

Tauper Land Survey

710 Main Street, North Oxford MA

Leicester Planning Board
Town of Leicester
3 Washburn Square
Leicester, MA 01524-1333

July 5, 2022

Re: Stafford Street (Map 35 Parcel
C7.1 and C12) Warehouse and
Office Development

To the Board:

The following is Tauper Land Survey's response to the Second review letter from Quinn Engineering

1. Thru 3. Have been resolved.
4. Response: Curbing has been revised and dimensioned.
10. Response: Zoning Map has been added to the coversheet and locus has been indicated on map.
11. thru 15. Have been Resolved.
16. Response: Tss worksheets have been revised per Quinn's recommendations.
17. Have been Resolved.
18. Responses: The groundwater mounding and drawdown calculations have been revised to be consistent.
19. Response: Stormceptor sizing calculations have been provided.
20. Response: Rip rap size has been updated for FES#1. See Grading Plan.
21. The No Response needed. Resolved.
22. Response: Slow drain has been added to the plan and detail has been added to detail sheet.
23. Thru 29. Has been Resolved.
30. Response: Detail on Sheet C-8.0 has been revised.
31. Thru 34. Has been resolved.
35. Response: Stormceptor Detail has been revised.

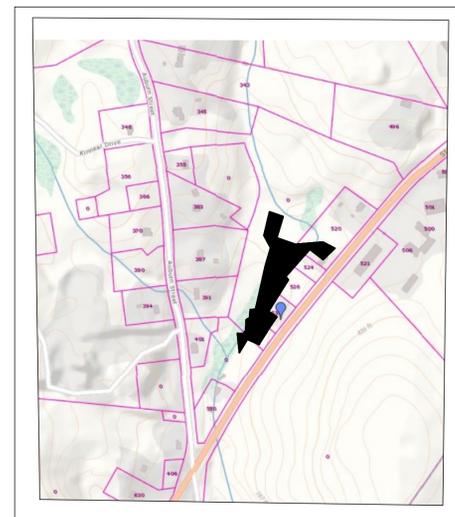
If have any questions or need additional information please call the office.

Thank You
Peter Lavoie
Project Engineer

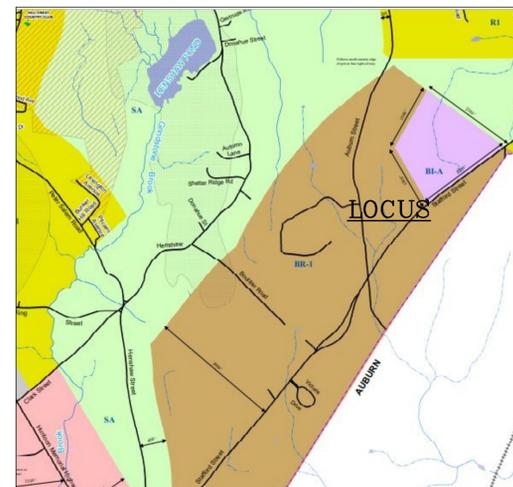
CC: Matt Schold – Applicant (via email)
Kevin Quinn

DEFINITIVE SITE PLAN AT STAFFORD STREET LEICESTER, MA

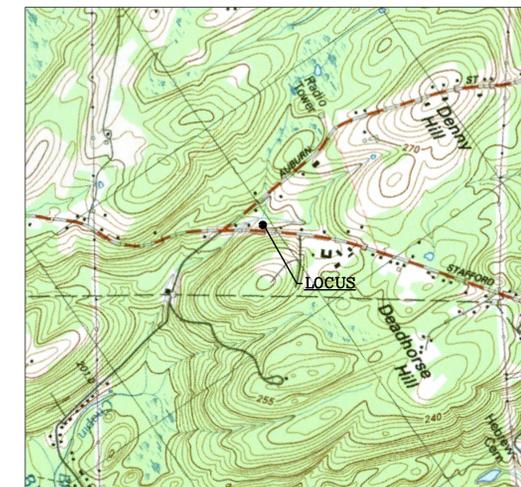
- 1.) PROPERTY LINES/SITE FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY TAUPER LAND SURVEYING, INC.
- 2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF LEICESTER'S PLANNING BOARD REGULATIONS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.
- 3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.
- 5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
- 6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.
- 7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.
- 8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- 9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- 10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF LEICESTER'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.
- 11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- 12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF LIECESTER REQUIREMENTS.
- 13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- 14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.



SCALE: 1"=1000'



SCALE: 1"=2000'



LOCUS MAP
1"=100'



DIG SAFE NOTE:

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 1(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.

