## GENERAL NOTES:

1: BOUNDARIES SHOWN ARE THE RESULTS OF A FIELD SURVEY BY GREEN HILL ENGINEERING, STURBRIDGE MA., BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

2: THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

3: LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

4: SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

5: VERTICAL DATUM IS ASSUMED

6. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

# PROPOSED SITE PLAN
# FOR
# C & J REALTY TRUST
## 1749 MAIN STREET
## TOWN OF LEICESTER
## WORCESTER COUNTY, MASSACHUSETTS

**RECORD OWNERS**

C&J REALTY TRUST
PO BOX 99
PAXTON, MA
DB 51518 PG 371

**PLAN REFERENCES:**

(WORCESTER COUNTY REGISTRY OF DEEDS)

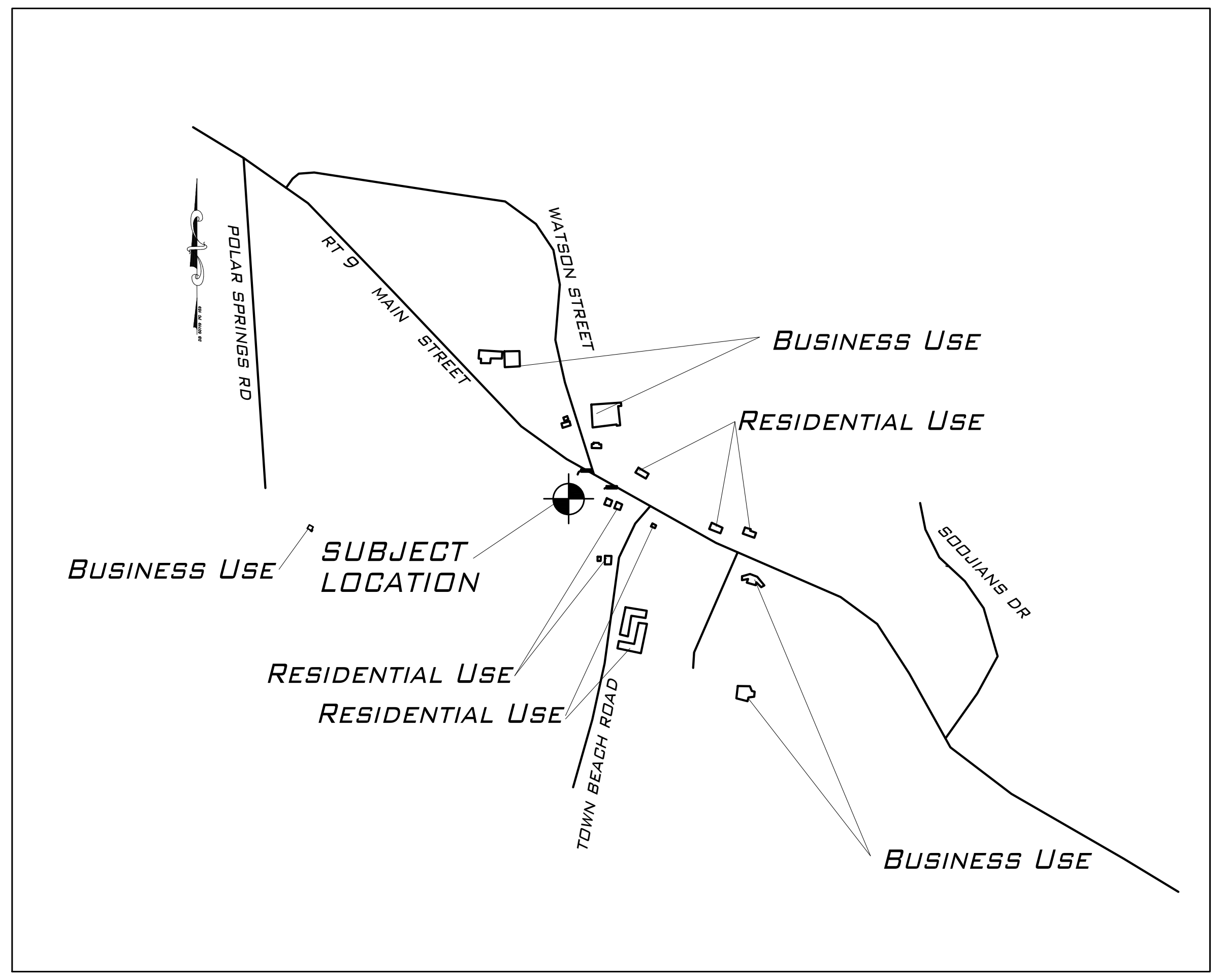
PLAN BOOK 721 PLAN 108

**ASSESSORS REFERENCE:**

TAX MAP 17-A-8

**DESIGN ENGINEER**

DC ENGINEERING & SURVEY, INC.
36 CRANBERRY MEADOW ROAD
CHARLTON, MA 01507
(508)769.6659 (508)341.2127



**LOT LOCUS**
N.T.S.

| DISTRICT DIMENSIONAL REGULATIONS | |
|---|---|
| District | HB-1 HIGHWAY BUSINESS |
| Use | MIXED |
| Min. Lot Size | 60,000 SQ. FT. |
| Min. Frontage | 200 FT. |
| Min. Front Yard Depth | 50 FT. |
| Min. Side Yard Depth | 50 FT. |
| Min. Rear Yard Depth | 50 FT. |

EXISTING LAND USE: RESIDENTIAL

PROPOSED LAND USE: MIXED USE (SELF STORAGE/CONTRACTOR'S YARD/RESIDENTIAL)

PROPOSED BUILDING COVERAGE: 35,139 S.F. / 261,752 S.F. = 13.4%

| DRAWING LIST | |
|---|---|
| C | COVER SHEET |
| X-1 | EXISTING CONDITIONS |
| S-1,2 | SITE PLAN |
| L-1 | LANDSCAPE PLAN |
| EC-1 | EROSION CONTROL PLAN |
| D-1 | CONSTRUCTION DETAILS |

## SYMBOL KEY

| | |
|---|---|
| MONUMENT | ⊡ |
| IRON PIPE | ◎ |
| MONUMENT TO BE SET | ◎MS |
| DRAIN MANHOLE | ⓓDMH |
| SEWER MANHOLE | ⓢSMH |
| SEWER CLEANOUT | ◦CO. |
| ELECTRIC MANHOLE | Ⓔ |
| CATCH BASIN | ■CB |
| UTILITY POLE | |
| UTILITY POLE W/ STREET LIGHT | |
| GUY WIRE | GUY× |
| FIRE HYDRANT | HYD |
| WATER GATE | ● WG |
| GAS GATE | GG |
| BOLLARD | ○BOL. |
| LIGHT DECORATIVE (15'± HEIGHT) | ✡ |
| BENCH MARK | ◕ |
| SIGN | |
| MASSHIGHWAY SIGNAL BOX | M.S.B<br>C |
| MONITOR WELL | ◕MW |

CURB LEGEND

| | |
|---|---|
| VERTICAL GRANITE CURB | VGC |
| BITUMINOUS CONCRETE CURB | BTC |

| | |
|---|---|
| CHAIN LINK FENCE | ——x—— |
| WOOD / STOCKADE FENCE | ——▫—— |
| WATER LINE | ——W—— |
| SEWER LINE | ——S—— |
| DRAIN LINE | ——D—— |
| GAS LINE | ——G—— |
| ELECTRIC LINE | ——E—— |
| OVERHEAD WIRES | ——OHW—— |
| CONTOUR 5' INTERVAL | ∼ |
| CONTOUR 1' INTERVAL | ∼ |
| X 69.33' | SPOT GRADE |
| BITUMINOUS | BIT. |
| CONCRETE | CONC. |
| INVERT | INV. |
| REINFORCED CONCRETE PIPE | RCP |
| POLYVINYL CHLORIDE PIPE | PVC |
| HIGH DENSITY PLASTIC | HDPE |
| IRON PIPE | I.P. |
| FOUND | FND. |
| BOLLARD | BOL. |
| SEWER MANHOLE | SMH |
| DRAINAGE MANHOLE | DMH |
| WATER GATE | WG |
| HYDRANT | HYD. |
| UTILITY POLE | UP |
| GUY WIRE | GUY |

JASON D.
DUBOIS, P.E.
PROFESSIONAL
ENGINEER
MA.LIC.NO.: 48724

JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
|---|---|---|
| 2 | 10/28/16 | REVISED PER REVIEW COMMENTS |
| 1 | 9/22/16 | REVISED PER REVIEW COMMENTS |

NORTH

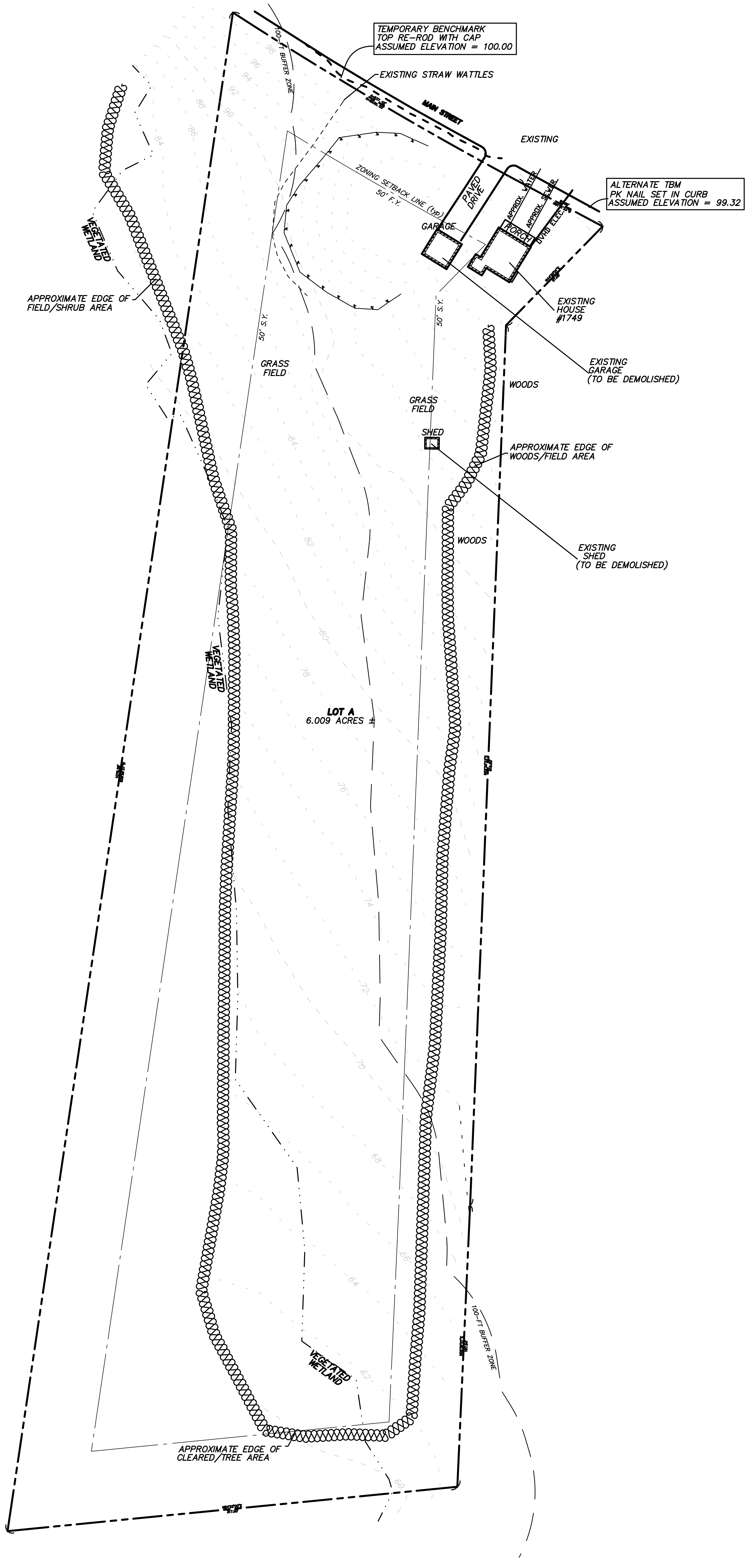
DB 50719 PG 159

DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508-769-6659
508-341-2127

CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

COVER SHEET
SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY JDD | REV #: 2 |
| DATE: 7-9-16 | SCALE: 1'=20' |
| PROJECT #: 16-137 | DWG. NO.: C-1 |



