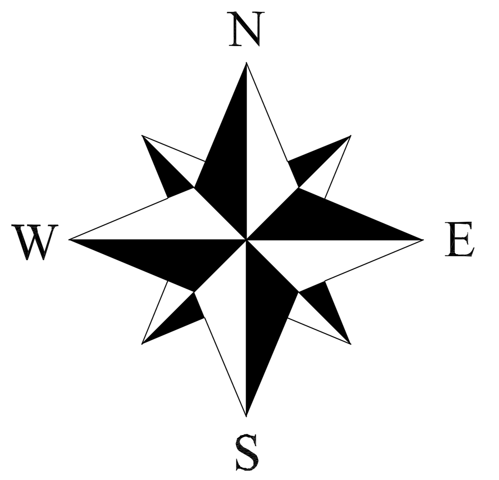
PROPOSED SITE/MITIGATION PLAN

0 & 31 CHAPEL STREET
ASSESSORS MAP 21C - PARCELS A3 & A4
LEICESTER, MASSACHUSETTS 01611



ZONE: BUSINESS (B)

LOT AREA (REQ'D)	15,000 S.F.
FRONTAGE (REQ'D)	100'
FRONT YARD (REQ'D)	25'
SIDE YARD (REQ'D)	10'
REAR YARD (REQ'D)	25'
BUILDING COVERAGE (MAX)	30%

GENERAL NOTES

1. RECORD OWNER:

ARMORY STREET, LLC
P.O. BOX 682
NORTHBORO, MASSACHUSETTS 01532
DEED BOOK 38246 PAGE 158

2. PROPERTIES ARE SHOWN AS PARCELS A4 AND A3 ASSESSORS MAP 21C AND APPEAR TO PARTIALLY LIE WITHIN THE BUSINESS (B) ZONING DISTRICT PER THE TOWN OF LEICESTER ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN ARE BASED UPON AN ACTUAL ON THE GROUND SURVEY CONDUCTED IN NOVEMBER OF 2020, PLANS OF RECORD, AND FOUND MONUMENTATION.

4. PARCEL APPEARS TO PARTIALLY LIE WITHIN THE RIVERFRONT AREA AND FLOOD ZONE A, AS COMPILED AND SHOWN HEREON, PER FIRM MAP 25027C0781E PANEL 782 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.

5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON SEPTEMBER 15, 2020 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.

6. ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON SEPTEMBER 15, 2020.

7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON SEPTEMBER 15, 2020.

8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

9. WETLAND LOCATIONS SHOWN FIELD DELINEATED BY GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC, 601 MAIN STREET, NORTH OXFORD MA. 01537, ON JULY 4, 2020 AND FIELD LOCATED BY EXISTING GRADE, INC ON SEPTEMBER 15, 2020.

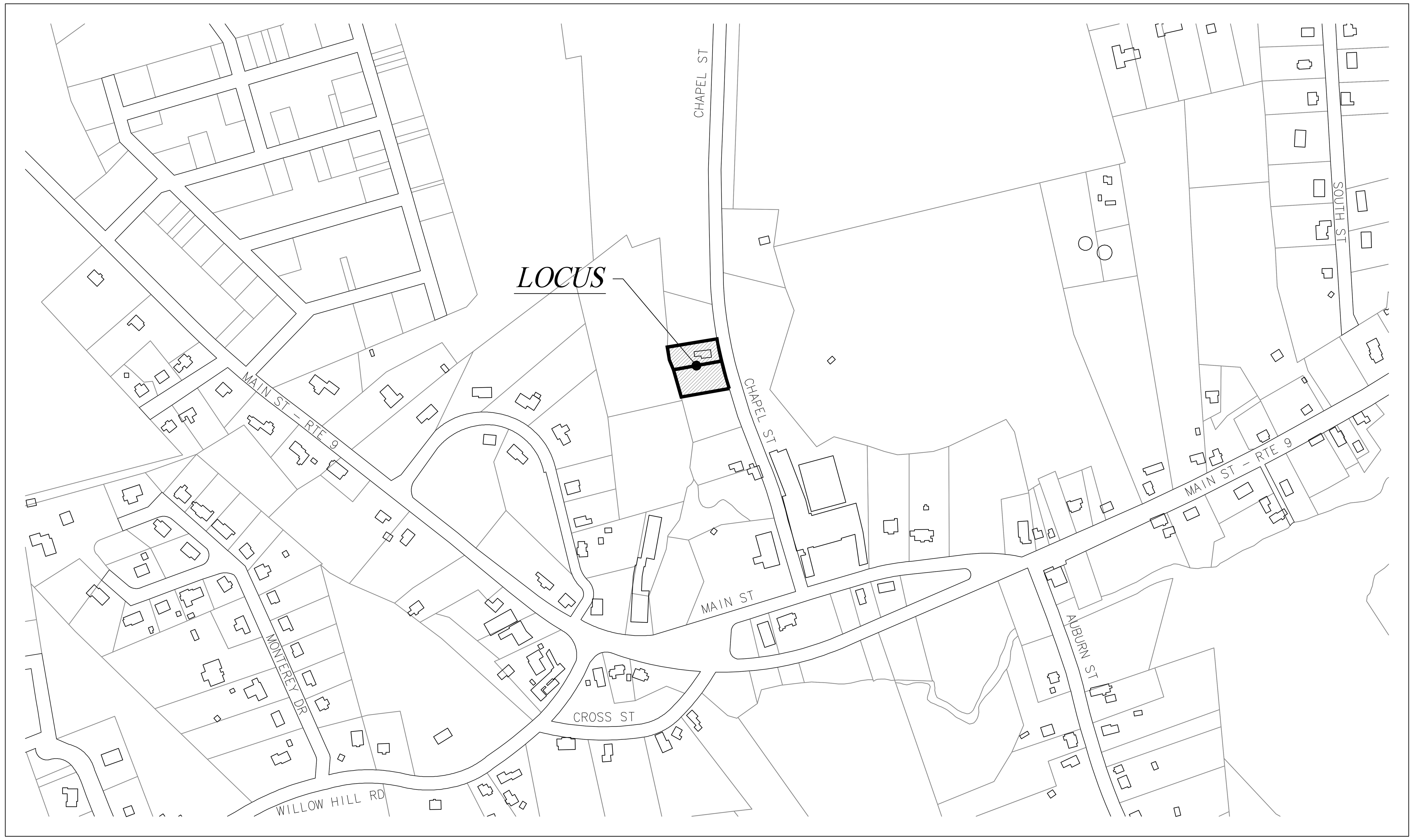
10. WETLAND CONSULTING PROVIDED BY EBT ENVIRONMENTAL CONSULTANTS, INC, 601 MAIN STREET, NORTH OXFORD MA. 01537.

11. ABUTTER INFORMATION BASED UPON THE TOWN OF LEICESTER ON LINE ASSESSOR DATABASE AND MAY NOT REFLECT MOST RECENT TITLE TRANSFERS.

12. ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH THE TOWN OF LEICESTER ZONING BYLAWS AND DEPARTMENT OF WORKS SPECIFICATIONS. WHERE ANY PORTION OF WORK IS NOT SPECIFIED, CONTRACTOR TO ADHERE TO THE STATE OF MASSACHUSETTS CONSTUCTION STANDARDS.

13. UTILITIES SHOWN HERE ON BASED UPON FIELD EVIDENCE DURING A FIELD SURVEY. CONTRACTOR TO VERIFY LOCATIONS AND INVERTS, AND INFORM ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.

