

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Conservation Commission
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524
Subject: 4 Oak Bluff Lane
RDA Application
Date: February 24, 2021
Transmitted: ☐ Mail ☐ Fax ☒ Hand

- | | |
|--|---|
| <input checked="" type="checkbox"/> For Your Approval | <input checked="" type="checkbox"/> Which You requested |
| <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> Approved |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved As Noted |
| <input checked="" type="checkbox"/> For Your Information | <input type="checkbox"/> Revise And Resubmit |
| <input type="checkbox"/> For Your Files | <input type="checkbox"/> Not Approved |

1	copy	WPA Form 1 - RDA Application
1	copy	Sewage System & RDA Plan, 4 Oak Bluff Lane, 02/24/2021, Sht. 1 of 1 (24x36)
1	copy	Sewage System & RDA Plan, 4 Oak Bluff Lane, 02/24/2021, Sht. 1 of 1 (11x17)
1	copy	Leicester Certified Abutters' List
1	copies	Affidavit of Service
1	copies	RDA Local Filing Fee Check for \$ 50.00
1	copies	

Comments: Enclosed is a Request for Determination of Applicability (RDA) for Matt Schold (Schold Development, LLC) for the property located on 4 Oak Bluff Lane and depicted on Assessors Map 48 as Parcel A1.5.0. I trust that this submittal meets the requirements of the Commission and look forward to discussing this project at the public hearing.

Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.

Brian MacEwen, PLS, BSCE
Project Manager

cc: Matt Schold, Applicant/Owner



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Leicester

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Schold Development, LLC

Name

ScholdDev@gmail.com

E-Mail Address

77 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

508-612-8777 (Cell)

Phone Number

Fax Number (if applicable)

2. Representative (if any):

GRAZ Engineering, LLC

Firm

Brian MacEwen

Contact Name

Brian@GrazEngineering.com

E-Mail Address

PO Box 813

Mailing Address

Petersham

City/Town

MA

State

01366-0813

Zip Code

508-769-9084 (Cell)

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Leicester make the following determination(s). Check any that apply:
Conservation Commission

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☐ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Leicester

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Massachusetts Department of Environmental Protection

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C. Project Description

Portions of the work for this site adjacent to the Isolated BVW was permitted under the t of work & erosion controls as permitted under the

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

4 Oak Bluff Lane

Street Address

Leicester

City/Town

48

Assessors Map/Plat Number

A1.5.0

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

Undeveloped residential building lot located on the northerly side of Oak Bluff Lane just

westerly of the intersection of Oak Bluff Lane with Baldwin Street. The proposed work is

within the 100-foot Buffer Zones of an Isolated Bordering Vegetated Wetlands (BVW) that is

located near the Oak Bluff Lane northerly right-of- way line and a BVW located just northwesterly
of the northwest corner of the subject property.

c. Plan and/or Map Reference(s):

Septic System & RDA Plan, 4 Oak Bluff Lane, Leicester, MA, Sheet 1 of 1

Title

February 24, 2021

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Construction of a new single family dwelling with attached garage and associated septic system,
well, driveway, and site grading, a portion of which is located in the Buffer Zone to Bordering

Vegetated Wetlands (BVW). Appropriate erosion control measures (silt fence, straw wattles,

etc.) currently in place for the subdivision project shall be inspected & repaired and additional

measures as depicted on the plan shall be installed as required by the Commission.

The proposed work is within the 100-foot Buffer Zones of an Isolated Bordering Vegetated
Wetlands (BVW) that is located near the Oak Bluff Lane northerly right-of- way line and a BVW
located just northwesterly of the northwest corner of the subject property. All of the proposed
>28 feet from the BVW & thereby is outside the 25-foot "No Disturb Zone" as set forth in the
local bylaw. Portions of the work for this site adjacent to the Isolated BVW was permitted
under the Order of Conditions issued by the Commission on March 19, 2019 under Mass DEP
File No. 197-0644 for the site work associated with the Oak Bluff Definitive Subdivision.
The Applicant proposes inspect/repair the existing erosion control measures at the BVW and
install additional erosion control measures on the bottom of slopes for the proposed septic
& site work.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Leicester
City/Town

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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The proposed site work is located within the 100-foot Buffer Zone to two separate BVW's, one of which has erosion controls already installed that shall be inspected & maintained as set forth under the Subdivision OOC and additional erosion control measures shall be installed as depicted on the proposed site plan with all work outside the 25' "No Disturb Zones".

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☒ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

Lot 7, Plan Book 942, Plan 91 recorded on 5/28/2019 in Worcester District Registry of Deeds



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Leicester

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Schold Development, LLC (Contact: Matt Schold)

Name

77 Chickering Road

Mailing Address

Spencer

City/Town

MA

State

01562

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

02/24/2021

Date

Signature of Representative (if any)

02/24/2021

Date

02/17/2021

12:37:13PM

Town of Leicester Abutters List

CONCORD
RDA

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
42A A23.2 0	SALMINEN AV	HOULE RONALD H	HOULE SHELLY M	11 SALMINEN AV	LEICESTER	MA	01524
42A A24 0	9 SALMINEN AV	DEROSIER MARK T	DEROSIER DOROTHY F	9 SALMINEN DRIVE	LEICESTER	MA	01524
48 A1 0	2 OAK BLUFF LN	SHARMA KRISTAN	SHARMA KIRAN	2 OAK BLUFF LN	LEICESTER	MA	01524
48 A1.1 0	3 OAK BLUFF LN	FRASER SELENA		3 OAK BLUFF LANE	LEICESTER	MA	01524
48 A1.6 0	6 OAK BLUFF LN	PATEL HASITKUMAR		1044 MAIN ST	LEICESTER	MA	01524

End of Report

Above is a certified list of direct abutters including abutters across the street.
Subject property: 4 Oak Bluff Lane, Assessors Map 48-A1.5-0, Deed Ref. 60618/127
Subject owner(s): Schold Development LLC

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Brian C. MacEwen, hereby certify under the pains and penalties of perjury that on February 25, 2021 I gave notification to the abutters in connection with the following matter:

A Request for Determination of Applicability filed under the Massachusetts Wetlands Protection Act by

Schold Development, LLC (Applicant/Owner) with the
Leicester Conservation Commission on February 24, 2021 for property located at
4 Oak Bluff Lane, Map 48, Lot A1.5.0, Leicester, MA.
(address of proposed work)

