

N/F  
JOHN G. & KAREN A.  
**BELLIVEAU**  
BK. 9825 PG. 260

LAND OF  
MARGARET R. & KATHERINE A.  
**RONDEAU**  
BK. 63194 PG. 381  
LOT 23

LOT 24  
30,000 sq. ft.  
0.689 acres

N/F  
JAMES B. & KAREN A.  
**DURANT**  
BK. 13697 PG. 376  
LOT 25

**BURNCOAT STREET**

RE-ROD  
(SET)

RE-ROD  
(SET)

RE-ROD  
(SET)

RE-ROD  
(SET)

RE-ROD  
(SET)

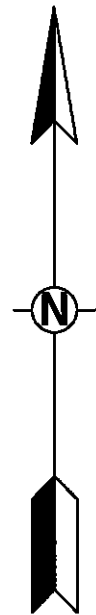
IRON PIPE  
(FOUND)

N81°37'59"E  
300.00'

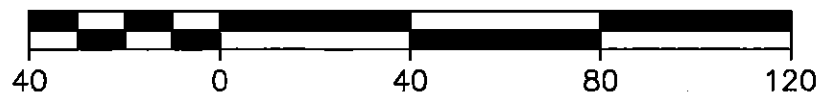
S08°22'01"E  
100.00'

N08°22'01"W  
100.00'

300.00'  
S81°37'59"W



GRAPHIC SCALE  
1"=40'



DEED REF: 61320/109  
ZONED: R-1  
ASSESSORS REF: 226C-A1



*Robert J. Smith*  
ROBERT J. SMITH, R.P.L.S.

