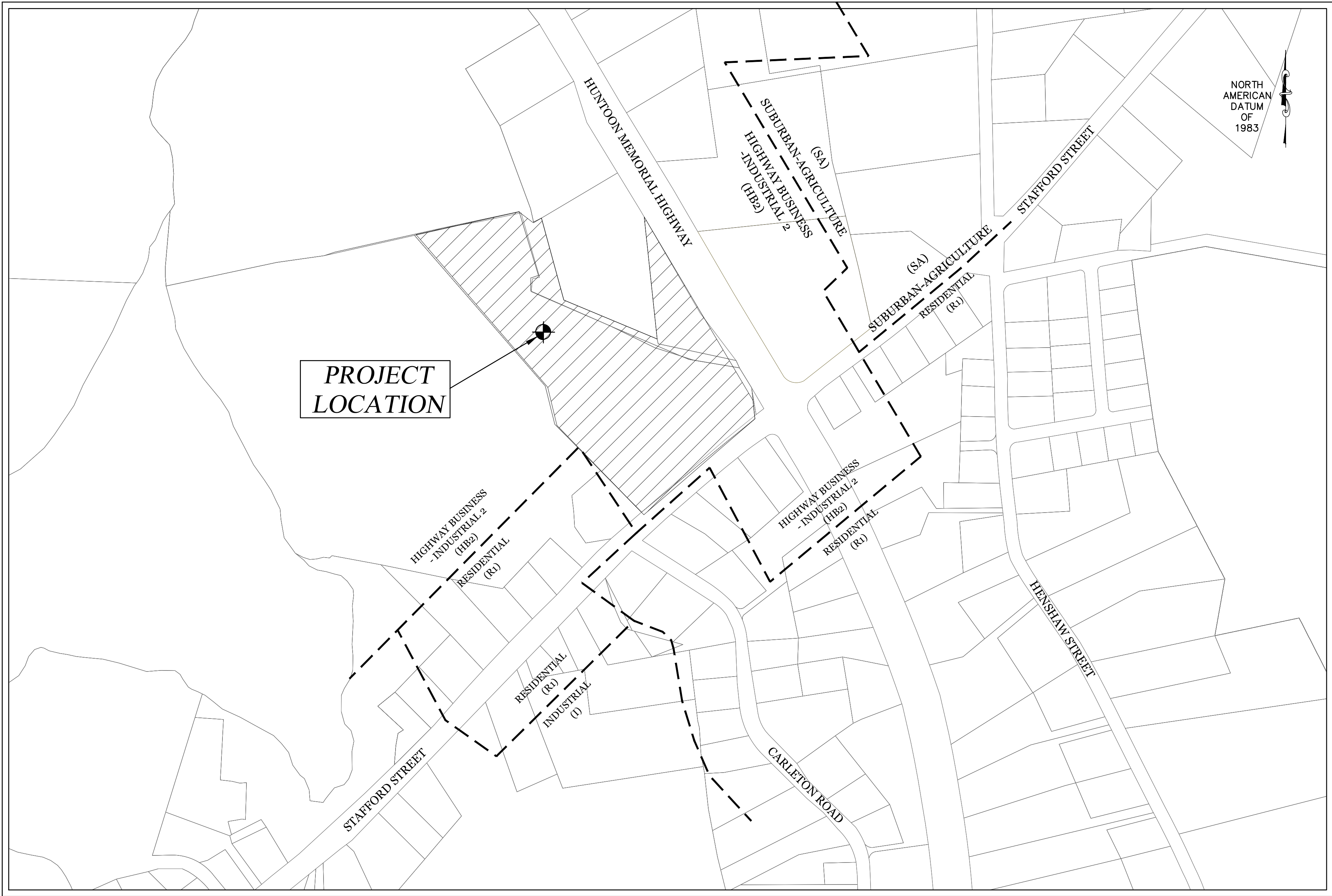


SITE PLAN MODIFICATION  
STORAGE-GARAGE BUILDING  
112 HUNTOON MEMORIAL HIGHWAY  
ROCHDALE, MA 01542-0338



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



ROBERT J. DUFF, PE  
PROFESSIONAL ENGINEER

40707

MA LIC. NO.

**McCLURE**  
ENGINEERING, INC.

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119 Worcester Road  
Charlton, MA 01507  
Email: rduff@mcclureengineers.com

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: RID  
SCALE: 1"=200'  
PROJ. NO. 151-3036-0

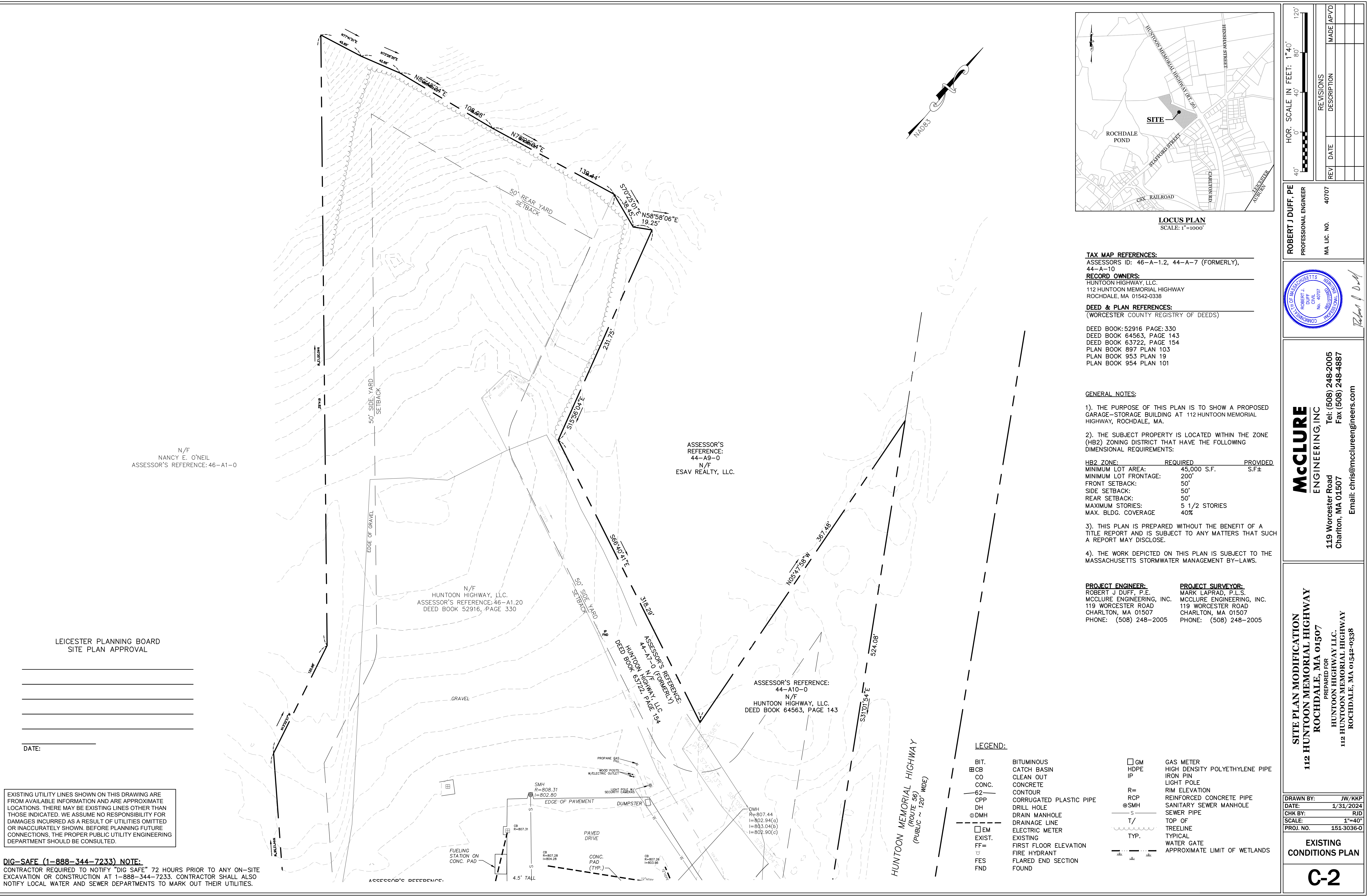
TITLE SHEET

C-1

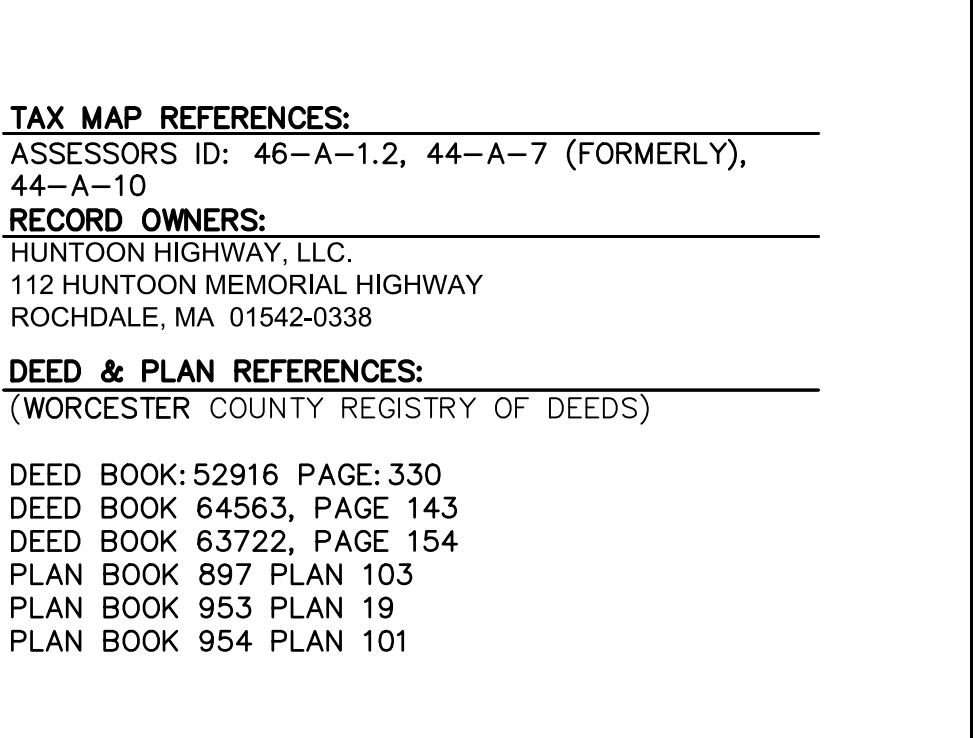
DIG-SAFE (1-888-344-7233) NOTE:  
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



T:\\_ACTIVE CLIENTS-PROJECTS FOLDER\CENTRAL MA CRANE\151-3036-O-EC\_KP.dwg, 2/8/2024 10:36:10 AM, AutoCAD PDF (General Documentation).pc3








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



Seal of the Commonwealth of Massachusetts, Professional Engineer, Robert J. Duff, License No. 40707.

