

LOCUS PLAN
SCALE: 1"= 2000'

PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 41, PARCEL C2.2
LOT ADDRESS: 555 PINE STREET
OWNER OF RECORD: STEPHEN D. & JILL M. TERRIEN
LOCUS DEED: BOOK 58164, PAGE 67
LOCUS PLAN: PLAN BOOK 925, PLAN 49 - LOT B &
PLAN BOOK 931, PLAN 22 - PARCEL 1
ZONING DISTRICT: SUBURBAN-AGRICULTURAL (SA)

	REQUIRED	PROPOSED
AREA	80,000 SF	±89,931 SF
FRONTAGE	200'	445.78' (PINE ST)
FRONT YARD	40'	41'
SIDE YARD	40'	41'
REAR YARD	40'	233.5'
BLDG. COVERAGE	30%	3.6%

GENERAL NOTES

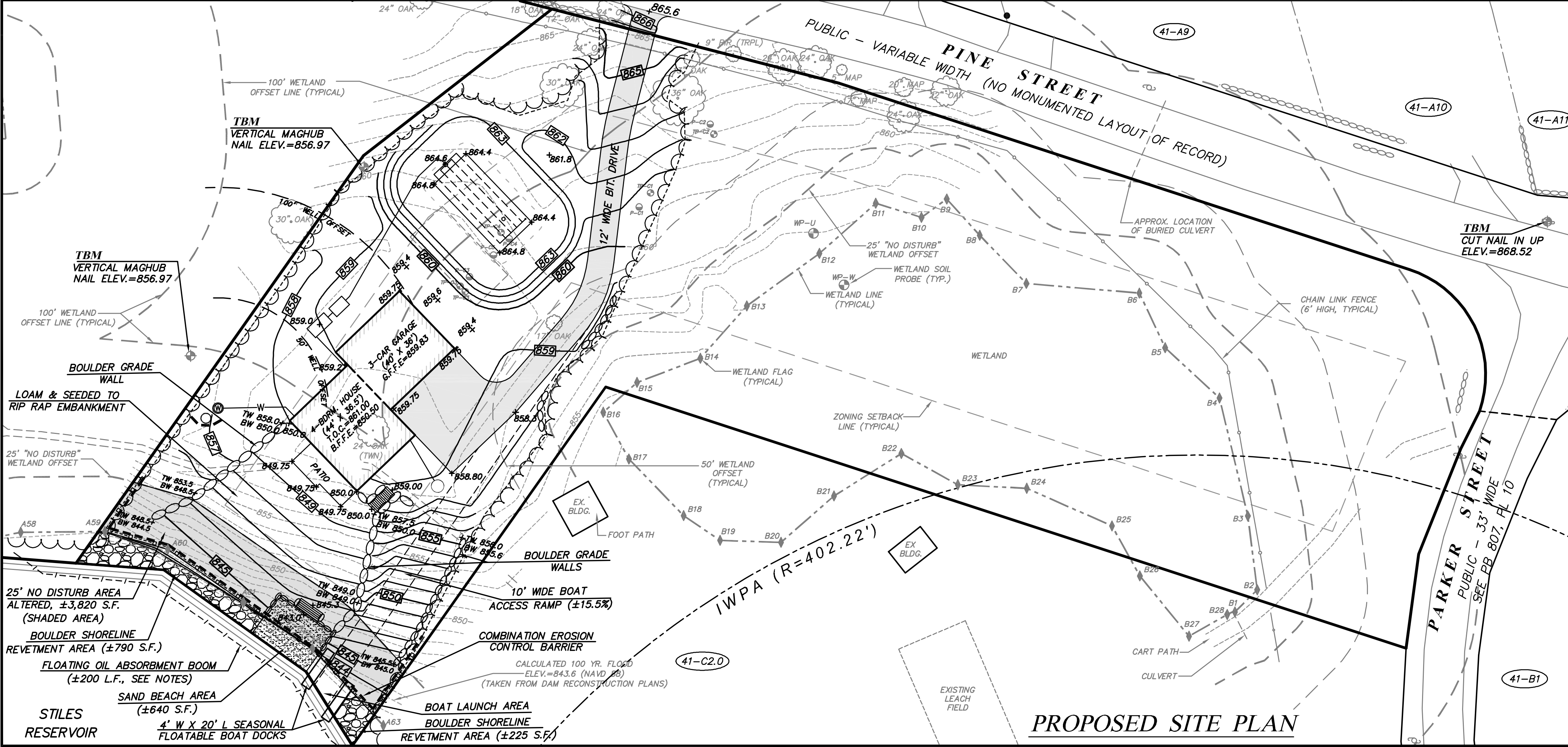
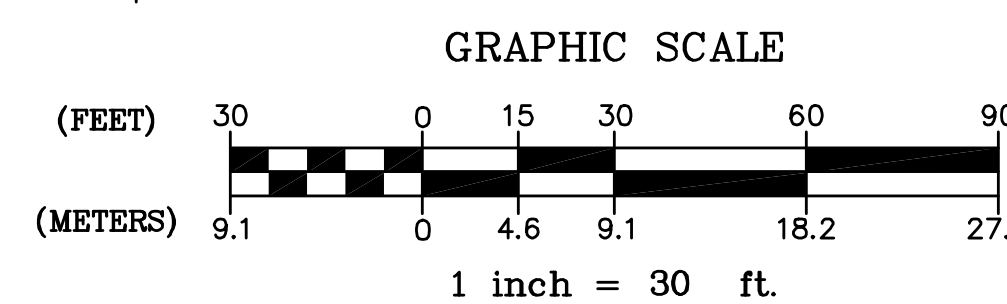
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, L.L.C. IN DECEMBER 2016 & JUNE 2017 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)
VERTICAL DATUM = NAVD83 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON NOVEMBER 4, 2016 AND WITH FIELD SURVEY LOCATION PERFORMED BY GRAZ ENGINEERING, L.L.C. DURING THE ABOVE NOTED FIELD SURVEYS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE ACTUAL CONDITIONS.
- 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.
- AS DEPICTED HEREON, A PORTION OF THE SITE LIES WITHIN ZONE A OF THE FLOOD HAZARD AREA (1% CHANCE) AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