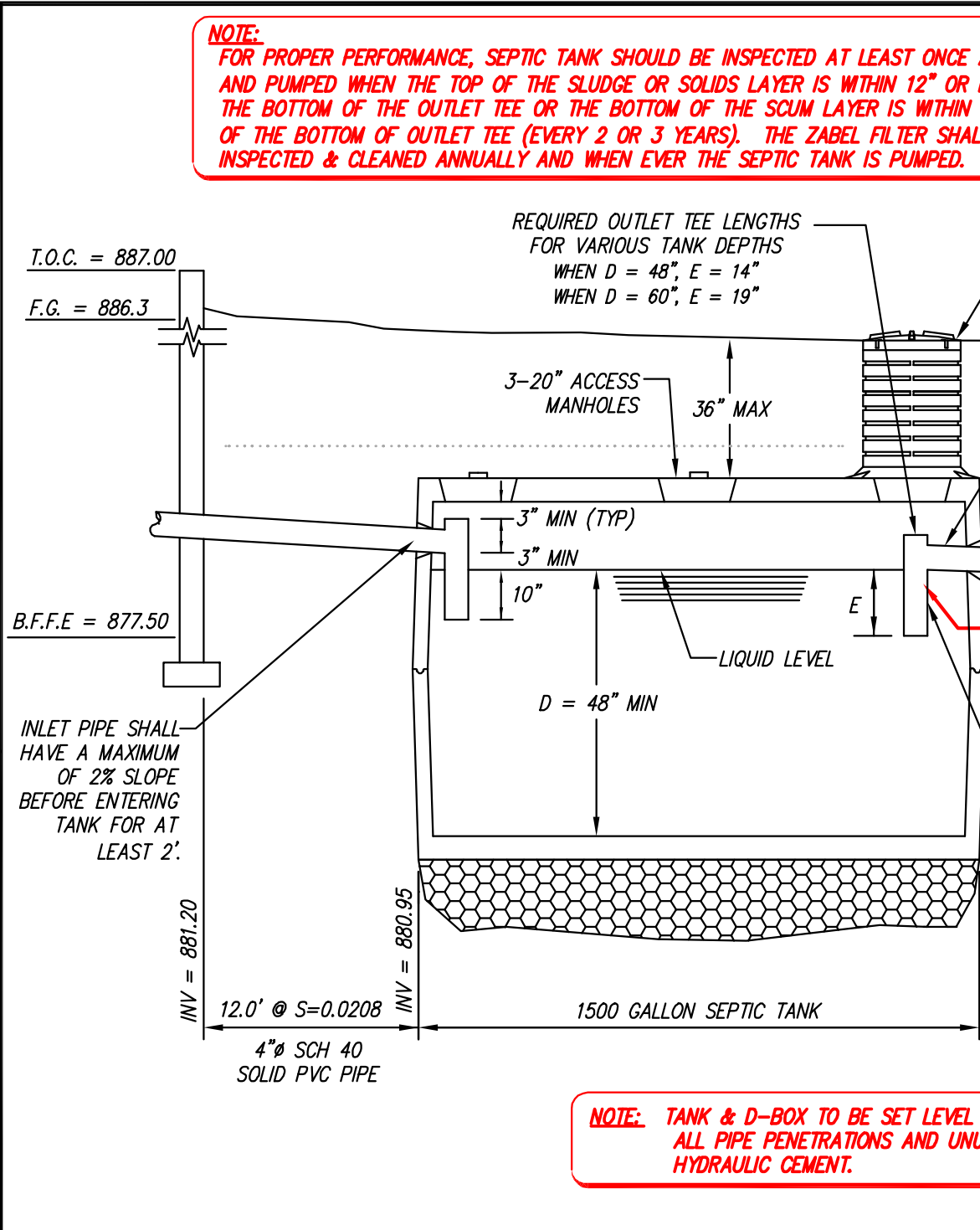
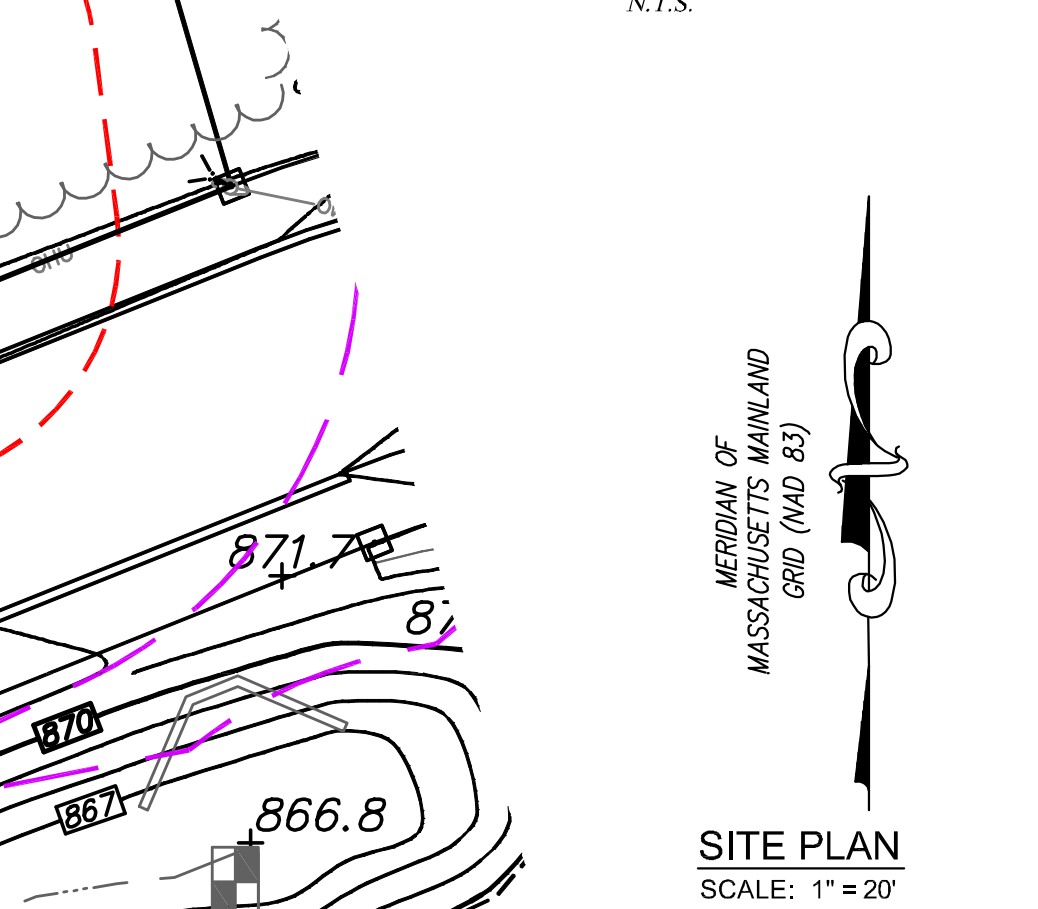
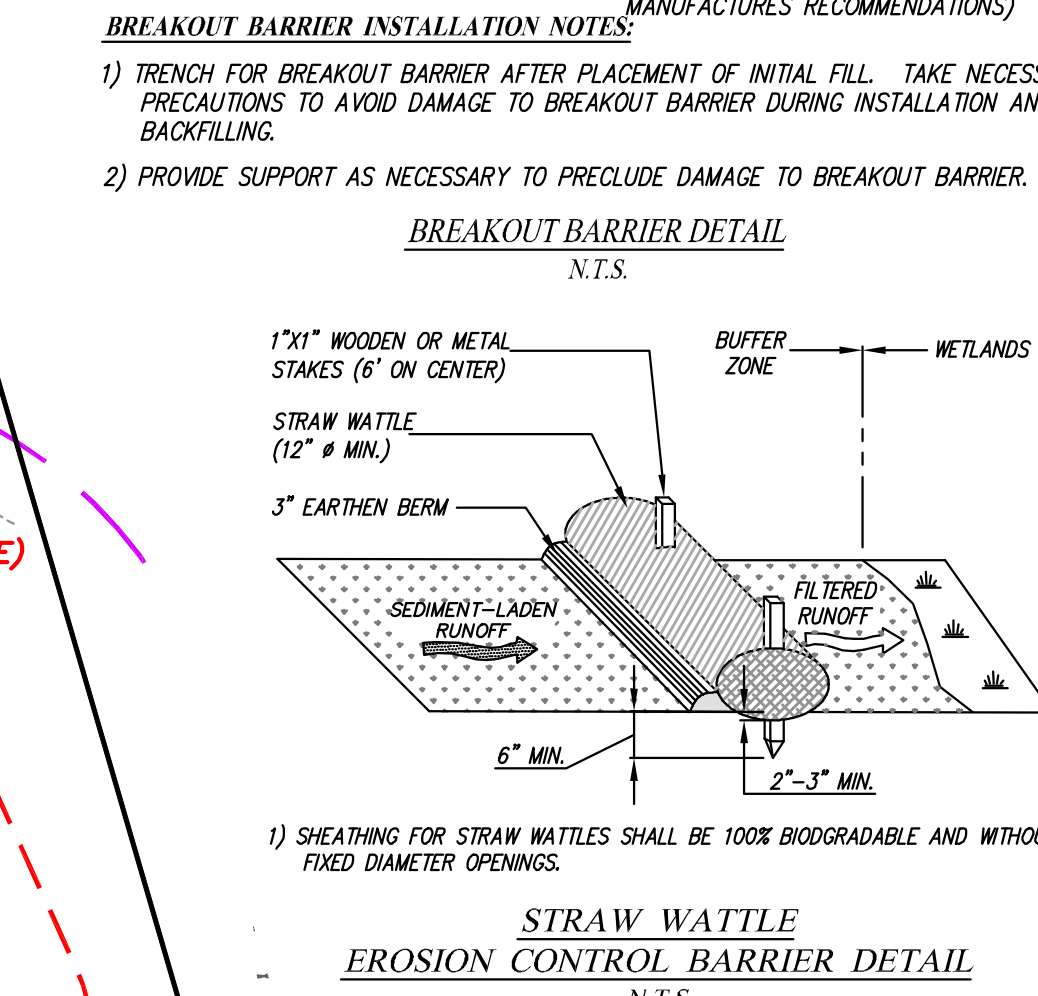
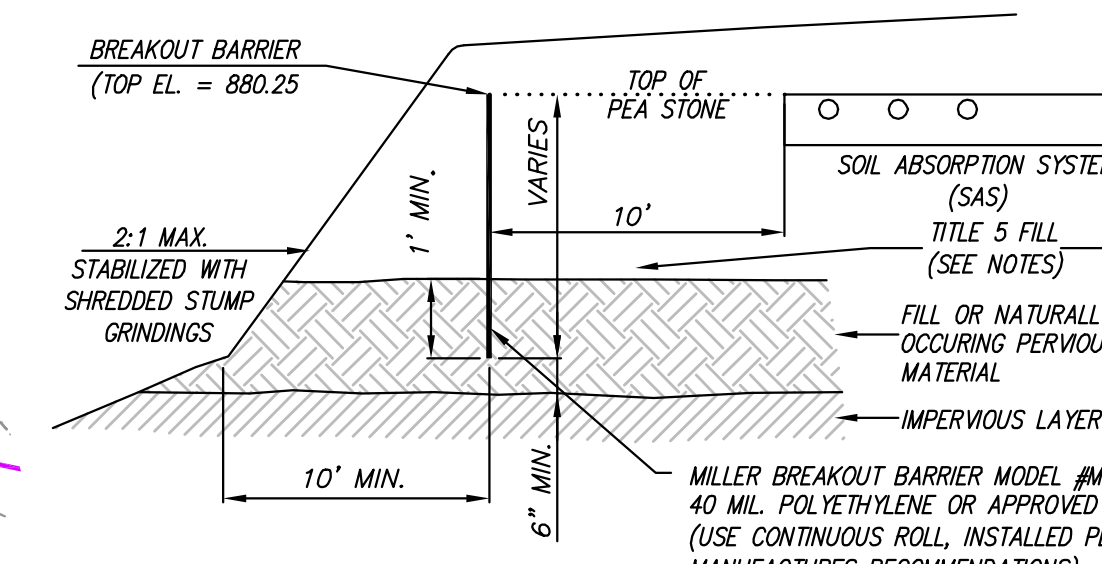
