

CULTIVATE BURNCOAT

PURSUANT TO SECTION 5.15
MARIJUANA ESTABLISHMENTS, NON-RETAIL

22 BURNCOAT STREET
LEICESTER, MASSACHUSETTS
APRIL 18, 2019

PREPARED FOR:

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PREPARED BY:

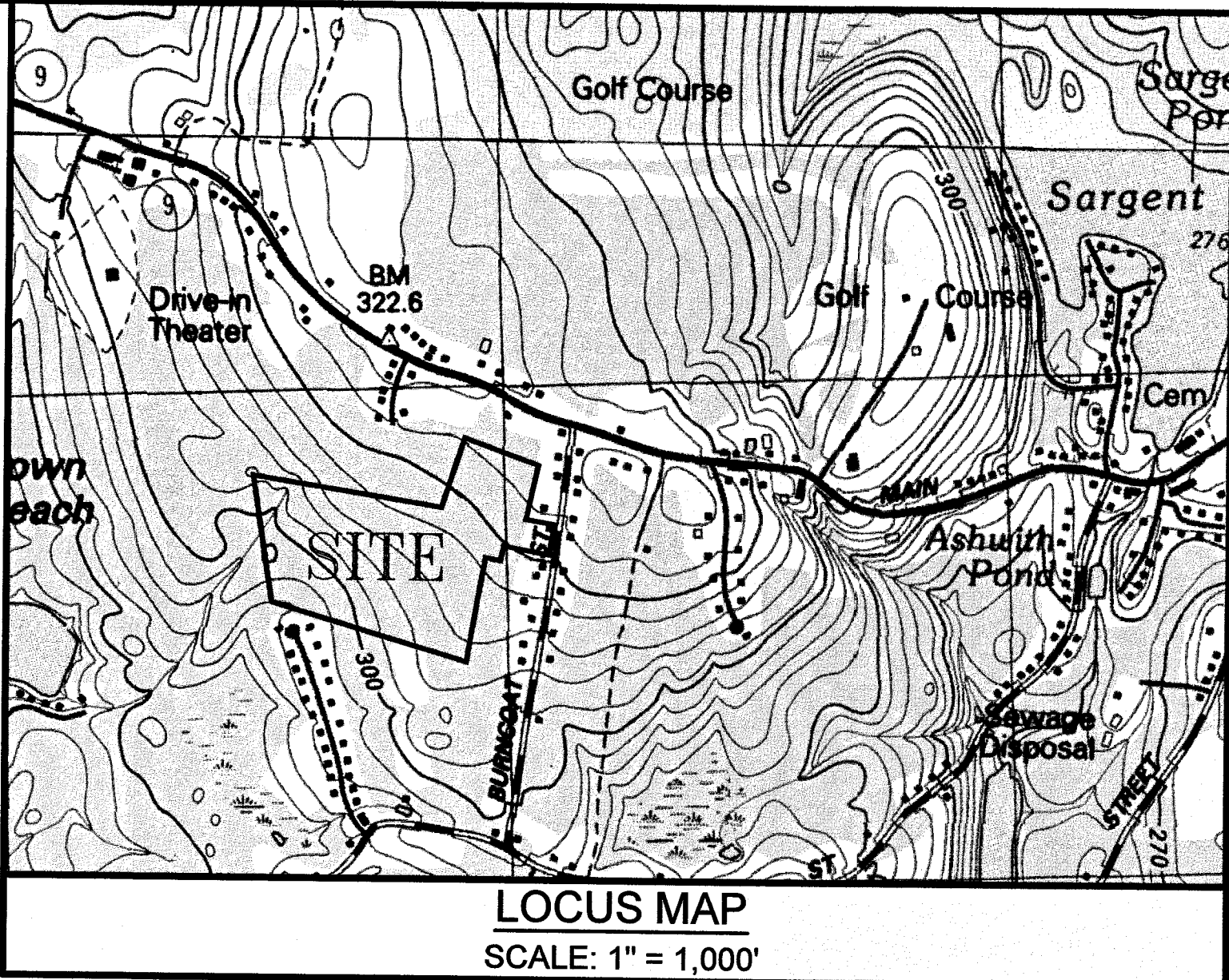
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

LAND SURVEYING:

ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

ENVIRONMENTAL:

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605-
P: 508.752.9666



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

OWNER OF RECORD:

FRANK A. GERMAINE
67 MILLBROOK STREET, SUITE 100
WORCESTER, MA 01606

LEICESTER ASSESSORS INFORMATION:

MAP 18B, PARCELS B11 & B12
36.82± ACRES

LEICESTER ZONING INFORMATION:

ZONE: HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 1 (HB-1)
MINIMUM AREA: 60,000 S.F.
MINIMUM FRONTAGE: 200'
SETBACKS:

FRONT 50'
SIDE 50'
REAR 50'

MAX. BUILDING HEIGHT: 55'
MAX. STORIES: 5.5
MAX. BUILDING COVERAGE: 40%

DEED REFERENCE:

BK. 3308, PG. 429

PLAN REFERENCES:

P.B. 760, PL. 89
P.B. 652, PL. 82
P.B. 490, PL. 46
P.B. 388, PL. 29
P.B. 140, PL. 16
P.B. 131, PL. 63
P.B. 101, PL. 53
P.B. 53, PL. 39

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
4/18/19		C-0.0	COVER SHEET
4/18/19		C-1.1	LEGEND, ABBREVIATIONS, & GENERAL NOTES
4/18/19		C-1.2	INDEX SHEET
4/18/19		C-2.1 - C-2.2	EXISTING CONDITIONS PLANS
4/18/19		C-3.1 - C-3.2	LAYOUT & MATERIALS PLANS
4/18/19		C-4.1 - C-4.2	GRADING, DRAINAGE & UTILITY PLANS
4/18/19		C-5.1 - C-5.6	CONSTRUCTION DETAILS
4/18/19		C-6.1 - C-6.2	EROSION & SEDIMENT CONTROL PLAN
4/18/19		C-6.3	EROSION & SEDIMENT CONTROL NOTES & DETAILS
4/18/19		C-7.0	LANDSCAPING & LIGHTING PLAN

GOVERNMENT / UTILITY CONTACTS

LEICESTER POLICE DEPT.
90 SOUTH MAIN STREET
P: 508-892-7010
F: 508-892-7012
ATTN: KENNETH ANTANAVICA, CHIEF

LEICESTER FIRE DEPT.
3 PAXTON STREET
P: 508-892-7022
F: 508-892-7044
ATTN: FIRE CHIEF

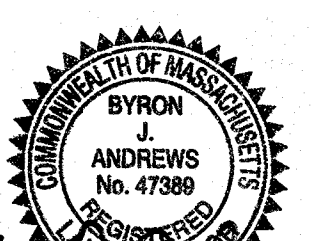
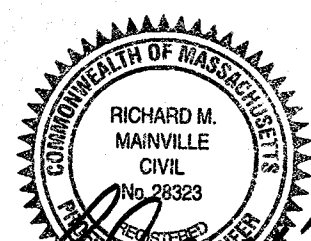
LEICESTER PLANNING DEPARTMENT
3 WASHBURN SQUARE
P: 508-892-7007
F: 508-892-7070
ATTN: MICHELLE R. BUCK, TOWN PLANNER

LEICESTER HIGHWAY DEPARTMENT
59 PETER SALEM ROAD
P: 508-892-7021
F: 508-892-7058
ATTN: DENNIS GRIFFIN, SUPERINTENDENT

LEICESTER BUILDING DEPT.
3 WASHBURN SQUARE
P: 508-892-7003
F: 508-892-1163
ATTN: JEFF TAYLOR, INSPECTOR

MASSACHUSETTS ELECTRIC CO.
1.800.322.3223

VERIZON COMMUNICATIONS
1.800.870.9999



DES BY: TRB, RJF
CHK BY: RMM, BJA

DATE: APR. 18, 2019
PROJ. NO. 2019-049

C-0.0

GENERAL NOTES

PART 1 – TOPOGRAPHIC AND PROPERTY LINE INFORMATION

A. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

B. PROPERTY LINE AND TOPOGRAPHY:

- EXISTING PROPERTY BOUNDARY INFORMATION PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC. .

- EXISTING TOPOGRAPHIC INFORMATION BASED UPON LIDAR TOPOGRAPHY PROVIDED BY THE NATIONAL OCEAN SERVICE AND ON THE GROUND SURVEY PERFORMED FOR FIELD VERIFICATION.

C. WETLAND DELINEATION BY ECOTEC, INC.

D. DATUM: NAVD 1988

E. COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE GRID

F. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

G. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100-YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAPS FOR LEICESTER.

PART 2 – EXECUTION

2.1 DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORMWATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR OFF-SITE REMOVAL OR ON-SITE RELOCATION AND FENCING SELECTED AREAS, STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACING CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B, C, AND D SOILS AS DEFINED BY (USCS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SURVEY (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK SHOULD CEASE AND A GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

2.2 – TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANT'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 – CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION. SEE SHEET C-6.3 FOR GENERAL SEQUENCE OF CONSTRUCTION.

2.4 – MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL.

F. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON-SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

2.5 – GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL, COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUNDCOVER IS ESTABLISHED.

PART 2 – CONTINUED

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON-RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEGMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON-SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

PART 3 – STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CLASS V REINFORCED CONCRETE PIPE (HDPE) AS INDICATED, PER AASHTO M170 MANUFACTURED TO MEET ASTM C76.

B. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M294 AND M252 MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOX HI Q PIPE AS MANUFACTURED BY HANCOX, INC. OR APPROVED EQUAL.

C. STORM DRAIN MANHOLES (INDICATED BY LETTERS "DMH") SHALL BE PRECAST 4', 5' OR 6' DIAMETER CONCRETE PER ASTM C478 (AS CALLED FOR ON DRAWINGS OR FIELD CONDITIONS REQUIRED) WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. PIPE TO MANHOLE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

D. CATCH BASINS (INDICATED BY LETTERS "CB") SHALL BE PRECAST 5' DIAMETER CONCRETE PER ASTM C478, (ALTERNATE TOP SLAB WHERE NECESSARY) AND RUBBER GASKET JOINTS CONFORMING TO ASTM C443, WITH 4 FOOT SUMPS AND GAS TRAP OUTLET ELBOW. PIPE TO STRUCTURE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

E. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

F. FLARED END SECTIONS (FES) SHALL BE CLASS V REINFORCED CONCRETE PIPE (HDPE) AS INDICATED, PER AASHTO M170 MANUFACTURED TO MEET ASTM C76.

G. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. ADS N-12 OR APPROVED EQUAL.

PART 4 – UTILITIES

4.1 – WATER DISTRIBUTION AND FIRE PROTECTION

A. WATER MAINS 3" DIA. AND LARGER SHALL HAVE 5'-0" MINIMUM COVER AND SHALL BE CEMENT LINED DUCTILE IRON (CLDI), CLASS 52 MINIMUM, CONFORMING TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A21.50, A21.4, A21.10 AND A21.51. JOINTS AT FITTINGS, VALVES AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT PER ANSI A21.11, WITH GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH GASKETS PER ANSI A21.11. ALL FITTINGS, VALVES, HYDRANTS AND CAPS SHALL BE CLASS 350 PROVIDED WITH THRUST RESTRAINTS (THRUST BLOCKS AND RETAINING RODS) IN CONFORMANCE WITH THE DETAILS.

B. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR IS ADVISED THAT NOT ALL FITTINGS AND SUPPLY LINES ARE NOTED, SHOWN, OR INDICATED.

C. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" CLDI LATERAL AND SHALL BE INSTALLED WITH A 6" GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET AND BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS.

D. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.

E. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTIONS WITH UTILITY TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

F. EXISTING SERVICES SHALL BE CUT AND A WATERTIGHT PLUG SHALL BE INSTALLED. EXISTING GATE VALVES TO BE ABANDONED SHALL BE PERMANENTLY CLOSED AND CAPPED, AND WATER SERVICES SHOULD BE SHUT OFF AT THE MAIN CORPORATION.

4.2 – UTILITY SEPARATION

A. A MINIMUM 10 FEET CLEAR HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

B. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

PART 4 – CONTINUED

C. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWO FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE CONTRACTOR SHALL DO THE FOLLOWING:

THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, THE WATER MAIN SHALL BE ENCASED IN CONCRETE.

D. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3' MIN. AND FROM OTHER UTILITIES BY 2' MINIMUM.

E. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

F. GAS MAINS MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

4.3 – ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 – PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDS.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

- VERTICAL GRANITE CURB (VGC) SHALL BE PROVIDED AT THE ENTRANCE ROUNDINGS.
- MODIFIED CAPE COD BERM (CCB) SHALL BE PROVIDED ALONG ACCESS DRIVE AND WITHIN PARKING AREAS.

C. DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.

D. ALL LIMITS OF PAVING SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.

PART 6 – TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

- LEGENDS SHALL BE PERFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 – QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 8 – INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEANED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHOLES, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

PART 9 – LANDSCAPING

A. ALL SITE INFORMATION REPRESENTED ON THIS PLAN IS ILLUSTRATIVE, AND MUST BE VERIFIED BY THE CONTRACTOR. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER REPRESENTATIONS ON DRAWINGS.

B. IT IS CONTRACTOR'S RESPONSIBILITY TO BECOME APPRISED OF EXISTING CONDITIONS, UNDERGROUND UTILITIES, AND OVERHEAD UTILITIES. COORDINATION WITH ALL RELEVANT COMPANIES OR AGENCIES, INCLUDING PERMITTING, AFFECTED BY THIS CONSTRUCTION IS CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM LOCAL AUTHORITIES FOR ALL WORK IN THIS CONTRACT.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE SAFETY OF CONSTRUCTION CREW, AND PARTICULARLY OF SAFETY OF PEDESTRIANS DURING PERIOD OF CONSTRUCTION PROJECT.

D. ALL UNUSED MOVEABLE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY, OR STORED IN SUCH A WAY AS TO PRECLUDE LOSS OR VANDALISM. ALL DEBRIS SHALL BE REMOVED, AND ALL WALKS MADE FREE OF OBSTRUCTIONS, AND SITE LEFT IN NEAT, CLEAN CONDITION AT THE CLOSE OF EACH WORK DAY.

E. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO STARTING WORK. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.

PART 9 – CONTINUED

F. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT COUNTS AND CONVEYANCE ONLY. CONTRACTOR SHALL USE SUFFICIENT PLANT MATERIALS TO FULFILL DESIGN INTENT, BUT IN NO CASE SHALL CONTRACTOR USE FEWER PLANTS THAN LISTED.

G. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.

H. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED OTHERWISE. NO UN-APPROVED SUBSTITUTIONS WILL BE ACCEPTED. PLANT SPECIES AND CULTIVAR, SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

I. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. PLANTS TO BE TRANSPLANTED SHALL BE DUG CAREFULLY, WITH ADEQUATE ROOTBALLS AND PRUNED ACCORDING TO ANA STANDARD PRACTICE. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION. SET PLANTS PLUME.

J. ALL TREES AND SHRUBS SHALL BE BALLED IN BURLAP OR CONTAINERIZED, UNLESS SPECIFIED OTHERWISE. NO ROOT-BOUND CONTAINER GROWN STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE CAREFULLY REMOVED AT THE TIME OF PLANTINGS, EXCEPT WIRE THAT IS DIRECTLY UNDER THE ROOTBALLS.

K. CONTRACTOR SHALL PLACE 2" TO 3" OF FINE SHREDDED, AGED 2 YEARS, DARK BROWN PINE BARK MULCH THROUGHOUT THE BED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

L. FLOOD PLANTS THOROUGHLY ONCE IMMEDIATELY AFTER PLANTING AND TWICE DURING THE FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.

M. DO NOT WRAP TRUNK OF TREE.

N. THE CONTRACTOR SHALL MAINTAIN THE PLANTS FOR A MINIMUM OF 60 DAYS FOLLOWING INSTALLATION, OR LONGER IF CONTRACTED BY THE OWNER. BEFORE THE END OF THE 60-DAY PERIOD, THE CONTRACTOR SHALL PROVIDE A WRITTEN MAINTENANCE OUTLINE TO THE OWNERS AND THE CONTRACTOR SHALL BE AVAILABLE TO ANSWER QUESTIONS OR CONCERNS AT THAT TIME.

O. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A MINIMUM OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER/REP. THE CONTRACTOR SHALL REPLACE ANY DEAD MATERIALS AT HIS/HER OWN EXPENSE.

P. GRASS STRIP PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE, AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF-SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 4". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10-20-10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.

Q. SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES. MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS. THE SEED MIXTURE SHALL BE:

PROPORTION BY TYPE	WEIGHT	PUR.	GERM.
PALMER PERENNIAL RYEGRASS	20.0%	99%	90%
RANGER PERENNIAL RYEGRASS	20.0%	99%	90%
BARON KENTUCKY BLUEGRASS	30.0%	95%	85%
MERION KENTUCKY BLUEGRASS	30.0%	95%	85%
INERT MATERIALS 2.5% (MAXIMUM)			

R. SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A RATE OF 7 LBS. PER 1000 SQUARE FEET.

10.0 MONITORING WELL

A. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.

B. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.

C. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.

LEGEND	
DRILL HOLE	⊙ D.H.
STONE BOUND W/D.H.	□ S.B.
CATCH BASIN	⊙
DOUBLE CATCH BASIN	⊙
DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙ SMH
OUTLET STRUCTURE	□ OS
UTILITY POLE	⊙ UP
WETLAND FLAG	⬢ WF
PROPOSED WATER GATE VALVE	⬢ WG
EXISTING HYDRANT	⬢
PROPOSED HYDRANT	⬢
CURB	—
DRAIN LINE	— D —
GAS LINE	— G —
UTILITY LINE	— UGU —
SEWER LINE	— S —
WATER LINE	— W —
STONEWALL	⊖
TREE LINE	⊖
ABBREVIATIONS	
APPROXIMATE	APPROX.
BOOK	BK.
BITUMINOUS	BIT.
BITUMINOUS CONCRETE CURB	BCC
VERTICAL GRANITE CURB	VGC
CAPE COD BERM	CCB
CEMENT LINED DUCTILE IRON	CLDI
IRON PIPE	I.P.
DRILL HOLE	D.H.
FOUND	FND
ELEVATION	ELEV.
EXISTING	EXIST.
FLARED END SECTION	FES
HIGH DENSITY POLYETHYLENE PIPE	HDPE
INVERT	INV.
NOW OR FORMERLY	N/F
ON CENTER	O.C.
PLAN BOOK	P.B.
PAGE	P.G.
PLAN	PL
REINFORCED CONCRETE PIPE	RCP
TYPICAL	TYP.
TEMPORARY BENCHMARK	TBM
NOT TO SCALE	N.T.S.
UTILITY POLE	UP
WETLAND FLAG	WF



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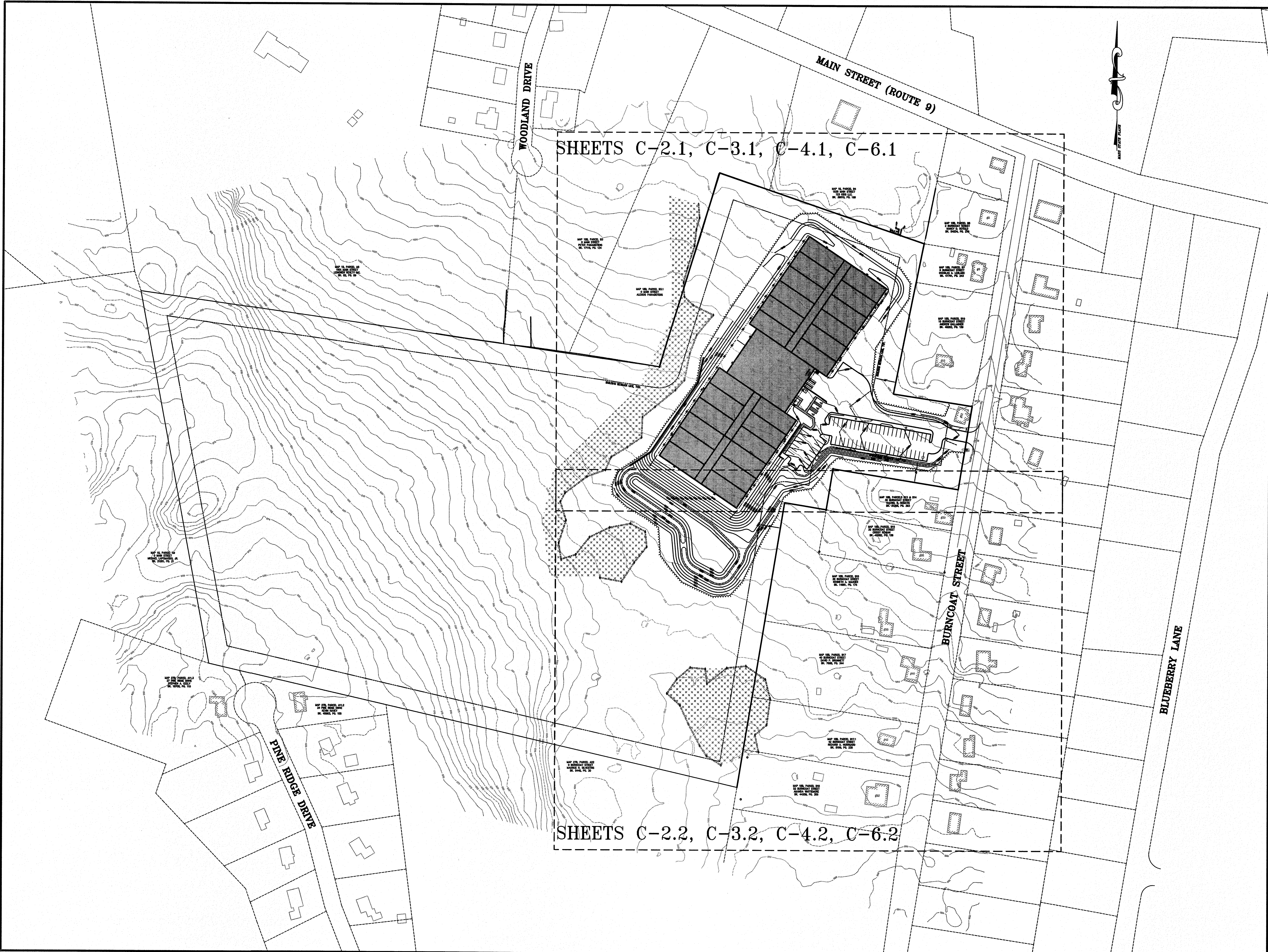
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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

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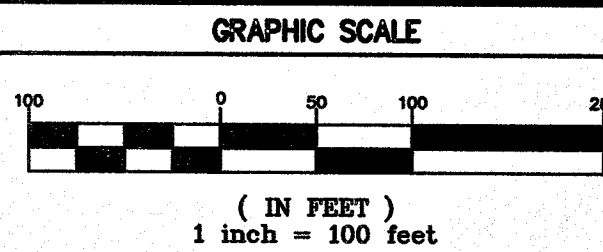
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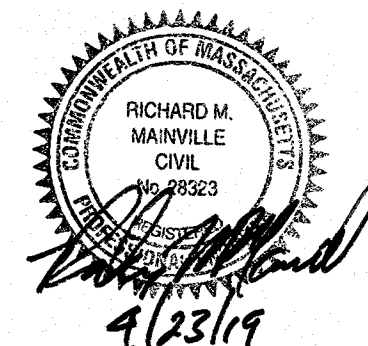
PROJECT:
CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS		
NO.	DATE	DESCRIPTION



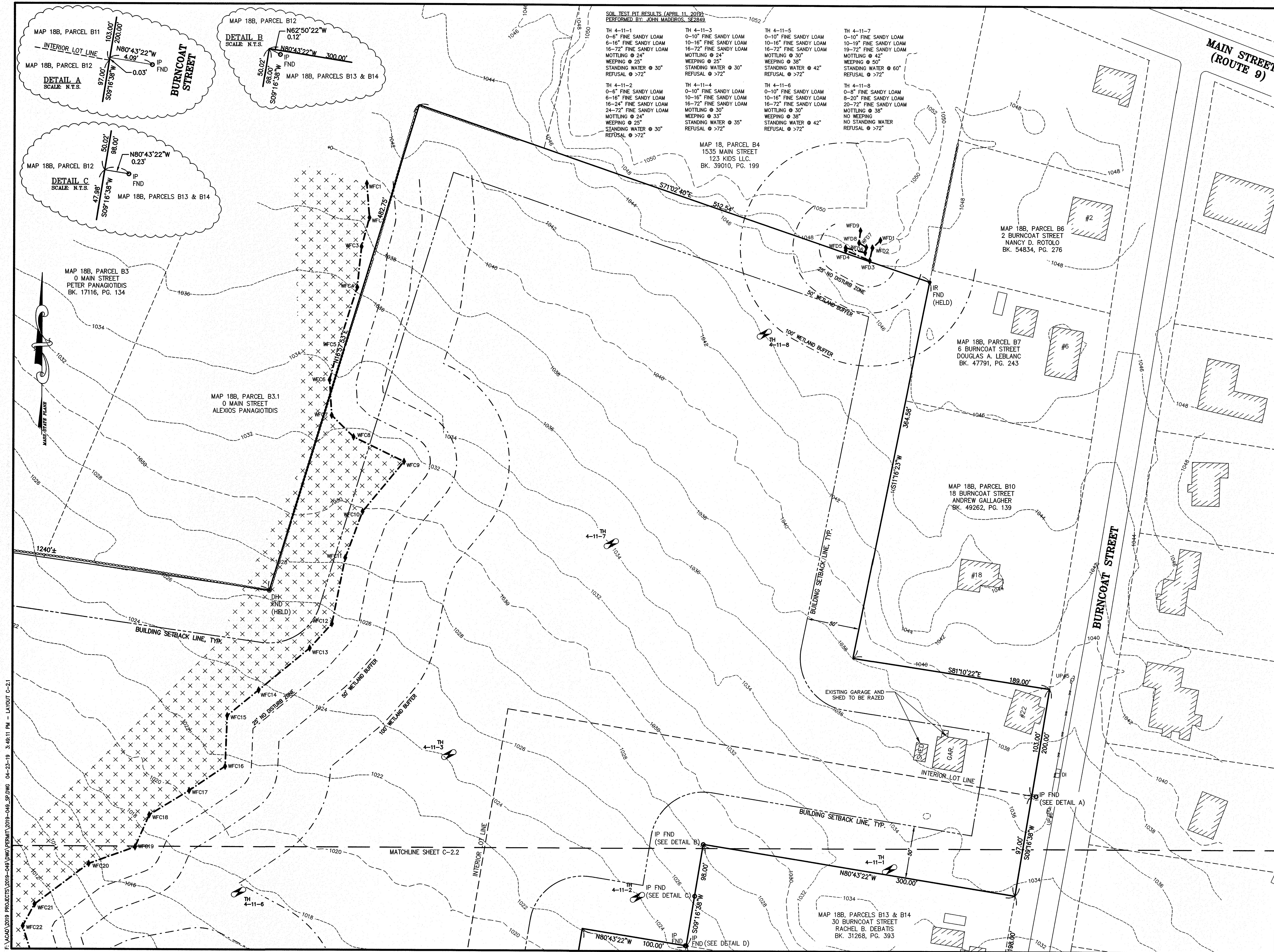
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INDEX PLAN



DES BY: TRB, RJF DATE: APR. 16, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-1.2

PLAN NO. L-5821



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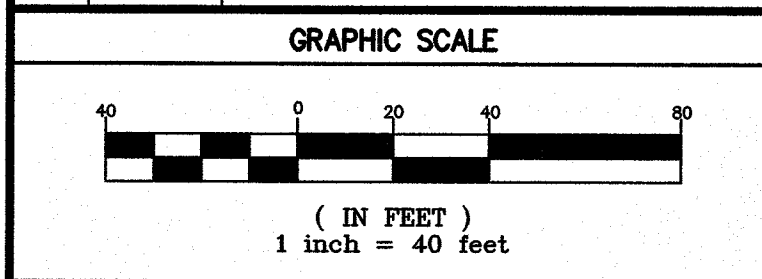
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P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

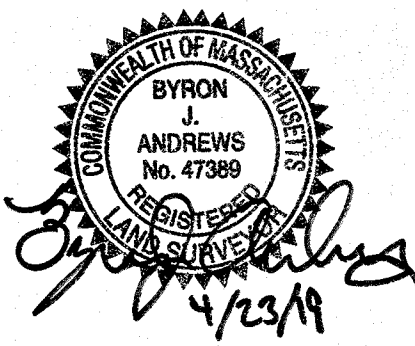
BEING A MAJORITY DATE:

PROJECT:	CULTIVATE BURNCOAT 22 BURNCOAT STREET LEICESTER, MA 01524
	CULTIVATE HOLDINGS LLC P.O. BOX 245 LEICESTER, MA 01524
APPLICANT:	

