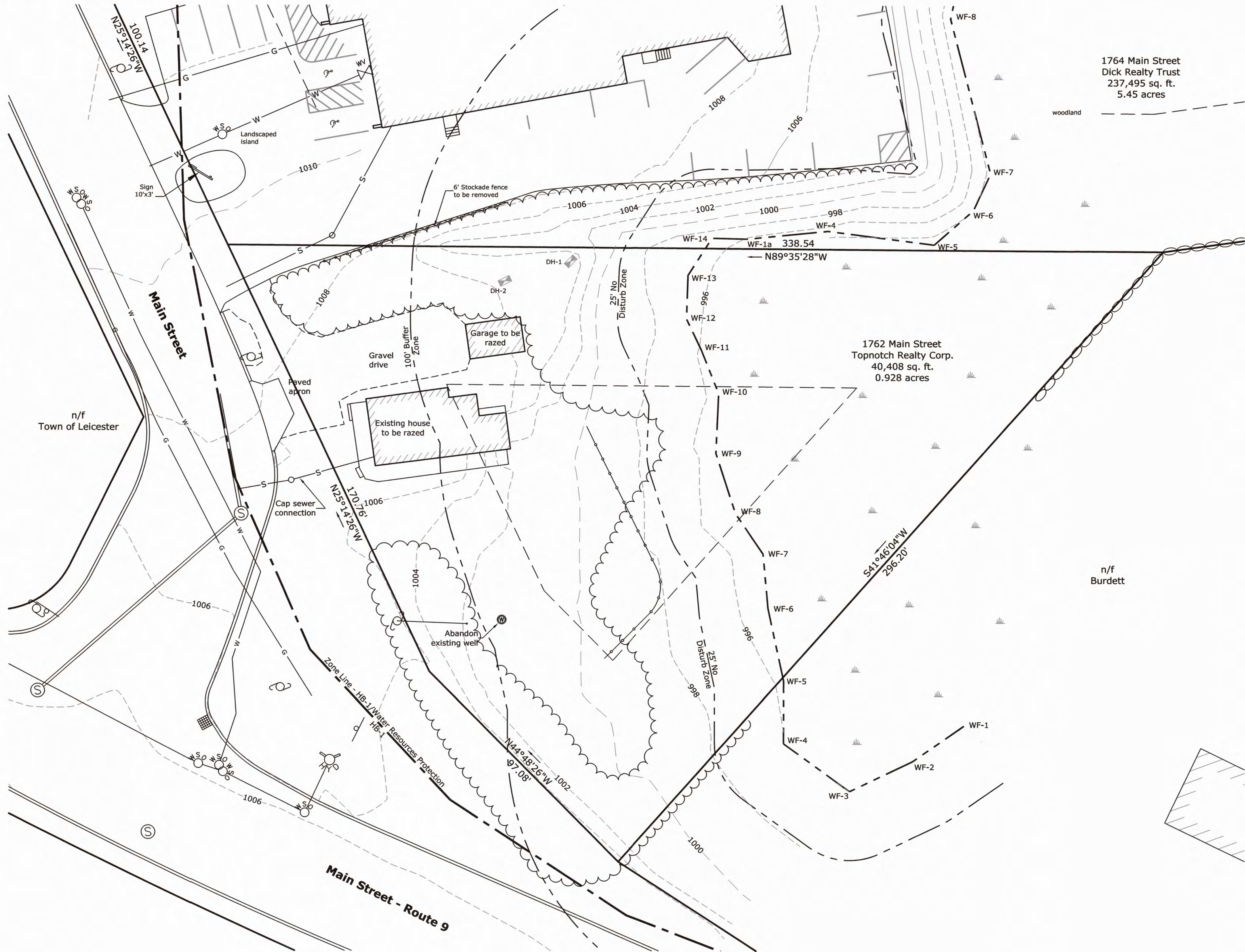


Property Use	
Existing Use:	Residential
Proposed Additional Use:	Parking Lot
Lot Impervious Coverage: 1,917 ft² existing 9,243 ft² proposed	
References	

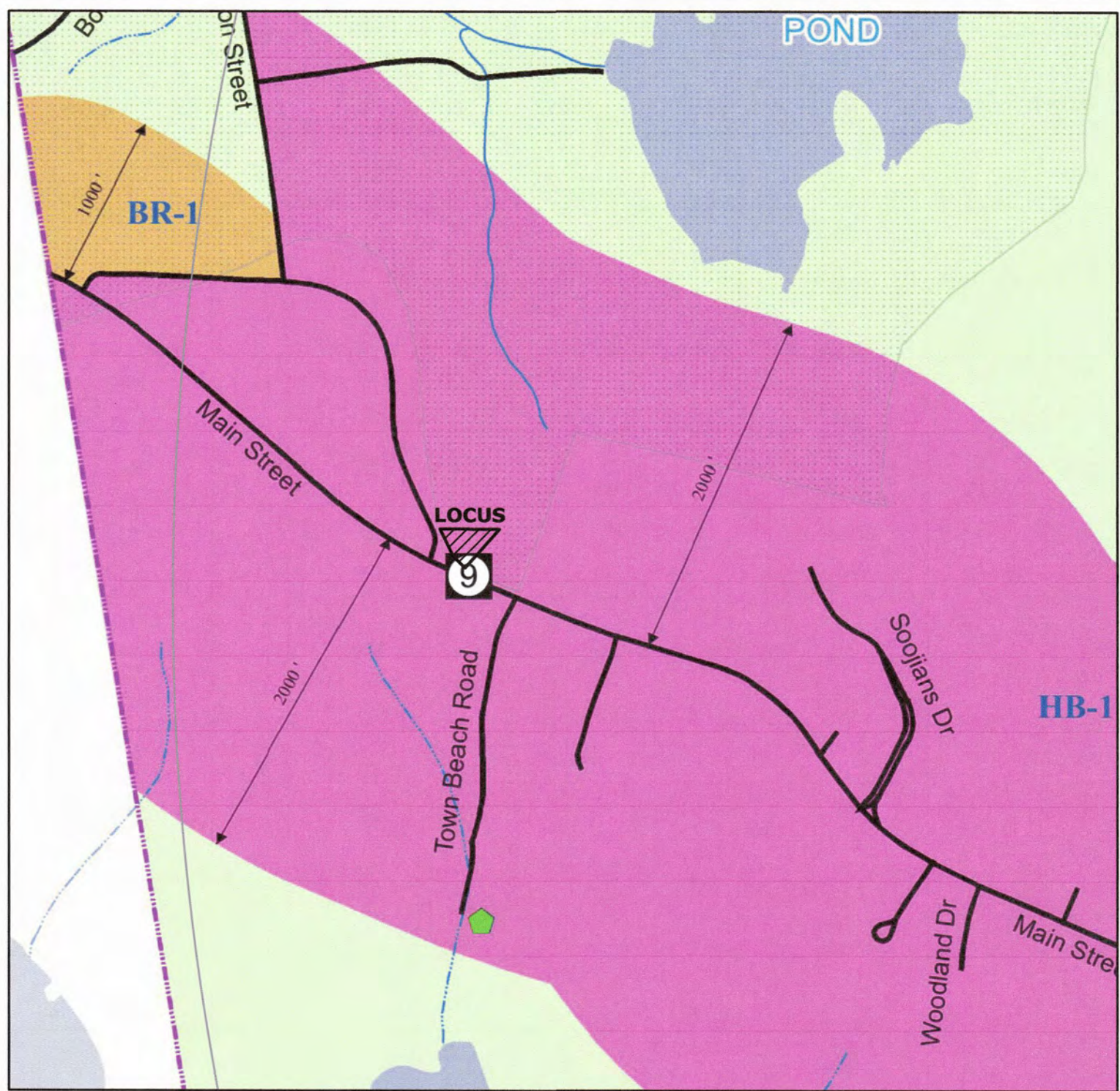
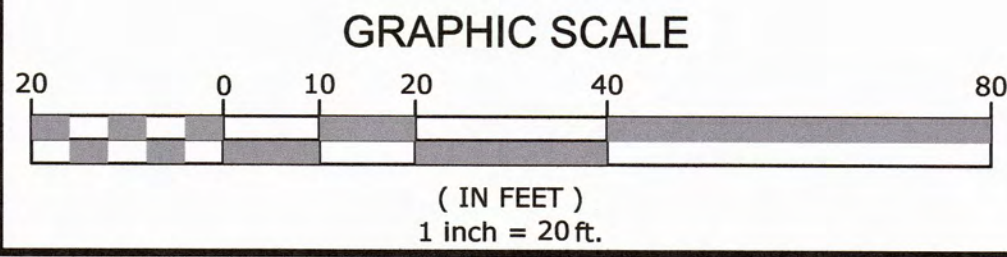
Deed: Book 32332 Page 120

