

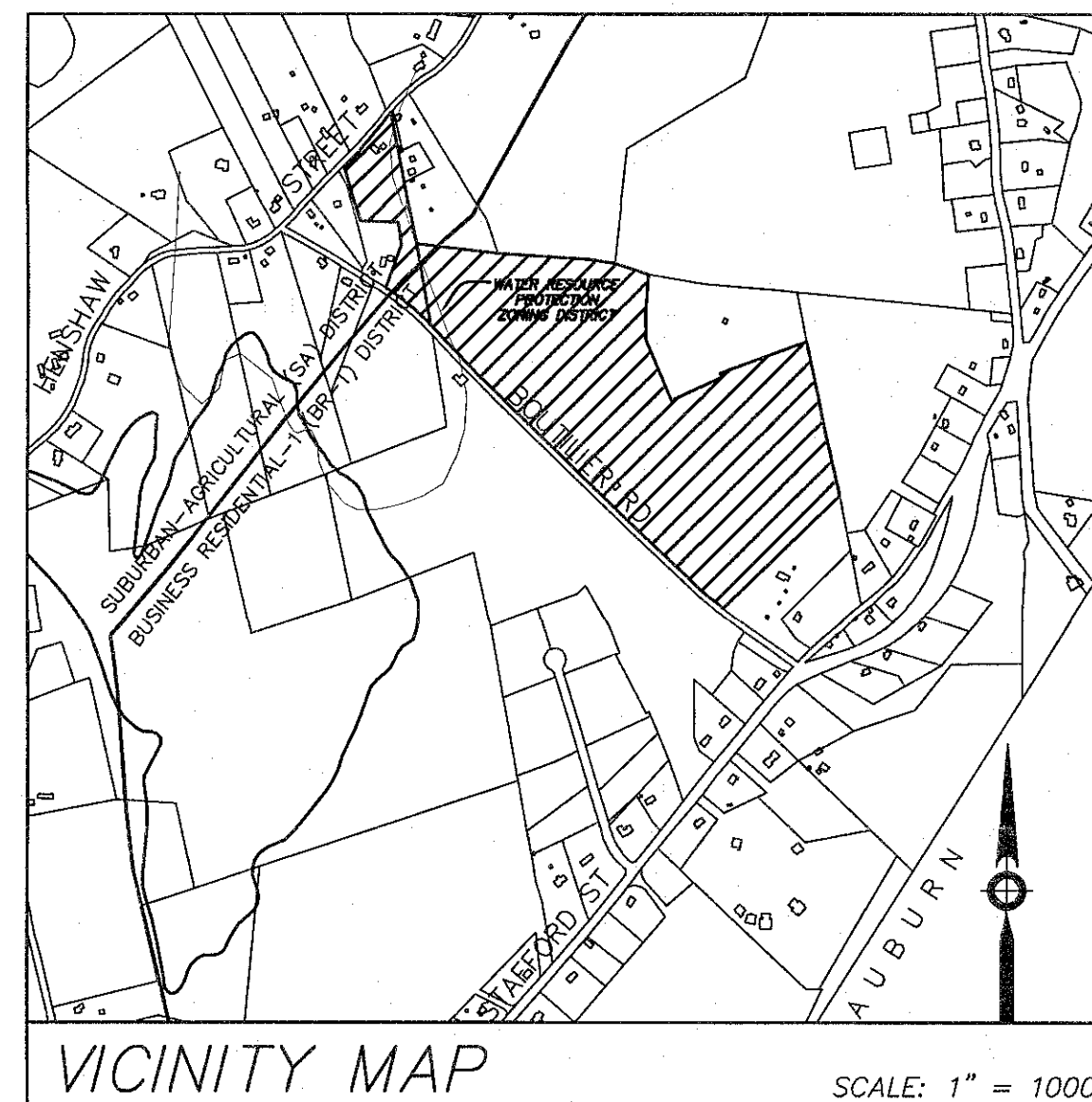
# ***PRELIMINARY SUBDIVISION PLAN***

## ***BOUTILIER ROAD***

### ***IN***

## ***LEICESTER, MASSACHUSETTS***

## ***SEPTEMBER 5, 2018***



**APPLICANT:**

ZPT ENERGY SOLUTIONS II, LLC  
BRENDON GOVE  
6 PARK AVENUE  
WORCESTER, MASSACHUSETTS 01605  
TEL: (774) 314-2549

**OWNER**

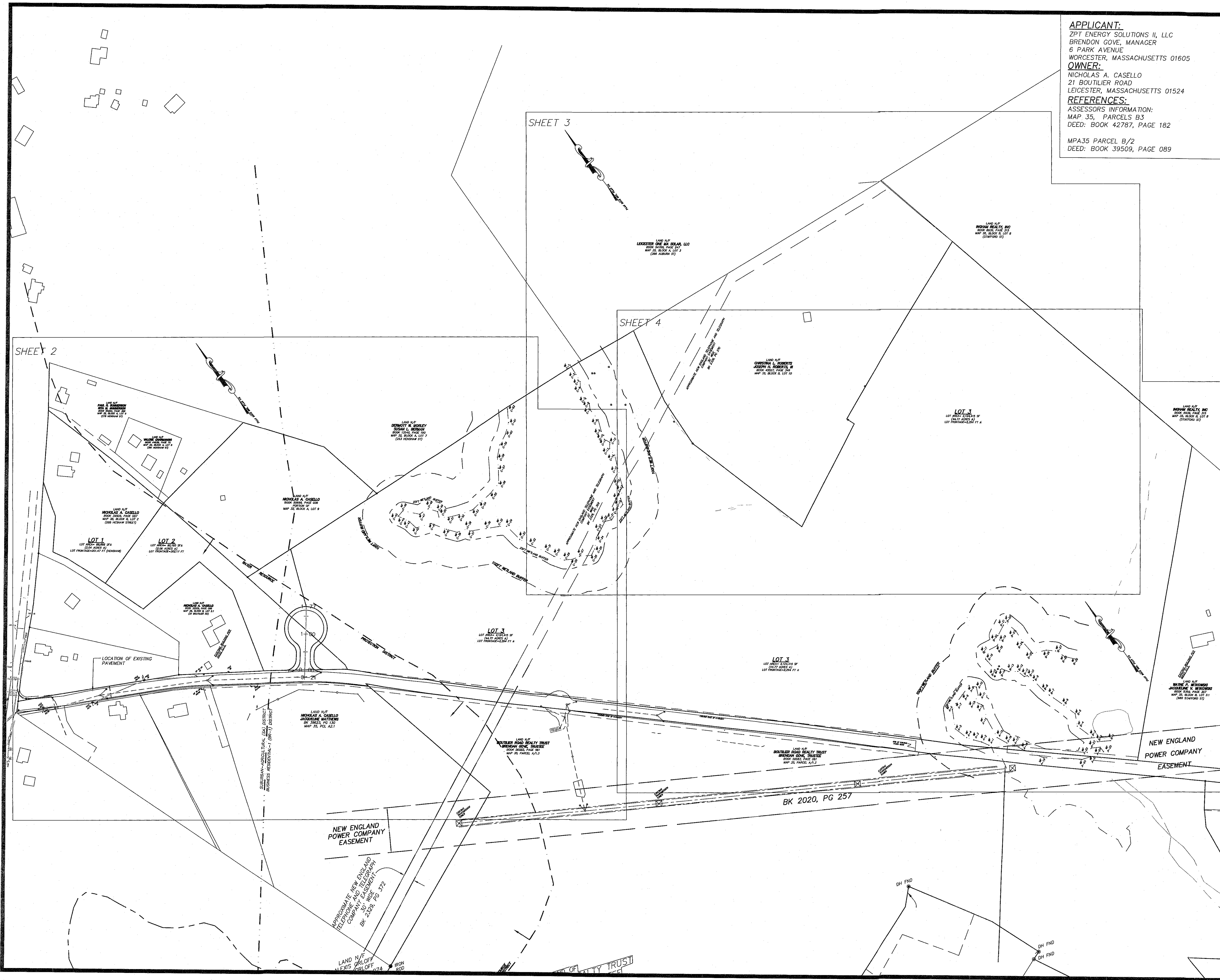
NICHOLAS A. CASELLO  
21 BOUTILIER ROAD  
LEICESTER, MASSACHUSETTS 01524

**CIVIL ENGINEER & LAND SURVEYOR:**

HANNIGAN ENGINEERING, INC.  
8 MONUMENT SQUARE  
LEOMINSTER, MASSACHUSETTS 01453  
TEL: (978) 534-1234

**PLAN INDEX**

SHEET 1	INDEX PLAN
SHEET 2-4	PRELIMINARY SUBDIVISION PLAN
SHEET 5	ROADWAY PROFILE



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**REFERENCES:**  
ASSESSORS INFORMATION:  
MAP 35, PARCELS B3  
DEED: BOOK 42787, PAGE 182