REVISIONS		
NO.	DATE	DESCRIPTION



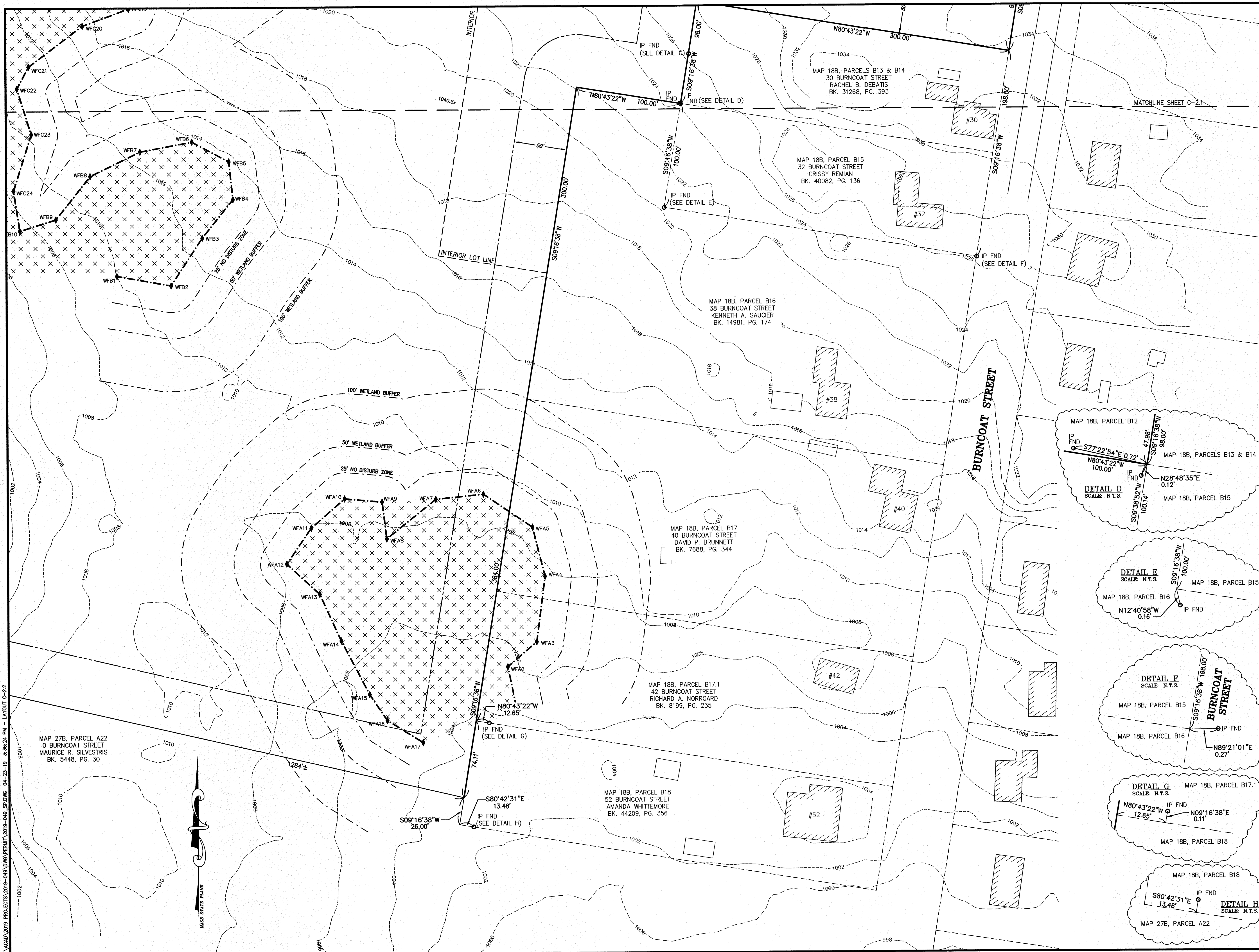
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**EXISTING
CONDITIONS PLAN**
SHEET 1 OF 2



DES BY: TRB, R/J DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-2.1
PLAN NO. L-5821

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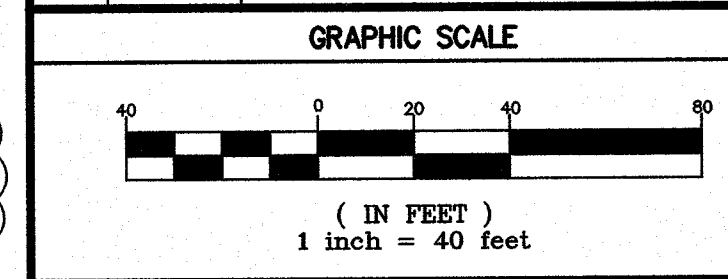
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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

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22 BURNCOAT STREET
LEICESTER, MA 01524
APPLICANT: CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS		
NO.	DATE	DESCRIPTION



SHEET TITLE
**EXISTING
CONDITIONS PLAN**
SHEET 2 OF 2

DES BY: TRB, R/J DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-2.2

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PLAN NO. L-5821

ZONING REQUIREMENTS
ZONE: HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 1 (HB-1)
TOTAL PARCEL AREA: 36.82± ACRES
MINIMUM AREA: 60,000 S.F.
MINIMUM FRONTAGE: 200'
SETBACKS:
FRONT 50'
SIDE 50'
REAR 50'
MAX. BUILDING HEIGHT: 55'
MAX. STORIES: 5.5
MAX. BUILDING COVERAGE: 40%
BUILDING COVERAGE:
132,325 S.F. BUILDING/36.82± ACRES LAND AREA = 8.25%
PARKING SPACES REQUIRED:
MANUFACTURING - 1 SPACE PER 1,000 S.F. G.F.A.
21,088 S.F. / 1,000 => 21 SPACES
WAREHOUSE - 1 SPACE PER 2,500 S.F. G.F.A.
111,237 S.F. / 2,500 => 45 SPACES
TOTAL SPACES REQUIRED => 66 SPACES
PARKING SPACES PROVIDED:
STANDARD: 63 SPACES
HANDICAP: 3 SPACES
TOTAL: 66 SPACES
LANDSCAPING FOR PARKING AREAS:
REQUIRED INTERIOR LANDSCAPING= 5%
TOTAL PARKING AREA= 22,232 S.F.
TOTAL INTERIOR LANDSCAPING= 1,604 S.F.
PROVIDED INTERIOR LANDSCAPING= 7.2%

MAP 18B, PARCEL B3
0 MAIN STREET
PETER PANAGIOTIDIS
BK. 17116, PG. 134

MAP 18B, PARCEL B3.1
0 MAIN STREET
ALEXIOS PANAGIOTIDIS

MAP 18, PARCEL B4
1535 MAIN STREET
123 KIDS LLC.
BK. 39010, PG. 199

MAP 18B, PARCEL B6
2 BURNCOAT STREET
NANCY D. ROTOLO
BK. 54834, PG. 276

MAP 18B, PARCEL B7
6 BURNCOAT STREET
DOUGLAS A. LEBLANC
BK. 47791, PG. 243

MAP 18B, PARCEL B10
18 BURNCOAT STREET
ANDREW GALLAGHER
BK. 49262, PG. 139

MAP 18B, PARCELS B13 & B14
30 BURNCOAT STREET
RACHEL B. DEBATHIS
BK. 31268, PG. 393

ASE

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LEICESTER, MA 01524

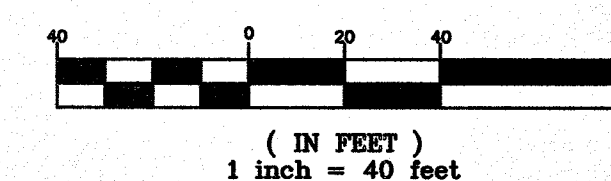
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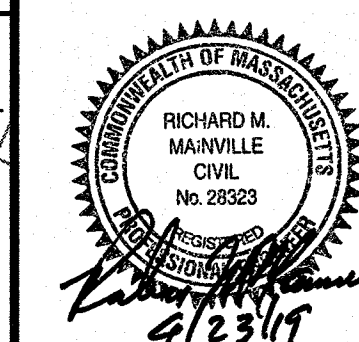
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SHEET TITLE

LAYOUT &
MATERIALS PLAN

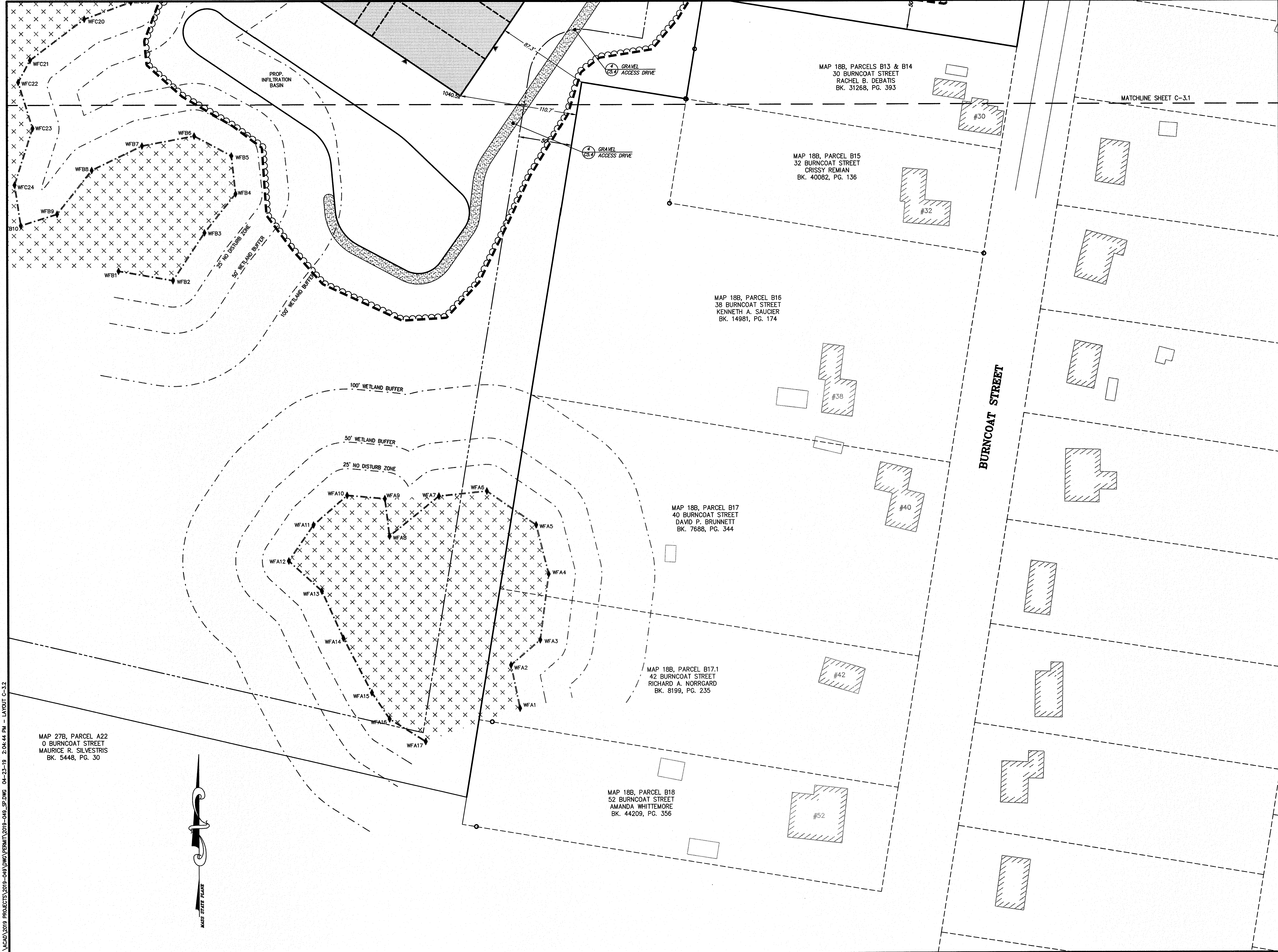
SHEET 1 OF 2



DES BY: TRB, RUF DATE: APR. 18, 2019
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PLAN NO. L-5821



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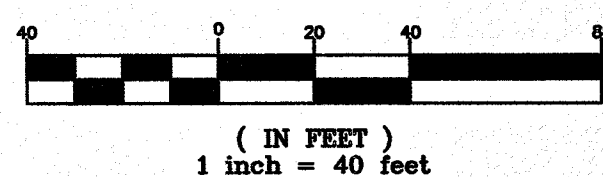
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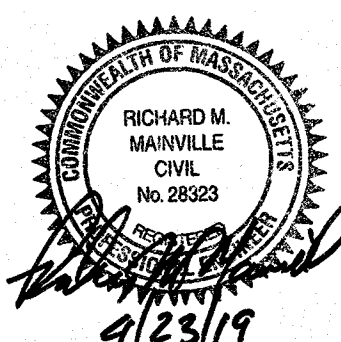
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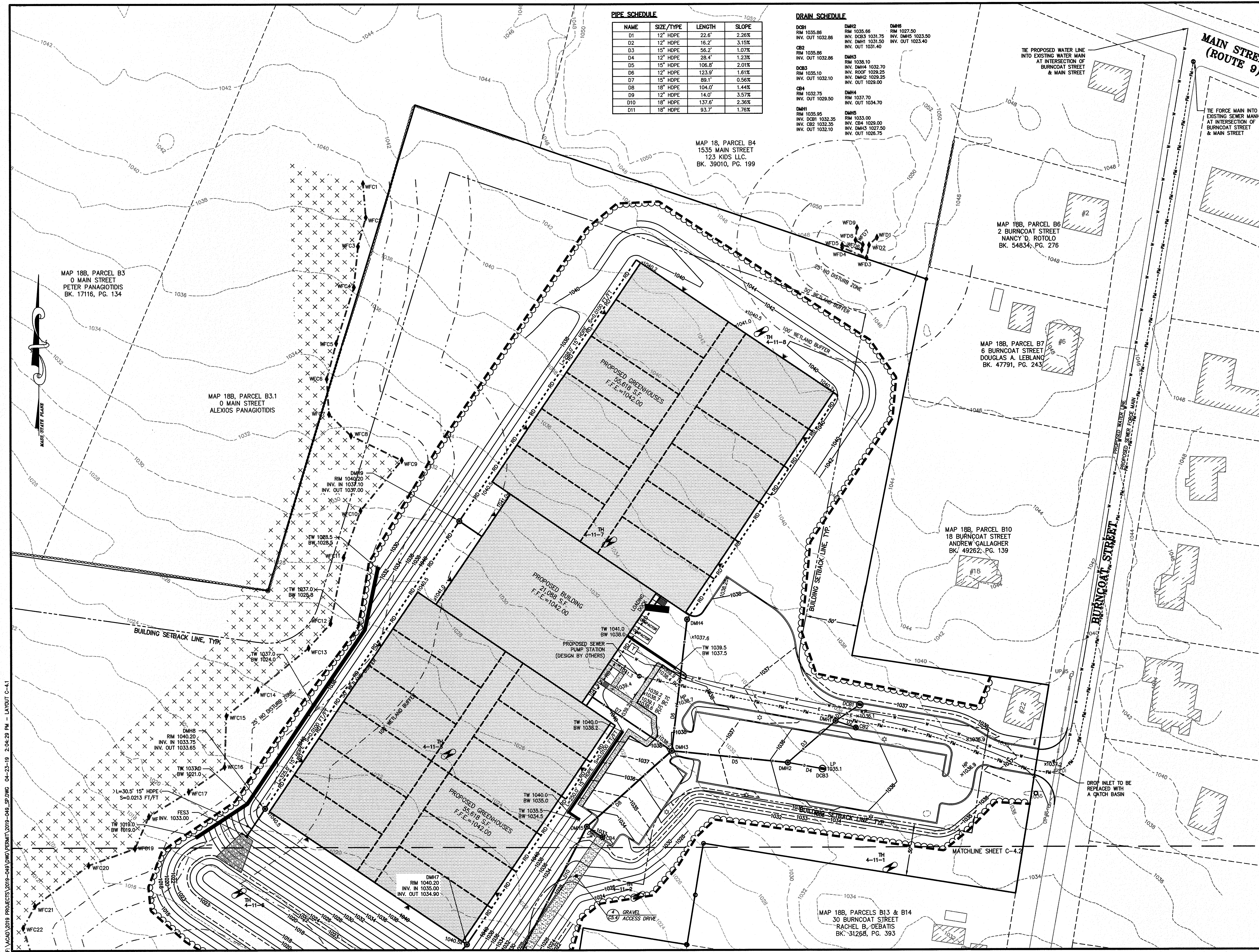
LAYOUT &
MATERIALS PLAN

SHEET 2 OF 2



DES BY: TRB, RJF DATE: APR. 18, 2019
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C-3.2



PIPE SCHEDULE

NAME	SIZE/TYPE	LENGTH	SLOPE
D1	12" HDPE	22.6'	2.26%
D2	12" HDPE	16.2'	3.15%
D3	15" HDPE	56.2'	1.07%
D4	12" HDPE	28.4'	1.23%
D5	15" HDPE	106.6'	2.01%
D6	12" HDPE	123.9'	1.61%
D7	15" HDPE	89.1'	0.56%
D8	18" HDPE	104.0'	1.44%
D9	12" HDPE	14.0'	3.57%
D10	18" HDPE	137.6'	2.36%
D11	18" HDPE	93.7'	1.76%

DRAIN SCHEDULE

NAME	SIZE/TYPE	LENGTH	SLOPE
DMH1	18" HDPE	104.0'	1.44%
DMH2	18" HDPE	93.7'	1.76%
DMH3	18" HDPE	104.0'	1.44%
DMH4	18" HDPE	93.7'	1.76%
DMH5	18" HDPE	104.0'	1.44%
DMH6	18" HDPE	93.7'	1.76%
DMH7	18" HDPE	104.0'	1.44%
DMH8	18" HDPE	93.7'	1.76%
DMH9	18" HDPE	104.0'	1.44%
DMH10	18" HDPE	93.7'	1.76%
DMH11	18" HDPE	104.0'	1.44%
DMH12	18" HDPE	93.7'	1.76%
DMH13	18" HDPE	104.0'	1.44%
DMH14	18" HDPE	93.7'	1.76%
DMH15	18" HDPE	104.0'	1.44%
DMH16	18" HDPE	93.7'	1.76%
DMH17	18" HDPE	104.0'	1.44%
DMH18	18" HDPE	93.7'	1.76%
DMH19	18" HDPE	104.0'	1.44%
DMH20	18" HDPE	93.7'	1.76%
DMH21	18" HDPE	104.0'	1.44%
DMH22	18" HDPE	93.7'	1.76%
DMH23	18" HDPE	104.0'	1.44%
DMH24	18" HDPE	93.7'	1.76%
DMH25	18" HDPE	104.0'	1.44%
DMH26	18" HDPE	93.7'	1.76%
DMH27	18" HDPE	104.0'	1.44%
DMH28	18" HDPE	93.7'	1.76%
DMH29	18" HDPE	104.0'	1.44%
DMH30	18" HDPE	93.7'	1.76%
DMH31	18" HDPE	104.0'	1.44%
DMH32	18" HDPE	93.7'	1.76%
DMH33	18" HDPE	104.0'	1.44%
DMH34	18" HDPE	93.7'	1.76%
DMH35	18" HDPE	104.0'	1.44%
DMH36	18" HDPE	93.7'	1.76%
DMH37	18" HDPE	104.0'	1.44%
DMH38	18" HDPE	93.7'	1.76%
DMH39	18" HDPE	104.0'	1.44%
DMH40	18" HDPE	93.7'	1.76%
DMH41	18" HDPE	104.0'	1.44%
DMH42	18" HDPE	93.7'	1.76%
DMH43	18" HDPE	104.0'	1.44%
DMH44	18" HDPE	93.7'	1.76%
DMH45	18" HDPE	104.0'	1.44%
DMH46	18" HDPE	93.7'	1.76%
DMH47	18" HDPE	104.0'	1.44%
DMH48	18" HDPE	93.7'	1.76%
DMH49	18" HDPE	104.0'	1.44%
DMH50	18" HDPE	93.7'	1.76%
DMH51	18" HDPE	104.0'	1.44%
DMH52	18" HDPE	93.7'	1.76%
DMH53	18" HDPE	104.0'	1.44%
DMH54	18" HDPE	93.7'	1.76%
DMH55	18" HDPE	104.0'	1.44%
DMH56	18" HDPE	93.7'	1.76%
DMH57	18" HDPE	104.0'	1.44%
DMH58	18" HDPE	93.7'	1.76%
DMH59	18" HDPE	104.0'	1.44%
DMH60	18" HDPE	93.7'	1.76%
DMH61	18" HDPE	104.0'	1.44%
DMH62	18" HDPE	93.7'	1.76%
DMH63	18" HDPE	104.0'	1.44%
DMH64	18" HDPE	93.7'	1.76%
DMH65	18" HDPE	104.0'	1.44%
DMH66	18" HDPE	93.7'	1.76%
DMH67	18" HDPE	104.0'	1.44%
DMH68	18" HDPE	93.7'	1.76%
DMH69	18" HDPE	104.0'	1.44%
DMH70	18" HDPE	93.7'	1.76%
DMH71	18" HDPE	104.0'	1.44%
DMH72	18" HDPE	93.7'	1.76%
DMH73	18" HDPE	104.0'	1.44%
DMH74	18" HDPE	93.7'	1.76%
DMH75	18" HDPE	104.0'	1.44%
DMH76	18" HDPE	93.7'	1.76%
DMH77	18" HDPE	104.0'	1.44%
DMH78	18" HDPE	93.7'	1.76%
DMH79	18" HDPE	104.0'	1.44%
DMH80	18" HDPE	93.7'	1.76%
DMH81	18" HDPE	104.0'	1.44%
DMH82	18" HDPE	93.7'	1.76%
DMH83	18" HDPE	104.0'	1.44%
DMH84	18" HDPE	93.7'	1.76%
DMH85	18" HDPE	104.0'	1.44%
DMH86	18" HDPE	93.7'	1.76%
DMH87	18" HDPE	104.0'	1.44%
DMH88	18" HDPE	93.7'	1.76%
DMH89	18" HDPE	104.0'	1.44%
DMH90	18" HDPE	93.7'	1.76%
DMH91	18" HDPE	104.0'	1.44%
DMH92	18" HDPE	93.7'	1.76%
DMH93	18" HDPE	104.0'	1.44%
DMH94	18" HDPE	93.7'	1.76%
DMH95	18" HDPE	104.0'	1.44%
DMH96	18" HDPE	93.7'	1.76%
DMH97	18" HDPE	104.0'	1.44%
DMH98	18" HDPE	93.7'	1.76%
DMH99	18" HDPE	104.0'	1.44%
DMH100	18" HDPE	93.7'	1.76%

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North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT: CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

APPLICANT: CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE

1 inch = 40 feet

SHEET TITLE

GRADING, DRAINAGE
& UTILITY PLAN

SHEET 1 OF 2

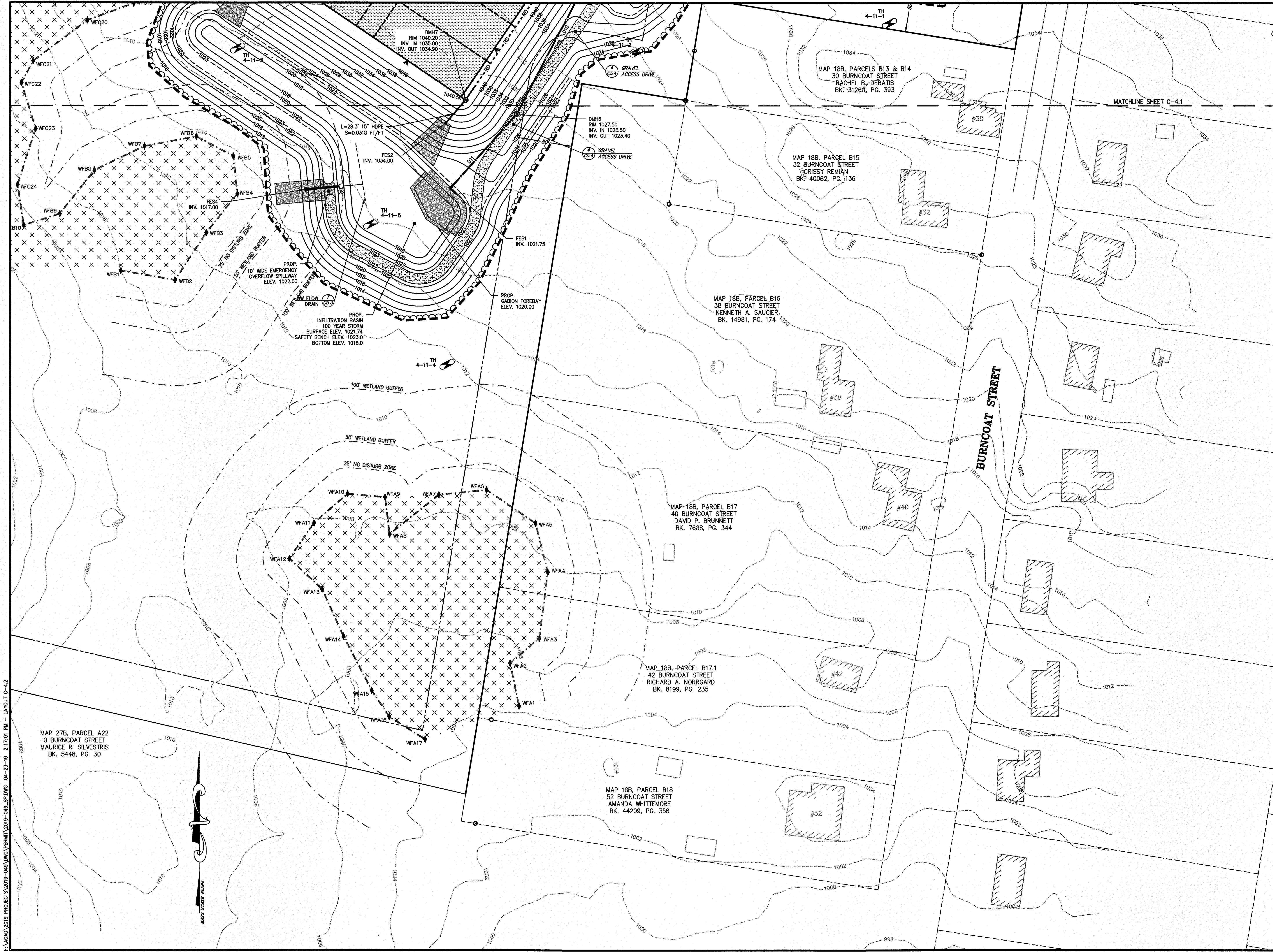
SEAL

RICHARD M. MAINVILLE
CIVIL
No. 28263

DES BY: TRB, R/J DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-4.1

F:\ACAD\2019 PROJECTS\2019-049\DWG\2019-049_S&P.DWG 04-23-19 2:04:28 PM - LAYOUT C-4.1



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CULTIVATE BURNCOAT
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LEICESTER, MA 01524

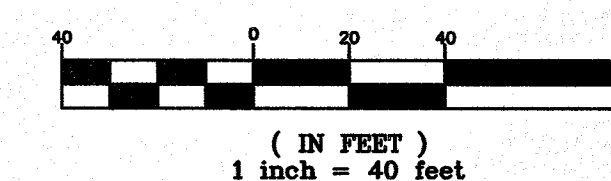
APPLICANT:

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REVISIONS

NO.	DATE	DESCRIPTION

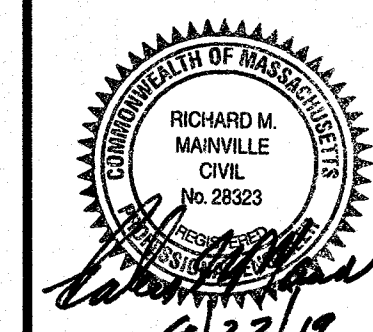
GRAPHIC SCALE



SHEET TITLE

**GRADING, DRAINAGE
& UTILITY PLAN**

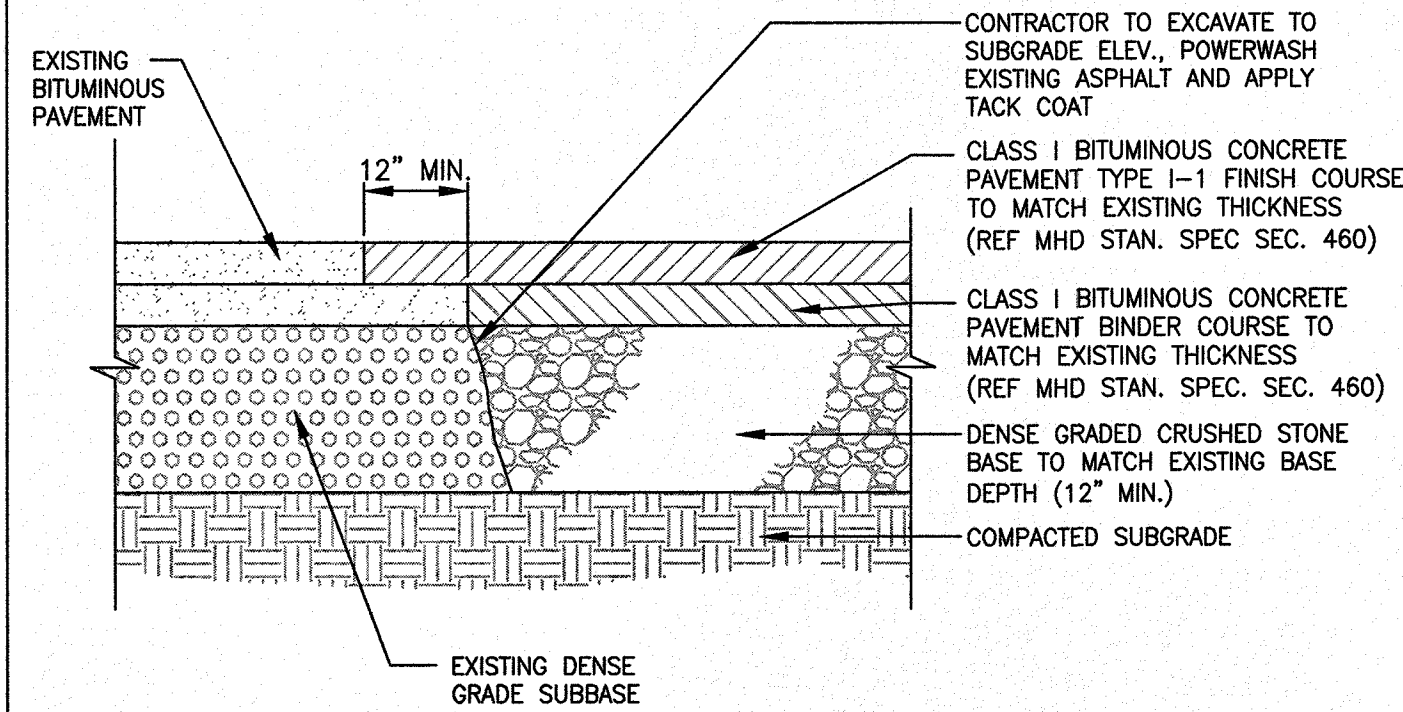
SHEET 2 OF 2



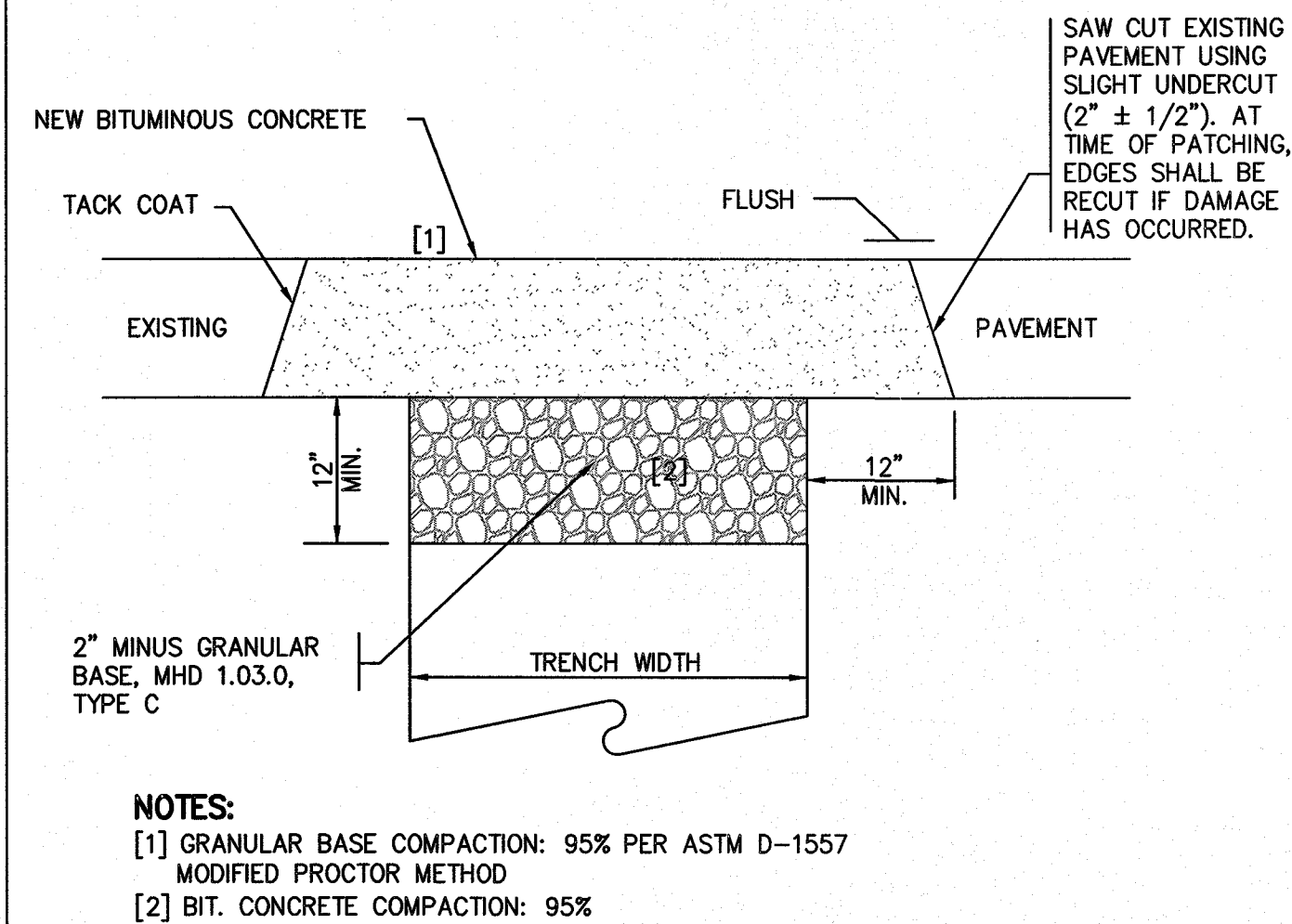
DES BY: TRB, R/J DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-4.2

