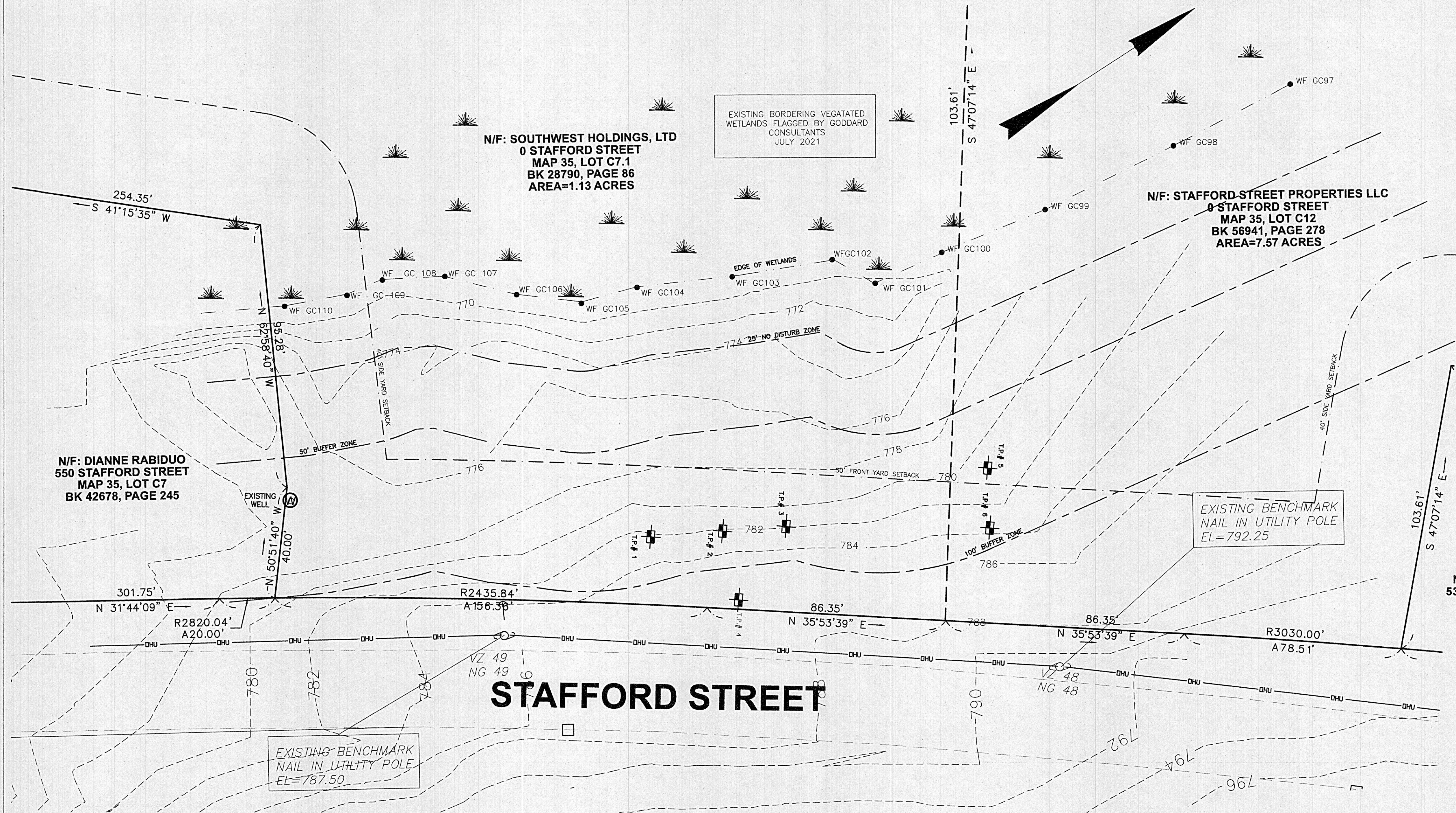


C-1.0



LEGEND

- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE OR CONCRETE MONUMENT
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- UNDETERMINED MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITORING WELL
- ANCHOR
- UTILITY POLE
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- BENCHMARK
- GAS VALVE
- SIGN
- LIGHT POLE / LAMP POST
- SPOT LIGHT
- MAILBOX (MBX)
- BOLLARD
- OBSERVATION TEST PIT
- HYDROIC SOIL TEST PIT
- BORING TEST PIT
- SHRUBS, BUSHES, ETC.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WETLAND FLAG
- BOULDER
- VERTICAL GRANITE CURBING
- CONCRETE CURBING
- CAPE COD BERM (BITUMINOUS)
- BITUMINOUS CURBING (GENERIC)
- ELECTRIC LINE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- TELEPHONE LINE
- FIRE PROTECTION LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- ROOF DRAIN
- STONEWALL
- EDGE OF PAVEMENT
- FENCING (AS NOTED)
- GUARD RAILING (AS NOTED)
- TREE LINE
- EDGE OF LANDSCAPING
- BORDERING VEGETATED WETLANDS
- PROPERTY LINE

P.E.	P.L.S.
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APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

STAFFORD STREET PROPERTIES., LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY:

TAUPER
Land Surveying, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE

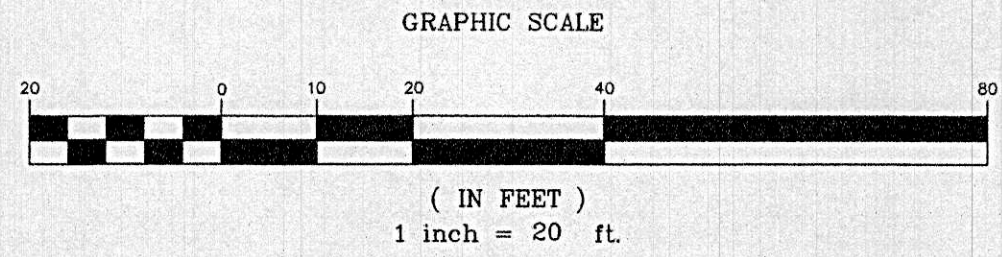
EXISTING CONDITIONS

DEFINITIVE SITE PLAN
at
STAFFORD STREET
LEICESTER, MA
PREPARED FOR
CENTRAL LAND DEVELOPMENT CORP.

SHEET NO.

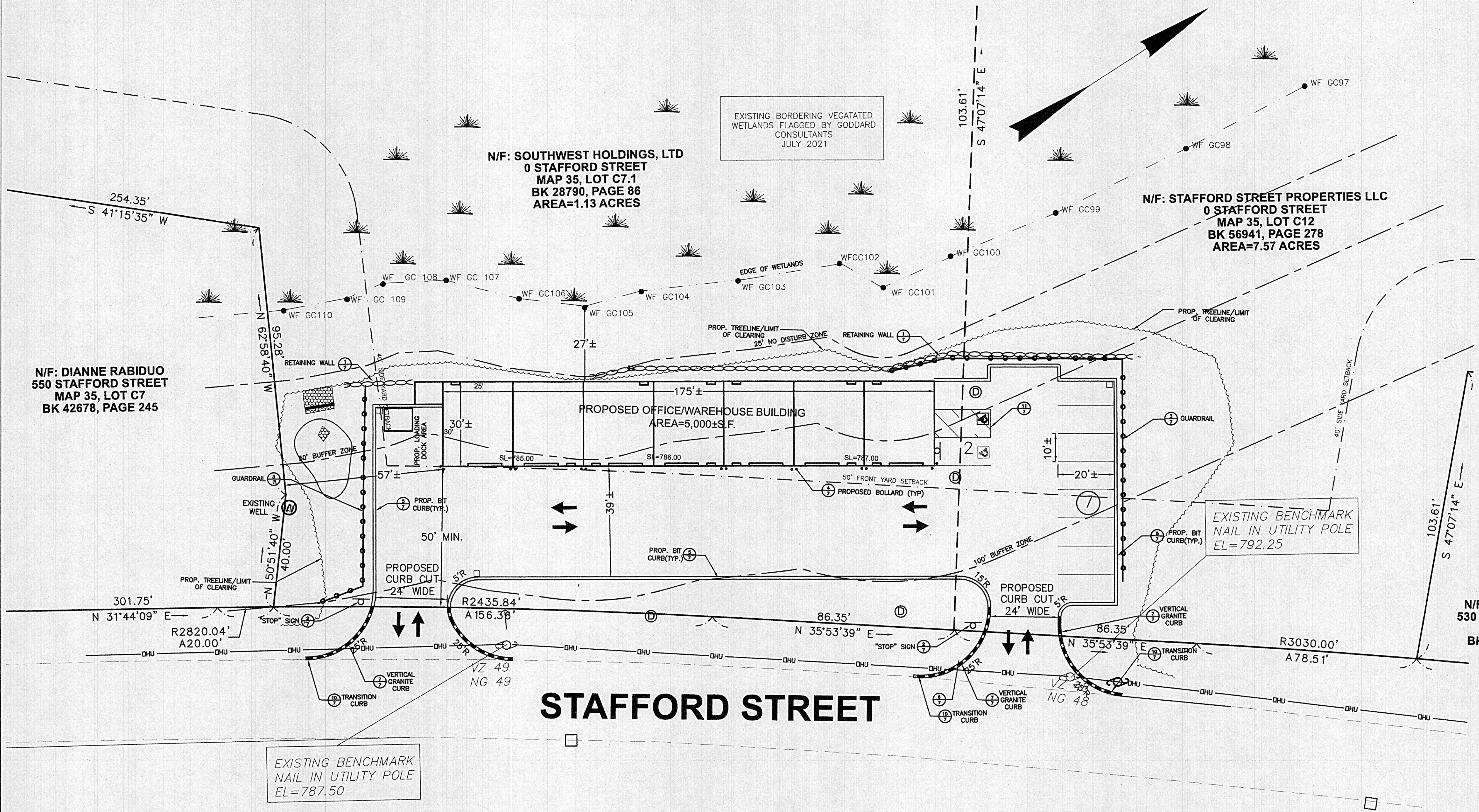
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REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 (1(888)DIG-SAFE).

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	UTILITY POLE
	WATER GATE VALVE
	WATER SHUT OFF HYDRANT
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	TREE LINE
	EDGE OF LANDSCAPING
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	PROPERTY LINE

P.E.

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

STAFFORD STREET PROPERTIES, LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY:

TAUPER
Land Surveying, Inc.
710 MAIN STREET
OXFORD, MA 01537
P.(508) 987-8713 F.(508) 987-8714

SHEET TITLE

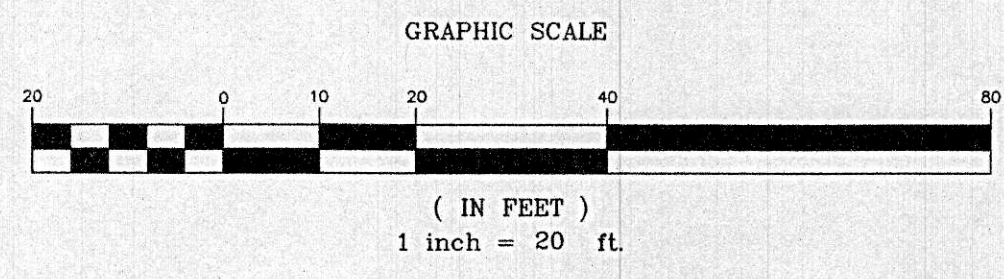
LAYOUT & MATERIALS

DEFINITIVE SITE PLAN
at
STAFFORD STREET
LEICESTER, MA
PREPARED FOR
CENTRAL LAND
DEVELOPMENT CORP.

SHEET NO.

C-3.0

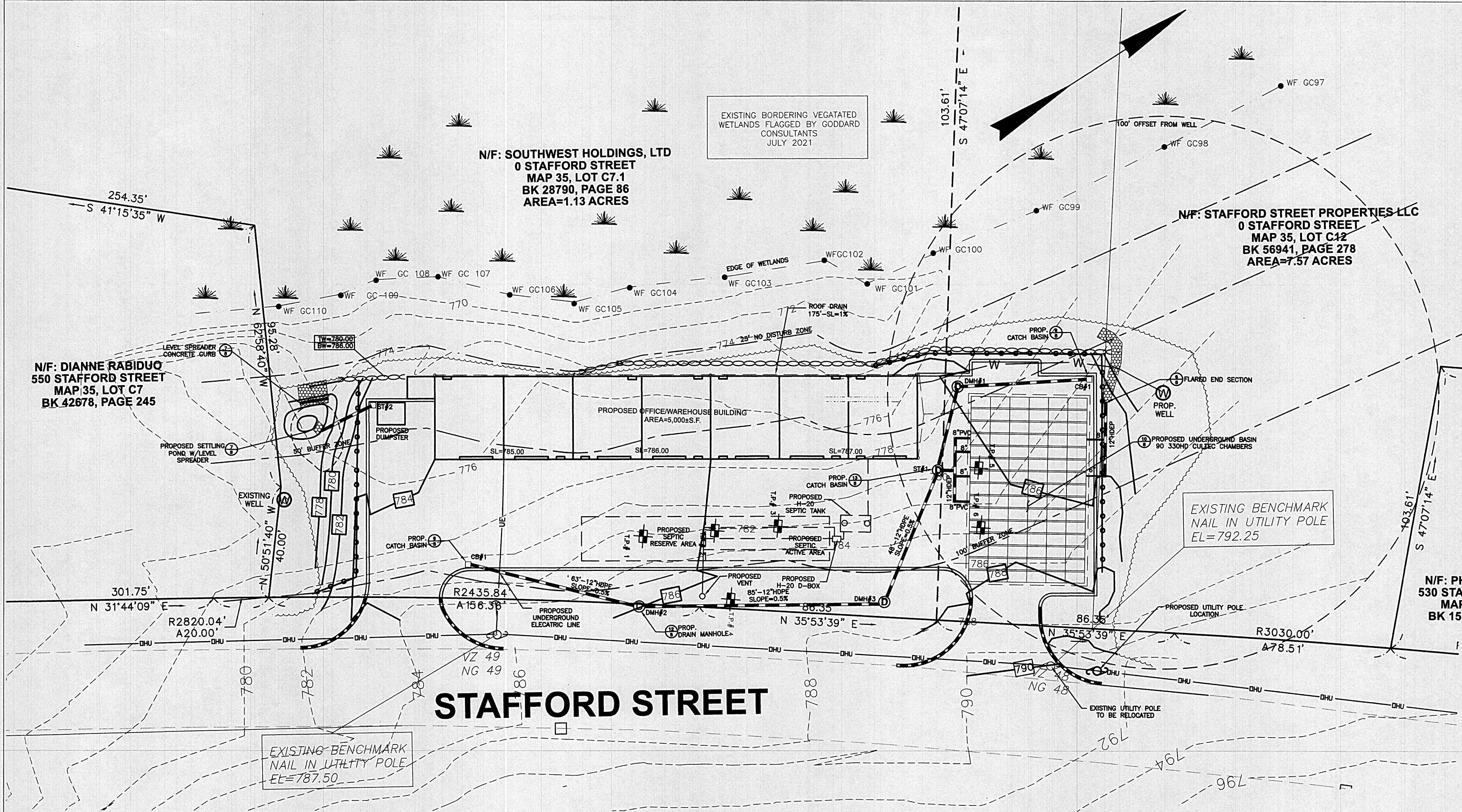
REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	



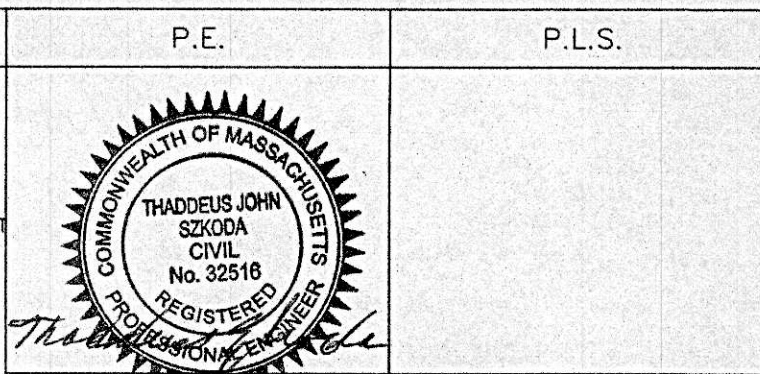
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	PROPERTY LINE



APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

STAFFORD STREET PROPERTIES., LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY:

TAUPER
Land Surveying, Inc.
710 MAIN STREET
OXFORD, MA 01537
P.(508) 897-8715 F.(508) 987-8714

SHEET TITLE

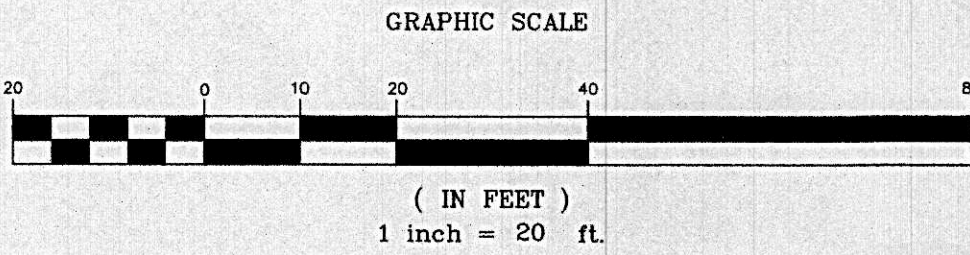
GRADING & DRAINAGE

DEFINITIVE SITE PLAN
at
STAFFORD STREET
LEICESTER, MA
PREPARED FOR
CENTRAL LAND DEVELOPMENT CORP.

SHEET NO.