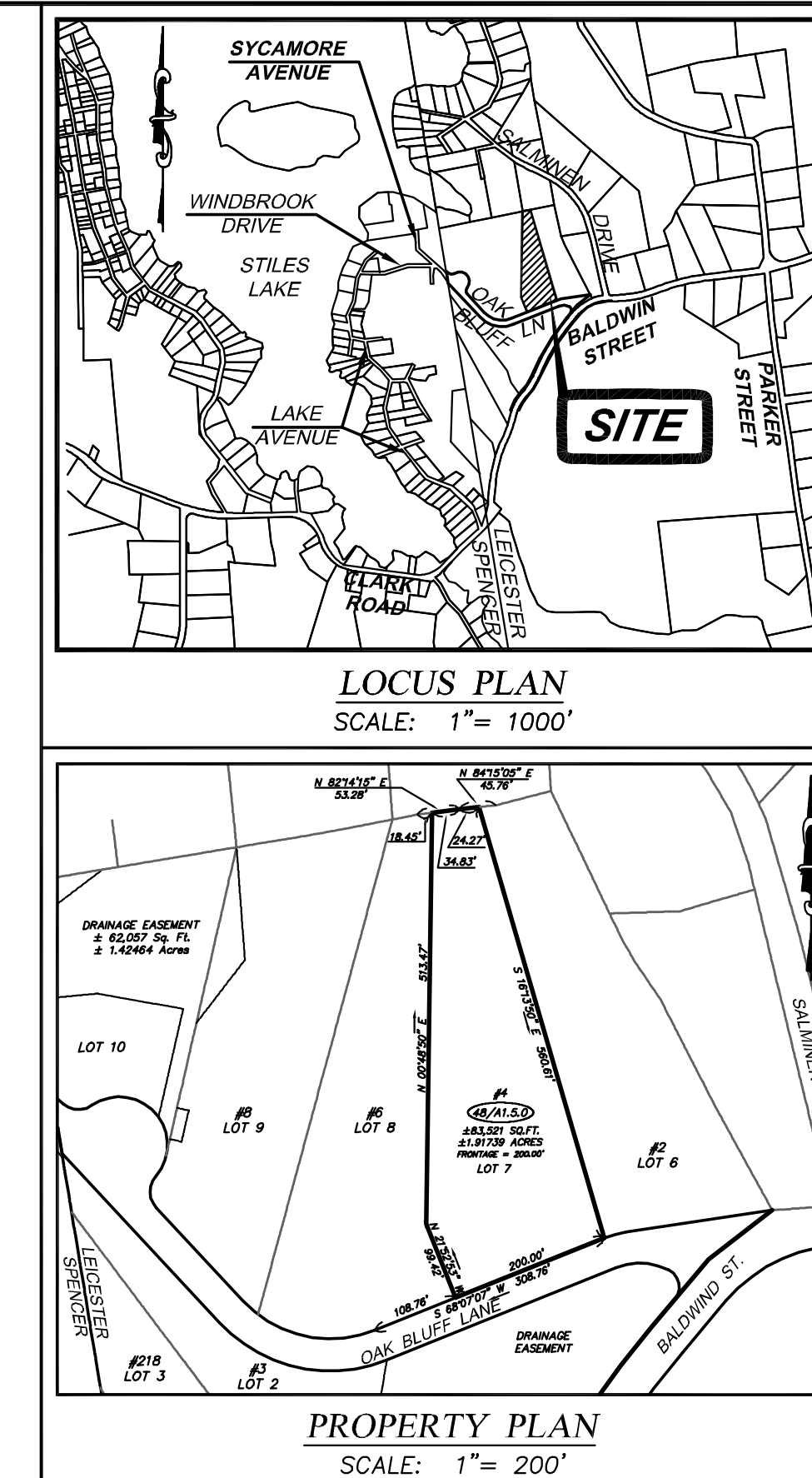
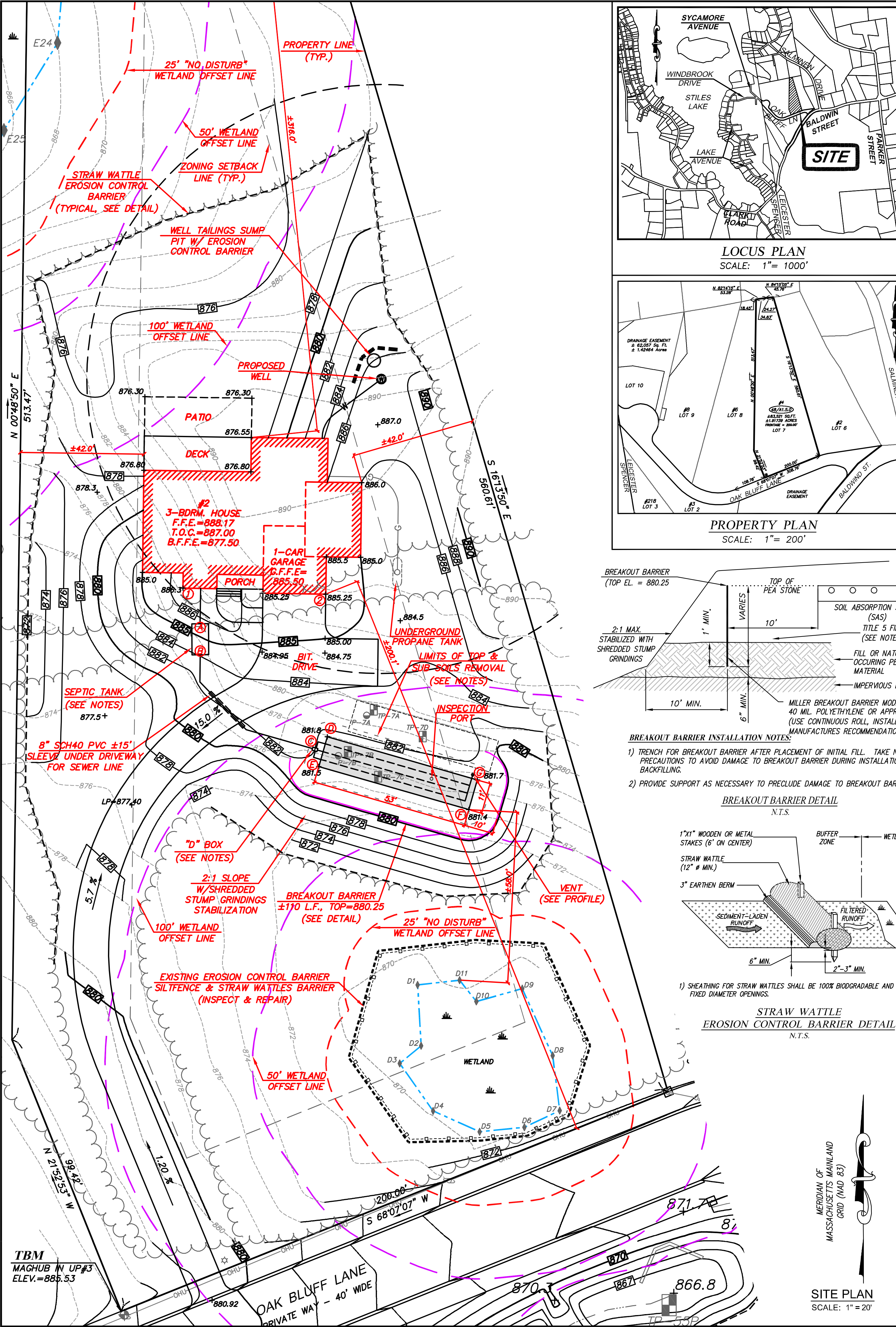
The form of the notification and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Signature

