

APPLICANT & OWNER:
SCHOLD DEVELOPMENT, LLC, 77 CHICKERING ROAD, SPENCER, MA 01562

ENGINEER & SURVEYOR:
GRAZ ENGINEERING, L.L.C., 323 WEST LAKE ROAD, FITZWILLIAM, NH 03447

ENVIRONMENTAL CONSULTANT
EBT ENVIRONMENTAL CONSULTING, 2 WELLINGTON ROAD, OXFORD, MA 01540



SCALE: 1" = 750'

LEICESTER PROPERTY

ASSESSORS PARCELS: MAP 42, PARCELS A1.0 & B1.0

LOT ADDRESS: PARKER STREET & 89 PARKER STREET

OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC

LOCUS DEED: BOOK 60004, PAGE 48

PLAN REFERENCE: PLAN BOOK 800, PLAN 29 - PARCELS A & C

LEICESTER
SUBURBAN-
AGRICULTURAL (SA)

<i>LOT AREA</i>	<i>80,000 SQ</i>
<i>FRONTAGE & WIDTH</i>	<i>200 FT</i>
<i>FRONT SETBACK</i>	<i>40 FT</i>
<i>SIDE SETBACK</i>	<i>40 FT</i>
<i>REAR SETBACK</i>	<i>40 FT</i>
<i>MAX. BLDG. HEIGHT</i>	<i>35 FT.</i>
<i>MAX. NO. STORIES</i>	<i>2-1/2</i>
<i>MAX. LOT COVERAGE</i>	<i>30%</i>

ZONING DISTRICT SOURCES:

*TOWN OF LEICESTER ZONING BYLAWS AS ACCEPTED ON MAY 12, 1986
AND AMENDED THROUGH JUNE 2, 2020.*

- TOTAL LAND AREA: ± 3,195,623 SQ. FT. (± 73.36141 ACRES)
- TOTAL LOT AREA: ± 243,802 SQ. FT. (± 5.59693 ACRES)
- REMAINING LAND: ± 2,912,178 SQ. FT. (± 66.85441 ACRES)
- RIGHT-OF-WAY AREA: ± 50,322 SQ. FT. (± 1.15523 ACRES)
- EASEMENT AREA: ± 72,776 SQ. FT. (± 1.67071 ACRES)

1	COVER SHEET	5	PARKER STREET PLAN & PROFILE (SHT 1 OF 2)
2	KEY PLAN AND NOTES	6	PARKER STREET PLAN & PROFILE (SHT 2 OF 2)
3	LOT LAYOUT PLAN	7	CONSTRUCTION NOTES & DETAILS
4	EROSION CONTROL PLAN	8	DRAINAGE DETAILS

LEICESTER PLANNING BOARD WAIVERS REQUESTED

SECTION V.A.2.a - MINIMUM WIDTH OF TRAVELLED WAY, 28' MIN. REQUIRED:
& SECTION VI.A.2 TO ALLOW A TRAVELLED WAY WIDTH OF 20'.

SECTION V.A.4.g - MAXIMUM LENGTH OF DEAD-END CUL-DE-SAC, 500' MIN. REQUIRED:
TO ALLOW DEAD-END STREET LENGTH OF 22+05.33' &
RIGHT-OF-WAY LENGTH OF 22+15.33'
BOTH AS MEASURED FROM SOUTHERLY EDGE OF PINE STREET.

SECTION VI.E.3 - STREET LIGHTING SHALL BE REQUIRED.
TO ALLOW STREET LIGHTING TO BE INSTALLED AS STIPULATED IN THE WRITTEN
PLANNING BOARD DECISION AND AS DEPICTED ON THE FINAL APPROVED PLANS.

SECTION VI.G.1 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY.
TO ALLOW FOR NO SIDEWALKS INSTALLATION.

SECTION VI.L - STREET SHADE TREES SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY TO ALLOW FOR STREET TREE PLANTINGS TO BE INSTALLED AS STIPULATED IN THE WRITTEN PLANNING BOARD DECISION AND AS DEPICTED ON THE FINAL APPROVED PLANS.

FOR REGISTRY USE ONLY


THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER & SPENCER ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD ENTITLED, "CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN", DATED _____, 2019 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE ____.

THE CONSTRUCTION OF WAYS AND INSTALLATION OF SERVICES SHOWN ON THIS PLAN ARE SECURED BY WAY OF A COVENANT, DATED _____ TO BE RECORDED HEREWITH.

APPROVAL OF THE LEICESTER PLANNING BOARD IS FOR ____ YEARS ONLY. IN THE EVENT THE WAYS AND SERVICES SHOWN ON THIS PLAN ARE NOT CONSTRUCTED AND INSTALLED WITHIN ____ YEARS FROM THE DATE OF ENDORSEMENT, THE BOARD'S APPROVAL IS RESCINDED, AND THIS PLAN IS AND SHALL BE NULL AND VOID.



CERTIFICATE OF NO APPEAL

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER


THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEICESTER PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK – LEICESTER _____

DATE _____

DATE: _____

SCALE: AS NOTED	DRAWN: BCM	CHECKED: PFG & BCM	PLAN DATE: JUNE 8, 2021
REV.	DATE	DESCRIPTION	BY
1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BCM

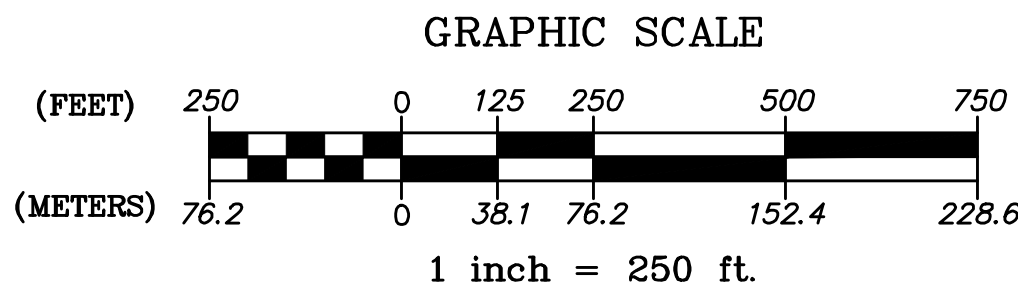


SHEET 1 OF 8

REGISTRY SHEET 1 OF 3

GENERAL NOTES

- 1) THE EXISTING TOPOGRAPHY, SITE FEATURES, AND UTILITIES DEPICTED HEREON ARE BASED ON AERIAL PHOTOGRAMMETRY PREPARED BY COL-EAST, INC. FROM AERIAL PHOTOGRAPHS TAKEN IN 2004.
- 2) THE EXISTING BOUNDARY LINES AND THE AERIAL PHOTOGRAMMETRY INFORMATION DEPICTED HEREON ARE THE RESULT OF THE RESULT OF AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THE BSC GROUP, INC. IN JUNE THROUGH JULY 2005 AND MARCH 2005 AND COMPIATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- 3) 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 = NAVD88 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- NOTE: THE NGVD 1929 DATUM IS 0.68 FEET HIGHER THAN THE NAVD 1988 DATUM.
1929 NGVD DATUM ELEV = 378.49'
- 4) THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- 5) THE WETLANDS WERE FIELD DELINEATED BY EBT ENVIRONMENTAL CONSULTING, INC. IN OCTOBER 2005 AND WERE LOCATED BY THE FIELD SURVEY CITED ABOVE.
- 6) THE PORTION OF THE SITE ADJOINING THE EASTERLY SIDE OF STILES LAKE LIES WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA WITH NO ELEVATIONS DETERMINED AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOE INSURANCE RATE MAP (FIRM) 25027C0780E WITH THE REMAINDER OF THE SITE BEING IN ZONE X, MINIMAL FLOOD HAZARD AS SET FORTH ON THE FIRM 25027C0783E, BOTH MAPS BEARING EFFECTIVE DATES OF JULY 4, 2011.
- 7) 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 COMPIATION 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.
- 8) 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.
- 9) A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT. THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
- 10) THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (SWALES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.



MERIDIAN OF MASSACHUSETTS MAINLAND GRID (NAD83)

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

DATE: _____

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEICESTER PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK - LEICESTER

DATE _____

FOR REGISTRY USE ONLY

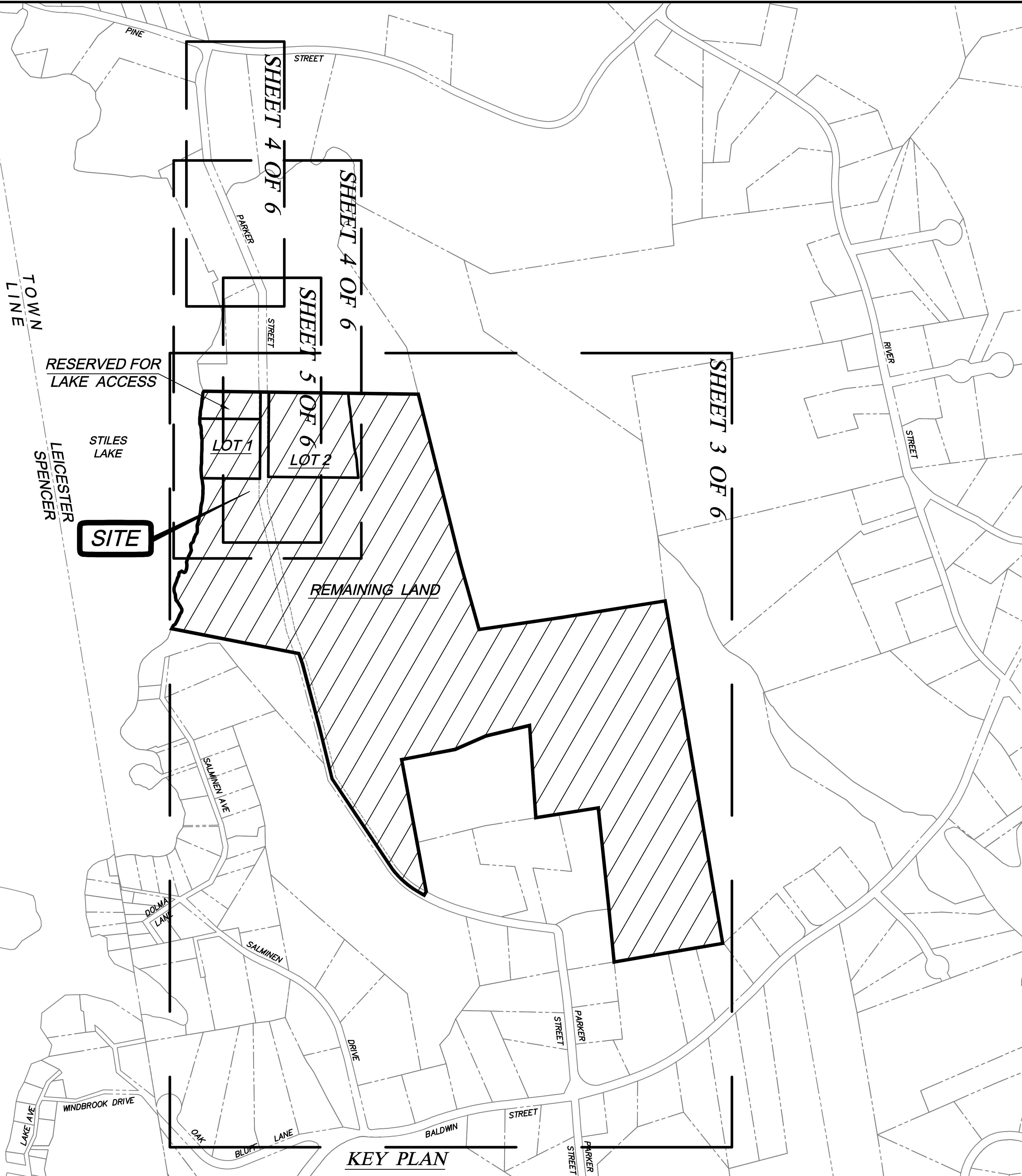
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER & SPENCER ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD ENTITLED, "CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN", DATED _____, 2019 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____.

THE CONSTRUCTION OF WAYS AND INSTALLATION OF SERVICES SHOWN ON THIS PLAN ARE SECURED BY WAY OF A COVENANT, DATED _____ TO BE RECORDED HEREWITH.

APPROVAL OF THE LEICESTER PLANNING BOARD IS FOR _____ YEARS ONLY. IN THE EVENT THE WAYS AND SERVICES SHOWN ON THIS PLAN ARE NOT CONSTRUCTED AND INSTALLED WITHIN _____ YEARS FROM THE DATE OF ENDORSEMENT, THE BOARD'S APPROVAL IS RESCINDED, AND THIS PLAN IS AND SHALL BE NULL AND VOID.