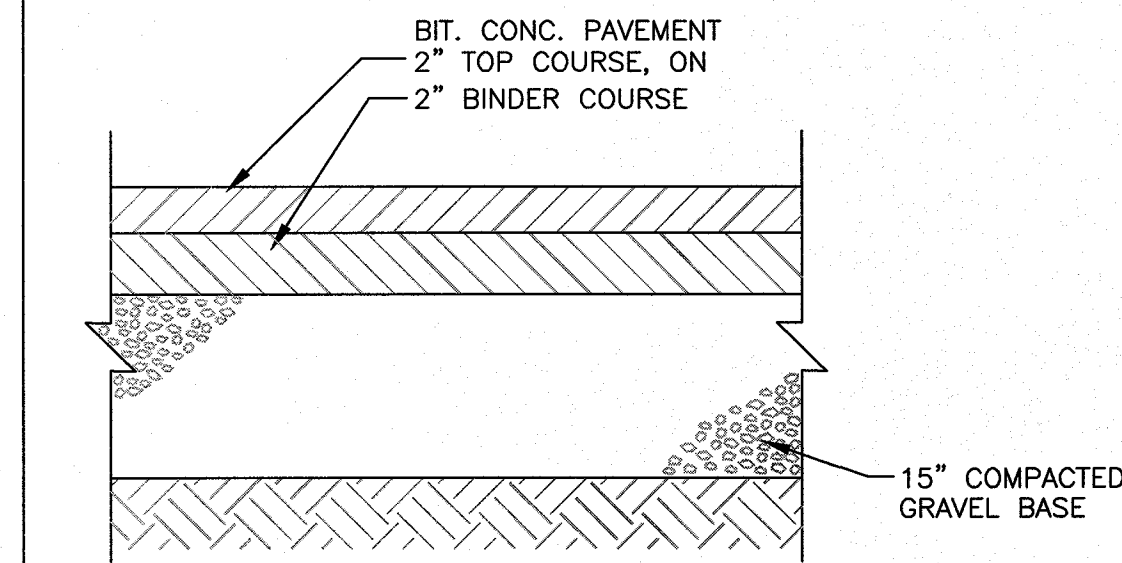
PLAN NO. L-5821



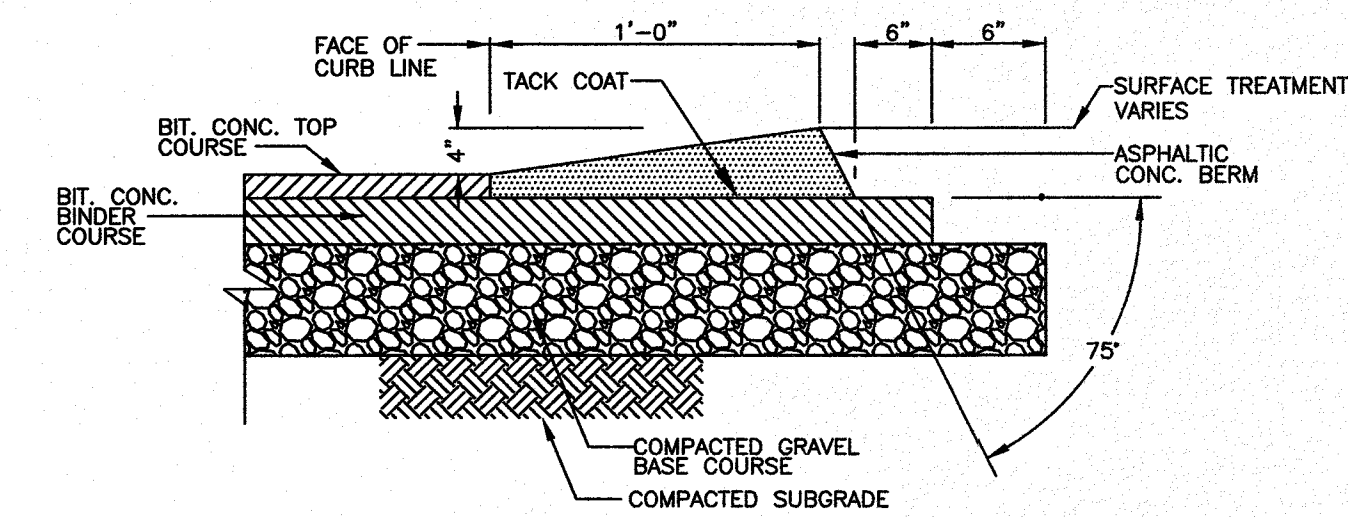
1 PAVEMENT JOINTING
SCALE: N.T.S.



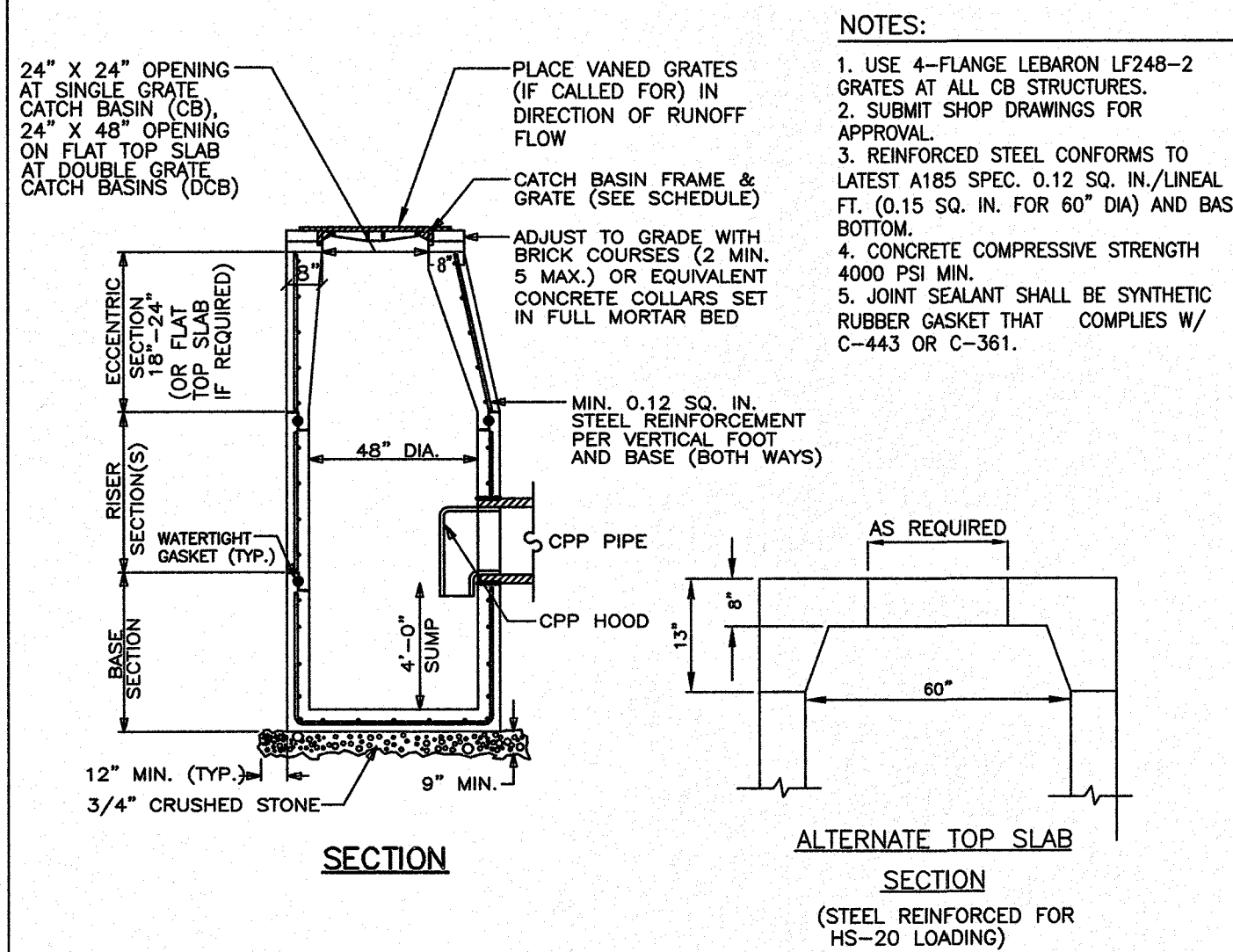
2 TRENCH PATCH
SCALE: N.T.S.



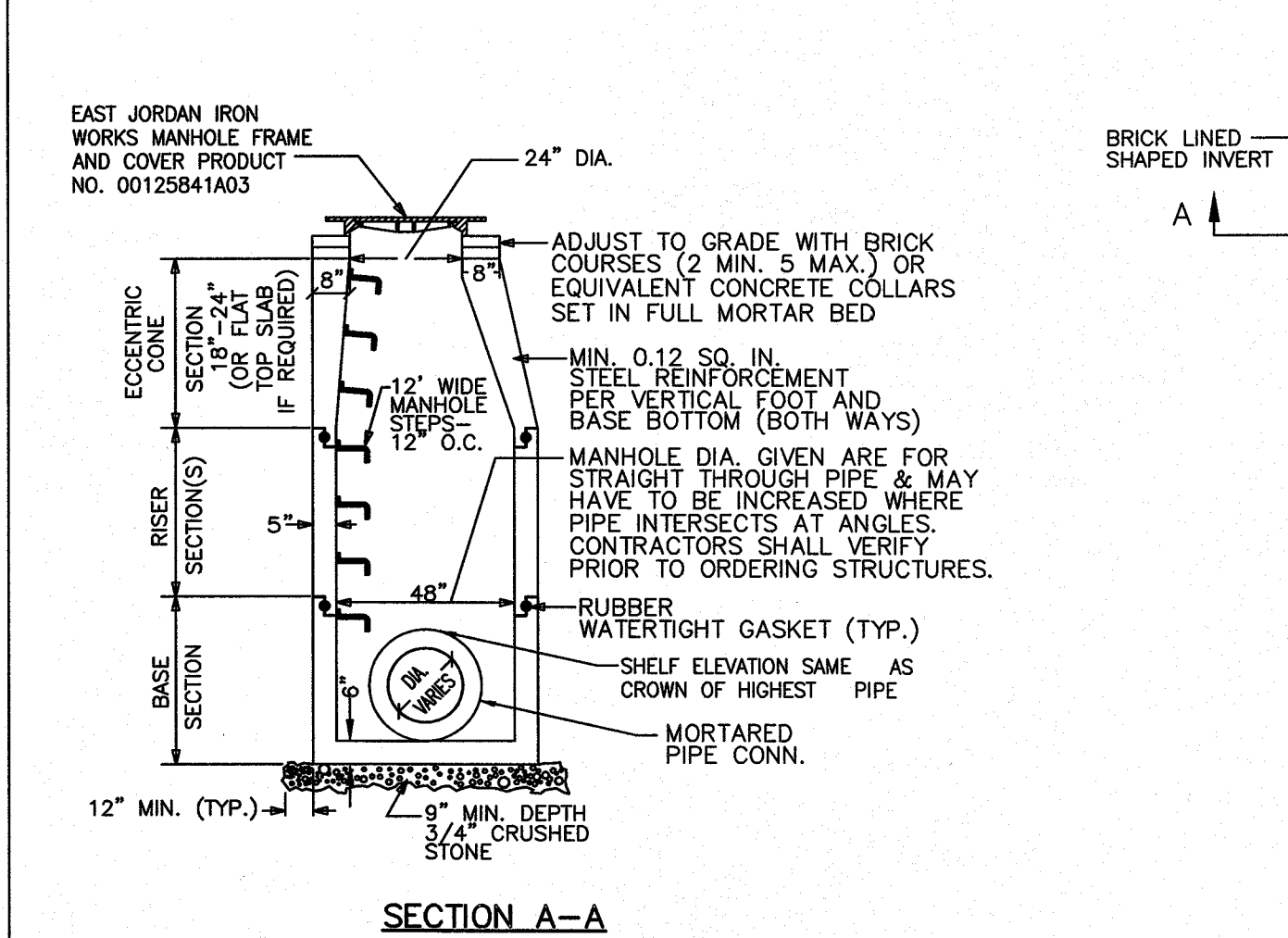
3 BITUMINOUS CONCRETE PAVEMENT
SCALE: N.T.S.



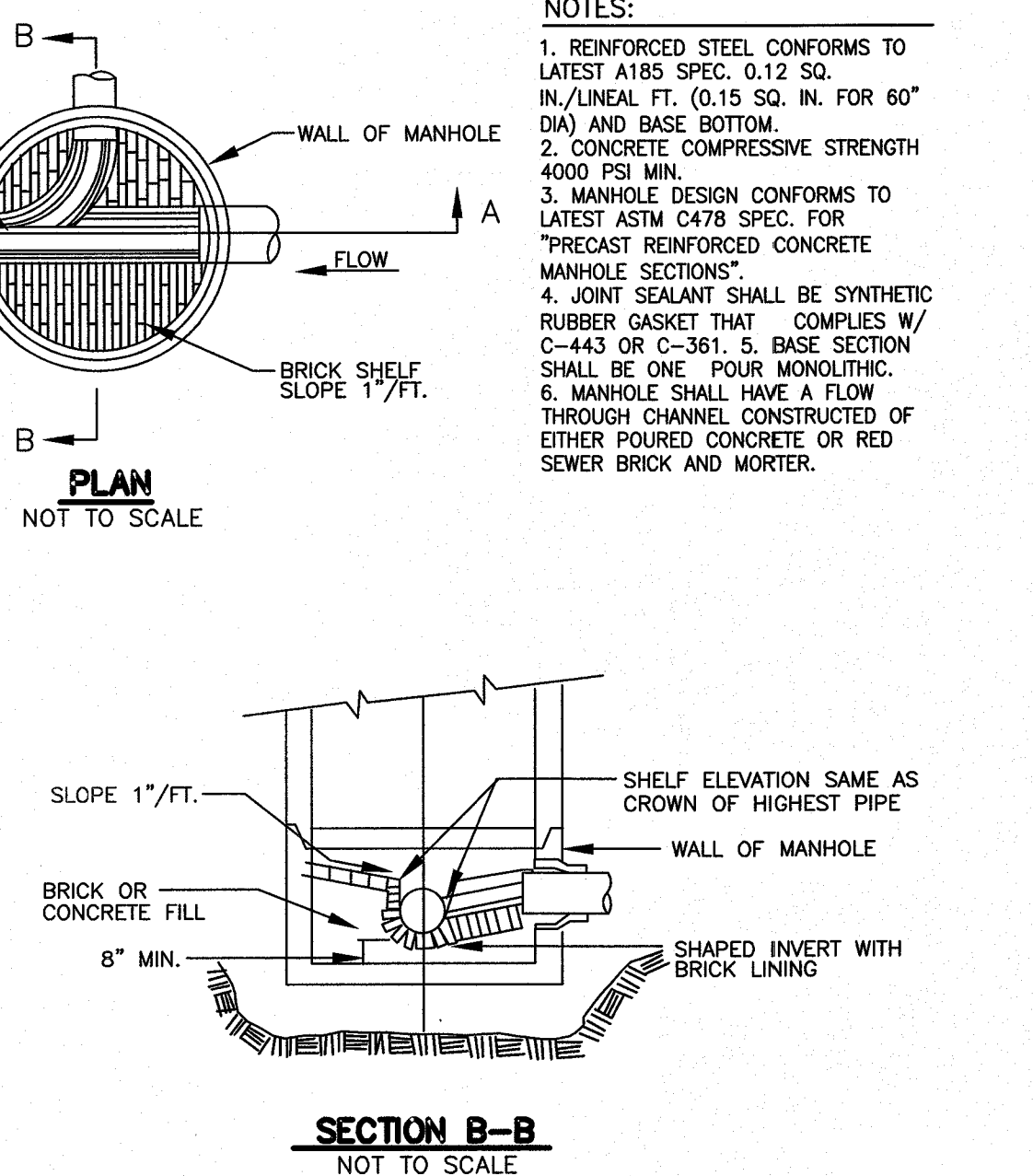
4 MODIFIED ASPHALTIC CAPE COD BERM (CCB)
SCALE: N.T.S.



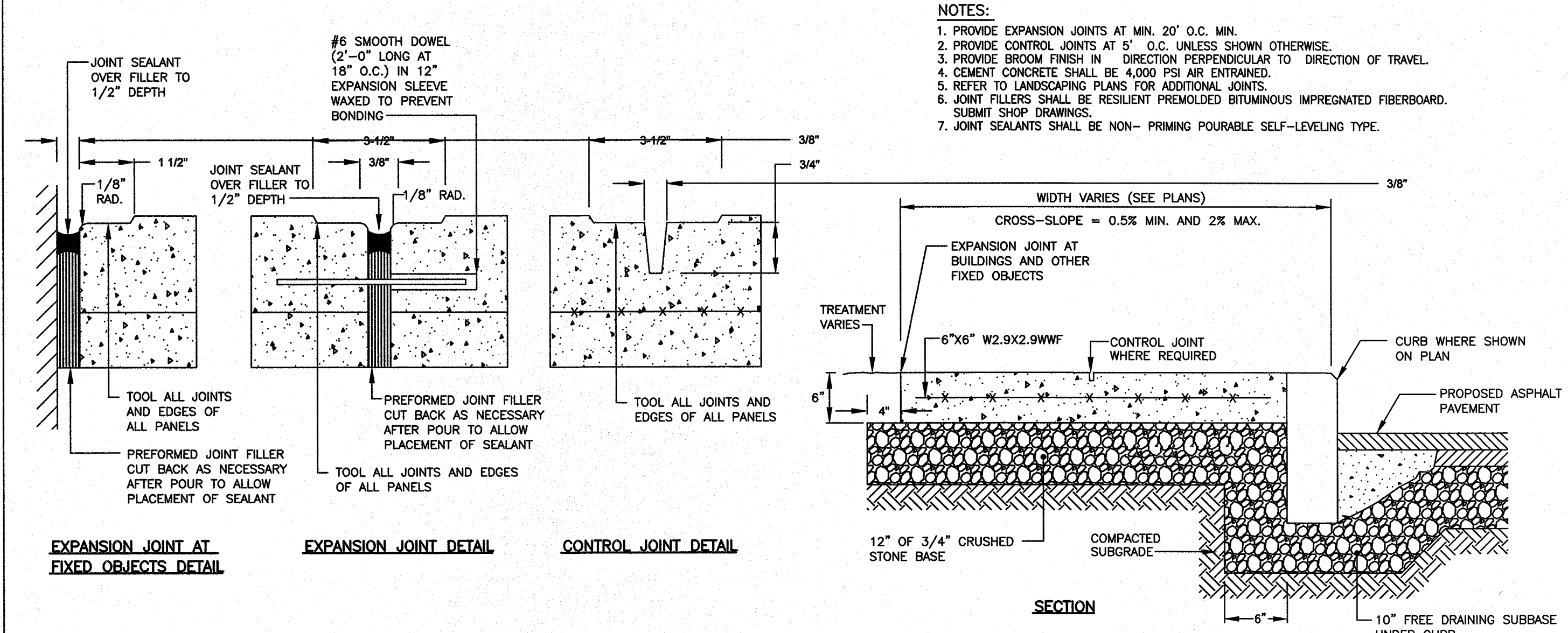
5 PRECAST CONCRETE SINGLE GRATE (CB) CATCH BASIN & DOUBLE GRATE (DCB) DEEP SUMP CATCH BASIN
SCALE: N.T.S.



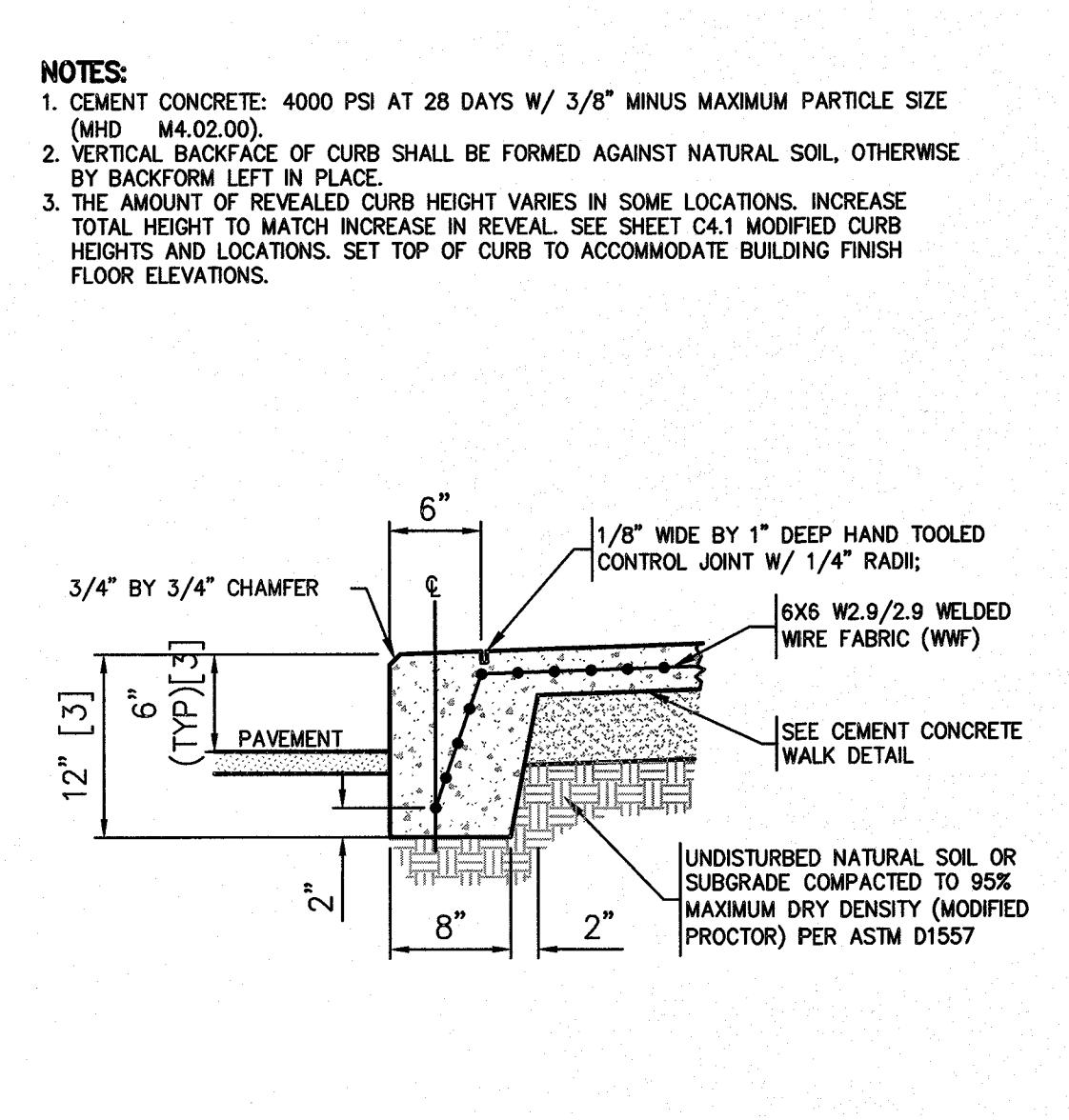
6 TYPICAL PRECAST CONCRETE 48\"/>



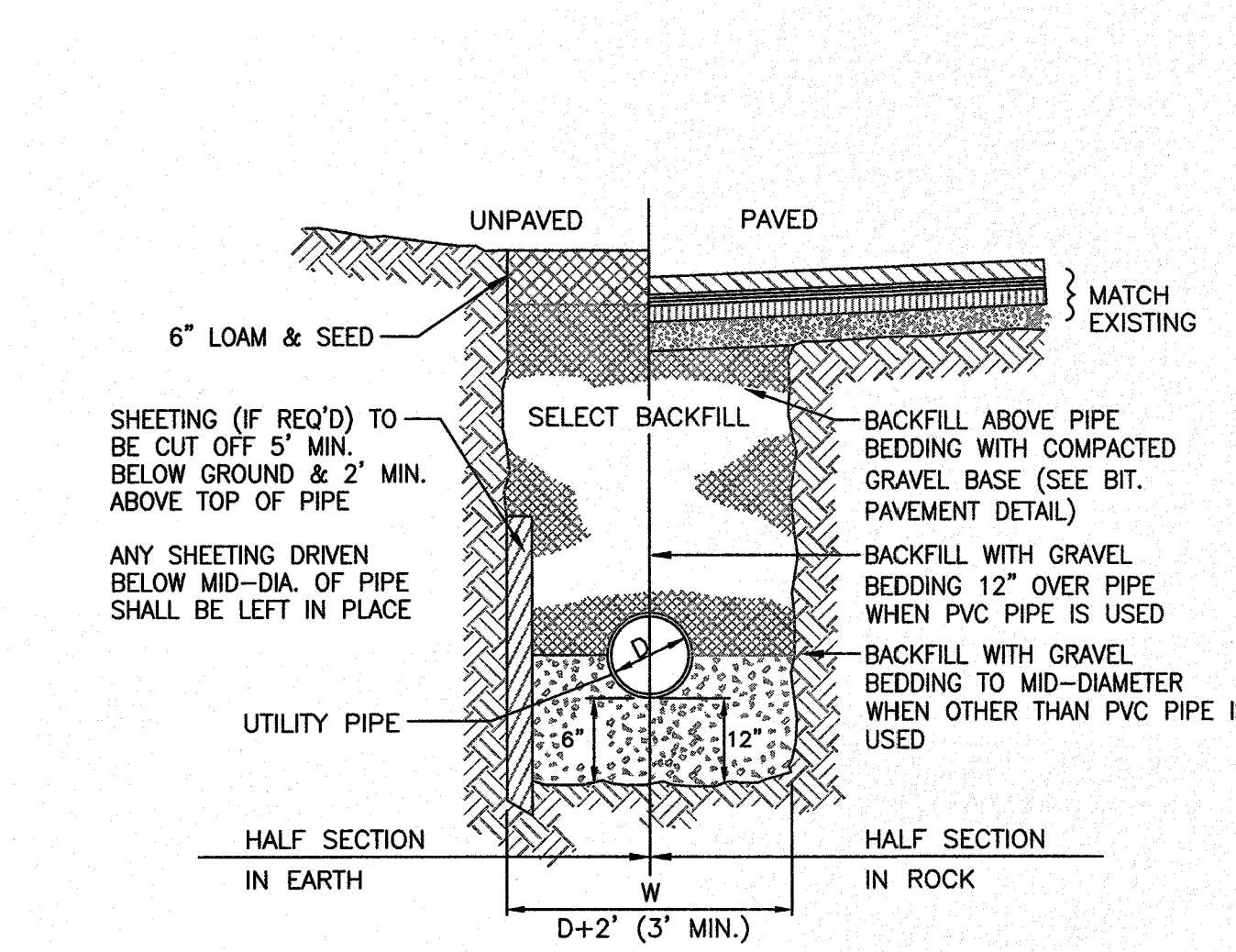
7 VERTICAL PRECAST CONCRETE CURB (PCC)
SCALE: N.T.S.