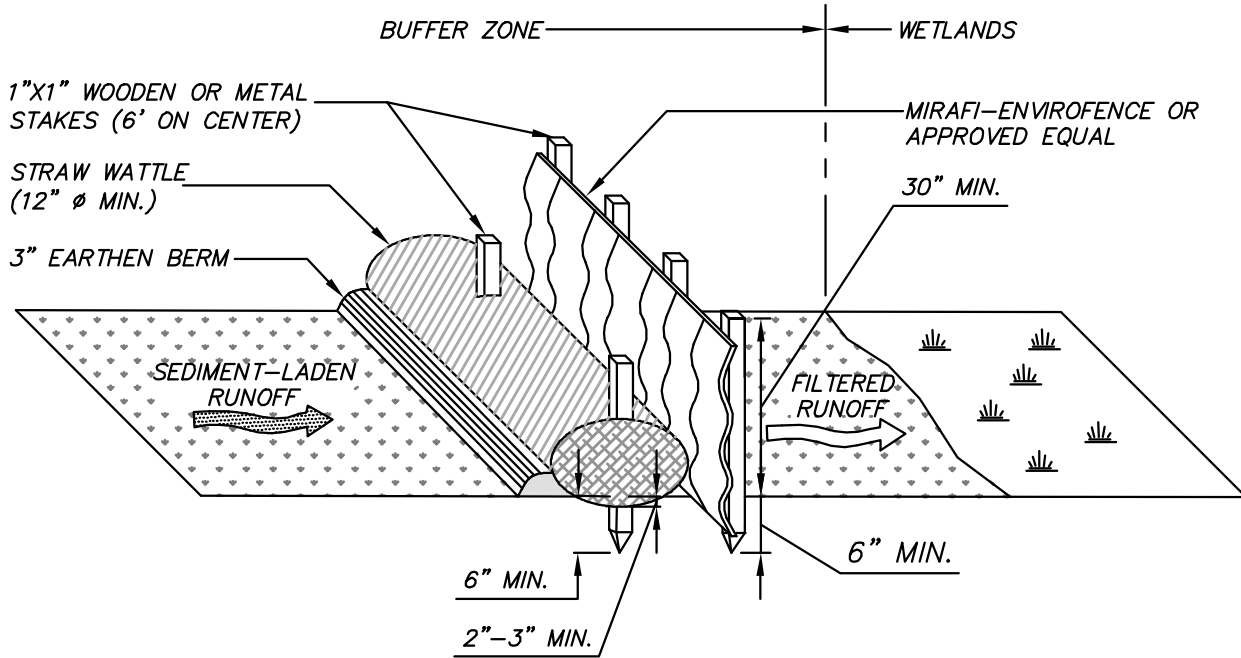
PROJECT STATISTICS

LOT AREA = ± 89,931 SQ. FT.
SITE DISTURBANCE AREA = ± 38,750 SQ. FT.
IMPERVIOUS AREA = ± 7,380 SQ. FT.
25' NO DISTURB AREA ALTERED = ± 3,820 SQ. FT.
BUFFER ZONE WORK = ± 27,400 SQ. FT.

LEGEND & ABBREVIATIONS

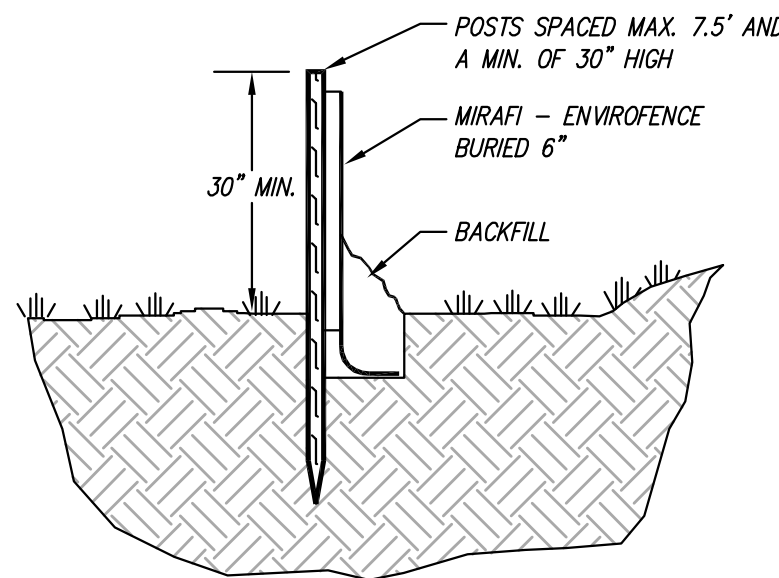
STONEWALL	TEMPORARY BENCH MARK
EXISTING CONTOUR	PROPOSED CONTOUR
BIRCH	MAPLE
OAK	OAK
PROPOSED SPOT ELEVATION	ASSESSORS MAP & PARCEL