*Robert J. Duff*

<b><u>PROJECT ENGINEER:</u></b> ROBERT J. DUFF, P.E. MCCLURE ENGINEERING, INC. 119 WORCESTER ROAD CHARLTON, MA 01507 PHONE: (508) 248-2005	<b><u>PROJECT SURVEYOR:</u></b> MARK LAPRAD, P.L.S. MCCLURE ENGINEERING, INC. 119 WORCESTER ROAD CHARLTON, MA 01507 PHONE: (508) 248-2005
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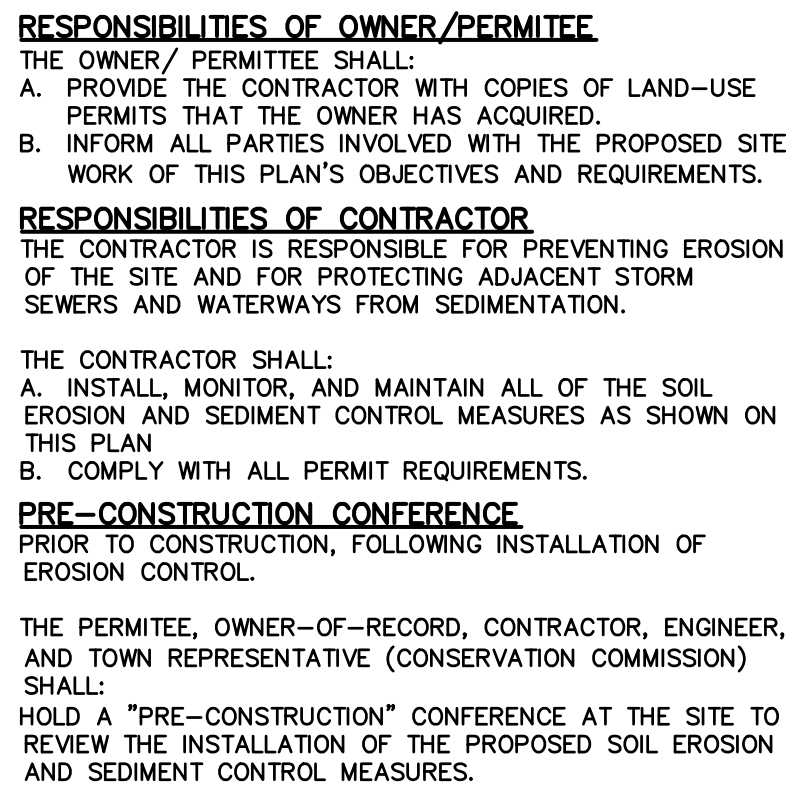
SURVEY NOTES:

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2. SITE DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO FEMA FIRM MAP NO. 25027C00784E, EFFECTIVE JUNE 22, 2023.

<b>SITE PLAN MODIFICATION</b> <b>112 HUNTOON MEMORIAL HIGHWAY</b> <b>ROCHDALE, MA 01507</b>	PREPARED FOR <b>HUNTOON HIGHWAY LLC.</b> <b>112 HUNTOON MEMORIAL HIGHWAY</b> <b>ROCHDALE, MA 01542-0338</b>
DRAWN BY: JW/KKP DATE: 1/31/2024 CHK BY: RJD SCALE: 1"=40' PROJ. NO. 151-3036-0	
<b>LAYOUT, GRADING AND UTILITY PLAN</b>	
<b>C-3</b>	





## GENERAL CONTROLS

1. CLEANING OF STORMWATER STRUCTURES:  
CLEAN ALL STORMWATER STRUCTURES INCLUDING, BUT NOT LIMITED TO, TOWNS, SWALES, SUBSURFACE RETENTION BASINS, SAND TRAP AND RIPRAP APRONS OF SEDIMENT UPON COMPLETION OF THE PROJECT.

2. PAVEMENT MAINTENANCE:  
THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

3. WASTE DISPOSAL:  
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISPOSED IN THE TOWNS OR WATERWAYS. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTAINERS SHALL BE PROMPTLY EMPTIED WHEN FULL.

## GENERAL CONDITIONS

1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SECTIONS OF THE MONITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.

2. IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO: ADDITION OF STRAW MATS, HAYBALES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.

3. NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, OR OTHER SUCH CONTAMINATED MATERIALS FROM EXISTING TOWNS OR WATERWAYS. THE TOWN'S WATER COURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER, APPROVED BY THE OWNER AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE PROPERLY STORED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH EROSION CONTROL MEASURES IF THE CONTRACTOR'S EROSION, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIAL IN A WATERWAY.

## DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

### TEMPORARY STABILIZATION MEASURES

EROSION CONTROL BARRIERS:  
INSTALL EROSION CONTROL BARRIERS AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE EROSION CONTROL BARRIER INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE HEIGHT. REPAIR AND/OR REPLACE THE SILT FENCE/ HAYBALES IMMEDIATELY IF DAMAGED OR DEGENERATED.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS: COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH STRAW WATTLES TO PREVENT TRANSPORTATION OF SEDIMENT. NO STOCKPILES SHALL BE KEPT WITHIN 100' WETLAND BUFFER ZONES.

### DUST CONTROL:

TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ADJACENT PROPERTY OWNERS. BROOD OFF PAVEMENT AREAS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE AS NEEDED AND/OR AS DIRECTED BY THE SUPERVISOR. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-88, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