8 CEMENT CONCRETE SIDEWALK
SCALE: N.T.S.



9 MONOLITHIC CEMENT CONCRETE CURB
SCALE: N.T.S.



10 TYPICAL UTILITY TRENCH
SCALE: N.T.S.

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

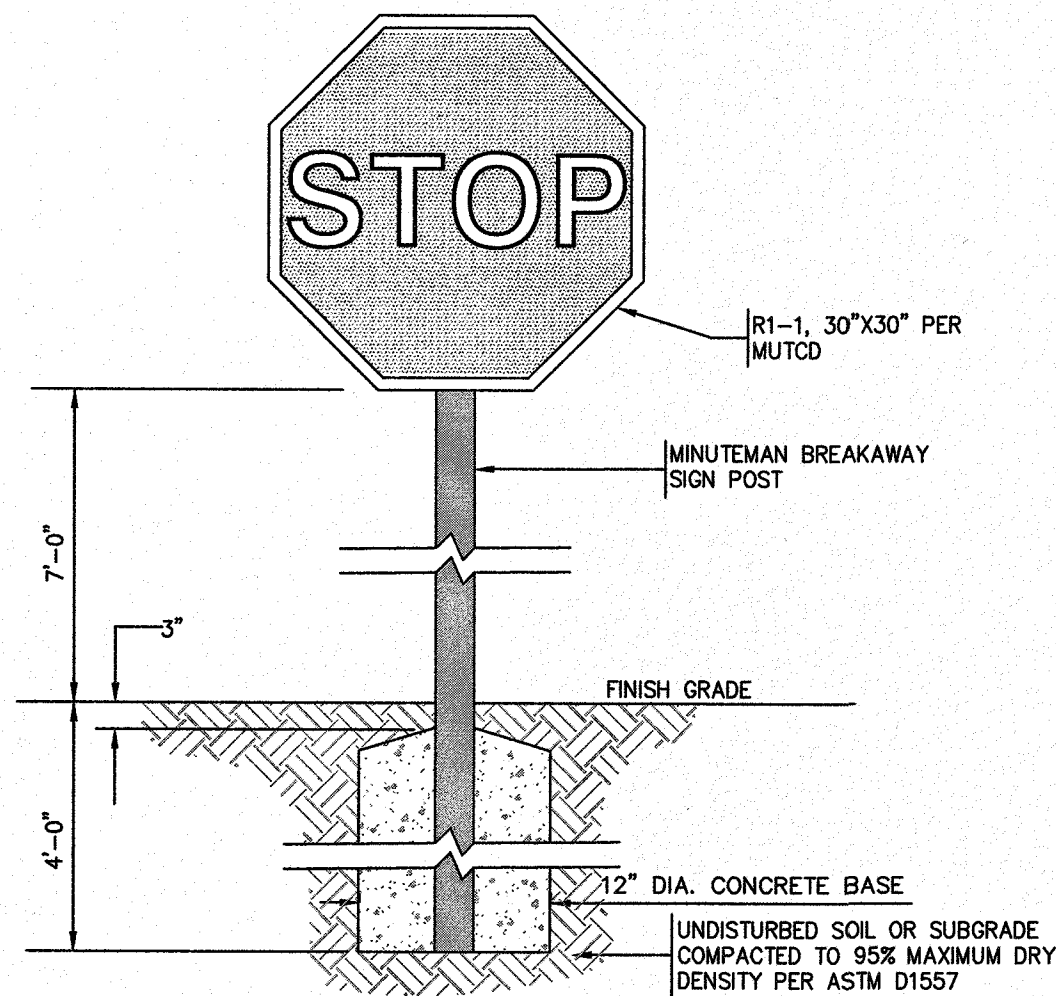
BEING A MAJORITY DATE:

PROJECT: CULTIVATE BURNCOAT
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APPLICANT: CULTIVATE HOLDINGS LLC
P.O. BOX 245
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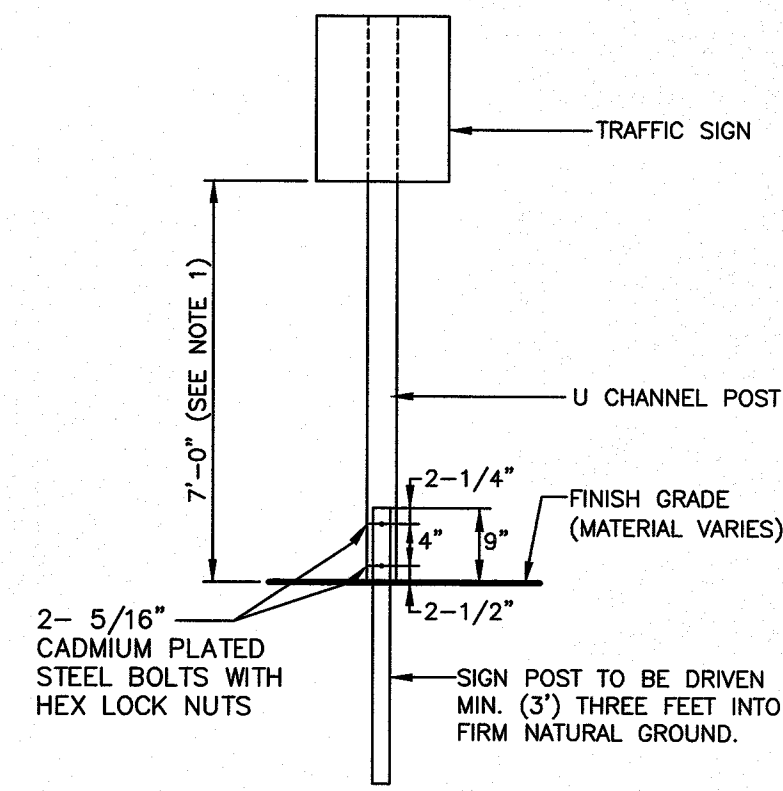
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 1 OF 5

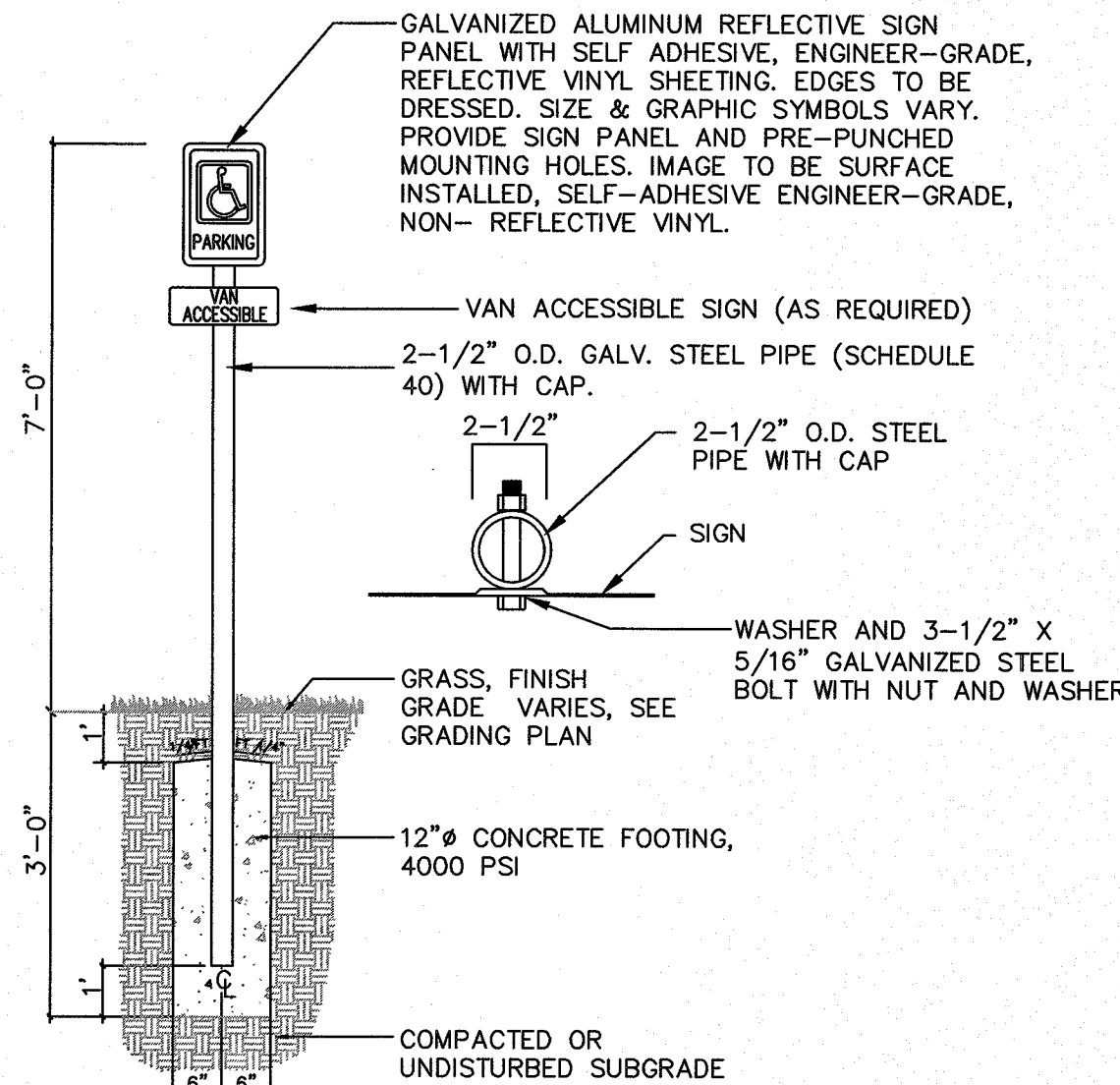


1 STOP SIGN
SCALE: N.T.S.

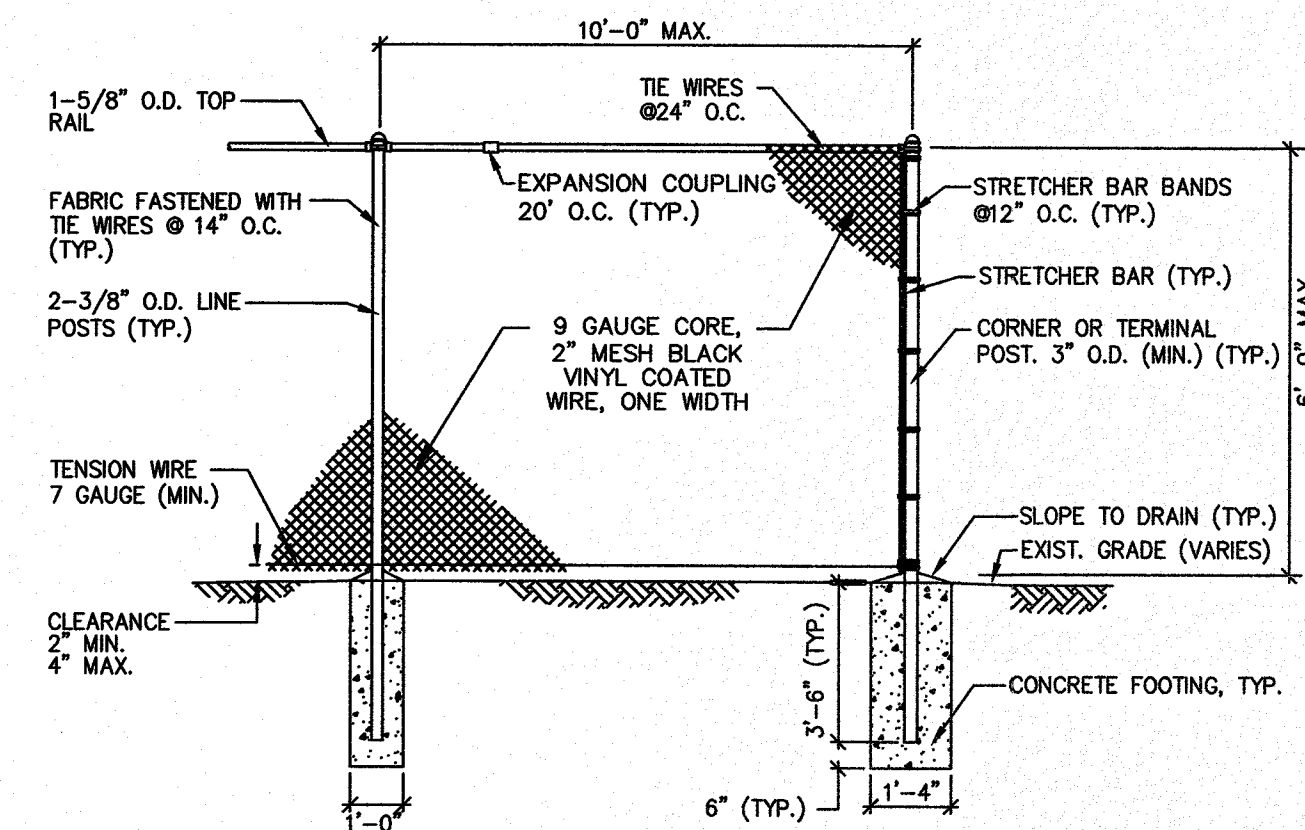
- NOTES:
1. SEE TRAFFIC CONTROL SCHEDULE FOR EXACT MOUNTING HEIGHT.
 2. CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO (2) APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.



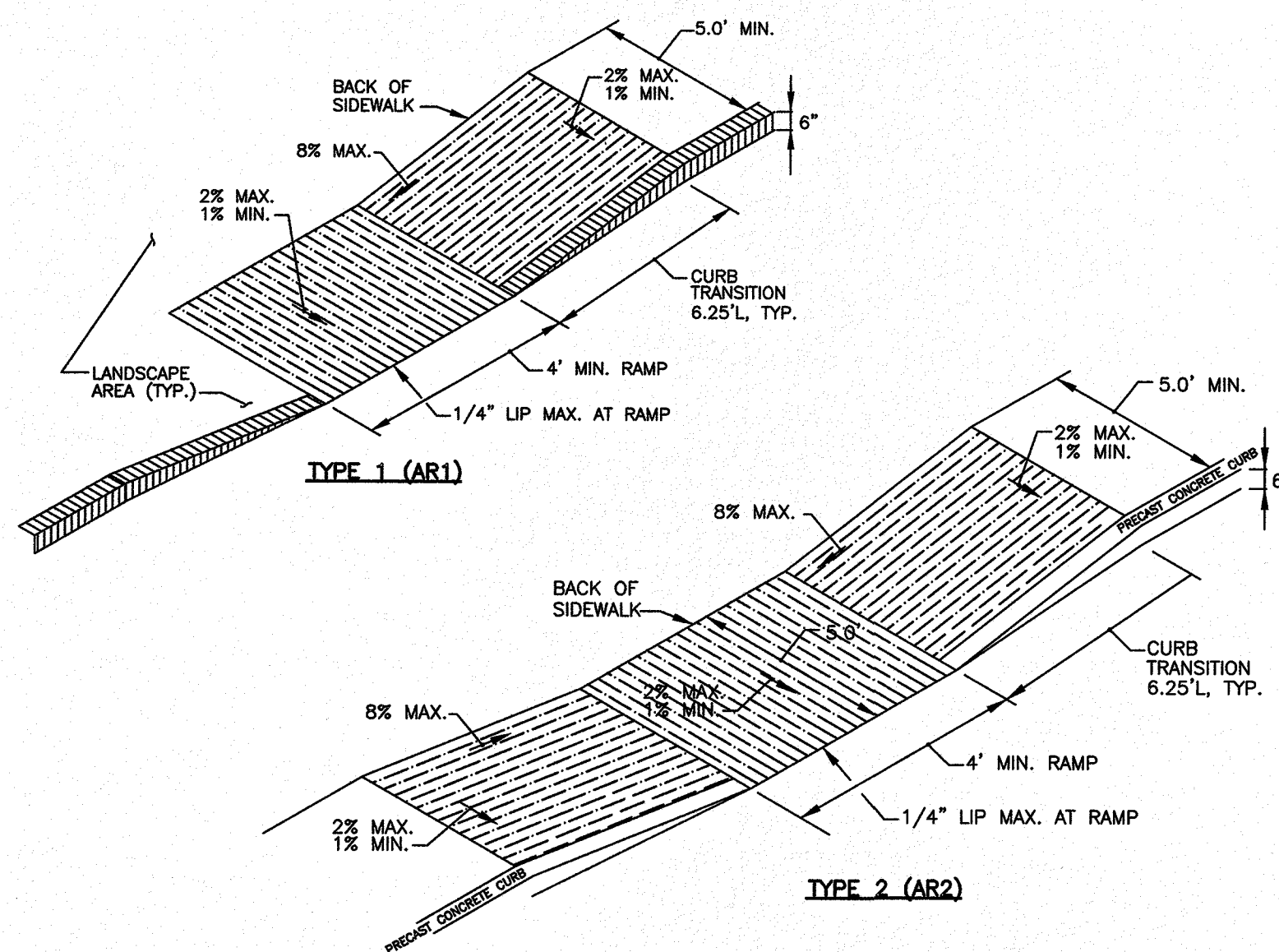
2 TYPICAL BREAKAWAY SIGN POST
SCALE: N.T.S.



3 HANDICAP SIGN
SCALE: N.T.S.



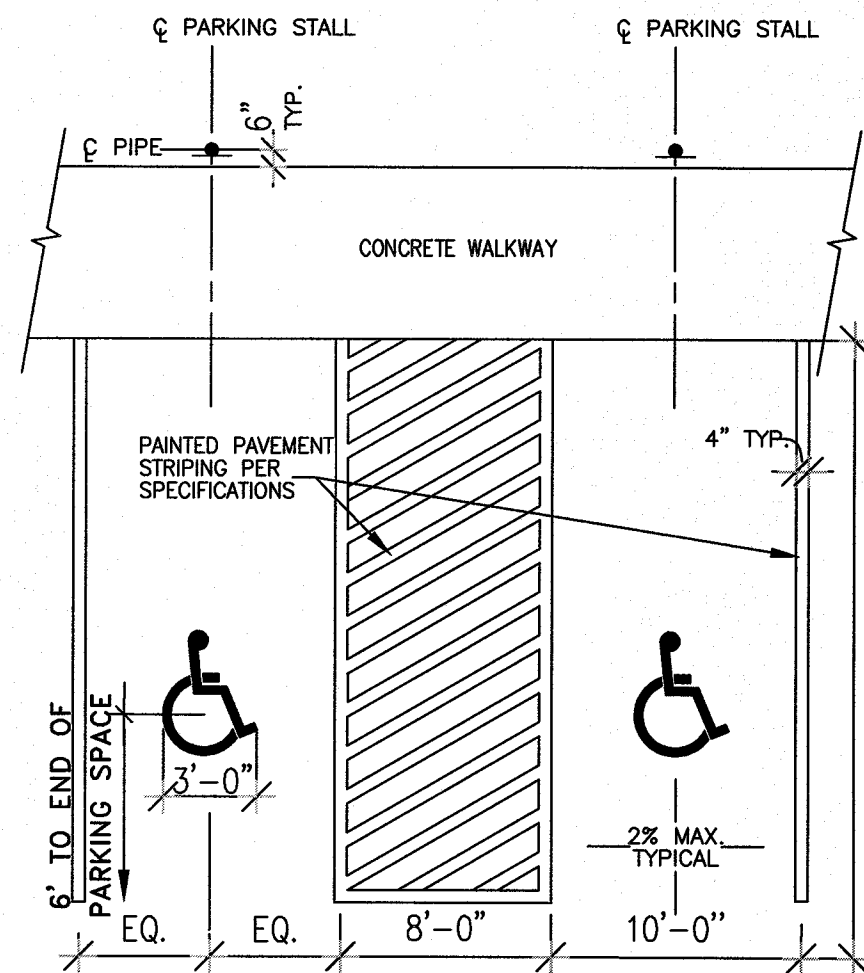
4 CHAIN LINK FENCE (CLF)
SCALE: N.T.S.



5 ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.

NOTES:

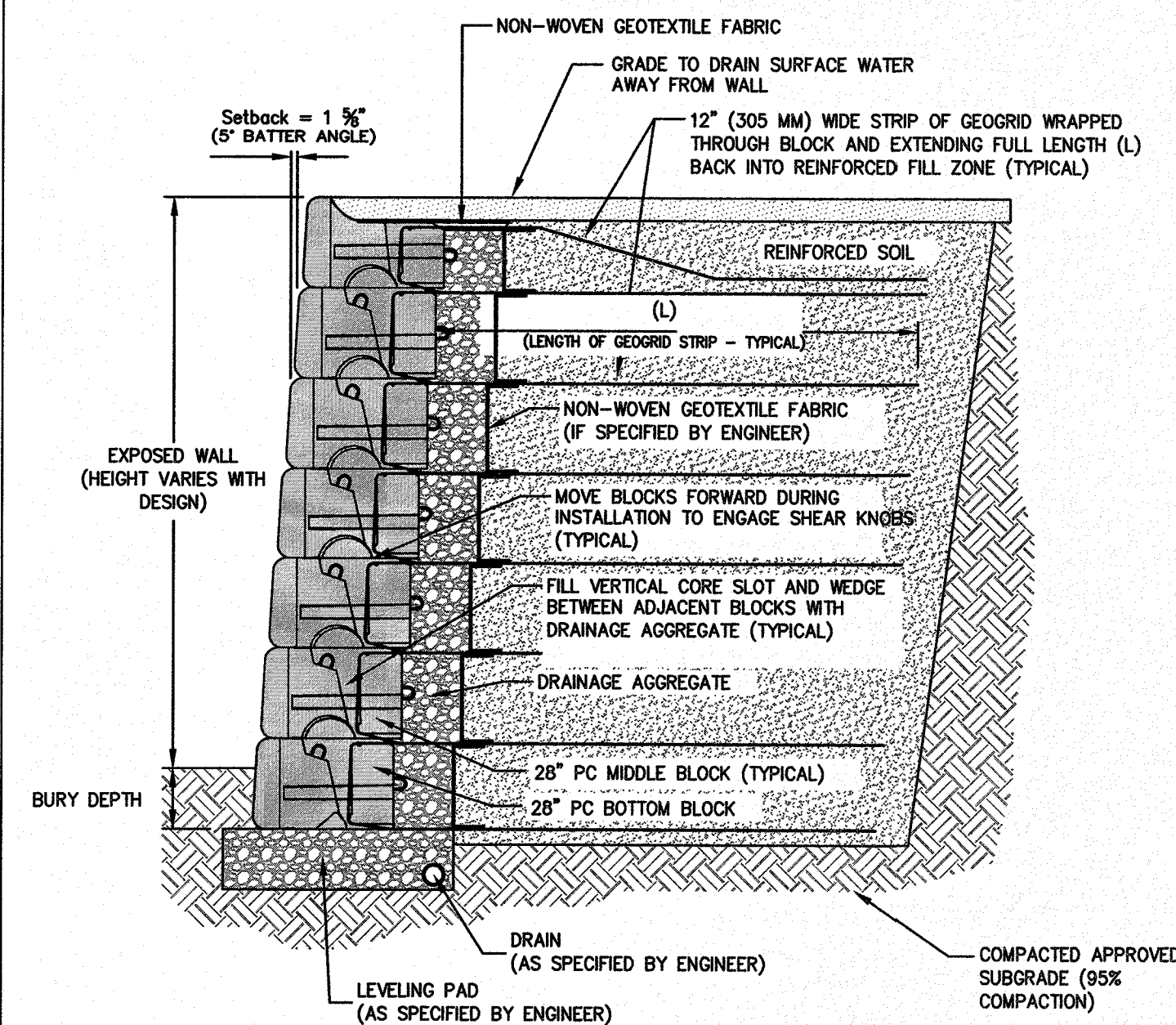
1. SEE PLANS FOR CURB TYPE.
2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF JANUARY 1992.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES, EXCLUDING CURB RAMPS SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTES (I.E., TREE WELLS, HYDRANTS, UTILITY POLES, SIGNS, ETC.)
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. ALL RAMPS SHALL BE CEMENT CONCRETE WITH ROUGHENED NON-SLIP SURFACE.



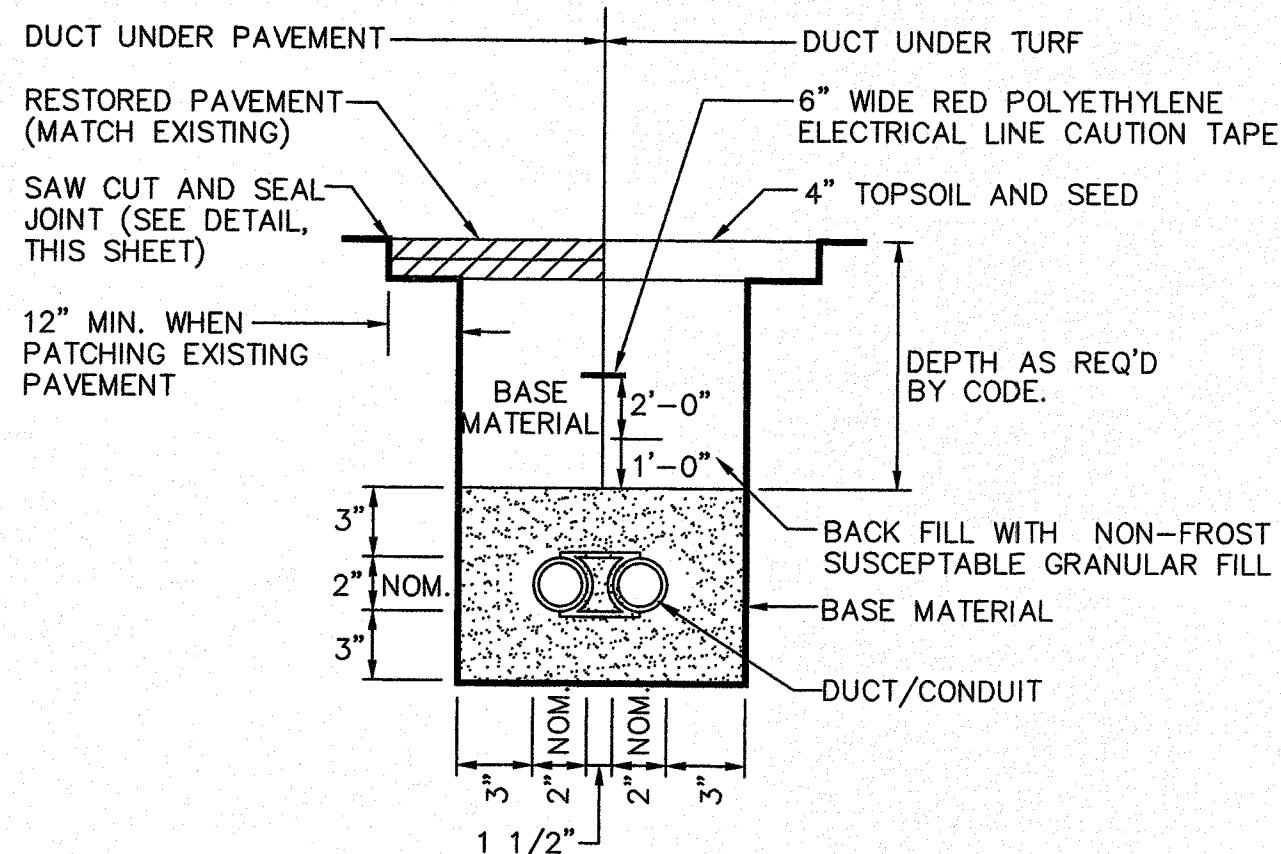
6 HANDICAP PARKING SPACE
SCALE: N.T.S.

NOTES:

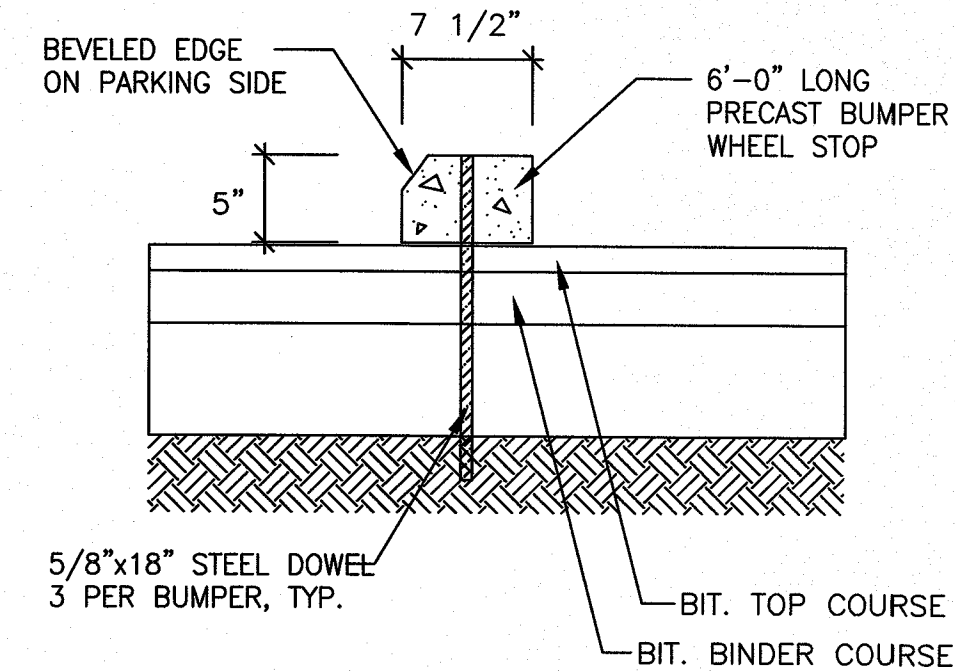
1. FINAL DESIGN BY OTHERS.



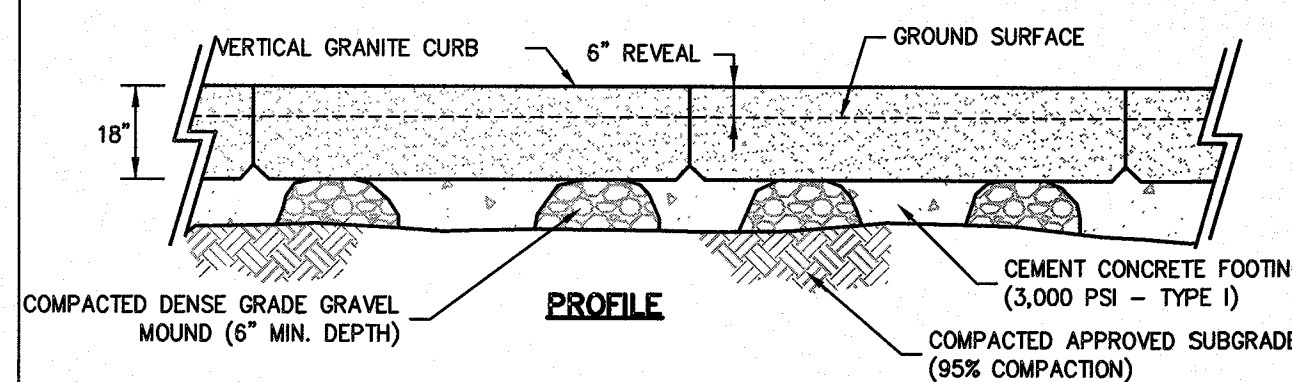
7 BLOCK RETAINING WALL
SCALE: N.T.S.