## SYMBOL KEY

| | | | |
|---|---|---|---|
| MONUMENT | ⊡ | CHAIN LINK FENCE | —x— |
| IRON PIPE | ◉ | WOOD / STOCKADE FENCE | —▫— |
| MONUMENT TO BE SET | ◉MS | WATER LINE | —W— |
| DRAIN MANHOLE | ⊙DMH | SEWER LINE | —S— |
| SEWER MANHOLE | ⊙SMH | DRAIN LINE | —D— |
| SEWER CLEANOUT | •CO. | GAS LINE | —G— |
| ELECTRIC MANHOLE | Ⓔ | ELECTRIC LINE | —E— |
| CATCH BASIN | ■CB | OVERHEAD WIRES | —OHW— |
| UTILITY POLE | | CONTOUR 5' INTERVAL | |
| UTILITY POLE W/ STREET LIGHT | | CONTOUR 1' INTERVAL | |
| GUY WIRE | GUY✖ | X 69.33' | SPOT GRADE |
| FIRE HYDRANT | HYD | BITUMINOUS | BIT. |
| WATER GATE | ● WG | CONCRETE | CONC. |
| GAS GATE | GG | INVERT | INV. |
| BOLLARD | ○BOL. | REINFORCED CONCRETE PIPE | RCP |
| LIGHT DECORATIVE (15'± HEIGHT) | ✡ | POLYVINYL CHLORIDE PIPE | PVC |
| BENCH MARK | ◐ | HIGH DENSITY PLASTIC | HDPE |
| SIGN | | IRON PIPE | I.P. |
| | | FOUND | FND. |
| MASSHIGHWAY SIGNAL BOX | M.S.B | BOLLARD | BOL. |
| MONITOR WELL | ◐MW | SEWER MANHOLE | SMH |
| | | DRAINAGE MANHOLE | DMH |
| CURB LEGEND | | WATER GATE | WG |
| VERTICAL GRANITE CURB | VGC | HYDRANT | HYD. |
| BITUMINOUS CONCRETE CURB | BTC | UTILITY POLE | UP |
| | | GUY WIRE | GUY |

NOTE: EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR AND UTILITY DEPARTMENTS PRIOR TO ANY EARTHWORK. EXISTING CONDITIONS BY GREEN HILL ENGINEERING.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1" = 50'

JASON D.
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PROFESSIONAL
ENGINEER
MA.LIC.NO.: 48724

JEREMY S.
CROTEAU, P.L.S.
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LAND SURVEYOR
MA.LIC.NO.: 48722

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NORTH

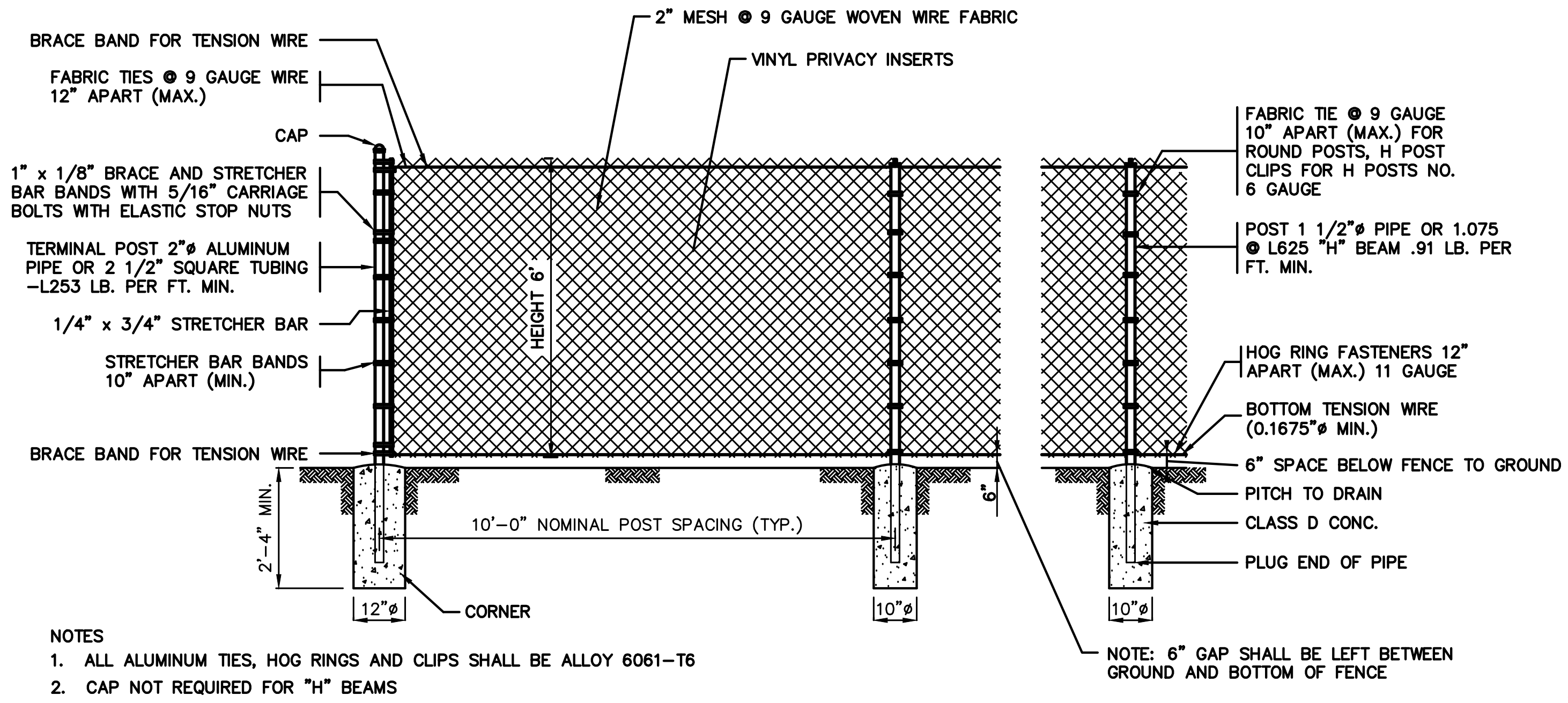
DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508-769-6659
508-341-2127

CLIENT:
C&J REALTY TRUST
1181 MAIN STREET
LEICESTER, MA

# EXISTING CONDITIONS PLAN

SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY JDD | REV #: 2 |
| DATE: 7-9-16 | SCALE: 1'=50' |
| PROJECT #: 16-137 | DWG. NO.: X-1 |

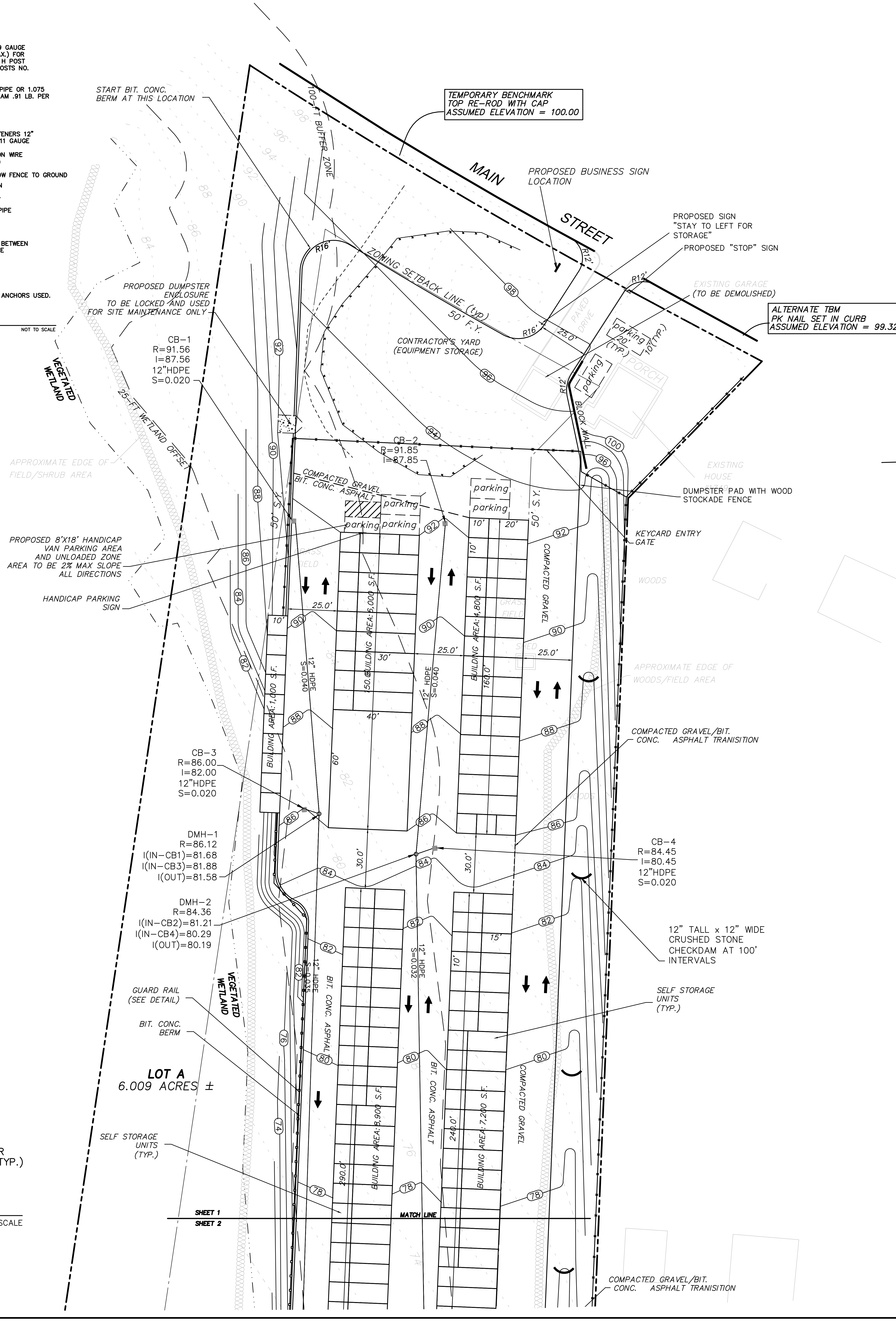

BRACE BAND FOR TENSION WIRE
FABRIC TIES @ 9 GAUGE WIRE 12" APART (MAX.)
CAP
1" x 1/8" BRACE AND STRETCHER BAR BANDS WITH 5/16" CARRIAGE BOLTS WITH ELASTIC STOP NUTS
TERMINAL POST 2"ø ALUMINUM PIPE OR 2 1/2" SQUARE TUBING –L253 LB. PER FT. MIN.
1/4" x 3/4" STRETCHER BAR
STRETCHER BAR BANDS 10" APART (MIN.)
BRACE BAND FOR TENSION WIRE
2" MESH @ 9 GAUGE WOVEN WIRE FABRIC
VINYL PRIVACY INSERTS
HEIGHT 6'
10'–0" NOMINAL POST SPACING (TYP.)
2'–4" MIN.
12"ø
CORNER
10"ø
6"
FABRIC TIE @ 9 GAUGE 10" APART (MAX.) FOR ROUND POSTS, H POST CLIPS FOR H POSTS NO. 6 GAUGE
POST 1 1/2"ø PIPE OR 1.075 @ L625 "H" BEAM .91 LB. PER FT. MIN.
HOG RING FASTENERS 12" APART (MAX.) 11 GAUGE
BOTTOM TENSION WIRE (0.1675"ø MIN.)
6" SPACE BELOW FENCE TO GROUND
PITCH TO DRAIN
CLASS D CONC.
PLUG END OF PIPE
10"ø
NOTE: 6" GAP SHALL BE LEFT BETWEEN GROUND AND BOTTOM OF FENCE

