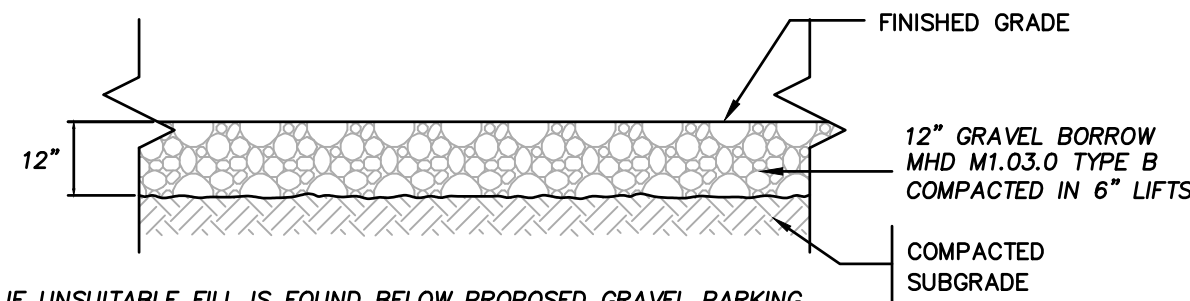


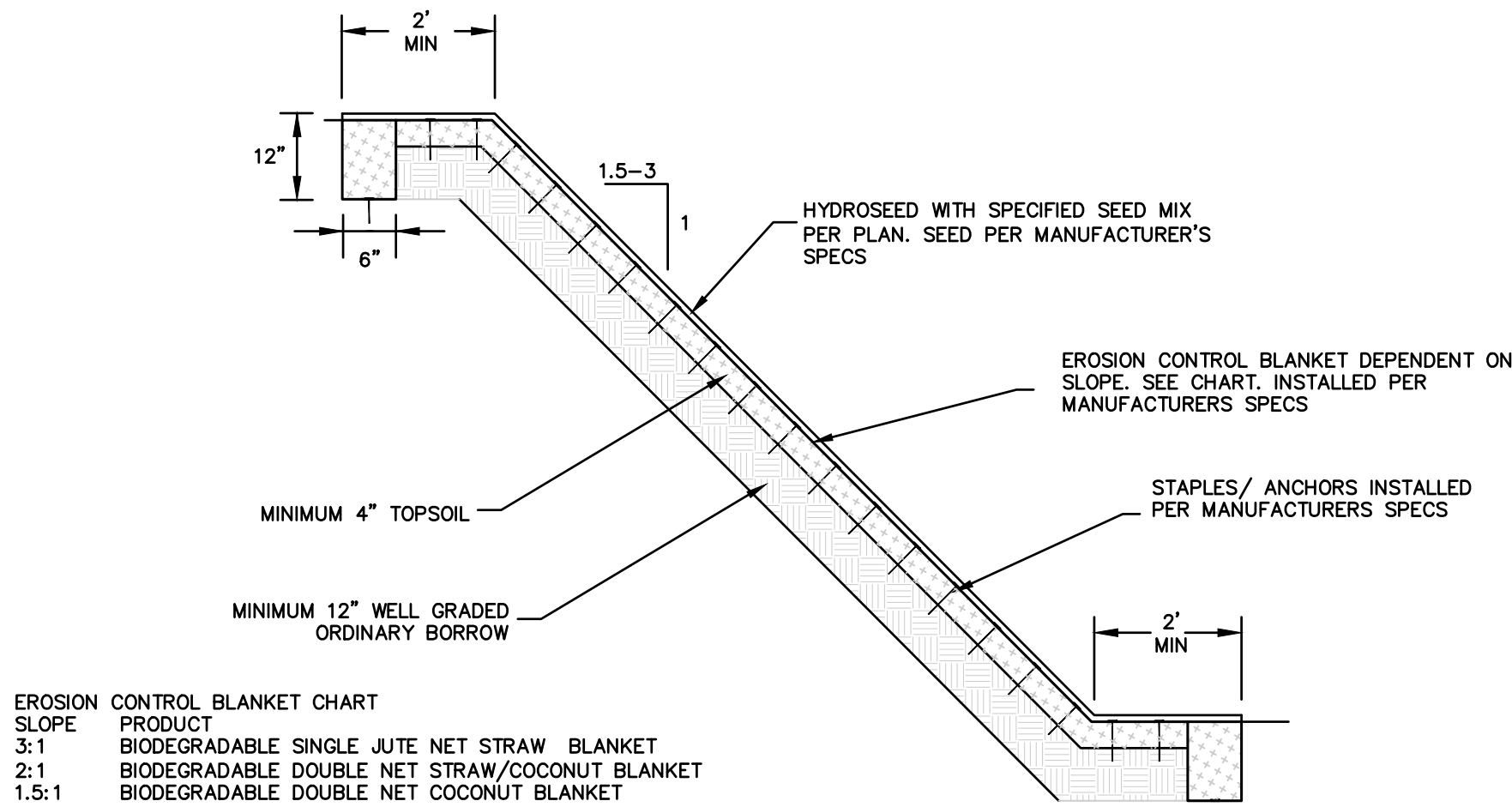


T:\\_ACTIVE CLIENTS-PROJECTS FOLDER\CENTRAL MA CRANE\151-3036-O-Central MA Crane\_112 Huntton Mem Hwy\_Site Plan.dwg 151-3036-O\_Details.dwg 3/14/2024 11:51:58 AM AutoCAD PDF (General Documentation) pc3



GRAVEL PARKING LOT DETAIL

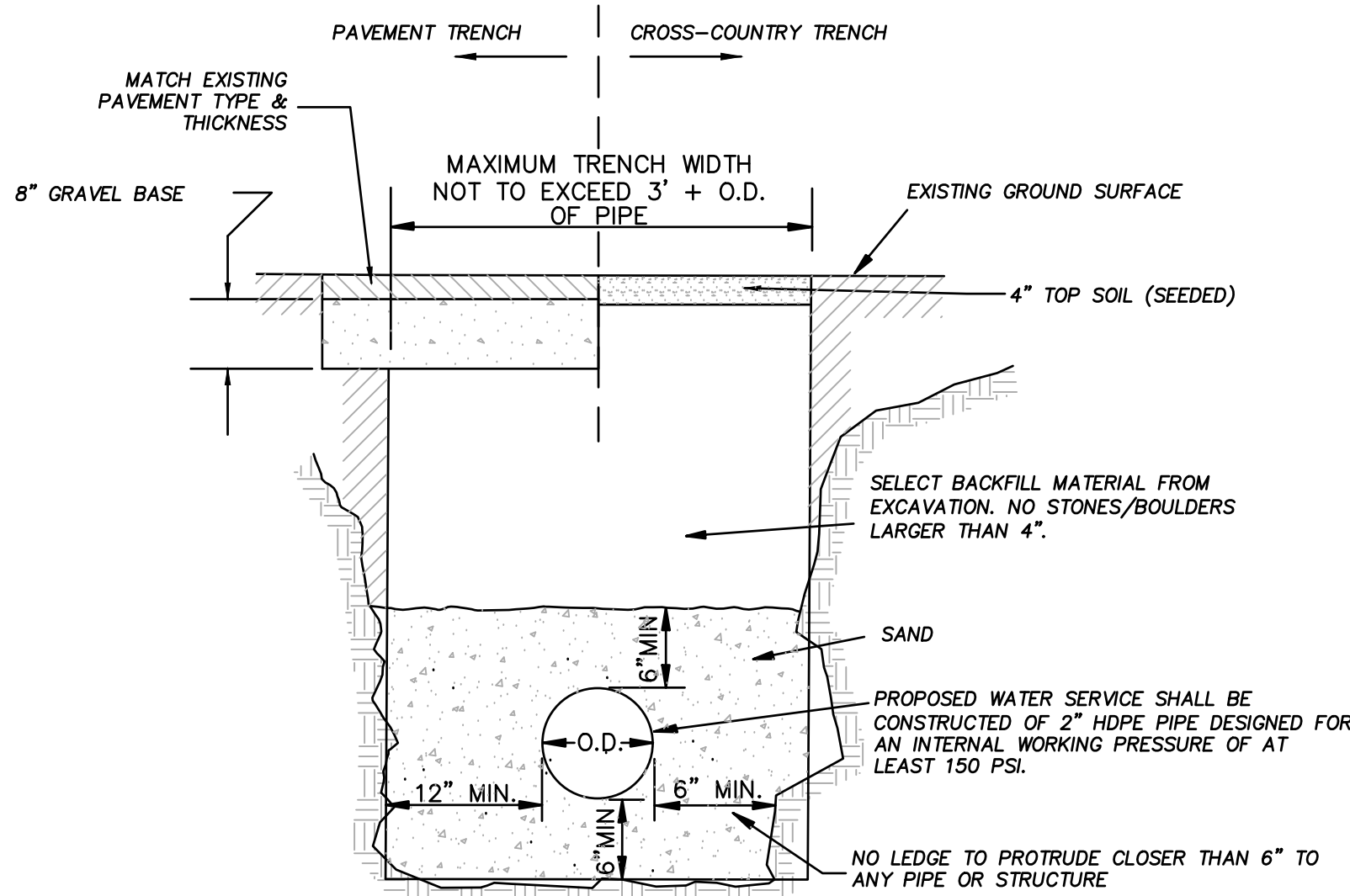
NOT TO SCALE



- 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

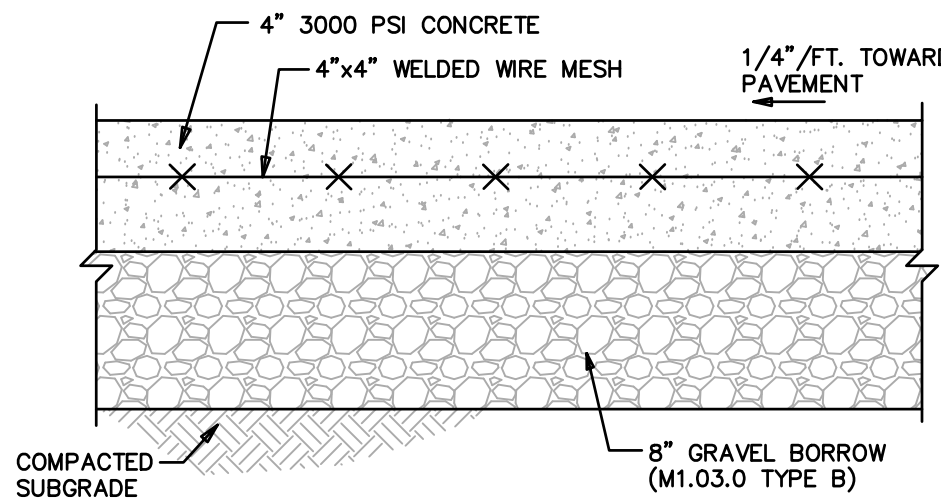
NOT TO SCALE



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.

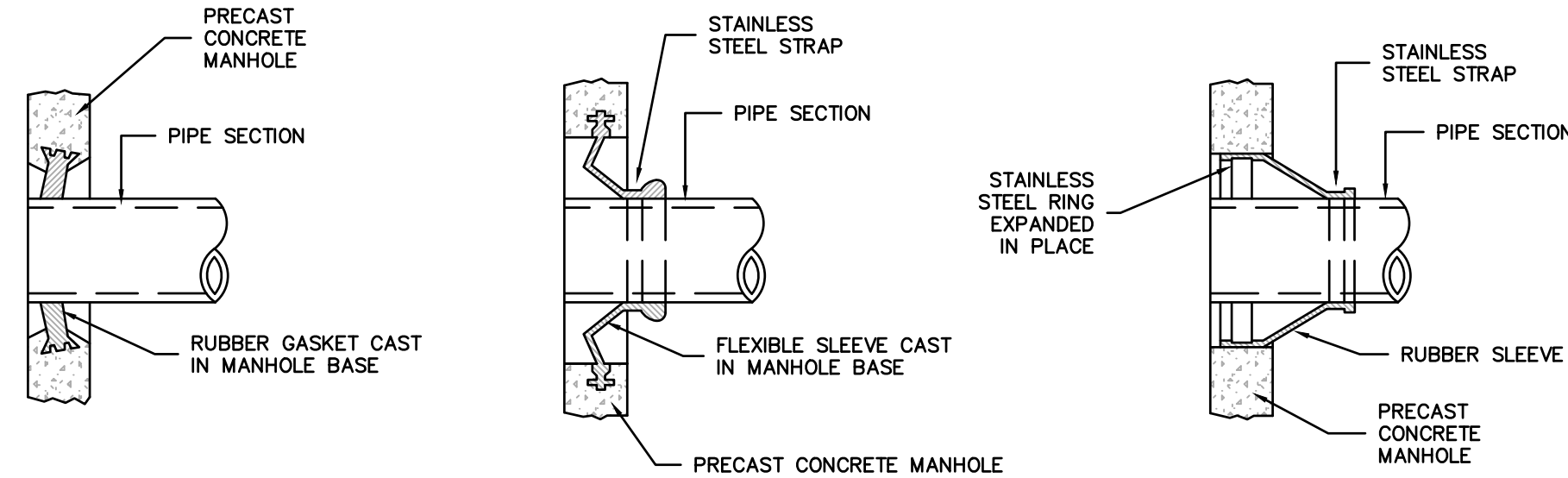
TYPICAL WATER SERVICE TRENCH SECTION

NOT TO SCALE



CONCRETE APRON DETAIL

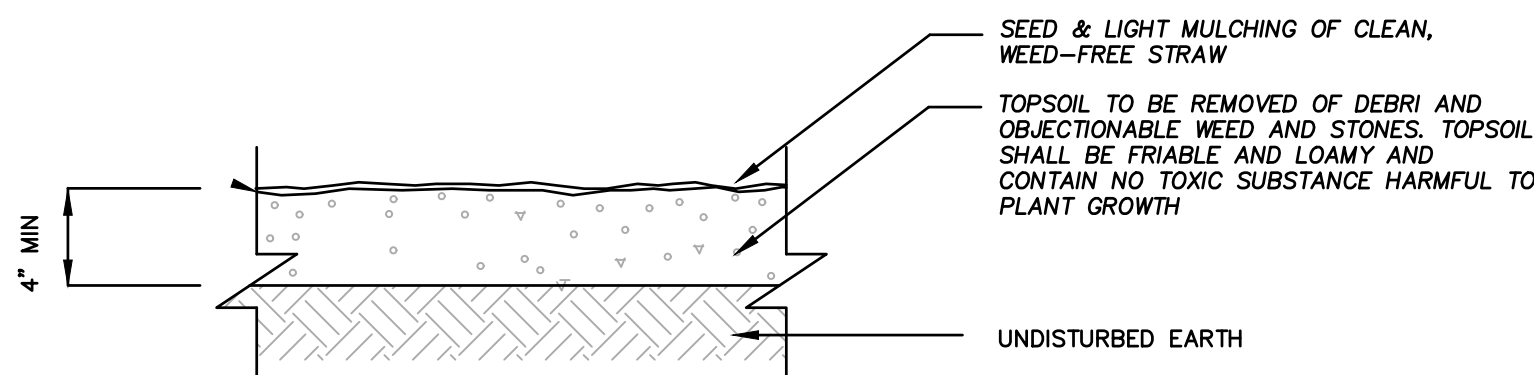
NOT TO SCALE



- 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.

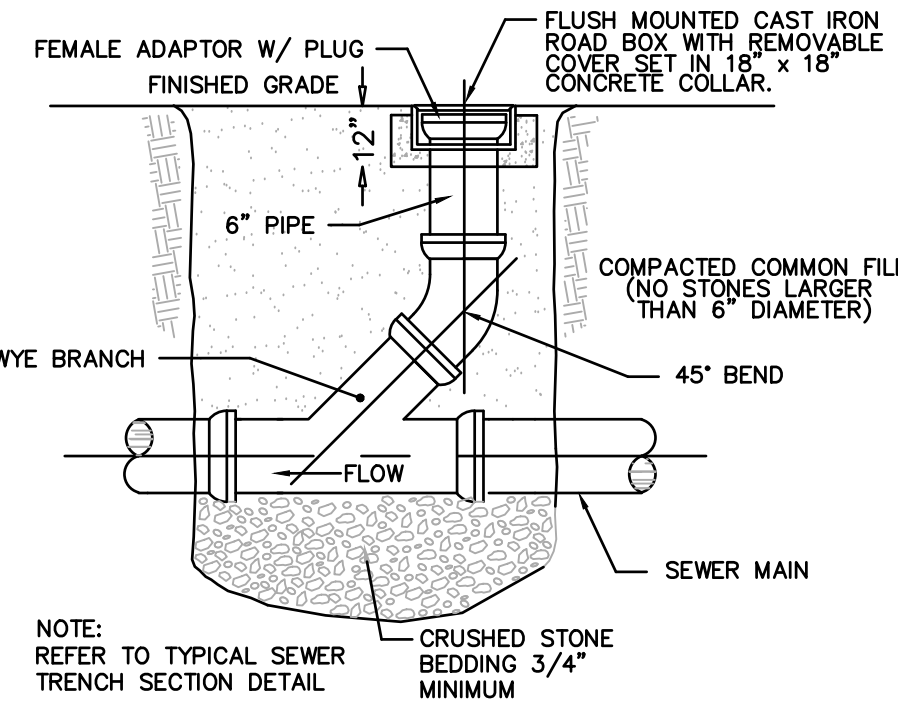
MANHOLE SEAL DETAILS

NOT TO SCALE



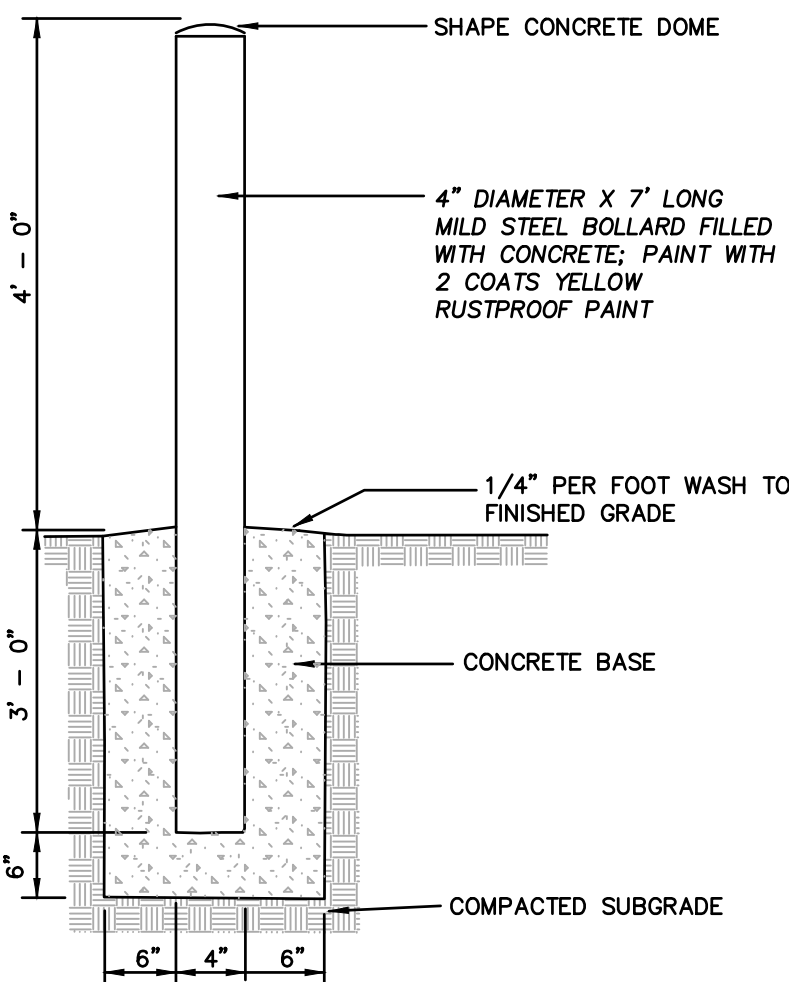
TOP SOIL & SEEDING DETAIL

NOT TO SCALE



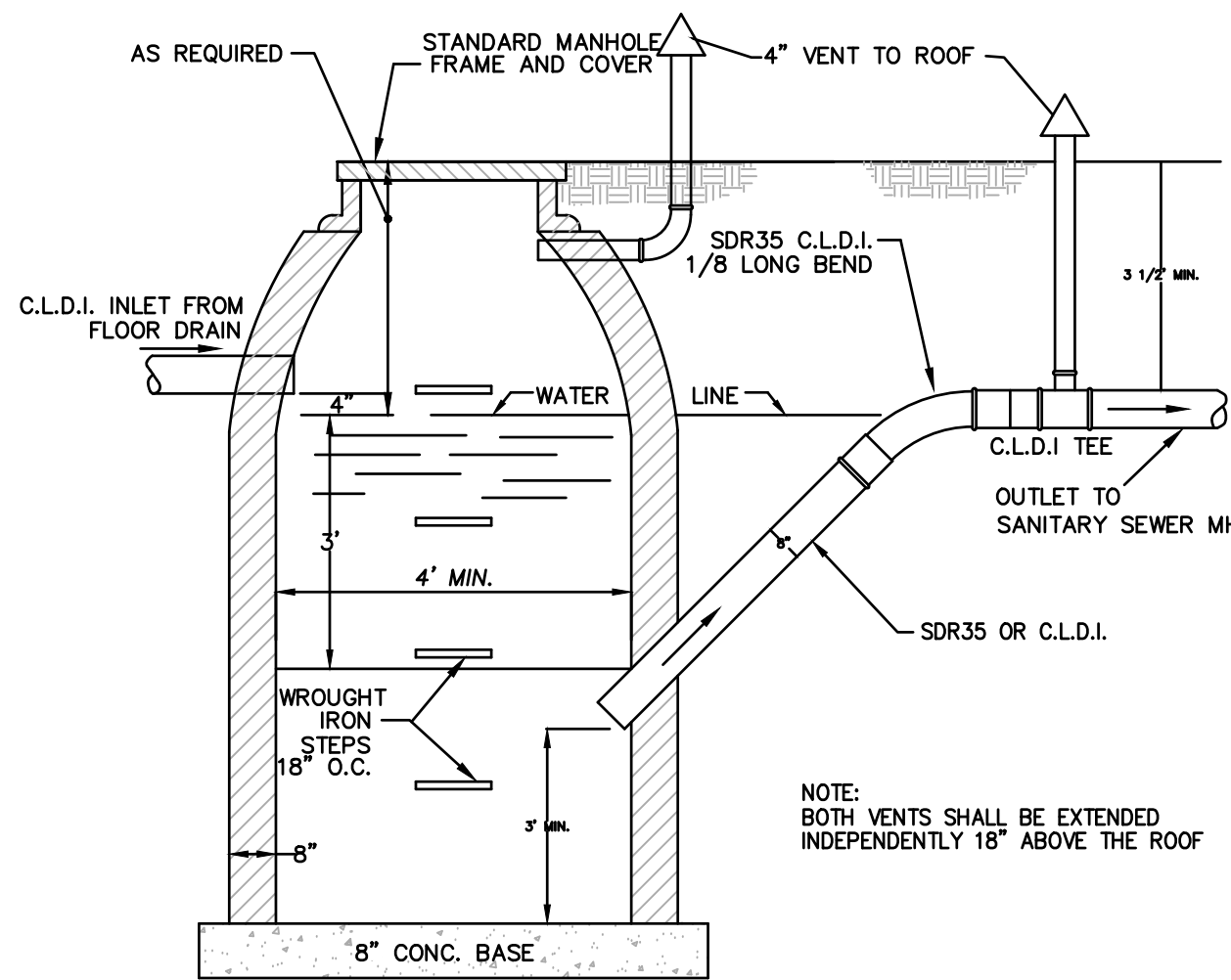
TYPICAL GRAVITY SEWER CLEANOUT DETAIL

NOT TO SCALE



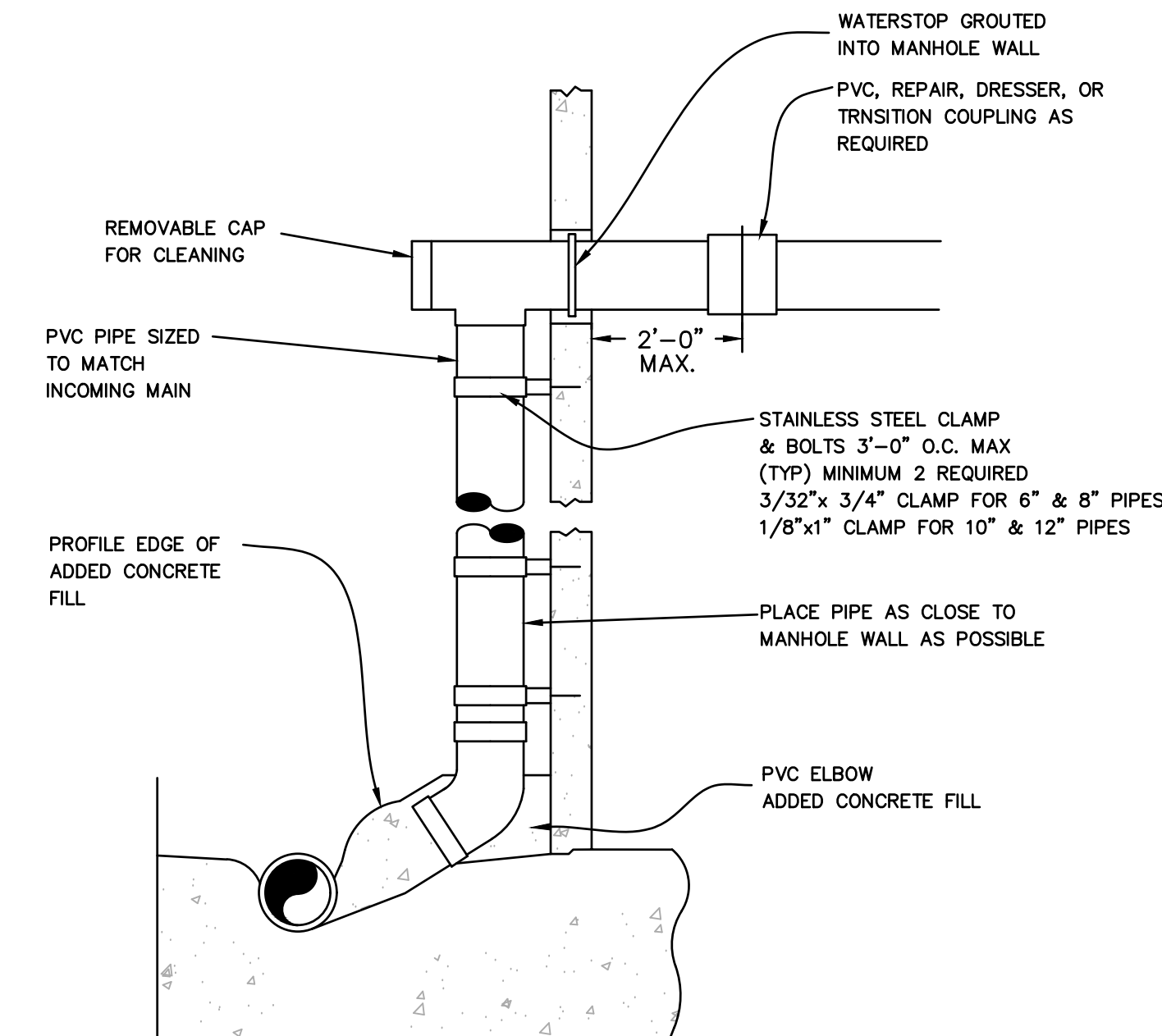
STEEL PIPE BOLLARD

NOT TO SCALE



OIL/GREASE SEPARATOR DETAIL

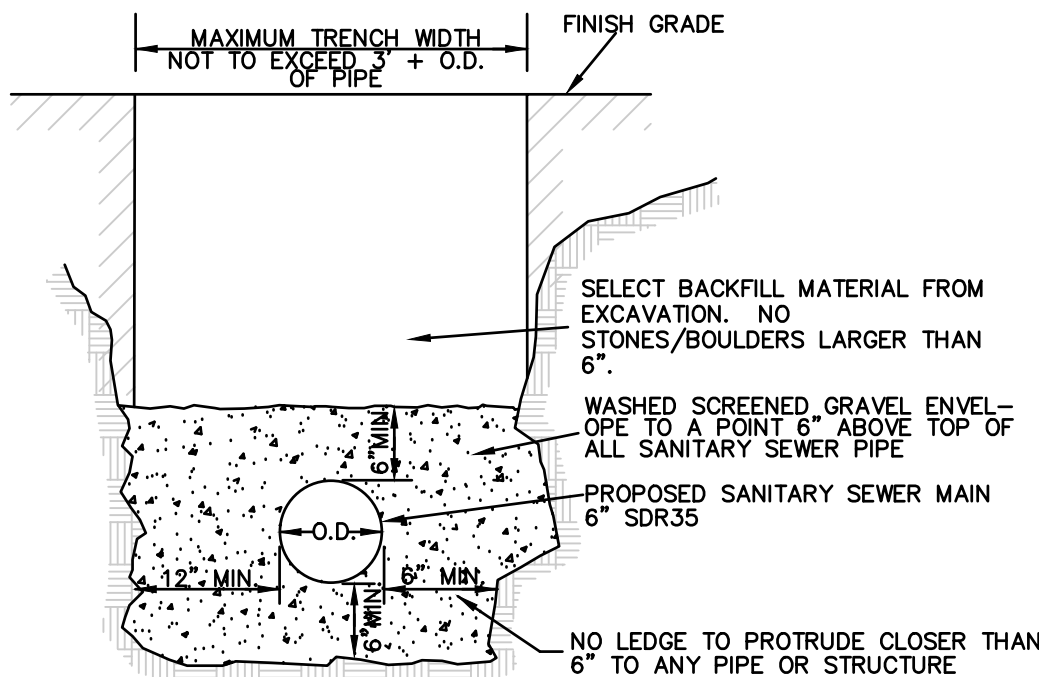
NOT TO SCALE



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			
REV	DATE	DESCRIPTION	MADE BY
01	3-7-24	NO CHANGES TO PLAN	RJD
02	3-14-24	NO CHANGES TO PLAN	JW

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



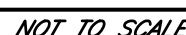
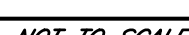
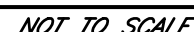
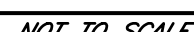
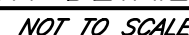
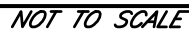
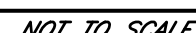
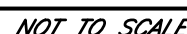
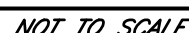
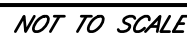
**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: rduff@mcclureengineers.com

