

CULTIVATE BURNCOAT

PURSUANT TO SECTION 5.15
MARIJUANA ESTABLISHMENTS, NON-RETAIL

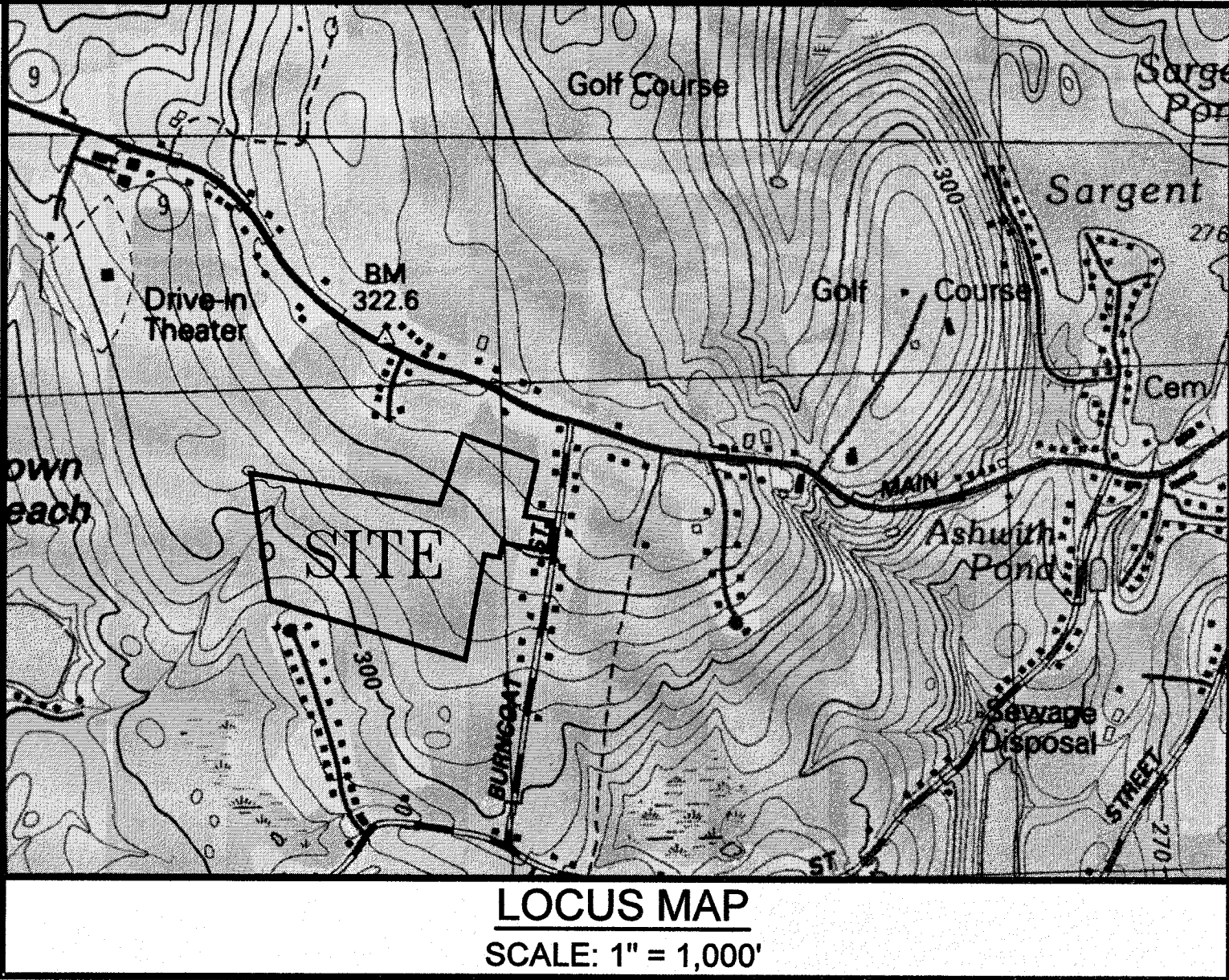
22 BURNCOAT STREET
LEICESTER, MASSACHUSETTS
APRIL 18, 2019

PREPARED FOR:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PREPARED BY:
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

LAND SURVEYING:
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

ENVIRONMENTAL:
ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605-
P: 508.752.9666



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT:
CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/30/19	PER QUINN ENGINEERING, INC. REVIEW COMMENTS
2	6/25/19	PER TOWN DEPARTMENT COMMENTS

GRAPHIC SCALE

SHEET TITLE
COVER SHEET

DES BY: TRB, R/J DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

P.E. P.L.S.

C-0.0

PLAN NO. L-5821

OWNER OF RECORD:
FRANK A. GERMAINE
67 MILLBROOK STREET, SUITE 100
WORCESTER, MA 01606

LEICESTER ASSESSORS INFORMATION:
MAP 18B, PARCELS B11 & B12
36.82± ACRES

LEICESTER ZONING INFORMATION:
ZONE: HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 1 (HB-1)
MINIMUM AREA: 60,000 S.F.
MINIMUM FRONTAGE: 200'
SETBACKS:
FRONT 50'
SIDE 50'
REAR 50'
MAX. BUILDING HEIGHT: 55'
MAX. STORIES: 5.5
MAX. BUILDING COVERAGE: 40%

DEED REFERENCE:
BK. 3308, PG. 429

PLAN REFERENCES:
P.B. 760, PL. 89
P.B. 652, PL. 82
P.B. 490, PL. 46
P.B. 388, PL. 29
P.B. 140, PL. 16
P.B. 131, PL. 63
P.B. 101, PL. 53
P.B. 53, PL. 39

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
4/18/19	6/25/19	C-0.0	COVER SHEET
4/18/19	6/25/19	C-1.1	LEGEND, ABBREVIATIONS, & GENERAL NOTES
4/18/19	6/25/19	C-1.2	INDEX SHEET
4/18/19	6/25/19	C-2.1 - C-2.2	EXISTING CONDITIONS PLANS
4/18/19	6/25/19	C-3.1 - C-3.2	LAYOUT & MATERIALS PLANS
4/18/19	6/25/19	C-4.1 - C-4.2	GRADING, DRAINAGE & UTILITY PLANS
4/18/19	6/25/19	C-5.1 - C-5.5	CONSTRUCTION DETAILS
4/18/19	6/25/19	C-6.1 - C-6.2	EROSION & SEDIMENT CONTROL PLAN
4/18/19	6/25/19	C-6.3	EROSION & SEDIMENT CONTROL NOTES & DETAILS
4/18/19	6/25/19	C-7.0	LANDSCAPING & LIGHTING PLAN
4/18/19	6/25/19	C-8.0	TRUCK TURNING PLAN

LEICESTER POLICE DEPT.
90 SOUTH MAIN STREET
P: 508-892-7010
F: 508-892-7012
ATTN: KENNETH ANTANAVICA, CHIEF

LEICESTER FIRE DEPT.
3 PAXTON STREET
P: 508-892-7022
P: 508-892-7044
ATTN: FIRE CHIEF

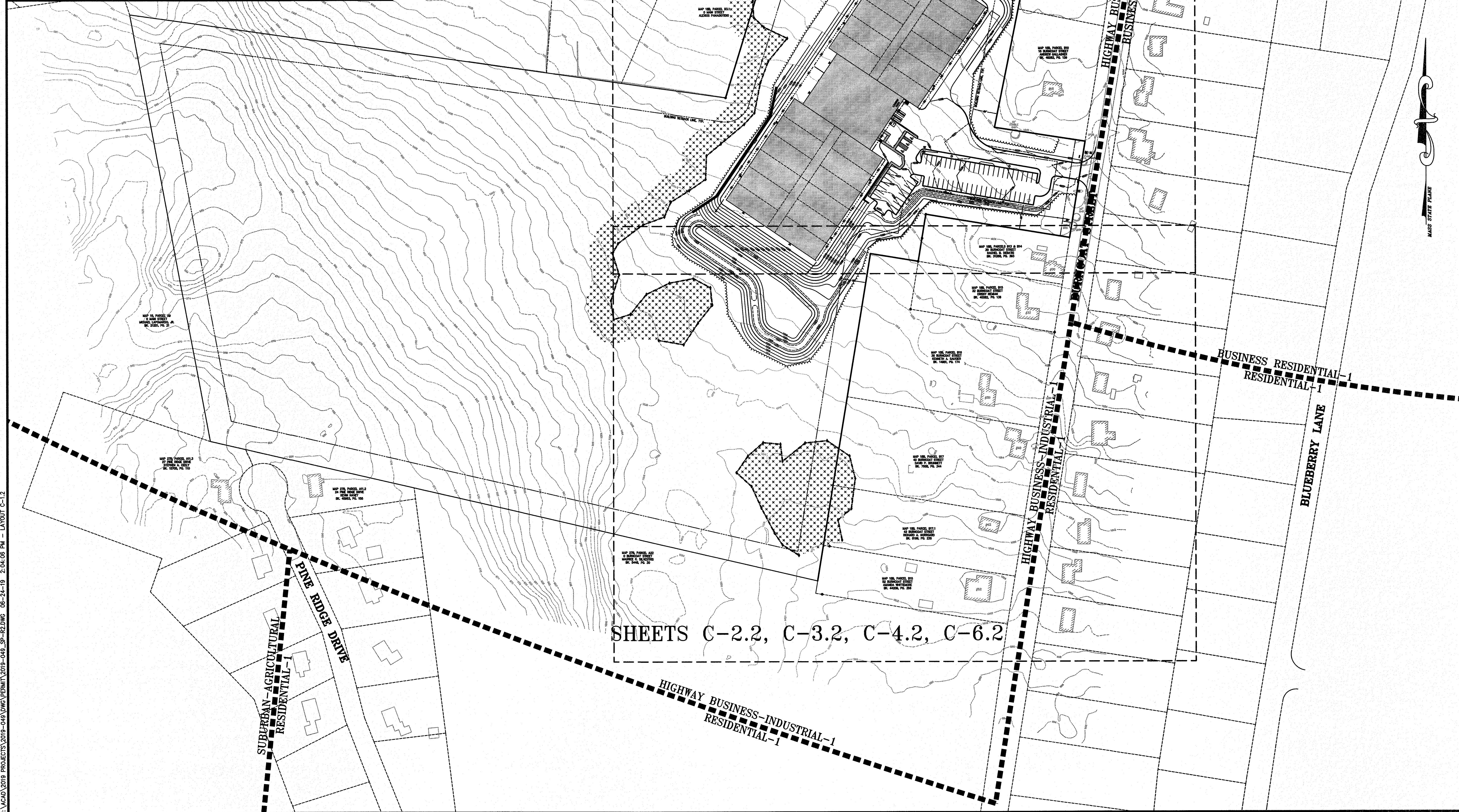
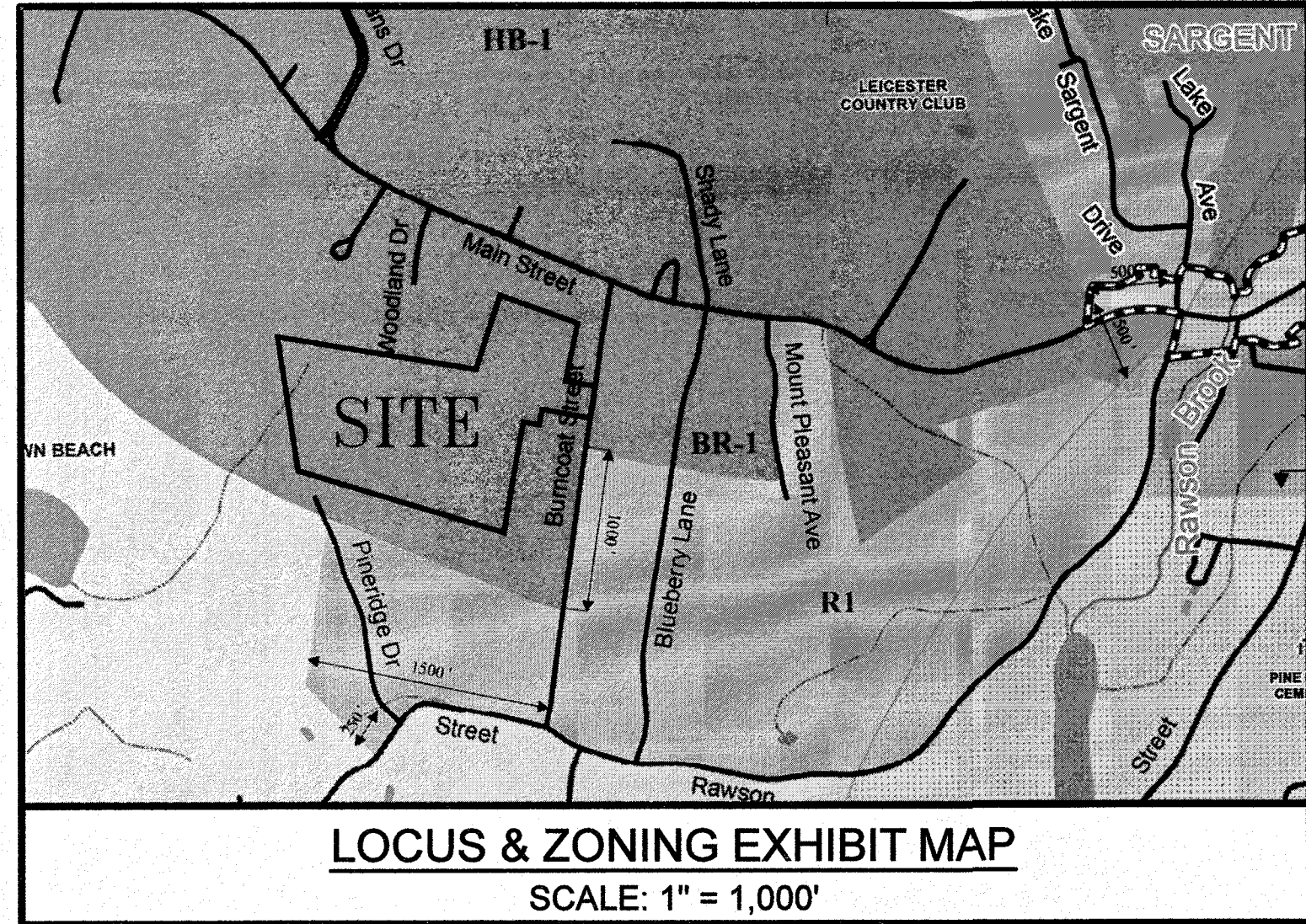
LEICESTER PLANNING DEPARTMENT
3 WASHBURN SQUARE
P: 508-892-7007
F: 508-892-7070
ATTN: MICHELLE R. BUCK, TOWN PLANNER

LEICESTER HIGHWAY DEPARTMENT
59 PETER SALEM ROAD
P: 508-892-7021
F: 508-892-7058
ATTN: DENNIS GRIFFIN, SUPERINTENDENT

LEICESTER BUILDING DEPT.
3 WASHBURN SQUARE
P: 508-892-7003
F: 508-892-1163
ATTN: JEFF TAYLOR, INSPECTOR

MASSACHUSETTS ELECTRIC CO.
1.800.322.3223

VERIZON COMMUNICATIONS
1.800.870.9999



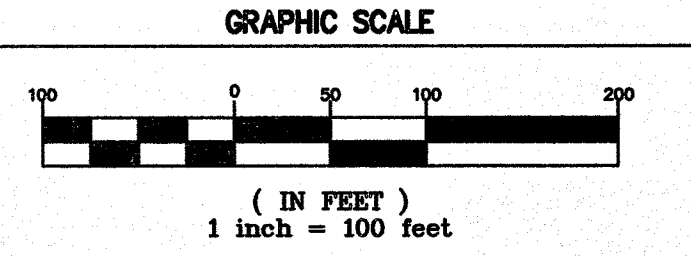
ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

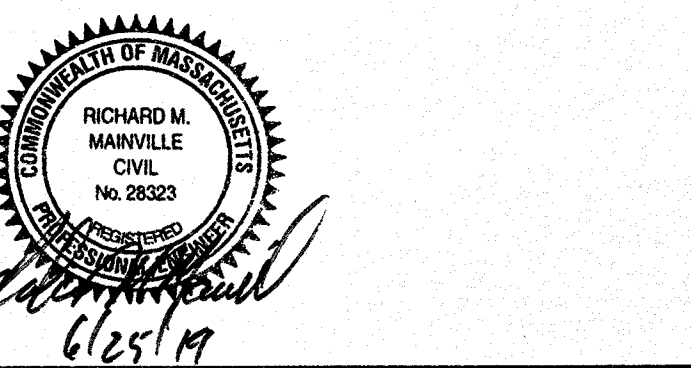
BEING A MAJORITY DATE:

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22 BURNCOAT STREET
LEICESTER, MA 01524
APPLICANT: CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

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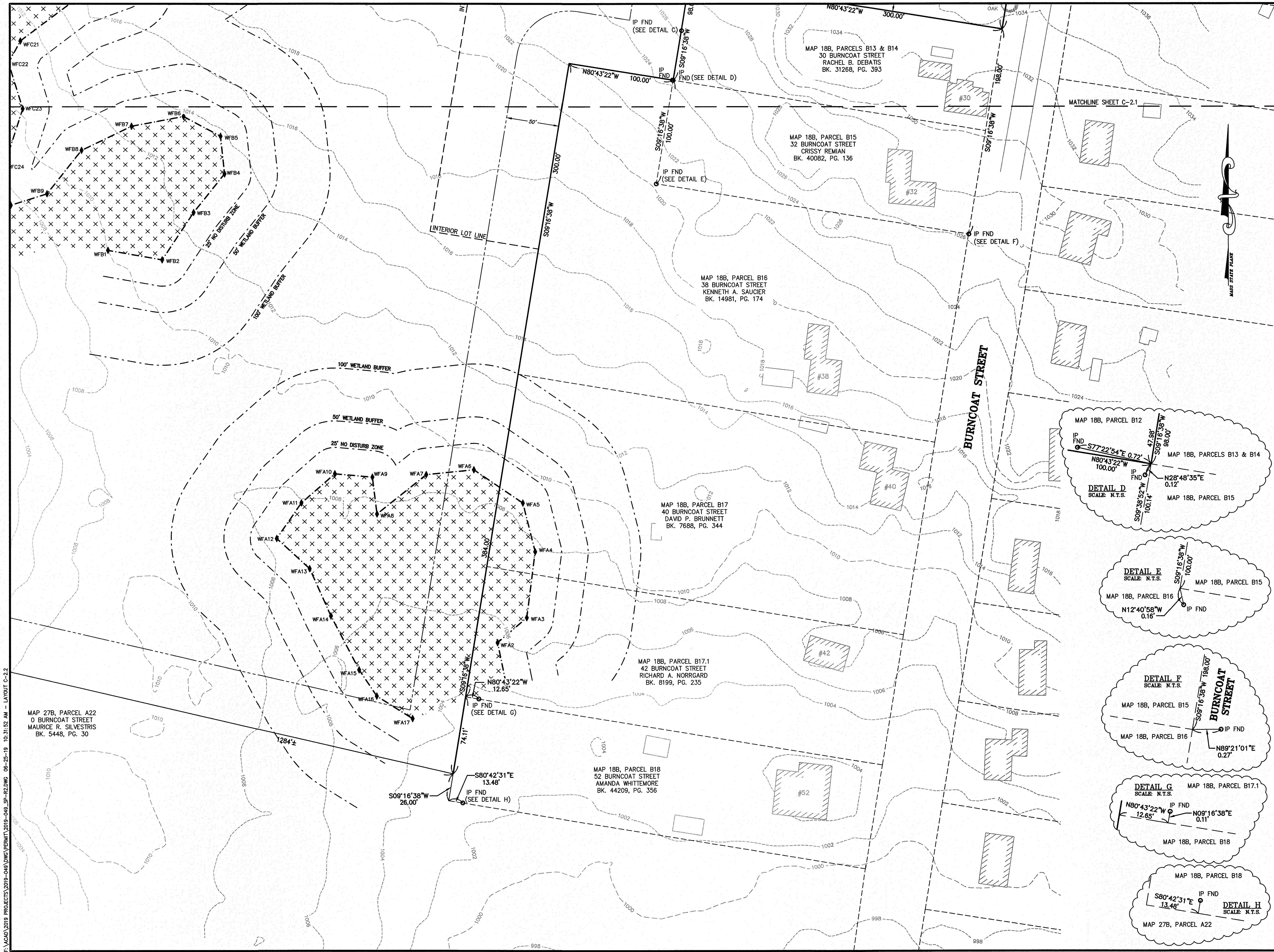


SHEET TITLE
INDEX PLAN



DES BY: TRB, RUF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-1.2



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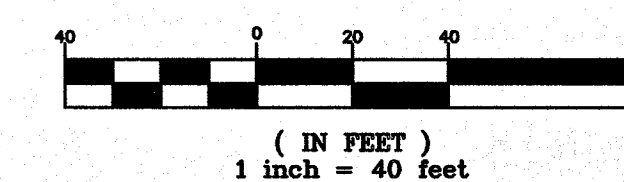
PROJECT:

APPLICANT:

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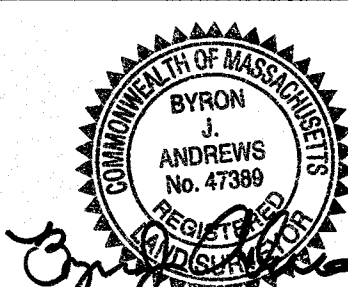
GRAPHIC SCALE



SHEET TITLE

EXISTING
CONDITIONS PLAN

SHEET 2 OF 2



DES BY: TRB, R/J
CHK BY: RMM, BJA

DATE: APR. 18, 2019
PROJ. NO. 2019-049

C-2.2

PLAN NO. L-5821

ZONING REQUIREMENTS
ZONE: HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 1 (HB-1)
TOTAL PARCEL AREA: 36.82± ACRES
MINIMUM AREA: 60,000 S.F.
MINIMUM FRONTAGE: 200'
SETBACKS:
FRONT 50'
SIDE 50'
REAR 50'
MAX. BUILDING HEIGHT: 55'
MAX. STORES: 5.5
MAX. BUILDING COVERAGE: 40%
BUILDING COVERAGE:
132,325 S.F. BUILDING/36.82± ACRES LAND AREA = 8.25%
PARKING SPACES REQUIRED:
MANUFACTURING - 1 SPACE PER 1,000 S.F. G.F.A.
21,088 S.F. / 1,000 => 21 SPACES
WAREHOUSE - 1 SPACE PER 2,500 S.F. G.F.A.
111,237 S.F. / 2,500 => 45 SPACES
TOTAL SPACES REQUIRED => 66 SPACES
PARKING SPACES PROVIDED:
STANDARD: 63 SPACES
HANDICAP: 3 SPACES
TOTAL: 66 SPACES
LANDSCAPING FOR PARKING AREAS:
REQUIRED INTERIOR LANDSCAPING= 5%
TOTAL PARKING AREA= 22,232 S.F.
TOTAL INTERIOR LANDSCAPING= 1,504 S.F.
PROVIDED INTERIOR LANDSCAPING= 7.2%

MAP 18B, PARCEL B3
0 MAIN STREET
PETER PANAGIOTIDIS
BK. 17116, PG. 134

MAP 18B, PARCEL B3.1
0 MAIN STREET
ALEXIOS PANAGIOTIDIS

MAP 18, PARCEL B4
1535 MAIN STREET
123 KIDS LLC.
BK. 39010, PG. 199

MAP 18B, PARCEL B6
2 BURNCOAT STREET
NANCY D. ROTOLO
BK. 54834, PG. 276

MAP 18B, PARCEL B7
6 BURNCOAT STREET
DOUGLAS A. LEBLANC
BK. 47791, PG. 243

MAP 18B, PARCEL B10
18 BURNCOAT STREET
ANDREW GALLAGHER
BK. 49262, PG. 139

MAP 18B, PARCELS B13 & B14
30 BURNCOAT STREET
RACHEL B. DEBATIS
BK. 31268, PG. 393

MAIN STREET
(ROUTE 9)