Aug 2, 2022  
DATE

**INSTRUMENT SURVEY PLAN**

PREPARED FOR:  
PEGGY RONDEAU  
55 BURNCOAT STREET  
LEICESTER, MASSACHUSETTS

SCALE: 1"=40'      DATE: AUGUST 2, 2022

**B&R SURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

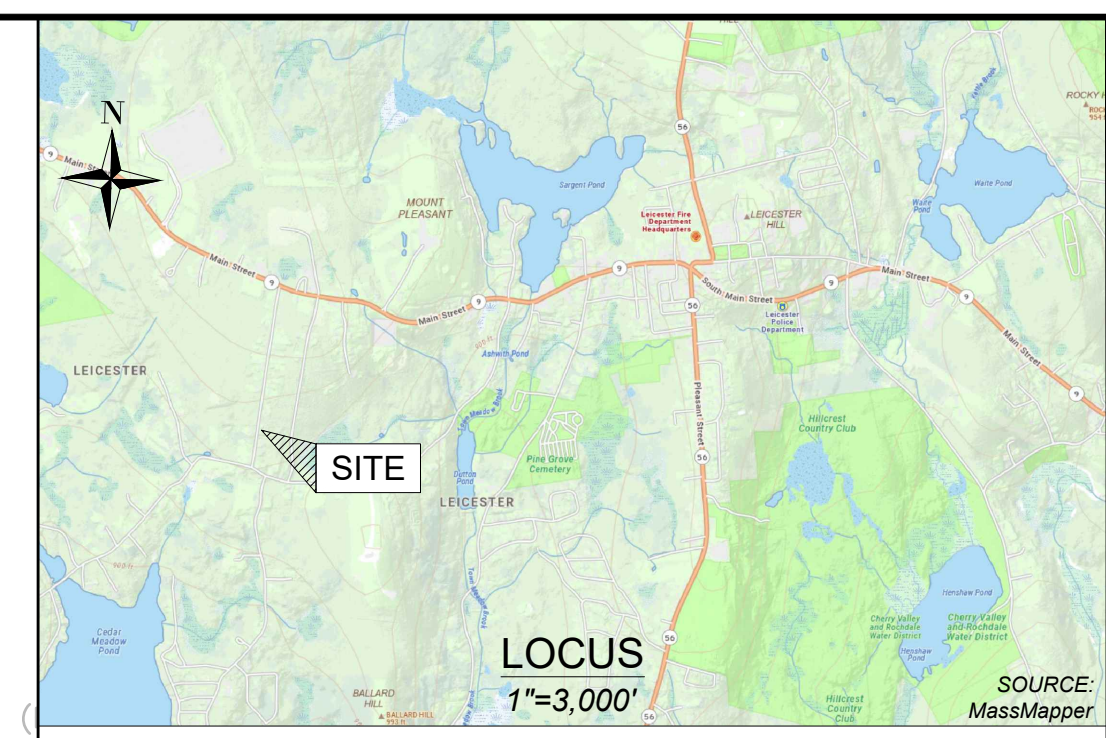