Plans: Plan Book 390 Plan 41
Route 9, 1898 State Highway Layout
Route 9, 1982 State Highway Alteration

Assessors: 17 B1 0



EXISTING CONDITIONS PLAN
Scale 1"=20'



LOCUS PLAN
Scale 1"=800'

Soil Tests

DH-1			
0"-24"	A horizon	10yr 3/2	sandy loam
24"-36"	B horizon	10yr 6/6	sandy loam
36"-72"	C horizon	10yr 6/2	sandy loam

No mottles
No water present
Elevation = 1004.2
Groundwater = 998.2

DH-1			
0"-24"	A horizon	10yr 3/2	sandy loam
24"-36"	B horizon	10yr 6/6	sandy loam
36"-72"	C1 horizon	10yr 6/4	sandy loam
72"-84"	C2 horizon	10yr 6/2	sandy loam

No mottles
No water present
Elevation = 1006.0
Groundwater = 999.0

LEGEND

	SW STONE WALL
	IPF IRON PIN FOUND
	DHF DRILL HOLE FOUND
	BOUND TO BE SET
	BOUND FOUND
	DRAIN MANHOLE
	CATCH BASIN
	UTILITY POLE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	LIGHT - WALL MOUNTED
	LIGHT - POLE MOUNTED
	SIGN
	ELECT., TEL. & CABLE
	WATER LINE
	SEWER LINE
	x WF-# WETLAND FLAG

REVISIONS			
No.	Date	Design	Checked
1	6/25/19	MHG	NGH
2			
3			
4			
5			
6			
7			

Field By:	JL/BH	3/19
Designed By:	MHG	4/19
Drawn By:	MHG	4/19
Checked By:	NGH	4/19



Norman G. Hill DATE: 6-25-19
NORMAN G. HILL, PE #31887

Existing Conditions Plan
for
Parking Expansion
located at
1762 Main Street
Leicester, MA

Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482

Owned By
Topnotch Realty Corporation
208 Pine Street
Leicester, MA 01524

Scale: 1" = 20'



Land Planning, Inc.
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Environmental Consultants

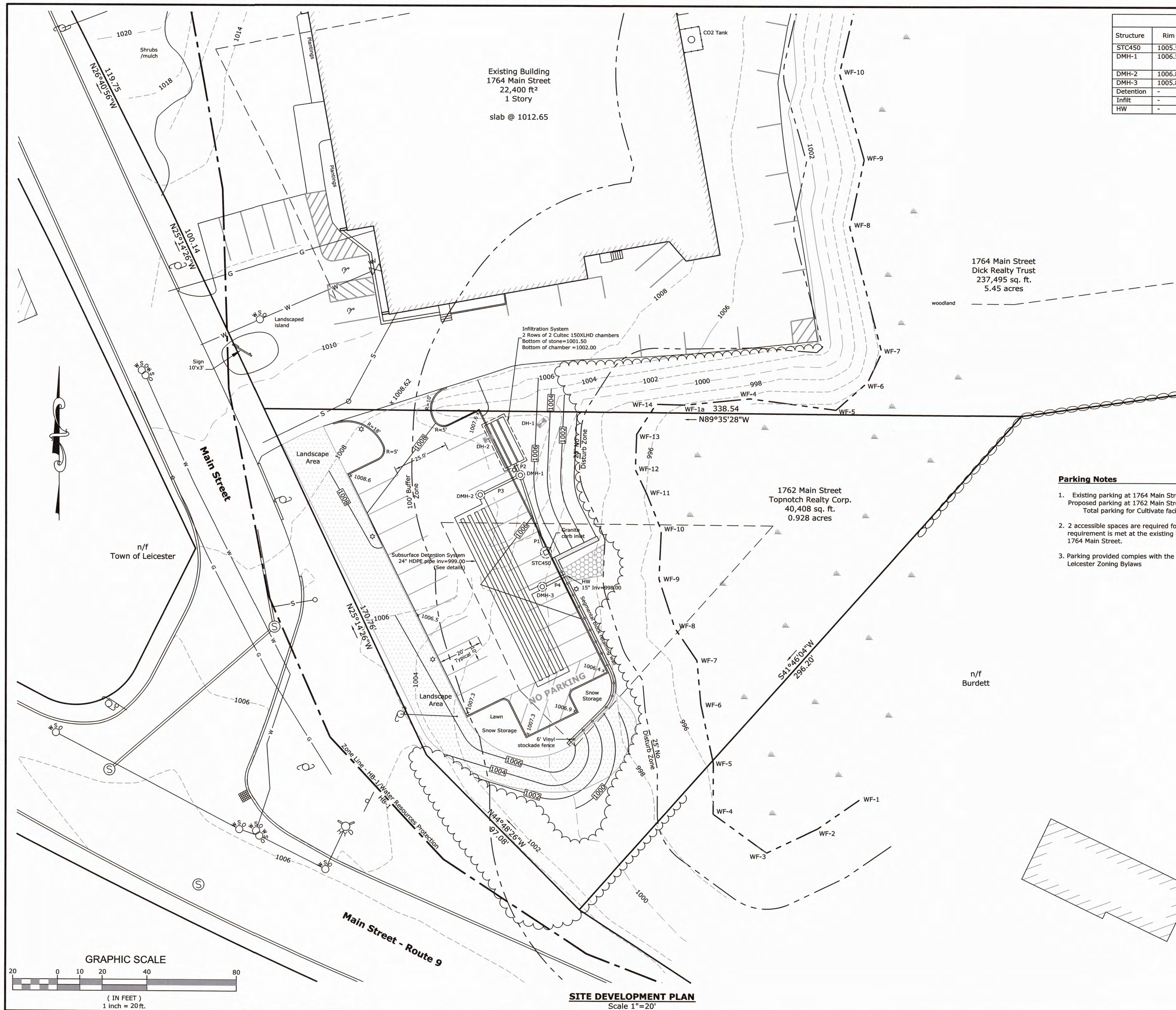
Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

