

# 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:

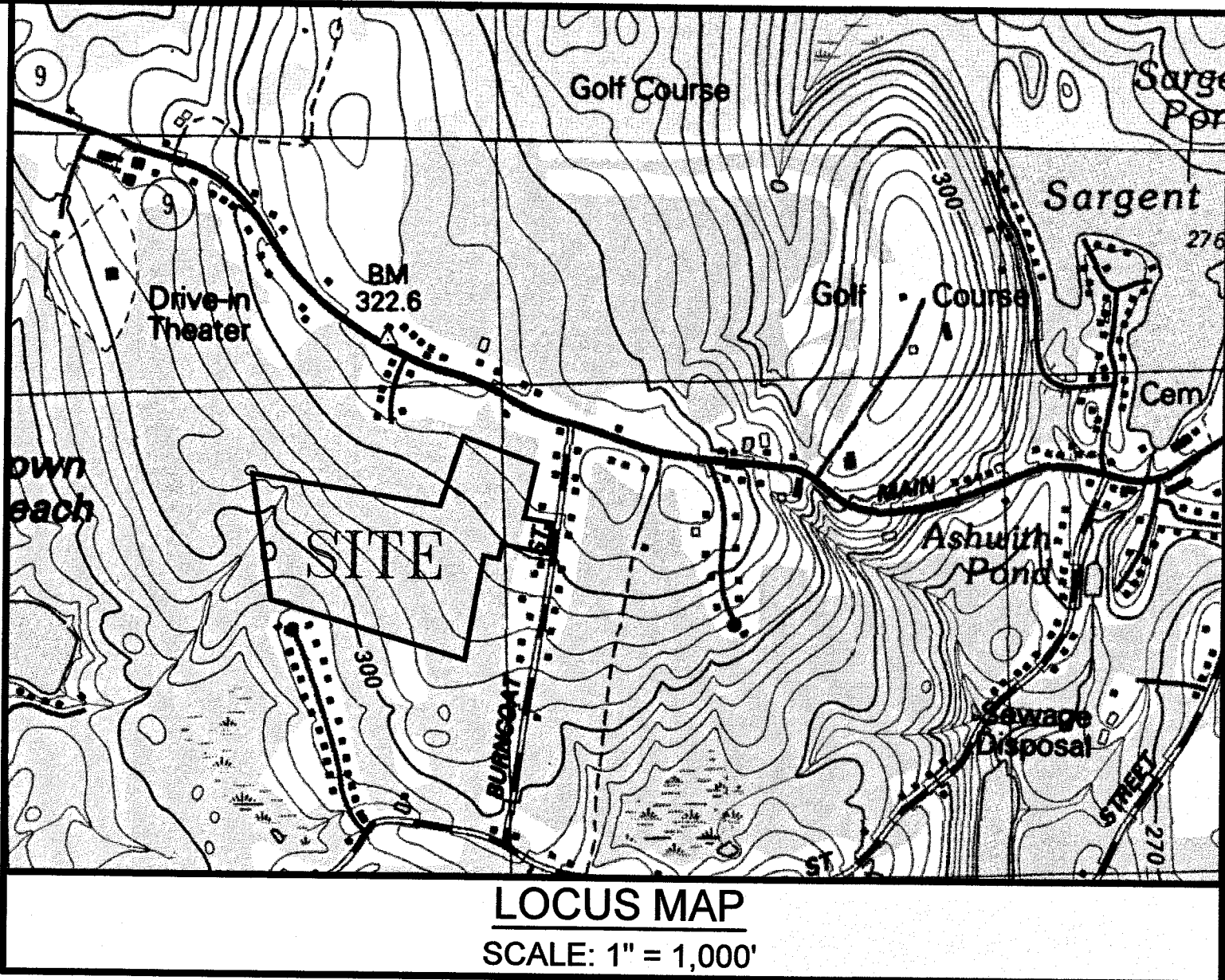
ANDREWS SURVEY & ENGINEERING, INC.  
104 MENDON STREET  
UXBRIDGE, MA 01569  
P: 508.278.3897  
F: 508.278.2289

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:

CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

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		C-0.0	COVER SHEET
4/18/19		C-1.1	LEGEND, ABBREVIATIONS, & GENERAL NOTES
4/18/19		C-1.2	INDEX SHEET
4/18/19		C-2.1 - C-2.2	EXISTING CONDITIONS PLANS
4/18/19		C-3.1 - C-3.2	LAYOUT & MATERIALS PLANS
4/18/19		C-4.1 - C-4.2	GRADING, DRAINAGE & UTILITY PLANS
4/18/19		C-5.1 - C-5.6	CONSTRUCTION DETAILS
4/18/19		C-6.1 - C-6.2	EROSION & SEDIMENT CONTROL PLAN
4/18/19		C-6.3	EROSION & SEDIMENT CONTROL NOTES & DETAILS
4/18/19		C-7.0	LANDSCAPING & LIGHTING PLAN

GOVERNMENT / UTILITY CONTACTS

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  
F: 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

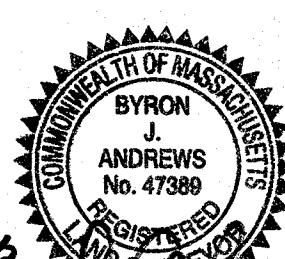
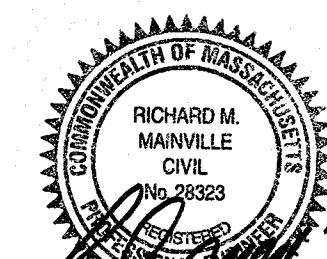
VERIZON COMMUNICATIONS  
1.800.870.9999

REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE

SHEET TITLE

COVER SHEET



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

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

C-0.0

PLAN NO. L-5821



GENERAL NOTES

PART 1 – TOPOGRAPHIC AND PROPERTY LINE INFORMATION

A. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

B. PROPERTY LINE AND TOPOGRAPHY:

- EXISTING PROPERTY BOUNDARY INFORMATION PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC. .

- EXISTING TOPOGRAPHIC INFORMATION BASED UPON LIDAR TOPOGRAPHY PROVIDED BY THE NATIONAL OCEAN SERVICE AND ON THE GROUND SURVEY PERFORMED FOR FIELD VERIFICATION.

C. WETLAND DELINEATION BY ECOTEC, INC.

D. DATUM: NAVD 1988

E. COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE GRID

F. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

G. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100-YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAPS FOR LEICESTER.

PART 2 – EXECUTION

2.1 DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORMWATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR OFF-SITE REMOVAL OR ON-SITE RELOCATION AND FENCING SELECTED AREAS, STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACING CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B, C, AND D SOILS AS DEFINED BY (USCS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SURVEY (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK SHOULD CEASE AND A GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

2.2 – TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROTECT FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANT'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 – CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION. SEE SHEET C-6.3 FOR GENERAL SEQUENCE OF CONSTRUCTION.

2.4 – MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL.

F. 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.

2.5 – GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL, COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

PART 2 – CONTINUED

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS 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.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON-RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON-SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

PART 3 – STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CLASS V REINFORCED CONCRETE PIPE (HDPE) AS INDICATED, PER AASHTO M170 MANUFACTURED TO MEET ASTM C76.

B. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M294 AND M252 MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOX HI Q PIPE AS MANUFACTURED BY HANCOX, INC. OR APPROVED EQUAL.

C. STORM DRAIN MANHOLES (INDICATED BY LETTERS "DMH") SHALL BE PRECAST 4', 5' OR 6' DIAMETER CONCRETE PER ASTM C478 (AS CALLED FOR ON DRAWINGS OR FIELD CONDITIONS REQUIRED) WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. PIPE TO MANHOLE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

D. CATCH BASINS (INDICATED BY LETTERS "CB") SHALL BE PRECAST 5' DIAMETER CONCRETE PER ASTM C478, (ALTERNATE TOP SLAB WHERE NECESSARY) AND RUBBER GASKET JOINTS CONFORMING TO ASTM C443, WITH 4 FOOT SUMPS AND GAS TRAP OUTLET ELBOW. PIPE TO STRUCTURE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

E. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

F. FLARED END SECTIONS (FES) SHALL BE CLASS V REINFORCED CONCRETE PIPE (HDPE) AS INDICATED, PER AASHTO M170 MANUFACTURED TO MEET ASTM C76.

G. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. ADS N-12 OR APPROVED EQUAL.

PART 4 – UTILITIES

4.1 – WATER DISTRIBUTION AND FIRE PROTECTION

A. WATER MAINS 3" DIA. AND LARGER SHALL HAVE 5'-0" MINIMUM COVER AND SHALL BE CEMENT LINED DUCTILE IRON (CLDI), CLASS 52 MINIMUM, CONFORMING TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A21.50, A21.4, A21.10 AND A21.51. JOINTS AT FITTINGS, VALVES AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT PER ANSI A21.11, WITH GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH GASKETS PER ANSI A21.11. ALL FITTINGS, VALVES, HYDRANTS AND CAPS SHALL BE CLASS 350 PROVIDED WITH THRUST RESTRAINTS (THRUST BLOCKS AND RETAINING RODS) IN CONFORMANCE WITH THE DETAILS.

B. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR IS ADVISED THAT NOT ALL FITTINGS AND SUPPLY LINES ARE NOTED, SHOWN, OR INDICATED.

C. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" CLDI LATERAL AND SHALL BE INSTALLED WITH A 6" GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET AND BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS.

D. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.

E. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTIONS WITH UTILITY TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

F. EXISTING SERVICES SHALL BE CUT AND A WATERTIGHT PLUG SHALL BE INSTALLED. EXISTING GATE VALVES TO BE ABANDONED SHALL BE PERMANENTLY CLOSED AND CAPPED, AND WATER SERVICES SHOULD BE SHUT OFF AT THE MAIN CORPORATION.

4.2 – UTILITY SEPARATION

A. A MINIMUM 10 FEET CLEAR HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

B. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

PART 4 – CONTINUED

C. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWO FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE CONTRACTOR SHALL DO THE FOLLOWING:

THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, THE WATER MAIN SHALL BE ENCASED IN CONCRETE.

D. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3' MIN. AND FROM OTHER UTILITIES BY 2' MINIMUM.

E. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

F. GAS MAINS MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

4.3 – ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 – PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDS.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

- VERTICAL GRANITE CURB (VGC) SHALL BE PROVIDED AT THE ENTRANCE ROUNDINGS.
- MODIFIED CAPE COD BERM (CCB) SHALL BE PROVIDED ALONG ACCESS DRIVE AND WITHIN PARKING AREAS.

C. DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.

D. ALL LIMITS OF PAVING SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.

PART 6 – TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

- LEGENDS SHALL BE PERFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 – 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 8 – INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEANED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHOLES, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LANDSCAPING

A. INSPECT AFTER EACH SIGNIFICANT RAINFALL (1/2" OR MORE) FOR FIRST 6 MONTHS AFTER CONSTRUCTION TO ENSURE SURFACE VEGETATION IS HEALTHY, DISCHARGE DEVICES ARE NOT BLOCKED AND BANKS ARE NOT ERODING. CHECK ALL COMPONENTS AFTER EACH MAJOR STORM (MORE THAN 2" RAINFALL IN 24 HOURS). CLEAN/REPAIR AS REQUIRED.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

PART 9 – LANDSCAPING

A. ALL SITE INFORMATION REPRESENTED ON THIS PLAN IS ILLUSTRATIVE, AND MUST BE VERIFIED BY THE CONTRACTOR. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER REPRESENTATIONS ON DRAWINGS.

B. IT IS CONTRACTOR'S RESPONSIBILITY TO BECOME APPRISED OF EXISTING CONDITIONS, UNDERGROUND UTILITIES, AND OVERHEAD UTILITIES. COORDINATION WITH ALL RELEVANT COMPANIES OR AGENCIES, INCLUDING PERMITTING, AFFECTED BY THIS CONSTRUCTION IS CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM LOCAL AUTHORITIES FOR ALL WORK IN THIS CONTRACT.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE SAFETY OF CONSTRUCTION CREW, AND PARTICULARLY OF SAFETY OF PEDESTRIANS DURING PERIOD OF CONSTRUCTION PROJECT.

D. ALL UNUSED MOVEABLE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY, OR STORED IN SUCH A WAY AS TO PRECLUDE LOSS OR VANDALISM. ALL DEBRIS SHALL BE REMOVED, AND ALL WALKS MADE FREE OF OBSTRUCTIONS, AND SITE LEFT IN NEAT, CLEAN CONDITION AT THE CLOSE OF EACH WORK DAY.

E. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO STARTING WORK. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.

PART 9 – CONTINUED

F. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT COUNTS AND PLANT CONVEYANCE ONLY. CONTRACTOR SHALL USE SUFFICIENT PLANT MATERIALS TO FULFILL DESIGN INTENT, BUT IN NO CASE SHALL CONTRACTOR USE FEWER PLANTS THAN LISTED.

G. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEMYMEN.

H. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED OTHERWISE. NO UN-APPROVED SUBSTITUTIONS WILL BE ACCEPTED. PLANT SPECIES AND CULTIVAR, SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

I. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. PLANTS TO BE TRANSPLANTED SHALL BE DUG CAREFULLY, WITH ADEQUATE ROOTBALLS AND PRUNED ACCORDING TO ANA STANDARD PRACTICE. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION. SET PLANTS PLUME.

J. ALL TREES AND SHRUBS SHALL BE BALLED IN BURLAP OR CONTAINERIZED, UNLESS SPECIFIED OTHERWISE. NO ROOT-BOUND CONTAINER GROWN STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE CAREFULLY REMOVED AT THE TIME OF PLANTINGS, EXCEPT WIRE THAT IS DIRECTLY UNDER THE ROOTBALLS.

K. CONTRACTOR SHALL PLACE 2" TO 3" OF FINE SHREDDED, AGED 2 YEARS, DARK BROWN PINE BARK MULCH THROUGHOUT THE BED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

L. FLOOD PLANTS THOROUGHLY ONCE IMMEDIATELY AFTER PLANTING AND TWICE DURING THE FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.

M. DO NOT WRAP TRUNK OF TREE.

N. THE CONTRACTOR SHALL MAINTAIN THE PLANTS FOR A MINIMUM OF 60 DAYS FOLLOWING INSTALLATION, OR LONGER IF CONTRACTED BY THE OWNER. BEFORE THE END OF THE 60-DAY PERIOD, THE CONTRACTOR SHALL PROVIDE A WRITTEN MAINTENANCE OUTLINE TO THE OWNERS AND THE CONTRACTOR SHALL BE AVAILABLE TO ANSWER QUESTIONS OR CONCERNS AT THAT TIME.

O. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A MINIMUM OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER/REP. THE CONTRACTOR SHALL REPLACE ANY DEAD MATERIALS AT HIS/HER OWN EXPENSE.

P. GRASS STRIP PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE, AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF-SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 4". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10-20-10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.

Q. SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES. MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS. THE SEED MIXTURE SHALL BE:

PROPORTION BY TYPE	WEIGHT	PUR.	GERM.
PALMER PERENNIAL RYEGRASS	20.0%	99%	90%
RANGER PERENNIAL RYEGRASS	20.0%	99%	90%
BARON KENTUCKY BLUEGRASS	30.0%	95%	85%
MERION KENTUCKY BLUEGRASS	30.0%	95%	85%
INERT MATERIALS 2.5% (MAXIMUM)			

R. SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A RATE OF 7 LBS. PER 1000 SQUARE FEET.

10.0 MONITORING WELL

A. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.

B. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.

C. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.

PROJECT:

APPLICANT:

CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

LEGEND

DRILL HOLE

STONE BOUND W/D.H.

CATCH BASIN

DOUBLE CATCH BASIN

DRAIN MANHOLE

SEWER MANHOLE

OUTLET STRUCTURE

UTILITY POLE

WETLAND FLAG

PROPOSED WATER GATE VALVE

EXISTING HYDRANT

PROPOSED HYDRANT

CURB

DRAIN LINE

GAS LINE

UTILITY LINE

SEWER LINE

WATER LINE

STONEWALL

TREE LINE

D.H.

S.B.

SMH

OS

UP

WF

X

D

G

UGU

S

W

D.H.

FND

ELEV.

EXIST.

FES

HOPE

INV.

N/F

O.C.

P.B.

P.G.

PL

RCP

TP.

TBM

N.T.S.

UP

WF

ABBREVIATIONS

APPROXIMATE

BOOK

BITUMINOUS

BITUMINOUS CONCRETE CURB

VERTICAL GRANITE CURB

CAPE COD BERM

CEMENT LINED DUCTILE IRON

IRON PIPE

DRILL HOLE

FOUND

ELEVATION

EXISTING

FLARED END SECTION

HIGH DENSITY POLYETHYLENE PIPE

INVERT

NOW OR FORMERLY

ON CENTER

PLAN BOOK

PAGE

PLAN

REINFORCED CONCRETE PIPE

TYPICAL

TEMPORARY BENCHMARK

NOT TO SCALE

UTILITY POLE

WETLAND FLAG

APPROX.

BK.

BIT.

BCC

VGC

CCB

CLDI

I.P.

D.H.

FND

ELEV.

EXIST.

FES

HOPE

INV.

N/F

O.C.

P.B.

P.G.

PL

RCP

TP.

TBM

N.T.S.

UP

WF

REVISIONS

NO.

DATE

DESCRIPTION

GRAPHIC SCALE

SHEET TITLE

LEGEND,  
ABBREVIATIONS &  
GENERAL NOTES

SEAL

RICHARD M. MARVILLE  
CIVIL  
28323

4/13/19

DES BY: TRB, RUF

DATE: APR. 18, 2019

CHK BY: RMM, BJA

PROJ. NO. 2019-049

C-1.1

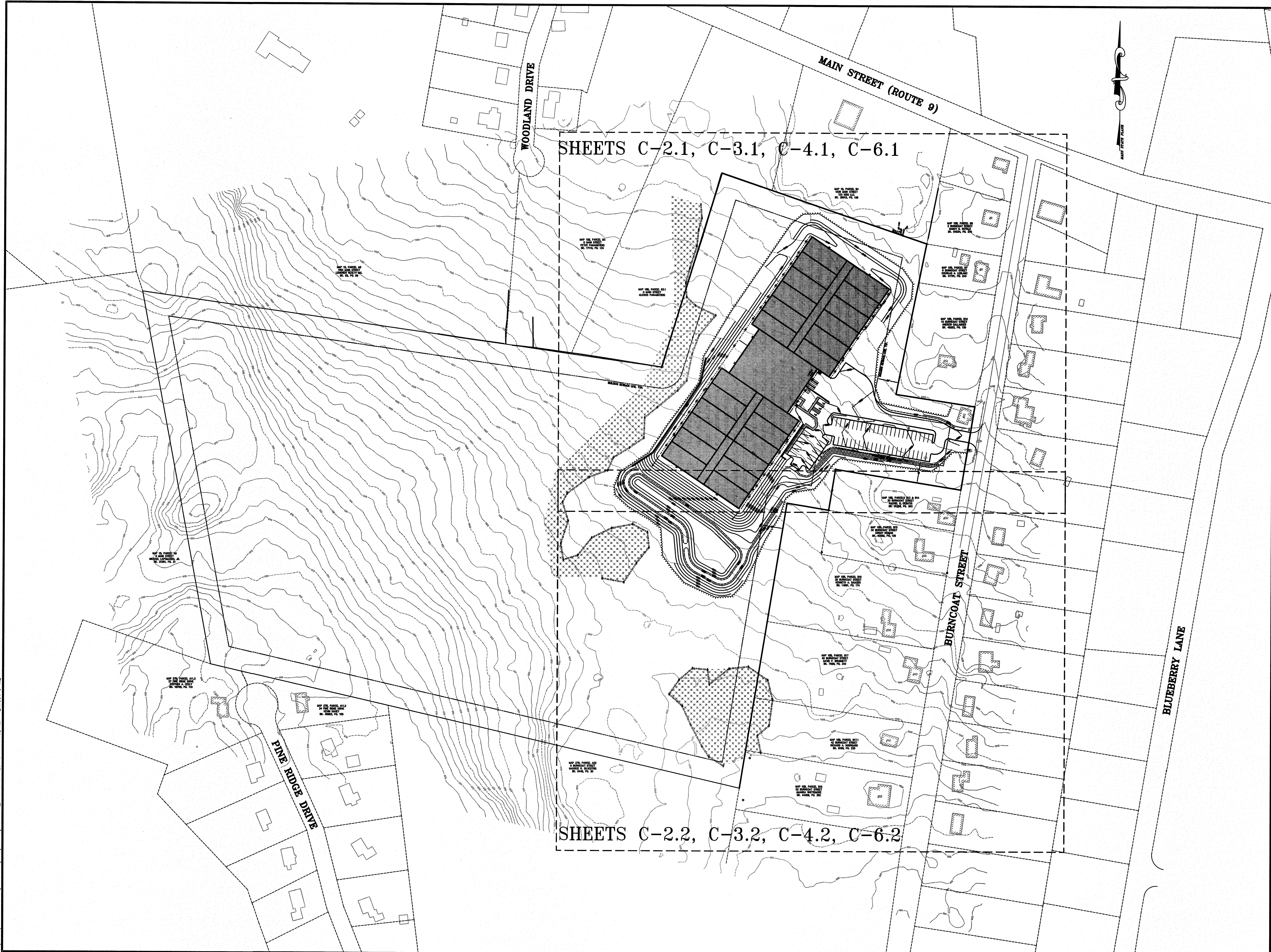
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500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT:

CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

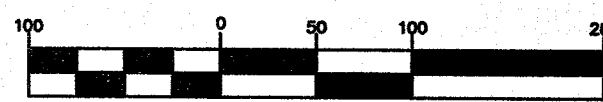
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NO.	DATE	DESCRIPTION

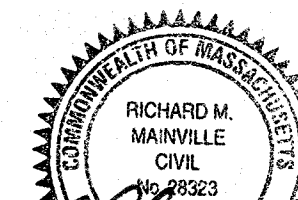
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 feet

SHEET TITLE

INDEX PLAN



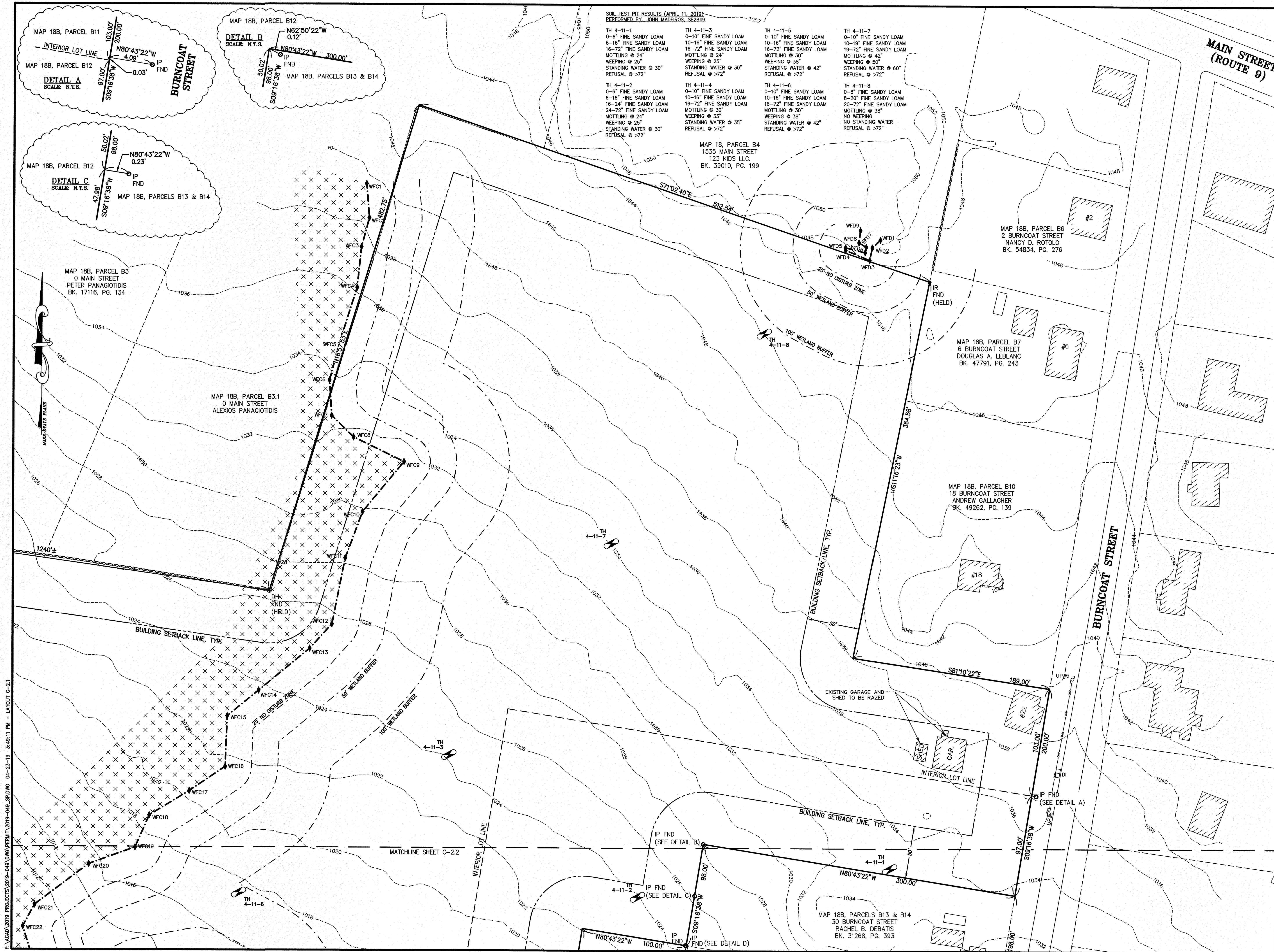
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CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

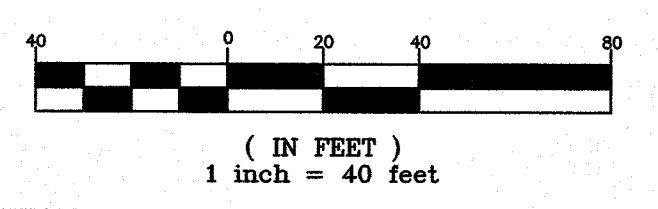
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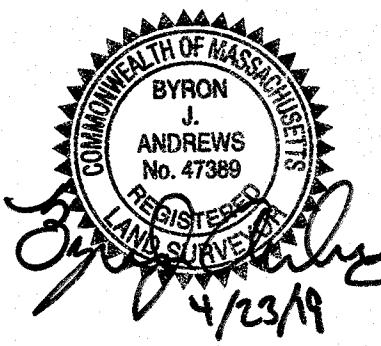
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SHEET TITLE