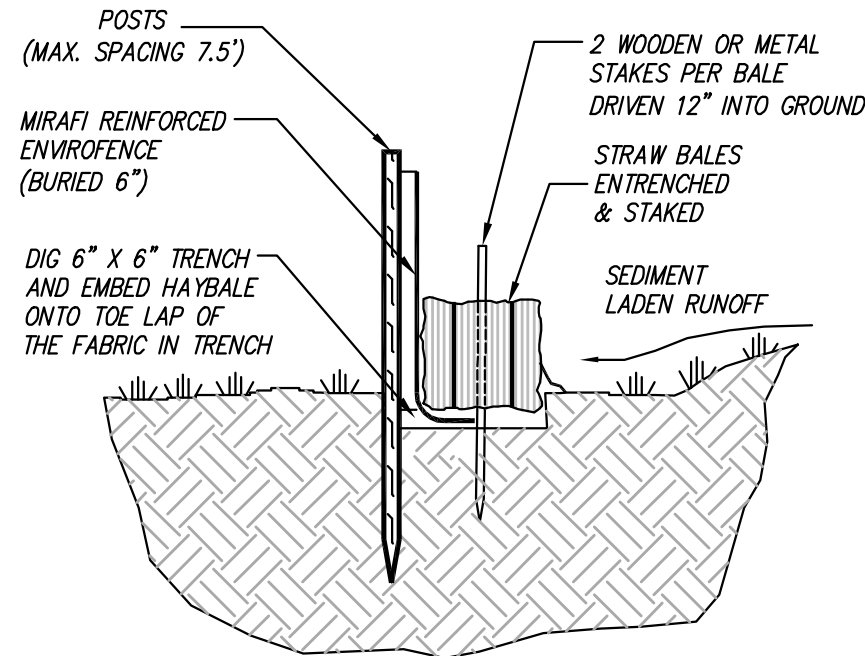
- STRAW WATTLE:**
- 1) SHEATHING FOR STRAW WATTLES SHALL BE 100% BIODEGRADABLE AND WITHOUT FIXED DIAMETER OPENINGS.
 - 2) WATTLES SHALL BE AS THE SOLE EROSION CONTROL BARRIER AT ALL LOCATIONS WITH UPGRADIENT SLOPES OF LESS THAN 10%.
 - 3) DIG A TRENCH 2"-3" DEEP X 9" WIDE WHERE WATTLES ARE TO BE INSTALLED.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

SILT FENCE & STRAW WATTLES
EROSION CONTROL BARRIER DETAIL
N.T.S.