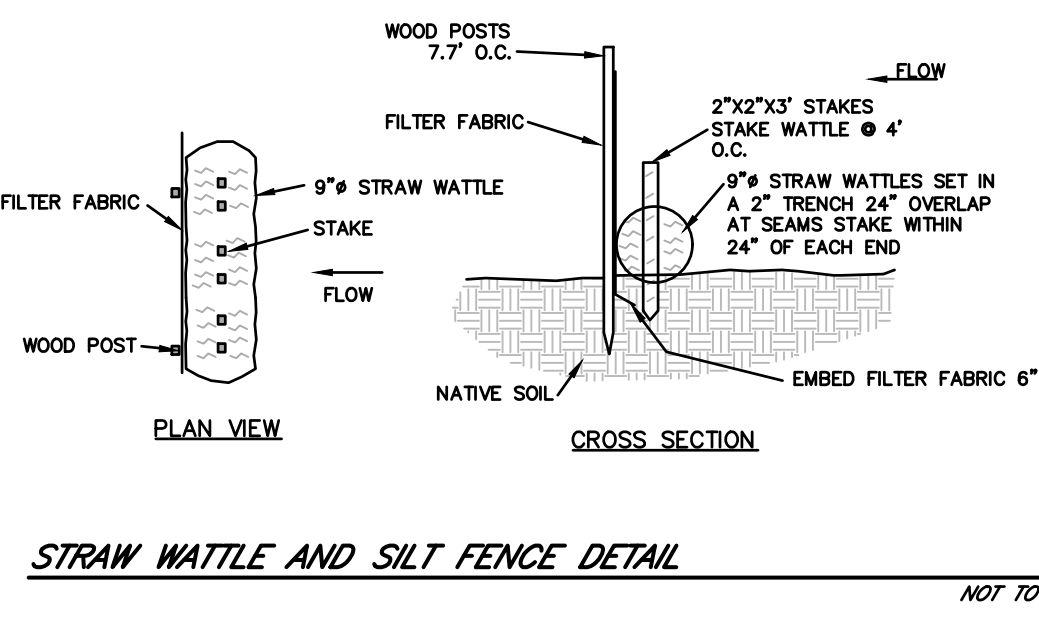
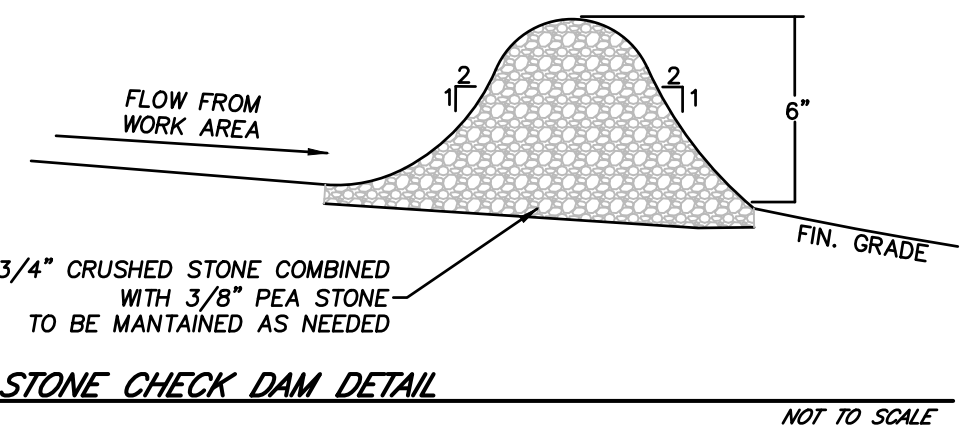
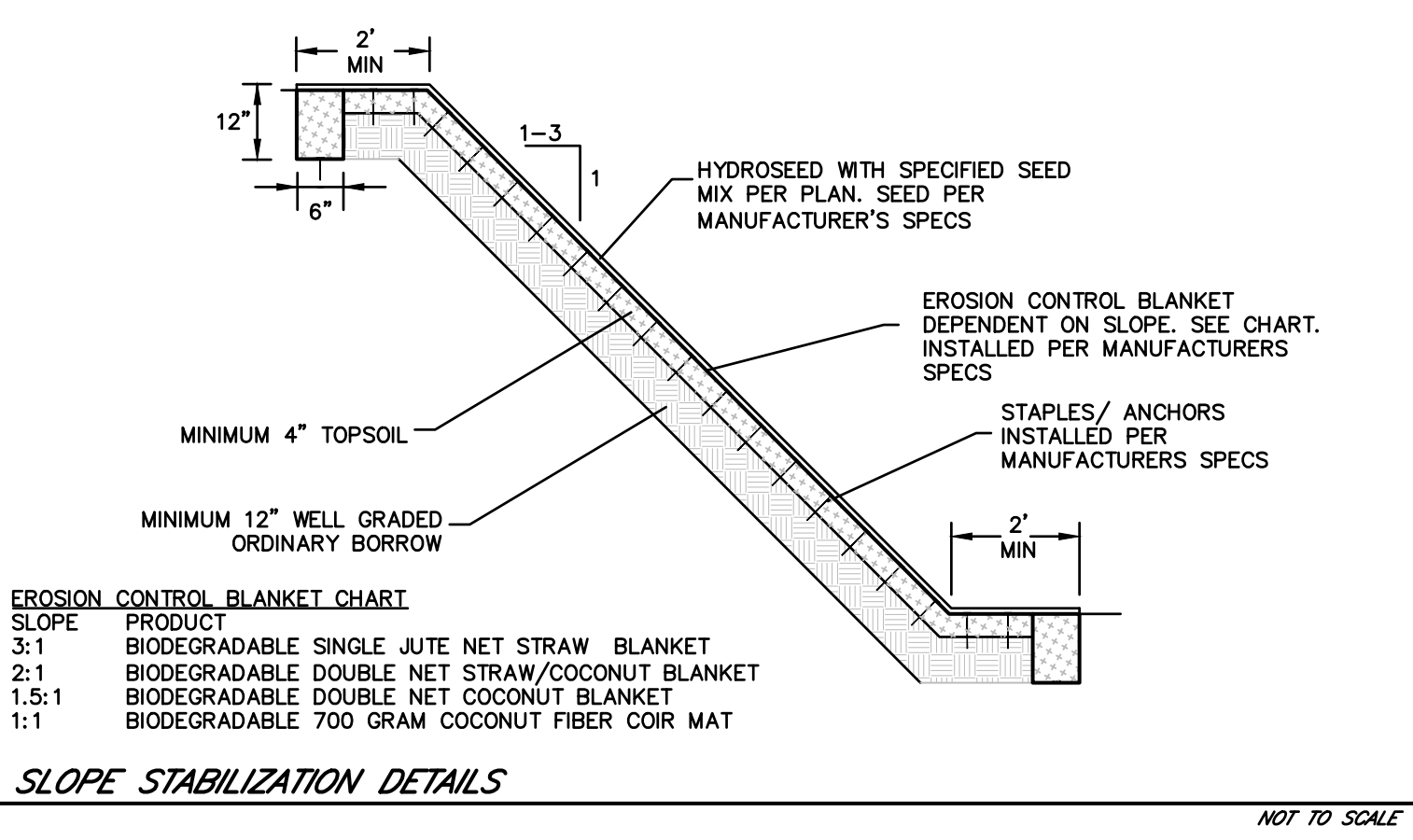
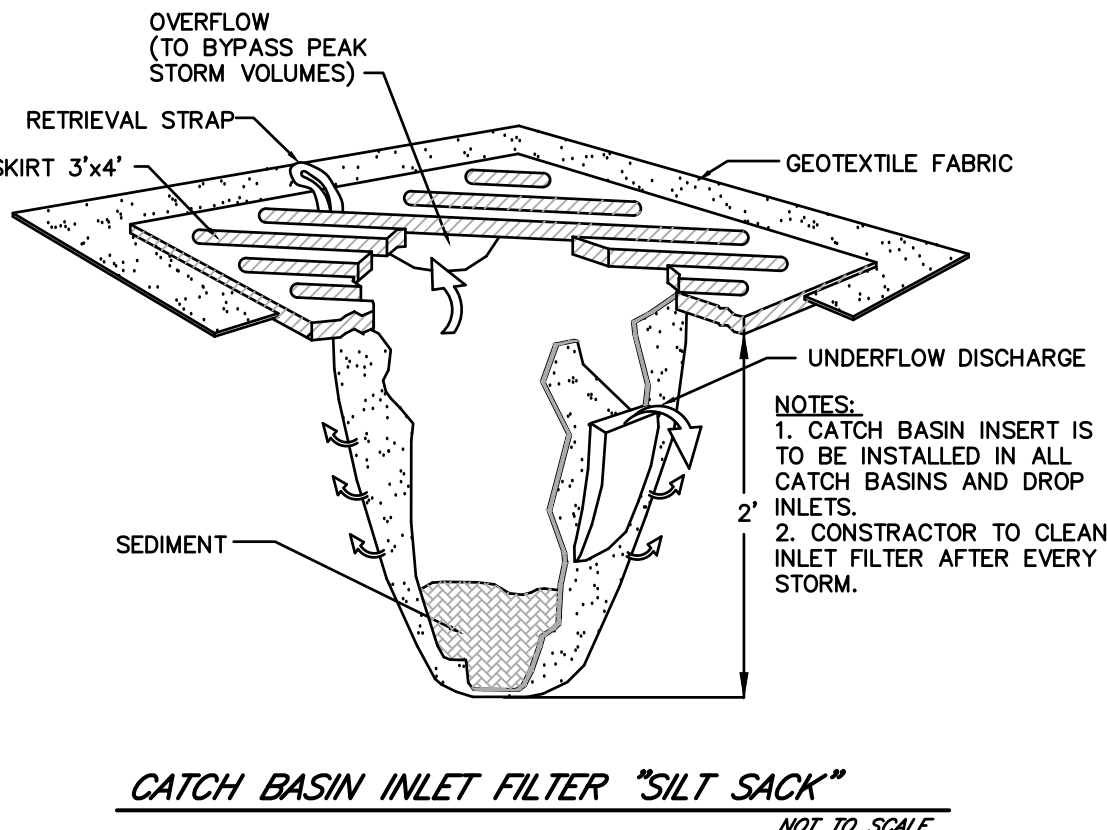
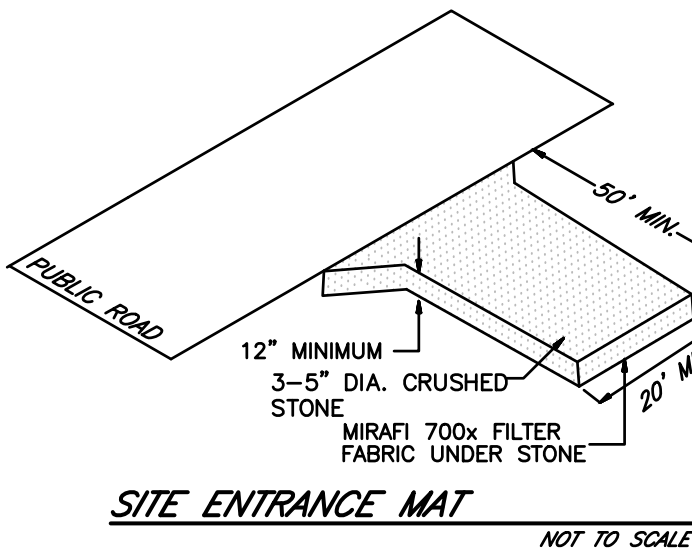
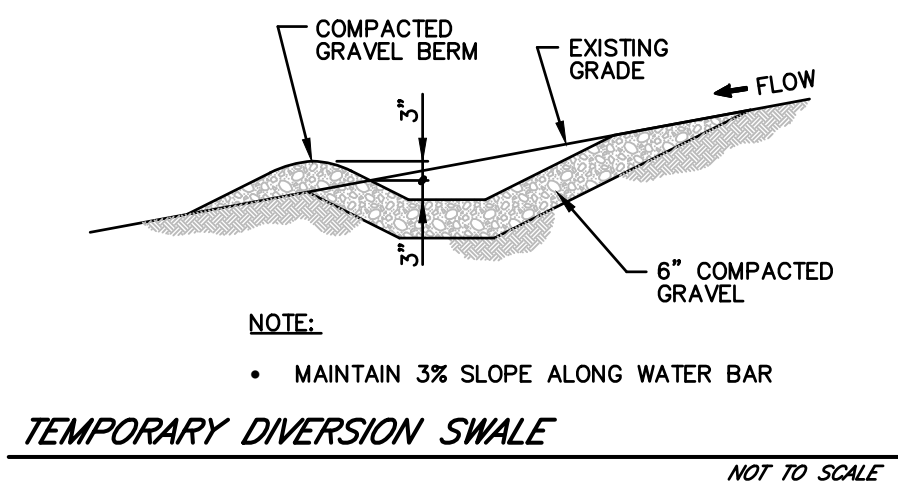
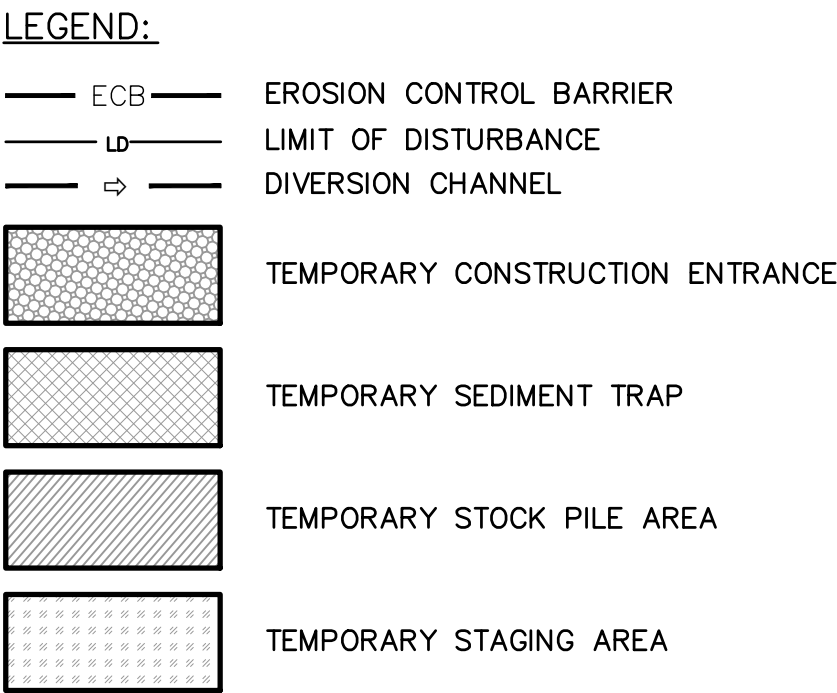
### DEWATERING:

IF DEWATERING IS REQUIRED, WATER SHOULD BE DISCHARGED TO DEWATERING BAGS OR OTHER SEDIMENT REMOVAL DEVICES PRIOR TO DISCHARGE TO RESOURCE AREAS. WATER MAY ALSO BE USED FOR DUST CONTROL AND/OR VEGETATION WATERING.

# CONSTRUCTION SCHEDULE AND EROSION & SEDIMENTATION CONTROL CHECKLIST

## 112 HUNTOON MEMORIAL HIGHWAY


NO.	WORK DESCRIPTION
<b>SEQUENCE OF CONSTRUCTION</b>	
THE FOLLOWING NARRATIVE DESCRIBES THE PLANNED CONSTRUCTION SEQUENCE WITH AN EMPHASIS ON THE TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES:	
THE FOLLOWING CONSTRUCTION SEQUENCE WILL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL MEASURES IS OPTIMIZED.	
1.	INSTALL STABILIZED CONSTRUCTION EXIT(S), SWPPP ENTRANCE SIGN, AND DEP SIGN.
2.	INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE AND HAYBALES.)
3.	EROSION CONTROL INSPECTION WILL BE CONDUCTED AFTER INSTALLATION OF EROSION CONTROL BARRIERS.
4.	PREPARE TEMPORARY PARKING AND STORAGE AREA UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA Potty, MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
5.	CLEAR AND GRUB AREA FOR SEDIMENT TRAPS. CONSTRUCT AND STABILIZE SEDIMENT TRAPS. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6.	BEGIN CLEARING AND GRUBBING THE SITE.
7.	INSTALL TEMPORARY DIVERSION DITCHES AND CHECK DAMS.
8.	BEGIN GRADING THE SITE AS NEEDED.
9.	START INSTALLATION OF DRAINAGE, UTILITIES AND SITE WORK.
10.	TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENuded AREAS THAT WILL BE INACTIVE FOR 15 DAYS OR MORE. PERMANENTLY STABILIZE AREA TO BE VEGETATED AS THEY ARE COMPLETED.
<b>FINAL PHASE</b>	
1.	PERMANENTLY STABILIZE ANY REMAINING EXPOSED AREAS.
2.	TEMPORARY DRAINAGE DITCHES TO BE REMOVED AND STABILIZED.
3.	SEDIMENT FROM TRAPS TO BE REMOVED AND SEDIMENT DISPOSED OF OFFSITE. BASINS ARE TO BE REMOVED AND AREAS STABILIZED AS SHOWN ON LAYOUT, GRADING AND UTILITY PLAN.
4.	ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.
<b>NOTES:</b>	
ONCE CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED UNLESS OTHERWISE SPECIFIED.	
INSPECTIONS WILL BE CONDUCTED WEEKLY AND AFTER 0.25 INCH RAIN EVENTS. COPIES OF WEEKLY EROSION CONTROL REPORTS SHALL BE KEPT ON RECORD AND PROVIDED TO THE TOWN AND ENGINEER AT THEIR REQUEST.	
EXTRA EROSION CONTROL MATERIALS (STRAW WATILES, SILT FENCE) EQUAL TO 100 LF SHALL BE KEPT ON SITE FOR EMERGENCY REPAIRS. THESE MATERIALS SHALL BE KEPT COVERED.	
NOTE: APPLICANT AND/OR LANDOWNER SHALL NOTIFY THE TOWN OF LEICESTER IN WRITING AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING ANY WORK.	