February 25, 2021

Date

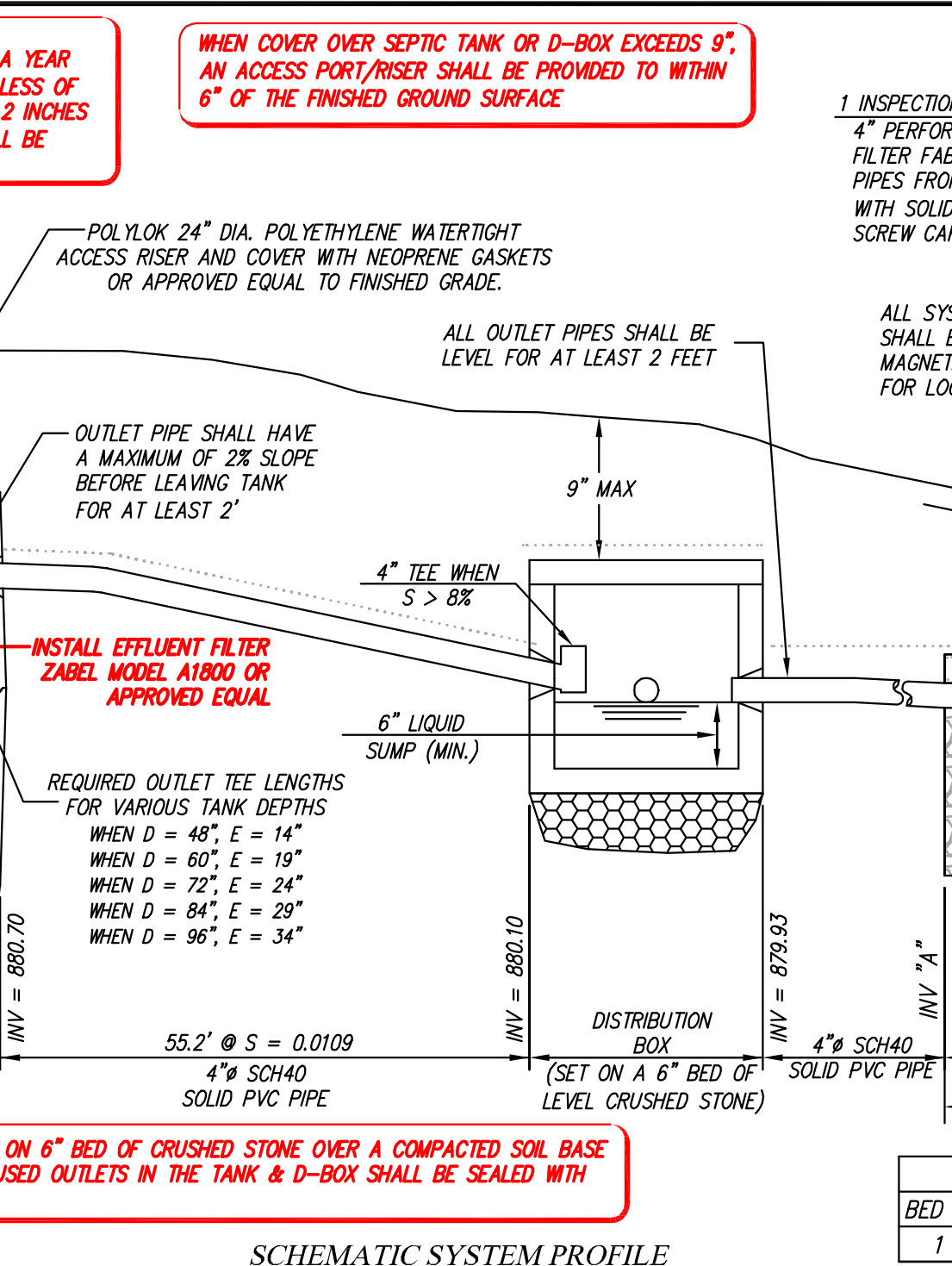


SCHEMATIC SYSTEM PROFILE
N.T.S.

