SMUGGLER'S COVE

Definitive Residential Subdivision Plan
Open Space Residential Development Plan
in
Paxton Street , Leicester Massachusetts

OWNER/APPLICANT:

CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-6235

LAND SURVEYOR:

TAUPER LAND SURVEY, INC.
710 MAIN STREET, NORTH OXFORD, MA 01537
P: 508-987-8713

CIVIL ENGINEER:

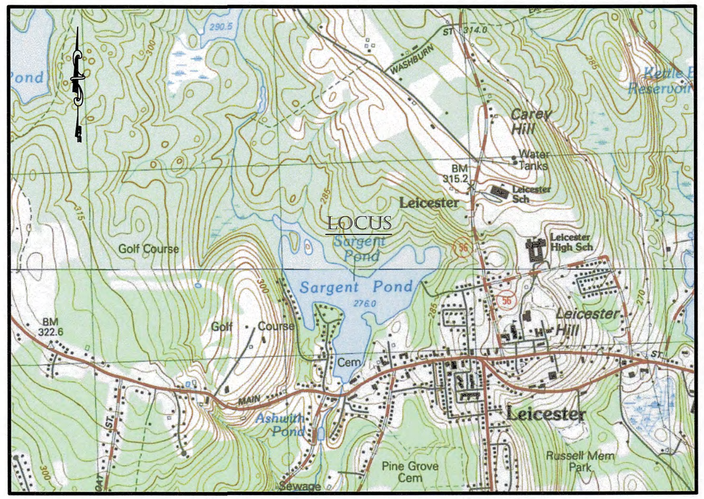
D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577
www.dandldesigngroup.com

WETLAND CONSULTANT

GODDARD CONSULTING, INC.
291 MAIN STREET, SUITE 8, NORTHBOROUGH , MA 01532
PH: 508-393-3784

PROPOSED OSRD LAYOUT
PROVIDED:
TOTAL PARCEL SIZE = 60.2± AC.
MIN. OPEN SPACE AREA = 57% OF TOTAL AREA
PARCEL A
UPLAND – 1.79 ACRES
WETLANDS – 0.06 ACRES
PARCEL B
UPLAND – 1.08 ACRES
WETLANDS – 0.58 ARES
PARCEL C
UPLAND – 25.82 ACRES
WETLANDS – 4.93 ACRES

TOTAL WETLANDS IN OPEN SPACE – 5.57 ACRES
TOTAL UPLAND IN OPEN SPACE – 28.69 ACRES



LOCUS MAP
SCALE: 1" = 1,000'

REQUESTED WAIVERS: (PREVIOUSLY APPROVED JULY 2019)

1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (1,627 FT. PROPOSED)
2. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 FT. AT THE PERIMETER OF THE PROJECT.
   *REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
3. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C (BASIN AREA-38,235 ± SF).
4. SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR ONE SIDEWALK.
5. SUBDIVISION RULES & REGULATIONS, SECT. VI,G.SIDEWALKS,1-3. TO ALLOW FOR ONE SIDEWALK.

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-0.0
GENERAL NOTES, ABBREVIATIONS & LEGEND	C-1.0
INDEX SHEETS EXISTING & PROPOSED	C-2.1 - C-2.2
DIVISION OF LAND PLANS	C-3.0 - C-3.5
EXISTING CONDITIONS	C-4.1 - C-4.4
LAYOUT & MATERIALS PLAN	C-5.1 - C-5.3
GRADING & UTILITY PLAN	C-6.1 - C-6.3
CONSTRUCTION DETAILS	C-7.1 - C-7.5
EROSION CONTROL PLAN, NOTES & DETAILS	C-8.1 - C-8.4
ROADWAY PLANS & PROFILES	C-9.1 - C-9.2
ENTRANCE PLANTING EXHIBIT	L-1

DRAWING LIST

OWNER OF RECORD:
CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD
HOPEDALE MA 01747)

LEICESTER ASSESSORS INFORMATION:
MAP 19, PARCEL A0, A14, A14.1, A14.2
TOTAL AREA: 60.2± ACRES

DEED REFERENCES:
BK. 59309, PG. 122

PLAN REFERENCES:
P.B. 607, PL. 71
P.B. 630, PL. 28
P.B. 635, PL. 43
P.B. 701, PL 54
P.B. 881, PL. 72-73

ZONING INFORMATION:
MIN. SETBACKS
FRONT YARD - 20'
SIDE YARD - 20'
REAR YARD - 20'

PROPERTY INFORMATION

D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577
www.dandldesigngroup.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46255 REGISTERED PROFESSIONAL ENGINEER 2/22/23	

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION CONTROL LAWS IS REQUIRED

BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL WAS RECEIVED.
AND RECORDED BY ME AND THAT NO NOTICE OF APPEAL OF SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPEAL.

TOWN CLERK:
DATE:

REVISIONS

REV.	DATE	DESCRIPTION
1	2/21/23	REVISED PER COMMET LETTER.