[illegible]

**Robert J Duff, PE**

**PROFESSIONAL ENGINEER**

**MA LIC. NO. 40707**



*Robert J Duff*

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1119 Worcester Road  
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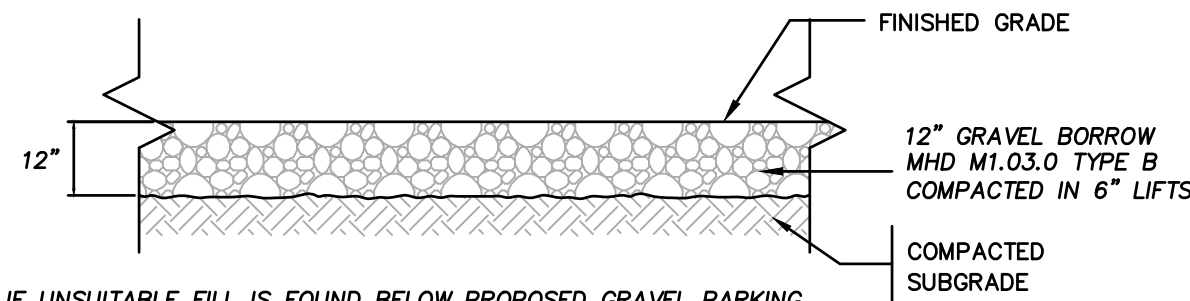
**SITE PLAN MODIFICATION**  
**112 HUNTON MEMORIAL HIGHWAY**  
**ROCHDALE, MA 01507**

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

DRAWN BY:	JW
DATE:	1/31/2024
CHECK BY:	RJD
SCALE:	1" = 40'
PROJ. NO.	151-3036-0
<b>SOIL EROSION &amp; SEDIMENT CONTROL PLAN</b>	
<b>C-4</b>	