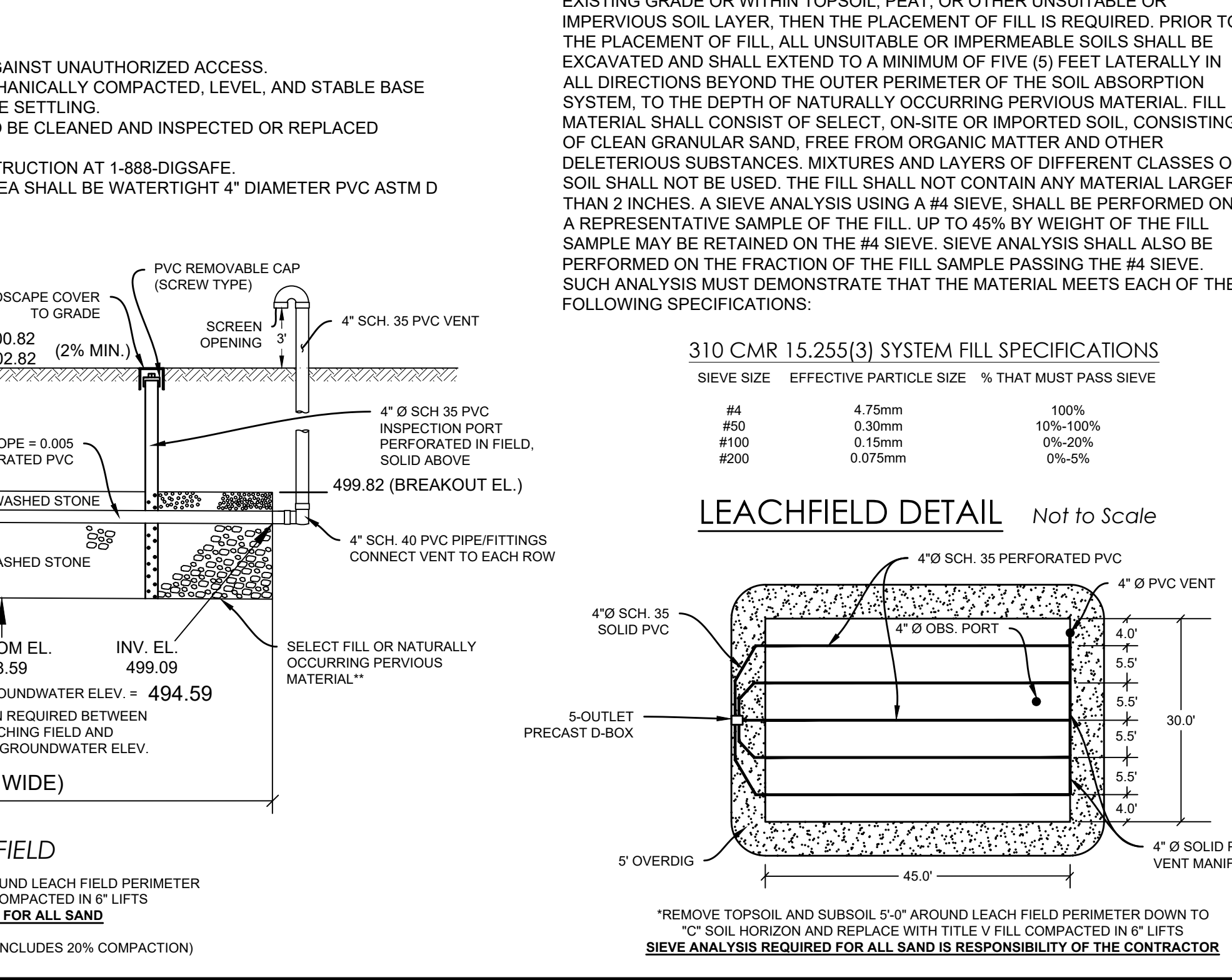
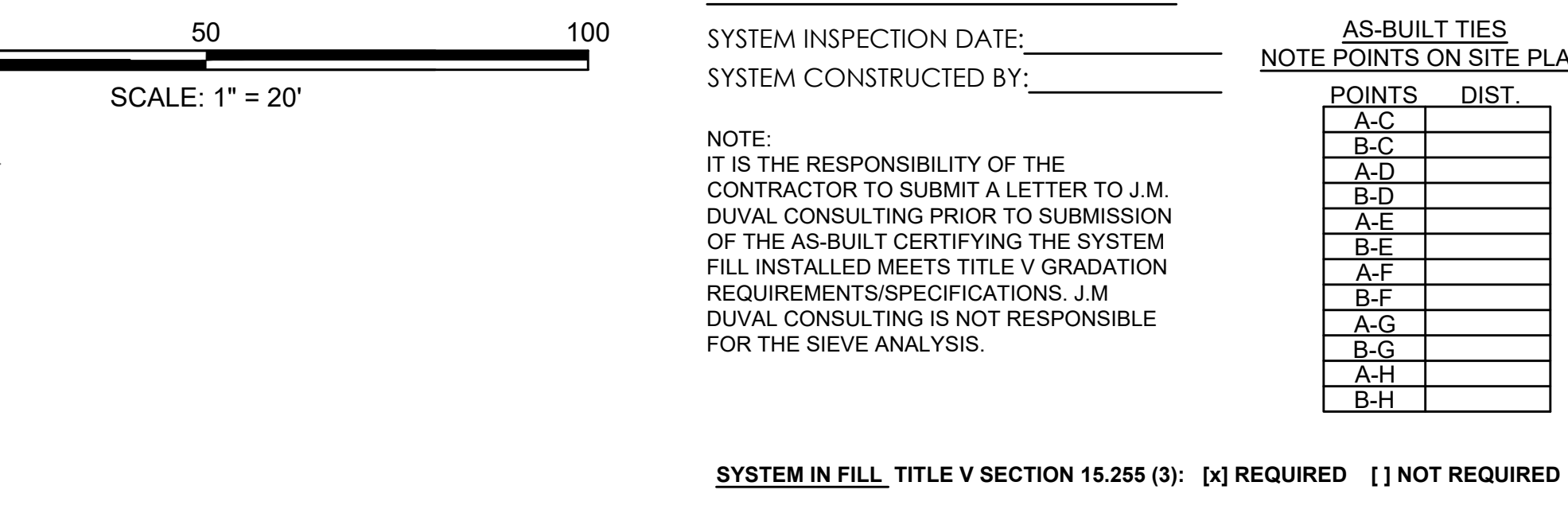
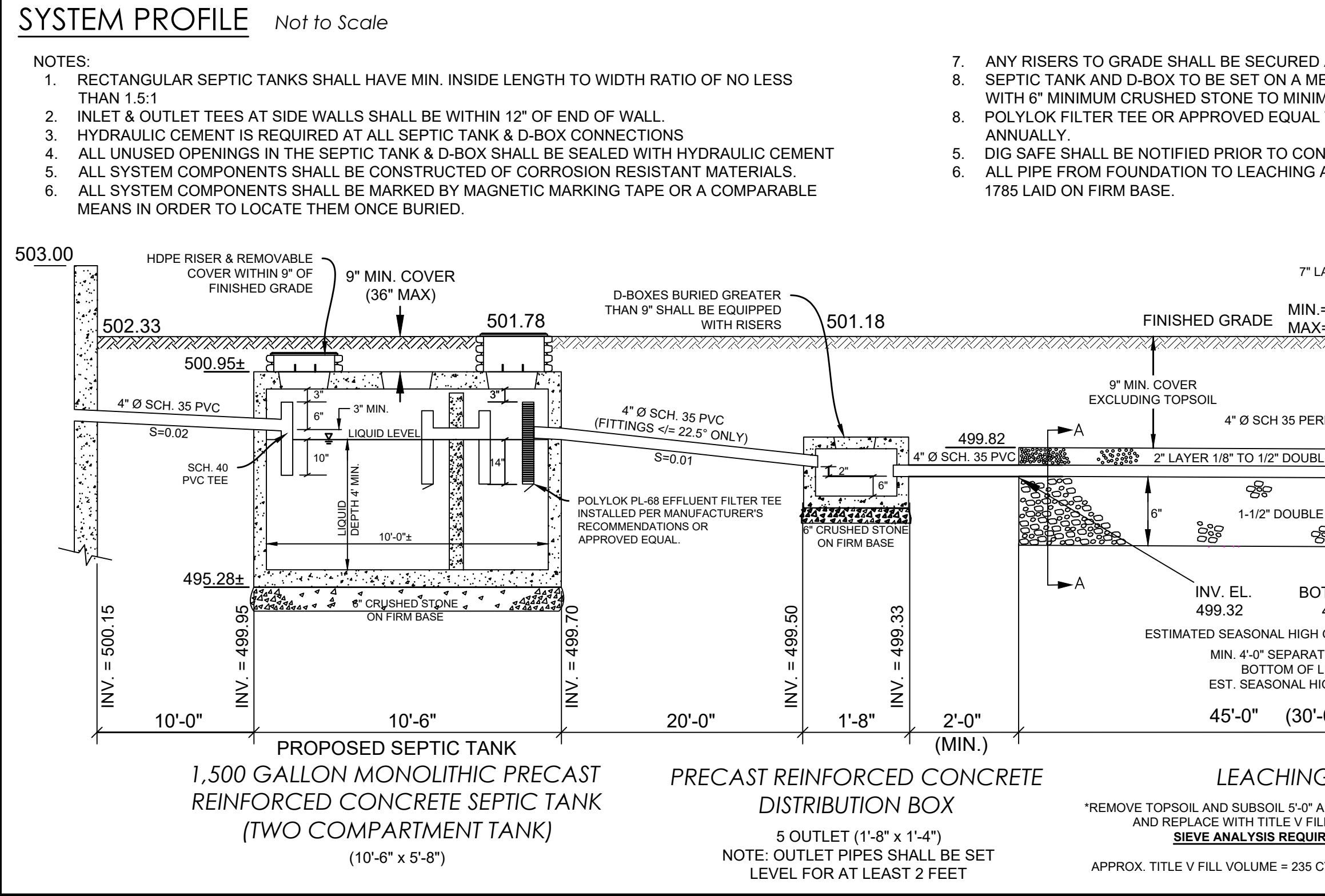