DIG SAFE NOTE* IN ACCORDANCE WITH MGL.CH82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE EXTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS). OR CALL "DIG-SAFE" AT 1-888-DIG-SAFE.



PLAN SHEET LIST:

1-COVER SHEET
2-EXISTING CONDITIONS
3-PROPOSED SITE PLAN
4-DETAILS

LEICESTER PLANNING BOARD SITE PLAN NAPPROVAL

APPROVED (DATE:) ________________

ENDORSED (DATE:) ________________

Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

COMMONWEALTH OF MASSACHUSETTS EDWIN H. GLESS, JR. CIVIL No. 41294 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS EDWIN H. GLESS No. 39045 PROFESSIONAL LAND SURVEYOR

SCALE

SCALE 1" = 200'

0 100 200 400

NO.	DATE	BY	REVISIONS

CLIENT

ARMORY STREET, LLC
P.O. BOX 682
NORTHBORO, MASSACHUSETTS 01532

COVER SHEET
FOR
PARCELS 21C A4 & A3
31 & 0 CHAPEL STREET
LEICESTER, MASSACHUSETTS 01611

1946_WETLAND

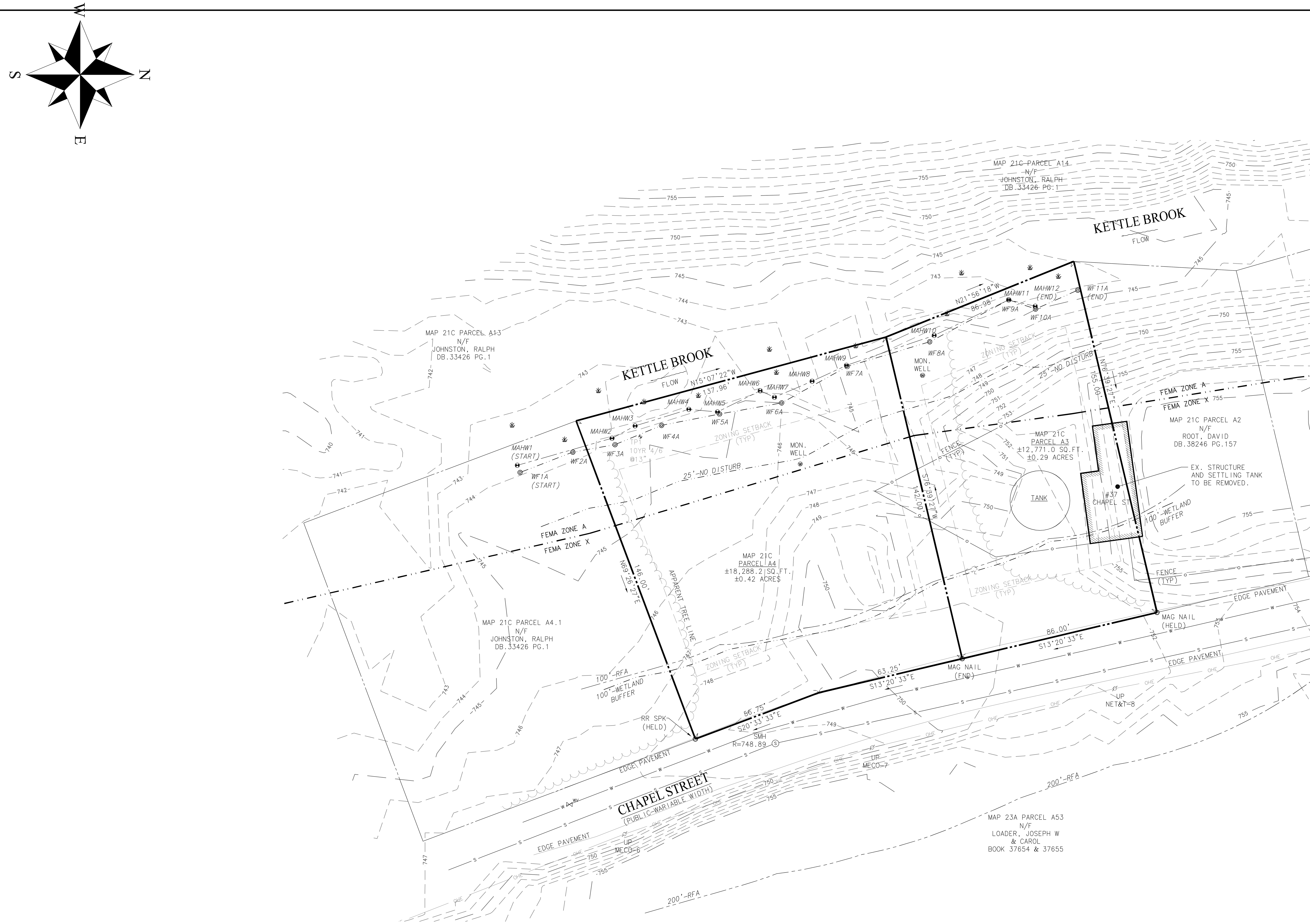
PROJECT NO. 1946

DATE: 04/12/21

SHEET NO. 1 OF 4

ZONE: BUSINESS (B)

LOT AREA (REQ'D)	15,000 S.F.
FRONTAGE (REQ'D)	100'
FRONT YARD (REQ'D)	25'
SIDE YARD (REQ'D)	10'
REAR YARD (REQ'D)	25'
BUILDING COVERAGE (MAX)	30%



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

COMMONWEALTH OF MASSACHUSETTS
EDWIN H. GLESS
No. 39045
PROFESSIONAL LAND SURVEYOR

SCALE

SCALE 1" = 20'

0 10 20 40

NO.	DATE	BY	REVISIONS

CLIENT

ARMORY STREET, LLC
P.O. BOX 682
NORTHBORO, MASSACHUSETTS 01532

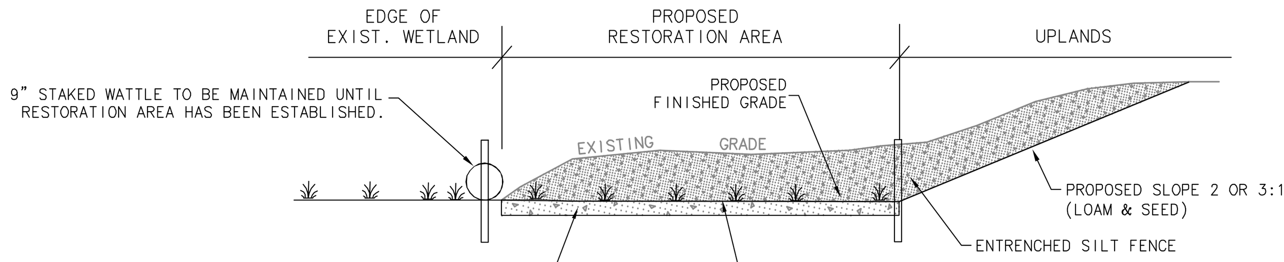
EXISTING CONDITIONS PLAN
FOR
PARCELS 21C A4 & A3
31 & 0 CHAPEL STREET
LEICESTER, MASSACHUSETTS 01611