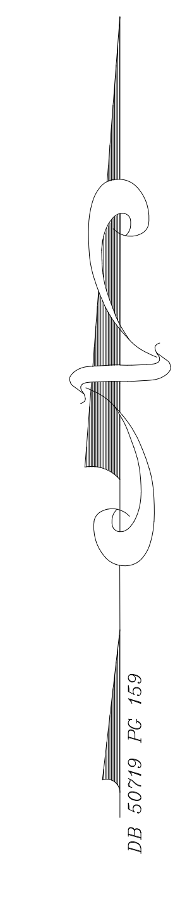
NOTES

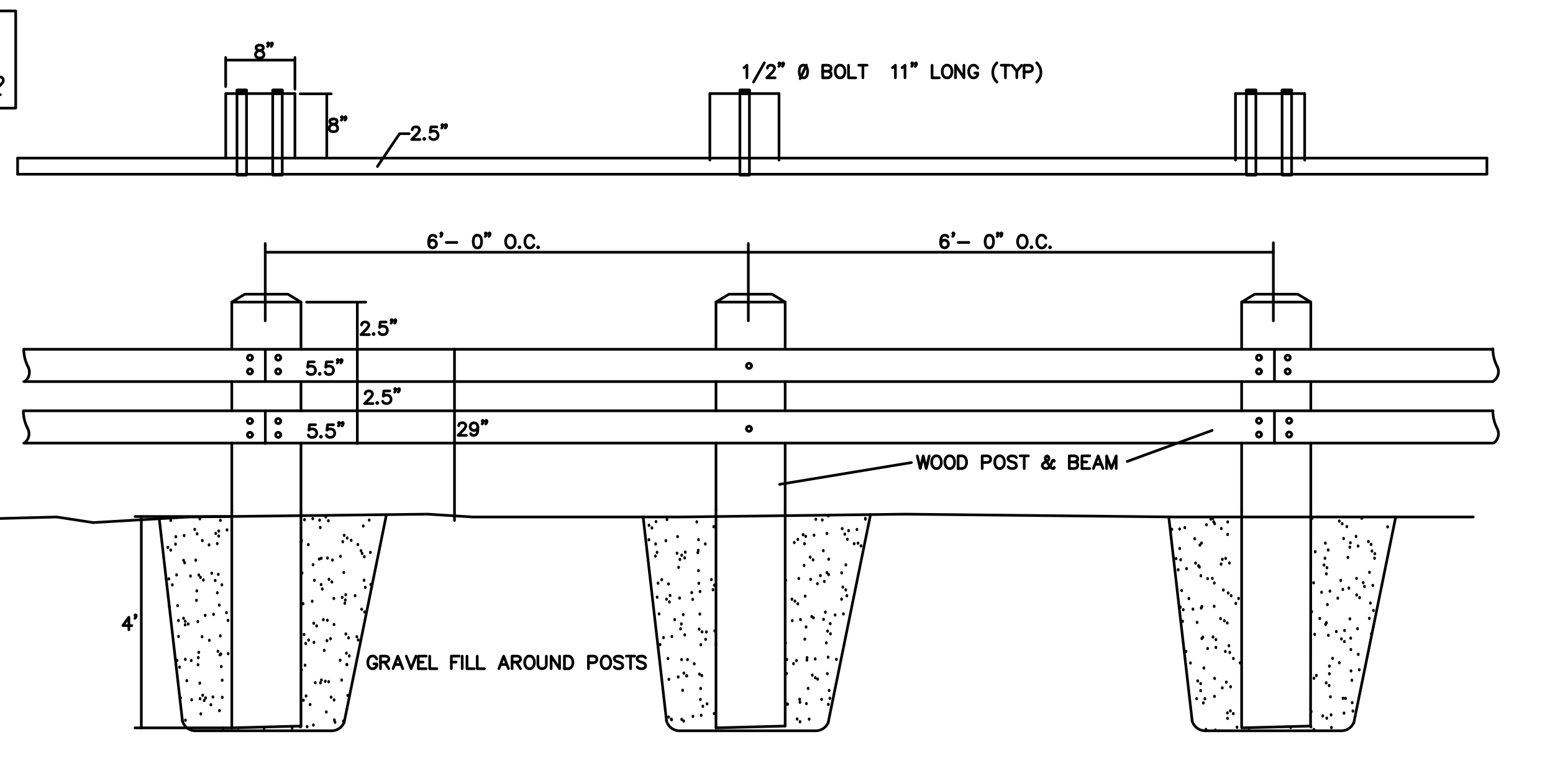
1. ALL ALUMINUM TIES, HOG RINGS AND CLIPS SHALL BE ALLOY 6061–T6
2. CAP NOT REQUIRED FOR "H" BEAMS
3. FABRIC SHALL BE ALUMINUM ALLOY, ALL PIPE TO CONFORM TO CURRENT ASTM DESIGNATION B 429, SCHEDULE 40, PLAIN END.
4. BRACE RAIL AND ROD AT CORNER AND END SECTION ONLY.
5. ALL REFERENCES TO PIPE DIAMETER ARE ASTM NOMINAL SIZE.
6. WITH THE APPROVAL OF THE ENGINEER, IN SOFT MARSHY GROUND, POSTS MAY BE DRIVEN, THE CONCRETE FOOTING DELETED AND APPROVED DRIVE ANCHORS USED.

## CHAIN LINK FENCE DETAIL

NOT TO SCALE



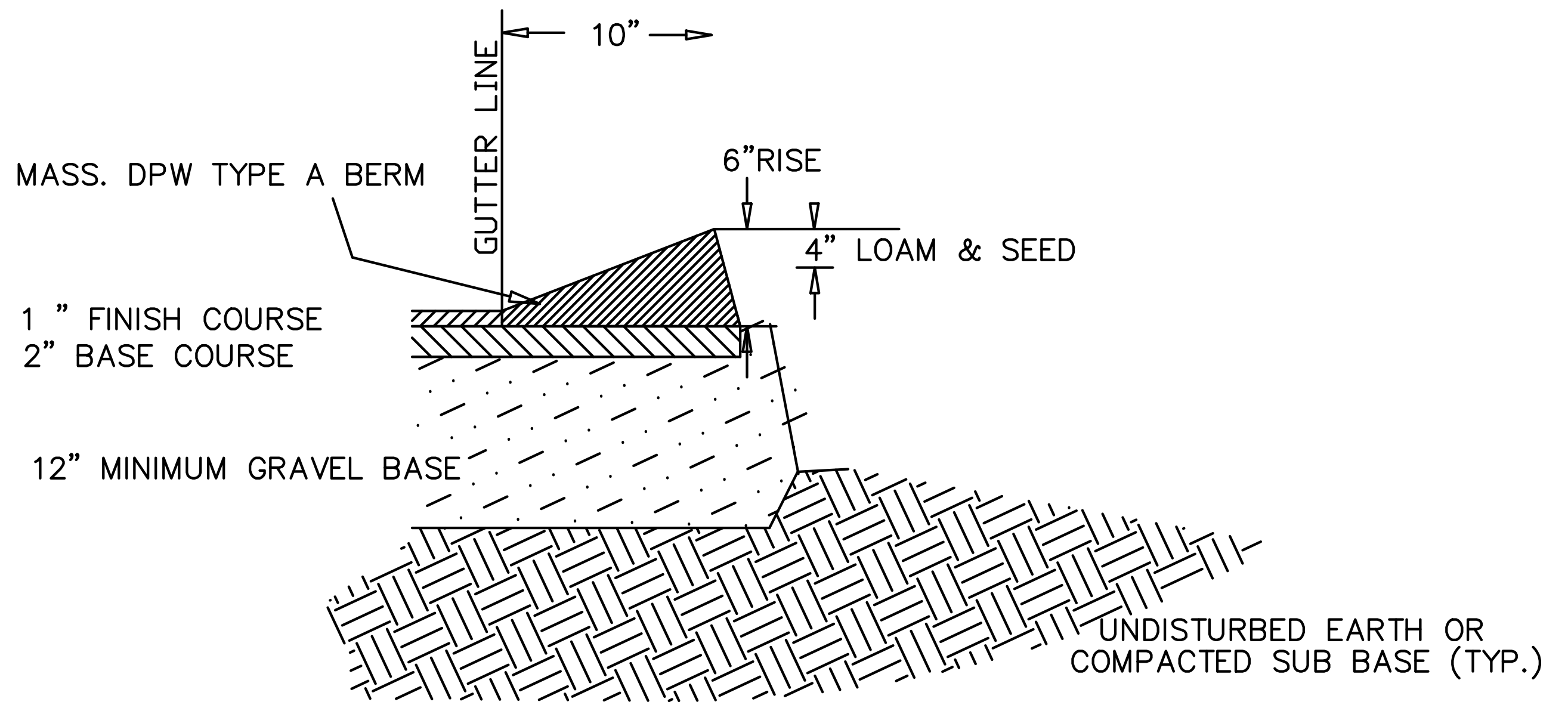




## WOOD GUARDRAIL

SECTION

N.T.S.



## MODIFIED CAPE COD TYPE BERM

NOT TO SCALE

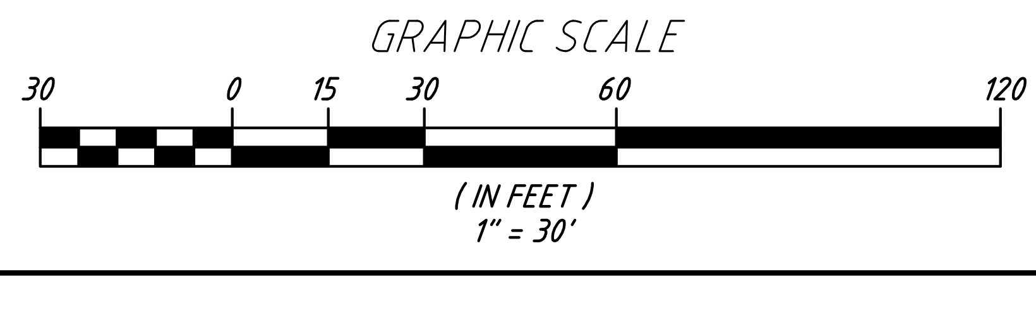
PARKING CALCULATION:

2 SPACES FOR RESIDENTIAL UNIT +
3 SPACES + 1 SPACE PER 100 STORAGE UNITS

TOTAL REQUIRED PARKING = 7 SPACES

STORAGE UNIT DENSITY:

10'x10' UNITS: 67
10'x15' UNITS: 48
10'x20' UNITS: 44
10'x30' UNITS: 22
40'x60' UNITS: 1



JASON D. DUBOIS, P.E.

JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
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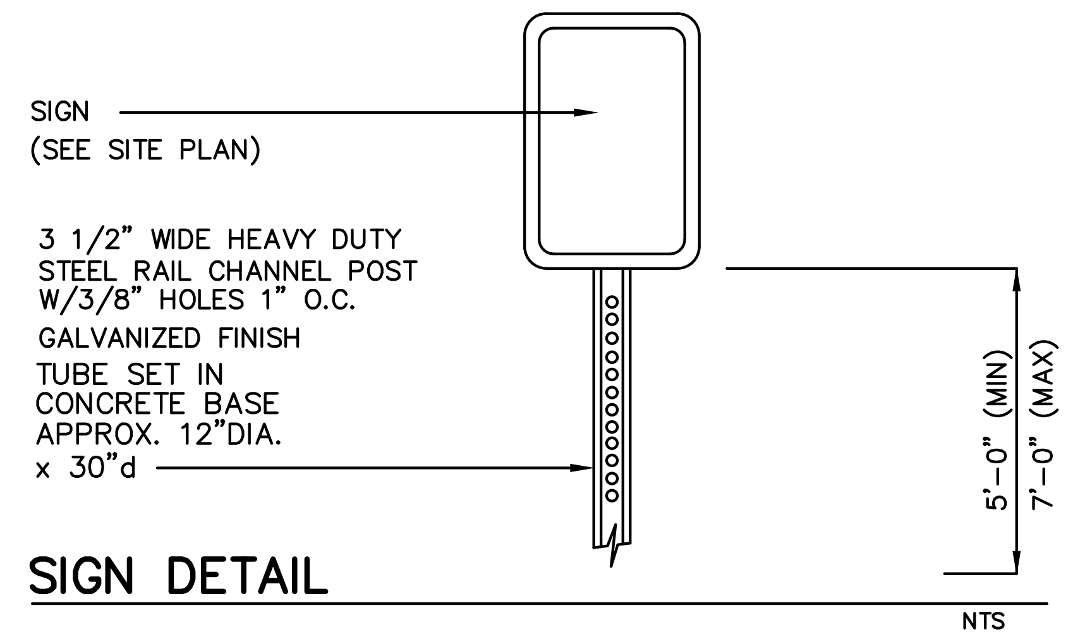
NORTH

DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508–769–6659
508–341–2127

CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

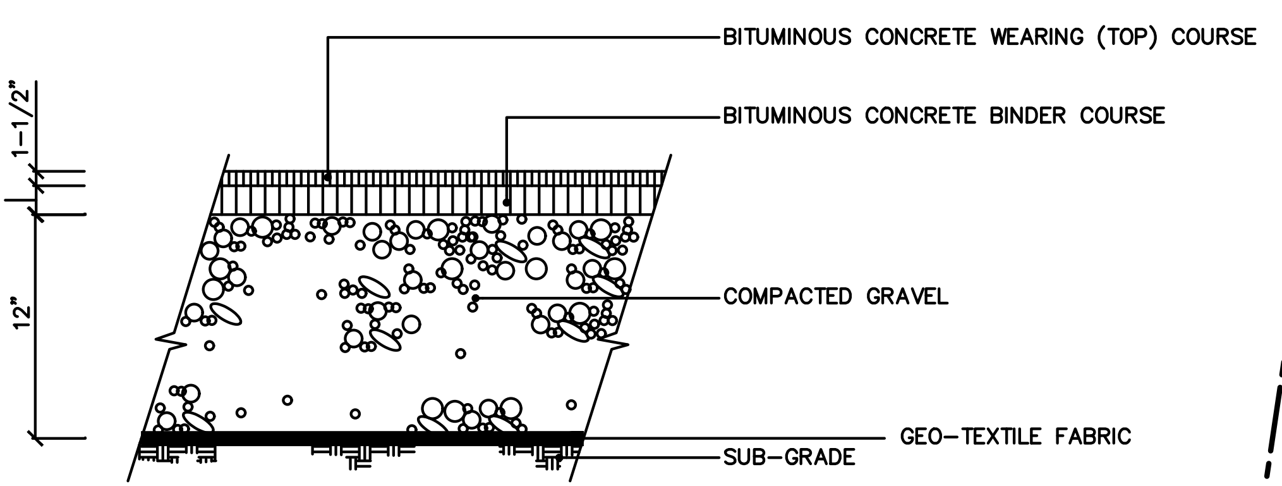
PROPOSED SITE PLAN
SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY JDD | REV #: 2 |
| DATE: 7–9–16 | SCALE: 1'=30' |
| PROJECT #: 16–137 | DWG. NO.: S–1 |



## SIGN DETAIL

NTS


BITUMINOUS CONCRETE WEARING (TOP) COURSE
BITUMINOUS CONCRETE BINDER COURSE
COMPACTED GRAVEL
GEO-TEXTILE FABRIC
SUB-GRADE
1-1/2"
1-1/2"
12"

## BITUMINOUS CONCRETE PAVEMENT

SECTION

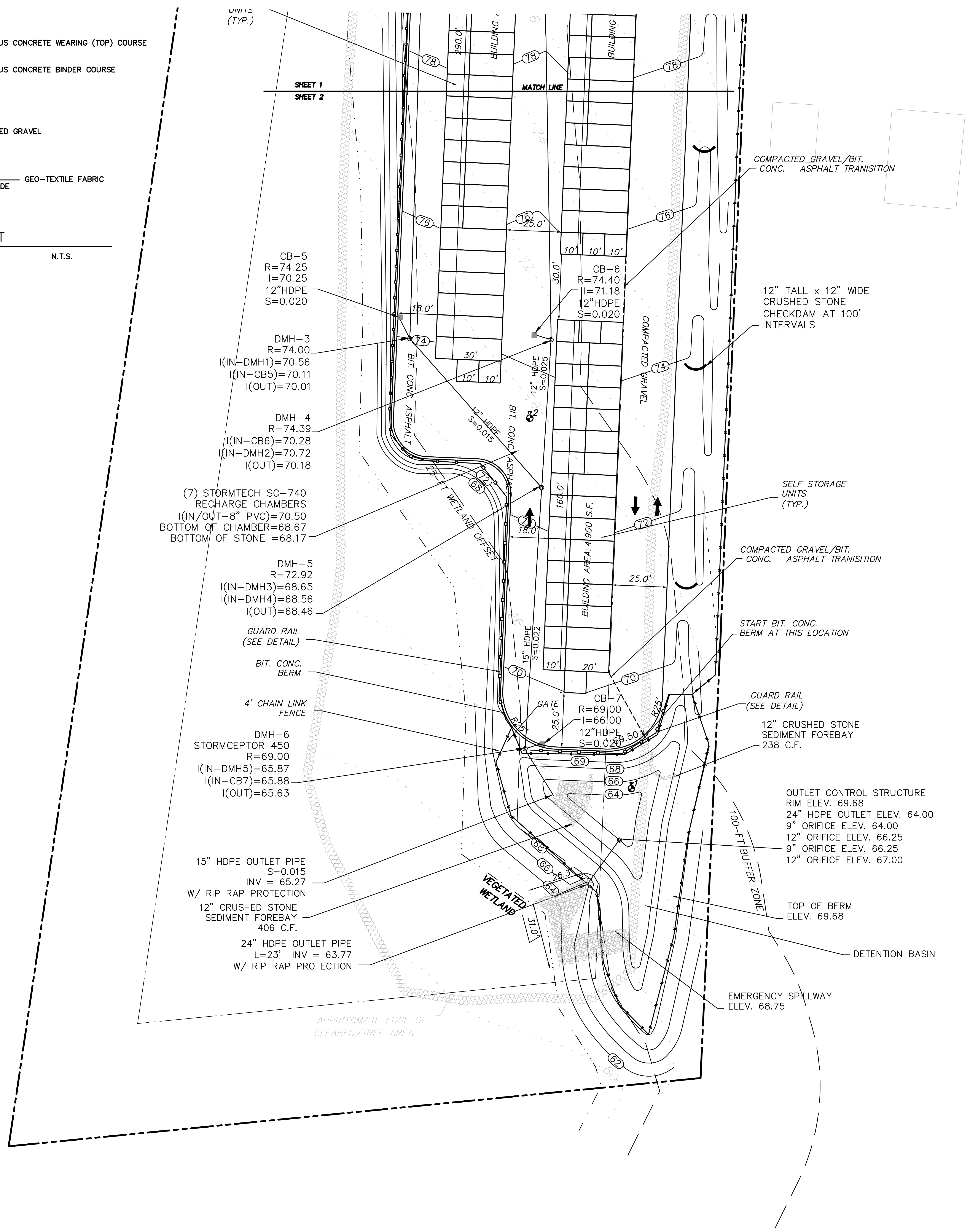
N.T.S.

## TEST PIT DATA

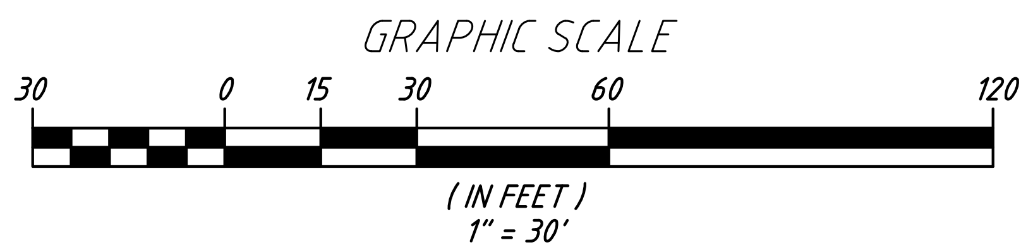
SOIL EVALUATOR: JASON DUBOIS (DC ENGINEERING)

DATE: *10/4/2016*

| TEST PIT #1 | TEST PIT #2 |
|---|---|
| 0"–10" A SL 10yr 3/2 | 0"–10" A SL 10yr 3/2 |
| 10"–18" Bw SL 10yr 5/8 | 10"–24" Bw SL 10yr 5/8 |
| 18"–64" Cd SL 2.5y 5/4 | 24"–60" Cd SL 2.5y 5/4 |
| REDOX @ 18" | REDOX @ 24" |
| GROUND WATER ELEV (WEEP) N/A | GROUND WATER ELEV (WEEP) N/A |
| MOTTLING ELEV (OBSERVED) 18" | MOTTLING ELEV (OBSERVED) 24" |
| REFUSAL ELEV N/A | REFUSAL ELEV N/A |



DB 50719 PG 159



JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO.: 48721

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
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NORTH

DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508-789-8659
508-341-2127

CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

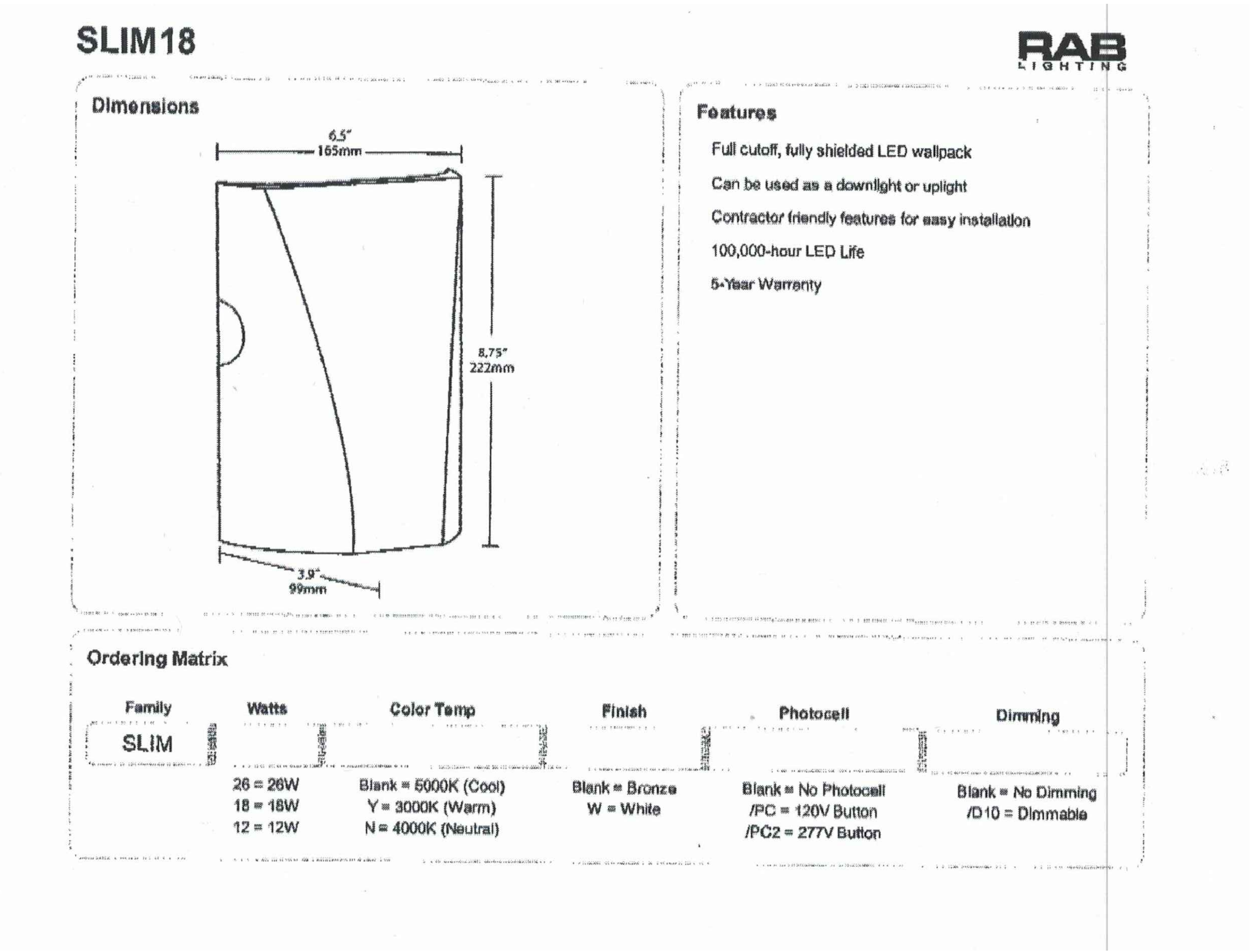
PROPOSED SITE PLAN

SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY JDD | REV #: 2 |
| DATE: 7-9-16 | SCALE: 1'=30' |
| PROJECT #: 16-137 | DWG. NO.: S-2 |

## SITE PLANT LIST

| KEY | | QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| ● | | 20 | TIGER LILY | LILIUM LANCIFOLIUM | 1 QT |
| ○ | | 6 | HYDRANGEA | HYDRANGEA MACROPHYLLA | 2 GALLON |
| ○ | | 8 | RHODODENDRON | RHODODENDRON FERRUGINEUM | 2 GALLON |
| ✿ | | 20 | CRIMSON KING MAPLE | ACER PLATANOIDES 'CRIMSON KING' | 3"–3.5", B&B |
| | | | | | |