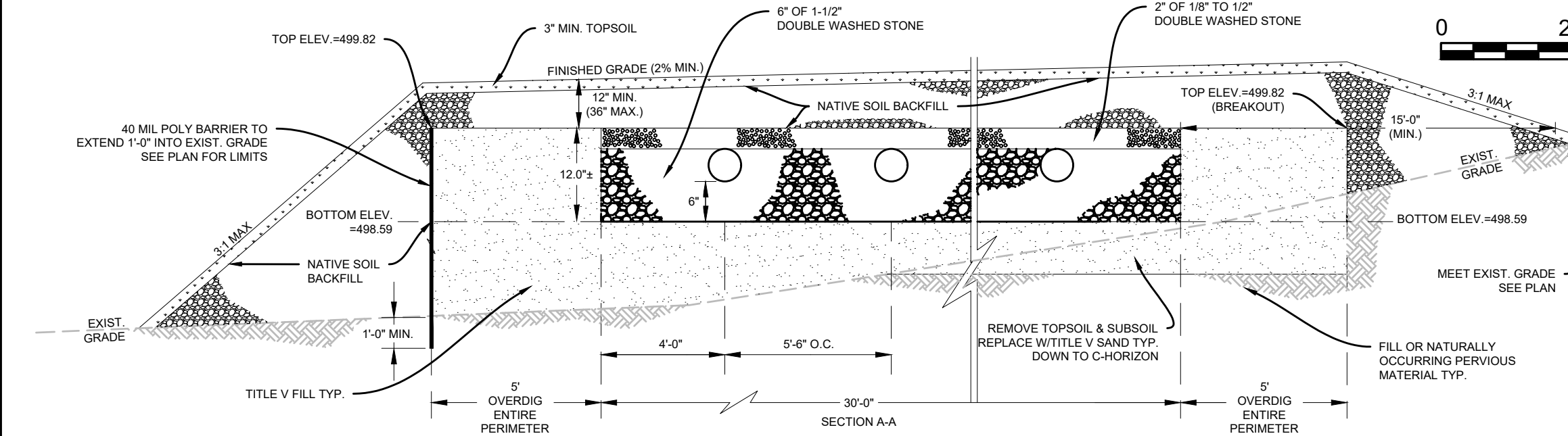
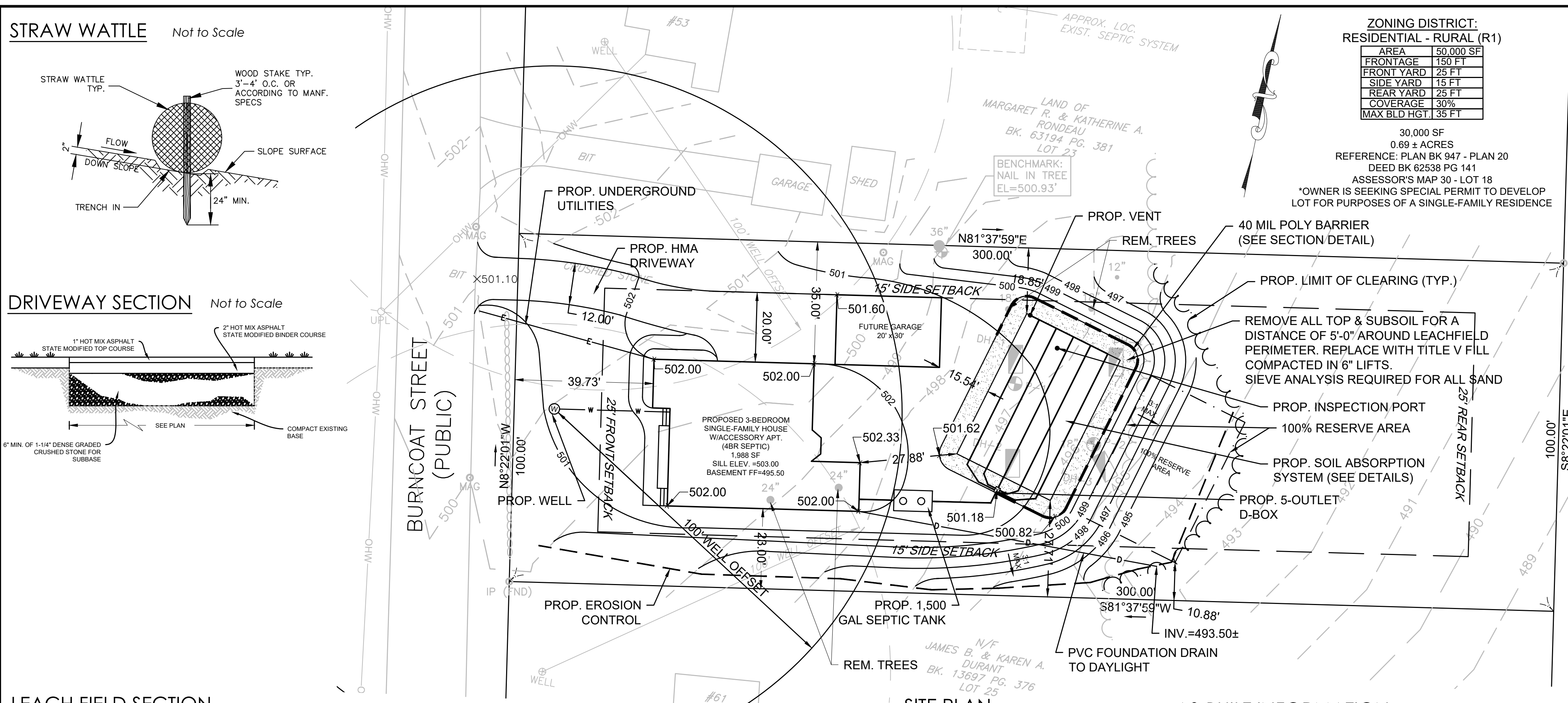
100 GROVE STREET  
WORCESTER, MA 01605