GENERAL NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, L.L.C. FROM NOVEMBER 2017 THRU FEBRUARY 22, 2021 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- 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)
- THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON OCTOBER 2017 AND LOCATED BY THE ABOVE NOTED GRAZ ENGINEERING FIELD SURVEY.
- 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.
- ALL CONSTRUCTION TO CONFORM TO 310 CMR 15.000, "THE STATE ENVIRONMENTAL CODE, TITLE 5 AND THE LOCAL BOARD OF HEALTH REQUIREMENTS."
- THE CONTRACTOR SHALL INSTALL THE SYSTEM EXACTLY AS SHOWN ON THIS PLAN. NO MODIFICATIONS SHALL BE MADE TO THIS SYSTEM WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND THE DESIGN ENGINEER. THE COST ASSOCIATED WITH THE PREPARATION OF AN AS-BUILT DRAWING DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE BORNE BY THE CONTRACTOR.
- ALL TOPSOIL, SUBSOIL AND IMPERVIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW AND 5 FEET BEYOND THE SOIL ABSORPTION SYSTEM AREA.
- FILL MATERIAL SHALL CONSIST OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE SAND FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS, USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE PASSING THE #4 SIEVE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSES SHALL ALSO BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE TO DEMONSTRATE THAT THE MATERIAL MEETS OR EXCEEDS EACH OF THE FOLLOWING SPECIFICATIONS: 100% PASSING #4 SIEVE; 10%-100% PASSING #20 SIEVE; 0%-20% PASSING #100 SIEVE; 0%-5% PASSING #200 SIEVE AND MUST MEET THE FOLLOWING GRADATION: UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. NO MORE THAN 20% MAY PASS THROUGH THE #100 SIEVE AND NO MORE THAN 5% MAY PASS THE #200 SIEVE (DEP 310 CMR 15.255, 3).
- HEAVY MACHINERY SHALL NOT BE PERMITTED TO PASS OVER THE LEACHING AREA AND THE CONTRACTOR SHALL STAKE AND FLAG THE SOIL ABSORPTION/LEACHING AREA PERIMETER UPON COMPLETION.
- ALL PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE PER ASTM D1785 FOR SCH. 40, ASTM D3034 FOR SDR35, AND ASTM D2241 FOR SDR26 WHERE INDICATED ON THE PROFILE, UNLESS OTHERWISE NOTED.
- THE SEPTIC TANK SHALL BE 1500 GALLON AND SHALL BE REINFORCED CONCRETE WITH H-10 LOAD DESIGN (MIN.) AND WATER TIGHT CONFORMING TO ALL OF THE REQUIREMENTS OF 310 CMR 15.221, 15.223, 15.226, 15.227, 15.228.
- THE DISTRIBUTION BOX ("D" BOX) SHALL BE A 5 OUTLET REINFORCED CONCRETE BOX OF H-10 LOAD DESIGN (MIN.) WITH A WATER TIGHT COVER AND CONFORM TO ALL THE REQUIREMENTS OF 310 CMR 15.232.
- 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.
- THERE ARE NO WETLANDS LOCATED WITHIN 50 FEET OF THE PROPOSED LEACHING FIELD.
- THIS SEPTIC SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.
- CONSTRUCTION OF PERMANENT STRUCTURES UPON THE DISPOSAL SYSTEM AREA IS PROHIBITED.
- ALL INTERIOR PLUMBING, WITH THE EXCEPTION OF THE BACK WASH FROM WATER FILTRATION SYSTEMS, SHALL BE CONNECTED TO THE PROPOSED DISPOSAL FACILITY.

TABLE OF SEPTIC SYSTEM TIE DISTANCES (FT)				
POINT	DESCRIPTION	PROPOSED	ASBUILT	
(A)	SEPTIC TANK IN	14.6	44.1	
(B)	SEPTIC TANK OUT	22.1	46.78	
(C)	D-BOX	70.7	52.8	
(D)	SEPTIC CORNER	70.3	48.4	
(E)	SEPTIC CORNER	76.1	58.6	
(F)	SEPTIC CORNER	122.8	87.8	
(G)	SEPTIC CORNER	119.3	81.4	



SCHEMATIC SYSTEM PROFILE
N.T.S.

DESIGN CRITERIA

ESTIMATED HYDRAULIC LOADING:
3 BEDROOMS AT 110 GALS/DAY/BEDROOM = 330 GPD
GARBAGE DISPOSAL SHALL NOT BE ALLOWED WITH THIS SYSTEM.

SEPTIC TANK SIZE: 1500 GALLONS

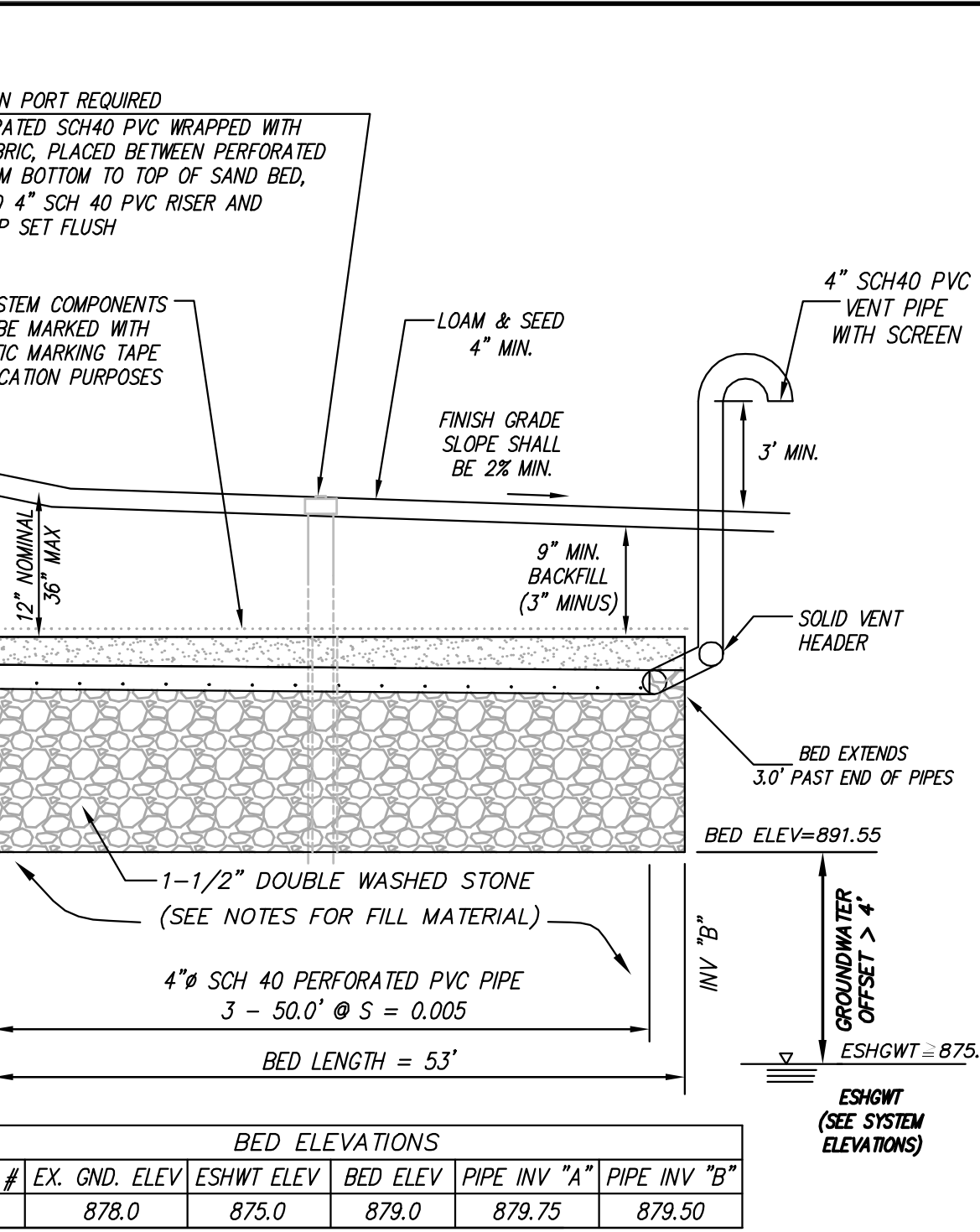
LEACHING AREA DESIGN CRITERIA:
PERCOLATION RATE: 10 MPI
SOIL CLASS TYPE: CLASS II (SANDY LOAM)
ALLOWABLE LEACHING RATE: 0.60 GPD/SF
TITLE V REQUIRED LEACHING AREA: 330 GPD / 0.60 GPD/SF = 550 SF
LEACHING AREA PROVIDED: 1 BED X 11' W X 53' L = 583 SF
TITLE 5 FLOW PROVIDED: 583 SF X 0.60 GPD/SF = 349 GPD