**SLIM18**

RAB LIGHTING

**Dimensions**

6.5"
165mm
8.75"
222mm
3.9"
99mm

**Features**

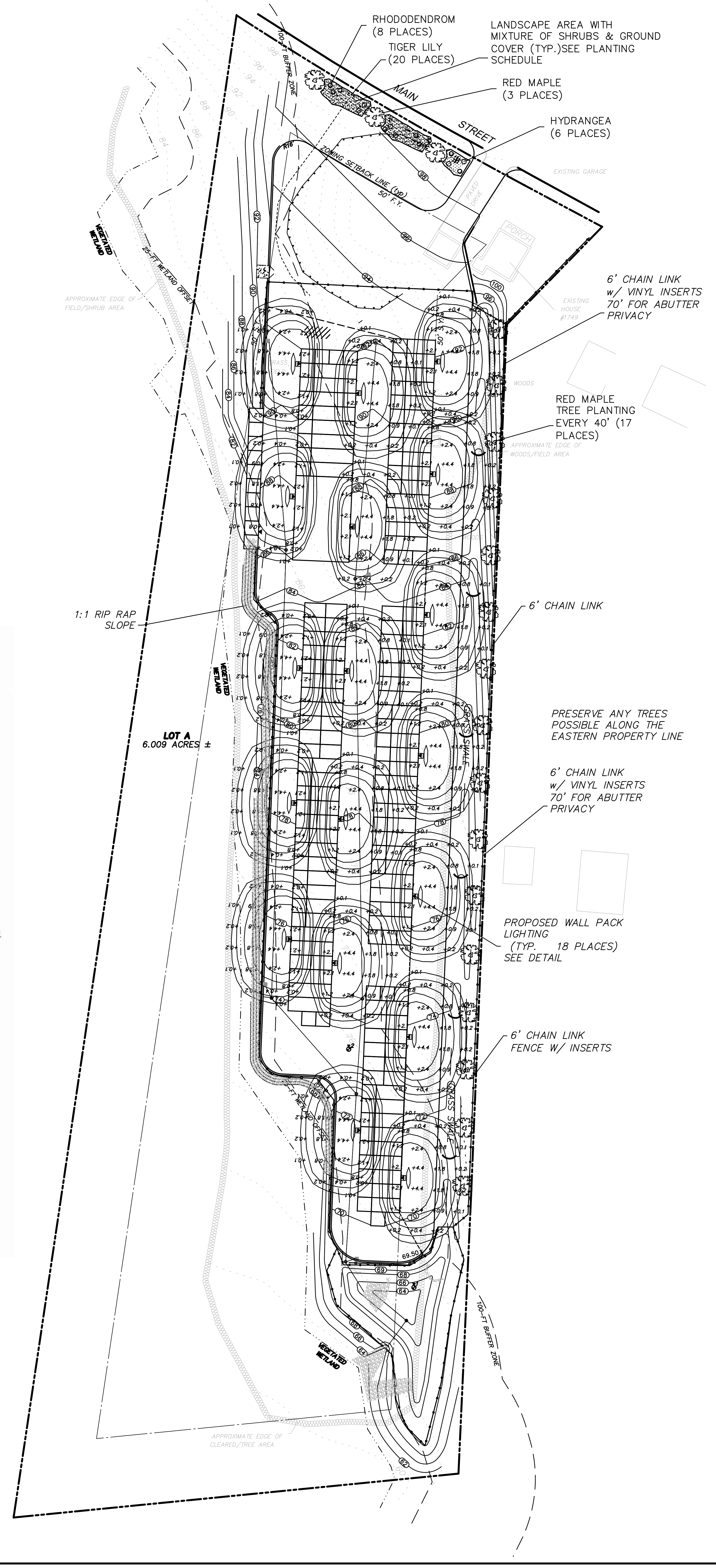
- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

**Ordering Matrix**

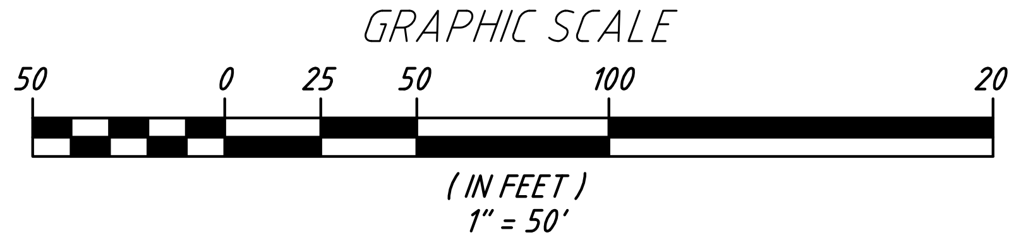
| Family | Watts | Color Temp | Finish | Photocell | Dimming |
|---|---|---|---|---|---|
| SLIM | | | | | |
| | 26 = 26W<br>18 = 18W<br>12 = 12W | Blank = 5000K (Cool)<br>Y = 3000K (Warm)<br>N = 4000K (Neutral) | Blank = Bronze<br>W = White | Blank = No Photocell<br>/PC = 120V Button<br>/PC2 = 277V Button | Blank = No Dimming<br>/D10 = Dimmable |

WALL PACK LIGHTING DETAIL

NOT TO SCALE



RHODODENDROM
(8 PLACES)
TIGER LILY
(20 PLACES)
LANDSCAPE AREA WITH MIXTURE OF SHRUBS & GROUND COVER (TYP.)SEE PLANTING SCHEDULE
RED MAPLE
(3 PLACES)
HYDRANGEA
(6 PLACES)
MAIN STREET
100-FT BUFFER ZONE
ZONING SETBACK LINE (typ)
50' F.Y.
EXISTING GARAGE
PAVED DRIVE
PORCH
6' CHAIN LINK w/ VINYL INSERTS 70' FOR ABUTTER PRIVACY
RED MAPLE TREE PLANTING EVERY 40' (17 PLACES)
1:1 RIP RAP SLOPE
6' CHAIN LINK
LOT A
6.009 ACRES ±
PRESERVE ANY TREES POSSIBLE ALONG THE EASTERN PROPERTY LINE
6' CHAIN LINK w/ VINYL INSERTS 70' FOR ABUTTER PRIVACY
PROPOSED WALL PACK LIGHTING (TYP. 18 PLACES) SEE DETAIL
6' CHAIN LINK FENCE W/ INSERTS
VEGETATED WETLAND
25-FT WETLAND OFFSET
100-FT BUFFER ZONE
APPROXIMATE EDGE OF FIELD/SHRUB AREA
APPROXIMATE EDGE OF WOODS/FIELD AREA
APPROXIMATE EDGE OF CLEARED/TREE AREA



JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
|---|---|---|
| 2 | 10/16/16 | REVISED PER REVIEW COMMENTS |
| 1 | 9/22/16 | REVISED PER REVIEW COMMENTS |

NORTH

DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508-769-6659
508-341-2127

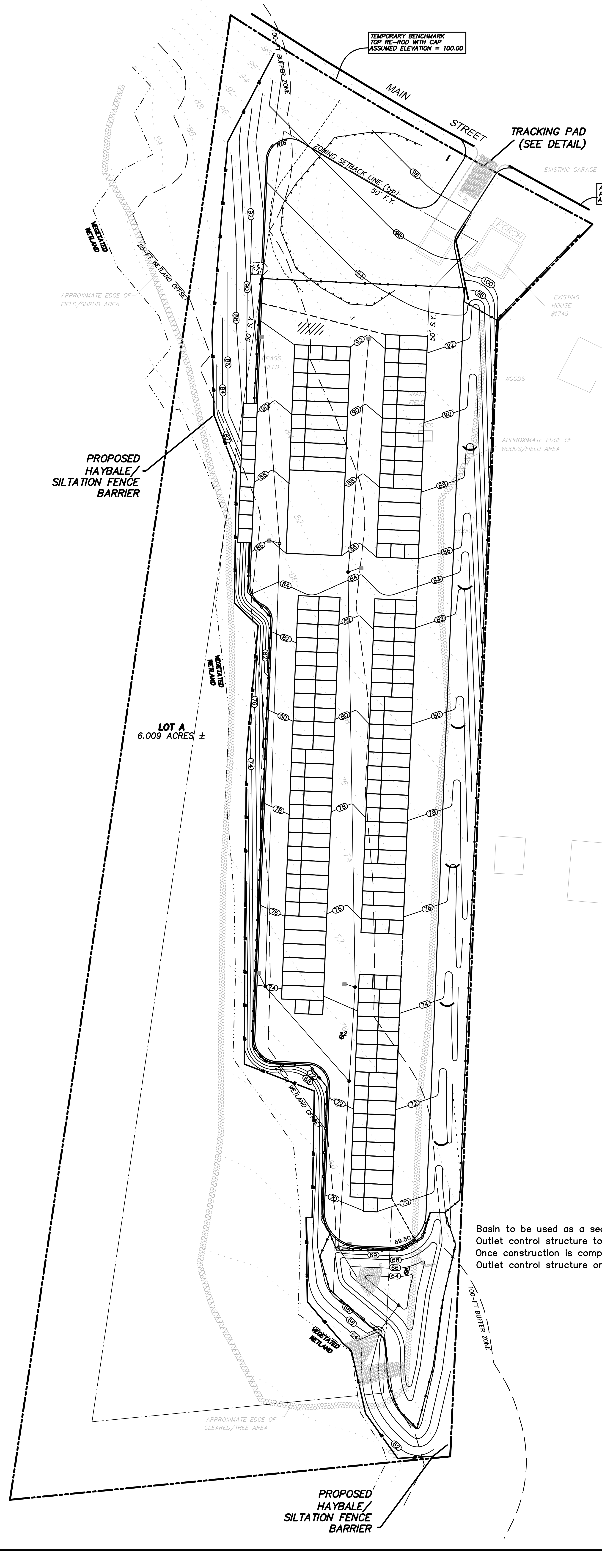
CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

LANDSCAPE & LIGHTING PLAN

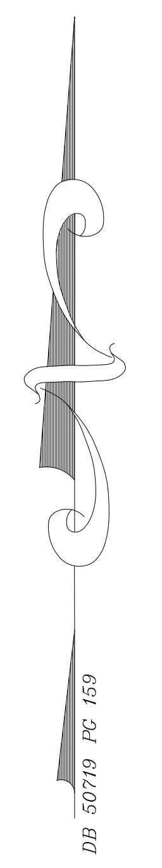
SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

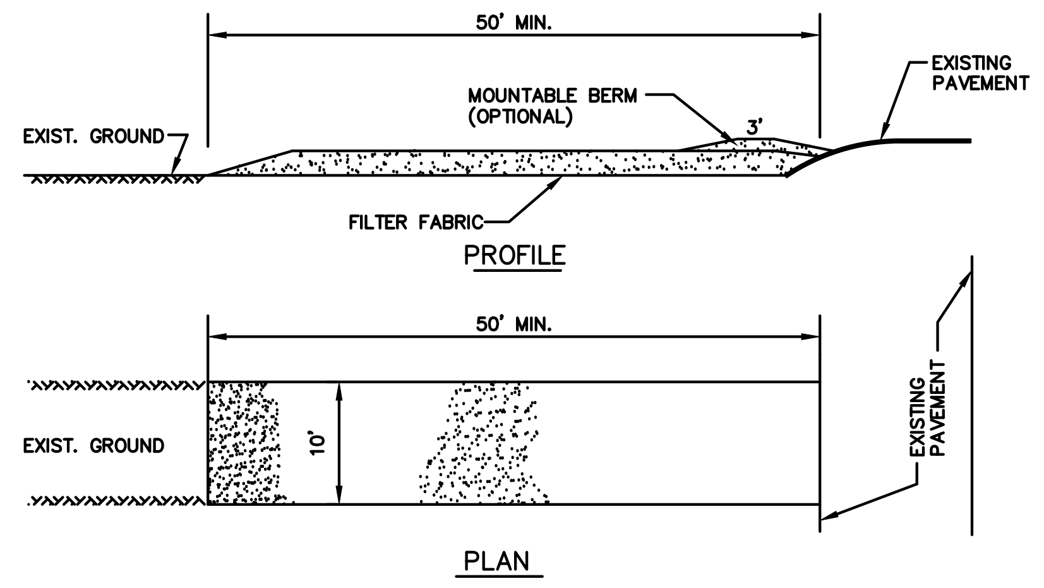
| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY: JDD | REV #: 2 |
| DATE: 7-9-16 | SCALE: 1"=50' |
| PROJECT #: 16-137 | DWG. NO.: L-1 |

NOTE:
ALL DISTURBED AREAS TO BE
TREATED WITH 6" LOAM & SEED
UNLESS OTHERWISE NOTED



Basin to be used as a sedimentation holding area during construction.
Outlet control structure to be set in place, lowest orifice is to be plugged during construction.
Once construction is complete, the basin is to have all silt removed from the surface.
Outlet control structure orifices to be unplugged. Basin floor to be loamed & seeded.