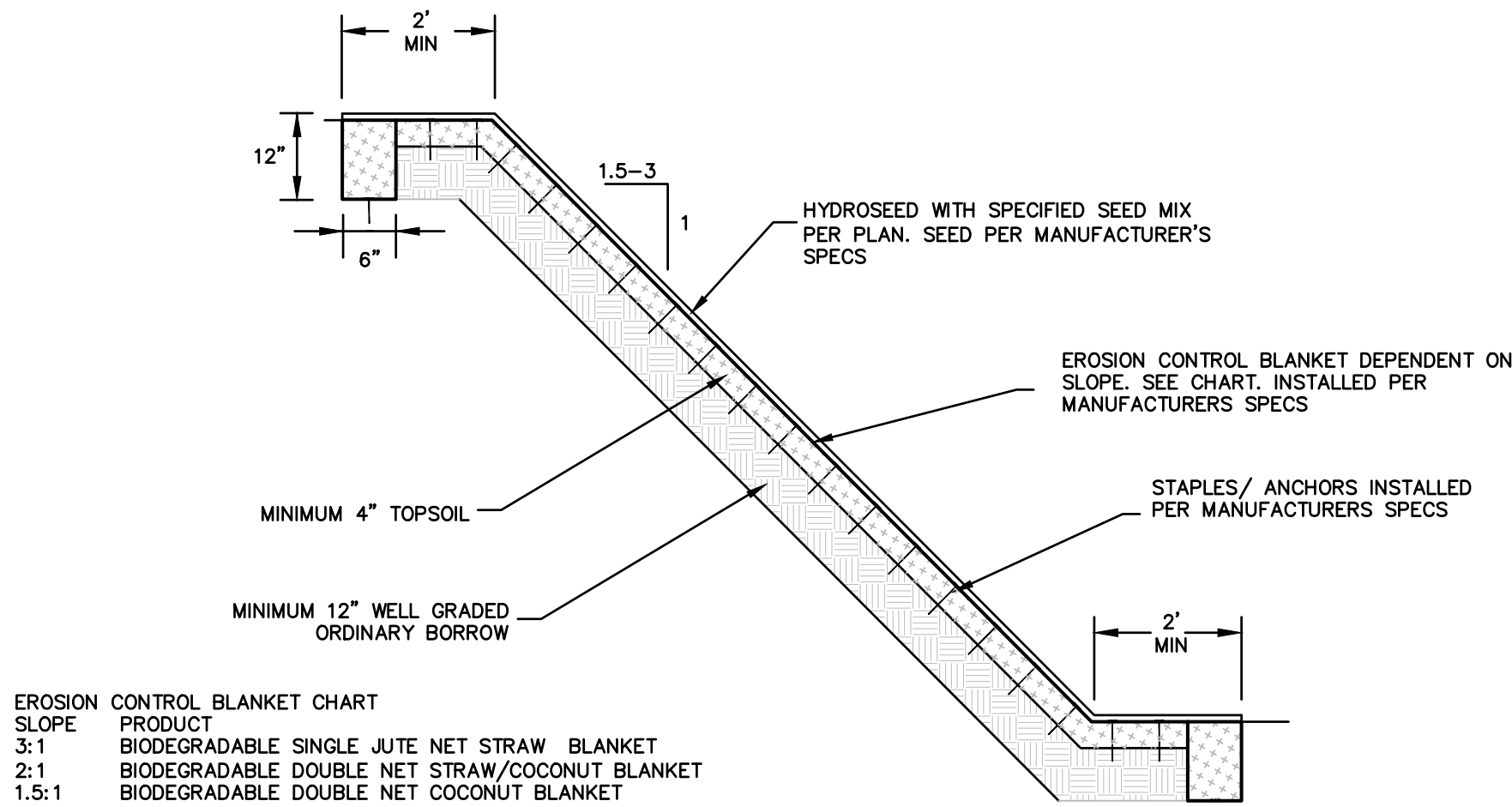


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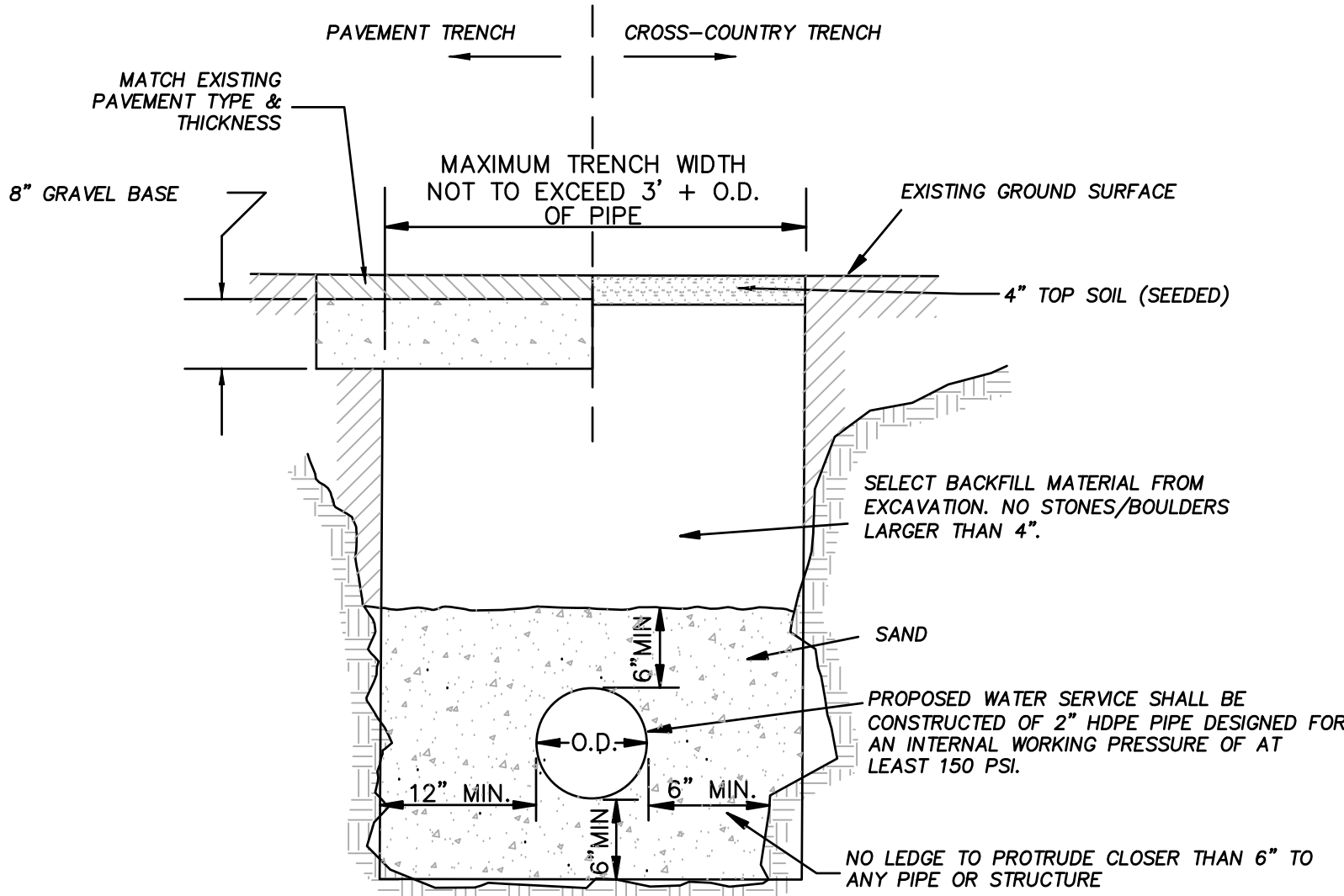
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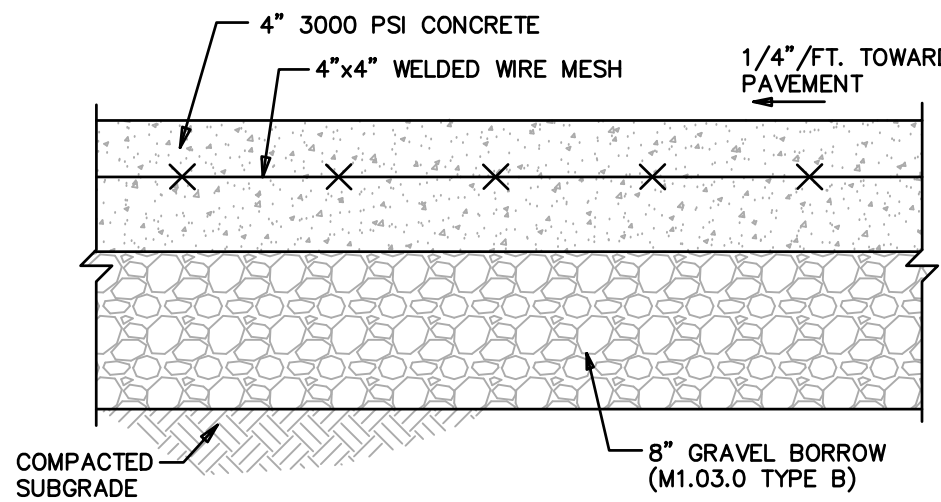
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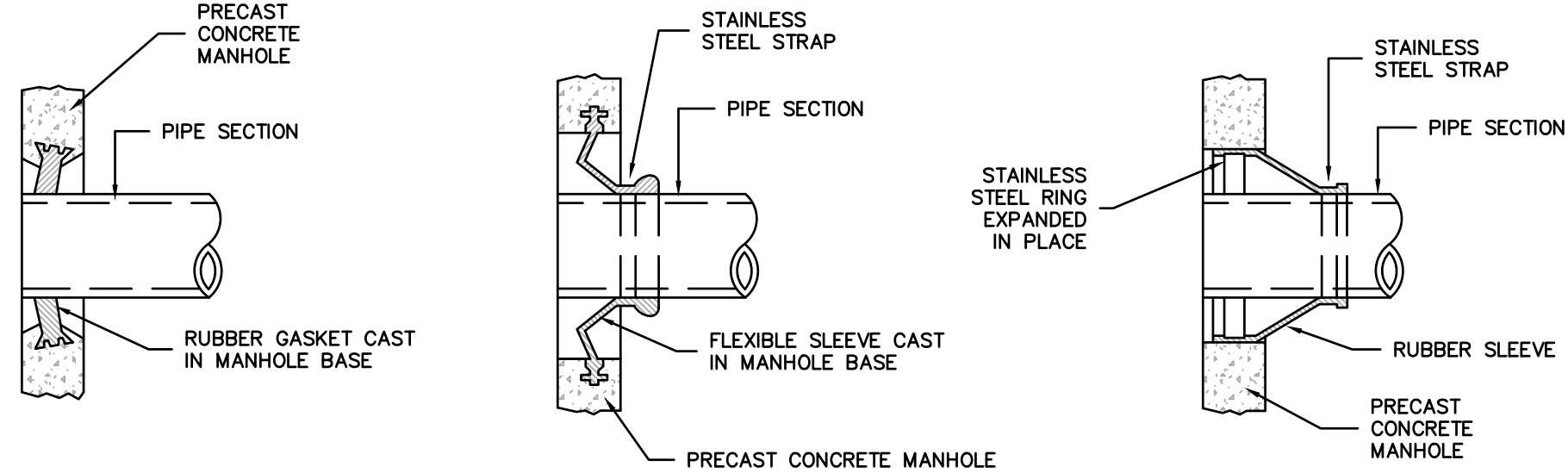
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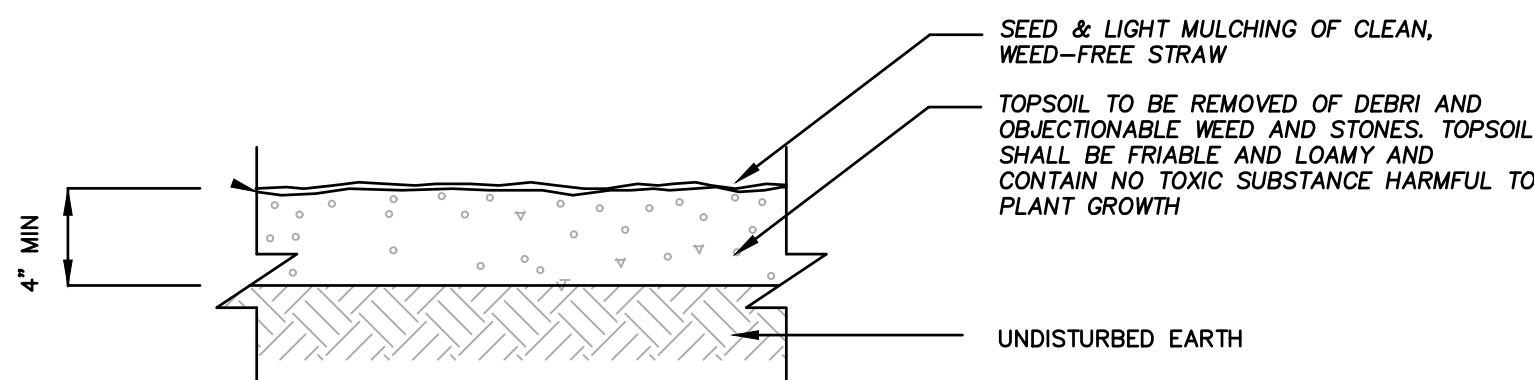
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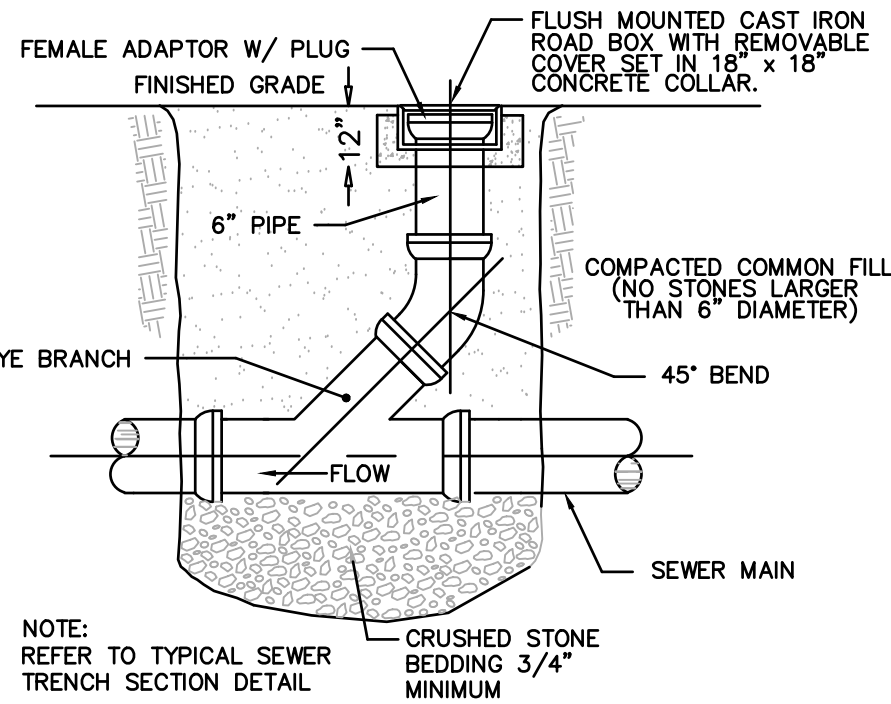
