

A detailed map of the Stiles Lake area. The map shows Stiles Lake with an island to the north. Streets include Clark Road, Windbrook Drv, Sycamore Ave, Downer, Salzman Ave, Parker Drive, Parker Street, Lela Lane, and Baldwin Street. A shaded area labeled "SITE" is located near the intersection of Baldwin Street and Parker Drive. A north arrow is in the top left corner.

SCALE: 1" = 500'

SHEET 1 OF 8
REGISTRY SHEET 1 OF 4

GENERAL NOTES

- 1) THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND ACTUAL ON THE GROUND SURVEYS PERFORMED BY GRAZ ENGINEERING, LLC BETWEEN NOVEMBER 2017 AND SEPTEMBER 2018.
- 2) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
- HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS
MAINLAND GRID (NAD83)
- VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF
BENCHMARKS SET DURING SURVEY)
- NOTE: THE NGVD 1929 DATUM IS 0.68 FEET HIGHER THAN THE NAVD 1988 DATUM.
1929 NGVD DATUM ELEV = 378.49'
- 3) THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- 4) THE EXISTING TOPOGRAPHY, SITE FEATURES, AND UTILITIES ARE BASED UPON THE ABOVE CITED FIELD SURVEY.
- 5) THE WETLANDS WERE FIELD DELINEATED BY ECOTEC, INC. IN OCTOBER 2017 AND WERE LOCATED BY THE FIELD SURVEY CITED ABOVE.
- 6) THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 2502700780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.
- 7) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE ACTUAL CONDITIONS.
- 8) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.
- 9) A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT. THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
- 10) THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (LINES, MANHOLES, SWALES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
PLANNING BOARD OF

SPENCER, MA
DATE: 5/21/19

"NO DETERMINATION OF COMPLIANCE WITH
ZONING HAS BEEN MADE OR INTENDED
BY THE PLANNING BOARD'S ENDORSEMENT"

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE: April 16, 2019

CERTIFICATE OF NO APPEAL

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

TOWN CLERK - LEICESTER

DATE _____

FOR REGISTRY USE ONLY

PLAN BOOK 942 PLAN 91
SHEET 2 OF 4

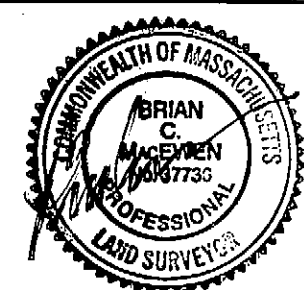
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY
OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR
OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES
ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER & SPENCER
ASSESSOR'S RECORDS.

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

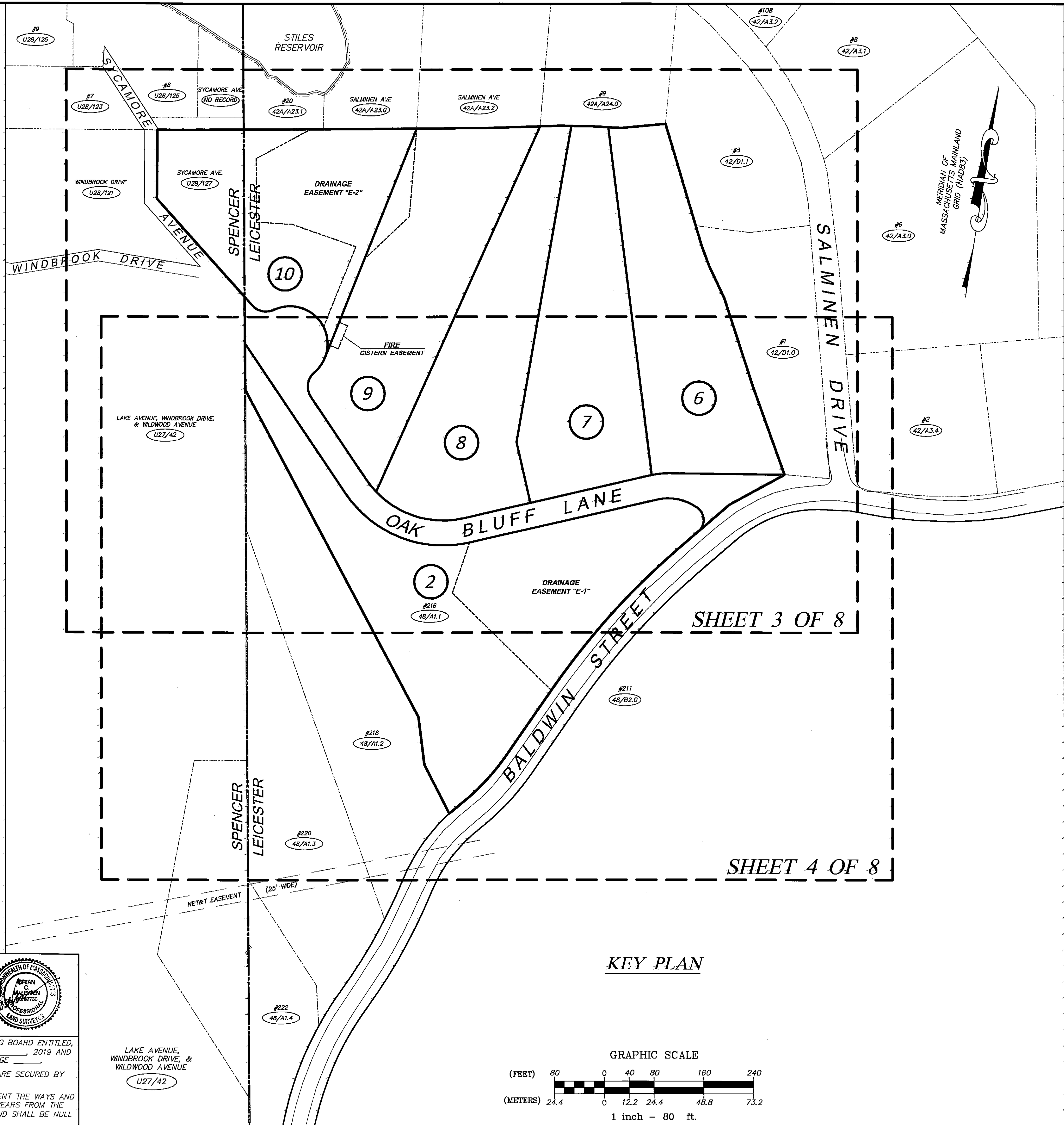
CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD ENTITLED,
"CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN", DATED _____, 2019 AND
RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____

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

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



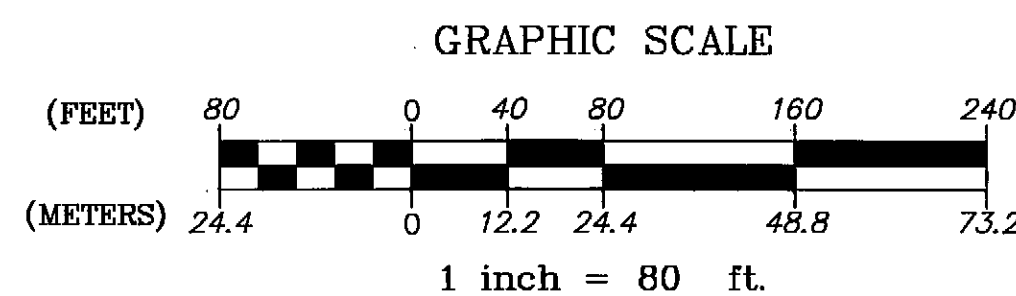
LAKE AVENUE,
WINDBROOK DRIVE, &
WILDWOOD AVENUE
U27/42



SHEET 3 OF 8

SHEET 4 OF 8

KEY PLAN



GRAZ Engineering, L.L.C.

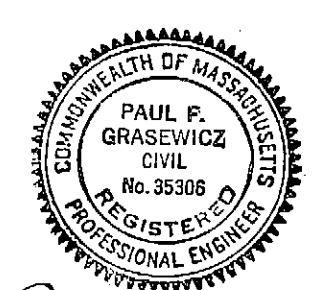
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-0959 Fax: (603) 585-0960

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

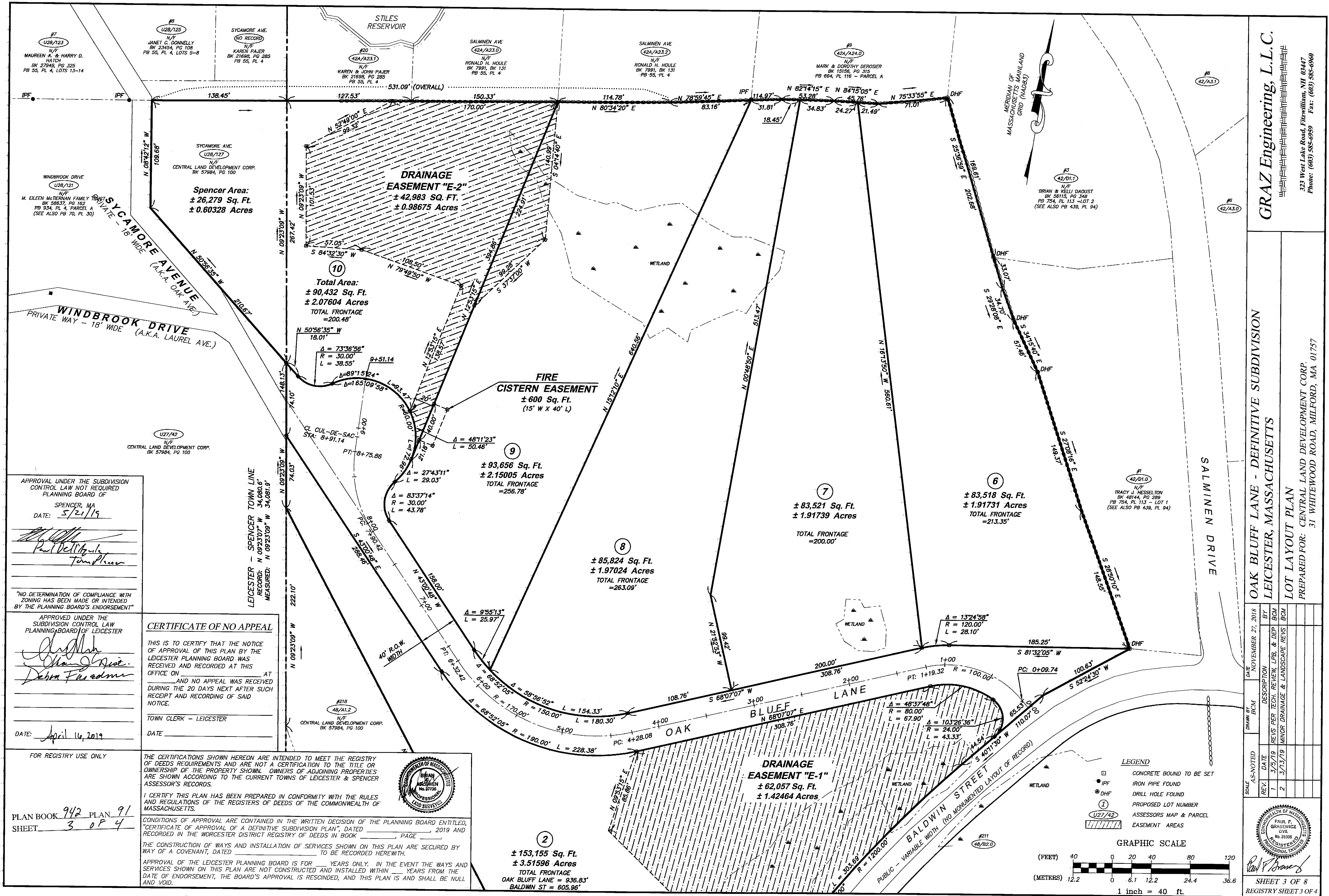
KEY PLAN & NOTES

PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

SCALE	AS NOTED	DATE	BY
REV.	DATE	DESCRIPTION	BY
1	3/5/19	REVS PER TECH. REVIEW, LPB, & DEP BCM	BCM
2	3/13/19	MINOR DRAINAGE & LANDSCAPE REVS	BCM



SHEET 2 OF 8
REGISTRY SHEET 2 OF 4



GRAZ Engineering, L.L.C.