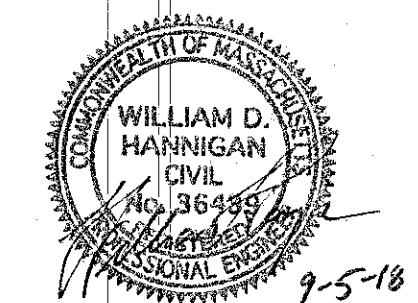
MPA35 PARCEL B/2  
DEED: BOOK 39509, PAGE 089

**PROJECT INFORMATION**

LAND INFORMATION		
MAP/PARCEL:	35/B/3, 35/B/2	
DEED BOOK/PAGE:	42787/182, 39509/087	
ZONING INFORMATION		
ZONING DISTRICT:	BUSINESS	SUBURBAN
	RESIDENTIAL-1 (BR-1)	AGRICULTURAL (SA)
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MINIMUM SETBACKS:		
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**PRELIMINARY PLAN**

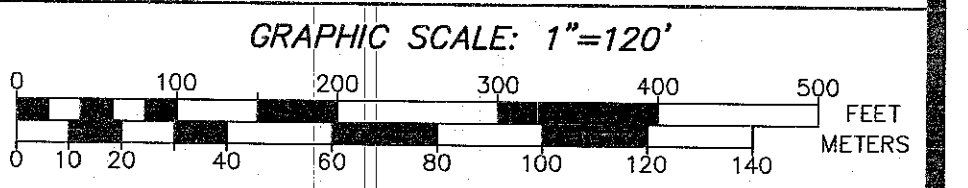


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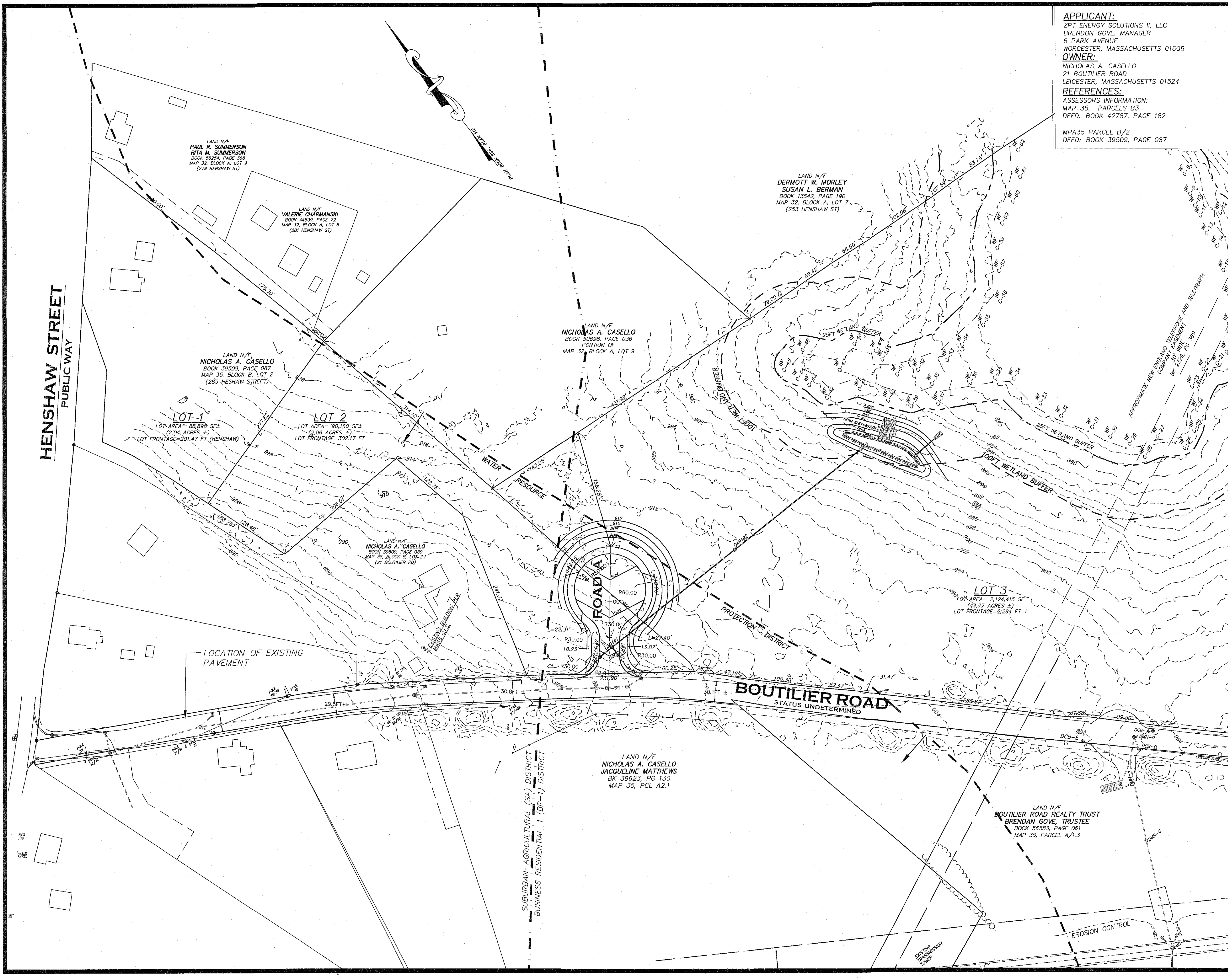
**INDEX PLAN  
IN  
LEICESTER, MASSACHUSETTS**

