

FOUNDATION DRAIN

NOT TO SCALE

LEGEND

- 100- INDEX CONTOUR
- 99- INTERMED. CONTOUR
- x 100.52 SPOT GRADE
- SEWER MANHOLE
- CATCH BASIN
- ⊕ HYDRANT
- ⊕ WATER GATE
- W-8 Δ WET FLAG
- H.P. HIGH POINT



LOT 1 DEVELOPMENT PLAN

LOCATION: 505 PLEASANT STREET
CITY/TOWN: LEICESTER, MASSACHUSETTS

PREPARED FOR:

JENNA DAVID

SCALE: 1"=40'

DATE: FEBRUARY 2021

PLACES Associates, Inc.



• Planning
• Landscape
Architecture
• Civil
Engineering
• Surveying

256 Great Road, Suite 4
Littleton, MA 01460
(978) 486-0334
www.placesassociates.com

PROJECT No.: 5477

PLAN No.: LOT1-DEV

NOTES:

1. PROPERTY LINES TAKEN FROM PLAN ENTITLED "PLAN OF LAND IN LEICESTER, MASSACHUSETTS FOR DOMAIN DEVELOPMENT", DATED AUGUST 2006, AS FILED AT THE WCRD PL.BK. 850, PLAN 60.
2. TOPOGRAPHY IS BASED IN PART ON LIDAR FOR OFF ROAD & ON-THE GROUND SURVEY FOR ROADWAY, UTILITY AND WETFLAG LOCATIONS. TOPOGRAPHY IS BASED ON NAV88 FOR ELEVATION CONTROL.
3. CONSTRUCTION PROPOSED WILL REQUIRE THE FILING WITH THE LEICESTER CONSERVATION COMMISSION.
4. WETLAND FLAG LOCATIONS ARE BASED ON A WETLANDS DELINEATION PERFORMED BY PLACES ASSOCIATES, INC. ON OCTOBER 5, 2020.
5. ALL RETAINING WALLS TO HAVE NO MORE THAN 4'-0" EXPOSED FACE ABOVE GRADE. WALLS GREATER THAN 4' MUST BE DESIGNED BY A REGISTERED ENGINEER.
6. DRIVEWAY TO CONFORM TO DPW STANDARDS FOR RESIDENTIAL DRIVEWAYS.

INSTALLATION OF UTILITIES:

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF SUBSURFACE UTILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

LANDSCAPING:

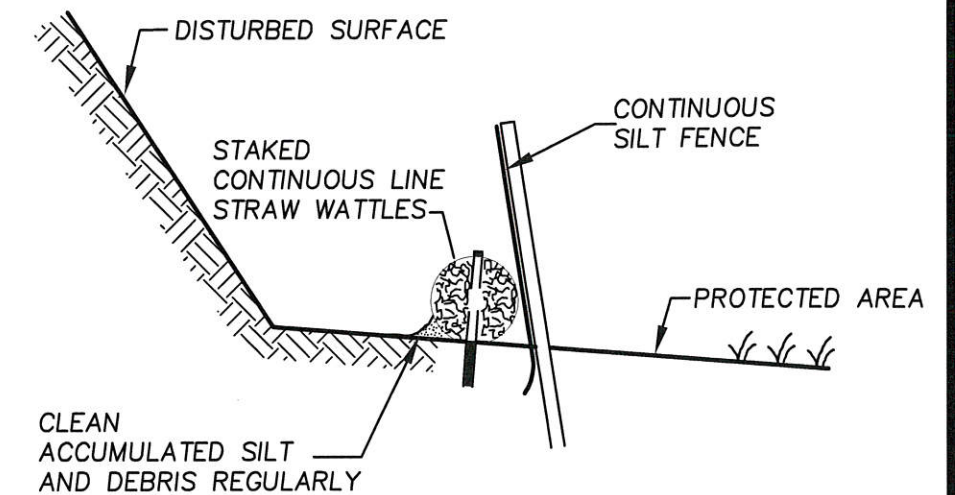
4. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
5. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
6. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
7. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND WETLAND AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE PERMIT GRANTING AUTHORITY AND OWNER FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS. THE STAGING AREA SHALL BE OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: STRAWBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE OR THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES, AND BE PERFORMED OFF-SITE IF POSSIBLE.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED IN THE 100 FOOT BUFFER ZONE. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.
5. ALL SUBCONTRACTORS SHALL BE NOTIFIED THAT CLEANING OF EQUIPMENT WITHIN THE 100' WETLAND BUFFER IS NOT PERMITTED. INCLUDING, BUT NOT LIMITED TO, CONCRETE TRUCKS, PAINTERS, PLASTERERS, ETC.



EROSION CONTROL BARRIER

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

LOCATION: 505 PLEASANT STREET
CITY/TOWN: LEICESTER, MASSACHUSETTS

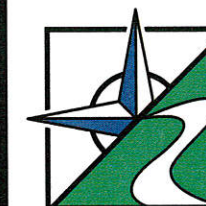
PREPARED FOR:

JENNA DAVID

SCALE: AS NOTED

DATE: FEBRUARY 2021

PLACES Associates, Inc.