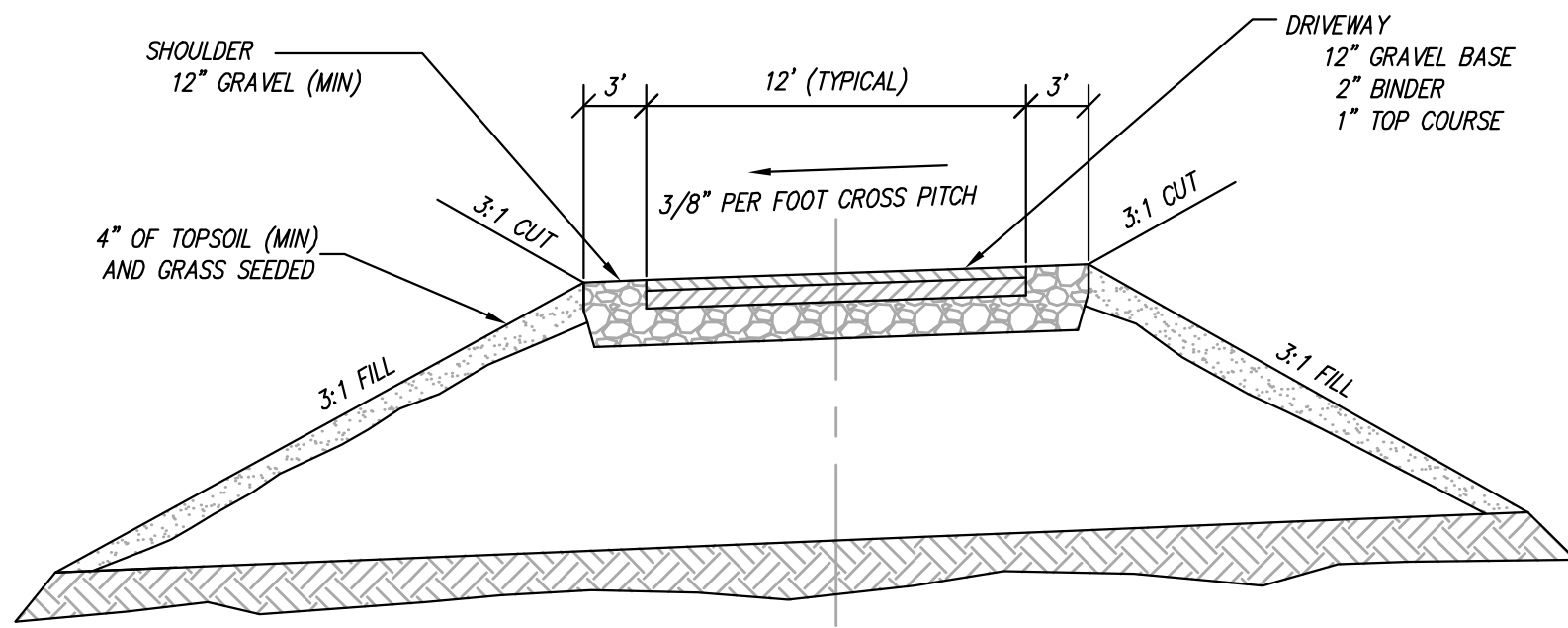


- NOTES:**
- 1) SILT FENCE SHALL BE INSTALLED AT ALL LOCATIONS DEPICTED ON THE PLAN. REFER TO THE PLAN FOR LOCATIONS WHERE THE SILT FENCING AND STRAW YBALES SHALL BE IN COMBINATION AS THE REQUIRED EROSION CONTROL BARRIER. IN ADDITION, SILT FENCING SHALL BE INSTALLED AROUND ALL STOCKPILES.
 - 2) DIG A TRENCH 4" DEEP X 4" WIDE WHERE SILT FENCE IS TO BE INSTALLED.
 - 3) SEAT THE SILT FENCE AGAINST THE DOWNGRADIENT SIDE OF THE TRENCH WITH THE BASE OF THE FENCING FABRIC SEATED INTO BOTTOM OF THE TRNCH.
 - 4) STAKE WITH WOODEN STAKES AT 7.5' MAXIMUM ON CENTER.
 - 5) FOOT TAMP THE EXCAVATED SOIL ALONG THE ENTIRE UPSLOPE SIDE THE SILT FENCE TO PREVENT DRAINAGE FROM ROUTING BENEATH THE BARRIER.