TEL. 508.758.8579  
FAX. 508.421.4787

DRAWN BY: RPB

PROJECT NO. 20-217

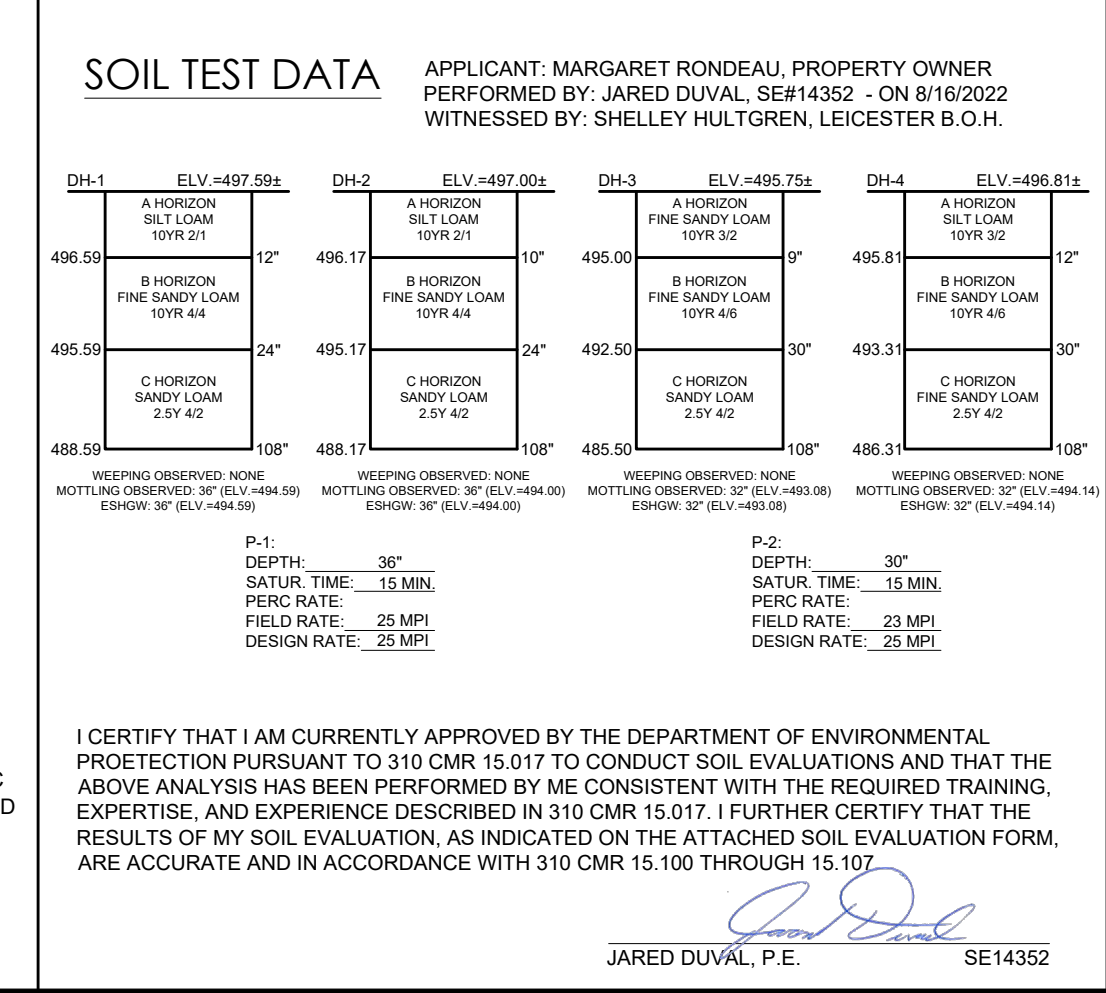




- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH TITLE V (310 CMR 15.00) AND THE LOCAL BOARD OF HEALTH REQUIREMENTS TO THE FULLEST EXTENT PRACTICABLE. NO GUARANTEE OF THE SYSTEM'S PERFORMANCE IS EXPRESSED OR IMPLIED.
  - TOPOGRAPHIC INFORMATION OBTAINED VIA INSTRUMENT SURVEY PERFORMED BY J. DUVAL, P.E. ON 8/10/2022. TOPOGRAPHICAL DATA BASED UPON ASSUMED VERTICAL DATUM (SEE PLAN).
  - THIS PLAN IS INTENDED FOR THE SEPTIC SYSTEM ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO ESTABLISHING PROPERTY LINES OR BUILDING SETBACKS. PROPERTY LINES AND BUILDING LOCATIONS ARE GRAPHIC ONLY. PROPERTY LINES NOT HAVING BEEN VERIFIED. NO REPRESENTATION NOR CERTIFICATION AS TO THE ACCURACY OF THOSE SHOWN IS MADE.
  - OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
  - PROPERTY LINES SHOWN ON THIS PLAN BASED ON DEED OF RECORD AND PLAN ENTITLED "INSTRUMENT SURVEY PLAN" PREPARED FOR PEGGY RONDEAU, 55 BURNCOAT STREET, LEICESTER, MASSACHUSETTS, DATED AUGUST 2, 2022, PREPARED BY B&R SURVEY, INC.
  - OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
  - THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
  - LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED FROM FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
  - HEAVY MACHINERY SHALL NOT BE PERMITTED TO PASS OVER THE LEACHING AREA.
  - WATER SOFTENERS AND GARBAGE DISPOSAL SHALL NOT BE CONNECTED TO SYSTEM.
  - DRINKING WATER WELL RECOMMENDED TO BE TESTED EVERY 2 YEARS.
  - SEPTIC TANK SHALL BE PUMPED ONCE EVERY 2 YEARS MIN.

- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH TITLE V OF THE MASSACHUSETTS STATE ENVIRONMENTAL CODE (310 CMR 15.00).
  - BEFORE ANY CONSTRUCTION ON THE SEWAGE DISPOSAL SYSTEM COMMENCES, INSTALLER SHALL POSSESS A DISPOSAL WORKS INSTALLERS LICENSE WITH THE BROOKFIELD BOARD OF HEALTH.