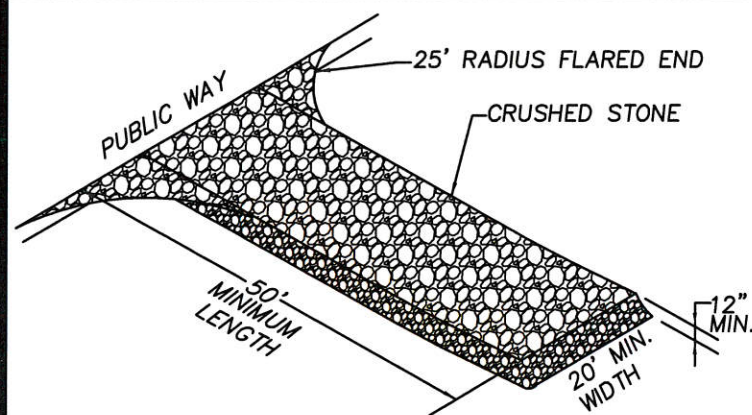
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Littleton, MA 01460
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PROJECT No.: 5477

PLAN No.: EROS-1



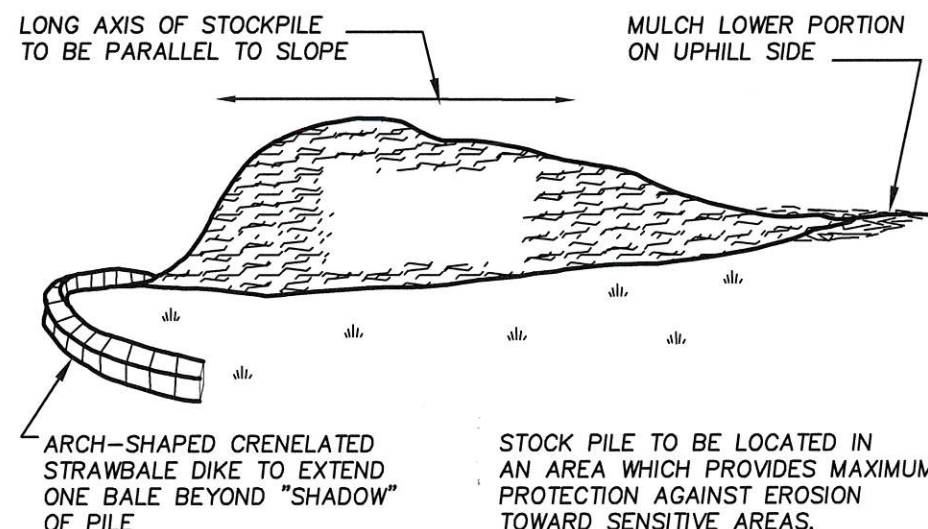


NOTES:

1. REPLACE STONE & ACCUMULATED DEBRIS, MUD & ENTRAPPED MATERIALS AS IS NECESSARY TO PREVENT TRACKING ON PUBLIC ROADWAYS.
2. REPLACE MONTHLY AS A MINIMUM REQUIREMENT.
3. DISPOSE OF STONE & ENTRAPPED MATERIALS IN A NON SENSITIVE AREA ON-SITE.
4. DO NOT REUSE STONE FOR SAME PURPOSE.
5. ALL TRAFFIC ENTERING / EXISTING SITE TO CROSS TEMPORARY CONSTRUCTION ENTRANCE TO REMOVE MUD FROM TIRES

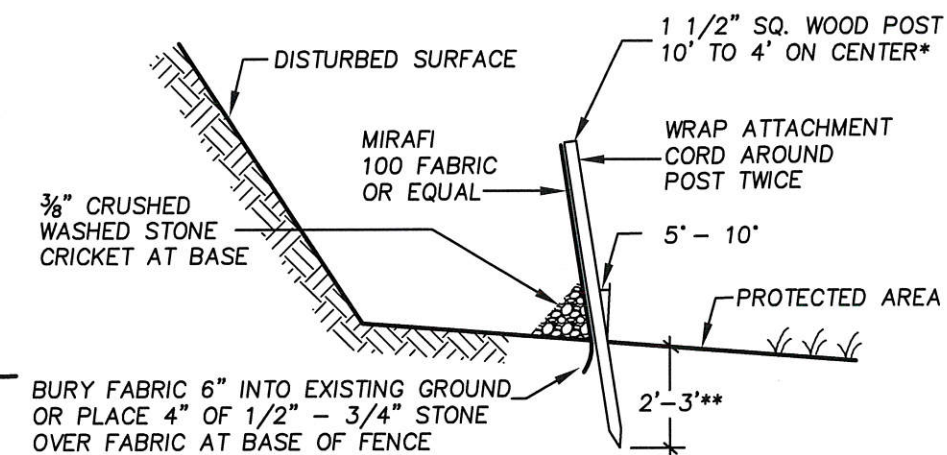
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