DESIGNED BY	PML
CHECKED BY	MD
DATE	J-015
CAD FILE	
PLAN NO.	9/1/22
PROJECT NO.	J: /22-015 DEF PLAN

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P: 508-478-6235

TITLE: SMUGGLER'S COVE
Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

SHEET TITLE
COVER SHEET

SHEET NO.
C-0.0

GENERAL NOTES

PART 1 – TOPOGRAPHIC AND PROPERTY LINE INFORMATION

1. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE 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 PLAN.

2. PROPERTY LINE AND TOPOGRAPHY:

- EXISTING PROPERTY BOUNDARY INFORMATION PREPARED BY TAUPER LAND SURVEY. 710 MAIN STREET, NORTH OXFORD MA 01537.
- EXISTING TOPOGRAPHIC INFORMATION BASED ONTHE GROUND SURVEY BY TAUPER LAND SURVEY, 710 MAIN STREET NORTH OXFORD M A01537.

3. WETLAND DELINEATION BY SCOTT GODDARD.

4. DATUM: NAVD88

5. COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE

6. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

7. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100–YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAP #25027C2315, EFFECTIVE 7/4/11.

PART 2 – EXECUTION

2.1 DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORMWATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR OFF–SITE REMOVAL OR ON–SITE RELOCATION AND FENCING SELECTED AREAS. STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACE CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B, C, AND D SOILS AS DEFINED BY (USDS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SURVEY (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK SHOULD CEASE AND A GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

2.2 – TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANT'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 – CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION.

2.4 – MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL.

F. SWEEP ON–SITE PAVED AREAS AND OFF–SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON–SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY–ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

2.5 – GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL, COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUNDCOVER IS ESTABLISHED.

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN–OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON–SITE OR OFF–SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON–RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON–SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON–SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

R. THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS. WHEN NO CITY SPECIFICATION IS PROVIDED THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, STANDARDS & SPECIFICATIONS FOR HIGHWAYS & BRIDGES," LATEST EDITION.

PART 3 – STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M294 AND M252 MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N–12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL.

B. STORM DRAIN MANHOLES (INDICATED BY LETTERS "DMH") SHALL BE PRECAST 4', 5' OR 6' DIAMETER CONCRETE PER ASTM C478 (AS CALLED FOR ON DRAWINGS OR FIELD CONDITIONS REQUIRE) WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. PIPE TO MANHOLE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

C. CATCH BASINS (INDICATED BY LETTERS "CB") SHALL BE PRECAST 4' DIAMETER CONCRETE PER ASTM C478, (ALTERNATE TOP SLAB WHERE NECESSARY) AND RUBBER GASKET JOINTS CONFORMING TO ASTM C443, WITH 4 FOOT SUMPS AND GAS TRAP OUTLET ELBOW. PIPE TO STRUCTURE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

D. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

E. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N–12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL.

PART 4 – UTILITIES

4.1 – WATER DISTRIBUTION AND FIRE PROTECTION

A. WATER MAINS 3" DIA. AND LARGER SHALL HAVE 5'–0" MINIMUM COVER AND SHALL BE CEMENT LINED DUCTILE IRON (CLDI), CLASS 52 MINIMUM, CONFORMING TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A21.50, A21.4, A21.10 AND A21.51. JOINTS AT FITTINGS, VALVES AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT PER ANSI A21.11, WITH GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH–ON TYPE WITH GASKETS PER ANSI A21.11. ALL FITTINGS, VALVES, HYDRANTS AND CAPS SHALL BE CLASS 350 PROVIDED WITH THRUST RESTRAINTS (THRUST BLOCKS AND RETAINING RODS) IN CONFORMANCE WITH THE DETAILS.

B. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR IS ADVISED THAT NOT ALL FITTINGS AND SUPPLY LINES ARE NOTED, SHOWN, OR INDICATED.

C. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" CLDI LATERAL AND SHALL BE INSTALLED WITH A 6" GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET AND BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS.

D. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.

E. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTIONS WITH UTILITY TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

F. EXISTING SERVICES SHALL BE CUT AND A WATERTIGHT PLUG SHALL BE INSTALLED. EXISTING GATE VALVES TO BE ABANDONED SHALL BE PERMANENTLY CLOSED AND CAPPED, AND WATER SERVICES SHOULD BE SHUT OFF AT THE MAIN CORPORATION.

4.2 – UTILITY SEPARATION

A. A MINIMUM 10 FEET CLEAR HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

A. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

B. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWO FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE CONTRACTOR SHALL DO THE FOLLOWING:

THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL–JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, THE WATER MAIN SHALL BE ENCASED IN CONCRETE.

C. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3' MIN. AND FROM OTHER UTILITIES BY 2' MINIMUM.

D. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

E. GAS MAINS MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

4.3 – ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 – PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

- MODIFIED CAPE COD BERM ALONG ALL ROADWAYS.
- DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL LIMITS OF PAVING SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.