BREAKOUT CRITERIA:
BREAKOUT ELEVATION = 880.25 (MIN.)
BREAKOUT DISTANCE = 15' WITH 3:1 SLOPE
10' WITH BREAKOUT BARRIER
& 2:1 SLOPE (SEE DETAIL)

DEEP HOLE #TP-7A		DEEP HOLE #TP-7B		DEEP HOLE #TP-7C		DEEP HOLE #TP-7D	
FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap
FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw
FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C
GROUND EL 881.5		GROUND EL 877.0		GROUND EL 875.4		GROUND EL 880.2	
STANDING EL NA		STANDING EL NA		STANDING EL NA		STANDING EL NA	
ESHWGT EL 877.8		ESHWGT EL 873.8		ESHWGT EL 872.4		ESHWGT EL 876.7	
REFUSAL EL NA		REFUSAL EL NA		REFUSAL EL NA		REFUSAL EL NA	
PERFORMED BY: BRIAN C. MACWEN		WITNESSED BY: JULIE VAN ARSDALEN, BOH AGENT		DATE: OCTOBER 12, 2017			
CERTIFICATION:		I CERTIFY THAT ON JUNE 26, 1997 I HAVE PASSED THE SOIL EVALUATOR EXAMINATION APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017. SOIL EVALUATOR #1430.					
SIGNATURE: [Signature]		DATE: 02/24/2021					

PROPERTY DATA			
ASSESSOR'S PARCEL NO.:	MAP 48, LOT A1.5.0		
LOT ADDRESS:	6 OAK BLUFF LANE		
OWNER OF RECORD:	SCHOLD DEVELOPMENT, LLC		
LOCUS DEED:	BOOK 60618, PAGE 128		
LOCUS PLAN:	PLAN BOOK 942, PLAN 91, LOT 7		
ZONING DISTRICT:	SUBURBAN AGRICULTURAL (SA)		

LEGEND			
---	EXISTING CONTOUR		
---	PROPOSED CONTOUR		
(102.1)	EXISTING ELEVATION		
x99.5	PROPOSED ELEVATION		
P-1	PERCOLATION TEST		
TP-1	DEEP HOLE TEST PIT		
W	WATER SERVICE		



TYPICAL LEACH BED SECTION
N.T.S.

SOIL TEST DATA

DEEP HOLE #TP-7A		DEEP HOLE #TP-7B		DEEP HOLE #TP-7C		DEEP HOLE #TP-7D	
FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap	FINE SANDY LOAM 10YR 3/1	Ap
FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw	FINE SANDY LOAM 10YR 5/6	Bw
FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C	FINE SANDY LOAM 2.5Y 5/6	C
GROUND EL 881.5		GROUND EL 877.0		GROUND EL 875.4		GROUND EL 880.2	
STANDING EL NA		STANDING EL NA		STANDING EL NA		STANDING EL NA	
ESHWGT EL 877.8		ESHWGT EL 873.8		ESHWGT EL 872.4		ESHWGT EL 876.7	
REFUSAL EL NA		REFUSAL EL NA		REFUSAL EL NA		REFUSAL EL NA	
PERFORMED BY: BRIAN C. MACWEN		WITNESSED BY: JULIE VAN ARSDALEN, BOH AGENT		DATE: OCTOBER 12, 2017			
CERTIFICATION:		I CERTIFY THAT ON JUNE 26, 1997 I HAVE PASSED THE SOIL EVALUATOR EXAMINATION APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017. SOIL EVALUATOR #1430.					
SIGNATURE: [Signature]		DATE: 02/24/2021					