TEMPORARY STOCKPILE

NOT TO SCALE



* STEEL POST MAY BE SUBSTITUTED. DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
6' FOR 500 SF/LF FENCE

** DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF ETC.
IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

SILT FENCE DETAIL

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

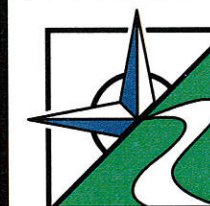
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PREPARED FOR:

JENNA DAVID

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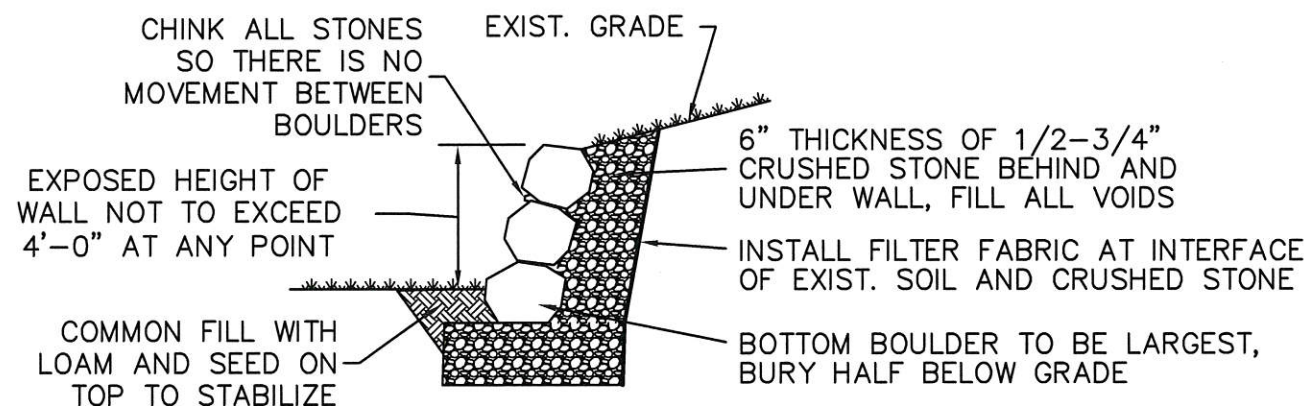
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PROJECT No.: 5477

PLAN No.: EROS-2

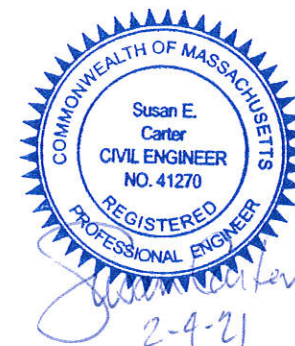


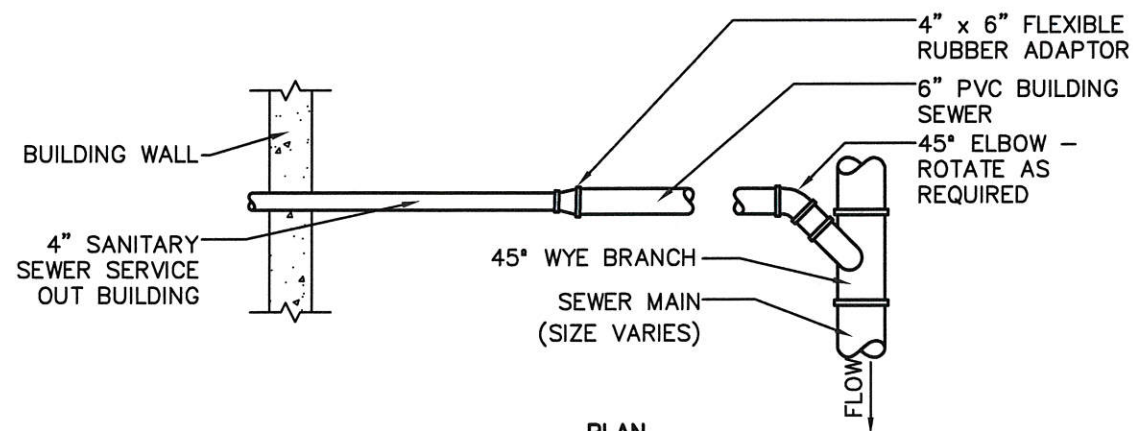
NOTE:

1. WHEN PLACED, WALL SHALL HAVE A SOLID STATUS WITH NO ROCKING OR SHIFTING STONES. USE ONLY DURABLE HARD STONES. DO NOT USE DEGRADED STONES. BOTTOM STONE SHALL BE A MINIMUM OF 2'x2' IN SIZE, LARGER IS PREFERRED.
2. WALL SHALL HAVE A BACKSLOPE (BATTER) OF 4" PER FOOT OF HEIGHT
3. A PRE-CAST SEGMENTAL WALL MAY BE SUBSTITUTED IN LIEU OF BOLDER WALL. IF USED, COMPLY WITH MANUFACTURERS INSTRUCTIONS.