C-4.0

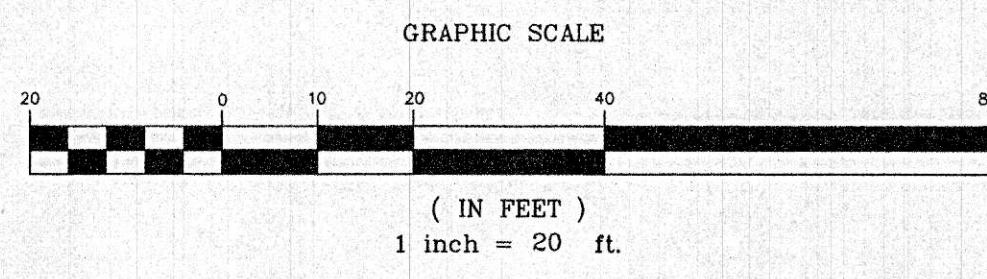
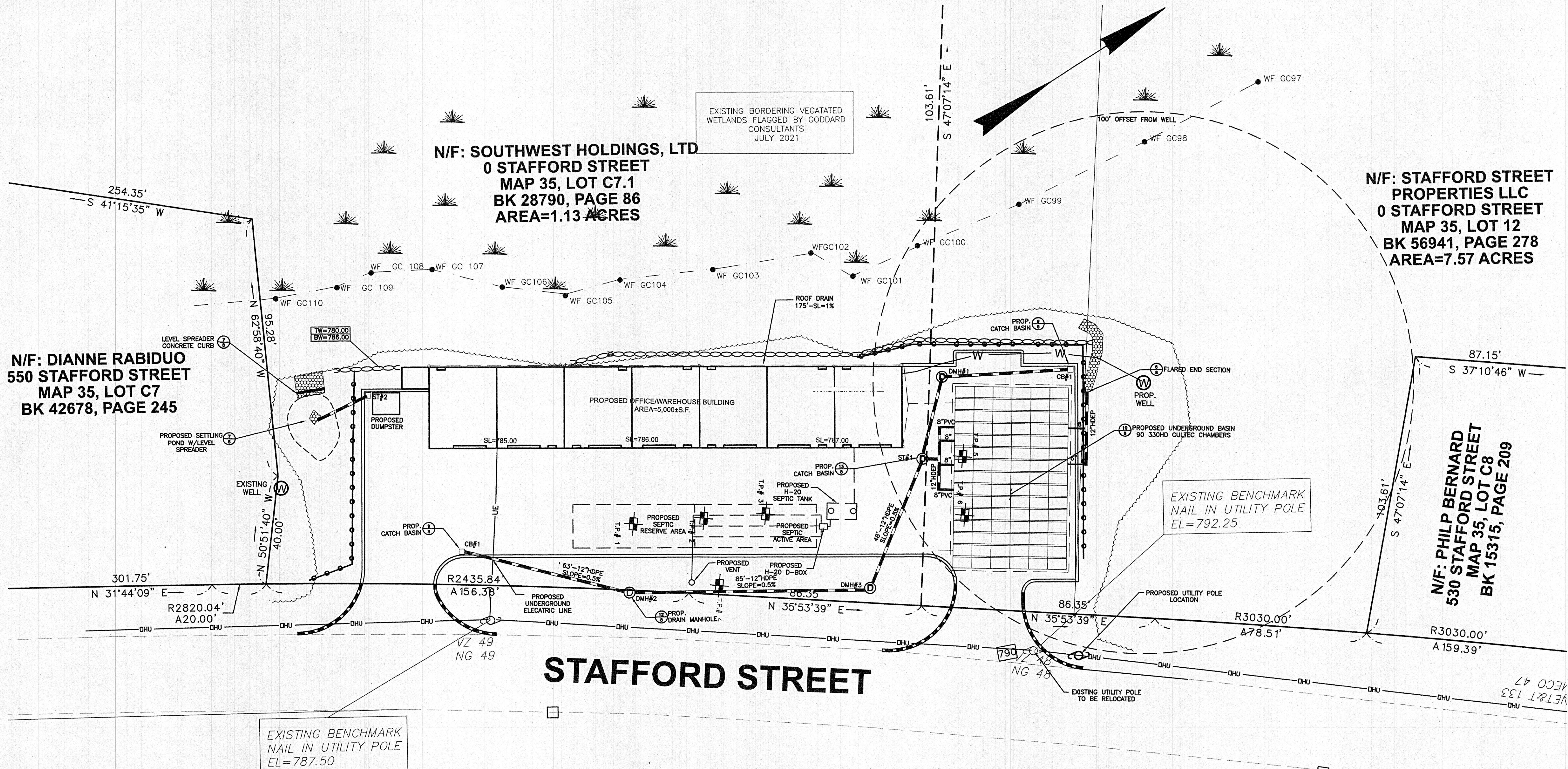
PROPOSED DRAINAGE STRUTURES DESIGN ELEVATIONS		
ST#1 R=786.80 I(I)=782.40 I(O)=782.40 I(O)=782.15 ST#2 R=783.00 I(O)=779.00	CB#1 R=785.35 I(O)=783.00 CB#2(SHALLOW) R=785.35 I(O)=783.35	DMH#1 R=785.35 I(I)=782.77 I(O)=782.67 DMH#2 R=786.00 I(I)=783.07 I(O)=783.07 DMH#3 R=787.75 I(I)=782.64 I(O)=782.64



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REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	AB	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

P.E.

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

STAFFORD STREET PROPERTIES., LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8703 F:(508) 987-8704

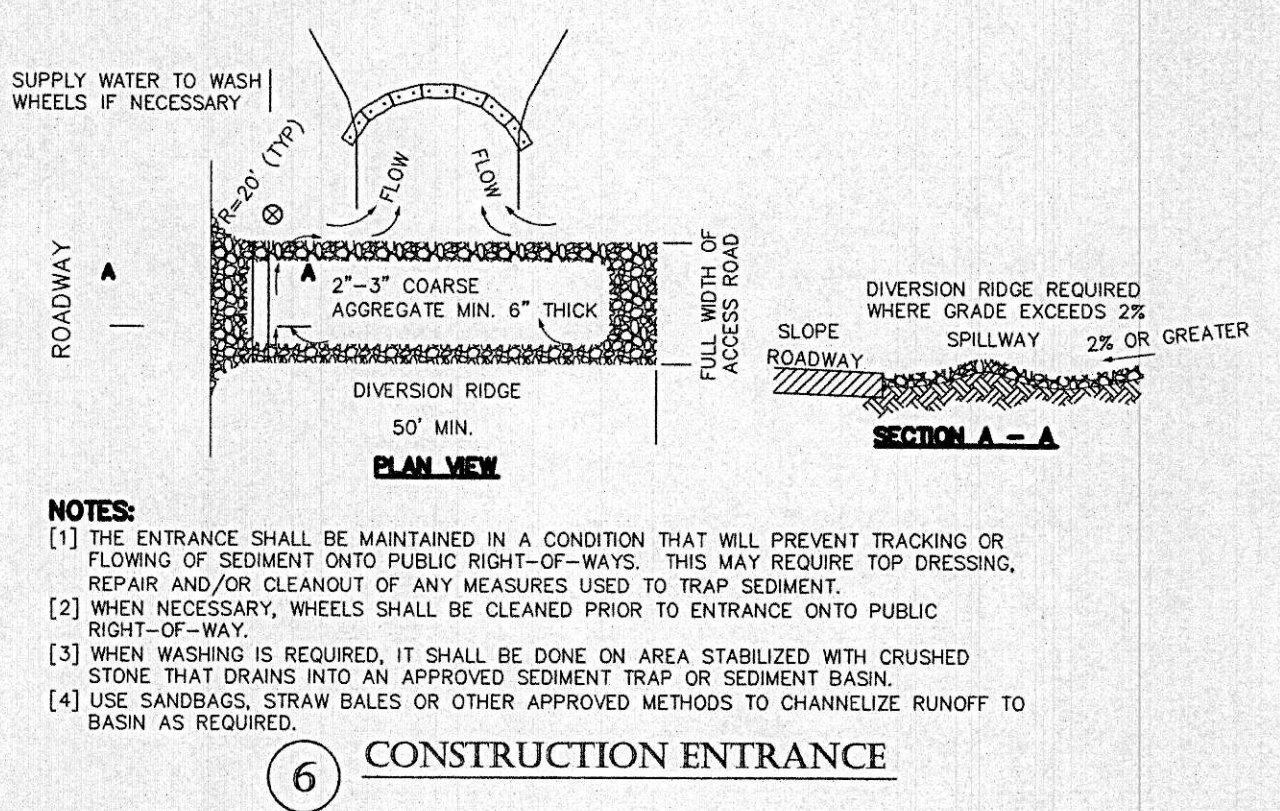
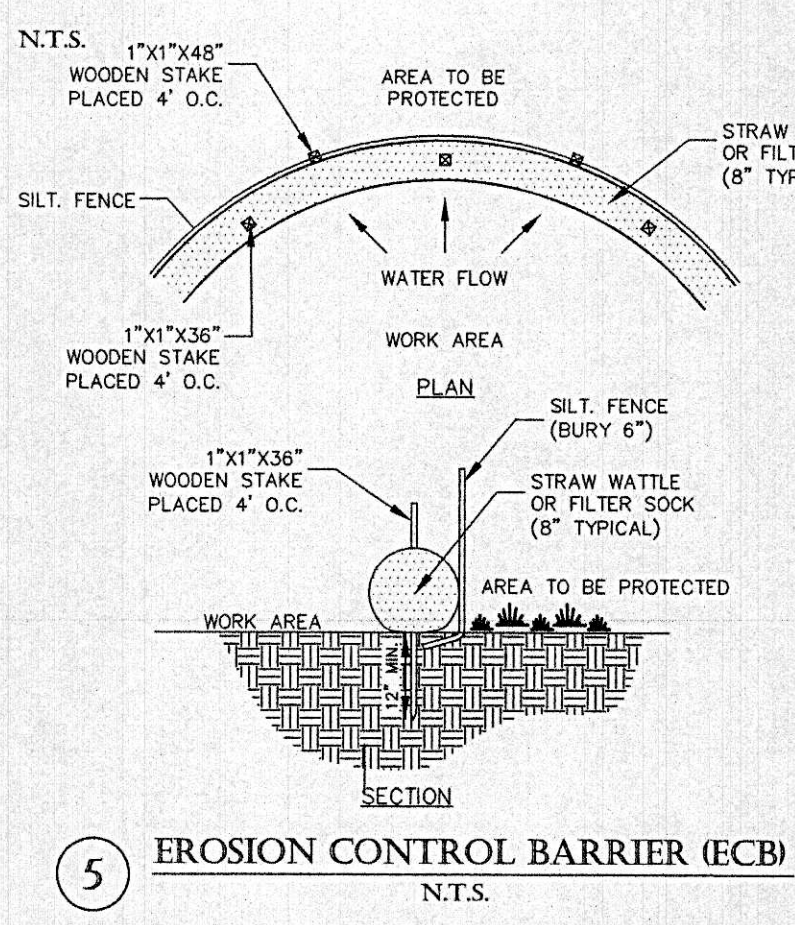
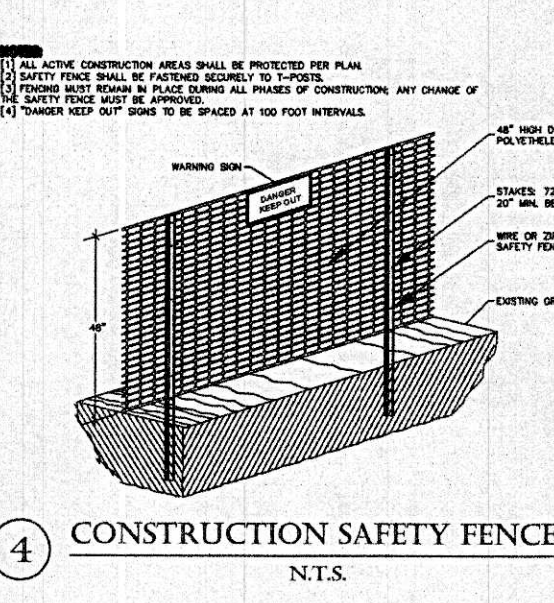
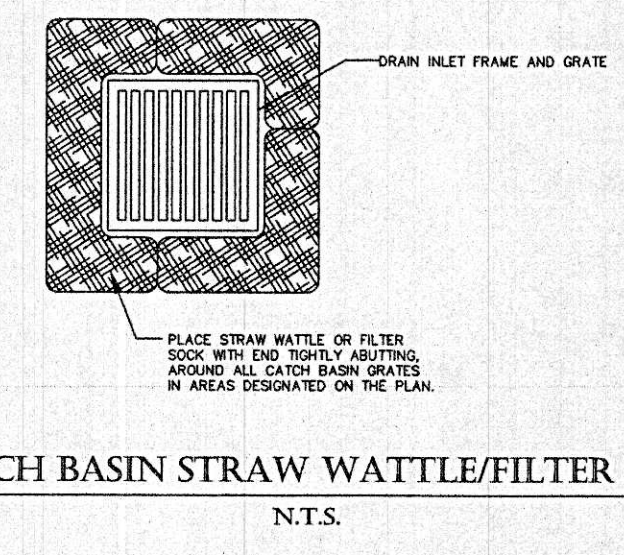
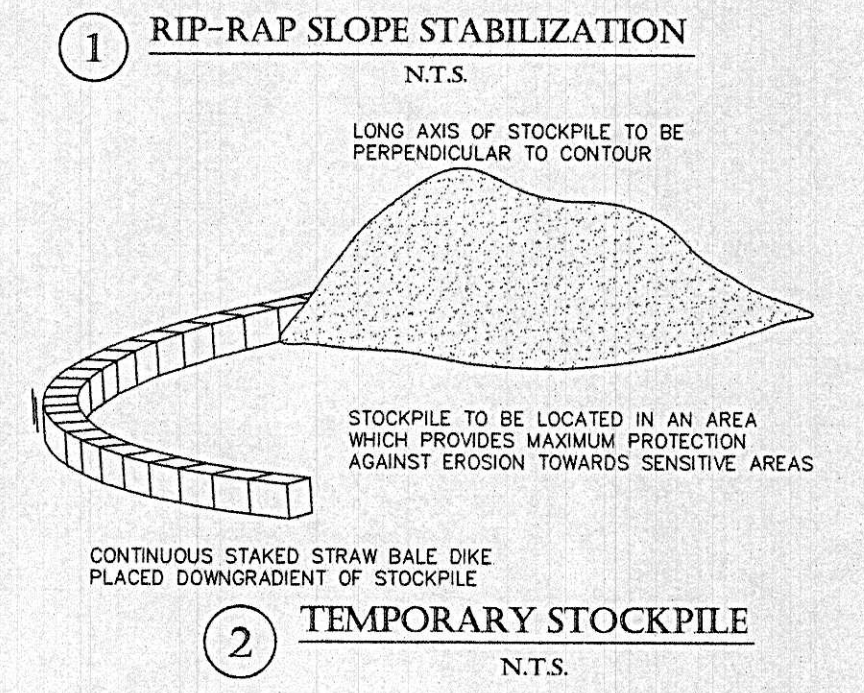
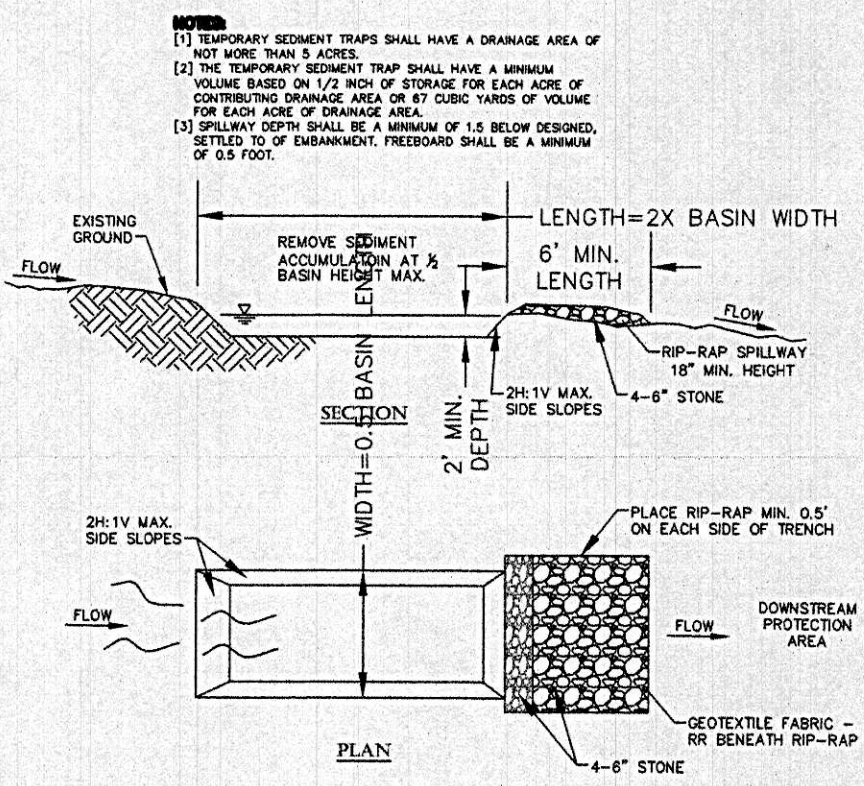
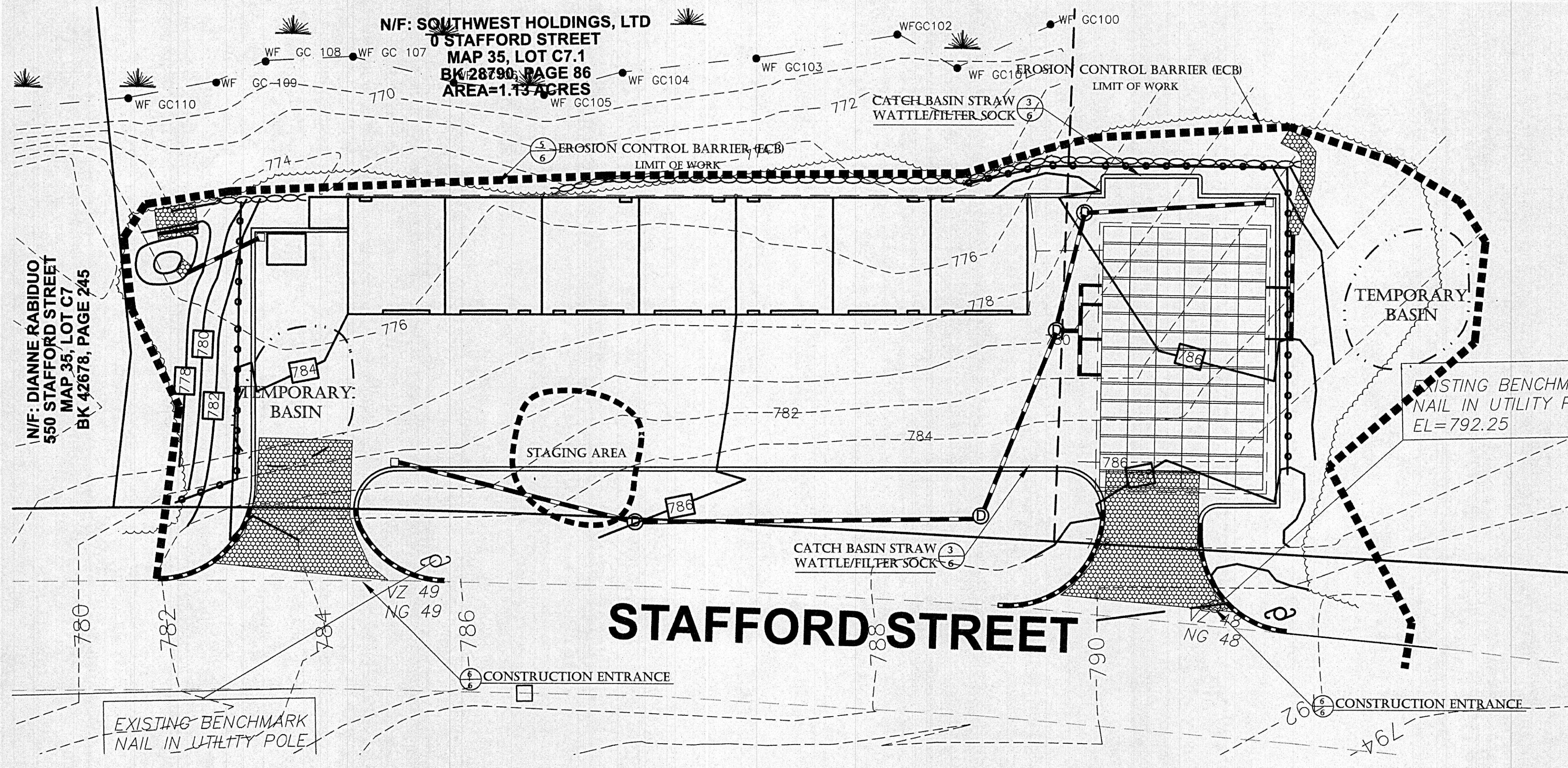
SHEET TITLE