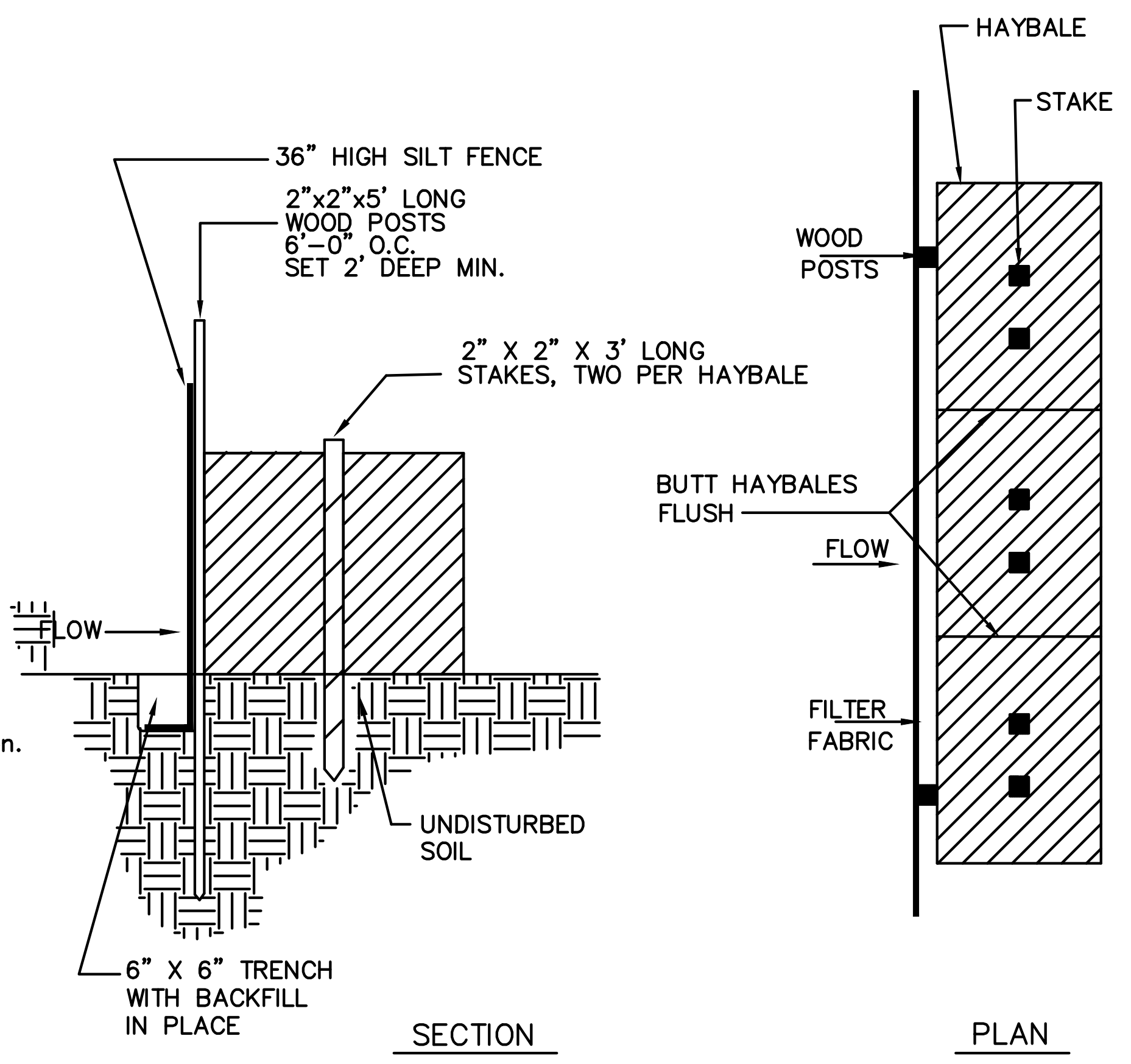


CONSTRUCTION SPECIFICATIONS

1. Stone size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 50 feet.
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter fabric – Will be placed over the entire area prior to placing of stone
6. Surface water – All surface water flowing or diverted toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be cleaned and or swept by the end of the working day.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping enclosure.
9. Periodic inspection and needed maintenance shall be provided after each rain.

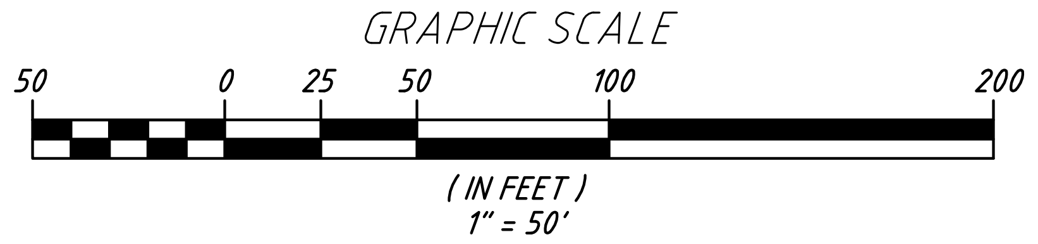
CONSTRUCTION ENTRY

N.T.S.



EROSION CONTROL BARRIER
SILT FENCE WITH HAYBALE

PLAN/SECTION N.T.S.



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LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
|---|---|---|
| 2 | 10/28/16 | REVISED PER REVIEW COMMENTS |
| 1 | 9/22/16 | REVISED PER REVIEW COMMENTS |

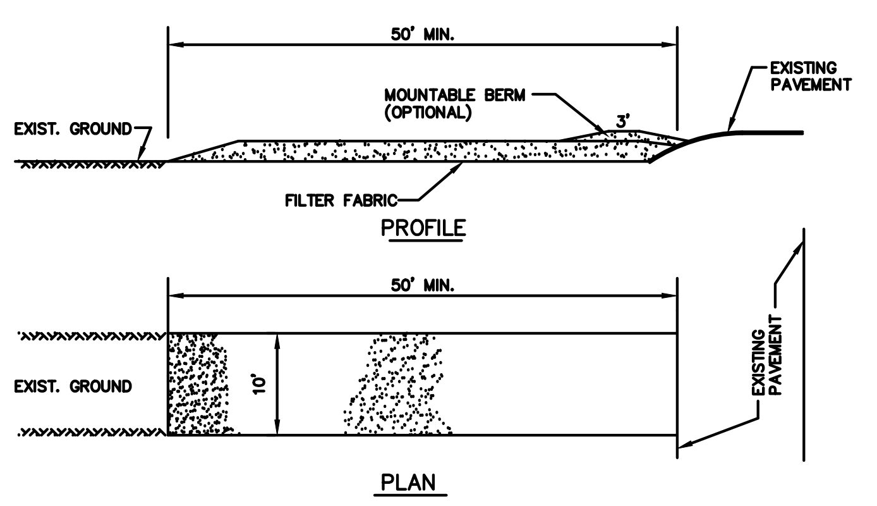
NORTH

DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508-769-6659
508-341-2127

CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

EROSION CONTROL PLAN
SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY JDD | REV #: 2 |
| DATE: 7-9-16 | SCALE: 1'=50' |
| PROJECT #: 16-137 | DWG. NO.: EC-1 |

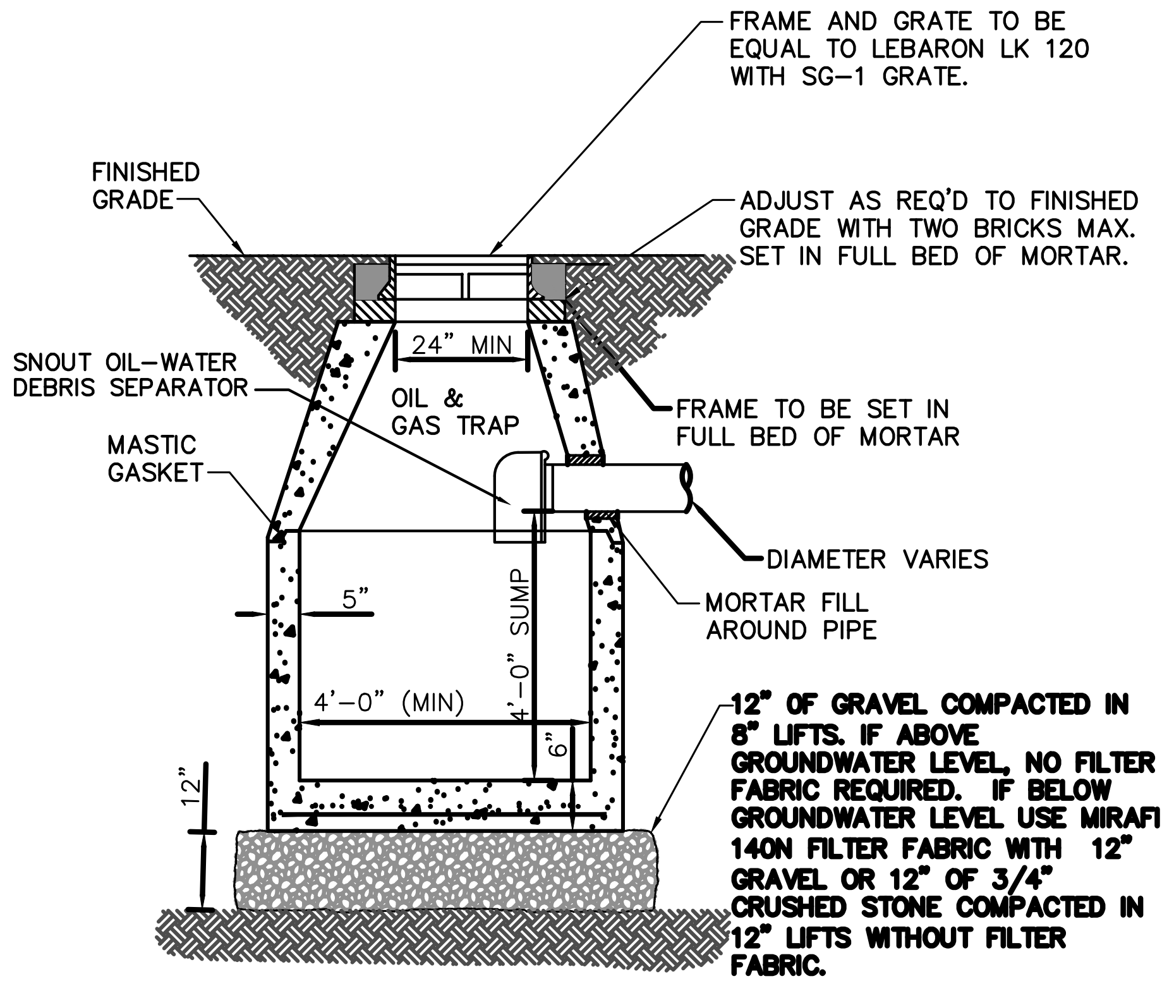


CONSTRUCTION SPECIFICATIONS

1. Stone size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 50 feet.
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter fabric – Will be placed over the entire area prior to placing of stone
6. Surface water – All surface water flowing or diverted toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be cleaned and or swept by the end of the working day.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right–of–way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping enclosure.
9. Periodic inspection and needed maintenance shall be provided after each rain.

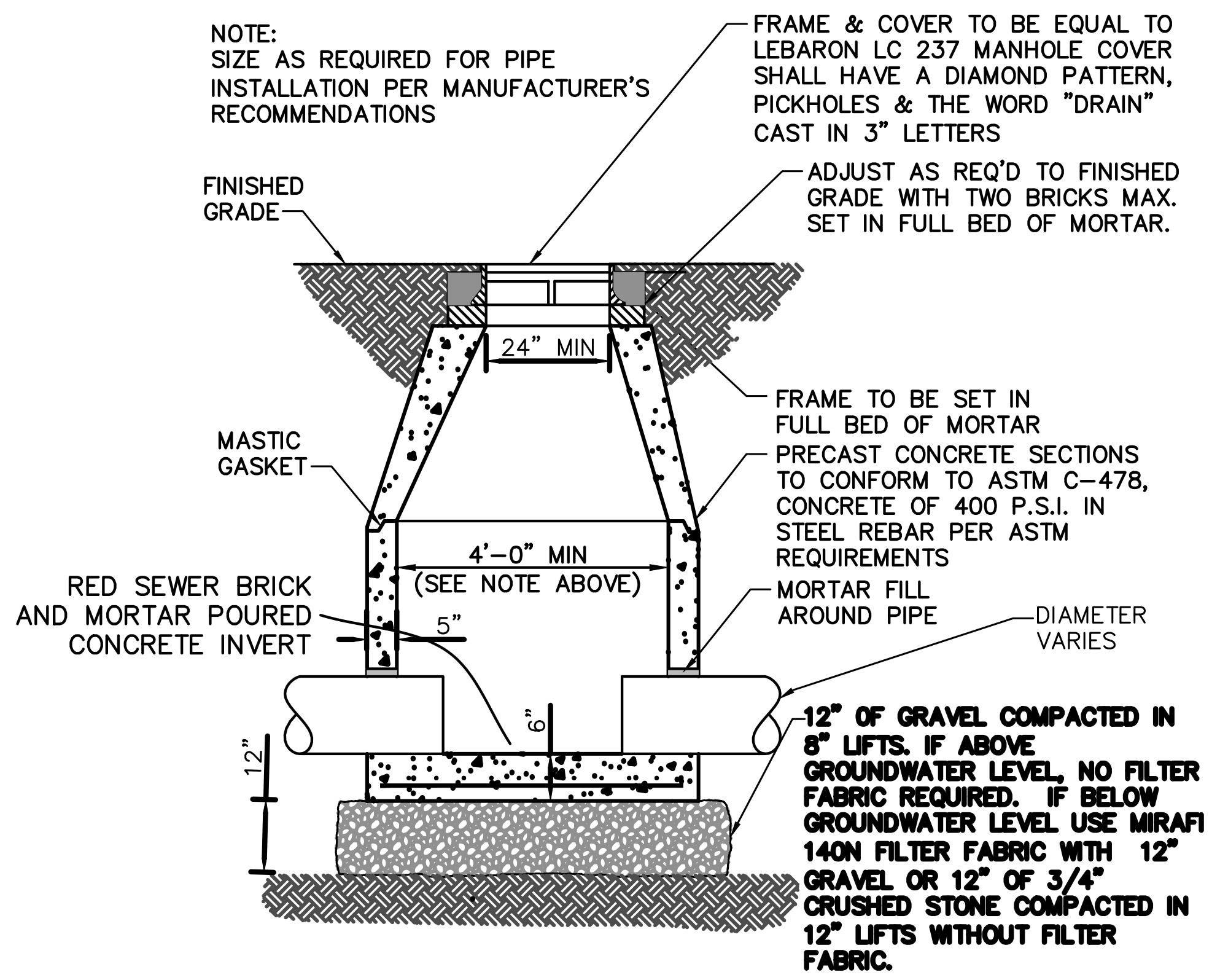
CONSTRUCTION ENTRY

N.T.S.


FRAME AND GRATE TO BE EQUAL TO LEBARON LK 120 WITH SG–1 GRATE.
FINISHED GRADE
ADJUST AS REQ'D TO FINISHED GRADE WITH TWO BRICKS MAX. SET IN FULL BED OF MORTAR.
24" MIN
SNOUT OIL–WATER DEBRIS SEPARATOR
OIL & GAS TRAP
FRAME TO BE SET IN FULL BED OF MORTAR
MASTIC GASKET
DIAMETER VARIES
5"
MORTAR FILL AROUND PIPE
4'–0" SUMP
4'–0" (MIN)
6"
12"
12" OF GRAVEL COMPACTED IN 8" LIFTS. IF ABOVE GROUNDWATER LEVEL, NO FILTER FABRIC REQUIRED. IF BELOW GROUNDWATER LEVEL USE MIRAFI 140N FILTER FABRIC WITH 12" GRAVEL OR 12" OF 3/4" CRUSHED STONE COMPACTED IN 12" LIFTS WITHOUT FILTER FABRIC.

DEEP SUMP CATCH BASIN

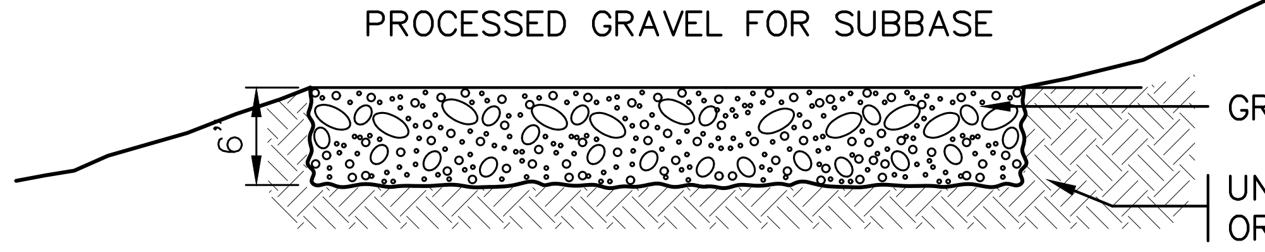
NOT TO SCALE


NOTE:
SIZE AS REQUIRED FOR PIPE INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS
FRAME & COVER TO BE EQUAL TO LEBARON LC 237 MANHOLE COVER SHALL HAVE A DIAMOND PATTERN, PICKHOLES & THE WORD "DRAIN" CAST IN 3" LETTERS
FINISHED GRADE
ADJUST AS REQ'D TO FINISHED GRADE WITH TWO BRICKS MAX. SET IN FULL BED OF MORTAR.
24" MIN
FRAME TO BE SET IN FULL BED OF MORTAR
MASTIC GASKET
PRECAST CONCRETE SECTIONS TO CONFORM TO ASTM C–478, CONCRETE OF 400 P.S.I. IN STEEL REBAR PER ASTM REQUIREMENTS
4'–0" MIN (SEE NOTE ABOVE)
RED SEWER BRICK AND MORTAR POURED CONCRETE INVERT
MORTAR FILL AROUND PIPE
DIAMETER VARIES
5"
6"
12"
12" OF GRAVEL COMPACTED IN 8" LIFTS. IF ABOVE GROUNDWATER LEVEL, NO FILTER FABRIC REQUIRED. IF BELOW GROUNDWATER LEVEL USE MIRAFI 140N FILTER FABRIC WITH 12" GRAVEL OR 12" OF 3/4" CRUSHED STONE COMPACTED IN 12" LIFTS WITHOUT FILTER FABRIC.

STANDARD DRAIN MANHOLE DETAIL

NOT TO SCALE

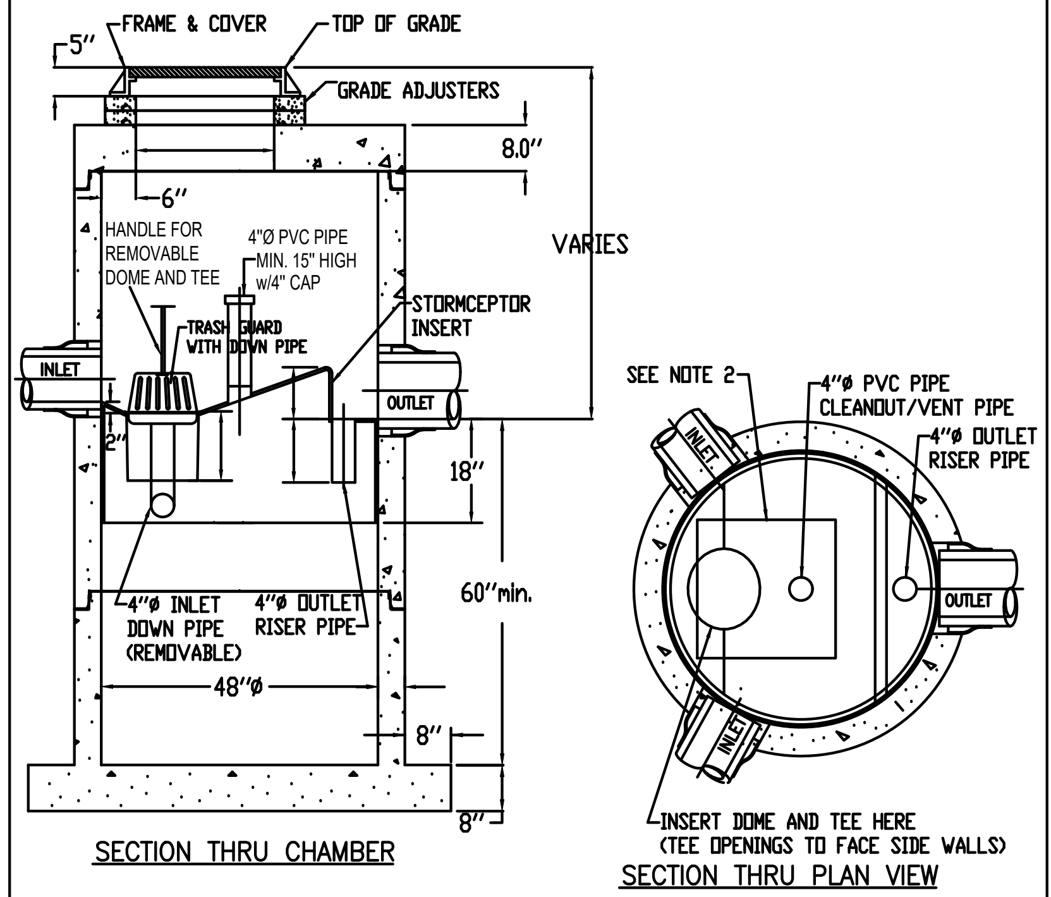
GRAVEL BASE IS TO CONFORM TO THE
MASSDOT SPECIFICATION M1.03.1
PROCESSED GRAVEL FOR SUBBASE



GRAVEL AREA DETAIL

NOT TO SCALE

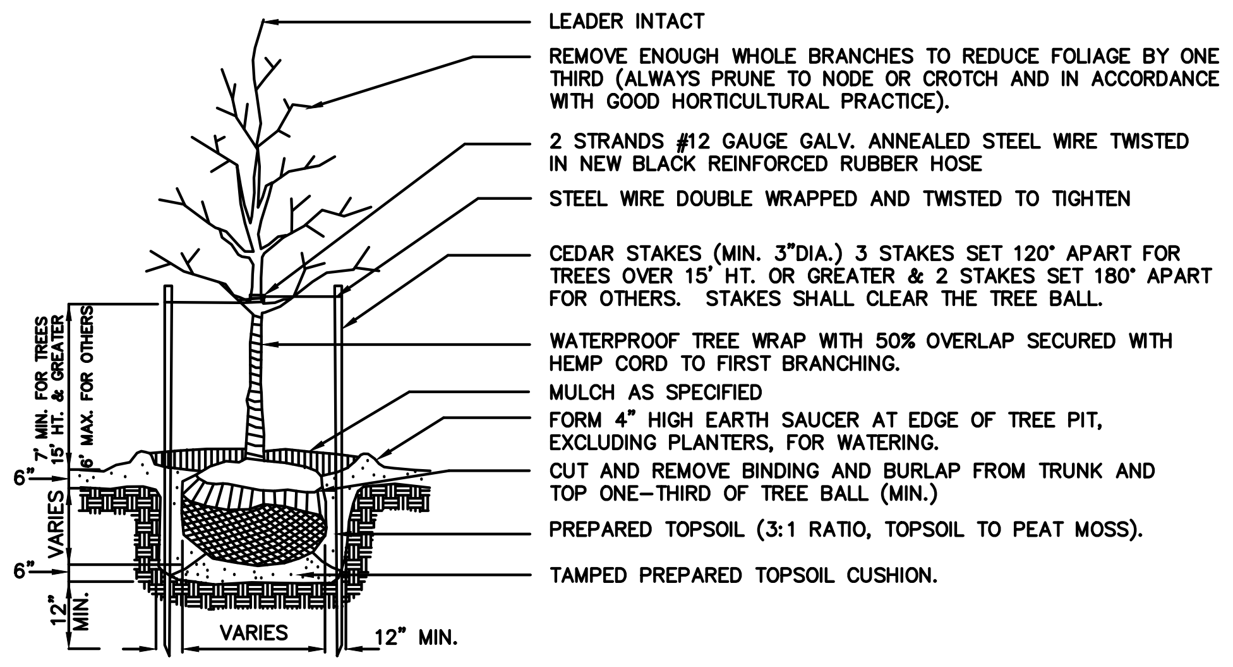
| Stormceptor® | Hydro Conduit | DR. BY: N. BALDWIN |
|---|---|---|
| | | CK. BY: |
| | STC 450 Precast Concrete Stormceptor<br>(450 US Gallon Capacity) | DATE: MARCH 20, 2001 |
| | PROJECT:<br>LOCATION: | SCALE: N.T.S. |
| | | DWG.# |


5"
FRAME & COVER
TOP OF GRADE
GRADE ADJUSTERS
8.0"
6"
HANDLE FOR REMOVABLE DOME AND TEE
4"Ø PVC PIPE MIN. 15" HIGH w/4" CAP
VARIES
TRASH GUARD WITH DOWN PIPE
STORMCEPTOR INSERT
INLET
OUTLET
2"
18"
60"min.
4"Ø INLET DOWN PIPE (REMOVABLE)
4"Ø OUTLET RISER PIPE
48"Ø
8"
8"
SECTION THRU CHAMBER
SEE NOTE 2
4"Ø PVC PIPE CLEANOUT/VENT PIPE
4"Ø OUTLET RISER PIPE
INLET
OUTLET
INLET
INSERT DOME AND TEE HERE (TEE OPENINGS TO FACE SIDE WALLS)
SECTION THRU PLAN VIEW