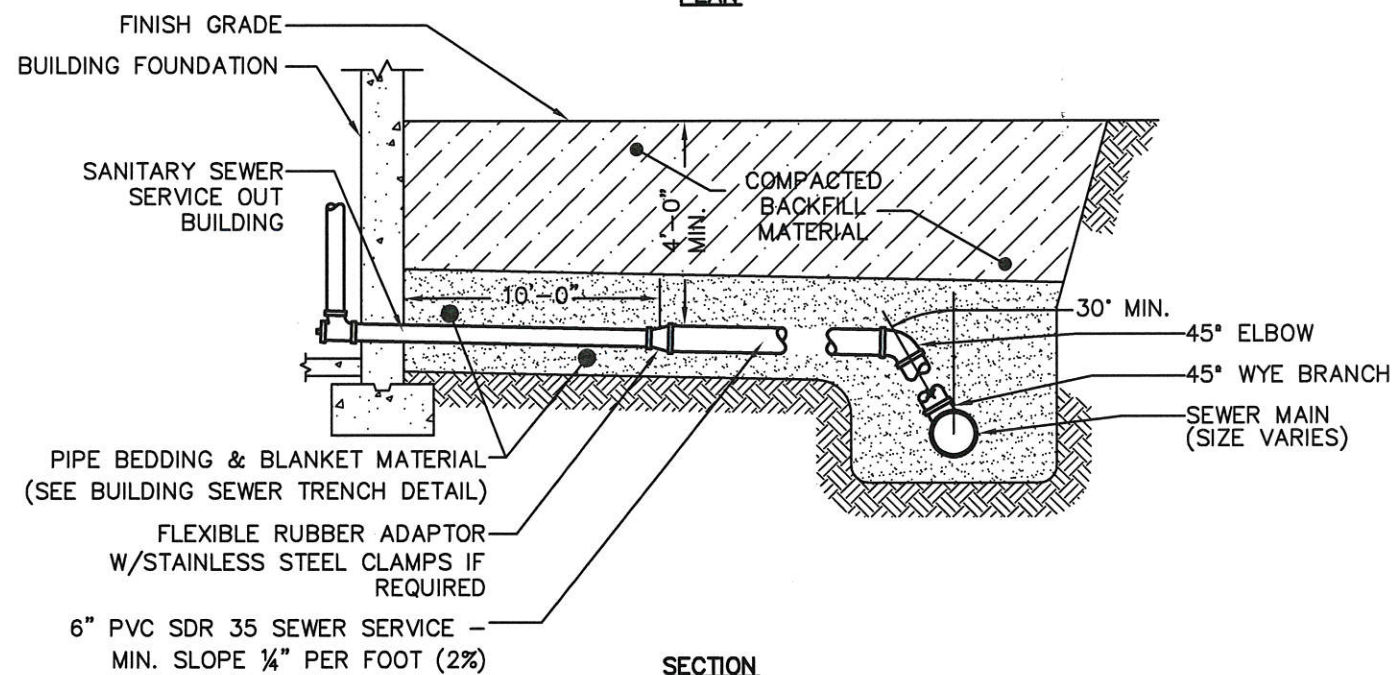
RETAINING WALL

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PLAN



SECTION

NOTES:

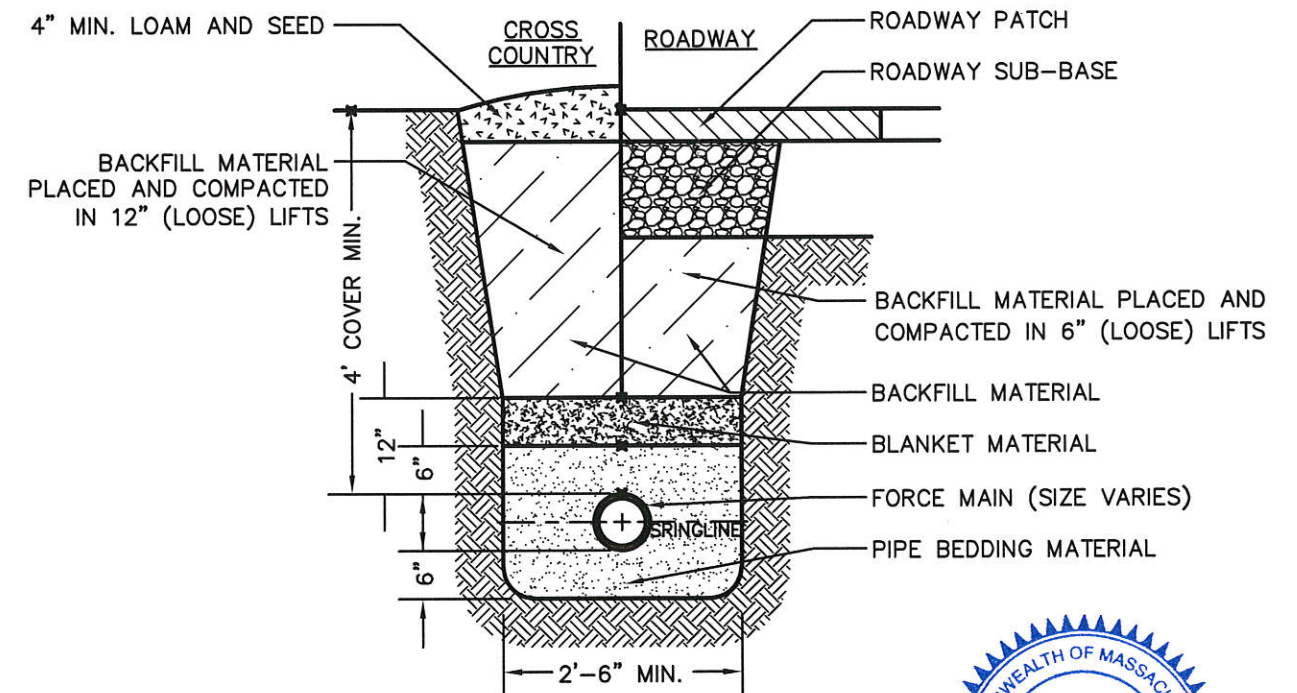
1. A PRECAST SEWER CHIMNEY MAY BE USED IF THE 30° ANGLE CANNOT BE MAINTAINED OR THE VERTICAL DIFFERENCE BETWEEN THE SEWER SERVICE AND THE SEWER MAIN IS GREATER THAN FOUR FEET (4').
2. SEE BUILDING SEWER TRENCH DETAIL FOR PIPE BEDDING AND BACKFILLING REQUIREMENTS.
3. ALL MATERIALS AND INSTALLATION METHODS SHALL COMPLY TO THE REQUIREMENTS OF SEWER USE RULES AND REGULATIONS.

