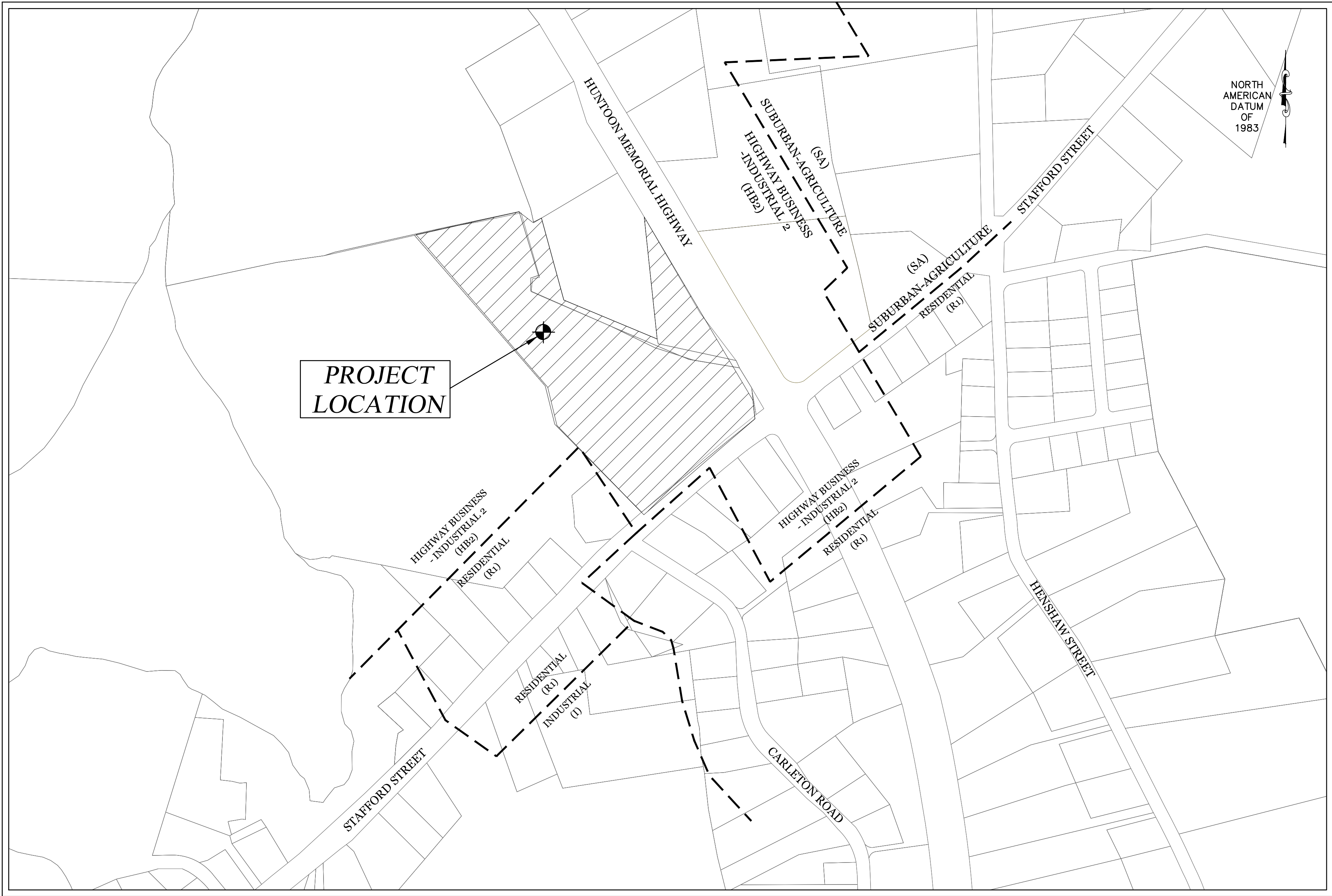


SITE PLAN MODIFICATION
STORAGE-GARAGE BUILDING
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338



SITE LOCUS

1" = 200'

DRAWING INDEX

C-1	TITLE SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	LAYOUT, GRADING, AND UTILITY PLAN
C-4	EROSION AND SEDIMENTATION CONTROL PLAN
C-5 - C-6	CONSTRUCTION DETAILS

TAX MAP REFERENCES:

ASSESSORS ID: 46-A-1.2, 44-A-7 (FORMERLY), 44-A-10

RECORD OWNERS:

HUNTOON HIGHWAY, LLC.
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DEED & PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

DEED BOOK: 52916 PAGE: 330
DEED BOOK 64563, PAGE 143
DEED BOOK 63722, PAGE 154
PLAN BOOK 897 PLAN 103
PLAN BOOK 953 PLAN 19
PLAN BOOK 954 PLAN 101

GENERAL NOTES:

1). THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED GARAGE-STORAGE BUILDING AT 112 HUNTOON MEMORIAL HIGHWAY, ROCHDALE, MA.

2). THE SUBJECT PROPERTY IS LOCATED WITHIN THE ZONE (HB2) ZONING DISTRICT THAT HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:

HB2 ZONE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	45,000 S.F.	426,888 S.F.±
MINIMUM LOT FRONTAGE:	200'	477'
FRONT SETBACK:	50'	722.8'
SIDE SETBACK:	50'	67.4'
REAR SETBACK:	50'	97.8'
MAXIMUM STORIES:	5 1/2 STORIES	2 STORY
MAX. BLDG. COVERAGE	40%	5%

3). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.

4). THE WORK DEPICTED ON THIS PLAN IS SUBJECT TO THE TOWN OF LEICESTER SITE PLAN REQUIREMENTS AND THE MASSACHUSETTS STORMWATER MANAGEMENT BY-LAWS.

5). THE PROPERTY IS SUBJECT TO AND HAS THE BENEFIT OF SITE PLAN APPROVAL (SPR2014-1).

PROJECT ENGINEER:

ROBERT J. DUFF, P.E.
MCCLURE ENGINEERING, INC.
119 WORCESTER ROAD
CHARLTON, MA 01507
PHONE: (508) 248-2005

PROJECT SURVEYOR:

MARK LAPRAD, P.L.S.
MCCLURE ENGINEERING, INC.
119 WORCESTER ROAD
CHARLTON, MA 01507
PHONE: (508) 248-2005

SURVEY NOTES:

1. SITE EXISTING CONDITIONS, PROPERTY BOUNDARIES, AND TOPOGRAPHY BASED ON AN ON THE GROUND SURVEY CONDUCTED BY MCCLURE ENGINEERING, INC. TOPOGRAPHY SUPPLEMENTED WITH U.S.G.S. 2015 LIDAR.