PART 6 – TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

- LEGENDS SHALL BE PREFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 – QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 8 – INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON SUBDIVISION PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEANED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHOLES, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LAWNS

A. INSPECT AFTER EACH SIGNIFICANT RAINFALL (½" OR MORE) FOR FIRST 6 MONTHS AFTER CONSTRUCTION TO ENSURE SURFACE VEGETATION IS HEALTHY, DISCHARGE DEVICES ARE NOT BLOCKED AND BANKS ARE NOT ERODING. CHECK ALL COMPONENTS AFTER EACH MAJOR STORM (MORE THAN 2" RAINFALL IN 24 HOURS). CLEAN/REPAIR AS REQUIRED.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

PART 9 – LANDSCAPING

A. ALL SITE INFORMATION REPRESENTED ON THIS PLAN IS ILLUSTRATIVE, AND MUST BE VERIFIED BY THE CONTRACTOR. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER REPRESENTATIONS ON DRAWINGS.

B. IT IS CONTRACTORS RESPONSIBILITY TO BECOME APPRISED OF EXISTING CONDITIONS, UNDERGROUND UTILITIES, AND OVERHEAD UTILITIES. COORDINATION WITH ALL RELEVANT COMPANIES OR AGENCIES, INCLUDING PERMITTING, AFFECTED BY THIS CONSTRUCTION IS CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM LOCAL AUTHORITIES FOR ALL WORK IN THIS CONTRACT.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ON–SITE SAFETY OF CONSTRUCTION CREW, AND PARTICULARLY OF SAFETY OF PEDESTRIANS DURING PERIOD OF CONSTRUCTION PROJECT.

D. ALL UNUSED MOVEABLE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY, OR STORED IN SUCH A WAY AS TO PRECLUDE LOSS OR VANDALISM. ALL DEBRIS SHALL BE REMOVED, AND ALL WALKS MADE FREE OF OBSTRUCTIONS, AND SITE LEFT IN NEAT, CLEAN CONDITION AT THE CLOSE OF EACH WORK DAY.

E. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO STARTING WORK. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.

F. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT COUNTS ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL USE SUFFICIENT PLANT MATERIALS TO FULFILL DESIGN INTENT, BUT IN NO CASE SHALL CONTRACTOR USE FEWER PLANTS THAN LISTED.

G. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

H. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED OTHERWISE. NO UN–APPROVED SUBSTITUTIONS WILL BE ACCEPTED. PLANT SPECIES AND CULTIVAR, SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

I. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. PLANTS TO BE TRANSPLANTED SHALL BE DUG CAREFULLY, WITH ADEQUATE ROOTBALLS AND PRUNED ACCORDING TO ANA STANDARD PRACTICE. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION. SET PLANTS PLUMB.

J. ALL TREES AND SHRUBS SHALL BE BALLED IN BURLAP OR CONTAINERIZED, UNLESS SPECIFIED OTHERWISE. NO ROOT–BOUND CONTAINER GROWN STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE CAREFULLY REMOVED AT THE TIME OF PLANTINGS, EXCEPT WIRE THAT IS DIRECTLY UNDER THE ROOTBALLS.

K. CONTRACTOR SHALL PLACE 2" TO 3" OF FINE SHREDDED, AGED 2 YEARS, DARK BROWN PINE BARK MULCH THROUGHOUT THE BED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

L. FLOOD PLANTS THOROUGHLY ONCE IMMEDIATELY AFTER PLANTING AND TWICE DURING THE FIRST TWENTY–FOUR HOUR PERIOD AFTER PLANTING.

M. DO NOT WRAP TRUNK OF TREE.

N. THE CONTRACTOR SHALL MAINTAIN THE PLANTS FOR A MINIMUM OF 60 DAYS FOLLOWING INSTALLATION, OR LONGER IF CONTRACTED BY THE OWNER. BEFORE THE END OF THE 60–DAY PERIOD, THE CONTRACTOR SHALL PROVIDE A WRITTEN MAINTENANCE OUTLINE TO THE OWNERS AND THE CONTRACTOR SHALL BE AVAILABLE TO ANSWER QUESTIONS OR CONCERNS AT THAT TIME.

O. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A MINIMUM OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER/REP. THE CONTRACTOR SHALL REPLACE ANY DEAD MATERIALS AT HIS/HER OWN EXPENSE.

P. GRASS STRIP PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF–SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 4". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10–20–10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.

Q. SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS.

R. SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A RATE OF 7 LBS. PER 1000 SQUARE FEET.

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
N/F	NOW OR FORMERLY	W.C.H.B.	WORCESTER COUNTY HIGHWAY BOUND
BK.	BOOK	BIT.	BITUMINOUS
PG.	PAGE	CONC.	CONCRETE
P.B.	PLAN BOOK	CCB	CAPE COD BERM
PL.	PLAN	BCC	BITUMINOUS CONCRETE CURB
BC	BOTTOM OF CURB	VGC	VERTICAL GRANITE CURB
TC	TOP OF CURB	SGC	SLOPED GRANITE CURB
BW	BOTTOM OF WALL	PCC	PRECAST CONCRETE CURB
TW	TOP OF WALL	HDPE	HIGH DENSITY POLYETHYLENE PIPE
EXIST.	EXISTING	CLDI	CEMENT LINED DUCTILE IRON
PROP.	PROPOSED	RCP	REINFORCED CONCRETE PIPE
TBM	TEMPORARY BENCHMARK	PVC	POLYVINYL CHLORIDE PIPE
TEMP.	TEMPORARY	INV.	INVERT
N.T.S.	NOT TO SCALE	FES	FLARED END SECTION
TYP.	TYPICAL	OCS	OUTLET CONTROL STRUCTURE
ELEV.	ELEVATION	DMH	DRAIN MANHOLE
BLDG.	BUILDING	CB	CATCH BASIN
BSMT.	BASEMENT	DCB	DOUBLE CATCH BASIN
F.F.E.	FINISHED FLOOR ELEVATION	SMH	SEWER MANHOLE
TOC	TOP OF CONCRETE	CO	CLEANOUT
GAR.	GARAGE	HYD	HYDRANT
TBR	TO BE REMOVED	CO	CLEANOUT
FND	FOUND	O.C.	ON CENTER
D.H.	DRILL HOLE	R=	RADIUS
I.P	IRON PIPE	S=	SLOPE
I.R.	IRON ROD	HC	HANDICAP
S.B.	STONE BOUND	UP	UTILITY POLE
W.C.H.B.	WORCESTER COUNTY HIGHWAY BOUND	WF	WETLAND FLAG