BUILDING SEWER CONNECTION

NOT TO SCALE

NOTES :

1. ROADWAY PATCH AND BASE/SUB-BASE SHALL BE INSTALLED AS DIRECTED BY THE HIGHWAY SUPERINTENDENT.
2. BEDDING, BLANKET, & BACKFILL MATERIALS SHALL BE COMPACTED TO 90% MAXIMUM DENSITY (MODIFIED PROCTOR) AT OPTIMUM MOISTURE CONTENT FOR BOTH CROSS COUNTRY AND ROADWAY INSTALLATION.
3. EARTH MATERIALS FOR FORCE MAIN INSTALLATION SHALL BE AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR THE APPROVING AUTHORITIES:
 - A. PIPE BEDDING: 1/4" TO 1 1/2" CRUSHED STONE CONFORMING TO SSHB M2.01.3 - CRUSHED STONE
 - B. BLANKET MATERIAL: CLEAN SHARP SAND CONFORMING TO SSHB M1.04.0 - SAND BORROW OR: CRUSHED GRAVEL CONFORMING TO SSHB M1.03.1 - PROCESSED GRAVEL FOR SUB-BASE
 - C. BACKFILL MATERIAL: EXCAVATED OR IMPORTED MATERIAL WHICH IS FRIABLE, NATURAL SOIL COMPOSED OF GRAVEL, SAND, OR SILTY/CLAYEY GRAVEL AND SAND, FREE FROM DEBRIS, CONCRETE, OR OTHER RUBBLE, AND STONES GREATER THAN 6" IN MAXIMUM DIMENSION.



FORCE MAIN TRENCH

NOT TO SCALE



**LOT 1
SEWER CONNECTION**

LOCATION: 505 PLEASANT STREET
CITY/TOWN: LEICESTER, MASSACHUSETTS

PREPARED FOR:

JENNA DAVID

SCALE: AS NOTED

DATE: FEBRUARY 2021

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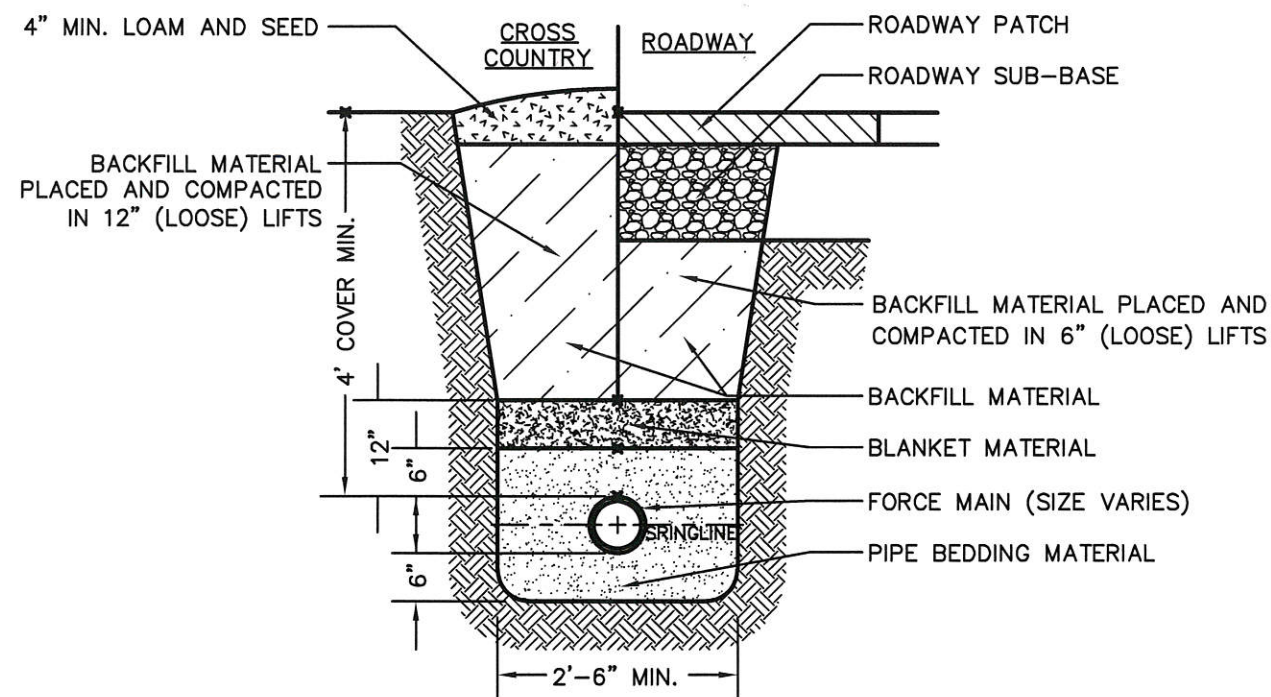
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Littleton, MA 01460
(978) 486-0334
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PROJECT No.: 5477