BURNCOAT STREET

ASE

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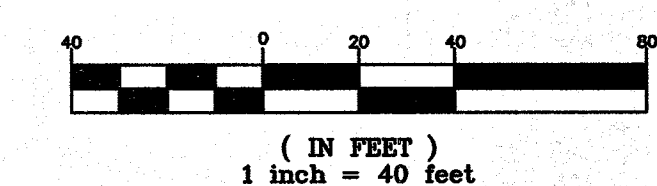
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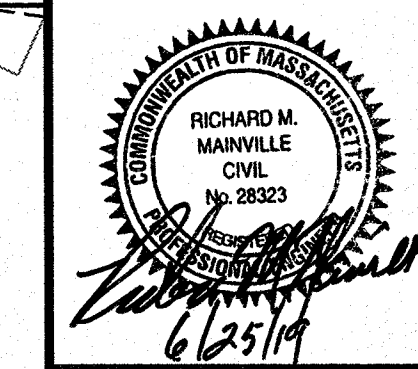
GRAPHIC SCALE



SHEET TITLE

LAYOUT &
MATERIALS PLAN

SHEET 1 OF 2



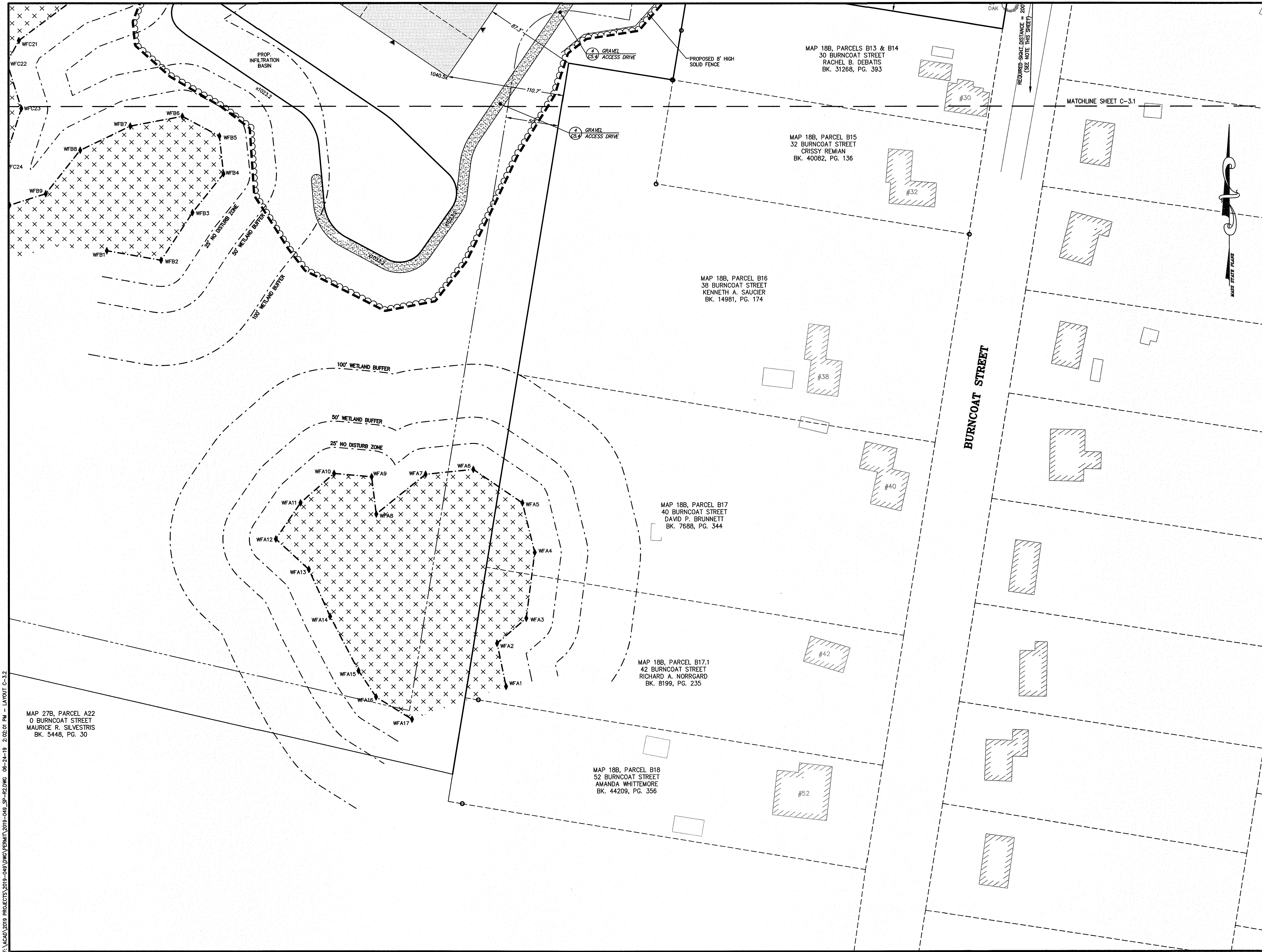
DES BY: TRB, R/F DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-3.1

PLAN NO. L-5821

NOTE:

1. THERE IS NO POSTED SPEED LIMIT ON BURNCOAT STREET. THE STOPPING SIGHT DISTANCE FOR A POSTED SPEED OF 30 MPH IS 200 FEET. THE EXISTING HOUSE ON SITE WILL BE REMOVED AND VEGETATION WILL BE CUT AND/OR TRIMMED AS NECESSARY ON BURNCOAT STREET TO ACHIEVE REQUIRED SIGHT DISTANCE.



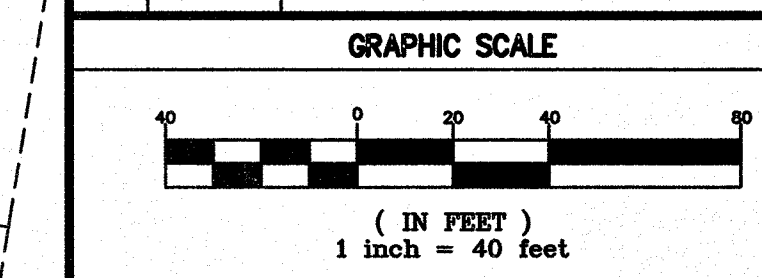
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APPROVAL UNDER SITE PLAN REVIEW
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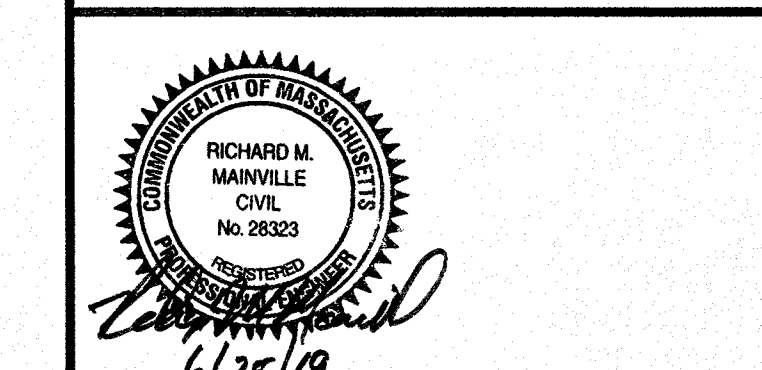
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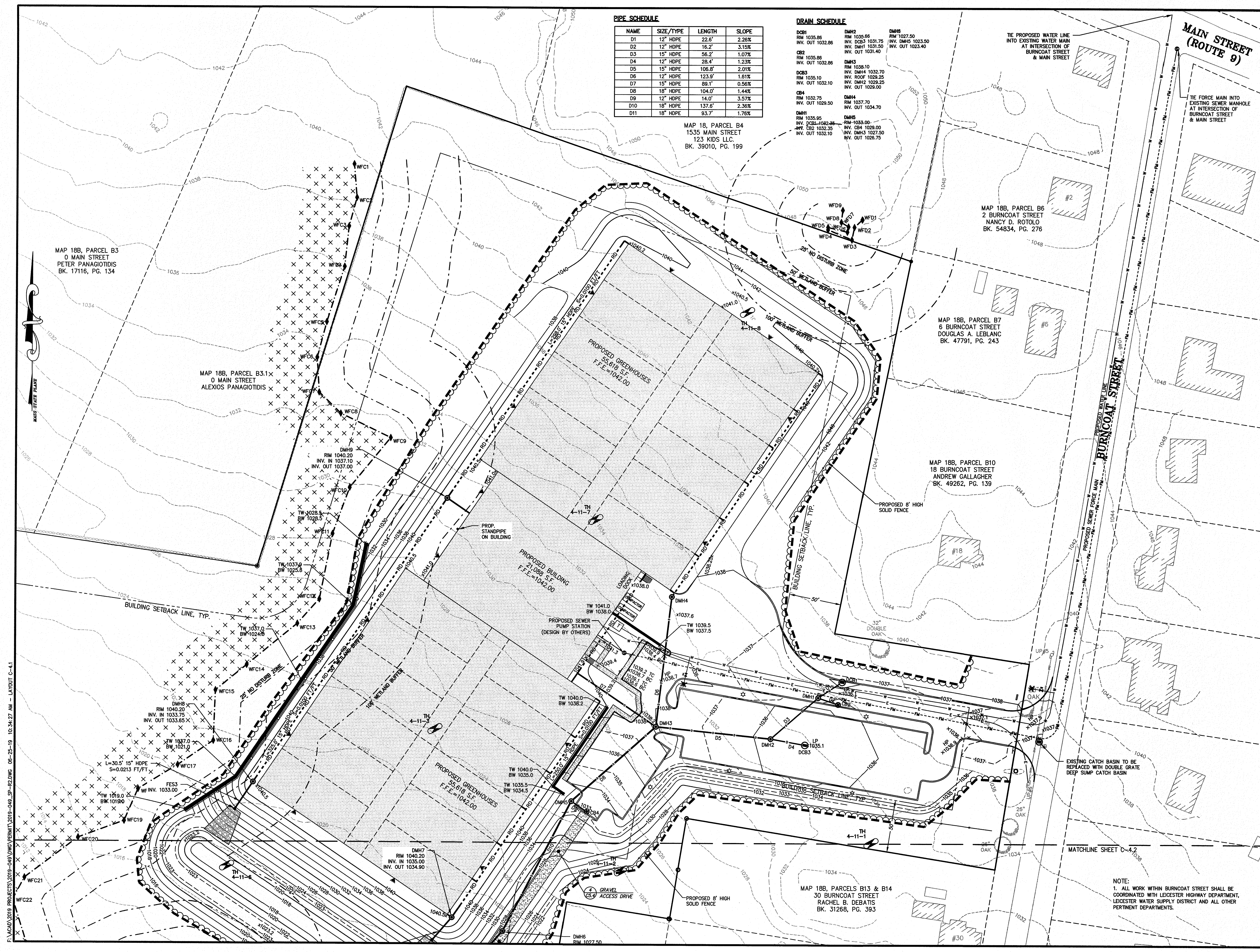
SHEET TITLE
LAYOUT & MATERIALS PLAN
SHEET 2 OF 2



DES BY: TRB, RJF DATE: APR. 18, 2019
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-3.2
PLAN NO. L-5821

F:\CAD\2019 PROJECTS\2019-049 DMS\PERMIT\2019-049_SP-R2.DWG 06-24-19 2:02:01 PM - LAYOUT C-3.2



PIPE SCHEDULE				
NAME	SIZE/TYPE	LENGTH	SLOPE	
D1	12" HDPE	22.6'	2.26%	
D2	12" HDPE	16.2'	3.15%	
D3	15" HDPE	56.2'	1.07%	
D4	12" HDPE	28.4'	1.23%	
D5	15" HDPE	106.8'	2.01%	
D6	12" HDPE	123.9'	1.61%	
D7	15" HDPE	88.1'	0.56%	
D8	18" HDPE	104.0'	1.44%	
D9	12" HDPE	14.0'	3.57%	
D10	18" HDPE	137.6'	2.36%	
D11	18" HDPE	93.7'	1.76%	

DRAIN SCHEDULE		
DCB1	RM 1035.86	INV. OUT 1032.86
DCB2	RM 1035.86	INV. OUT 1032.86
DCB3	RM 1035.10	INV. OUT 1032.10
DCB4	RM 1032.75	INV. OUT 1029.50
DMH1	RM 1035.95	INV. OUT 1032.35
DMH2	RM 1035.66	INV. OUT 1031.75
DMH3	RM 1038.10	INV. OUT 1034.70
DMH4	RM 1037.70	INV. OUT 1034.70
DMH5	RM 1035.00	INV. OUT 1028.00
DMH6	RM 1027.50	INV. OUT 1023.40
DMH7	RM 1040.20	INV. OUT 1037.10
DMH8	RM 1037.10	INV. OUT 1032.00
DMH9	RM 1040.20	INV. OUT 1037.10

MAP 18, PARCEL B4
1535 MAIN STREET
123 KIDS LLC.
BK. 39010, PG. 199

MAP 18B, PARCEL B6
2 BURNCOAT STREET
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MAP 18B, PARCELS B13 & B14
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RACHEL B. DEBATHIS
BK. 31268, PG. 393



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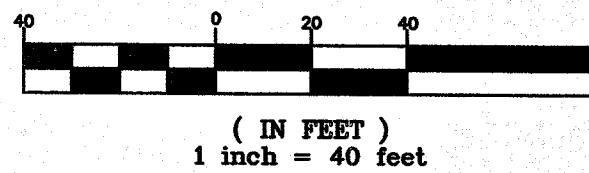
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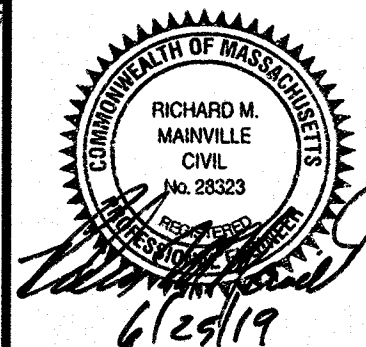
GRAPHIC SCALE



SHEET TITLE

GRADING, DRAINAGE
& UTILITY PLAN

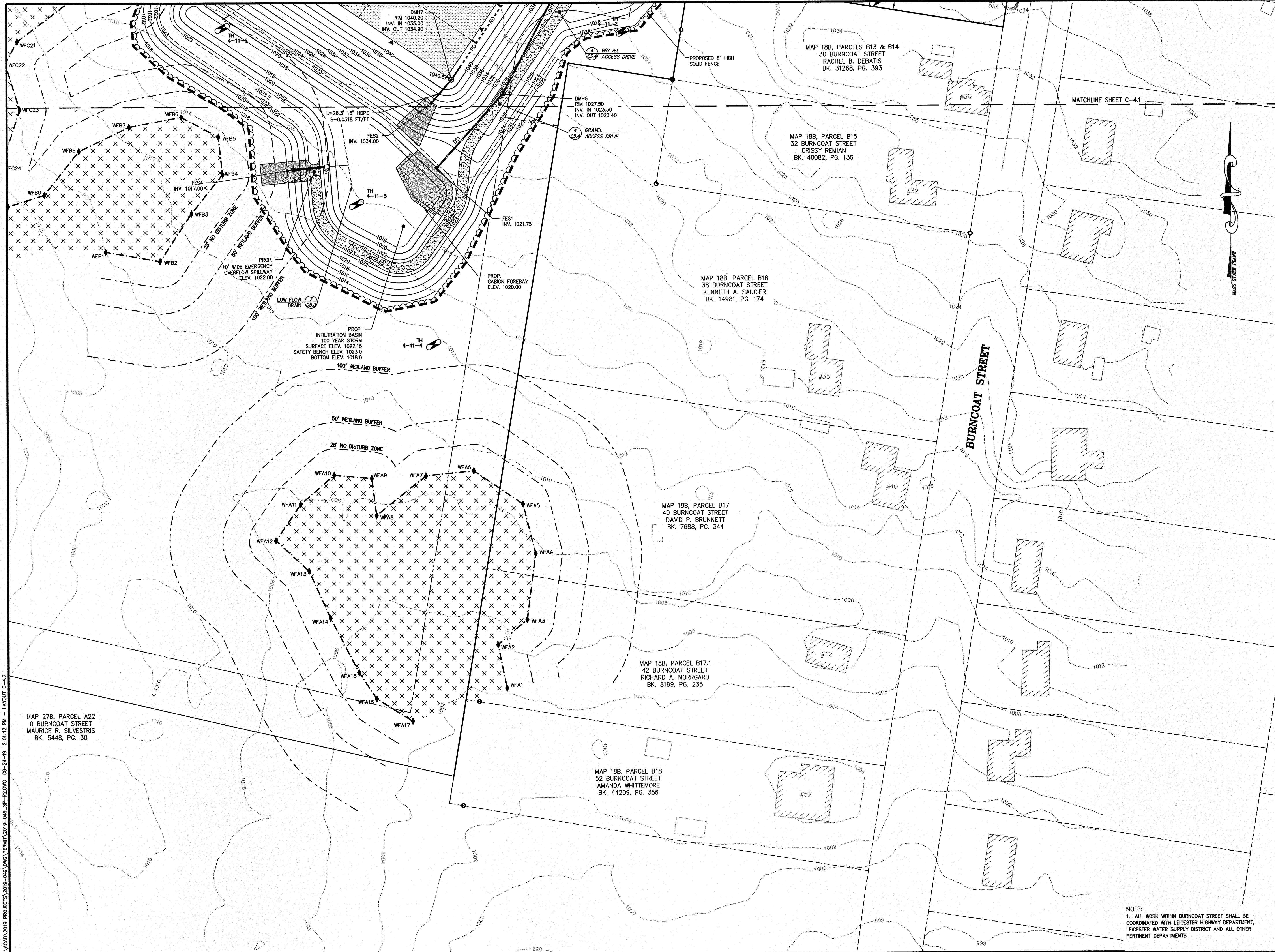
SHEET 1 OF 2



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C-4.1

PLAN NO. L-5821



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GRAPHIC SCALE

(IN FEET)
1 inch = 40 feet

SHEET TITLE

**GRADING, DRAINAGE
& UTILITY PLAN**

SHEET 2 OF 2

6/25/19

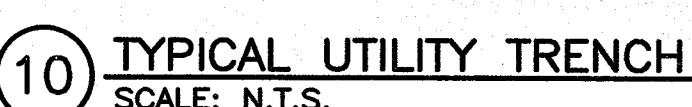
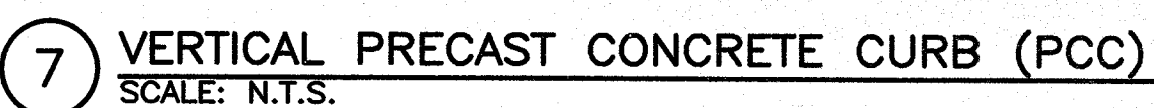
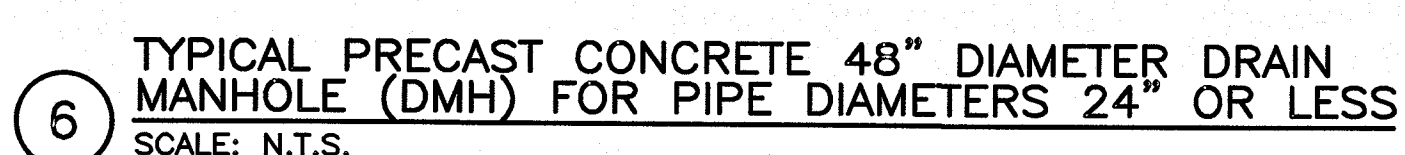
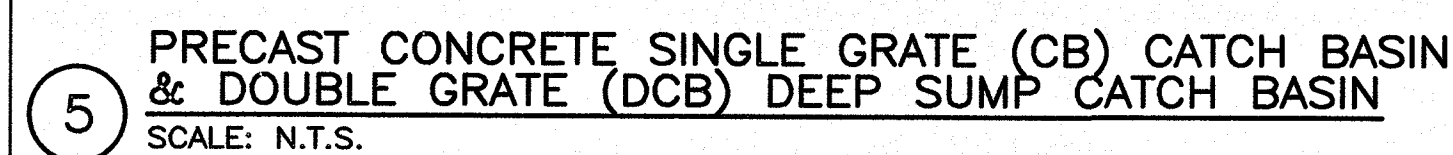
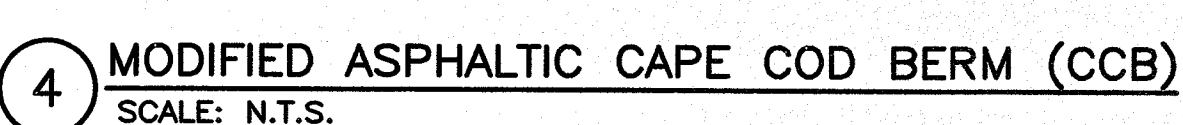
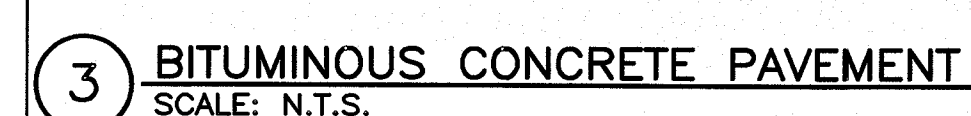
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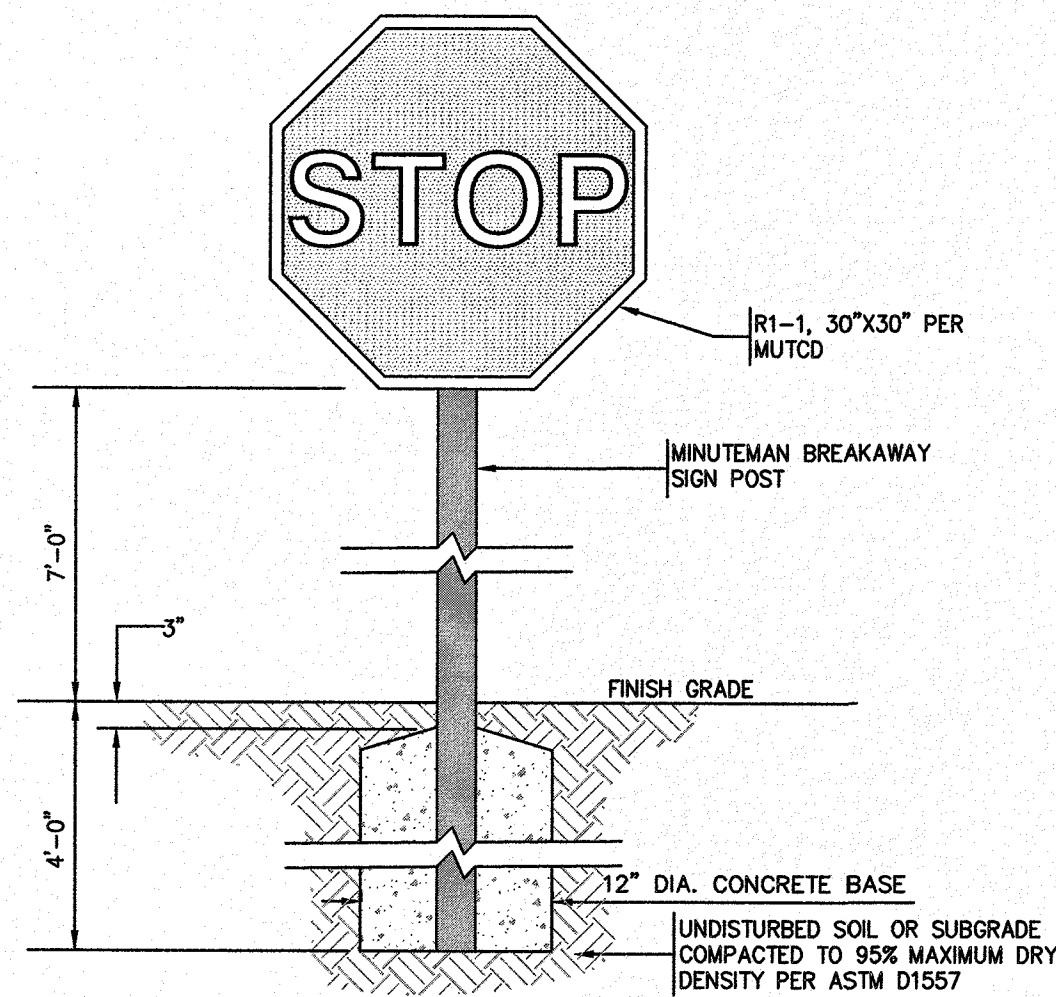
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C-4.2