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1115 Main Street
Hanson, MA 02341
781-294-4144

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Date	April 12, 2019	Sheet No.
Job No.	G9370	1



Schedule of Drainage Structures							
Structure	Rim	Inlet			Outlet		
		Pipe	Dia.	Elev.	Pipe	Dia.	Elev.
STC450	1005.50	-	-	-	P1	12	1002.50
DMH-1	1006.50	P1	12	1002.00	P2	6	1002.00
					P3	12	1002.60
DMH-2	1006.82	P3	12	1001.00	Detention	24	999.00
DMH-3	1005.84	Detention	24	999.00	P4	15	998.15
Detention	-	-	24	999.00	-	-	-
Infiltr	-	P2	6	1002.00	-	-	-
HW	-	-	-	-	P4	15	998.00
							998.00

Drainage Pipe Schedule						
Pipe	From	To	Length	Slope	Dia.	Description
P1	STC450	DMH-1	32	1.56%	12"	HDPE
P2	DMH-1	Infiltration	4	Flat	6"	HDPE
P3	DMH-1	DMH-2	16	10.0%	12"	HDPE
P4	DMH-3	HW	10	1.50%	12"	HDPE

General Notes

- All elevations refer to NAVD 1988 datum (scaled from USGS maps).
- No portion of the site is located within the limits of the flood zone as shown on the FIRM Map #25027C0590E dated 07/04/11.
- All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

LEGEND

- SW STONE WALL
- IPF IRON PIN FOUND
- DHF DRILL HOLE FOUND
- BOUND TO BE SET
- BOUND FOUND
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- LIGHT - WALL MOUNTED
- LIGHT - POLE MOUNTED
- SIGN
- ELECT., TEL. & CABLE
- WATER LINE
- SEWER LINE
- x WF-# WETLAND FLAG

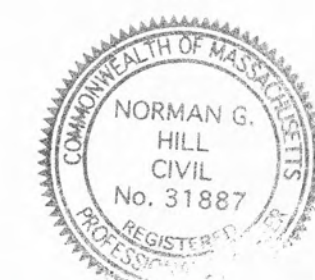
Parking Notes

- Existing parking at 1764 Main Street = 26 Spaces
Proposed parking at 1762 Main Street = 24 Spaces
Total parking for Cultivate facility = 50 spaces
- 2 accessible spaces are required for 50 spaces. The accessible space requirement is met at the existing lot at the front of the building at 1764 Main Street.
- Parking provided complies with the requirements of Section 5.1 of the Leicester Zoning Bylaws

REVISIONS

No.	Date	Design	Checked
1	6/25/19	MHG	NGH
2			
3			
4			
5			
6			
7			

Field By:	JL/BH	3/19
Designed By:	MHG	4/19
Drawn By:	MHG	4/19
Checked By:	NGH	4/19



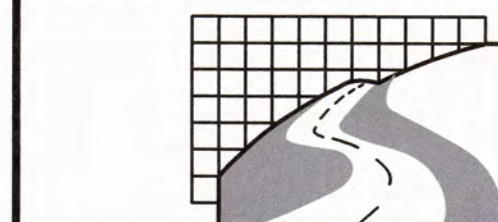
DATE: 6-25-19
NORMAN G. HILL, PE #31887

**Site Plan
for
Parking Expansion
located at
1762 Main Street
Leicester, MA**

**Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482**

**Owned By
Topnotch Realty Corporation
208 Pine Street
Leicester, MA 01524**

Scale: 1" = 20'



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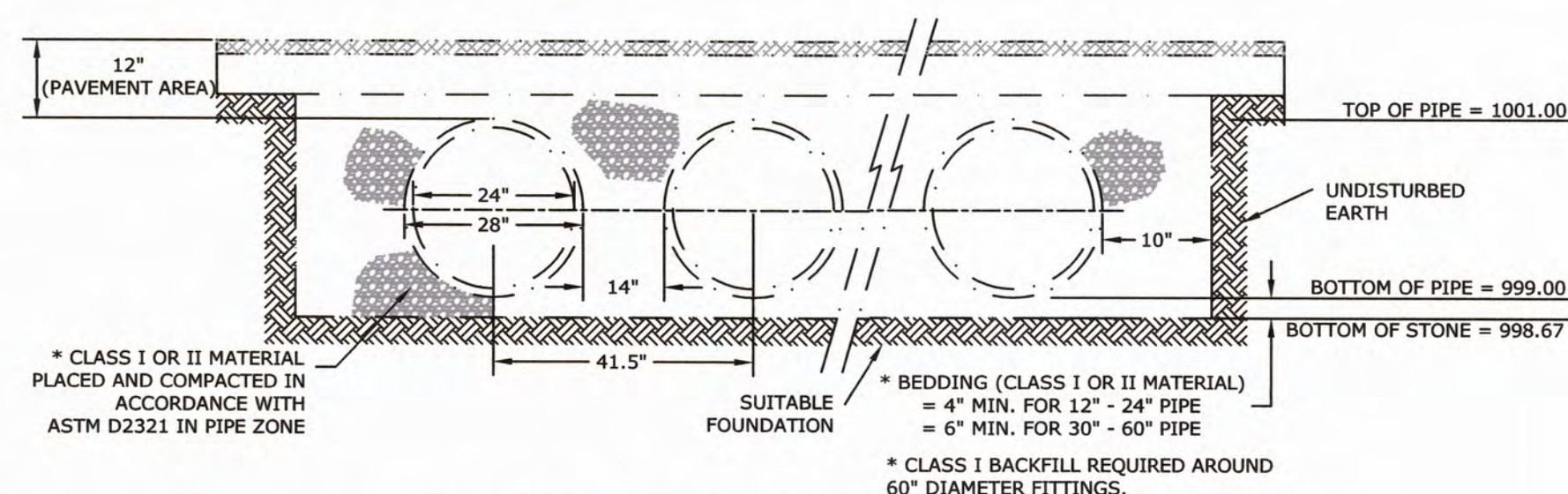
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167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
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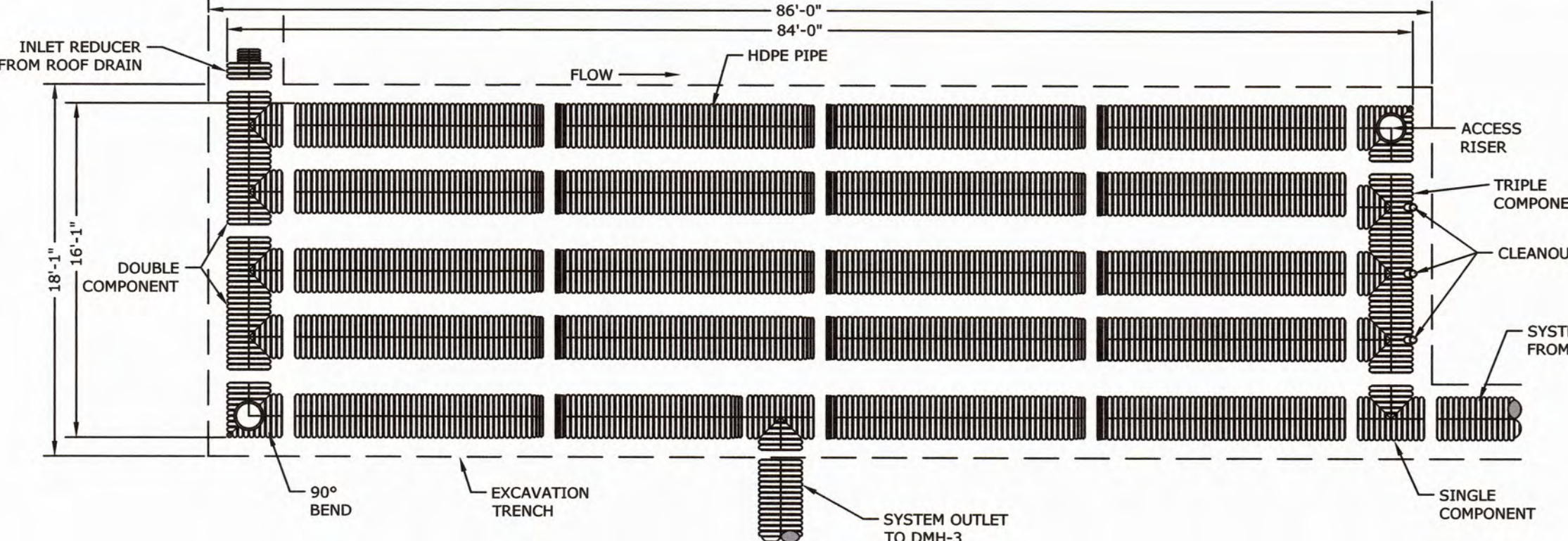
Date	April 12, 2019	Sheet No.	2
Job No.	G9370		