PREPARED FOR:  
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BRENDON GOVE  
6 PARK AVENUE  
WORCESTER, MASSACHUSETTS, 01605  
TEL: (774) 314-2549



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=120'
CHKD: WDH	APPD: WDH	DATE: SEPT 5, 2018
SRV: JEF/IEH	FB: E2719.070618	JOB NO: 2719
TAB: (1) INDEX	SHEET 1 OF 5	PLAN NO: C-14-25





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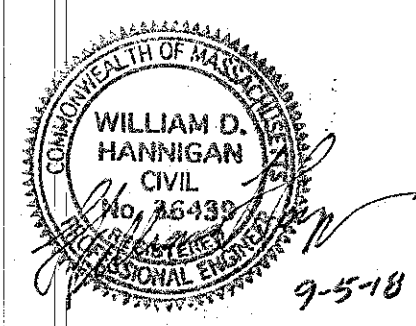
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MAP 35, PARCELS B3  
DEED: BOOK 42787, PAGE 182

MPA35 PARCEL B/2  
DEED: BOOK 39509, PAGE 087

- PROJECT INFORMATION**
- | LAND INFORMATION |                      |  |
|------------------|----------------------|--|
| MAP/PARCEL:      | 35/B/3; 35/B/2       |  |
| DEED BOOK/PAGE:  | 42787/182; 39509/087 |  |
- | ZONING INFORMATION |                      |                   |
|--------------------|----------------------|-------------------|
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|                    | RESIDENTIAL-1 (BR-1) | AGRICULTURAL (SA) |
- | DIMENSIONAL REQUIREMENTS: |           |           |
|---------------------------|-----------|-----------|
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**PRELIMINARY PLAN**