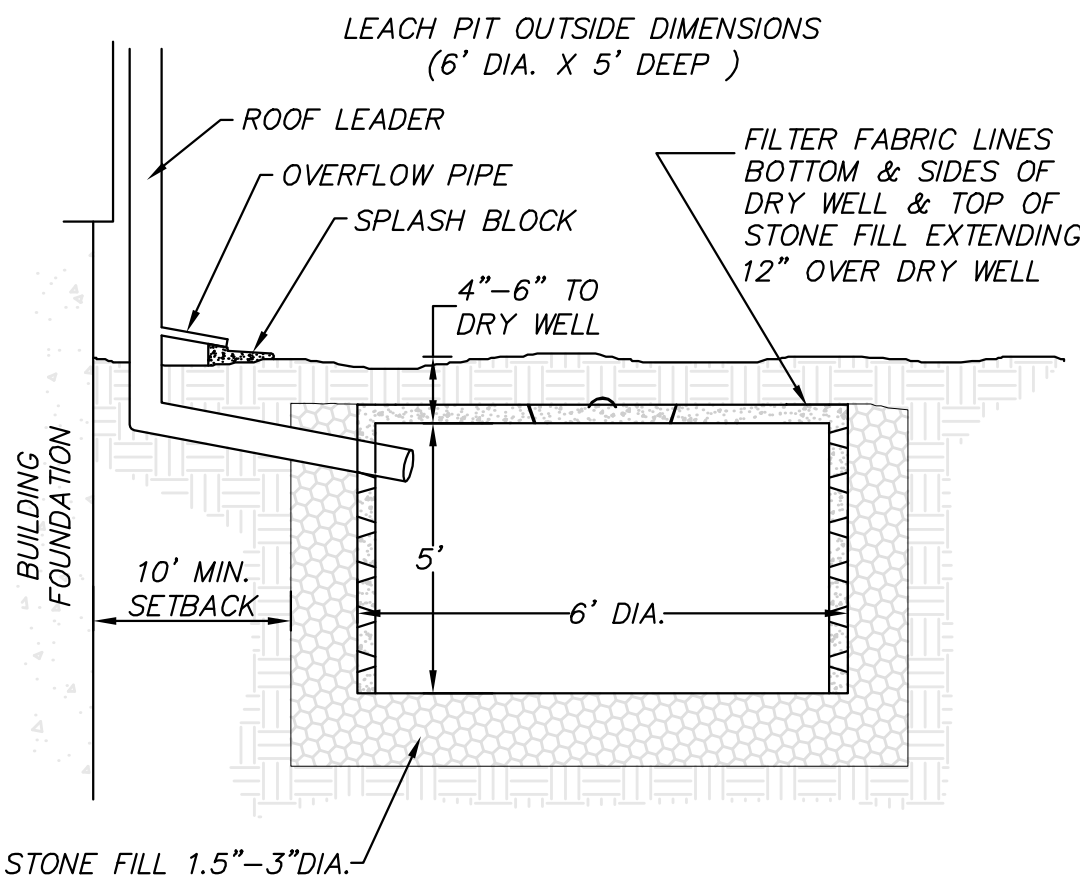
SILT FENCE
EROSION CONTROL BARRIER DETAIL
N.T.S.



SILT FENCE & STRAW BALES
EROSION CONTROL BARRIER DETAIL
N.T.S.



DRIVEWAY CROSS SECTION
N.T.S.



DRYWELL
N.T.S.

EROSION CONTROL NOTES

- 1) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL INSPECT THE BARRIERS AT LEAST WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) PRECIPITATION EVENTS. THE CONTRACTOR SHALL MAINTAIN AND REPAIR THE BARRIERS, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENTS, UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 2) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL WETLAND RESOURCES. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN CONSERVATION COMMISSION.
- 3) ALL DISTURBED NON-PAVED AREAS SHALL BE STABILIZED BY LOAMING, SEEDING, AND MULCHING OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINAL GRADING IS COMPLETED. IF PERMANENT SEEDING CAN NOT BE INSTALLED WITHIN 30 DAYS AFTER FINAL GRADING OR FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE STABILIZED WITH MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH, OR JUTE NETTING WITH STAPLES. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 4) ALL NON-PAVED AND NON-BEACH AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDDED WITH AN APPROVED GRASS MIX.
- 5) ALL SLOPES EXCEEDING 3:1 SHALL BE LINED WITH EXCELSIOR GEOTEXTILE FABRIC OR EQUAL.
- 6) ALL DISTURBED AREAS AND STOCKPILES REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING WITH ANNUAL RYE GRASS OR COVERED WITH TARPS.
- 7) THE STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE A MINIMUM OF ±40' LONG BY 15' WIDE BY 12" THICK AND CONSTRUCTED OF 3-6" CRUSHED STONE OVER MIRAFI 140M FILTER FABRIC. THE STABILIZED CONSTRUCTION ENTRANCES MUST BE CONSTRUCTED PRIOR TO SITE CLEARING AND GRUBBING AND MUST BE MAINTAINED UNTIL THE INSTALLATION OF THE BITUMINOUS BINDER DRIVEWAY.
- 8) DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WATERSHED AND WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ABUTTING PROPERTIES.
- 9) ALL ACCUMULATED AND TRAPPED SEDIMENT SHALL BE REMOVED AND DISPOSED OF AS REQUIRED BY THE CONSERVATION COMMISSION.
- 10) ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
- 11) THE FLOATING OIL ABSORBENT BOOM SHALL BE INSTALLED AS DEPICTED ON THE PLAN BEING SECURED TO THE BANK A MINIMUM OF 20- FEET ON EITHER SIDE OF THE PROPOSED SITE WORK. OIL ABSORBENT TOWELS MUST BE ON SITE WHENEVER HYDRAULIC EQUIPMENT IS ANYWHERE ON SITE.