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

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

LOT LAYOUT PLAN

PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

SCALE	AS NOTED	DATE	NOVEMBER 27, 2018	BY
REV.	DATE	DESCRIPTION	BY	REV.
1	3/7/19	REVISED PER TECH. REVIEW, L.P.B. & DEP. REV.	BCM	BCM
2	3/13/19	MINOR DRAINAGE & LANDSCAPE REV.	BCM	BCM

PAUL F. GRASEWICZ
CIVIL
No. 35306
PROFESSIONAL ENGINEER

SHEET 3 OF 8
REGISTRY SHEET 3 OF 4

MERIDIAN OF MASSACHUSETTS MAINLAND GRID (MAD83)

U27/42
N/F
CENTRAL LAND DEVELOPMENT CORP.
BK 57984, PG 100

LEICESTER - SPENCER TOWN LINE
RECORDED: N 09°23'07" W 34,080.6'
MEASURED: N 09°23'09" W 34,081.9'

CL CUL-DE-SAC
STA: 8+91.14
PT: 8+75.86

Δ = 48°11'23"
L = 50.46'
Δ = 27°43'11"
L = 28.03'
Δ = 83°37'14"
R = 30.00'
L = 43.78'

± 93,656 Sq. Ft.
± 2.15005 Acres
TOTAL FRONTAGE
= 256.78'

± 85,824 Sq. Ft.
± 1.97024 Acres
TOTAL FRONTAGE
= 263.09'

± 83,521 Sq. Ft.
± 1.91739 Acres
TOTAL FRONTAGE
= 200.00'

± 83,518 Sq. Ft.
± 1.91731 Acres
TOTAL FRONTAGE
= 213.35'

TRACY J. HESSELTON
BK 48144, PG 289
PB 754, PL 113 - LOT 1
(SEE ALSO PB 439, PL 94)

SALMINEN DRIVE

GRAZ Engineering, L.L.C.

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

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

LOT LAYOUT PLAN

PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

[Signature]
[Signature]
[Signature]

DATE: April 16, 2019

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DATE _____

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PLAN BOOK 942 PLAN 91
SHEET 4 OF 4

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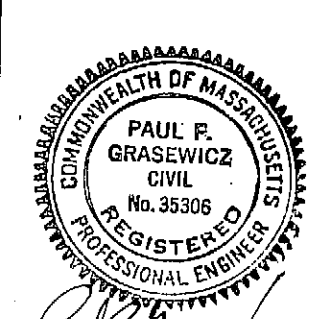
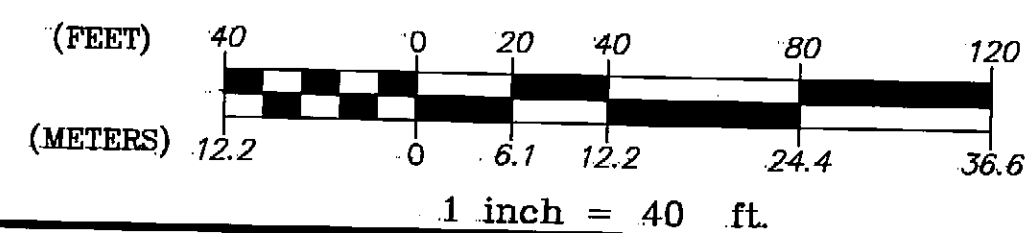
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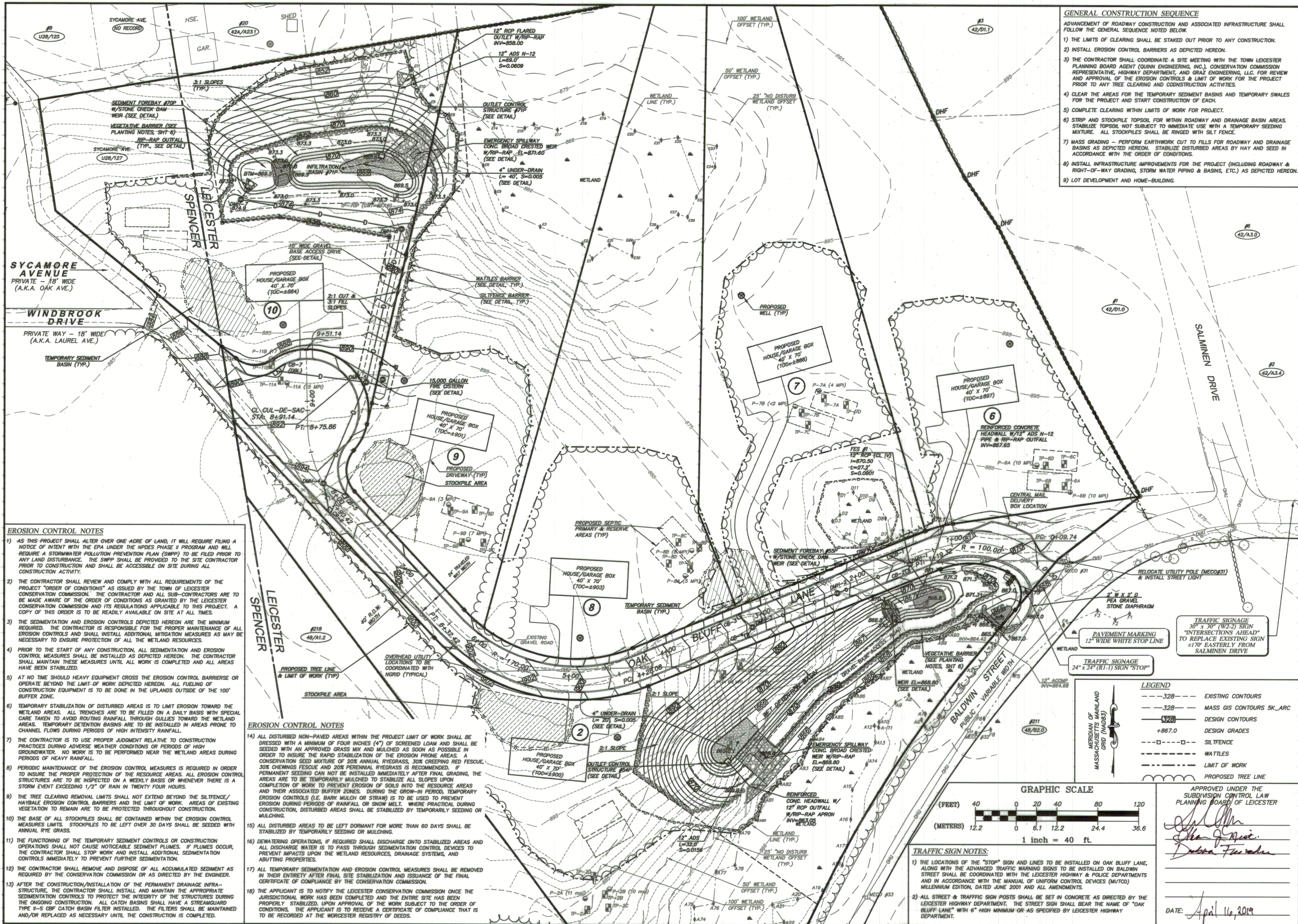
LEGEND

- CONCRETE BOUND TO BE SET
- IPF IRON PIPE FOUND
- DHF DRILL HOLE FOUND
- ① PROPOSED LOT NUMBER
- U27/42 ASSESSORS MAP & PARCEL
- U27/42 EASEMENT AREAS

GRAPHIC SCALE



SHEET 4 OF 8
REGISTRY SHEET 4 OF 4



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

- EROSION CONTROL NOTES**
- 1) AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
 - 2) THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
 - 3) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL THE WETLAND RESOURCES.
 - 4) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
 - 5) AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ALL FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
 - 6) TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
 - 7) THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL.
 - 8) PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING 1/2" OF RAIN IN TWENTY FOUR HOURS.
 - 9) THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
 - 10) THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEED WITH ANNUAL RYE GRASS.
 - 11) THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
 - 12) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
 - 13) AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE INFRASTRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCTION. ALL CATCH BASINS SHALL HAVE A STREAMQUARD TYPE II-S CBF CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.

- EROSION CONTROL NOTES**
- 14) ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CAN NOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
 - 15) ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
 - 16) DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ADJUTING PROPERTIES.
 - 17) ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
 - 18) THE APPLICANT IS TO NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS. THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.

- TRAFFIC SIGN NOTES:**
- 1) THE LOCATIONS OF THE "STOP" SIGN AND LINES TO BE INSTALLED ON OAK BLUFF LANE, ALONG WITH THE ADVANCED TRAFFIC WARNING SIGNS TO BE INSTALLED ON BALDWIN STREET SHALL BE COORDINATED WITH THE LEICESTER HIGHWAY & POLICE DEPARTMENTS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM CONTROL DEVICES (MUCD) MILLENNIUM EDITION, DATED JUNE 2001 AND ALL AMENDMENTS.
 - 2) ALL STREET & TRAFFIC SIGN POSTS SHALL BE SET IN CONCRETE AS DIRECTED BY THE LEICESTER HIGHWAY DEPARTMENT. THE STREET SIGN SHALL BEAR THE NAME OF "OAK BLUFF LANE" WITH 6" HIGH MINIMUM OR AS SPECIFIED BY LEICESTER HIGHWAY DEPARTMENT.

LEGEND

- 328 --- EXISTING CONTOURS
- 328 --- MASS GIS CONTOURS SK_ARC
- 328 --- DESIGN CONTOURS
- +867.0 --- DESIGN GRADES
- - - - - SILTENCE
- - - - - WATLES
- - - - - LIMIT OF WORK
- - - - - PROPOSED TREE LINE

GRAPHIC SCALE

(FEET) 40 0 20 40 80 120
(METERS) 12.2 0 6.1 12.2 24.4 36.6
1 inch = 40 ft.

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

Paul F. Graevicz
Paul F. Graevicz
CIVIL ENGINEER
No. 55368
Professional Seal

DATE: April 16, 2019

SYCAMORE AVENUE
PRIVATE - 18' WIDE
(A.K.A. OAK AVE.)

WINDBROOK DRIVE
PRIVATE WAY - 18' WIDE
(A.K.A. LAUREL AVE.)

