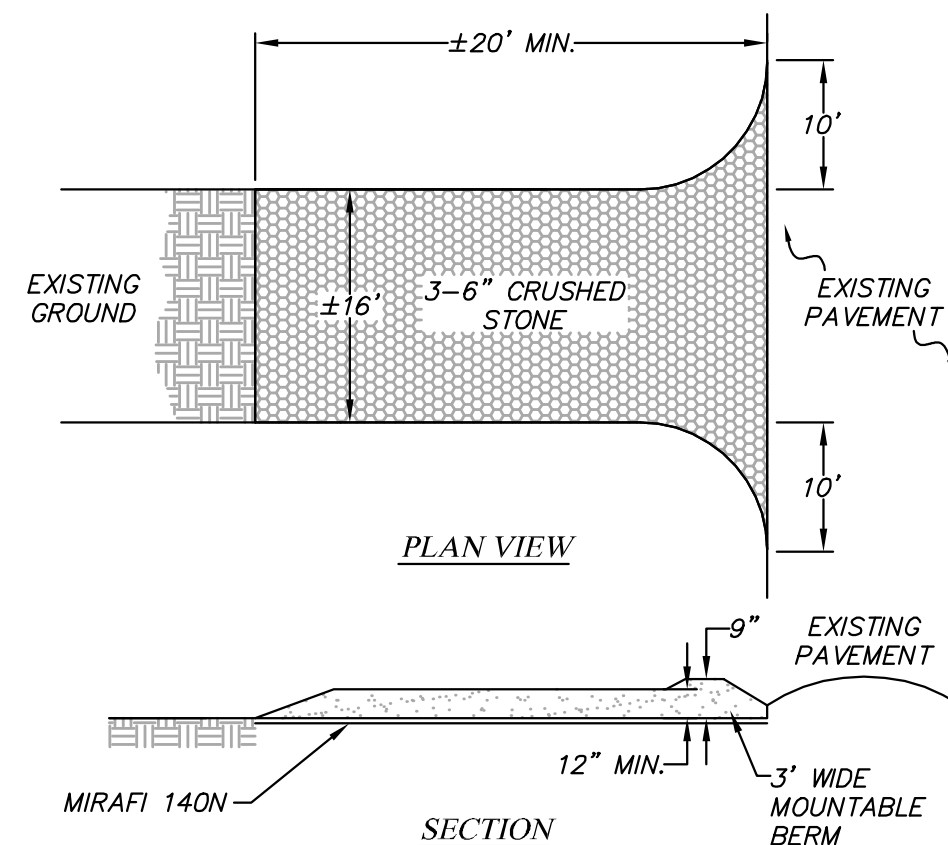


* FINAL DESIGN OF THE PRECAST CONCRETE BLOCK GRAVITY RETAINING WALL AND REINFORCING GEOGRID (IF REQUIRED) SHALL BE PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER AND/OR AN APPROVED MANUFACTURER. ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE DRAINAGE PIPE PENETRATIONS AND CHAINLINK FENCE LOCATION SHALL BE COORDINATED DURING THE FINAL DESIGN.

TYPICAL PRECAST CONCRETE BLOCK GRAVITY WALL CROSS SECTION
N.T.S.



DRIVEWAY CROSS SECTION
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

EROSION CONTROL NOTES

- 1) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL INSPECT THE BARRIERS AT LEAST WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) PRECIPITATION EVENTS. THE CONTRACTOR SHALL MAINTAIN AND REPAIR THE BARRIERS, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENTS, UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 2) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL WETLAND RESOURCES. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN CONSERVATION COMMISSION.
- 3) ALL DISTURBED NON-PAVED AREAS SHALL BE STABILIZED BY LOAMING, SEEDING, AND MULCHING OR SHALL BE RIPRAPED AS SOON AS POSSIBLE AFTER THE FINAL GRADING IS COMPLETED. IF PERMANENT SEEDING CAN NOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING OR FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH, OR JUTE NETTING WITH STAPLES. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 4) ALL NON-PAVED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.
- 5) DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WATERSHED AND WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ABUTTING PROPERTIES.
- 6) ALL ACCUMULATED AND TRAPPED SEDIMENT SHALL BE REMOVED AND DISPOSED OF AS REQUIRED BY THE CONSERVATION COMMISSION.
- 7) ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.

CONSTRUCTION & UTILITY NOTES

- 1) THE TREE CLEARING LIMITS SHALL NOT EXTEND BEYOND THE EROSION CONTROL BARRIERS. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION. REVIEW THE ACTUAL LIMITS OF CLEARING WITH THE OWNER, AND SELECTIVELY CLEAR AND PRUNE AS REQUIRED TO REMOVE DEAD, DISEASED, OR POORLY FORMED VEGETATION.
- 2) THE CONTRACTOR SHALL KEEP ANY CONSTRUCTION STOCKPILES DUE TO SITE EXCAVATION AND REGRADING FOR THE FOUNDATION, SEPTIC SYSTEM, AND DRIVEWAY AS FAR AWAY FROM THE WETLANDS AS POSSIBLE.
- 3) ALL STOCKPILES SHALL BE PROTECTED FROM EROSION WITH A TOED-IN SILTFENCE AT THE BASE AND/OR BY COVERING WITH TARPS. ALL SITE CONSTRUCTION SLOPES SHALL BE STABILIZED UPON COMPLETION. SLOPES OF 3:1 (HORIZONTAL-VERTICAL) OR GREATER WILL BE STABILIZED WITH TOPSOIL, SEED AND STRAW MULCH COVERED WITH ANCHORED JUTE NETTING, ANCHORED EROSION CONTROL BLANKETS OR SIMILAR. SLOPES OF LESS THAN 3:1 WILL BE STABILIZED WITH TOPSOIL AND TACKIFIED HYDROSEED WITH MULCH OR SIMILAR. ALL SLOPES WITHIN THE 100 FOOT BUFFER ZONE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF THE END OF CONSTRUCTION ACTIVITIES. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
- 4) ALL FINISHED SURFACES SHALL BE GRADED SMOOTHLY AND EVENLY TO PROVIDE POSITIVE DRAINAGE.
- 5) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT OF PUBLIC WORKS (MHPW) CONSTRUCTION STANDARDS AND THE MHPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY OR THE ENGINEER.
- 6) PROPOSED PIPING PLANS ARE SCHEMATIC IN NATURE AND DEPICT THE GENERAL PIPING CONCEPT AND CONFIGURATION. THE SITE CONTRACTOR SHALL PROVIDE ALL FITTINGS, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE PROPOSED SYSTEMS WITHIN THE SPECIFIED PARAMETERS AND IN A WORKMANSHIP LIKE MANNER. ALL UTILITY WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND INSTALLED BY A CONTRACTOR LICENSED IN ACCORDANCE WITH THE UTILITY COMPANYS' REQUIREMENTS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND SUBMIT ONE SET OF RED-LINED AS BUILT DRAWINGS TO THE OWNER.

DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) ALL EXISTING FEATURES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF LEGALLY OFF SITE UNLESS NOTED OTHERWISE.
- 3) THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE GOVERNMENT AGENCIES AND UTILITY COMPANIES FOR DETAILS ON THE TEMPORARY REMOVAL, RELOCATION, AND ABANDONMENT OF ALL OVERHEAD AND UNDERGROUND UTILITY SERVICES INCLUDING ELECTRICAL, COMMUNICATIONS, AND DRAINAGE.

SCALE	AS-NOTED	DATE	COMPUTED BY	CHECKED BY	DATE	BY
REV.						