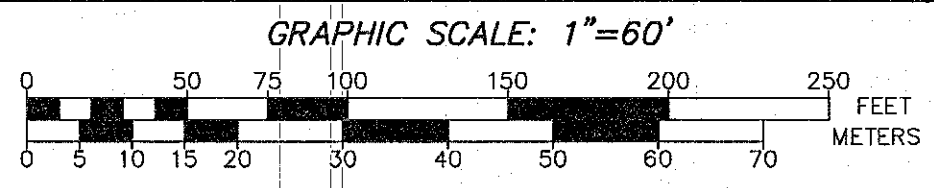


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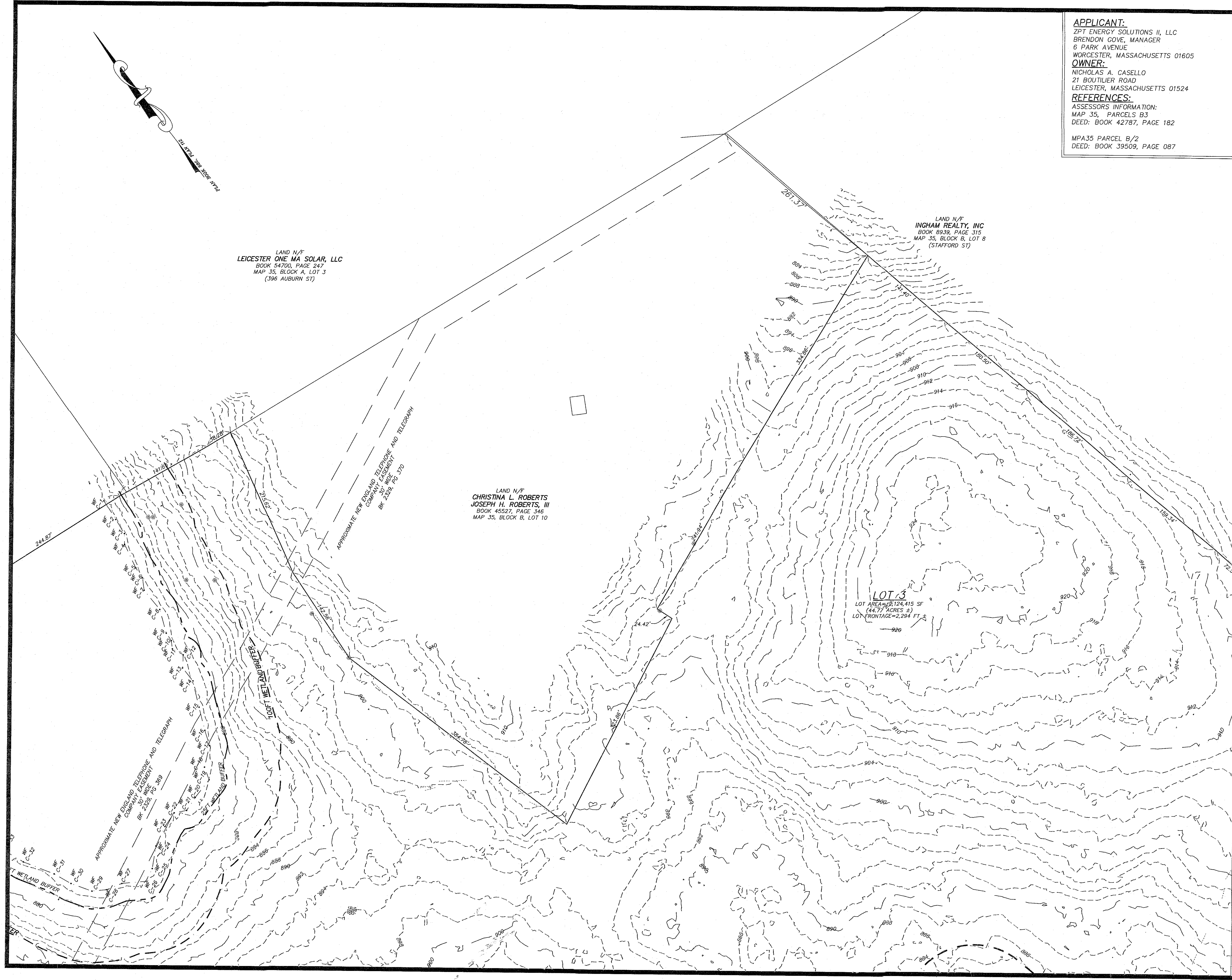
**PRELIMINARY SUBDIVISION PLAN  
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PREPARED FOR:  
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CHKD:	WDH	APPD:	WDH	DATE:	SEPT 5, 2018
SRV:	JEF/IEH	FB:	E2719.070618	JOB NO:	2719
TAB:	(2) PRELIM	SHEET	2 OF 5	PLAN NO:	C-14-25





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**REFERENCES:**  
ASSESSORS INFORMATION:  
MAP 35, PARCELS B3  
DEED: BOOK 42787, PAGE 182

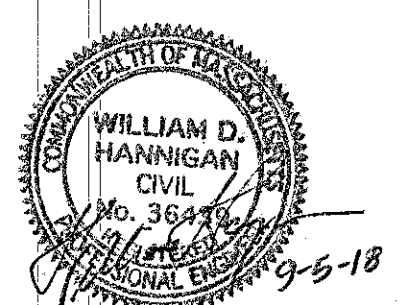
MPA35 PARCEL B/2  
DEED: BOOK 39509, PAGE 087

**PROJECT INFORMATION**

<b>LAND INFORMATION</b>		
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DEED BOOK/PAGE:	42787/182; 39509/087	
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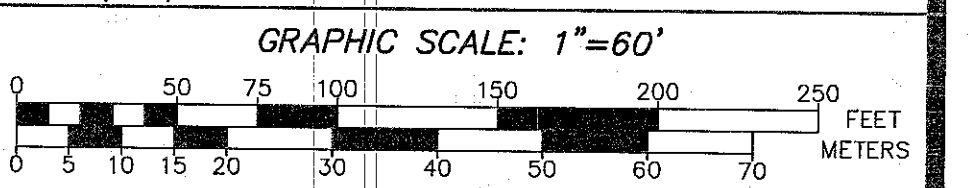


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TAB: (3) PRELIM	SHEET 3 OF 5	PLAN NO: C-14-25





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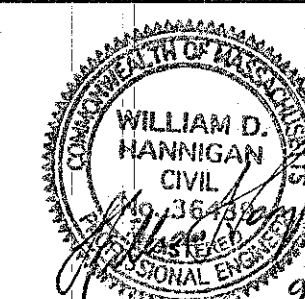
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  6. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
  7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF LEICESTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
  8. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
  9. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
  10. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
  11. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
  12. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00).
  13. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
  14. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
  15. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #25027C-0784E, DATED: JULY 04, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
  16. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  17. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF LEICESTER.