U27/42
N/F
CENTRAL LAND DEVELOPMENT CORP.
BK 57984, PG 100

LEGEND
--- 328 --- EXISTING CONTOURS
--- 328 --- DESIGN CONTOURS
+867.0 DESIGN GRADES
--- S --- SILTFENCE
--- W --- WATTLES
--- L --- LIMIT OF WORK
--- P --- PROPOSED TREE LINE
--- S --- LOT/STREET LIGHT

PLANTING KEY	
PROPOSED	QUANTITY
OB EUROPEAN HORNBEAM (CARPINUS BETULUS)	4
OR RED OAK (QUERCUS BOREALIS)	3
OP PIN OAK (QUERCUS PALUSTRIS)	3
OR NORTHERN RED OAK (QUERCUS RUBRA)	3
TC LITTLELEAF LINDEN (TILIA CARDATA)	7
TT SILVER LINDEN (TILIA TOMENTOSA)	3
RO ROSA RUGOSA	202
PROPOSED TREE	

PLANTING NOTES:
1) THE LANDSCAPING DEPICTED HEREON REPRESENTS THE MINIMUM REQUIREMENTS. THE TYPE, LOCATIONS, & QUANTITIES SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD. STREET TREES, WHERE REQUIRED, SHALL BE INSTALLED AS SOON AS PRACTICAL IN THE CONSTRUCTION PROCESS AND IN CONFORMANCE WITH THE REQUIREMENT THAT STREET AND ROAD ACCEPTANCE.
2) ALL TREE PLANTINGS SHALL BE FROM AN APPROVED LIST OF NON-HOST TREES OF THE ASIAN LONG HORNED BEETLE.
3) ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
4) ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED.
5) ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
6) THE QUALITY OF ALL TREES & PLANTS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
7) CALIPER SIZE OF TREES SHALL BE 3" MINIMUM. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
8) ROSA RUGOSA PLANTS SHALL BE 5 GALLON POTS OR EQUIVALENT AND PLANTED SPACED 5 FEET ON CENTER. PLANTING SHALL BE DONE AS SOON AS PRACTICAL IN THE CONSTRUCTION PROCESS TO ENSURE THAT THE PLANTS WILL FORM AN EFFECTIVE BARRIER PRIOR TO ROAD ACCEPTANCE.

STREET/LOT LIGHTING

- 1) A SINGLE STREET LIGHT SHALL BE INSTALLED ON THE RELOCATED UTILITY POLE AT THE INTERSECTION OF OAK BLUFF LANE WITH BALDWIN STREET. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER SELECT BOARD & PLANNING BOARD.
- 2) EACH LOT SHALL BE PROVIDED WITH A STANDARD LAMP POST LIGHT ON THE LOT NEAR THE INTERSECTION OF DRIVEWAY WITH THE STREET RIGHT-OF-WAY LINE. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD AND IN ACCORDANCE WITH THE STATE ELECTRICAL CODES.

42/D1.0
N/F
TRACY J. HESSELTON
BK 48144, PG 288
PB 754, PL 113 - LOT 1
(SEE ALSO PB 430, PL 94)

SALMINEN DRIVE

42/A3.4

PROPOSED HOUSE/GARAGE BOX
40' X 70'
(TOC=±888)

PROPOSED HOUSE/GARAGE BOX
40' X 70'
(TOC=±897)

REINFORCED CONCRETE
HEADWALL W/12" ADS N-12
PIPE & RIP-RAP OUTFALL
INV=867.65

P-6A (10 MP)
TP-6A (10 MP)
TP-6B (10 MP)
TP-6C (10 MP)
TP-6D (10 MP)
TP-6E (10 MP)
TP-6F (10 MP)
TP-6G (10 MP)
TP-6H (10 MP)
TP-6I (10 MP)
TP-6J (10 MP)
TP-6K (10 MP)
TP-6L (10 MP)
TP-6M (10 MP)
TP-6N (10 MP)
TP-6O (10 MP)
TP-6P (10 MP)
TP-6Q (10 MP)
TP-6R (10 MP)
TP-6S (10 MP)
TP-6T (10 MP)
TP-6U (10 MP)
TP-6V (10 MP)
TP-6W (10 MP)
TP-6X (10 MP)
TP-6Y (10 MP)
TP-6Z (10 MP)

CENTRAL MAIL DELIVERY BOX LOCATION

VEGETATIVE BARRIER (SEE PLANTING NOTES, SHEET 4)

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

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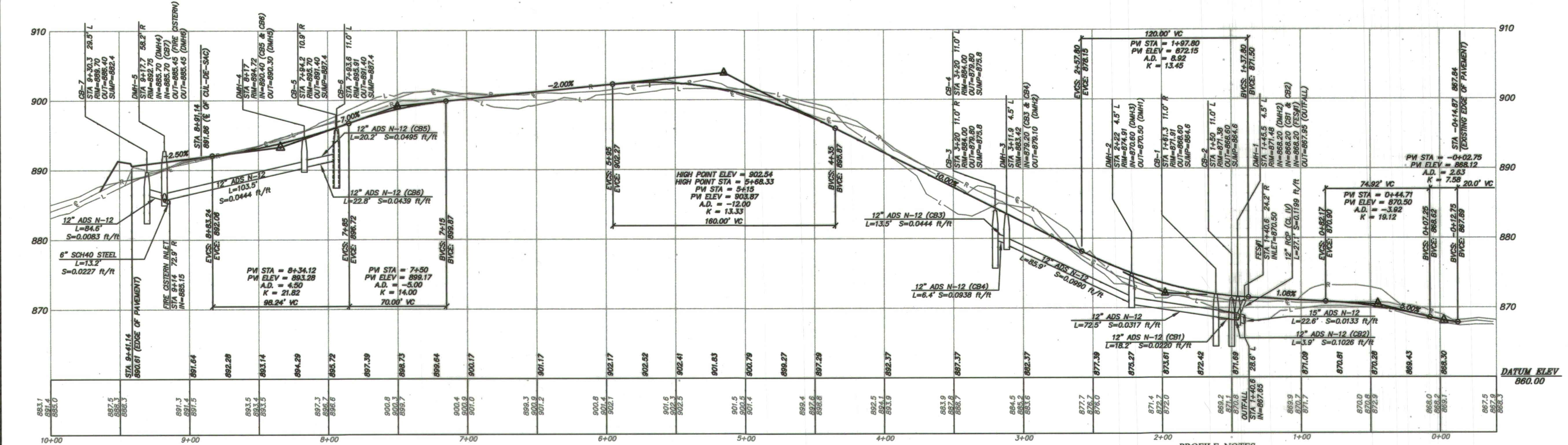
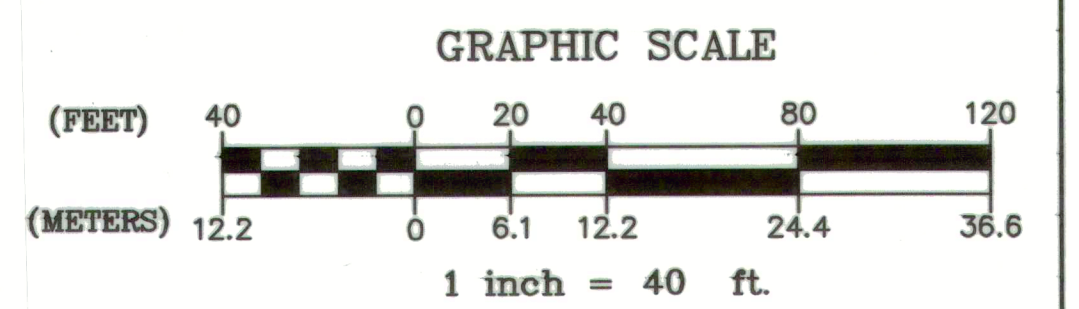
WETLAND

WETLAND

WETLAND

WETLAND

PLAN
SCALE: 1" = 40'



PROFILE

SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 8'

PROFILE NOTES

- 1) ALL PIPE ELEVATIONS DEPICTED HEREON ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
- 2) THE PIPE LENGTHS DEPICTED REPRESENT THE HORIZONTAL DISTANCE FROM THE INSIDE FACE OF MANHOLE TO THE INSIDE FACE OF MANHOLE.
- 3) PIPE SLOPES DEPICTED ARE CALCULATED BASED ON HORIZONTAL DISTANCE NOTED ABOVE AND THE PIPE INVERTS INDICATED.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE: April 16, 2019

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

OAK BLUFF LANE - PLAN & PROFILE
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.

31 WHITEWOOD ROAD, MILFORD, MA 01757

DATE	BY	DESCRIPTION
NOVEMBER 27, 2018	BCM	REVISED PER TECH. REVIEW, LFB, & DEP. BCM
3/5/19	BCM	REVISED PER TECH. REVIEW, LFB, & DEP. BCM
3/13/19	BCM	REVISED PER TECH. REVIEW, LFB, & DEP. BCM

PAUL R. GRASWICK
CIVIL ENGINEER
No. 95306
MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

SHEET 6 OF 8

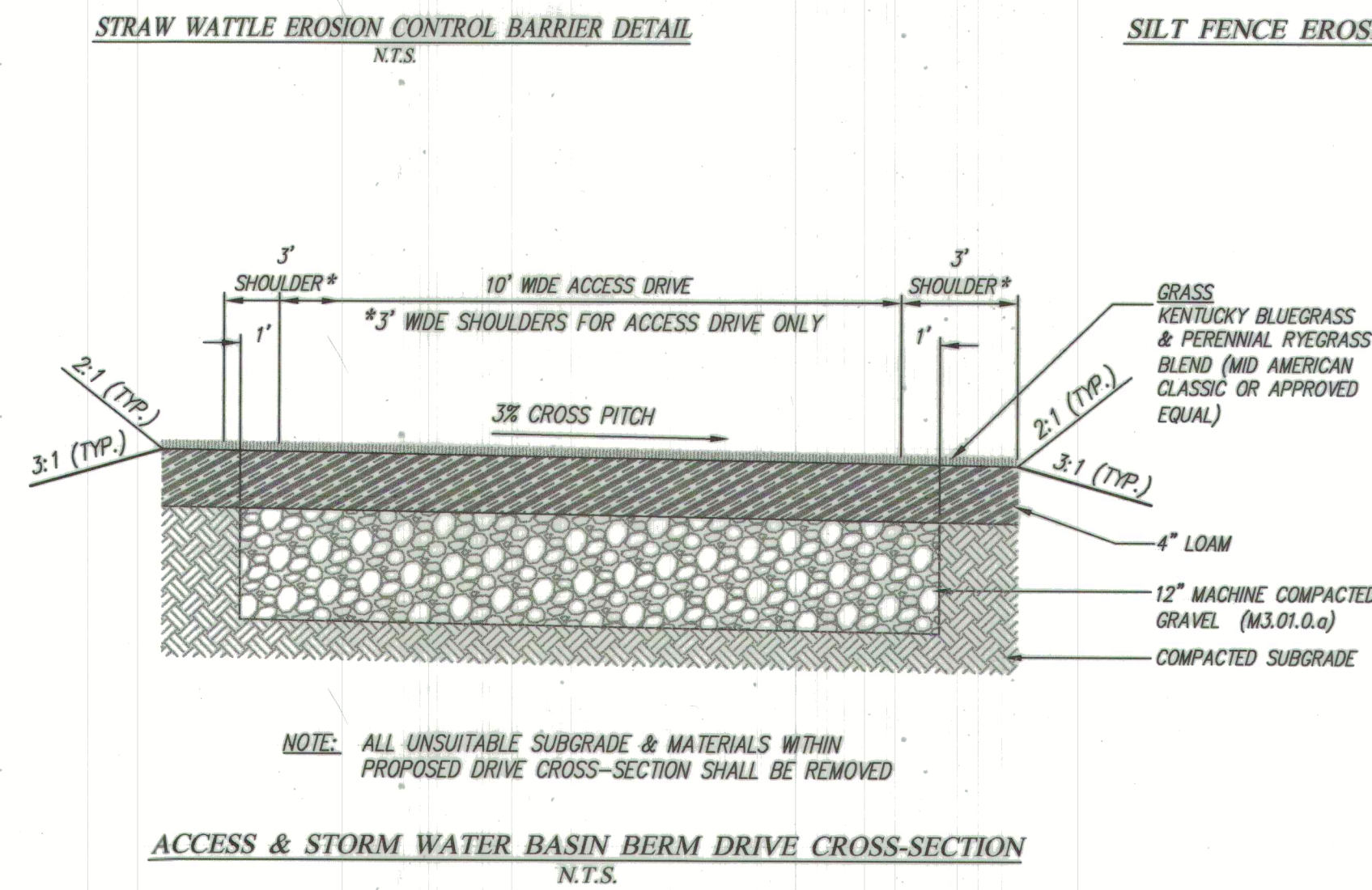
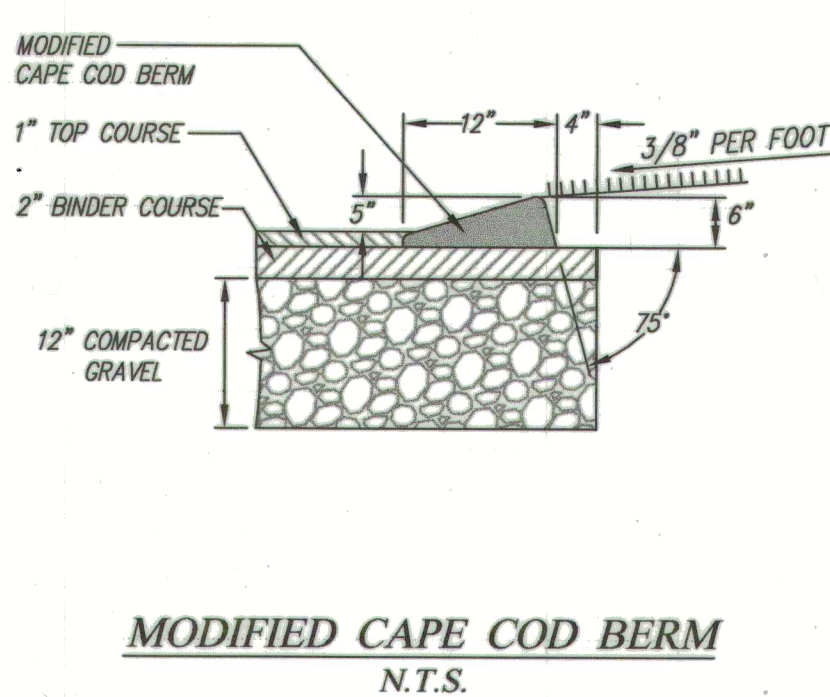
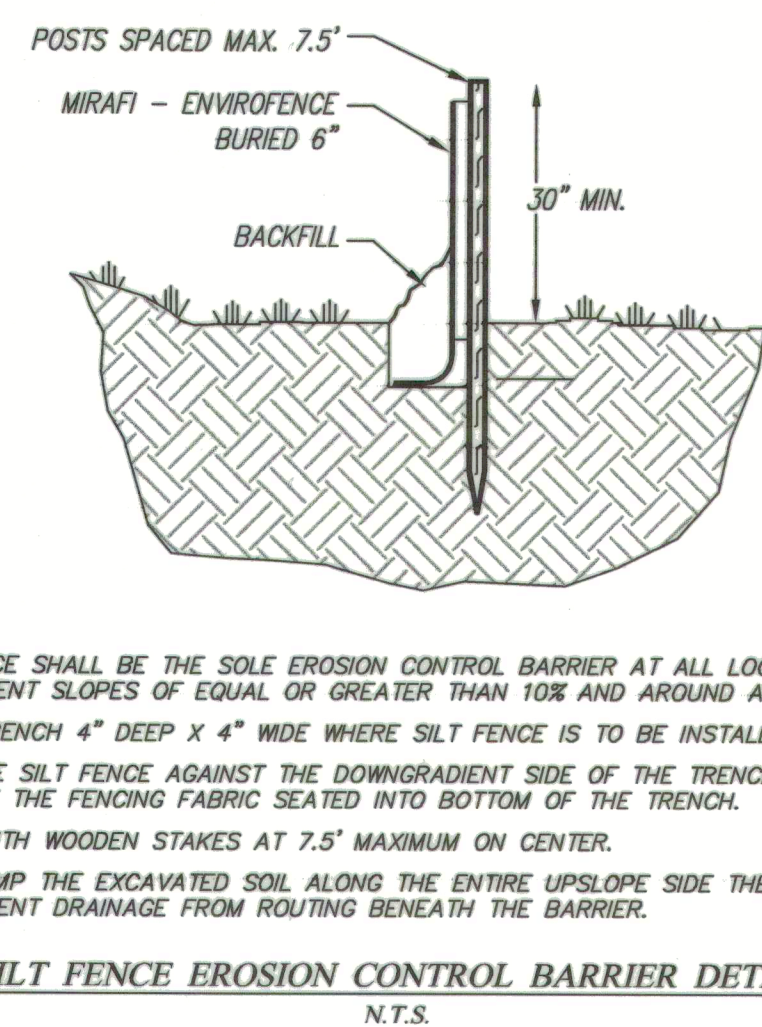
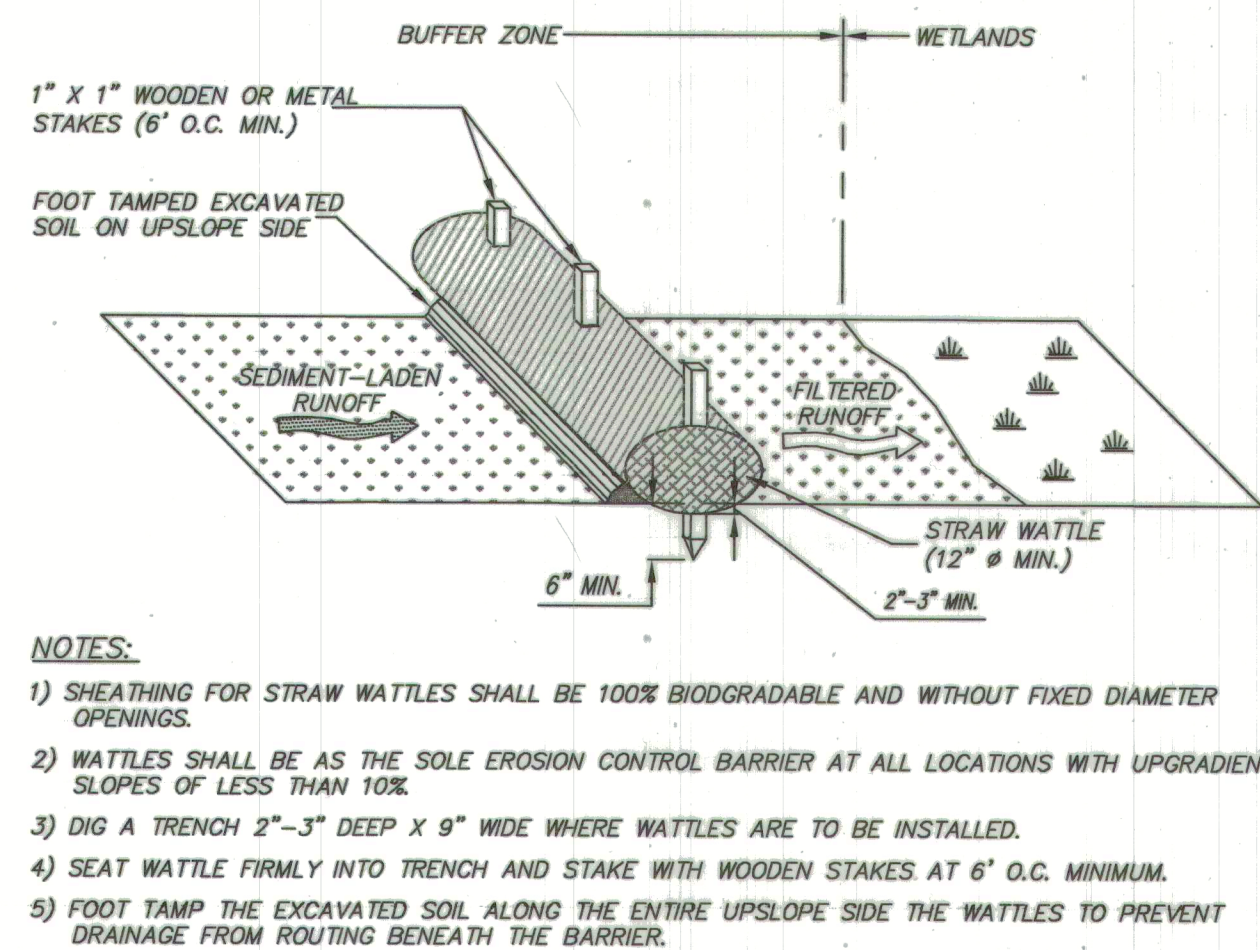
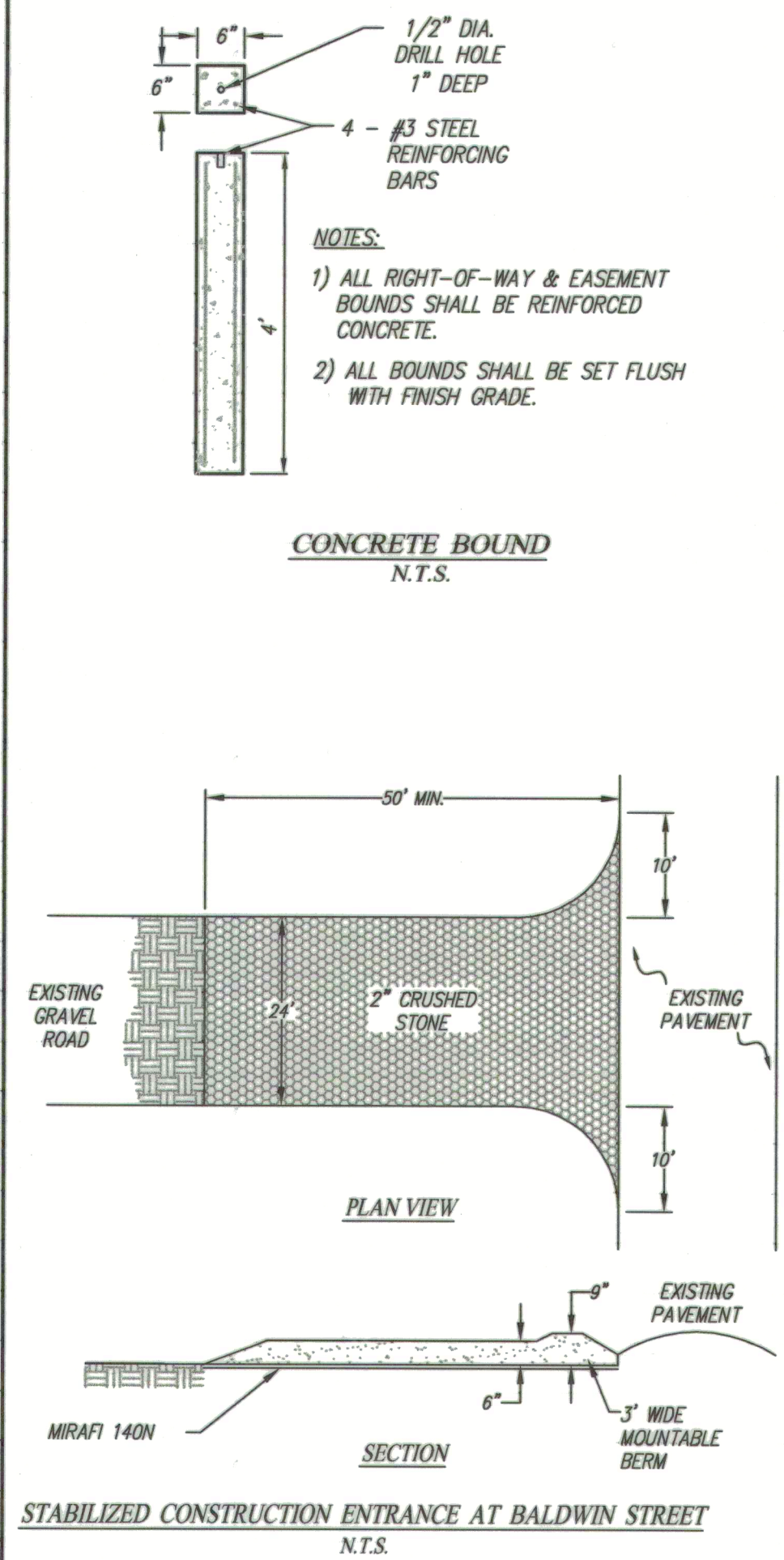
GRAZ Engineering, L.L.C.

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

- 1) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 2) THE TOWN OF LEICESTER CONSERVATION COMMISSION'S ORDER OF CONDITIONS ARE HEREBY MADE CONDITIONS OF THE JURISDICTIONAL WORK FOR THIS PROJECT.
- 3) AT LEAST 10 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWN LEICESTER PLANNING BOARD, CONSERVATION COMMISSION, BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, & BOARD OF HEALTH, GRAZ ENGINEERING, LLC, AND QUINN ENGINEERING, INC.
- 4) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233, 72 HOURS BEFORE ANY EXCAVATION.
- 5) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, PRIOR TO THE START OF CONSTRUCTION.
- 6) ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF LEICESTER SUBDIVISION RULES & REGULATIONS, ZONING BYLAWS, PLANNING BOARD DECISIONS, CONSERVATION COMMISSION ORDERS, & HIGHWAY DEPARTMENT STANDARDS, AND THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT OF PUBLIC WORKS (MDHPW) CONSTRUCTION STANDARDS AND THE MDHPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND ALL OF THEIR RESPECTIVE AMENDMENTS, UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY OR THE ENGINEER.
- 7) THE CONTRACTOR SHALL COORDINATE ALL UTILITY AND ROADWAY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAYS WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND/OR THE APPROPRIATE UTILITY COMPANY.
- 8) THE CONTRACTOR SHALL PROVIDE EVERYTHING NECESSARY TO CONSTRUCT THE UTILITIES AND ROADWAY WITHIN THE SPECIFIED PARAMETERS AND IN A WORKMANSHIP LIKE MANNER.
- 9) THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE FIELD VERIFIED CONDITIONS.
- 10) THE CONTRACTOR SHALL CONTROL AIRBORNE DUST WITH USE OF SPRAYED WATER AS REQUIRED TO MINIMIZE THE IMPACTS TO NEIGHBORING PROPERTIES. THE USE OF CALCIUM CHLORIDE OR OTHER CHEMICALS ARE PROHIBITED.
- 11) THIS PROJECT SHALL BE BUILT ALL IN ONE PHASE. IF AT ANY TIME SHOULD THE DEVELOPER DECIDE TO CONSTRUCT THE PROJECT IN PHASES, A CONSTRUCTION SEQUENCING PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 12) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEPTIC AND WELLS.
- 13) THE TEST PITS FOR THE PROPOSED INDIVIDUAL LOT SEPTIC SYSTEMS DEPICTED ON THE PLANS WERE PERFORMED & LOCATED BY GRAZ ENGINEERING, LLC AND WERE WITNESSED BY LEICESTER BOARD OF HEALTH AGENT IN OCTOBER 2017.
- 14) THE TEST PITS FOR THE PROPOSED STORM WATER BASINS WERE PERFORMED & LOCATED BY GRAZ ENGINEERING, LLC ON NOVEMBER 16, 2018.
- 15) ALL STORM DRAINS SHALL BE LAID STRAIGHT WITH A UNIFORM SLOPE BETWEEN THE SPECIFIED ELEVATIONS.
- 16) BACK FILL FOR UTILITY TRENCHES SHALL BE PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT DRY DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 1557-70 METHOD D.
- 17) ALL STORM WATER DRAINAGE SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION OF GRAVEL BASE COURSE AND BITUMINOUS PAVEMENT.
- 18) "GRAVEL BASE" MATERIALS SHALL CONFORM WITH THE CURRENT TOWN SUBDIVISION REGULATIONS AND THE 1997 MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. M1.03.0 TYPE "B" GRAVEL SHALL BE USED AND PLACED IN CONFORMANCE WITH MASS DOT SECTION 401.
- 19) TOP COURSE, BINDER COURSE, & MODIFIED CAE COD BERM SHALL BE BE CLASS 1, TYPE I-1 (M3.11.0 & M3.12.0), PLACED IN ACCORDANCE WITH MASS DOT SECTION 460.
- 20) PLACE 4" OF LOAM AND SEED IN ALL DISTURBED AREAS OF THE PROJECT NOT OTHERWISE IMPROVED (E.G. PAVED, RIP-RAPPED, ETC.).
- 21) ALL PROPOSED GRADES SHALL BE GRADED SMOOTHLY AND EVENLY INTO THE EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE. THE TOPS AND BOTTOMS OF ALL SLOPES SHALL BE ROUNDED OFF.
- 22) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED, INCLUDING TIES TO SERVICE LATERALS, AND SUBMIT ONE SET OF RED-LINED AS BUILT DRAWINGS TO THE ENGINEER OF RECORD.
- 23) FINAL DRIVEWAY LOCATIONS SHALL BE DETERMINED BY DEVELOPER DURING CONSTRUCTION. CURB CUTS AND DRIVEWAY OPENINGS SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND COMPLY WITH THE TOWN DPW & SUBDIVISION REGULATIONS.

- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) THE CONTRACTOR SHALL SAW CUT THE EXISTING BITUMINOUS PAVEMENT ON BALDWIN STREET WHERE REQUIRED TO CONSTRUCT AND SMOOTHLY BLEND THE PROPOSED ROADWAY AND WITH THE EXISTING PAVEMENT.
- 3) ALL EXISTING FEATURES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF LEGALLY OFF SITE UNLESS NOTED OTHERWISE.
- 4) THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE GOVERNMENT AGENCIES AND UTILITY COMPANIES FOR DETAILS ON THE TEMPORARY REMOVAL, RELOCATION, AND ABANDONMENT OF ALL OVERHEAD AND UNDERGROUND UTILITY SERVICES INCLUDING ELECTRICAL, COMMUNICATIONS, WATER, SEWER, DRAINAGE, CATV, AND GAS.
- 5) THE TREE CLEARING LIMITS SHALL NOT EXTEND BEYOND THE HAYBALE/SILT FENCE BARRIER. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION. REVIEW THE ACTUAL LIMITS OF CLEARING WITH THE OWNER, AND SELECTIVELY CLEAR AND PRUNE AS REQUIRED TO REMOVE DEAD, DISEASED, OR POORLY FORMED VEGETATION.

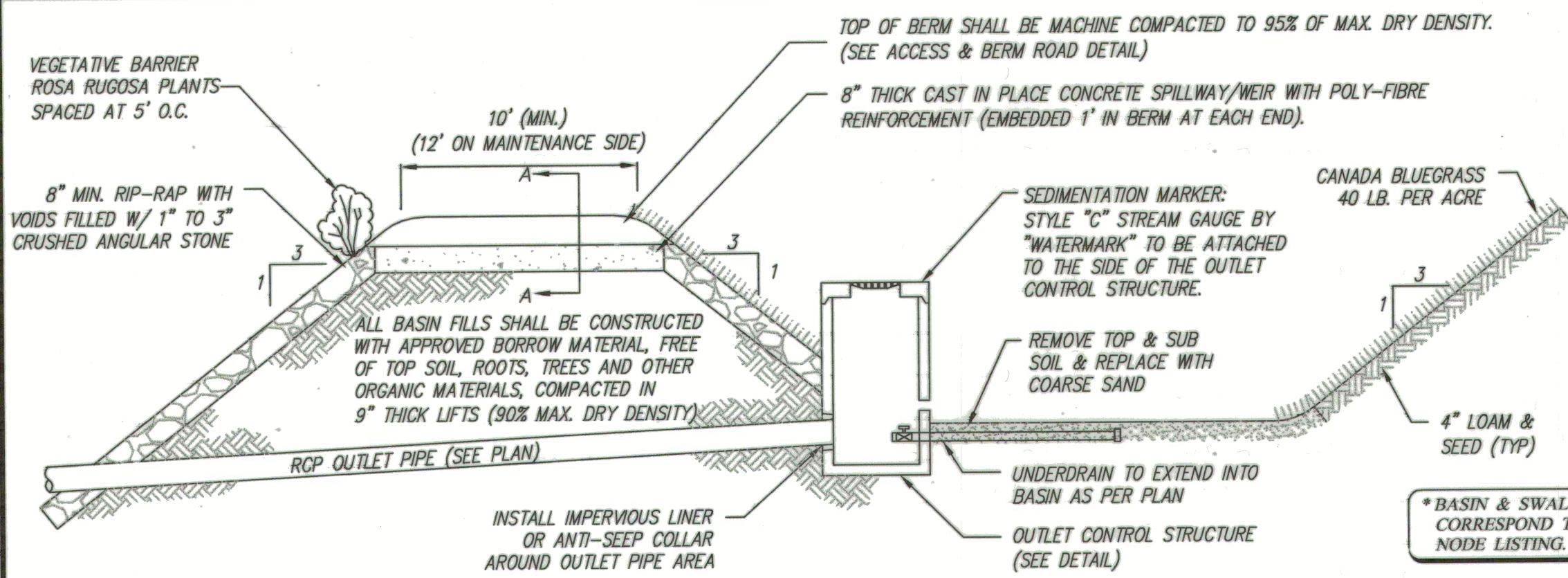
1) THE LENGTHS OF THE DRAIN LINES NOTED ON THE PLAN REPRESENT THE HORIZONTAL DISTANCE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

John J. Quat.
Debra Fawcett

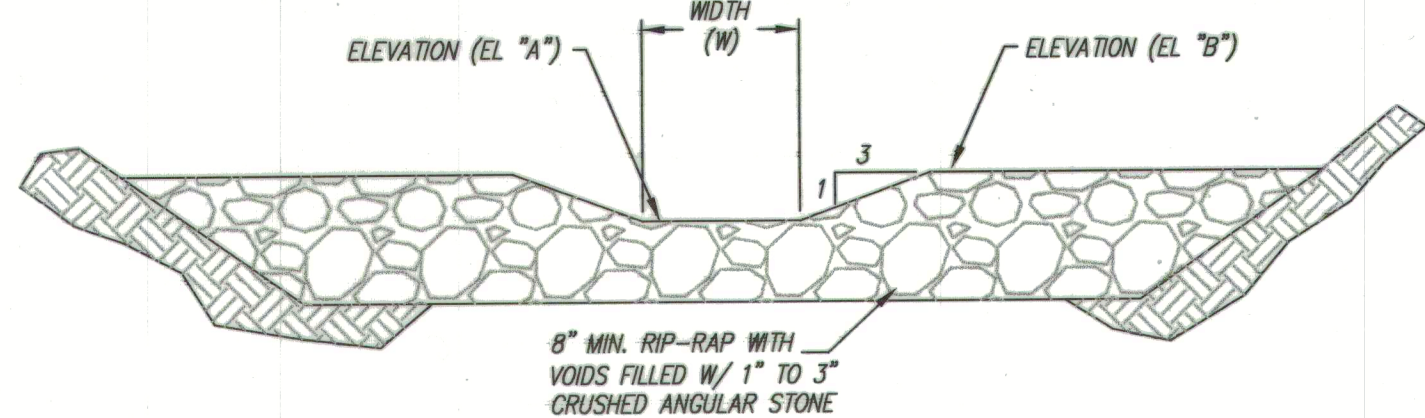
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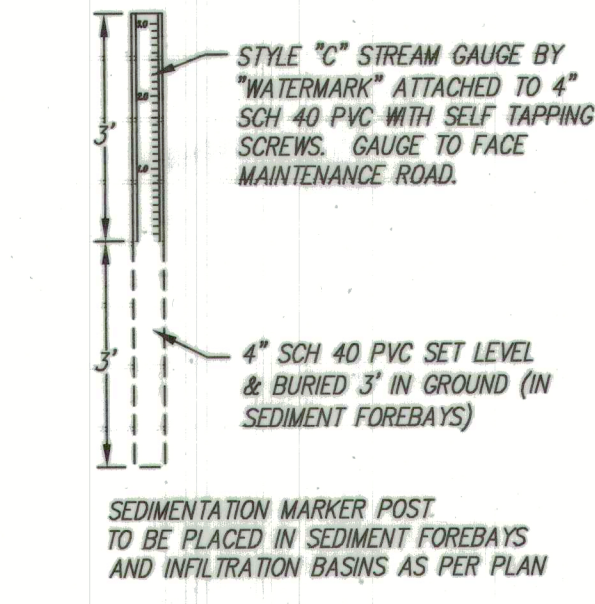
STORMWATER BASIN CROSS SECTION
N.T.S.