1946_WETLAND

PROJECT NO. 1946

DATE: 04/12/21

SHEET NO. 2 OF 4



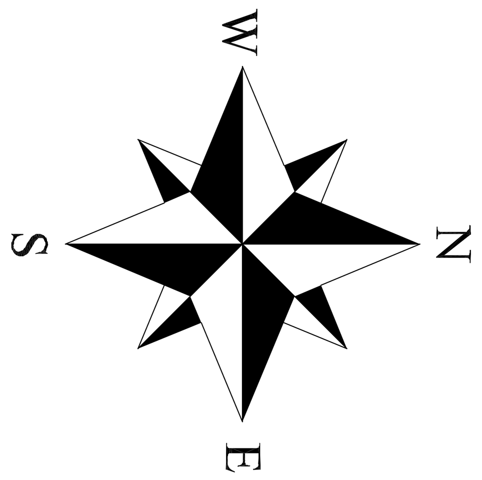
PLANTING SCHEDULE TO INCLUDE: RED MAPLE (ACER RUBRUM), HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM), COMMON WINTERBERRY (ILEX VERTICILLATA), NORTHERN BAYBERRY (MORELLA PENSYLVANICA), GREY DOGWOOD (CORNUS RACEMOSA), SWEEP PEPPER BUSH (CLETHRA ALNIFOLIA), SWEET FERN (COMPTONIA PEREGRINA), AMERICAN WITCHHAZEL (HAMAMELIS VIRGINIANA), AMERICAN HAZELNUT (CORYLUS AMERICANA) & NEW ENGLAND CONSERVATION/WILDLIFE MIX (FROM NEW ENGLAND WETLAND PLANTS, INC.) AT 8' SPACING.

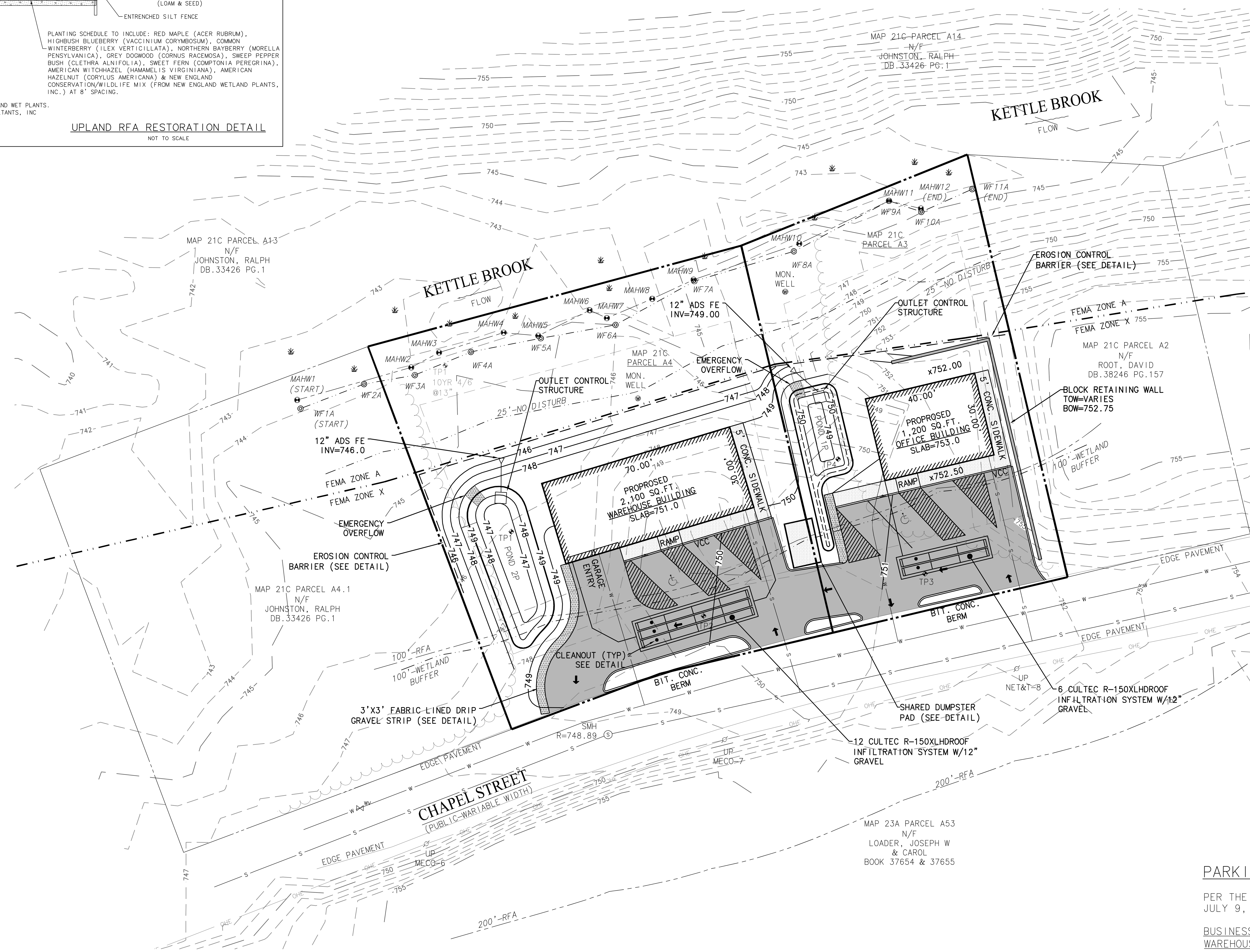
NOTES:

1) ALL PLANTS AND SEED MIX SHALL BE PURCHASED FROM NEW ENGLAND WET PLANTS.
2) RESTORATION SHALL BE OVERSEEN BY EBT ENVIRONMENTAL CONSULTANTS, INC

UPLAND RFA RESTORATION DETAIL

NOT TO SCALE





ZONE: BUSINESS (B)

LOT AREA (REQ'D)	15,000 S.F.
FRONTAGE (REQ'D)	100'
FRONT YARD (REQ'D)	25'
SIDE YARD (REQ'D)	10'
REAR YARD (REQ'D)	25'
BUILDING COVERAGE (MAX)	30%

PARCEL 21C-A3 RIVERFRONT ALTERATION

TOTAL LOT AREA	±12,771.0 SQ.FT.
TOTAL RIVER FRONT AREA (RFA) ON THE LOT (0'-200')	±12,150.8 SQ.FT.
AREA WITHIN THE 0'-100' RFA	±8,781.3 SQ.FT.
AREA WITHIN THE 100'-200' RFA	±3,369.5 SQ.FT.
AREA OF ALTERATION WITHIN THE 0'-100' RFA	±4,282.5 SQ.FT.
PERCENTAGE OF ALTERATION WITHIN THE 0'-100' RFA	±48.8%
AREA OF ALTERATION WITHIN THE 100'-200' RFA	±3,057.1 SQ.FT.
PERCENTAGE OF ALTERATION WITHIN THE 100'-200' RFA	±90.7%
PERCENTAGE OF RFA (0'-200') OF LOT	±95.1%

NOTE: PARCEL 21C-A3 IS COMPRISED OF HISTORIC FILL AND IS DEGRADED RIVERFRONT AREA.