  - SOIL INFORMATION PROVIDED IS LIMITED TO AREA OF TEST PITS ONLY. SYSTEM INSTALLER IS RESPONSIBLE FOR ANY SUPPLEMENTAL TEST PITS NECESSARY TO COMPLETE THE WORK.
  - THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATION AT THE SUBJECT SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION THAT DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE PLAN.
  - TIGHT JOINT PIPING TO CONSIST OF POLYVINYL CHLORIDE (PVC) SCHEDULE 35 WITH CLEAN AND CEMENTED JOINTS/FITTINGS UNLESS OTHERWISE NOTED, OR AUTHORIZED. ALL PIPES TO BE LAID ON A FIRM BASE. TIGHT JOINT PIPES SHALL BE WATERTIGHT.
  - HEAVY MACHINERY AND TRUCKS SHALL NOT BE PERMITTED TO PASS OVER THE LEACHING AREA.
  - CONTRACTOR SHALL COORDINATE INSPECTION TIMES WITH THE LOCAL BOARD OF HEALTH AND DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING INSPECTIONS:
    - AFTER EXCAVATION OF ALL UNSUITABLE SOIL, INCLUDING A-B HORIZONS IN SOIL ABSORPTION AREA.
    - BEFORE BACKFILL OF ALL CONSTRUCTED SYSTEM COMPONENTS.
    - AFTER FINAL SYSTEM BACKFILL AND GRADING.
  - THERE SHALL BE NO CHANGES MADE TO THIS PLAN WITHOUT WRITTEN PERMISSION OF THE BOARD OF HEALTH AND DESIGN ENGINEER.
- SITE NOTES:**
- THERE ARE NO STORMWATER DRAINAGE FACILITIES ON THE PROPERTY.
  - THERE ARE NO KNOWN EASEMENTS ON THE PROPERTY.
  - ALL PUBLIC & PRIVATE WATER SUPPLIES WITHIN 200 FEET ARE SHOWN.
  - ALL ABUTTING SEPTIC SYSTEMS WITHIN 150 FEET OF SYSTEM ARE SHOWN BASED ON AVAILABLE RECORD INFORMATION AS OF THE DATE OF THIS PLAN.
  - SITE IS NOT WITHIN 500' OF A PUBLIC WATER SUPPLY WELL.
  - ALL WETLANDS WITHIN 200 FEET OF THE PROPERTY ARE SHOWN.
  - SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
  - SYSTEM IS NOT WITHIN AN INTERIM OR ZONE II WELLHEAD PROTECTION AREA.
  - SITE IS SUBJECT TO NITROGEN LOADING LIMITATIONS PURSUANT TO 310 CMR 15.214(2) AS A RESIDENTIAL SITE W/ PROPOSED ON-SITE SEPTIC SYSTEM & WATER SUPPLY WELL. MAX. PROP. FLOW = 440 GAL/DAY.
  - SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM #25027C0781E, EFFECTIVE JULY 4, 2011.