**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-O

CONSTRUCTION  
DETAILS

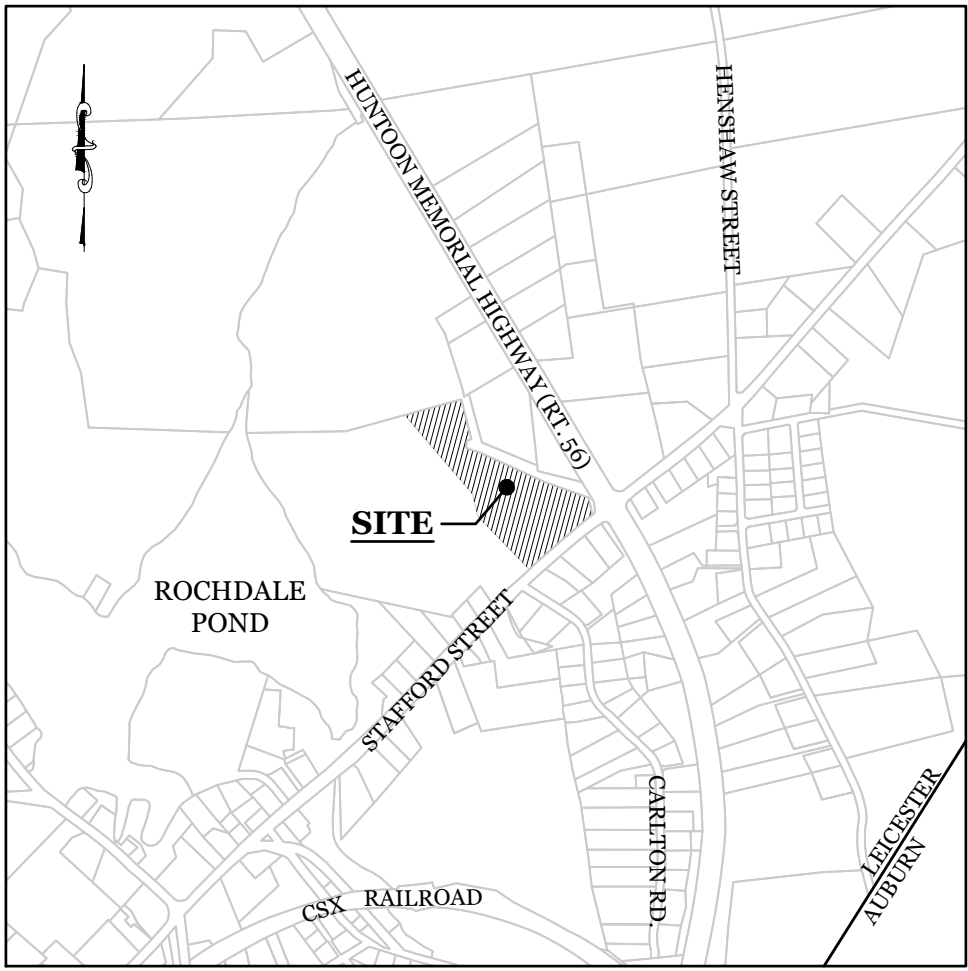
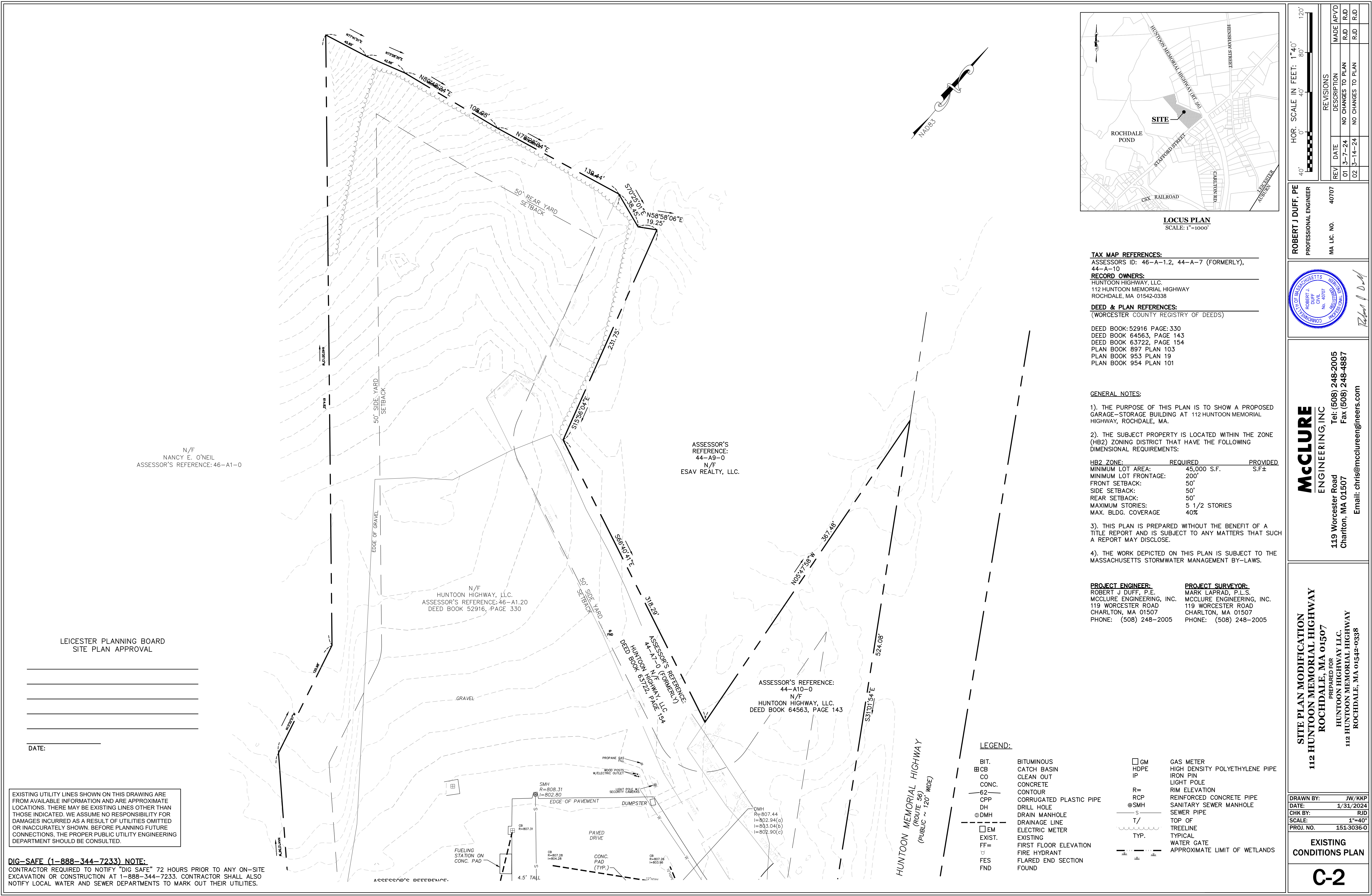
C-5



**C-6**







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)

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.	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:**

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

**LEGEND:**

BIT.	BITUMINOUS	GM	GAS METER
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CO	CLEAN OUT	IP	IRON PIN
CONC.	CONCRETE		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		APPROXIMATE LIMIT OF WETLANDS
	FOUND		

ROBERT J DUFF, PE  
PROFESSIONAL ENGINEER

MA LIC. NO. 40707

Robert J. Duff

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ENGINEERING, INC

119 Worcester Road  
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**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. 151-3036-0

EXISTING  
CONDITIONS PLAN

C-2