8 UNENCASED DUCT/CONDUIT
SCALE: N.T.S.

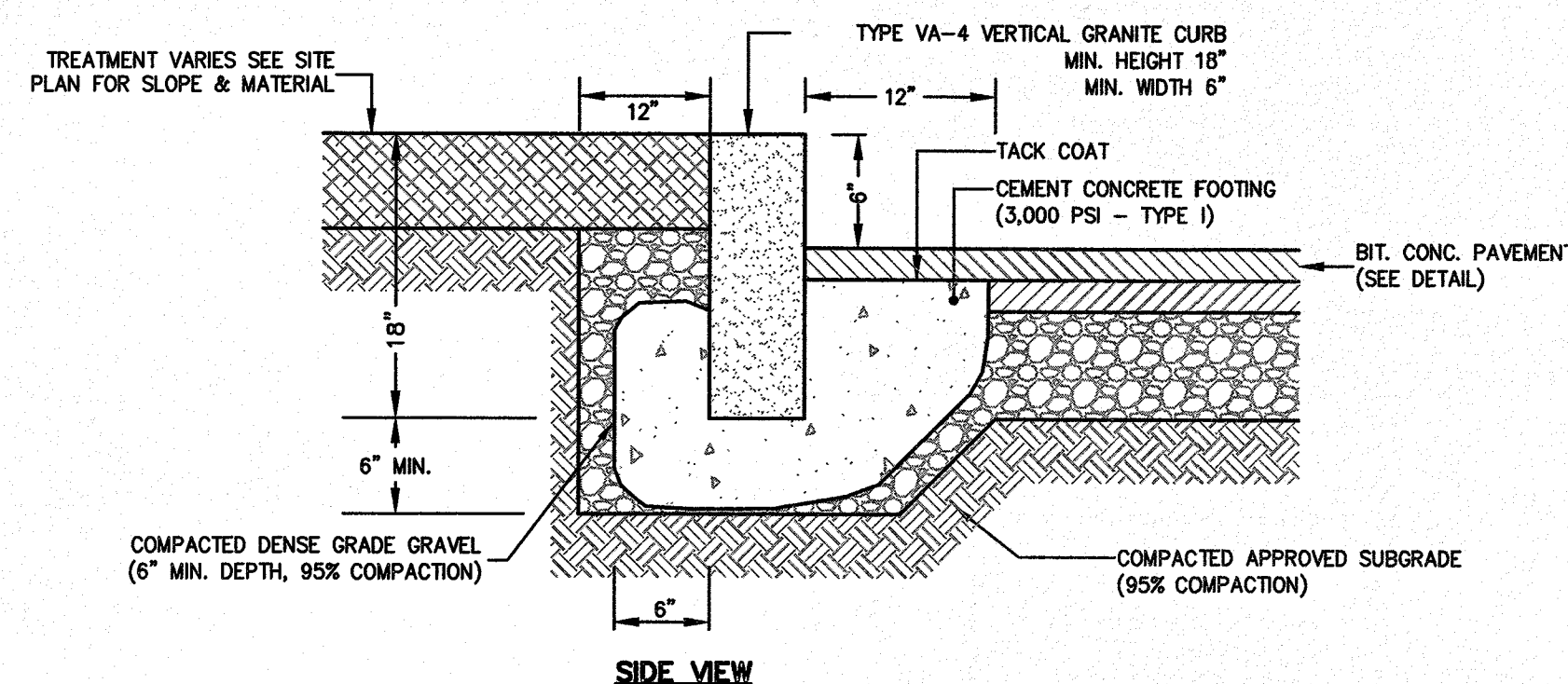


9 PRECAST CONCRETE WHEEL STOP
SCALE: N.T.S.



10 VERTICAL GRANITE CURB (VGC)
SCALE: N.T.S.

- NOTES:
1. VERTICAL CURBING SHALL BE INSTALLED AS SHOWN ON THE PLAN.
 2. PROVIDED EXPANSION JOINTS AT 5'-0\" O.C.
 3. CURB REPLACEMENT IN EXISTING PAVEMENT - SAWCUT EDGE MIN. 12\" FROM CURB.



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CULTIVATE BURNCOAT
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LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

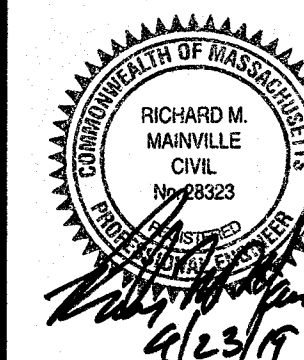
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

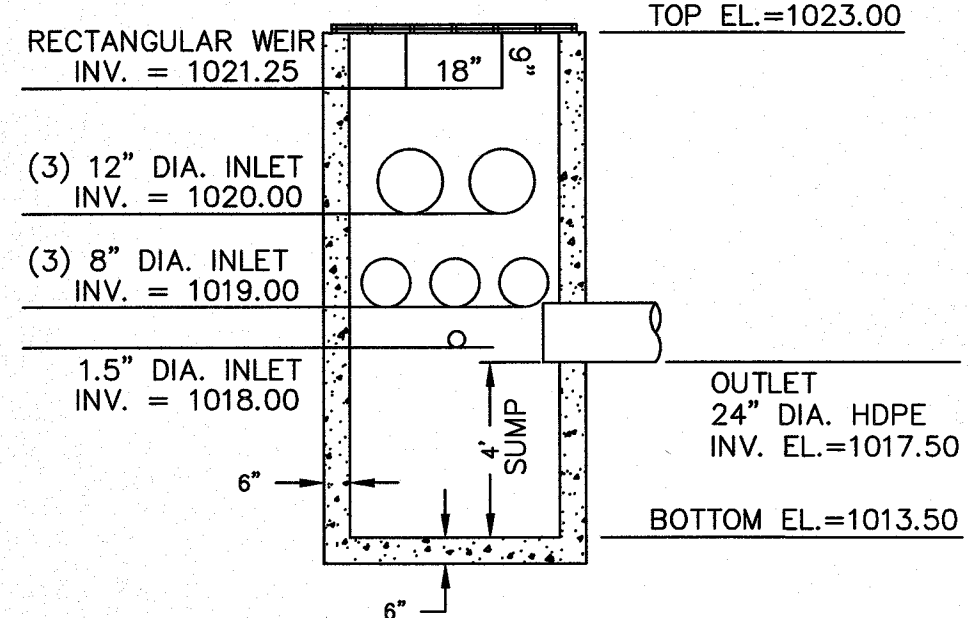
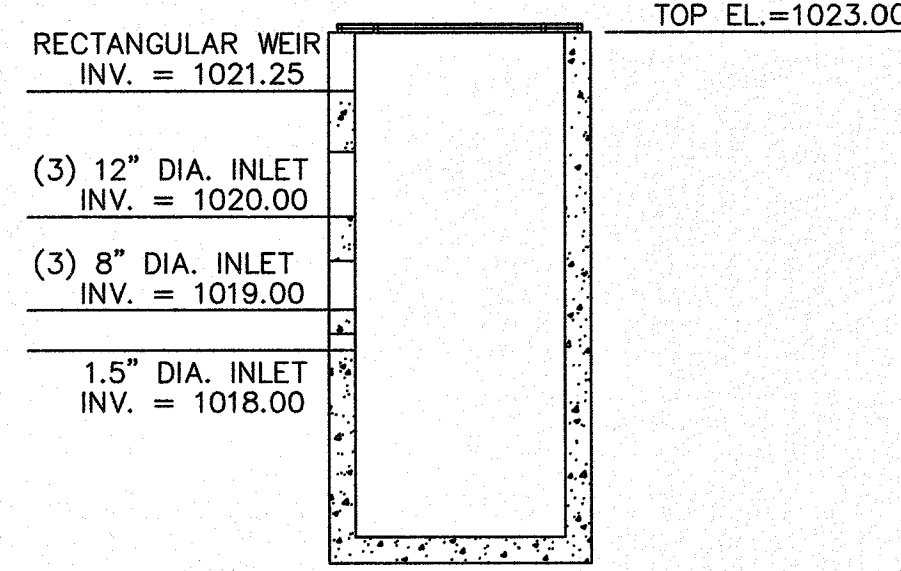
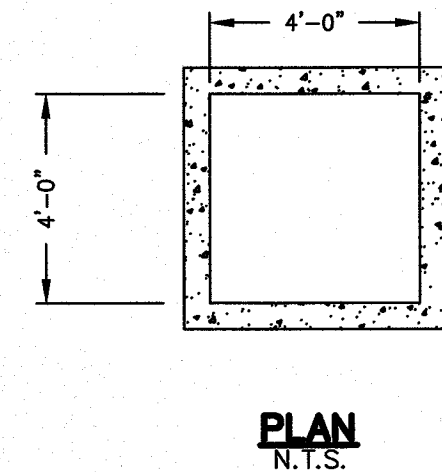
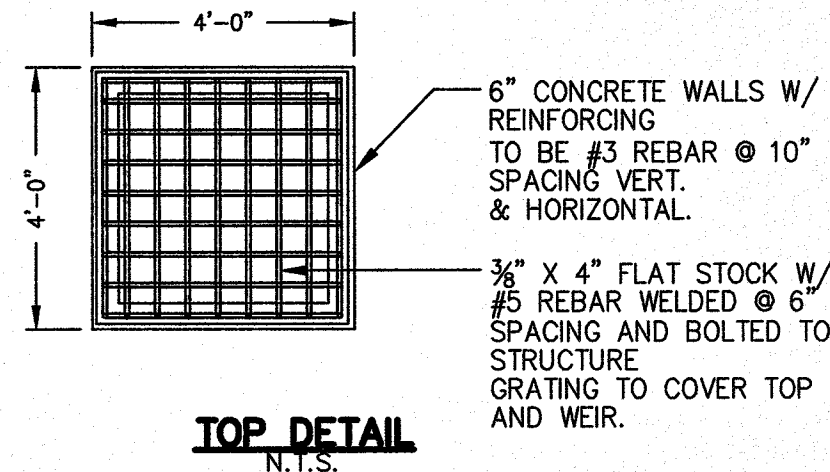
CONSTRUCTION
DETAILS

SHEET 2 OF 5

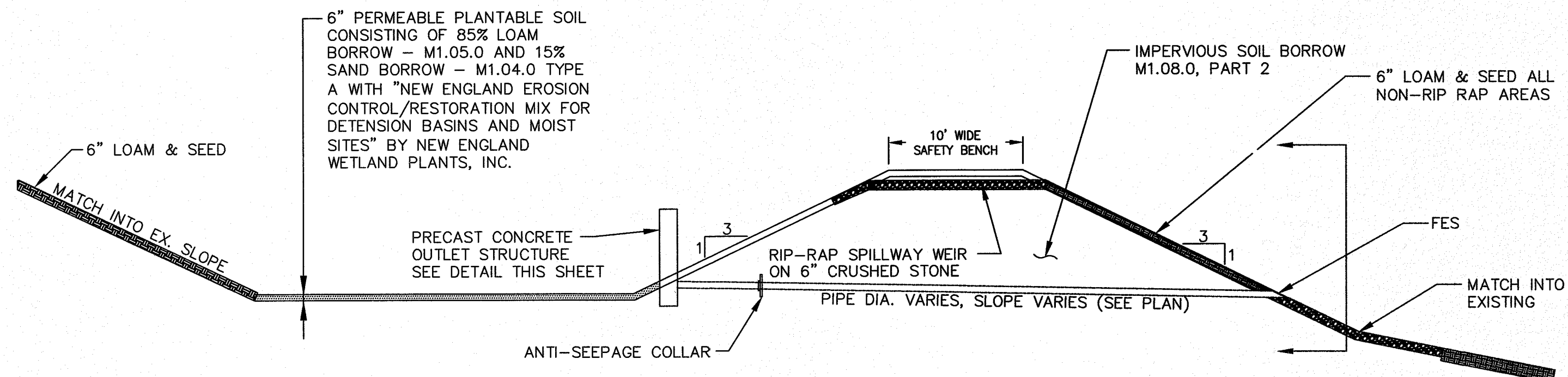


DES BY: TRB, RJF
CHK BY: RMM, BJA
DATE: APR. 18, 2019
PROJ. NO. 2019-049

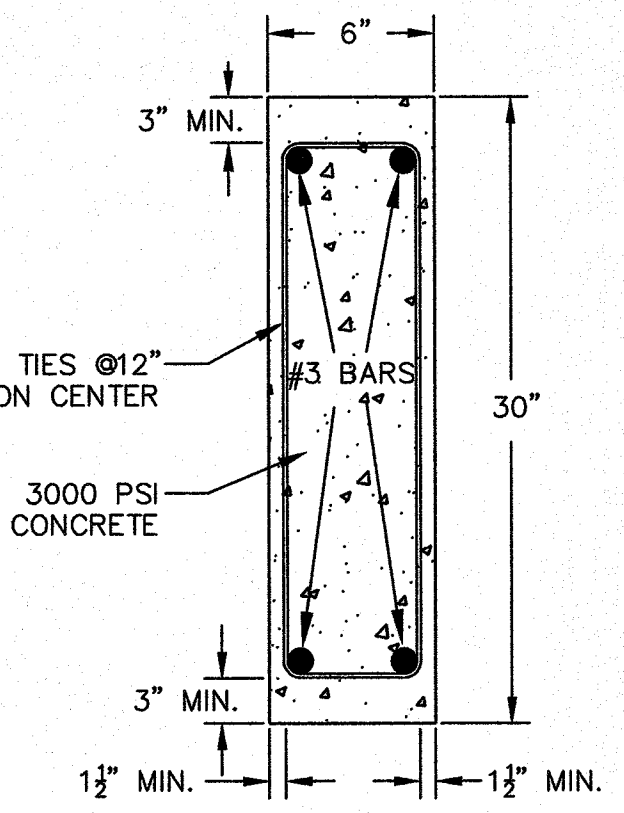
C-5.2
PLAN NO. L-5821



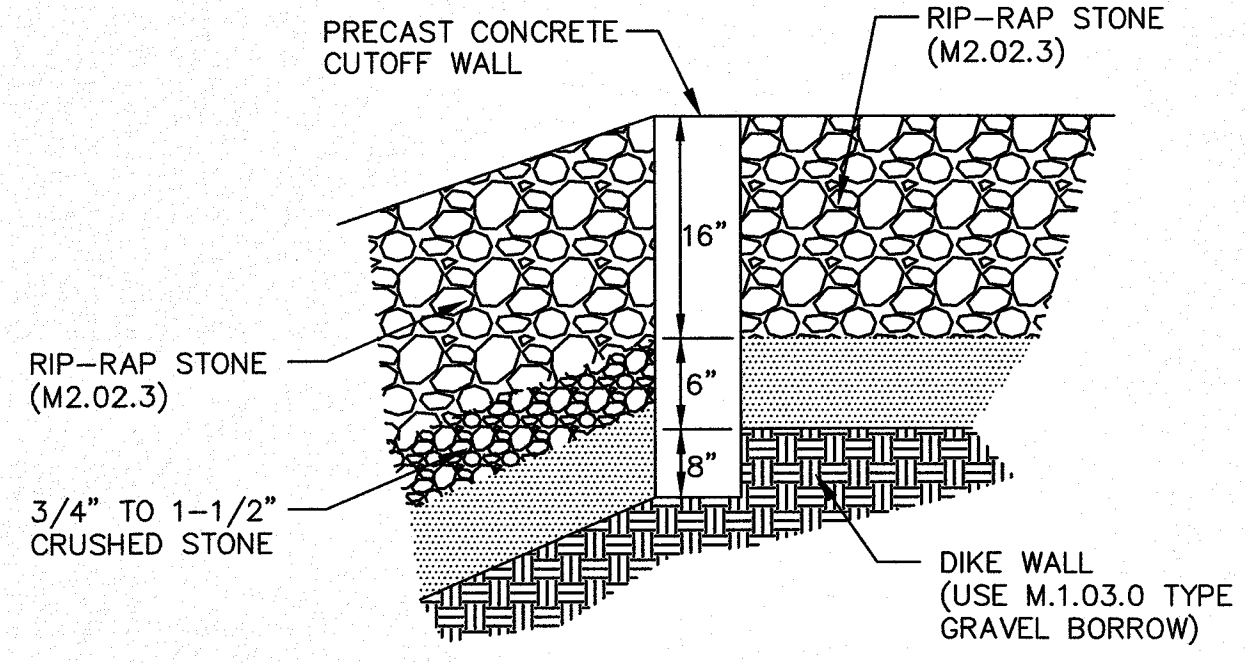
1 OUTLET STRUCTURE (OS) - ORIFICE/GRATE
SCALE: N.T.S.



2 INFILTRATION BASIN CROSS SECTION
SCALE: N.T.S.

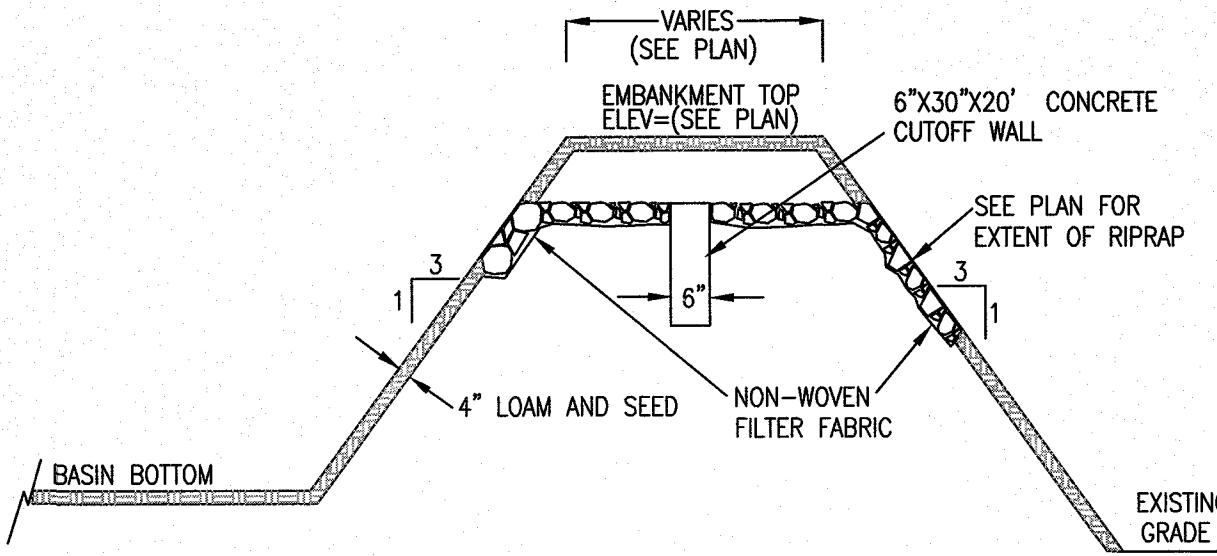


3 CUTOFF WALL
SCALE: N.T.S.

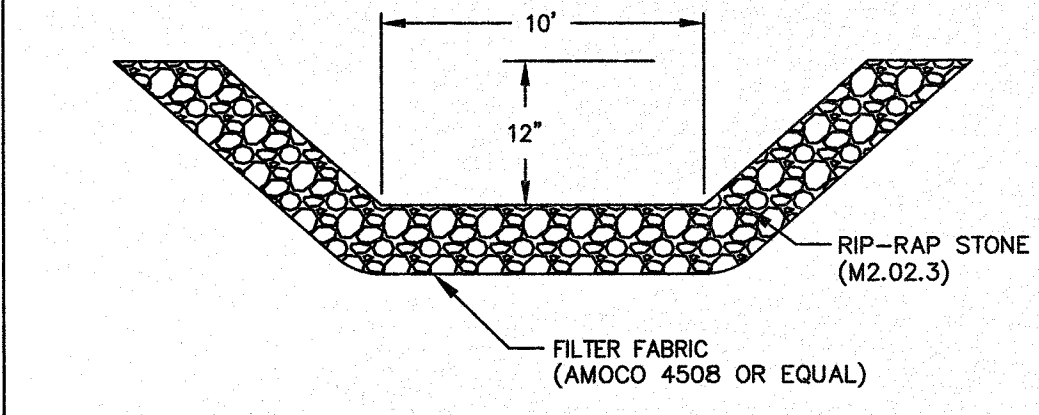
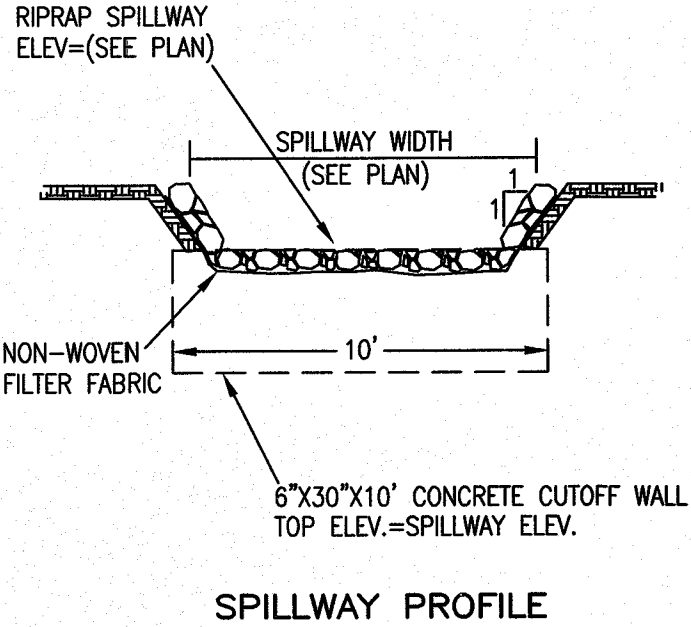


4 CUTOFF WALL CONFIGURATION
SCALE: N.T.S.

- NOTES:
1. EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
 2. BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
 3. RIPRAP SPILLWAY STONE TO BE 4" MINIMUM, 6" MAXIMUM.

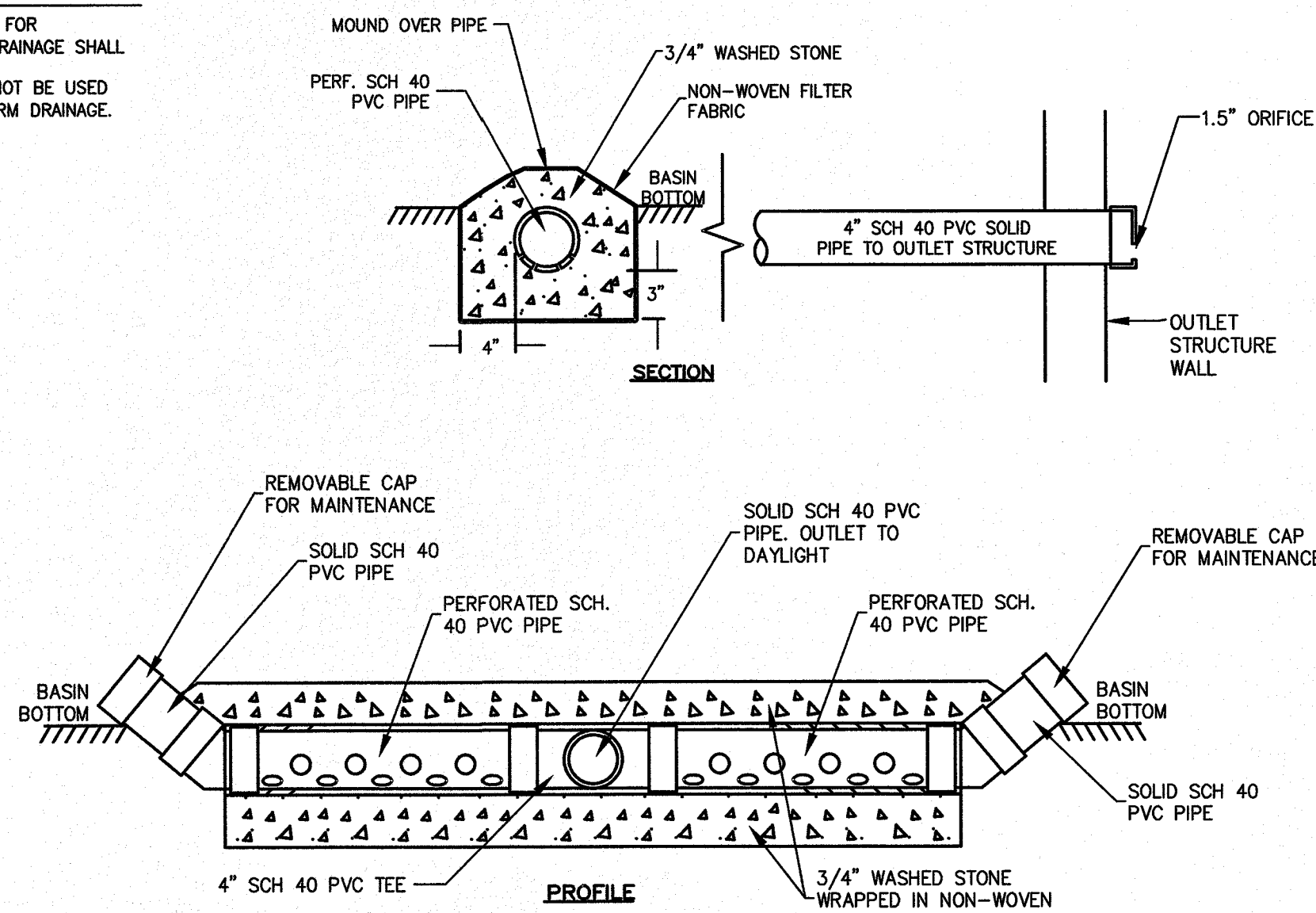


5 TYPICAL EMBANKMENT/SPILLWAY
SCALE: N.T.S.

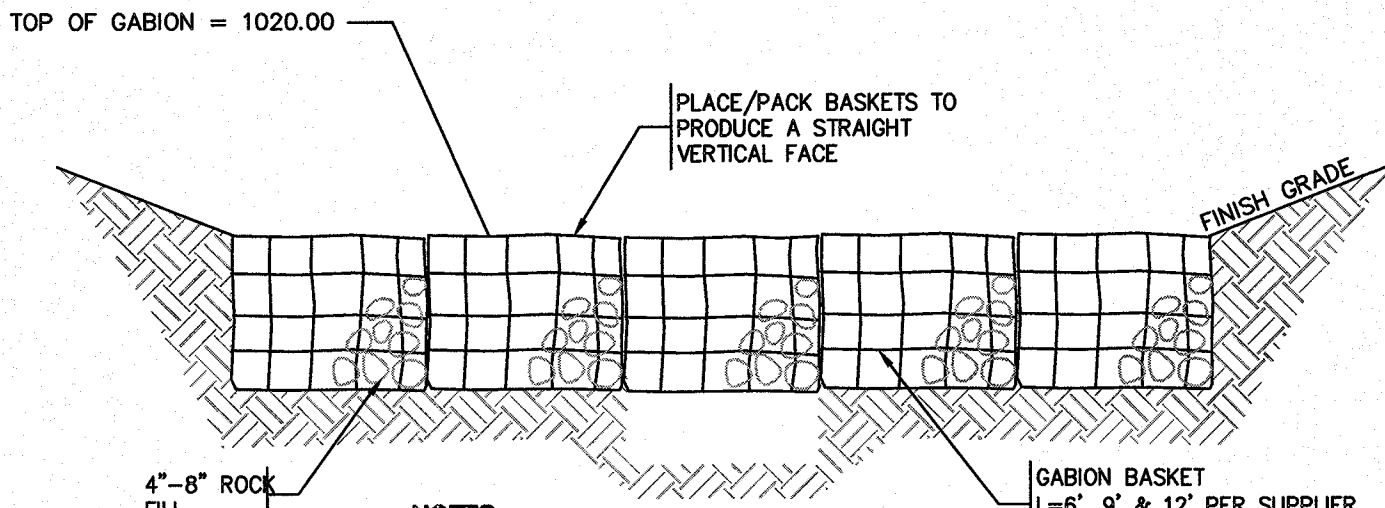


6 STONE RIP-RAP EMERGENCY SPILLWAY
SCALE: N.T.S.

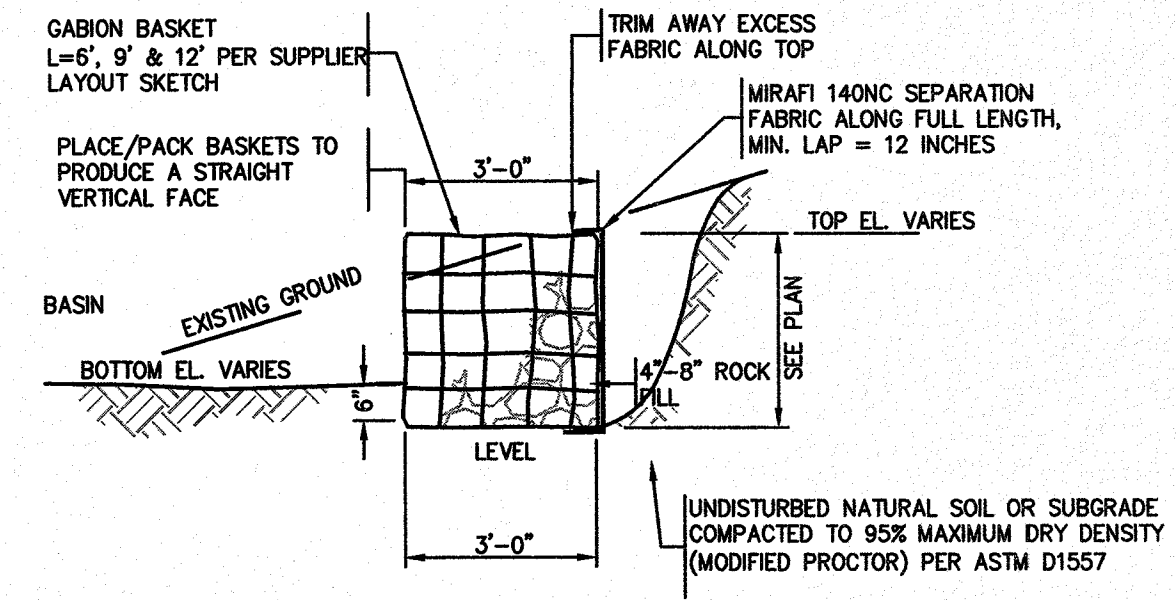
- NOTES:
1. ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
 2. GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.