UTILITY PLAN

DEFINITIVE SITE PLAN
at
STAFFORD STREET
LEICESTER, MA
PREPARED FOR
CENTRAL LAND DEVELOPMENT CORP.

SHEET NO.

C-5.0



NOTES:

(1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

(2) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

(3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

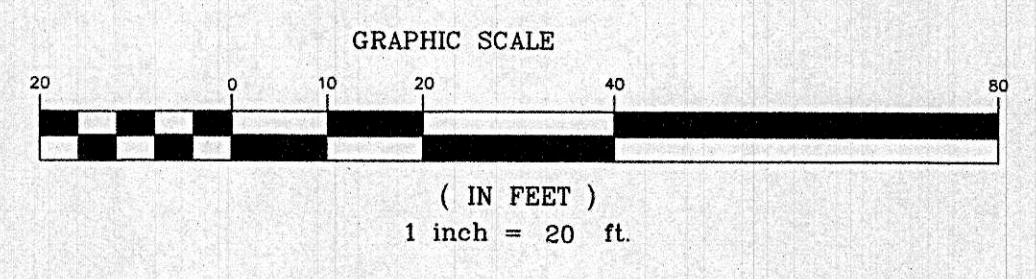
(4) USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.



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EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE, NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 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, PLANNING 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 2 - PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE. APPROXIMATE SIZE EACH BALE 4' X 16' X 14". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/50' MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

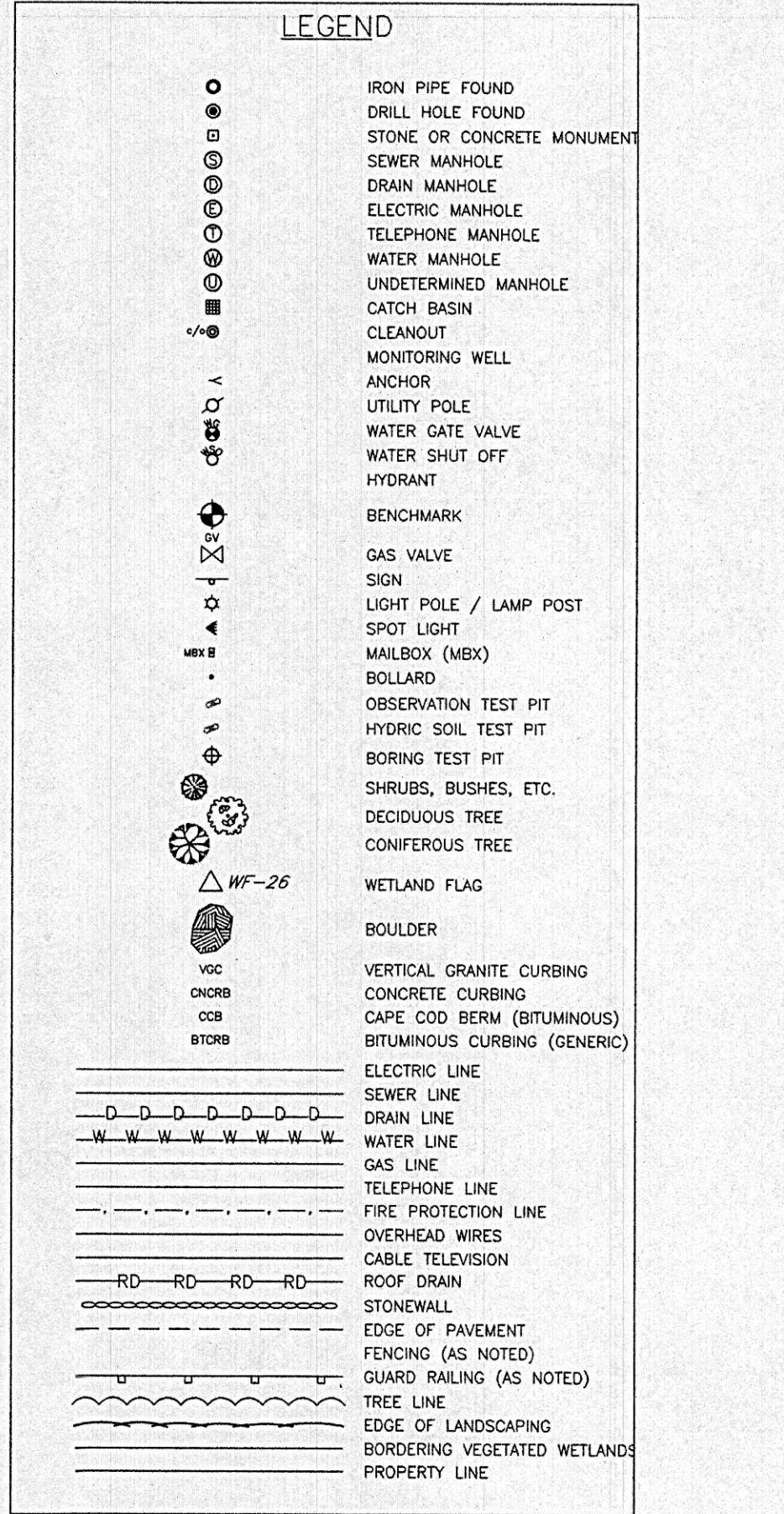
F. EXCELSIOR BLANKET: CURLLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, BOX OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TALINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

FILTER FABRIC, MIRAFI 140NC OR APPROVED EQUAL

STRAP BALES, SANDBAGS, OR CONTINUOUS BERM OF EQUIVALENT HEIGHT.



NOTES:

(1) SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.

(2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

(3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STREPLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBSIDIZE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

PART 3 - EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBSIDIZE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. 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, CHORIOSES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS; ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE, DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SITE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS 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.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