PARCEL 21C-A4 RIVERFRONT ALTERATION

TOTAL LOT AREA	±18,288.2 SQ.FT.
TOTAL RIVER FRONT AREA (RFA) ON THE LOT (0'-200')	±16,996.7 SQ.FT.
AREA WITHIN THE 0'-100' RFA	±13,205.4 SQ.FT.
AREA WITHIN THE 100'-200' RFA	±3,791.3 SQ.FT.
AREA OF ALTERATION WITHIN THE 0'-100' RFA	±8,082.3 SQ.FT.
PERCENTAGE OF ALTERATION WITHIN THE 0'-100' RFA	±61.2%
AREA OF ALTERATION WITHIN THE 100'-200' RFA	±3,571.2 SQ.FT.
PERCENTAGE OF ALTERATION WITHIN THE 100'-200' RFA	±94.2%
PERCENTAGE OF RFA (0'-200') OF LOT	±92.9%

NOTE: PARCEL 21C-A4 IS COMPRISED OF HISTORIC FILL AND IS DEGRADED RIVERFRONT AREA.

PARKING CALCULATIONS:

PER THE TOWN OF LEICESTER PLANNING BOARD PARKING REGULATIONS, ADOPTED JULY 9, 2013, TABLE III: TABLE OF PARKING SPACE REQUIREMENTS:

BUSINESS AND PROFESSIONAL OFFICES: 1 SPACE/350 SQ.FT. GROSS FLOOR AREA
WAREHOUSE: 1 SPACE/2,500 SQ.FT. GROSS FLOOR AREA

PARCEL 21C-A3: 1,200 SQ.FT./ (1 SPACE/350 SQ.FT.) = 3.43
REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

PARCEL 21C-A4: 2,100 SQ.FT./ (1 SPACE/2,500 SQ.FT.) = 0.84
REQUIRED: 1 SPACE
PROVIDED: 3 SPACES

Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

COMMONWEALTH OF MASSACHUSETTS EDWIN H. GLESS, JR. CIVIL No. 41294 REGISTERED PROFESSIONAL ENGINEER

SCALE

SCALE 1" = 20'

0 10 20 40

NO.	DATE	BY	REVISIONS

CLIENT

ARMORY STREET, LLC
P.O. BOX 682
NORTHBORO, MASSACHUSETTS 01532

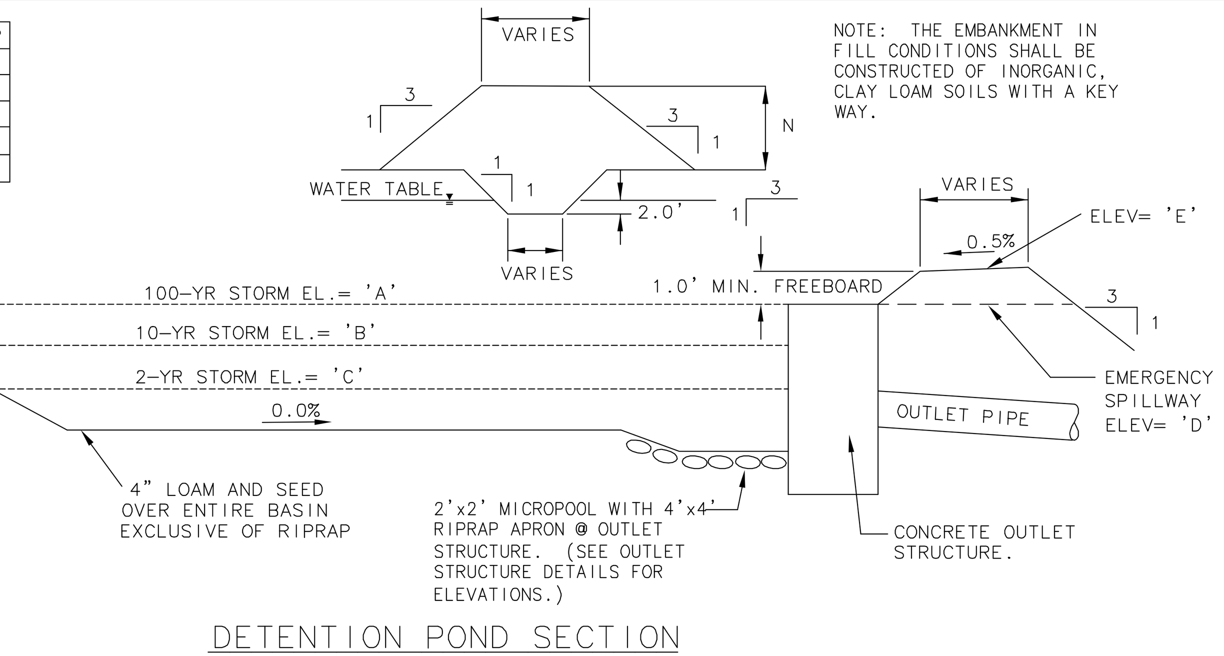
PROPOSED SITE PLAN
FOR
PARCELS 21C A4 & A3
31 & 0 CHAPEL STREET
LEICESTER, MASSACHUSETTS 01611