7 LOW-FLOW DRAIN
SCALE: N.T.S.



8 GABION FOREBAY
SCALE: N.T.S.



ASE
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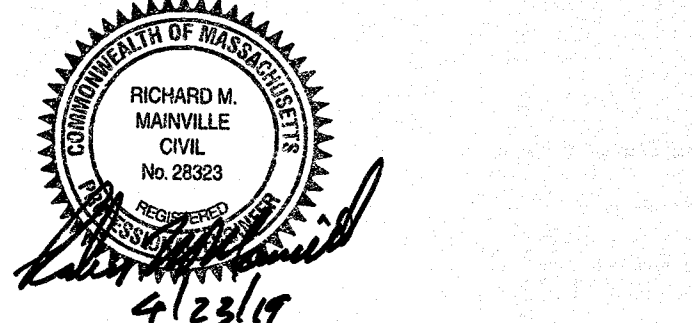
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22 BURNCOT STREET
LEICESTER, MA 01524
APPLICANT: CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS		
NO.	DATE	DESCRIPTION

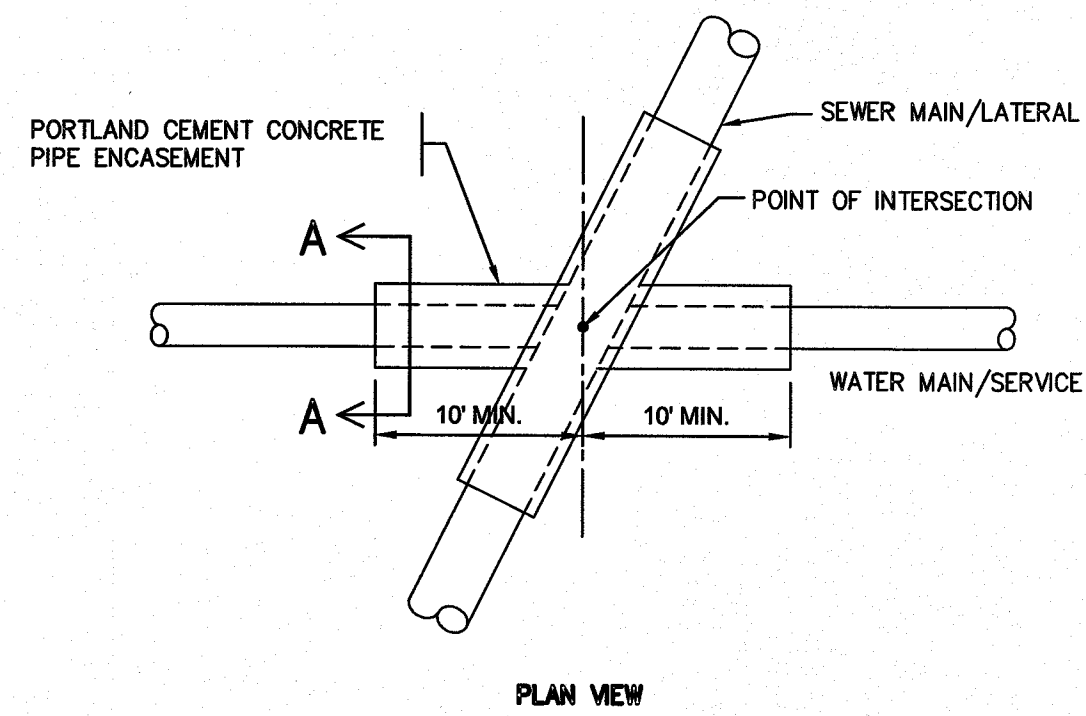
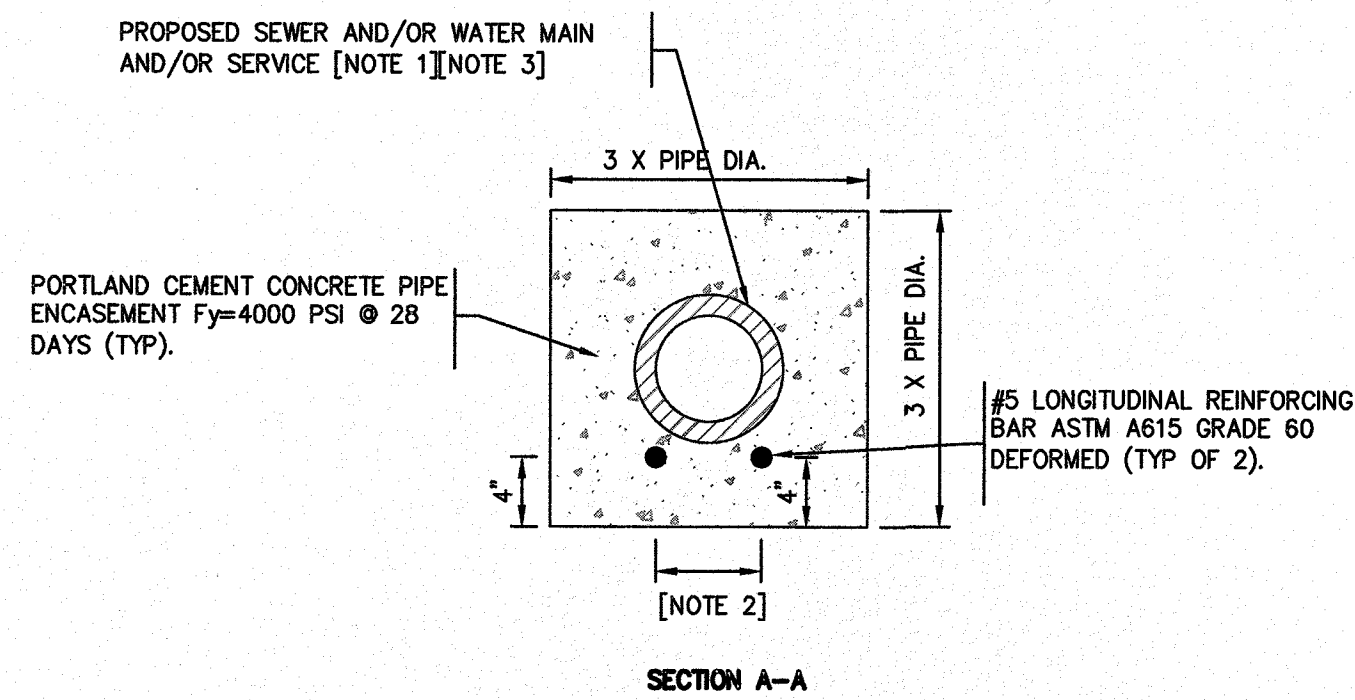
SHEET TITLE
**CONSTRUCTION
DETAILS**
SHEET 3 OF 5



DES BY: TRB, R.J.F. DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

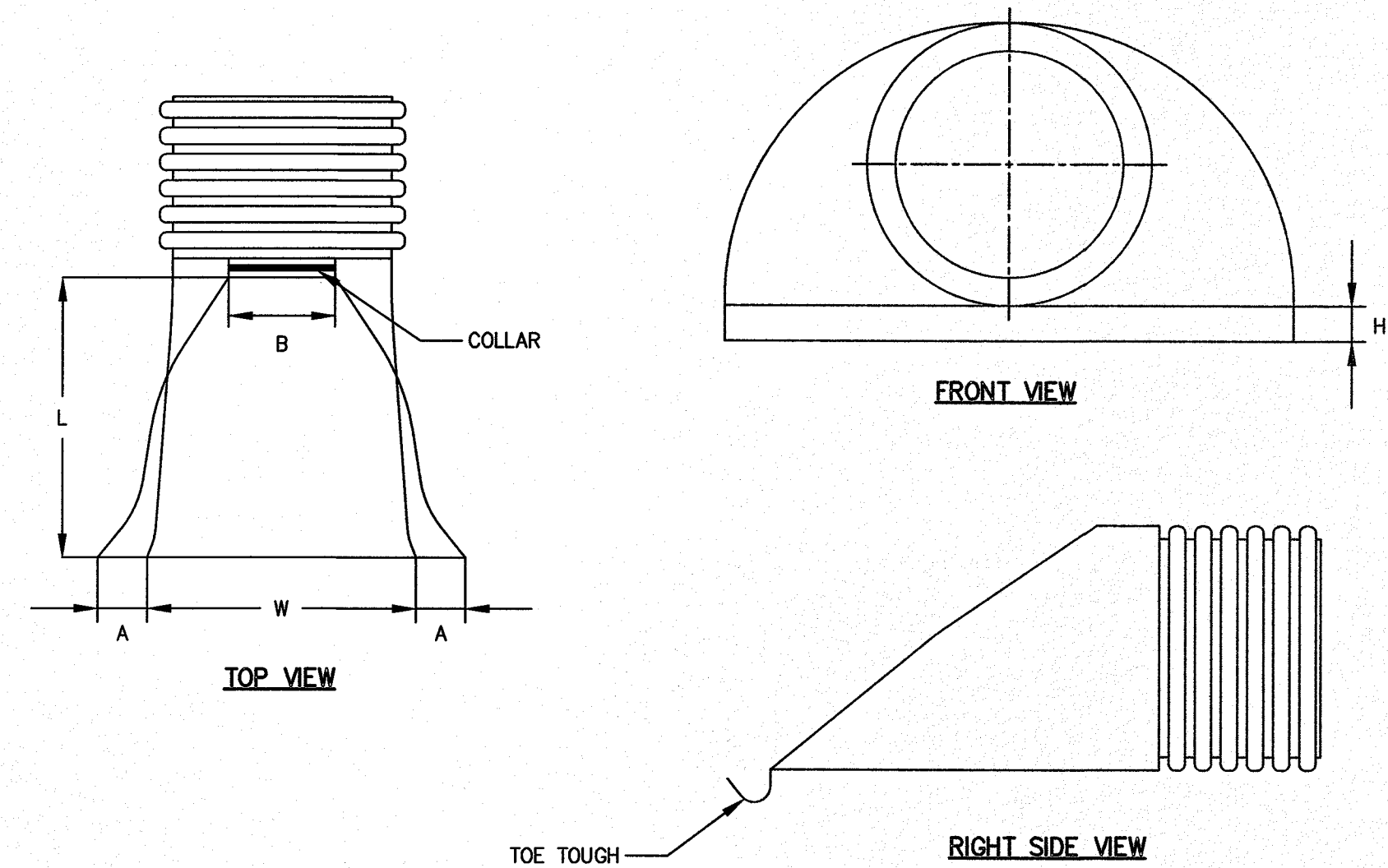
C-5.3

NOTES:
[1] CONCRETE PIPE ENCASEMENT TO EXTEND 10 FT ALONG SEWER LINE AND WATER LINE FROM POINT OF INTERSECTION.
[2] DISTANCE EQUAL TO PIPE DIAMETER.
[3] CONCRETE PIPE ENCASEMENT REQUIRED WHENEVER PROPOSED SEWER MAIN/LATERAL IS WITHIN 10' OF PROPOSED WATER MAIN/SERVICE.

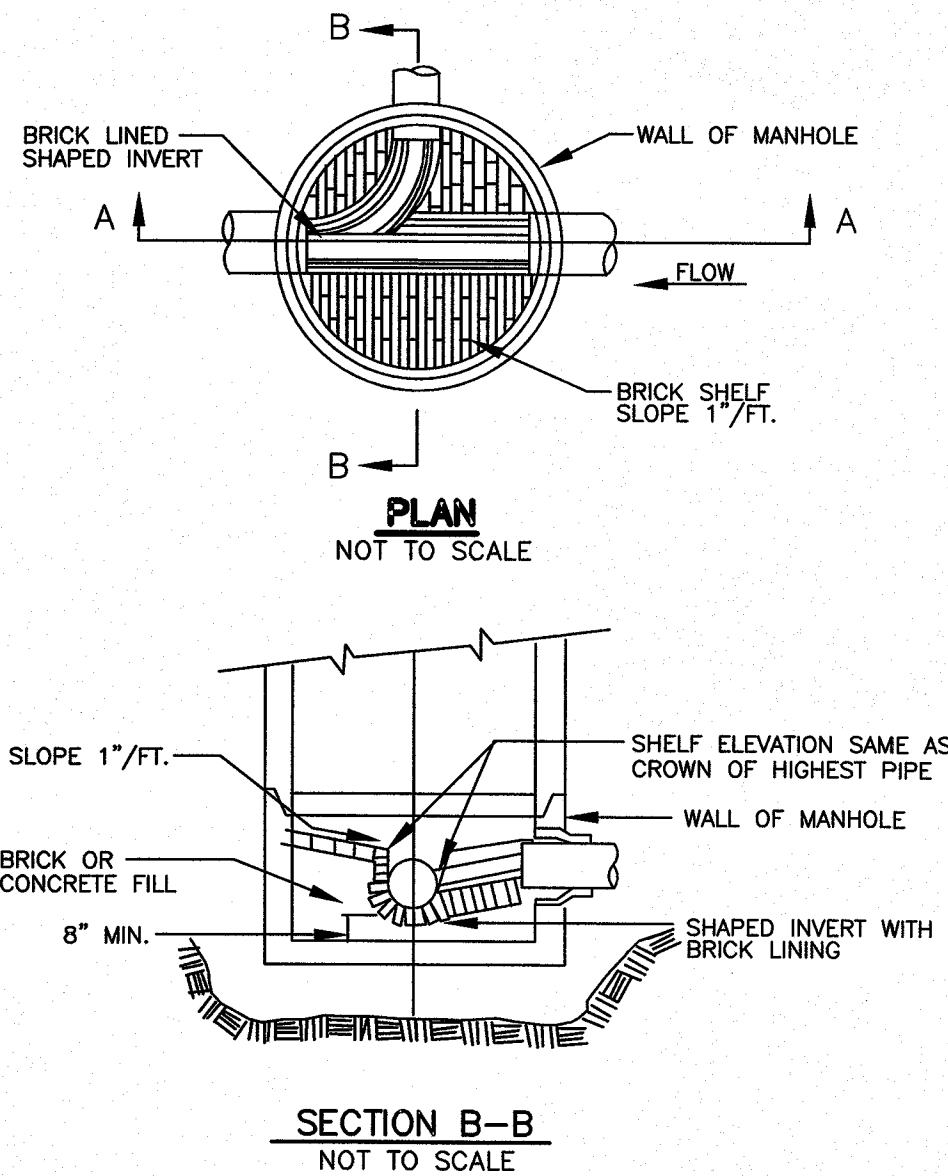
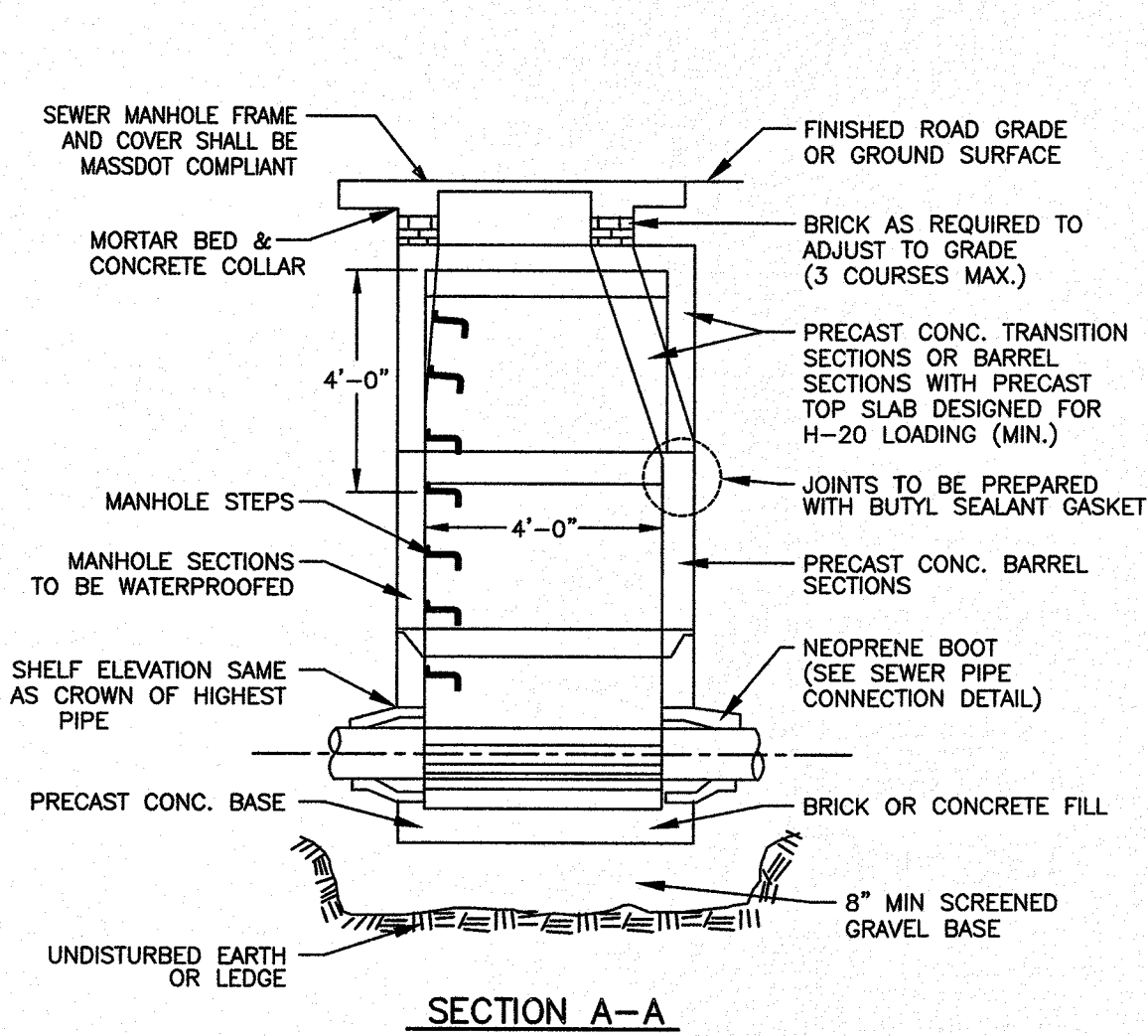


1 PIPE ENCASEMENT
SCALE: N.T.S.

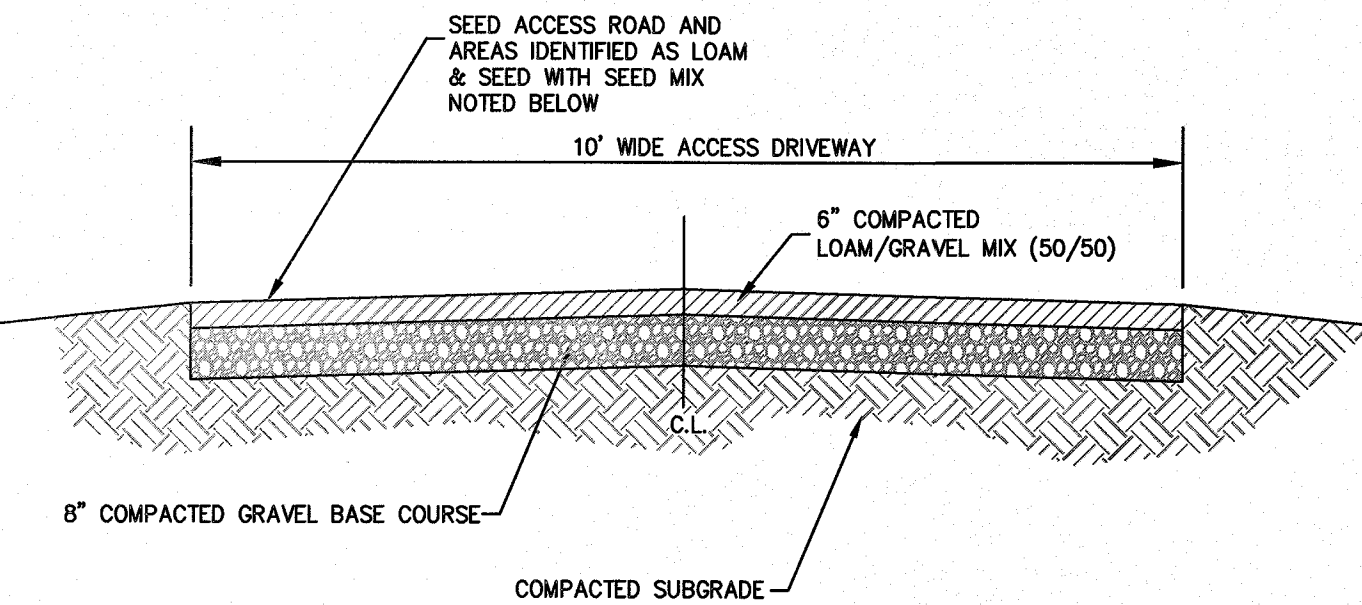
PIPE DIAMETER (INCHES)						
DIAMETER (INCHES)	12	15	18	24	30	36
A (INCHES)	6.5	6.5	7.5	7.5	7.5	7.5
B (MAX) (INCHES)	10.0	10.0	15.0	18.0	22.0	25.0
H (INCHES)	6.5	6.5	6.5	6.5	6.6	6.6
L (INCHES)	25.0	25.0	32.0	36.0	58.0	58.0
W (INCHES)	29.0	29.0	35.0	45.0	63.0	63.0



2 CORRUGATED POLYETHYLENE FLARED-END SECTION (FES)
SCALE: N.T.S.



3 TYPICAL PRECAST CONCRETE 48" DIAMETER SEWER MANHOLE (SMH)
SCALE: N.T.S.

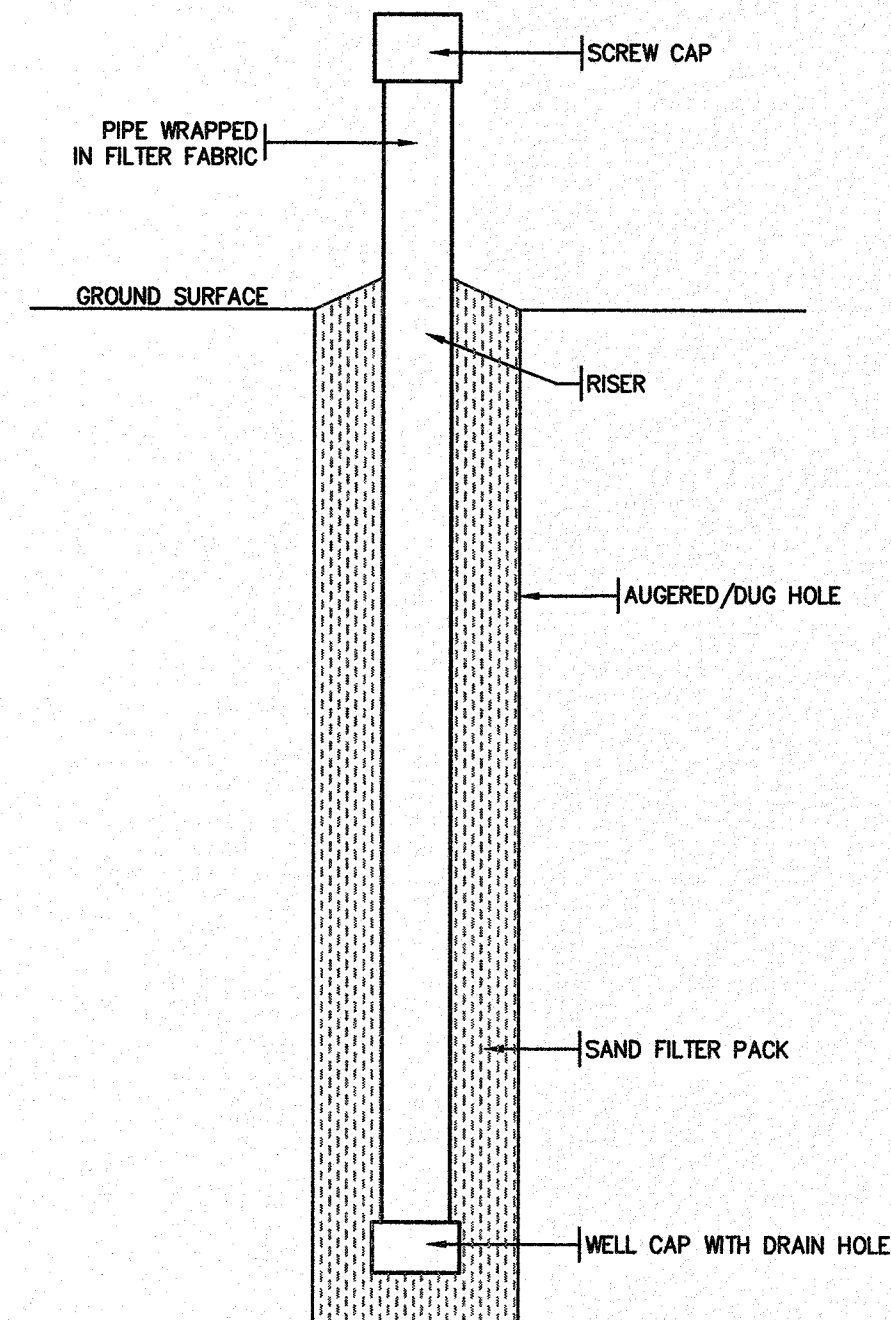


NOTES:
[1] SEED ACCESS ROAD AND AREAS IDENTIFIED AS LOAM & SEED WITH SEED MIX NOTED BELOW

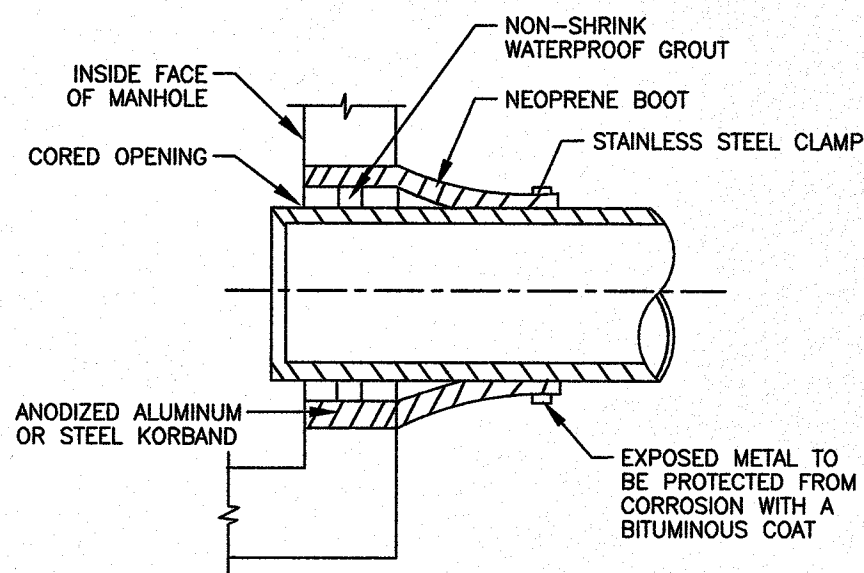
4 GRAVEL ACCESS DRIVE
SCALE: N.T.S.

SEED	% BY WEIGHT
CREEPING FESCUE IMPROVED VARIETIES	70
KENTUCKY BLUE GRASS IMPROVED VARIETIES	15
PERENNIAL RYE GRASS IMPROVED VARIETIES	15

NOTES:
1. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.
2. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.
3. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.