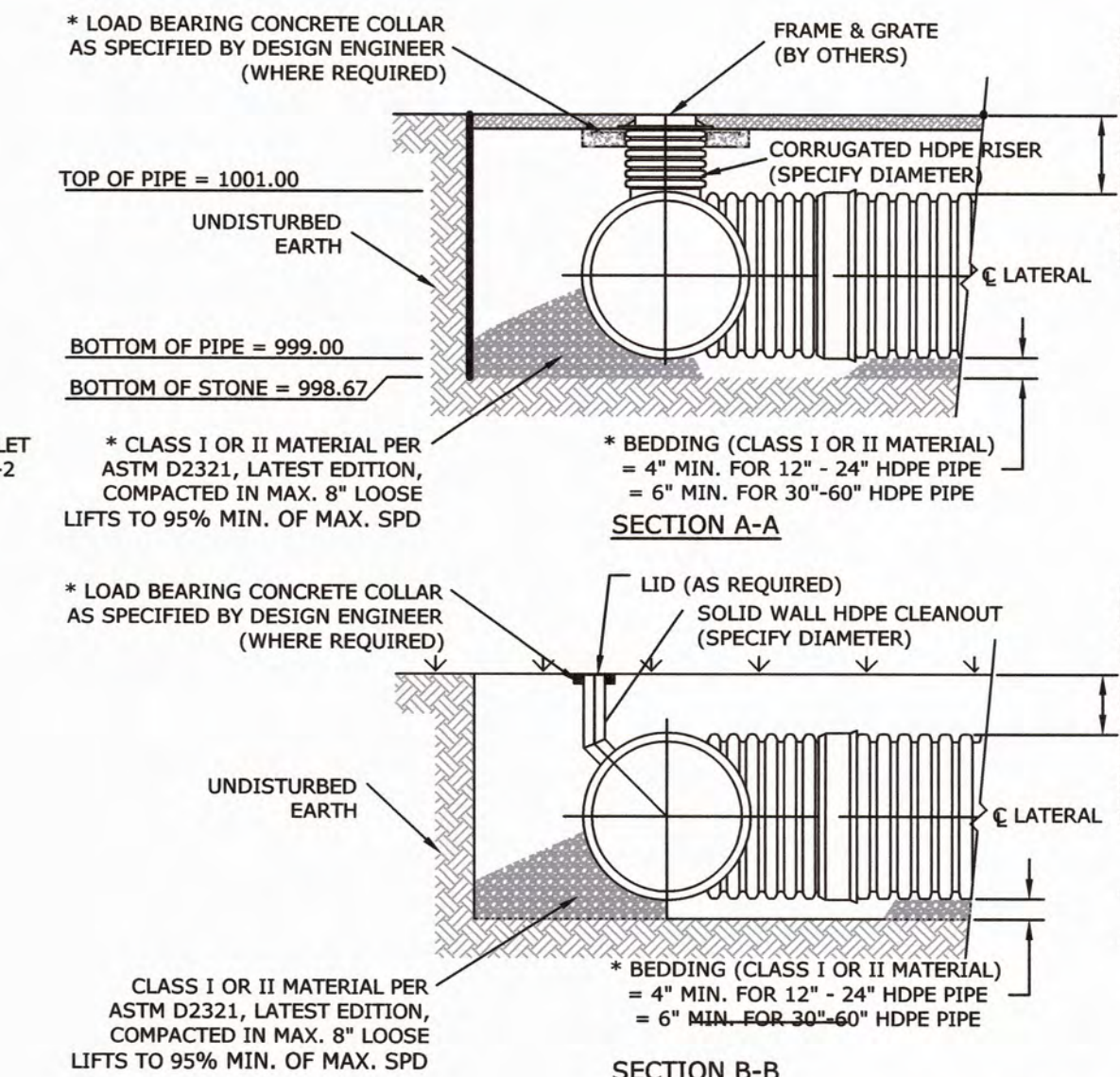
**PIPE DETENTION SYSTEM DETAIL
CROSS SECTION
(not to scale)**

NOTES:

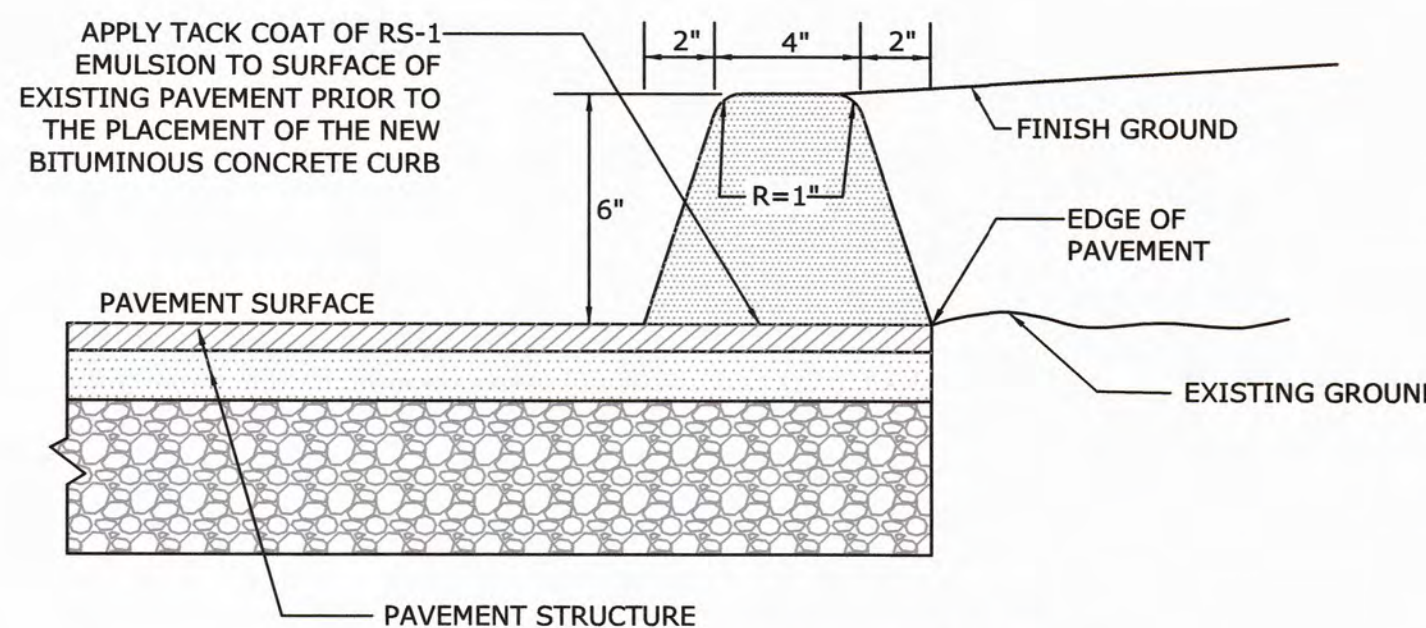
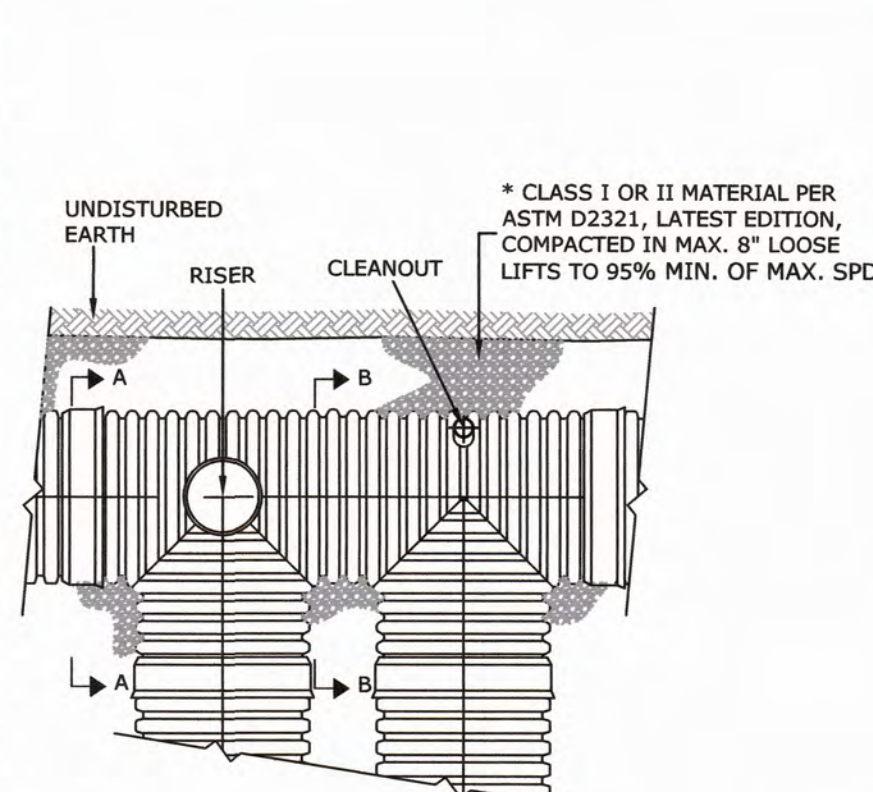
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- ALL DETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
- FILTER FABRIC:** A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



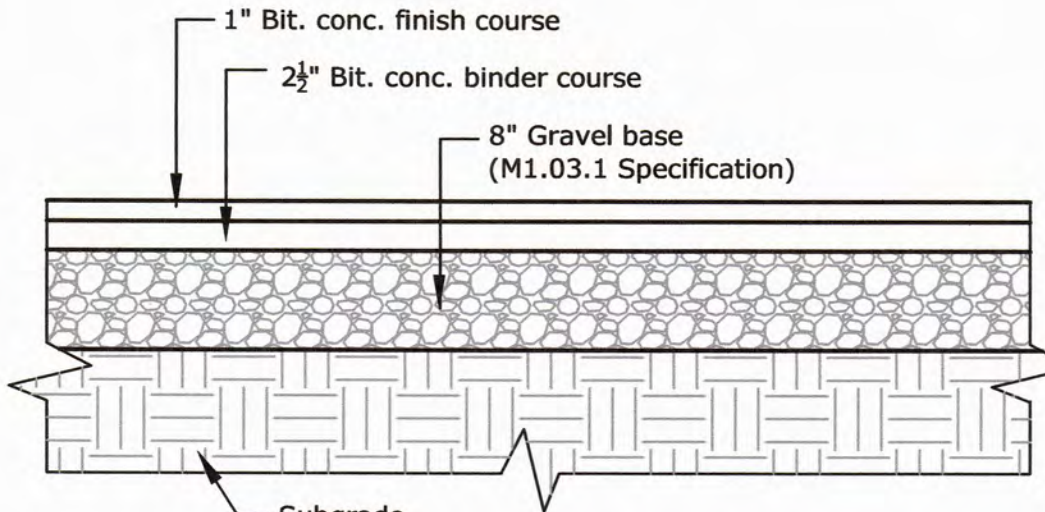
**PIPE DETENTION SYSTEM DETAIL
PLAN VIEW
(not to scale)**



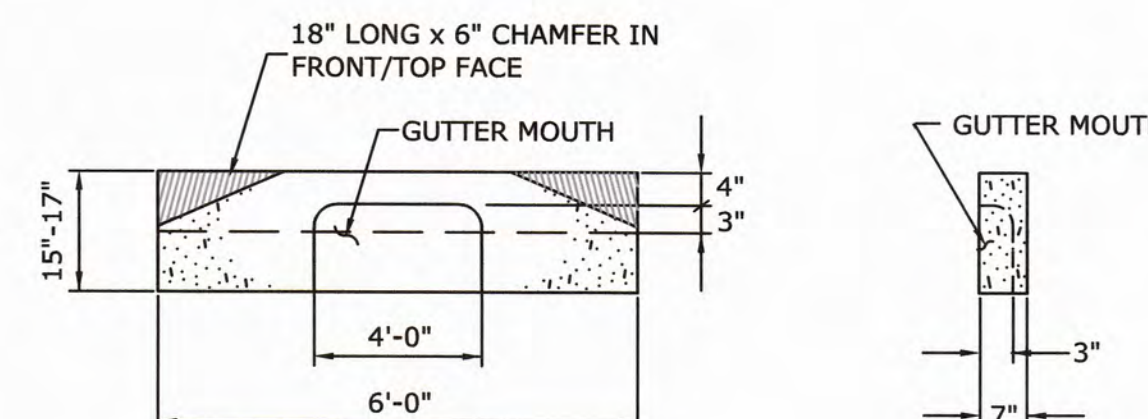
**PIPE DETENTION SYSTEM DETAIL
RISER AND CLEANOUT
(not to scale)**