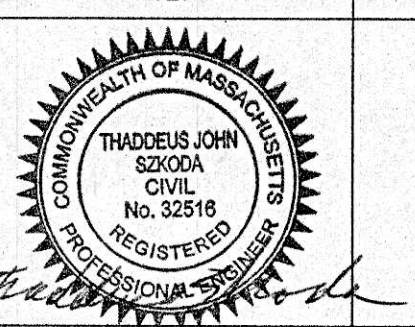
3.06 LANDSCAPING

A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

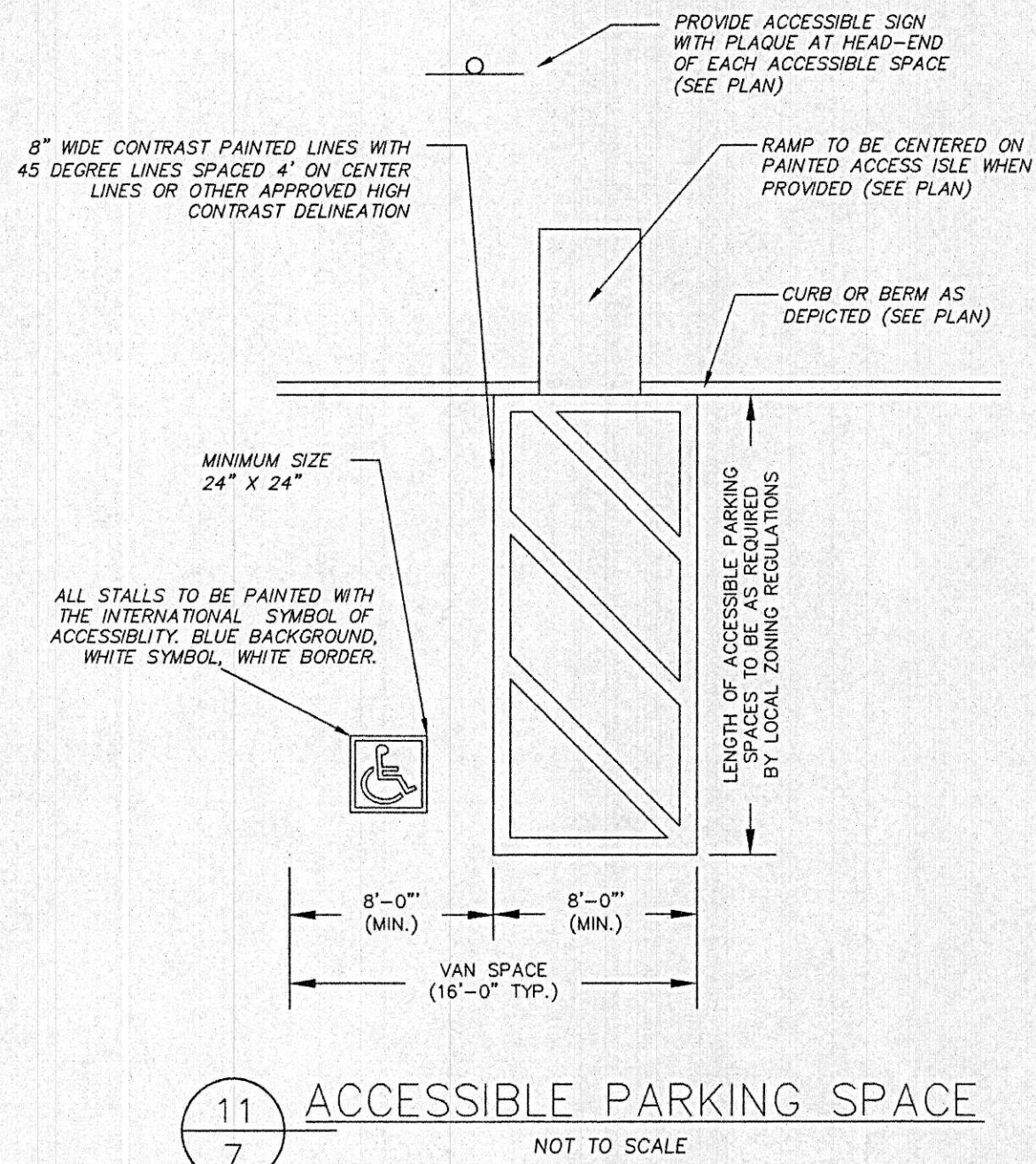
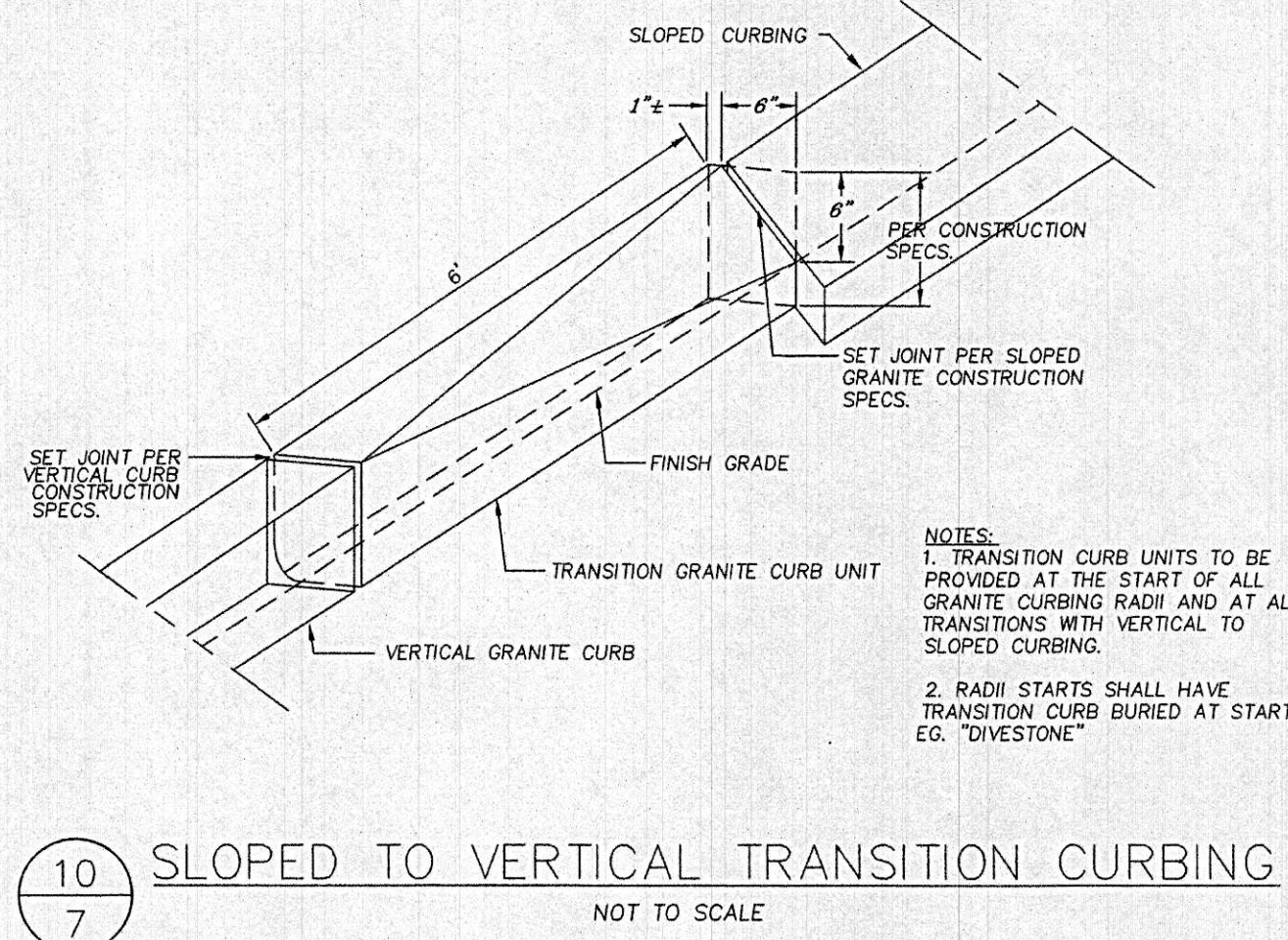
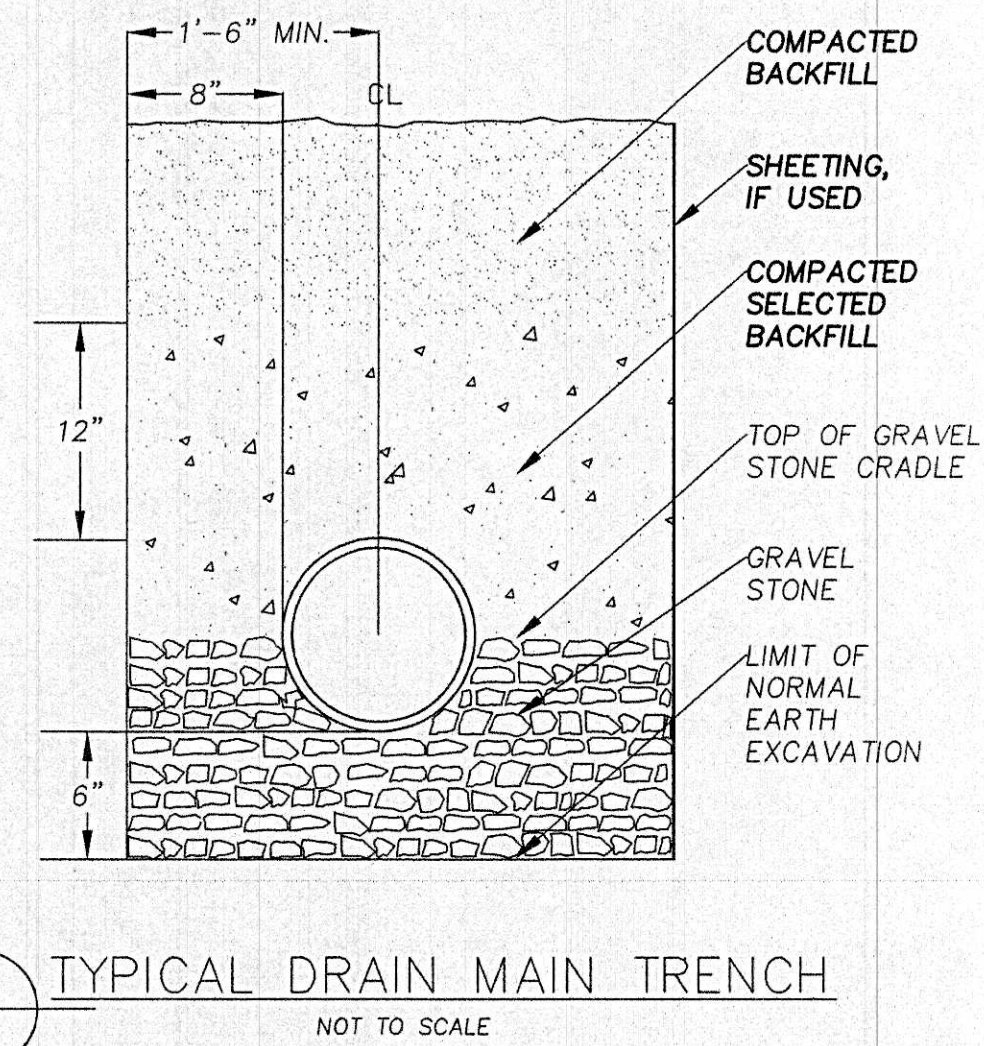
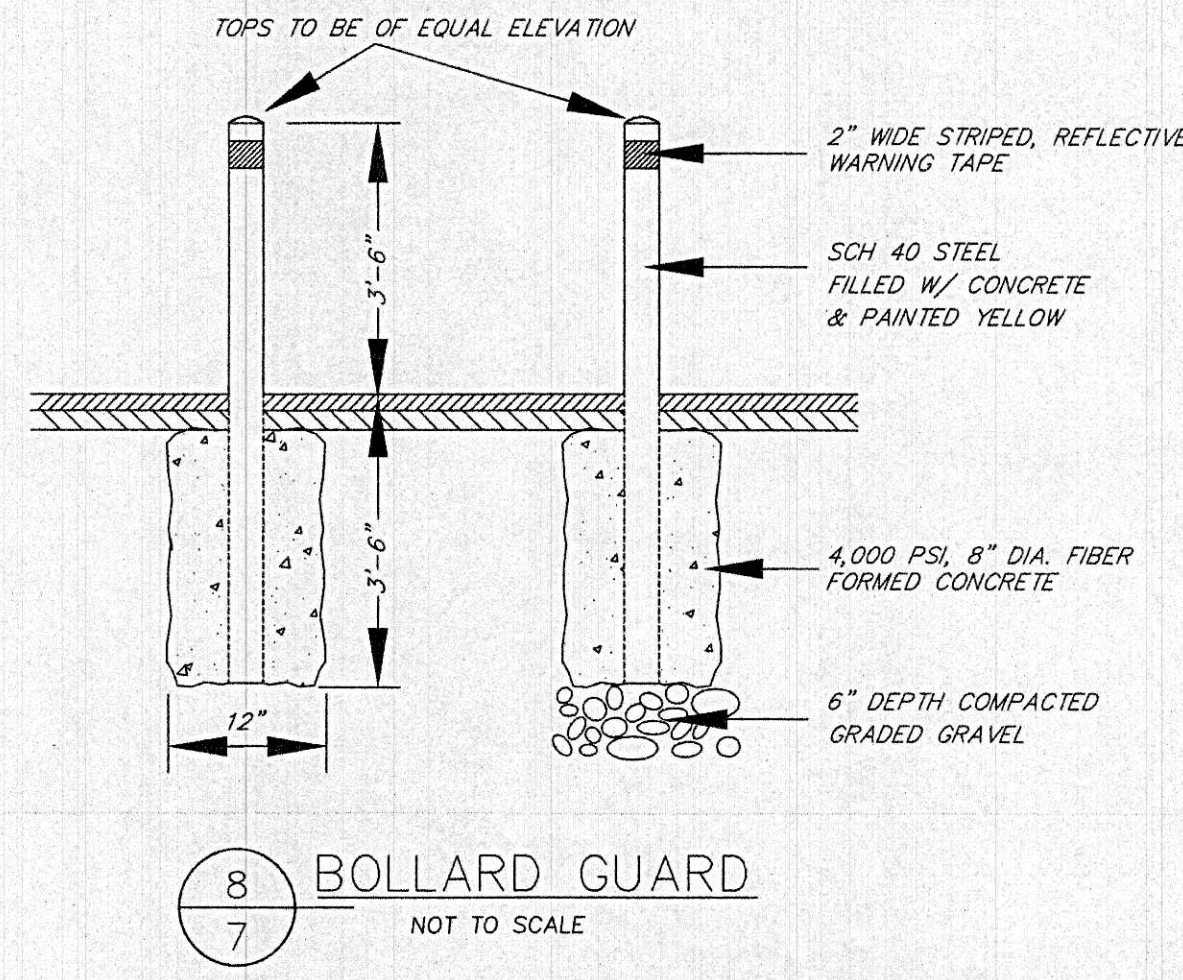
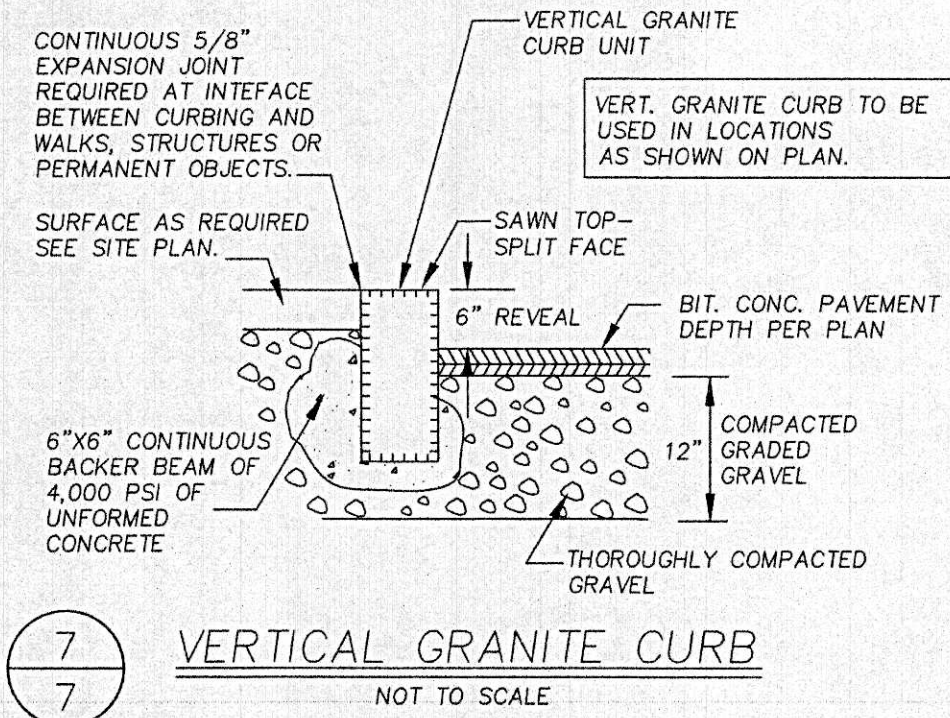
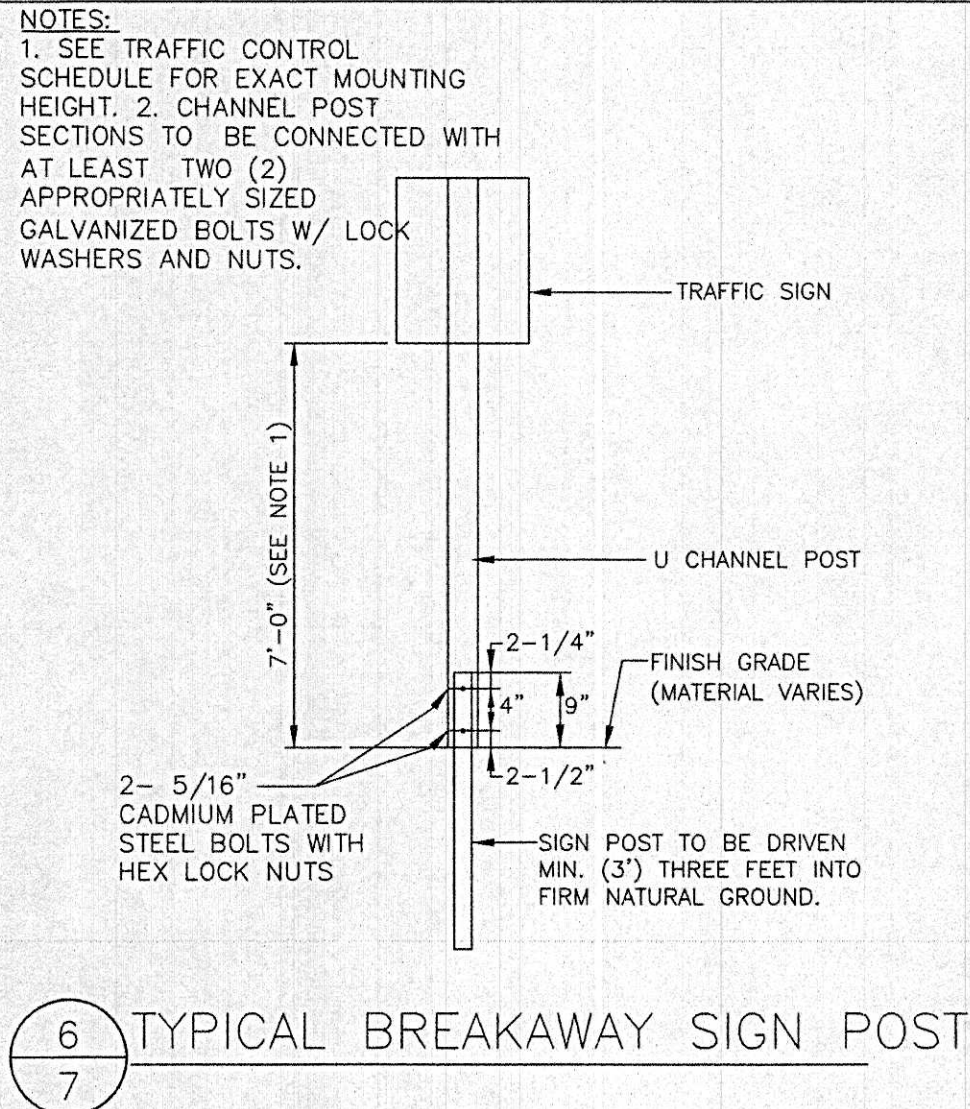
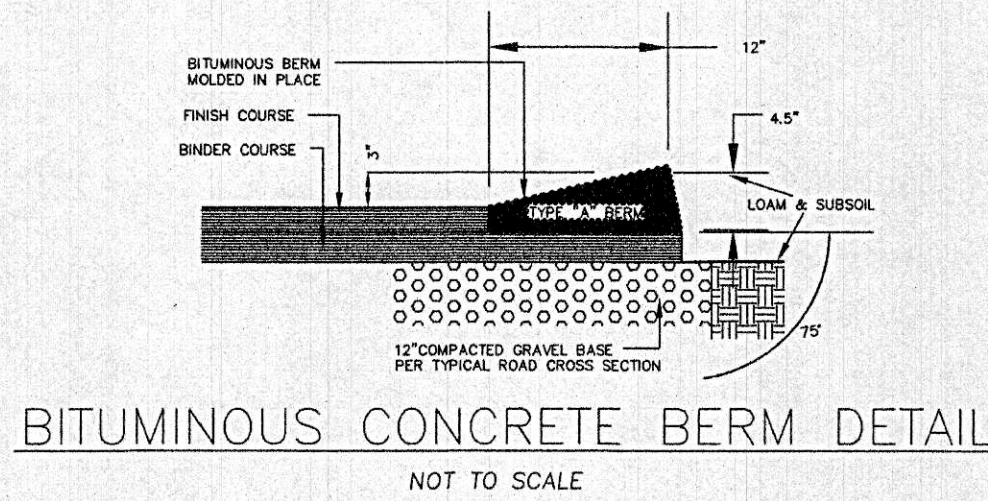
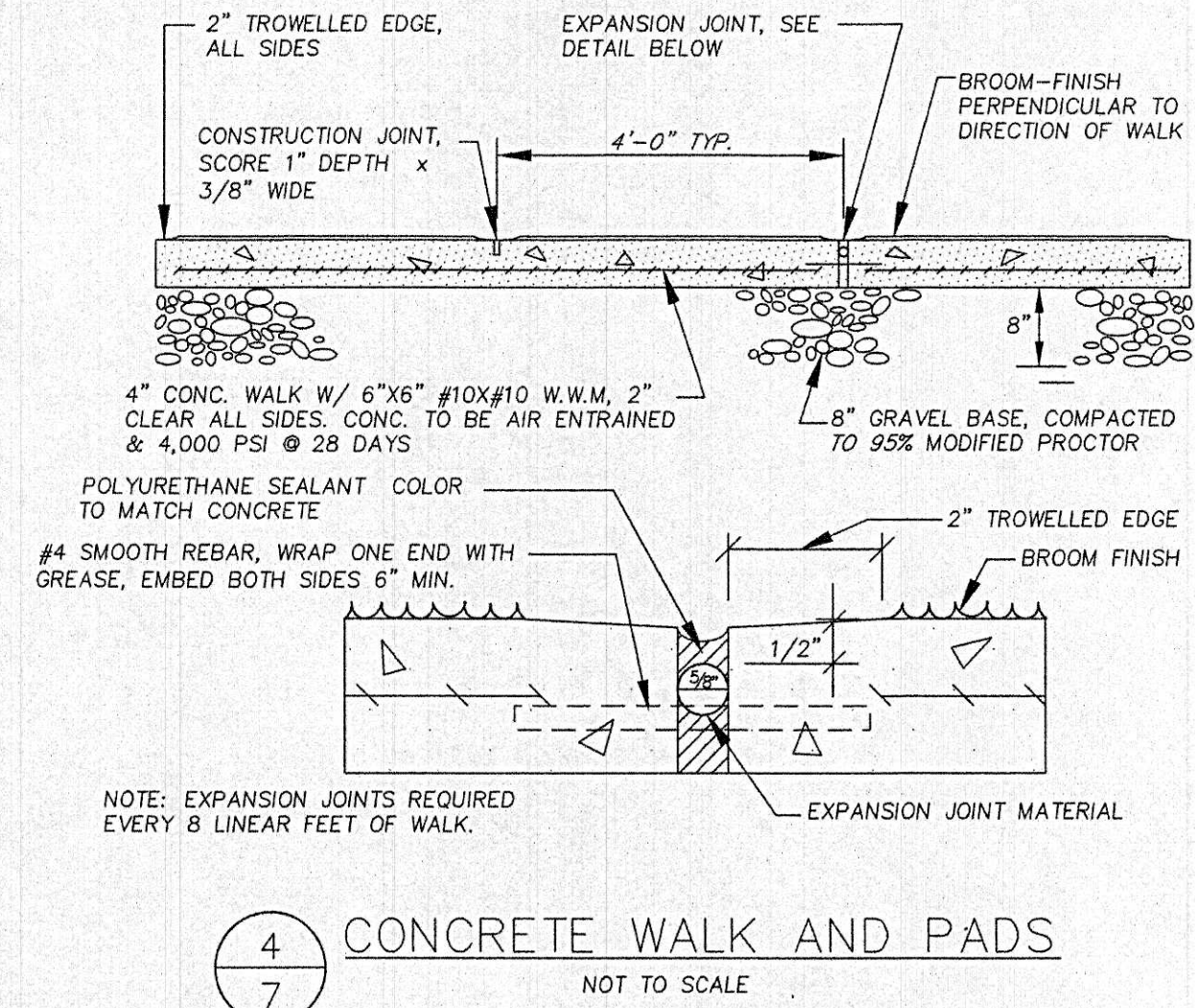
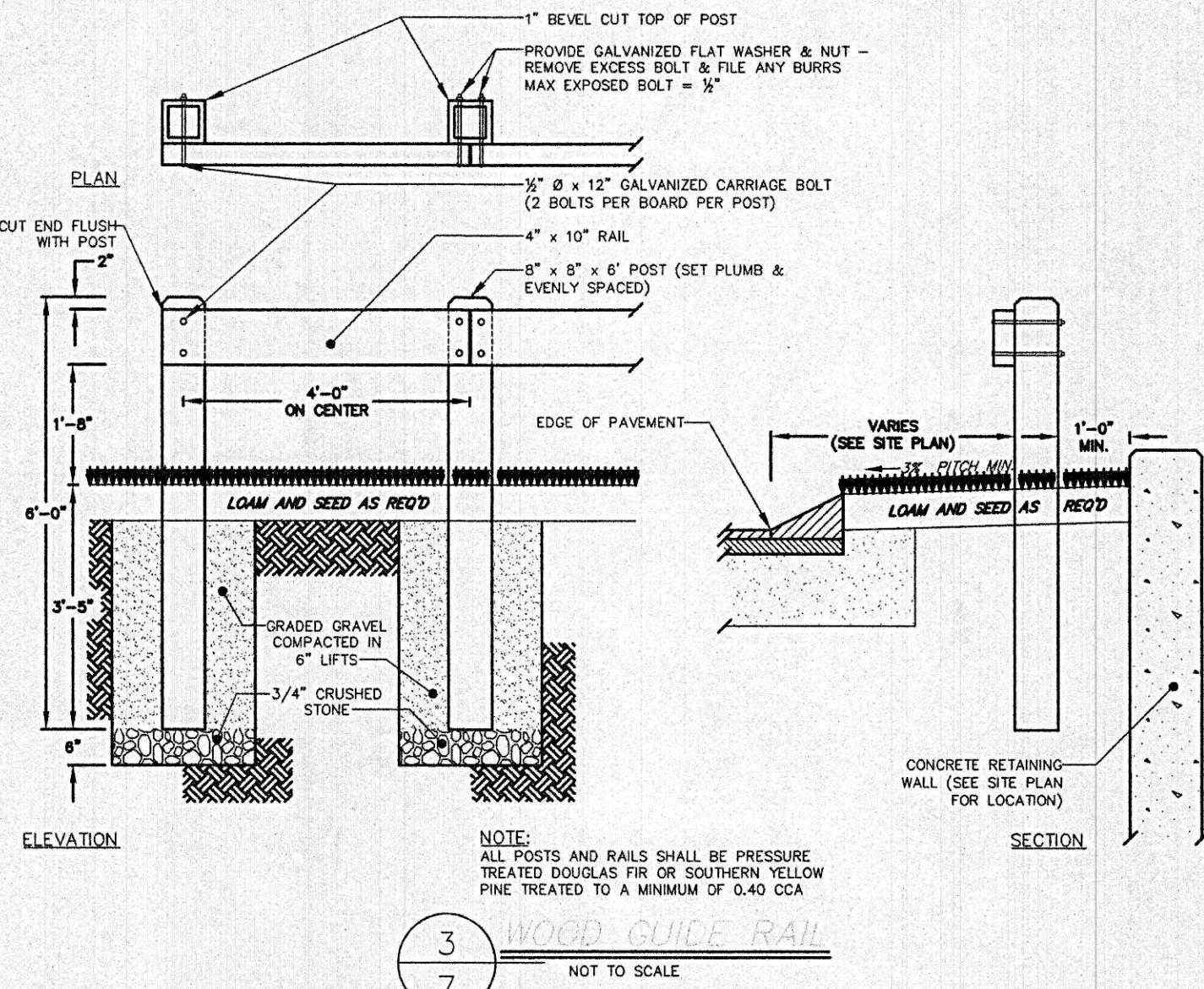
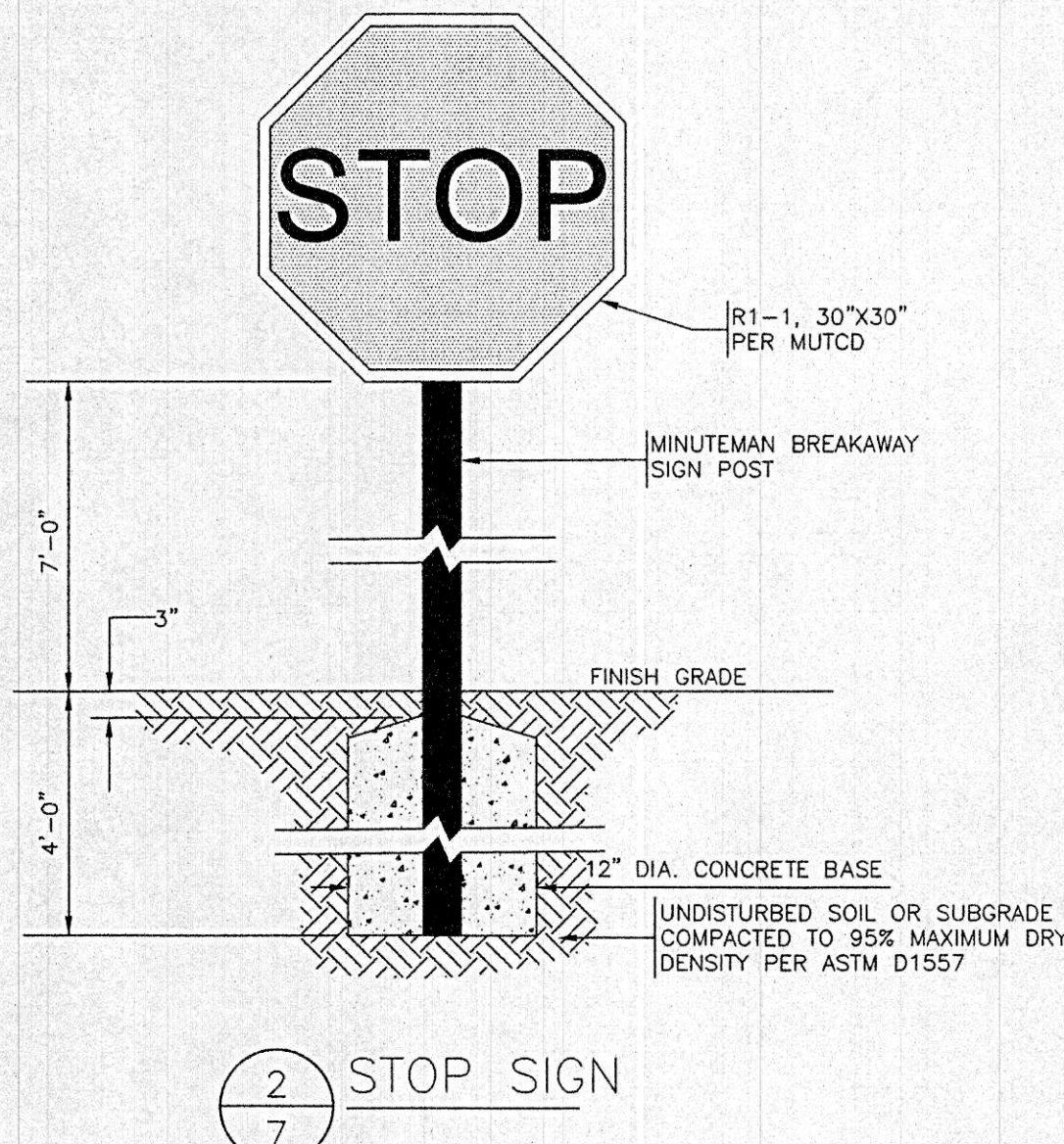
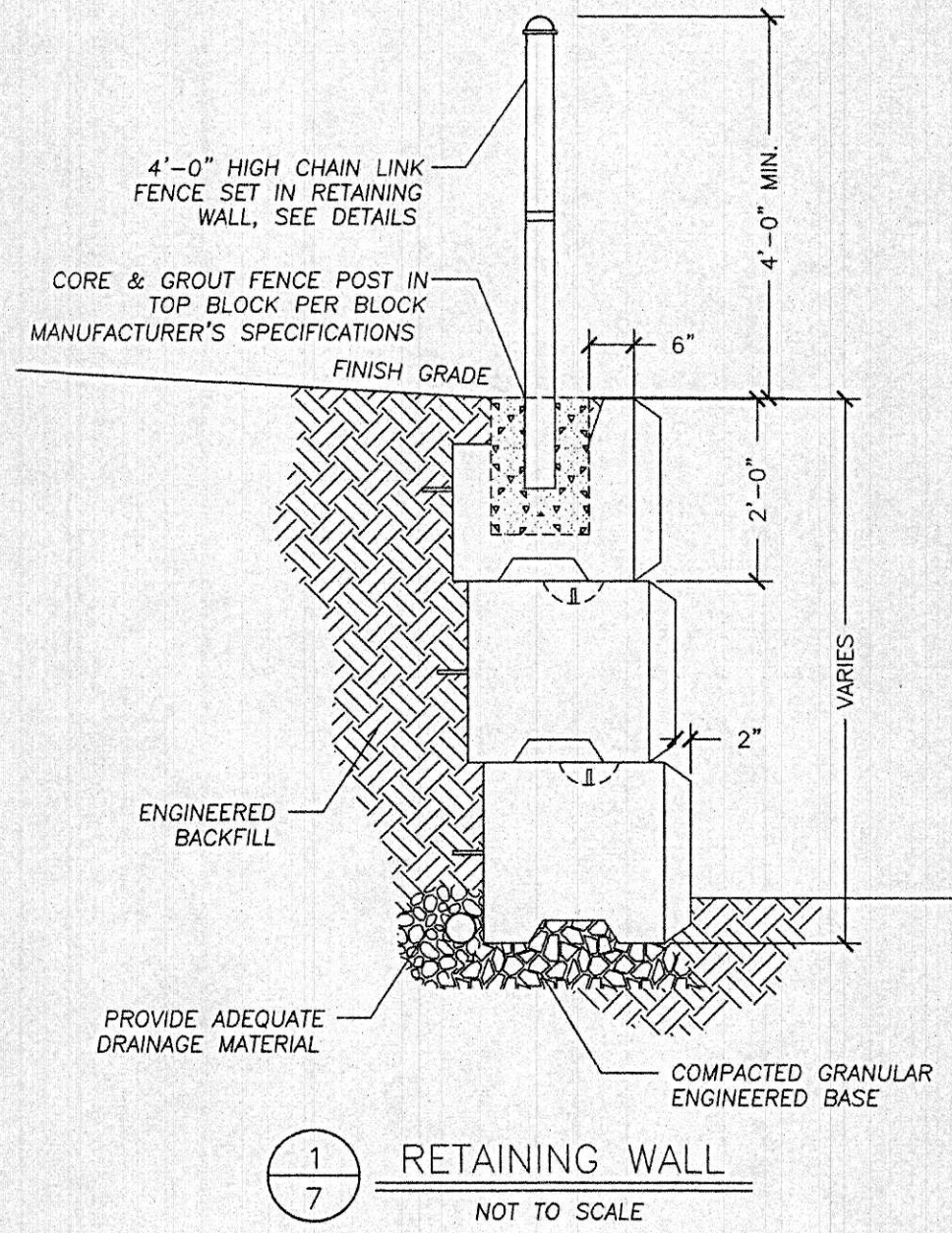
C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