## PRELIMINARY PLAN



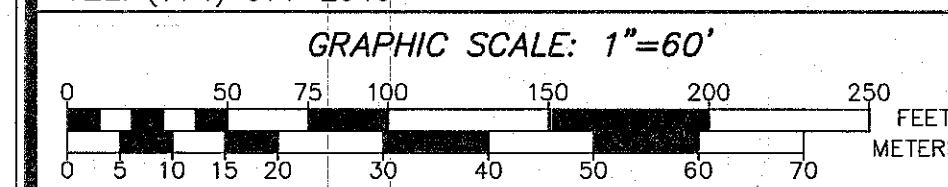
## HANNIGAN ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)  
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)  
WWW.HANNIGANENGINEERING.COM

## PRELIMINARY SUBDIVISION PLAN IN LEICESTER, MASSACHUSETTS

PREPARED FOR:  
ZPT ENERGY SOLUTIONS II, LLC  
BRENDON GOVE  
6 PARK AVENUE  
WORCESTER, MASSACHUSETTS, 01605  
TEL: (774) 314-2549

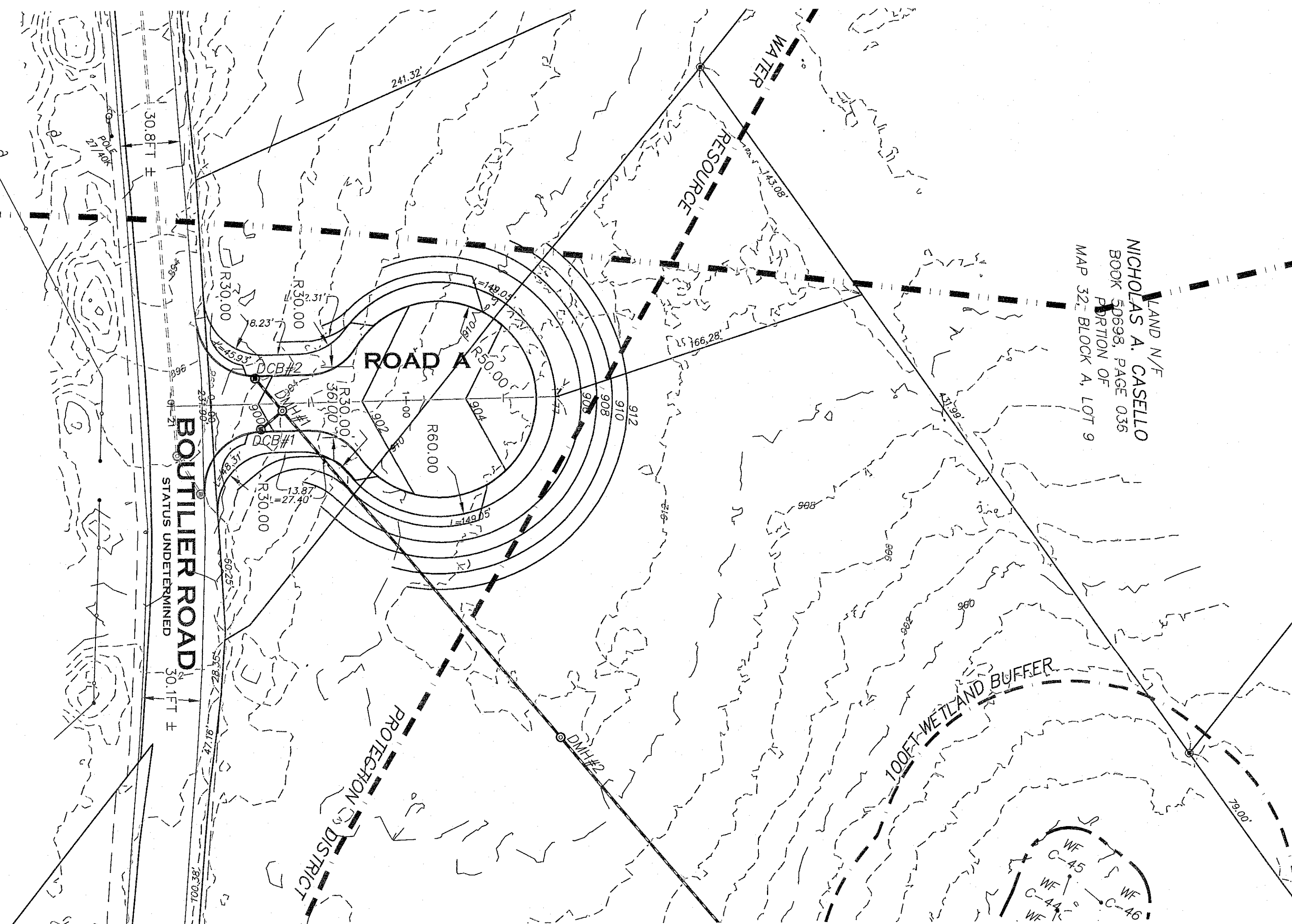


CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=60'
CHKD: WDH	APPD: WDH	DATE: SEPT 5, 2018
SRV: JEF/IEH	FB: E2719.070618	JOB NO: 2719
TAB: (4) PRELIM	SHEET 4 OF 5	PLAN NO: C-14-25



IRBAN-AGRICULTURAL (SA) DISTRICT  
ESS RESIDENTIAL-1 (BR-1) DISTRICT

LAND N/F  
NICHOLAS A. CASELLO  
JACQUELINE MATTHEWS  
BK 39623, PG 130  
MAP 35, PCL A2.1



**APPLICANT:**  
ZPT ENERGY SOLUTIONS II, LLC  
BRENDON GOVE, MANAGER  
6 PARK AVENUE  
WORCESTER, MASSACHUSETTS 01605

**OWNER:**  
NICHOLAS A. CASELLO  
21 BOUTILLIER ROAD  
LEICESTER, MASSACHUSETTS 01524

**REFERENCES:**  
ASSESSORS INFORMATION:  
MAP 35, PARCELS B3  
DEED: BOOK 42787, PAGE 182

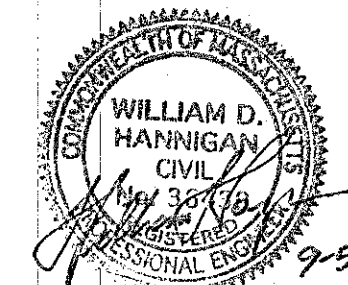
MPA35 PARCEL B/2  
DEED: BOOK 39509, PAGE 087