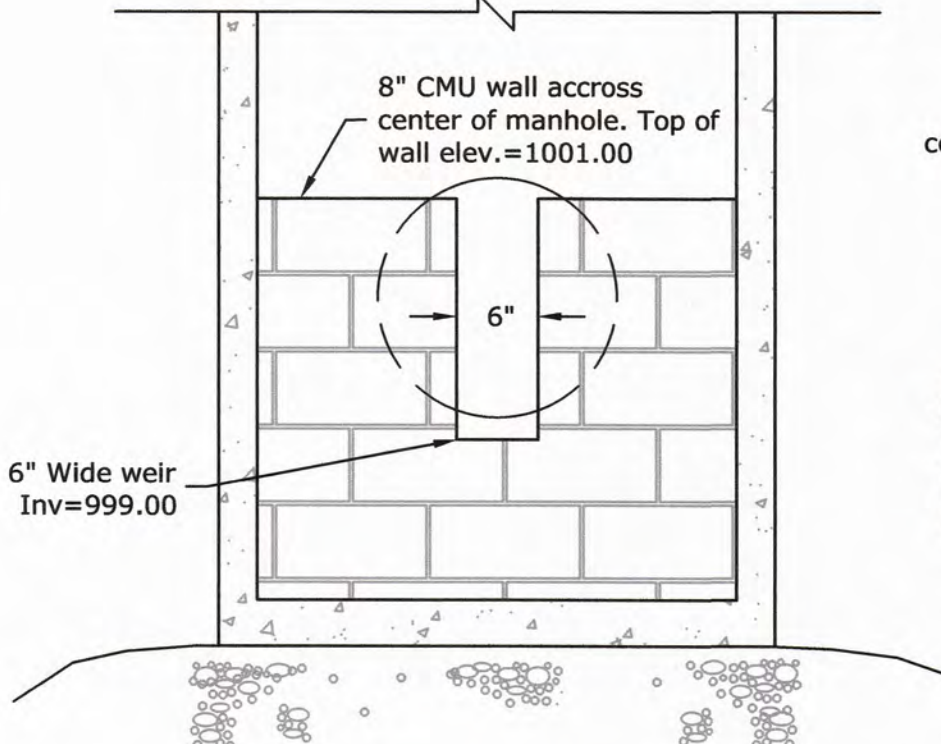
**BITUMINOUS CONCRETE CURB DETAIL
(not to scale)**



**BITUMINOUS CONCRETE PAVEMENT DETAIL
(not to scale)**

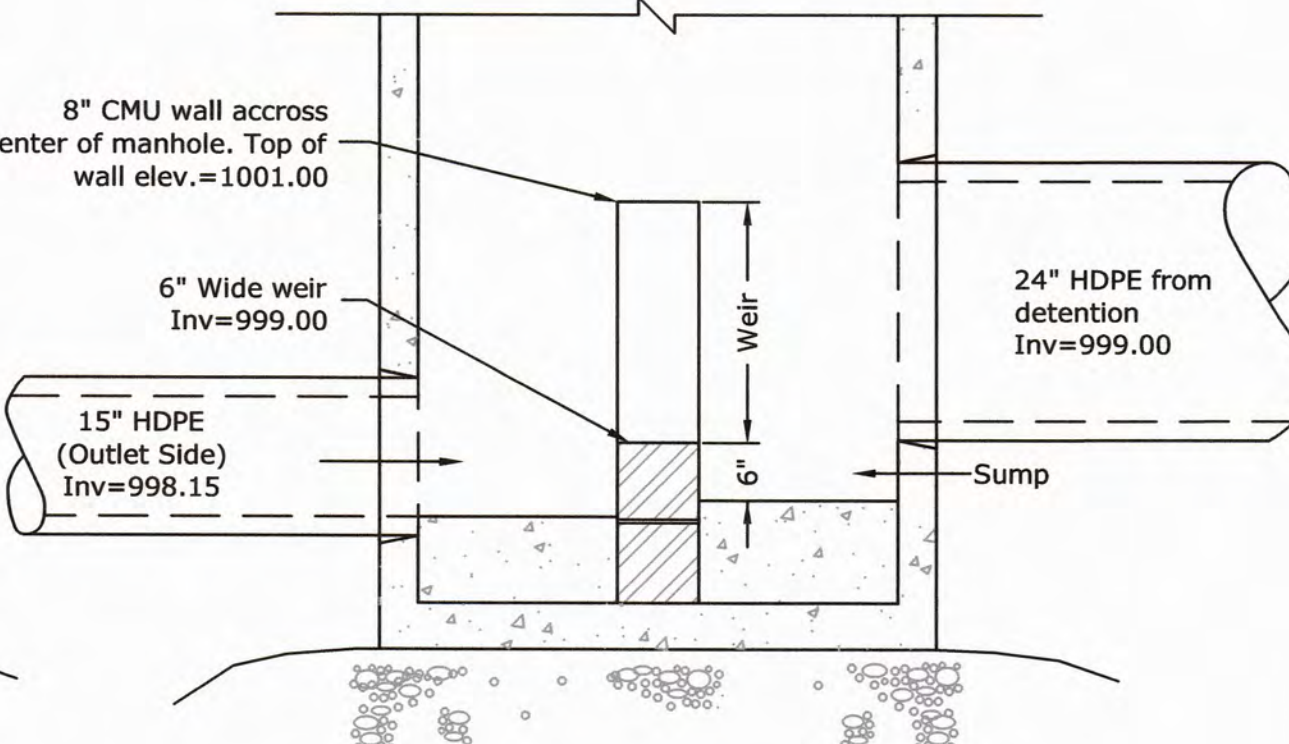


**GRANITE CURB DOUBLE INLET DETAIL
(not to scale)**

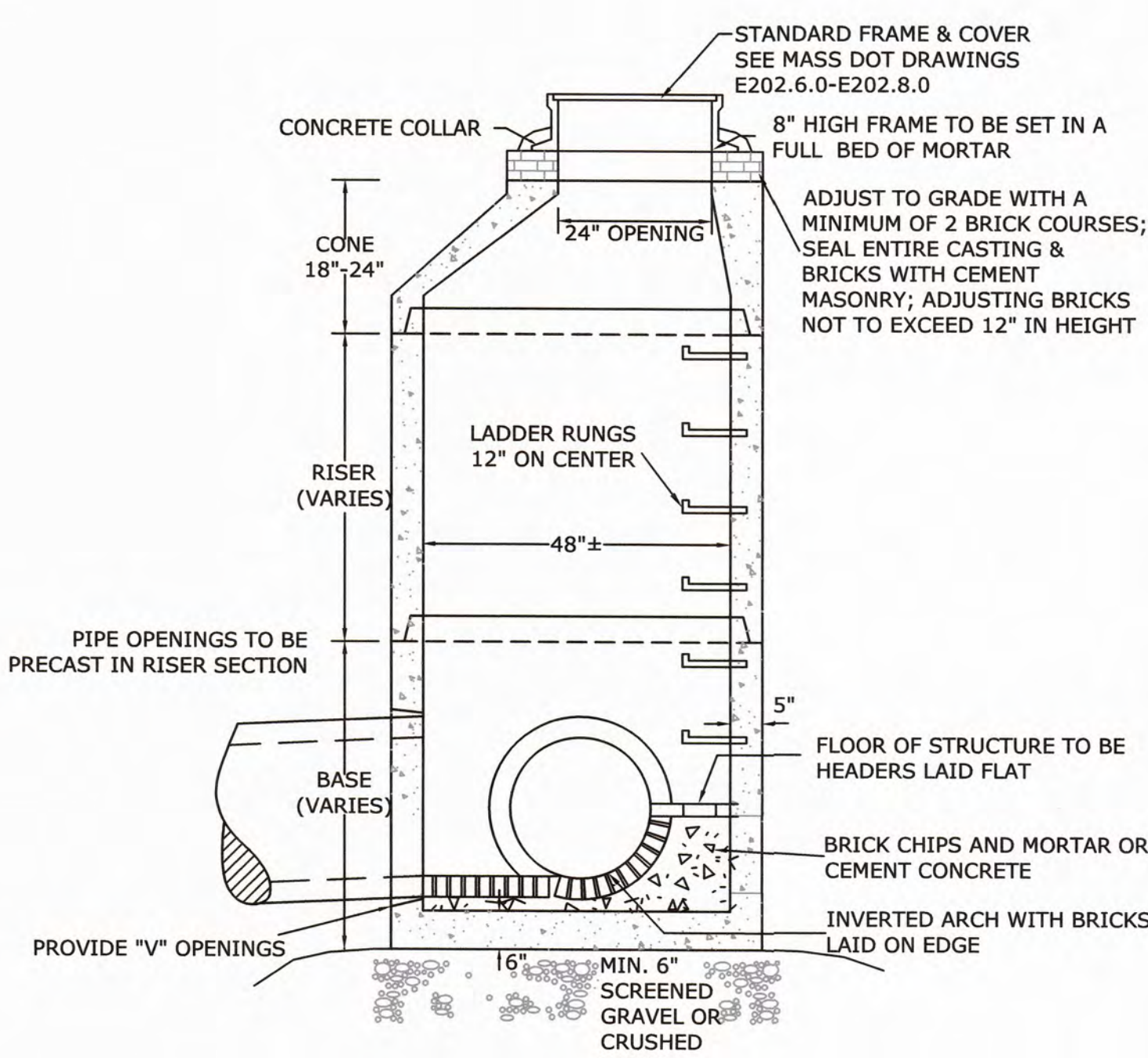


Section X-X

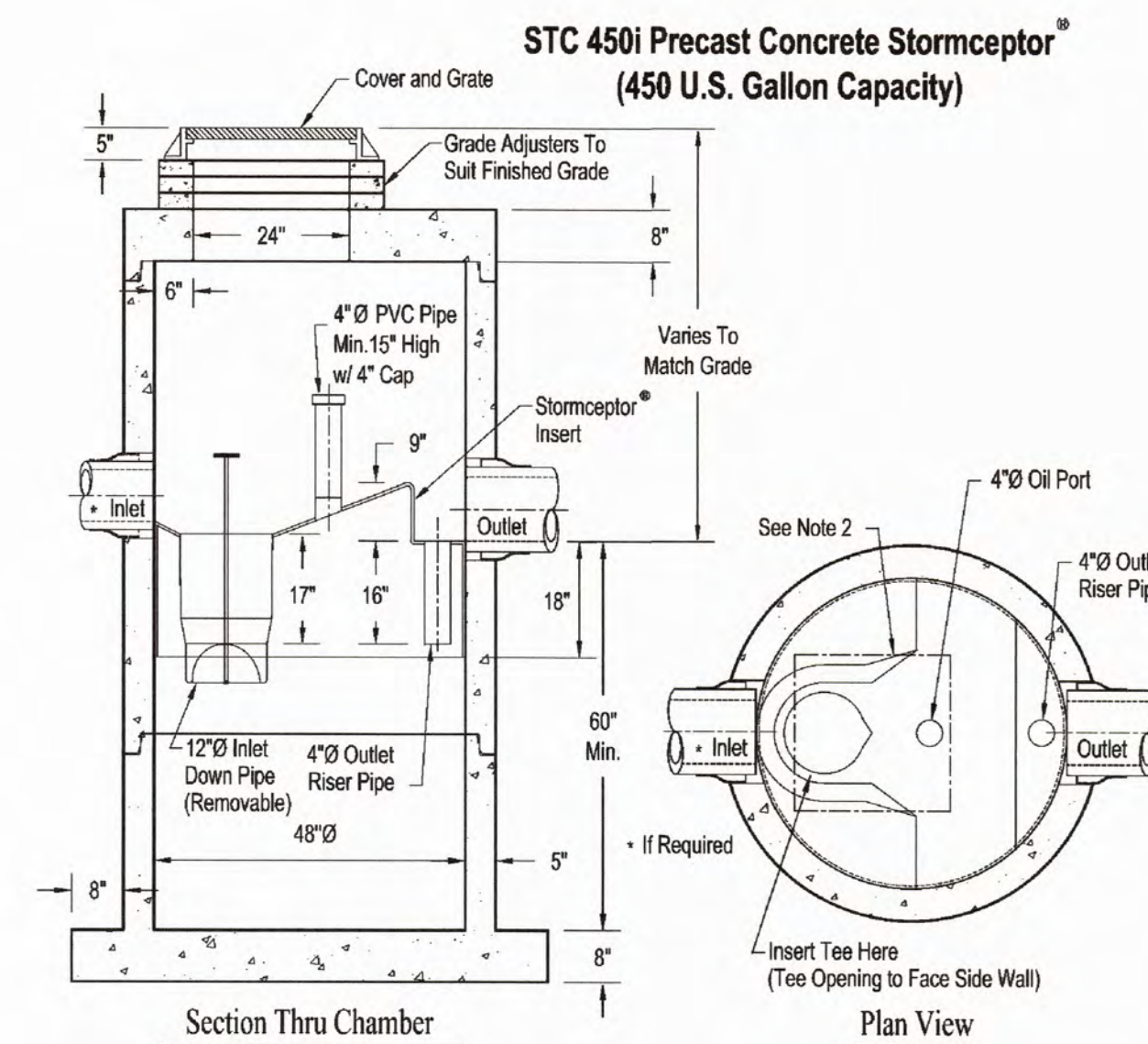
**DMH-3 MANHOLE BASE DETAIL
(not to scale)**



Section Y-Y

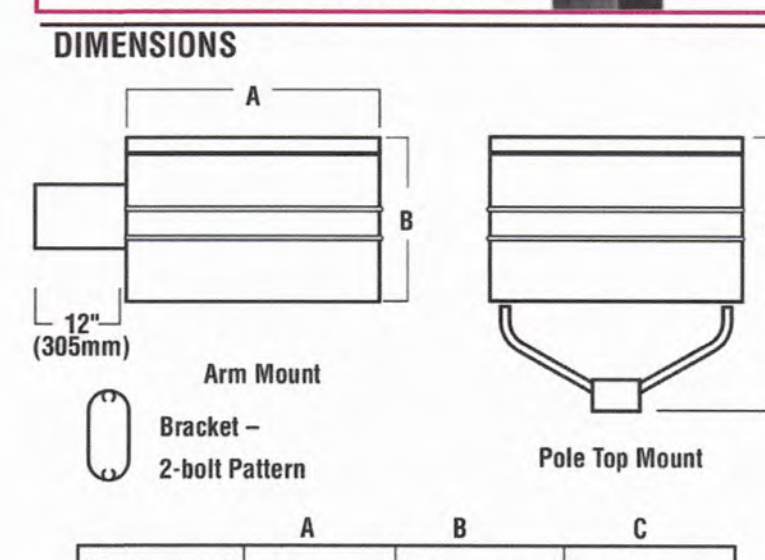


**PRECAST CONCRETE MANHOLE DETAIL
(not to scale)**



**STORMCEPTOR STC 450i DETAIL
(not to scale)**

GREENBRIAR® - FLAT LENS



**POLE MOUNTED LIGHTING DETAIL
(not to scale)**



DATE: 6-25-19
NORMAN G. HILL, PE #31887

**Detail Plan
for
Parking Expansion
located at
1762 Main Street
Leicester, MA**

**Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482**

**Owned By
Topnotch Realty Corporation
208 Pine Street
Leicester, MA 01524**

Scale: As Noted

REVISIONS			
No.	Date	Design	Checked
1	6/25/19	MHG	NGH
2			
3			
4			
5			
6			
7			