TABLE OF SEDIMENT FOREBAY WEIR DIMENSIONS

BASIN #	EL "A"	EL "B"	W
55P	868.80	870.30	4'
70P	870.80	872.00	4'



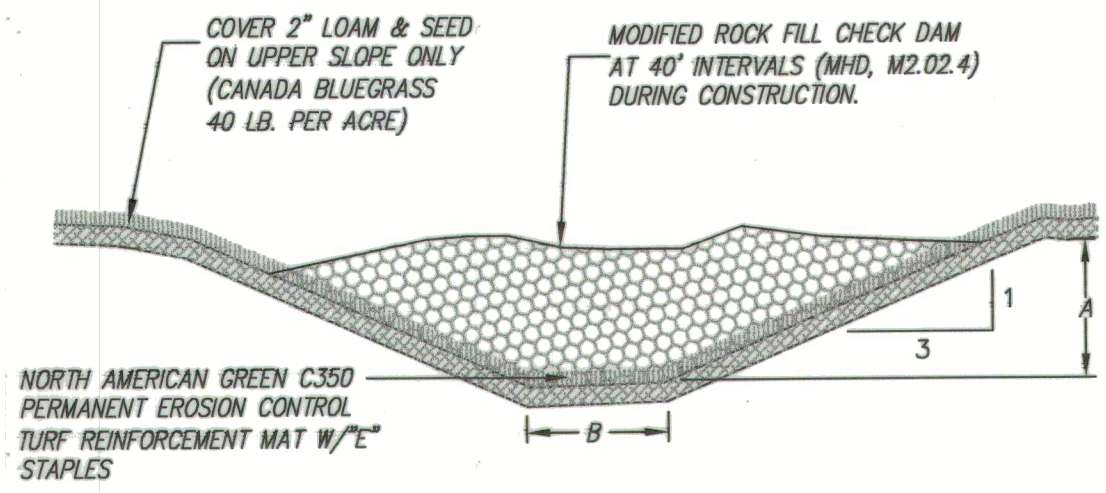
SEDIMENT FOREBAY WEIR SECTION A-A
N.T.S.



SEDIMENTATION MARKER POST
N.T.S.

TABLE OF SWALE DIMENSIONS

SWALE #	A	B
53R	1.0'	4'



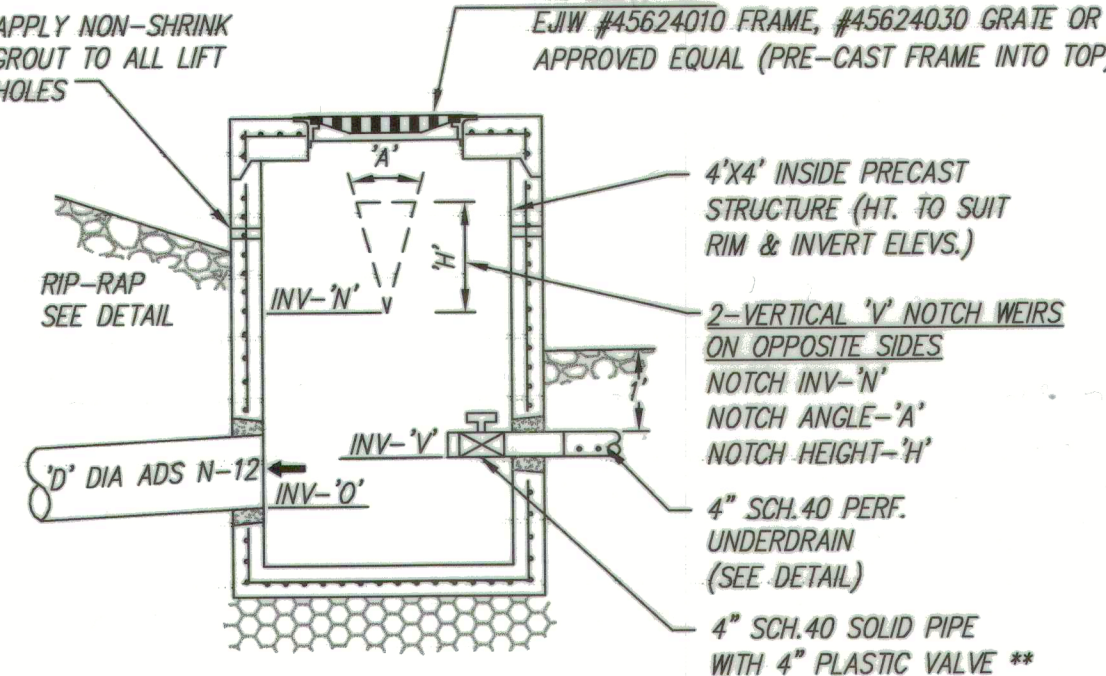
GRASSSED DRAINAGE SWALE
N.T.S.

TABLE OF OUTLET CONTROL
STRUCTURE DIMENSIONS

ELEMENT	54P	71P
PIPE - "D"	12"	12"
INV - "O"	863.55	862.20
INV - "N"	867.00	869.80
ANGLE - "A"	20°	30°
HEIGHT - "H"	1.3'	1.3'
NO. OF NOTCHES	2	2
RIM - "R"	868.80	871.60
INV - "V"	864.25	866.80

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

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



STORMWATER OUTLET CONTROL STRUCTURE
N.T.S.

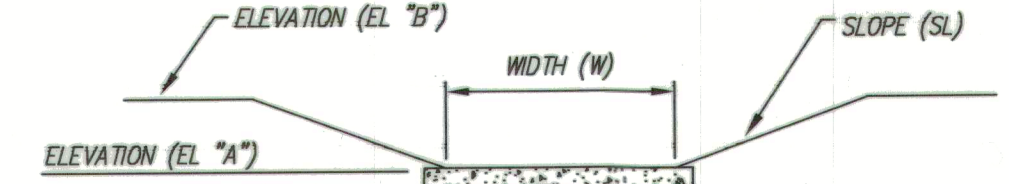
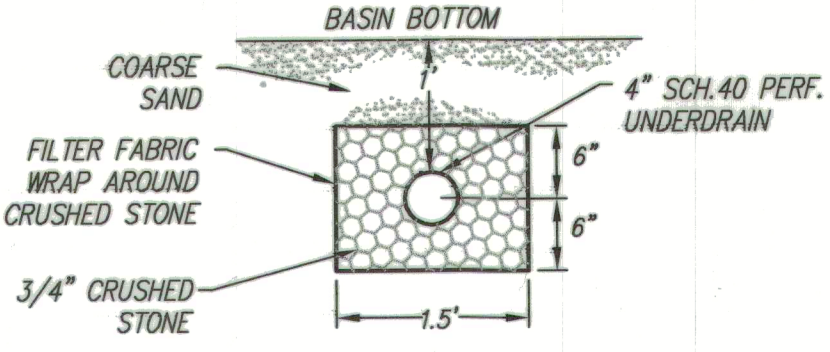


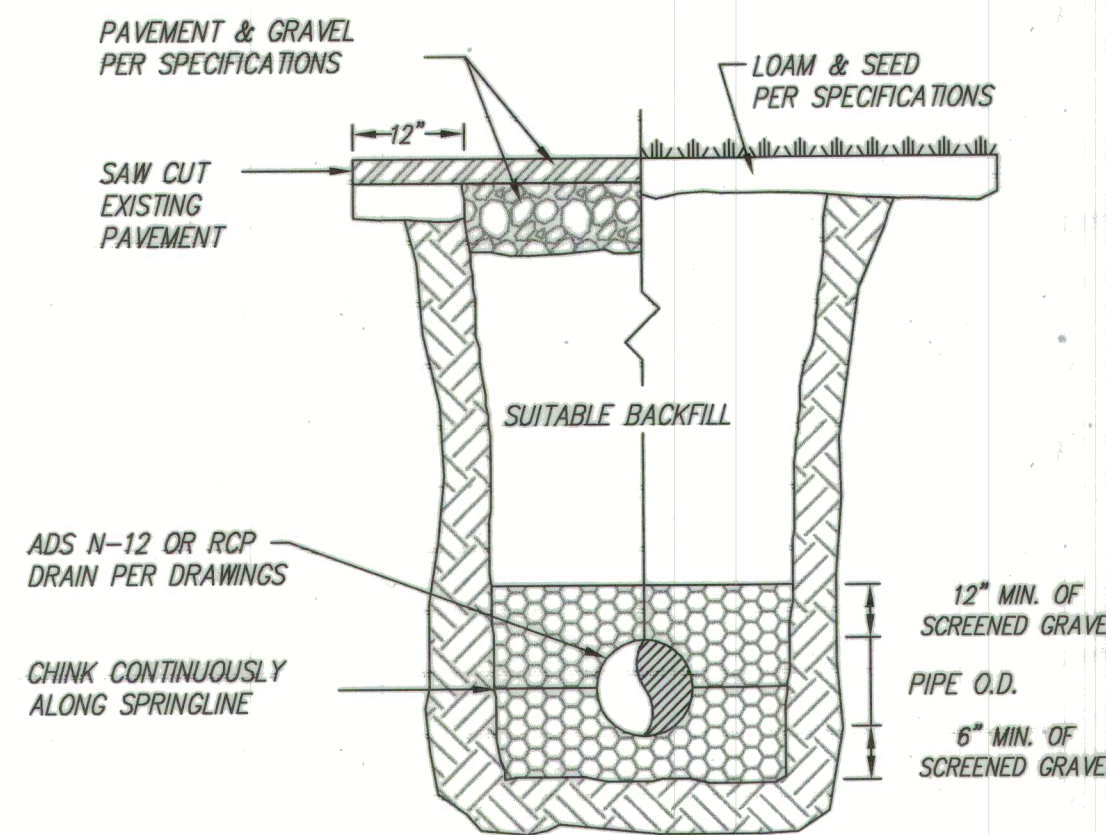
TABLE OF STORMWATER BASIN OVERFLOW WEIR DIMENSIONS

BASIN #	EL "A"	EL "B"	W	SL
54P	868.80	870.00	5'	12:1
71P	871.60	873.00	5'	12:1

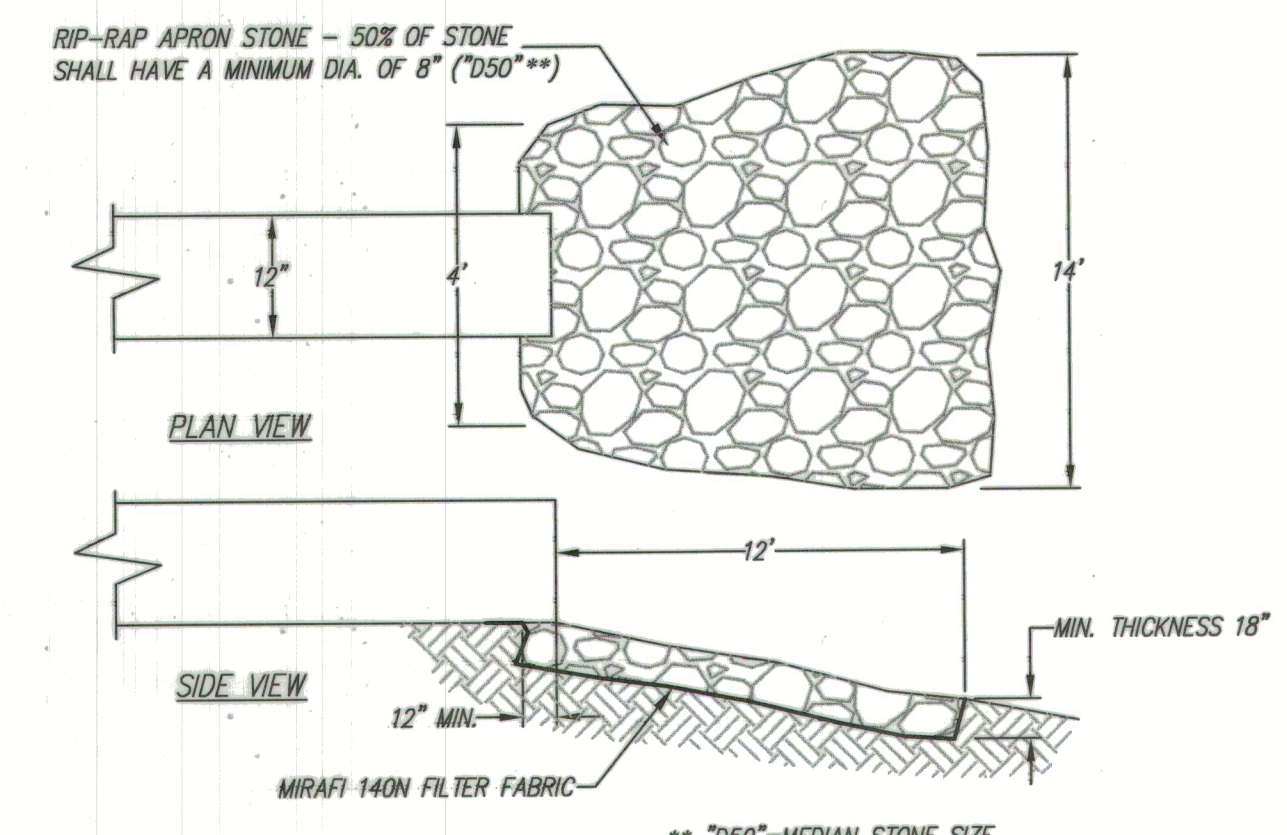
STORMWATER BASIN WEIR SECTION A-A
N.T.S.



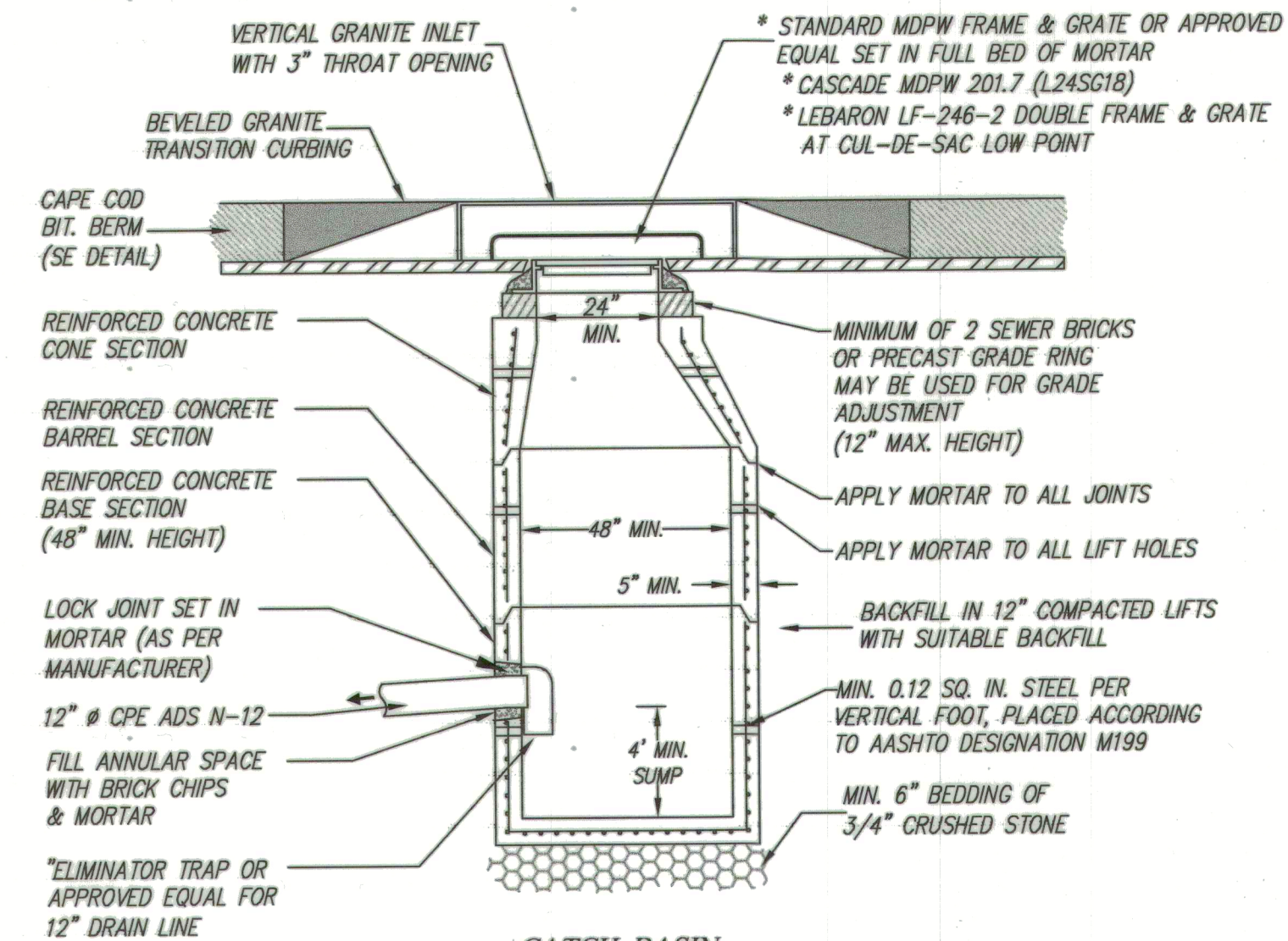
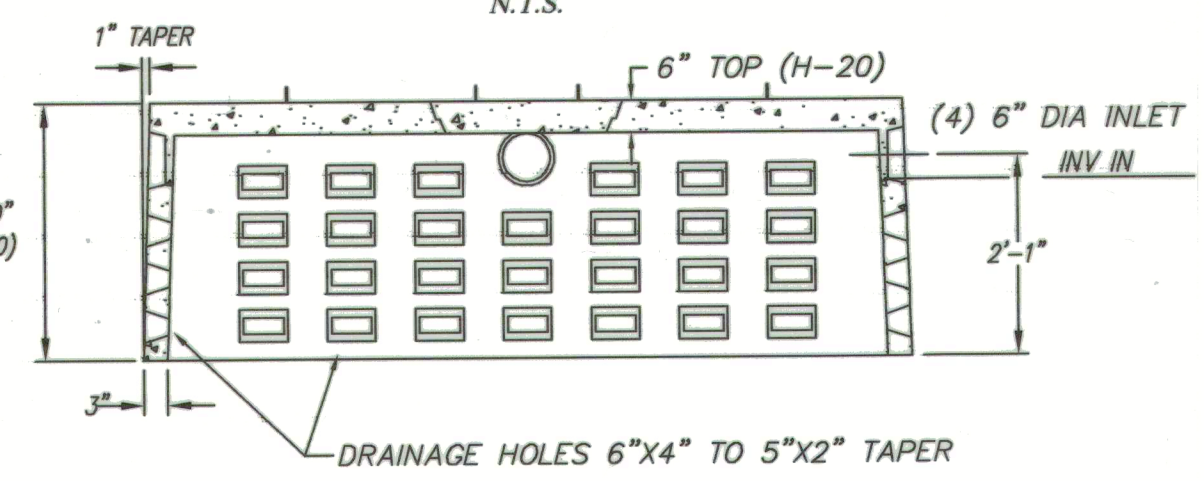
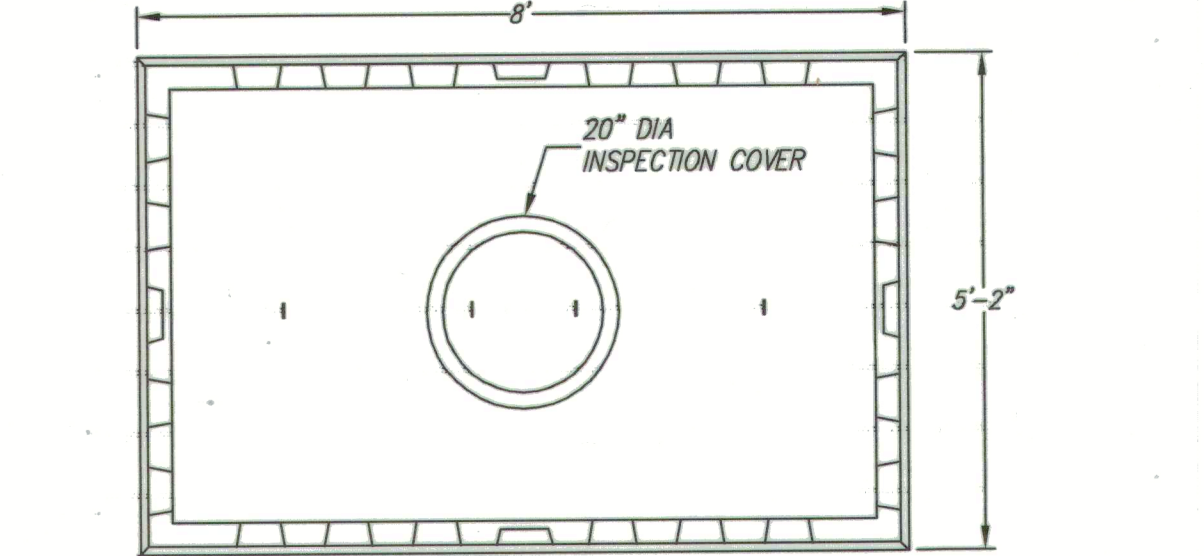
STORMWATER BASIN UNDERDRAIN DETAIL
N.T.S.



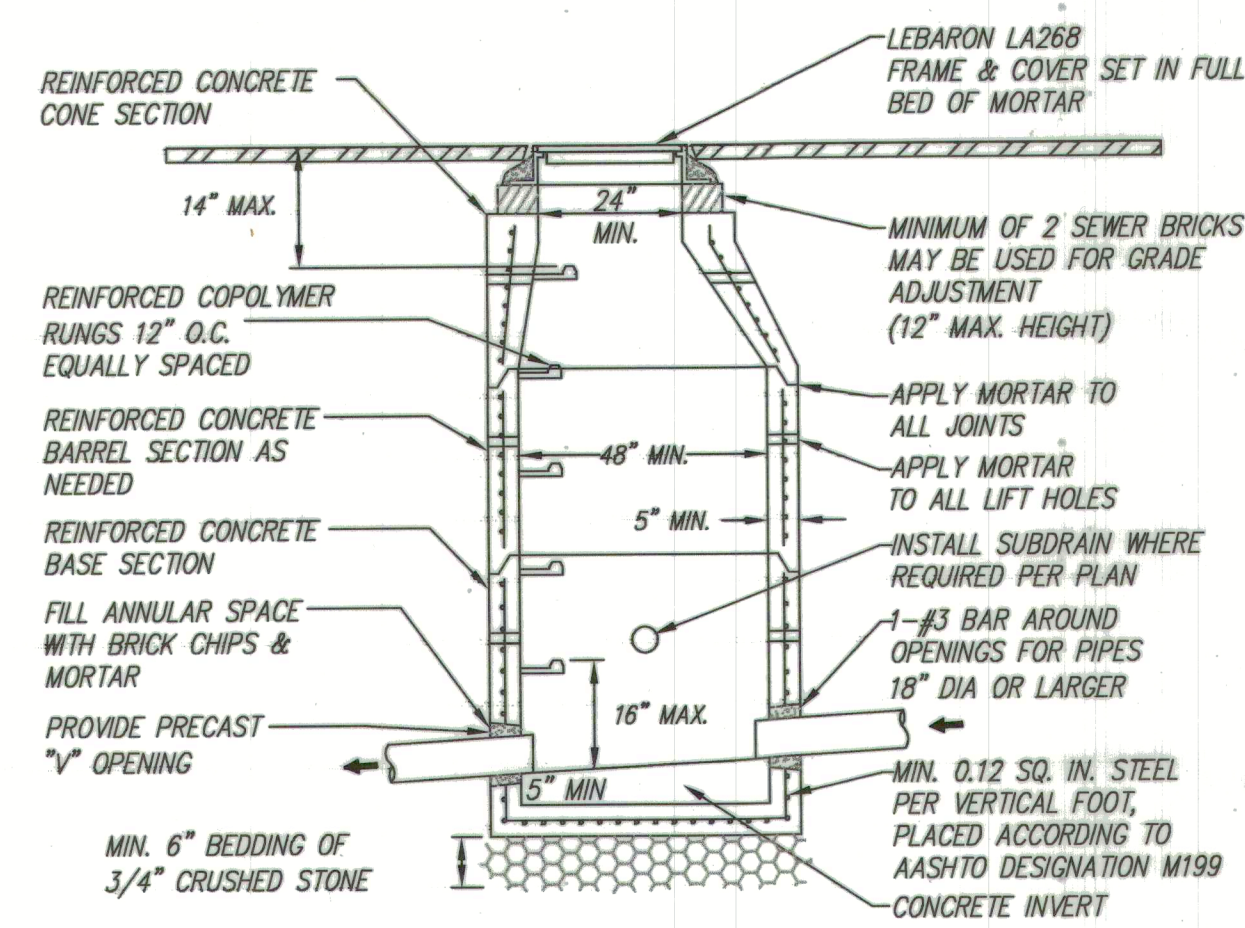
DRAIN TRENCH SECTION
N.T.S.



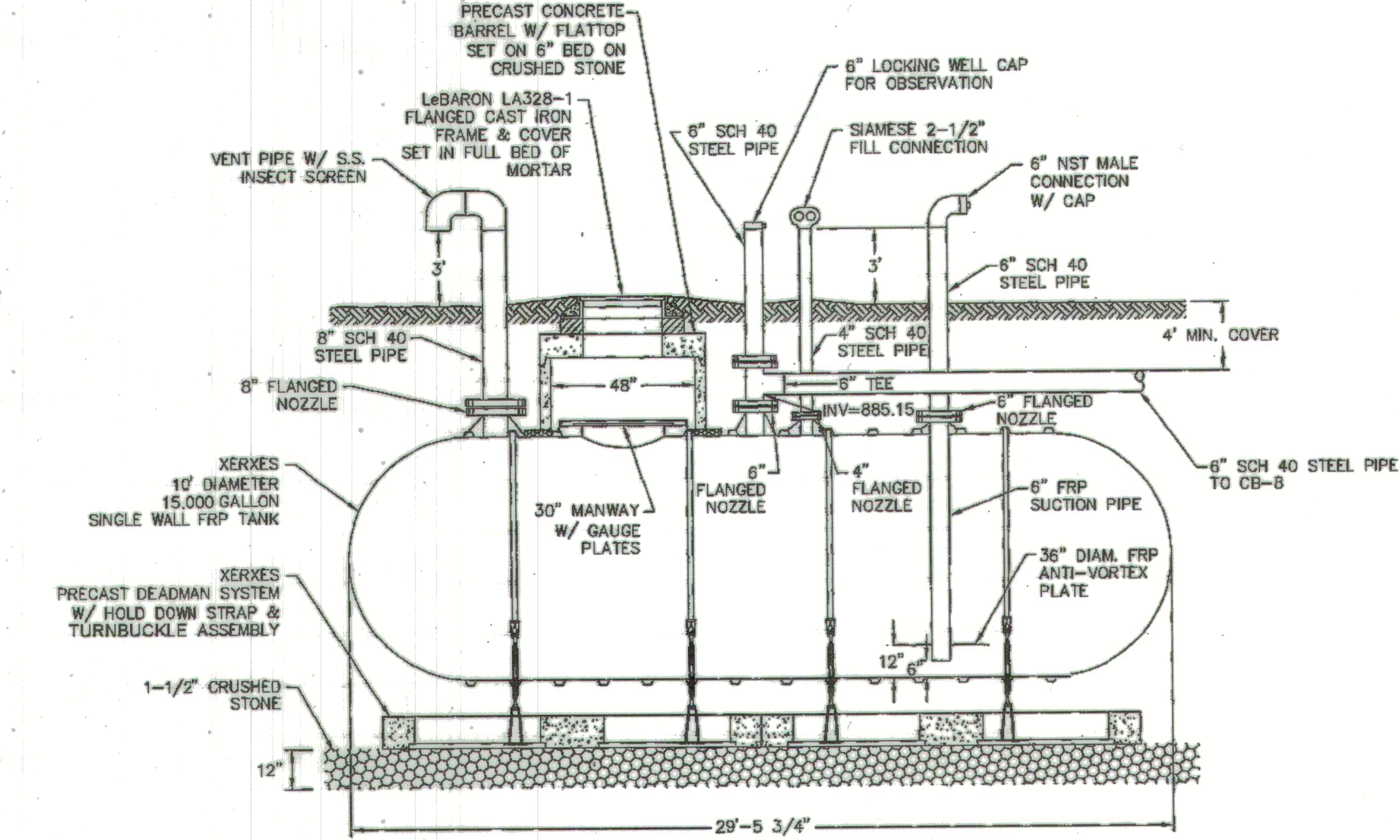
FLARED OUTLET & RIP-RAP APRON DETAIL
N.T.S.



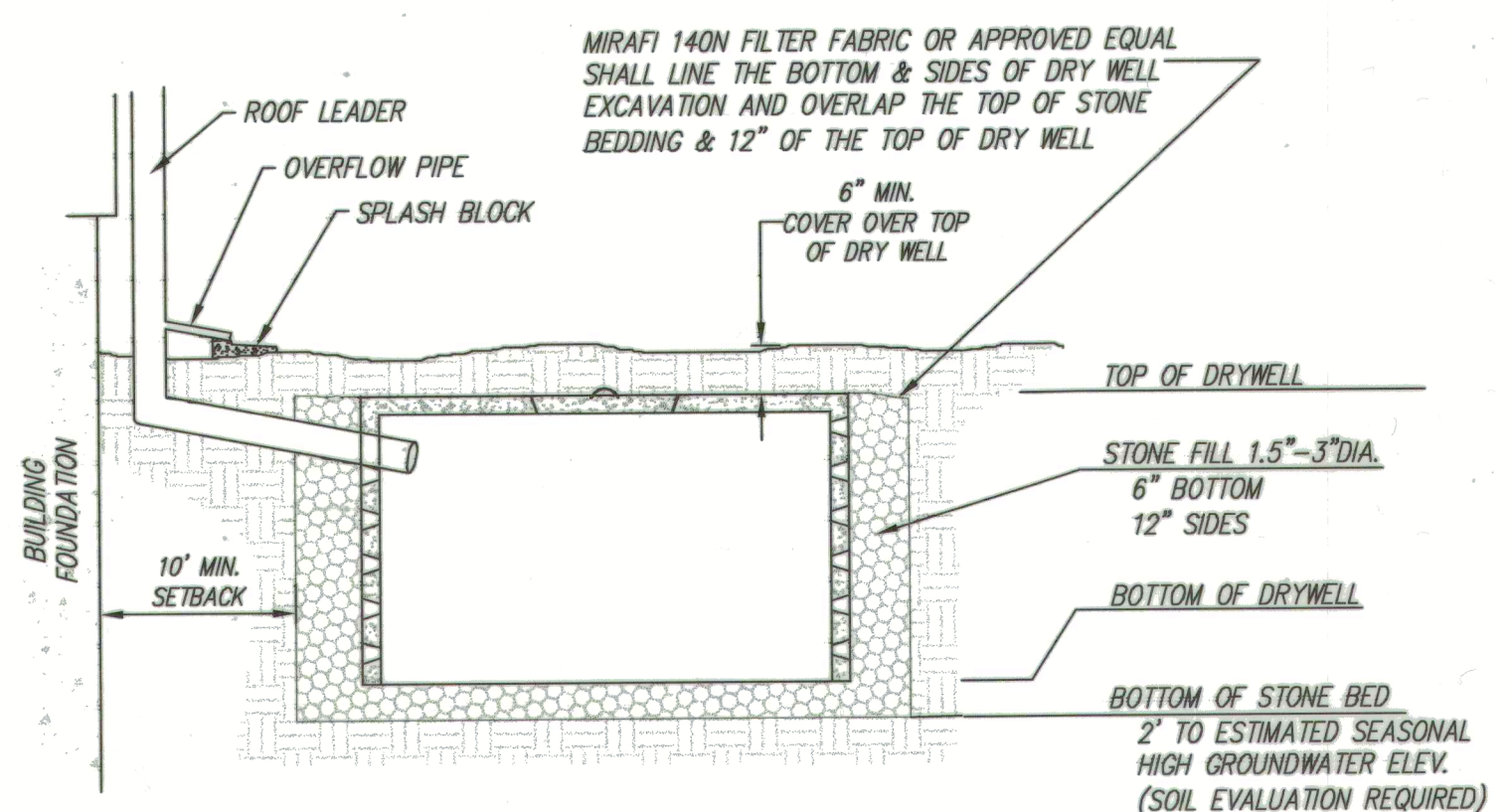
CATCH BASIN
N.T.S.



DRAIN MANHOLE
N.T.S.



15,000 GALLON FRP FIRE CISTERN
N.T.S.



- NOTES
- 1) DRYWELLS SHALL BE INSTALLED IN STONE BED AS DEPICTED HEREON FOR THE INDIVIDUAL LOTS FOR STORMWATER RECHARGE
WHEREVER THE FIELD CONDITIONS MAKE IT POSSIBLE. EACH LOT SHALL BE EVALUATED BASED ON A SITE SOIL EVALUATION
OF THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION AT THE TIME OF LOT CONSTRUCTION.
 - 2) THE DRYWELLS SHALL BE SHEA CONCRETE PRODUCTS 500 GALLON SHALLOW RECTANGULAR OR
APPROVED EQUAL
 - 3) THE DRYWELLS SHALL BE RATED FOR H2O LOADING.

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

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

[Signature]
[Signature]
[Signature]

DATE: April 16, 2019

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

OAK BLUFF LANE - DRAINAGE DETAILS & NOTES
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD LANE, MILFORD, MA 01757

SCALE	AS-NOTED	DATE	BY	DESCRIPTION
REV	1	3/5/19	REV PER TECH REVIEW	LPB & DEP BCM
	2	3/13/19	MINOR DRAINAGE & LANDSCAPE REVIS	BCM



GRAZ Engineering, L.L.C.

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