PLAN No.: S-SERV

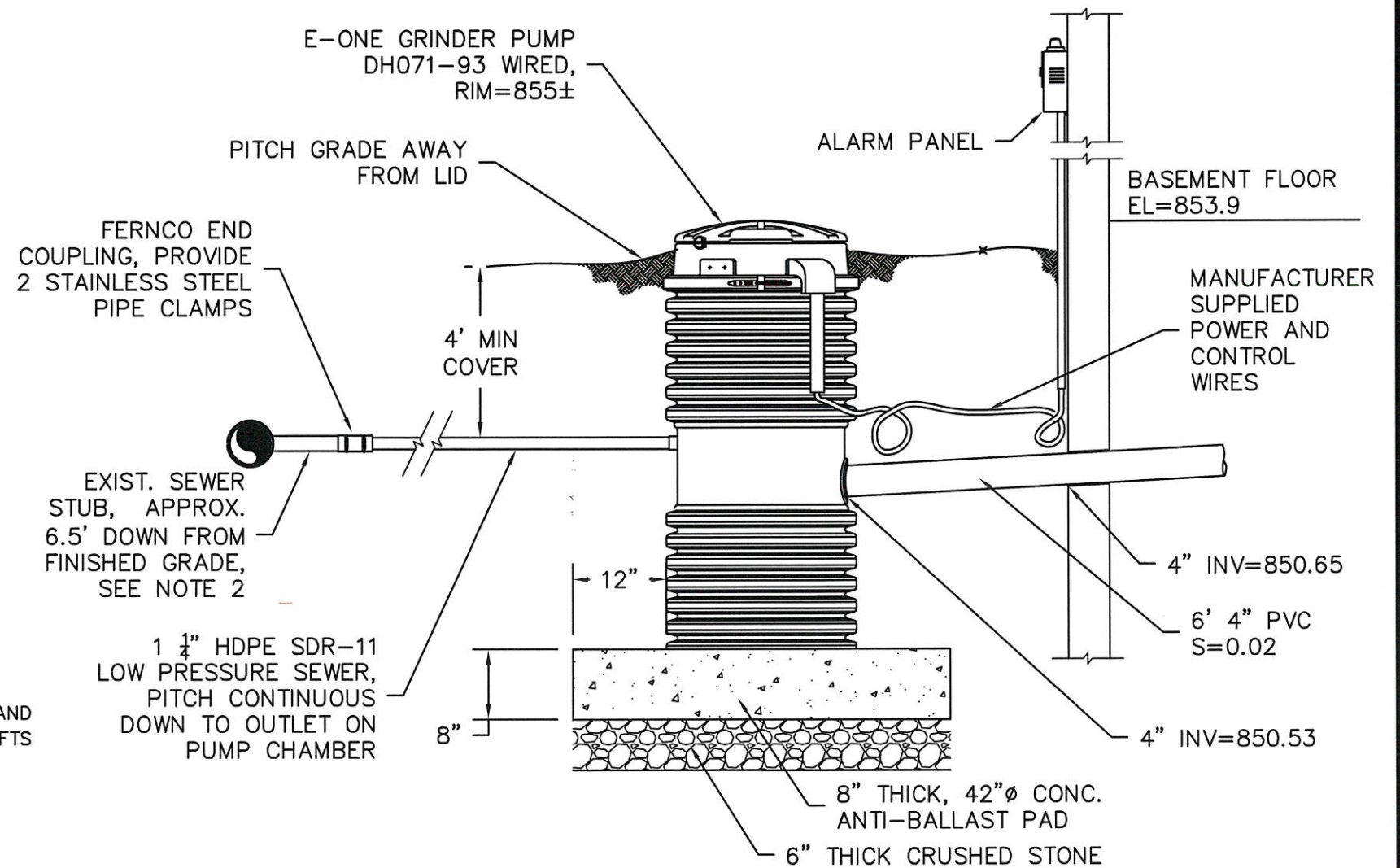
NOTES :