## PROJECT INFORMATION

<b>LAND INFORMATION</b>		
MAP/PARCEL:	35/B/3, 35/B/2	
DEED BOOK/PAGE:	42787/182, 39509/087	
<b>ZONING INFORMATION</b>		
ZONING DISTRICT:	BUSINESS RESIDENTIAL-1 (BR-1)	SUBURBAN AGRICULTURAL (SA)
<b>DIMENSIONAL REQUIREMENTS:</b>		
MINIMUM AREA:	20,000 SF	80,000 SF
MINIMUM FRONTAGE:	150 FEET	200 FEET
MAXIMUM HEIGHT:	55 FEET	35 FEET
MINIMUM SETBACKS:		
FRONT YARD:	40 FT	40 FT
SIDE YARD:	40 FT	40 FT
REAR YARD:	40 FT	40 FT

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. PROPERTY LINE DETERMINATIONS MADE BY A ON-THE-GROUND PROPERTY LINE SURVEY IN JULY OF 2018.
  - TOPOGRAPHIC SURVEY INFORMATION AS DEPICTED HEREON IS BASED ON LIDAR (LIGHT DETECTION AND RANGING) OBSERVATION MADE AND PROCESS BY WOLPERT, INC. IN 2014 AND PROVIDED BY THE U.S. GEOLOGICAL SURVEY. POST-PROCESSING BY OTHERS AND PROVIDED TO THIS OFFICE. DATUM IS BASED ON NAVD83.
  - AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL IN JULY OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
  - LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
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  - PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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## PRELIMINARY PLAN