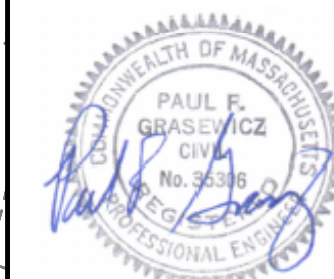
GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-9559 Fax: (603) 585-9960

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

KEY PLAN & NOTES
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

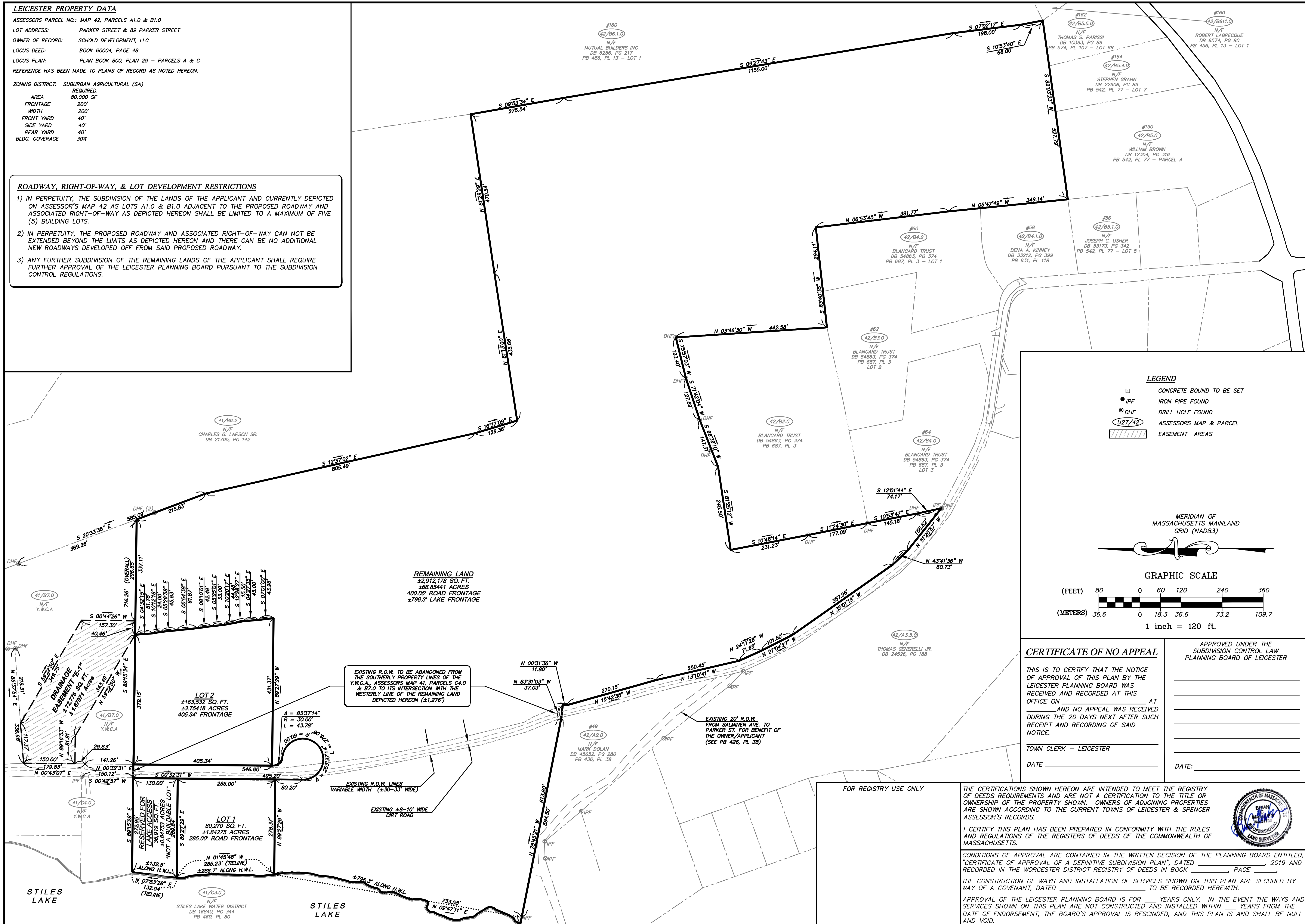
SCALE:	AS NOTED	DATE	DRAWN:	CHECKED:	PLAN DATE:
REV:	1	8/24/21	BCM	FIG & BCM	JUNE 8, 2021
DESCRIPTION	REVS PER QUINN	ENG. TECH. REVIEW & LPB	BY	BCM	



ASSESSORS PARCEL NO.: MAP 42, PARCELS A1.0 & B1.0
LOT ADDRESS: PARKER STREET & 89 PARKER STREET
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
LOCUS DEED: BOOK 60004, PAGE 48
LOCUS PLAN: PLAN BOOK 800, PLAN 29 - PARCELS A & C
REFERENCE HAS BEEN MADE TO PLANS OF RECORD AS NOTED HEREON.

ZONING DISTRICT:	SUBURBAN AGRICULTURAL (SA)
	<u>REQUIRED</u>
AREA	80,000 SF
FRONTAGE	200'
WIDTH	200'
FRONT YARD	40'
SIDE YARD	40'
REAR YARD	40'
BLDG. COVERAGE	30%

- 1) IN PERPETUITY, THE SUBDIVISION OF THE LANDS OF THE APPLICANT AND CURRENTLY DEPICTED ON ASSESSOR'S MAP 42 AS LOTS A1.0 & B1.0 ADJACENT TO THE PROPOSED ROADWAY AND ASSOCIATED RIGHT-OF-WAY AS DEPICTED HEREON SHALL BE LIMITED TO A MAXIMUM OF FIVE (5) BUILDING LOTS.
- 2) IN PERPETUITY, THE PROPOSED ROADWAY AND ASSOCIATED RIGHT-OF-WAY CAN NOT BE EXTENDED BEYOND THE LIMITS AS DEPICTED HEREON AND THERE CAN BE NO ADDITIONAL NEW ROADWAYS DEVELOPED OFF FROM SAID PROPOSED ROADWAY.
- 3) ANY FURTHER SUBDIVISION OF THE REMAINING LANDS OF THE APPLICANT SHALL REQUIRE FURTHER APPROVAL OF THE LEICESTER PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL REGULATIONS.



GRAZ Engineering, L.L.C.

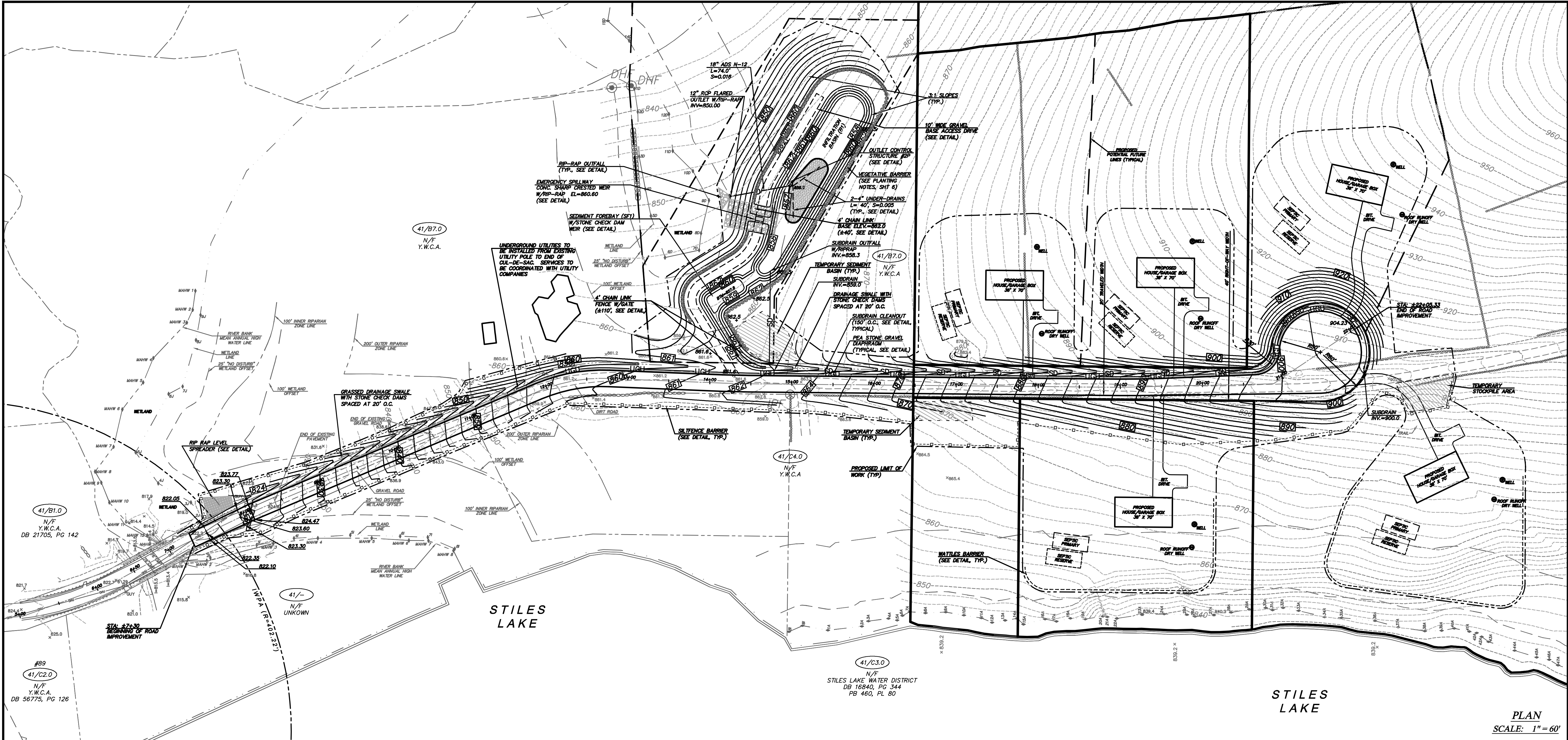
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

LOT LAYOUT PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

[illegible]

SHEET 3 OF 8
REGISTRY SHEET 3 OF 3



EROSION CONTROL NOTES

- 1) AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
- 2) THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
- 3) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL THE WETLAND RESOURCES.
- 4) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 5) AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ANY FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
- 6) TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
- 7) THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL.
- 8) PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING 1/2" OF RAIN IN TWENTY FOUR HOURS.
- 9) THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
- 10) THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
- 11) THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- 12) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
- 13) AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE INFRA-STRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCTION. ALL CATCH BASINS SHALL HAVE A STREAMGUARD TYPE II-S CBF CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
- 14) ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHENOPODIUM FESCUE, AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CAN NOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 15) ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 16) 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 WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ADJUTING PROPERTIES.
- 17) ALL TEMPORARY 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.
- 18) THE APPLICANT IS TO NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.

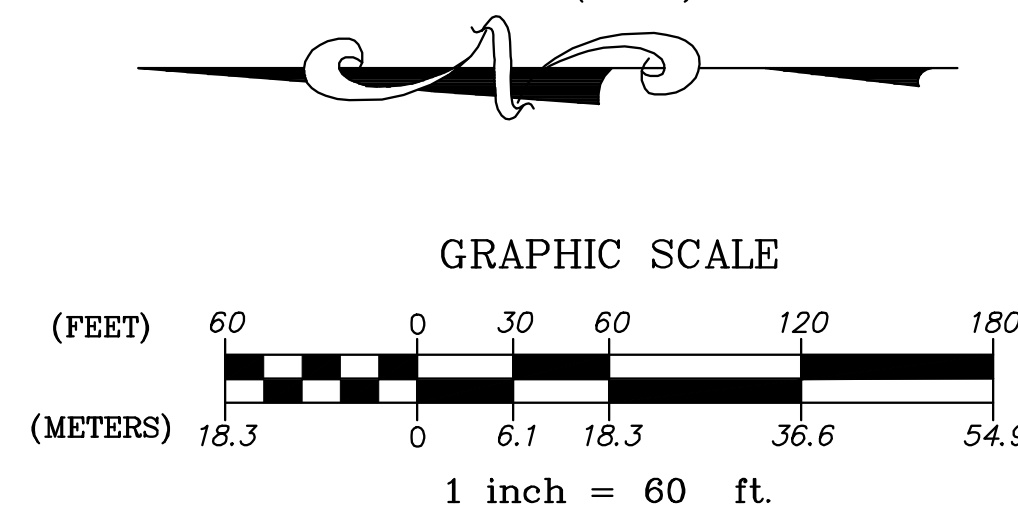
GENERAL CONSTRUCTION SEQUENCE

- ADVANCEMENT OF ROADWAY CONSTRUCTION AND ASSOCIATED INFRASTRUCTURE SHALL FOLLOW THE GENERAL SEQUENCE NOTED BELOW.
- 1) THE LIMITS OF CLEARING SHALL BE STAKED OUT PRIOR TO ANY CONSTRUCTION.
 - 2) INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
 - 3) THE CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE TOWN LEICESTER PLANNING BOARD AGENT (QUINN ENGINEERING, INC.), CONSERVATION COMMISSION REPRESENTATIVE, HIGHWAY DEPARTMENT, AND GRAZ ENGINEERING, LLC. FOR REVIEW AND APPROVAL OF THE EROSION CONTROLS & LIMIT OF WORK FOR THE PROJECT PRIOR TO ANY TREE CLEARING AND CONSTRUCTION ACTIVITIES.
 - 4) CLEAR THE AREAS FOR THE TEMPORARY SEDIMENT BASINS AND TEMPORARY SWALES FOR THE PROJECT AND START CONSTRUCTION OF EACH.
 - 5) COMPLETE CLEARING WITHIN LIMITS OF WORK FOR PROJECT.
 - 6) STRIP AND STOCKPILE TOPSOIL FOR WITHIN ROADWAY AND DRAINAGE BASIN AREAS. STABILIZE TOPSOIL NOT SUBJECT TO IMMEDIATE USE WITH A TEMPORARY SEEDING MIXTURE. ALL STOCKPILES SHALL BE RINGED WITH SILT FENCE.
 - 7) MASS GRADING - PERFORM EARTHWORK CUT TO FILLS FOR ROADWAY AND DRAINAGE BASIN AS DEPICTED HEREON. STABILIZE DISTURBED AREAS BY HAY AND SEED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
 - 8) INSTALL INFRASTRUCTURE IMPROVEMENTS FOR THE PROJECT (INCLUDING ROADWAY & RIGHT-OF-WAY GRADING, STORM WATER BASIN, ETC.) AS DEPICTED HEREON.
 - 9) LOT DEVELOPMENT AND HOME-BUILDING.