CONSTRUCTION & UTILITY NOTES

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

DEMOLITION NOTES

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

CONSTRUCTION SEQUENCING NOTES

- 1) ADJUST PREVIOUSLY INSTALLED EROSION CONTROL MEASURES AND COMBINATION EROSION CONTROL BARRIER TO REVISED LINES AS DEPICTED HEREON.
- 2) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 3) INSTALL THE WATER SUPPLY WELL ON THE BUILDING LOT. THE WELL DRILLING CONTRACTOR SHALL CONSTRUCT A CONTAINMENT OR MUD PIT AS REQUIRED IMMEDIATELY ADJACENT TO THE PROPOSED WELL DRILLING LOCATION PRIOR TO COMMENCEMENT OF ANY DRILLING. THE DOWN-GRADIENT SIDE OF THE CONTAINMENT PIT SHALL BE ENCIRCLED WITH PROPERLY INSTALLED SILT FENCING SO AS TO PREVENT ANY OVERFLOW OF SEDIMENT TO THE WETLANDS OR THE STILES RESERVOIR SURFACE WATERS.
- 4) GRUB AND STOCKPILE THE TOPSOIL FROM THE BUILDING LOT AREA TO THE LIMIT OF WORK LINES.
- 5) EXCAVATE AND CONSTRUCT THE HOUSE FOUNDATION, BACKYARD PATIO, AND BEACH FRONT SITE GRADING.
- 6) INSTALL FOUNDATION DRAIN AND BACKFILL FOUNDATION TO THE APPROVED GRADES. BACKFILL THE LEFT SIDE YARD AREA AND INSTALL ROOF DRAIN DRY WELL.
- 7) GRADE BACK YARD WITH REQUIRED FILL, AND TOP SOIL TO THE APPROVED GRADES.
- 8) EXCAVATE AND CONSTRUCT THE SEPTIC SYSTEM AND REQUIRED BREAKOUT EMBANKMENTS TO THE APPROVED GRADES.
- 9) DRESS ALL NON-PAVED AREAS WITH LOAM, APPROVED GRASS SEED MX, AND MULCH.
- 10) GRADE & INSTALL SAND BEACH AREA, BOAT ACCESS AREA, AND BOULDER REVETMENT AT SHORELINE DURING SEASONAL LAKE DRAW DOWN.
- 13) REMOVE ALL EROSION CONTROL MEASURES ONLY UPON STABILIZATION OF ENTIRE BUILDING DEVELOPMENT SITE AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION. AS NOTED IN THE WETLAND RESTORATION PROTOCOL (SEE THIS SHEET), THE EROSION CONTROL BARRIERS SHALL REMAIN IN PLACE UNTIL FINAL APPROVAL BY THE CONSERVATION COMMISSION (A MINIMUM OF TWO YEARS.)

GRAZ Engineering, L.L.C.

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555 PINE STREET - ASSESSORS MAP 41, PARCEL C2.2
LEICESTER, MASSACHUSETTS

AMENDED NOI PLAN - CONSTRUCTION DETAILS & NOTES

PREPARED FOR: STEPHEN D. & JILL M. TERRIEN
3 LEELE LANE
ROCHDALE, MA 01542

SCALE	AS-NOTED	DRAWN BY	DATE	NOVEMBER 1, 2017	BY	BCM
REV.	1	5/02/18	DESCRIPTION	REVISED SEPTIC & SITE GRADING	BCM	