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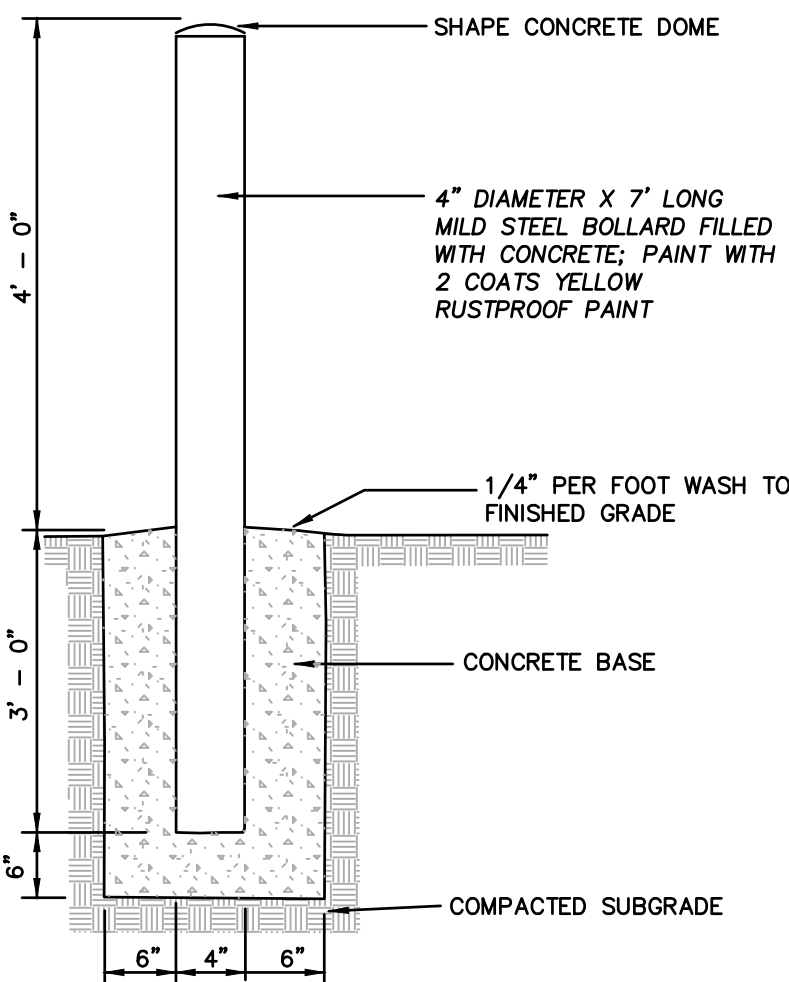
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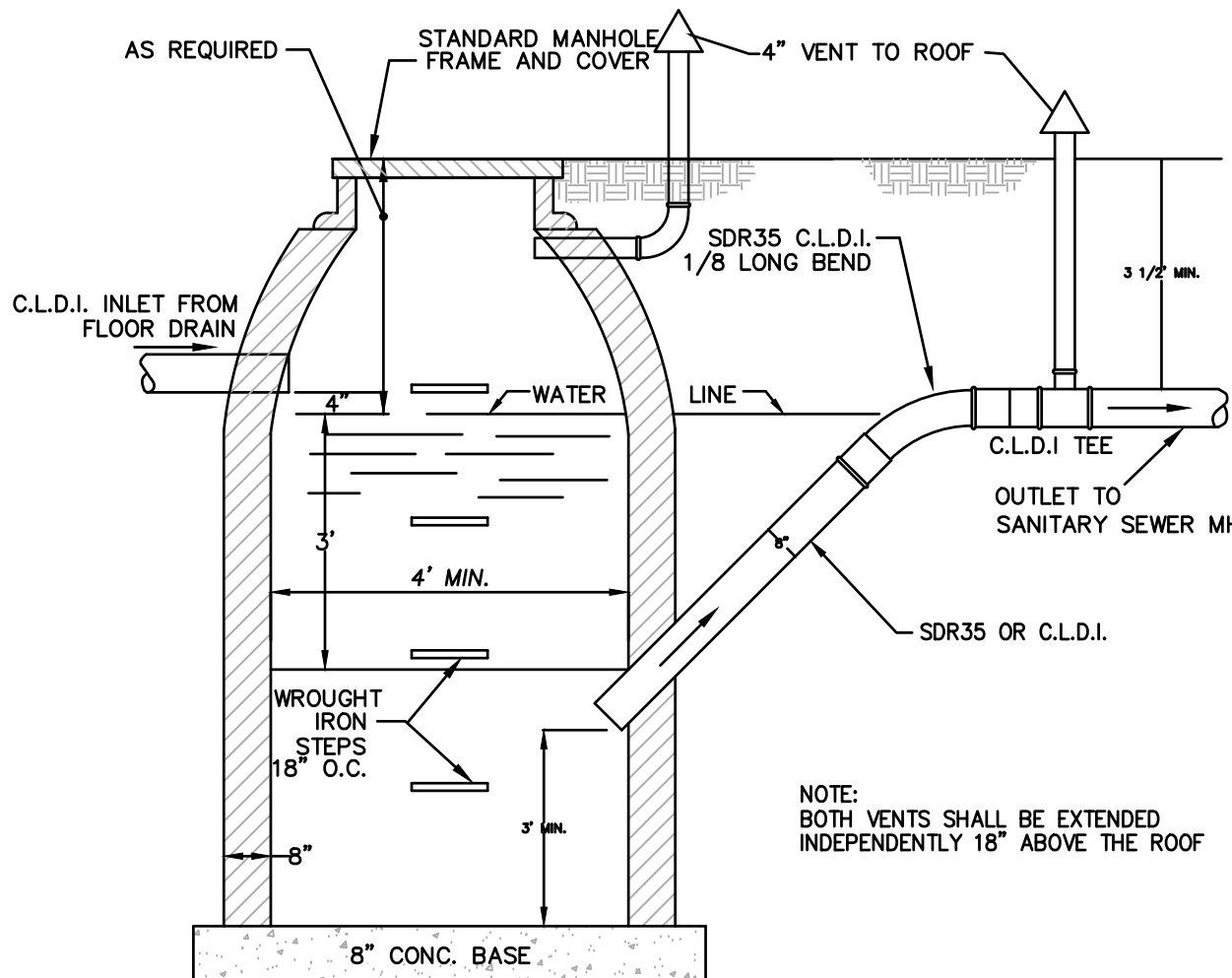
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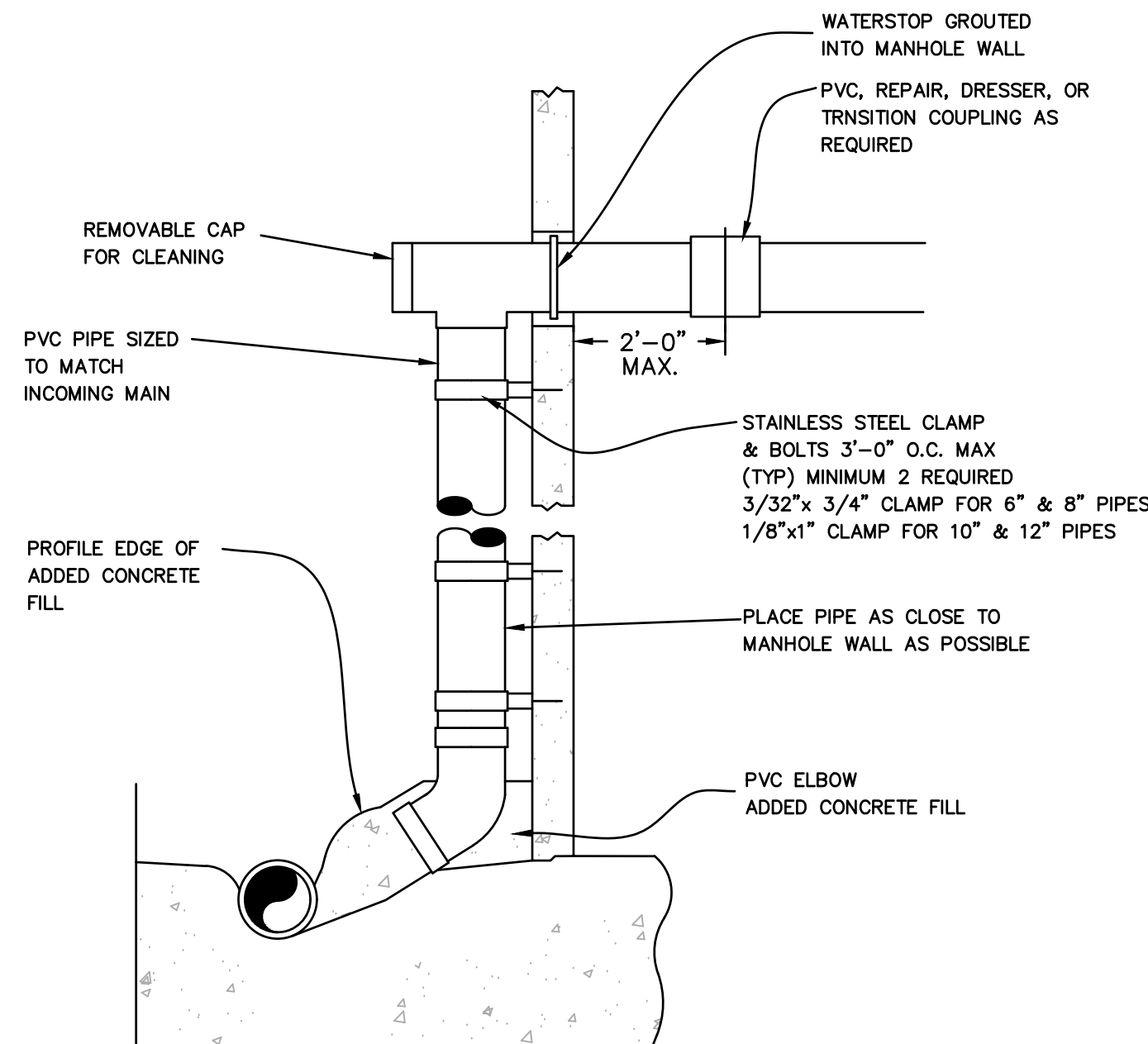
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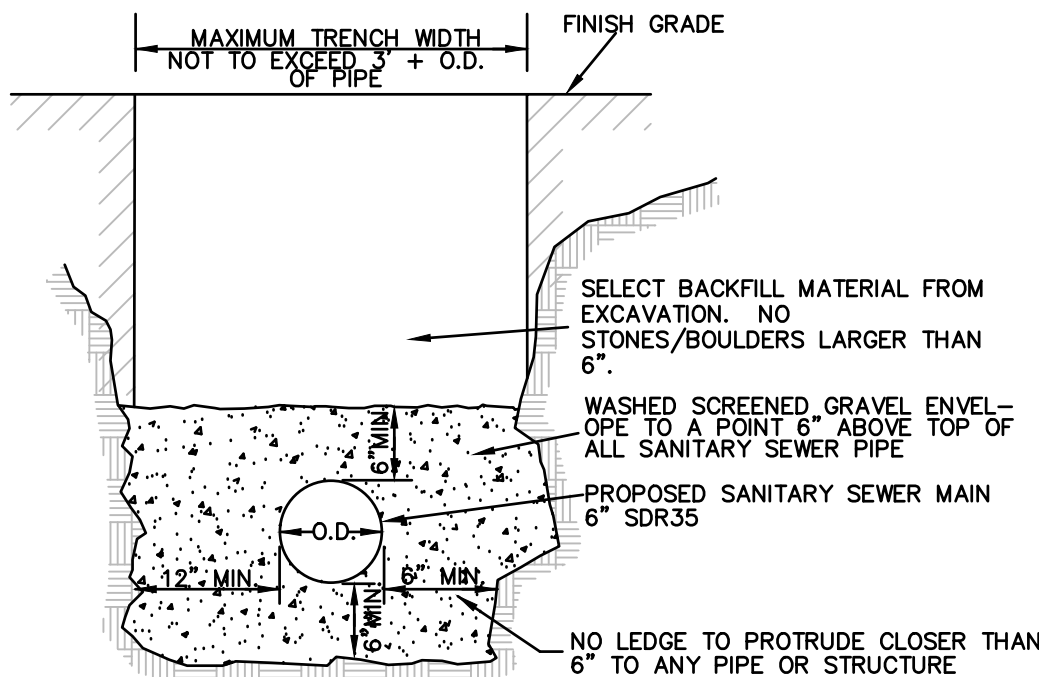
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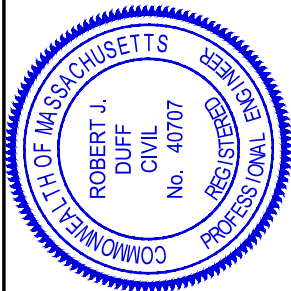