1946_WETLAND

PROJECT NO. 1946

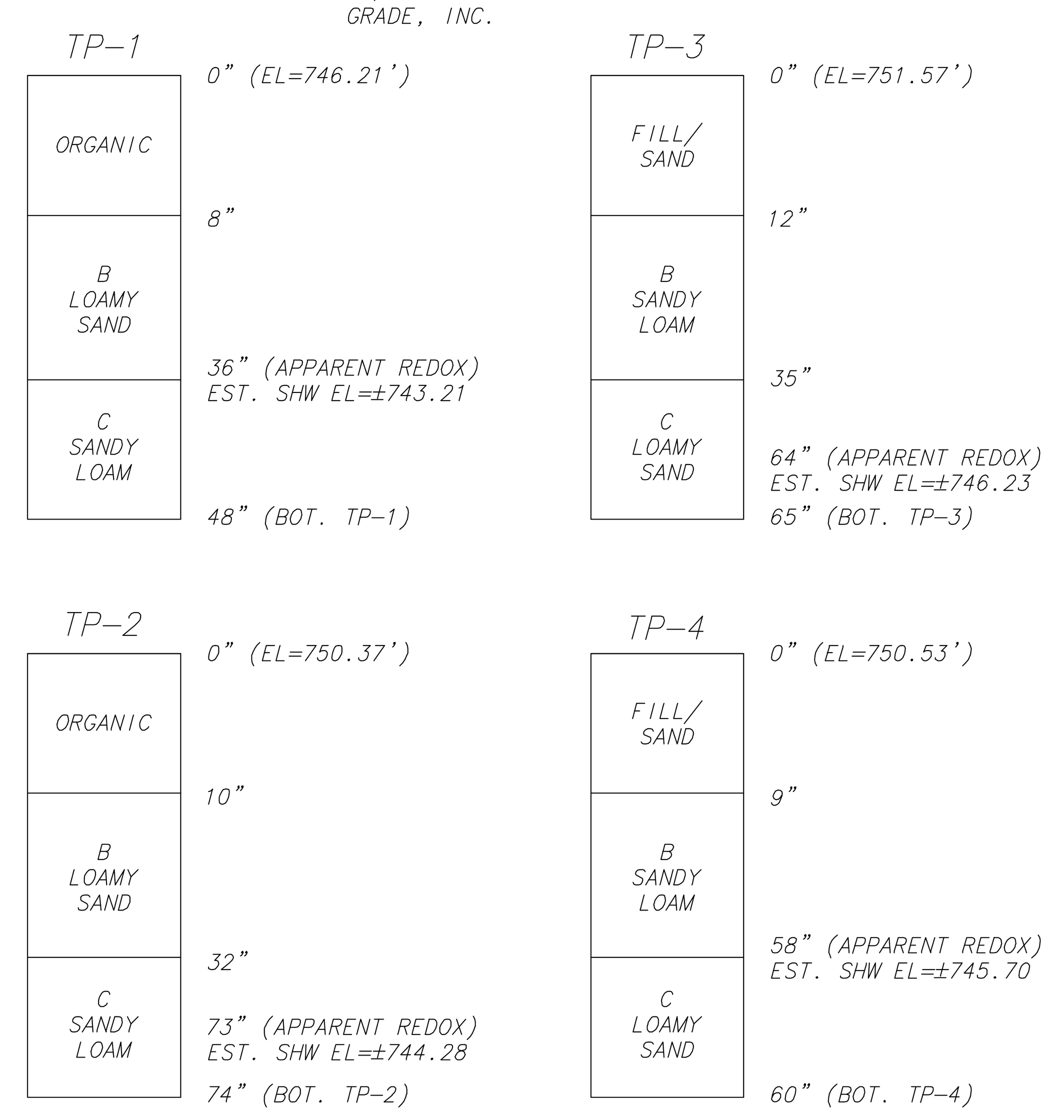
DATE: 04/12/21

	POND 1P	POND 2P
"A"	26.21	26.76
"B"	26.11	26.57
"C"	26.04	26.50
"D"	27.21	26.80
"E"	28.21	28.00



DETENTION POND SECTION
NOT TO SCALE

NOTE: TEST PITS CONDUCTED ON DECEMBER 29, 2021 BY EXISTING GRADE, INC.



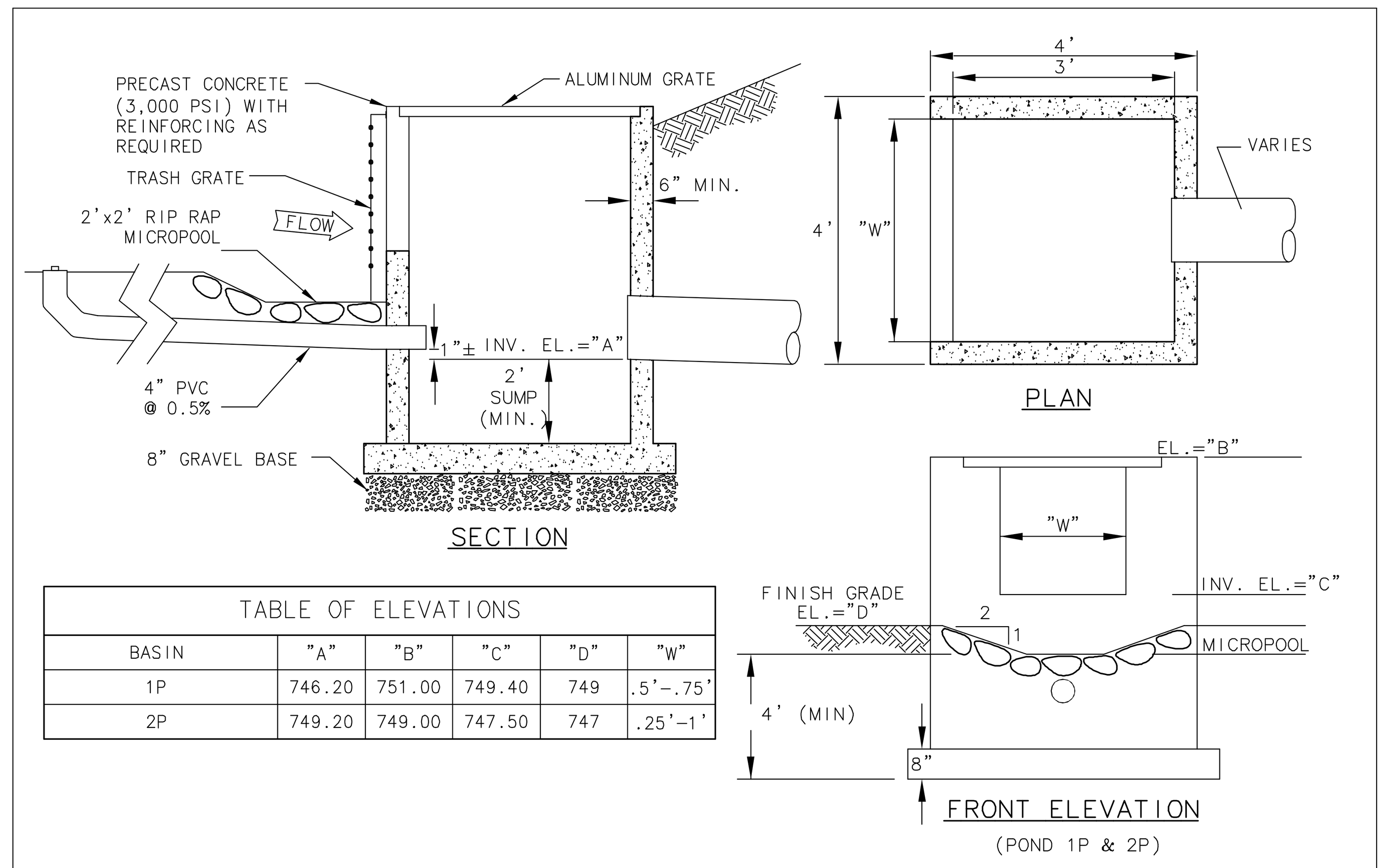
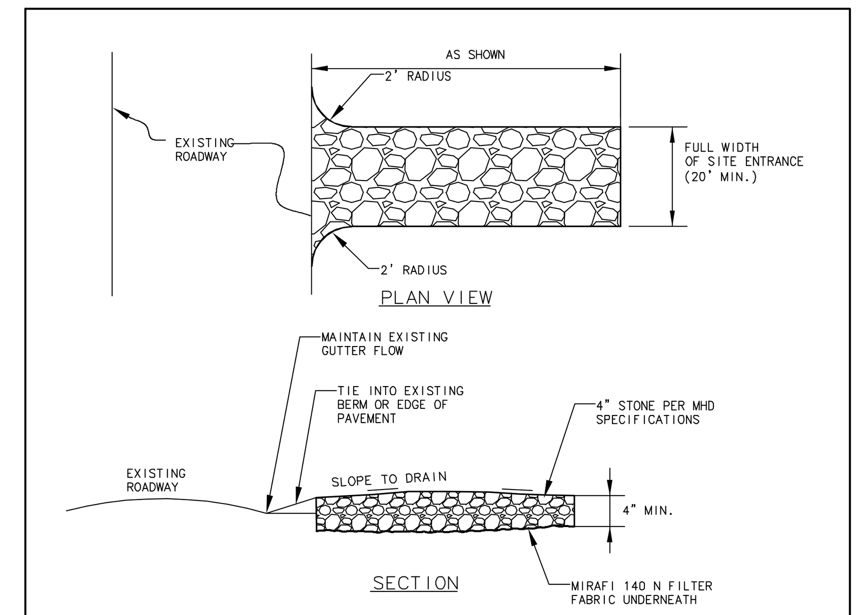
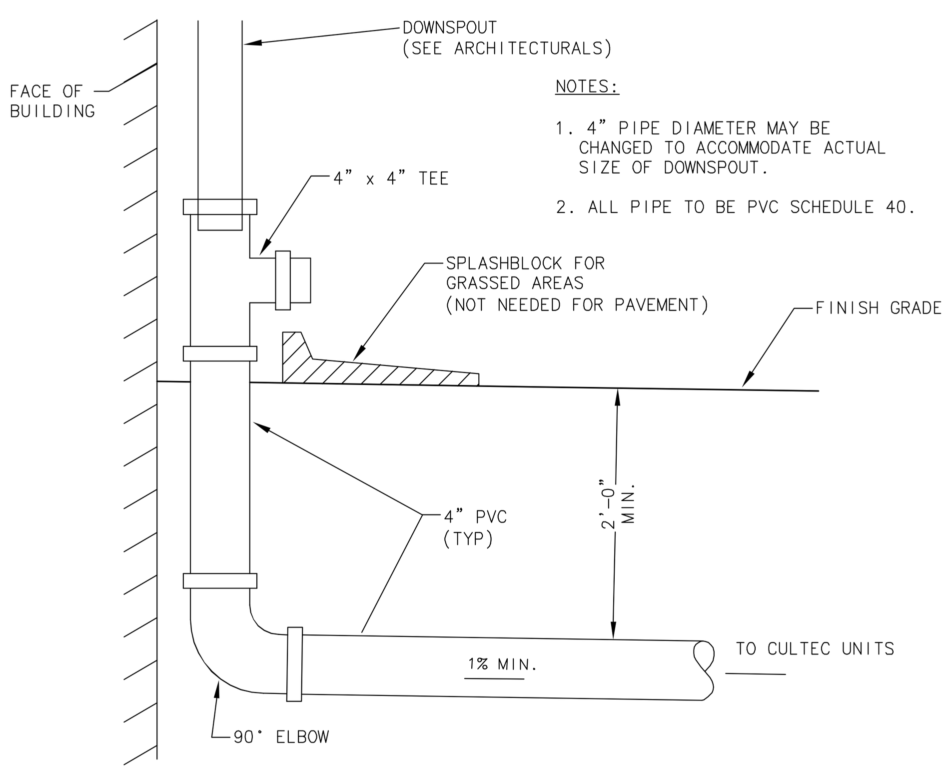