## HANNIGAN ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

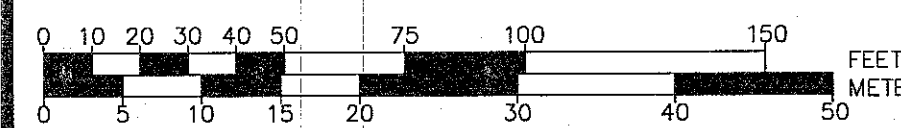
8 MONUMENT SQUARE (978) 534-1234 (T)  
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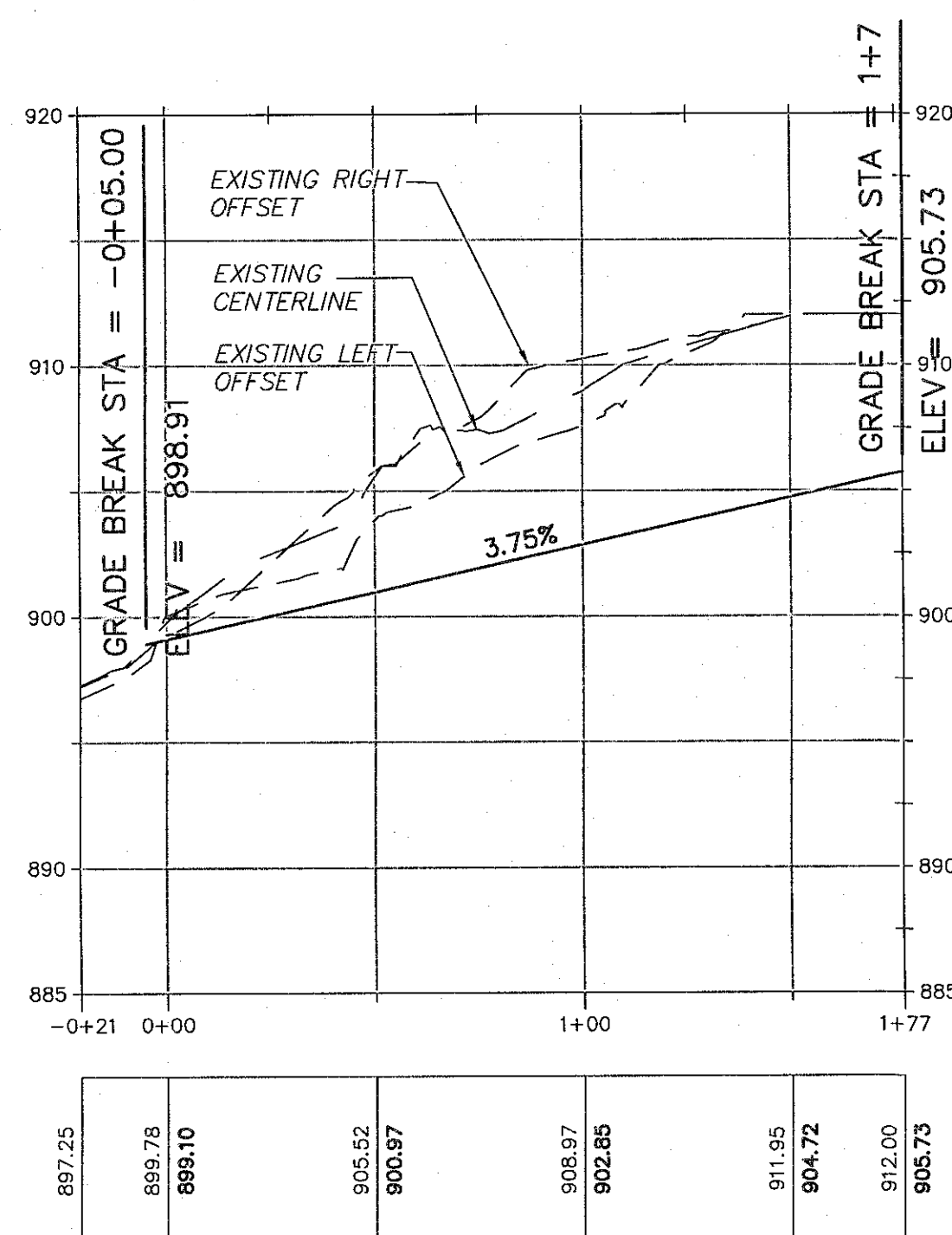
## ROADWAY PROFILE IN LEICESTER, MASSACHUSETTS

PREPARED FOR:  
ZPT ENERGY SOLUTIONS II, LLC  
BRENDON GOVE  
6 PARK AVENUE  
WORCESTER, MASSACHUSETTS, 01605  
TEL: (774) 314-2549

GRAPHIC SCALE: 1"=40'



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: SEPT 5, 2018
SRV: JEF/EH	FB: E2719.070618	JOB NO: 2719
TAB: (5) PRO	SHEET 5 OF 5	PLAN NO: C-14-25



ROADWAY PROFILE  
HORIZONTAL SCALE = 1:40  
VERTICAL SCALE = 1:8