LEGEND

- 328 — EXISTING CONTOURS
- 328 — MASS GIS CONTOURS 5K_ARC
- 328 — DESIGN CONTOURS
- +867.0 DESIGN GRADES
- - - - - SILTFENCE
- - - - - WATTLES
- - - - - LIMIT OF WORK

MERIDIAN OF MASSACHUSETTS MAINLAND GRID (NAD83)



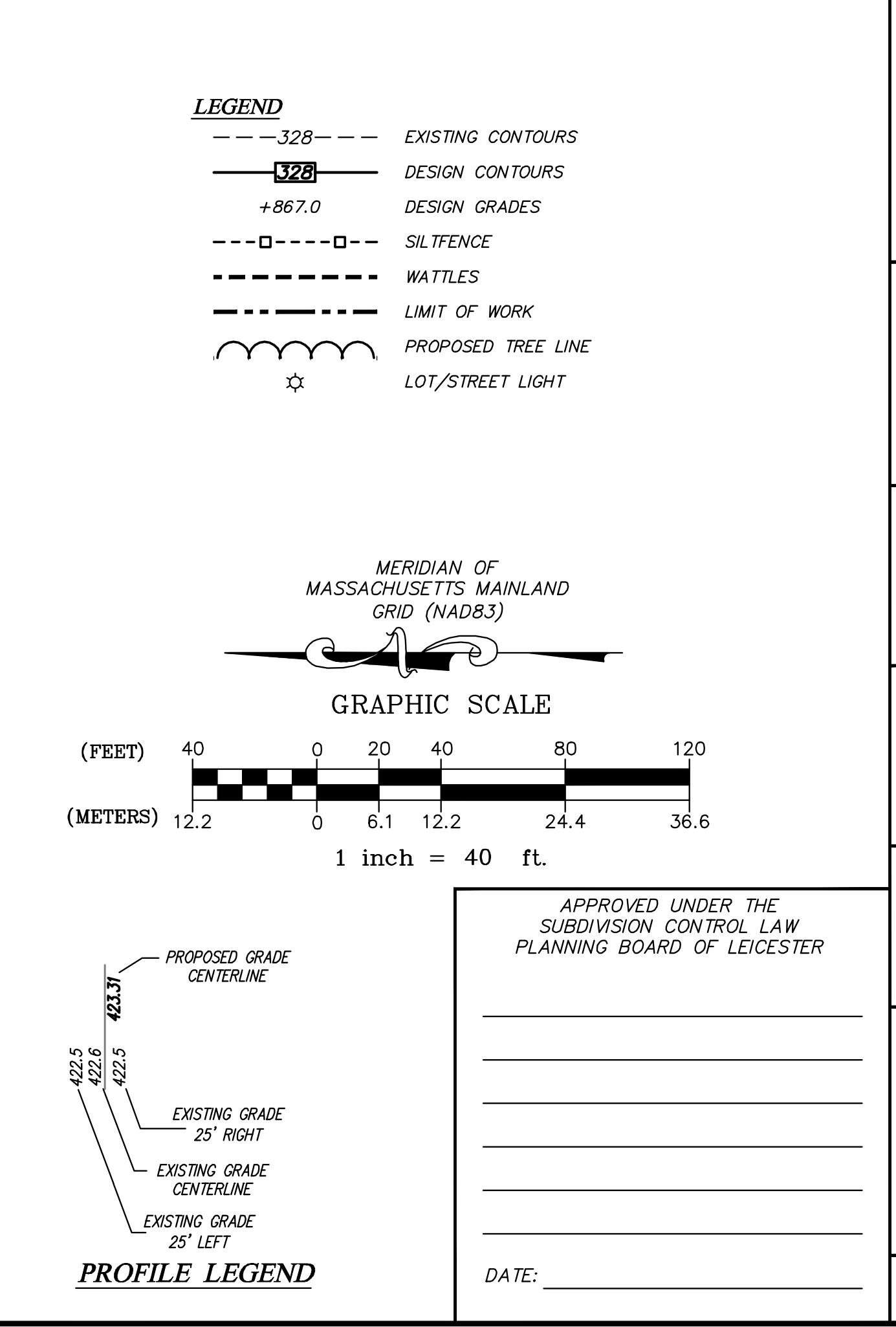
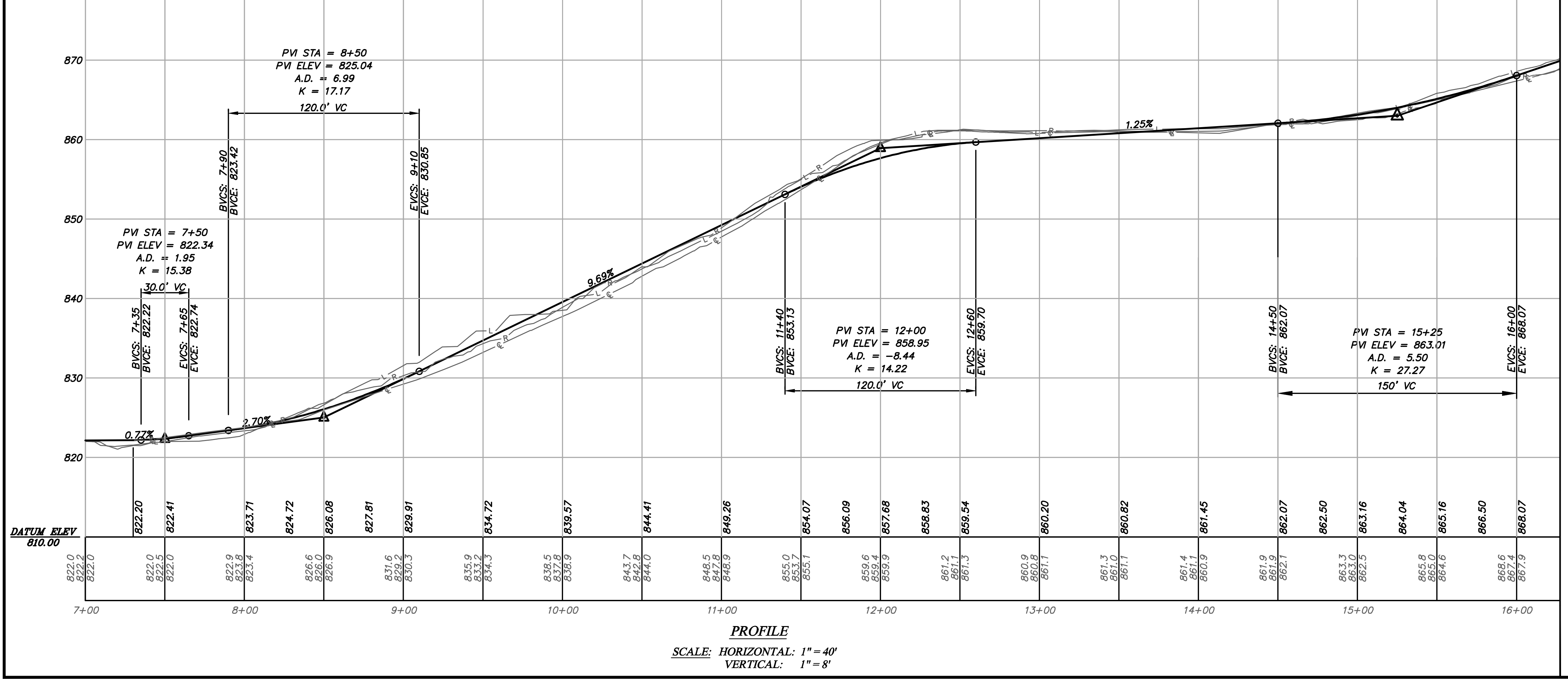
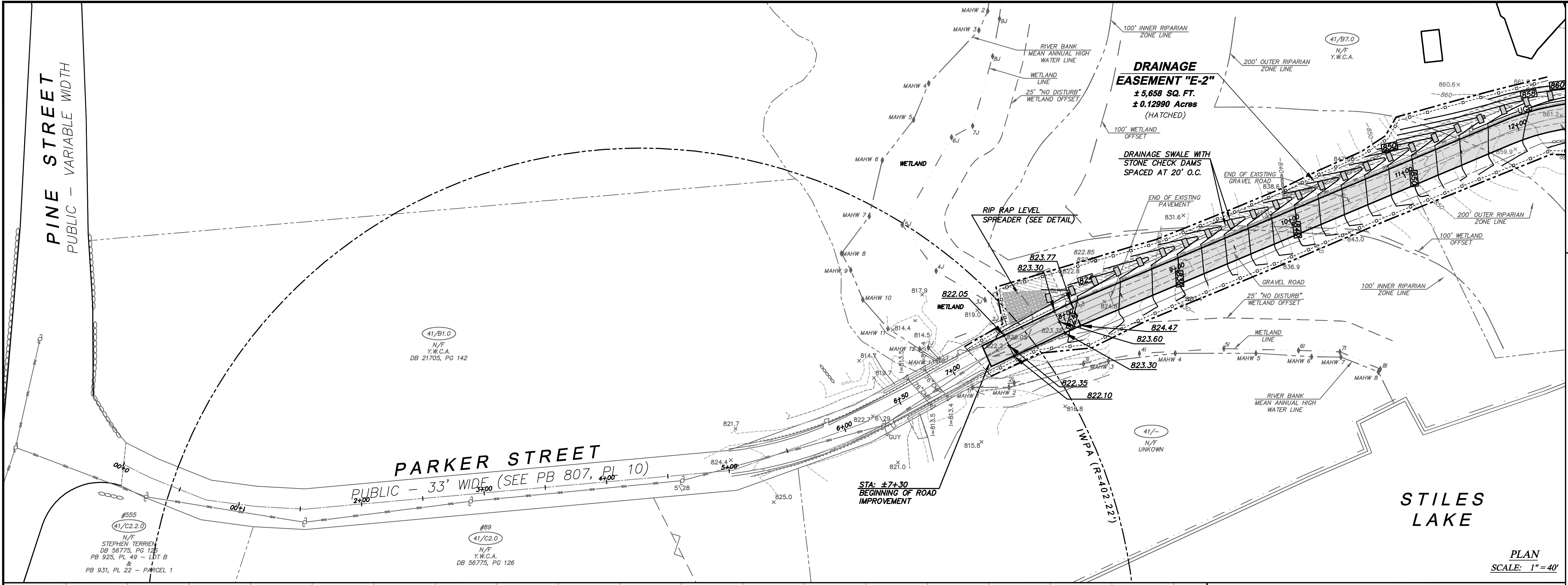
APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

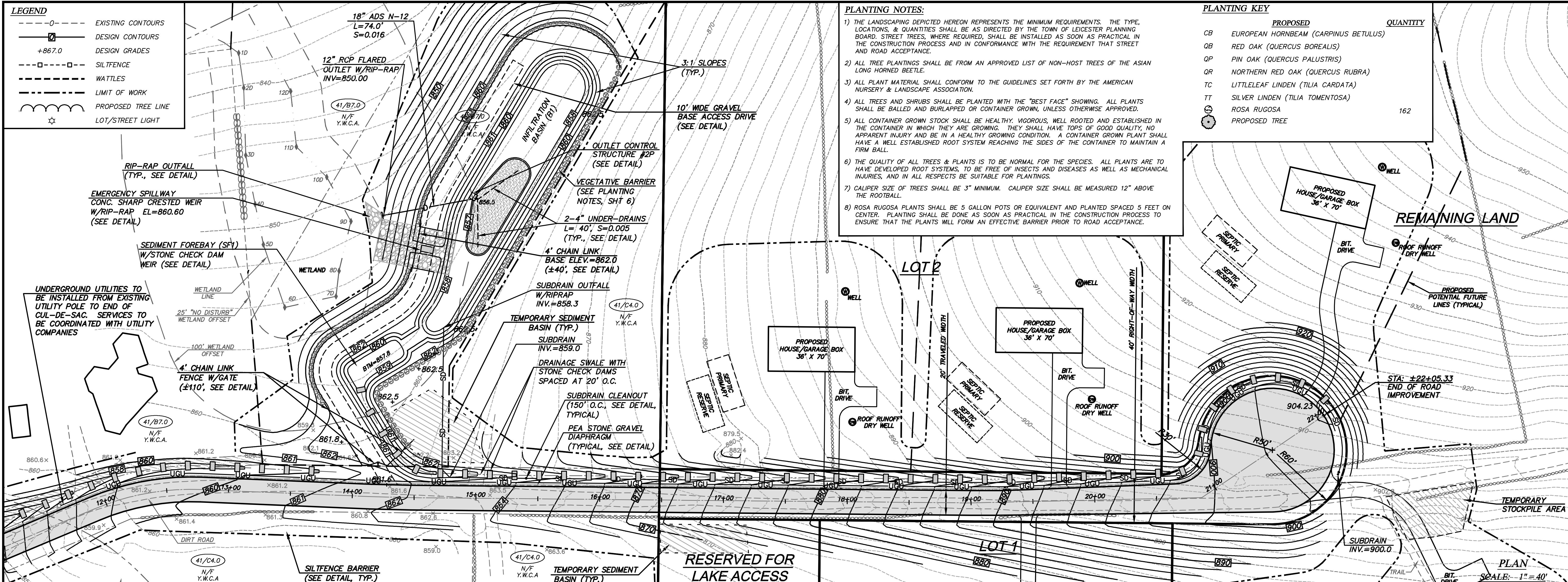
PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

EROSION CONTROL PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-0959 Fax: (603) 585-0960