TABLE OF ELEVATIONS					
BASIN	"A"	"B"	"C"	"D"	"W"
1P	746.20	751.00	749.40	749	.5'-.75'
2P	749.20	749.00	747.50	747	.25'-1'

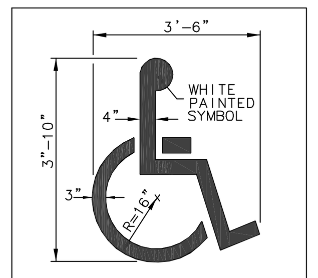
OUTLET CONTROL STRUCTURE
NOT TO SCALE



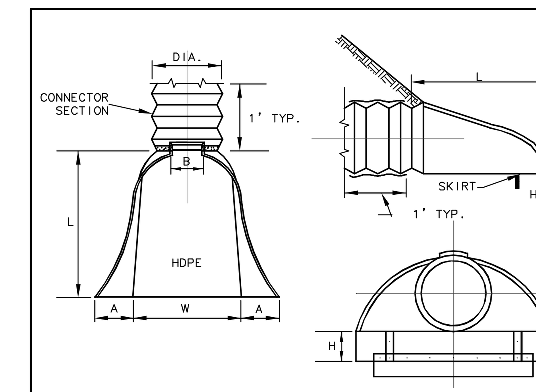
STONE TRACKING PAD/CONSTRUCTION ENTRANCE
NOT TO SCALE



DOWNSPOUT TIE-IN DETAIL
(NOT TO SCALE)

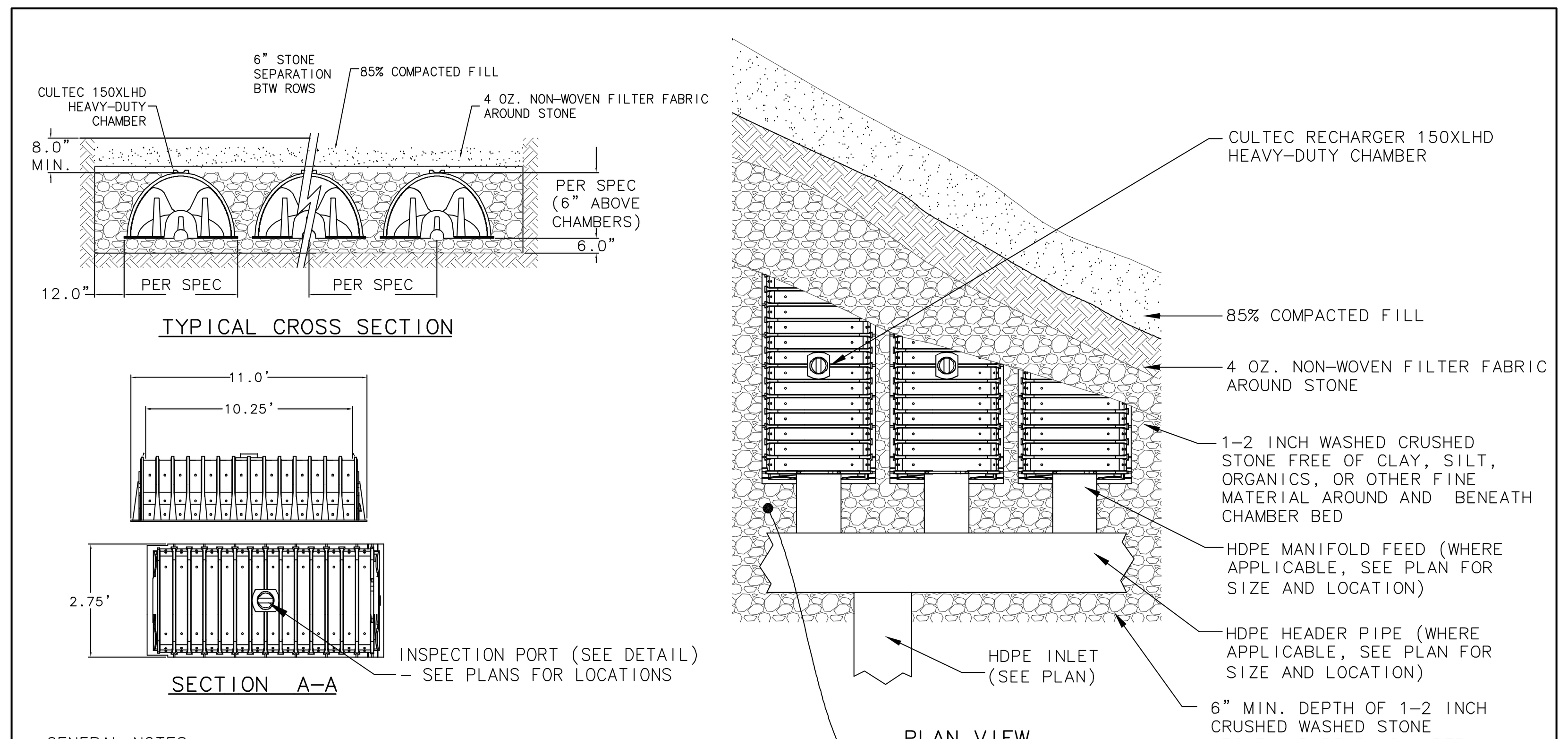


PAINTED HANDICAPPED SYMBOL DETAIL
NOT TO SCALE



PIPE DIA. (IN.)	DIMENSIONS (IN.)				
	A ±1"	B MAX	H ±1"	L ±1 1/2"	W ±2"
12	6.5	10	6.5	25	29
15	6.5	10	6.5	25	29
18	7.5	15	6.5	32	35
24	7.5	18	6.5	36	45
30	10.5	NA	7.0	53	68
36	10.5	NA	7.0	53	68