TYP. GRAVITY SEWER MAIN TRENCH SECTION

NOT TO SCALE

REVISIONS		MADE	APVD
REV	DATE	DESCRIPTION	

ROBERT J. DUFF, P.E. PROFESSIONAL ENGINEER	40707
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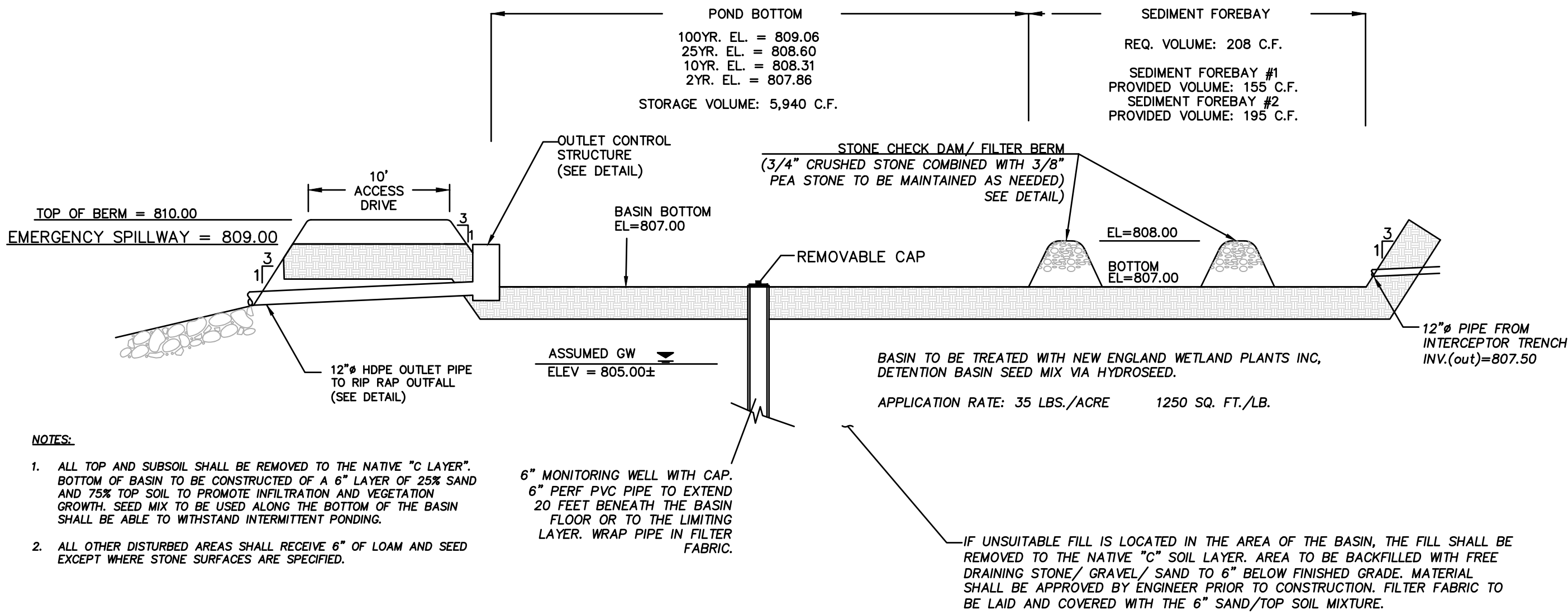
**SITE PLAN MODIFICATION**  
**112 HUNTON MEMORIAL HIGHWAY**  
**ROCHDALE, MA**  
PREPARED FOR  
CENTRAL MASS CRANE  
112 HUNTON MEMORIAL HIGHWAY  
ROCHDALE, MA 01542-0338