PROPERTY DATA			
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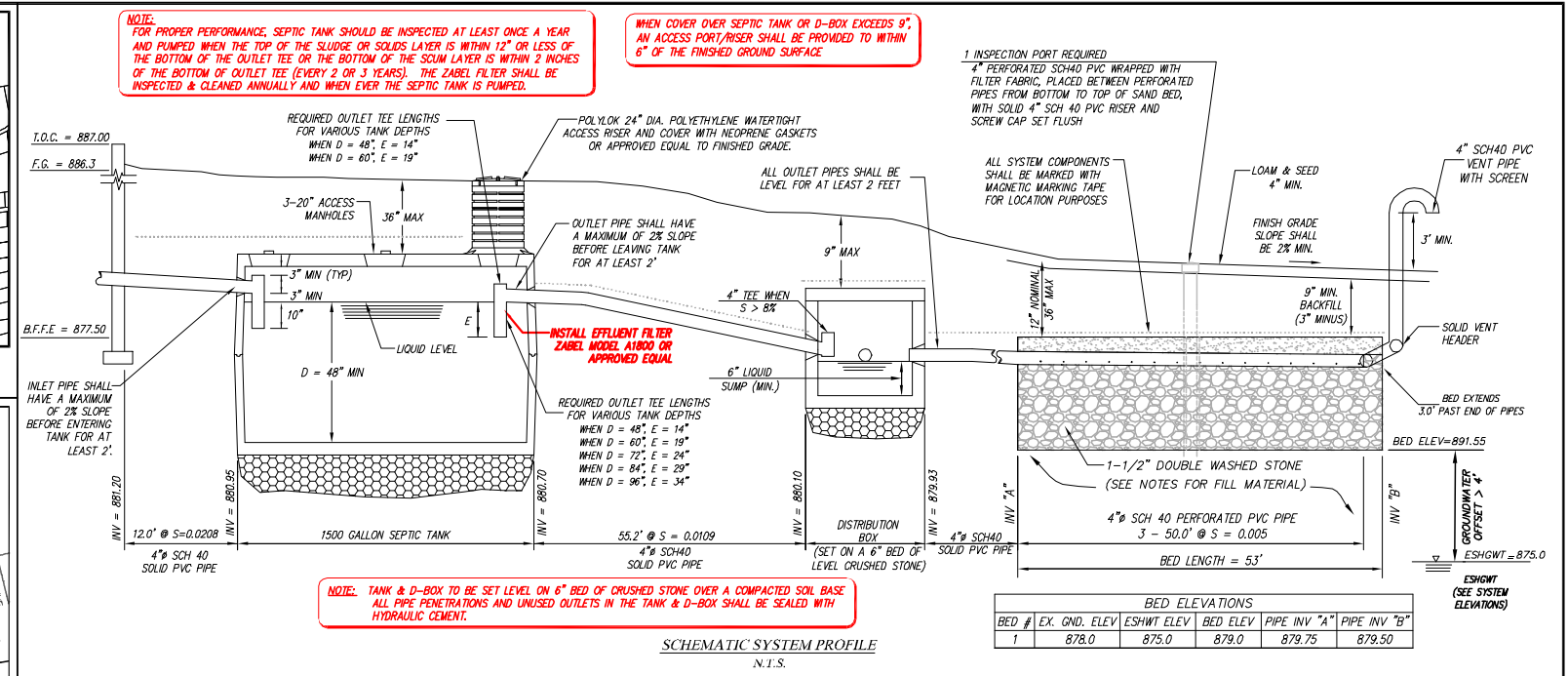
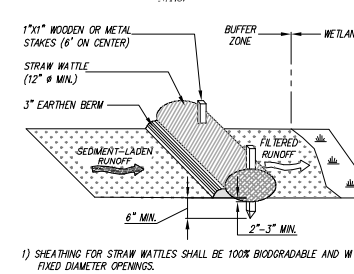
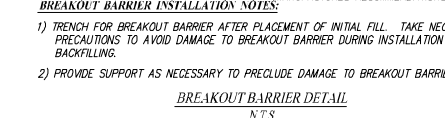
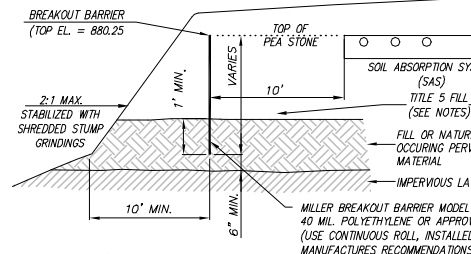
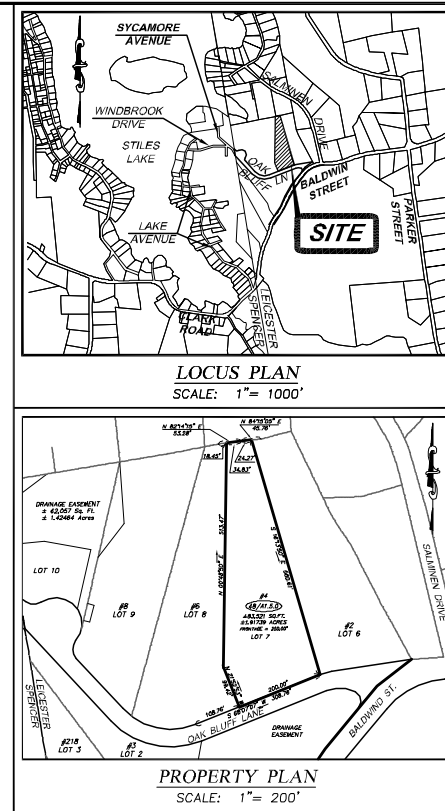
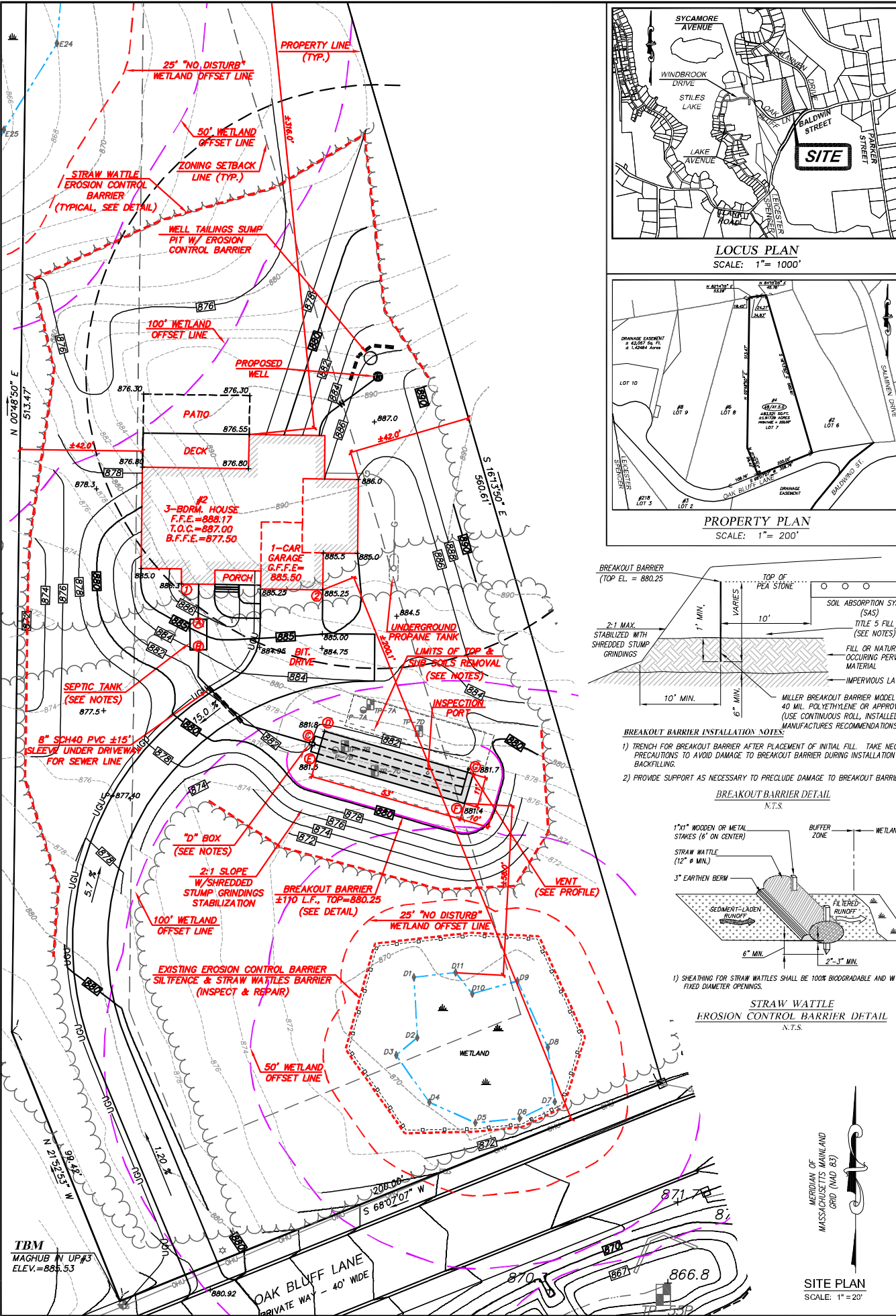
LEGEND			
---	EXISTING CONTOUR		
---	PROPOSED CONTOUR		
(102.1)	EXISTING ELEVATION		
x99.5	PROPOSED ELEVATION		
P-1	PERCOLATION TEST		
TP-1	DEEP HOLE TEST PIT		
W	WATER SERVICE		