NOTES:

PLAN BOOK 926 PLAN 27
PLAN BOOK 235 PLAN 4
PLAN BOOK 656 PLAN 70
BK. 28790 PG. 86
BK. 56941 PG. 278
MAP 35 LOT C7.1
MAP 35 LOT C12.0

LIST OF DRAWINGS:

- | | |
|------------|---------------------------------|
| SHEET - 1 | COVER SHEET |
| SHEET - 2 | EXISTING CONDITIONS |
| SHEET - 3 | LAYOUT & MATERIALS PLAN |
| SHEET - 4 | GRADING & DRAINAGE |
| SHEET - 5 | UTILITY PLAN |
| SHEET - 6 | EROSION & SEDIMENTATION CONTROL |
| SHEET - 7 | CONSTRUCTION DETAIL SHEET#1 |
| SHEET - 8 | CONSTRUCTION DETAIL SHEET#2 |
| SHEET - 9 | LANDSCAPE PLAN |
| SHEET - 10 | LIGHTING PLAN |

ZONING DISTRICT: BR-1 BUSINESS RESIDENTIAL

	REQUIRED	PROVIDED
MINIMUM AREA:	20,0000	9.67 ACRES
MINIMUM FRONTAGE:	150'	407.57'
MINIMUM SET BACK		
FRONT:	50'	50'
SIDE:	40'	60'
REAR:	40'	80'

REVISIONS		
REV.	DATE	DESCRIPTION
1	5/18/22	REVISE PER REVIEW LETTER.
2	7/5/22	REVISE PER REVIEW LETTER.
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:
SOUTHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