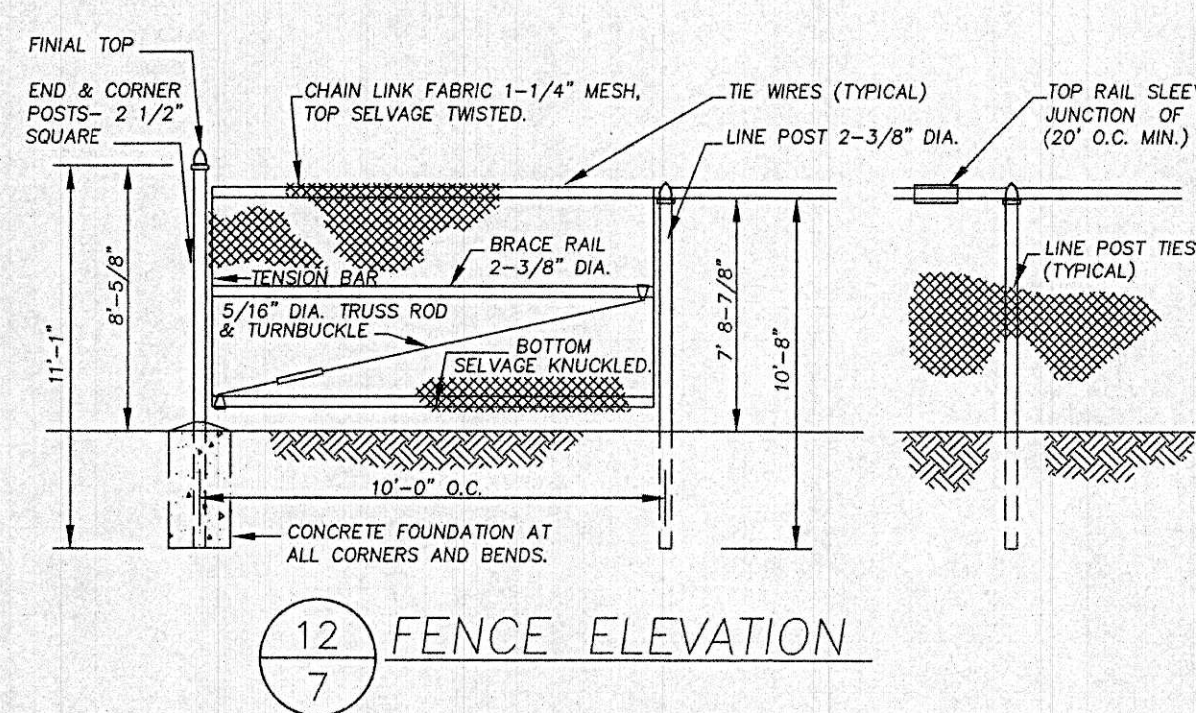
P.E.	P.L.S.
	
APPROVAL UNDER SITE PLAN REVIEW. LEICESTER PLANNING BOARD	
BEING A MAJORITY	
APPROVAL DATE: _____	
ENDORSEMENT DATE: _____	
APPLICANT:	
SCHOLD DEVELOPMENT LLC 77 CHICKERING ROAD SPENCER, MA 01562	
OWNER:	
SOUTHWEST HOLDINGS LTD 6017 PINE RIDGE ROAD, NAPLES, FL	
STAFFORD STREET PROPERTIES., LLC 83 KEYSTONE DRIVE LEICESTER, MA	
PREPARED BY:	
TAUPER Land Surveying, Inc. 710 MAIN STREET OXFORD, MA 01537 P:(508) 987-9718 F:(508) 987-9714	
SHEET TITLE	
EROSION CONTROL PLAN	
DEFINITIVE SITE PLAN at STAFFORD STREET LEICESTER, MA PREPARED FOR CENTRAL LAND DEVELOPMENT CORP.	
SHEET NO.	
C-6.0	

NOTE:

THIS DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT DIMENSIONS AND OTHER DESIGN CRITERIA SHALL BE BY THE SEGMENTAL UNIT RETAINING WALL MANUFACTURER AND ENDORSED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.

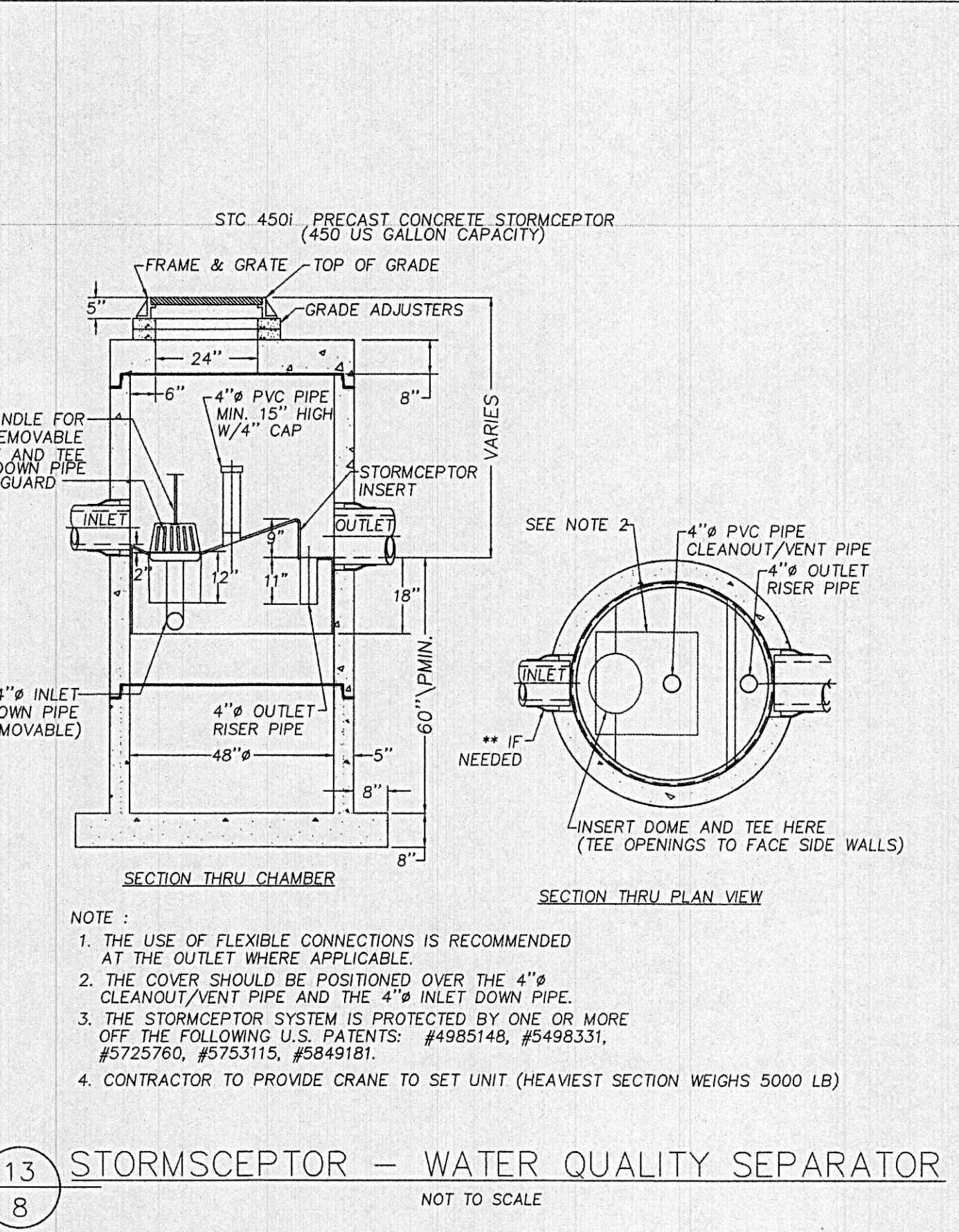
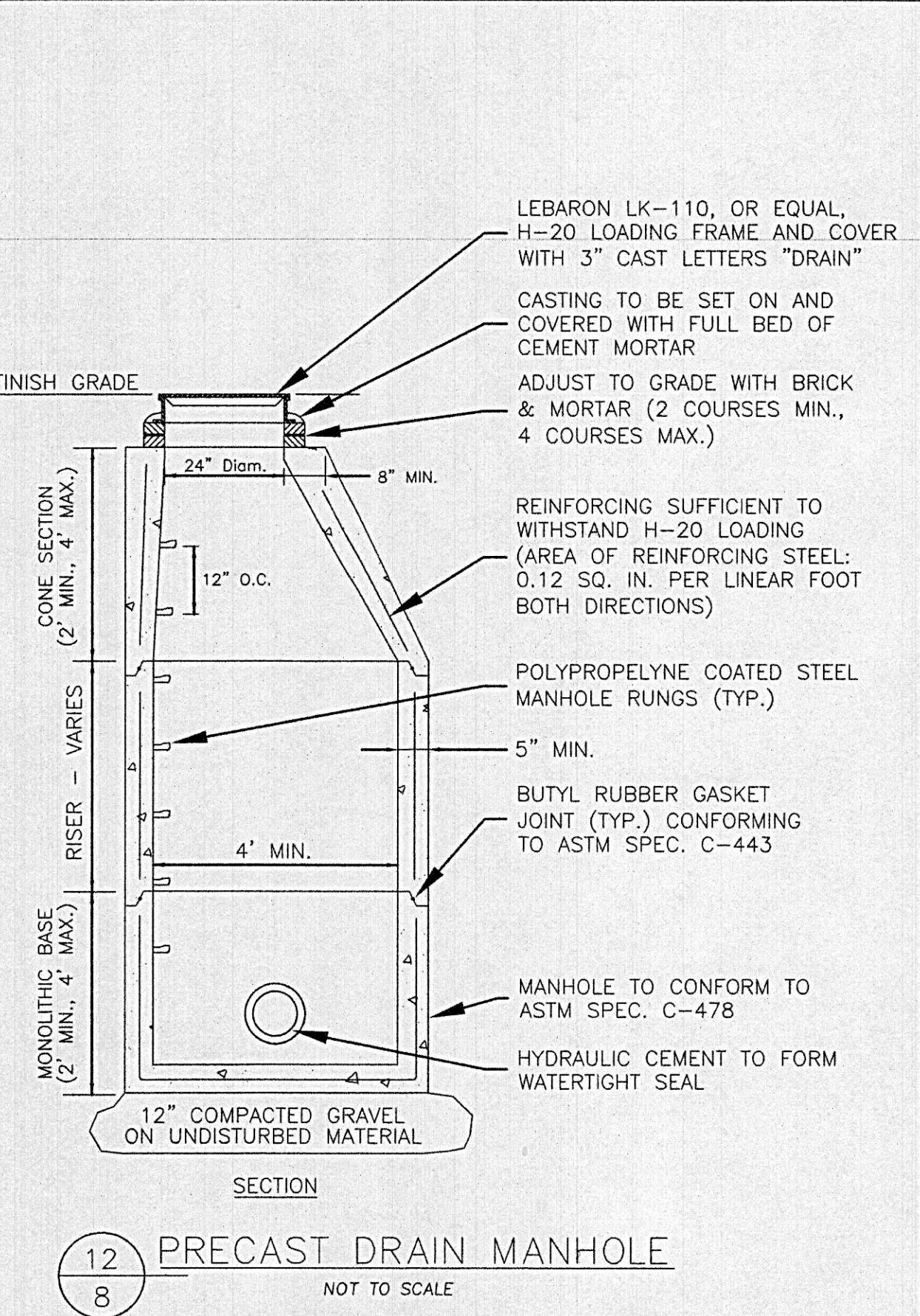
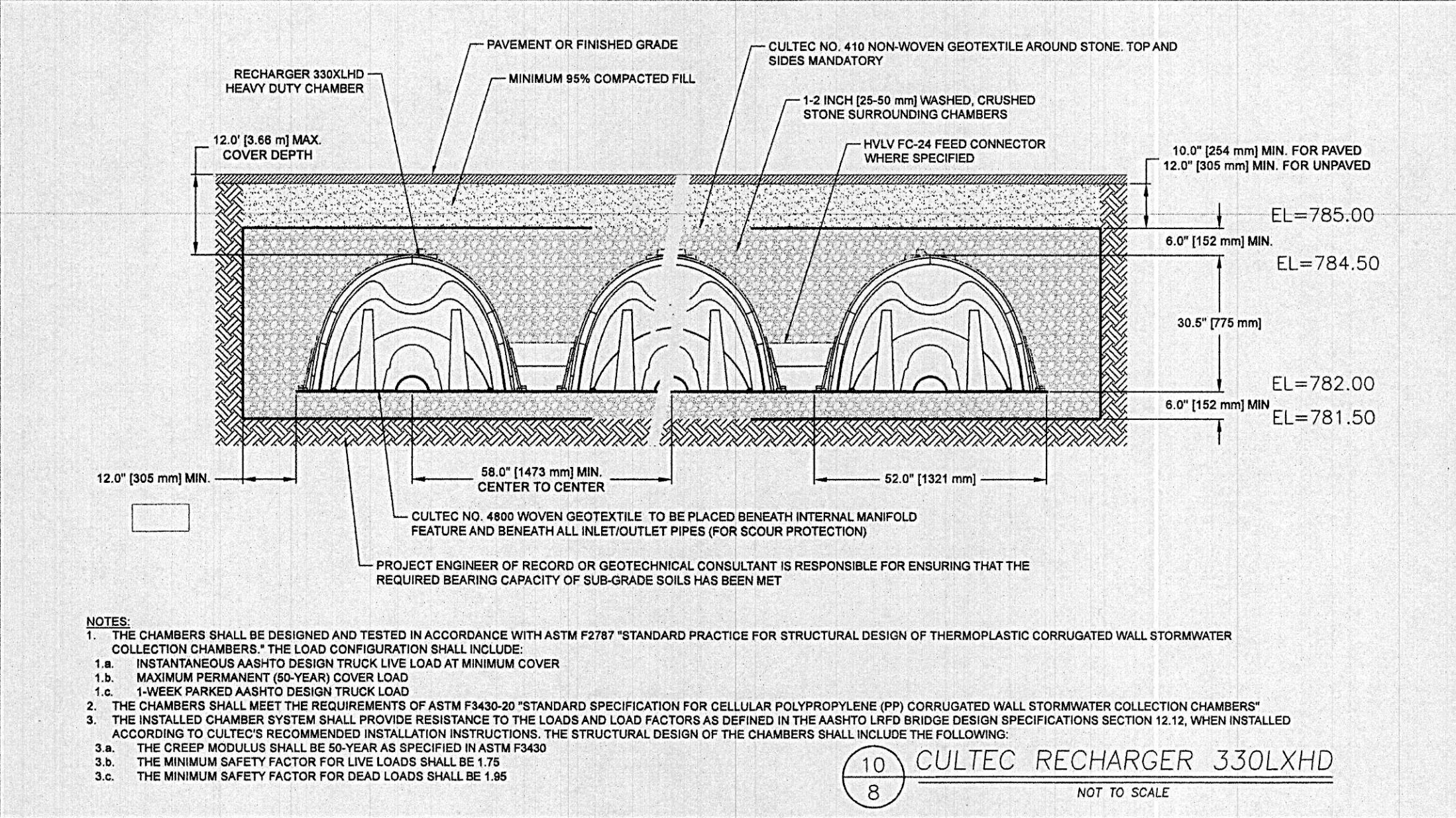
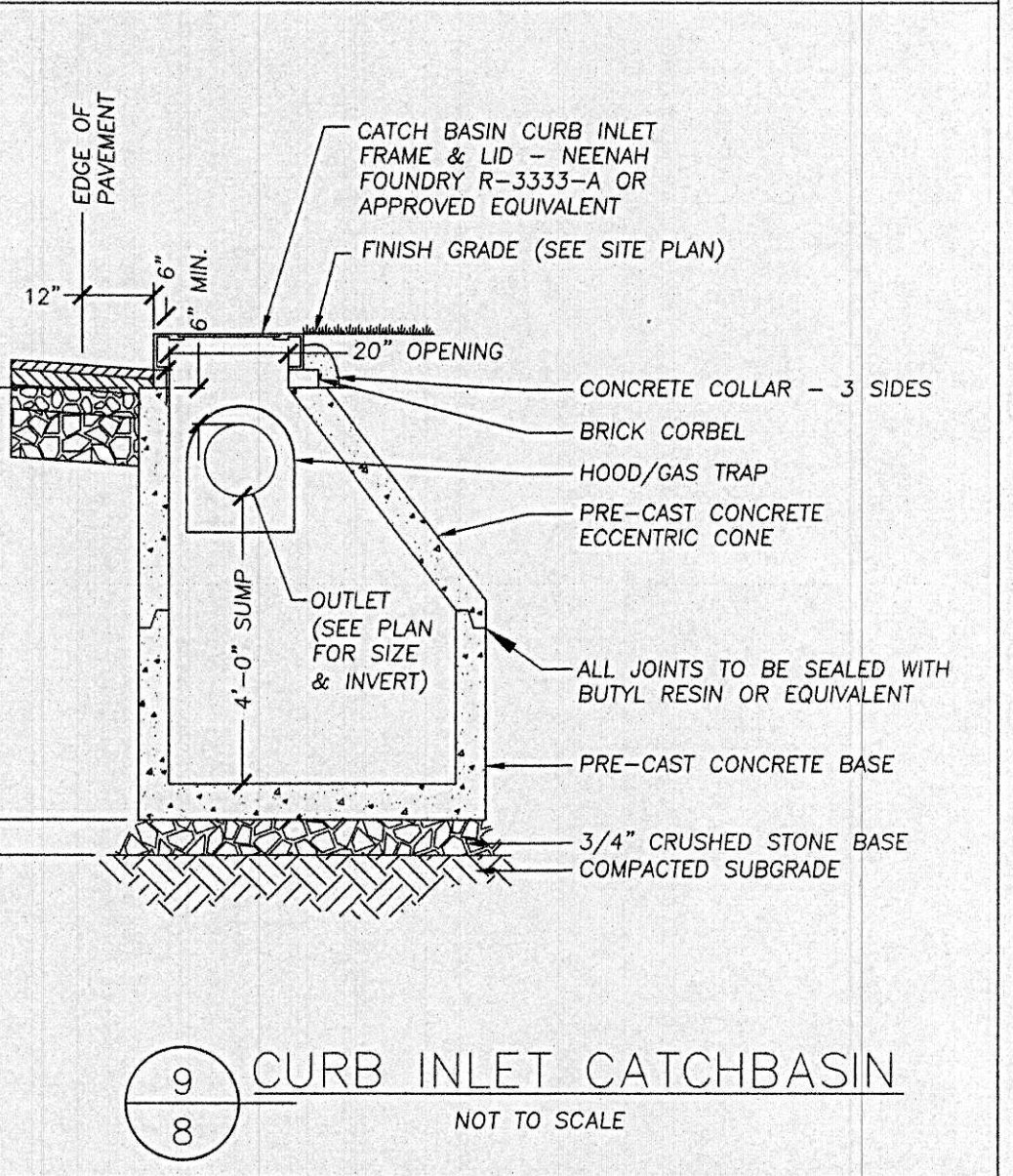
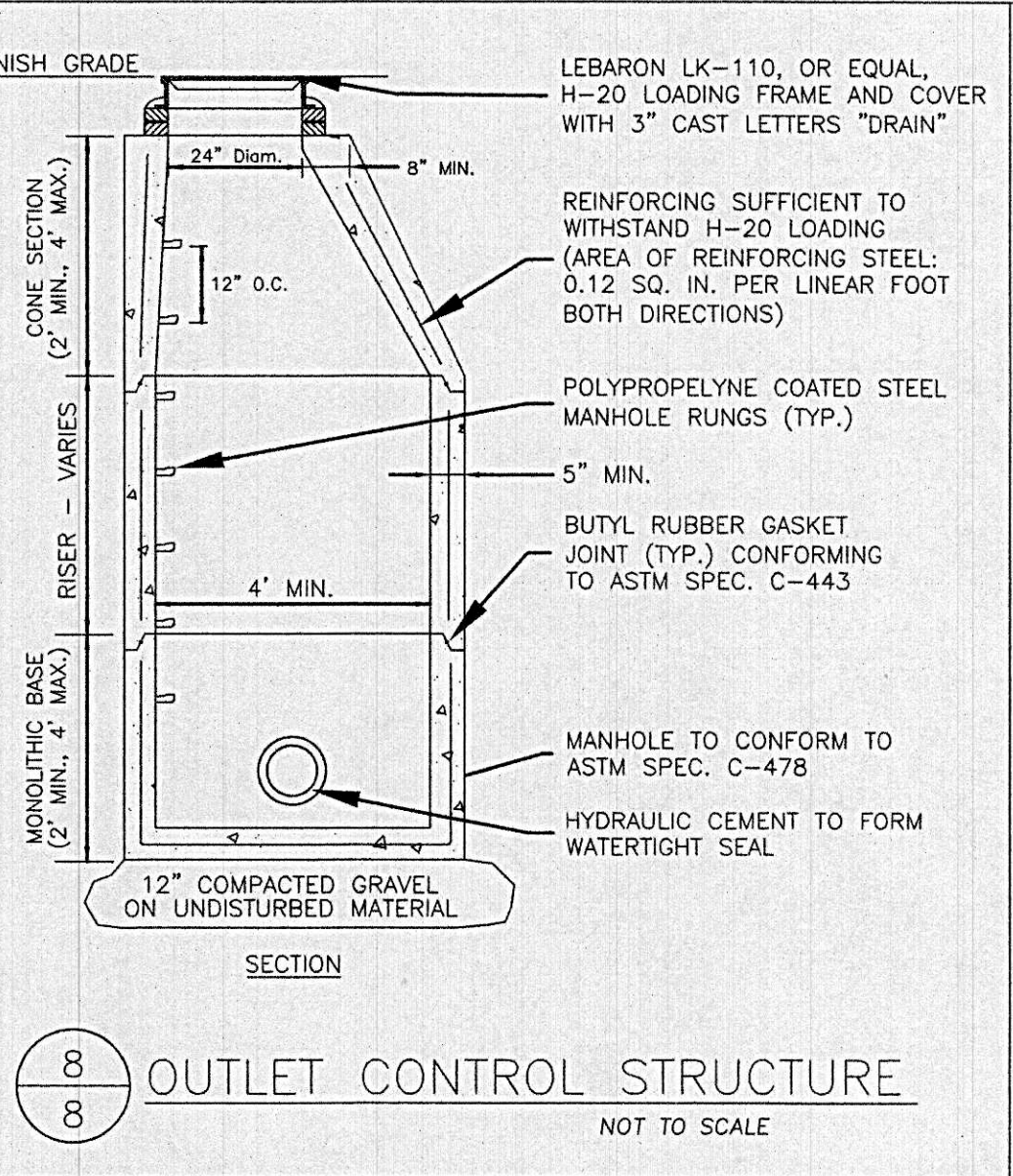
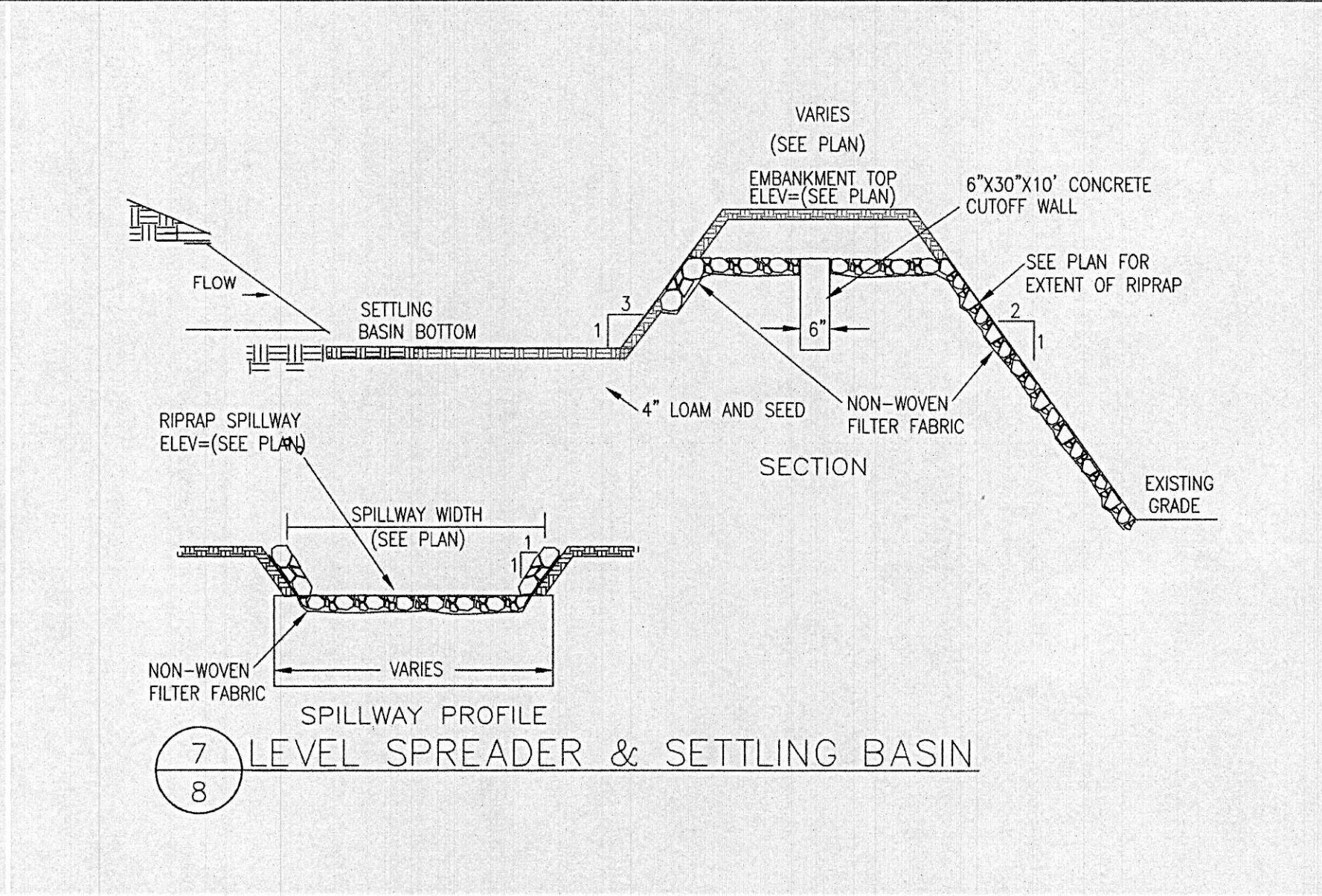