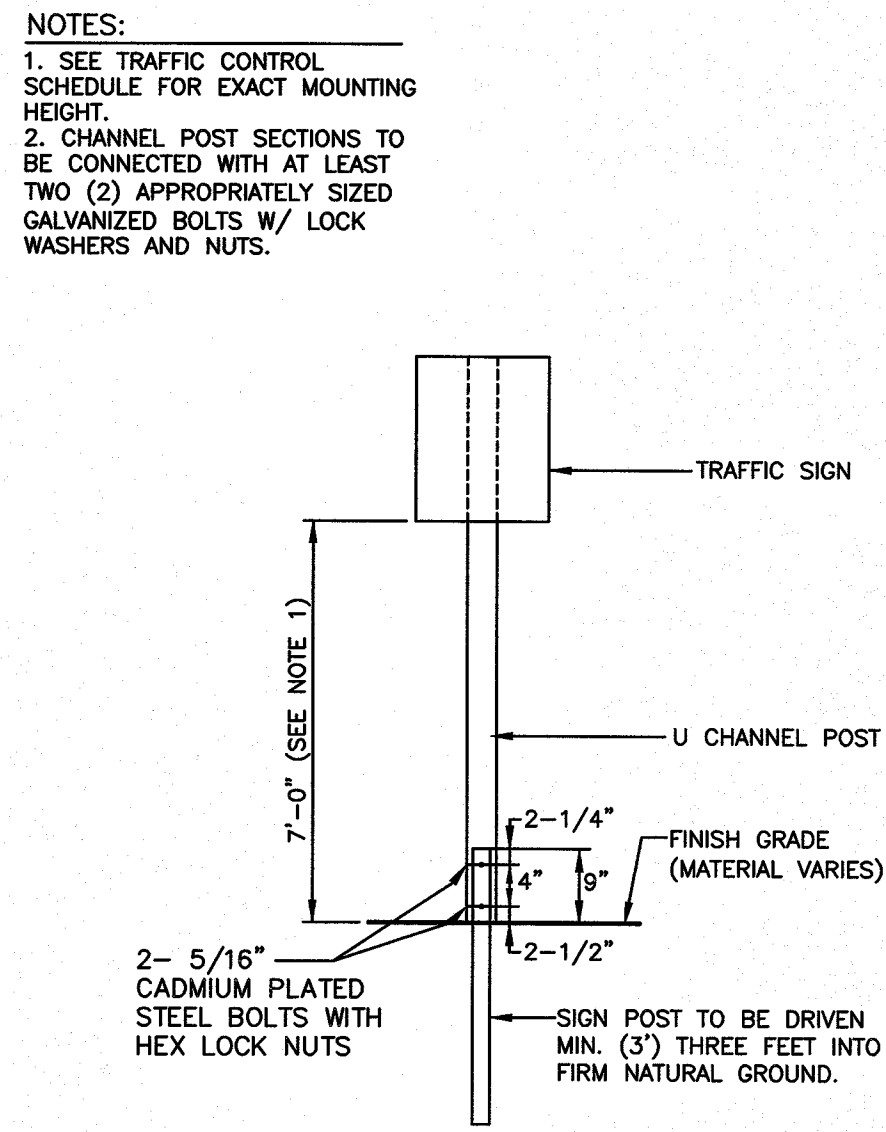
PLAN NO. L-5821

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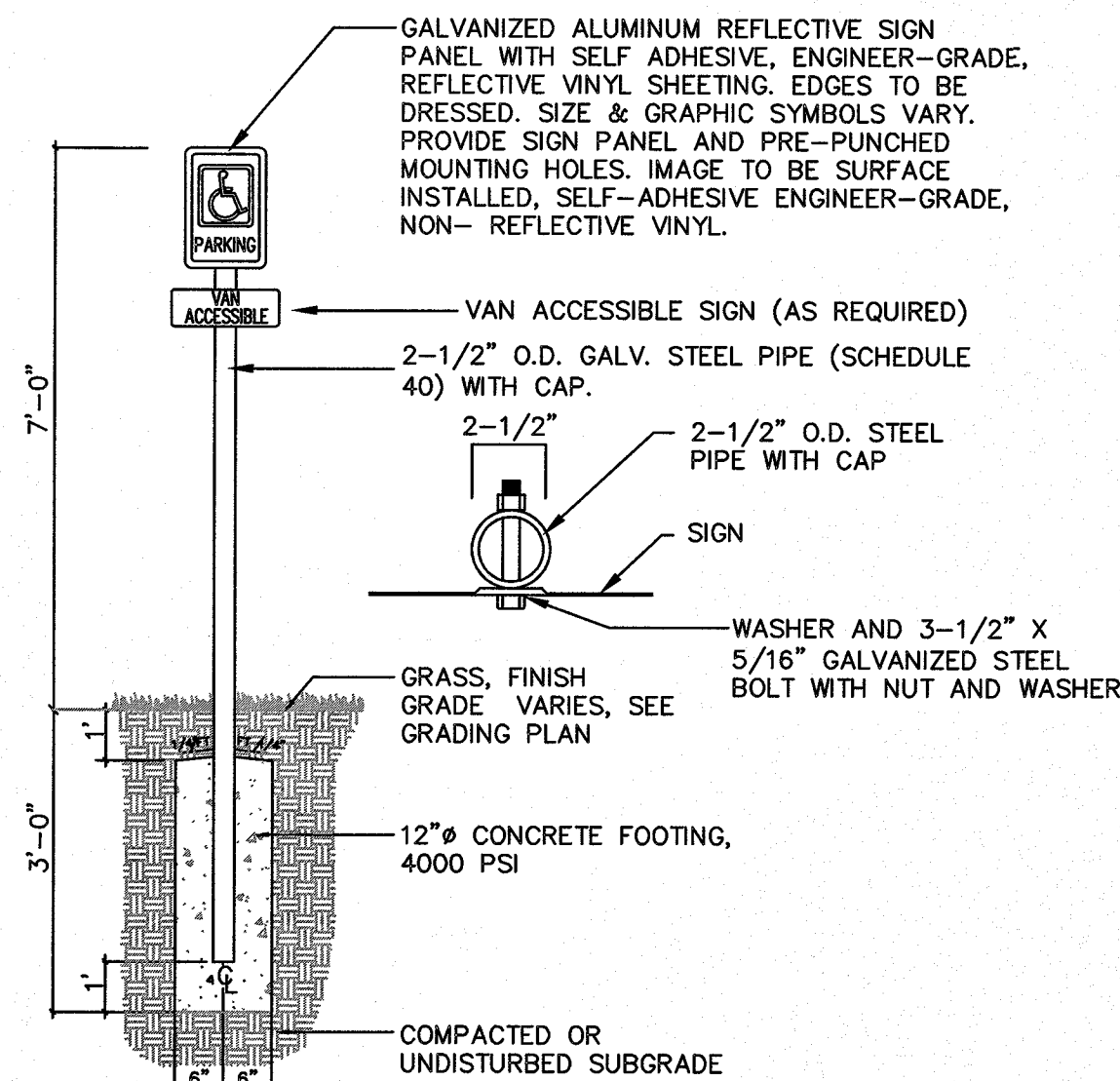




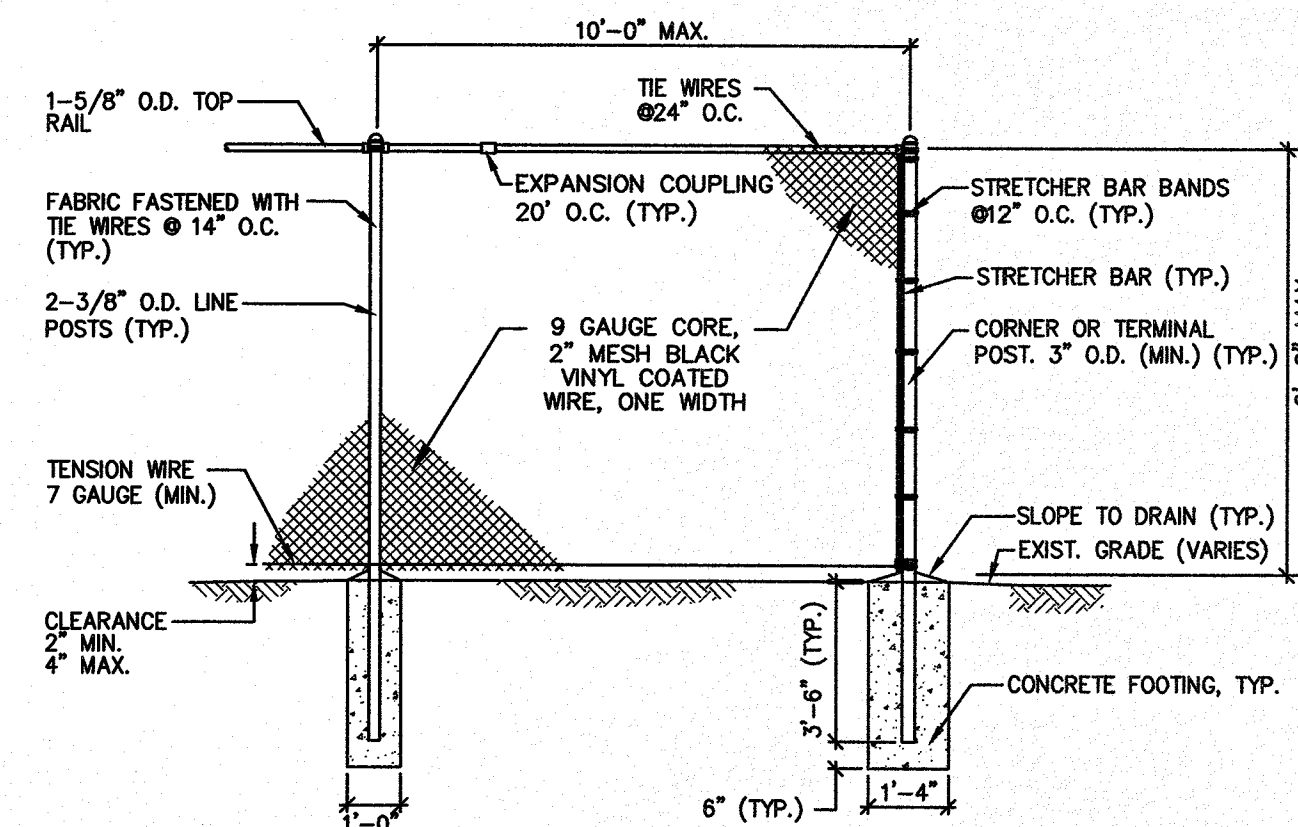
1 STOP SIGN
SCALE: N.T.S.



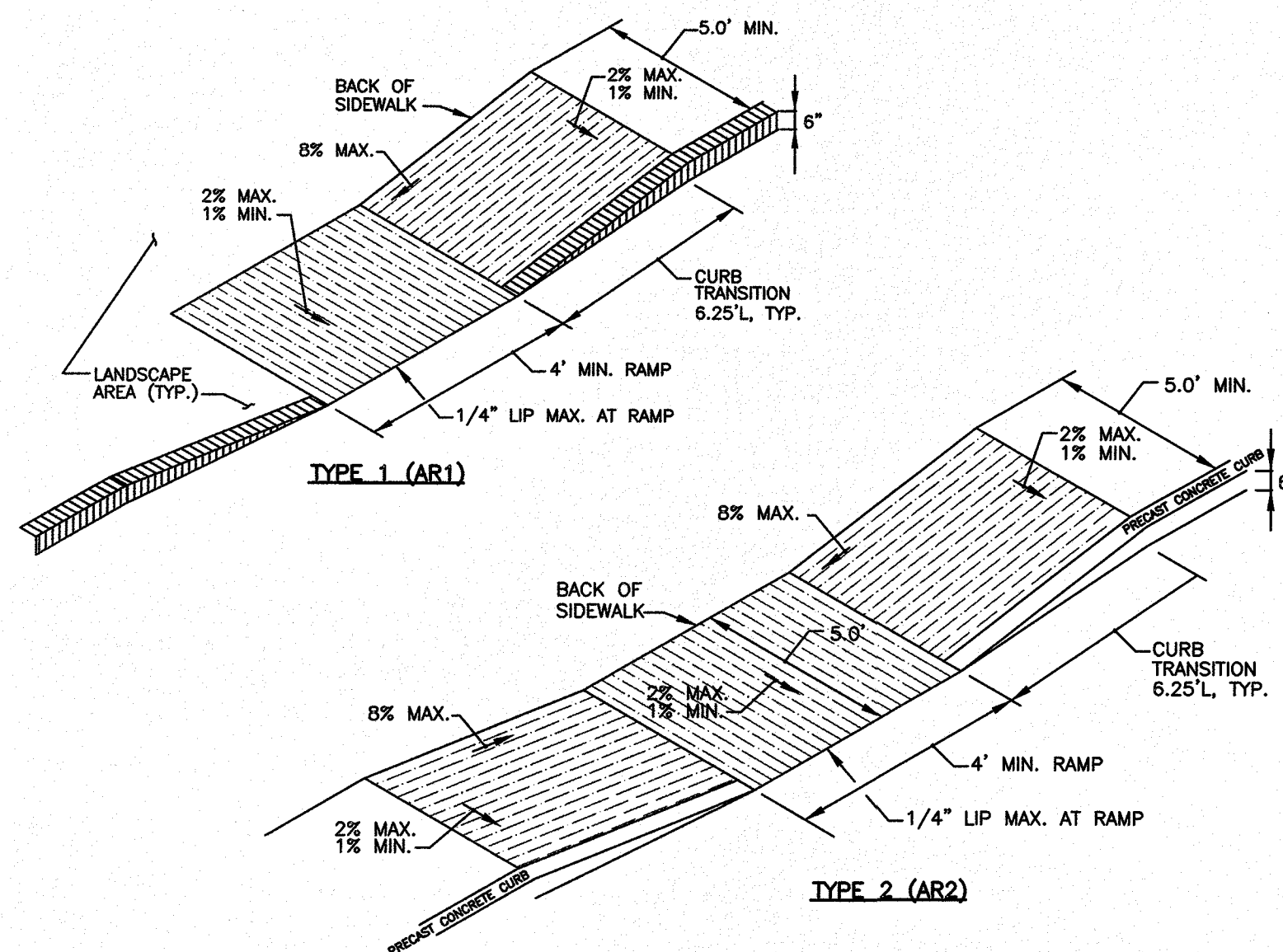
2 TYPICAL BREAKAWAY SIGN POST
SCALE: N.T.S.



3 HANDICAP SIGN
SCALE: N.T.S.

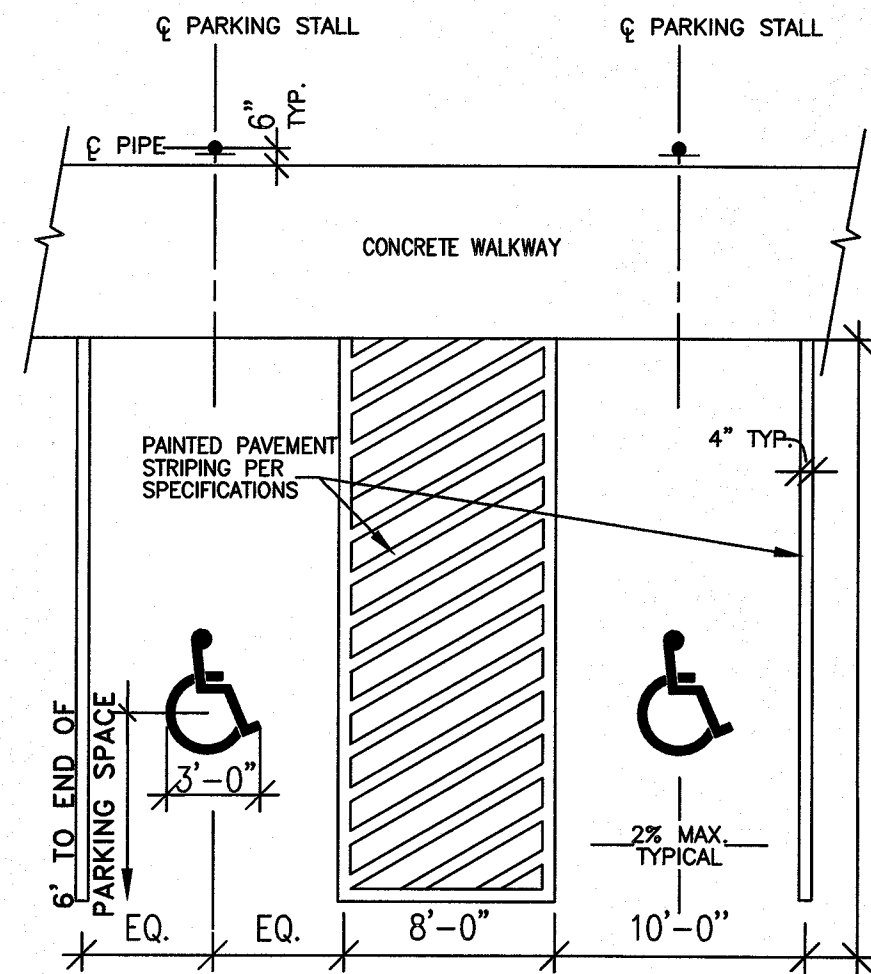


4 CHAIN LINK FENCE (CLF)
SCALE: N.T.S.

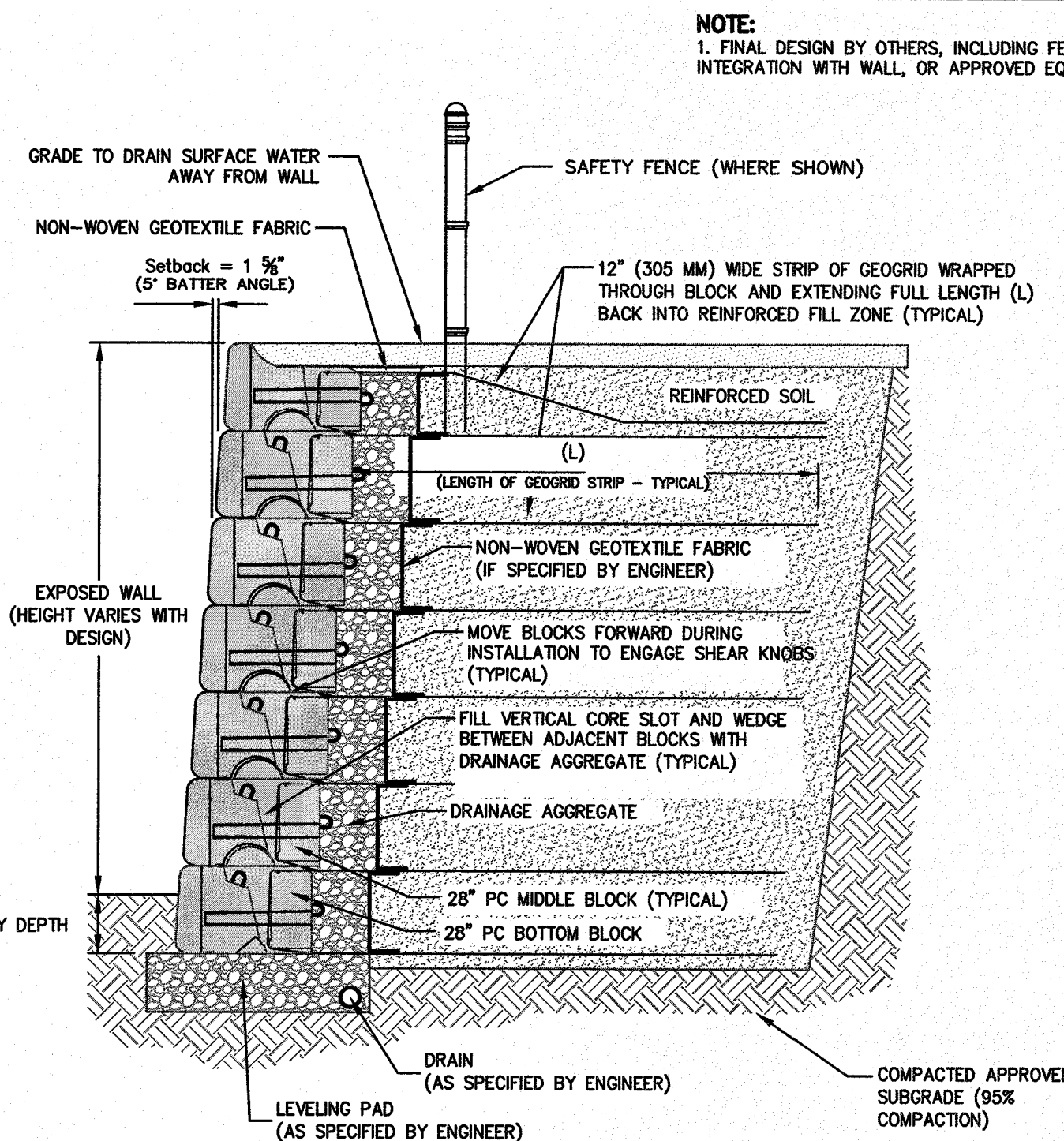


5 ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.

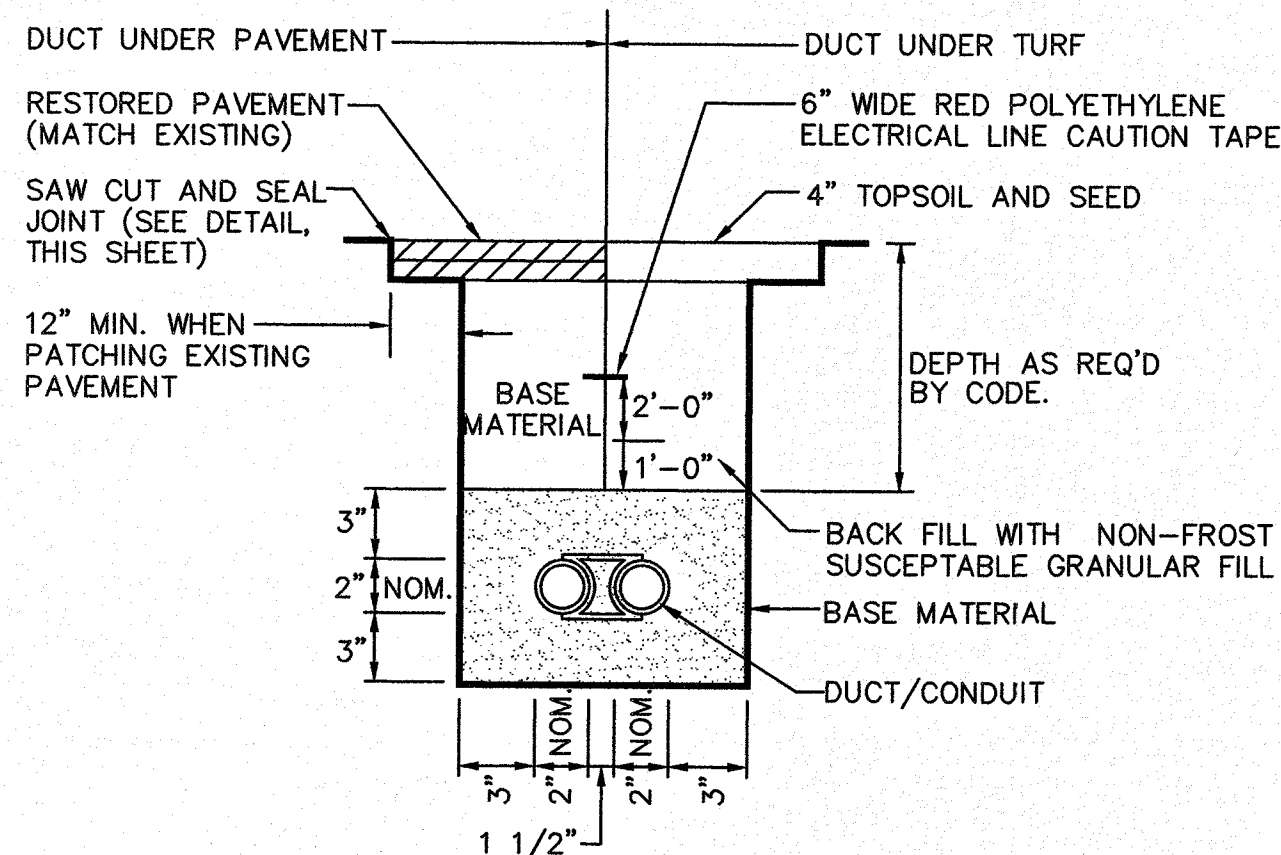
- NOTES:
- SEE PLANS FOR CURB TYPE.
 - CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF JANUARY 1992.
 - THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES, EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
 - MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTES (I.E., TREE WELLS, HYDRANTS, UTILITY POLES, SIGNS, ETC.).
 - GRADE BASE OF RAMP TO PREVENT PONDING.
 - RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
 - WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 - ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
 - ALL RAMPS SHALL BE CEMENT CONCRETE WITH ROUGHENED NON-SLIP SURFACE.