EXISTING  
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SHEET 1 OF 2

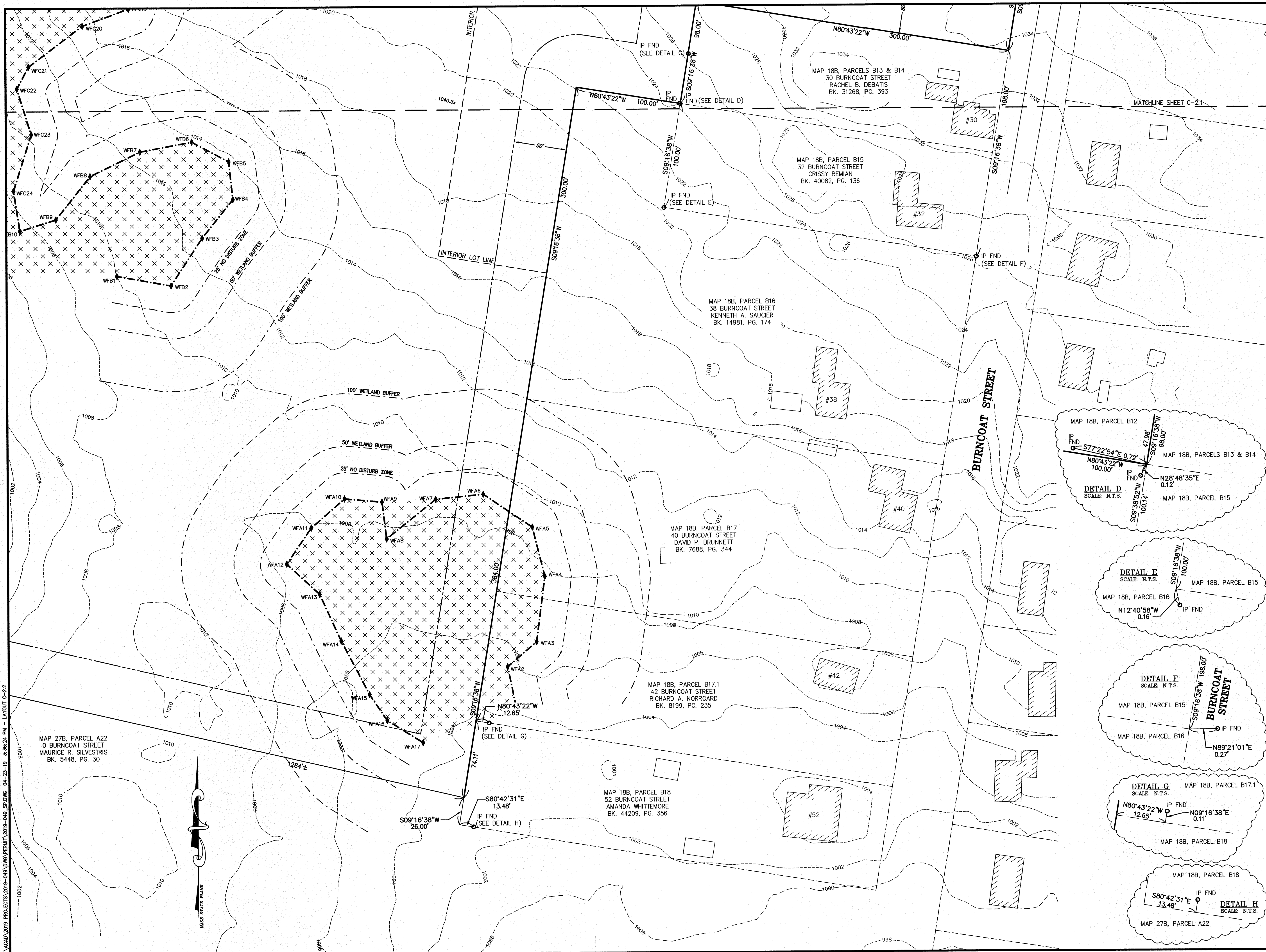


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PLAN NO. L-5821

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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

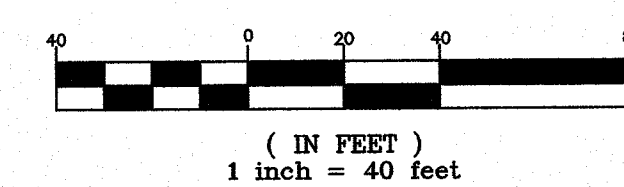
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APPLICANT:

REVISIONS

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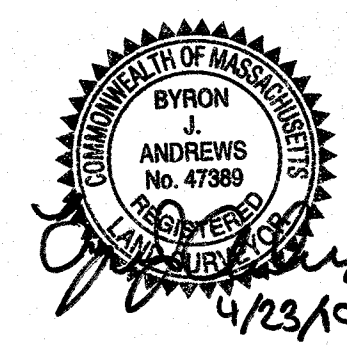
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SHEET TITLE

EXISTING  
CONDITIONS PLAN

SHEET 2 OF 2



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C-2.2

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**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. STORIES: 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= 1,604 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

**ASE**

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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

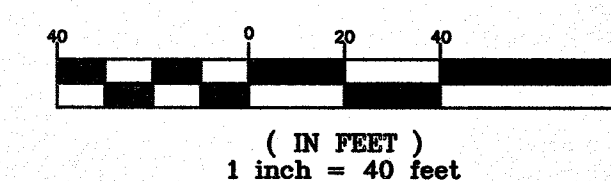
APPLICANT:

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P.O. BOX 245  
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NO.	DATE	DESCRIPTION

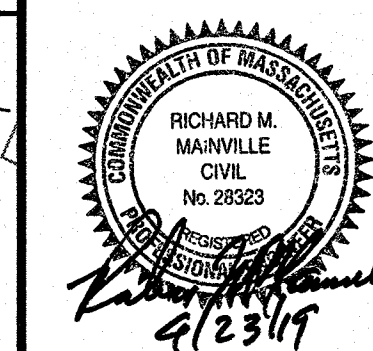
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SHEET TITLE

LAYOUT &  
MATERIALS PLAN

SHEET 1 OF 2

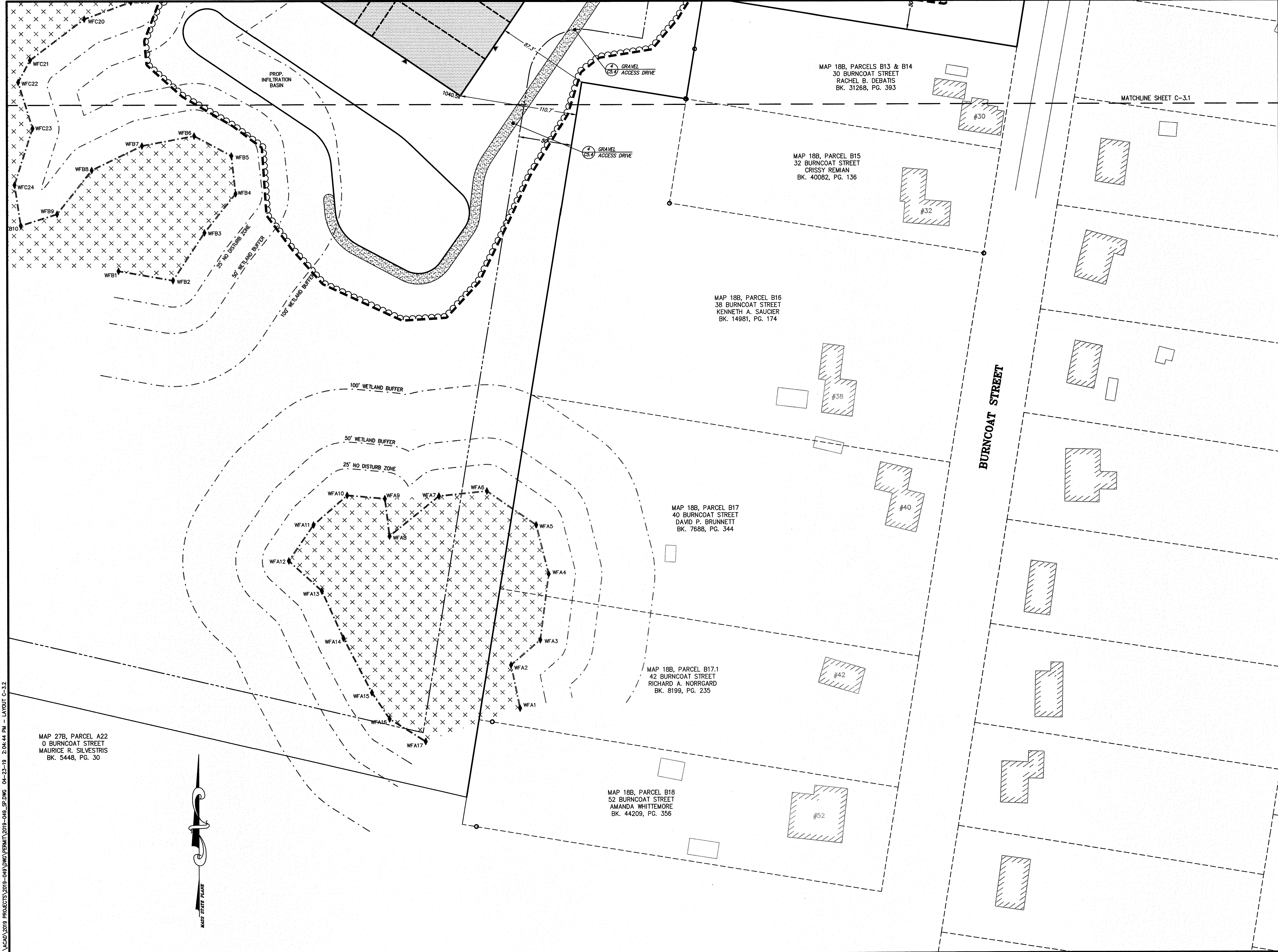


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C-3.1

PLAN NO. L-5821





MAP 27B, PARCEL A22  
0 BURNCOAT STREET  
MAURICE R. SILVESTRIS  
BK. 5448, PG. 30



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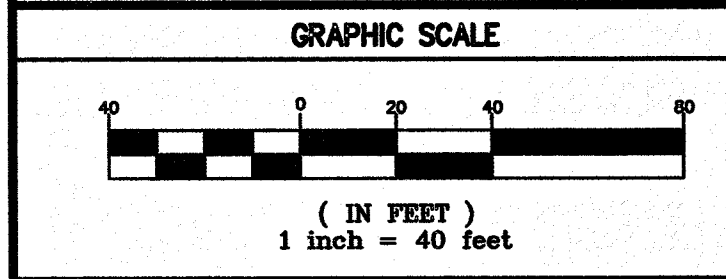
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APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

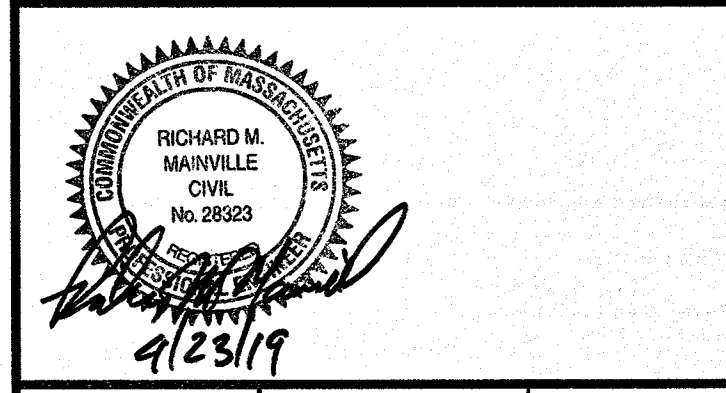
BEING A MAJORITY DATE:

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

REVISIONS		
NO.	DATE	DESCRIPTION



SHEET TITLE  
**LAYOUT &  
MATERIALS PLAN**  
**SHEET 2 OF 2**



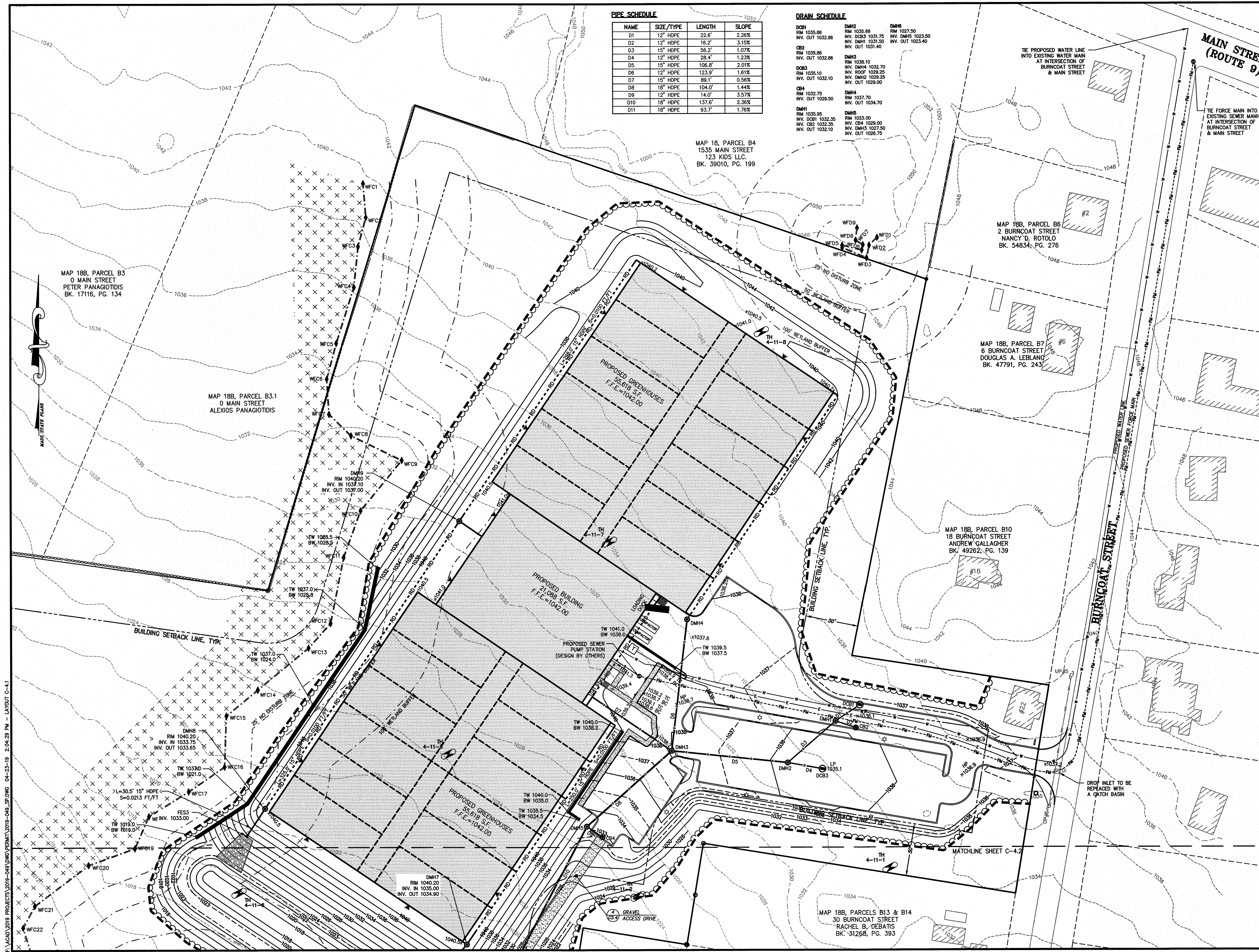
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**C-3.2**

PLAN NO. L-5821

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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	106.6'	2.01%	
D6	12" HDPE	123.9'	1.61%	
D7	15" HDPE	89.1'	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				
DMH1	RM 1035.86	INV. OUT 1032.86	DMH2	RM 1035.66
DMH3	RM 1035.86	INV. OUT 1032.86	DMH4	RM 1037.70
DMH5	RM 1035.10	INV. OUT 1029.00	DMH6	RM 1027.50
DMH7	RM 1032.75	INV. OUT 1029.50	DMH8	RM 1033.00
DMH9	RM 1035.95	INV. OUT 1032.35	DMH10	RM 1033.00
DMH11	RM 1035.95	INV. OUT 1032.35	DMH12	RM 1033.00
DMH13	RM 1035.95	INV. OUT 1032.35	DMH14	RM 1033.00
DMH15	RM 1035.95	INV. OUT 1032.35	DMH16	RM 1033.00
DMH17	RM 1035.95	INV. OUT 1032.35	DMH18	RM 1033.00
DMH19	RM 1035.95	INV. OUT 1032.35	DMH20	RM 1033.00
DMH21	RM 1035.95	INV. OUT 1032.35	DMH22	RM 1033.00
DMH23	RM 1035.95	INV. OUT 1032.35	DMH24	RM 1033.00
DMH25	RM 1035.95	INV. OUT 1032.35	DMH26	RM 1033.00
DMH27	RM 1035.95	INV. OUT 1032.35	DMH28	RM 1033.00
DMH29	RM 1035.95	INV. OUT 1032.35	DMH30	RM 1033.00
DMH31	RM 1035.95	INV. OUT 1032.35	DMH32	RM 1033.00
DMH33	RM 1035.95	INV. OUT 1032.35	DMH34	RM 1033.00
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DMH37	RM 1035.95	INV. OUT 1032.35	DMH38	RM 1033.00
DMH39	RM 1035.95	INV. OUT 1032.35	DMH40	RM 1033.00
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DMH51	RM 1035.95	INV. OUT 1032.35	DMH52	RM 1033.00
DMH53	RM 1035.95	INV. OUT 1032.35	DMH54	RM 1033.00
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DMH61	RM 1035.95	INV. OUT 1032.35	DMH62	RM 1033.00
DMH63	RM 1035.95	INV. OUT 1032.35	DMH64	RM 1033.00
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DMH85	RM 1035.95	INV. OUT 1032.35	DMH86	RM 1033.00
DMH87	RM 1035.95	INV. OUT 1032.35	DMH88	RM 1033.00
DMH89	RM 1035.95	INV. OUT 1032.35	DMH90	RM 1033.00
DMH91	RM 1035.95	INV. OUT 1032.35	DMH92	RM 1033.00
DMH93	RM 1035.95	INV. OUT 1032.35	DMH94	RM 1033.00
DMH95	RM 1035.95	INV. OUT 1032.35	DMH96	RM 1033.00
DMH97	RM 1035.95	INV. OUT 1032.35	DMH98	RM 1033.00
DMH99	RM 1035.95	INV. OUT 1032.35	DMH100	RM 1033.00

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. DEBATHIS  
BK. 31268, PG. 393



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APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

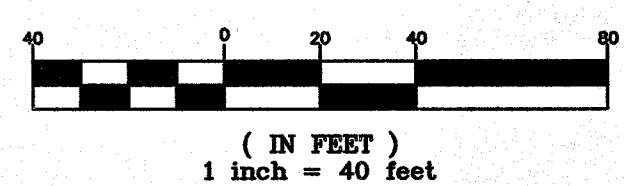
PROJECT:  
CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

REVISIONS

NO.	DATE	DESCRIPTION

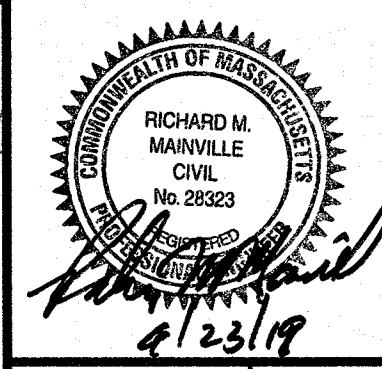
GRAPHIC SCALE



SHEET TITLE

GRADING, DRAINAGE  
& UTILITY PLAN

SHEET 1 OF 2



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

C-4.1





**500 East Washington Street  
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TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY      DATE:

CULTIVATE HOLDINGS LLC  
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LEICESTER, MA 01524

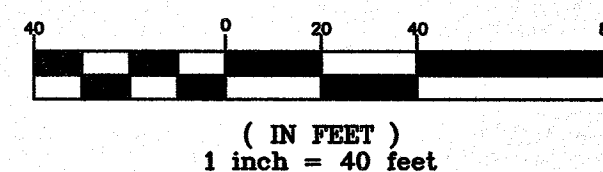
**PROJECT:**

**APPLICANT:**

## REVISIONS

REVENUE		
NO.	DATE	DESCRIPTION

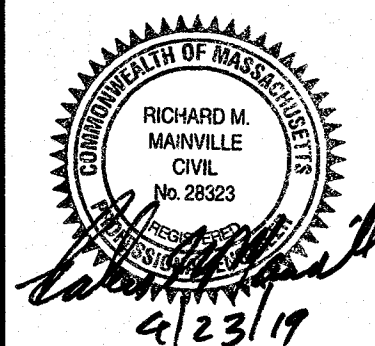
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SHEET TITLE