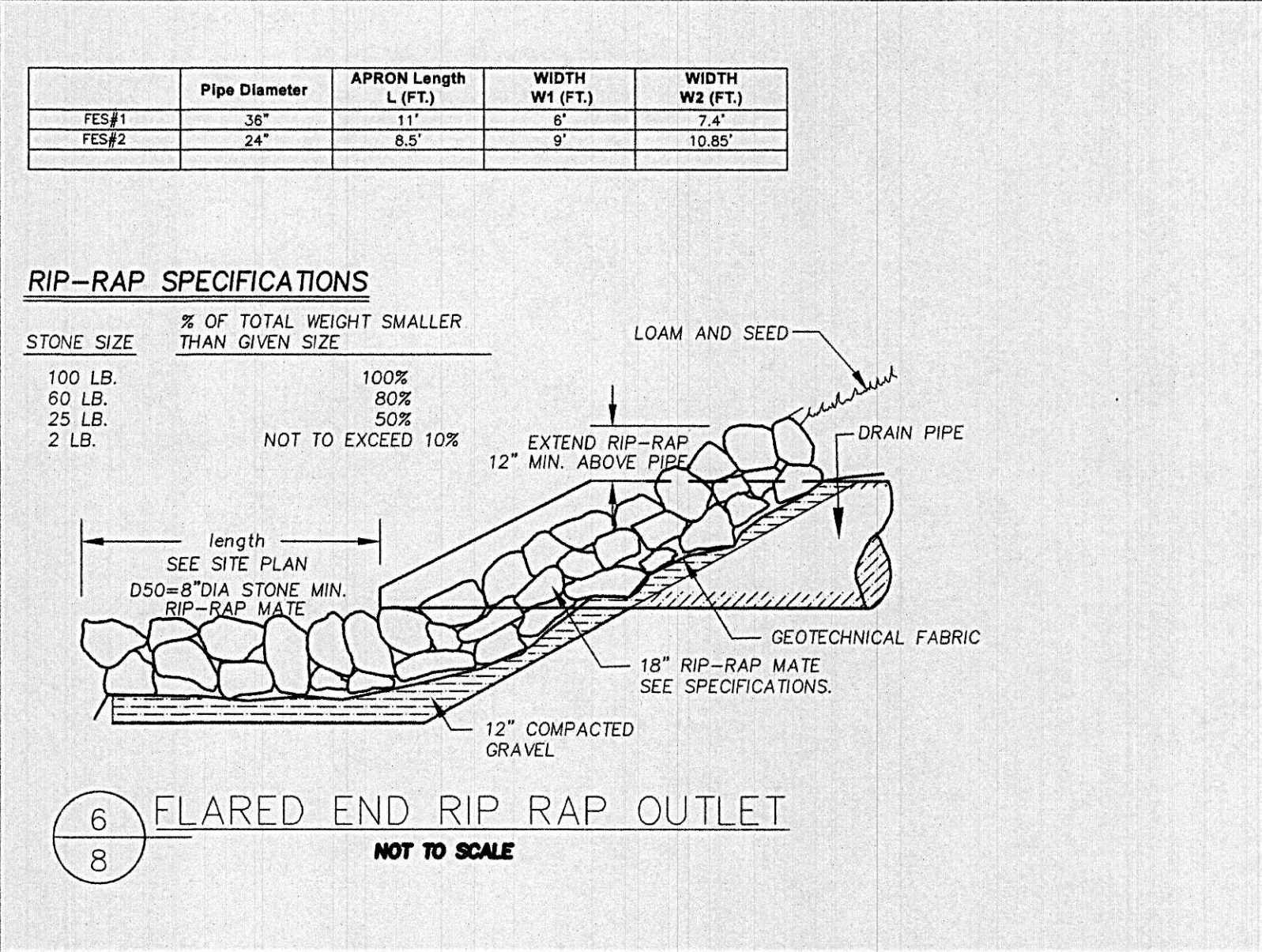
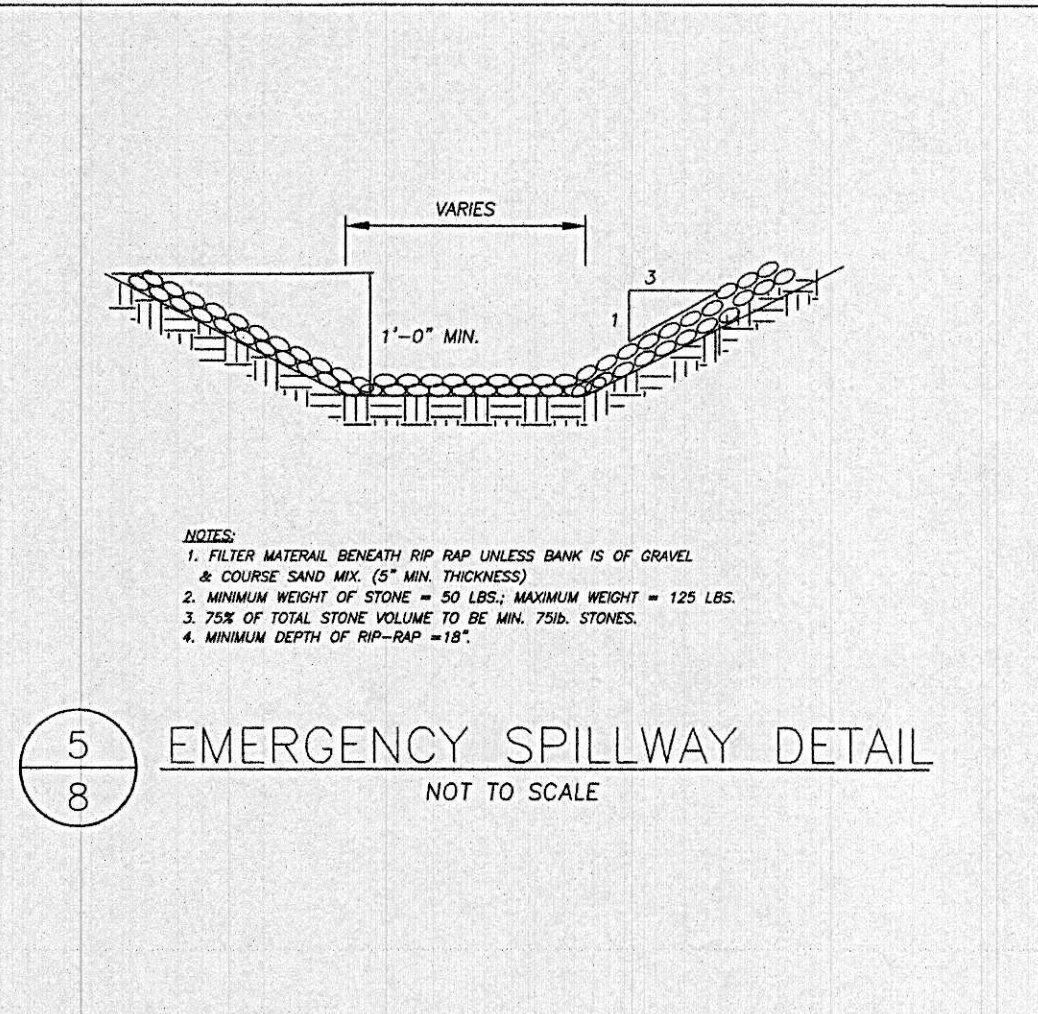
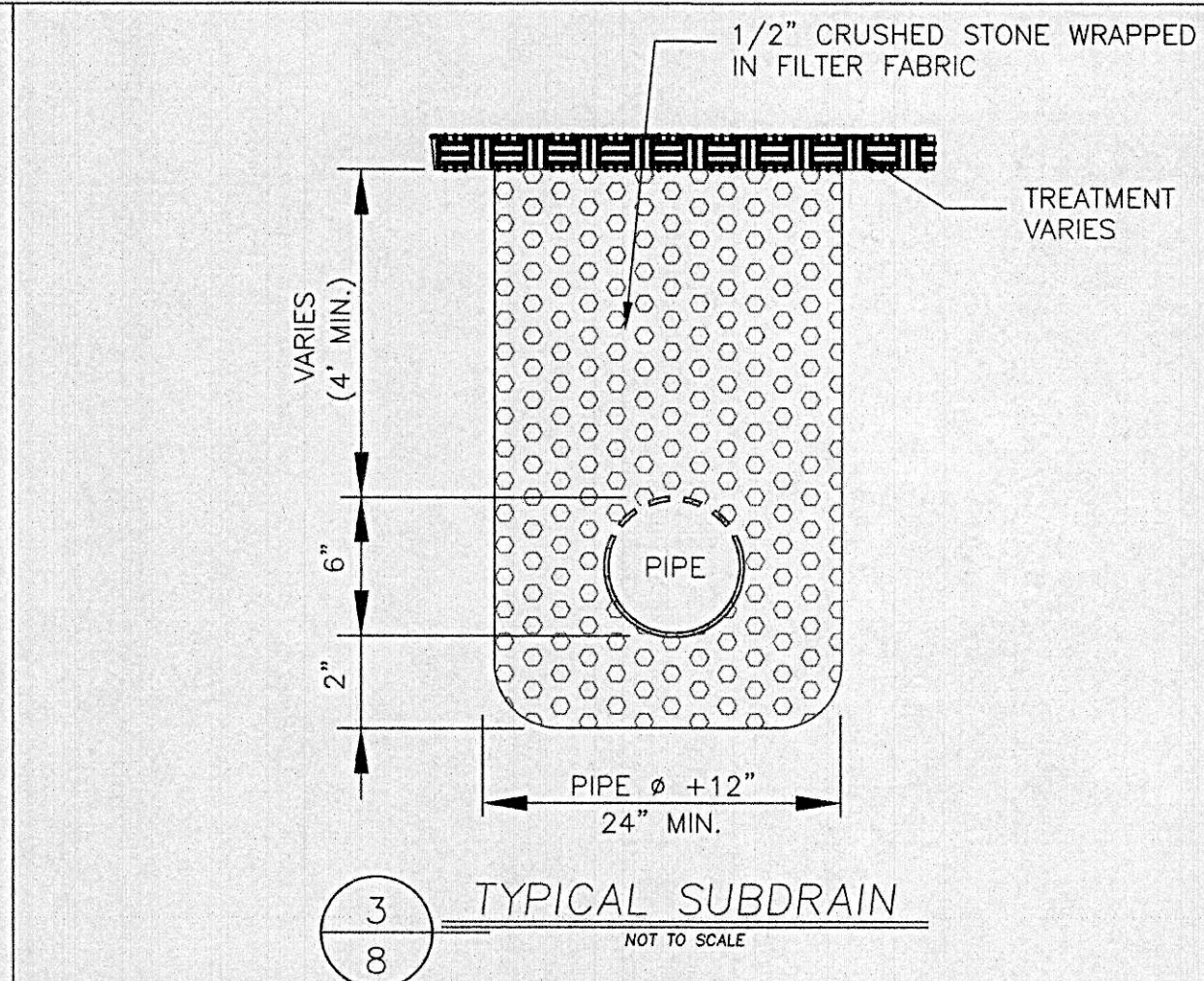
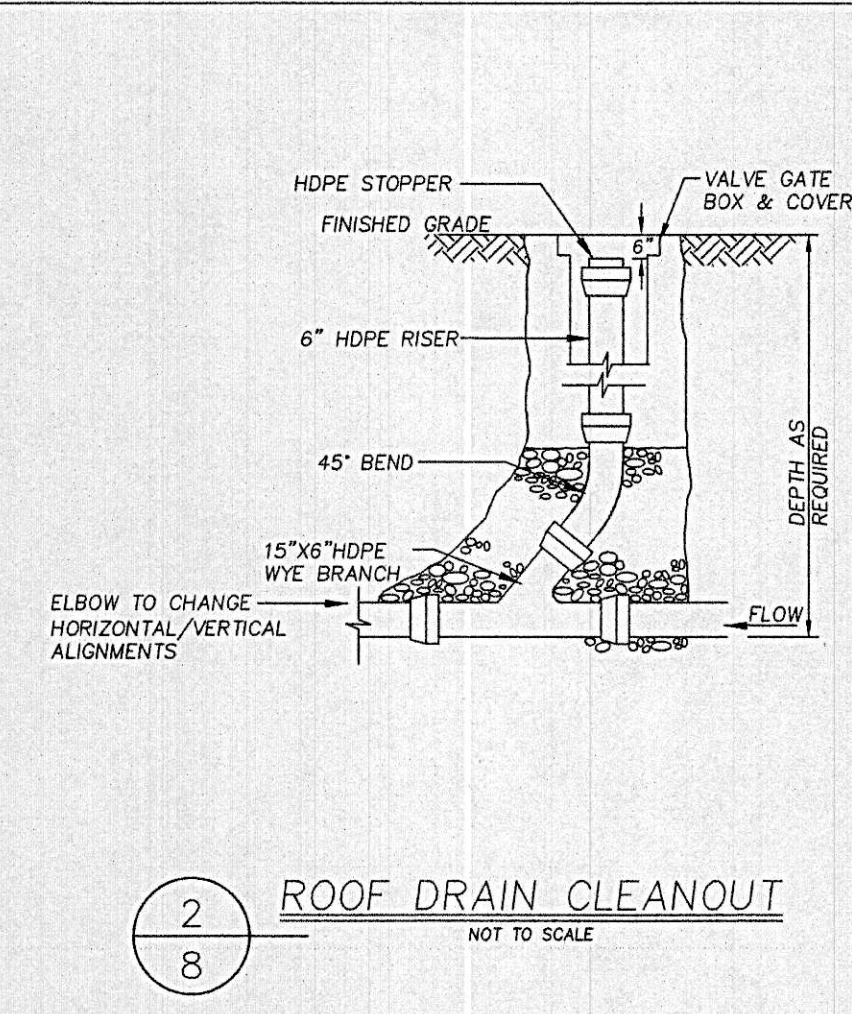
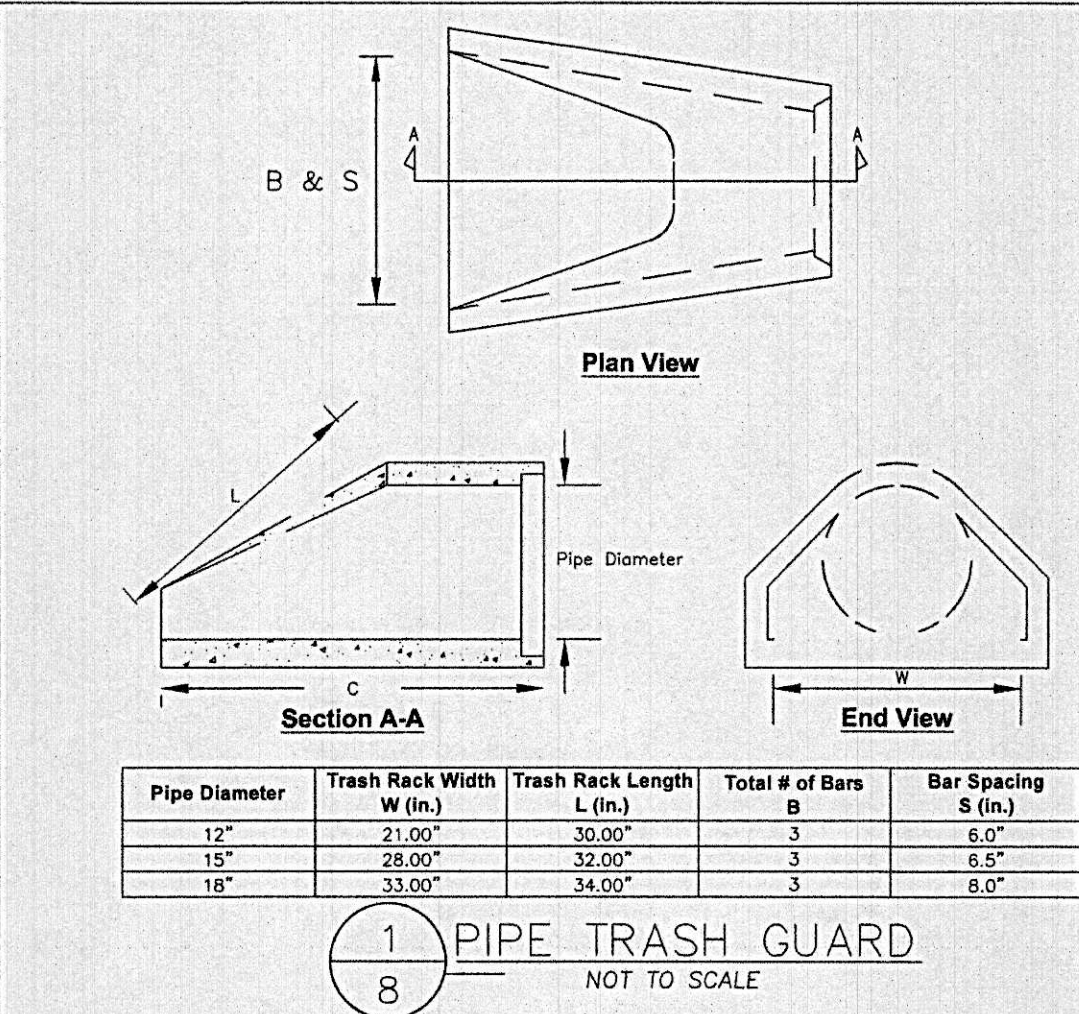