2. SITE DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO FEMA FIRM MAP NO. 25027C0784E, EFFECTIVE JULY 21, 2023.

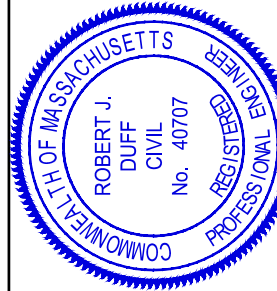
LEICESTER PLANNING BOARD
SITE PLAN APPROVAL

SITE PLAN MODIFICATION
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA
PREPARED FOR
HUNTOON HIGHWAY, LLC.
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DRAWN BY: KKP
DATE: 1/31/2024
CHK BY: RJD
SCALE: 1"=200'
PROJ. NO. 151-3036-0

TITLE SHEET

C-1



ROBERT J. DUFF, PE
PROFESSIONAL ENGINEER

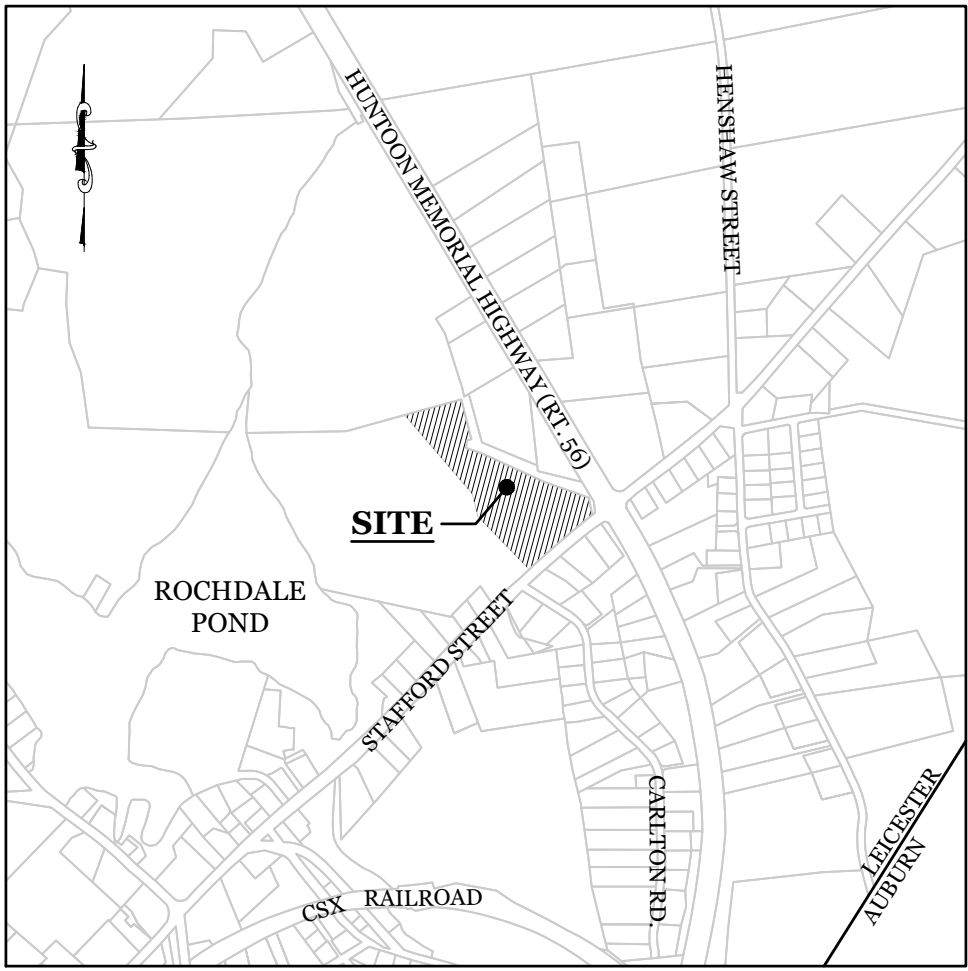
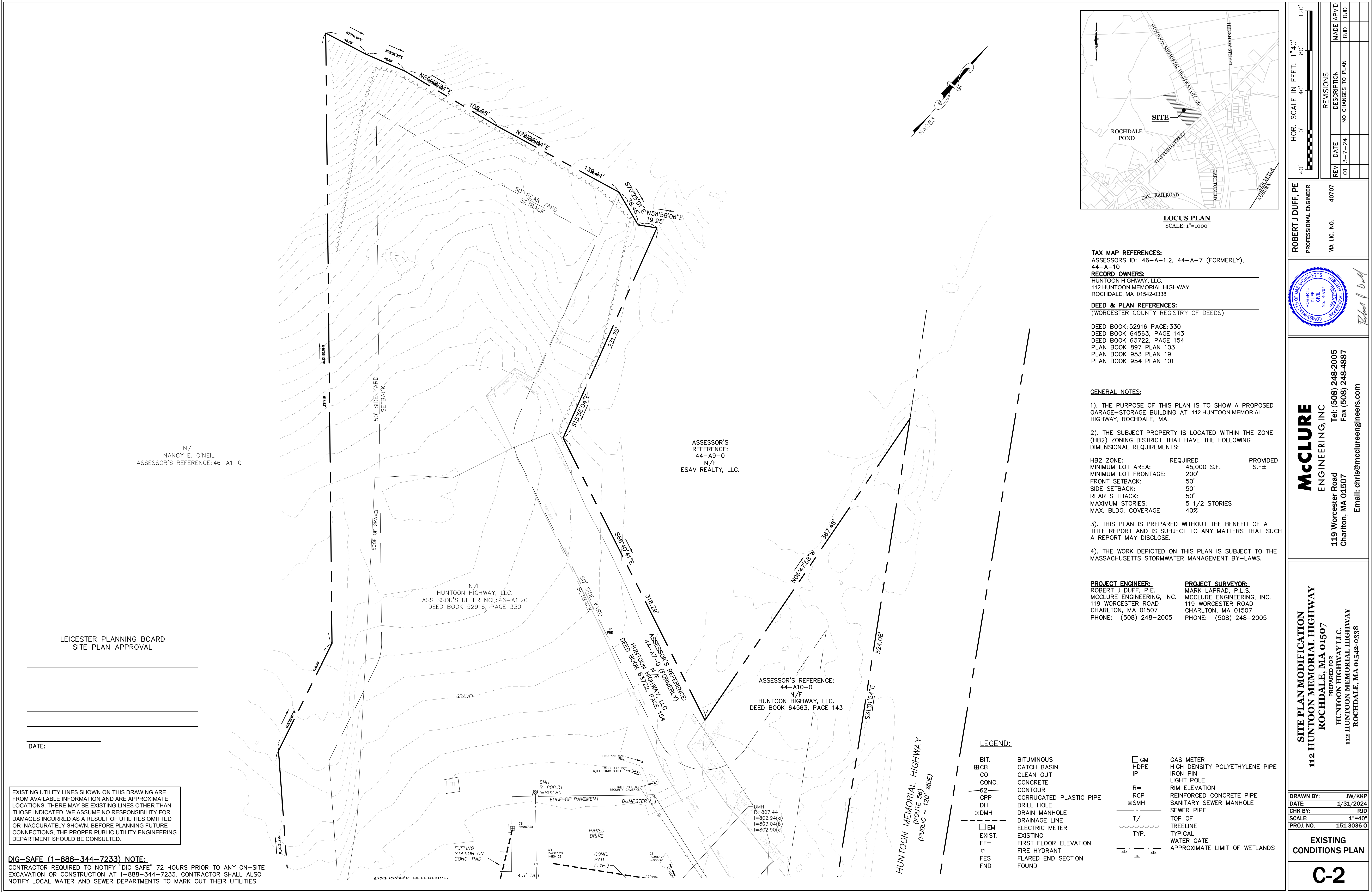
MA LIC. NO. 40707