## GRADING, DRAINAGE & UTILITY PLAN

**SHEET 2 OF 2**

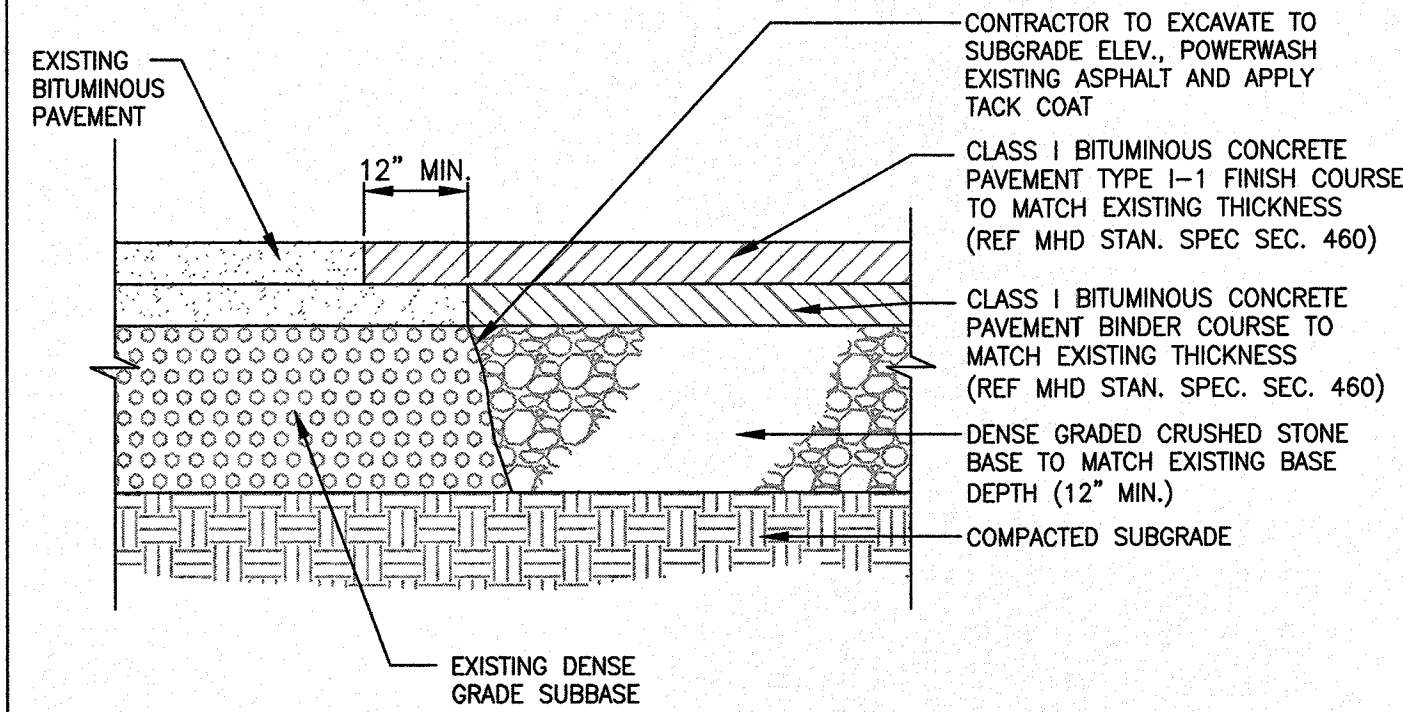


DES BY: TRB, RJF	DATE: APR. 18, 2019
CHK BY: RMM, BJA	PROJ. NO. 2019-049

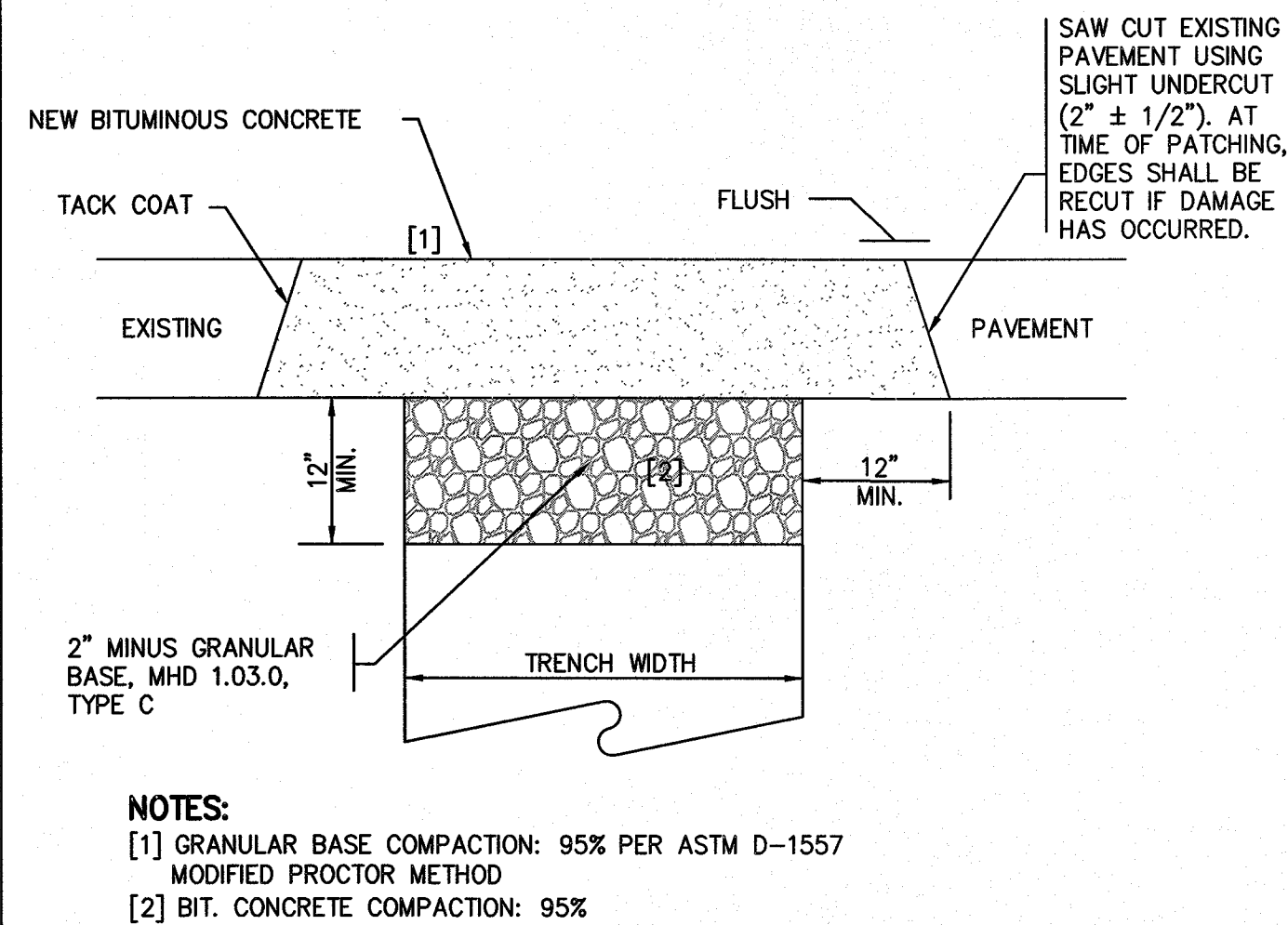
**C-4.2**

PLAN NO. L-5821

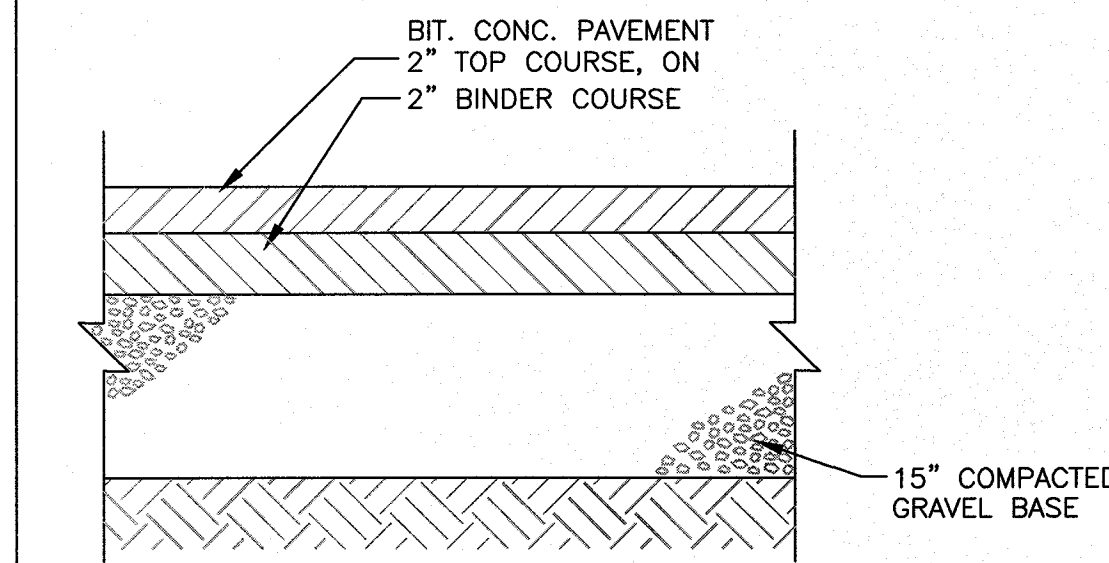




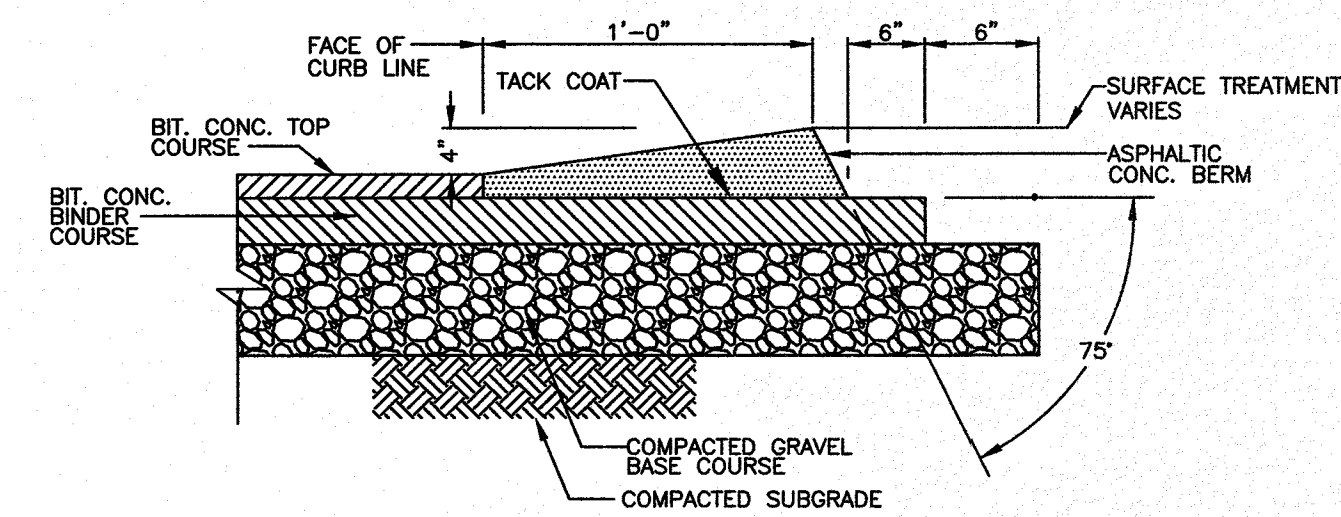
**1 PAVEMENT JOINTING**  
SCALE: N.T.S.



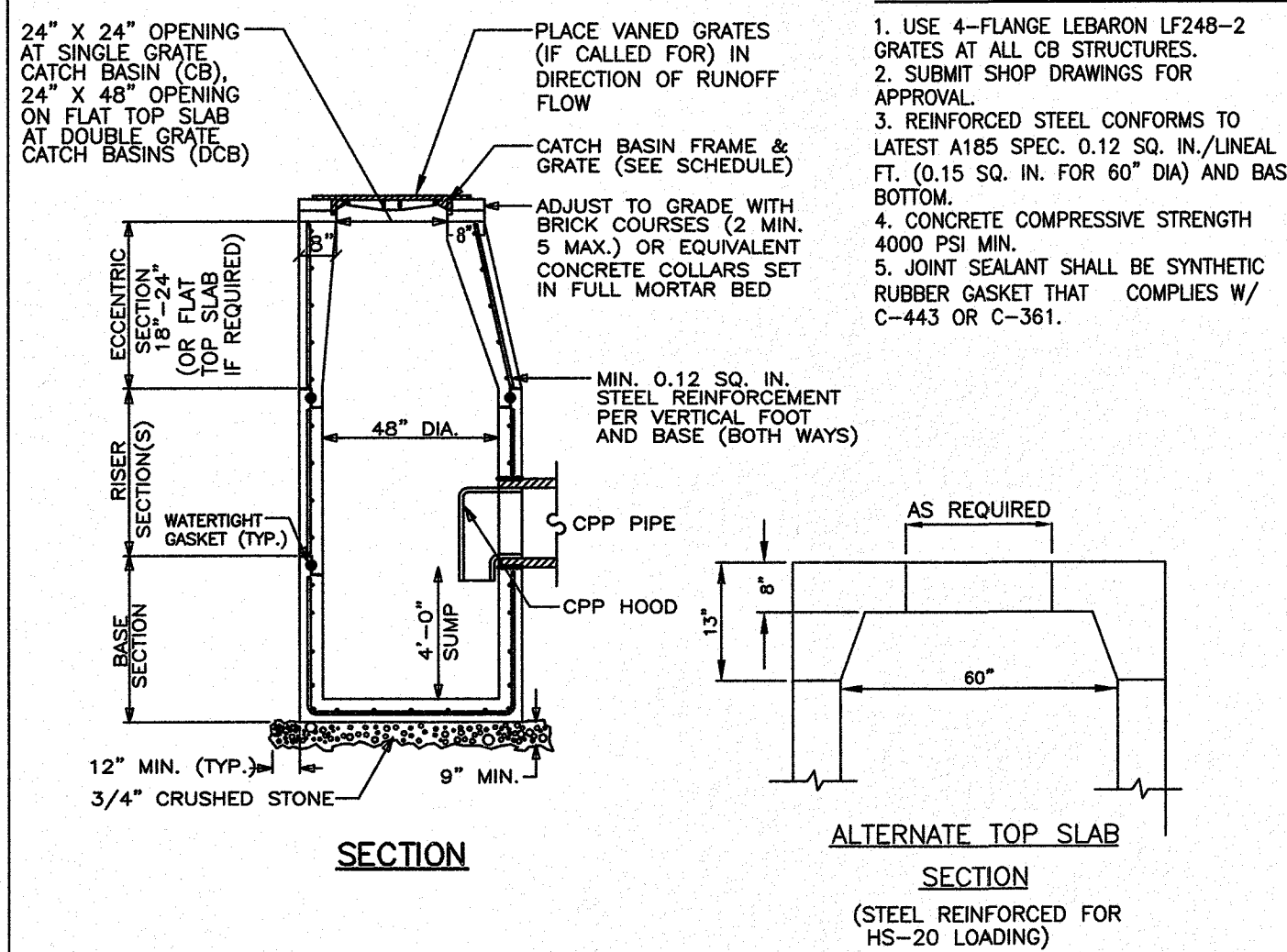
**2 TRENCH PATCH**  
SCALE: N.T.S.



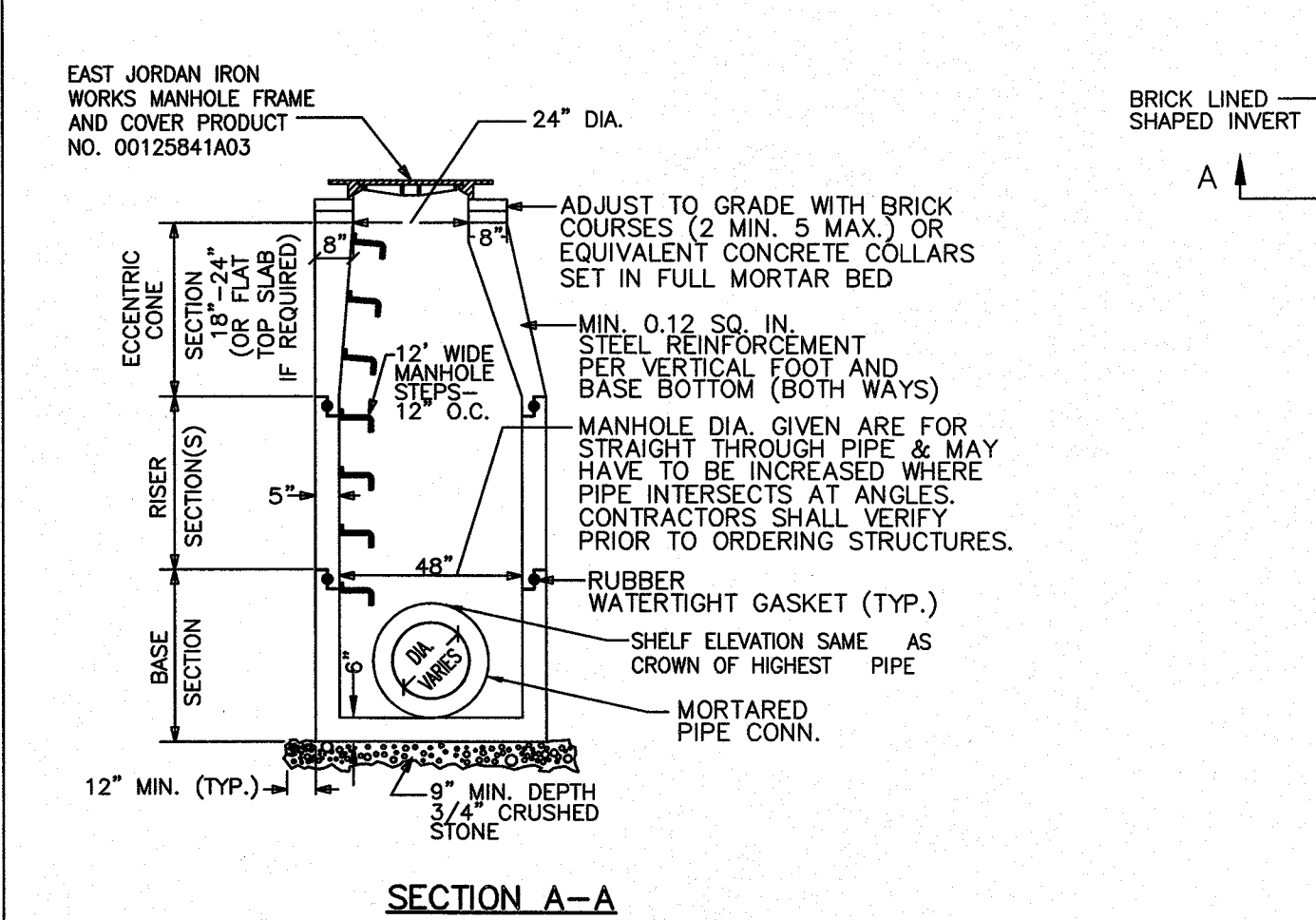
**3 BITUMINOUS CONCRETE PAVEMENT**  
SCALE: N.T.S.



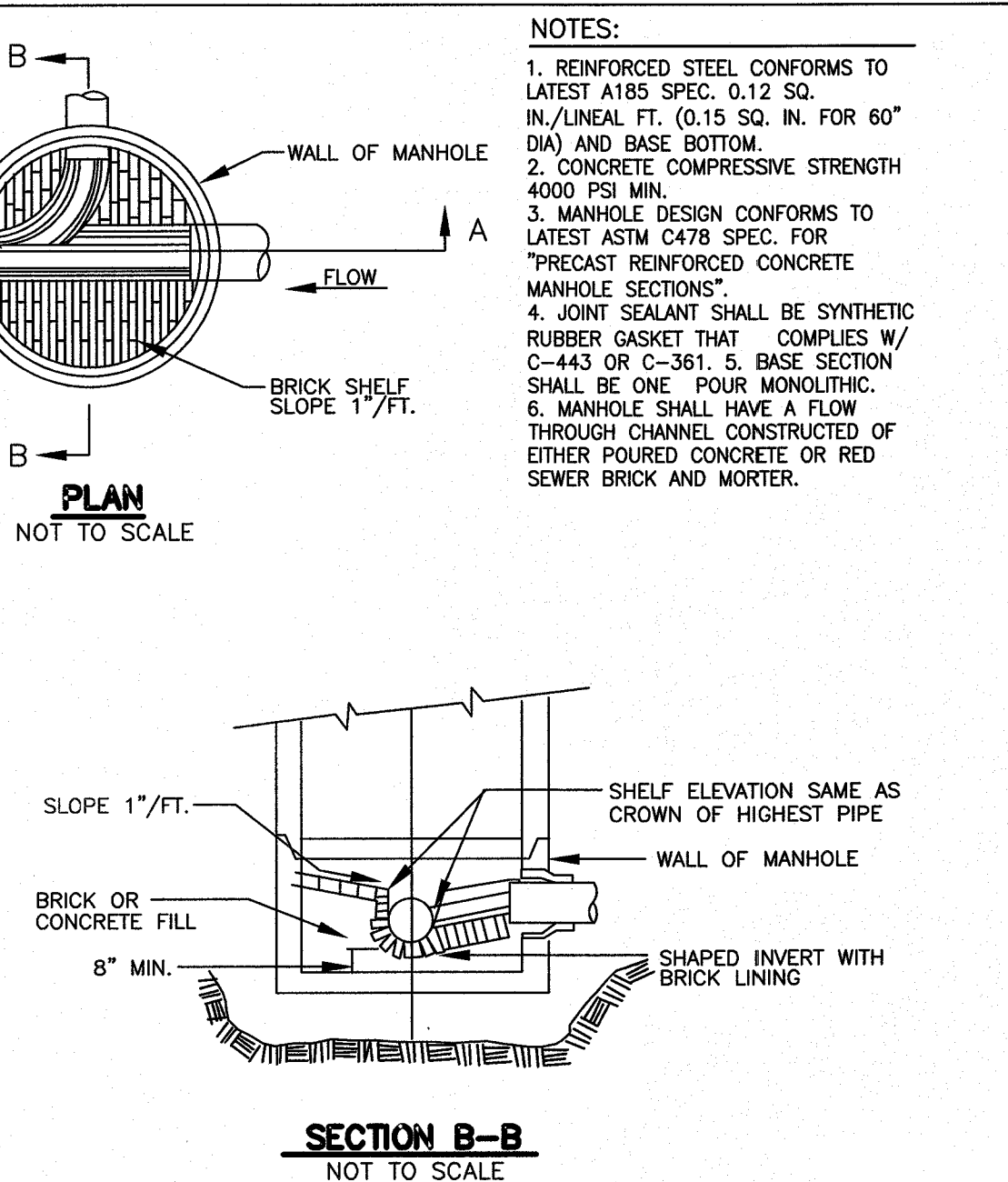
**4 MODIFIED ASPHALTIC CAPE COD BERM (CCB)**  
SCALE: N.T.S.



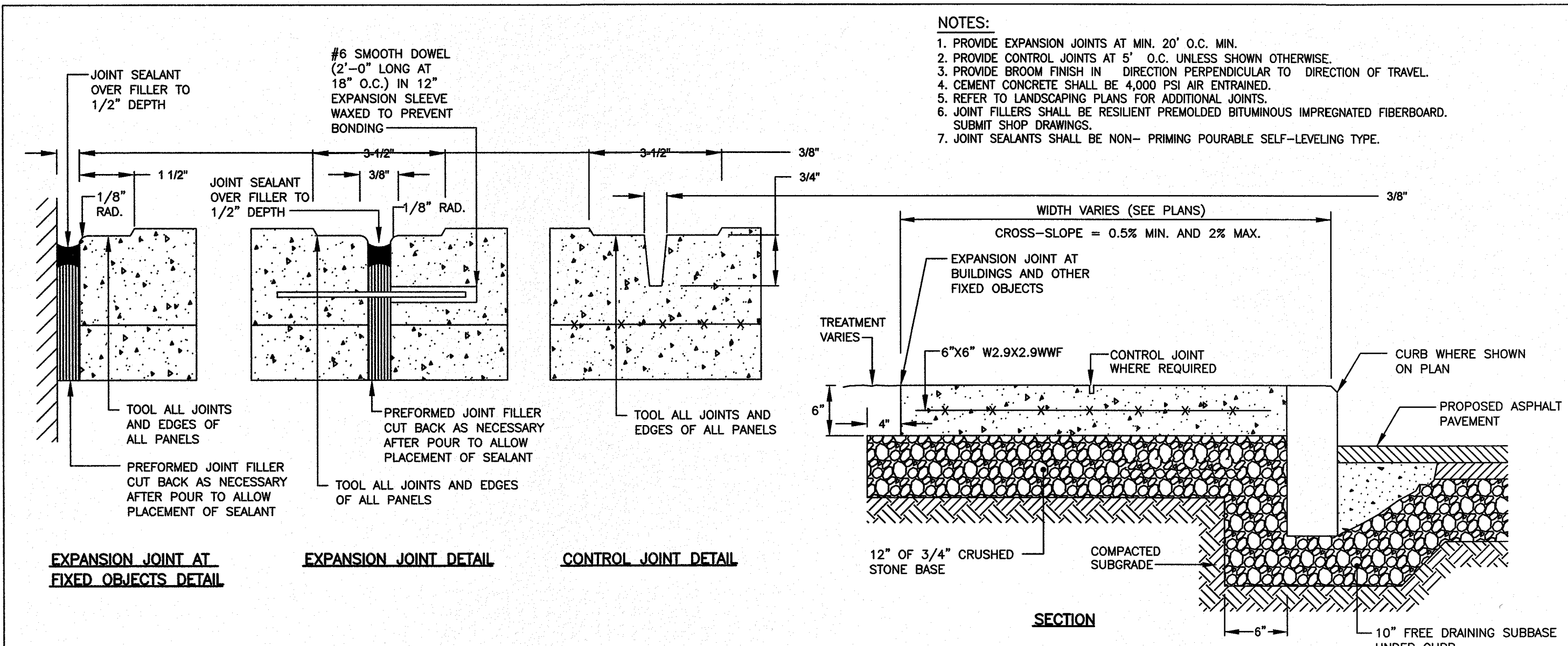
**5 PRECAST CONCRETE SINGLE GRATE (CB) CATCH BASIN & DOUBLE GRATE (DCB) DEEP SUMP CATCH BASIN**  
SCALE: N.T.S.



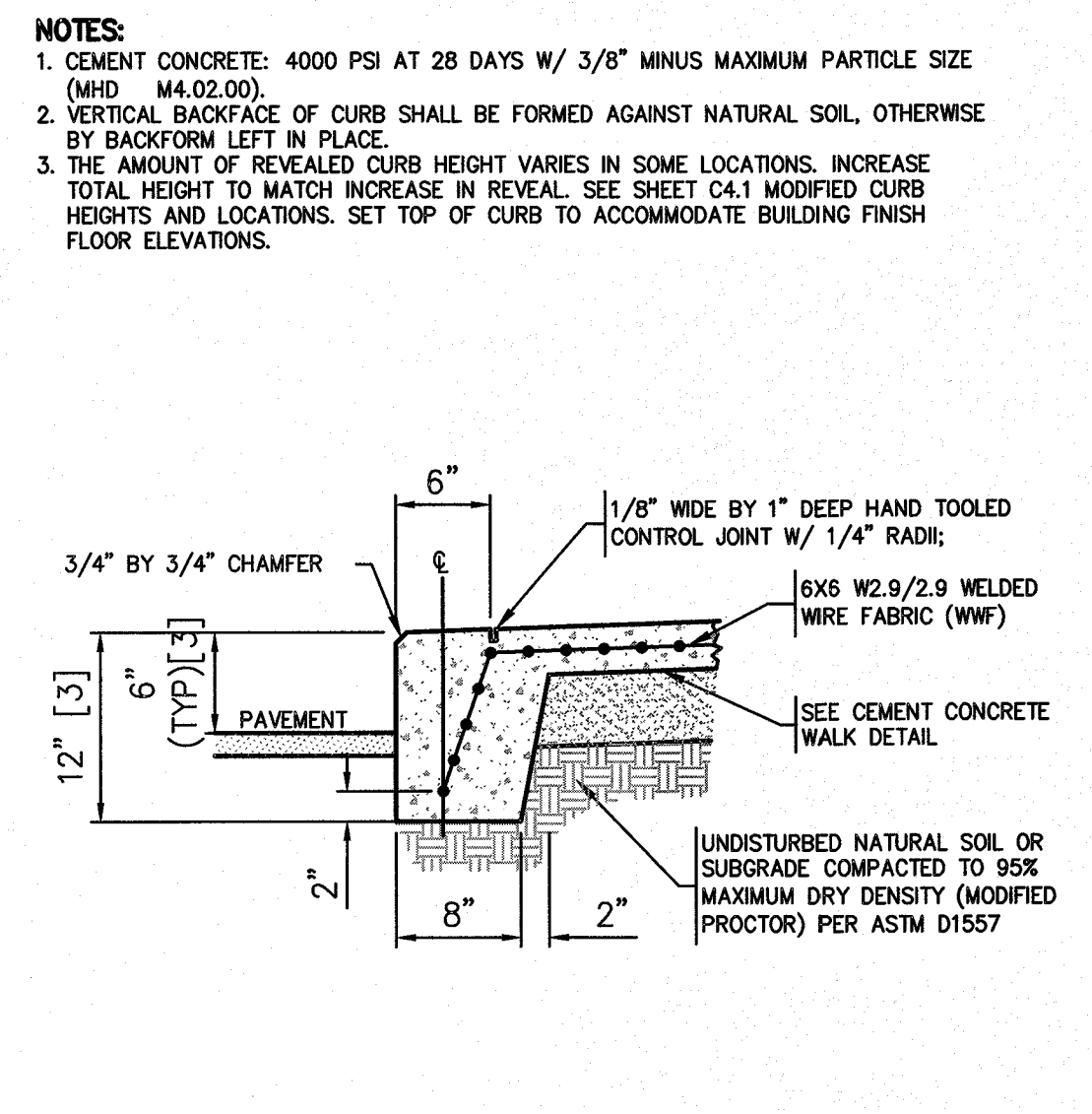
**6 TYPICAL PRECAST CONCRETE 48" DIAMETER DRAIN MANHOLE (DMH) FOR PIPE DIAMETERS 24" OR LESS**  
SCALE: N.T.S.



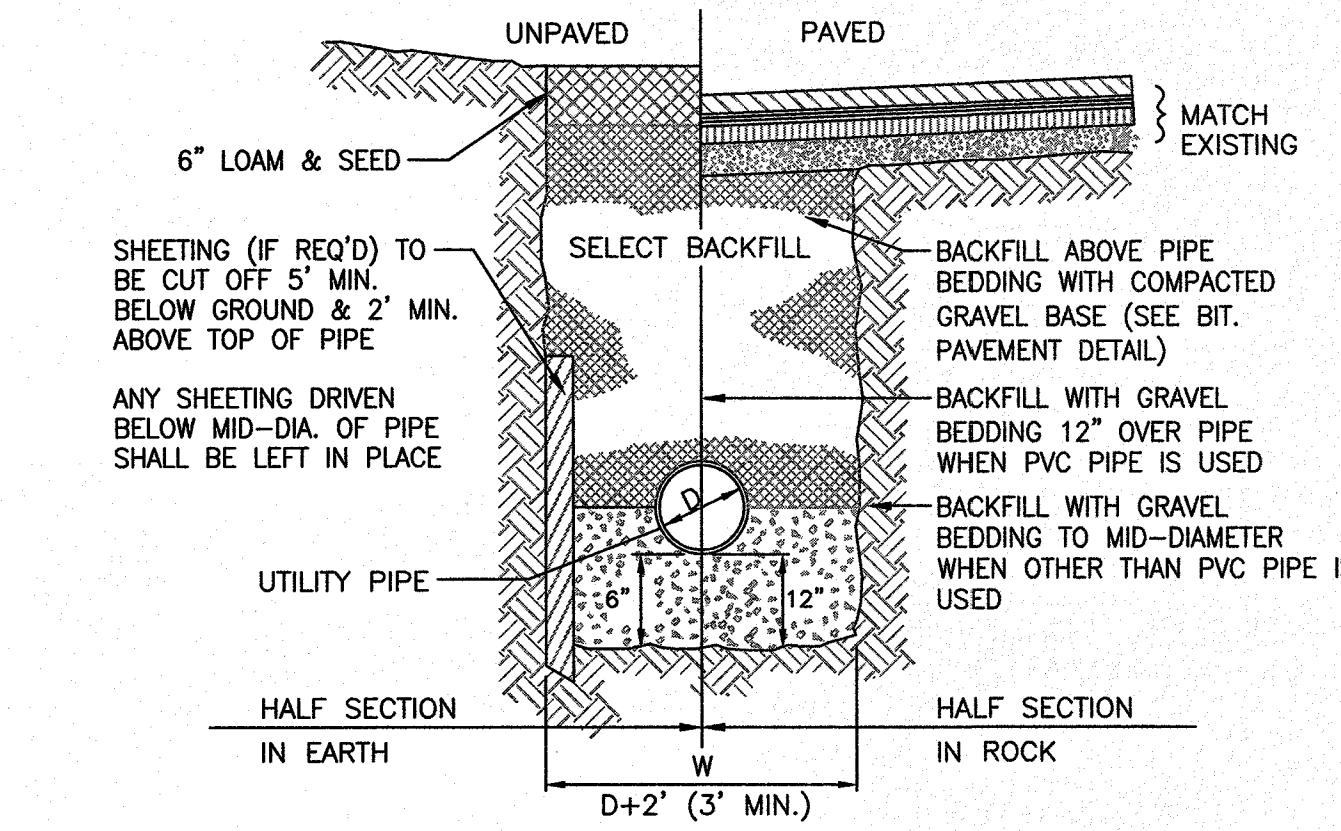
**7 VERTICAL PRECAST CONCRETE CURB (PCC)**  
SCALE: N.T.S.



**8 CEMENT CONCRETE SIDEWALK**  
SCALE: N.T.S.



**9 MONOLITHIC CEMENT CONCRETE CURB**  
SCALE: N.T.S.



**10 TYPICAL UTILITY TRENCH**  
SCALE: N.T.S.



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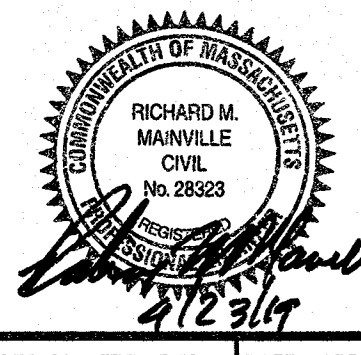
CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

PROJECT: CULTIVATE BURNCOAT  
APPLICANT: CULTIVATE HOLDINGS LLC

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE  
**CONSTRUCTION DETAILS**  
SHEET 1 OF 5



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

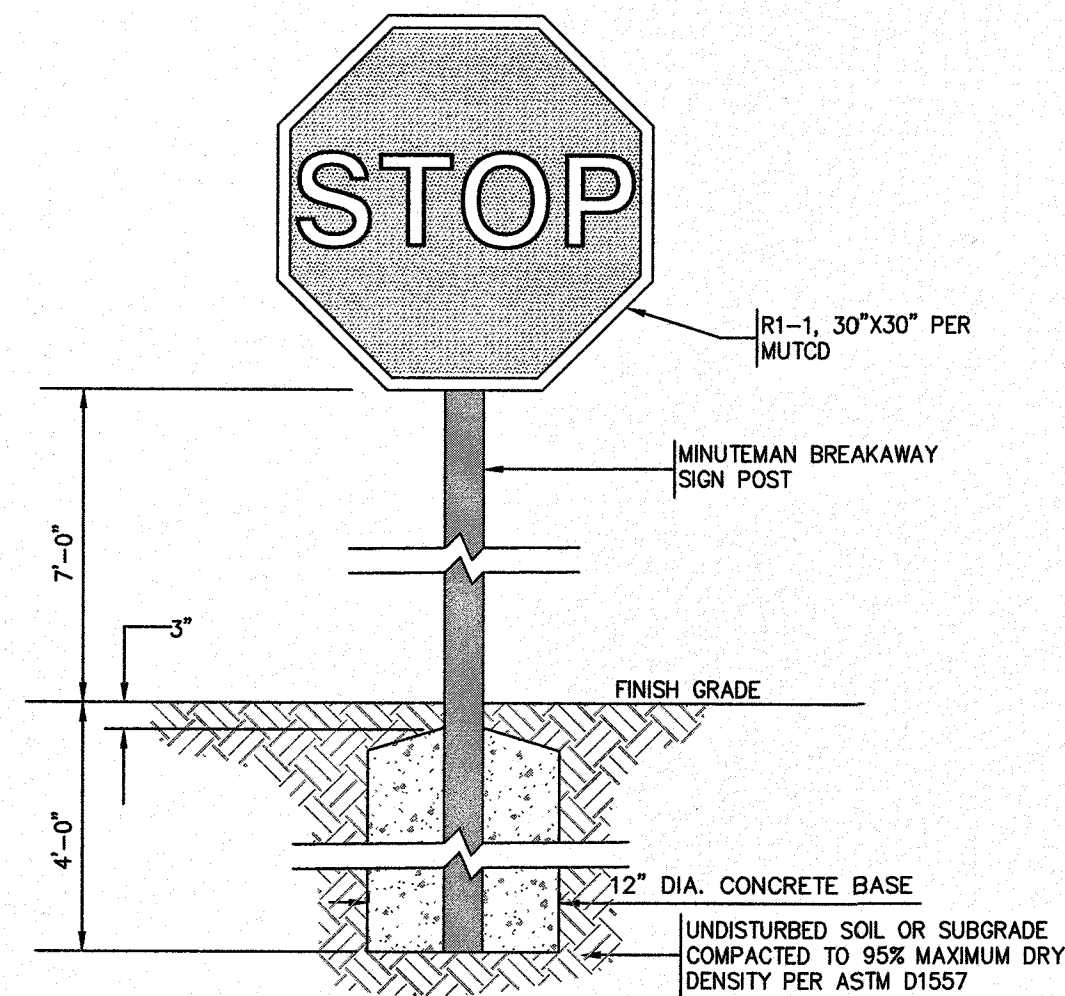
C-5.1

PLAN NO. L-5821

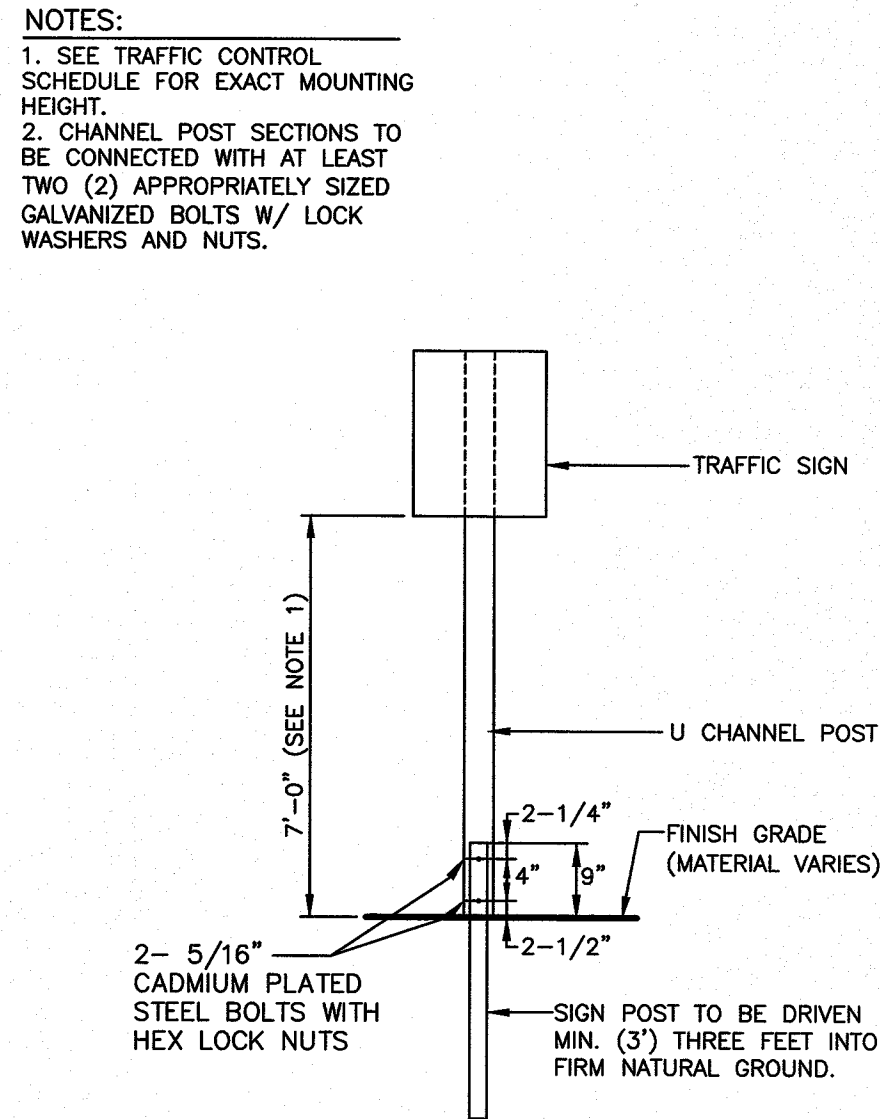
FILE: \\MAPS\2019 PROJECTS\2019-049 CULTIVATE BURNCOAT.dwg, PLOTTED: 04-23-19 11:40:05 AM - LAYOUT C-5.1

2019 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC.

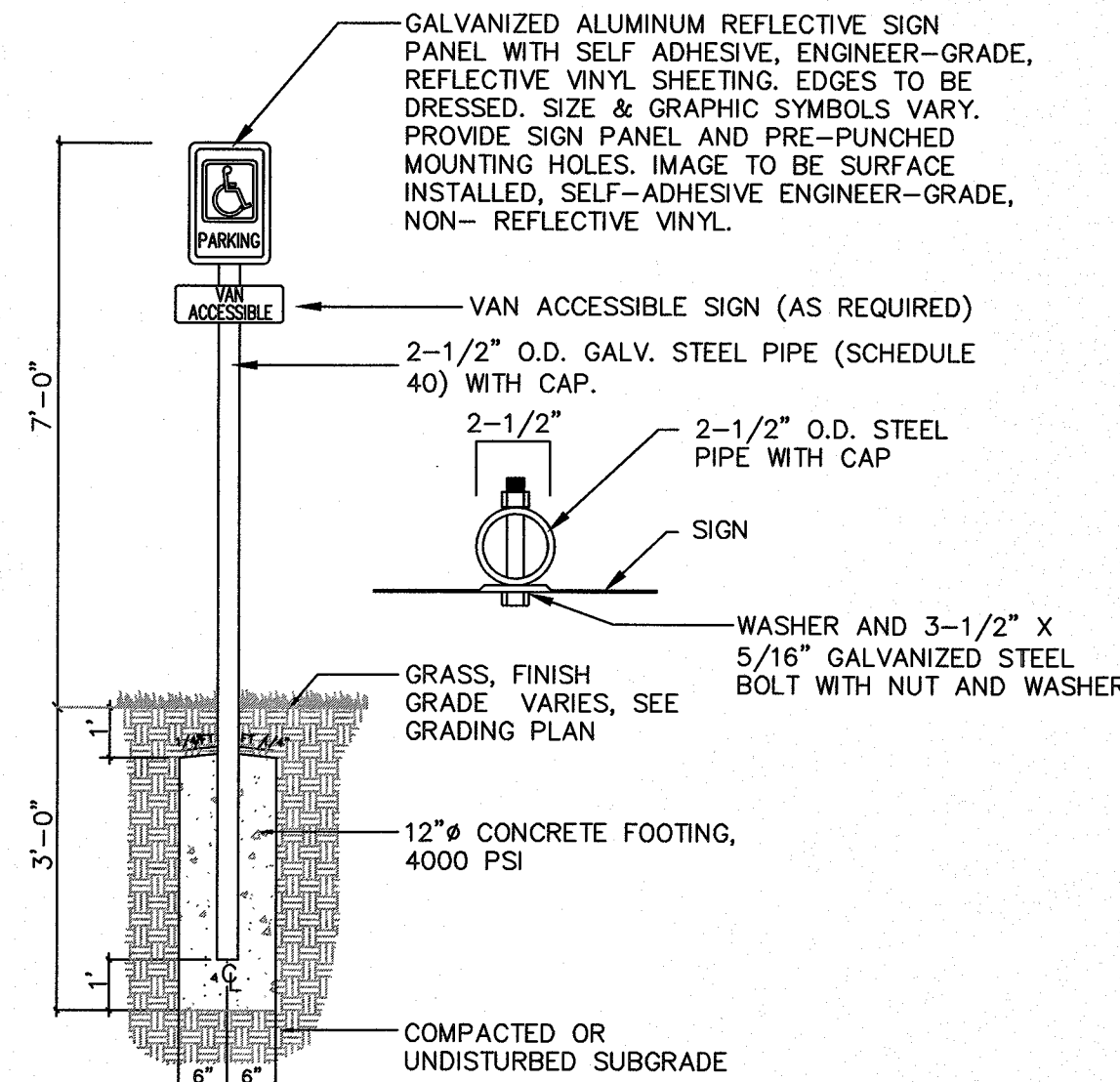




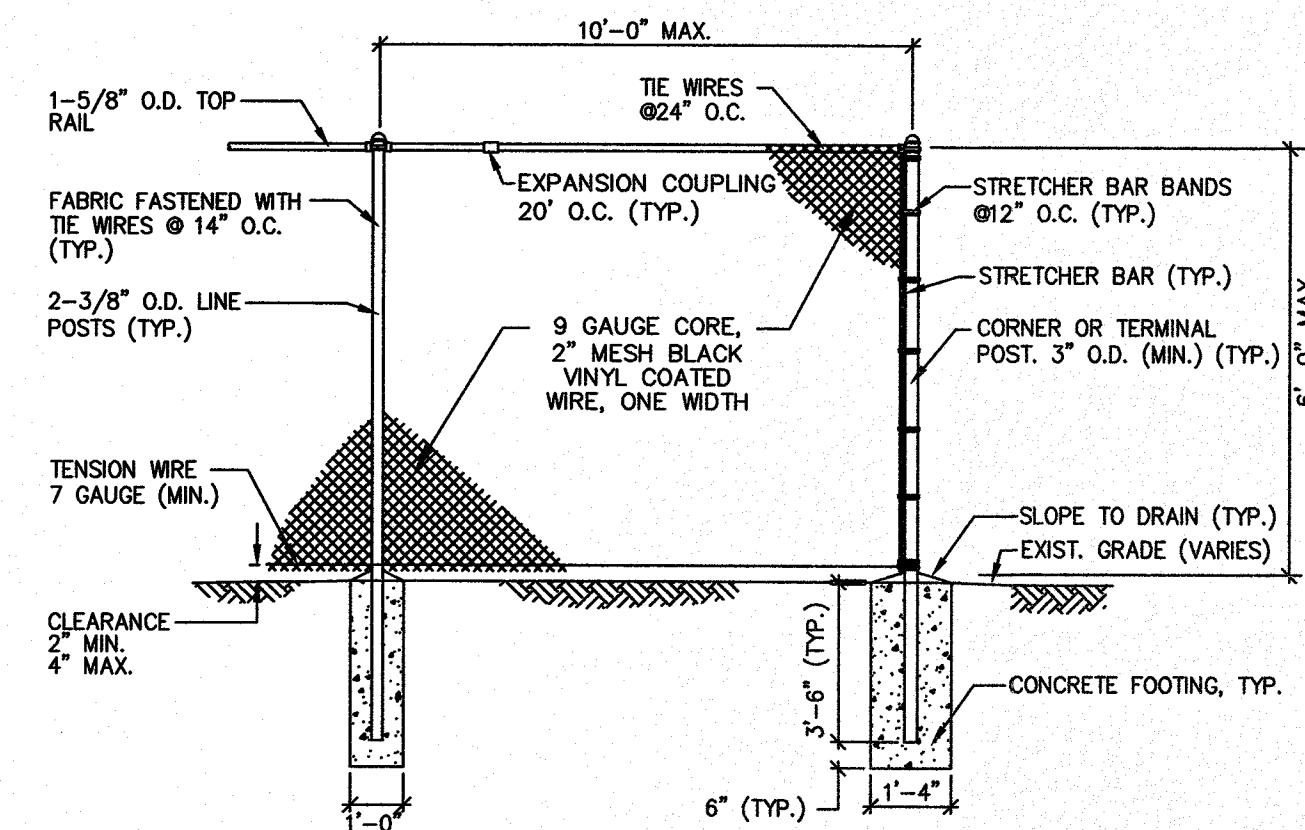
**1 STOP SIGN**  
SCALE: N.T.S.



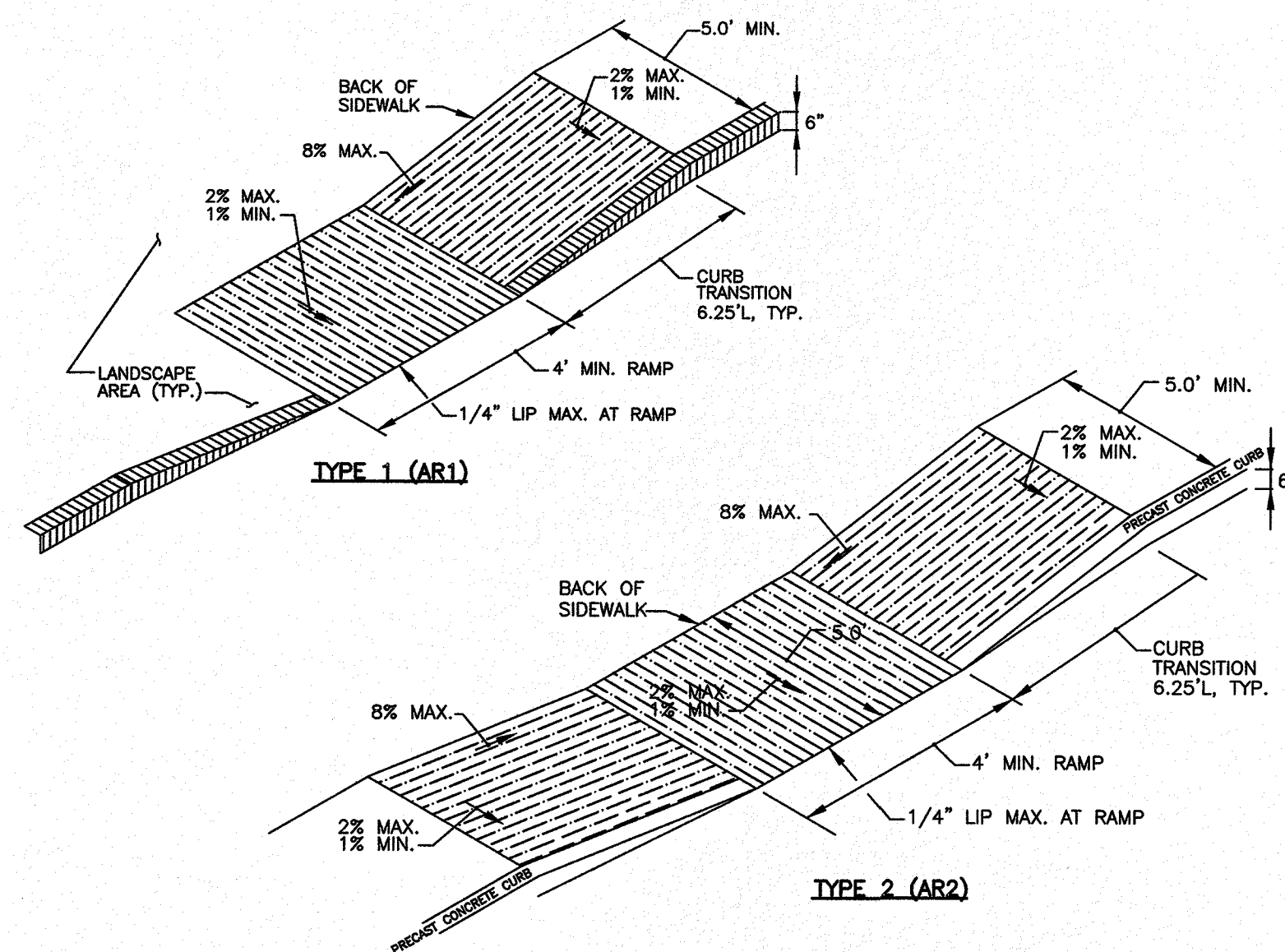
**2 TYPICAL BREAKAWAY SIGN POST**  
SCALE: N.T.S.



**3 HANDICAP SIGN**  
SCALE: N.T.S.

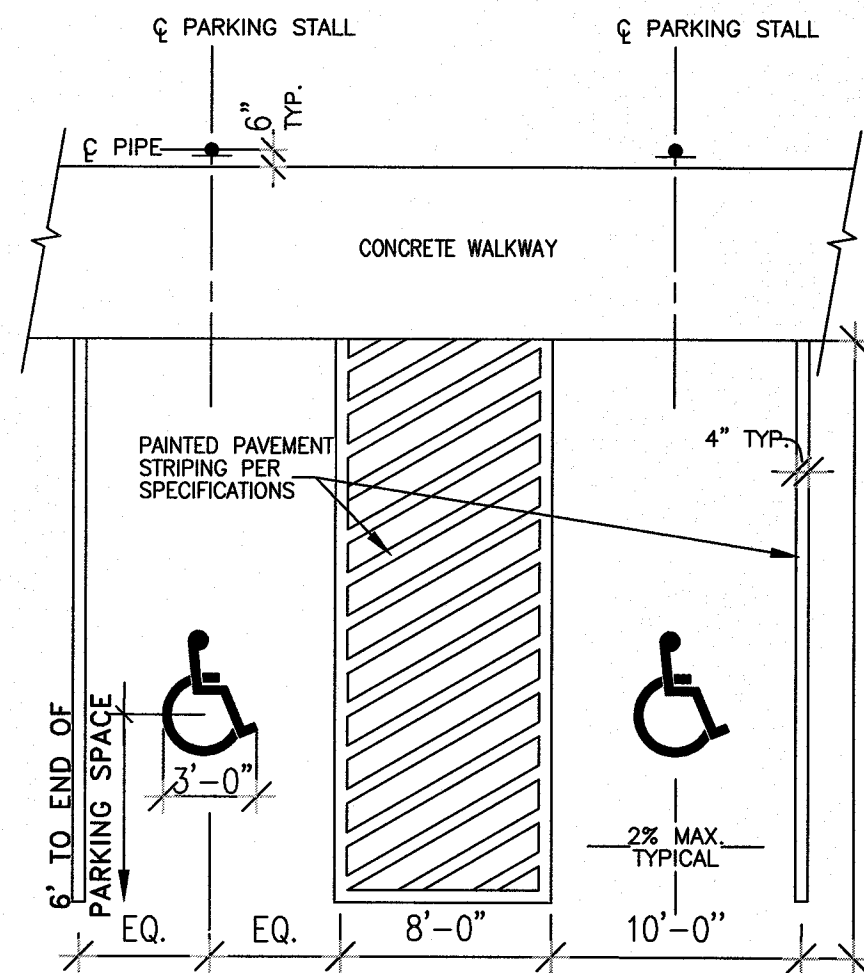


**4 CHAIN LINK FENCE (CLF)**  
SCALE: N.T.S.

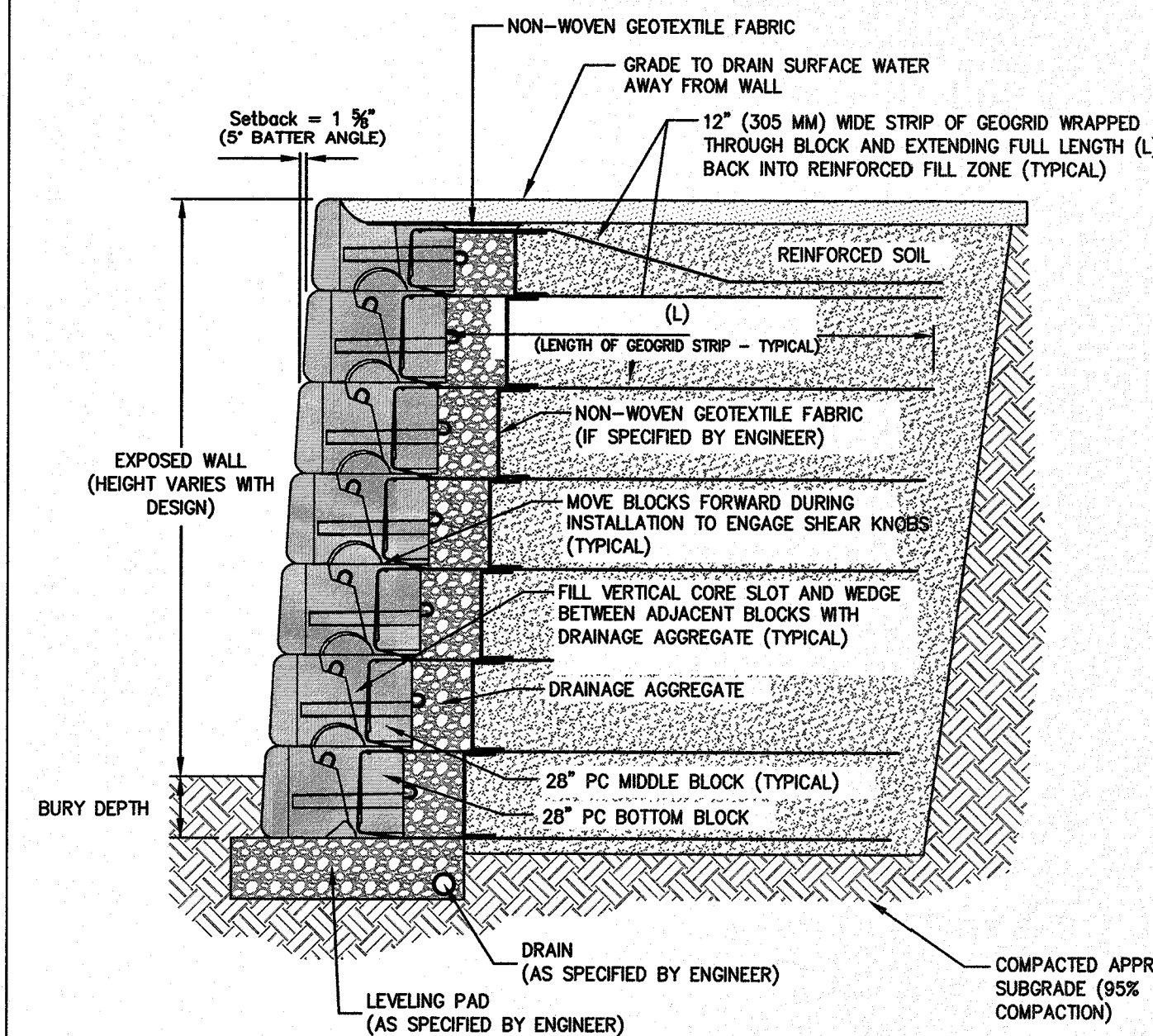


**5 ACCESSIBLE CURB RAMPS (AR)**  
SCALE: N.T.S.

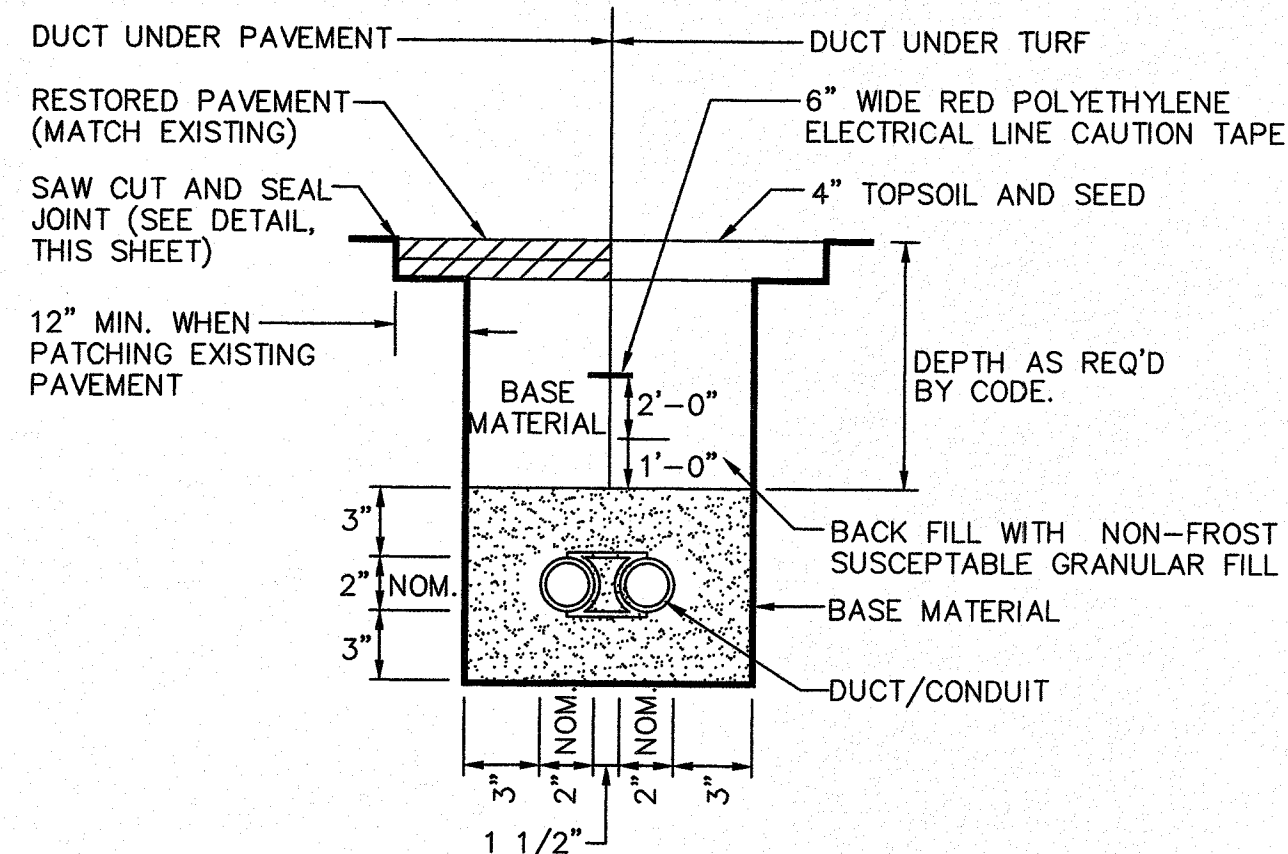
- NOTES:
1. SEE PLANS FOR CURB TYPE.
  2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF JANUARY 1992.
  3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
  4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES, EXCLUDING CURB RAMPS SHALL BE 5%.
  5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
  6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTES (I.E., TREE WELLS, HYDRANTS, UTILITY POLES, SIGNS, ETC.).
  7. GRADE BASE OF RAMP TO PREVENT PONDING.
  8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
  9. 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.
  10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
  11. ALL RAMPS SHALL BE CEMENT CONCRETE WITH ROUGHENED NON-SLIP SURFACE.