TYPICAL LEGEND

| EXIS

SHEET C4.3

SHEET C4.4

SHEET C4.2

SHEET C4.1

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

CENTRAL LAND DEVELOPMENT CORP.
PAXTON STREET
(BK 65994-108)

JOHN M. SHEEHAN
149 PAXTON STREET
(BK 64618-224)

JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 61618-224)

MACKENZIE LAMB REALTY TRUST
PAXTON STREET
(BK 64058-271)

WILLIAM & CATHY BATTELLE
125 PAXTON STREET
(BK 26761-305)

PAXTON STREET

TBM LRPE
ELEV=950.39

TBM LRPE
ELEV=954.58

TBM LRPE
ELEV=960.72

TBM LROD
ELEV=944.37

SARGENT POND

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 feet

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115 Water Street • Milford, MA 01757
P:(508) 408-2577
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P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46258 REGISTERED PROFESSIONAL ENGINEER 2-22-23	

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION CONTROL LAWS IS REQUIRED

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL WAS RECEIVED.
AND RECORDED BY ME AND THAT NO NOTICE OF APPEAL OF SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPEAL.

TOWN CLERK:
DATE:

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PROJECT NO.	J-015
DESIGNED BY	PML
CHECKED BY	MD
DATE	9/1/22
CAD FILE	J:/22-015 DEF PLAN
PLAN NO.	

OWNER/APPLICANT:
CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-6235

TITLE:
SMUGGLER'S COVE
Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

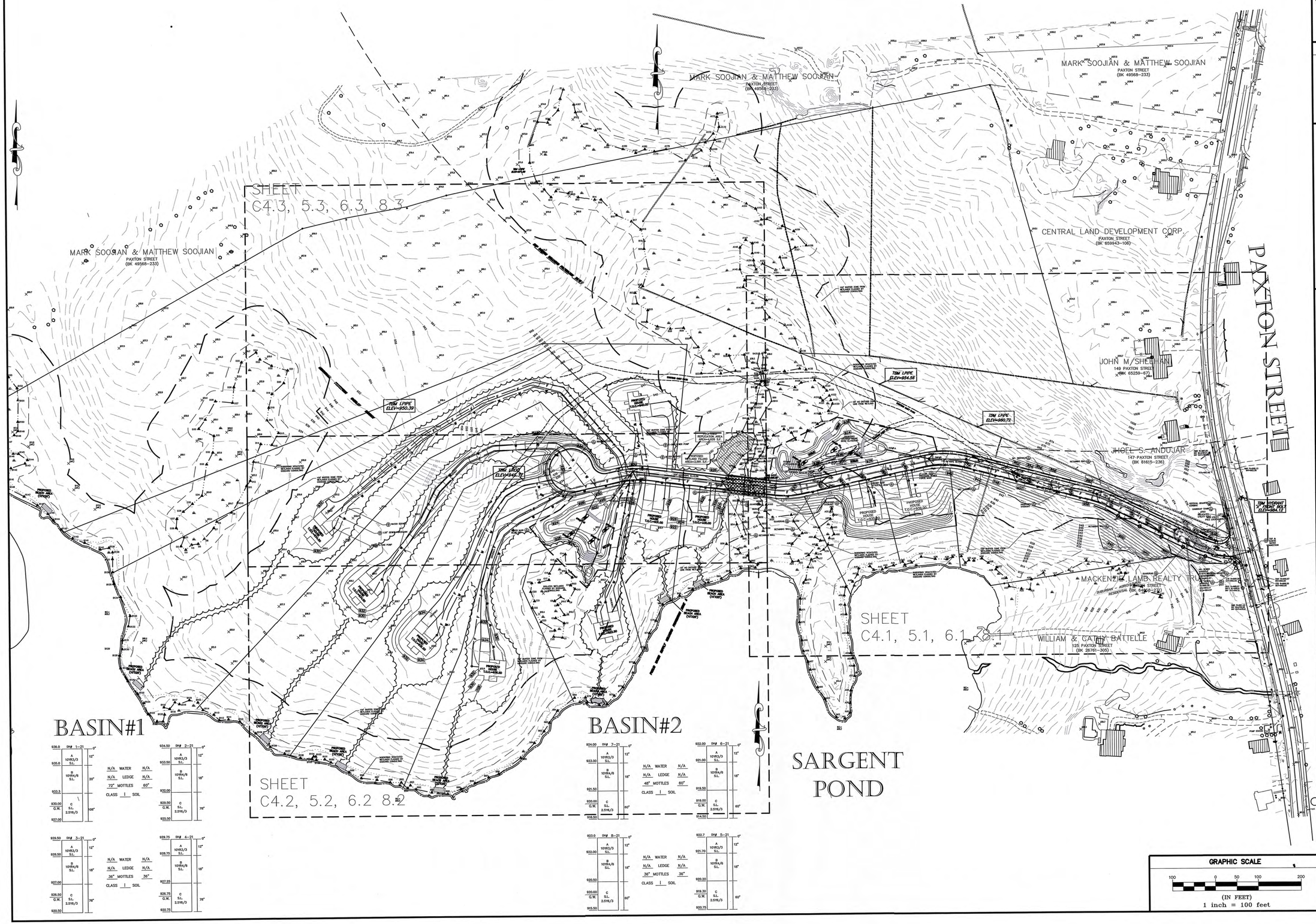
SHEET TITLE

EXISTING CONDITIONS INDEX SHEET

SHEET 1 OF 2

SHEET NO.

C-2.1


MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)
MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)
MARK SOOJIAN & MATTHEW SOOJIAN
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CENTRAL LAND DEVELOPMENT CORP.
PAXTON STREET
(BK 65994-108)
JOHN M/SHEEHAN
149 PAXTON STREET
(BK 65259-67)
JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 81615-236)
MACKENZIE LAMB, REALTY TRUST
WILLIAM & CATHY BATTELLE
125 PAXTON STREET
(BK 28761-305)
PAXTON STREET
SHEET
C4.3, 5.3, 6.3, 8.3
SHEET
C4.2, 5.2, 6.2 8.2
SHEET
C4.1, 5.1, 6.1 7.1
BASIN#1
BASIN#2
SARGENT
POND
TBM LYPE
ELEV=950.39
TBM LYPE
ELEV=954.58
TBM LYPE
ELEV=960.72
TBM DRDH
ELEV=944.34
TBM STORMH 2
ELEV=904.72
PROPOSED
HOUSE
T.O.C.=938.00
PROPOSED
HOUSE
T.O.C.=930.00
PROPOSED
HOUSE
T.O.C.=939.00
PROPOSED
HOUSE
T.O.C.=934.00

SHEET C-4.3

SHEET C-4.4

SHEET C-4.2

SHEET C-4.1

TBM I.PIPE
ELEV=954.56

TBM I.PIPE
ELEV=960.72

TBM I.ROD
ELEV=925.00

TBM HUB
"X" FRON
ELEV=9

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

25' NO DISTURB ZONE LINE FROM WETLAND

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

EXISTING CART PATH

DTHW#-21

PUBLIC WATER SUPPLY WELLHEAD PROTECTION ZONE II

SUBURBAN – AGRICULTURAL RESIDENTIAL 2

PAXTON STREET

JOHN M/SHEEHAN
149 PAXTON STREET
(BK 65259-67)

JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 81615-236)

MACKENZIE LAMB REALTY TRUST
PAXTON STREET
(BK 64058-271)

WILLIAM & CATHY BATTELLE
125 PAXTON STREET
(BK 26761-305)

DMH R=990.67
INV IN=985.01
INV OUT=985.66

SMH R=988.13
INV=982.38

FES=983.99

DMH R=985.07
INV'S IN=980.9
INV OUT=980.8

SMH R=981.43
INV IN=956.58
INV OUT=950.8

CTB R=966.28
INV=962.3±

PUMP STATION

SARGENT POND

W.E.= 905.2

OBSCURED

915.1 (est.)

915.2 (est.)

914.4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 feet

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P.E.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEAN CIVIL
No. 46255
REGISTERED PROFESSIONAL ENGINEER
2-22-23

P.L.S.

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
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BEING A MAJORITY

APPROVAL DATE:

ENDORSEMENT DATE:

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CHECKED BY	MD
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PLAN NO.	

OWNER/APPLICANT:

CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-6235

TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 1 OF 4

SHEET NO.

C-4.1

RESOURCE PROTECTION OVERLAY DISTRICT

TBM I.PIPE
ELEV=950.39

TBM I.ROD
ELEV=948.37

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

OBSCURED

SHEET C-4.4

SHEET C-4.2

SHEET C-4.1

SARGENT POND

ISOLATED WETLANDS FLAGGED BY GODDARD CONSULTING

W.E.= 905.2

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 feet

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEAN CIVIL No. 46255
REGISTERED PROFESSIONAL ENGINEER
2.22.23

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
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OWNER/APPLICANT:

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1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-6235

TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 2 OF 4

SHEET NO.

C-4.2

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 feet

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

TBM I.PIPE
ELEV=950.39

TBM I.ROD
ELEV=945.37

TBM I.PIPE
ELEV=971.89

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

RESOURCE PROTECTION OVERLAY DISTRICT

DEP INTERIM WELLHEAD PROTECTION ZONE II

OBSCURED

SARGENT POND

SHEET C-4.2

SHEET C-4.1

SHEET C-4.4

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COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46262 REGISTERED PROFESSIONAL ENGINEER 2/22/23	

Town of Leicester
Planning Board

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1 CHARLESVIEW ROAD, HOPEDALE MA 01747
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TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 3 OF 4

SHEET NO.