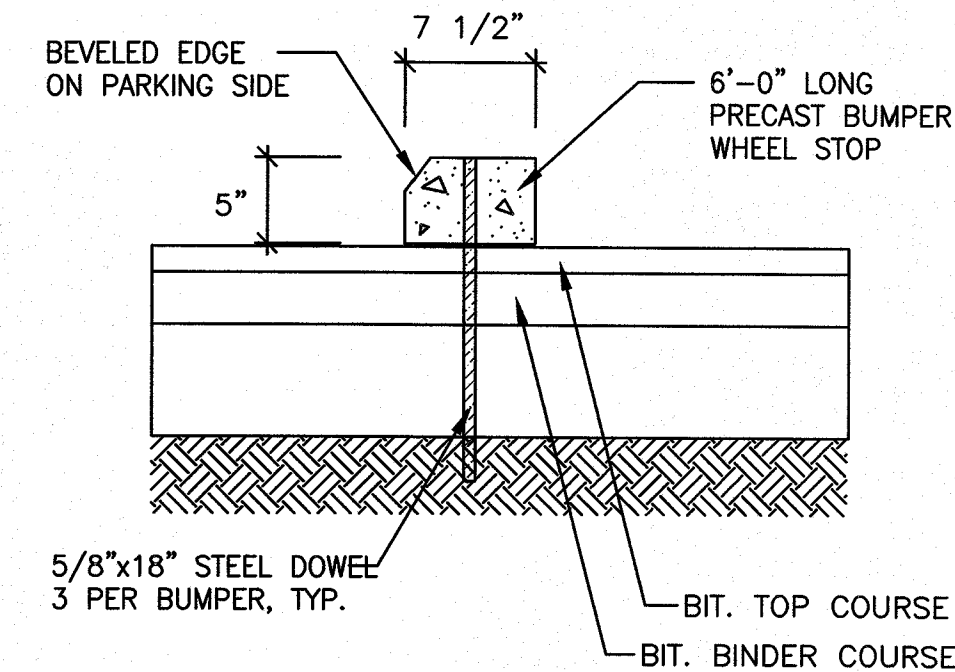
6 HANDICAP PARKING SPACE
SCALE: N.T.S.



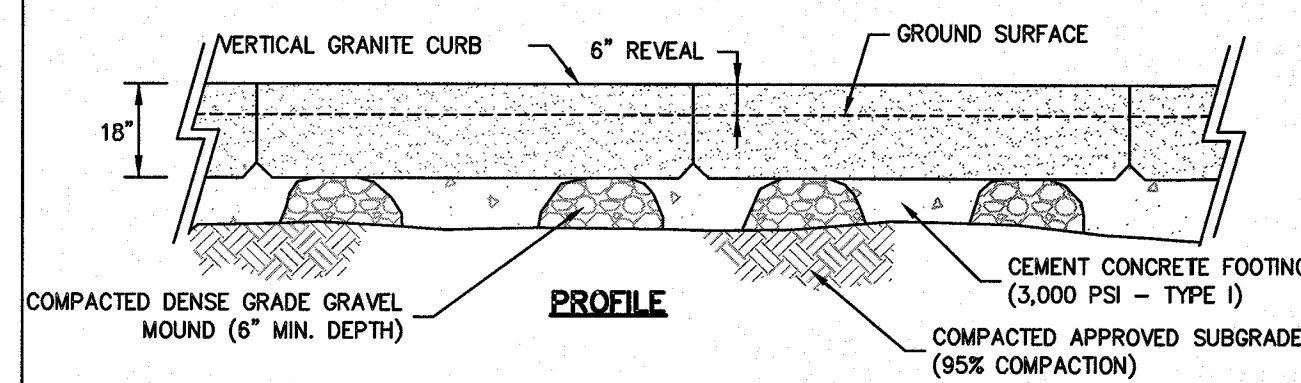
7 BLOCK RETAINING WALL
SCALE: N.T.S.



8 UNENCASED DUCT/CONDUIT
SCALE: N.T.S.

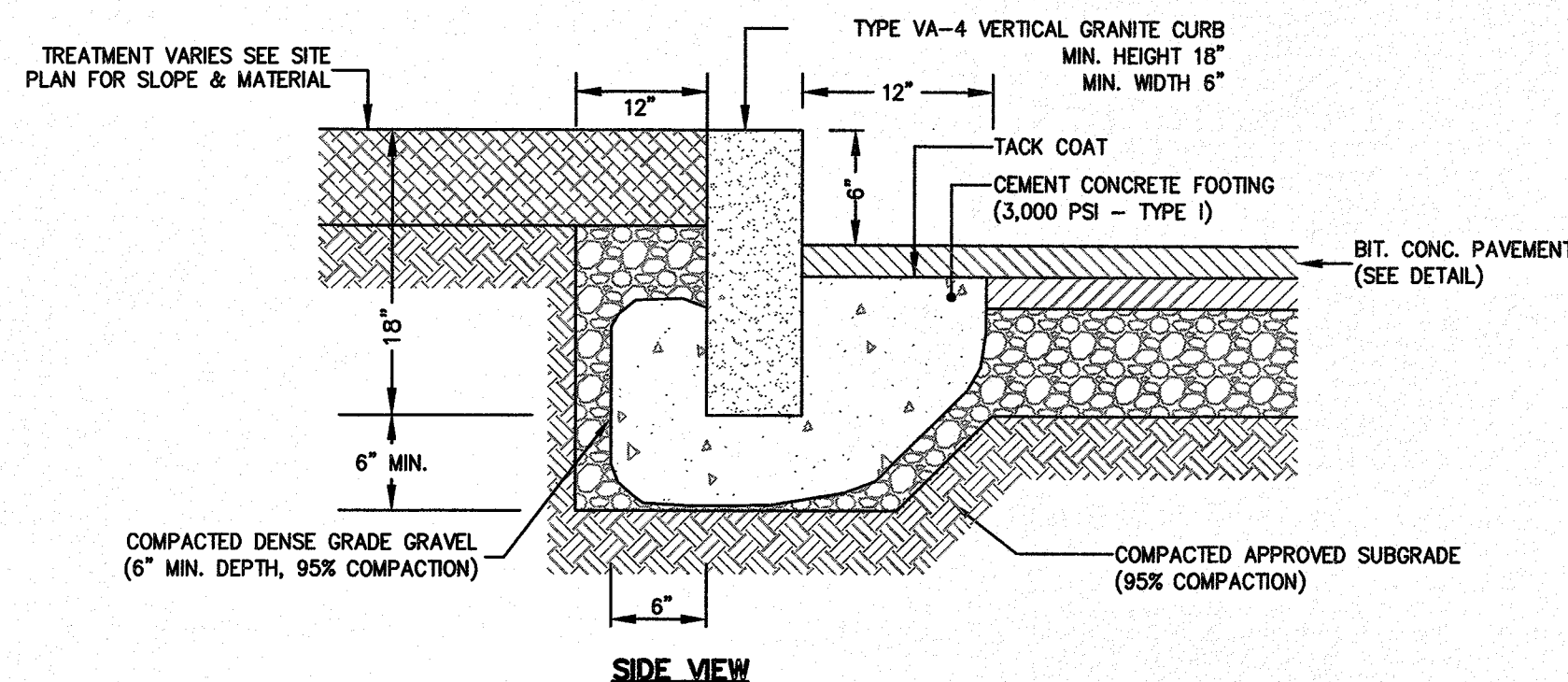


9 PRECAST CONCRETE WHEEL STOP
SCALE: N.T.S.



10 VERTICAL GRANITE CURB (VGC)
SCALE: N.T.S.

- NOTES:
- VERTICAL CURBING SHALL BE INSTALLED AS SHOWN ON THE PLAN.
 - PROVIDED EXPANSION JOINTS AT 5'-0\"/>



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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY

DATE:

PROJECT:
CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

APPLICANT:
CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

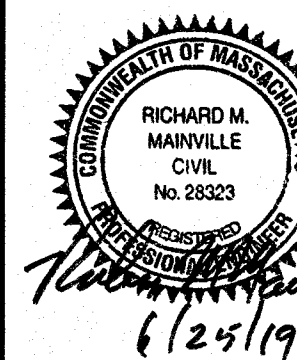
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2	6/25/19	PER TOWN DEPARTMENT COMMENTS

SHEET TITLE

CONSTRUCTION
DETAILS

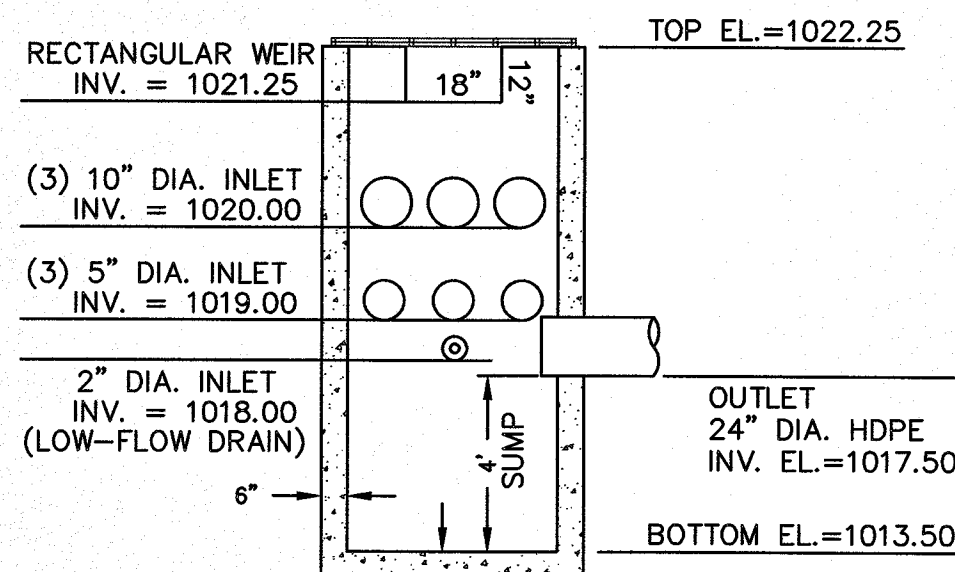
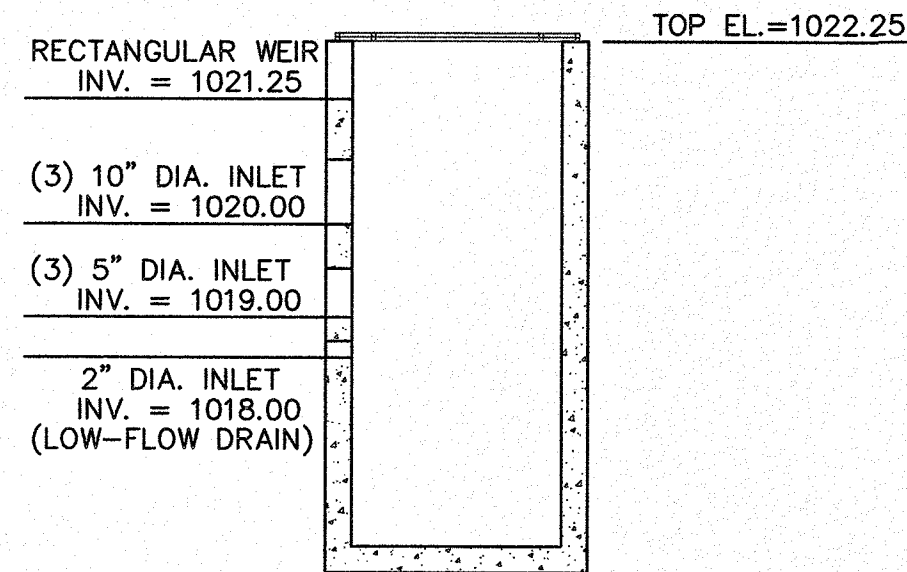
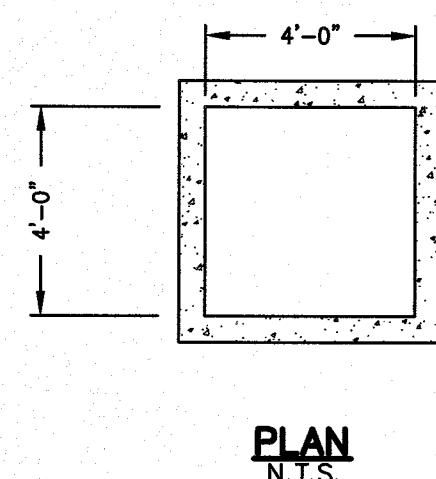
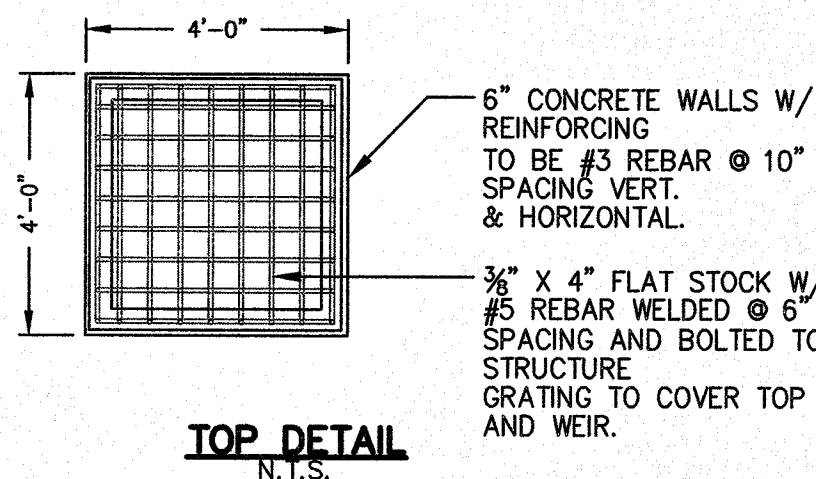
SHEET 2 OF 5



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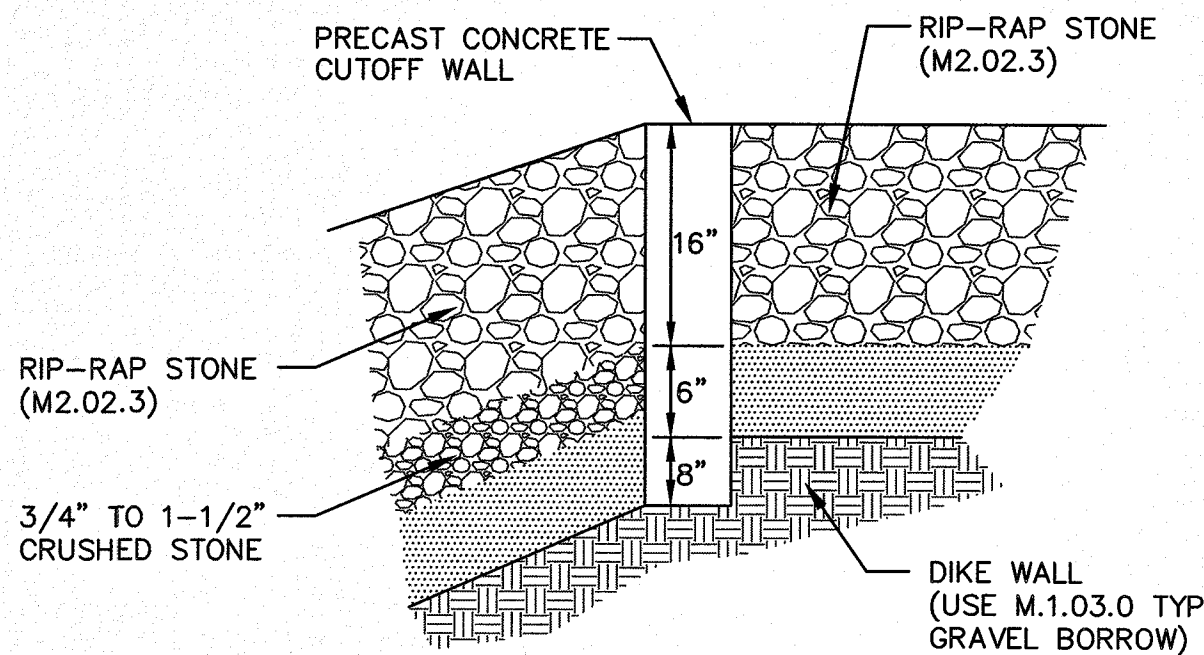
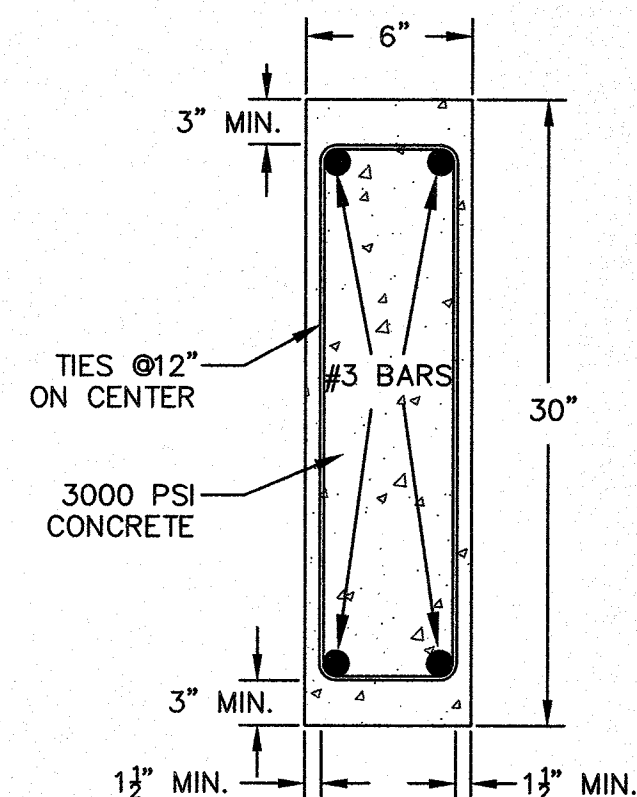
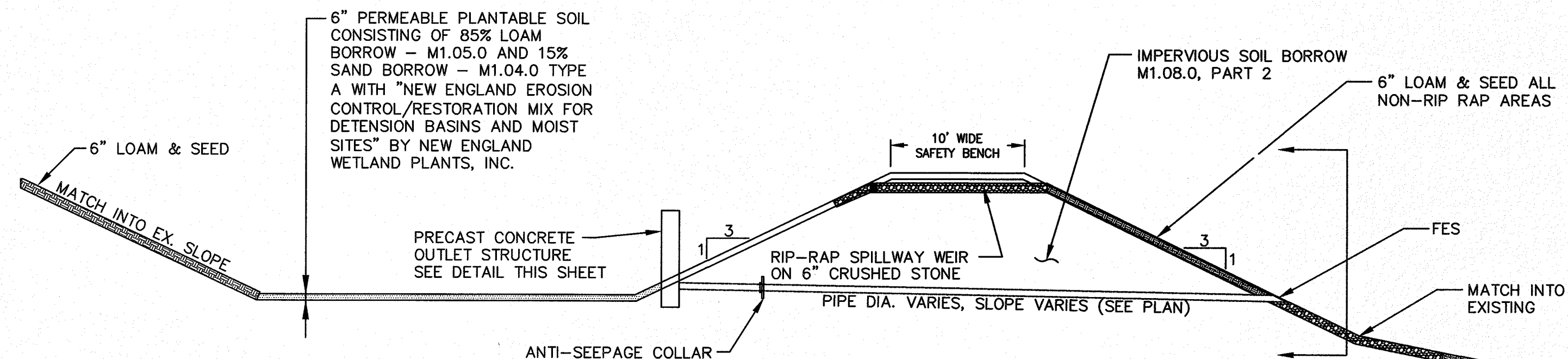
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PLAN NO. L-5821

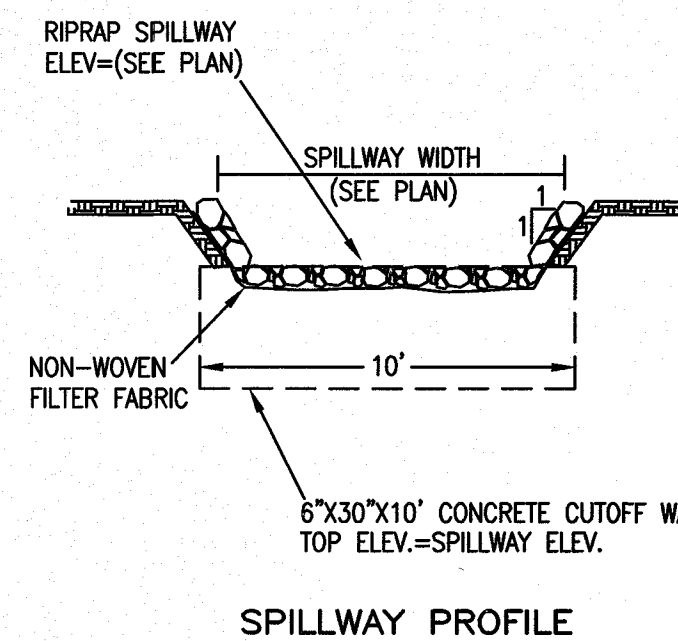
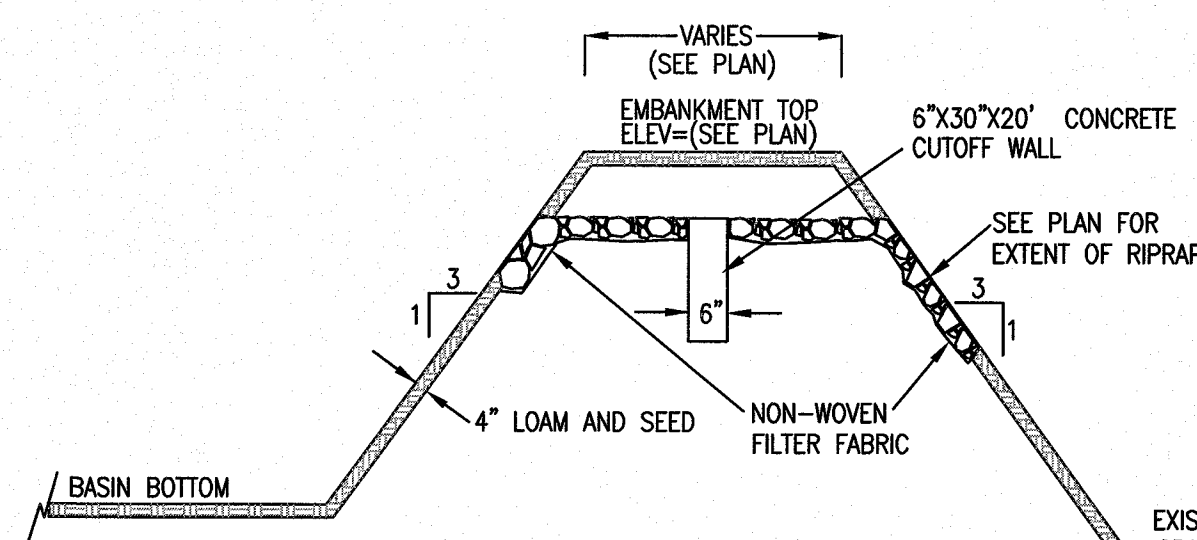


1 OUTLET STRUCTURE (OS) - ORIFICE/GRATE
SCALE: N.T.S.

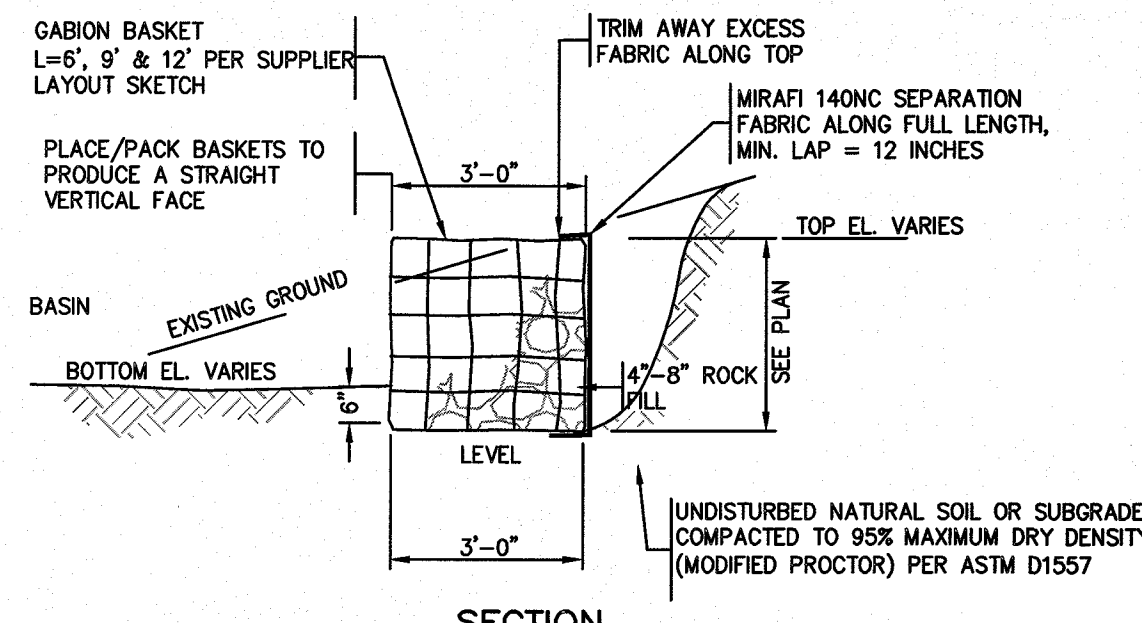
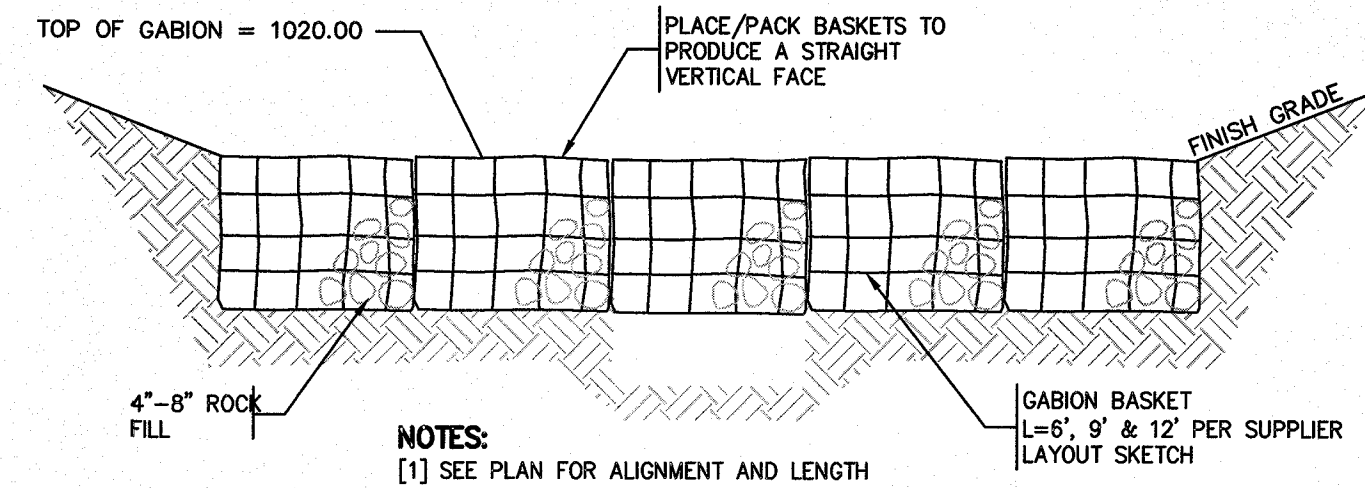
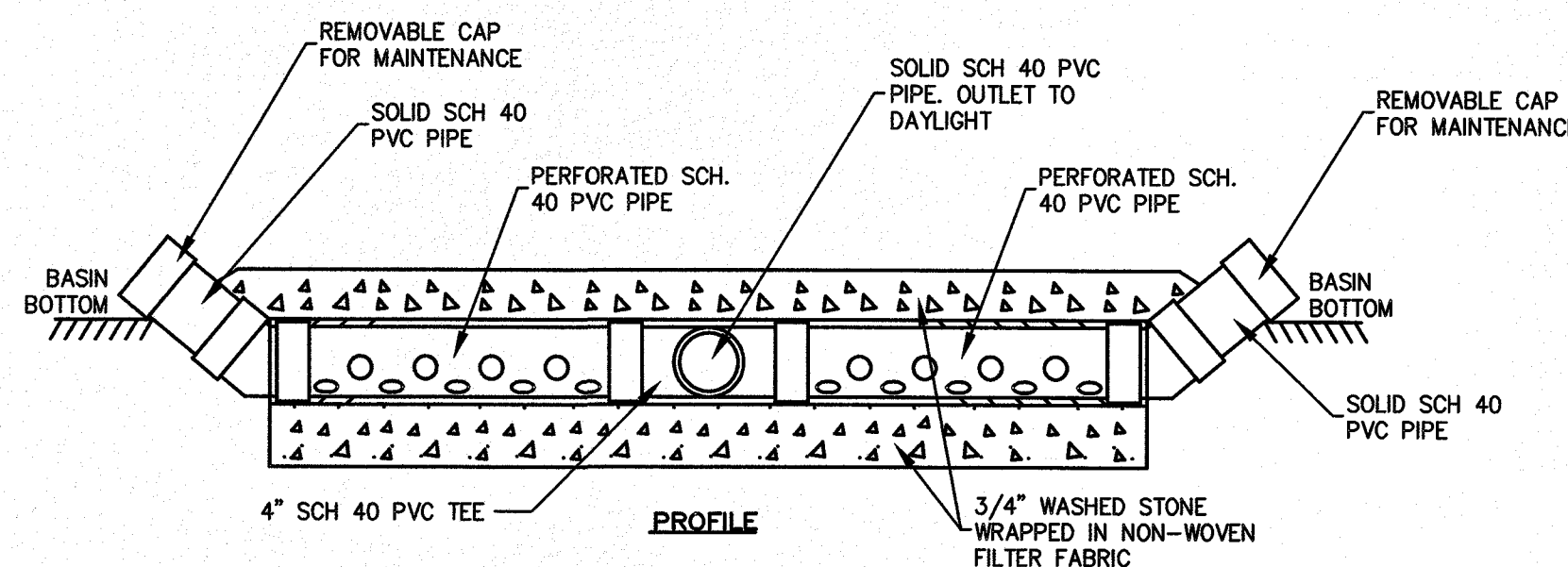
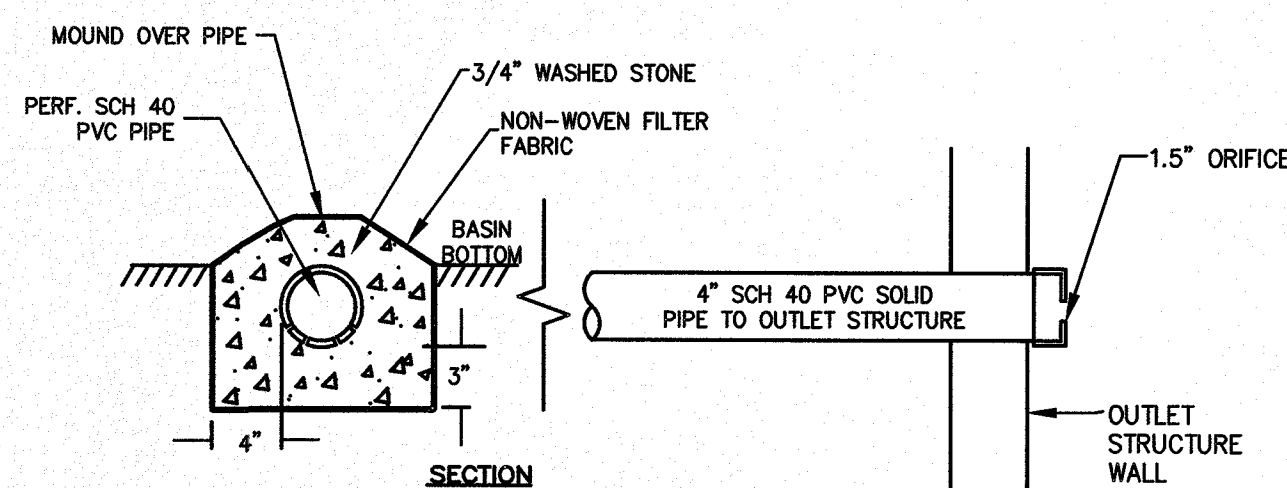
NOTE:
1. ALL ORIFICES IN CONCRETE OUTLET STRUCTURE SHALL BE EQUIPPED WITH A TRASH RACK.



NOTES:
1. EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
2. BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
3. RIPRAP SPILLWAY STONE TO BE 4" MINIMUM, 6" MAXIMUM.



NOTES:
1. ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
2. GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.



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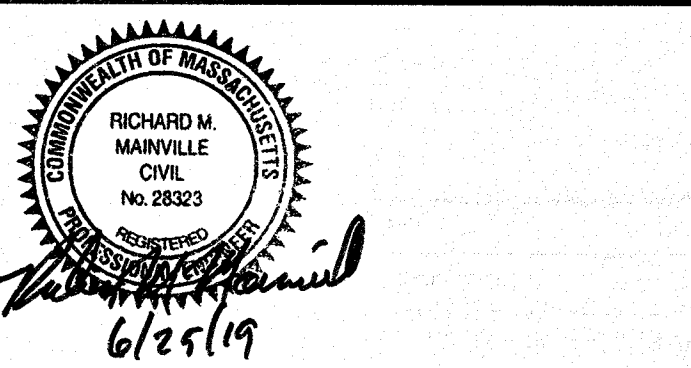
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LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PROJECT: CULTIVATE BURNCOAT
APPLICANT: CULTIVATE HOLDINGS LLC

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SHEET TITLE
CONSTRUCTION DETAILS
SHEET 3 OF 5



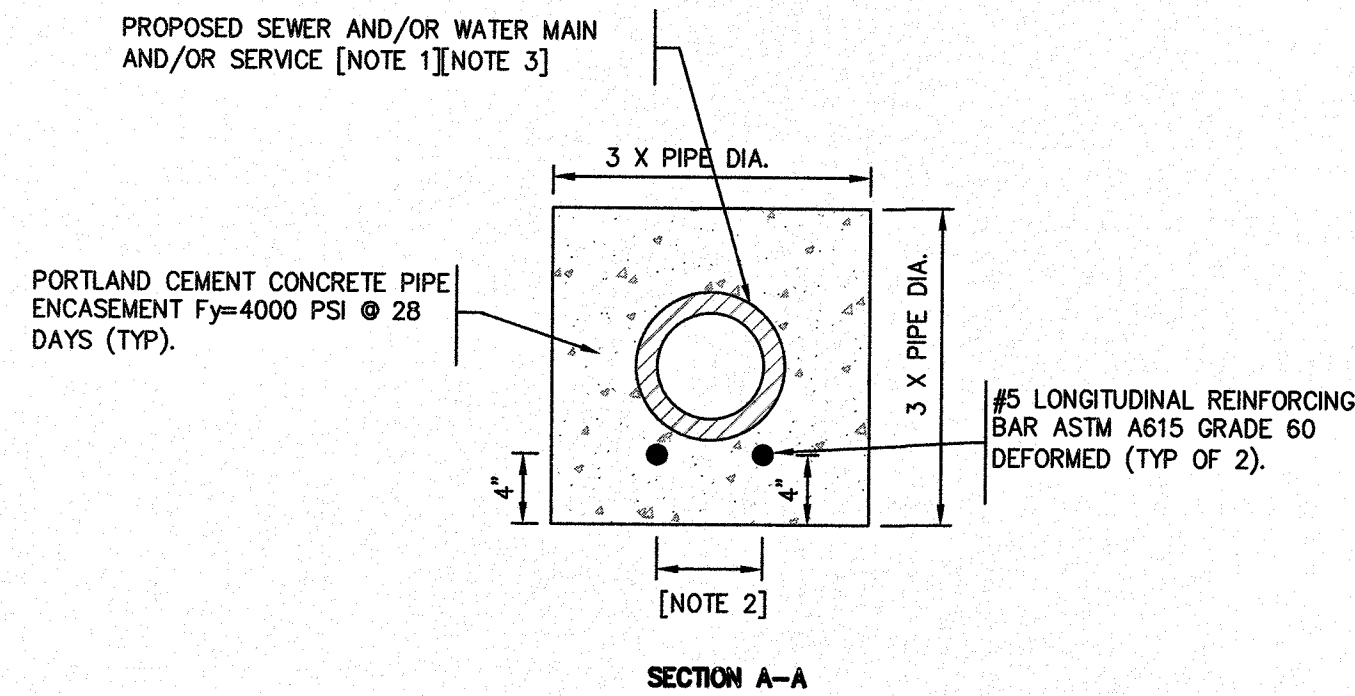
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C-5.3

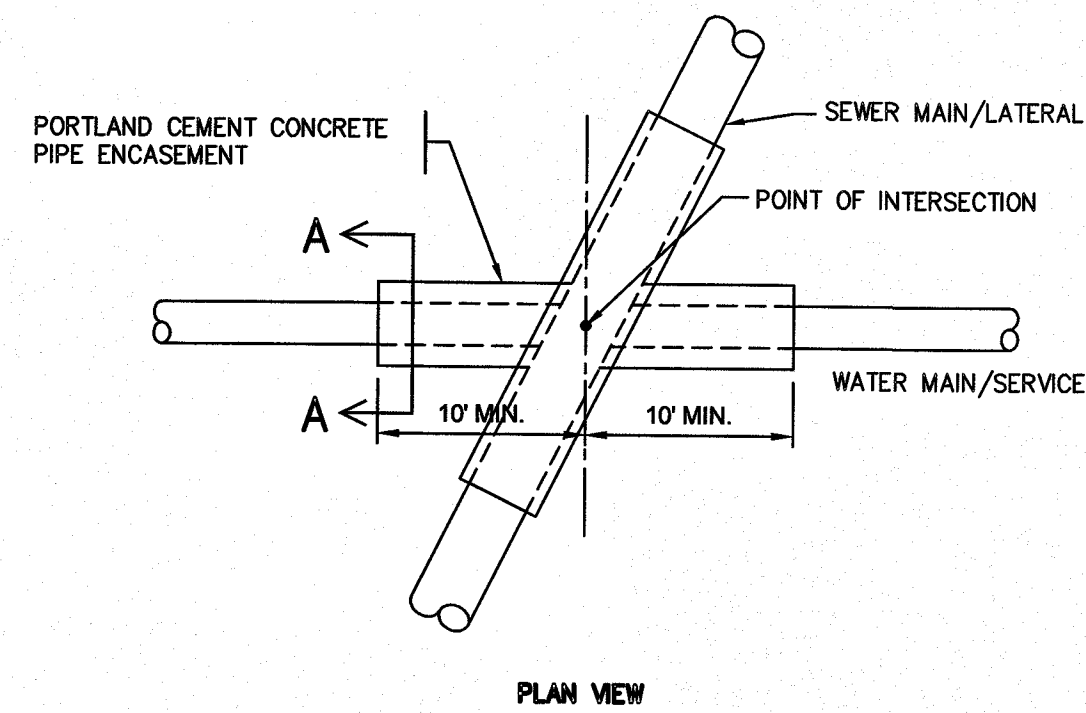
PLAN NO. L-5821

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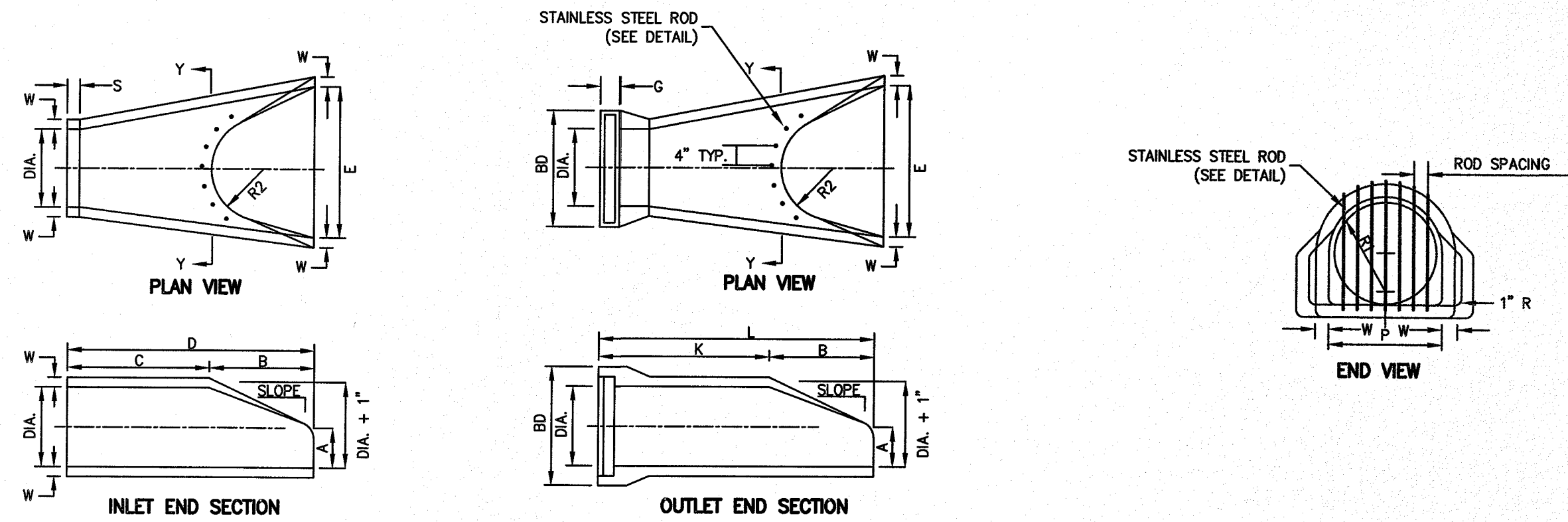
- NOTES:
[1] CONCRETE PIPE ENCASEMENT TO EXTEND 10 FT ALONG SEWER LINE AND WATER LINE FROM POINT OF INTERSECTION.
[2] DISTANCE EQUAL TO PIPE DIAMETER.
[3] CONCRETE PIPE ENCASEMENT REQUIRED WHENEVER PROPOSED SEWER MAIN/LATERAL IS WITHIN 10' OF PROPOSED WATER MAIN/SERVICE.



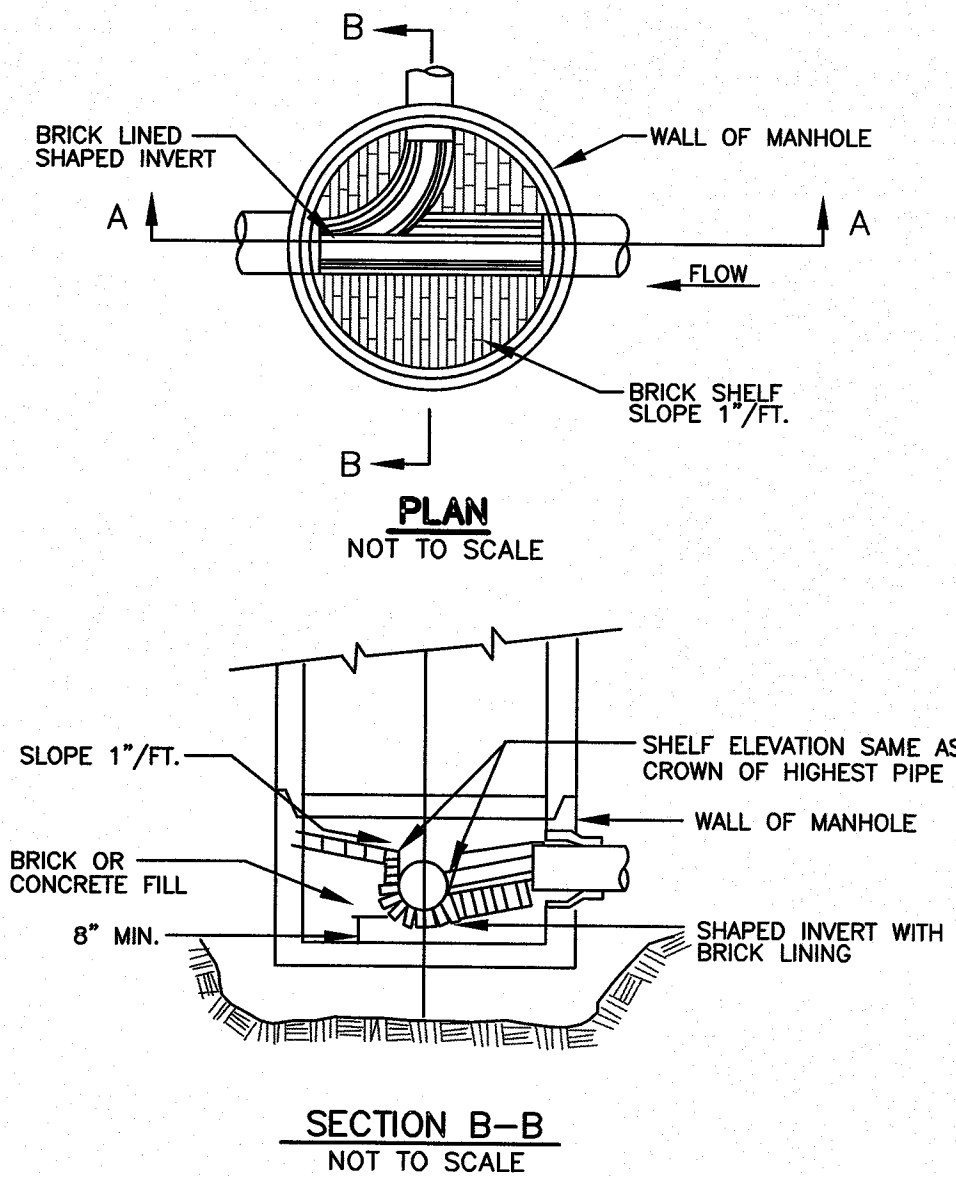
1 PIPE ENCASEMENT
SCALE: N.T.S.



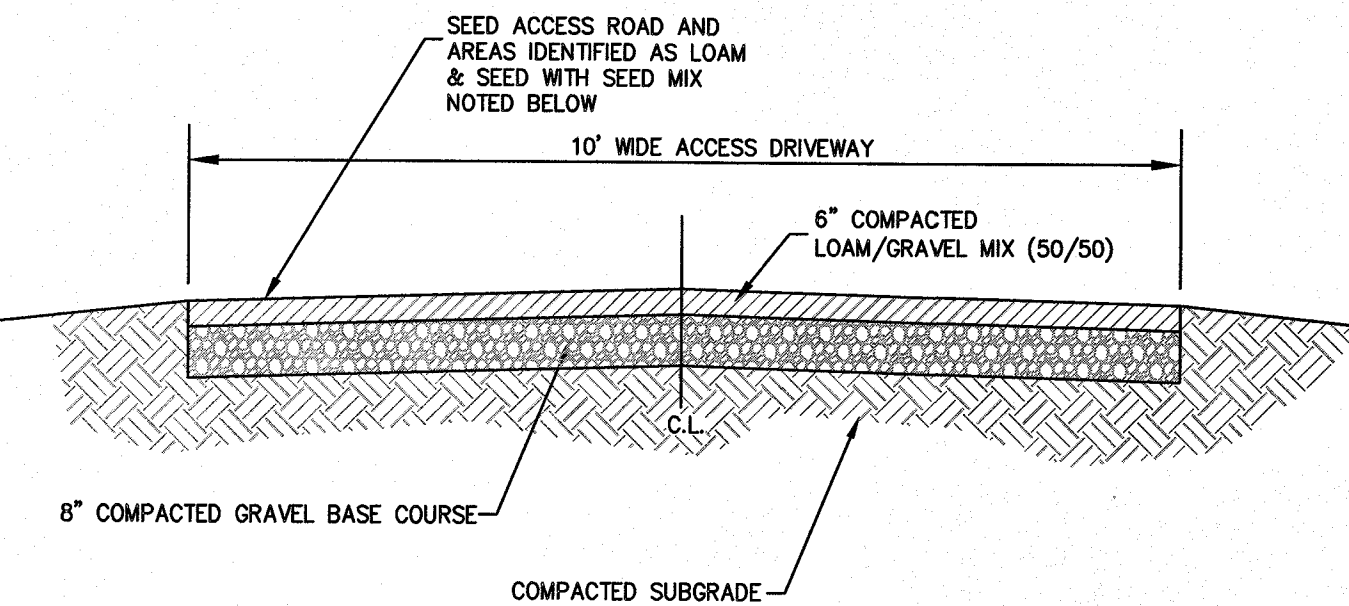
2 REINFORCED CONCRETE PIPE FLARED-END SECTION (FES)
SCALE: N.T.S.



3 TYPICAL PRECAST CONCRETE 48\"/>
SCALE: N.T.S.

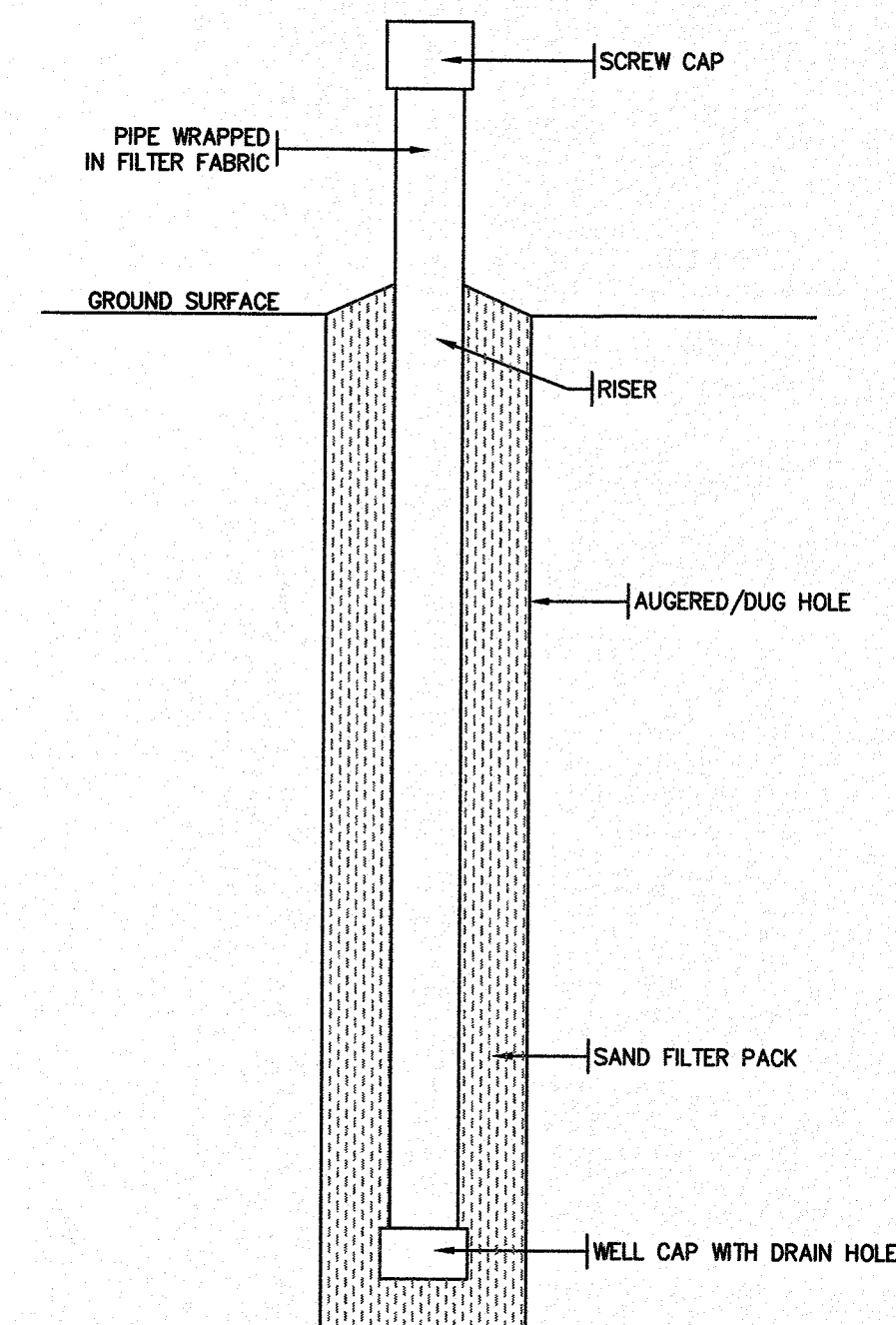


4 GRAVEL ACCESS DRIVE
SCALE: N.T.S.



5 SEWER PIPE CONNECTION
SCALE: N.T.S.

- NOTES:
1. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.
2. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.
3. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.



6 MONITORING WELL
SCALE: N.T.S.

ASE

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TOWN OF LEICESTER PLANNING BOARD

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CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
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PROJECT:

APPLICANT:

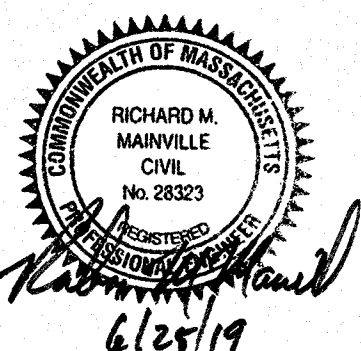
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SHEET TITLE

CONSTRUCTION
DETAILS

SHEET 4 OF 5



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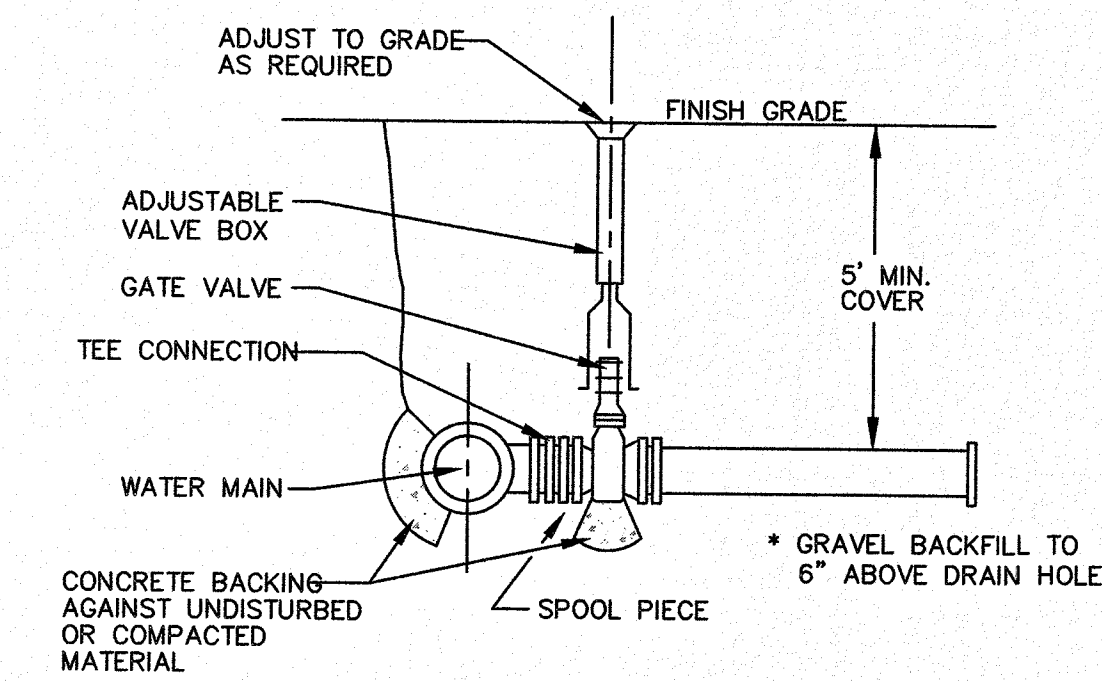
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PROJ. NO. 2019-049

C-5.4
PLAN NO. L-5821

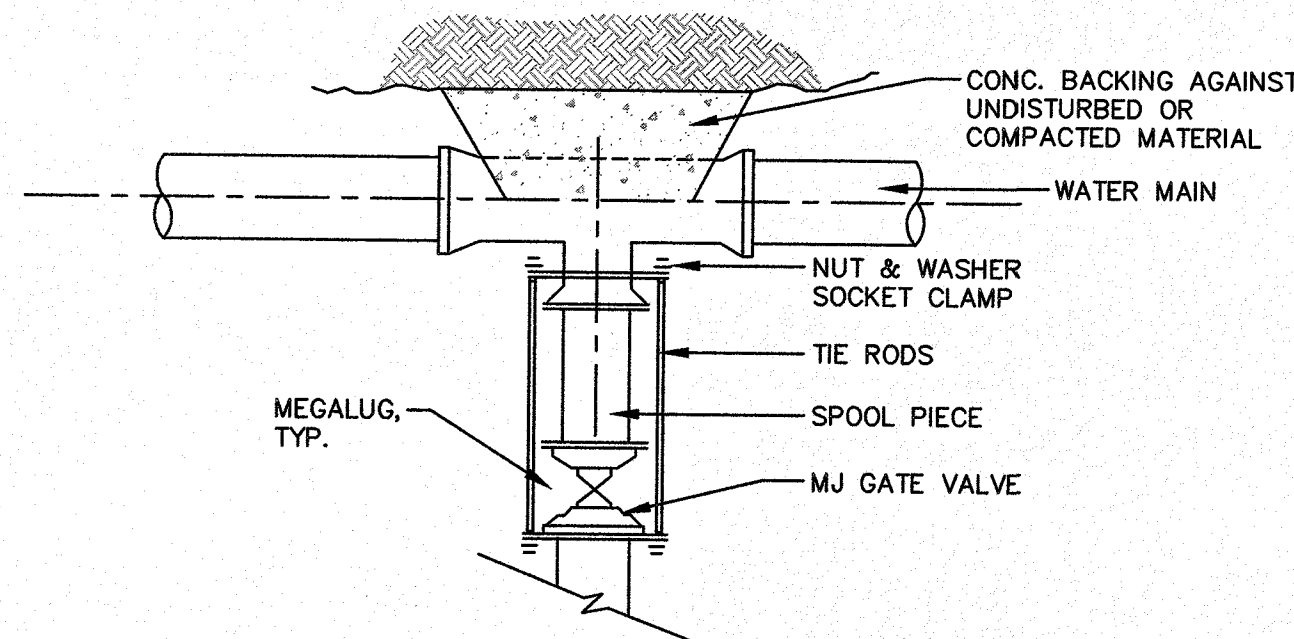
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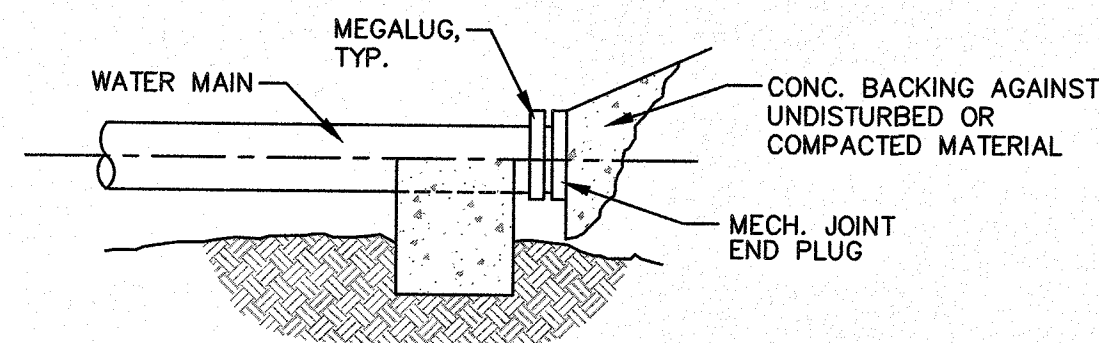
1 TYPICAL WATER SUPPLY DETAILS
SCALE: N.T.S.



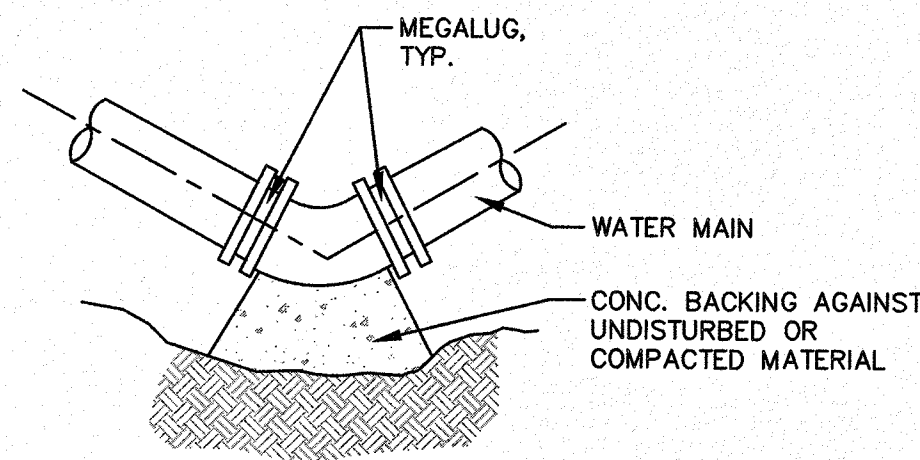
TYPICAL VALVE DETAIL



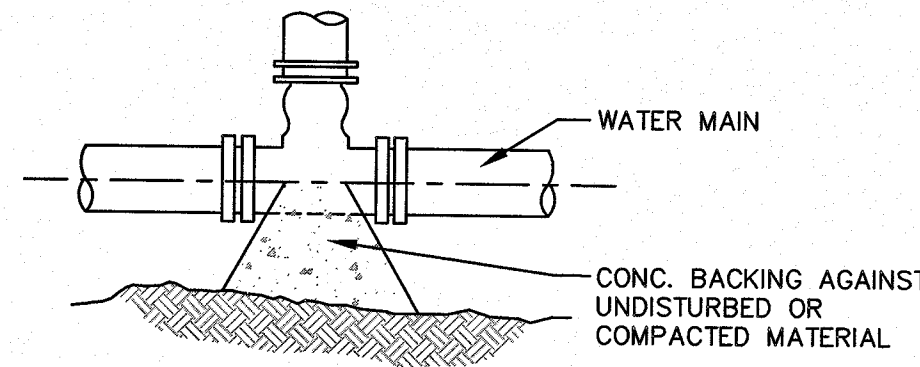
TYPICAL VALVE CONNECTION - RESTRAINED JOINT TEE



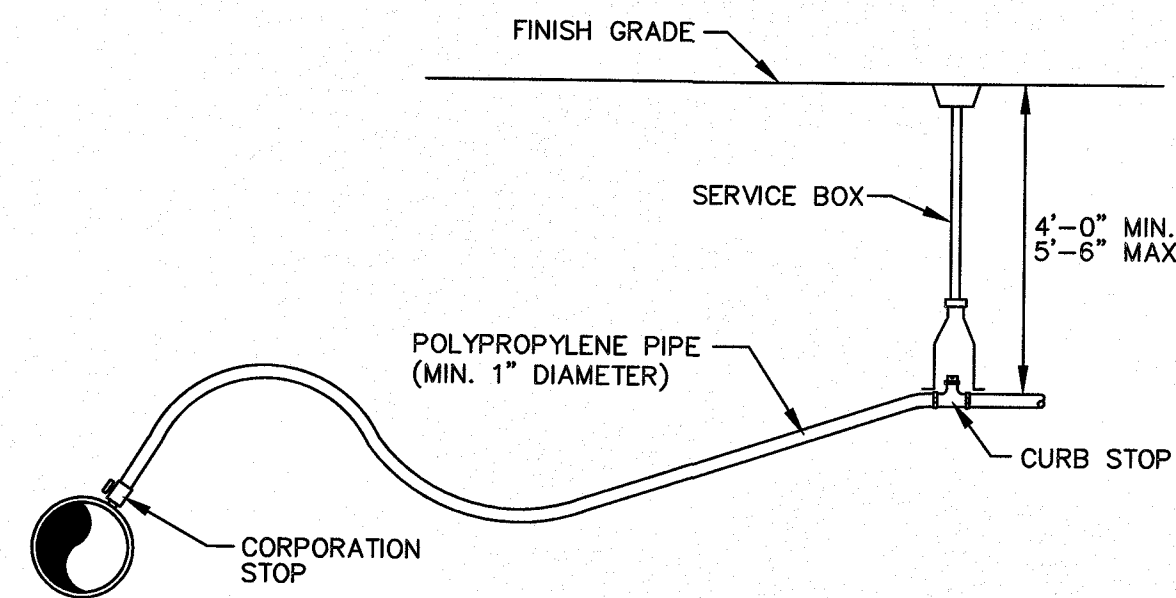
TYPICAL PLUG DETAIL



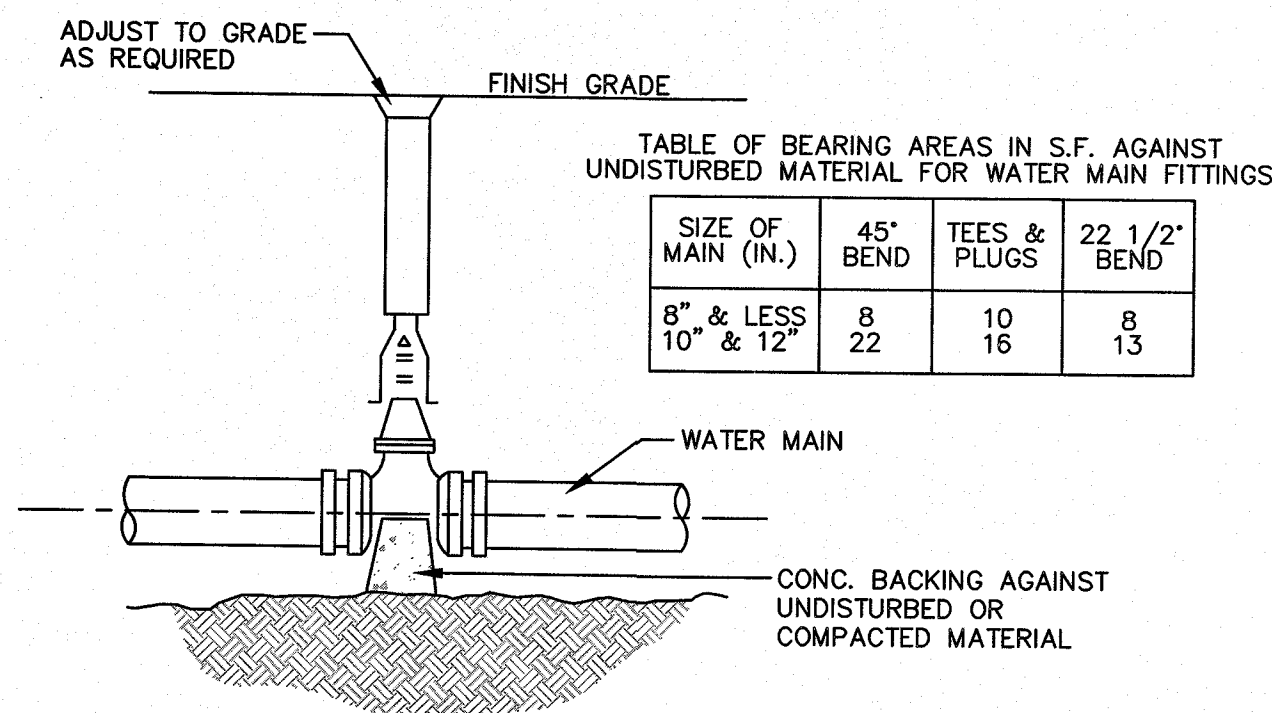
TYPICAL BEND DETAIL



TYPICAL TEE



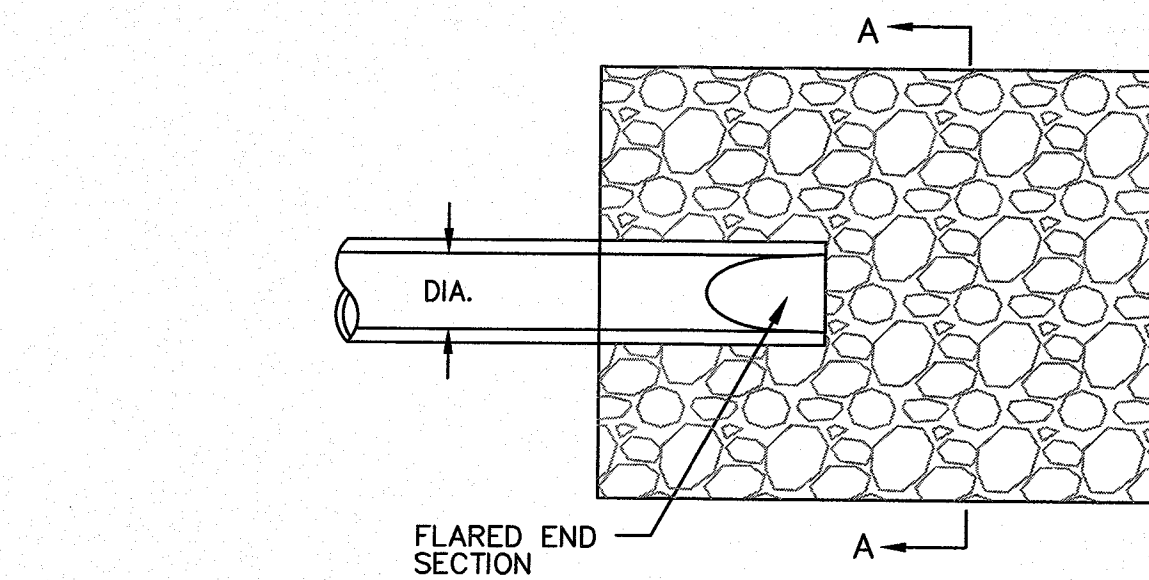
TYPICAL WATER SERVICE DETAIL



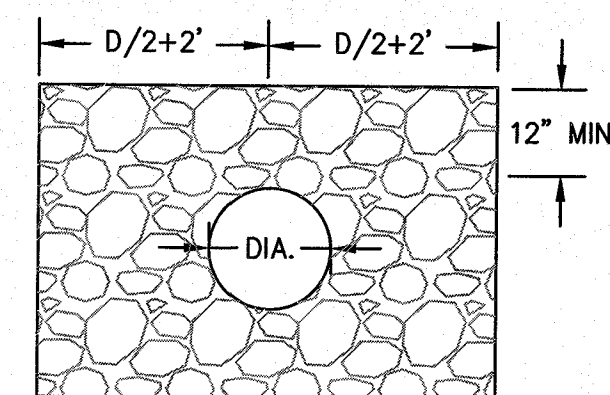
TYPICAL VALVE

- NOTES:
1. ALL FITTINGS SHALL BE COMPRESSION TYPE.
 2. VALVES TO IN DIRECTION SPECIFIED BY TOWN OF LEICESTER DPW.
 3. MECHANICAL JOINTS TO BE MEGALUG, OR APPROVED EQUAL.