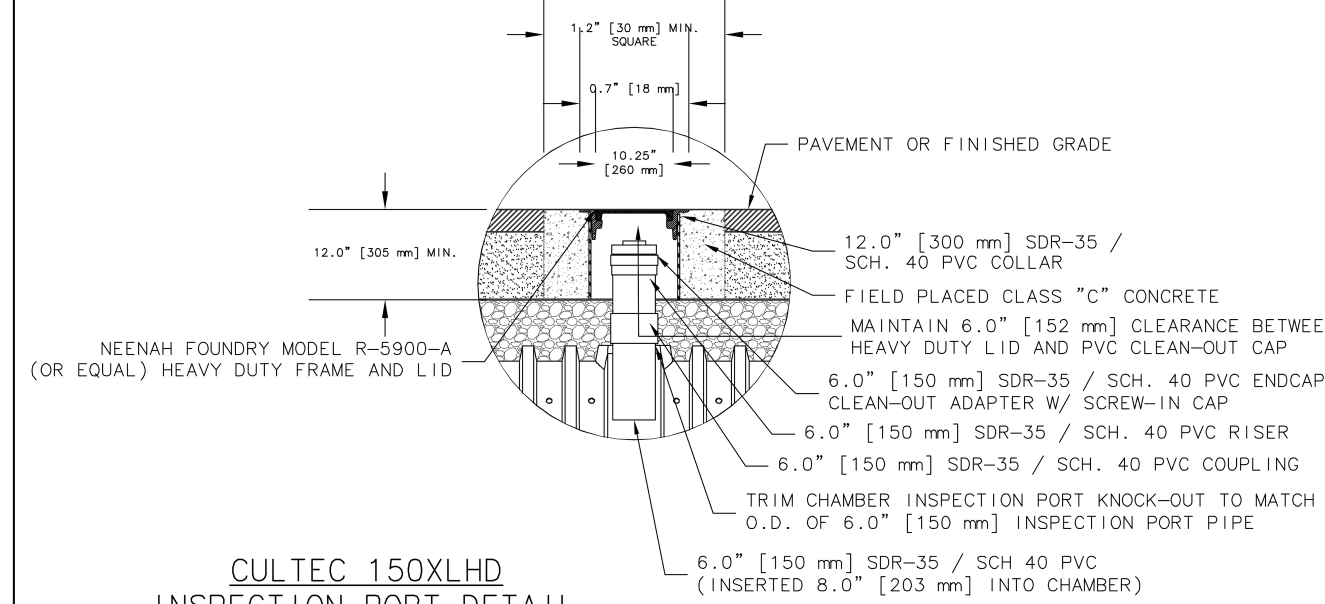
ADS FLARED END DETAIL
NOT TO SCALE



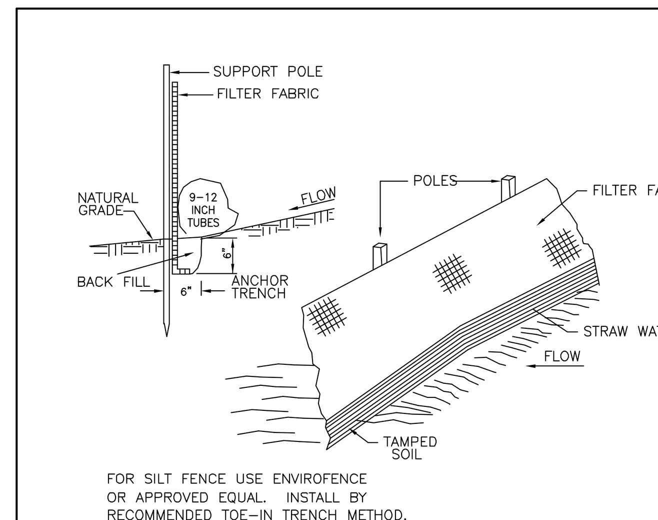
GENERAL NOTES:
1. CULTEC 150XLHD H20 HEAVY DUTY CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT.
2. ALL CULTEC 150XLHD H20 HEAVY DUTY CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER, CULTEC, INC.'S RECOMMENDED INSTALLATION GUIDELINES.
3. ALL CULTEC 150XLHD H20 HEAVY DUTY UNITS ARE MARKED WITH A 4" STRIPE ALONG THE LENGTH OF THE CHAMBER. (USE WHEN INSTALLING UNDER AREAS SUBJECT TO VEHICULAR LOADS.)

THE CONTRACTOR SHALL OVEREXCAVATE ALL UNSUITABLE MATERIAL A MINIMUM OF 3' IN A LATERAL DIRECTION SURROUNDING THE SYSTEM AND BELOW THE SYSTEM UNTIL SUITABLE SOIL (FINE TO MEDIUM SAND) IS ENCOUNTERED AND THEN REPLACE WITH CLEAN GRANULAR FILL MEETING THE SPECIFICATIONS OF THE STATE SANITARY CODE TITLE 5 (310 CMR 15.255(3)), AS REQUIRED.