- DESIGN CRITERIA - TITLE V**
- TYPE OF ESTABLISHMENT:** SINGLE-FAMILY RESIDENCE
  - DESIGN FLOW:**  
4 BEDROOMS AT 110 GPD/BR = 440 GPD
  - SEPTIC TANK SIZE REQUIRED:** 440 GPD x 200% = 880 GAL  
PROVIDED: 1,500 GAL  
NO ADDITIONAL CAPACITY HAS BEEN PROVIDED FOR A GARBAGE DISPOSAL
  - DESIGN PERCOLATION RATE:** 25 MIN. / INCH  
SOIL CLASS: III  
LONG TERM ACCEPTANCE RATE: 0.33 GPD / SF
  - LEACHING AREA REQUIRED:**  
CONVENTIONAL SYSTEM: 440 GPD / 0.33 GPD/SF = 1,333 SF  
PROVIDED: 30 FT x 45 FT = 1,350 SF



**PREPARED BY:**  
JARED M. DUVAL P.E. #55340  
C: (774) 670-3569

**DATE:** 9/7/2022

NO.	REVISION	DATE

**SITE & SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN**

LOCATED AT  
55 BURNCOAT STREET  
LEICESTER, MA

PREPARED FOR  
MARGARET RONDEAU

**LEGEND**

- WETLAND LINE
- SETBACK
- STONE WALL
- PERCOLATION TEST LOC.
- DEEP HOLE TEST LOC.
- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. TREE LINE

**DESIGNED BY:** J.M.D. **DRAWN BY:** J.M.D. **SCALE:** AS NOTED  
**CHECKED BY:** J.M.D. **DATE:** 9/7/2022 **SHEET OF:** 1 1  
**PROJECT NO.:** 22-002 **B.O.H. PERMIT NO.:** \_\_\_\_\_  
**CAD FILE:** 22-002\_55BurncoatSt\_NewConstructionPlan\_09\_07\_2022.dwg

I CERTIFY THAT I AM CURRENTLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO 310 CMR 15.017 TO CONDUCT SOIL EVALUATIONS AND THAT THE ABOVE ANALYSIS HAS BEEN PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERIENCE AND EXPERIENCE DESCRIBED IN 310 CMR 15.017. I FURTHER CERTIFY THAT THE RESULTS OF MY SOIL EVALUATION, AS INDICATED ON THE ATTACHED SOIL EVALUATION FORM, ARE ACCURATE AND IN ACCORDANCE WITH 310 CMR 15.100 THROUGH 15.107.

JARED DUVAL, P.E. SE14352

ALL UNDERGROUND UTILITIES INFORMATION SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND UTILITY RECORDS.  
ALL LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION.