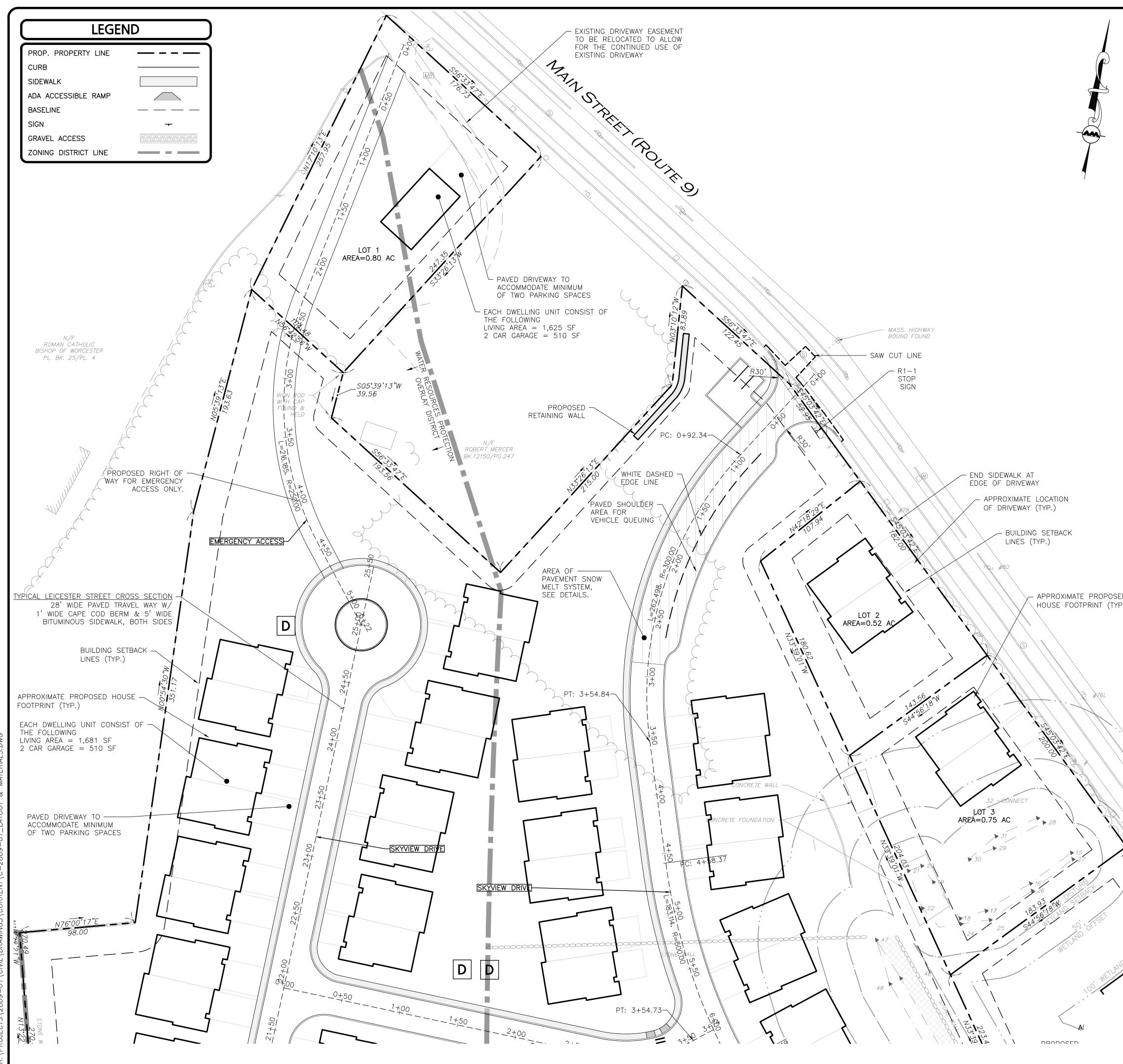


DIG SAFE	A B KEY MAP NOT TO SCALE
FOR REGISTRY USE ONLY	APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO
ERAL NOTES	BE RECORDED HEREWITH.
OWNER OF RECORD:	DATE:
<u>21–B5.1</u> REALTY TRUST MCCLELLAN STREET IERST, MA 01002 0K 16761, PAGE 78	
IING DISTRICT: BUSINESS (B) AND SUBURBAN AGRICULTURAL (SA) DISTRICT TO THE UTH & WEST	
LOT SIZE:22,500 SFLOT FRONTAGE:100 FT.FRONT SETBACK:25 FT.SIDE SETBACK:15 FT.REAR SETBACK:25 FT.	LEICESTER PLANNING BOARD
STING USE OF LOT <u>21-B5.1</u> IS VACANT LAND.	I CERTIFY THAT NO NOTICE OF APPEAL
PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE E: JULY 14, 2011 FOR THE CITY OF LEICESTER.	WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING
CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS	BOARD OF THE APPROVAL OF THIS PLAN
LUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.	
INEATED BY GOVE ENVIRONMENTAL SERVICES INC IN 2021. THESE AREAS ARE DEPICTED THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.	TOWN CLERK - TOWN OF LEICESTER
DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES LL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.	DEFINITIVE
ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE POSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING	
H THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED	PROFESSIONAL ENGINEER FOR
RING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS ENSE.	ALLEN & MAJOR ASSOCIATES, INC.
ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS. ALL ITRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT INCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG—SAFE AT 1—888—344—7233 72 IRS BEFORE ANY EXCAVATION.	
FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE WIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT—OF—WAY ACROSS THE NTAGE OF EACH LOT THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE INGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.	11-10-21 MISC. REVISIONS PER TOWN COMMENTS 1 10-05-21 MISC. REVISIONS PER TOWN COMMENTS REV DATE DESCRIPTION
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH TOWN, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S RESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF ISTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES OR TO THE START OF THE MEETING.	APPLICANT: MKEP 770 LLC 265 SUNRISE HIGHWAY, SUITE 1368
PROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE EVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL HORITY.	ROCKVILLE CENTER, NY 11570 PROJECT: SKYVIEW ESTATES
Y AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S RESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL STING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	RESIDENTIAL SUBDIVISION MAIN STREET
INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR OCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, RECALCULATION OF INFORMATION OF DATA WITHOUT THE EXPRESSED WRITTEN	LEICESTER, MA
RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED , WRITTEN ISENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.	PROJECT NO. 2889-01 DATE: 09-17-21
CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, , DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE ISTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN FORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE DRPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF	SCALE: 1" = 80' DWG. : C2889-01_Layout & Materials DESIGNED BY: SM CHECKED BY: MAM PREPARED BY:
AIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US CUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.	
IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND CIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF ISTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, CIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF RK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL	ALLEN & MAJOR ASSOCIATES, INC.
ULATIONS AND CODES. DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS CH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE IGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO AIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY	ASSUCIATES, INC. civil engineering \bullet land surveying environmental consulting \bullet landscape architecture w w w . a l l e n m a j o r . c o m 100 COMMERCE WAY, SUITE 5
AIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED ALLEGED.	WOBURN MA 01801 TEL: (781) 935-6889
KING REQUIREMENTS SHALL BE MET THROUGH THE CONSTRUCTION OF AN ATTACHED O CAR GARAGE FOR EACH RESIDENTIAL STRUCTURE.	FAX: (781) 935-2896 WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE
	PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S
GRAPHIC SCALE	AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF
	ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT. DRAWING TITLE: SHEET No.
(IN FEET) 1 inch = 80 ft.	DEFINITIVE SUBDIVISION KEY PLAN
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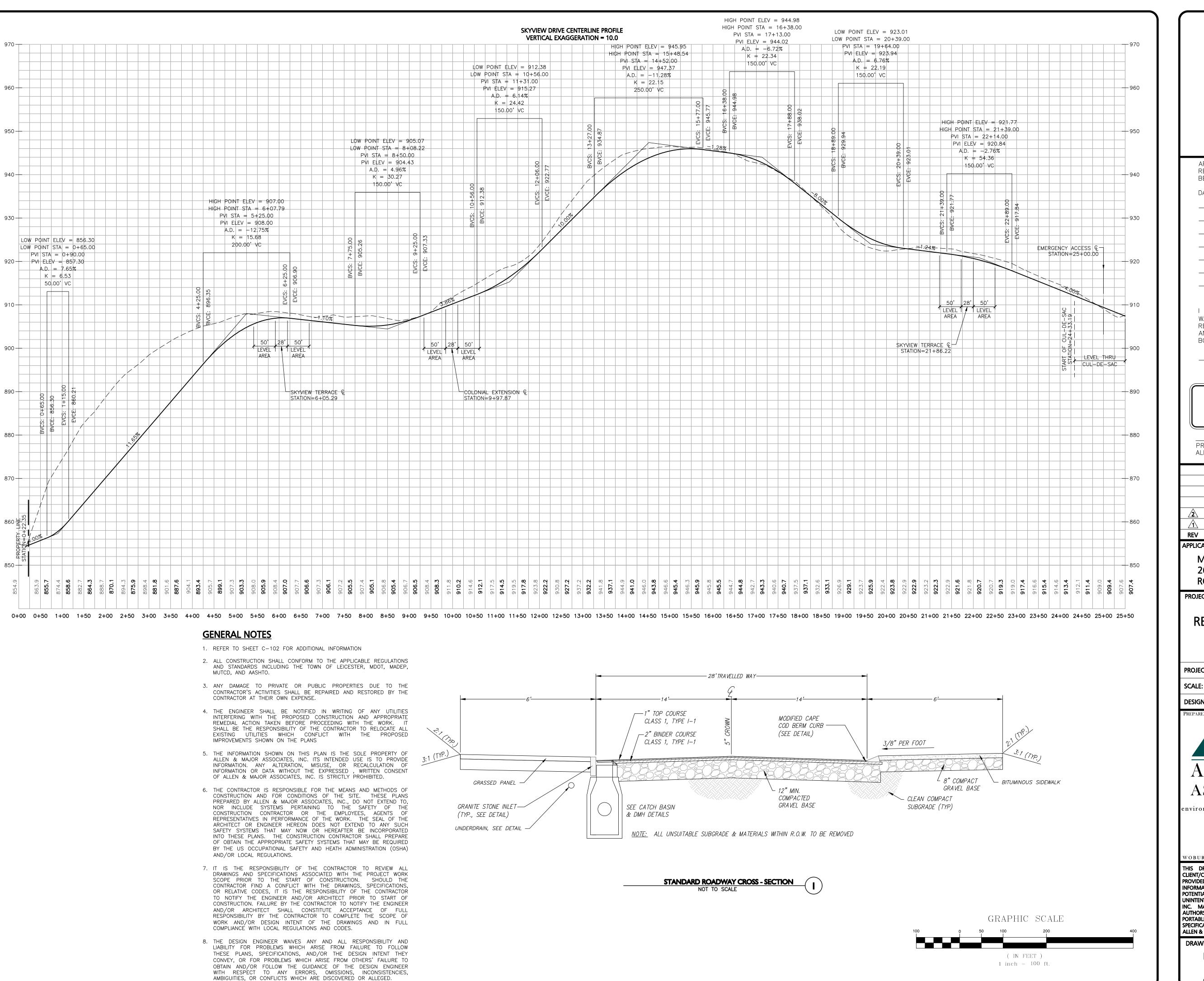
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DIG SAFE FORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233			
	FOR	REGISTRY USE (DNLY
GENERAL NOTES			
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2. ALL CONSTRUCTION SH STANDARDS INCLUDING			

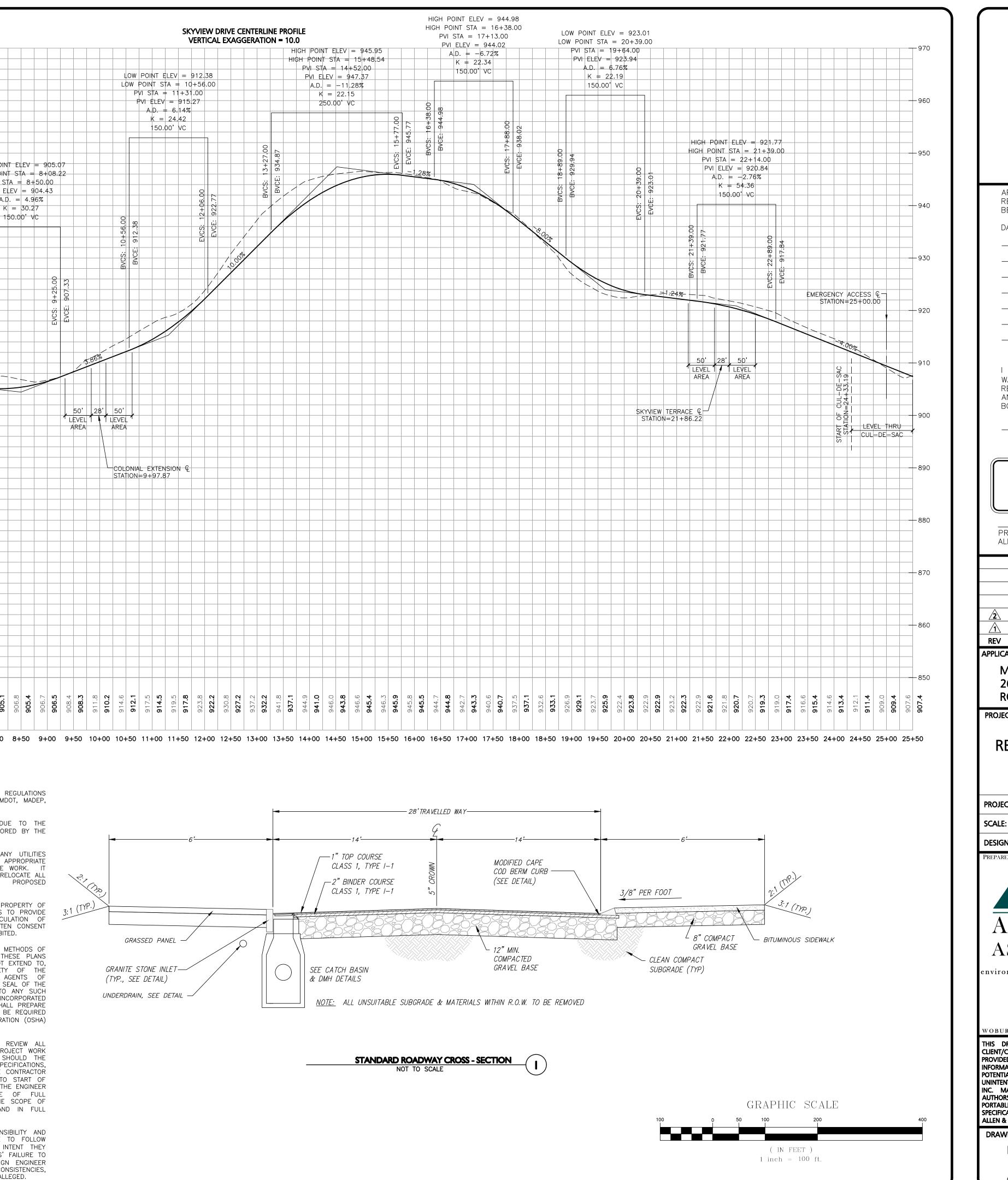
- 3. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC IN 2021. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
- 4. A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT 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.
- APPROXIMATE PROPOSED
 HOUSE FOOTPRINT (TYP.)
 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.
 - 6. 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.
 - 7. ALL PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER (LEICESTER WATER SUPPLY DISTRICT) AND MUNICIPAL SEWER (CHERRY VALLEY SEWER DISTRICT).
 - 8. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

	REQUIRED
LOT AREA	22,500 S.F.
FRONTAGE	100 FEET
FRONT YARD	25 FEET
REAR YARD	25 FEET
SIDE YARD	15 FEET
GRAF	PHIC SCALE
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	IN FEET)

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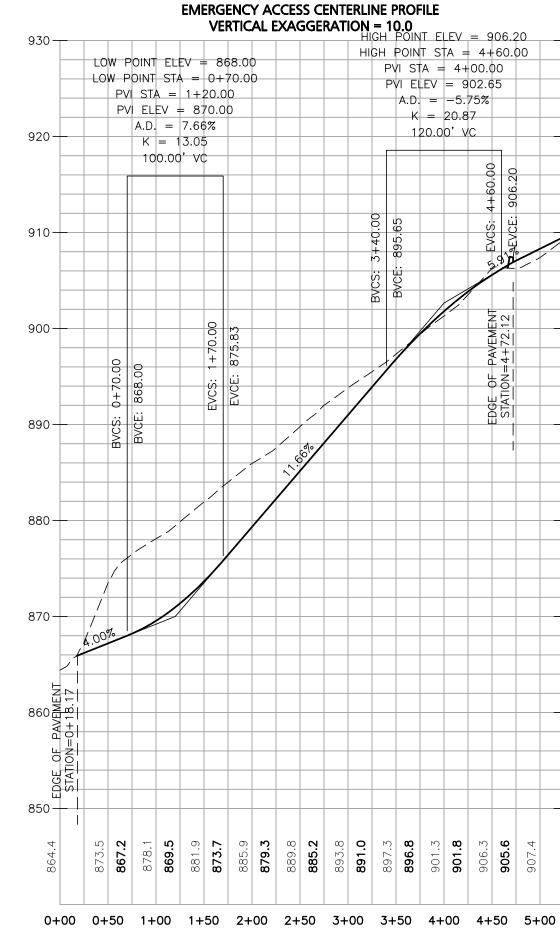




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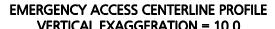
GENERAL NOTES

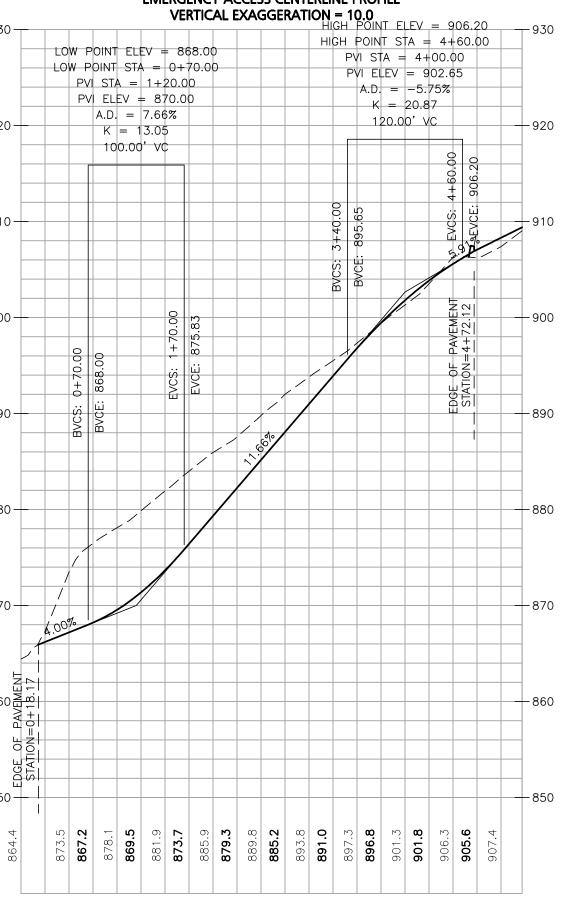
- 1. REFER TO SHEET C-102 FOR ADDITIONAL INFORMATION
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
- 3. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- 4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
- 5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- 8. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

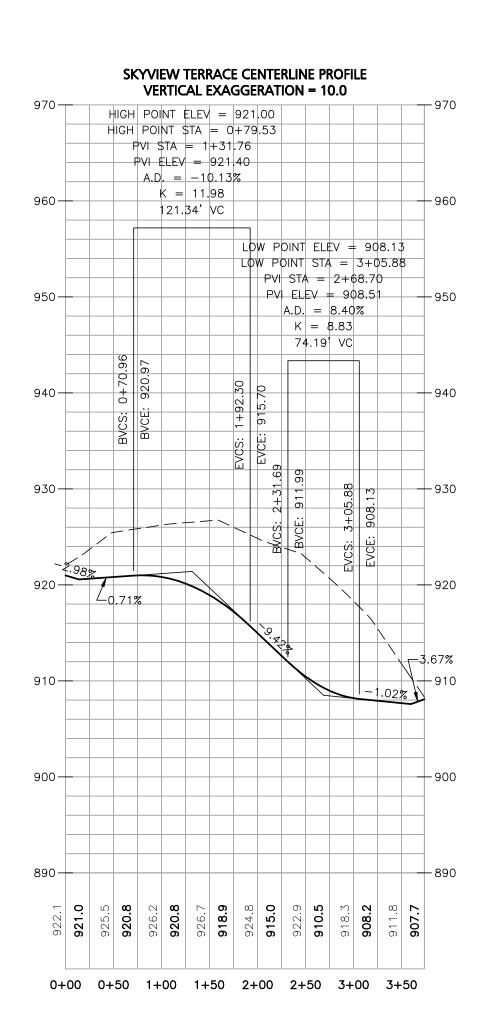


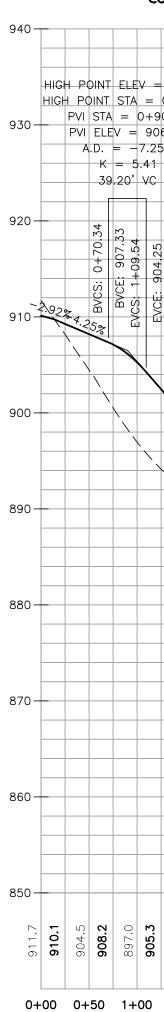














COLONIAL EXTENSION CENTERLINE PROFILE VERTICAL EXAGGERATION = 10.0	APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH. DATE:
940 = 907.33 = 0+70.34 +90.00 906.50 .25% 41 /C LOW POINT ELEV = 866.03 - 920	LEICESTER PLANNING BOARD I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN
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	APPLICANT: MKEP 770 LLC 265 SUNRISE HIGHWAY, SUITE 1368 ROCKVILLE CENTER, NY 11570 PROJECT: SKYVIEW ESTATES RESIDENTIAL SUBDIVISION MAIN STREET
850 850 850 850 850 850 850 850	MAIN STREET LEICESTER, MA PROJECT NO. 2889-01 DATE: 09-17-21 SCALE: 1" = 100' DWG. : C-288901_Grading & Drainage DESIGNED BY: SM PREPARED BY:
	ALLEN & MAJOR ALLEN & MAJOR ASSOCIATES, INC. civil engineering • land surveying environmental consulting • landscape architecture w w w . a 11 e n m a j o r . c o m 100 COMMERCE WAY, SUITE 5 WORDEN MA 0 1801
GRAPHIC SCALE	WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896 WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR POTENTIALE DOCUMENT FORMAT OF THE DRAWINGS AND PREVIDED COMPLETED SILAU ARE THE ONLY DECOMPLETED
100 0 50 100 200 (IN FEET) 1 inch = 100 ft.	400 400 ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT. DRAWING TITLE: ROADWAY PROFILES SKYVIEW TERRACE, EMERGENCY ACCESS, & COLONIAL EXTENSION Copyright©2021 Allen & Major Associates, Inc. All Rights Reserved