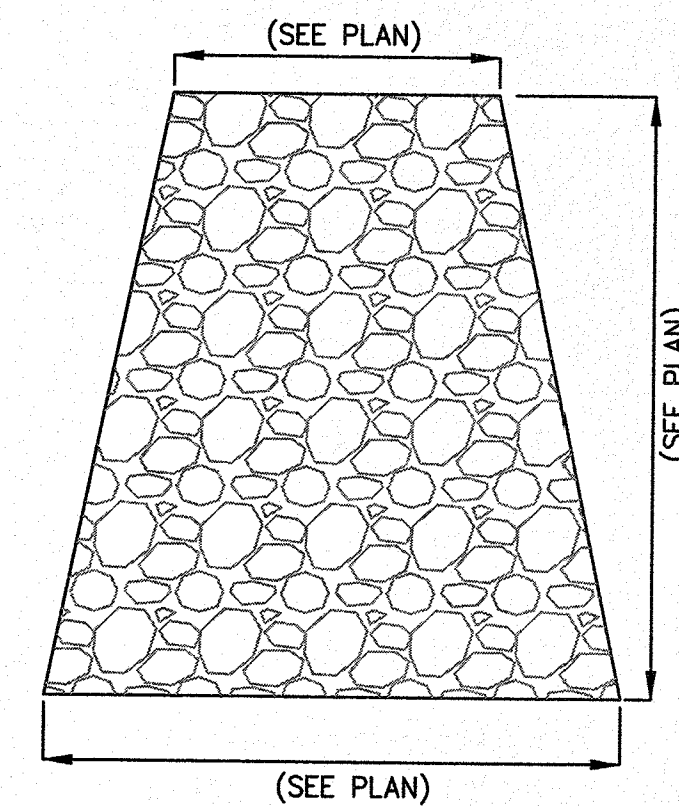
- NOTES:
1. RIP-SHALL CONFORM TO MASSDOT M2.02.3 STONE FOR PIPE ENDS.
 2. MINIMUM WEIGHT OF STONE: 50 LBS.
 3. MAXIMUM WEIGHT OF STONE: 125 LBS.
 4. PLACE ALL RIP-RAP OVER FILTER FABRIC, AMOCO 4508 OR APPROVED EQUAL.



*SEE PLANS

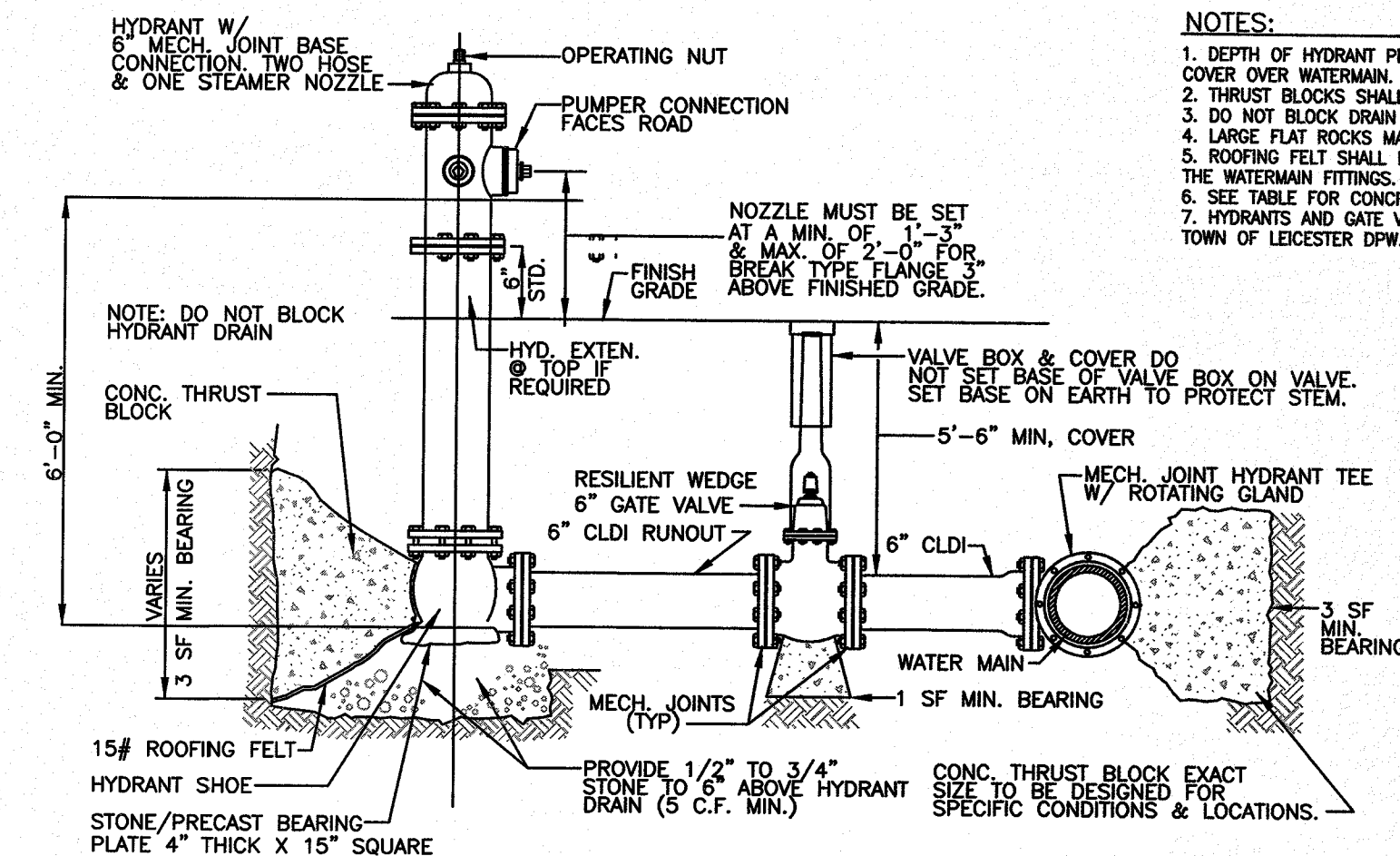


SECTION A-A
NTS



TYPICAL OUTFALL RIP-RAP APRON

2 STONE RIP-RAP FOR PIPE ENDS
SCALE: N.T.S.



3 TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE: N.T.S.

- NOTES:
1. DEPTH OF HYDRANT PER DESIGN PLANS WITH MINIMUM DEPTH OF COVER OVER WATERMAIN.
 2. THRUST BLOCKS SHALL BE A MINIMUM OF 3-CFT IN VOLUME.
 3. DO NOT BLOCK DRAIN WITH THRUST BLOCK.
 4. LARGE FLAT ROCKS MAY REPLACE CONCRETE PADS.
 5. ROOFING FELT SHALL BE INSTALLED BETWEEN THE CONCRETE PAD AND THE WATERMAIN FITTINGS.
 6. SEE TABLE FOR CONCRETE THRUST BLOCK REQUIREMENTS.
 7. HYDRANTS AND GATE VALVES TO OPEN IN DIRECTION SPECIFIED BY TOWN OF LEICESTER DPW.

ASE

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APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PROJECT:

APPLICANT:

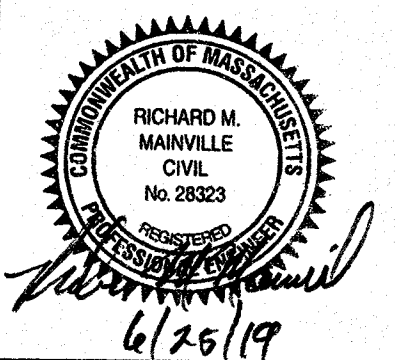
REVISIONS

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DETAILS

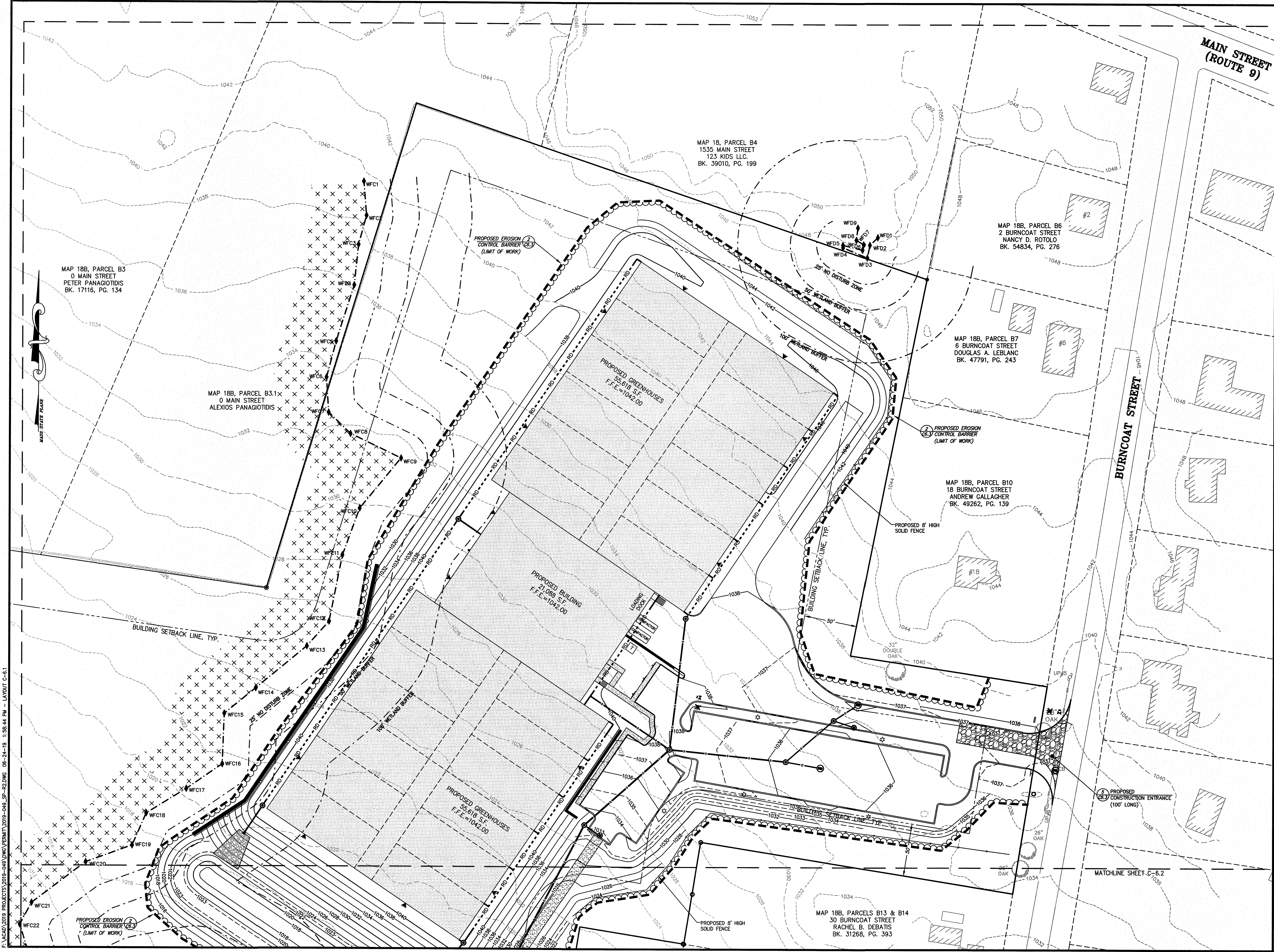
SHEET 5 OF 5



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C-5.5
PLAN NO. L-5821

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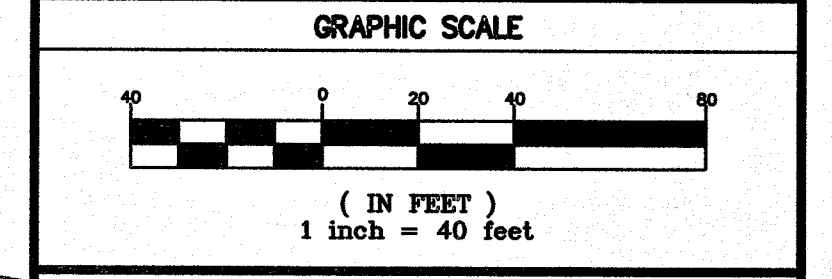
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SHEET TITLE
**EROSION & SEDIMENT
CONTROL PLAN**
SHEET 1 OF 3

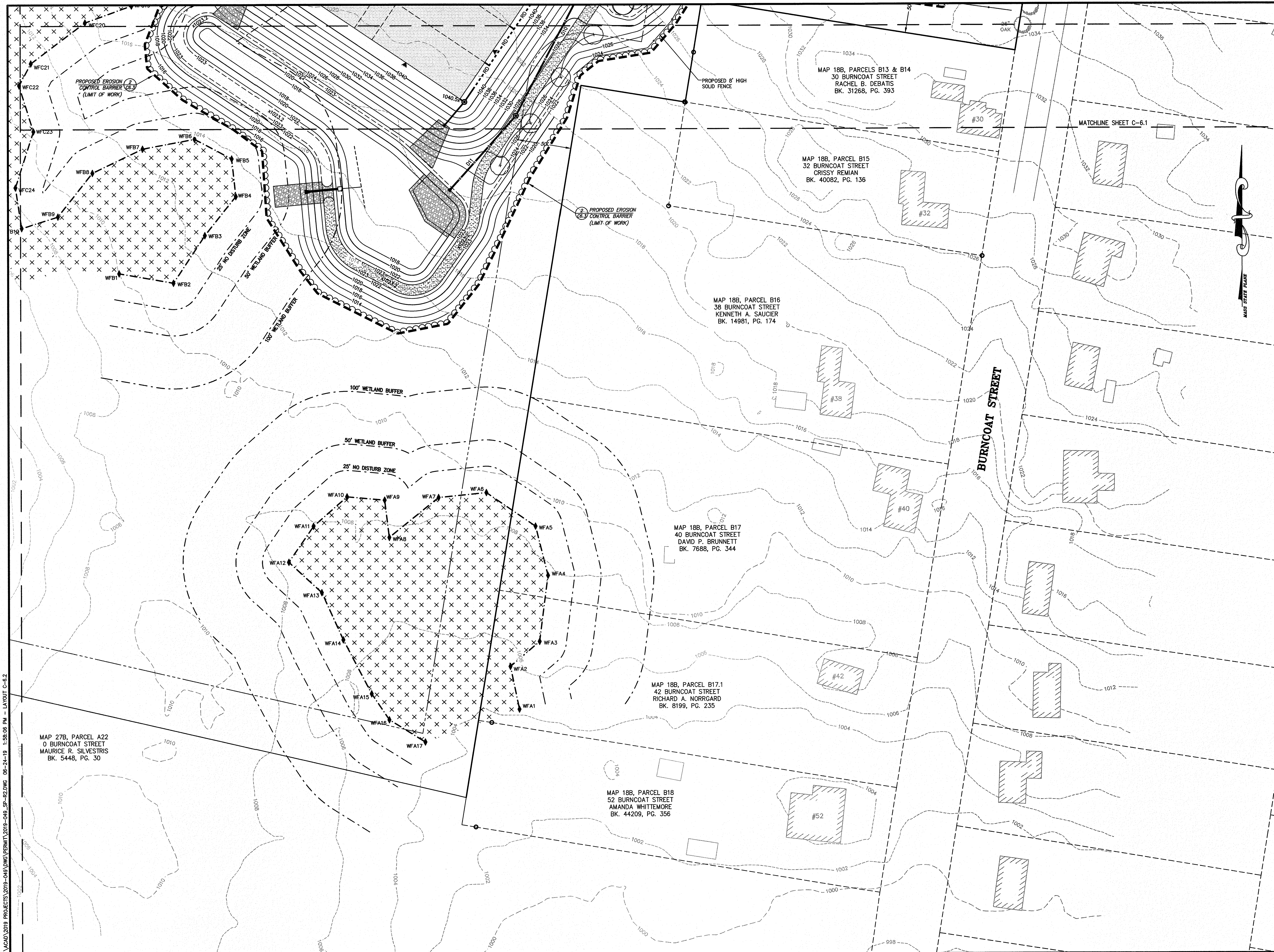
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C-6.1

PLAN NO. L-5821

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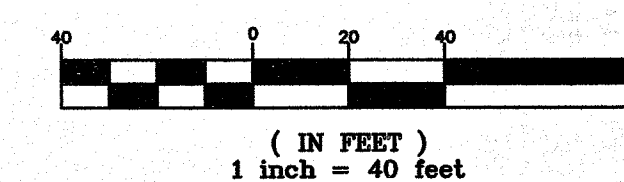
PROJECT:
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22 BURNCOAT STREET
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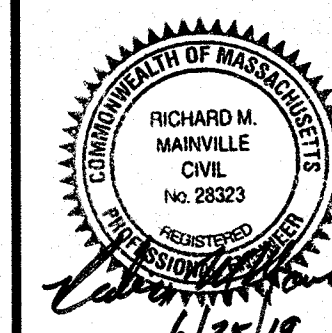
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SHEET TITLE

**EROSION & SEDIMENT
CONTROL PLAN**

SHEET 2 OF 3



DES BY: TRB, R/J DATE: APR. 18, 2019
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C-6.2

PLAN NO. L-5821

EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 - PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

PART 3 - EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

PART 3 - CONTINUED

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BY-PRODUCTS OFF SITE.

J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

3.06 LANDSCAPING

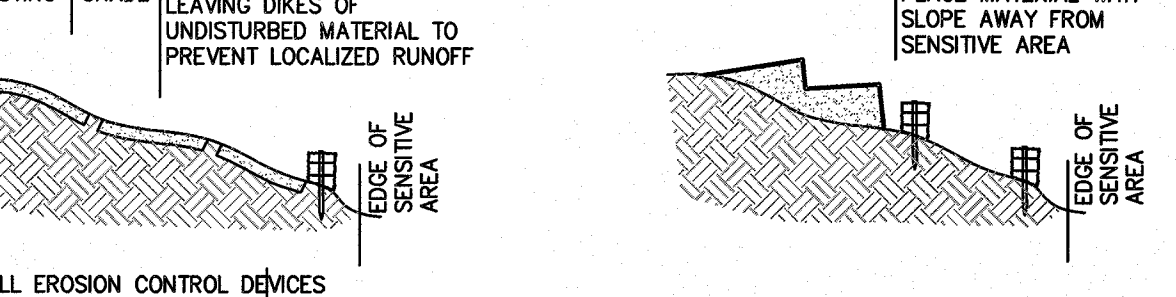
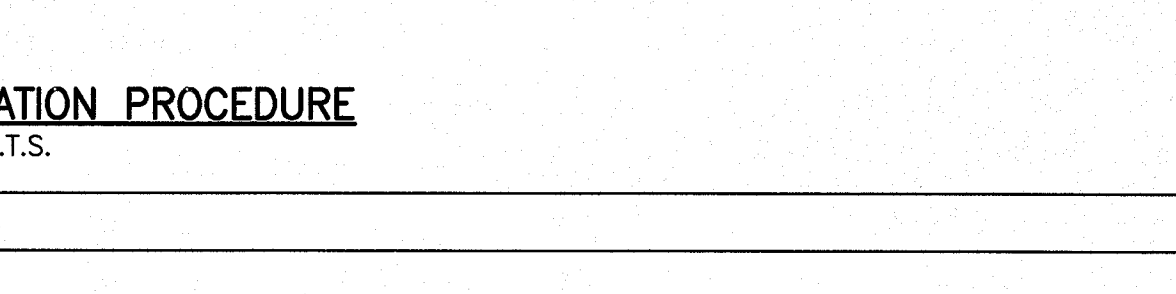
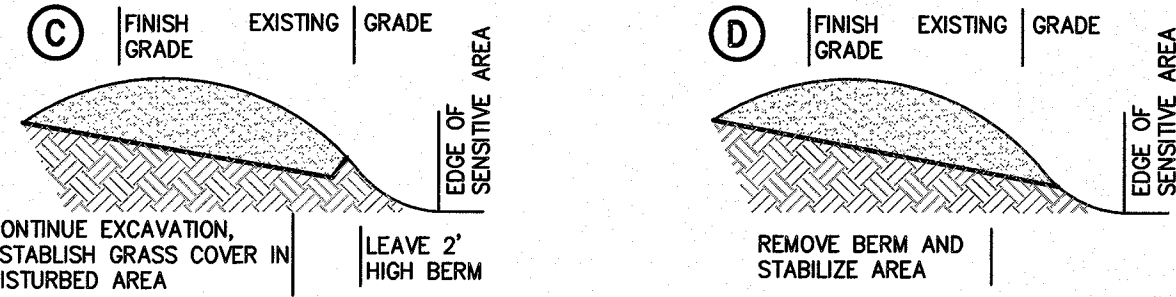
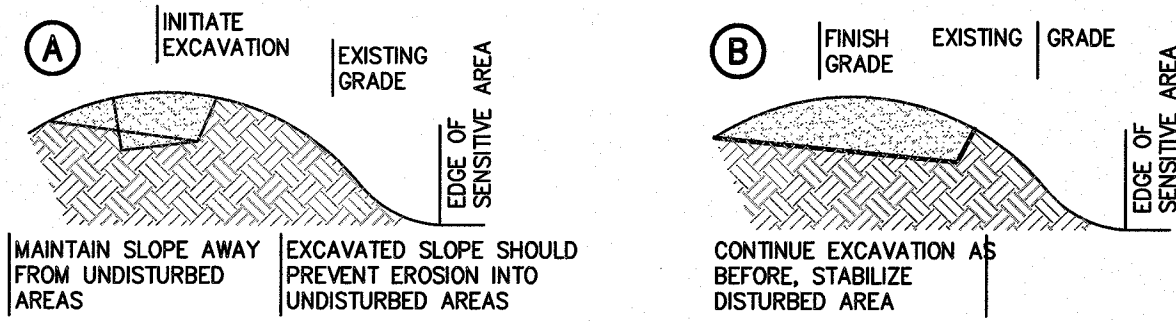
A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

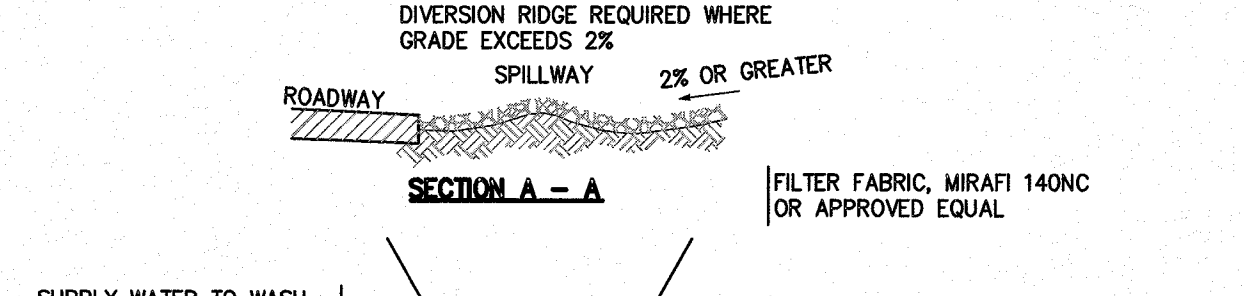
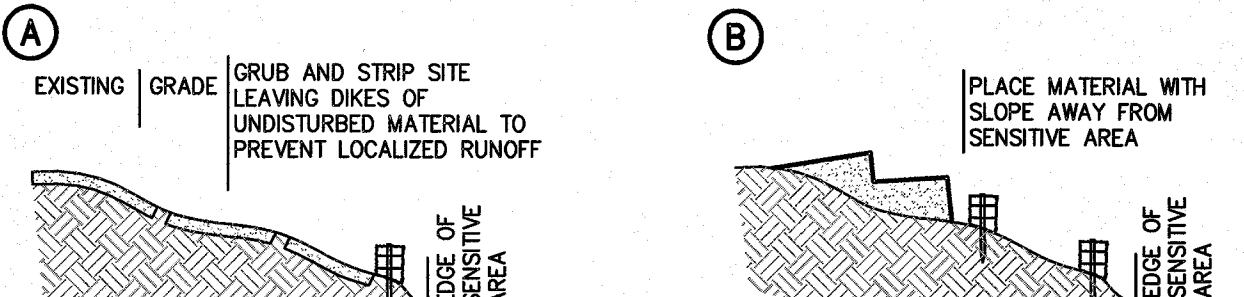
GENERAL SEQUENCE OF CONSTRUCTION

1. PLACE LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES AND REQUIRED FENCING & SIGNS.
2. CONSTRUCT SEDIMENT TRAPS & BARRIERS AND PLACE OTHER CONTROLS, DIVERSION TRENCHES, PERIMETER DIKES, WATER BARS & OUTLET PROTECTION.
3. ESTABLISH STOCKPILE AND STAGING AREAS.
4. CUT TREES AND SHRUBS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
5. EXCAVATE STUMPS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
6. INSTALL DRAINAGE SYSTEM BEGINNING WITH INFILTRATION AREA. INSTALL, STABILIZE AND PROTECT INFILTRATION AREAS AND OTHER AREAS DISTURBED FOR COMPONENTS OF DRAINAGE SYSTEM. CLEAR, ROUGH GRADE & STABILIZE SLOPES OF ACCESS ROAD FROM ENTRANCE TO PROJECT AREA BETWEEN JULY 1ST AND SEPTEMBER 15TH.
7. BEGIN EARTHWORKS. ESTABLISH, STABILIZE AND PROTECT CUT AND FILL SLOPES. BEGIN INSTALLATION OF OTHER UTILITIES. ESTABLISH COVER, STABILIZE AND PROTECT AREAS DISTURBED FOR UTILITY INSTALLATION.
8. BEGIN EXCAVATION FOR STRUCTURES. STOCKPILE AND PROTECT EXCAVATED MATERIALS. BACKFILL FOUNDATIONS STABILIZE ALL DISTURBED AREAS AND REMOVE EXCESS SOIL FROM SITE.
9. PERFORM SITE WORK IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL REQUIREMENTS, PART 3 - EXECUTION".
10. VERIFY ALL AREAS HAVE BEEN STABILIZED, RE-SEED EXPOSED SOILS.
11. CLEAN INFILTRATION AREA, CLEAN CATCH BASINS AND STORM DRAINS. REMOVE SOILS FROM SITE.
12. REMOVE ALL EROSION CONTROLS, LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES, SIGNS AND SWEEP PAVED AREAS.



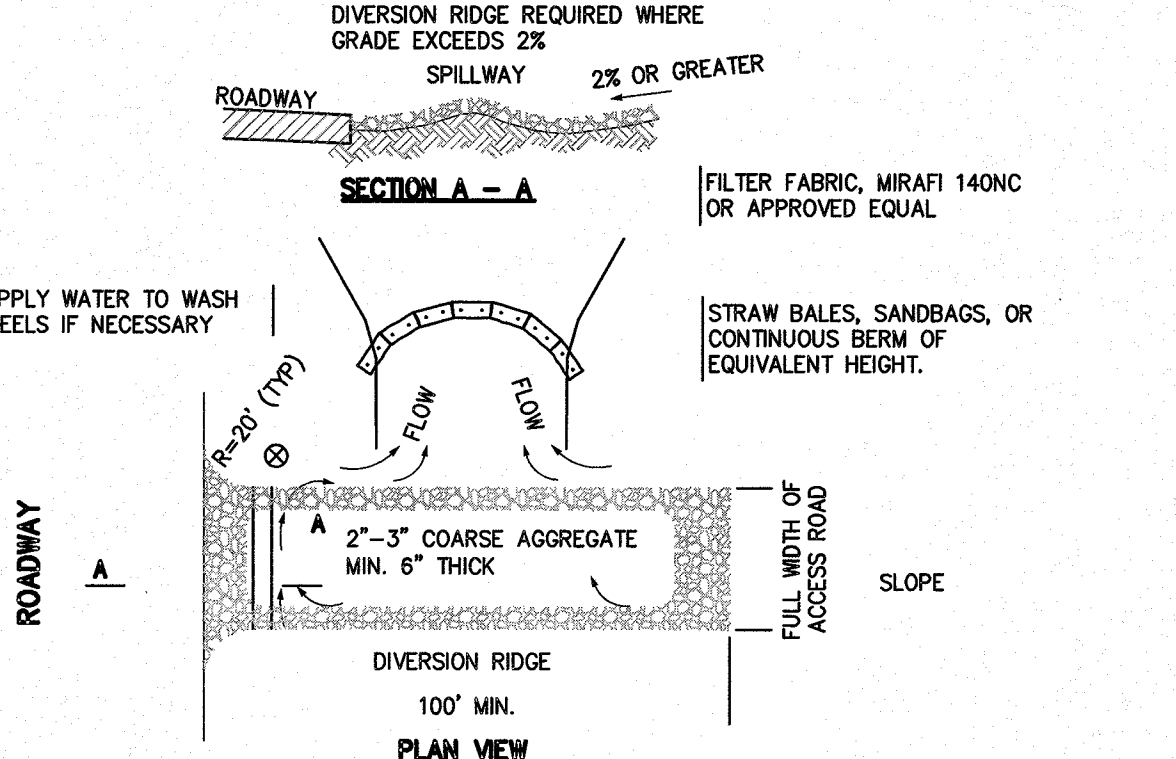
1 EXCAVATION PROCEDURE

SCALE: N.T.S.



3 FILL PROCEDURE

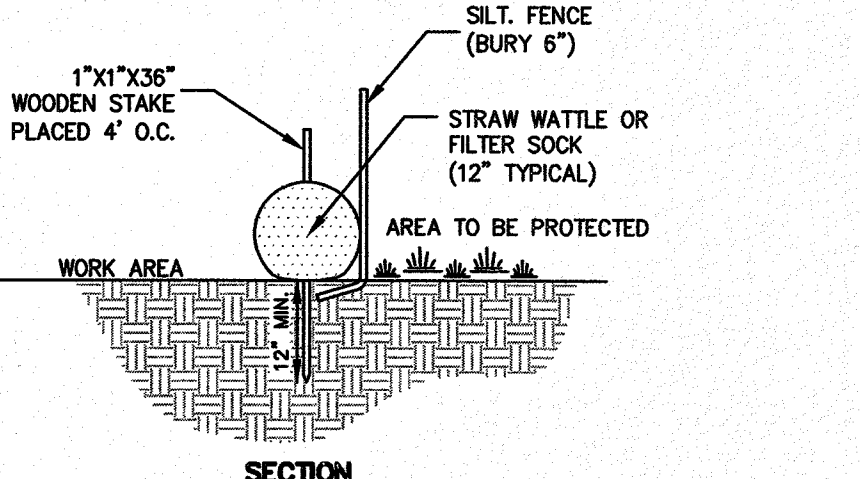
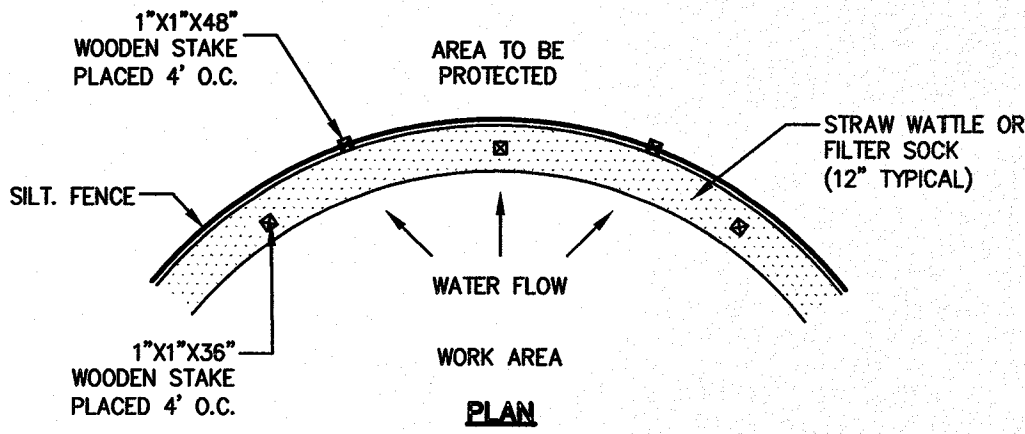
SCALE: N.T.S.



- NOTES:
- [1] THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - [2] WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - [3] WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - [4] USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

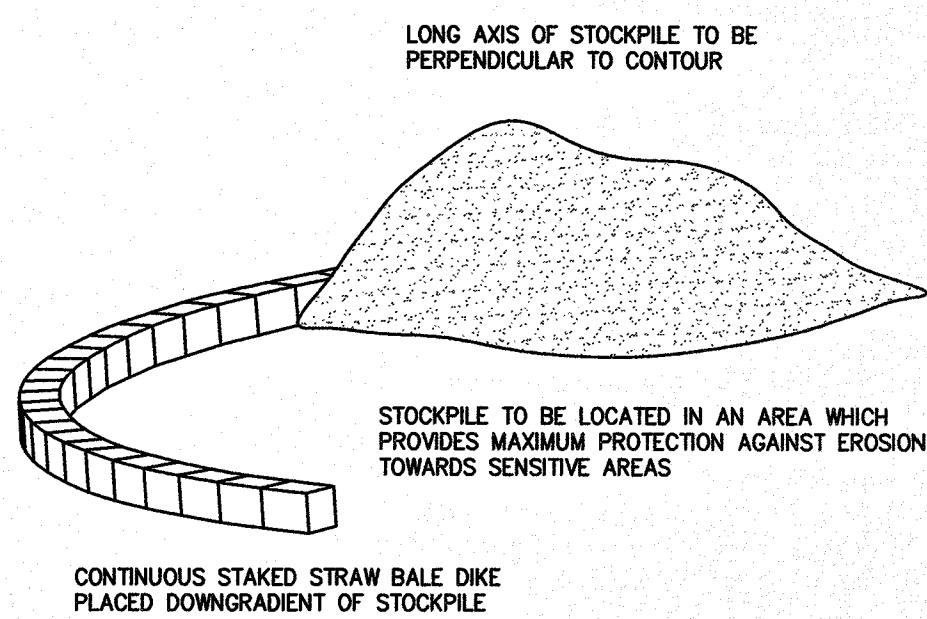
5 CONSTRUCTION ENTRANCE

SCALE: N.T.S.



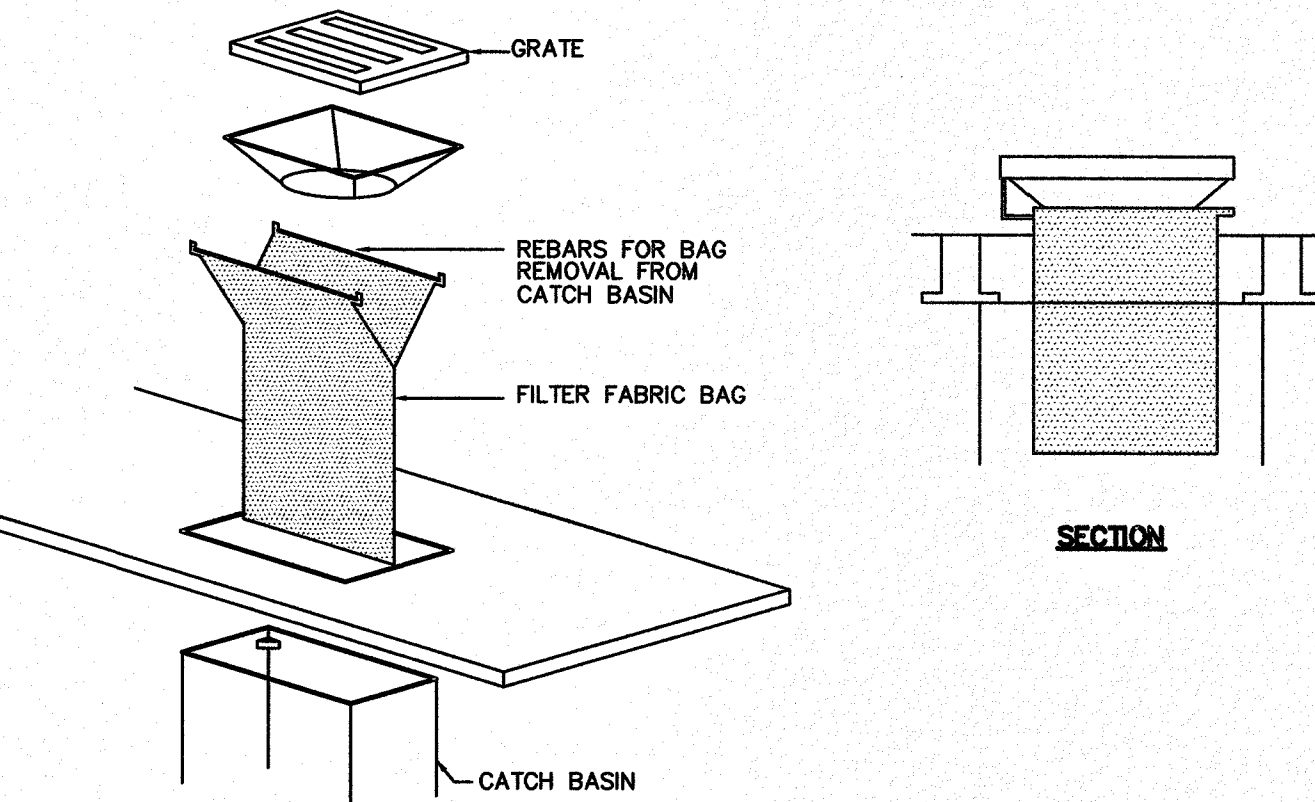
2 EROSION CONTROL BARRIER (ECB)

SCALE: N.T.S.



4 TEMPORARY STOCKPILE

SCALE: N.T.S.



- NOTES:
- [1] TO BE SILTSTACK BY ATLANTIC CONSTRUCTION FABRICS, INC., OR APPROVED EQUAL.
 - [2] TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN STRUCTURE AND REMAIN UNTIL FINISH COURSE IS PLACED.
 - [3] FILTER BAG SHALL BE MAINTAINED AND CLEANED AS NEEDED.

6 TYPICAL CATCH BASIN FILTER BAG DETAIL

SCALE: N.T.S.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY

DATE:

CULTIVATE BURNCOAT
22 BURNCOAT STREET
LEICESTER, MA 01524

CULTIVATE HOLDINGS LLC
P.O. BOX 245
LEICESTER, MA 01524

PROJECT:

APPLICANT:

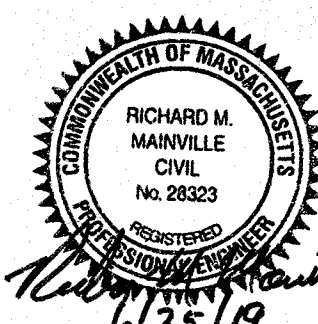
REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/19	PER QUINN ENGINEERING, INC. REVIEW COMMENTS
2	6/25/19	PER TOWN DEPARTMENT COMMENTS

SHEET TITLE

EROSION & SEDIMENT
CONTROL NOTES &
DETAILS

SHEET 3 OF 3

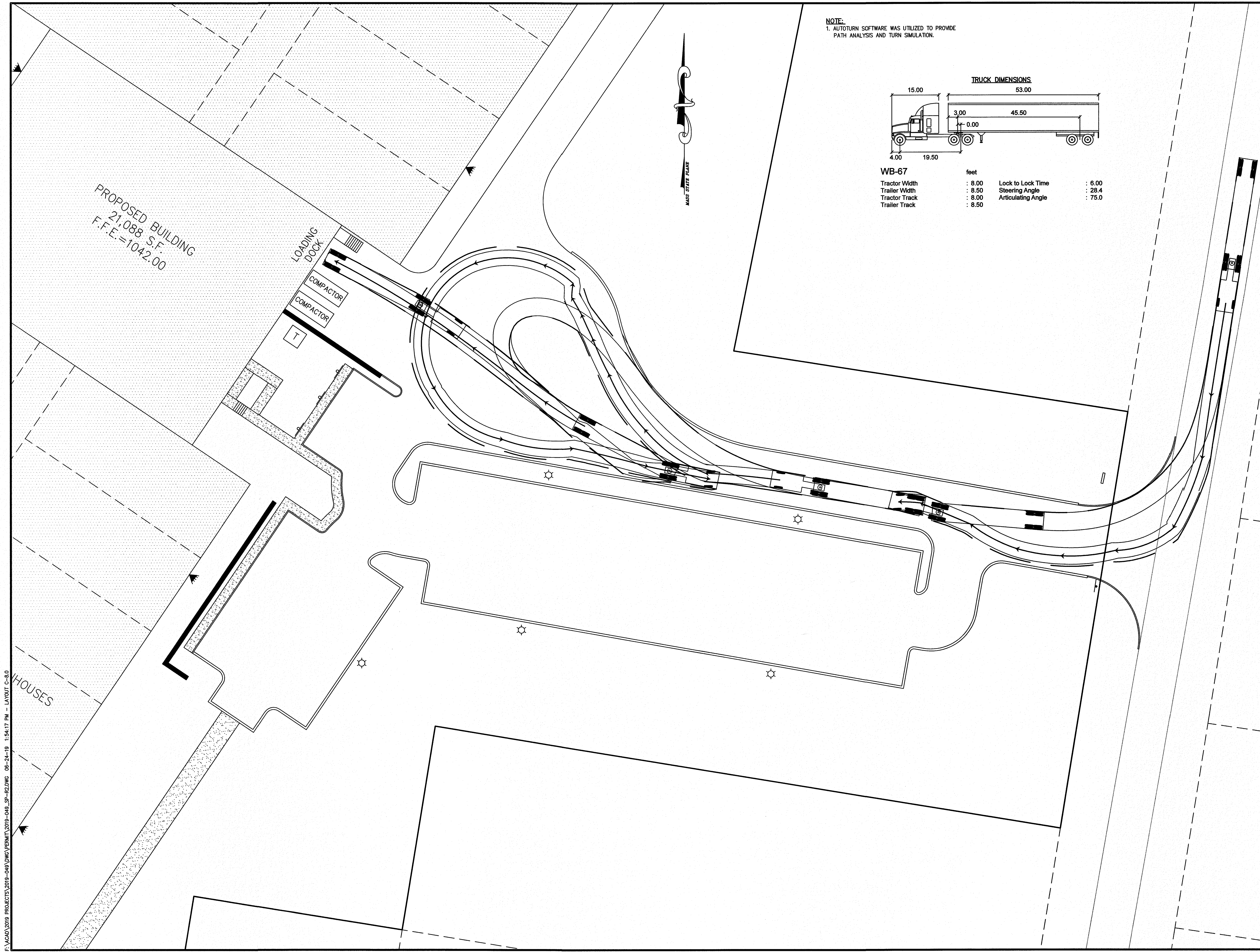


DES BY: TRB, RJF
CHK BY: RMM, BJA

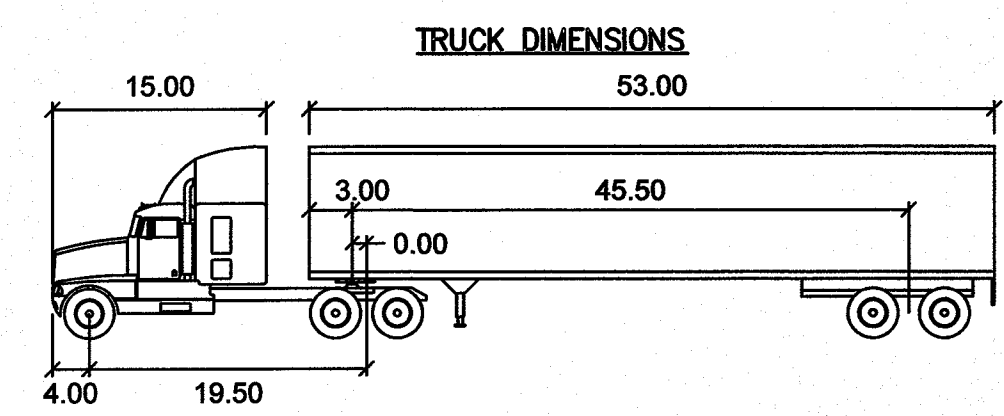
DATE: APR. 18, 2019
PROJ. NO. 2019-049

C-6.3

PLAN NO. L-5821



NOTE:
1. AUTOTURN SOFTWARE WAS UTILIZED TO PROVIDE
PATH ANALYSIS AND TURN SIMULATION.



WB-67			
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

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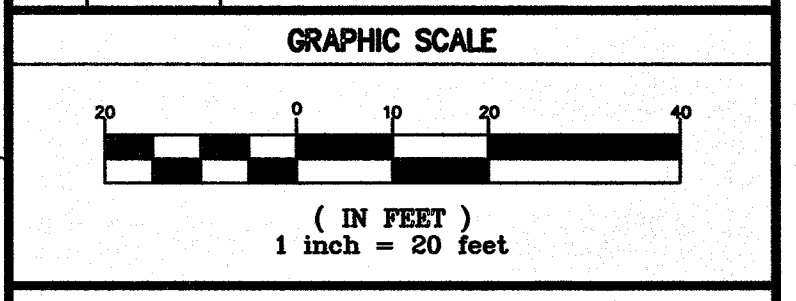
500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE: _____

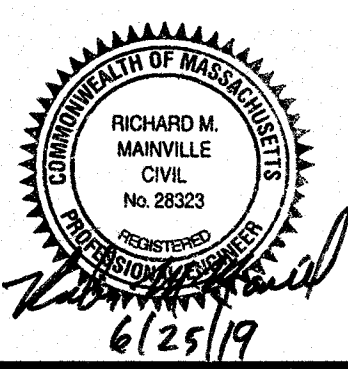
PROJECT:	CULTIVATE BURNCOAT 22 BURNCOAT STREET LEICESTER, MA 01524
	APPLICANT:
	CULTIVATE HOLDINGS LLC P.O. BOX 245 LEICESTER, MA 01524

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/30/19	PER QUINN ENGINEERING, INC. REVIEW COMMENTS
2	6/25/19	PER TOWN DEPARTMENT COMMENTS



SHEET TITLE

**TRUCK TURNING
PLAN**



6/25/19

DES BY: TRB, R/J	DATE: APR. 18, 2019
CHK BY: RMM, BJA	PROJ. NO. 2019-049

C-8.0
PLAN NO. L-5821