- NOTES:
- 1) PARKING SPACES SHALL MEET THE REQUIREMENTS OF THE CODE OF MASSACHUSETTS REGULATIONS ARCHITECTURAL ACCESS BOARD - 521CMR.
- 2) PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2 %) IN ALL DIRECTIONS.
- 3) ACCESS ISLES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE 5'-0" WIDE MINIMUM, EXCEPT ADJACENT VAN ACCESSIBLE SPACES; THE ACCESS ISLE SHALL BE A MINIMUM 8'-0" WIDE MINIMUM. A MINIMUM OF ONE VAN SPACE SHALL BE PROVIDED PER SITE.
- 4) TWO ACCESSIBLE SPACES MAY SHARE A COMMON ACCESS ISLE.
- 5) A SIGN, IDENTIFYING ACCESSIBLE PARKING SPACES AS RESERVED, SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN 10'-0" AWAY. THE SIGN SHALL BE AS SPECIFIED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), R7-8 OR APPROVED EQUAL.
- 6) SIGNS AT THE HEAD OF VAN ACCESSIBLE SPACES SHALL INCLUDE THE WORDS: VAN ACCESSIBLE, MUTCD R7-8B OR APPROVED EQUAL.



REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	FML	
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DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

P.E.	
APPROVAL UNDER SITE PLAN REVIEW. LEICESTER PLANNING BOARD	
BEING A MAJORITY	
APPROVAL DATE: _____	
ENDORSEMENT DATE: _____	
APPLICANT:	SCHOLD DEVELOPMENT LLC 77 CHICKERING ROAD SPENCER, MA 01562
OWNER:	SOUHWEST HOLDINGS LTD 6017 PINE RIDE ROAD, NAPLES, FL
	STAFFORD STREET PROPERTIES, LLC 83 KEYSTONE DRIVE LEICESTER, MA
PREPARED BY:	TAUPER Land Surveying, Inc. 710 MAIN STREET OXFORD, MA 01537 (P.508) 987-8715 F.(508) 987-8714
SHEET TITLE	DETAIL SHEET#2
DEFINITIVE SITE PLAN at STAFFORD STREET LEICESTER, MA PREPARED FOR CENTRAL LAND DEVELOPMENT CORP.	
SHEET NO.	C-7.0



REVISIONS		
REV.	DATE	DESCRIPTION
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

STAFFORD STREET PROPERTIES., LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY:

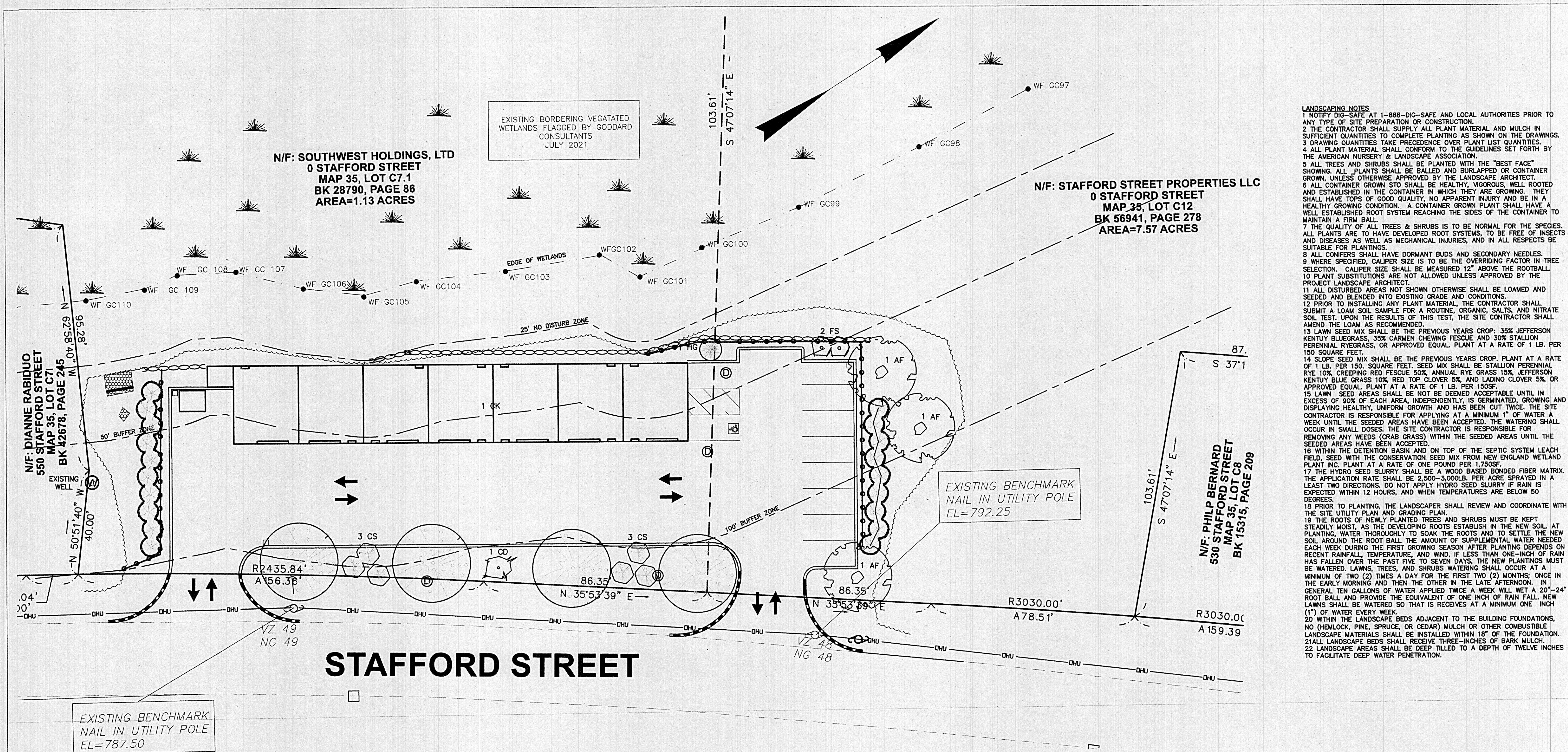
TAUPER
Land Surveying, Inc.
710 MAIN STREET
OXFORD, MA 01537
P.(508) 887-8713 F.(508) 887-8714

SHEET TITLE

DEFINITIVE SITE PLAN
at
STAFFORD STREET
LEICESTER, MA
PREPARED FOR
**CENTRAL LAND
DEVELOPMENT CORP.**

SHEET NO.

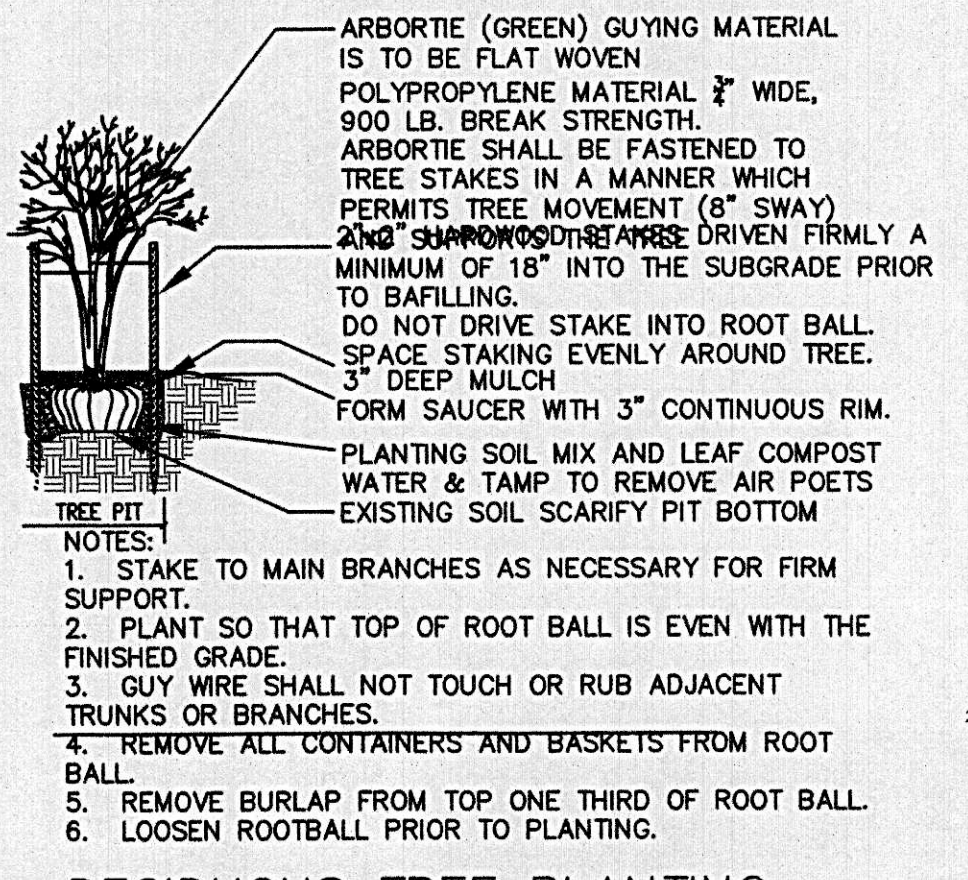
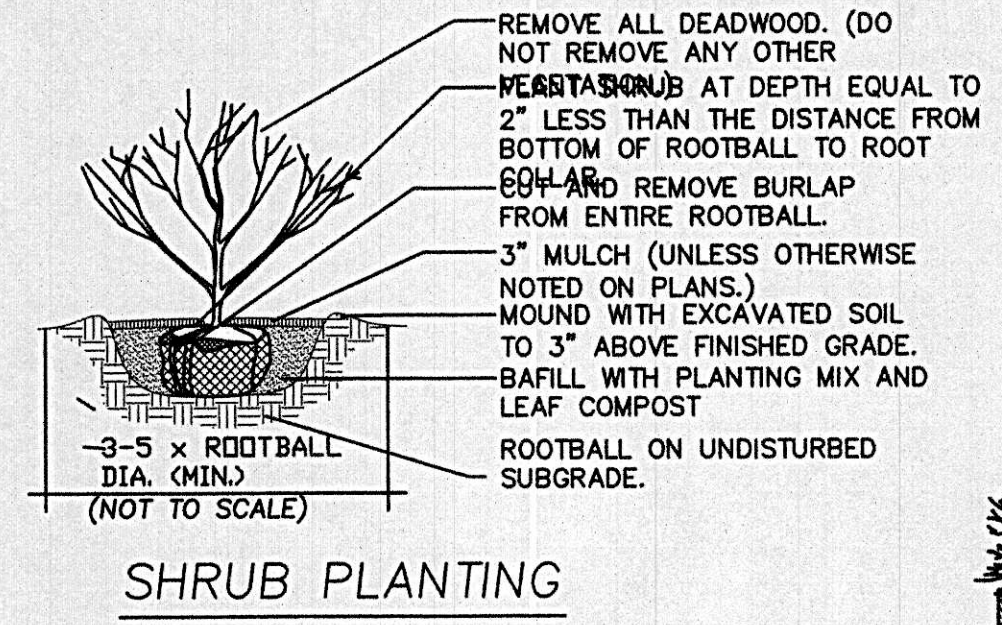
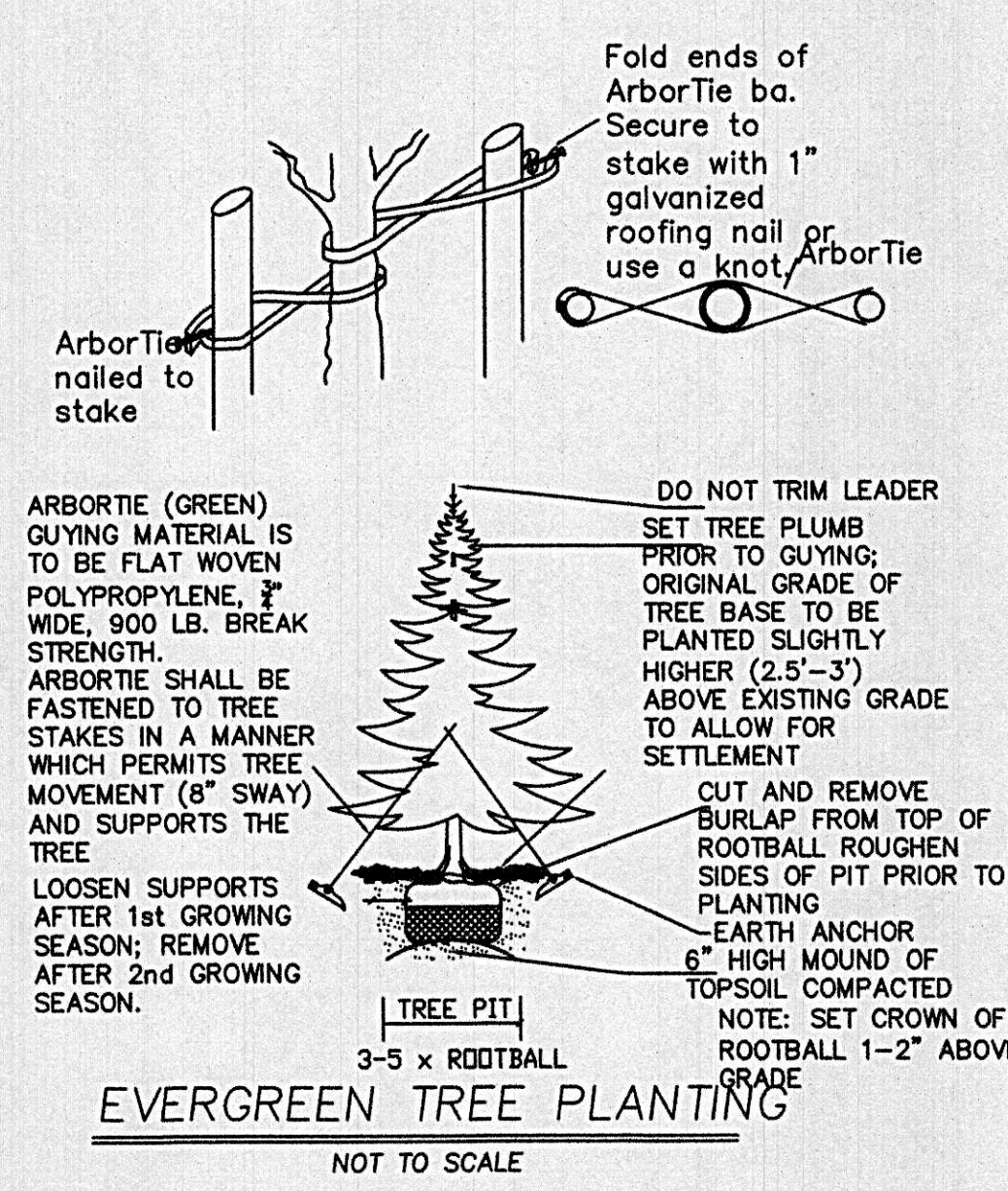
C-8.0



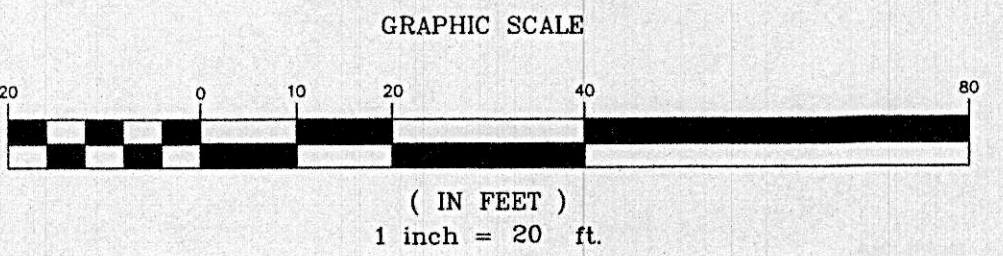
LANDSCAPING NOTES

1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL CONTAINER GROWN STD SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED.
13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTLY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTLY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5% OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQ.
15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
16. WITHIN THE DETENTION BASIN AND ON TOP OF THE SEPTIC SYSTEM LEACH FIELD, SEED WITH THE CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANT INC. PLANT AT A RATE OF ONE POUND PER 1,750 SQ.
17. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000 LB. PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
18. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
19. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
20. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
21. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
22. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

STAFFORD STREET



Planting Schedule				
Qty.	Key	Common Name	Botanical Name	Size
TREES				
3	AF	'Freeman' Maple	<i>Acer x freemanii</i>	3" Cal. B&B
1	CD	Turkish Filbert	<i>Corylus cornuta</i>	3" Cal. B&B
1	CK	Chinese Dogwood	<i>Cornus kousa chinensis</i>	3" Cal. B&B
5	CS	'Santoni' Dogwood	<i>Cornus kousa 'Santoni'</i>	3" Cal. B&B
2	FS	'Red Obelisk' Beech	<i>Fagus sylvatica 'Red Obelisk'</i>	3" Cal. B&B
1	HG	'Gracilis' Hinoki Cypress	<i>Chamaecyparis 'Gracilis'</i>	7' Ht. B&B
18	PA	Norway Spruce	<i>Picea abies</i>	8' Ht. B&B
3	SP	Japanese Stewartia	<i>Stewartia pseudocamellia</i>	3" Cal. B&B



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 (1-888-DIG-SAFE).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

P.E.	P.L.S.
APPROVAL UNDER SITE PLAN REVIEW. LEICESTER PLANNING BOARD	
BEING A MAJORITY	
APPROVAL DATE: _____	
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APPLICANT:	
SCHOLD DEVELOPMENT LLC 77 CHICKERING ROAD SPENCER, MA 01562	
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SHEET TITLE	
LANDSCAPE PLAN	
DEFINITIVE SITE PLAN at STAFFORD STREET LEICESTER, MA PREPARED FOR CENTRAL LAND DEVELOPMENT CORP.	
SHEET NO.	
C-9.0	