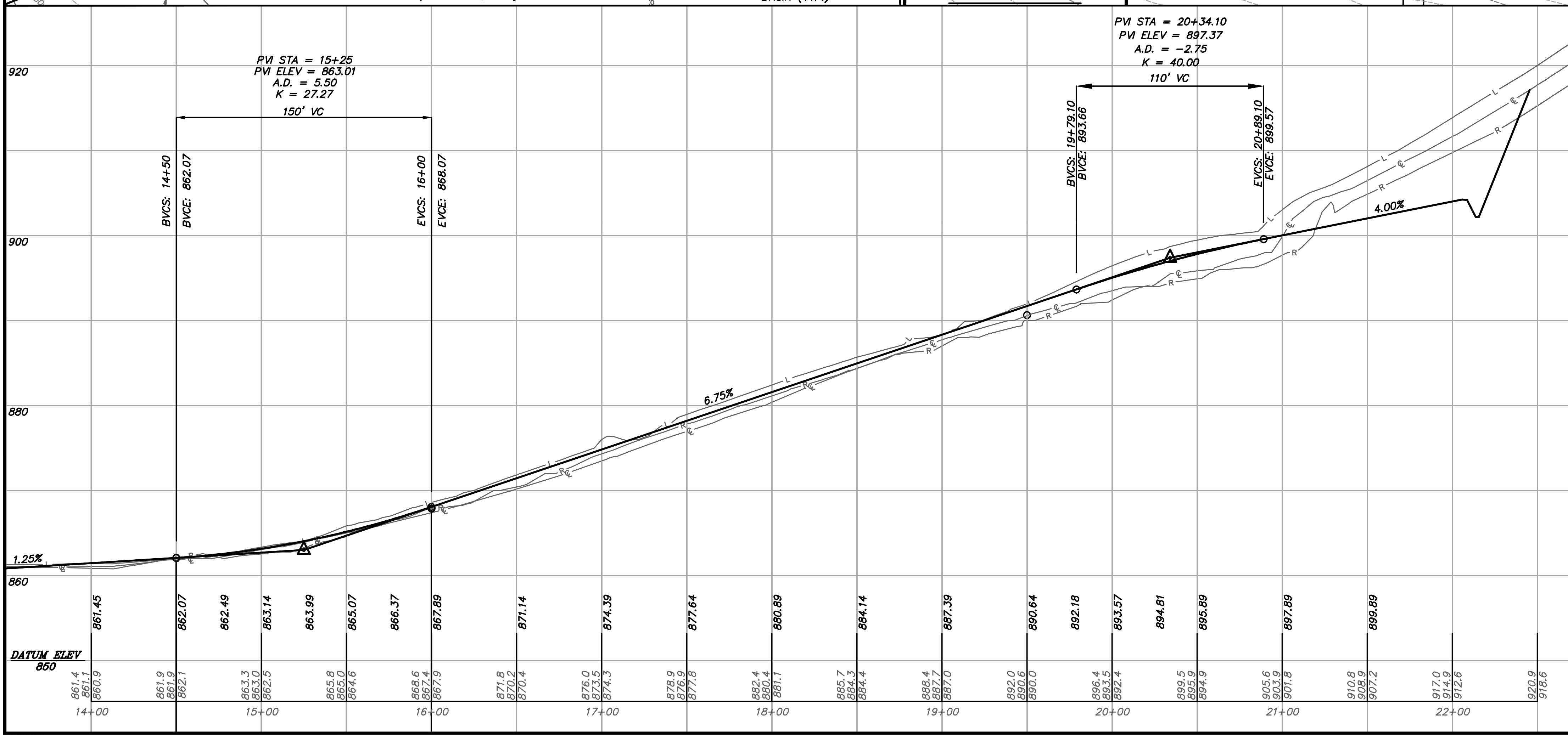


GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-0959 Fax: (603) 585-0960

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

PARKER STREET - PLAN & PROFILE (SHEET 2 OF 2)
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562



PARKER STREET (NORTH) - LEICESTER, MA

TABLE OF SOIL TEST PIT DATA

Testing Date: 08/16/21

Performed by: Brian MacEwen, SE#1430, GRAZ Engineering, LLC

TP#	LOCATION	DEPTH (inches)	HORIZON	TEXTURE	ESPHWT (inches)	NOTES
1	B1	0-5	A	F.S.L.		
		5-22	Bc	F.S.L.		
		22-48	Cd	F.S.L.	28	Moist, No Refusal
2	B1	0-7	A	F.S.L.		
		7-21	Bc	F.S.L.		
		21-46	Cd	F.S.L.	34	Moist, No Refusal
3	SF1	0-6	A	F.S.L.		
		6-26	Bc	F.S.L.		
		26-40	Cd	F.S.L.	32	Moist, No Refusal

MERIDIAN OF MASSACHUSETTS MAINLAND GRID (NAD83)

GRAPHIC SCALE

(FEET) 40 0 20 40 80 120

(METERS) 12.2 0 6.1 12.2 24.4 36.6

1 inch = 40 ft.

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

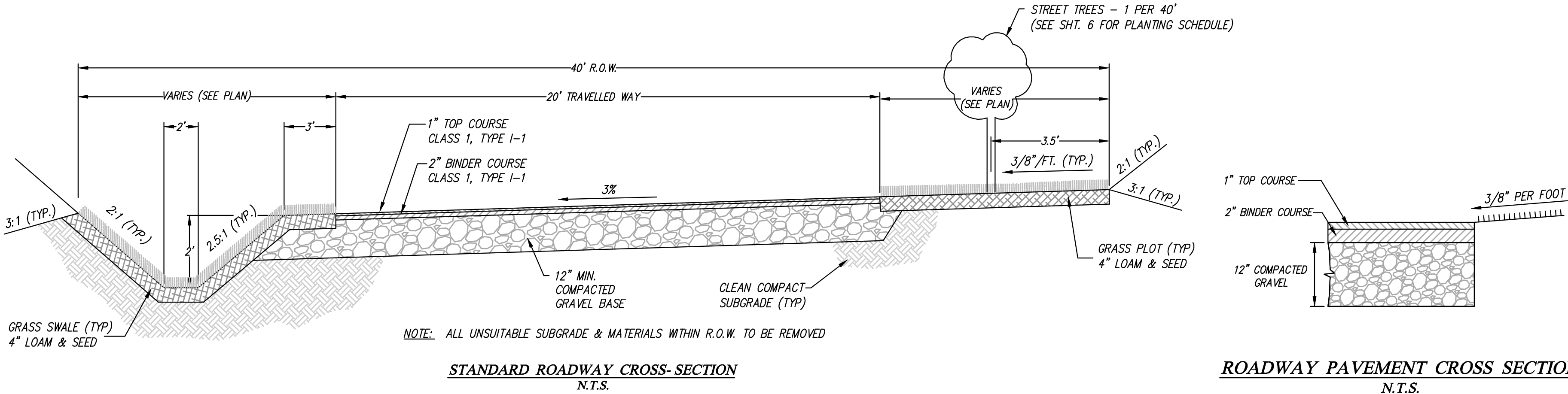
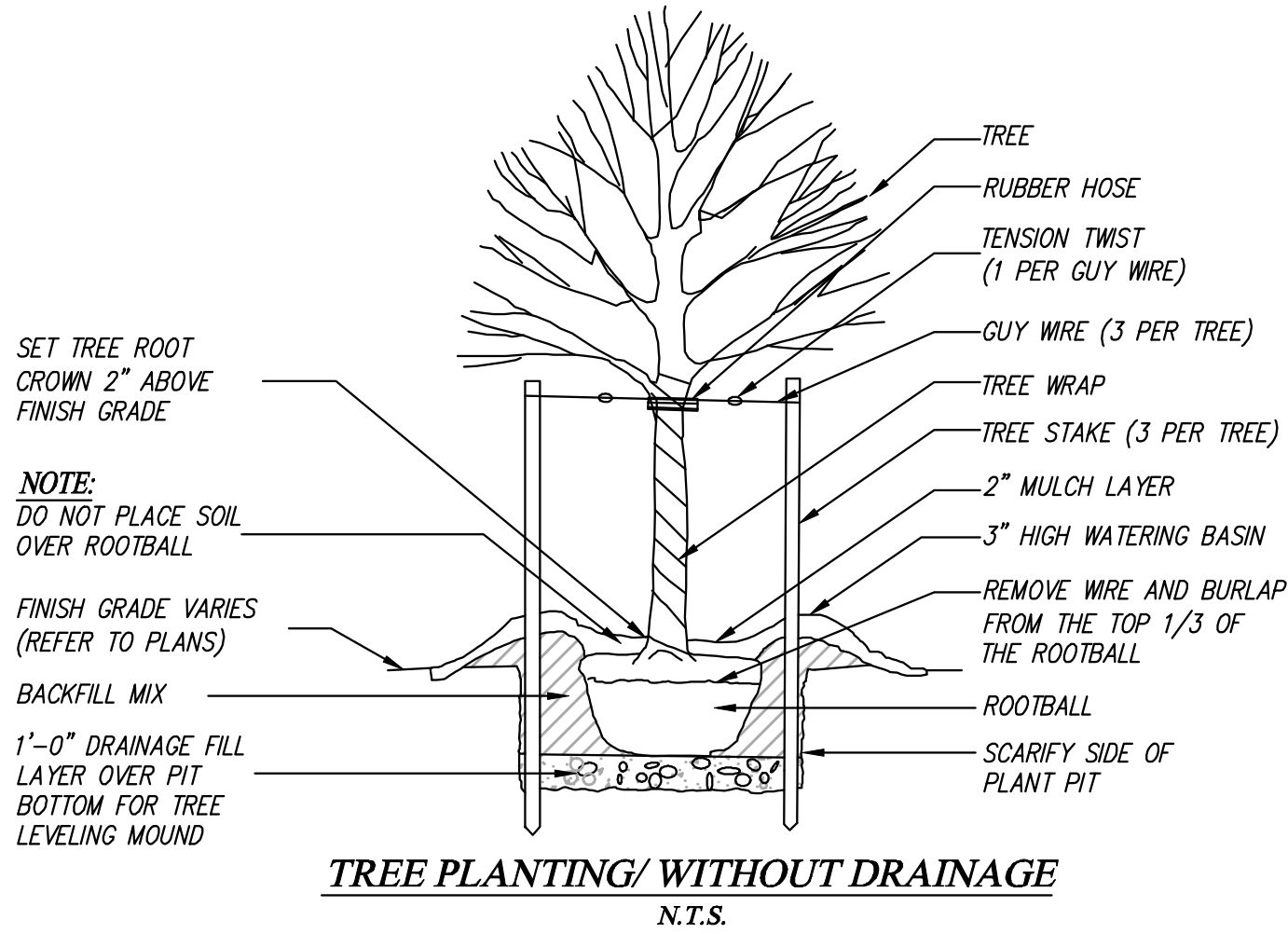
DATE:

GENERAL CONSTRUCTION NOTES

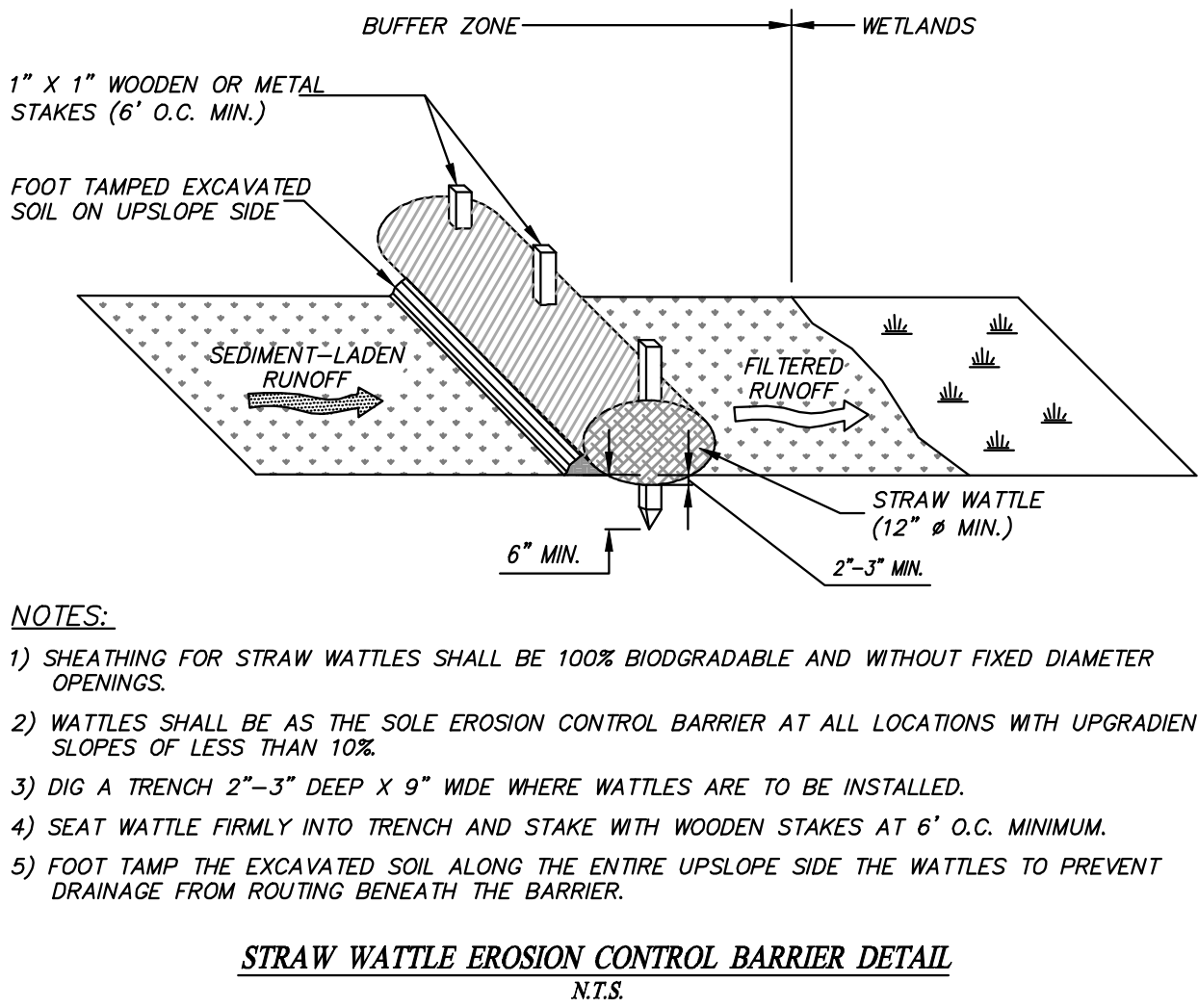
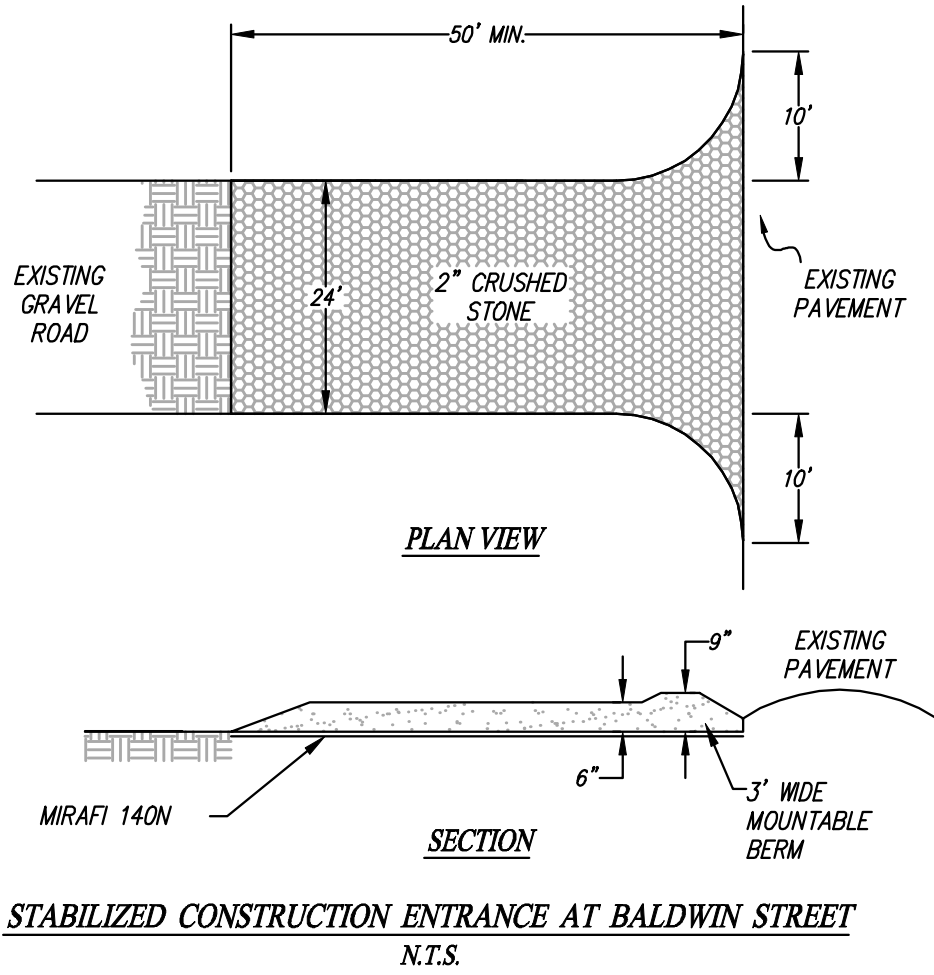
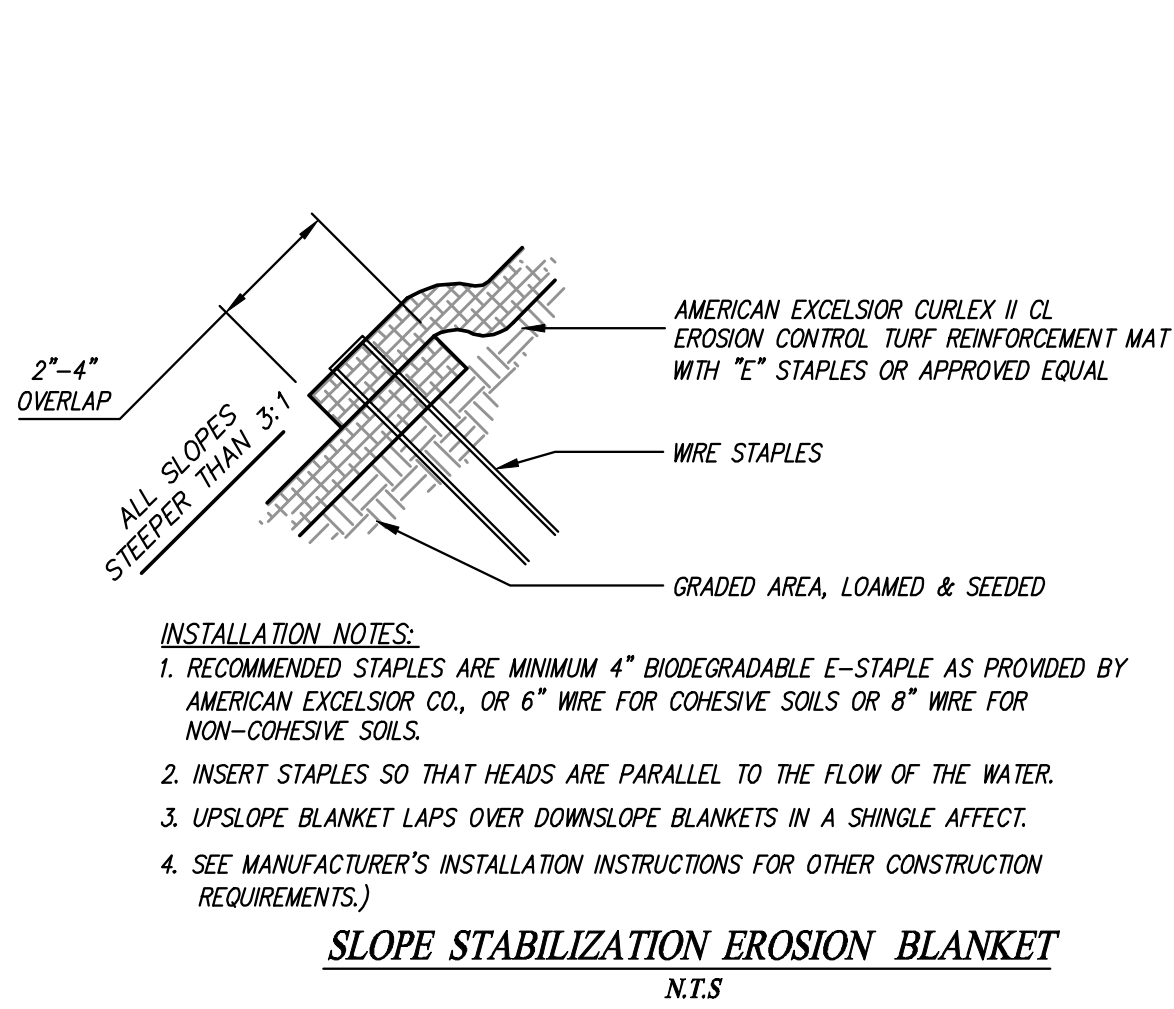
- 1) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 2) THE TOWN OF LEICESTER CONSERVATION COMMISSION'S ORDER OF CONDITIONS ARE HEREBY MADE CONDITIONS OF THE JURISDICTIONAL WORK FOR THIS PROJECT.
- 3) AT LEAST 10 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWN LEICESTER PLANNING BOARD, CONSERVATION COMMISSION, BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, & BOARD OF HEALTH, GRAZ ENGINEERING, LLC, AND QUINN ENGINEERING, INC.
- 4) 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.
- 5) 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, PRIOR TO THE START OF CONSTRUCTION.
- 6) ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF LEICESTER SUBDIVISION RULES & REGULATIONS, ZONING BYLAWS, PLANNING BOARD DECISIONS, CONSERVATION COMMISSION ORDERS, & HIGHWAY DEPARTMENT STANDARDS, AND THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT OF PUBLIC WORKS (MHPW) CONSTRUCTION STANDARDS AND THE MHPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND ALL OF THEIR RESPECTIVE AMENDMENTS, UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY OR THE ENGINEER.
- 7) THE CONTRACTOR SHALL COORDINATE ALL UTILITY AND ROADWAY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAYS WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND/OR THE APPROPRIATE UTILITY COMPANY.
- 8) THE CONTRACTOR SHALL PROVIDE EVERYTHING NECESSARY TO CONSTRUCT THE UTILITIES AND ROADWAY WITHIN THE SPECIFIED PARAMETERS AND IN A WORKMANSHIP LIKE MANNER.
- 9) THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE FIELD VERIFIED CONDITIONS.
- 10) THE CONTRACTOR SHALL CONTROL AIRBORNE DUST WITH USE OF SPRAYED WATER AS REQUIRED TO MINIMIZE THE IMPACTS TO NEIGHBORING PROPERTIES. THE USE OF CALCIUM CHLORIDE OR OTHER CHEMICALS ARE PROHIBITED.
- 11) THIS ROADWAY PROJECT SHALL BE BUILT ALL IN ONE PHASE. IF AT ANY TIME SHOULD THE DEVELOPER DECIDE TO CONSTRUCT THE PROJECT IN PHASES, A CONSTRUCTION SEQUENCING PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 12) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEPTIC AND WELLS.
- 13) THE TEST PITS FOR THE PROPOSED STORMWATER INFILTRATION BASIN SHALL BE PERFORMED PRIOR THE COMMENCEMENT OF ANY ROADWAY CONSTRUCTION.
- 14) BACK FILL FOR UTILITY TRENCHES SHALL BE PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT DRY DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 1557-70 METHOD D.
- 15) "GRAVEL BASE" MATERIALS SHALL CONFORM WITH THE CURRENT TOWN SUBDIVISION REGULATIONS AND THE 1997 MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. M1.03.0 TYPE "B" GRAVEL SHALL BE USED AND PLACED IN CONFORMANCE WITH MASS DOT SECTION 401.
- 16) TOP COURSE, BINDER COURSE, & MODIFIED CAPE COD BERM SHALL BE CLASS 1, TYPE I-1 (M3.11.0 & M3.12.0), PLACED IN ACCORDANCE WITH MASS DOT SECTION 460.
- 17) PLACE 4" OF LOAM AND SEED IN ALL DISTURBED AREAS OF THE PROJECT NOT OTHERWISE IMPROVED (E.G. PAVED, RIP-RAPPED, ETC.).
- 18) ALL PROPOSED GRADES SHALL BE GRADED SMOOTHLY AND EVENLY INTO THE EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE. THE TOPS AND BOTTOMS OF ALL SLOPES SHALL BE ROUNDED OFF.
- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED, INCLUDING TIES TO SERVICE LATERALS, AND SUBMIT ONE SET OF RED-LINED AS BUILT DRAWINGS TO THE ENGINEER OF RECORD.
- 20) FINAL DRIVEWAY LOCATIONS SHALL BE DETERMINED BY DEVELOPER DURING CONSTRUCTION. CURB CUTS AND DRIVEWAY OPENINGS SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND COMPLY WITH THE TOWN DPW & SUBDIVISION REGULATIONS.

DEMOLITION NOTES

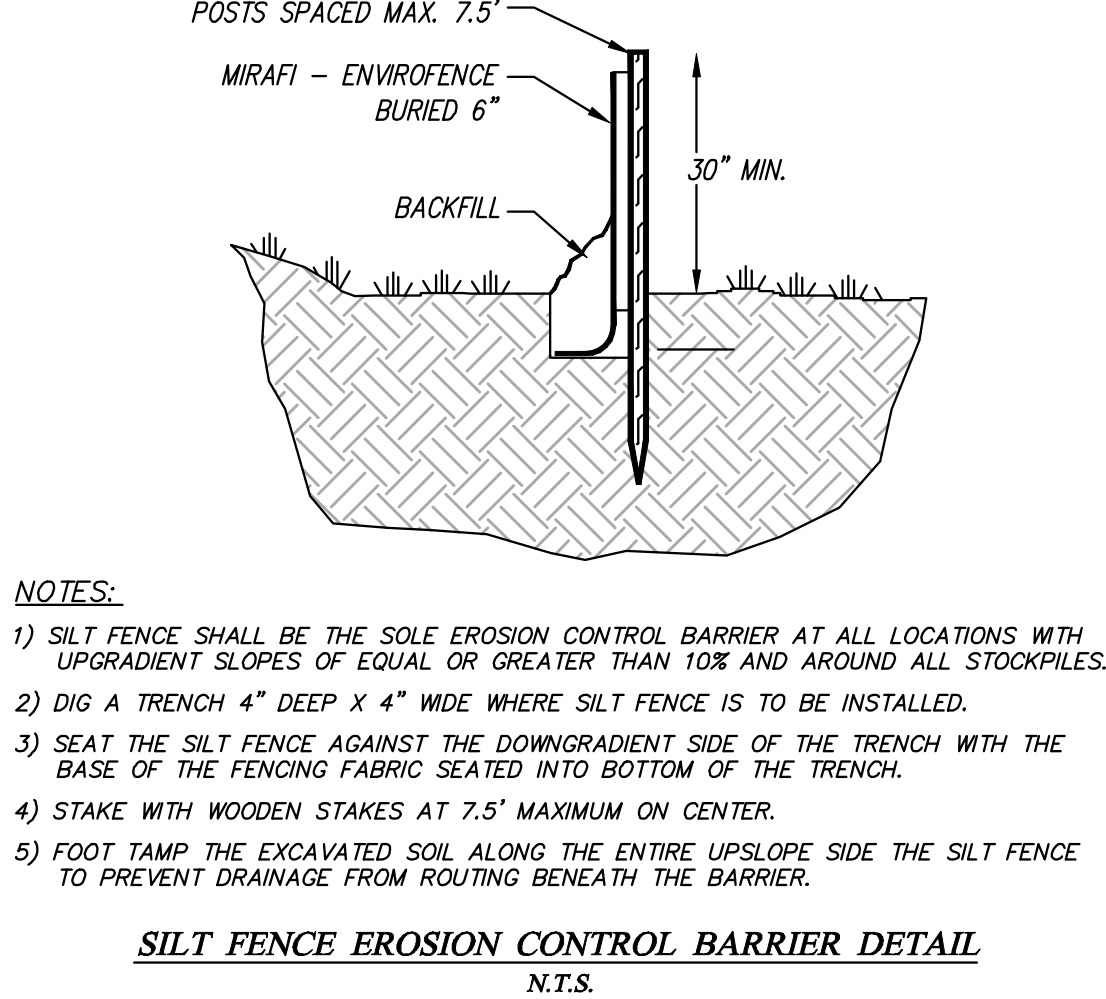
- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) THE CONTRACTOR SHALL SAW CUT THE EXISTING BITUMINOUS PAVEMENT ON PARKER STREET WHERE REQUIRED TO CONSTRUCT AND SMOOTHLY BLEND THE PROPOSED ROADWAY AND WITH THE EXISTING PAVEMENT.
- 3) ALL EXISTING FEATURES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF LEGALLY OFF SITE UNLESS NOTED OTHERWISE.
- 4) 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, WATER, SEWER, DRAINAGE, CATV, AND GAS.
- 5) THE TREE CLEARING LIMITS SHALL NOT EXTEND BEYOND THE HAYBALE/SILT FENCE BARRIER. 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.