NOTE :
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"Ø CLEANOUT/VENT PIPE AND THE 4"Ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)

STORMCEPTOR DETAIL

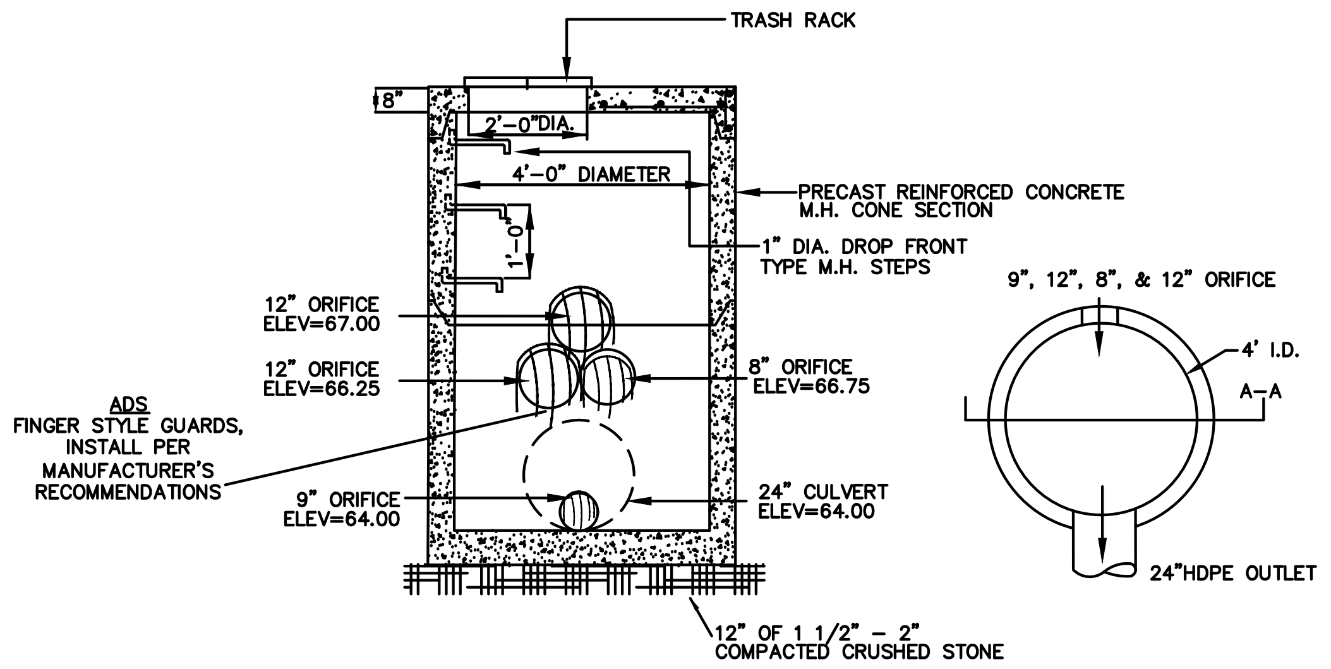
N.T.S.


LEADER INTACT
REMOVE ENOUGH WHOLE BRANCHES TO REDUCE FOLIAGE BY ONE THIRD (ALWAYS PRUNE TO NODE OR CROTCH AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE).
2 STRANDS #12 GAUGE GALV. ANNEALED STEEL WIRE TWISTED IN NEW BLACK REINFORCED RUBBER HOSE
STEEL WIRE DOUBLE WRAPPED AND TWISTED TO TIGHTEN
CEDAR STAKES (MIN. 3"DIA.) 3 STAKES SET 120° APART FOR TREES OVER 15' HT. OR GREATER & 2 STAKES SET 180° APART FOR OTHERS. STAKES SHALL CLEAR THE TREE BALL.
WATERPROOF TREE WRAP WITH 50% OVERLAP SECURED WITH HEMP CORD TO FIRST BRANCHING.
MULCH AS SPECIFIED
FORM 4" HIGH EARTH SAUCER AT EDGE OF TREE PIT, EXCLUDING PLANTERS, FOR WATERING.
CUT AND REMOVE BINDING AND BURLAP FROM TRUNK AND TOP ONE–THIRD OF TREE BALL (MIN.)
PREPARED TOPSOIL (3:1 RATIO, TOPSOIL TO PEAT MOSS).
TAMPED PREPARED TOPSOIL CUSHION.
7' MIN. FOR TREES 15' HT. & GREATER
6' MAX. FOR OTHERS
6"
VARIES
6"
12" MIN.
VARIES
12" MIN.

NOTE:
PROVIDE A 4" LAYER (MIN.) OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER FOR ALL TREES. PROVIDE CONTINUOUS COVER OF MULCH WITHIN PLANTING BED LIMITS.

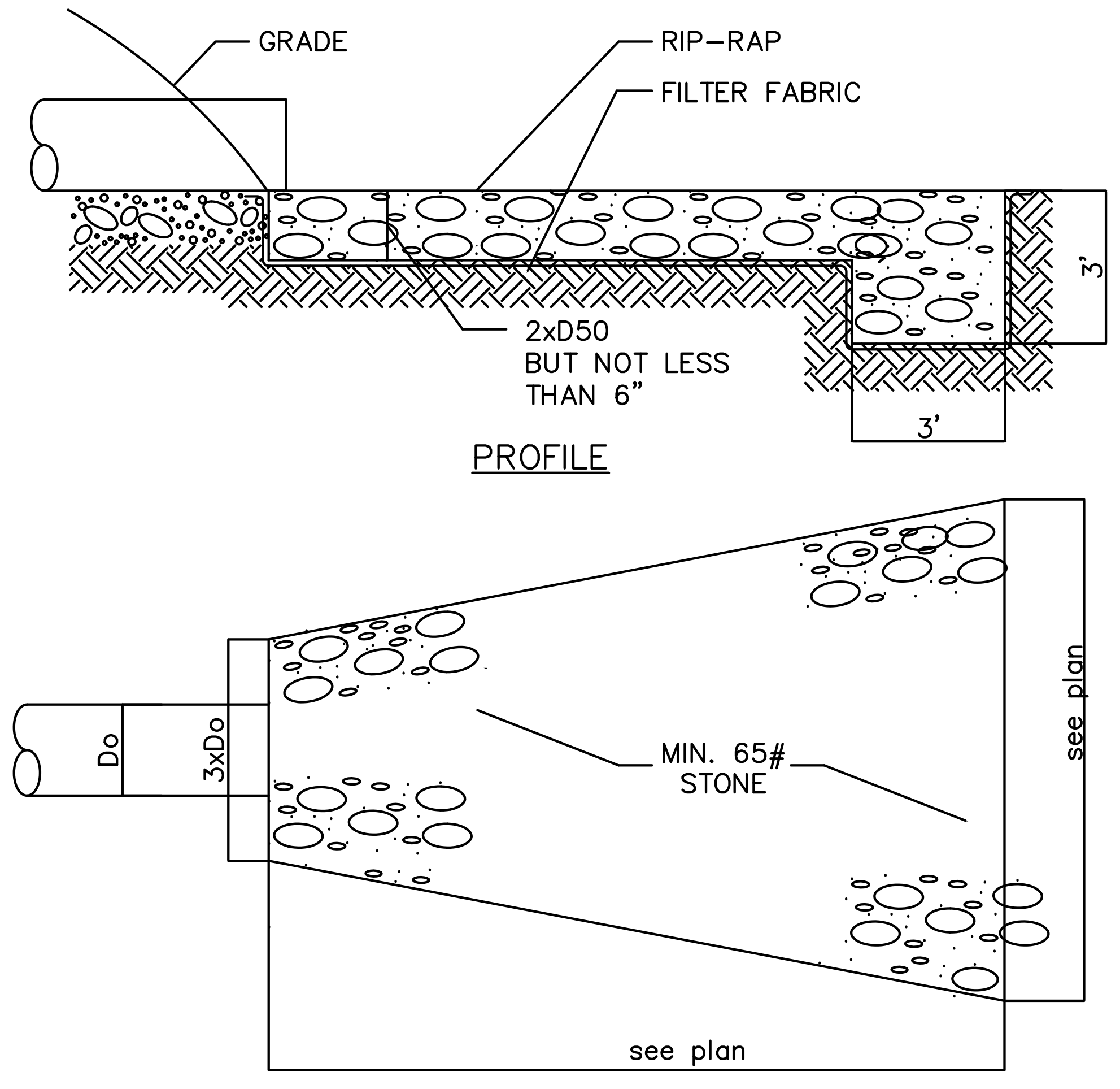
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE


TRASH RACK
8"
2'–0"DIA.
4'–0" DIAMETER
PRECAST REINFORCED CONCRETE M.H. CONE SECTION
1'–0"
1" DIA. DROP FRONT TYPE M.H. STEPS
12" ORIFICE ELEV=67.00
12" ORIFICE ELEV=66.25
8" ORIFICE ELEV=66.75
ADS FINGER STYLE GUARDS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
9" ORIFICE ELEV=64.00
24" CULVERT ELEV=64.00
12" OF 1 1/2" – 2" COMPACTED CRUSHED STONE
9", 12", 8", & 12" ORIFICE
4' I.D.
A–A
24"HDPE OUTLET

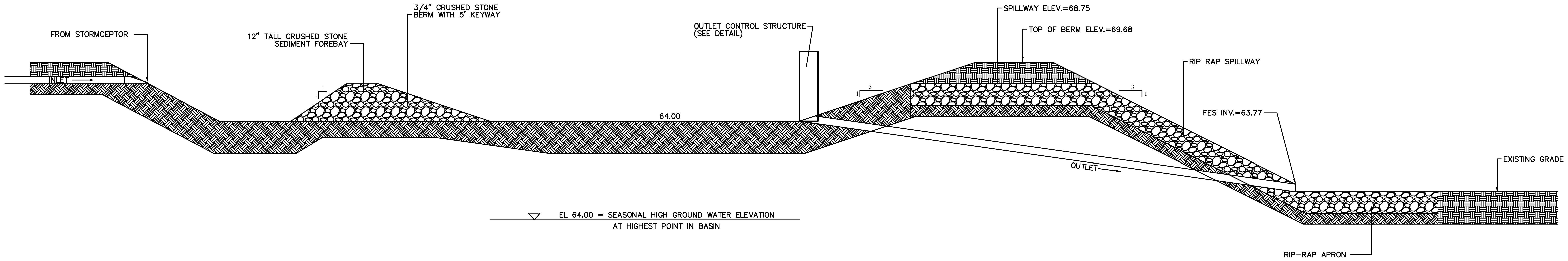
OUTLET CONTROL STRUCTURE

N.T.S.



RIP RAP APRON DETAIL

NOT TO SCALE


FROM STORMCEPTOR
INLET
12" TALL CRUSHED STONE SEDIMENT FOREBAY
3/4" CRUSHED STONE BERM WITH 5' KEYWAY
1
1
64.00
OUTLET CONTROL STRUCTURE (SEE DETAIL)
SPILLWAY ELEV.=68.75
TOP OF BERM ELEV.=69.68
3
1
3
1
RIP RAP SPILLWAY
FES INV.=63.77
OUTLET
EXISTING GRADE
RIP–RAP APRON
EL 64.00 = SEASONAL HIGH GROUND WATER ELEVATION
AT HIGHEST POINT IN BASIN

INFILTRATION BASIN CROSS SECTION

NOT TO SCALE

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LAND SURVEYOR
MA.LIC.NO.: 48722

| NO. | DATE | REVISION |
|---|---|---|
| 2 | 10/28/16 | REVISED PER REVIEW COMMENTS |
| 1 | 9/22/16 | REVISED PER REVIEW COMMENTS |

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DC ENGINEERING & SURVEY INC.
CHARLTON, MA
508–769–6659
508–341–2127

CLIENT:
C&J REALTY TRUST
PO BOX 99
PAXTON, MA 01612

SITE DETAILS
SITE ADDRESS:
1749 MAIN STREET
LEICESTER, MA

| | |
|---|---|
| DRAWN BY: JDD | |
| CK'D BY: JDD | REV #: 2 |
| DATE: 7–21–16 | SCALE: N.T.S. |
| PROJECT #: 16–137 | DWG. NO.: D–1 |