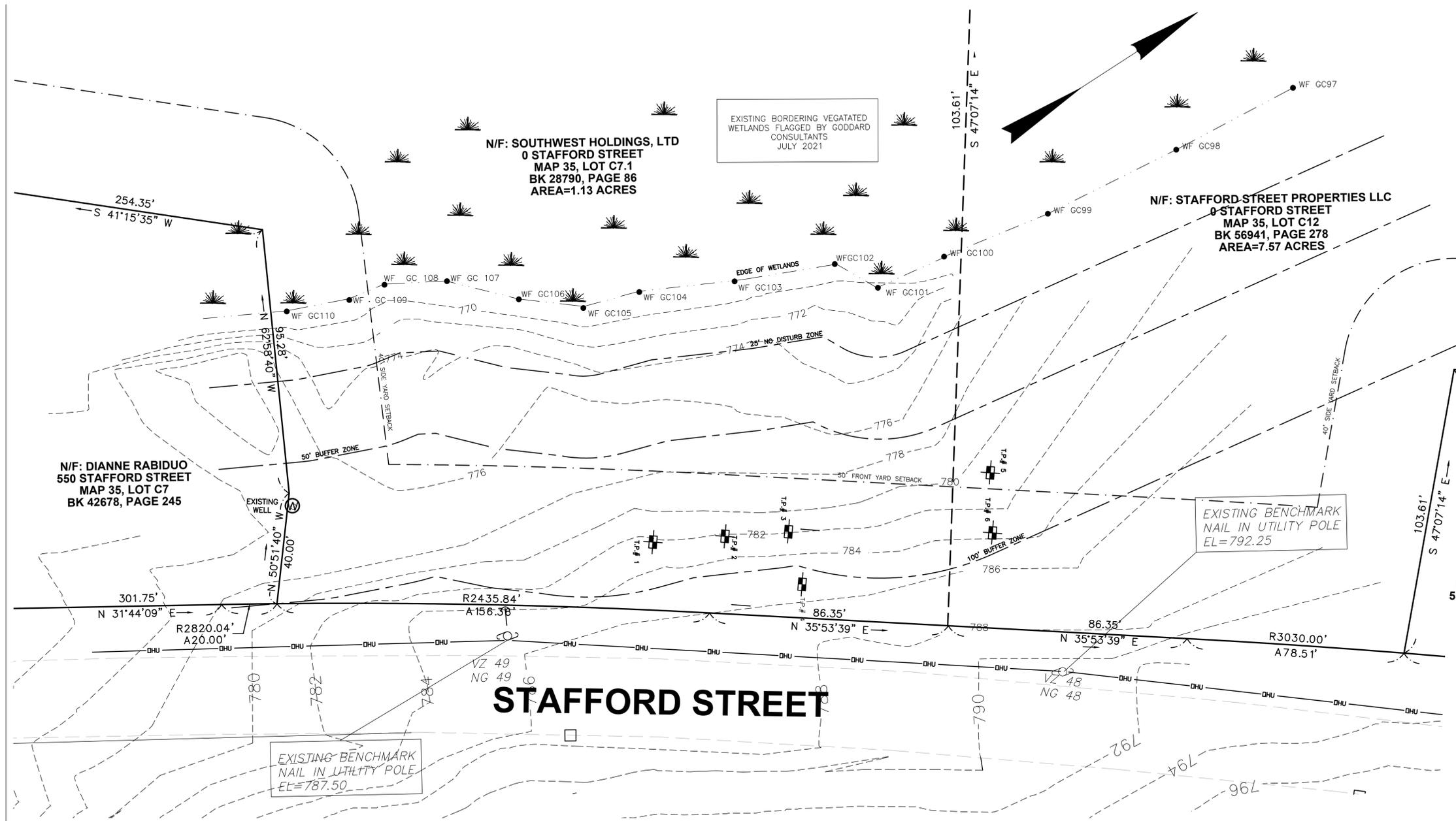
STAFFORD STREET PROPERTIES., LLC
83 KEYSTONE DRIVE
LEICESTER, MA

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

SHEET TITLE
COVER SHEET

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

SHEET NO.
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
	HYDRIC 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

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

N/F: PHILP BERNARD
530 STAFFORD STREET
MAP 35, LOT C8
BK 15315, PAGE 209

EXISTING BENCHMARK
NAIL IN UTILITY POLE
EL=787.50

EXISTING BENCHMARK
NAIL IN UTILITY POLE
EL=792.25

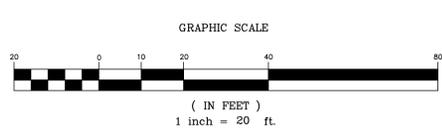
EXISTING BORDERING VEGETATED
WETLANDS FLAGGED BY GODDARD
CONSULTANTS
JULY 2021

N/F: SOUTHWEST HOLDINGS, LTD
0 STAFFORD STREET
MAP 35, LOT C7.1
BK 28790, PAGE 86
AREA=1.13 ACRES

N/F: STAFFORD STREET PROPERTIES LLC
0 STAFFORD STREET
MAP 35, LOT C12
BK 56941, PAGE 278
AREA=7.57 ACRES

N/F: DIANNE RABIDUO
550 STAFFORD STREET
MAP 35, LOT C7
BK 42678, PAGE 245

STAFFORD STREET



DIG SAFE NOTE:

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2	7/5/22	REVISE PER REVIEW LETTER.
PROJECT NO.	21-301	
DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUTHWEST 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) 887-8718 F.(508) 887-8714

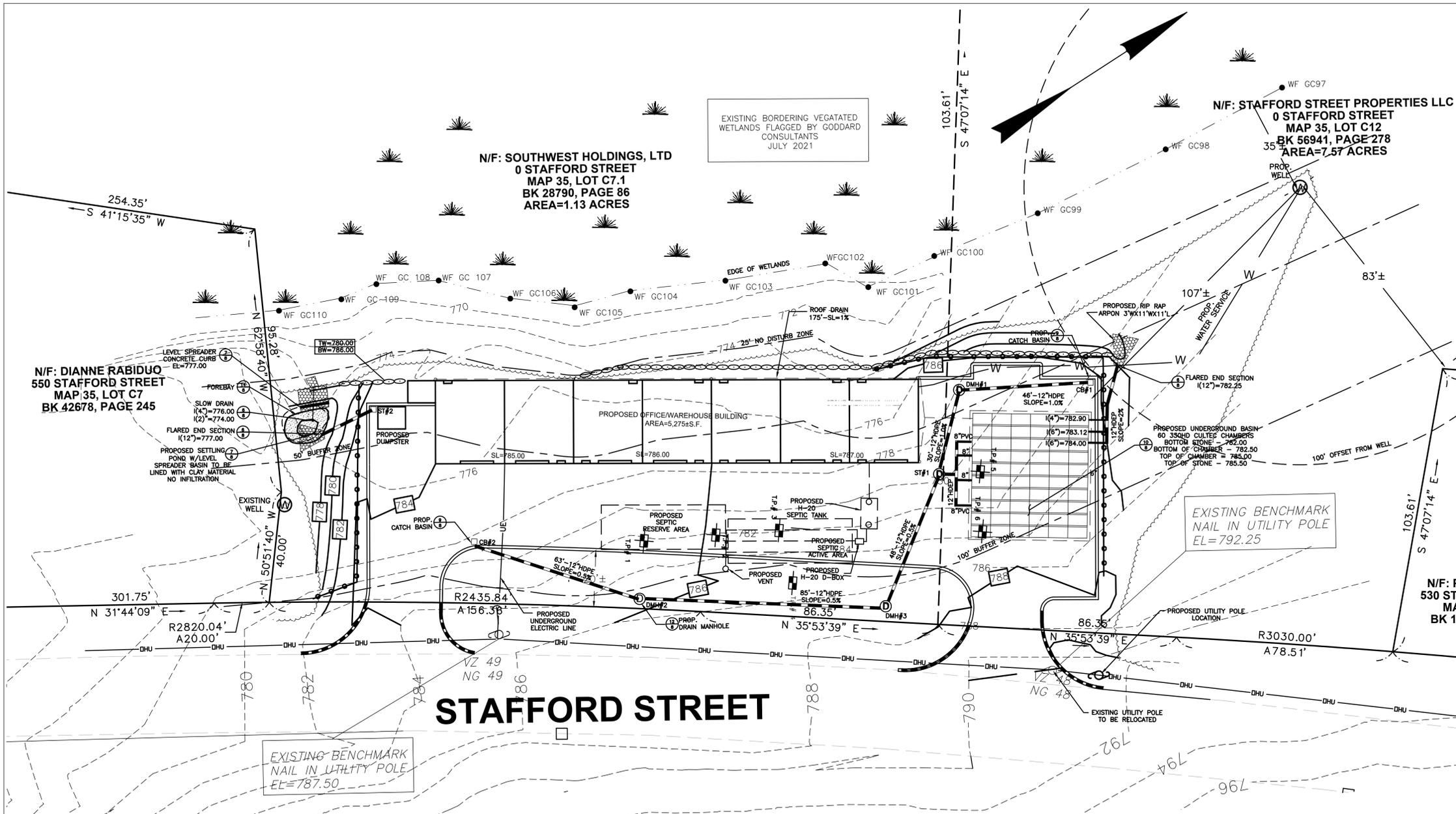
SHEET TITLE

EXISTING CONDITIONS

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

SHEET NO.

C-2.0



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
- HYDRIC SOIL TEST PIT
- BORING TEST PIT
- SHRUBS, BUSHES, ETC.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WETLAND FLAG
- BOULDER
- VSC
- CONCR
- COB
- BTORB
- CONCRETE CURBING
- CAPE COD BERM (BITUMINOUS)
- BITUMINOUS CURBING (GENERIC)
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- 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: _____

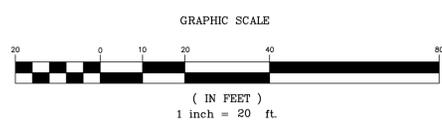
ENDORSEMENT DATE: _____

NOTES:

1. SEPTIC LEACH FIELD 5,275 SF/1,000 = 5.275 (50 GPD) = 264 GPD
2. PROPOSED LEACH FIELD 16'WX28'L MINIMUM AREA.

PROPOSED DRAINAGE STRUCTURES DESIGN ELEVATIONS

ST#1	CB#1	DMH#1
R=786.80	R=786.75	R=786.95
I(O)=782.40	I(O)=783.75	I(I)=783.34
I(I)=782.40	CB#2(SHALLOW)	I(O)=783.34
I(O)=782.15	R=785.35	DMH#2
ST#2	I(O)=783.35	R=786.00
R=783.00	I(I)=783.07	I(O)=783.07
I(O)=779.00	DMH#3	R=787.75
	I(I)=782.64	I(O)=782.64



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APPLICANT:

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

OWNER:

SOUTHWEST 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) 987-8783 F:(508) 987-8784

SHEET TITLE

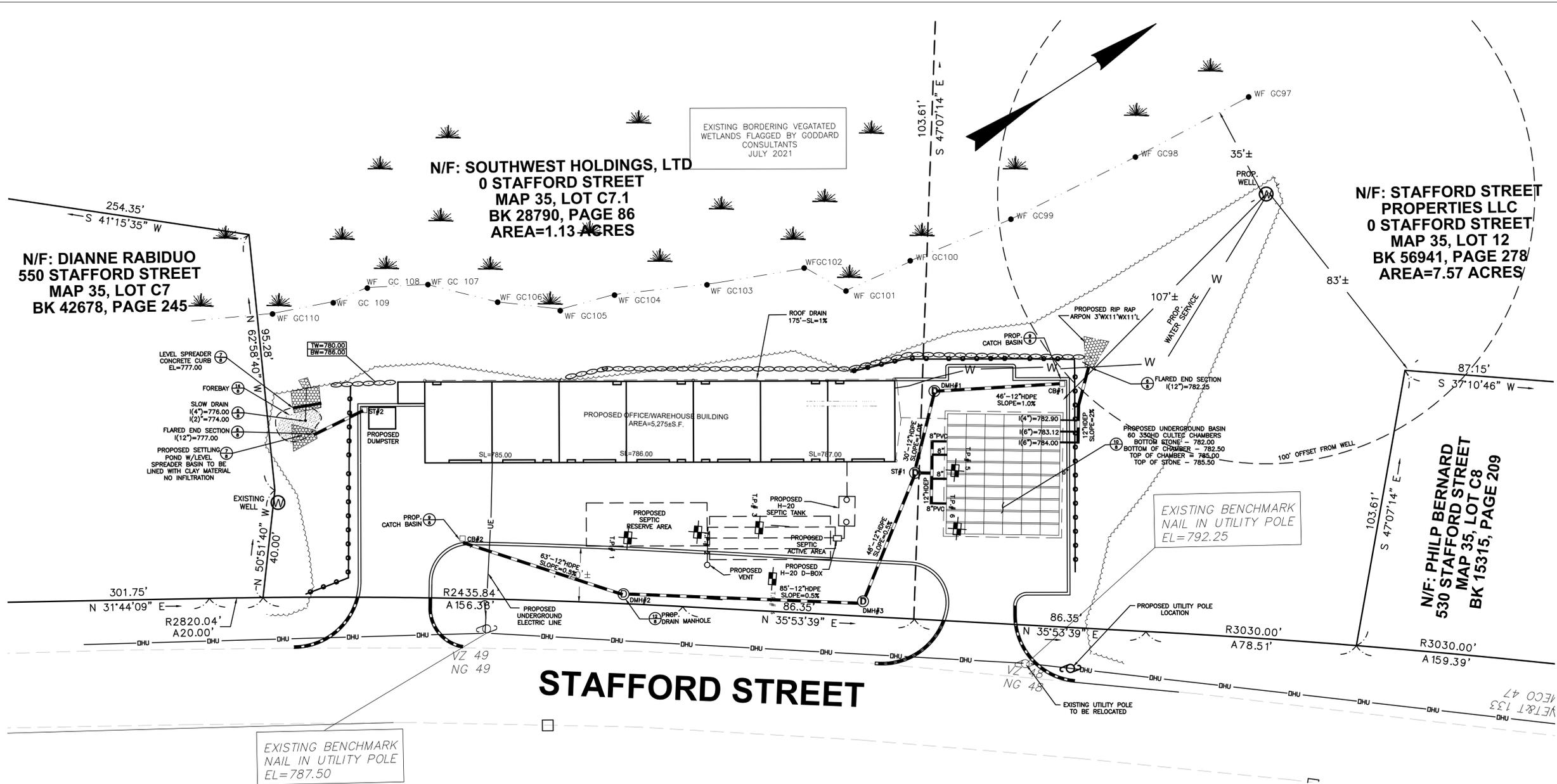
GRADING & DRAINAGE

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

SHEET NO.

REVISIONS		
REV.	DATE	DESCRIPTION
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DESIGNED BY	PML	
CHECKED BY	---	
DATE	4/7/22	
CAD FILE	21-301 SITE PLAN	

C-4.0



P.E. _____
 P.L.S. _____

APPROVAL UNDER SITE PLAN REVIEW.
 LEICESTER PLANNING BOARD
 BEING A MAJORITY

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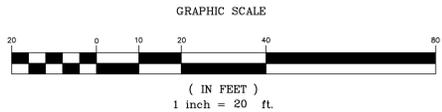
APPLICANT:
 SCHOLD DEVELOPMENT LLC
 77 CHICKERING ROAD
 SPENCER, MA 01562
 OWNER:
 SOUTHWEST HOLDINGS LTD
 6017 PINE RIDE ROAD,
 NAPLES, FL
 STAFFORD STREET PROPERTIES., LLC
 83 KEYSTONE DRIVE
 LEICESTER, MA
 PREPARED BY:

SUMMIT
 Engineering & Survey, Inc.
 710 MAIN STREET
 OXFORD, MA 01537
 P:(508) 897-8703 F:(508) 897-8704

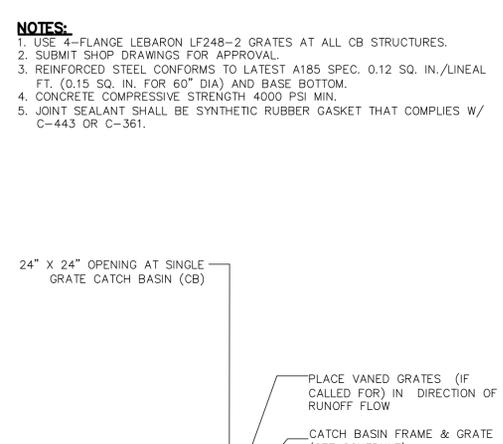
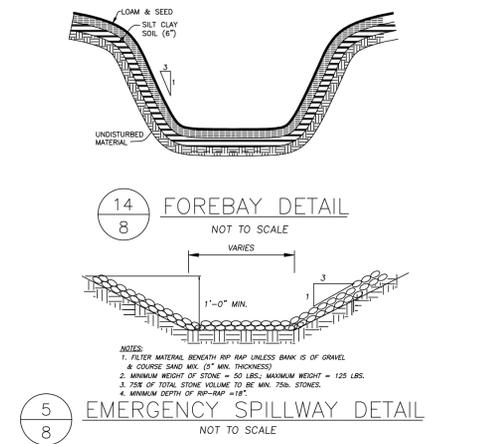
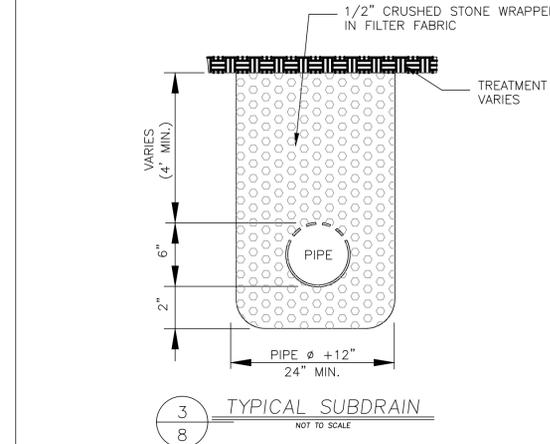
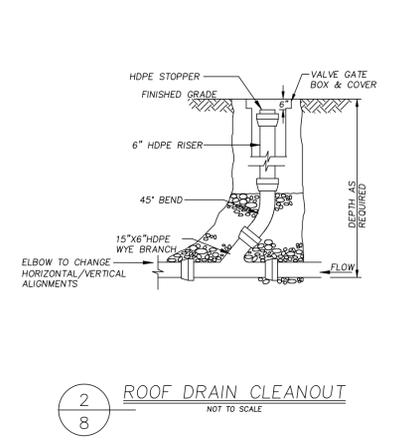
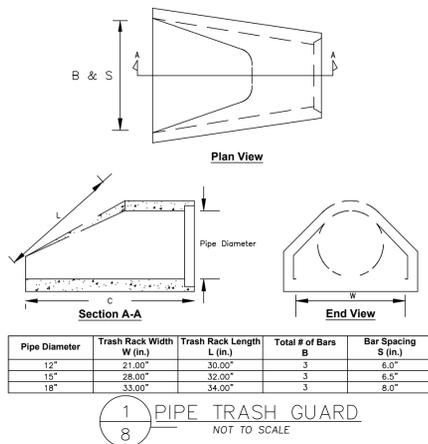
SHEET TITLE
UTILITY PLAN
 DEFINITIVE SITE PLAN
 at
STAFFORD STREET
 LEICESTER, MA
 PREPARED FOR
CENTRAL LAND DEVELOPMENT CORP.
 SHEET NO.

C-5.0

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



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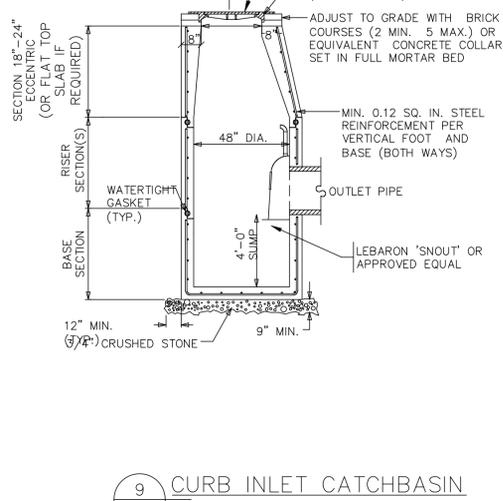
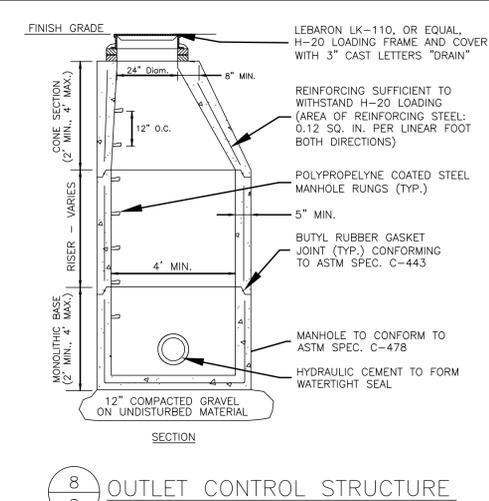
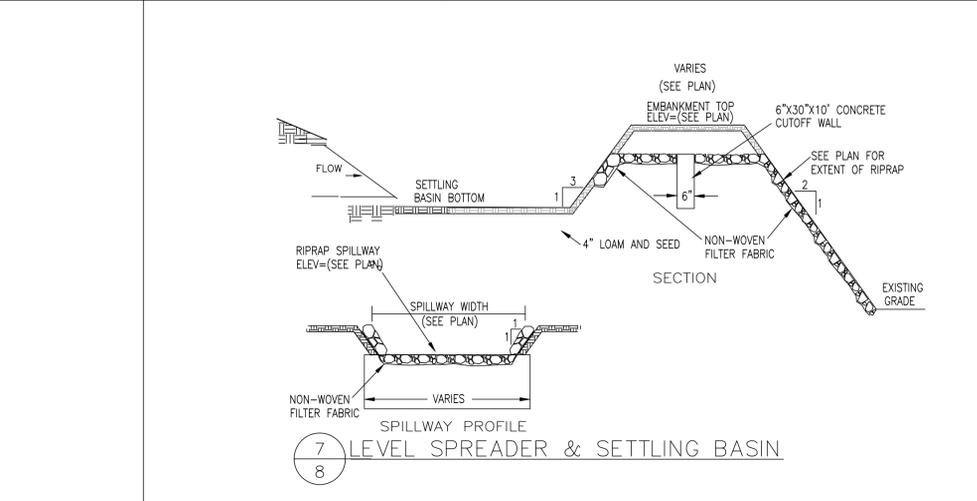
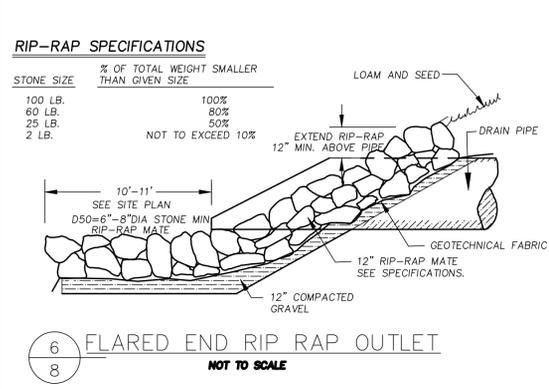
P.E. _____ P.L.S. _____

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

	Pipe Diameter	APRON Length L (FT.)	WIDTH W1 (FT.)	WIDTH W2 (FT.)
FES#1	12"	10'	3'	10'
FES#2	12"	10'	3'	10'



APPLICANT: _____

SCHOLD DEVELOPMENT LLC
77 CHICKERING ROAD
SPENCER, MA 01562

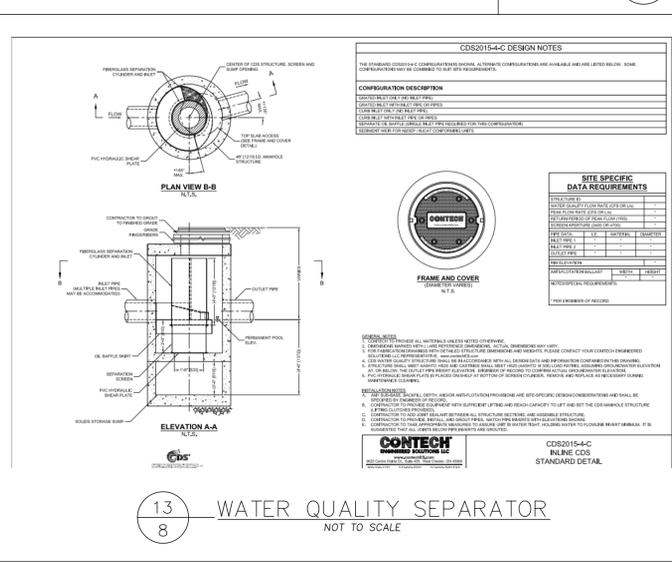
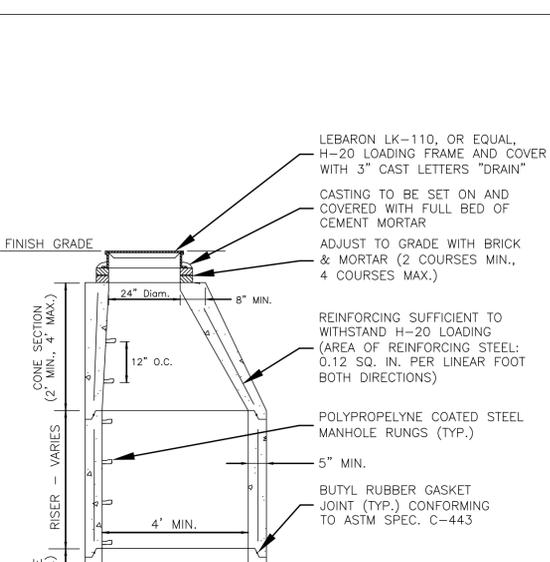
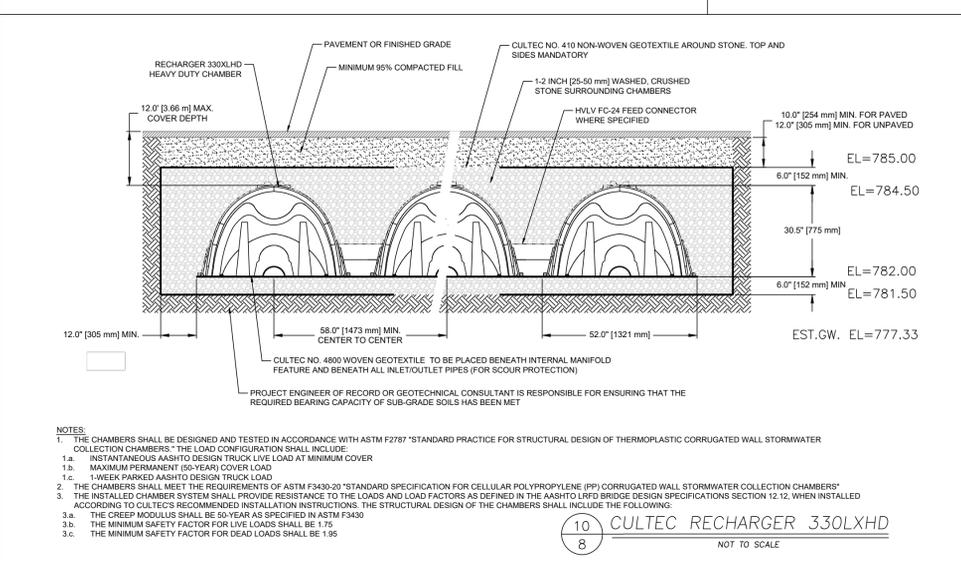
OWNER: _____

SOUTHWEST HOLDINGS LTD
6017 PINE RIDE ROAD,
NAPLES, FL

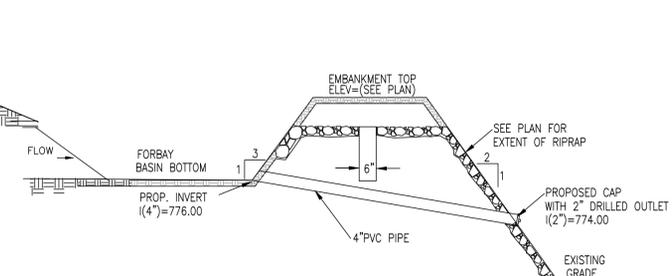
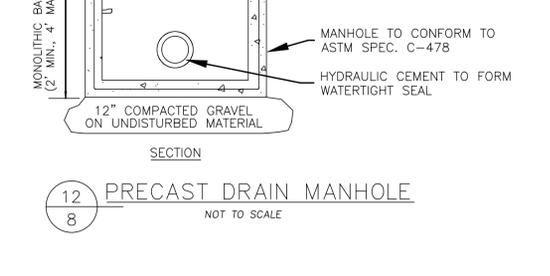
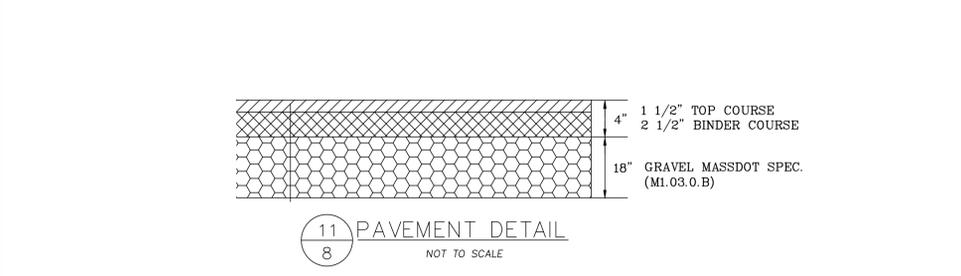
STAFFORD STREET PROPERTIES, LLC
83 KEYSTONE DRIVE
LEICESTER, MA

PREPARED BY: _____

TAUPER
Land Surveying, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8703 F:(508) 987-8704



REVISIONS		
REV.	DATE	DESCRIPTION
1	5/18/22	REVISE PER REVIEW LETTER.
2	7/5/22	REVISE PER REVIEW LETTER.



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

SHEET TITLE

DETAIL SHEET#1

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

SHEET NO.

C-8.0