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

CONSTRUCTION  
DETAILS

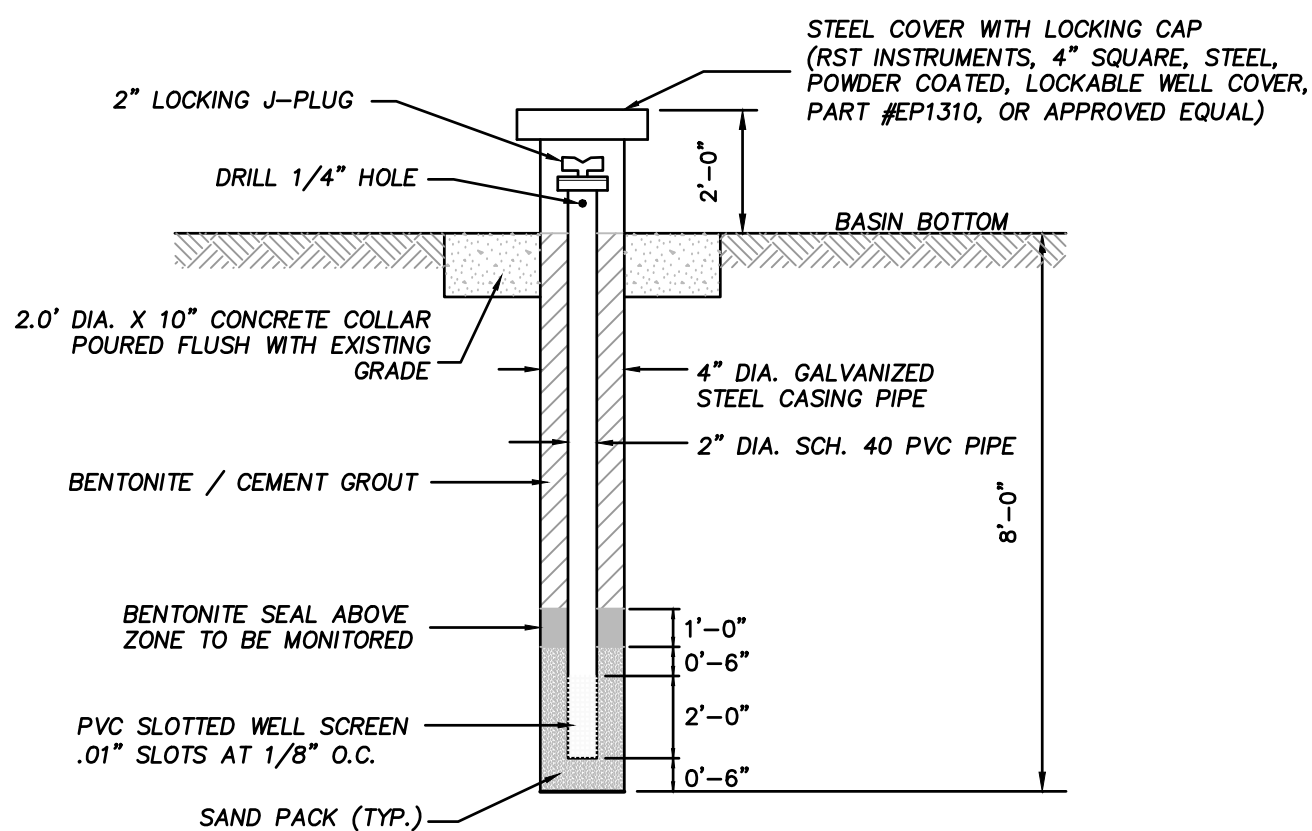
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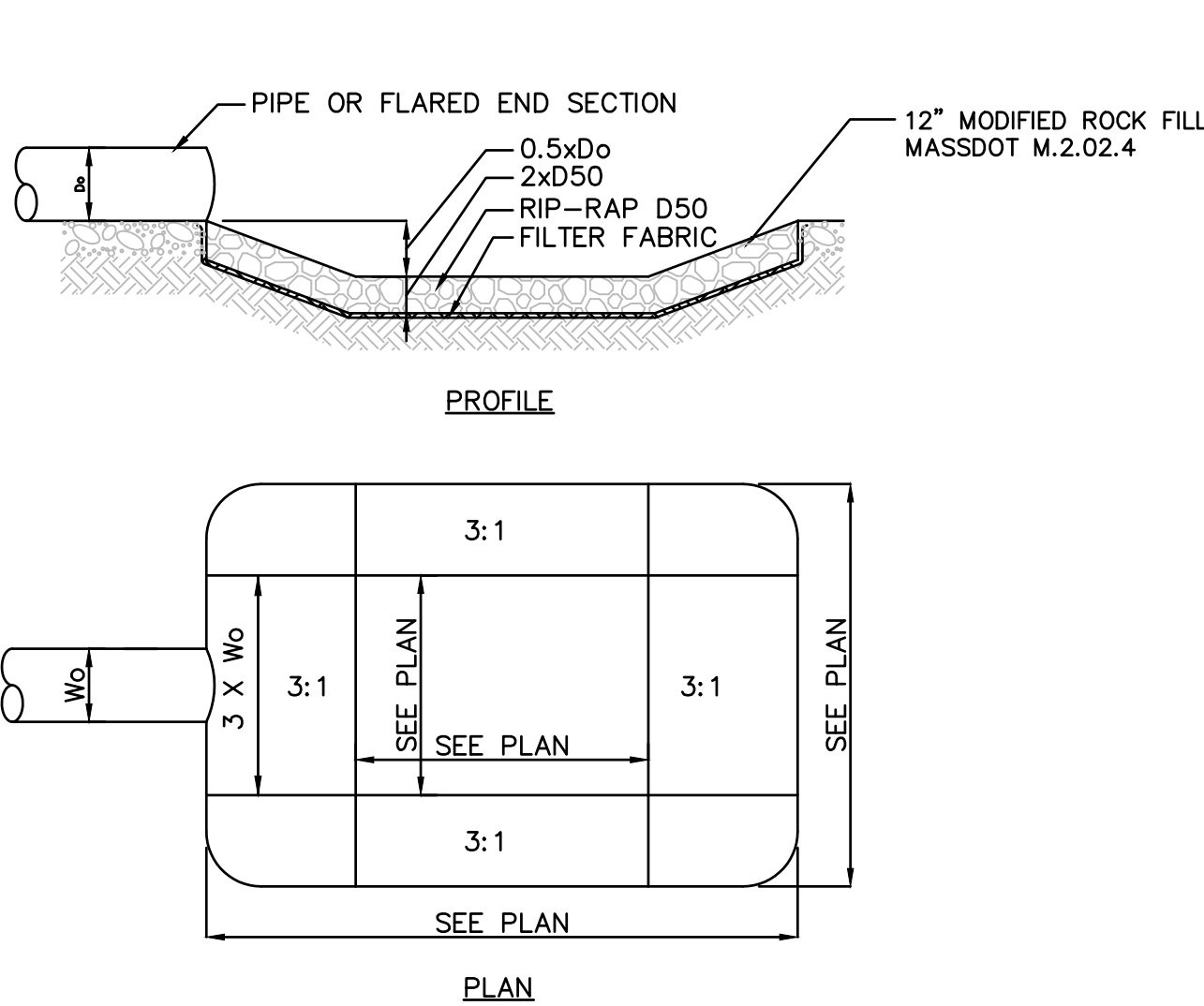
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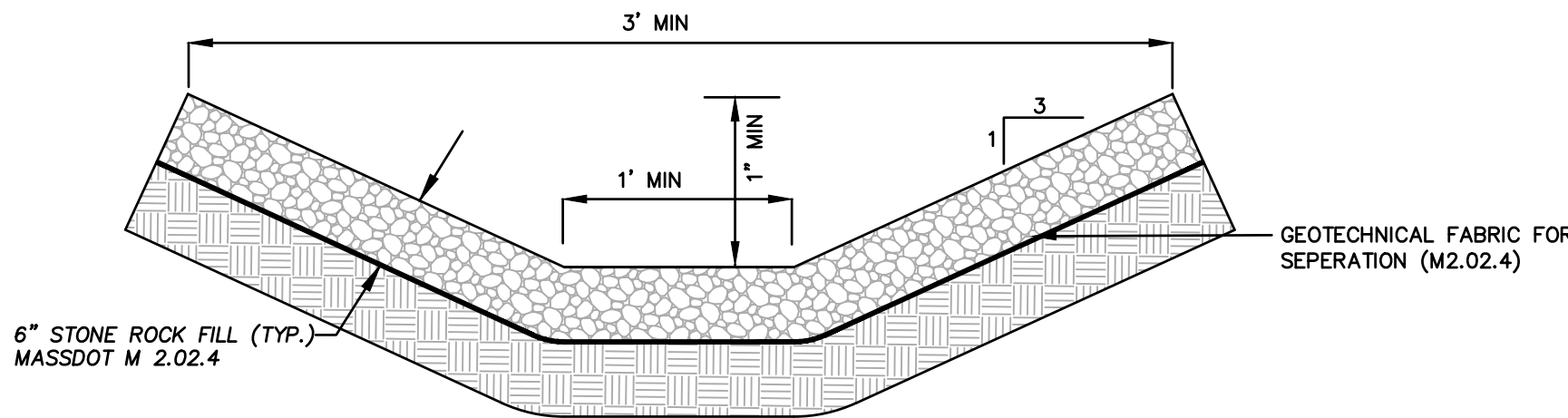
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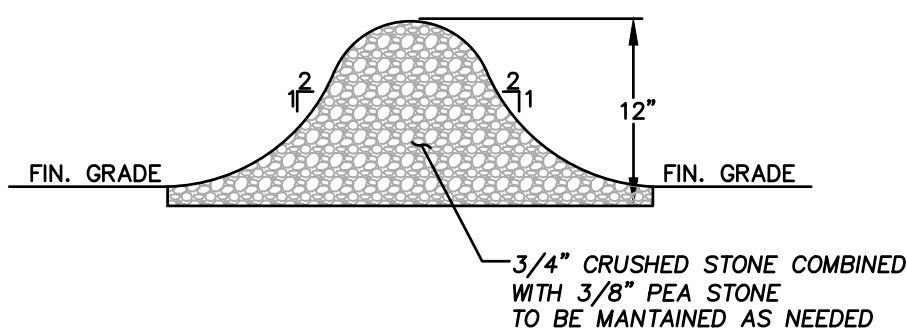
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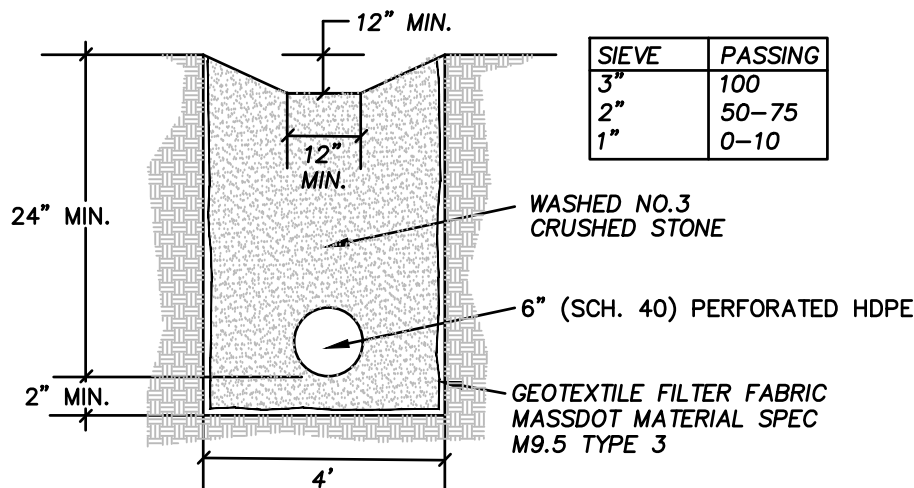
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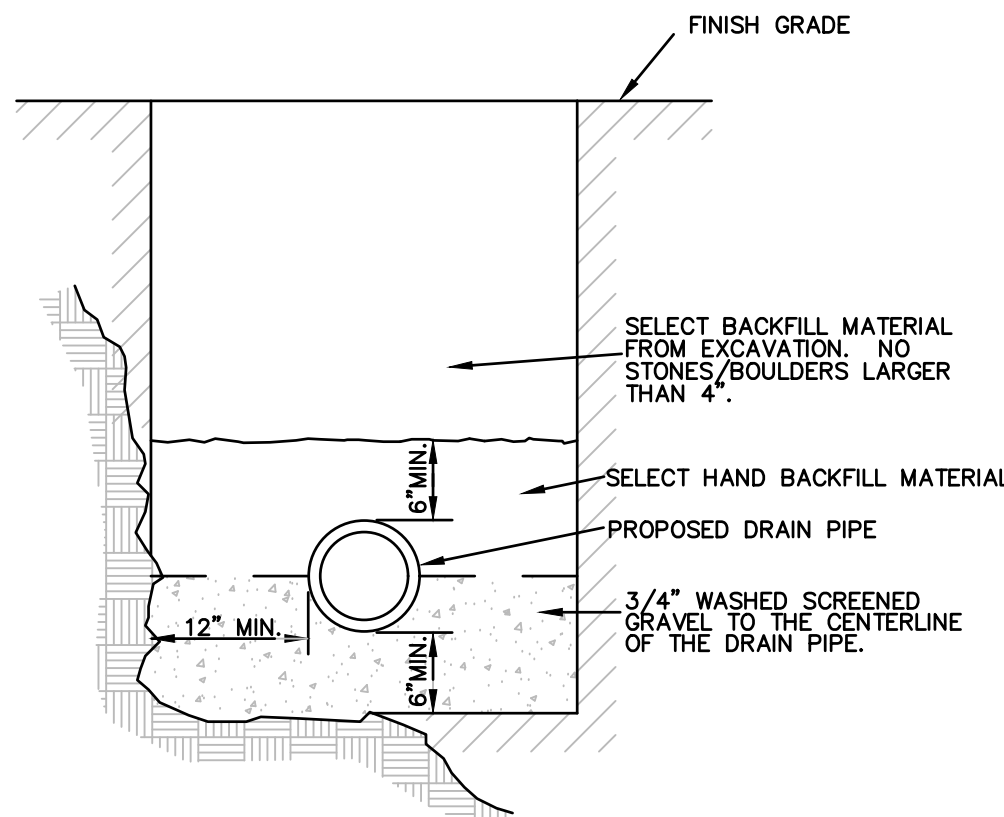
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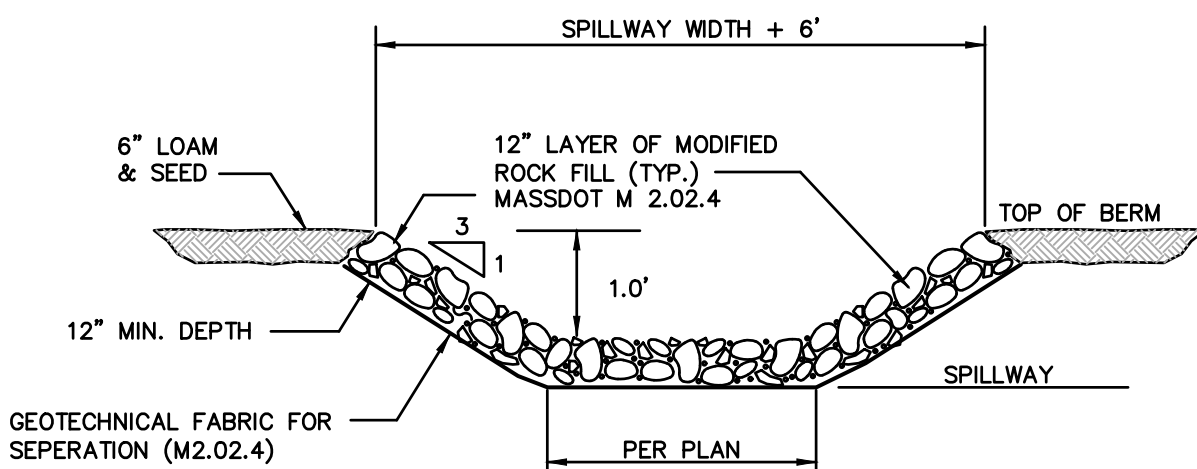
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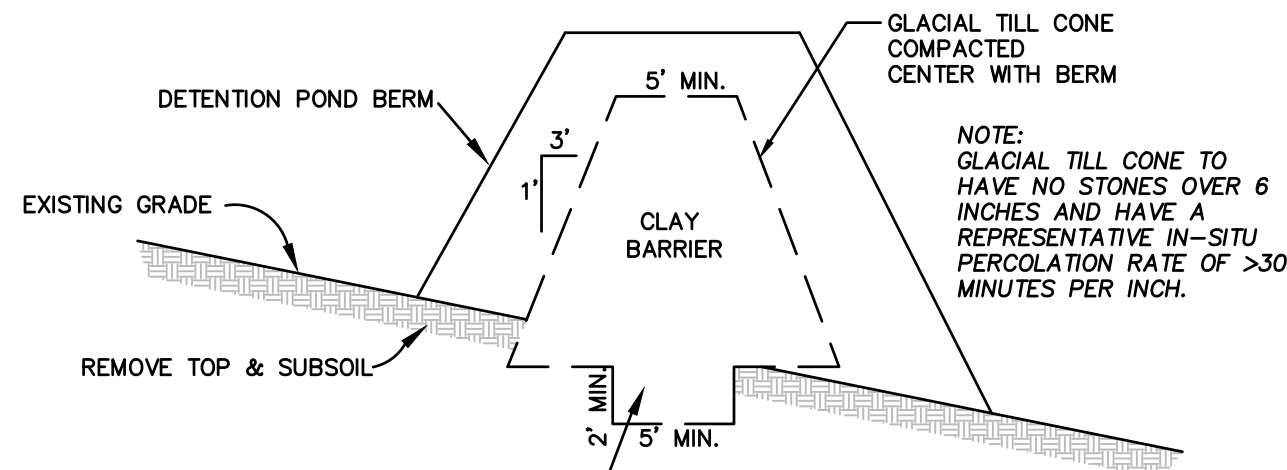
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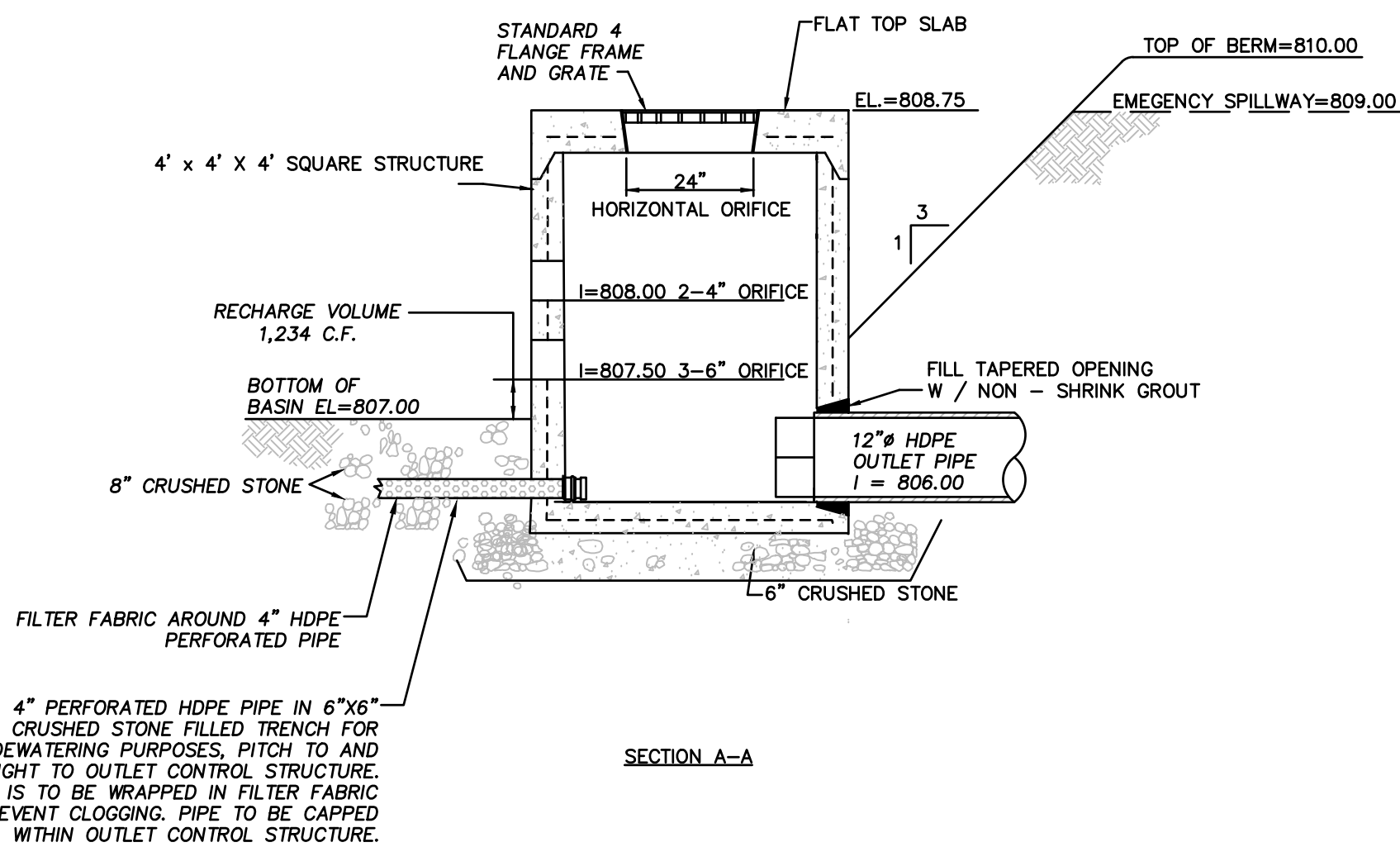
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IMPERVIOUS BARRIER DETAIL

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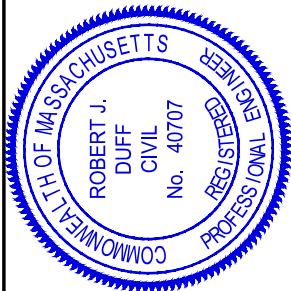


PRECAST SQUARE CONCRETE OUTLET CONTROL STRUCTURE (O.C.S)

NOT TO SCALE

REVISIONS		DESCRIPTION	DATE	REV
MADE	APVD			

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



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

CONSTRUCTION  
DETAILS

C-6