1. ROADWAY PATCH AND BASE/SUB-BASE SHALL BE INSTALLED AS DIRECTED BY THE HIGHWAY SUPERINTENDENT.
2. BEDDING, BLANKET, & BACKFILL MATERIALS SHALL BE COMPACTED TO 90% MAXIMUM DENSITY (MODIFIED PROCTOR) AT OPTIMUM MOISTURE CONTENT FOR BOTH CROSS COUNTRY AND ROADWAY INSTALLATION.
3. EARTH MATERIALS FOR FORCE MAIN INSTALLATION SHALL BE AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR THE APPROVING AUTHORITIES:
 - A. PIPE BEDDING: ¼" TO 1½" CRUSHED STONE CONFORMING TO SSHB M2.01.3 – CRUSHED STONE
 - B. BLANKET MATERIAL: CLEAN SHARP SAND CONFORMING TO SSHB M1.04.0 – SAND BORROW OR: CRUSHED GRAVEL CONFORMING TO SSHB M1.03.1 – PROCESSED GRAVEL FOR SUB-BASE
 - C. BACKFILL MATERIAL: EXCAVATED OR IMPORTED MATERIAL WHICH IS FRIABLE, NATURAL SOIL COMPOSED OF GRAVEL, SAND, OR SILTY/CLAYEY GRAVEL AND SAND, FREE FROM DEBRIS, CONCRETE, OR OTHER RUBBLE, AND STONES GREATER THAN 6" IN MAXIMUM DIMENSION.



FORCE MAIN TRENCH

NOT TO SCALE



LOT 1 WATER CONNECTION

LOCATION: 505 PLEASANT STREET
CITY/TOWN: LEICESTER, MASSACHUSETTS
PREPARED FOR:

JENNA DAVID

SCALE: AS NOTED

DATE: FEBRUARY 2021

PLACES Associates, Inc.