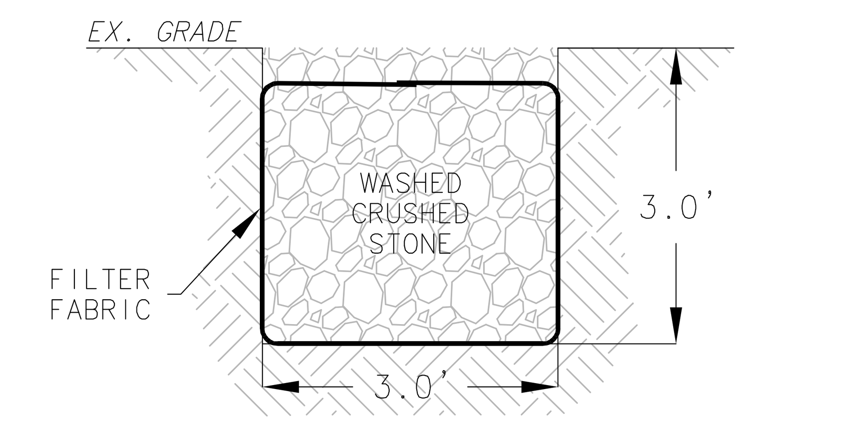
CULTEC 150XLHD INFILTRATION SYSTEM DETAIL
NOT TO SCALE



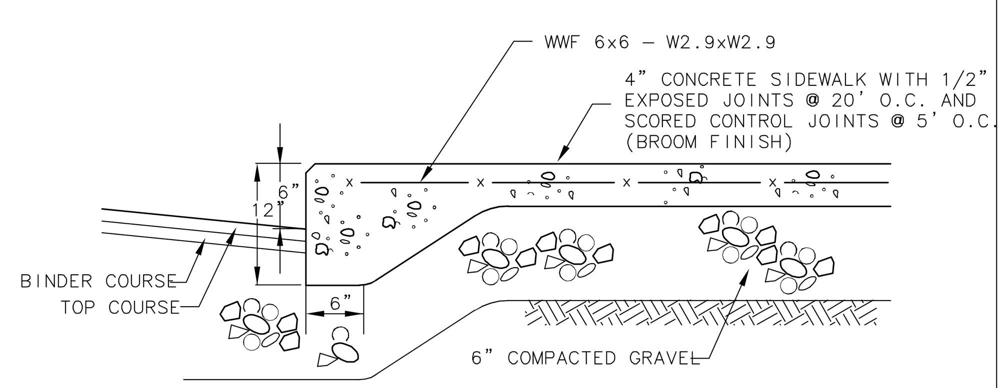
CULTEC 150XLHD INSPECTION PORT DETAIL
NOT TO SCALE



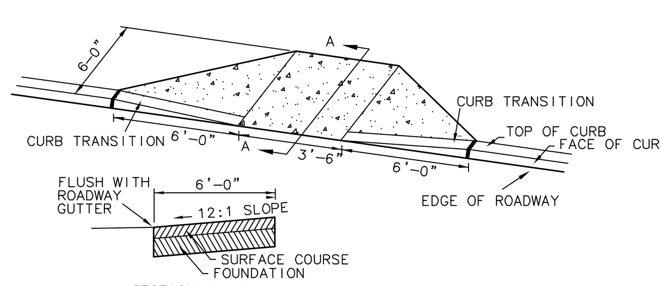
STRAW WATTLE/SILT FENCE DETAIL
(N.T.S.)



TYPICAL STONE DRAINAGE TRENCH DETAIL
(NTS)

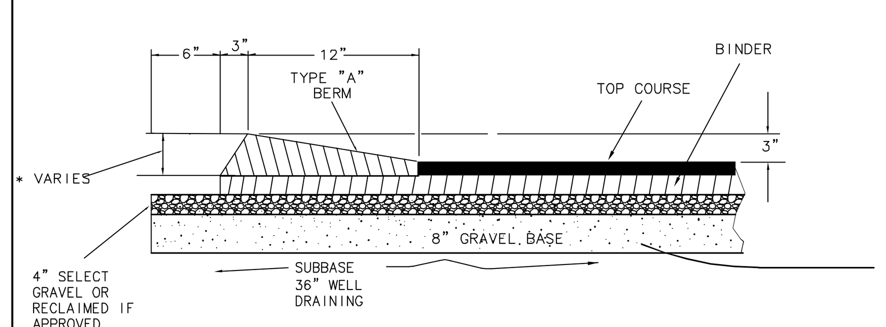


TYPICAL SIDEWALK FACE CURB
(NOT TO SCALE)



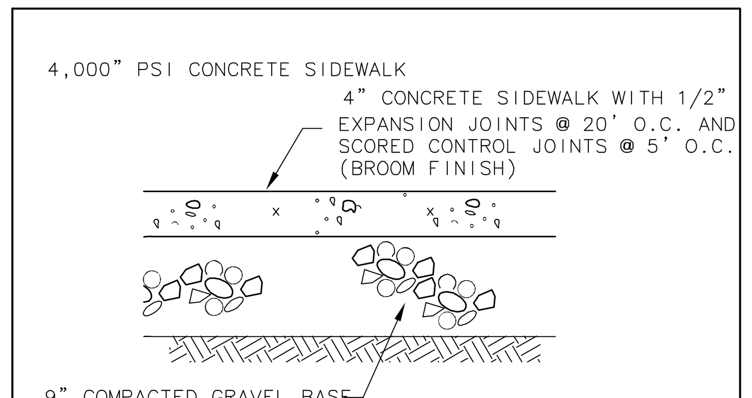
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; i.e. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.

WHEELCHAIR RAMP DETAIL
NOT TO SCALE

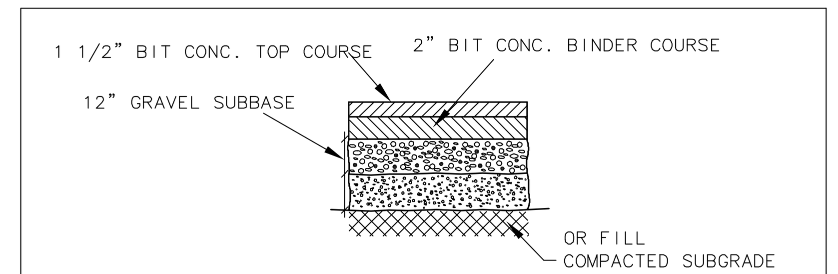


• THIS DIMENSION VARIES WITH THICKNESS OF THE TOP COURSE AND SLOPE OF SHOULDER.

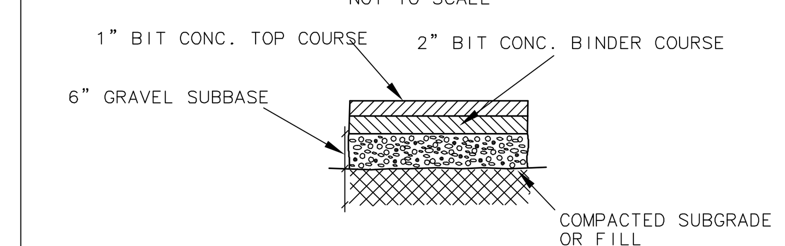
BITUMINOUS CONCRETE BERM (TYPE "A")
NOT TO SCALE



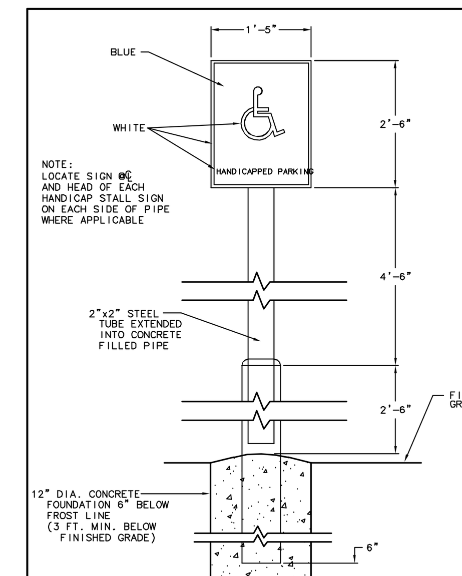
TYPICAL CONCRETE SIDEWALK SECTION
(NOT TO SCALE)



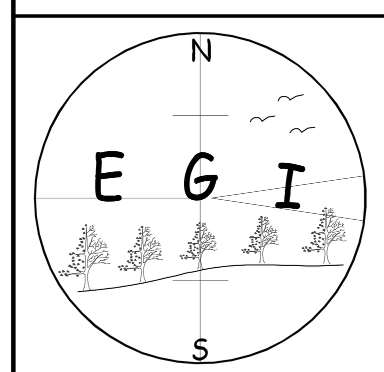
HEAVY DUTY PAVEMENT CROSS SECTION FOR TRAVELED WAYS AND TRUCK MANEUVERING AREAS
NOT TO SCALE



PAVEMENT CROSS SECTION PARKING AREA ONLY
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL
N.T.S.



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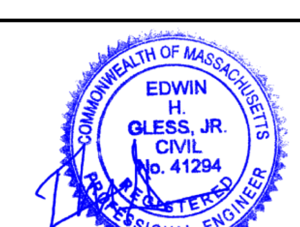

SCALE
NOT TO SCALE

NO.	DATE	BY	REVISIONS

CLIENT
ARMORY STREET, LLC
P.O. BOX 682
NORTHBORO, MASSACHUSETTS 01532

DETAIL SHEET
FOR
PARCELS 21C A4 & A3
31 & 0 CHAPEL STREET
LEICESTER, MASSACHUSETTS 01611

1946_WETLAND
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