6 MONITORING WELL
SCALE: N.T.S.



5 SEWER PIPE CONNECTION
SCALE: N.T.S.

ASE

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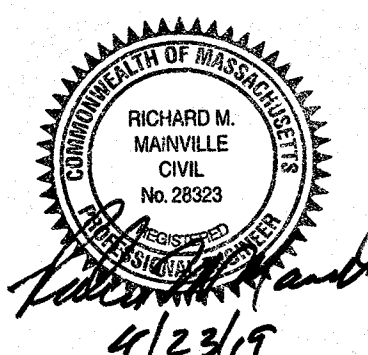
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

CONSTRUCTION
DETAILS

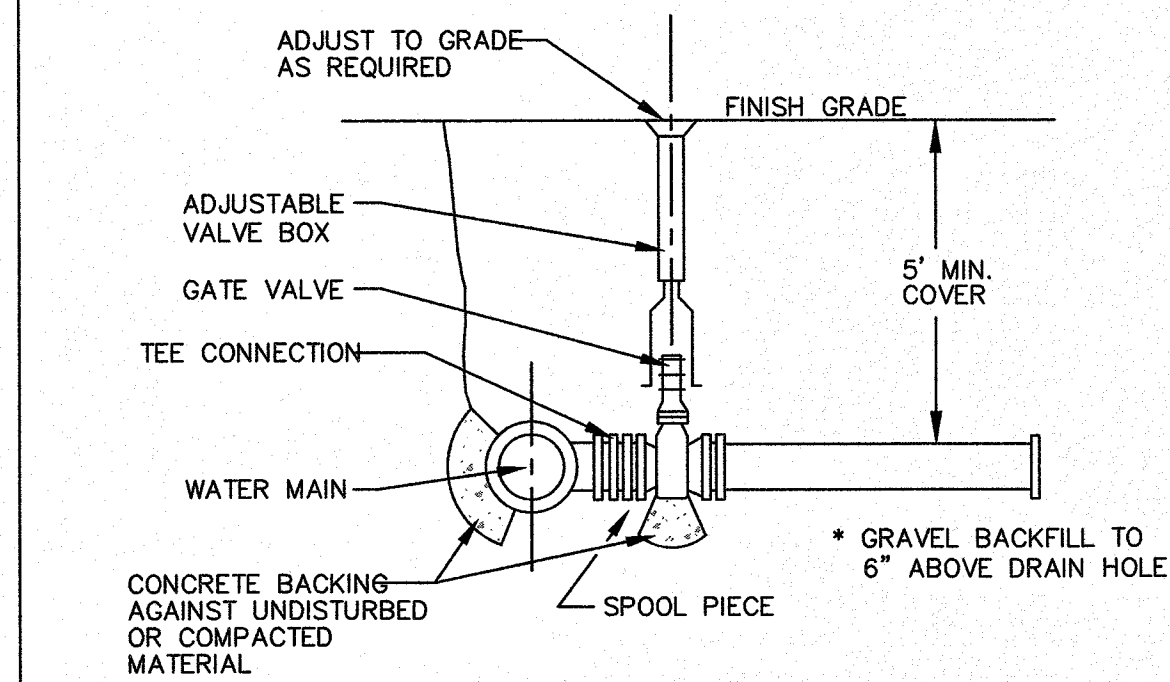
SHEET 4 OF 5



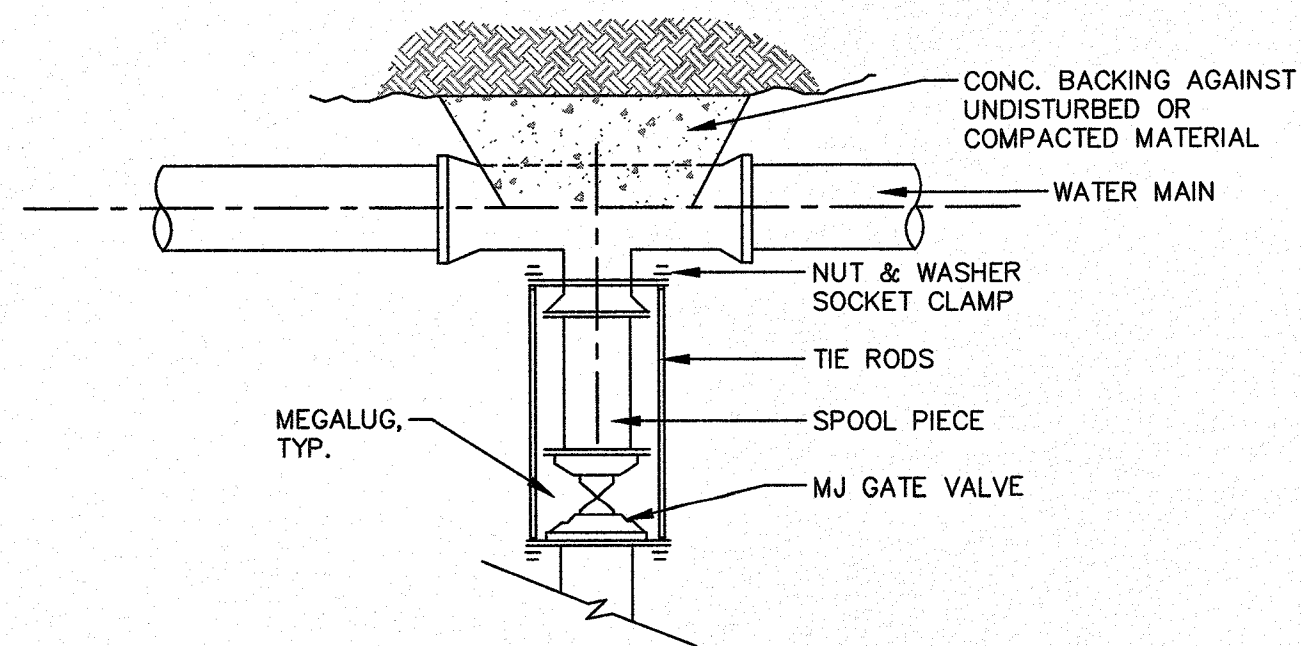
DES BY: TRB, RJF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-5.4
PLAN NO. L-5821

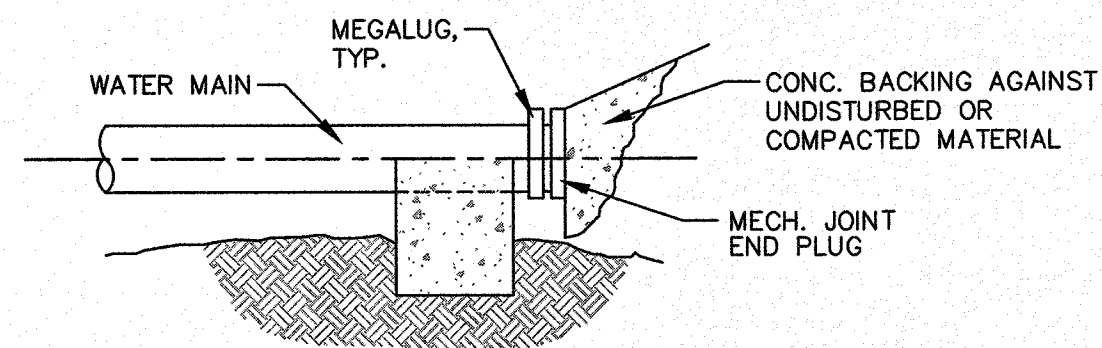
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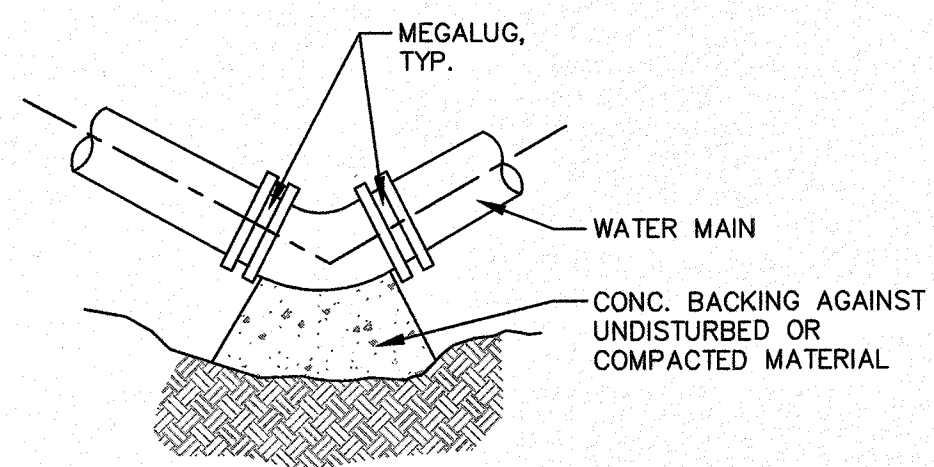
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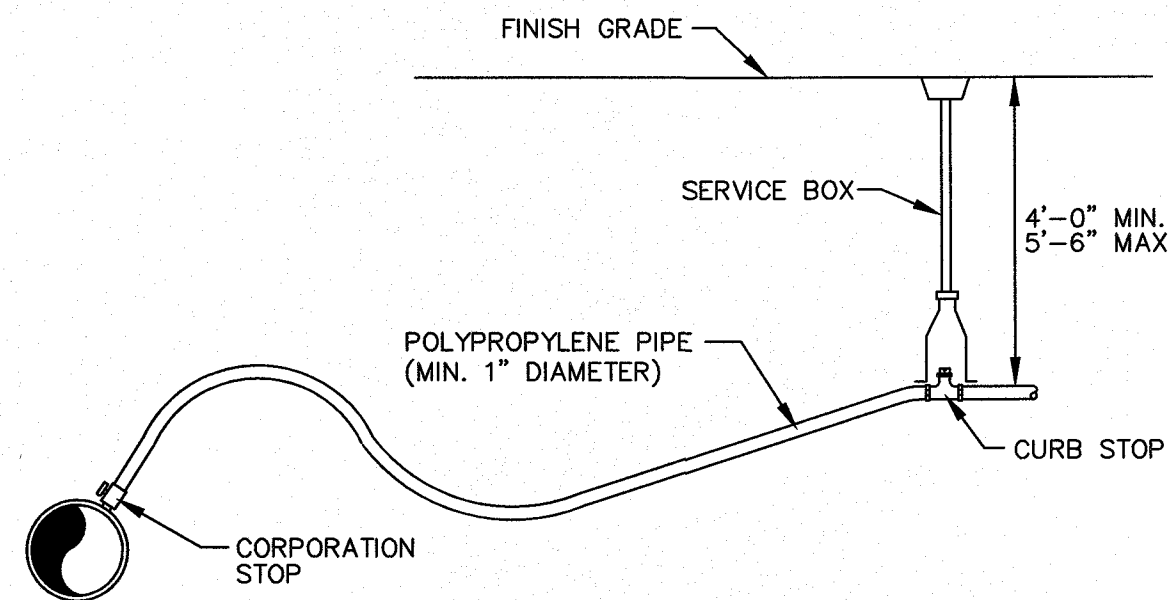
TYPICAL VALVE CONNECTION - RESTRAINED JOINT TEE



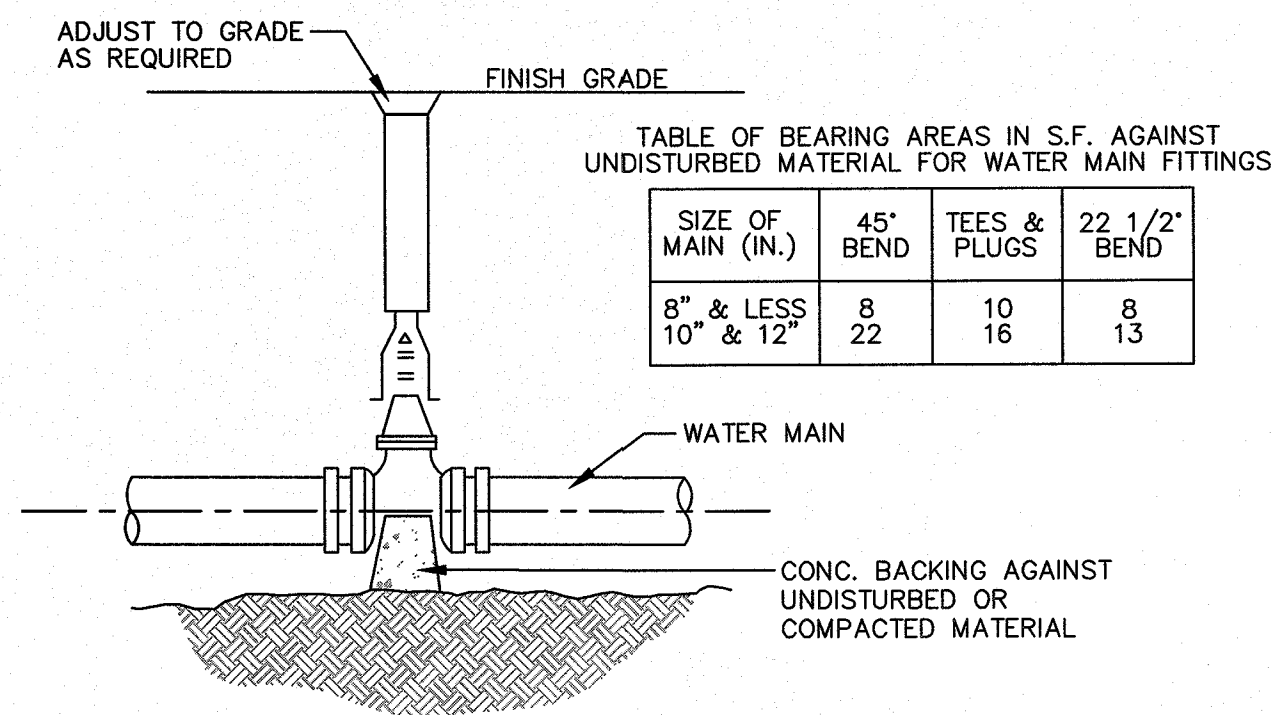
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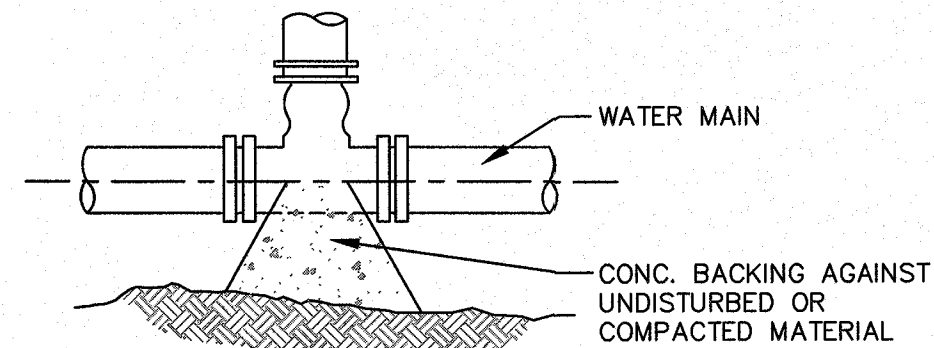
TYPICAL BEND DETAIL



TYPICAL WATER SERVICE DETAIL

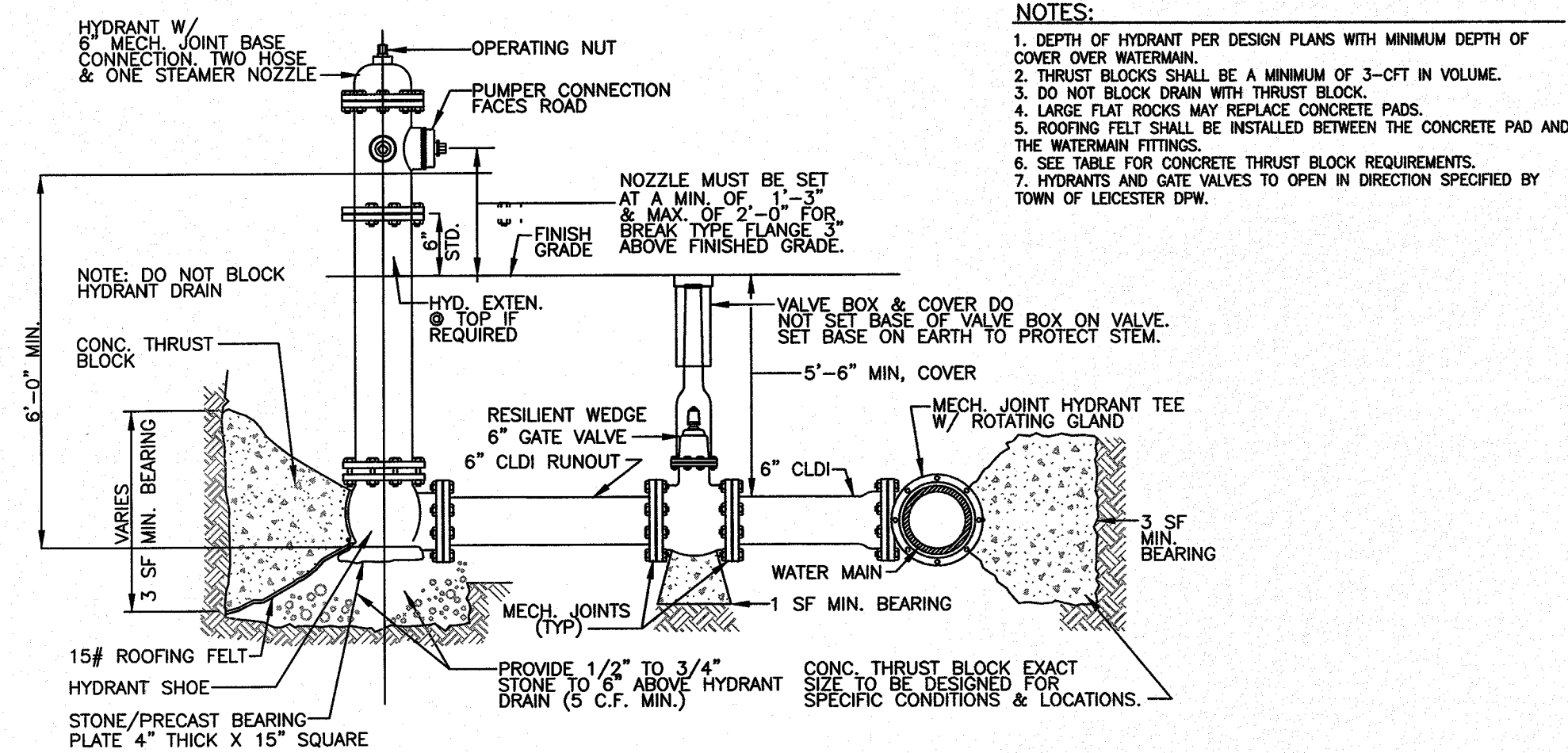


TYPICAL VALVE



TYPICAL TEE

- NOTES:
1. ALL FITTINGS SHALL BE COMPRESSION TYPE.
 2. VALVES TO IN DIRECTION SPECIFIED BY TOWN OF LEICESTER DPW.
 3. MECHANICAL JOINTS TO BE MEGALUG, OR APPROVED EQUAL.



5 TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE: N.T.S.

ASE

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Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT:
CULTIVATE BURNGOAT
22 BURNGOAT STREET
LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

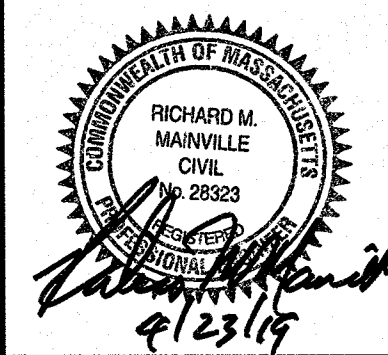
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

CONSTRUCTION
DETAILS

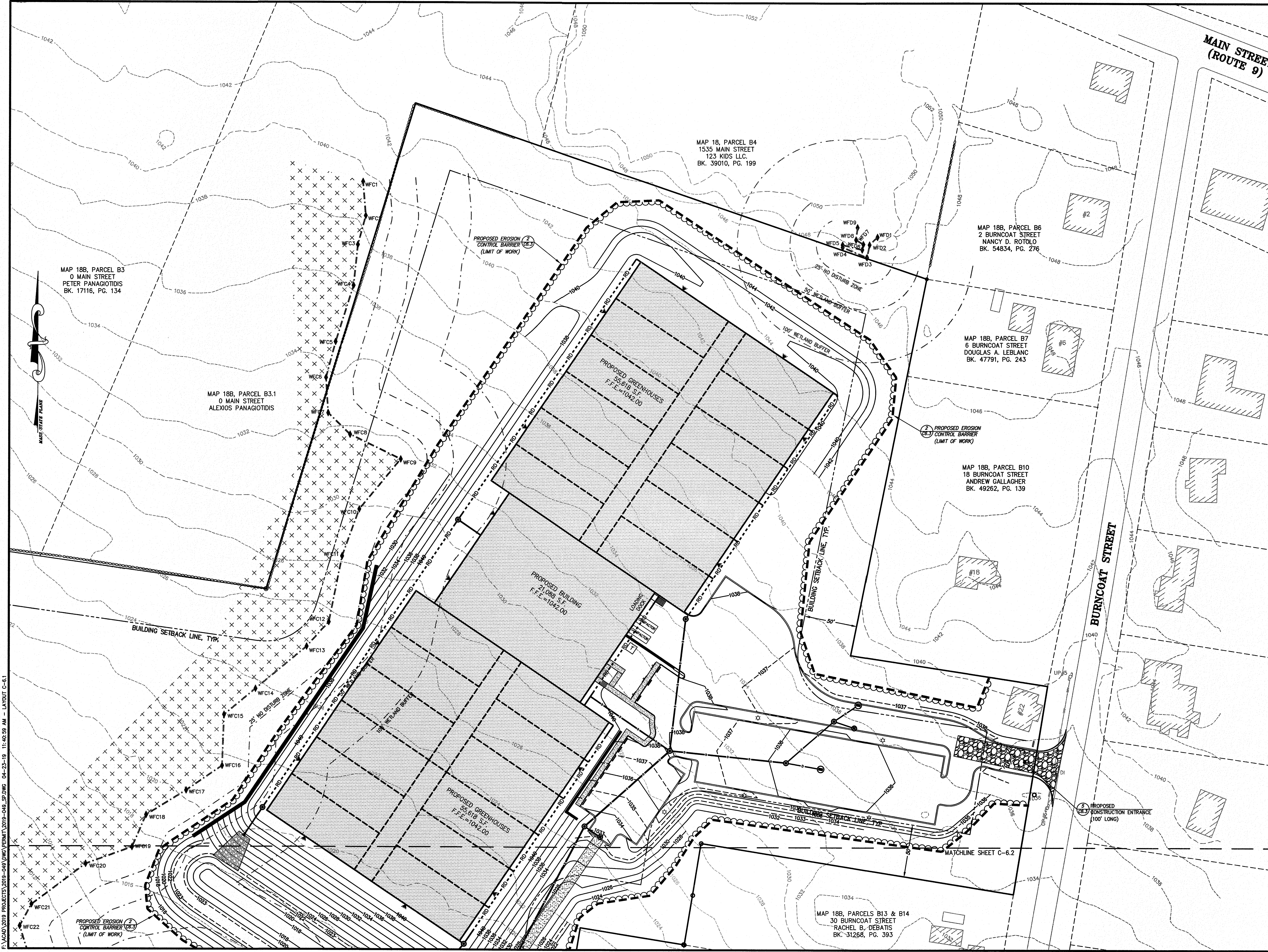
SHEET 5 OF 5



DES BY: TRB, R.J.F. DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-5.5
PLAN NO. L-5821

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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

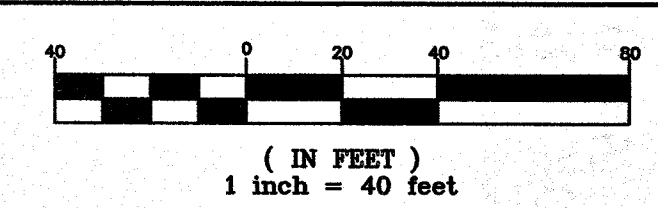
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CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS

NO.	DATE	DESCRIPTION

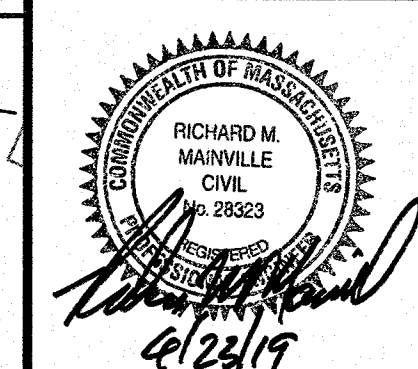
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SHEET TITLE

EROSION & SEDIMENT
CONTROL PLAN

SHEET 1 OF 3

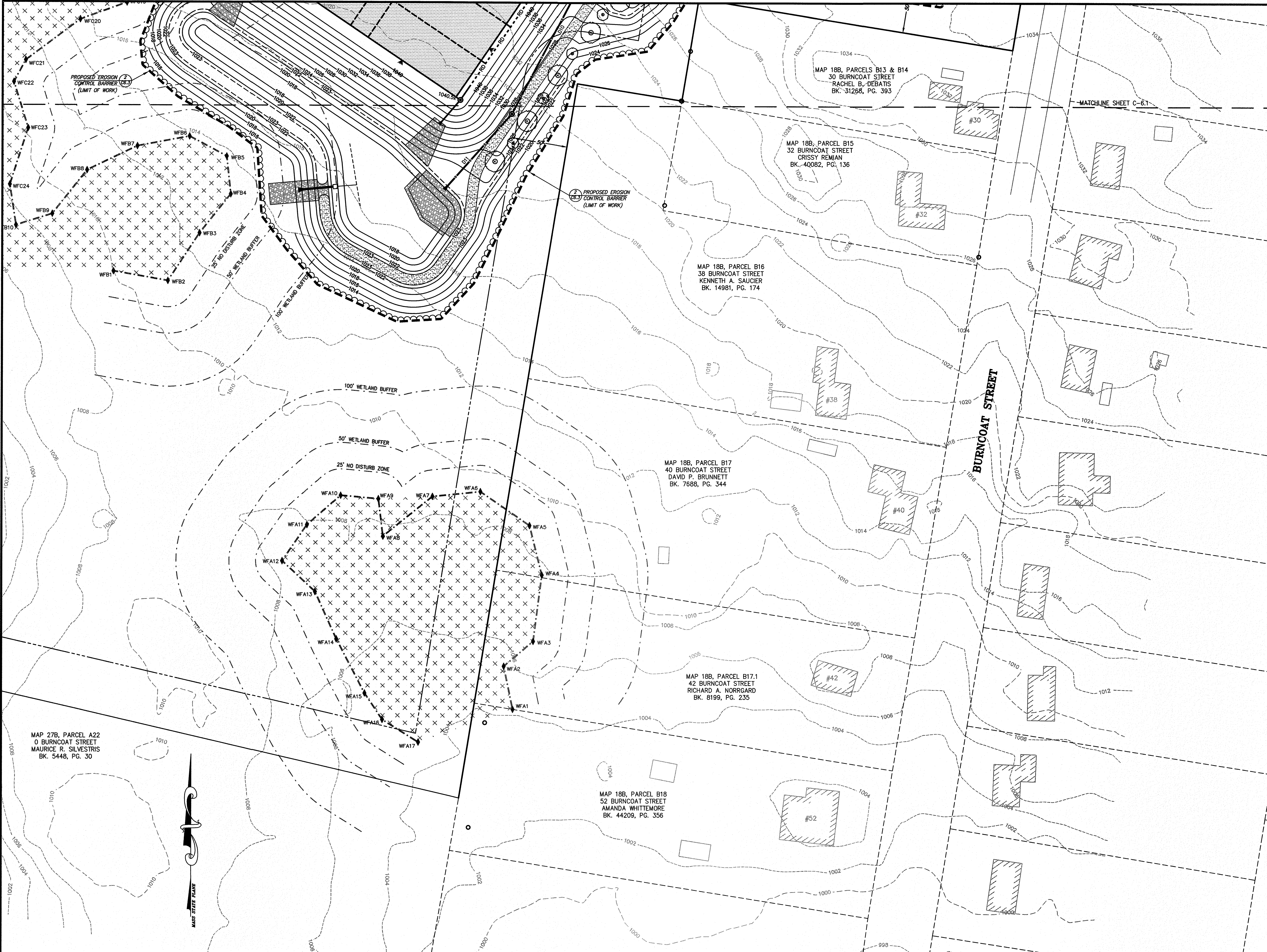


DES BY: TRB, RUF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-6.1
PLAN NO. L-5821

PLAN NO. L-5821 PROJECTS 2019-049 (WMS) PERMIT 2019-048 SP DWE 04-23-19 11:40:58 AM - LAYOUT C-6.1

FILED: 2019 PROJECTS: 2019-040 (W/PERMIT) 2019-049, SP, DWG. 04-23-19 11:40:28 AM - LAYOUT C-6.2



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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT:

CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

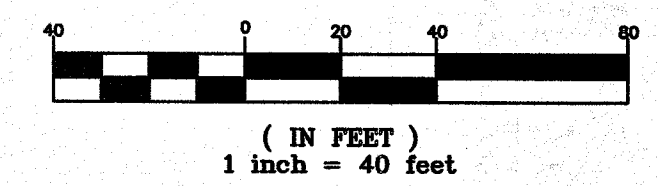
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CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS

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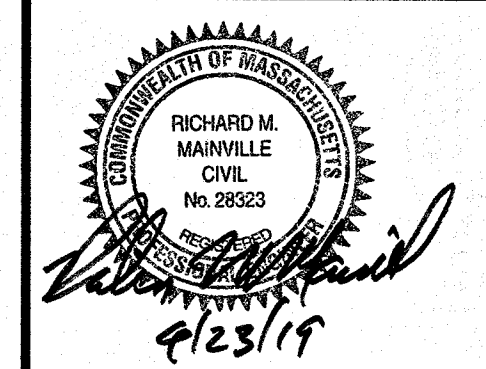
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SHEET TITLE

EROSION & SEDIMENT
CONTROL PLAN

SHEET 2 OF 3



DES BY: TRB, RJF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-6.2
PLAN NO. L-5821

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EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED, ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 - PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL W51210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMCOO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX 1 BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TALINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

PART 3 - EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

PART 3 - CONTINUED

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALL CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