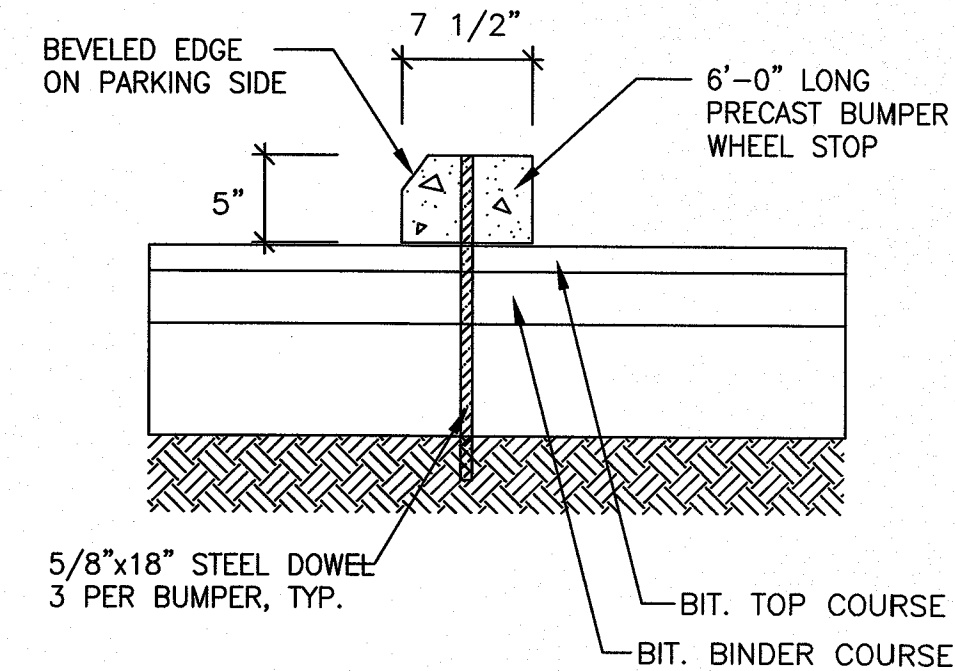
**6 HANDICAP PARKING SPACE**  
SCALE: N.T.S.



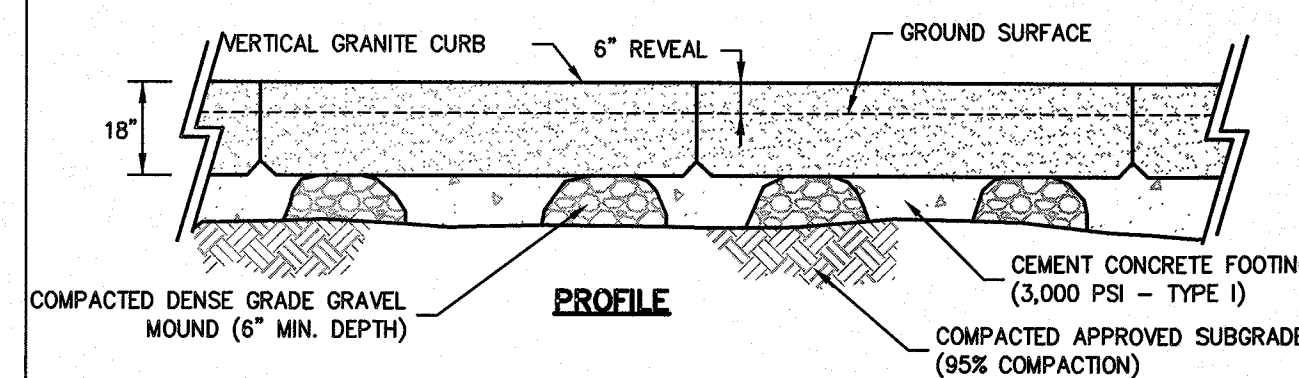
**7 BLOCK RETAINING WALL**  
SCALE: N.T.S.



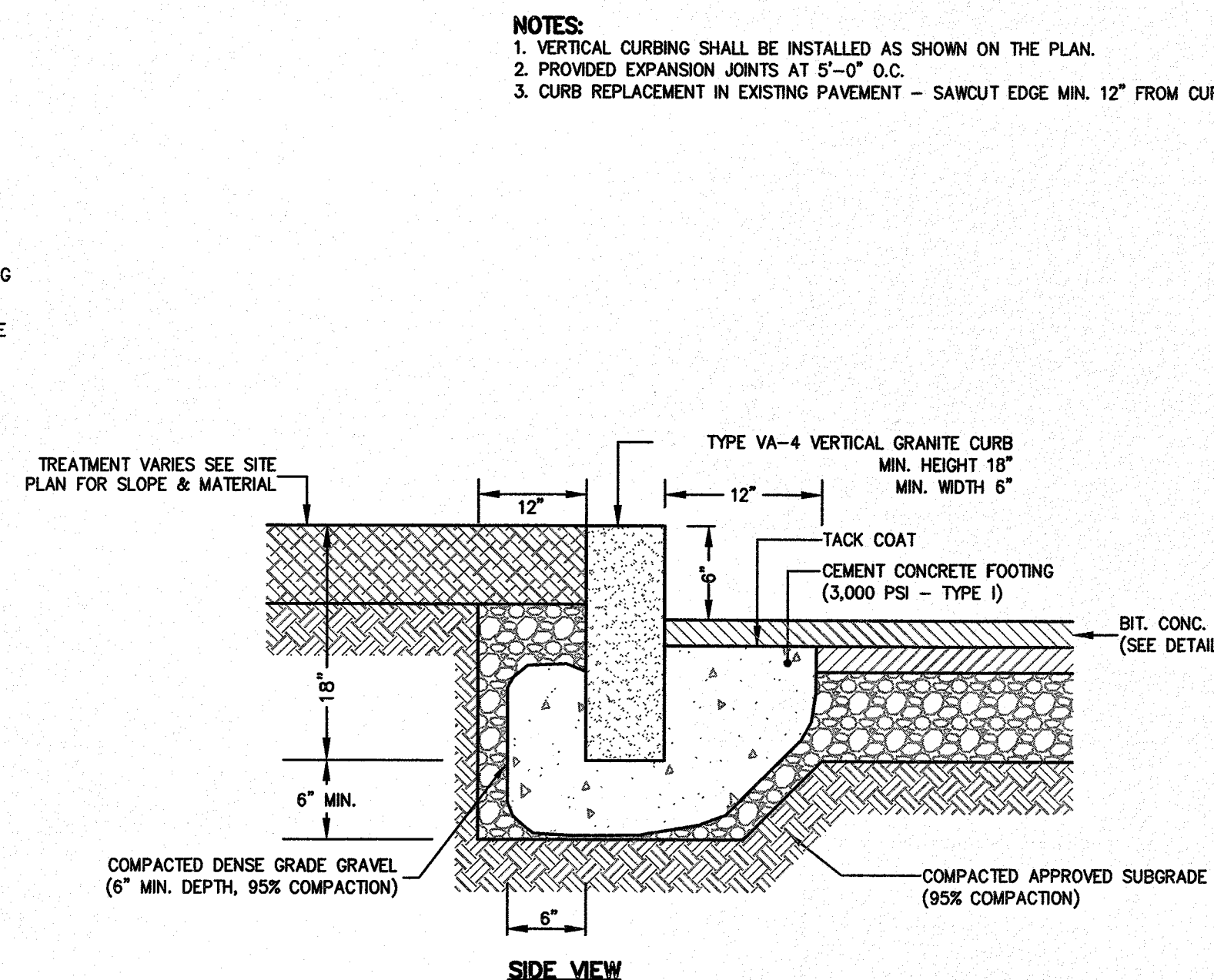
**8 UNENCASED DUCT/CONDUIT**  
SCALE: N.T.S.



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



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



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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

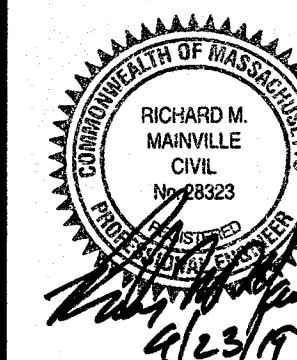
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

**CONSTRUCTION  
DETAILS**

**SHEET 2 OF 5**

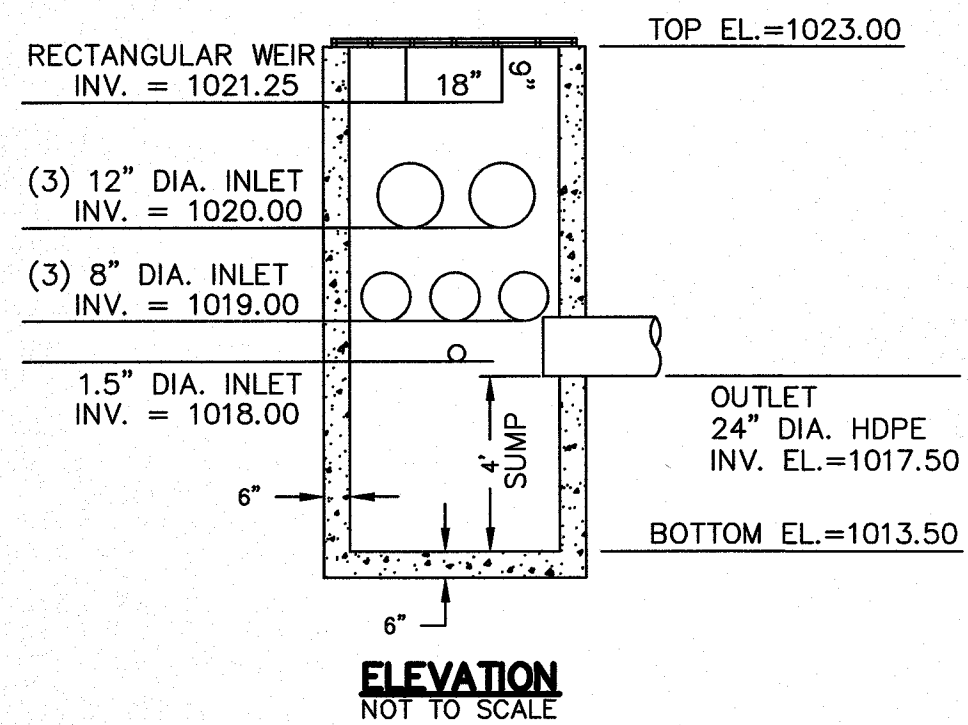
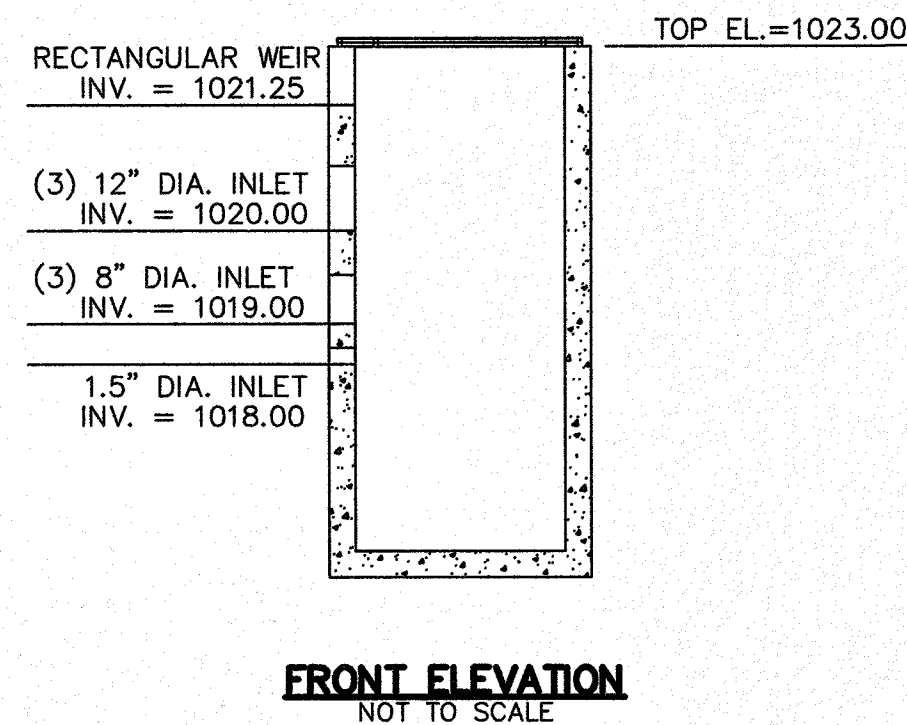
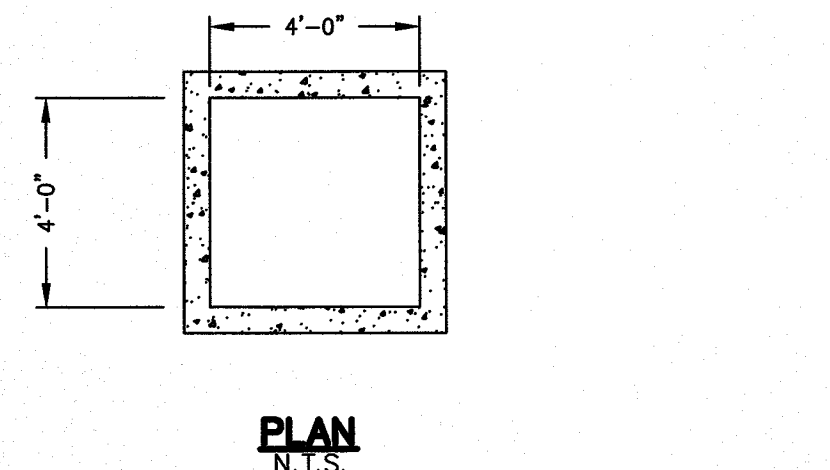
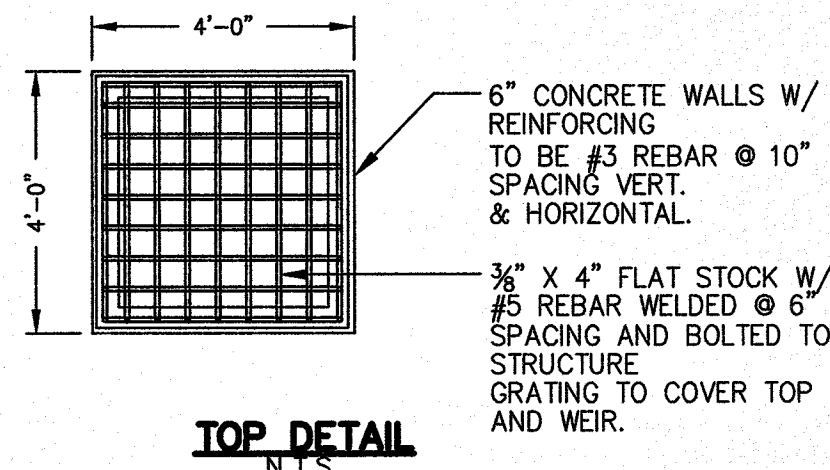


DES BY: TRB, RUF  
CHK BY: RMM, BJA  
DATE: APR. 18, 2019  
PROJ. NO. 2019-049

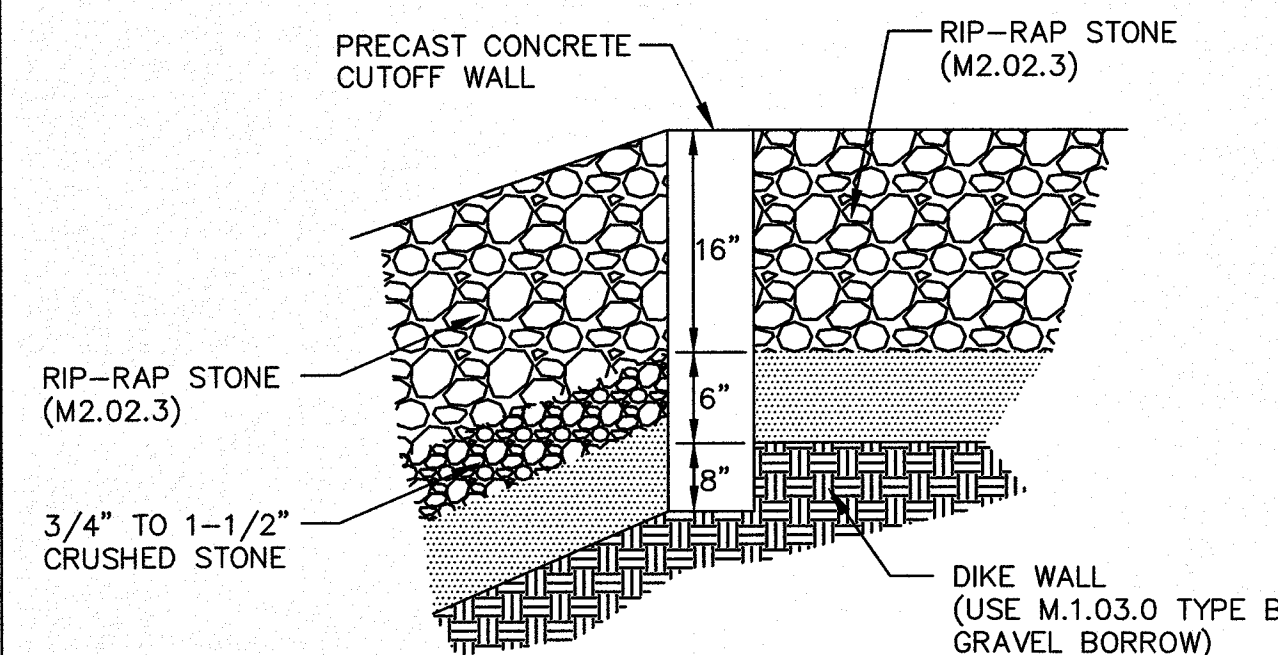
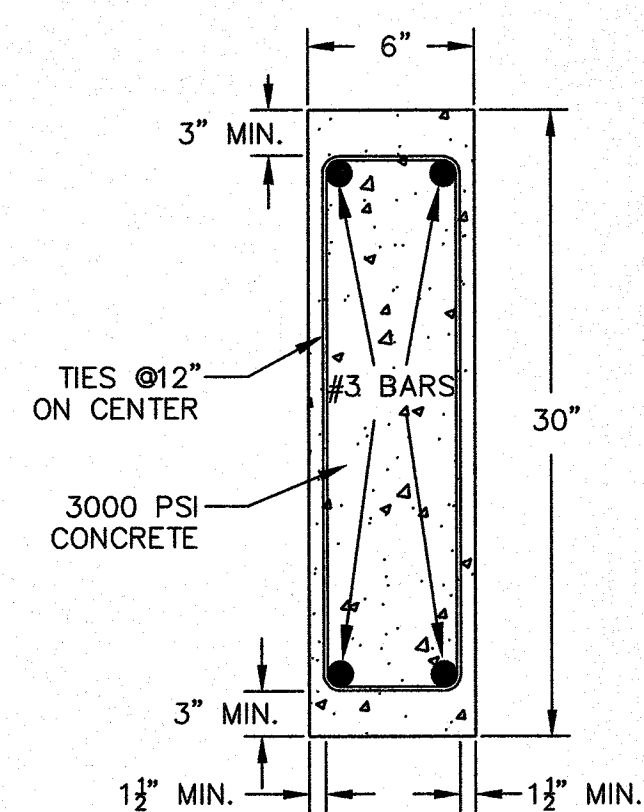
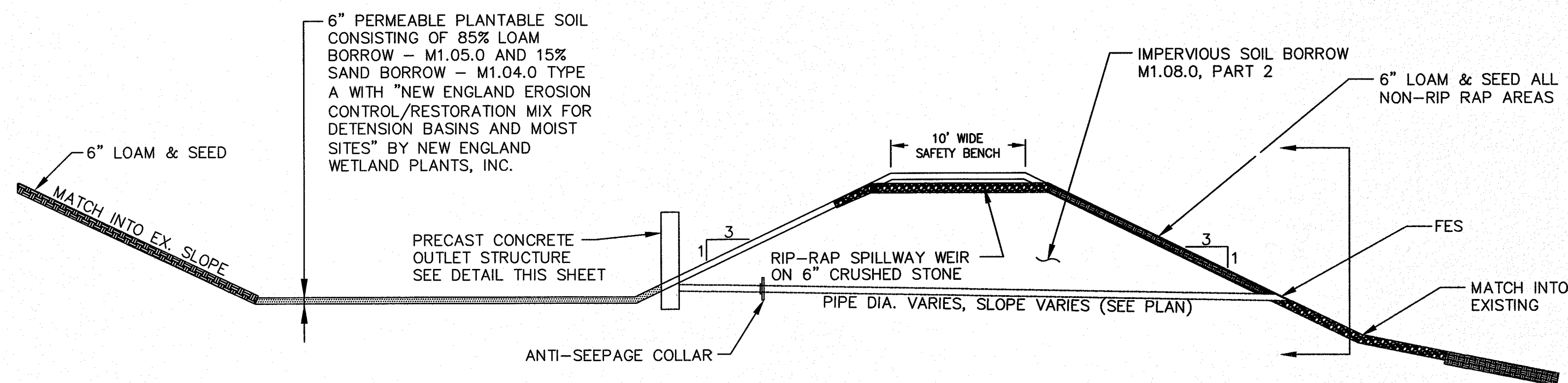
**C-5.2**

PLAN NO. L-5821

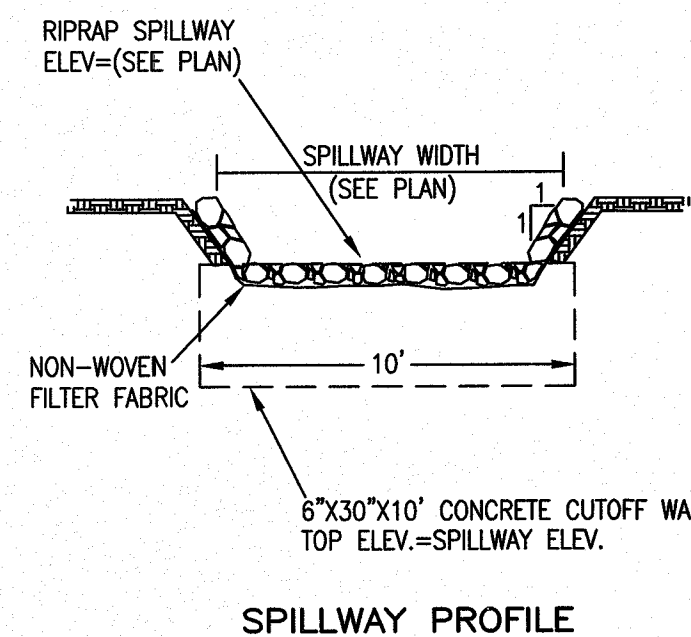
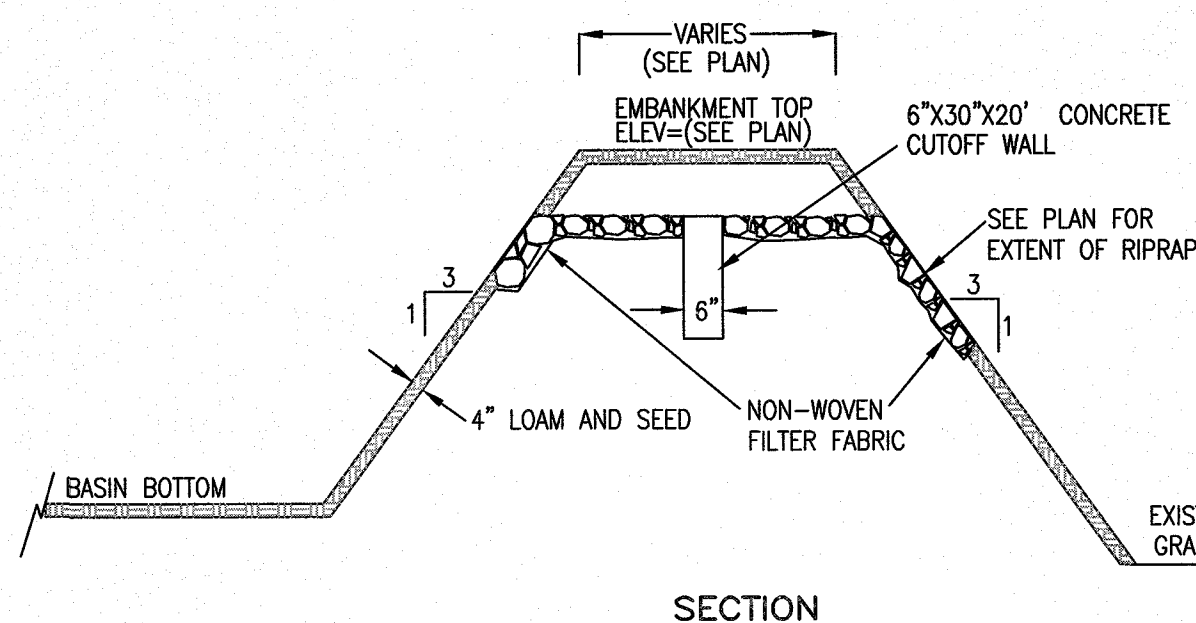




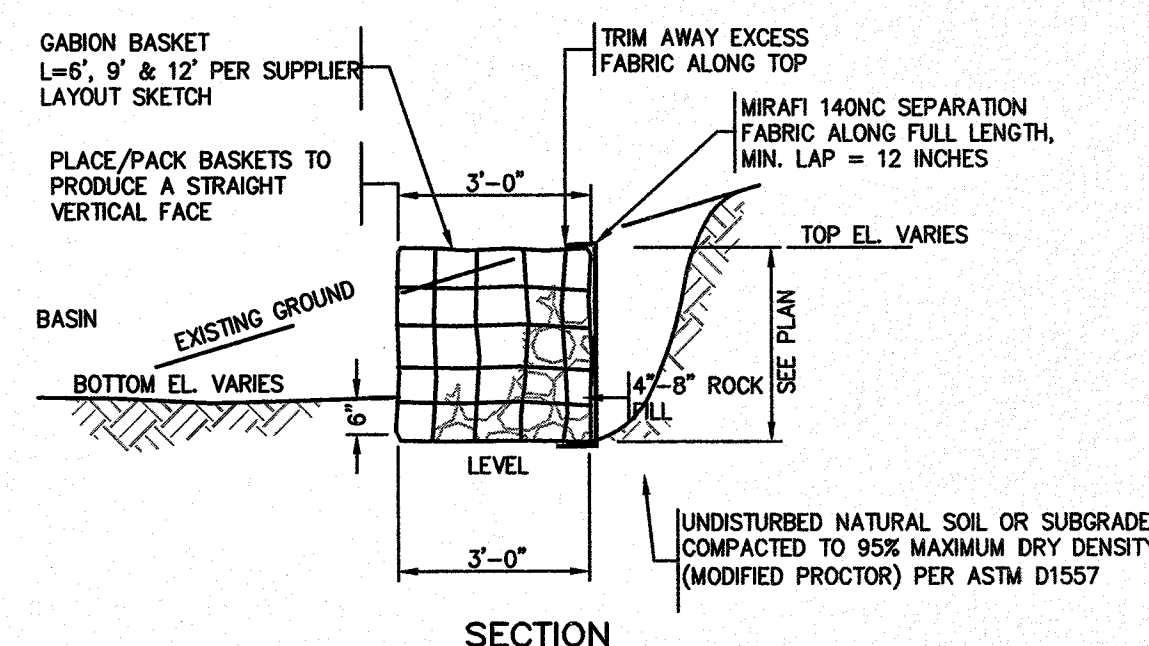
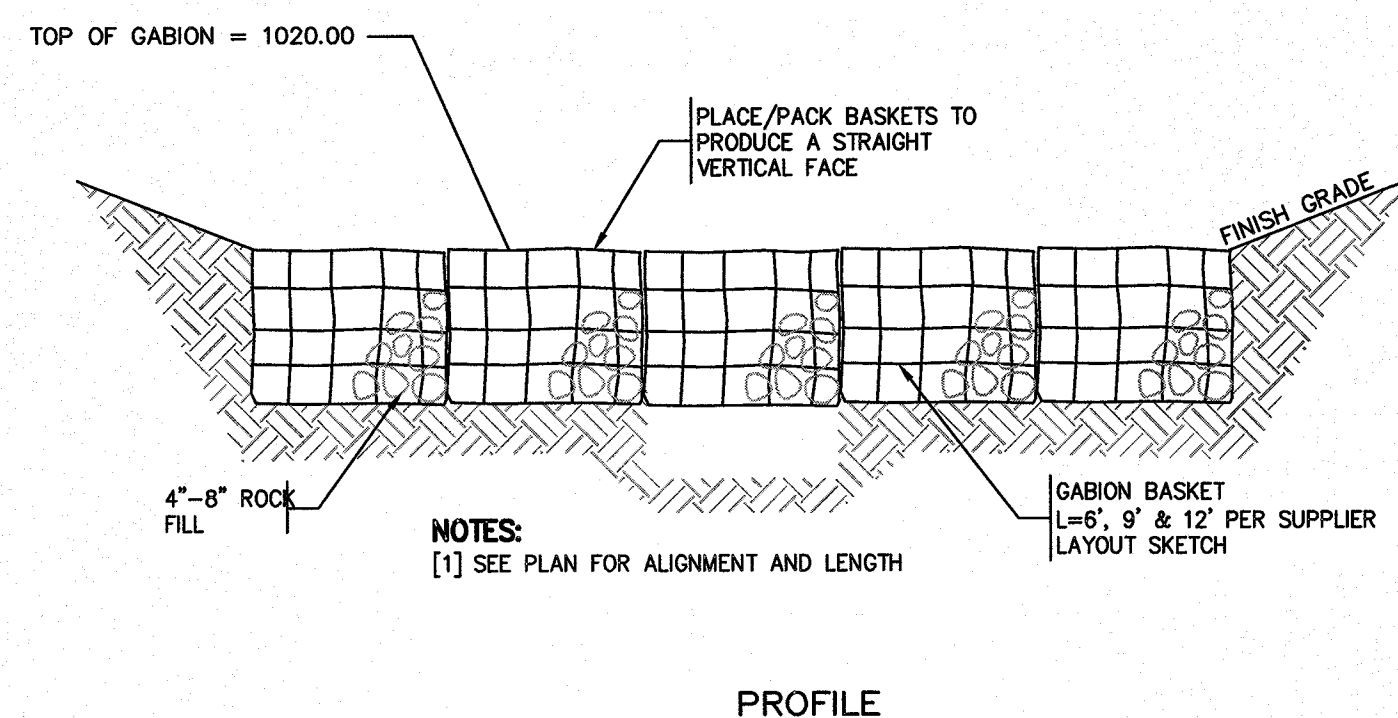
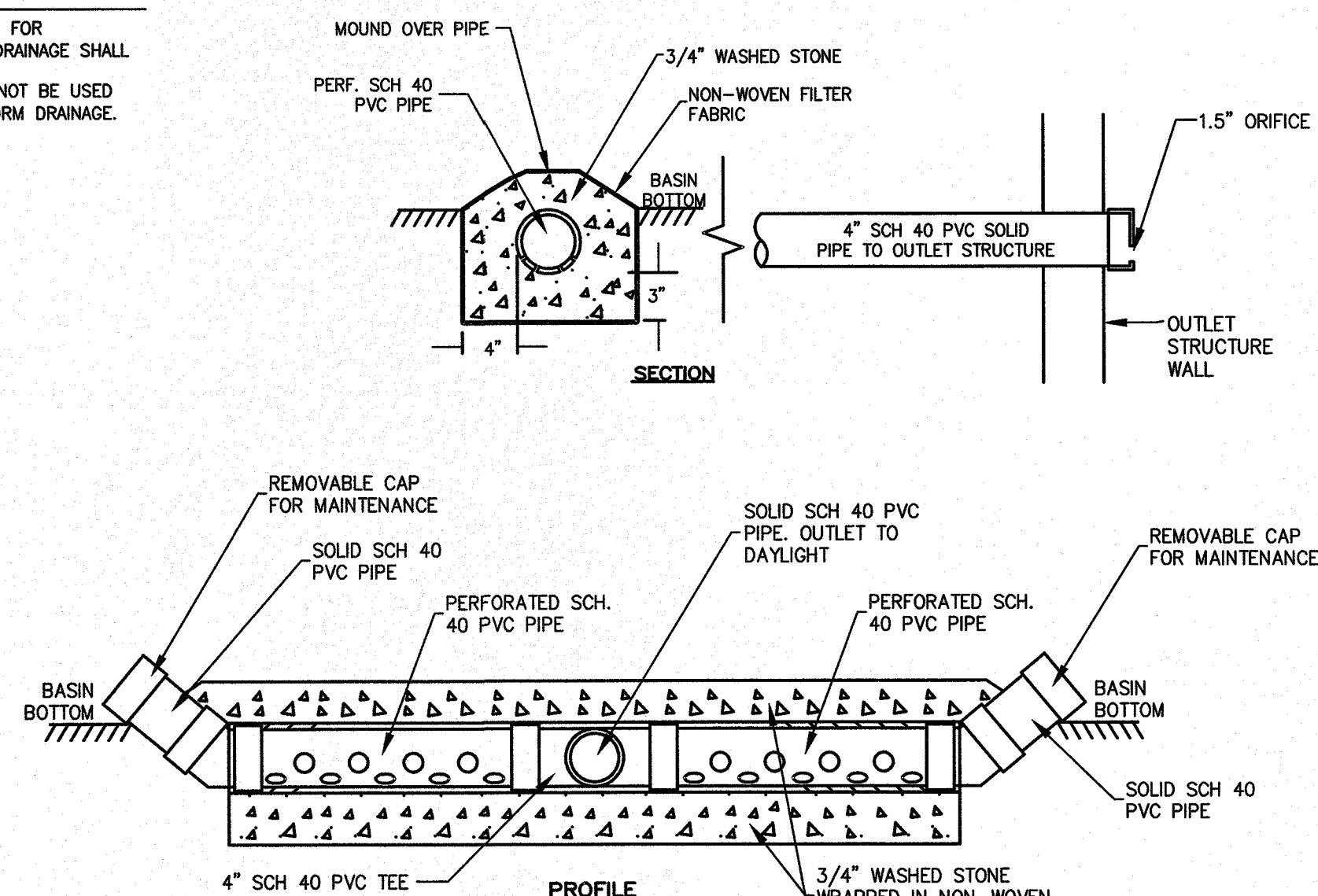
**1 OUTLET STRUCTURE (OS) - ORIFICE/GRATE**  
SCALE: N.T.S.



- 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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APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

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

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE  
**CONSTRUCTION DETAILS**  
SHEET 3 OF 5

RICHARD M. MARVILLE  
CIVIL  
No. 28323  
4/23/19

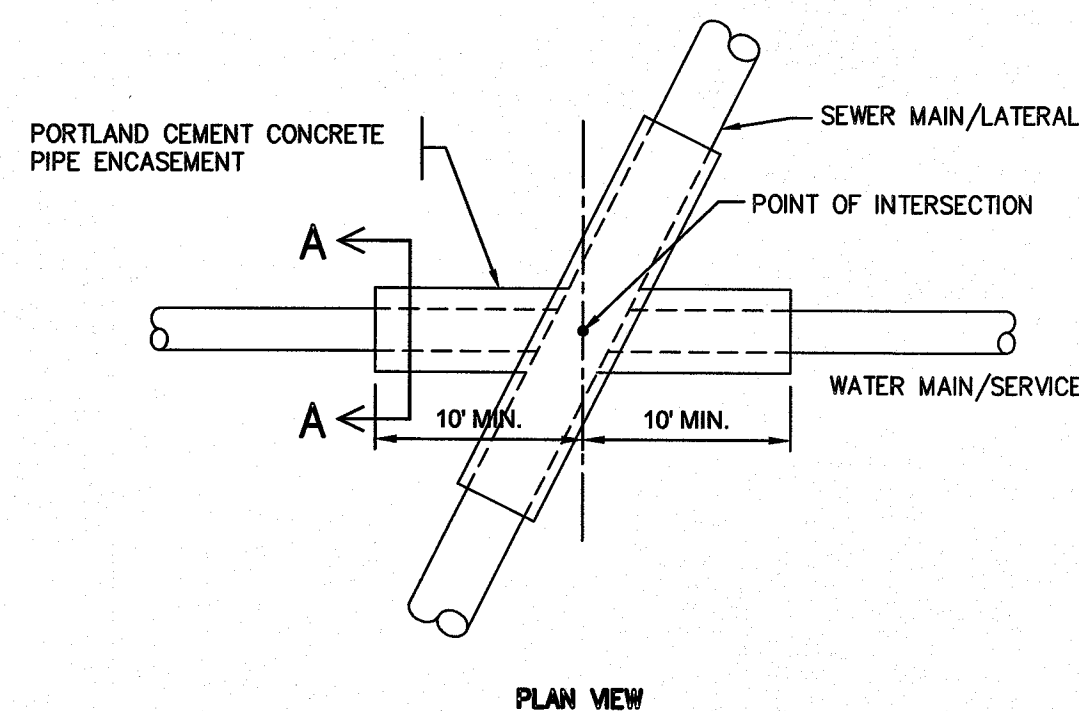
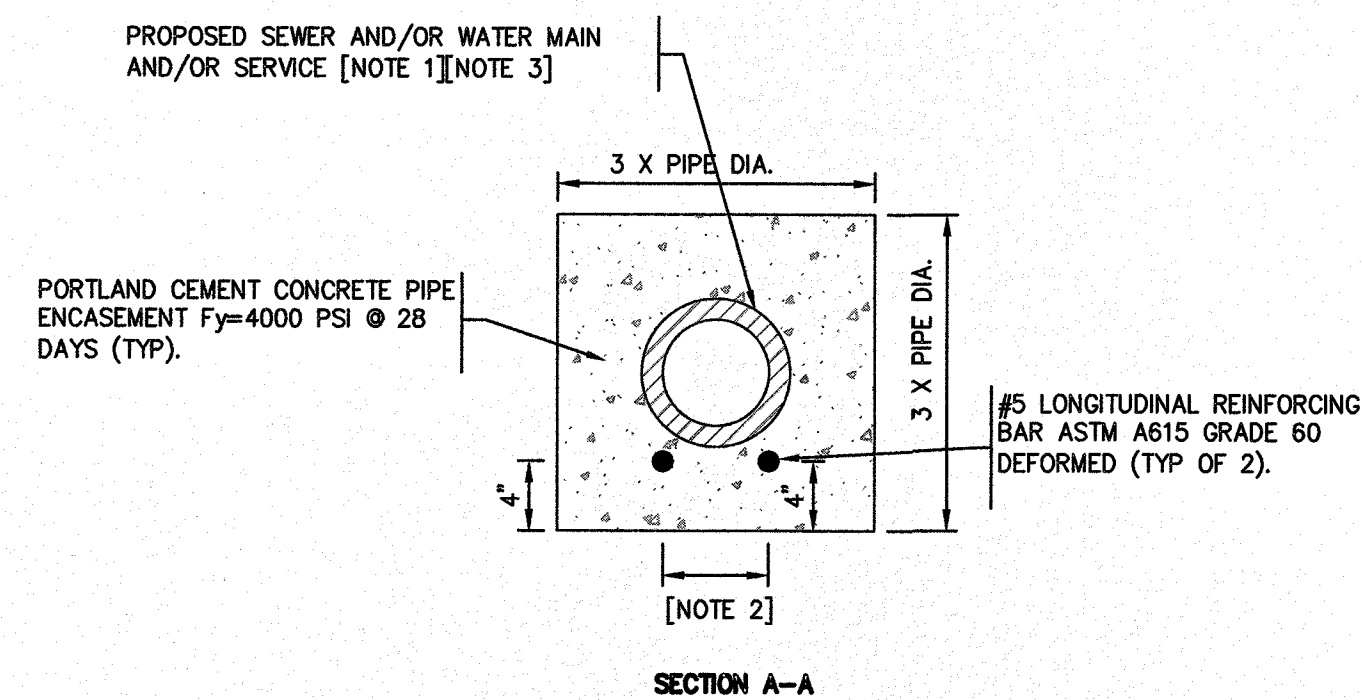
DES BY: TRB, R.J.F. DATE: APR. 18, 2019  
CHK BY: RMM, BJA PROJ. NO. 2019-049

**C-5.3**

PLAN NO. L-5821

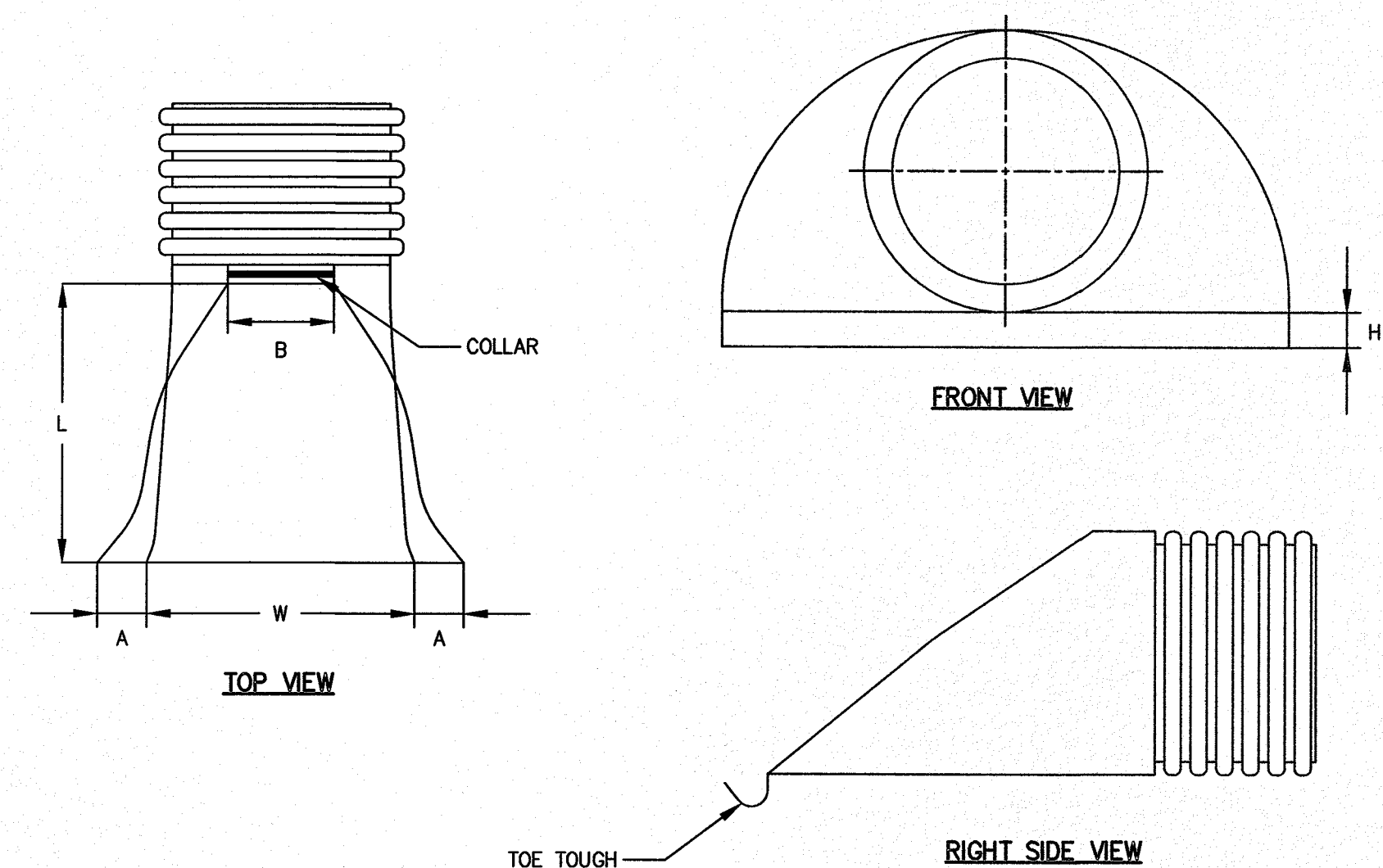


NOTES:  
[1] CONCRETE PIPE ENCASEMENT TO EXTEND 10 FT ALONG SEWER LINE AND WATER LINE FROM POINT OF INTERSECTION.  
[2] DISTANCE EQUAL TO PIPE DIAMETER.  
[3] CONCRETE PIPE ENCASEMENT REQUIRED WHENEVER PROPOSED SEWER MAIN/LATERAL IS WITHIN 10' OF PROPOSED WATER MAIN/SERVICE.

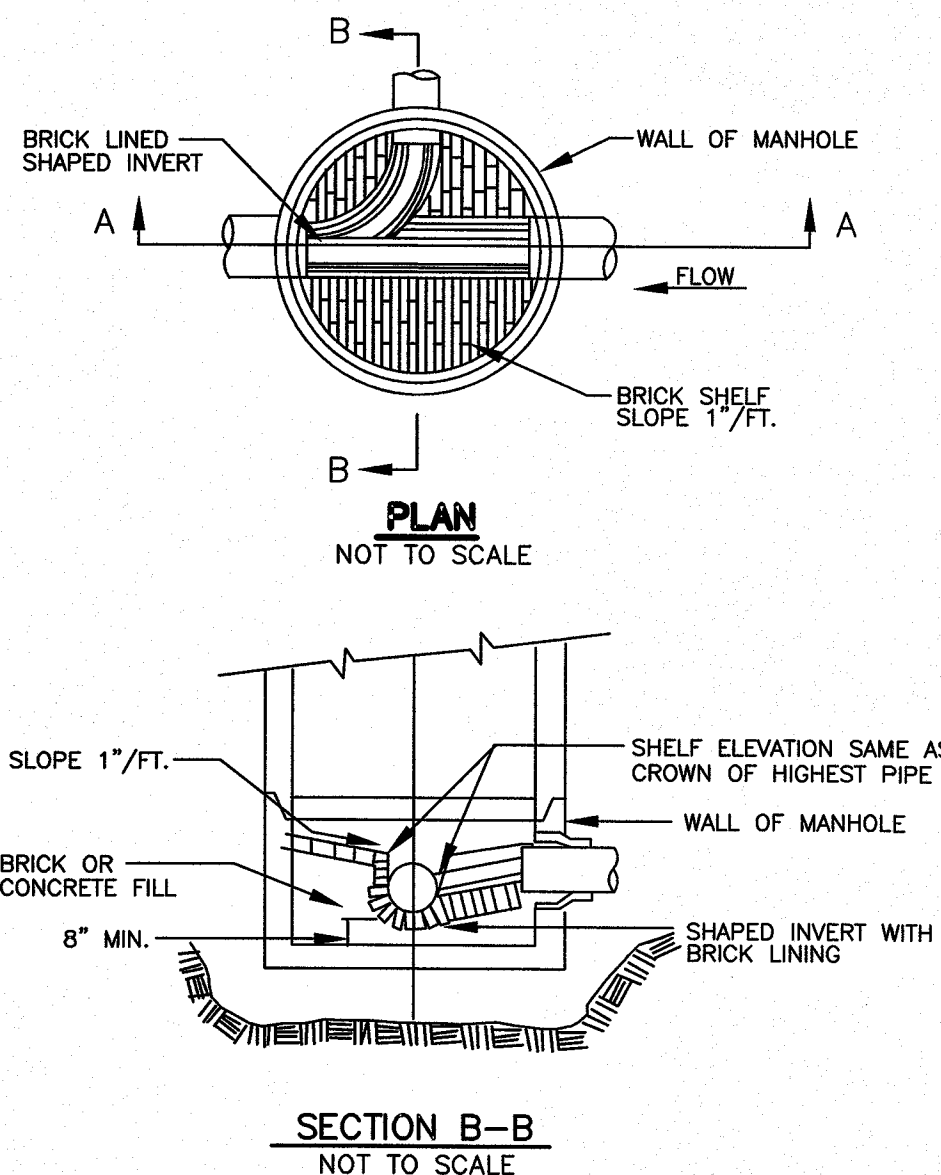
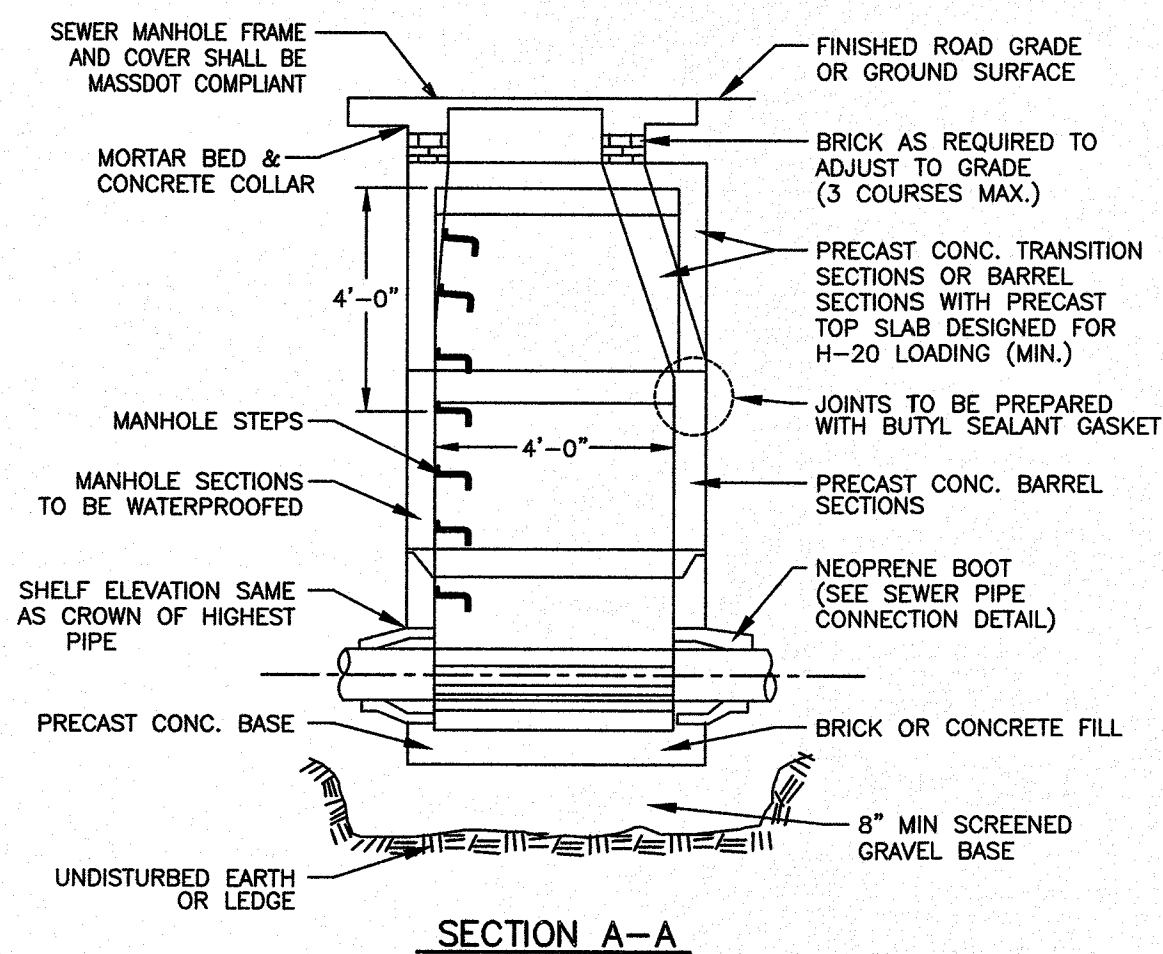


**1 PIPE ENCASEMENT**  
SCALE: N.T.S.

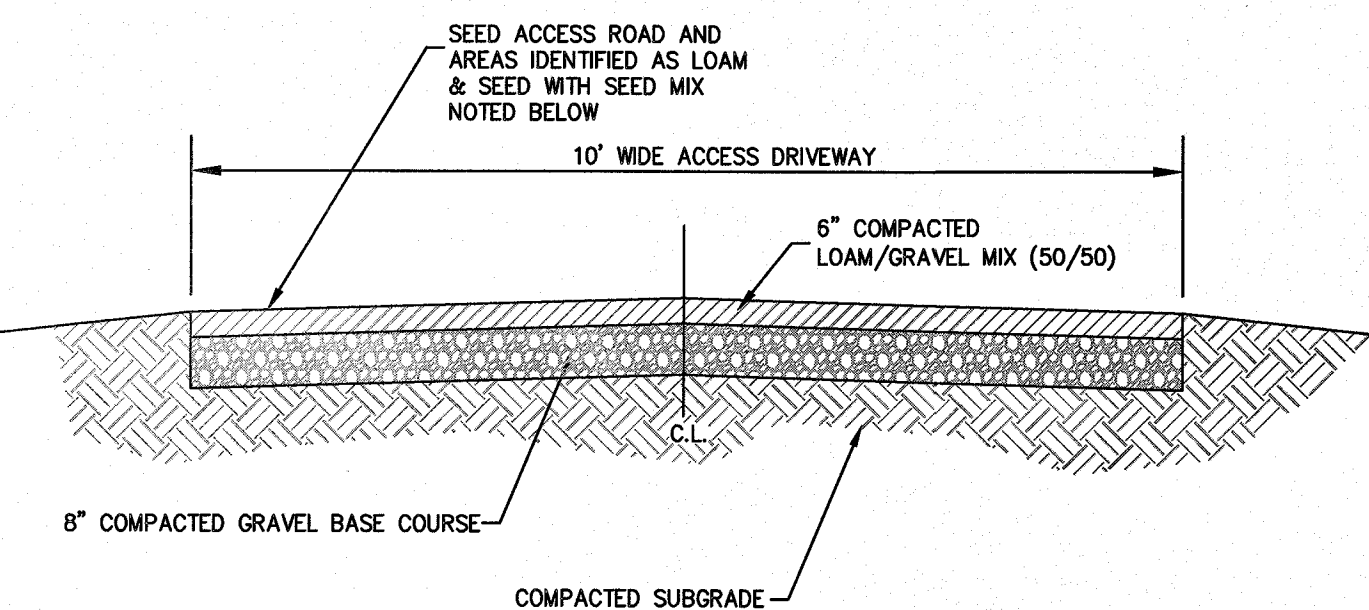
PIPE DIAMETER (INCHES)						
DIAMETER (INCHES)	12	15	18	24	30	36
A (INCHES)	6.5	6.5	7.5	7.5	7.5	7.5
B (MAX) (INCHES)	10.0	10.0	15.0	18.0	22.0	25.0
H (INCHES)	6.5	6.5	6.5	6.5	6.6	6.6
L (INCHES)	25.0	25.0	32.0	36.0	58.0	58.0
W (INCHES)	29.0	29.0	35.0	45.0	63.0	63.0



**2 CORRUGATED POLYETHYLENE FLARED-END SECTION (FES)**  
SCALE: N.T.S.



**3 TYPICAL PRECAST CONCRETE 48" DIAMETER SEWER MANHOLE (SMH)**  
SCALE: N.T.S.

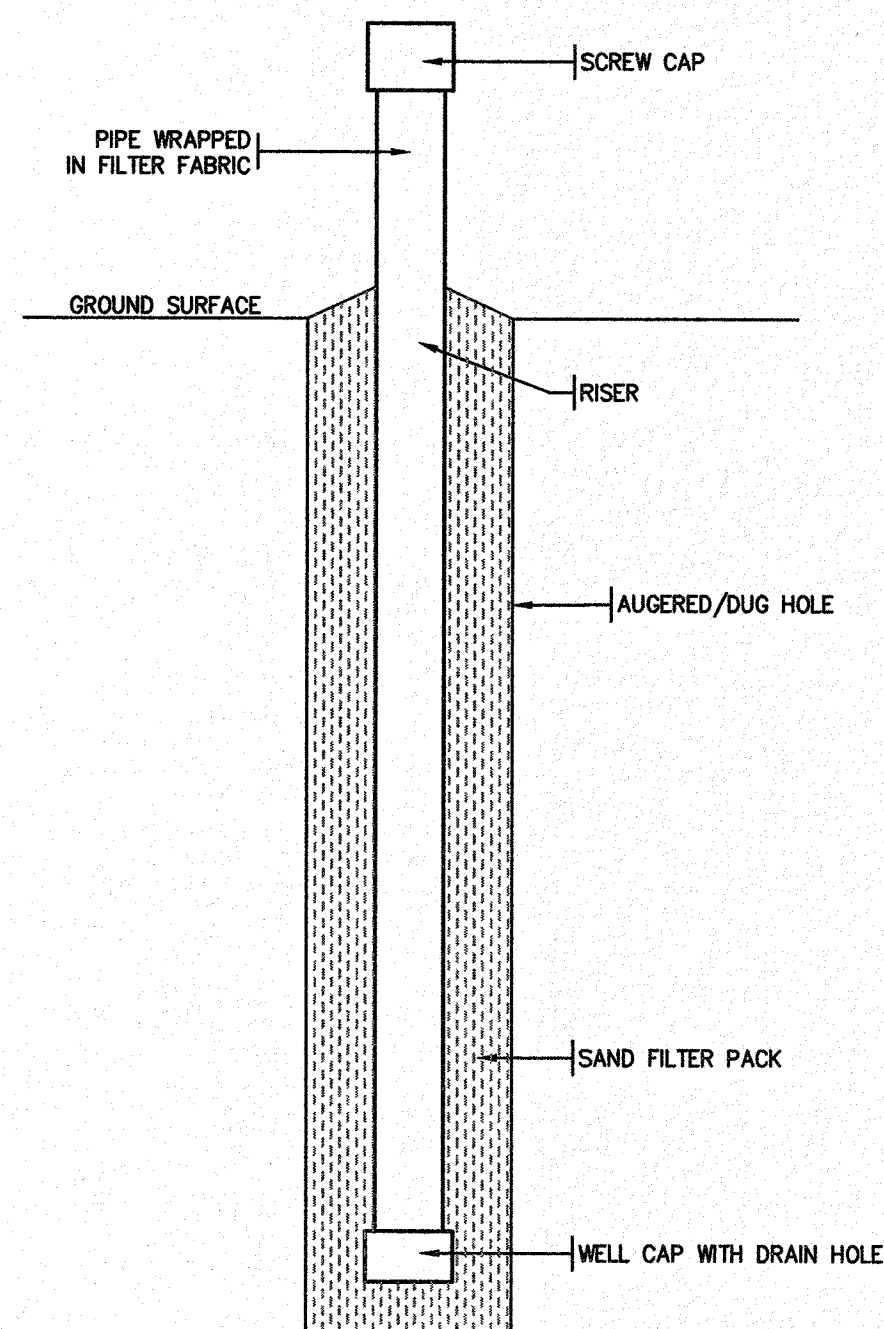


NOTES:  
[1] SEED ACCESS ROAD AND AREAS IDENTIFIED AS LOAM & SEED WITH SEED MIX NOTED BELOW

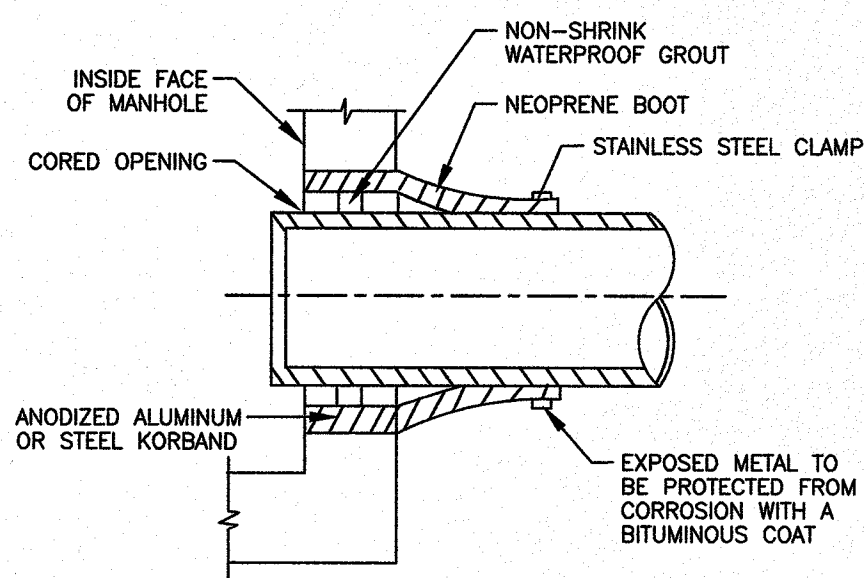
**4 GRAVEL ACCESS DRIVE**  
SCALE: N.T.S.

SEED	% BY WEIGHT
CREeping FESCUE IMPROVED VARIETIES	70
KENTUCKY BLUE GRASS IMPROVED VARIETIES	15
PERENNIAL RYE GRASS IMPROVED VARIETIES	15

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.



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

**ASE**

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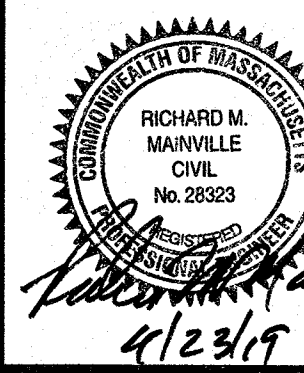
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

CONSTRUCTION  
DETAILS

SHEET 4 OF 5



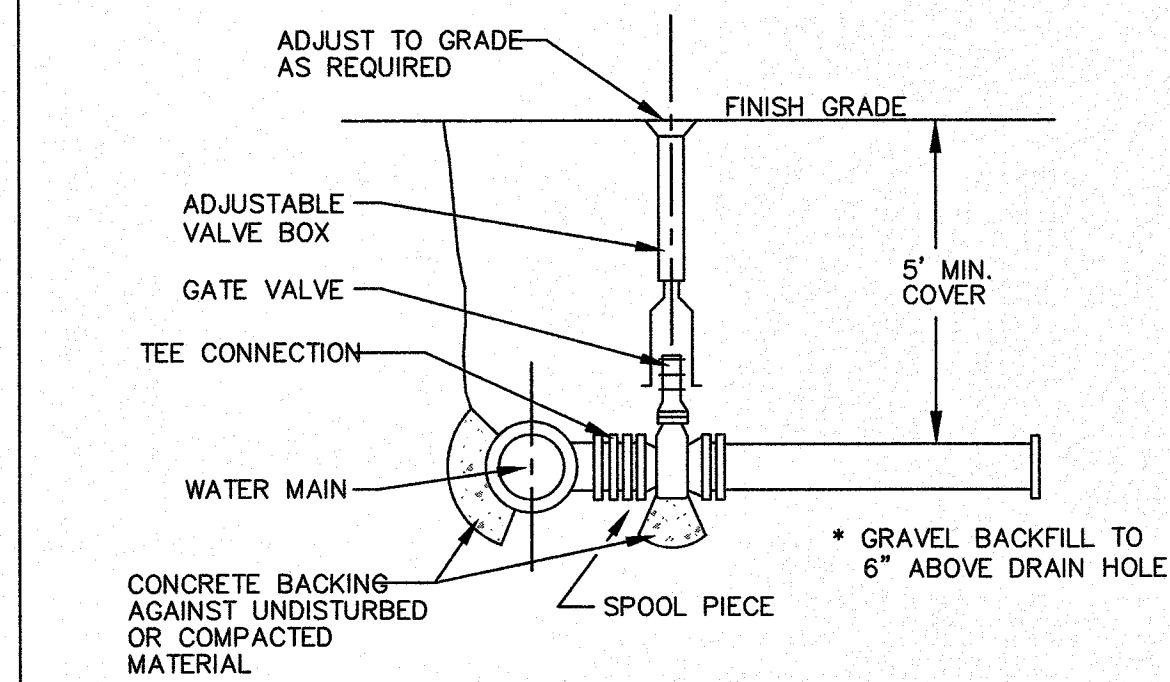
DES BY: TRB, RJF DATE: APR. 18, 2019  
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-5.4

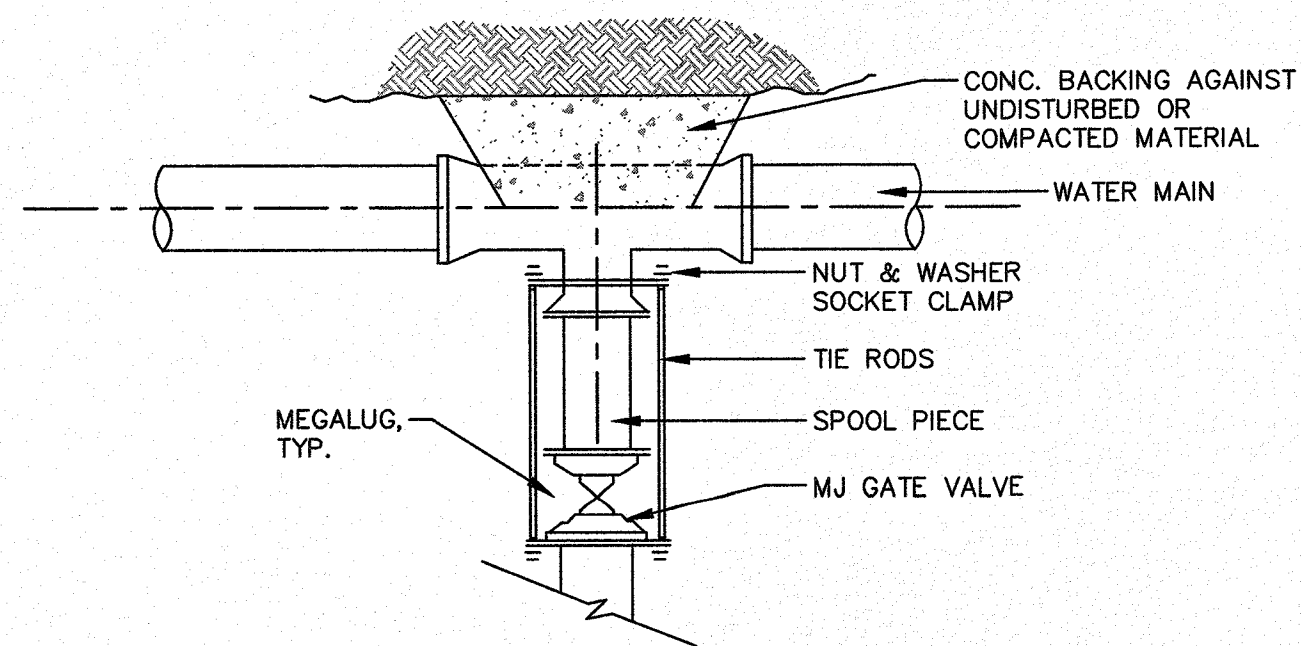
PLAN NO. L-5821



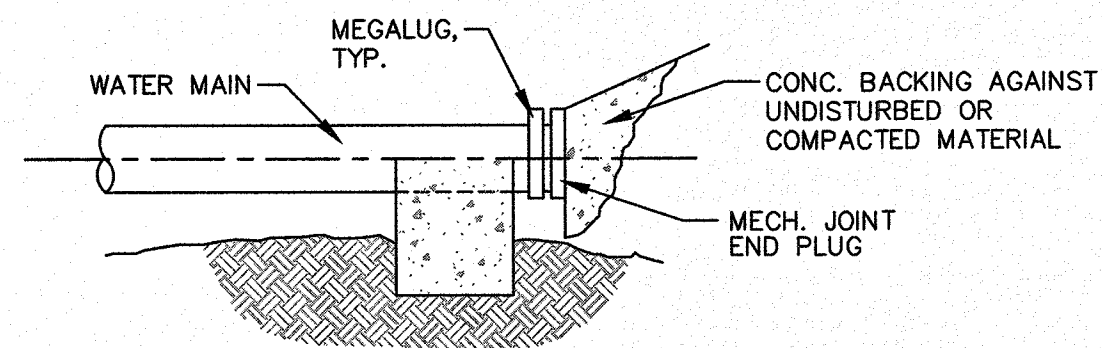
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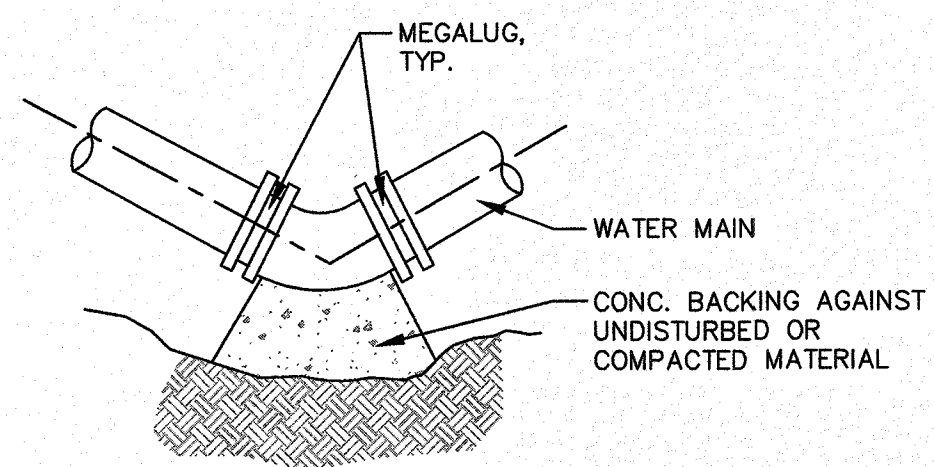
TYPICAL VALVE DETAIL



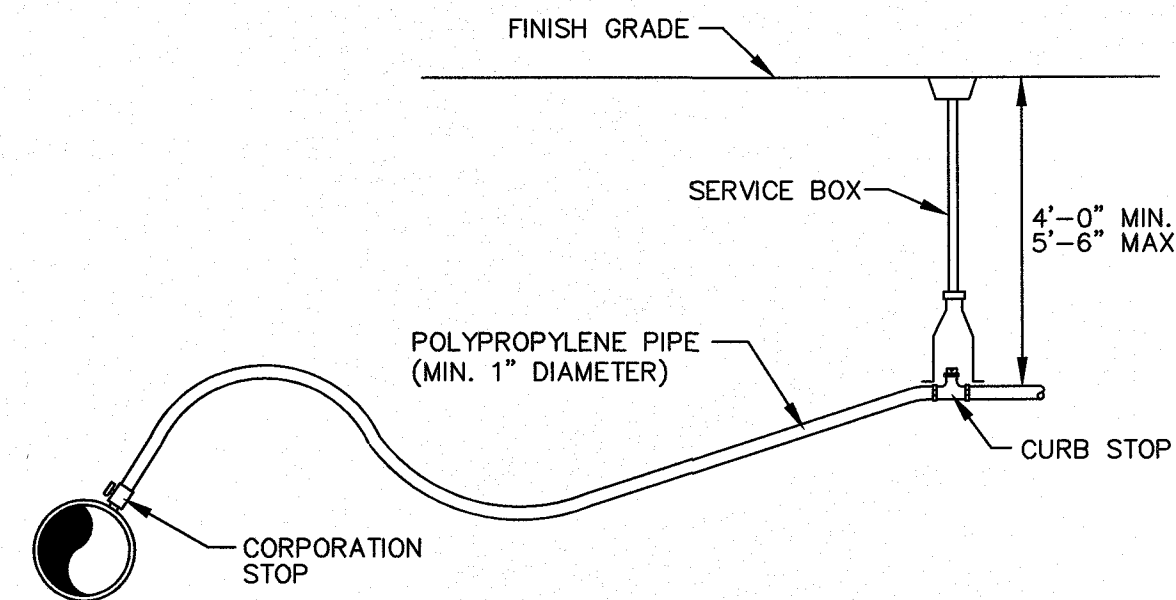
TYPICAL VALVE CONNECTION - RESTRAINED JOINT TEE



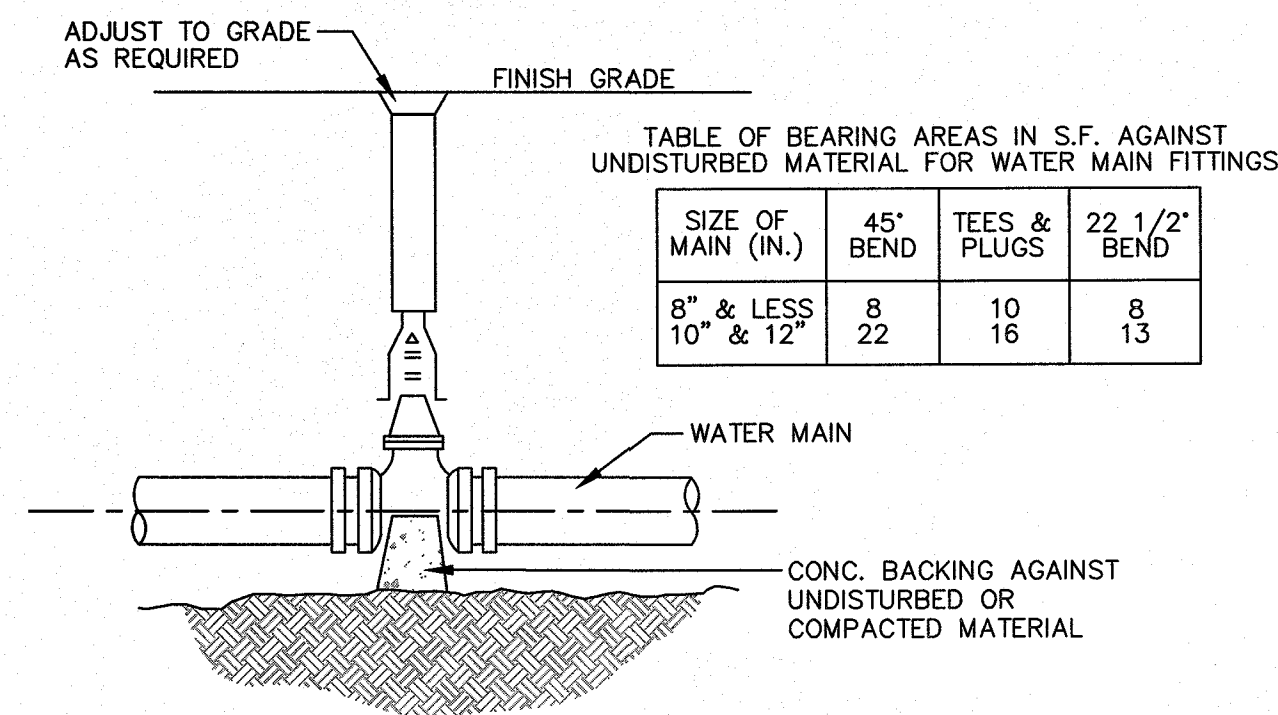
TYPICAL PLUG DETAIL



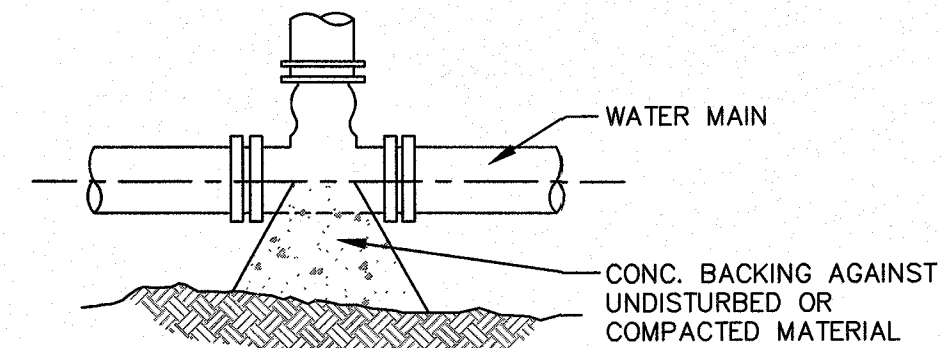
TYPICAL BEND DETAIL



TYPICAL WATER SERVICE DETAIL

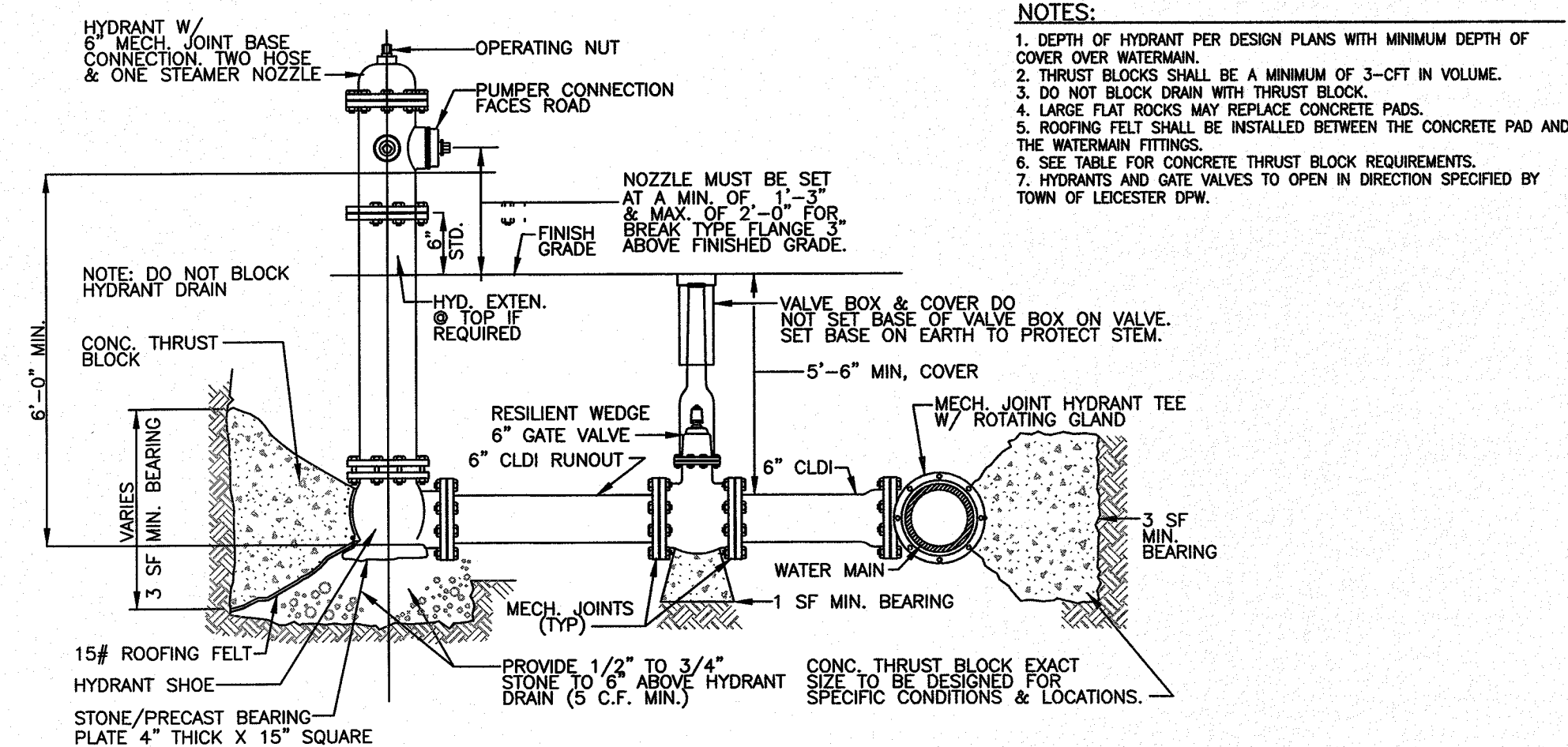


TYPICAL VALVE



TYPICAL TEE

- 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.



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

ASE

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Land Surveying - Civil Engineering - Site Planning

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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

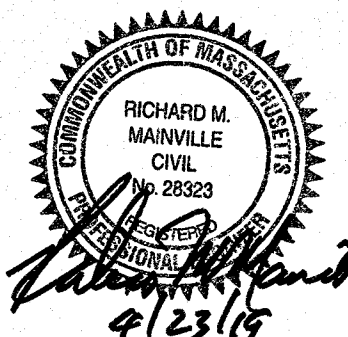
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

CONSTRUCTION  
DETAILS

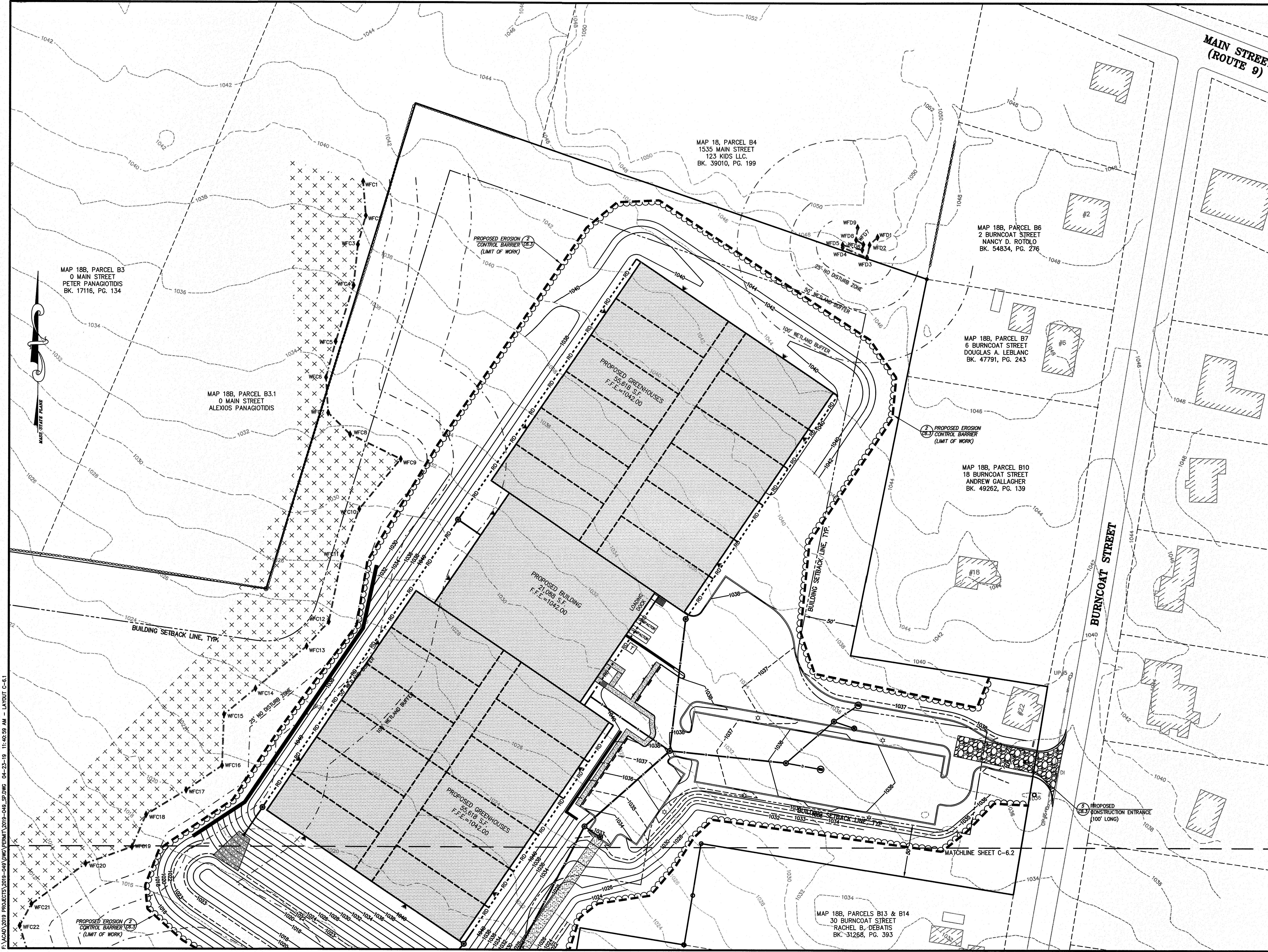
SHEET 5 OF 5



DES BY: TRB, R.J.F. DATE: APR. 18, 2019  
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C-5.5  
PLAN NO. L-5821





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APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

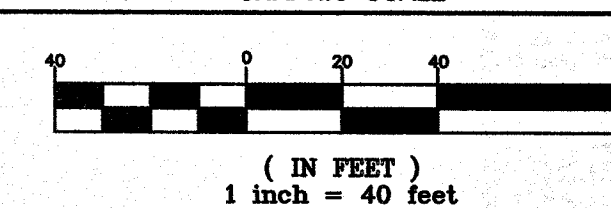
PROJECT:  
CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

REVISIONS

NO.	DATE	DESCRIPTION

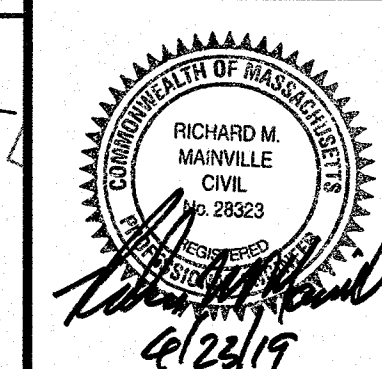
GRAPHIC SCALE



SHEET TITLE

EROSION & SEDIMENT  
CONTROL PLAN

SHEET 1 OF 3

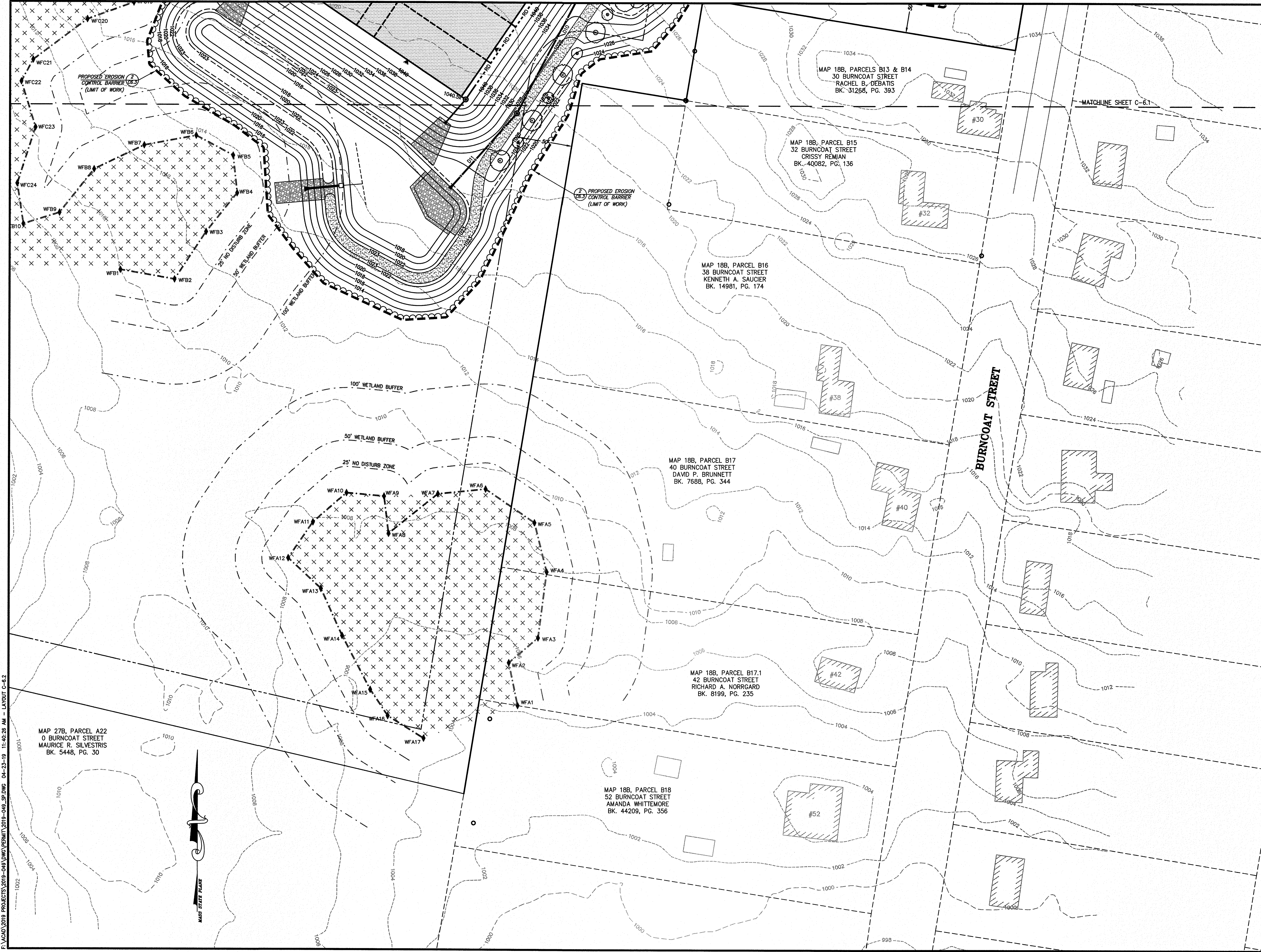


DES BY: TRB, RUF DATE: APR. 18, 2019  
CHK BY: RMM, BJA PROJ. NO. 2019-049

C-6.1

PLAN NO. L-5821





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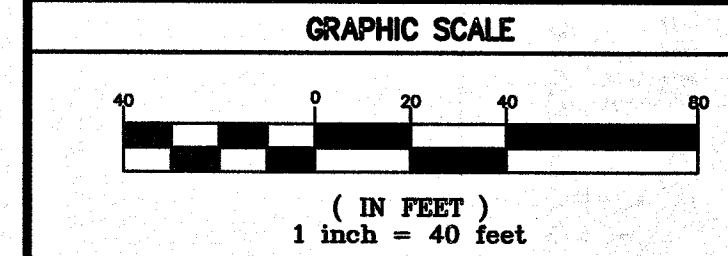
APPROVAL UNDER SITE PLAN REVIEW  
TOWN OF LEICESTER PLANNING BOARD

BEING A MAJORITY DATE:

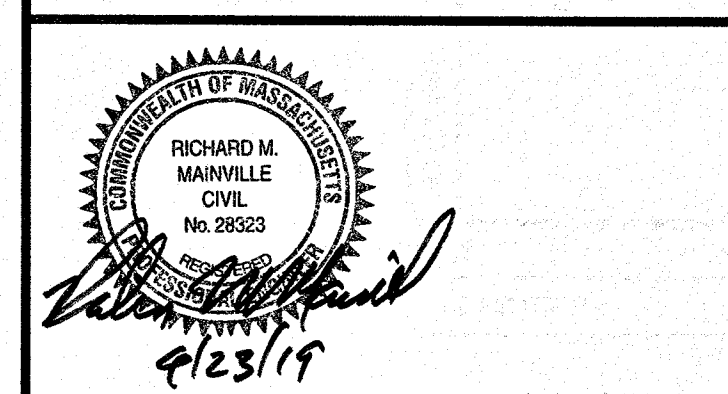
PROJECT: CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA 01524

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

REVISIONS		
NO.	DATE	DESCRIPTION



SHEET TITLE  
**EROSION & SEDIMENT  
CONTROL PLAN**  
SHEET 2 OF 3



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

C-6.2  
PLAN NO. L-5821

F:\ACAD\2019 PROJECTS\2019-049\DWG\PERMIT\2019-049-SP.DWG 04-23-19 11:40:28 AM - LAYOUT C-6.2

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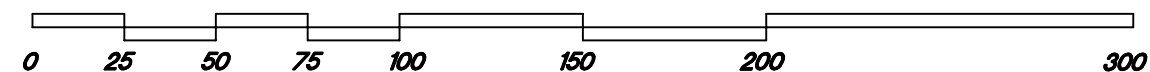
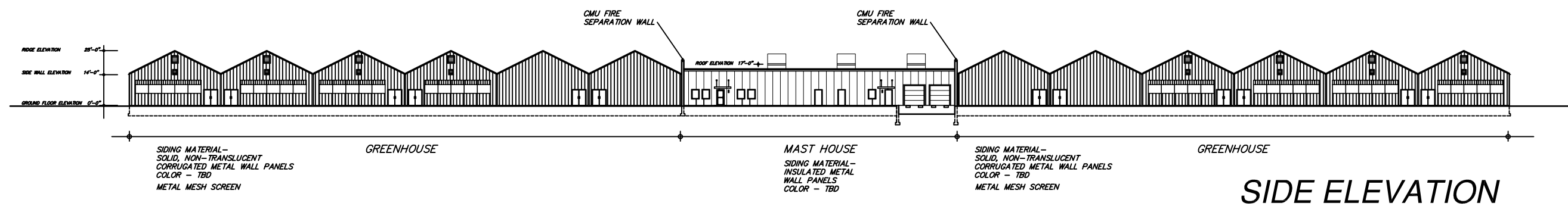
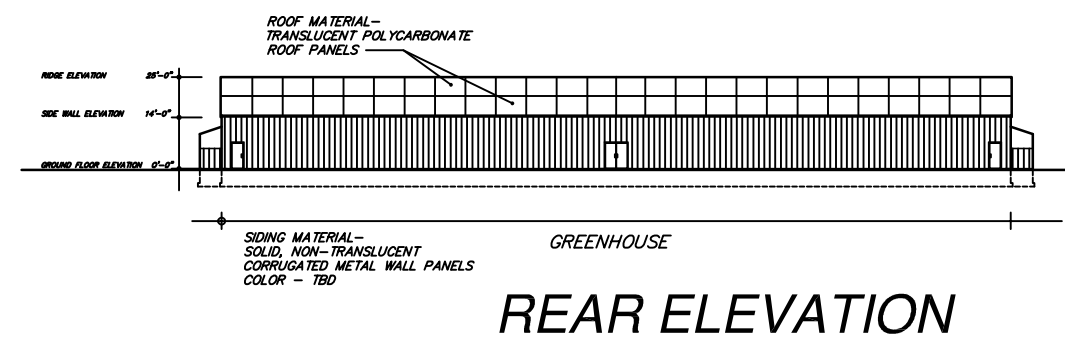
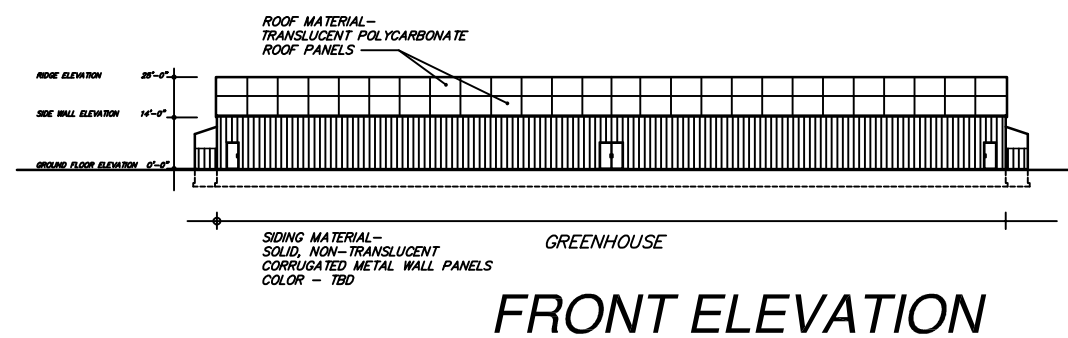
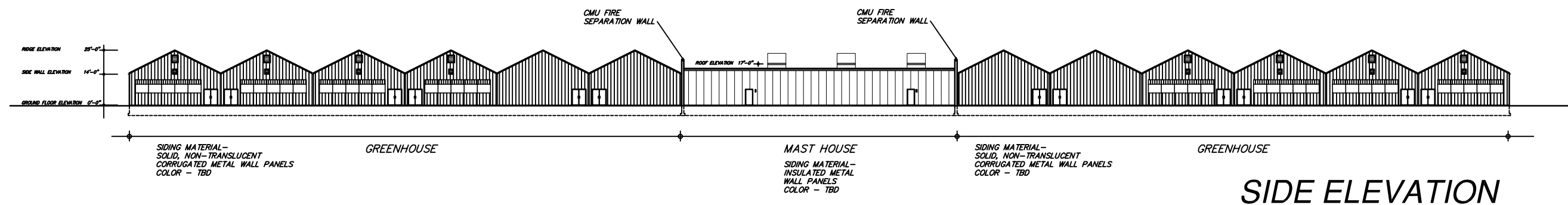








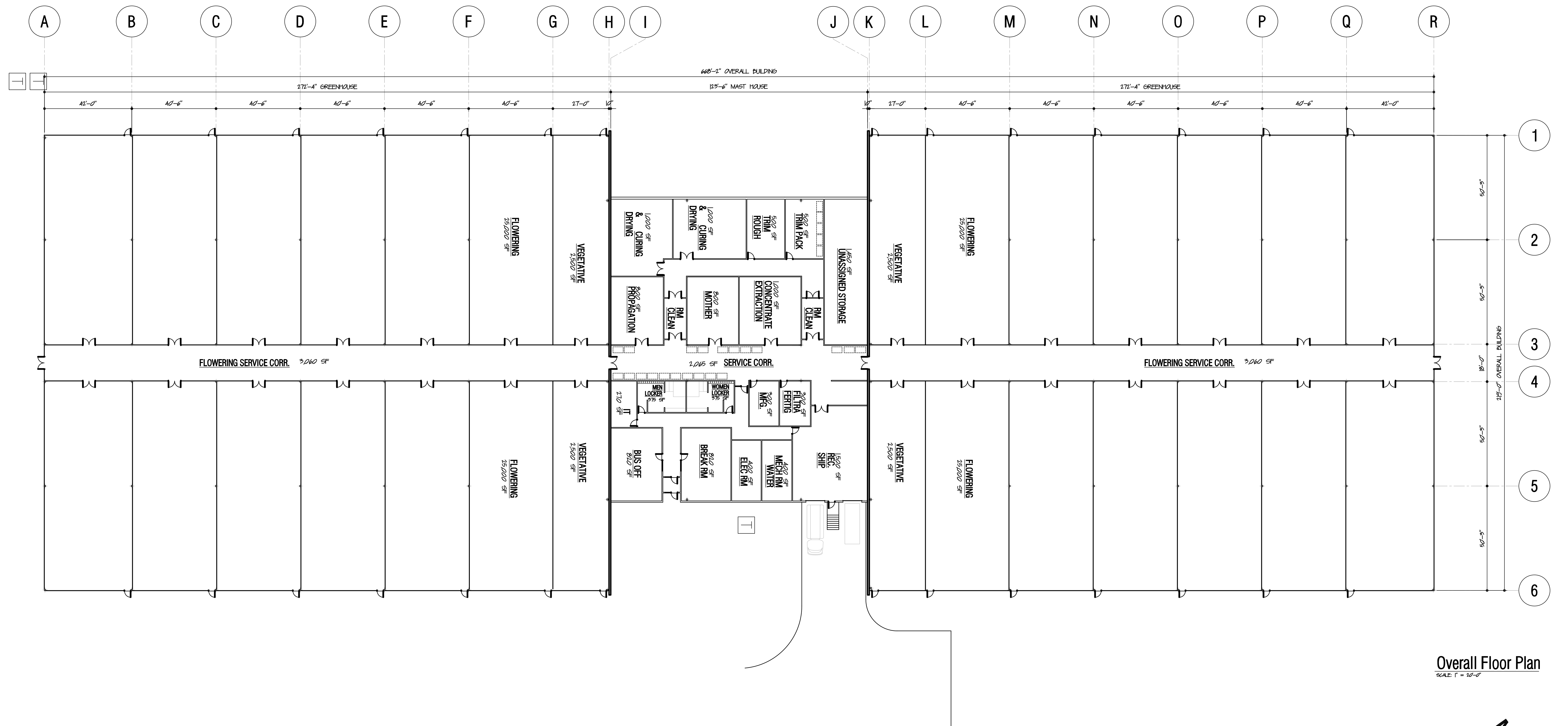




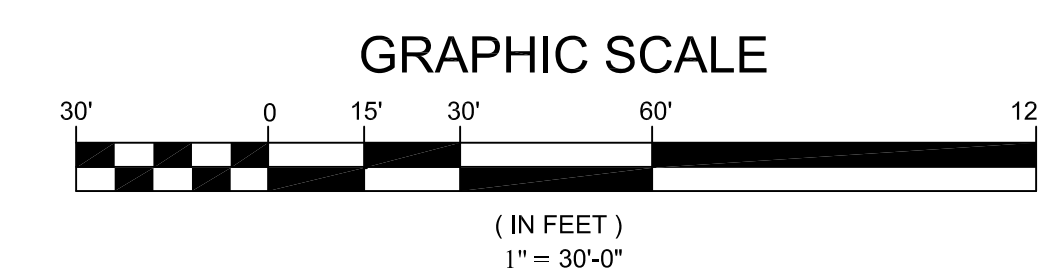
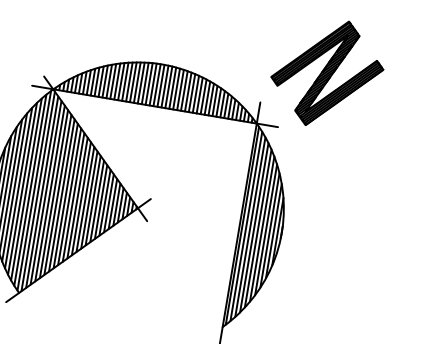
**CULTIVATE BURNCOAT**  
**22 BURNCOAT STREET**  
**LEICESTER, MA**

EXTERIOR BUILDING ELEVATIONS  
April, 22, 2019



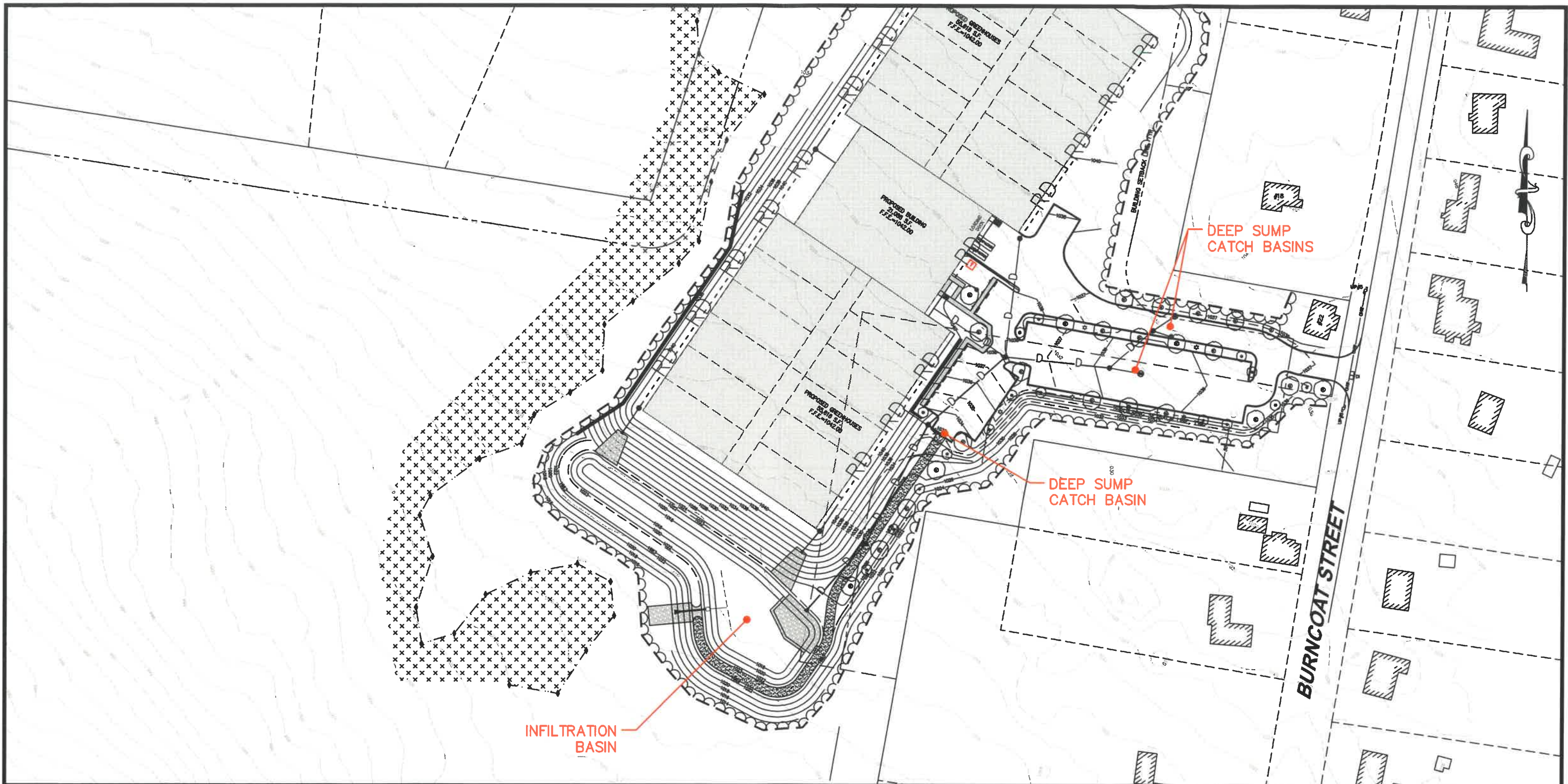


Overall Floor Plan  
SCALE: 1" = 10'-0"



Leicester, MA  
**Overall Floor Plan**





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GRAPHIC SCALE



( IN FEET )  
1 inch = 100 feet

PREPARED FOR:

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

DATE: APRIL 18, 2019

DES'D BY: TRB

ASE PROJECT: 2019-049

CHK'D BY: RMM

**BEST MANAGEMENT  
PRACTICES LOCUS**

CULTIVATE BURNCOAT  
22 BURNCOAT STREET  
LEICESTER, MA