

LOCUS PLAN

SCALE: 1" = 500'

OAK BLUFF LANE
DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

APPLICANT & OWNER:
CENTRAL LAND DEVELOPMENT CORP., 31 WHITEWOOD ROAD, MILFORD, MA 01757

ENGINEER & SURVEYOR:
GRAZ ENGINEERING, L.L.C., 323 WEST LAKE ROAD, FITZWILLIAM, NH 03447

ENVIRONMENTAL CONSULTANT
ECOTEC, INC., 102 GROVE STREET, WORCESTER, MA 01605

GENERAL PROPERTY DATA

LEICESTER PROPERTY

ASSESSORS PARCELS: MAP 48, PARCELS A1-0 & A1.1-0
LOT ADDRESS: BALDWIN STREET & 216 BALDWIN STREET
OWNER OF RECORD: CENTRAL LAND DEVELOPMENT CORP.
LOCUS DEED: BOOK 57984, PAGE 100
PLAN REFERENCE: PLAN BOOK 934, PLAN 3 (LOT 2 & REMAINING LAND)

SPENCER PROPERTY

ASSESSORS PARCEL: MAP U28, PARCEL 127
LOT ADDRESS: SYCAMORE AVENUE
OWNER OF RECORD: CENTRAL LAND DEVELOPMENT CORP.
LOCUS DEED: BOOK 57984, PAGE 100
PLAN REFERENCES: PLAN BOOK PLAN
45 15
55 4
69 5
70 30

PROJECT ZONING REQUIREMENTS

	LEICESTER SUBURBAN- AGRICULTURAL (SA)	SPENCER LAKE RESIDENTIAL (LR)
LOT AREA	80,000 SQ. FT.	22,500 SQ. FT.
FRONTAGE	200 FT.	100 FT.
LOT WIDTH		50 FT.
FRONT SETBACK	40 FT.	15 FT.
SIDE SETBACK	40 FT.	10 FT.
REAR SETBACK	40 FT.	10 FT.
MAX. BLDG. HEIGHT	35 FT.	35 FT.
MAX. NO. STORIES	2-1/2	2-1/2
MAX. LOT COVERAGE	30%	25%
MAX. IMPERVIOUS	-	40%

ZONING DISTRICT SOURCES:

TOWN OF LEICESTER ZONING BYLAWS AS ACCEPTED ON MAY 12, 1986 AND AMENDED THROUGH OCTOBER 30, 2018.
TOWN OF SPENCER ZONING BYLAWS AS ACCEPTED ON NOVEMBER 16, 2006 AND AMENDED THROUGH NOVEMBER 16, 2017.

PROJECT STATISTICS


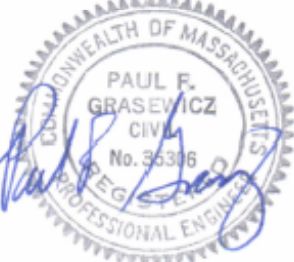
- TOTAL LAND AREA: ± 640,429 SQ. FT. (± 14.70222 ACRES)
- TOTAL LOT AREA: ± 590,107 SQ. FT. (± 13.54992 ACRES)
- RIGHT-OF-WAY AREA: ± 50,322 SQ. FT. (± 1.15523 ACRES)
- EASEMENT AREA: ± 105,040 SQ. FT. (± 2.41139 ACRES)

LIST OF DRAWINGS

- | | |
|----------------------|------------------------------------|
| 1 COVER SHEET | 5 EROSION CONTROL & SITE GRADING |
| 2 KEY PLAN AND NOTES | 6 OAK BLUFF LANE PLAN & PROFILE |
| 3 LOT LAYOUT PLAN | 7 ROADWAY & SITE DETAILS AND NOTES |
| 4 LOT LAYOUT PLAN | 8 DETAILS - DRAINAGE |

LEICESTER PLANNING BOARD WAIVERS GRANTED

SECTION V.A.1.f - MINIMUM CENTER LINE RADII, 200' MIN. REQUIRED: TO ALLOW CENTER LINE RADII OF 100' AND 170'.	SECTION VI.B.1.g - REINFORCED CONCRETE STORM DRAINAGE PIPING REQUIRED: TO ALLOW HDPE ADS N-12 SMOOTH INTERIOR OR APPROVED EQUAL PIPING.
SECTION V.A.2.g - MINIMUM WIDTH OF TRAVELLED WAY, 28' MIN. REQUIRED: & SECTION VI.A.2 TO ALLOW A TRAVELLED WAY WIDTH OF 24'.	SECTION VI.E.1 - ALL WIRING, CABLES AND OTHER APPURTENANCES SHALL BE INSTALLED UNDERGROUND, TO ALLOW THE INSTALLATION OF ALL THESE UTILITIES ABOVE GROUND.
SECTION V.A.4.g - MAXIMUM LENGTH OF DEAD-END CUL-DE-SAC, 500' MIN. REQUIRED: TO ALLOW DEAD-END STREET LENGTH OF 951.14'.	SECTION VI.E.3 - STREET LIGHTING SHALL BE REQUIRED, TO ALLOW STREET LIGHTING TO BE INSTALLED AS STIPULATED IN THE WRITTEN PLANNING BOARD DECISION AND AS SHOWN ON THESE PLANS.
SECTION V.C.4 - STORM DRAINAGE VELOCITIES, 2-10 FEET PER SECOND (FPS) REQUIRED: TO ALLOW A STORM DRAINAGE VELOCITY OF 15 FPS.	SECTION VI.G.1 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY, TO ALLOW FOR NO SIDEWALKS INSTALLATION.
SECTION V.C.4 - STORM DRAINAGE MINIMUM COVER, 36 INCHES REQUIRED: TO ALLOW A STORM DRAINAGE COVER OF 12 INCHES FOR CLASS IV RCP.	SECTION VI.L - STREET SHADE TREES SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY, TO ALLOW FOR STREET TREE PLANTINGS TO BE INSTALLED AS STIPULATED IN THE WRITTEN PLANNING BOARD DECISION AND AS SHOWN ON THESE PLAN..

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED PLANNING BOARD OF SPENCER, MA DATE: _____	FOR REGISTRY USE ONLY	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.		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 _____	APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER _____ _____ _____ _____ _____ DATE: _____	SCALE: AS NOTED	DRAWN: BCM	CHECKED: PFG & BCM	PLAN DATE: NOVEMBER 27, 2018	
						REV. 1	DATE 3/5/19	DESCRIPTION REVISIONS PER TECH. REVIEW, LPB, & DEP	BY BCM	
SHEET 1 OF 8 REGISTRY SHEET 1 OF 4										

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.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE: _____

FOR REGISTRY USE ONLY

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 _____

	THE CERTIFICATION SIGNATURE PERSON ARE:


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.

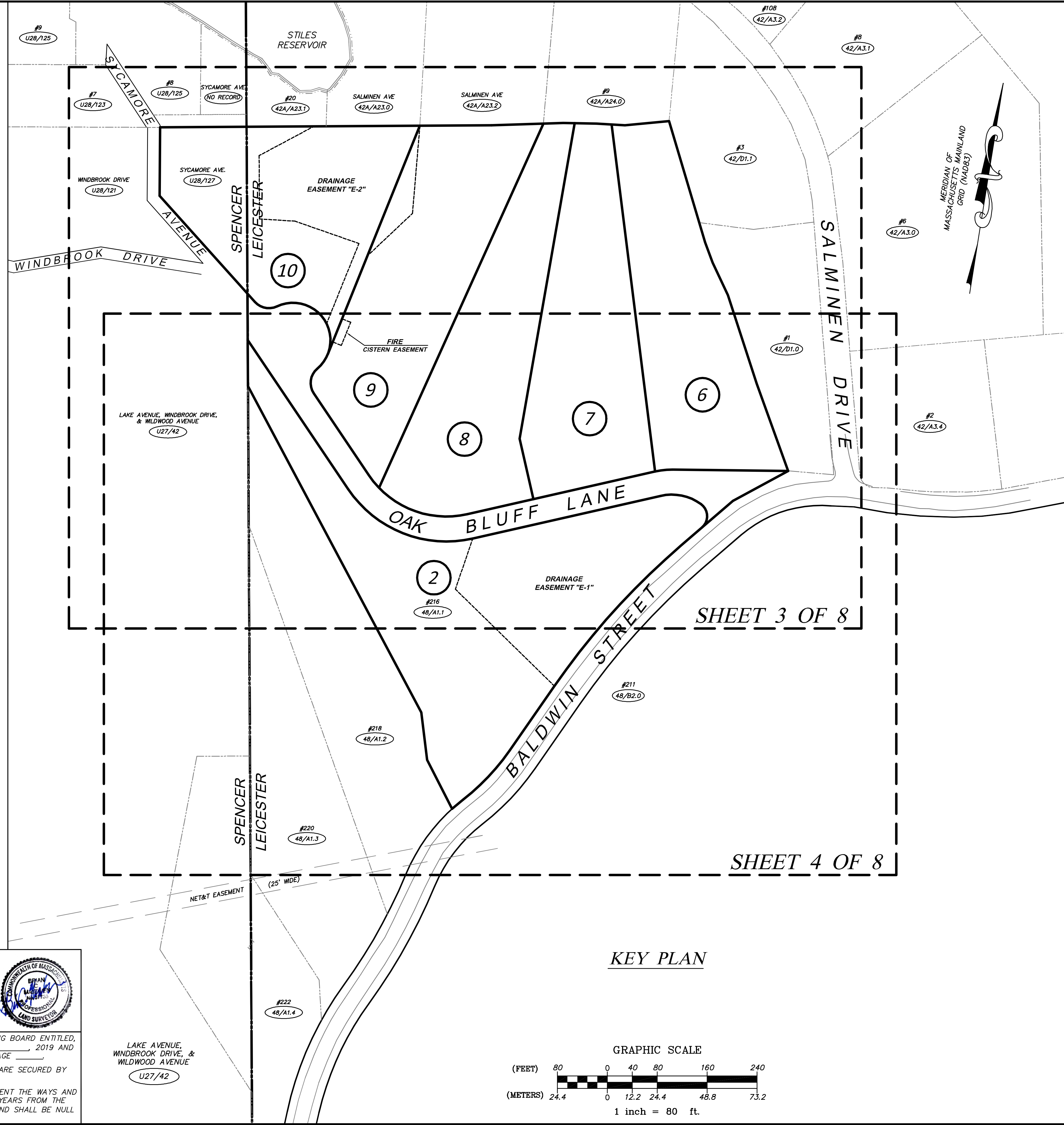
I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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.





GRAZ Engineering, L.L.C.

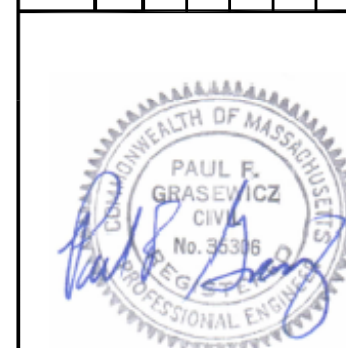
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

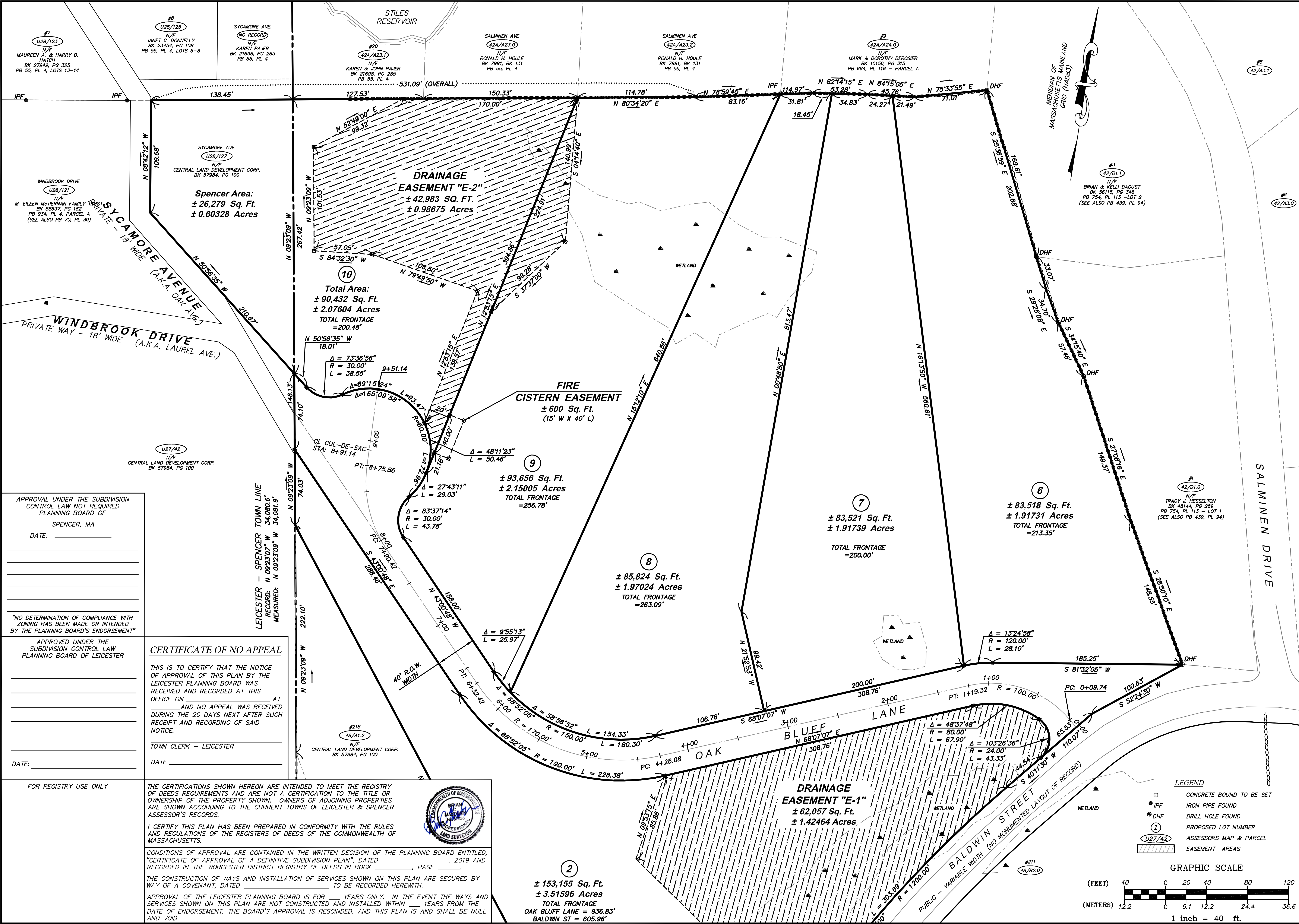
KEY PLAN & NOTES

PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
24 WILTONWOOD ROAD, WILTON, MA 01757

SCALE		AS-NOTED	DRAWN BY BCM	DATE NOVEMBER 27, 2018
REV.	DATE			
1	3/5/19		REV. PER TECH. REVIEW, LPB, & DEP	BOM



SHEET 2 OF 8
REGISTRY SHEET 2 OF 8



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OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

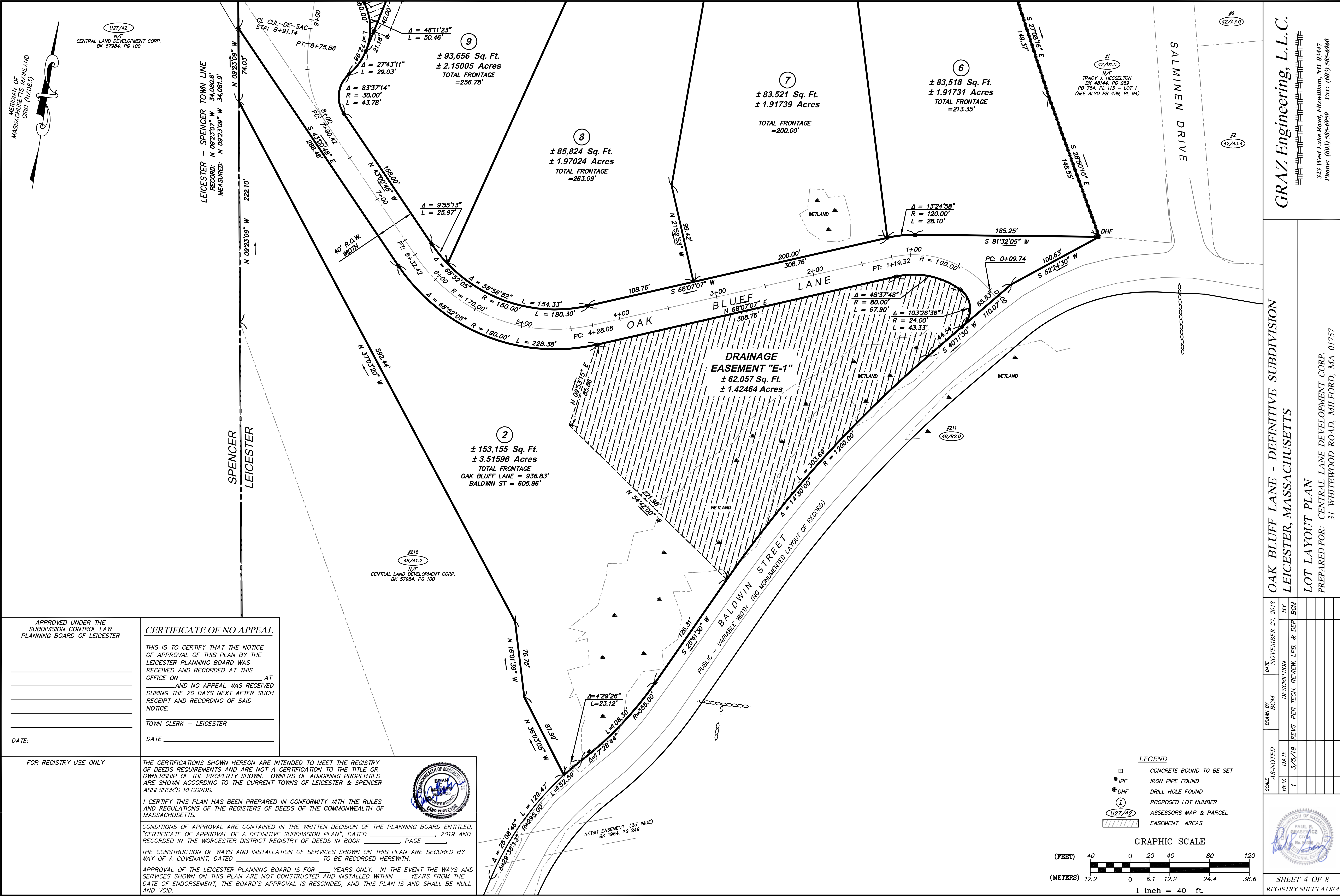
LOT LAYOUT PLAN

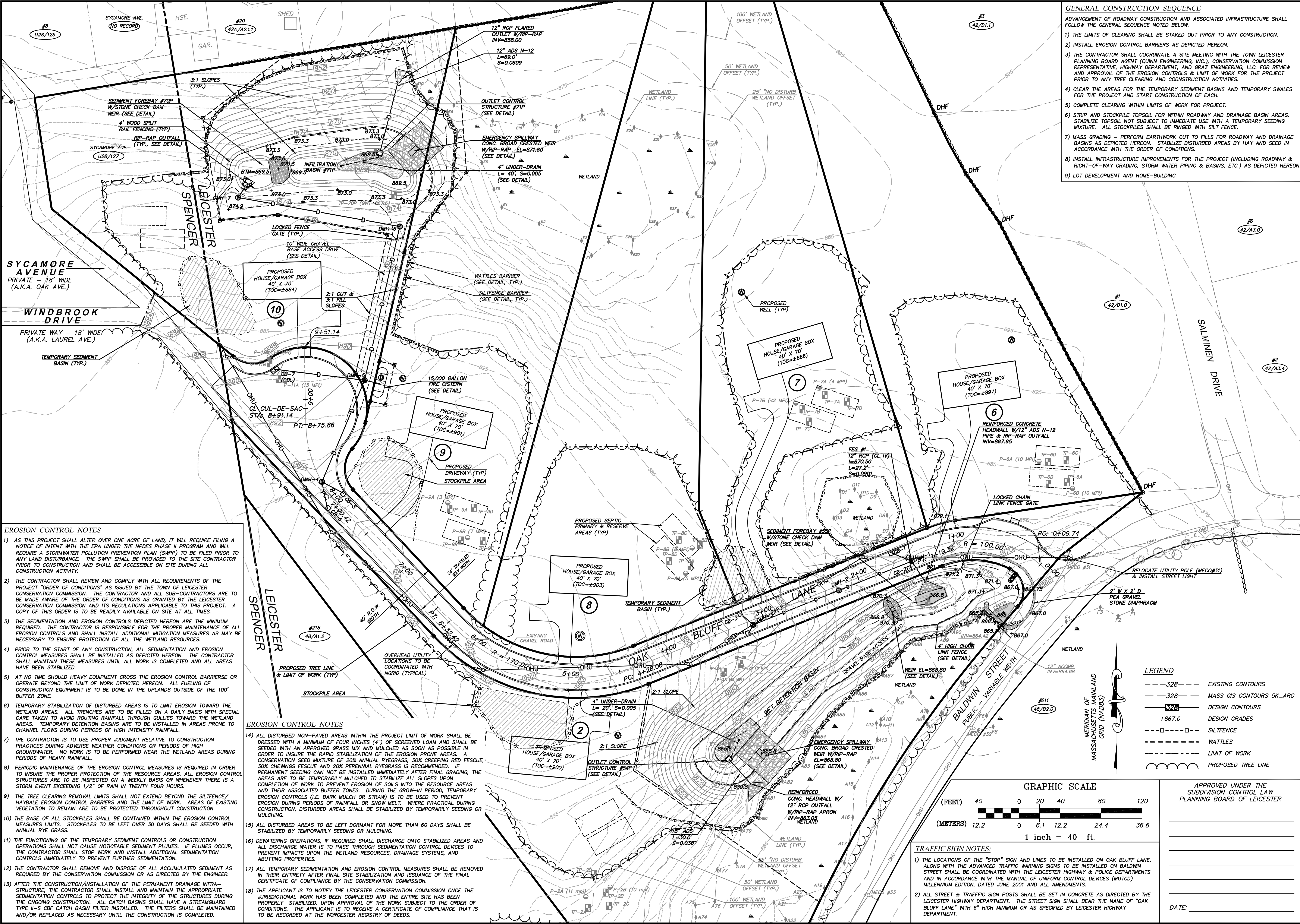
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

SCALE	AS-NOTED	DRAWN BY	DATE	NOVEMBER 27, 2018
REV.	DATE	DESCRIPTION	BY	
1	3/5/19	REV. PER TECH. REVIEW, LFB, & DEP	BCM	

PAUL E. GRASLEY, JR.
REGISTERED PROFESSIONAL ENGINEER
No. 5535

SHEET 3 OF 8
REGISTRY SHEET 3 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 LEICESTER PLANNING BOARD AGENT (QUINN ENGINEERING, INC.), CONSERVATION COMMISSION REPRESENTATIVE, HIGHWAY DEPARTMENT, AND GRAZ ENGINEERING, LLC. 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.

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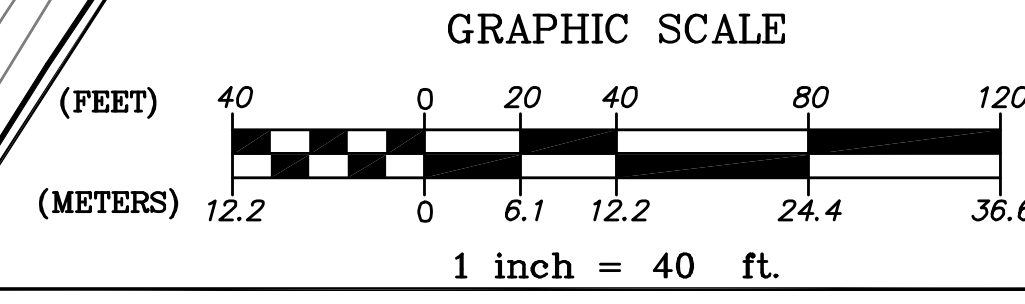
OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

OAK BLUFF LANE - EROSION CONTROL & SITE GRADING PLAN
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

- 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 BARRIER 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 SILTFENCE/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 INFRA-STRUCTURE, 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 STREAMGUARD TYPE (H-S CBF CATCH BASIN) FILTER BE 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.

- LEGEND**
- 328--- EXISTING CONTOURS
 - 328--- MASS GIS CONTOURS 5K_ARC
 - 328** DESIGN CONTOURS
 - +867.0 DESIGN GRADES
 - - - - - SILTFENCE
 - - - - - WATTLES
 - - - - - LIMIT OF WORK
 - ~~~~~ PROPOSED TREE LINE

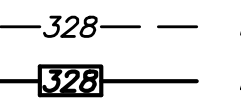






- TRAFFIC SIGN NOTES:**
- 1) THE LOCATIONS OF THE "STOP" SIGN AND LINES TO BE INSTALLED ON OAK BLUFF LANE, ALONG WITH THE ADVANCED TRAFFIC WARNING SIGNS TO BE INSTALLED ON BALDWIN STREET SHALL BE COORDINATED WITH THE LEICESTER HIGHWAY & POLICE DEPARTMENTS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) 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.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE:

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

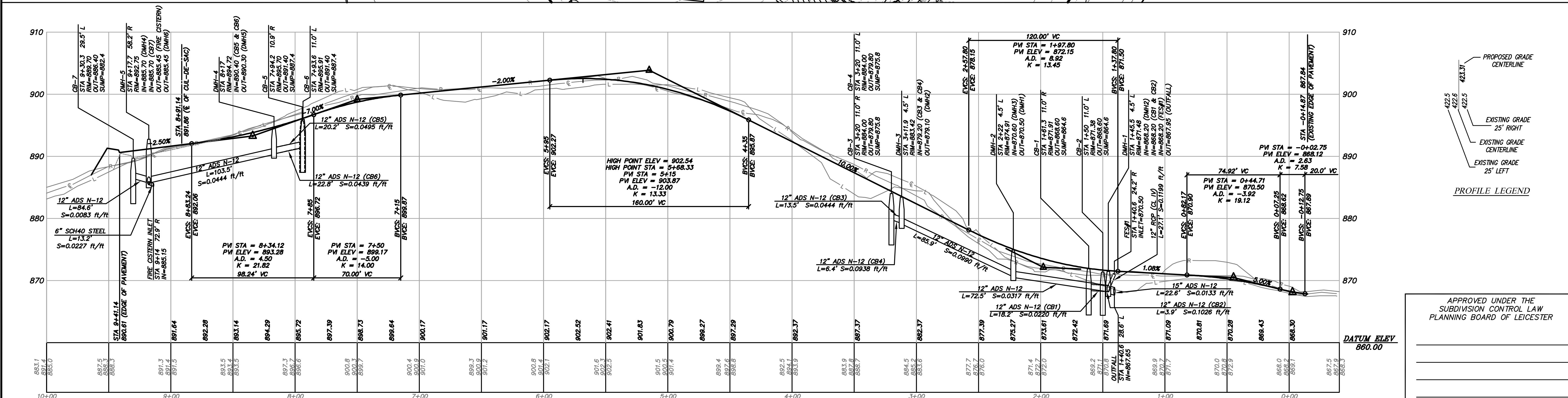


---328---	EXISTING CONTOURS
---328---	MASS GIS CONTOURS 5K_ARC
	DESIGN CONTOURS
+867.0	DESIGN GRADES
---□---□---	SILT FENCE
----	WATTLE
----	LIMIT OF WORK
	PROPOSED SPLIT LINE
	WOOD STREET RAIL FENCING
	LOT/STREET LIGHT

- 1) A SINGLE STREET LIGHT SHALL BE INSTALLED ON THE RELOCATED UTILITY POLE AT THE INTERSECTION OF OAK BLUFF LANE WITH BALDWIN STREET. THE LIGHTING FIXTURE SHALL BE INSTALLED AS DIRECTED BY THE TOWN OF LEICESTER SELECT BOARD & PLANNING BOARDS.
- 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. LIGHTS SHALL BE COORDINATED AND INSTALLED IN ACCORDANCE STATE ELECTRICAL CODES.

<u>PROPOSED PLANTING KEY</u>		<u>QUANTITY</u>
	<u>PROPOSED</u>	
AR	RED MAPLE (ACER RUBRUM)	5
QP	PIN OAK (QUERCUS PALUSTRIS)	4
FP	GREEN ASH (FRAXINUS PENNSYLVANICA)	3
PA	PLANTETREE (PLATANUS X ACERIFOLIA)	4
TC	LITTLELEAF LINDEN (TILIA CARDATA)	4
QR	RED OAK (QUERCUS RUBRA)	3
<u>PROPOSED TREE</u>		

- 1) THE PROPOSED TREE PLANTING LOCATIONS ARE IN ACCORDANCE WITH THE TOWN OF LEICESTER SUBDIVISIONS REGULATIONS OF 40-FOOT SPACING.
- 2) THE FINAL QUANTITIES AND LOCATIONS OF THE PROPOSED TREES SHALL BE COORDINATED DURING CONSTRUCTION AND ADJUSTED AS NECESSARY BASED ON EXISTING TREES THAT CAN BE RETAINED.



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

- 1) ALL PIPE ELEVATIONS DEPICTED HERER ON 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.

DATE: _____

GRAZ Engineering, L.L.C.

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

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

SHEET 6 OF 8

GENERAL CONSTRUCTION NOTES

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 (MHPW) CONSTRUCTION STANDARDS AND THE MHPW "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 SERVED 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 CAPE 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.

DEMOLITION NOTES

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.

UTILITY NOTES

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.

1/2" DIA. DRILL HOLE
1" DEEP

4 - #3 STEEL REINFORCING BARS

NOTES:
1) ALL RIGHT-OF-WAY & EASEMENT BOUNDS SHALL BE REINFORCED CONCRETE.
2) ALL BOUNDS SHALL BE SET FLUSH WITH FINISH GRADE.

CONCRETE BOUND
N.T.S.

EXISTING GRAVEL ROAD

24'

2" CRUSHED STONE

EXISTING PAVEMENT

50' MIN.

10'

10'

PLAN VIEW

EXISTING GRADE 25' RIGHT

EXISTING GRADE CENTERLINE

EXISTING GRADE 25' LEFT

PROPOSED GRADE CENTERLINE

422.5

422.6

423.31

PROFILE LEGEND

STABILIZED CONSTRUCTION ENTRANCE AT BALDWIN STREET
N.T.S.

MIRAFI 140N

9"

6"

3" WIDE MOUNTABLE BERM

EXISTING PAVEMENT

SECTION

900

880

860

840

820

800

780

760

740

720

700

680

660

640

620

600

580

560

540

520

500

480

460

440

420

400

380

360

340

320

300

280

260

240

220

200

180

160

140

120

100

80

60

40

20

0

0+00

1+00

2+00

3+00

4+00

5+00

6+00

DATE: 11/27/18

BY: BOM

REV: 1

DATE: 3/5/19

DESCRIPTION: REV. PER TECH. REVIEW, LFB, & DEP

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

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STREET TREES - 1 PER 40'
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MODIFIED CAPE COD BERM CURB
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24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

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STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

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(SEE DETAIL)

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8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

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STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

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8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

MODIFIED CAPE COD BERM CURB
(SEE DETAIL)

3/8" PER FOOT

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

8" COMPACT GRAVEL BASE

3.5'

5' CROWN

24' TRAVELLED WAY

40' R.O.W.

STREET TREES - 1 PER 40'
(SEE SHT. 5 FOR PLANTING SCHEDULE)

1" TOP COURSE
CLASS 1, TYPE I-1

2" BINDER COURSE
CLASS 1, TYPE I-1

3/8" PER FOOT

GRASS PLOT (TYP.)
4" LOAM & SEED

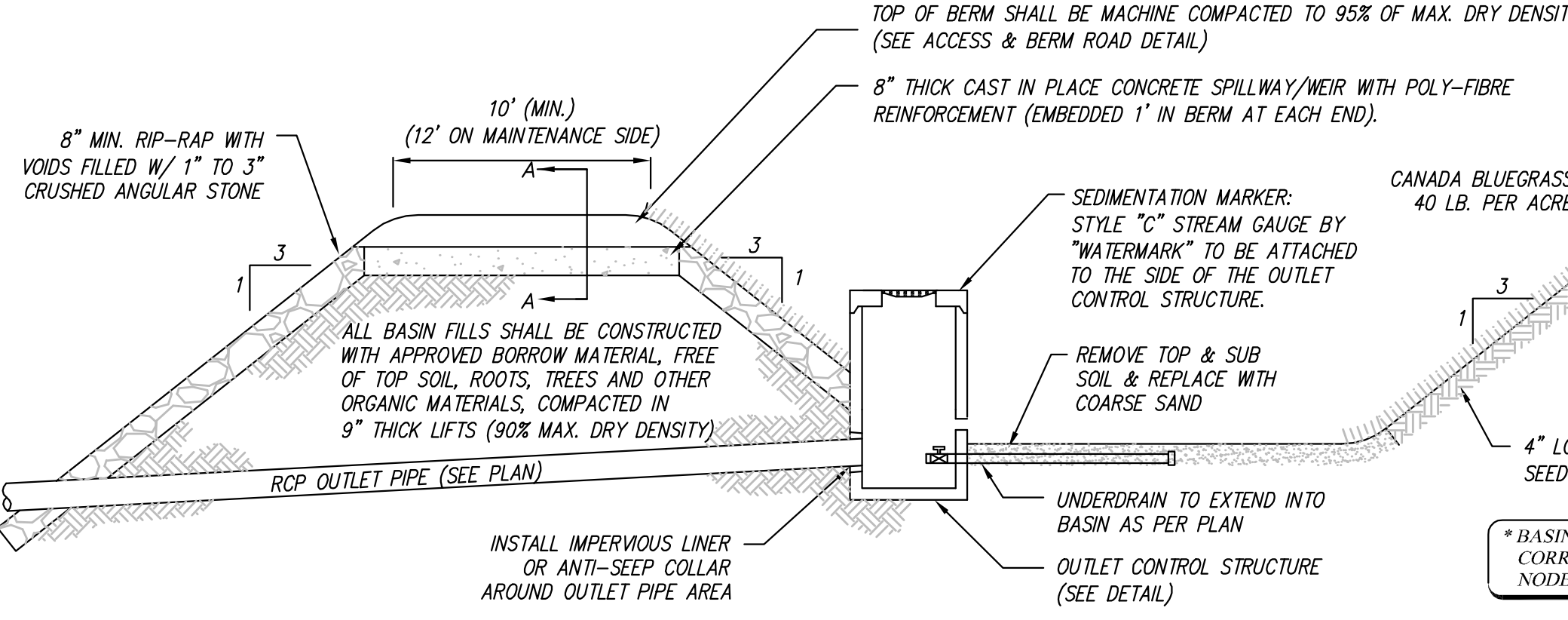
GRANITE STONE INLET
(TYP., SEE DETAIL)

SEE CATCH BASIN & DMH DETAILS

12" MIN. COMPACTED GRAVEL BASE

CLEAN COMPACT SUBGRADE (TYP.)

<



STORMWATER BASIN CROSS SECTION
N.T.S.

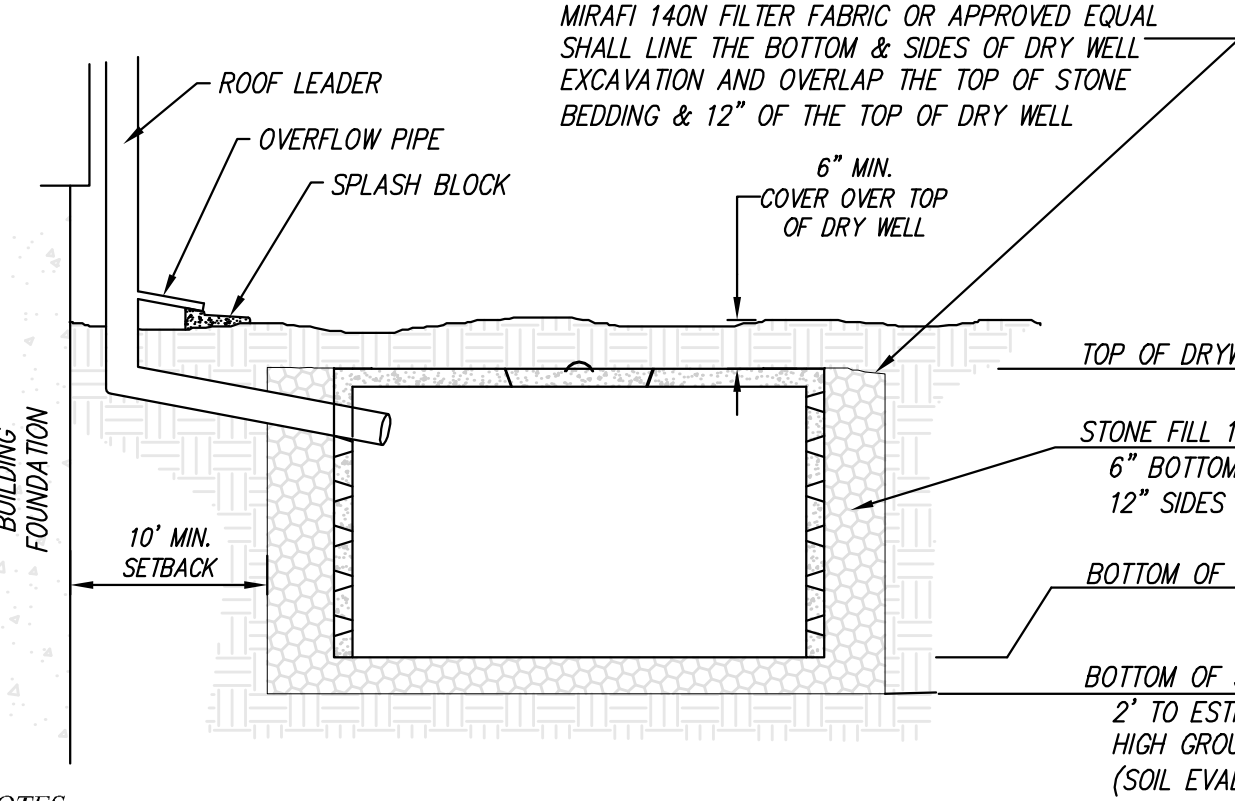
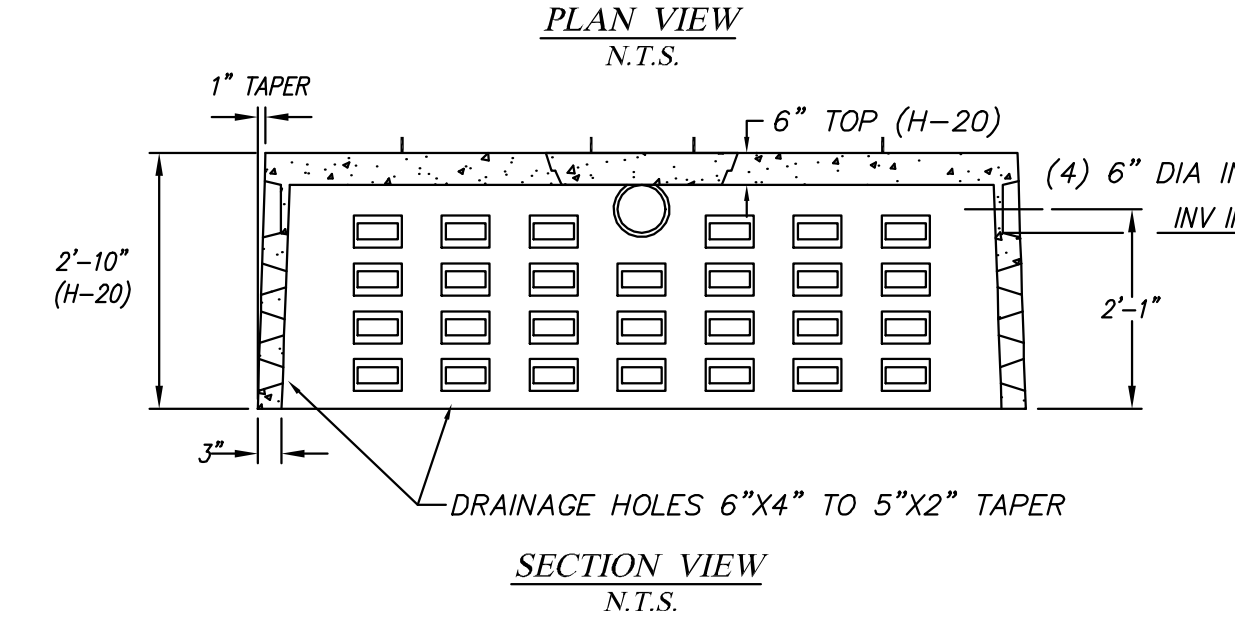
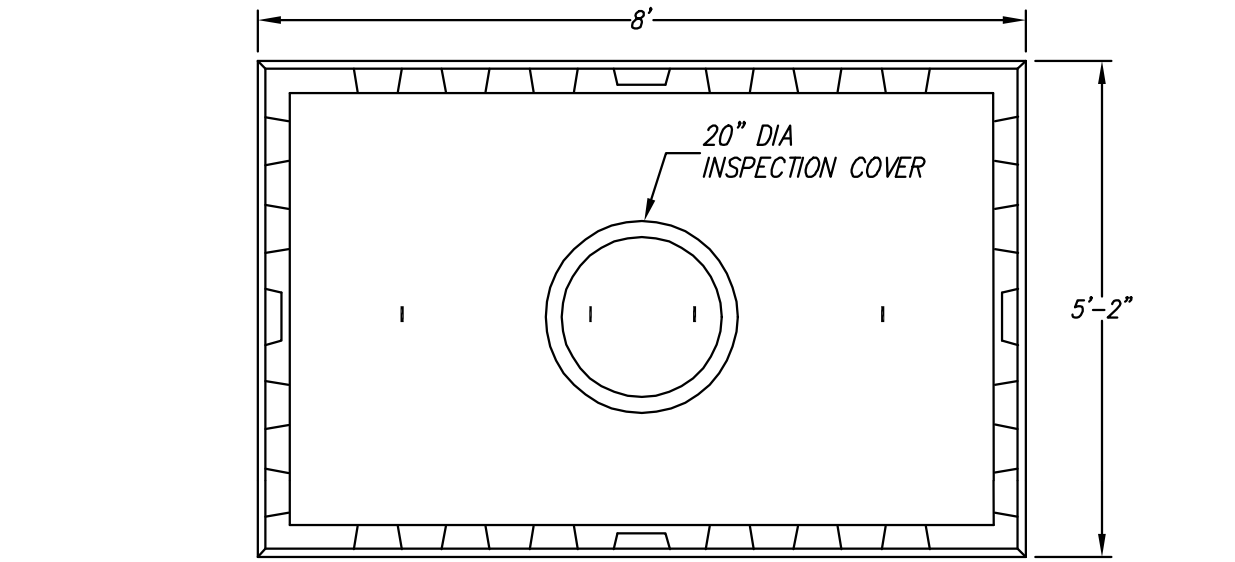
TABLE OF OUTLET CONTROL STRUCTURE DIMENSIONS

ELEMENT	BASIN #
PIPE - 'D'	12"
INV - 'D'	863.60
INV - 'N'	866.60
ANGLE - 'A'	30°
HEIGHT - 'H'	1.2'
NO. OF NOTCHES	2
RIM - 'R'	868.80
INV - 'V'	864.25

*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.

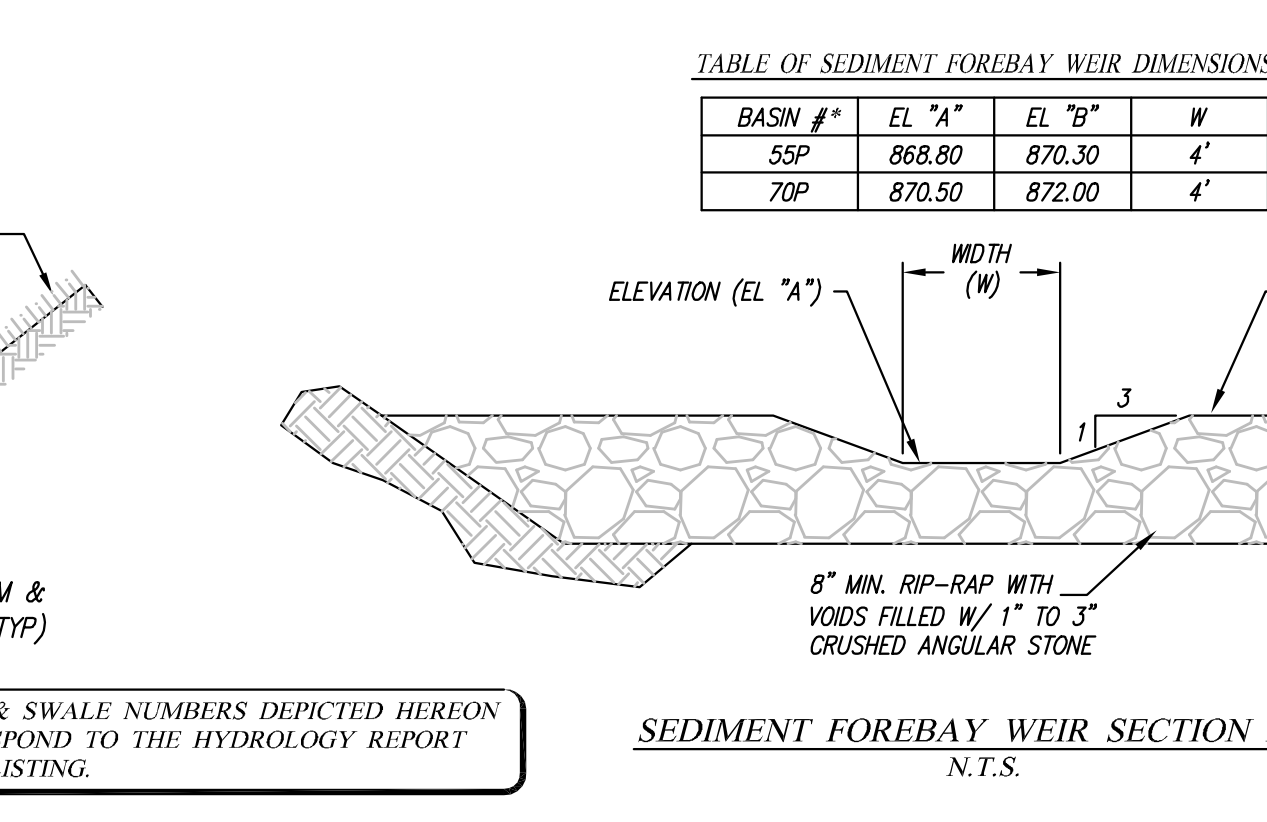


NOTES

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.

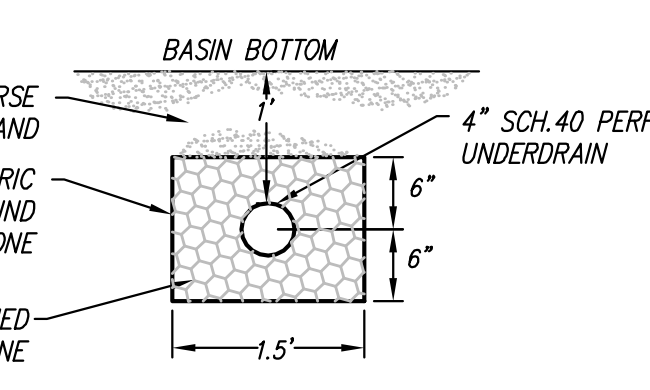


SEDIMENT FOREBAY WEIR SECTION A-A
N.T.S.

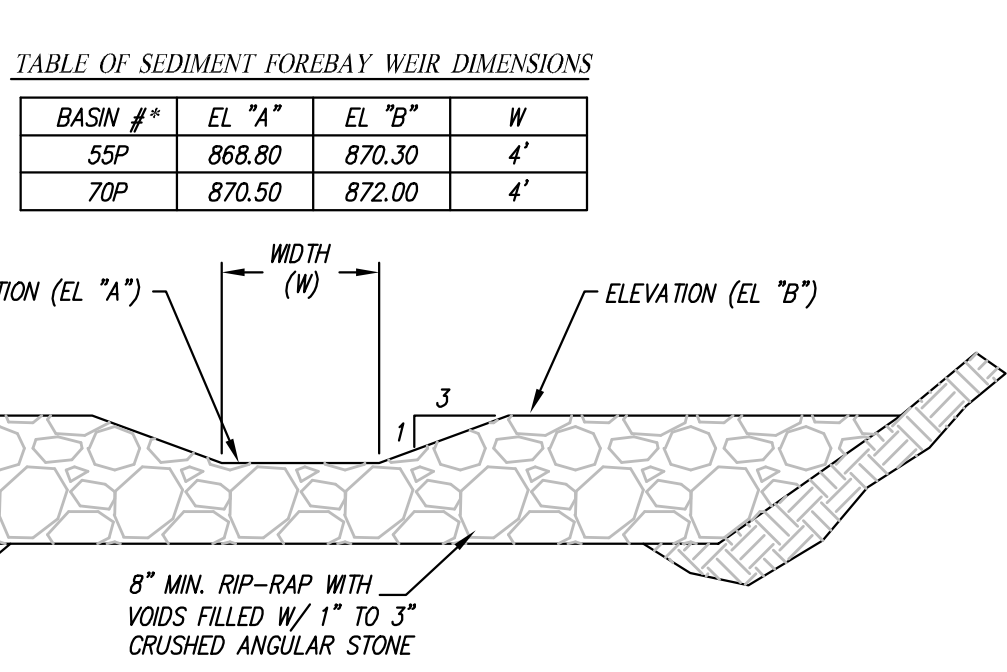
TABLE OF SEDIMENT FOREBAY WEIR DIMENSIONS

BASIN #	EL 'A'	EL 'B'	W
55P	868.80	870.30	4'
70P	870.50	872.00	4'

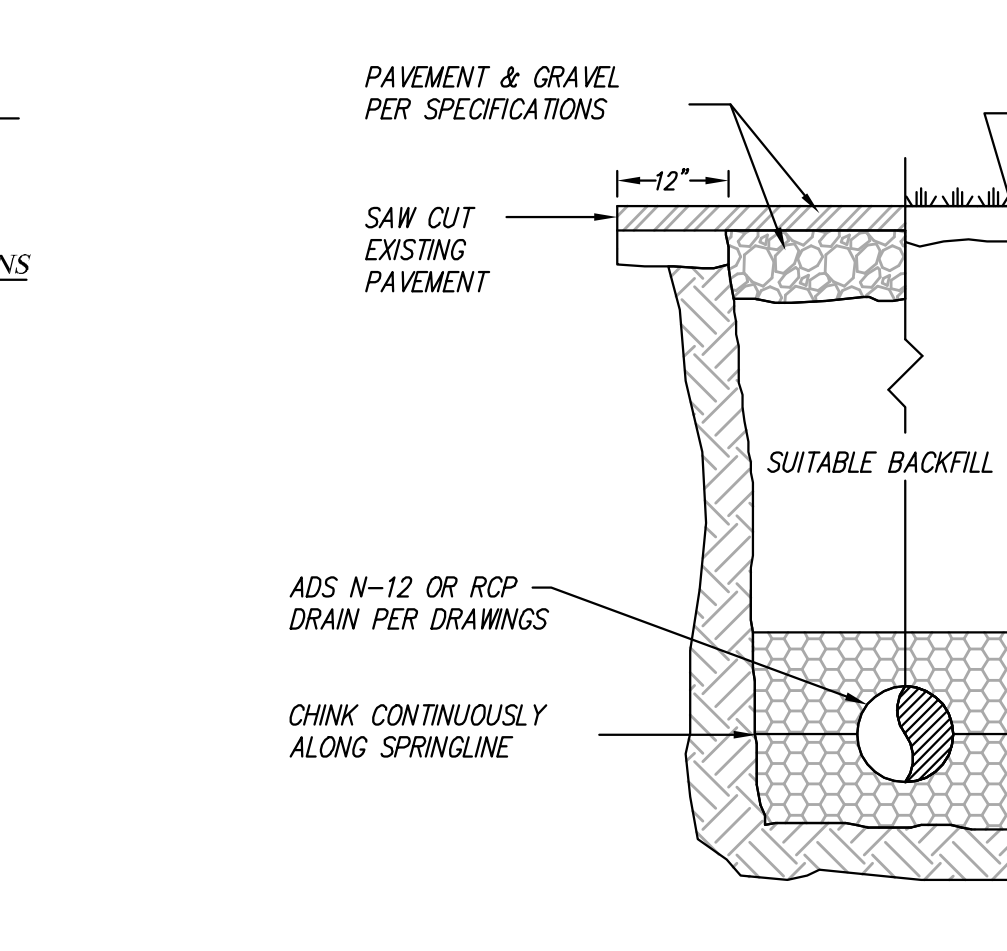
STORMWATER BASIN OVERFLOW WEIR DIMENSIONS
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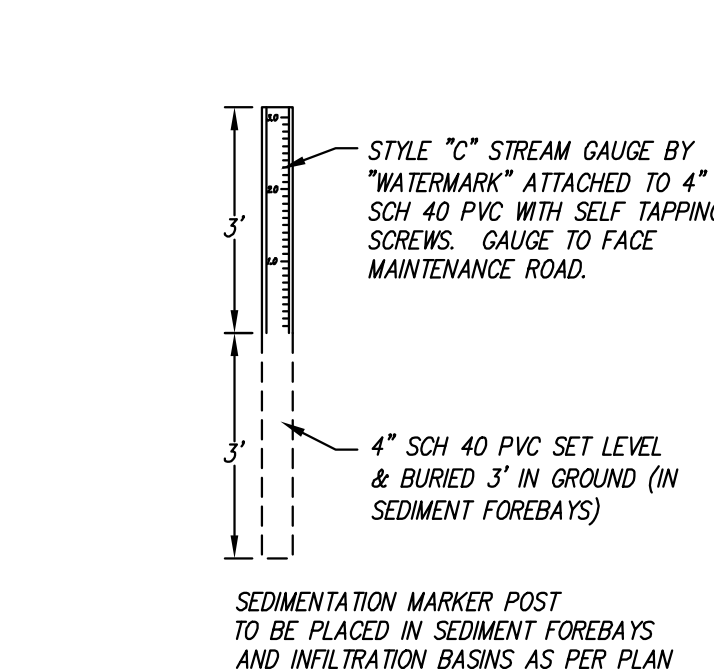
STORMWATER BASIN UNDERDRAIN DETAIL
N.T.S.



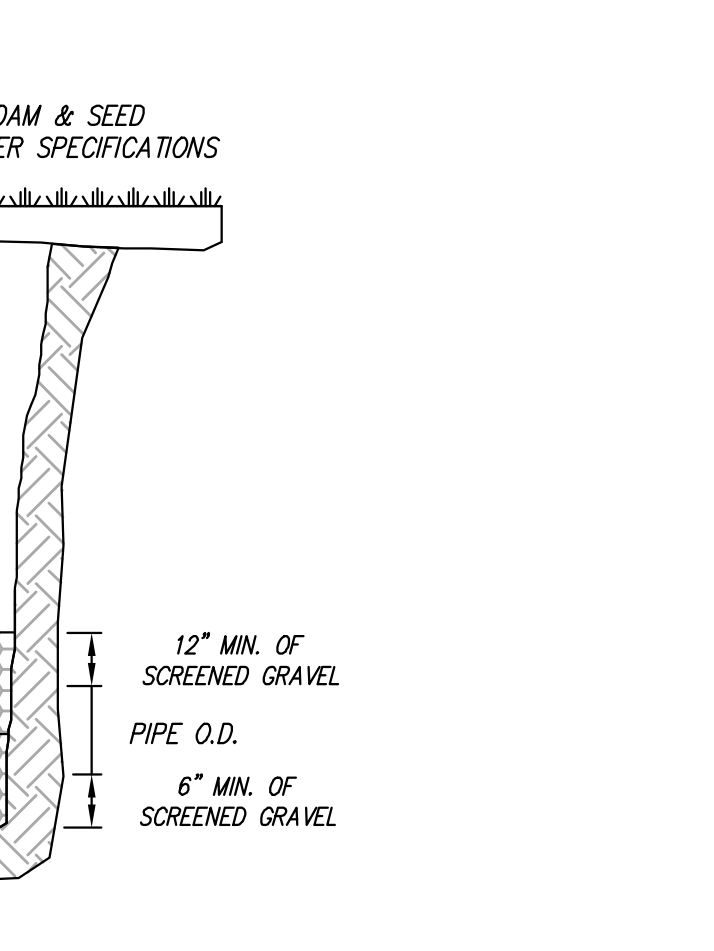
DRAIN TRENCH SECTION
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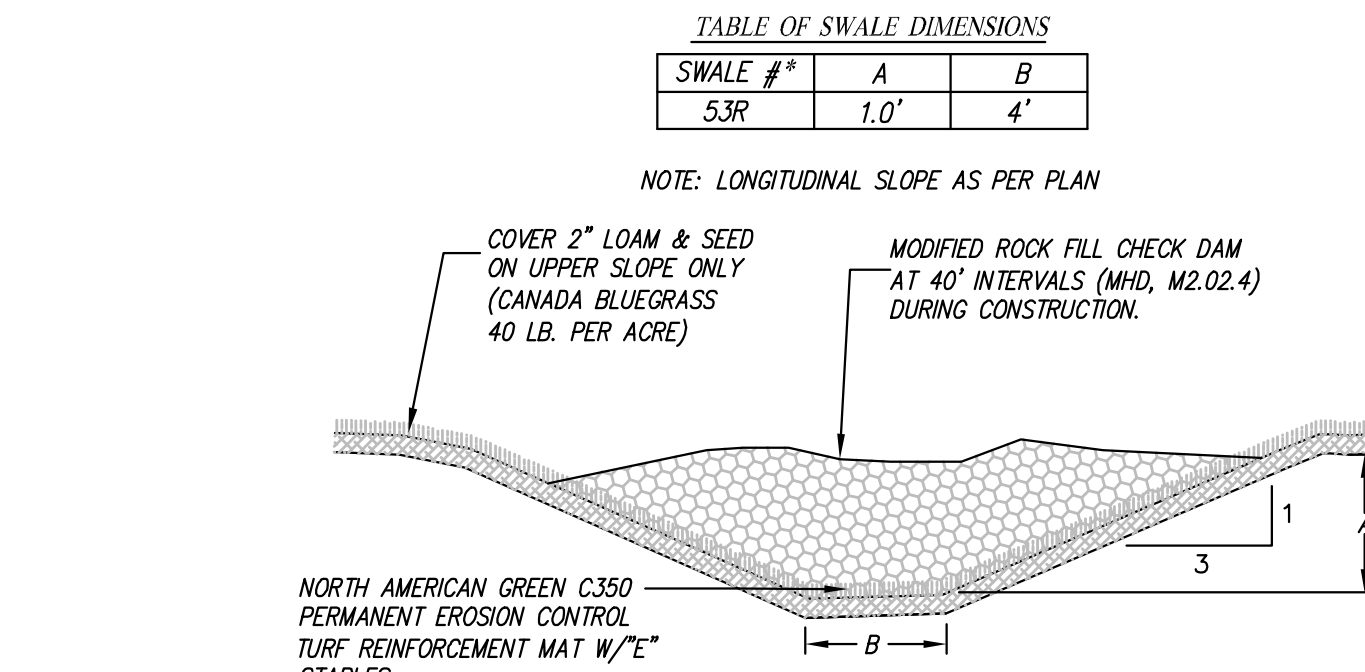
CATCH BASIN
N.T.S.



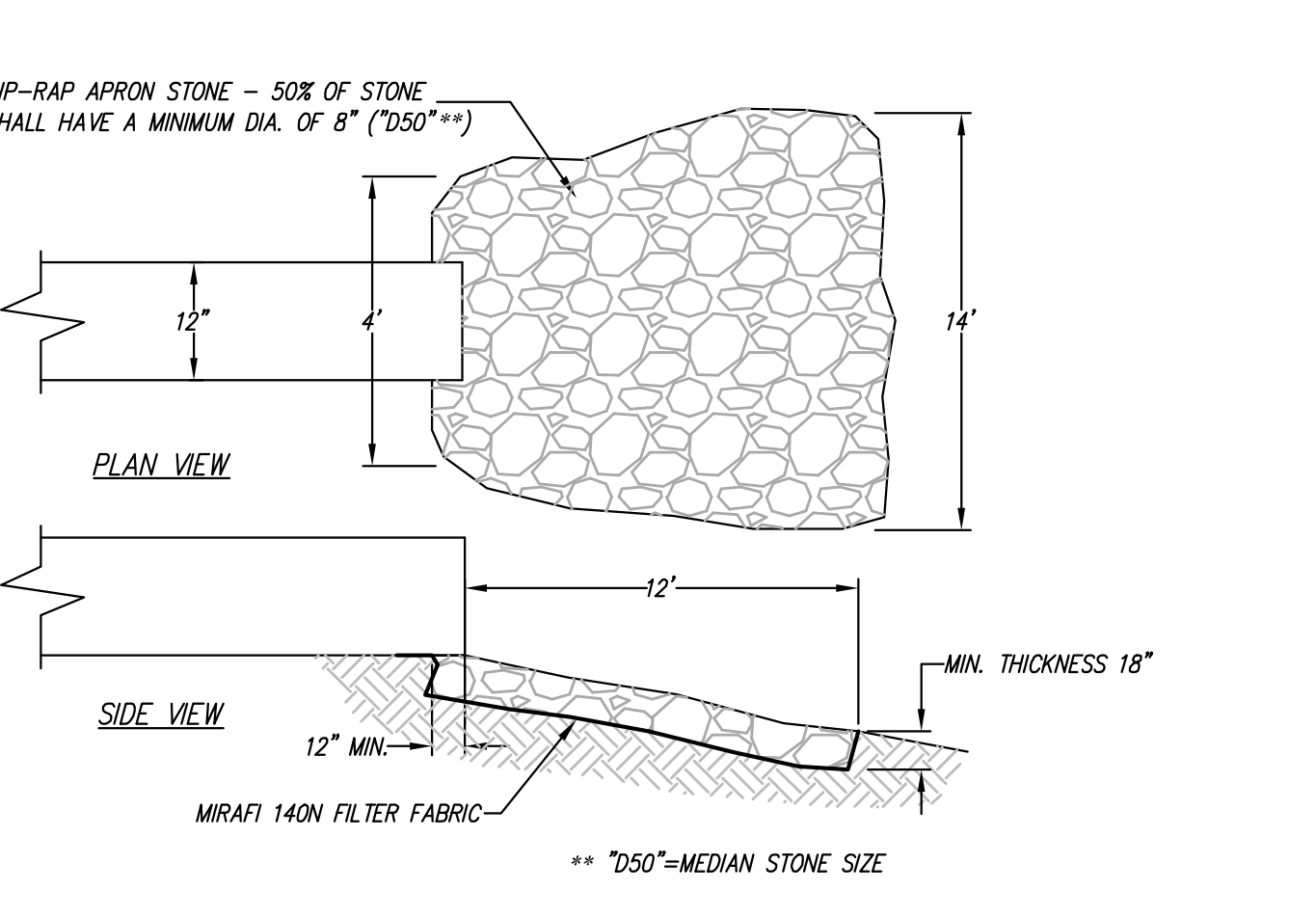
SEDIMENTATION MARKER POST
N.T.S.



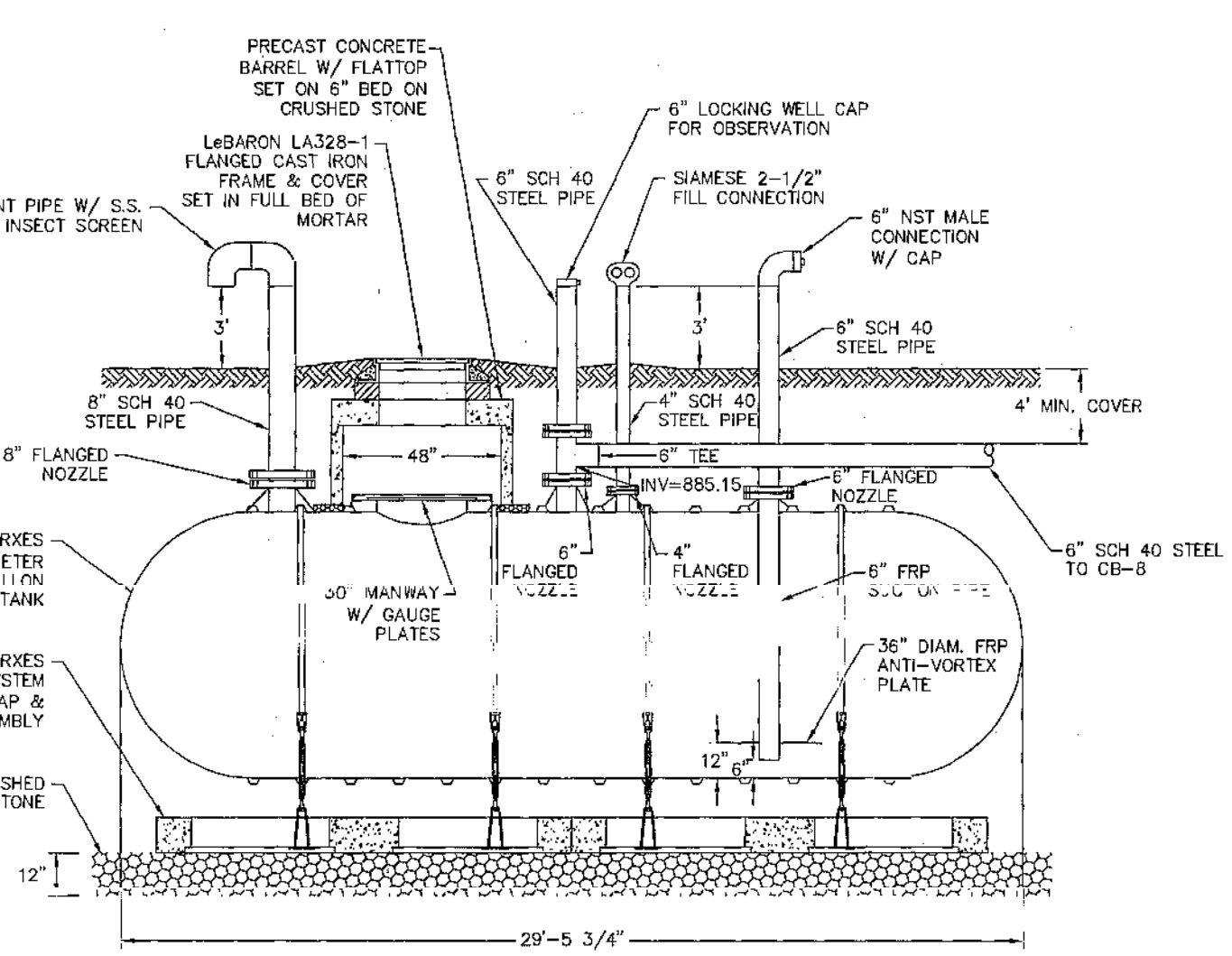
DRAIN MANHOLE
N.T.S.



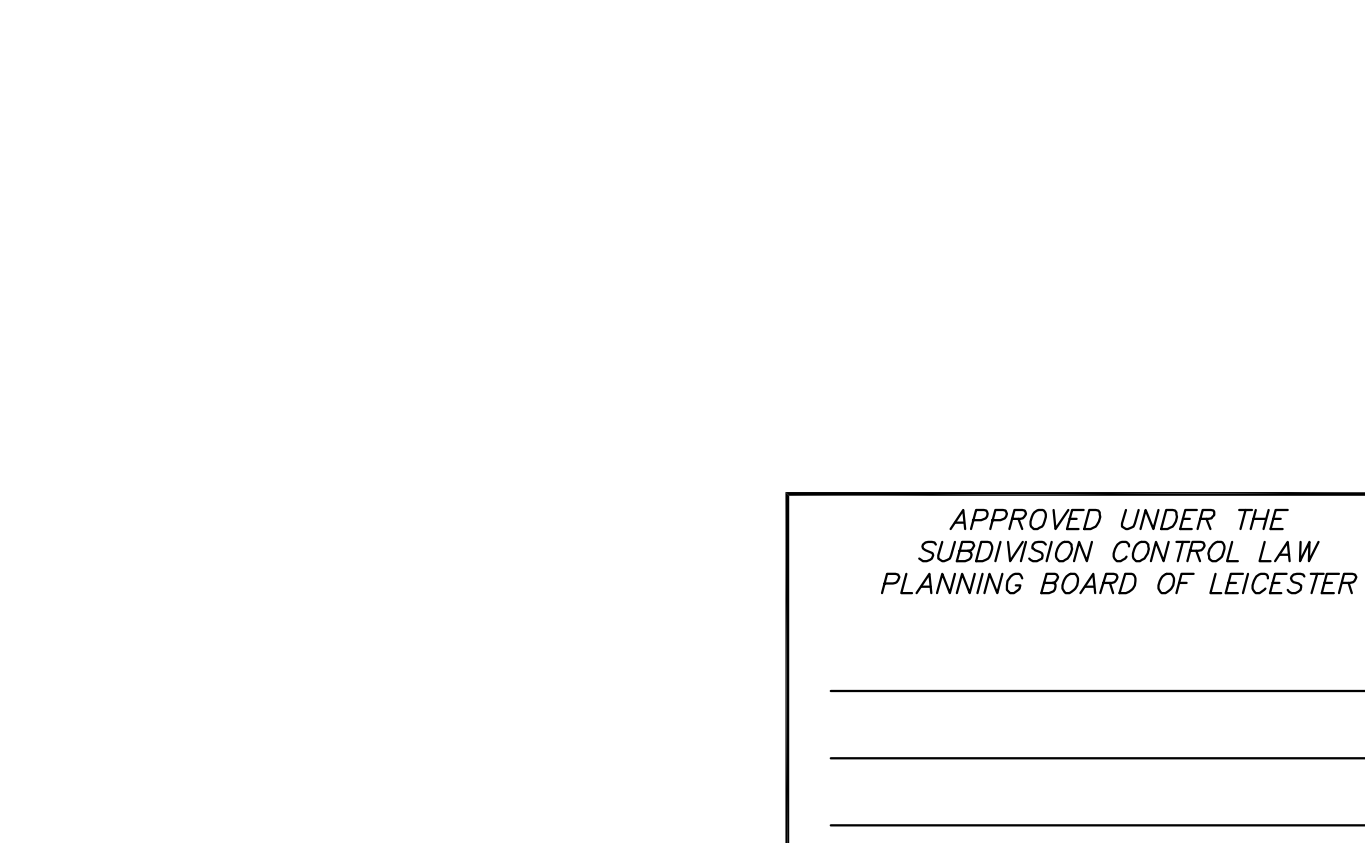
GRASSED DRAINAGE SWALE
N.T.S.



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



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



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