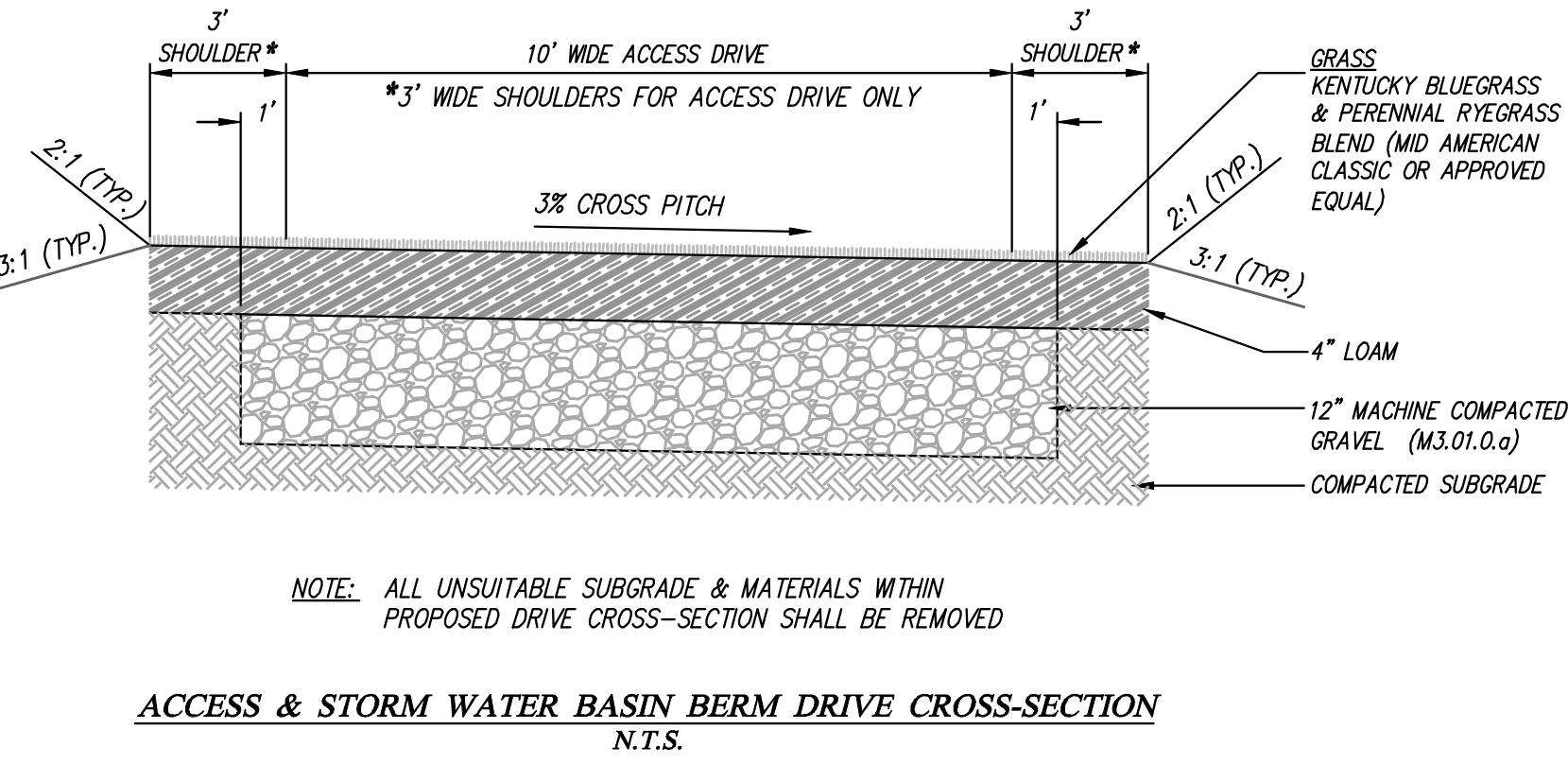
ROADWAY PAVEMENT CROSS SECTION
N.T.S.



STRAW WATTLE EROSION CONTROL BARRIER DETAIL
N.T.S.



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



NOTE: ALL UNSUITABLE SUBGRADE & MATERIALS WITHIN PROPOSED DRIVE CROSS-SECTION SHALL BE REMOVED

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

DATE: _____

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-0959 Fax: (603) 585-0960

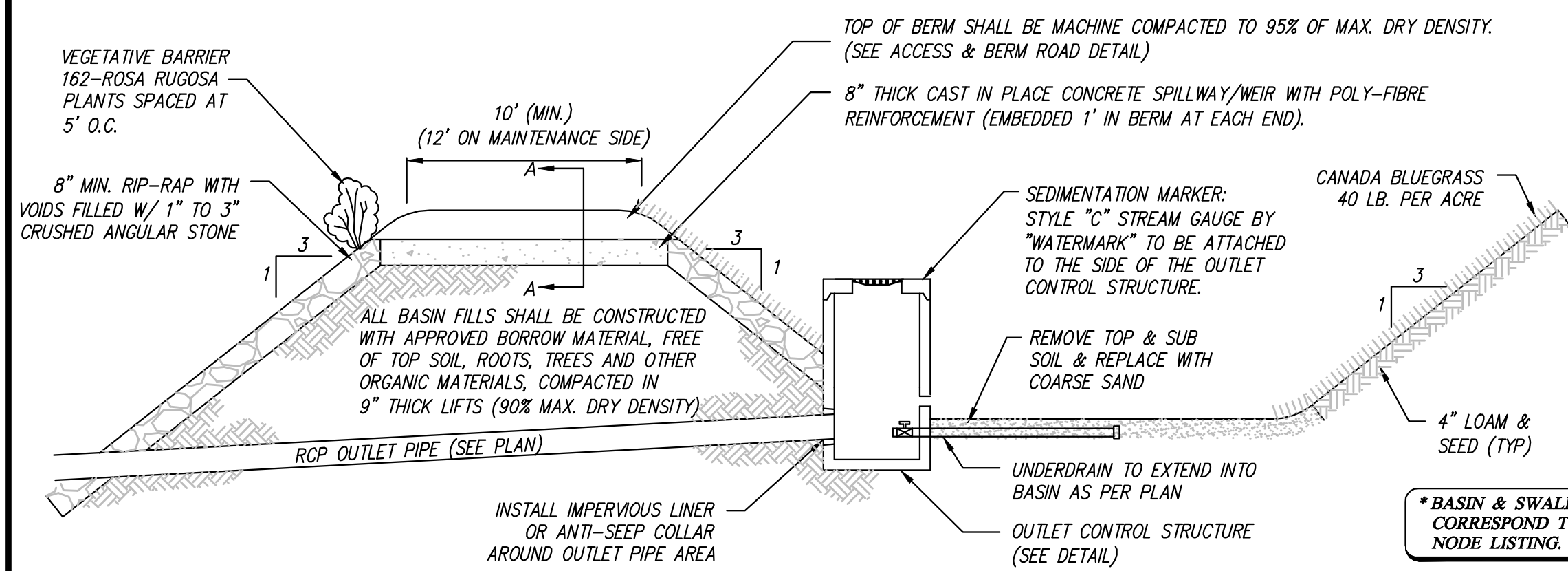
PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

CONSTRUCTION NOTES & DETAILS

PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

SCALE:	AS NOTED	DATE	REV.	1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BY	BCM
CHECKED:	PG & BCM	DESCRIPTION	TECH. REVIEW & LPB	BCM				
DRAWN:	BCM							





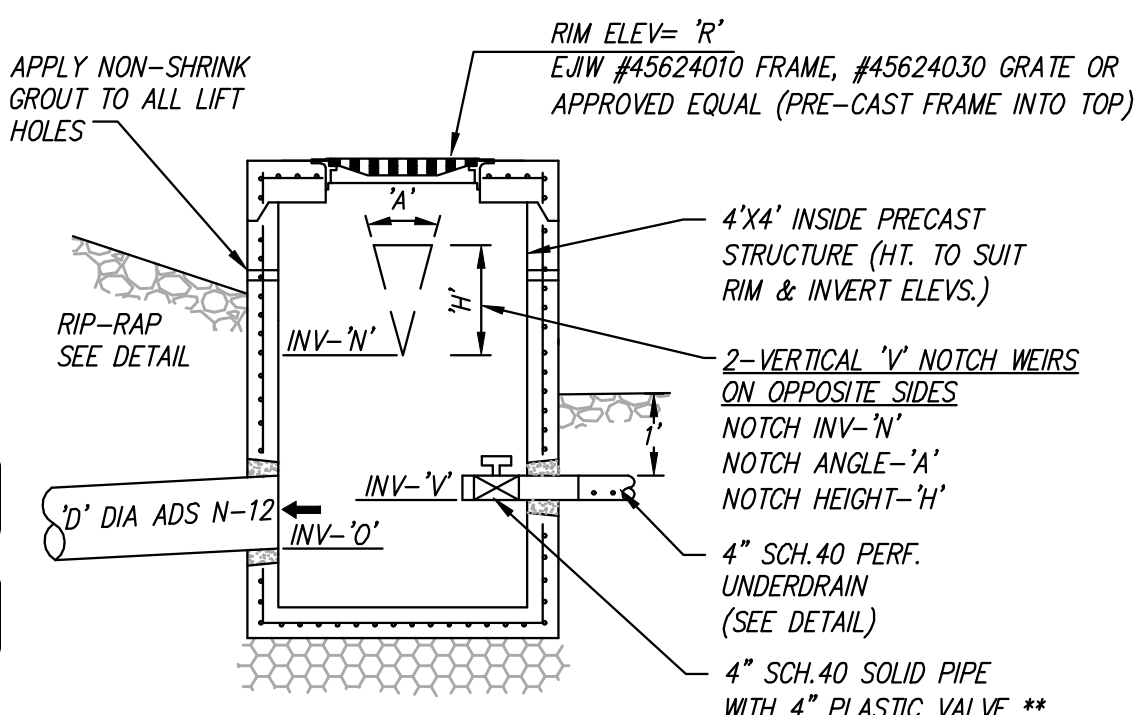
STORMWATER BASIN CROSS SECTION
N.T.S.