SEWAGE SYSTEM & RDA PLAN
4 OAK BLUFF LANE (MAP 48, LOT A1.5.0)
LEICESTER, MASSACHUSETTS

PROPERTY OWNER
SCHOLD DEVELOPMENT, LLC

PREPARED FOR
SCHOLD DEVELOPMENT, LLC
77 CHICKERING ROAD
SPENCER, MASSACHUSETTS 01562

GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959



- GENERAL NOTES**
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, LLC FROM NOVEMBER 2017 THRU FEBRUARY 22, 2021 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
 - 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)
 - THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON OCTOBER 2017 AND LOCATED BY THE ABOVE NOTED GRAZ ENGINEERING FIELD SURVEY.
 - 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) 2502700780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
 - ALL CONSTRUCTION TO CONFORM TO 310 CMR 15.000, "THE STATE ENVIRONMENTAL CODE, TITLE 5 AND THE LOCAL BOARD OF HEALTH REQUIREMENTS.
 - THE CONTRACTOR SHALL INSTALL THE SYSTEM EXACTLY AS SHOWN ON THIS PLAN. NO MODIFICATIONS SHALL BE MADE TO THIS SYSTEM WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND THE DESIGN ENGINEER. THE COST ASSOCIATED WITH THE PREPARATION OF AN AS-BUILT DRAWING DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE BORNE BY THE CONTRACTOR.
 - ALL TOPSOIL, SUBSOIL AND IMPERVIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW AND 5 FEET BEYOND THE SOIL ABSORPTION SYSTEM AREA.
 - FILL MATERIAL SHALL CONSIST OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE SAND FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS, USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE PASSING THE #4 SIEVE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSES SHALL ALSO BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE TO DEMONSTRATE THAT THE MATERIAL MEETS OR EXCEEDS EACH OF THE FOLLOWING SPECIFICATIONS: 100% PASSING #4 SIEVE; 10%-100% PASSING #50 SIEVE; 0%-20% PASSING #100 SIEVE; 0%-5% PASSING #200 SIEVE AND MUST MEET THE FOLLOWING GRADATION: UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. NO MORE THAN 20% MAY PASS THROUGH THE #100 SIEVE AND NO MORE THAN 5% MAY PASS THE #200 SIEVE (DEP 310 CMR 15.255, 3).
 - HEAVY MACHINERY SHALL NOT BE PERMITTED TO PASS OVER THE LEACHING AREA AND THE CONTRACTOR SHALL STAKE AND FLAG THE SOIL ABSORPTION/LEACHING AREA PERIMETER UPON COMPLETION.
 - ALL PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE PER ASTM D1785 FOR SCH. 40, ASTM D3034 FOR SDR35, AND ASTM D2241 FOR SDR26 WHERE INDICATED ON THE PROFILE, UNLESS OTHERWISE NOTED.
 - THE SEPTIC TANK SHALL BE 1500 GALLON AND SHALL BE REINFORCED CONCRETE WITH H-10 LOAD DESIGN (MIN.) AND WATER TIGHT CONFORMING TO ALL OF THE REQUIREMENTS OF 310 CMR 15.221, 15.223, 15.226, 15.227, 15.228.
 - THE DISTRIBUTION BOX ("D" BOX) SHALL BE A 5 OUTLET REINFORCED CONCRETE BOX OF H-10 LOAD DESIGN (MIN.) WITH A WATER TIGHT COVER AND CONFORM TO ALL THE REQUIREMENTS OF 310 CMR 15.232.
 - 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.
 - THERE ARE NO WETLANDS LOCATED WITHIN 50 FEET OF THE PROPOSED LEACHING FIELD.
 - THIS SEPTIC SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.
 - CONSTRUCTION OF PERMANENT STRUCTURES UPON THE DISPOSAL SYSTEM AREA IS PROHIBITED.
 - ALL INTERIOR PLUMBING, WITH THE EXCEPTION OF THE BACK WASH FROM WATER FILTRATION SYSTEMS, SHALL BE CONNECTED TO THE PROPOSED DISPOSAL FACILITY.

TABLE OF SEPTIC SYSTEM TIE DISTANCES (FT)				
POINT	DESCRIPTION	PROPOSED	ASBUILT	
A	SEPTIC TANK IN	14.6	44.1	
B	SEPTIC TANK OUT	22.1	46.78	
C	D-BOX	70.7	52.8	
D	SEPTIC CORNER	70.3	48.4	
E	SEPTIC CORNER	76.1	58.6	
F	SEPTIC CORNER	122.8	87.8	
G	SEPTIC CORNER	119.3	81.4	

DESIGN CRITERIA

ESTIMATED HYDRAULIC LOADING:
3 BEDROOMS AT 110 GALS/DAY/BEDROOM = 330 GPD
GARBAGE DISPOSAL SHALL NOT BE ALLOWED WITH THIS SYSTEM.

SEPTIC TANK SIZE: 1500 GALLONS

LEACHING AREA DESIGN CRITERIA:
PERCOLATION RATE: 10 MPI
SOIL CLASS TYPE: CLASS II (SANDY LOAM)
ALLOWABLE LEACHING RATE: 0.60 GPD/SF
TITLE V REQUIRED LEACHING AREA: 330 GPD / 0.60 GPD/SF = 550 SF
LEACHING AREA PROVIDED: 1 BED X 11' W X 53' L = 583 SF
TITLE 5 FLOW PROVIDED: 583 SF X 0.60 GPD/SF = 349 GPD

BREAKOUT CRITERIA:
BREAKOUT ELEVATION = 880.25 (MIN.)
BREAKOUT DISTANCE = 15' WITH 3:1 SLOPE
10' WITH BREAKOUT BARRIER
& 2:1 SLOPE (SEE DETAIL)

SOIL TEST DATA

DEEP HOLE #TP-7A	DEEP HOLE #TP-7B	DEEP HOLE #TP-7C	DEEP HOLE #TP-7D
FINE SANDY LOAM 10YR 3/1 FINE SANDY LOAM 10YR 5/6 FINE SANDY LOAM 2.5Y 5/6 GROUND EL 881.5 STANDING EL NA ESHWIT EL 872.8 REFUSAL EL NA	FINE SANDY LOAM 10YR 3/1 FINE SANDY LOAM 10YR 5/6 FINE SANDY LOAM 2.5Y 5/6 GROUND EL 877.0 STANDING EL NA ESHWIT EL 873.8 REFUSAL EL NA	FINE SANDY LOAM 10YR 3/1 FINE SANDY LOAM 10YR 5/6 FINE SANDY LOAM 2.5Y 5/6 GROUND EL 875.4 STANDING EL NA ESHWIT EL 872.4 REFUSAL EL NA	FINE SANDY LOAM 10YR 3/1 FINE SANDY LOAM 10YR 5/6 FINE SANDY LOAM 2.5Y 5/6 GROUND EL 880.2 STANDING EL NA ESHWIT EL 876.2 REFUSAL EL NA

PERFORMED BY: BRIAN C. MACEWEN
WITNESSED BY: JULIE VAN ARSDALEN, BOH AGENT
DATE: OCTOBER 12, 2017

CERTIFICATION:
I CERTIFY THAT ON JUNE 26, 1997 I HAVE PASSED THE SOIL EVALUATOR EXAMINATION, APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ABOVE ANALYSIS WAS PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017. SOIL EVALUATOR #1430.

SIGNATURE: *Brian C. MacEwen* DATE 02/24/2021

PROPERTY DATA
ASSESSORS PARCEL NO.: MAP 48, LOT A1.5.0
LOT ADDRESS: 6 OAK BLUFF LANE
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
LOCUS DEED: BOOK 60618, PAGE 128
LOCUS PLAN: PLAN BOOK 942, PLAN 91, LOT 7
ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

LEGEND
- - - 98 - - - EXISTING CONTOUR
- - - 98 - - - PROPOSED CONTOUR
(102.1)
x99.5 EXISTING ELEVATION
P-1 PROPOSED ELEVATION
TP-1 PERCOLATION TEST
W DEEP HOLE TEST PIT
W WATER SERVICE

TYPICAL LEACH BED SECTION
N.T.S.

BREAKOUT SCHEMATIC
N.T.S.

BED #	EX. GND. ELEV.	ESHWIT ELEV.	BED ELEV.	PIPE INV. "A"	PIPE INV. "B"
1	878.0	875.0	879.0	879.75	879.50

PERC TEST #

PERC TEST #	DEPTH	PERC RATE	GROUND ELEV.
P-7A	46"	10 MPI	880.8
P-7B	48"	10 MPI	876.4

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
JOB NUMBER:	SURVEY DATE:	FIELD BOOK NO.	SL-2
COMPUTED:	CHECKED:	DRAFTED:	
SCALE:	PLAN DATE:	SHEET 1 OF 1	

SEWAGE SYSTEM & RDA PLAN
4 OAK BLUFF LANE (MAP 48, LOT A1.5.0)
LEICESTER, MASSACHUSETTS

PROPERTY OWNER
SCHOLD DEVELOPMENT, LLC

PREPARED FOR
SCHOLD DEVELOPMENT, LLC
77 CHICKERING ROAD
SPENCER, MASSACHUSETTS 01562

GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959