C-4.3

SHEET C-4.3

SHEET C-4.4

SHEET C-4.2

SHEET C-4.1

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 feet

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

CENTRAL LAND DEVELOPMENT CORP.
PAXTON STREET
(BK 65943-106)

JOHN M/SHEEHAN
149 PAXTON STREET
(BK 65259-67)

JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 61615-236)

PAXTON STREET

OBSCURED

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

25' NO DISTURB ZONE LINE FROM WETLAND

EXISTING CART PATH

PATH

SARGENT POND

TBM I.PIPE
ELEV=954.56

TBM I.PIPE
ELEV=960.72

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Town of Leicester
Planning Board

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TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
Open Space Residential Development Plan
in
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SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 4 OF 4

SHEET NO.

C-4.4

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET C-5.3, 6.3 8.3

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

25' NO DISTURB ZONE LINE FROM WETLAND

6'HIGH BLACK CHAIN LINK FENCE

GATE

OBSCURED

CENTRAL LAND DEVELOPMENT CORP.
PAXTON STREET
(BK 65994-106)

JOHN M/SHEEHAN
149 PAXTON STREET
(BK 65259-67)

TBM I.PIPE
ELEV=954.56

TBM I.PIPE
ELEV=960.72

TBM HROD
ELEV=925.00

TBM HYDRANT
'X' FRONT BOLT
ELEV=984.12

PARCEL C

POND#1

PARCEL A

LOT#1

LOT#2

PARCEL B

SARGENT POND

SMUGGLERS COVE DRIVE
(PUBLIC- 40' WIDTH)

PAXTON STREET
(1932 COUNTY LAYOUT - VARIABLE WIDTH)

JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 61615-236)

MACKENZIE LAMB REALTY TRUST
PAXTON STREET
(BK 64058-271)

WILLIAM & CATHY BATTELLE
125 PAXTON STREET
(BK 26761-305)

SUBURBAN - AGRICULTURAL RESIDENTIAL 2

PROPOSED HOUSE

PROPOSED HOUSE

PROPOSED HYDRANT

PROPOSED HYDRANT

PROPOSED PAVEMENT

RETAINING WALL

GUARDRAIL

HANDICAP RAMP

VERTICAL GRANITE CURBING

RELOCATED UTILITY POLE

BIT. SIDEWALK

BIT. CURBING

DMH R=990.61
INV IN=986.01
INV OUT=985.86

FES=983.99

SMH R=988.13
INV=982.38

DMH R=966.6
INV=962.92

CTB R=966.28
INV=962.33

CTB R=966.2
BOT=963.95

DMH R=965.07
INV'S IN=960.9
INV OUT=960.8

SMH R=961.43
INV IN=956.58
INV OUT=950.8

SHEET C-5.2, 6.2 8.2

SHEET C-5.1, 6.1

915.1 (est.)

915.2 (est.)

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P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 49525 REGISTERED PROFESSIONAL ENGINEER 2.22.23	

Town of Leicester
Planning Board

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PLAN NO.	

OWNER/APPLICANT:

CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-6235

TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
Open Space Residential Development Plan
in
Leicester, Massachusetts

SHEET TITLE

LAYOUT & MATERIALS PLAN

SHEET 1 OF 3

SHEET NO.

C-5.1

SHEET C-5.3, 6.3, 8.3

SHEET C-5.1, 6.1, 8.1

SHEET C-5.2, 6.2, 8.2

LOT#9

LOT#10

LOT#8

LOT#7

LOT#6

LOT#5

LOT#4

LOT#3

POND#1

SARGENT POND

SARGENT POND

SMUGGLERS COVE DRIVE
(PUBLIC - 40' WIDTH)

TBM I.ROD
ELEV=945.37

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

WETLANDS FLAGGED BY GODDARD CONSULTING

ISOLATED WETLANDS FLAGGED BY GODDARD CONSULTING

25' NO DISTURB ZONE LINE FROM WETLAND

PUBLIC WATER SUPPLY WELLHEAD PROTECTION ZONE II

PROPOSED HOUSE

PROPOSED BEACH

DRIVEWAY

SIDEWALK(TYP.)

HP RAMP

GUARDRAIL

RETAINING WALL

PROPOSED HYDRANT

OPEN BOTTOM CATCH BASIN

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577
www.dandldesigngroup.com

P.E.	P.L.S.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEAN CIVIL No. 46525
REGISTERED PROFESSIONAL ENGINEER
2.22.23

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION CONTROL LAWS IS REQUIRED

BEING A MAJORITY

APPROVAL DATE:_____

ENDORSEMENT DATE:_____

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TOWN CLERK:

DATE:

REVISIONS

REV.	DATE	DESCRIPTION
1	2/21/23	REVISED PER COMMET LETTER.

PROJECT NO.	J-015
DESIGNED BY	PML
CHECKED BY	MD
DATE	9/1/22
CAD FILE	J: /22-015 DEF PLAN
PLAN NO.	