TABLE OF OUTLET CONTROL STRUCTURE DIMENSIONS

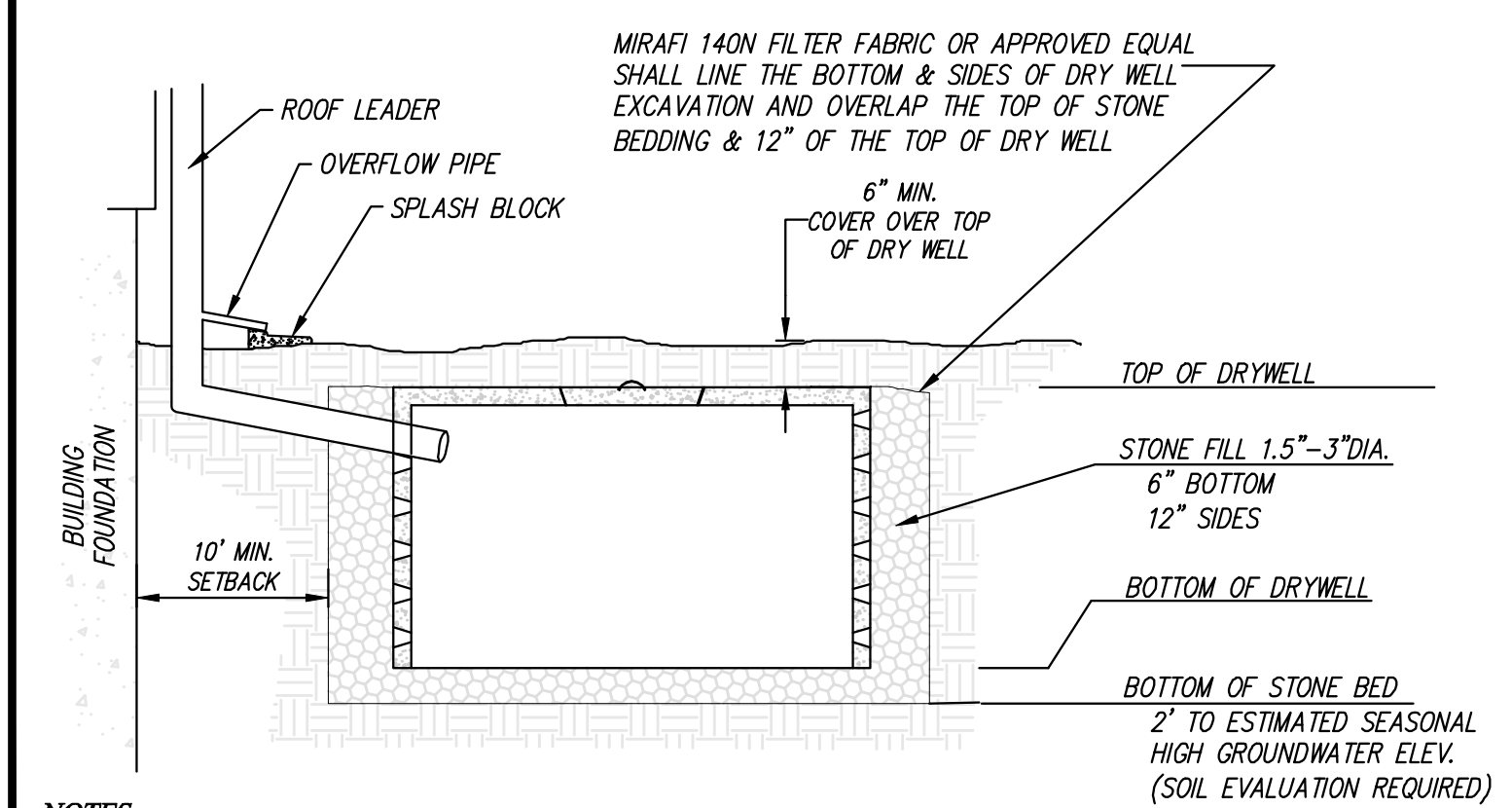
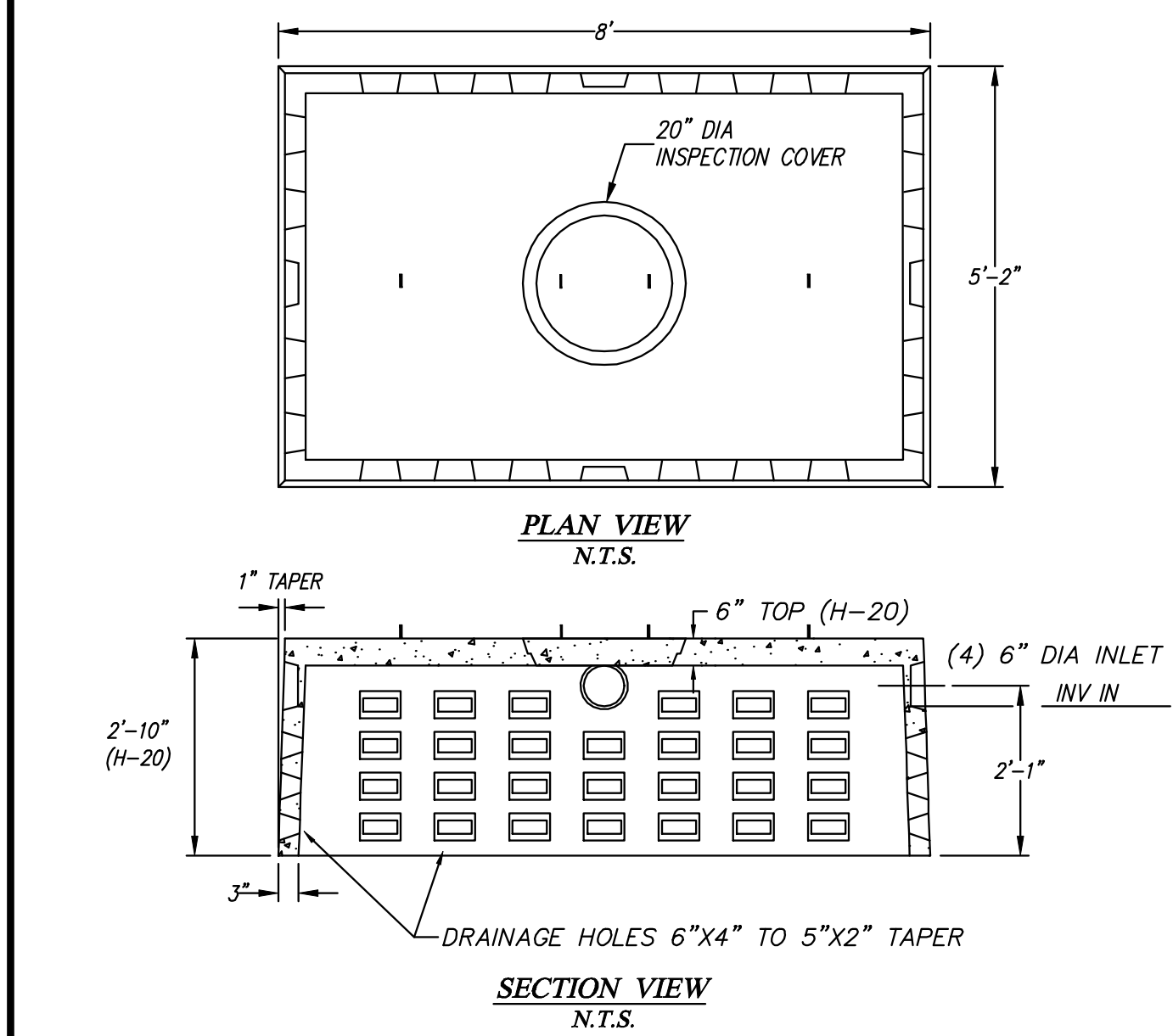
ELEMENT	BASIN #
PIPE - "D"	18"
INV - "O"	851.20
INV - "N"	857.30
ANGLE - "A"	70°
HEIGHT - "H"	1.5'
NO. OF NOTCHES	2
RIM - "R"	860.60
INV - "V"	855.00

*BASIN NUMBERS DEPICTED HEREON CORRESPOND TO THE HYDROLOGY REPORT NODE LISTING.

** VALVE TO BE INSTALLED IN THE CLOSED POSITION. VALVE IS FOR DRAIN DOWN PURPOSES ONLY.



STORMWATER OUTLET CONTROL STRUCTURE
N.T.S.



NOTES

1) DRYWELLS SHALL BE INSTALLED IN STONE BED AS DEPICTED HEREON FOR THE INDIVIDUAL LOTS FOR STORMWATER RECHARGE WHEREVER THE FIELD CONDITIONS MAKE IT POSSIBLE. EACH LOT SHALL BE EVALUATED BASED ON A SITE SOIL EVALUATION OF THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION AT THE TIME OF LOT CONSTRUCTION.

2) THE DRYWELLS SHALL BE SHEA CONCRETE PRODUCTS 500 GALLON SHALLOW RECTANGULAR OR APPROVED EQUAL.

3) THE DRYWELLS SHALL BE RATED FOR H2O LOADING.

ROOF DRAIN & DRYWELL CONNECTION DETAIL
N.T.S.

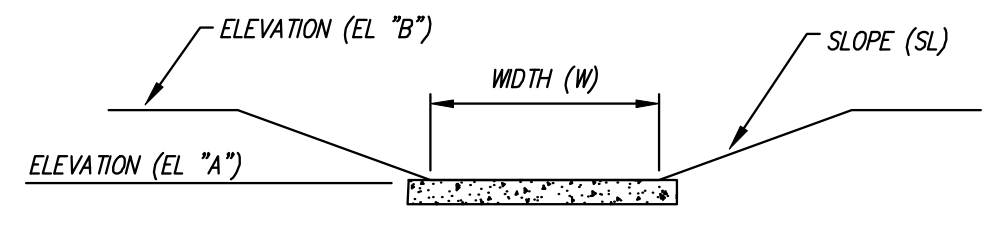
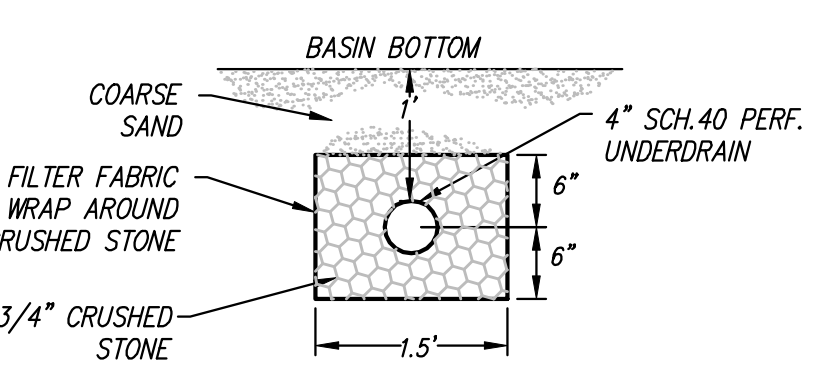


TABLE OF STORMWATER BASIN OVERFLOW WEIR DIMENSIONS

BASIN #	EL "A"	EL "B"	W	SL
2P	860.60	862.30	5'	12:1

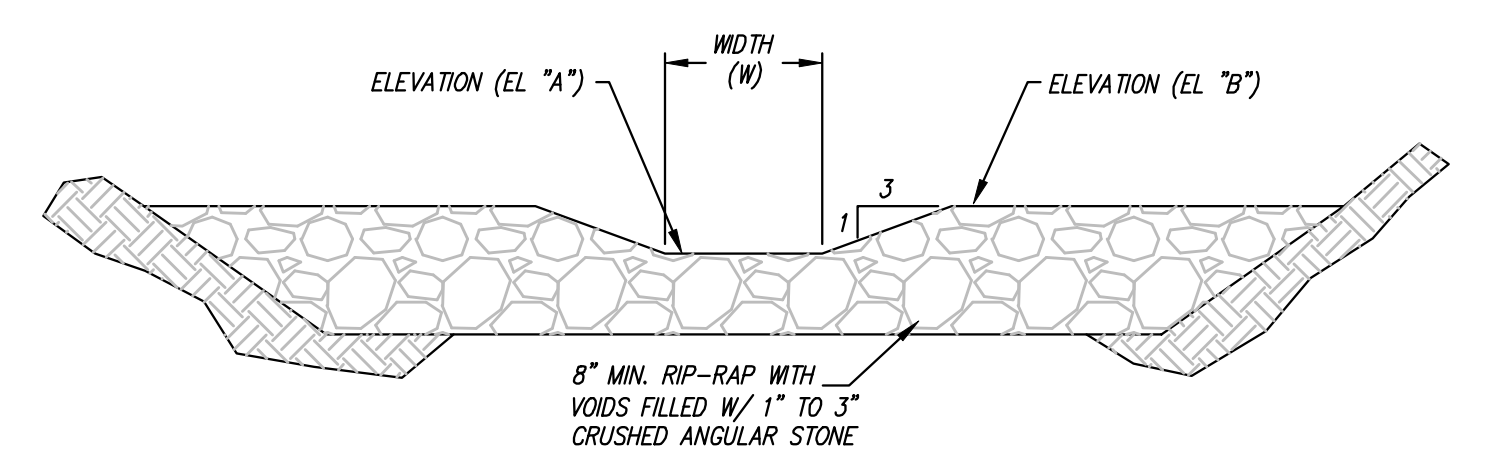
STORMWATER BASIN WEIR SECTION A-A
N.T.S.



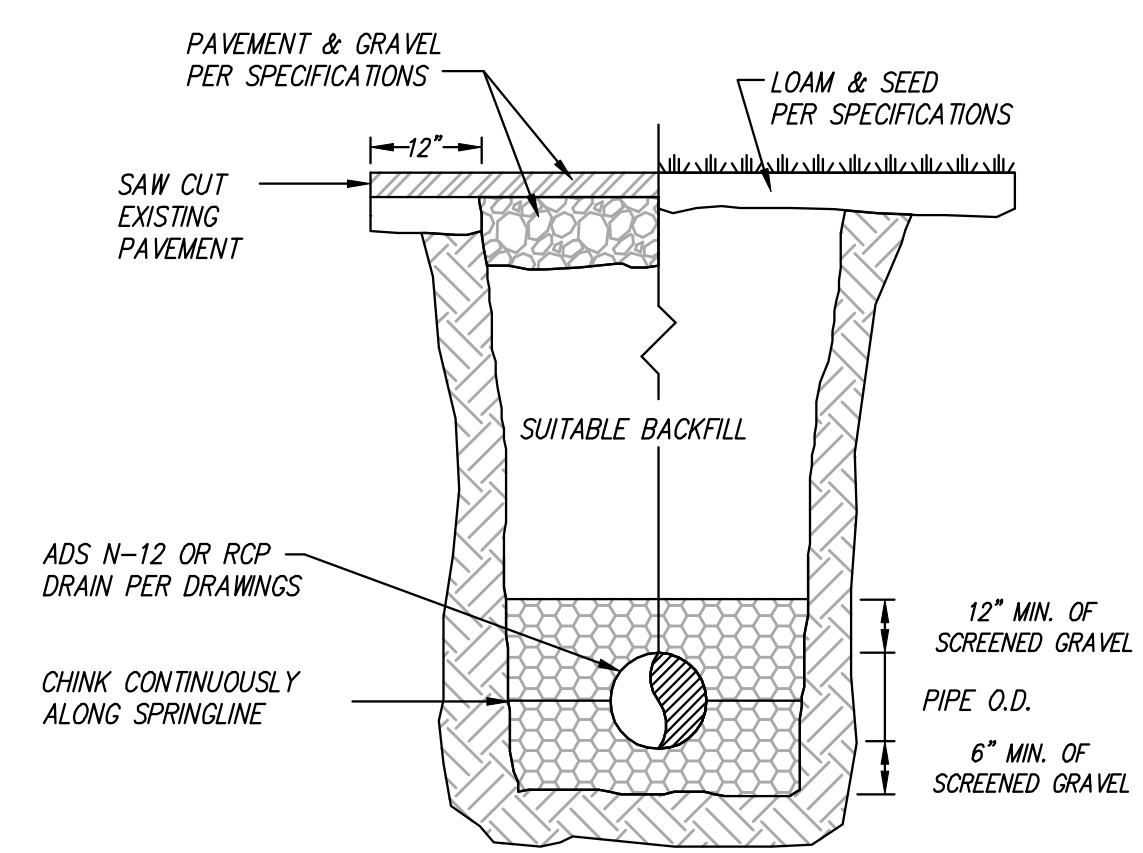
STORMWATER BASIN UNDERDRAIN DETAIL
N.T.S.

TABLE OF SEDIMENT FOREBAY WEIR DIMENSIONS

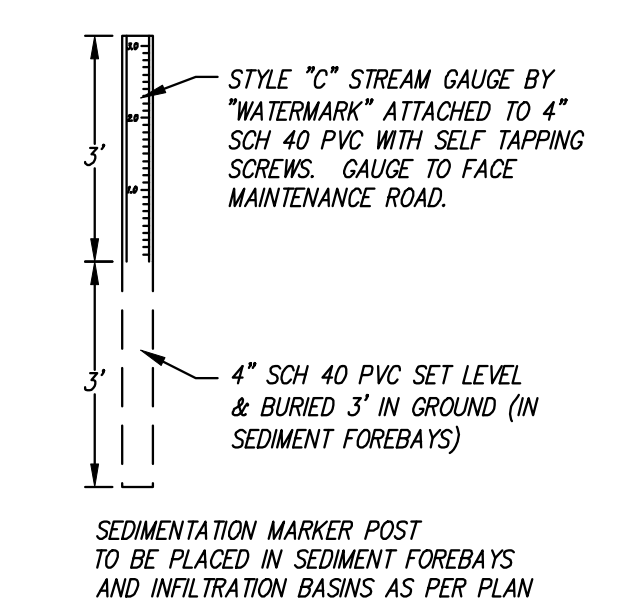
BASIN #	EL "A"	EL "B"	W
1P	860.30	861.30	4'



SEDIMENT FOREBAY WEIR SECTION A-A
N.T.S.