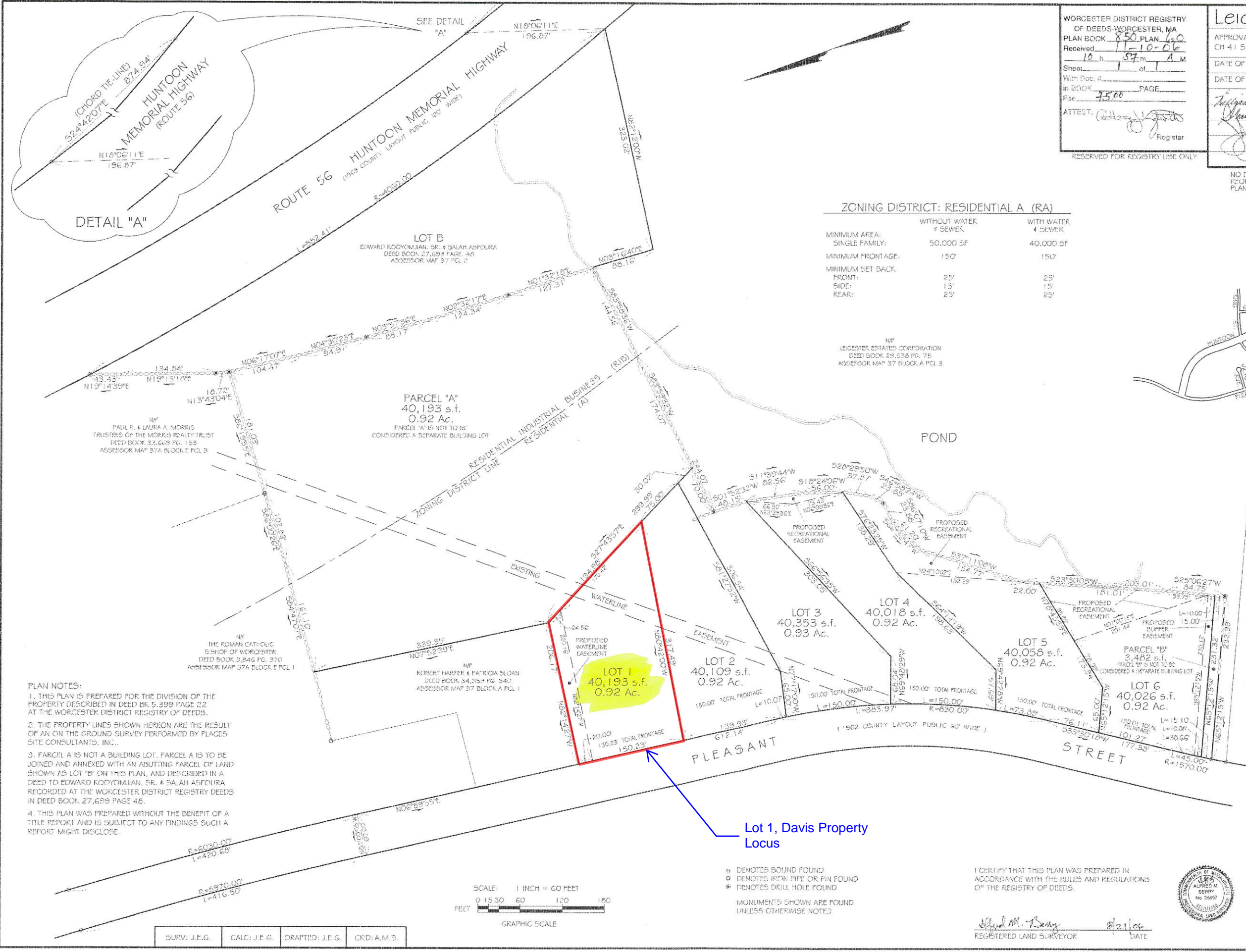


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1 PROJECT No.: 5477

PLAN No.: PUMP

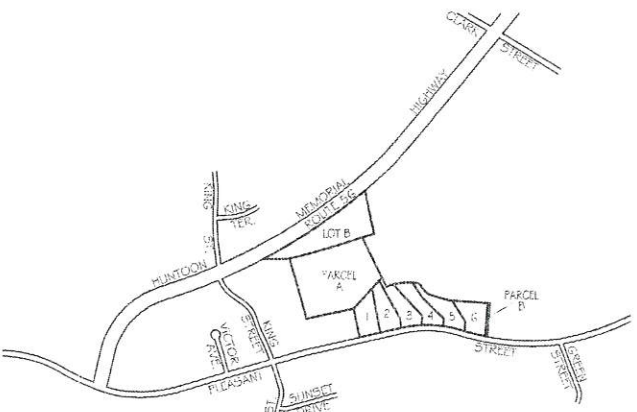


WORCESTER DISTRICT REGISTRY
OF DEEDS, WORCESTER, MA
PLAN BOOK 850, PLAN 60
Received 10-10-06
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee 75.00
ATTEST: [Signature] Register
RESERVED FOR REGISTRY USE ONLY

Leicester Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CH 41 S 81 F.
DATE OF APPROVAL: 11/8/06
DATE OF ENDORSEMENT:
[Signatures]
NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY PLANNING BOARD ENDORSEMENT.

ZONING DISTRICT: RESIDENTIAL A (RA)

	WITHOUT WATER & SEWER	WITH WATER & SEWER
MINIMUM AREA:		
SINGLE FAMILY:	50,000 SF	40,000 SF
MINIMUM FRONTAGE:	150'	150'
MINIMUM SET BACK:		
FRONT:	25'	25'
SIDE:	15'	15'
REAR:	25'	25'



LOCUS MAP
SCALE: 1"=600'

APPLICANT:
DOMAIN DEVELOPMENT
57 WEBSTER STREET
WORCESTER, MA 01605

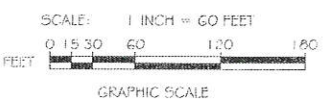
OWNER:
MARY LOU ELLIOTT
DEED BOOK 5,399 PAGE 22
PLAN BOOK 803 PLAN 39
ASSESSORS MAP 37 PARCEL 1.1

NF
JAY B. & DIANA L. STOLBERG
DEED BOOK 6,711 PG. 211
ASSESSOR MAP 37 BLOCK A PCL 5

PLAN OF LAND IN
LEICESTER, MASSACHUSETTS
PREPARED FOR
DOMAIN DEVELOPMENT
97 WEBSTER STREET
WORCESTER, MA 01605
SCALE: 1" = 60' DATE: AUGUST, 2006
PREPARED BY

PLACES
Site Consultants, Inc.
PLANNING LANDSCAPE ARCHITECTURE CIVIL
ENGINEERING SURVEYING
694 MAIN STREET, SUITE 3
HOLDEN, MA 01520-1862
508.829.0333 Fax 508.829.0904
EMAIL: places@verizon.net
PROJECT NO. 05-235 PLAN NO. 06-235-04

- PLAN NOTES:
1. THIS PLAN IS PREPARED FOR THE DIVISION OF THE PROPERTY DESCRIBED IN DEED BK. 5,399 PAGE 22 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
 2. THE PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY PLACES SITE CONSULTANTS, INC..
 3. PARCEL A IS NOT A BUILDING LOT, PARCEL A IS TO BE JOINED AND ANNEXED WITH AN ADJUTING PARCEL OF LAND SHOWN AS LOT "B" ON THIS PLAN, AND DESCRIBED IN A DEED TO EDWARD KOYOMJIAN, SR. & SAHA ASFOURA RECORDED AT THE WORCESTER DISTRICT REGISTRY DEEDS IN DEED BOOK 27,699 PAGE 48.
 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.



- DENOTES BOUND FOUND
 - DENOTES IRON PIPE OR PIN FOUND
 - DENOTES DRILL HOLE FOUND
- MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

[Signature] 8/21/06
REGISTERED LAND SURVEYOR DATE



SURV: J.E.G.	CALC: J.E.G.	DRAFTED: J.E.G.	CND: A.M.B.
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