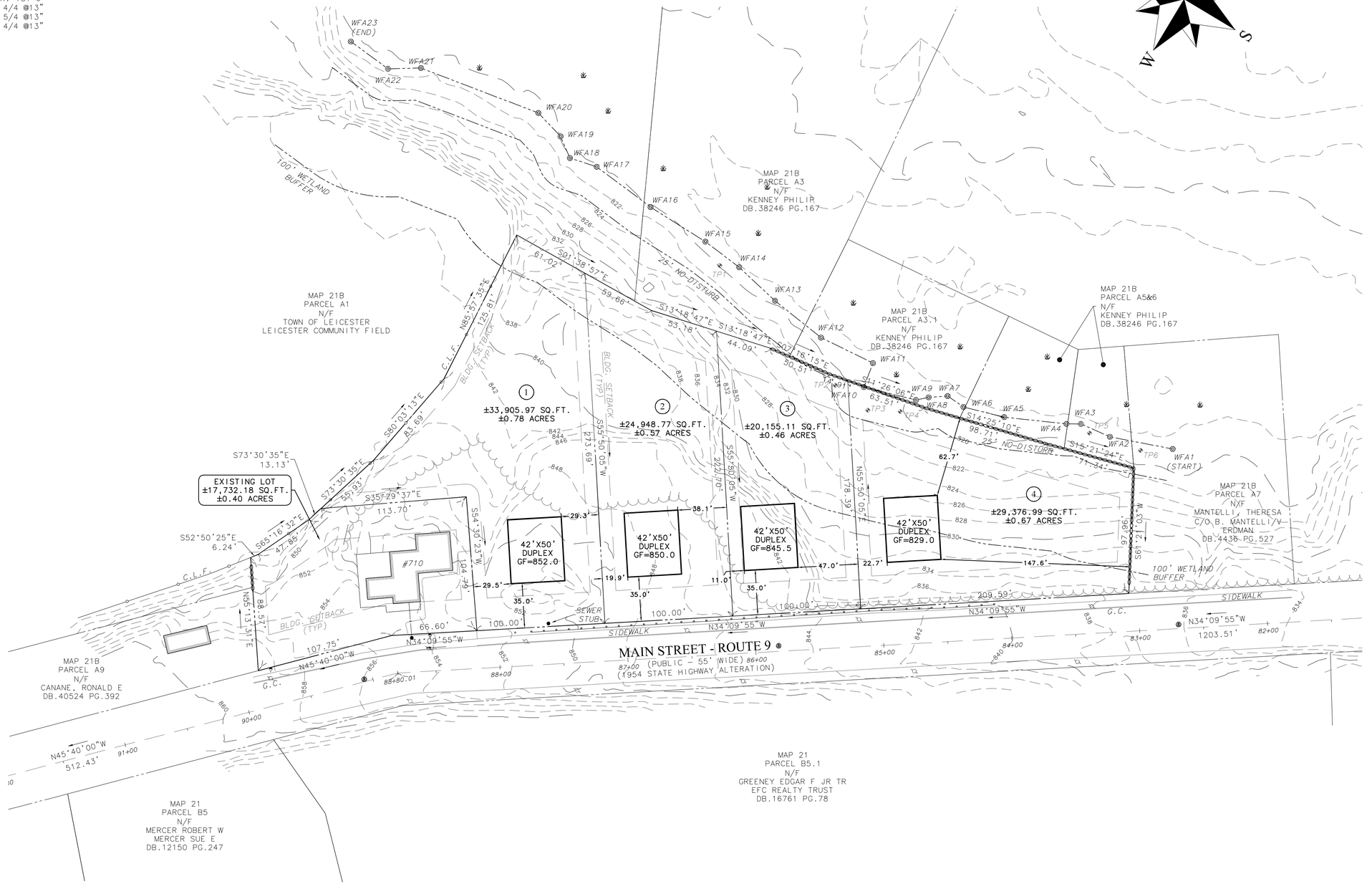
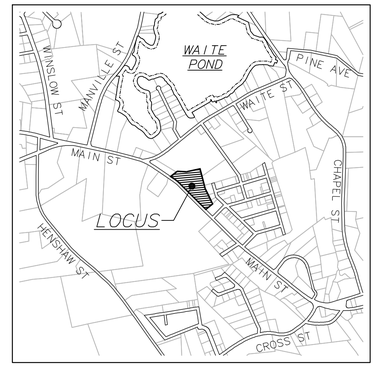
WETLAND TEST PIT DATA:

TP1 – 10YR 4/4 @13"
TP2 – 10YR 4/4 @14"
TP3 – 10YR 4/3 @13" W/NO EVID SATUR. 1ST 6"
TP4 – 10YR 4/4 @13"
TP5 – 10YR 5/4 @13"
TP6 – 10YR 4/4 @13"





LOCUS PLAN
1" = 1,000'±

GENERAL NOTES

1. RECORD OWNER
RAPID TRANSIT, LLC
1 SHERRI LANE
LEICESTER, MA. 01524
DEED BK. 58394 PG. 30

2. PROPERTY IS SHOWN AS PARCEL 8, BLOCK A, ON ASSESSORS MAP 21B AND APPEARS TO LIE WITHIN THE BUSINESS (B) ZONING DISTRICT PER THE TOWN OF LEICESTER ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN ARE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON MARCH 08 & MARCH 30, 2018 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.

4. PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X PER FIRM MAP 25027C0782E 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 MARCH 08 & MARCH 30, 2018 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.

6. ORIGIN OF BEARINGS FROM 1954 MASSACHUSETTS STATE HIGHWAY ALTERATION PLAN FOR MAIN STREET (ROUTE 9).

7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON MARCH 08, 2018.

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. WETLANDS SHOWN FIELD DELINEATED BY EBT ENVIRONMENTAL CONSULTANTS, INC. 601 MAIN STREET, NORTH OXFORD, MA., ON FEBRUARY 20, 2018, FIELD LOCATED BY EXISTING GRADE ON MARCH 08, 2018.

10. EXISTING STRUCTURE (#710) CONNECTED TO TOWN SEWER AND WATER.

11. LOTS 1-4 TO BE CREATED THROUGH THE TOWN OF LEICESTER APPROVAL NOT REQUIRED PROCESS. LOTS ARE PROPOSED ONLY AT THIS TIME.

12. CONTRACTOR TO APPLY FOR ALL APPLICABLE LOCAL AND STATE PERMITS PRIOR TO CONSTRUCTION (I.E. BUILDING PERMIT, STATE CURB CUT, CONSERVATION).

ZONE: BUSINESS
(B)

LOT AREA (REQUIRED)	15,000 S.F.
FRONTAGE (REQUIRED)	100'
FRONT YARD (REQUIRED)	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, JR.
CIVIL
No. 41294
REGISTERED PROFESSIONAL ENGINEER

SCALE
SCALE 1" = 40'
0 20 40 80

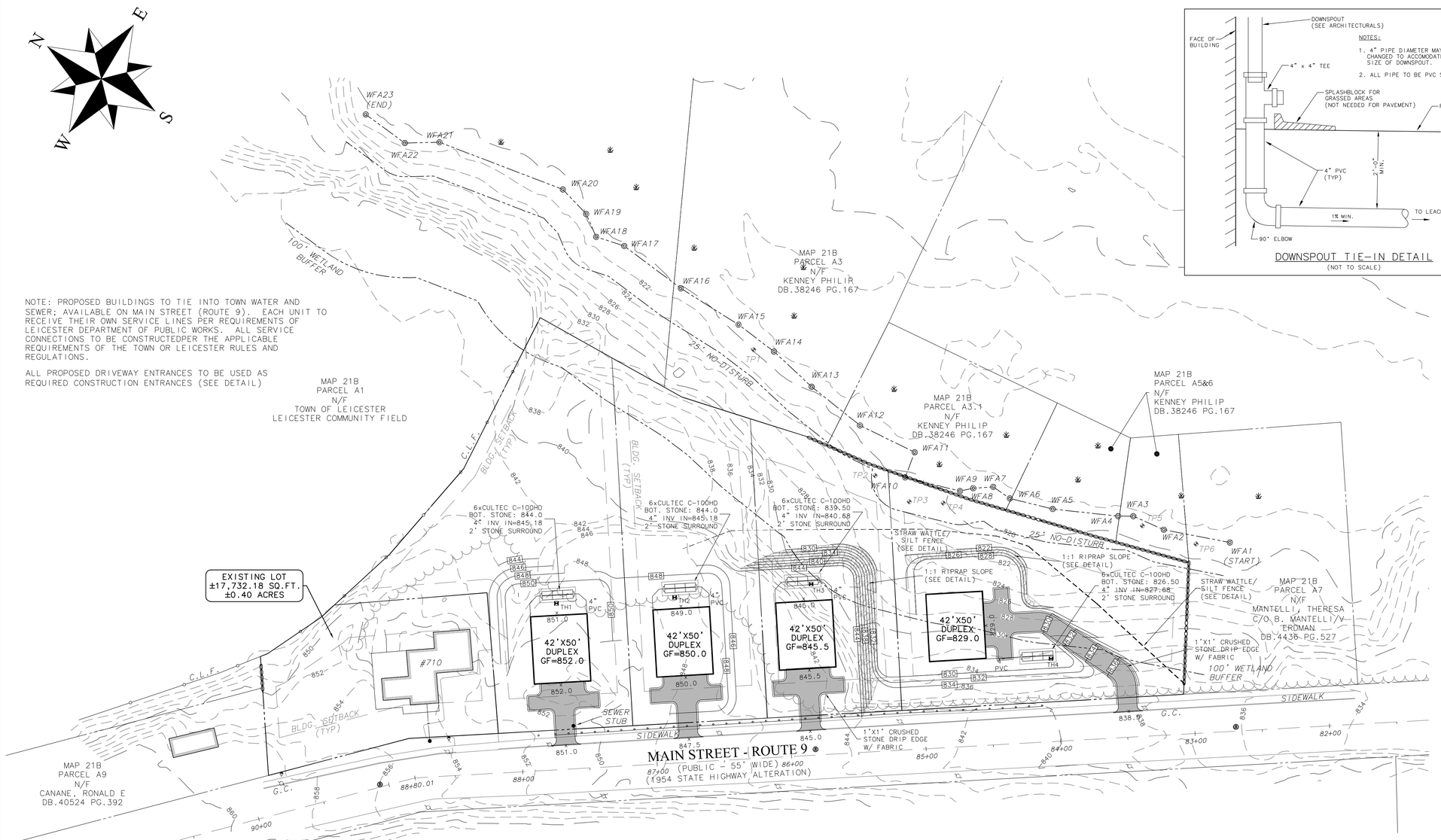
NO.	DATE	BY	REVISIONS
2	2/27/19	ZG	REVISE EROSION CONTROL LINE
1	2/10/19	ZG	REVISIONS PER REVIEW ENGINEER COMMENTS

CLIENT
RAPID TRANIT, LLC
1 SHERRI LANE
LEICESTER, MASSACHUSETTS 01524

PROPOSED LAYOUT PLAN
FOR
710 MAIN STREET
CHERRY VALLEY, MASSACHUSETTS 01611

1785_LAYOUT

PROJECT NO. 1785
DATE: 11/15/18
SHEET NO. 1 OF 2



NOTE: PROPOSED BUILDINGS TO TIE INTO TOWN WATER AND SEWER; AVAILABLE ON MAIN STREET (ROUTE 9). EACH UNIT TO RECEIVE THEIR OWN SERVICE LINES PER REQUIREMENTS OF LEICESTER DEPARTMENT OF PUBLIC WORKS. ALL SERVICE CONNECTIONS TO BE CONSTRUCTEDPER THE APPLICABLE REQUIREMENTS OF THE TOWN OR LEICESTER RULES AND REGULATIONS.

ALL PROPOSED DRIVEWAY ENTRANCES TO BE USED AS REQUIRED CONSTRUCTION ENTRANCES (SEE DETAIL)

DOWNSPOUT TIE-IN DETAIL
(NOT TO SCALE)

SOIL LOG TEST HOLE 1 – ELEV.=848.78'

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES,BOULDERS, CONSIS., % GRAVEL)
0"–120"	838.78		WELL DRAINING	10 YR 6/2	NONE	GRANULAR/COMPACT

NO EST. GROUNDWATER ENCOUNTERED

SOIL LOG TEST HOLE 2 – ELEV.=847.20'

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES,BOULDERS, CONSIS., % GRAVEL)
0"–120"	837.20		WELL DRAINING	10 YR 6/2	NONE	GRANULAR/COMPACT

NO EST. GROUNDWATER ENCOUNTERED

SOIL LOG TEST HOLE 3 – ELEV.=831.20'

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES,BOULDERS, CONSIS., % GRAVEL)
0"–3"	830.95'		LEAF LITTER			
3"–15"	829.95'	A	SILTY SAND	7.5 YR 3/4	NONE	LOOSE
15"–31"	828.62'	B	SILTY SAND	7.5 YR 3/4	NONE	TIGHT/BLOCKY
31"–49"	827.12'	C1	SANDY SILT	10 YR 6/4	NONE	TIGHT
49"–120"	821.20'	C2	SANDY SILT		EV @ 97"	LOOSE/SATURATED

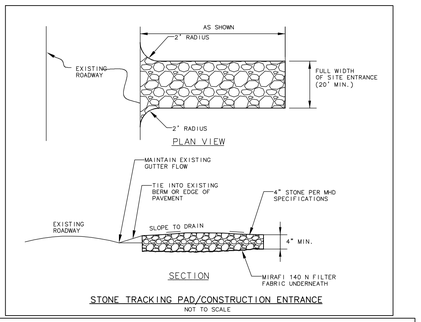
ESHGW EL = 823.12'

SOIL LOG TEST HOLE 4 – ELEV.=832.30'

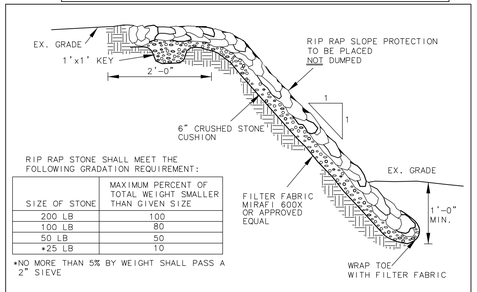
DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES,BOULDERS, CONSIS., % GRAVEL)
0"–3"	832.05'		LEAF LITTER			
3"–13"	831.22'	A	SILTY SAND	7.5 YR 3/4	NONE	LOOSE
13"–34"	829.47'	B	SILTY SAND	7.5 YR 3/4	NONE	TIGHT/BLOCKY
34"–48"	828.30'	C1	SANDY SILT	10 YR 6/4	NONE	TIGHT
48"–120"	822.30'	C2	SANDY SILT		EV @ 115"	LOOSE/SATURATED

ESHGW EL = 822.72'

NOTE: TEST HOLES CONDUCTED ON FEBRUARY 5, 2019 BY EXISTING GRADE, INC.



STONE TRACKING PAD/CONSTRUCTION ENTRANCE
NOT TO SCALE



RIP RAP STONE SHALL MEET THE FOLLOWING GRADATION REQUIREMENT:

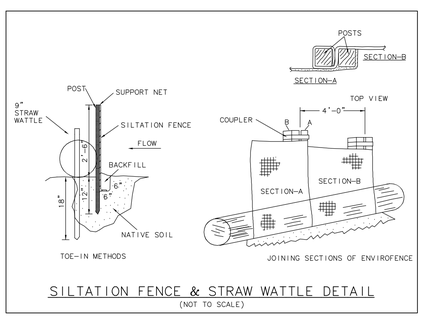
SIZE OF STONE	MAXIMUM PERCENT OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
200 LB	100
100 LB	80
50 LB	50
*25 LB	10

*NO MORE THAN 5% BY WEIGHT SHALL PASS A 2" SIEVE

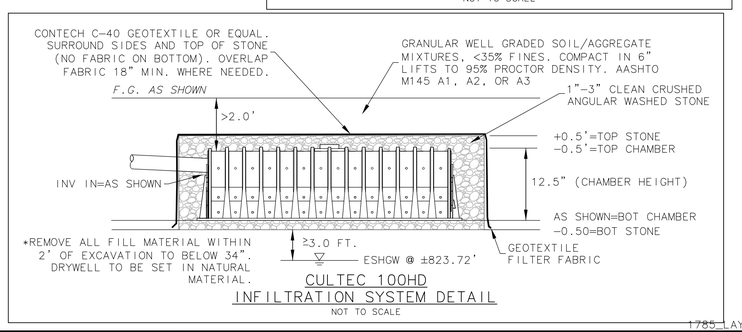
TYPICAL RIP RAP SLOPE PROTECTION
NOT TO SCALE

ZONE: BUSINESS
(B)

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



SILTATION FENCE & STRAW WATTLE DETAIL
(NOT TO SCALE)



CULTEC 100HD
INFILTRATION SYSTEM DETAIL
NOT TO SCALE

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" = 40'
0 20 40 80

NO.	DATE	BY	REVISIONS
2	2/27/19	ZG	REVISE EROSION CONTROL LINE
1	2/10/19	ZG	REVISIONS PER REVIEW ENGINEER COMMENTS

CLIENT
RAPID TRANIT, LLC
1 SHERRI LANE
LEICESTER, MASSACHUSETTS 01524

PROPOSED SITE PLAN
FOR
710 MAIN STREET
CHERRY VALLEY, MASSACHUSETTS 01611

PROJECT NO. 1785
DATE: 11/15/18
SHEET NO. 2 OF 2

1785_LAYOUT