3.06 LANDSCAPING

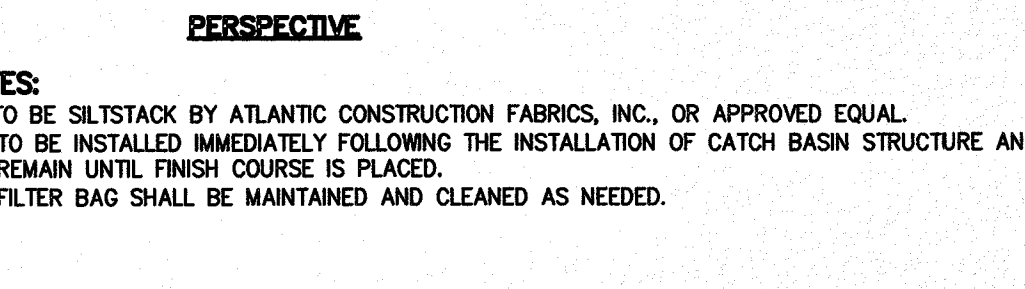
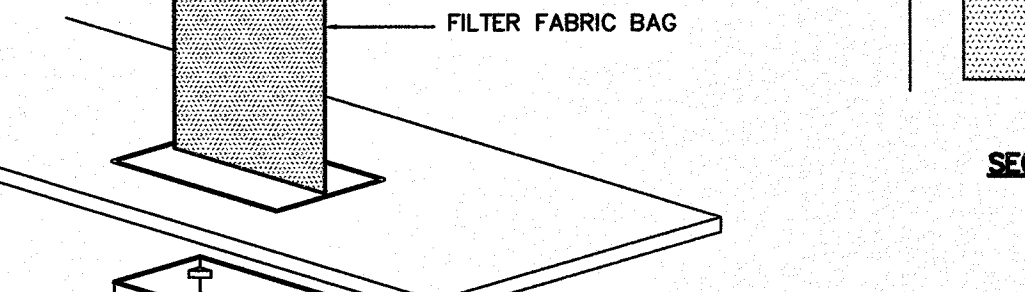
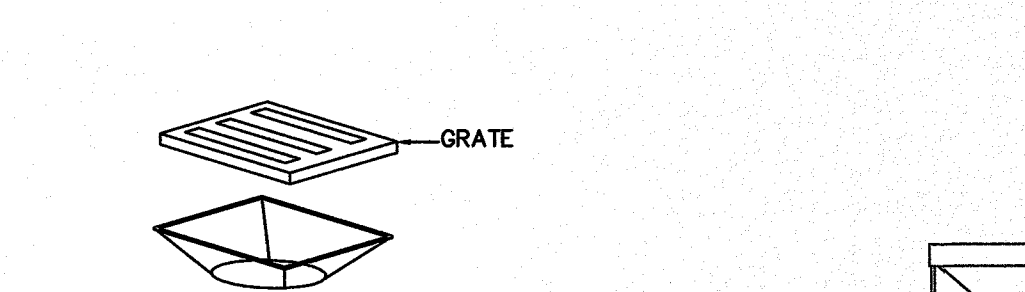
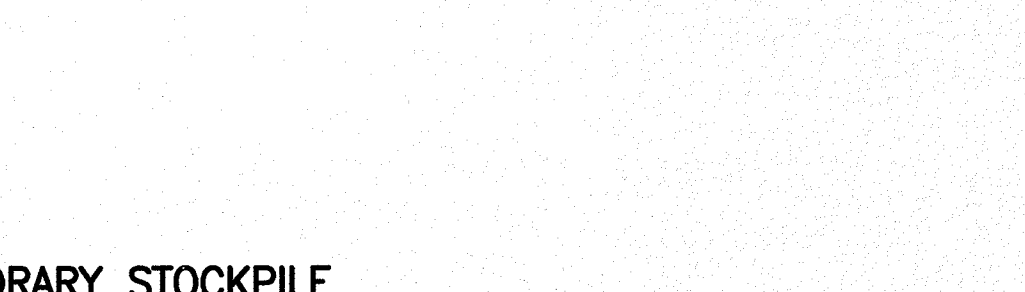
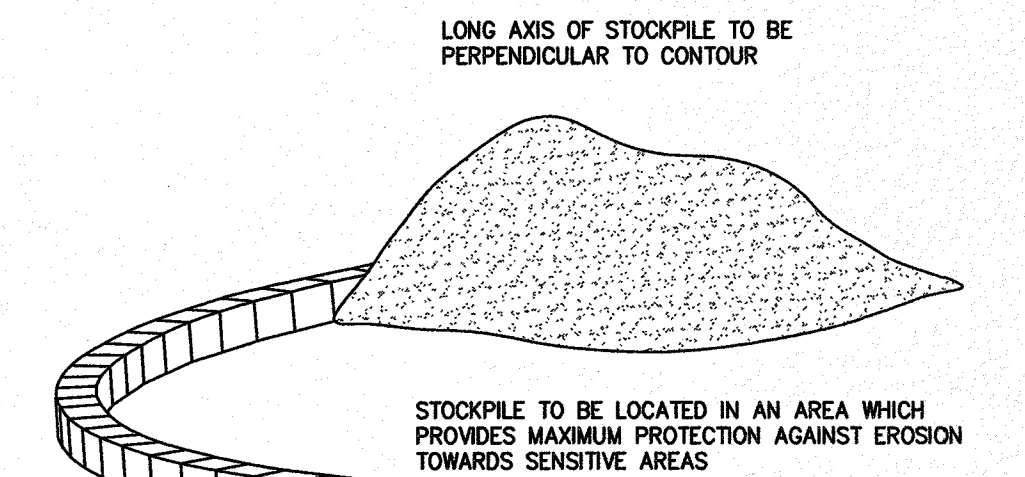
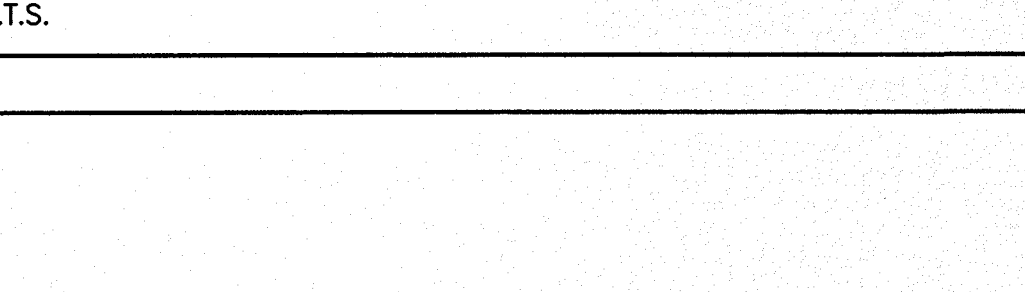
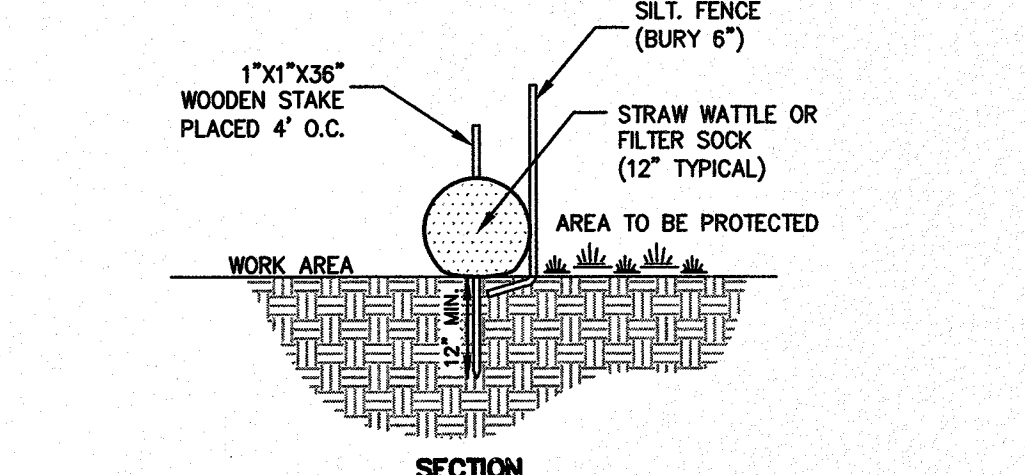
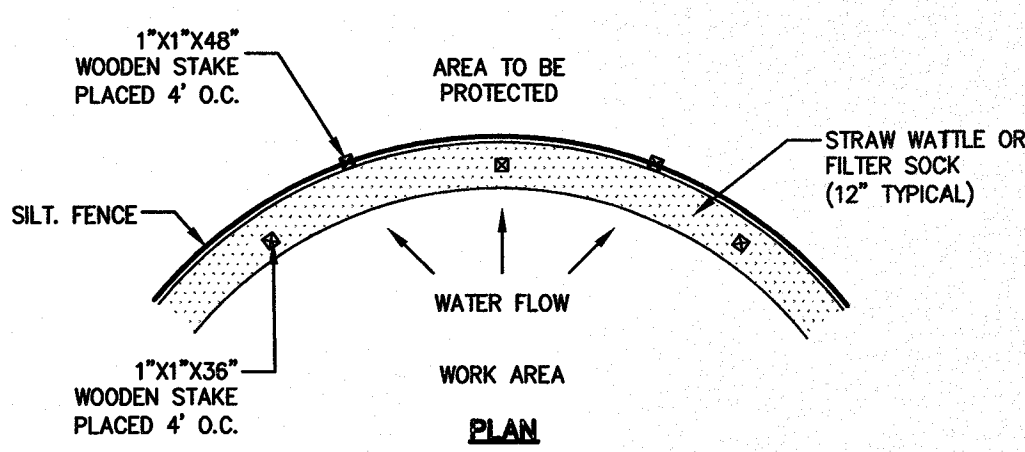
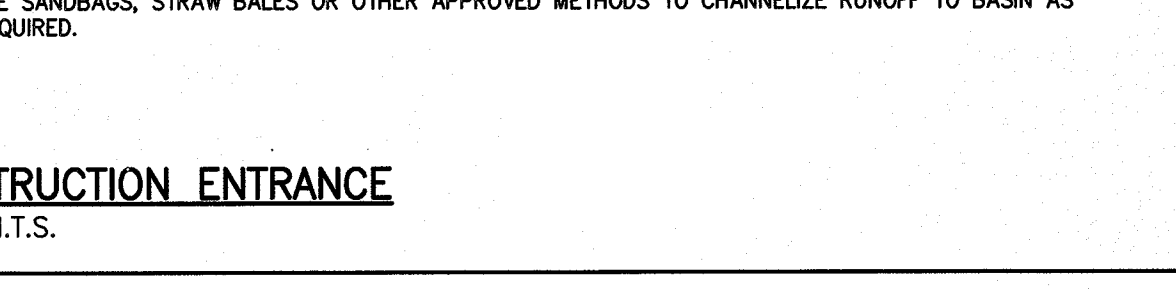
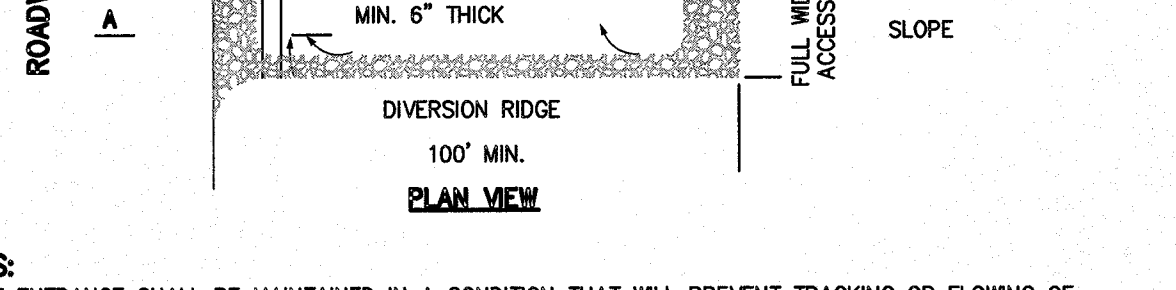
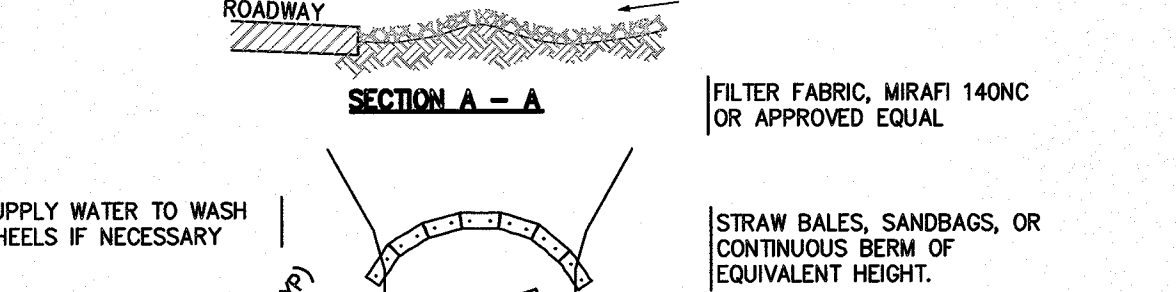
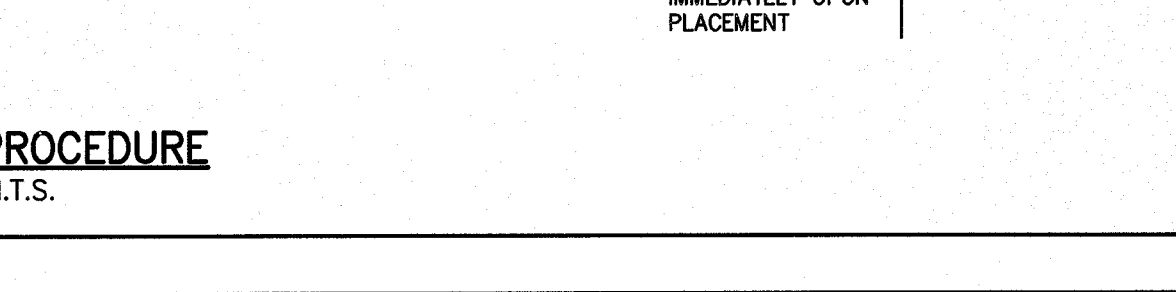
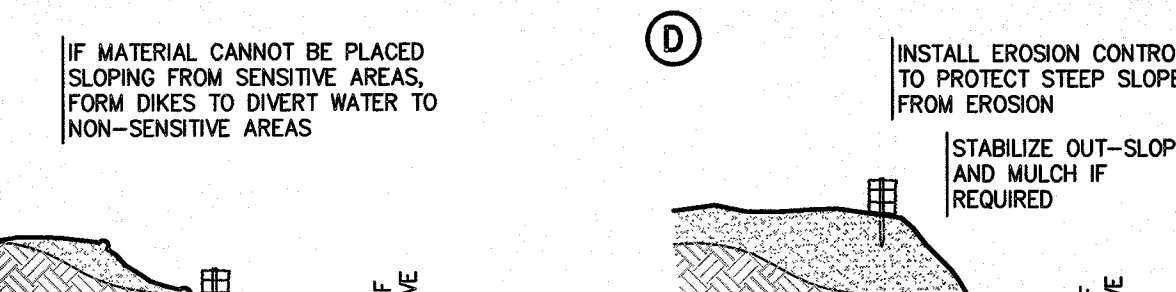
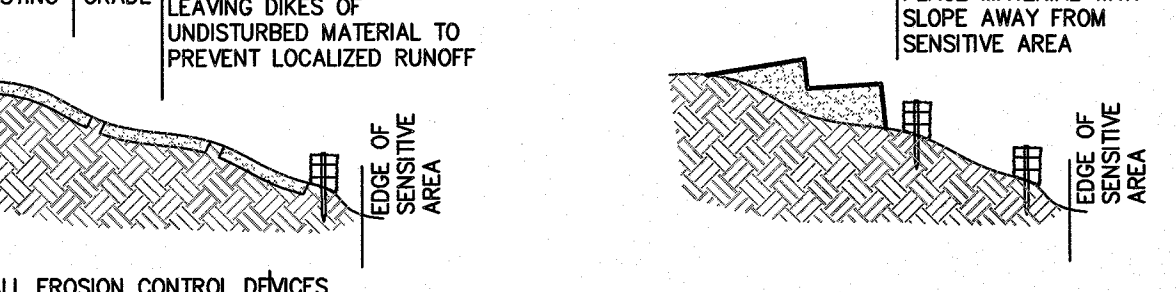
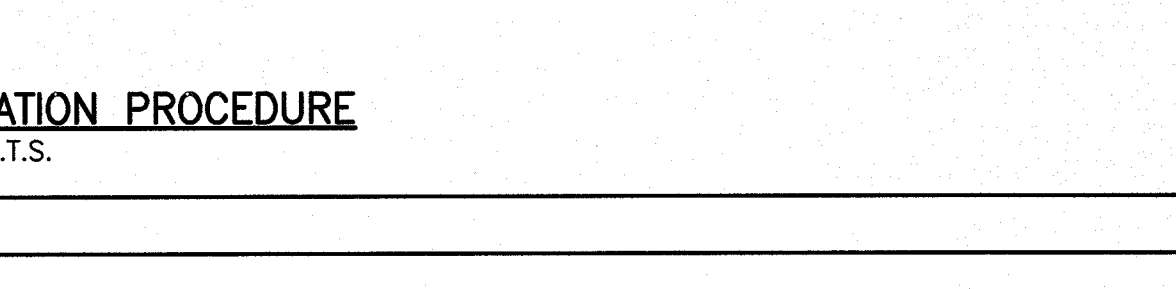
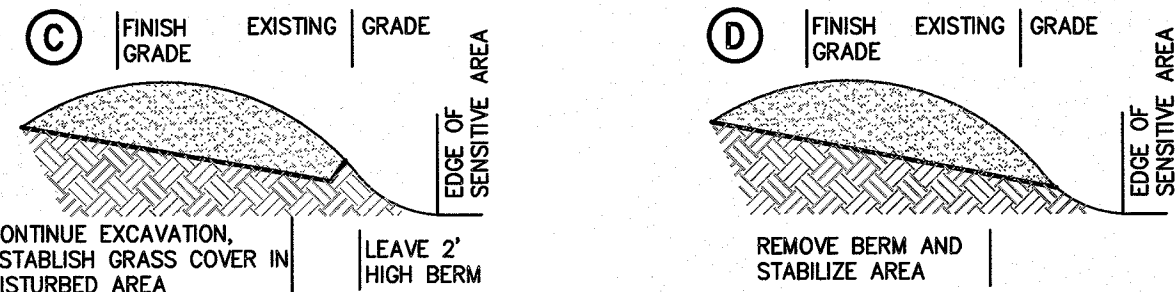
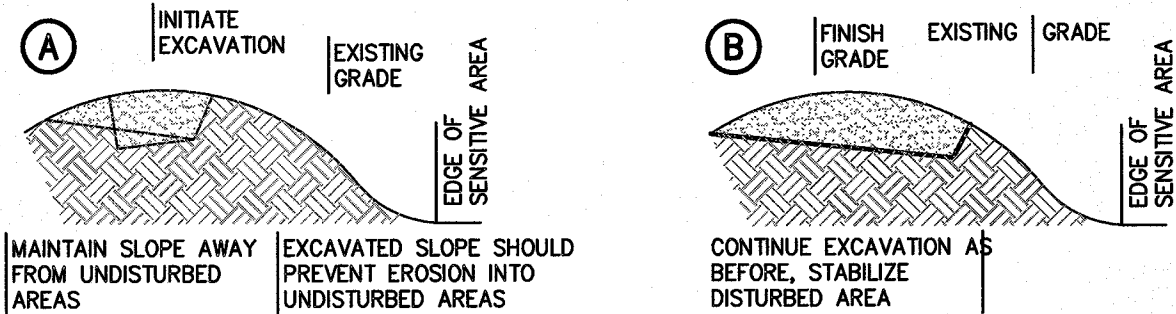
A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

GENERAL SEQUENCE OF CONSTRUCTION

1. PLACE LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES AND REQUIRED FENCING & SIGNS.
2. CONSTRUCT SEDIMENT TRAPS & BARRIERS AND PLACE OTHER CONTROLS, DIVERSION TRENCHES, PERIMETER DIKES, WATER BARS & OUTLET PROTECTION.
3. ESTABLISH STOCKPILE AND STAGING AREAS.
4. CUT TREES AND SHRUBS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
5. EXCAVATE STUMPS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
6. INSTALL DRAINAGE SYSTEM BEGINNING WITH INFILTRATION AREA. INSTALL, STABILIZE AND PROTECT INFILTRATION AREAS AND OTHER AREAS DISTURBED FOR COMPONENTS OF DRAINAGE SYSTEM. CLEAR, ROUGH GRADE & STABILIZE SLOPES OF ACCESS ROAD FROM ENTRANCE TO PROJECT AREA BETWEEN JULY 1ST AND SEPTEMBER 15TH.
7. BEGIN EARTHWORKS. ESTABLISH, STABILIZE AND PROTECT CUT AND FILL SLOPES.
8. BEGIN INSTALLATION OF OTHER UTILITIES. ESTABLISH COVER, STABILIZE AND PROTECT AREAS DISTURBED FOR UTILITY INSTALLATION.
9. BEGIN EXCAVATION FOR STRUCTURES. STOCKPILE AND PROTECT EXCAVATED MATERIALS. BACKFILL FOUNDATIONS STABILIZE ALL DISTURBED AREAS AND REMOVE EXCESS SOIL FROM SITE.
10. PERFORM SITE WORK IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL REQUIREMENTS, PART 3 - EXECUTION".
11. VERIFY ALL AREAS HAVE BEEN STABILIZED, RE-SEED EXPOSED SOILS.
12. CLEAN INFILTRATION AREA, CLEAN CATCH BASINS AND STORM DRAINS. REMOVE SOILS FROM SITE.
13. REMOVE ALL EROSION CONTROLS, LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES, SIGNS AND SWEEP PAVED AREAS.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

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P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY

DATE:

CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PROJECT:

APPLICANT:

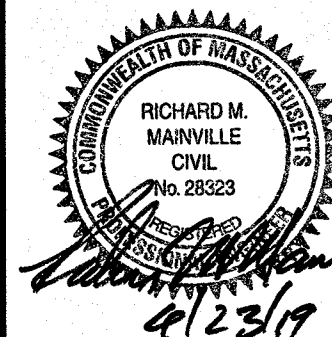
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

EROSION & SEDIMENT
CONTROL NOTES &
DETAILS

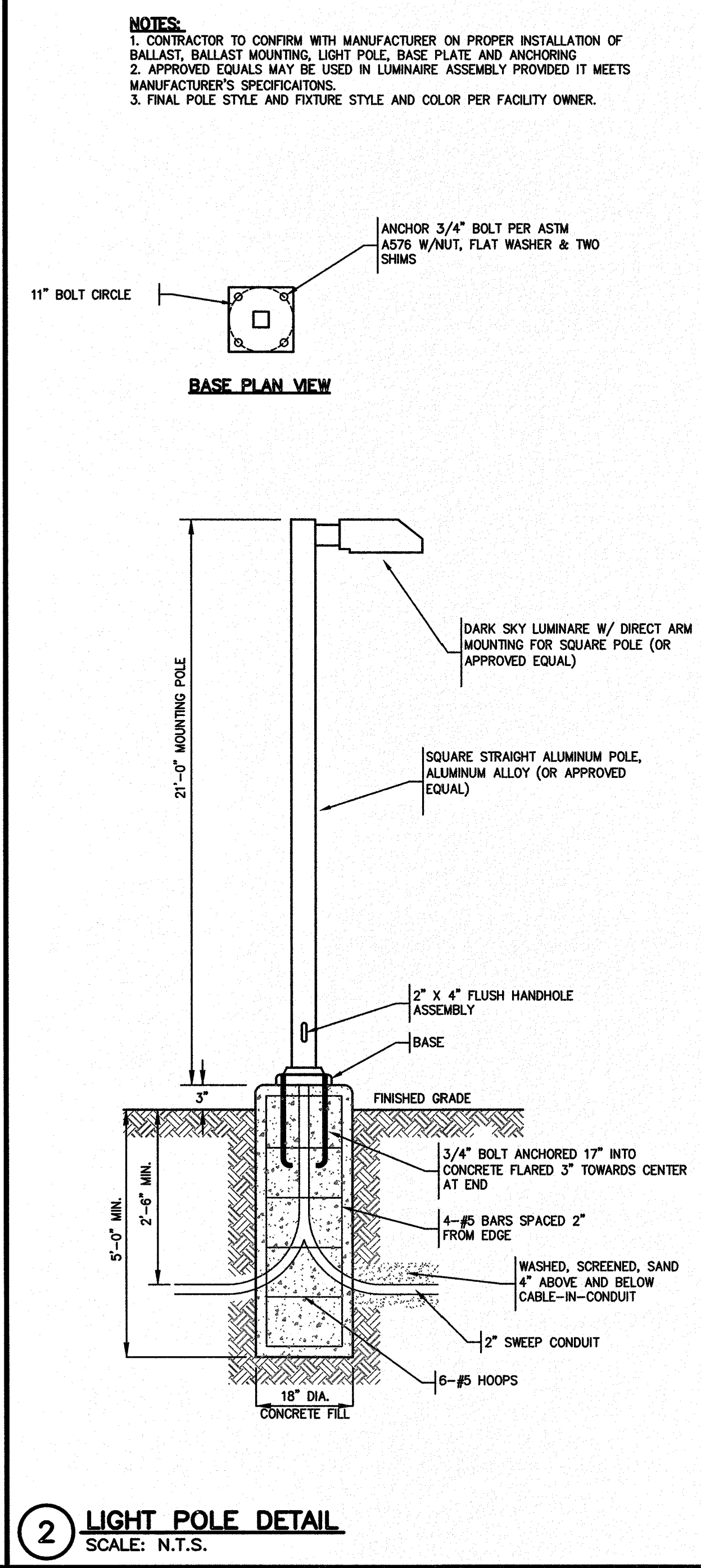
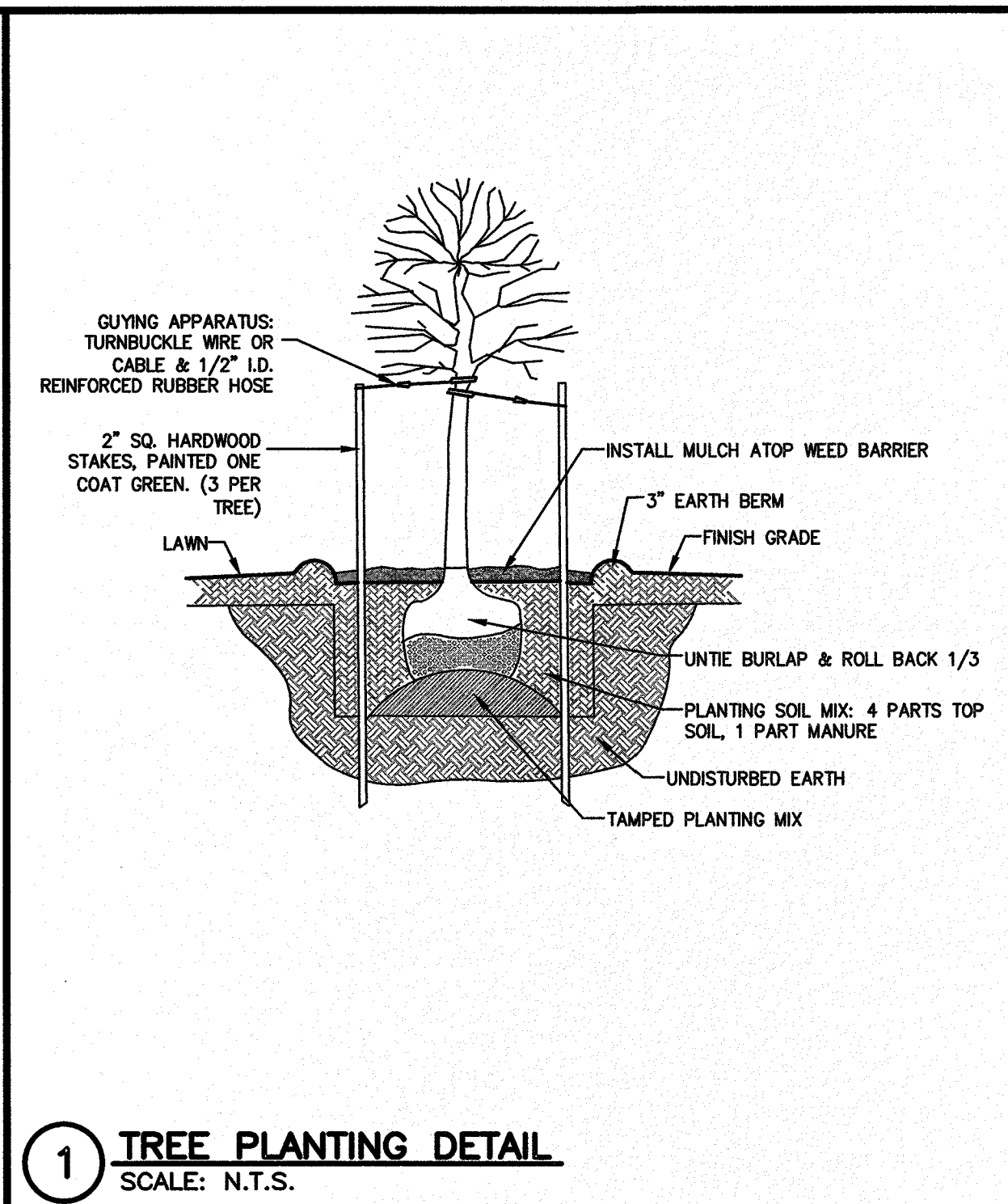
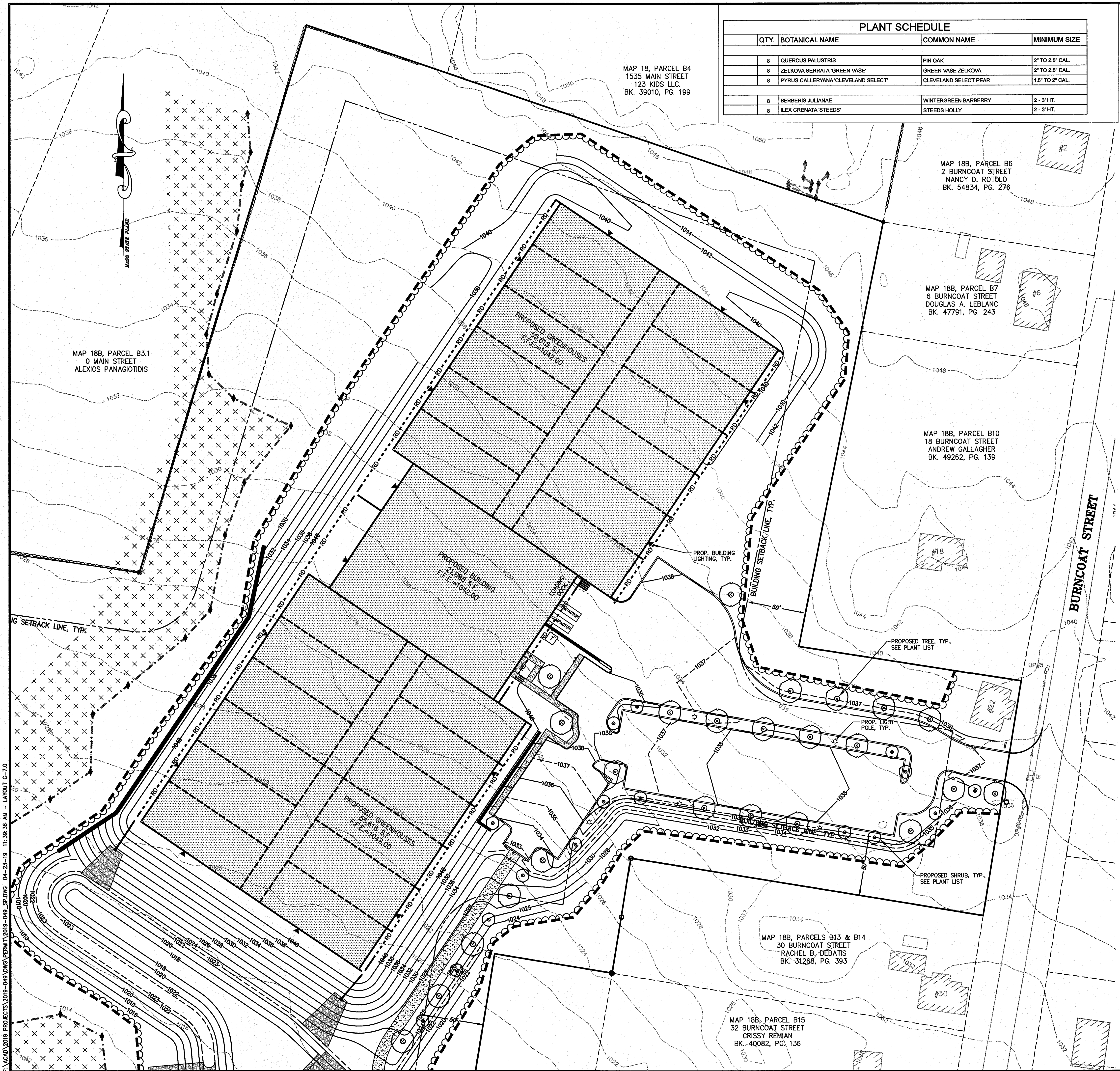
SHEET 3 OF 3



DES BY: TRB, RJF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-6.3

PLAN NO. L-5821



ASE
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