REVISIONS		MADE APVD	
REV	DATE	DESCRIPTION	RJD
01	3-7-24	Revised per Towns comments	RJD

HOR. SCALE IN FEET: 1"=200'
0 200 400 600

DIG-SAFE (1-888-344-7233) NOTE:
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

T:_ACTIVE CLIENTS-PROJECTS FOLDER\CENTRAL MA Crane\112 Huntton Mem Hwy_Site Plan\dwg\151-3036-O_EC.dwg, 3/7/2024 11:28:21 AM, AutoCAD PDF (General Documentation).p3



LOCUS PLAN
SCALE: 1"=1000'

TAX MAP REFERENCES:

ASSESSORS ID: 46-A-1.2, 44-A-7 (FORMERLY), 44-A-10

RECORD OWNERS:

HUNTOON HIGHWAY, LLC.
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DEED & PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

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GENERAL NOTES:

- 1). THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED GARAGE-STORAGE BUILDING AT 112 HUNTOON MEMORIAL HIGHWAY, ROCHDALE, MA.
- 2). THE SUBJECT PROPERTY IS LOCATED WITHIN THE ZONE (HB2) ZONING DISTRICT THAT HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:

HB2 ZONE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	45,000 S.F.	S.F.±
MINIMUM LOT FRONTAGE:	200'	
FRONT SETBACK:	50'	
SIDE SETBACK:	50'	
REAR SETBACK:	50'	
MAXIMUM STORIES:	5 1/2 STORIES	
MAX. BLDG. COVERAGE	40%	
- 3). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
- 4). THE WORK DEPICTED ON THIS PLAN IS SUBJECT TO THE MASSACHUSETTS STORMWATER MANAGEMENT BY-LAWS.

PROJECT ENGINEER:

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CHARLTON, MA 01507
PHONE: (508) 248-2005

PROJECT SURVEYOR:

MARK LAPRAD, P.L.S.
MCCLURE ENGINEERING, INC.
119 WORCESTER ROAD
CHARLTON, MA 01507
PHONE: (508) 248-2005

LEGEND:

- | | | | |
|--------|-------------------------|------|--------------------------------|
| BIT. | BITUMINOUS | GM | GAS METER |
| CB | CATCH BASIN | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| CO | CLEAN OUT | IP | IRON PIN |
| CONC. | CONCRETE | LP | LIGHT POLE |
| 62 | CONTOUR | R= | RIM ELEVATION |
| CPP | CORRUGATED PLASTIC PIPE | RCP | REINFORCED CONCRETE PIPE |
| DH | DRILL HOLE | SMH | SANITARY SEWER MANHOLE |
| DMH | DRAIN MANHOLE | S | SEWER PIPE |
| EM | DRAINAGE LINE | T/ | TOP OF |
| EXIST. | ELECTRIC METER | TYP. | TREELINE |
| FF= | EXISTING | | TYPICAL |
| FES | FIRE HYDRANT | | WATER GATE |
| FND | FLARED END SECTION | | |
| | FOUND | | APPROXIMATE LIMIT OF WETLANDS |

McCLURE
ENGINEERING, INC.

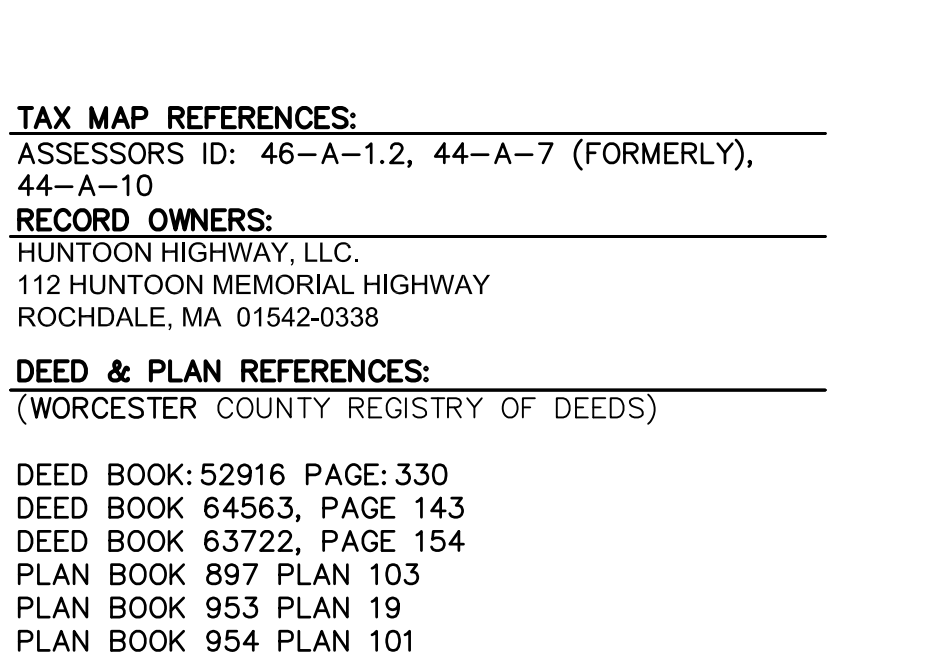
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax (508) 248-4887
Email: chris@mcclureengineers.com

SITE PLAN MODIFICATION
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01507
PREPARED FOR
HUNTOON HIGHWAY LLC.
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

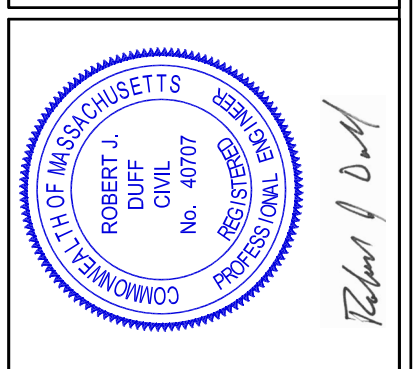
DRAWN BY: JW/KKP
DATE: 1/31/2024
CHK BY: RJD
SCALE: 1"=40'
PROJ. NO: 151-3036-O

EXISTING
CONDITIONS PLAN

C-2



ROBERT J. DUFF, P.E.	
PROFESSIONAL ENGINEER	
MA LIC. NO.	40707



3-2005	8-4887
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Email: chris@mcclureengineers.com

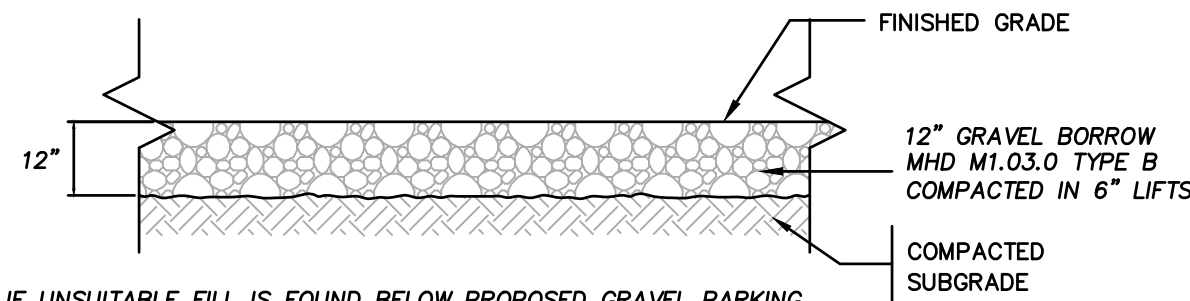
SITE PLAN MODIFICATION
112 HUNTON MEMORIAL HIGHWAY
ROCHDALE, MA 01507

PREPARED FOR
HUNTON HIGHWAY LLC.
112 HUNTON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DRAWN BY:	JW/KKP
DATE:	1/31/2024
CHK BY:	RJD
SCALE:	1"=40'
PROJ. NO.	151-3036-0

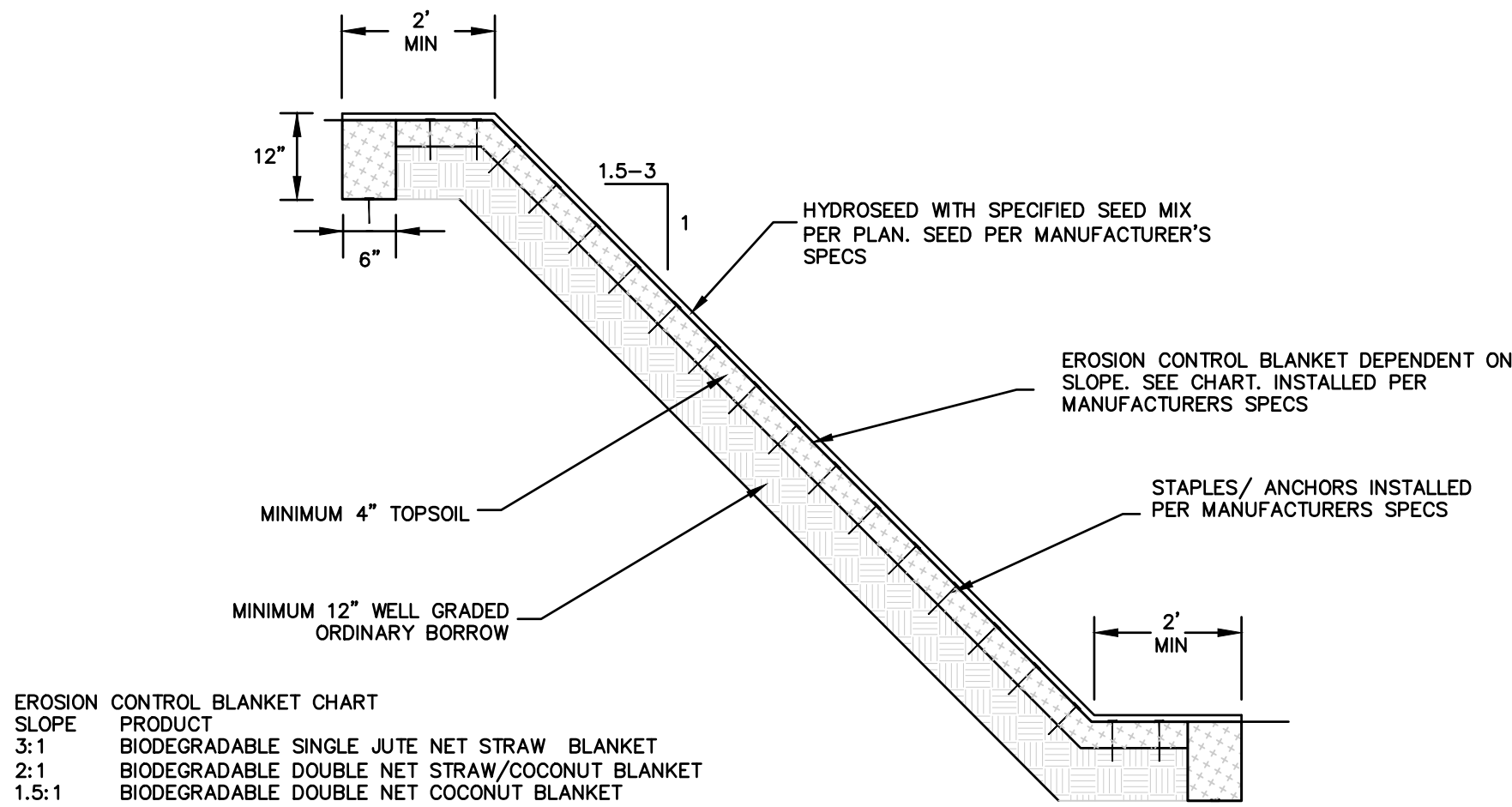
**LAYOUT, GRADING
AND UTILITY PLAN**

T:_ACTIVE CLIENTS-PROJECTS FOLDER\CENTRAL MA CRANE\151-3036-0_Central MA Crane_112 Huntton Mem Hwy_Site Plan.dwg 151-3036-0_Details.dwg 3/7/2024 11:22:47 AM, AutoCAD PDF (General Documentation).pc3



GRAVEL PARKING LOT DETAIL

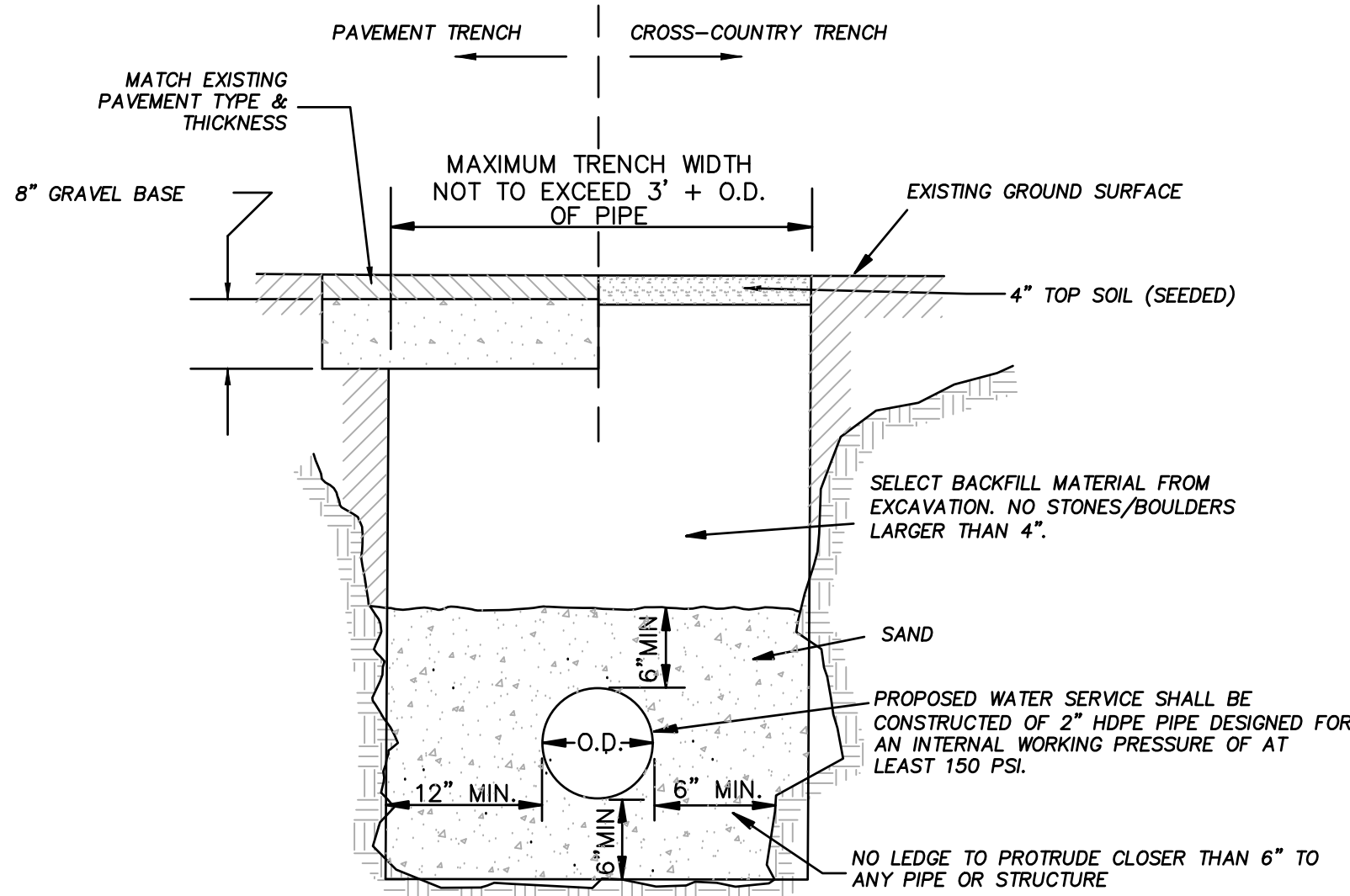
NOT TO SCALE



EROSION CONTROL BLANKET CHART	
SLOPE	PRODUCT
3:1	BIODEGRADABLE SINGLE JUTE NET STRAW BLANKET
2:1	BIODEGRADABLE DOUBLE NET STRAW/COCONUT BLANKET
1.5:1	BIODEGRADABLE DOUBLE NET COCONUT BLANKET

SLOPE STABILIZATION DETAILS

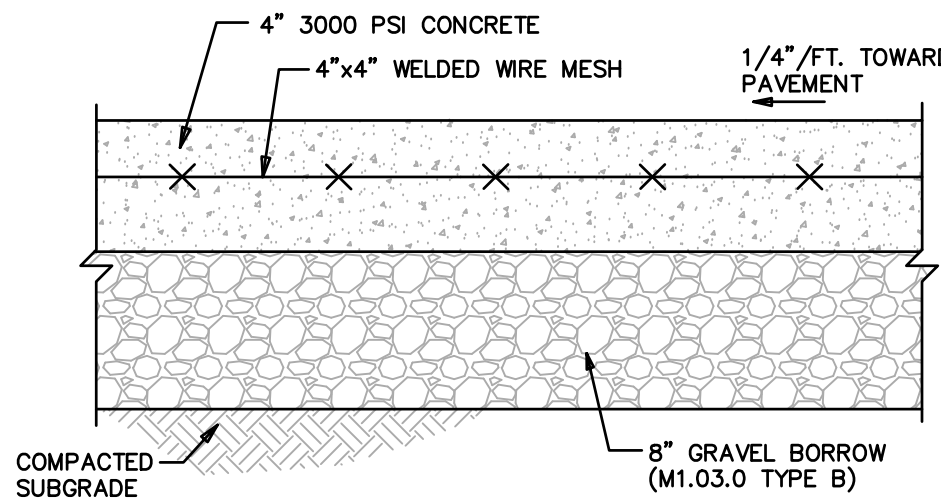
NOT TO SCALE



NOTE:
IF SIGNIFICANT LEDGE IS ENCOUNTERED IN THE COURSE OF ROADWAY OR UTILITY CONSTRUCTION, THE TOWN WILL BE INFORMED AND A PLAN FOR SOIL TEST OR BORINGS AS WELL AS EXPECTED METHODS AND SCHEDULE OF REMOVAL SHALL BE SUBMITTED TO THE TOWN.

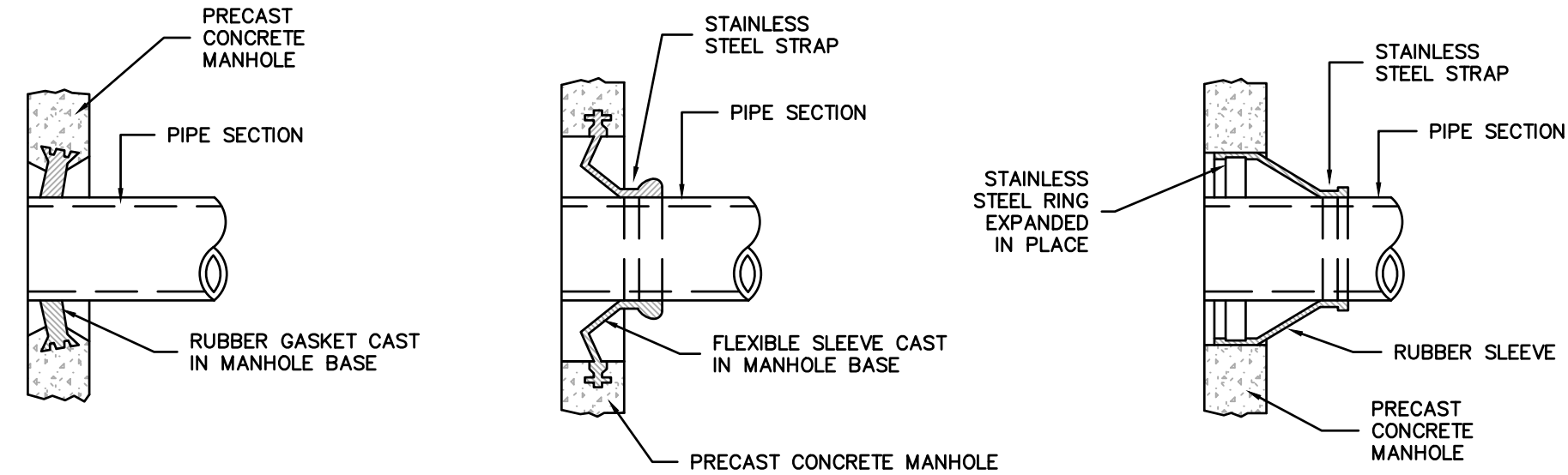
TYPICAL WATER SERVICE TRENCH SECTION

NOT TO SCALE



CONCRETE APRON DETAIL

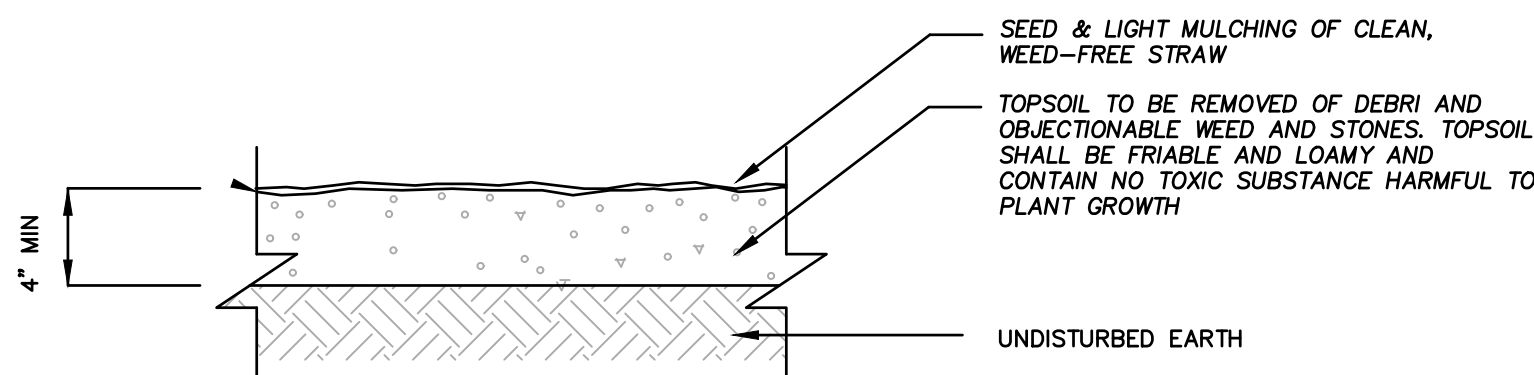
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NOTE:
1) CONTRACTOR SHALL BE REQUIRED TO MAKE ALL PIPE PENETRATIONS WATER TIGHT.
2) THE PIPE TO MANHOLE CONNECTION SHALL BE A FLEXIBLE RUBBER PIPE SLEEVE EITHER CAST IN PRECAST MANHOLE SECTION OR HELD IN PLACE BY STAINLESS STEEL RINGS EXPANDED IN PLACE TO MEET SPECIFICATIONS OF ASTM C923.

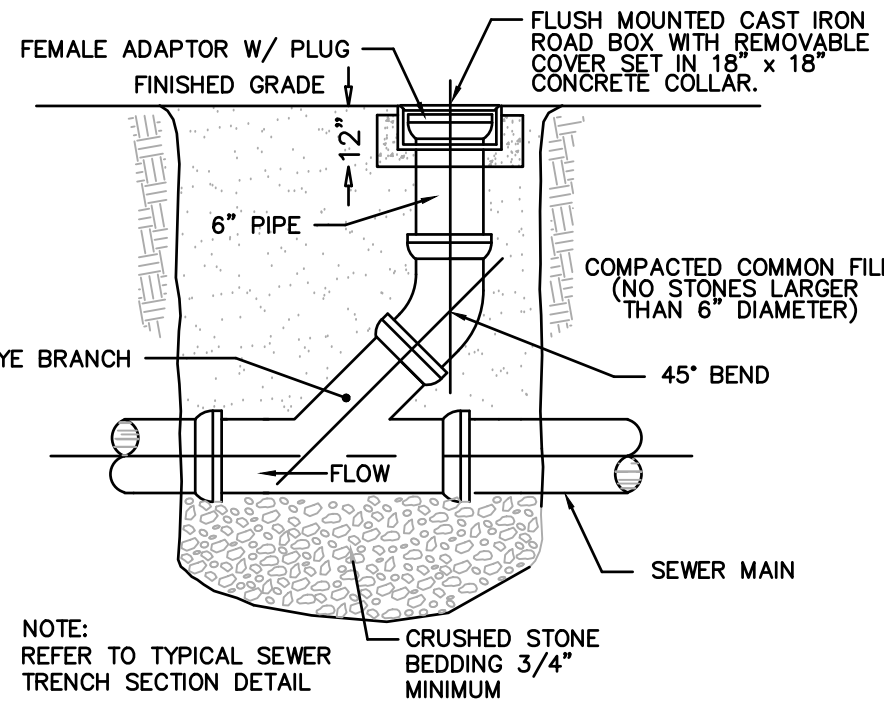
MANHOLE SEAL DETAILS

NOT TO SCALE



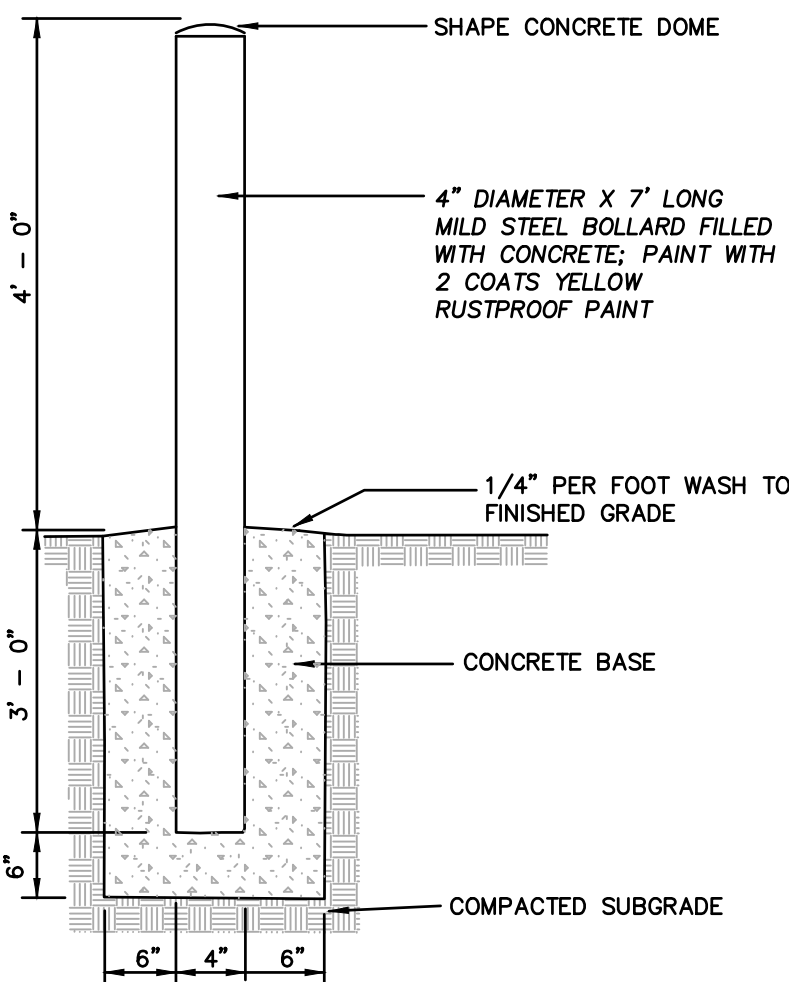
TOP SOIL & SEEDING DETAIL

NOT TO SCALE



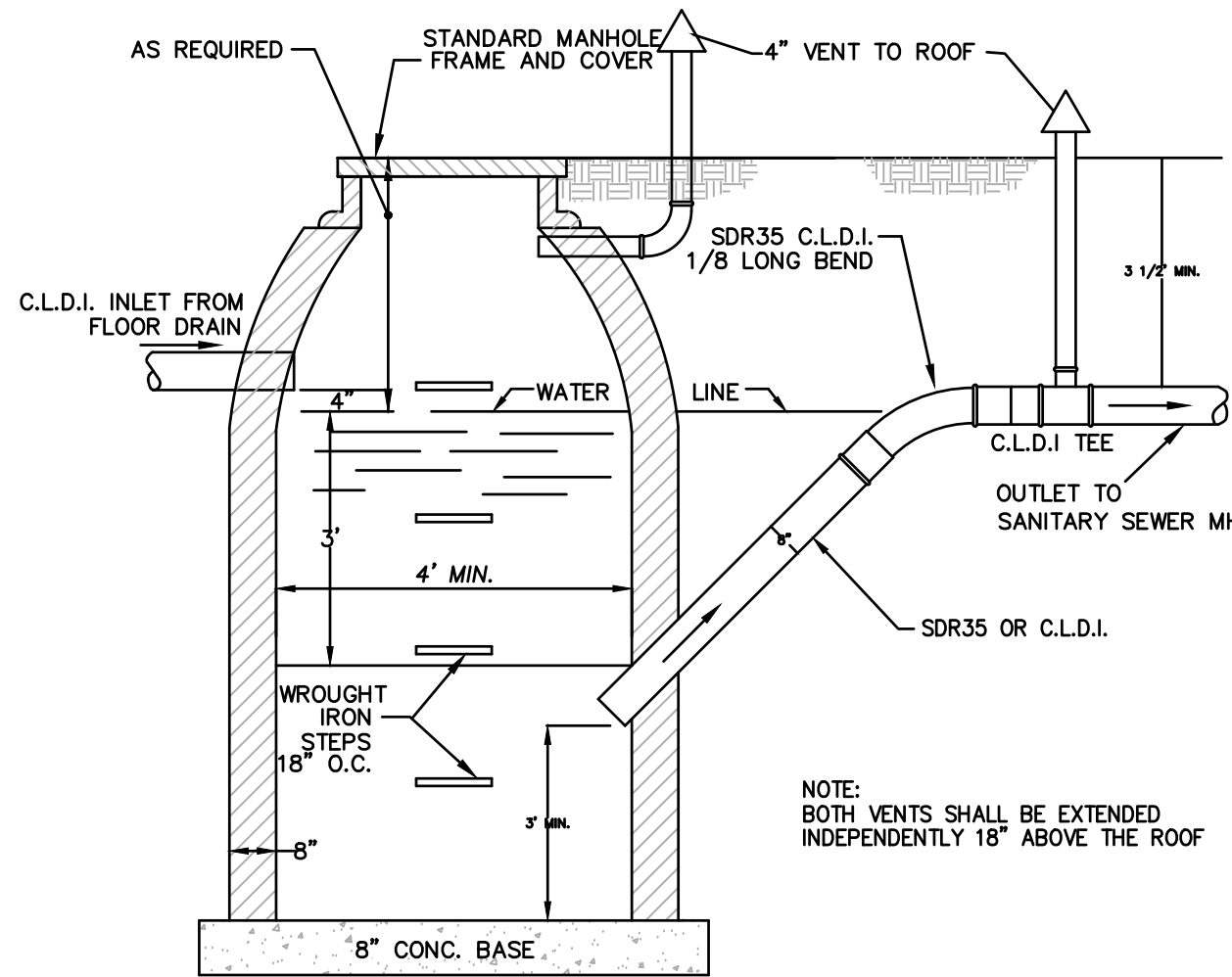
TYPICAL GRAVITY SEWER CLEANOUT DETAIL

NOT TO SCALE



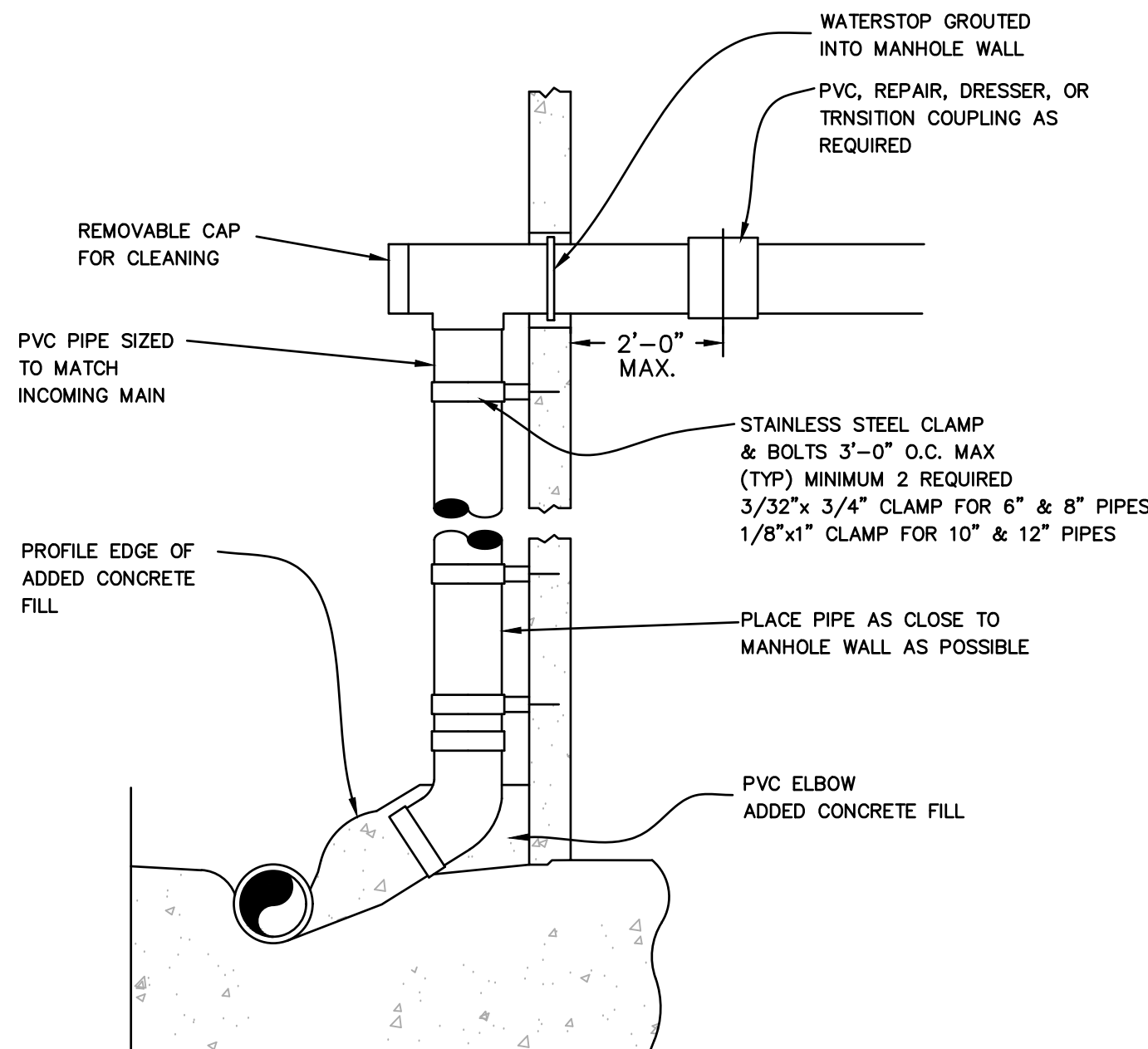
STEEL PIPE BOLLARD

NOT TO SCALE



OIL/GREASE SEPARATOR DETAIL

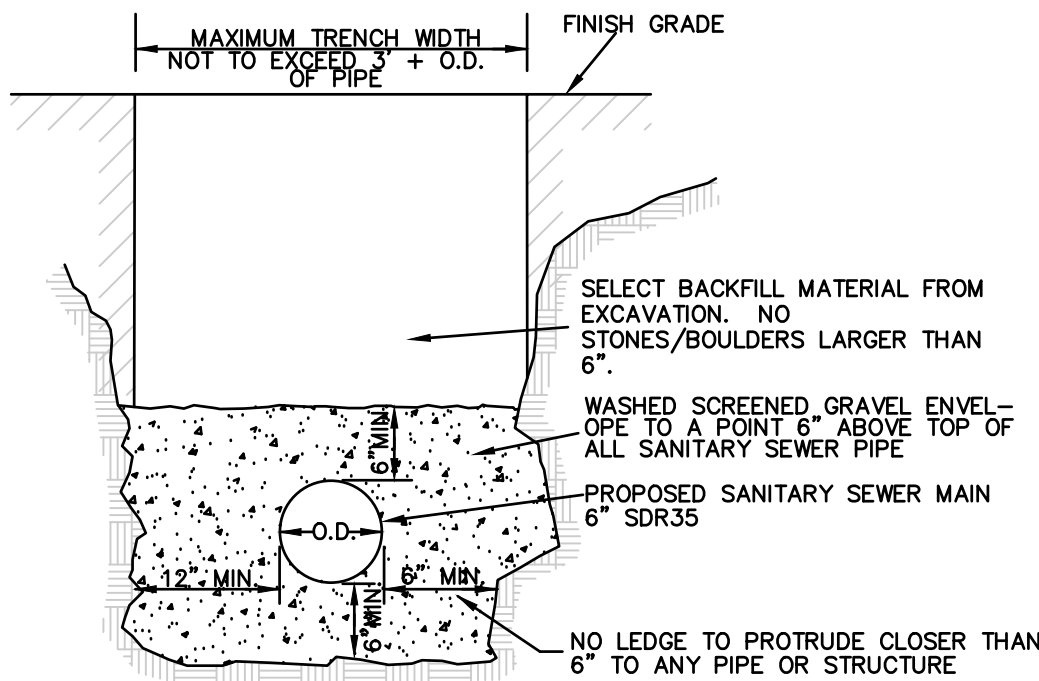
NOT TO SCALE



NOTES:
ENCLOSE ELBOW IN CONCRETE, FORM SMOOTH CHANNEL TO MANHOLE FLOWLINE.
INSTALL WATERSTOP IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS SHOWN.
PVC PIPE AND FITTINGS TO BE SDR-35 SCHEDULE 40.

SEWER MANHOLE INTERIOR DROP INLET

NOT TO SCALE



NOTE: ALL SANITARY SEWERS MORE THAN 20 FEET DEEP SHALL BE CONSTRUCTED USING SCHEDULE 80 PVC OR SCHEDULE 40 DUCTILE IRON PIPE.

TYP. GRAVITY SEWER MAIN TRENCH SECTION

NOT TO SCALE

REVISIONS		DESCRIPTION	MADE BY	DATE
REV	DATE	DESCRIPTION	NO CHANGES TO PLAN	RJD
01	3-7-24	NO CHANGES TO PLAN	RJD	

ROBERT J. DUFF, P.E.
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MA LIC. NO. 40707



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Fax: (508) 248-4887
Email: rduff@mcclureengineers.com

SITE PLAN MODIFICATION
112 HUNTON MEMORIAL HIGHWAY
ROCHDALE, MA
PREPARED FOR
CENTRAL MASS CRANE
112 HUNTON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DRAWN BY: KKP
DATE: 1/31/2024
CHK BY: RJD
SCALE:
PROJ. NO. 151-3036-0

CONSTRUCTION
DETAILS

C-5



ROBERT J. DUFF, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 40707



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1119 Worcester Road
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SITE PLAN MODIFICATION
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA
PREPARED FOR
CENTRAL MASS CRANE
112 HUNTOON MEMORIAL HIGHWAY
ROCHDALE, MA 01542-0338

DRAWN BY:	KKR
DATE:	1/31/2024
CHK BY:	RJD
SCALE:	
PROJ. NO.	151-3036-C

CONSTRUCTION DETAILS

C-6