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Leicester, Massachusetts

SHEET TITLE

LAYOUT & MATERIALS PLAN

SHEET 2 OF 3

SHEET NO.

C-5.2

SHEET C-5.3, 6.3 , 8.3

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 49568-233)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

PARCEL C

DEP INTERIM WELLHEAD PROTECTION ZONE II

RESOURCES PROTECTION OVERLAY DISTRICT

TBM I.PIPE
ELEV=950.39

TBM I.ROD
ELEV=945.37

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

SIDEWALK(TYP.)

HP RAMP

SMUGGLERS COVE DRIVE
(PUBLIC- 40' WIDTH)

EXISTING CART PATH

PROPOSED REPLICATION AREA AREA=4,626 S.F.

PROPOSED WETLAND FILLING AREA=3,581 S.F.

PROPOSED HYDRANT

GUARDRAIL

RETAINING

PROPOSED HOUSE

DRIVEWAY

LOT#10
LOT#9
LOT#8
LOT#7
LOT#6
LOT#5
LOT#4
LOT#3

SHEET C-5.1, 6.1, 8.1

SHEET C-5.2, 6.2, 8.2

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COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46566 REGISTERED PROFESSIONAL ENGINEER	

Town of Leicester
Planning Board

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TITLE:

SMUGGLER'S COVE

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in
Leicester, Massachusetts

SHEET TITLE

LAYOUT & MATERIALS PLAN

SHEET 3 OF 3

SHEET NO.

C-5.3

SHEET C-5.3, 6.3 8.3

SHEET C-5.2, 6.2 8.2

SHEET C-5.1, 6.1

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

TBM I.PIPE ELEV=954.56

TBM I.PIPE ELEV=960.72

25' NO DISTURB ZONE LINE FROM WETLAND

PARCEL C

PARCEL A

PARCEL B

LOT#1

LOT#2

SARGENT POND

EMERGENCY SPILLWAY 20'WIDE SPILLWAY EL=937.75

LEVEL SPREADER & SETTLING POND EL=930.00

MONITOR WELL

INFILTRATION TRENCH

OUTLET STRUCTURE

INFILTRATION BASIN 100YR PEAK ELEVATION EL=927.94 VOL=59,897 C.F.

FOREBAY

FORBAY WQV EL=922.00 TO 924.50 VOL=3,894 C.F.

PROPOSED CRUSHED STONE BERM EL=924.50

RIP RAP APRON (6'W1X17'LX15.5W2)

FLARED END SECTION (18")=930.40

EXISTING DIRT PATH

UNDERDRAIN

CULVERT

FES#1A

FES#1B (18")=930.50 (18")=939.40

20'-18"HDPE SC=2.4% DCS#1 (15")=932.40

80'-18"HDPE SC=2.4% DCS#2 (18")=930.50

TBM ROD ELEV=925.00

DMH#1 DMH#2 DMH#3 DMH#4 DMH#5

77'-18"HDPE SC=5%

200'-12"HDPE SC=5%

CB#1 CB#2 CB#3 CB#4 CB#5 CB#6 CB#7 CB#8 CB#9 CB#10

2"-LOW PRESSURE SEWER FORCE MAIN

WATER MAIN 6"DUCTILE IRON

PROPOSED HOUSE T.O.C.=939.00

PROPOSED HOUSE T.O.C.=935.00

PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS PER STATE CODE

OBSCURED

CENTRAL LAND DEVELOPMENT CORP.
PAXTON STREET
(BK 65944-106)

JOHN M/SHEEHAN
149 PAXTON STREET
(BK 65259-87)

JHOEL S. ANDUJAR
147 PAXTON STREET
(BK 61615-236)

MACKENZIE LAMB REALTY TRUST
PAXTON STREET
(BK 64058-271)

WILLIAM & CATHY BATTELLE
125 PAXTON STREET
(BK 28761-305)

PAXTON STREET
1932 COUNTY LAYOUT - VARIABLE WIDTH

SMUGGLERS COVE DRIVE
(PUBLIC- 40' WIDTH)

SUBURBAN - AGRICULTURAL RESIDENTIAL 2

DRAIN MANHOLE

CATCH BASIN

NEW UTILITY POLE LOCATION

DMH R=990.61 INV IN=986.01 INV OUT=985.86

SMH R=988.13 INV=982.38

FES=983.99

TBM HYDRANT 'X' FRONT BOLT ELEV=984.12

TAP & SLEEVE WATER CONNECTION

PR. SEWER MANHOLE R=970.25 I()=964.67 I(o)=964.57

PR. SEWER MANHOLE R=969.35 I()=964.17 I(o)=964.07

CTB R=966.28 INV=962.3±

DMH R=965.07 INV'S IN=960.9 INV OUT=960.8

DMH R=966.6 INV=962.92

CTB R=966.2 BOT=963.95

SMH R=961.43 INV IN=956.58 INV OUT=950.8

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 feet

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P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46255 REGISTERED PROFESSIONAL ENGINEER 2-21-23	

Town of Leicester
Planning Board

DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION CONTROL LAWS IS REQUIRED

BEING A MAJORITY

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ENDORSEMENT DATE: _____

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CENTRAL LAND DEVELOPMENT CORP.
1 CHARLESVIEW ROAD, HOPEDALE MA 01747
P: 508-478-8235

TITLE:

SMUGGLER'S COVE

Definitive Residential Subdivision
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Leicester, Massachusetts

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 1 OF 3

SHEET NO.

C-6.1

SHEET C-5.3, 6.3

LOT#9

LOT#8

LOT#7

LOT#6

LOT#5

LOT#4

LOT#3

LOT#10

SMUGGLERS COVE DRIVE
(PUBLIC- 40' WIDTH)

SARGENT POND

SARGENT POND

SHEET C-5.1, 6.1

SHEET C-5.2, 6.2, 8.2

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

TBM IRON ELEV=945.37

PROPOSED HOUSE T.O.C.=934.50

PROPOSED HOUSE T.O.C.=936.50

PROPOSED HOUSE T.O.C.=922.50

PROPOSED HOUSE T.O.C.=931.00

PROPOSED HOUSE T.O.C.=930.00

WATER SERVICE

1.25" SEWER FORCEMAIN

E-ONE PUMP

WATER MAIN BLOW OFF

INFILTRATION BASIN

PROPOSED CRUSHED STONE BERM EL=924.50

FOREBAY

FLARED END SECTION (6'W1X17'LX15.5W2) I(24")=922.25 FORBAY WQV EL=922.00 TO 924.50 VOL=3,894 C.F.

INFILTRATION BASIN INFILTRATION BASIN 100YR PEAK ELEVATION EL=927.62 VOL=12,997 C.F.

MONITOR WELL

INFILTRATION TRENCH

OUTLET STRUCTURE I(24")=921.00

EMERGENCY SPILLWAY 20' WIDE SPILLWAY EL=927.40

FLARED END SECTION (6'W1X17'LX15.5W2) I(24")=920.00

LEVEL SPREADER & SETTLING POND EL=920.00

PROPOSED REPLICATION AREA AREA=4,626 S.F.

PROPOSED WETLAND FILLING AREA=3,581 S.F.

PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS PER STATE CODE

E-ONE SEWER PUMP

206'-245' SLOPE SL=0.5%

25' NO DISTURB ZONE LINE FROM WETLAND

ISOLATED WETLANDS FLAGGED BY GODDARD CONSULTING

PROPOSED BEACH AREA (10'X25')

PUBLIC WATER SUPPLY WELLHEAD PROTECTION ZONE II

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

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COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL 46236 REGISTERED PROFESSIONAL ENGINEER 2-22-23	

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1 CHARLESMEW ROAD, HOPEDALE MA 01747
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SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 2 OF 3

SHEET NO.

C-6.2

SHEET C-5.3, 6.3

MARK SOOJIAN & MATTHEW SOOJIAN
PAXTON STREET
(BK 46568-233)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

PARCEL C
OPEN SPACE

DEP INTERIM WELLHEAD PROTECTION ZONE II

RESOURCE PROTECTION OVERLAY DISTRICT

TBM I.PIPE
ELEV=950.39

TBM I.ROD
ELEV=945.37

LOT#10

LOT#9

LOT#8

LOT#7

LOT#6

LOT#5

LOT#4

LOT#3

SMUGGLERS COVE DRIVE
(PUBLIC- 40' WIDTH)

PROPOSED HOUSE
T.O.C.=940.00

PROPOSED HOUSE
T.O.C.=931.00

PROPOSED HOUSE
T.O.C.=930.00

PROPOSED HOUSE
T.O.C.=934.50

PROPOSED REPLICATION AREA
AREA=4,626 S.F.

PROPOSED WETLAND FILLING
AREA=3,581 S.F.

100' BUFFER ZONE FROM WETLANDS FLAGGED BY GODDARD CONSULTING

BORDERING VEGATATED WETLANDS FLAGGED BY GODDARD CONSULTING

EXISTING CART PATH

DRIVEWAY

SIDEWALK (TYP.)

HP RAMP

WATER SERVICE

E-ONE SEWER PUMP

E-ONE PUMP

1.25" SEWER FORCEMAIN

PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS PER STATE CODE

GUARDRAIL

RETAINING

206'-24S HDPE SL=0.5%

CB#1

CB#2

CB#3

DMH#1

DMH#2

DMH#3

PROPOSED HYDRODYNAMIC SEPARATOR

FES#24

FOREBAY

PROPOSED CRUSHED STONE BERM EL=924.50

INFILTRATION BASIN

WATER MAIN BLOW OFF

FLARED END SECTION (6'W\17.1'L\6.5'W2)
(24")=622.25
FORBAY WQV
VOL=922.00 TO 924.50
VOL=3,894 C.F.

INFILTRATION BASIN
INFILTRATION BASIN
100YR PEAK ELEVATION
EL=927.62
VOL=2,997 C.F.

MONITOR WELL

OPEN BOTTOM CULVERT

SHEET C-5.2, 6.2

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P.E.	P.L.S.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEAN
CIVIL
No. 49255
REGISTERED PROFESSIONAL ENGINEER
9/2/23

Town of Leicester
Planning Board

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SHEET 3 OF 3

SHEET NO.

C-6.3