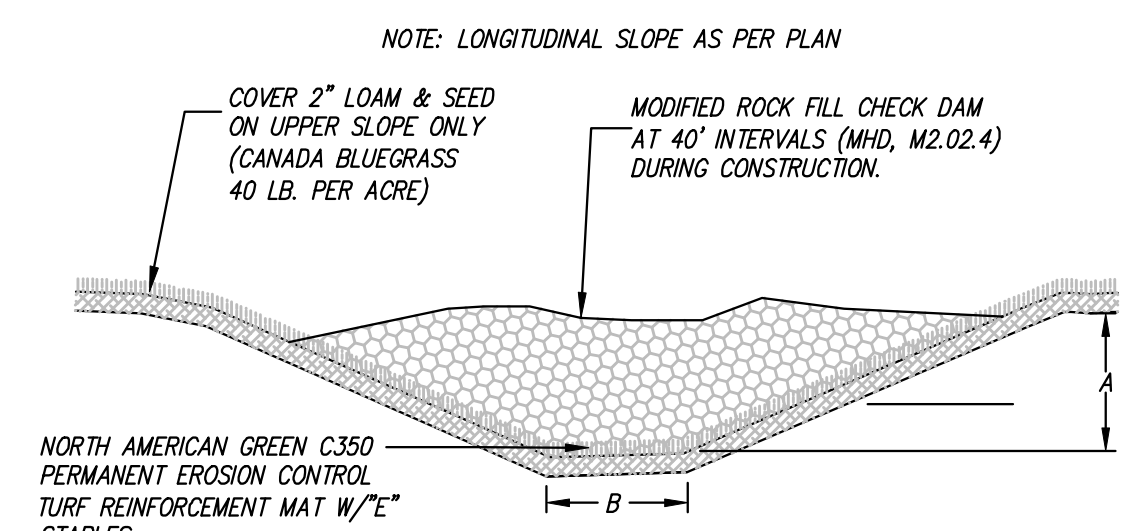
DRAIN TRENCH SECTION
N.T.S.



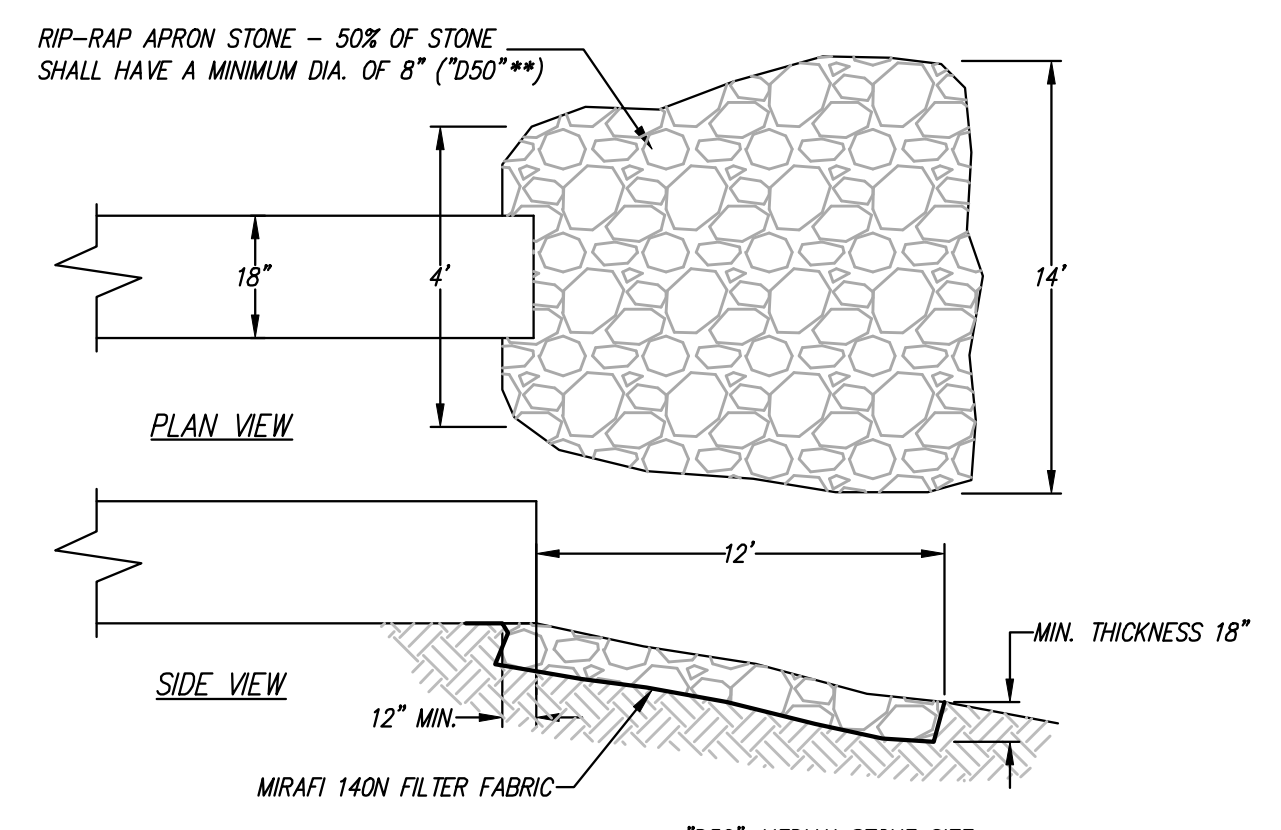
SEDIMENTATION MARKER POST
N.T.S.

TABLE OF SWALE DIMENSIONS

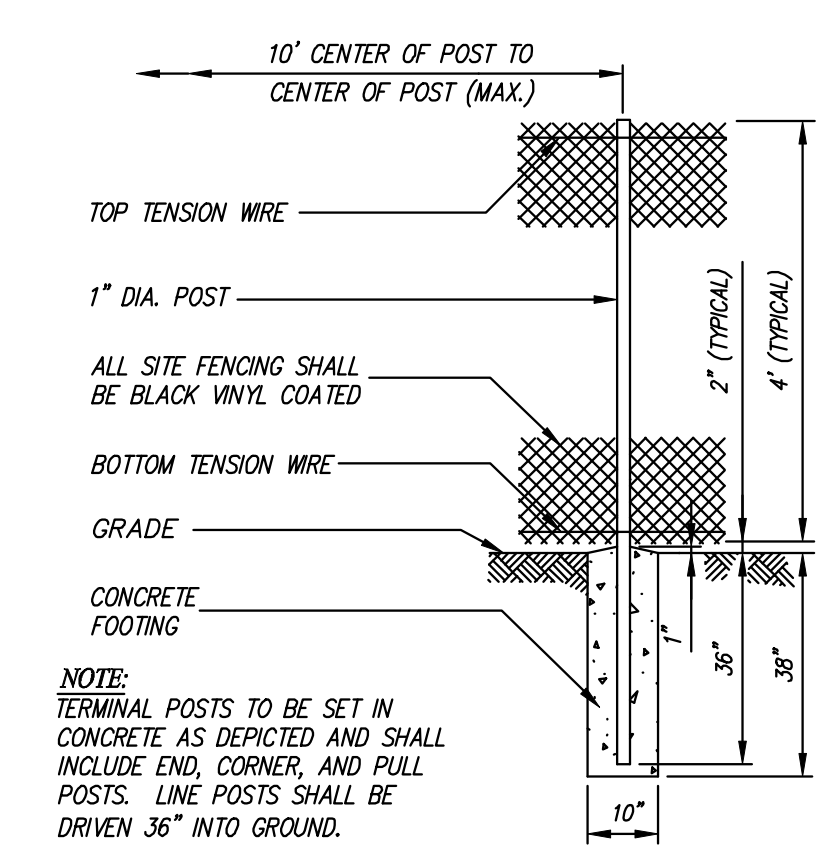
SWALE #	A	B
53R	1.0'	4'



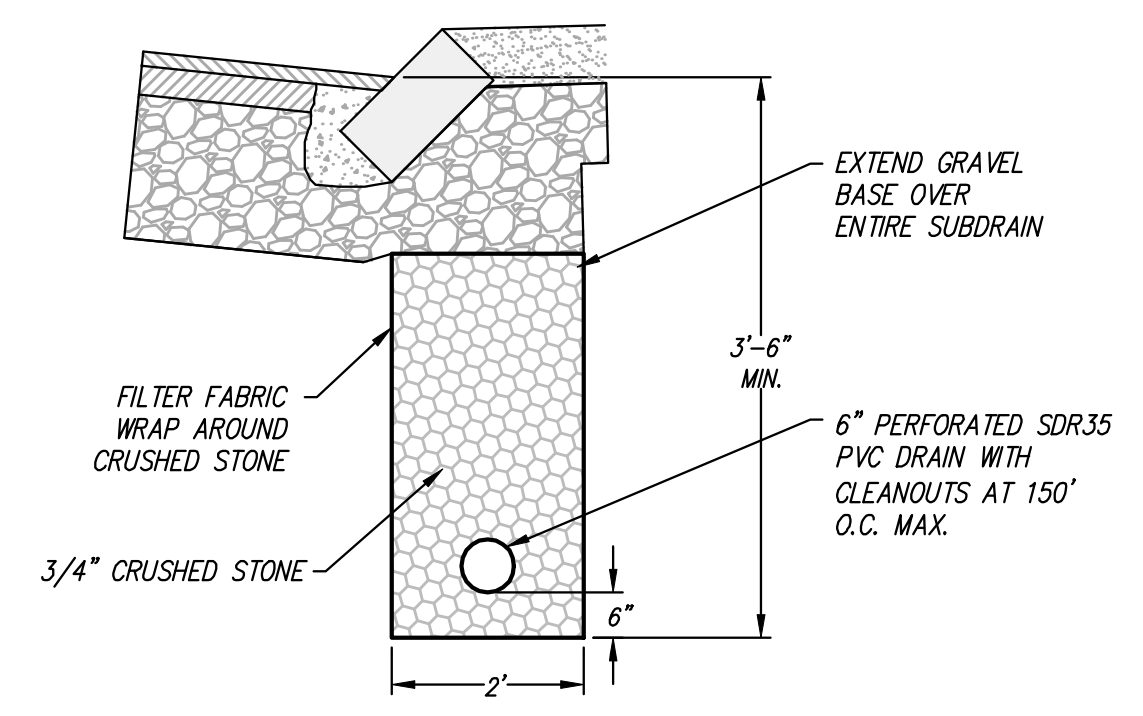
GRASSSED DRAINAGE SWALE
N.T.S.



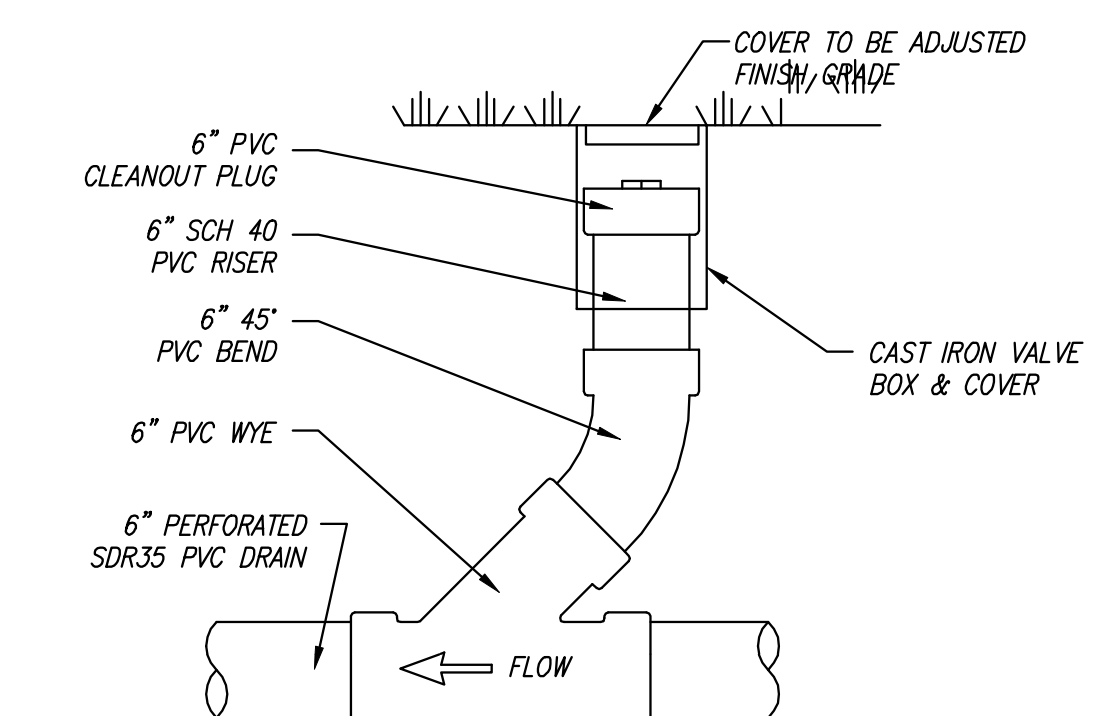
FLARED OUTLET & RIP-RAP APRON DETAIL
N.T.S.



CHAIN LINK FENCE
N.T.S.



SUBDRAIN DETAIL
N.T.S.



CLEANOUT DETAIL
N.T.S.

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

DATE: _____

GRAZ Engineering, L.L.C.

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

DRAINAGE DETAILS
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01502

SCALE:	AS NOTED	DATE:	8/24/21	CHECKED:	PGG & BCM	PLAN DATE:	JUNE 8, 2021	BY:	BCM
REV:	1	DATE:	8/24/21	DESCRIPTION:	TECH. REVIEW & LPB				

PAUL F. GRAZ
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
No. 01447

SHEET 8 OF 8