Field By:	JL/BH	3/19
Designed By:	MHG	4/19
Drawn By:	MHG	4/19
Checked By:	NGH	4/19

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167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

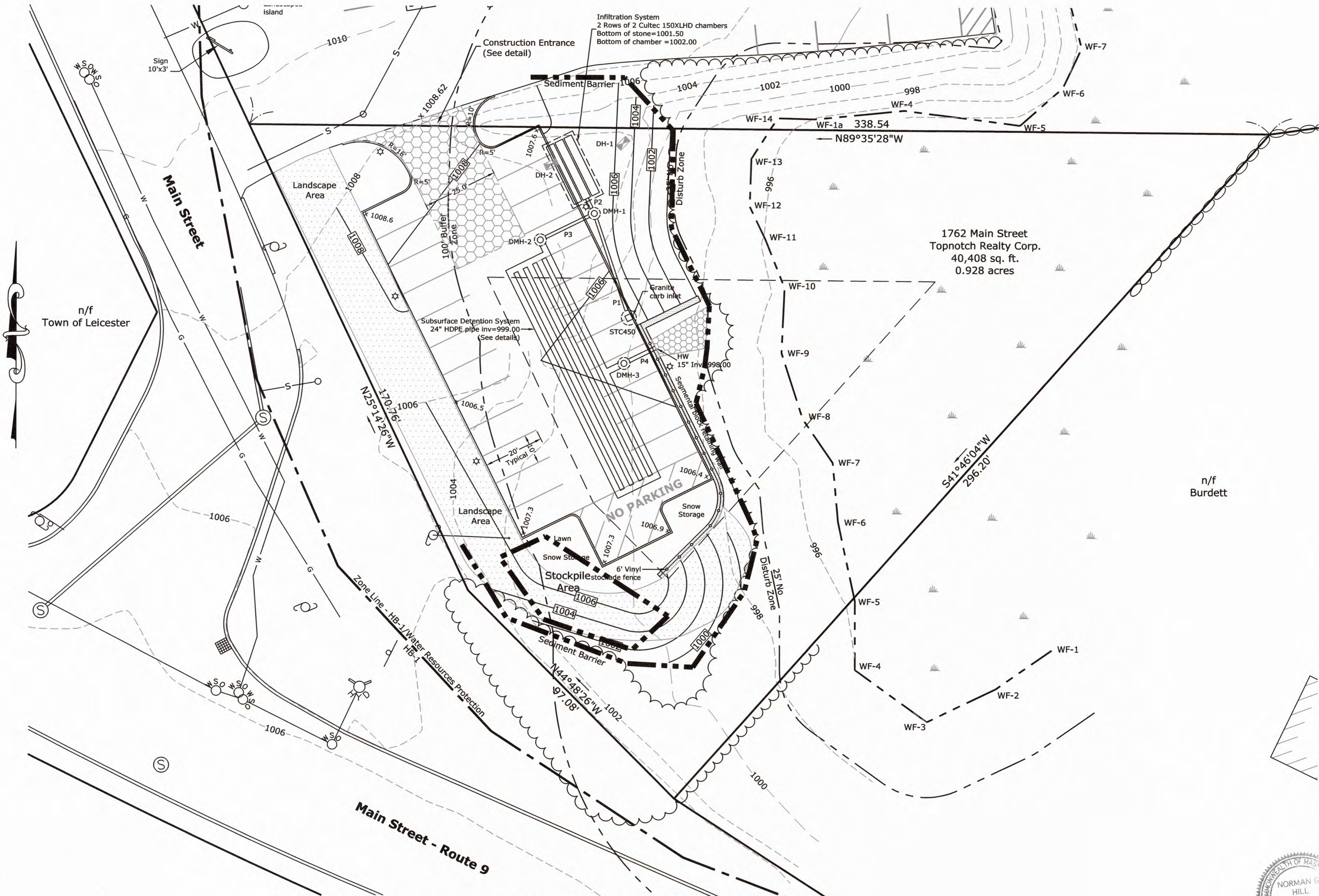
Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
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Date April 12, 2019	Sheet No. 3
Job No. G9370	

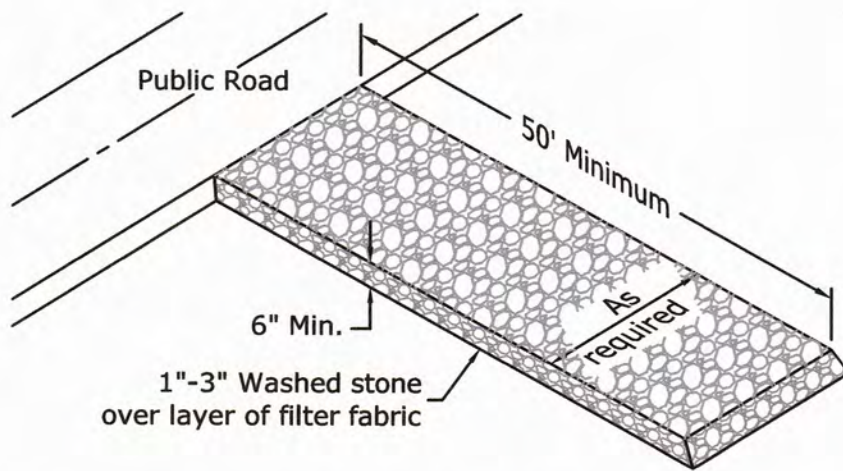
- General Notes**
1. All elevations refer to NAVD 1988 datum.
 2. No portion of the site is located within the limits of the flood zone as shown on the FIRM Map #25027C0590E dated 07/04/11.
 3. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

- Erosion & Sediment Control Notes**
1. Sediment barriers are to be installed where shown on this plan. The contractor and the owner are responsible for the proper maintenance of the sediment barriers and to identify and correct all sources of erosion. Extra sediment barrier materials are to be stored on site in order to quickly repair erosion prone areas. Periodic maintenance of the erosion control structures is required in order to insure the proper protection of the resource areas.
 2. Rough grading and pavement construction are to be confined to areas as shown on these plans. Any stockpiled material that is subject to erosion shall be protected at its base on the down-slope side with a silt fence.
 3. Temporary stabilization of disturbed areas is required to limit erosion toward abutting properties and public ways. All graded slopes are to be stabilized on a daily basis with special care taken to avoid routing rainfall through gullies toward the resource areas. Areas of erosion are to be repaired on a daily basis.
 4. The contractor is to use proper judgment relative to construction practices during adverse weather conditions or periods of high groundwater. No work is to be performed near the wetland areas during periods of heavy rainfall. Inspection is required after more than 1/2" of rainfall in 24 hours.
 5. All graded areas are to be loamed and seeded as soon as possible in order to insure the rapid stabilization of the erosion prone areas. A grass seed mixture of 20% Red Top, 60% Chewings Fescue and 20% Kentucky Bluegrass is recommended. "Hydroseed" with high fiber content.
 6. The Sediment barriers shall remain in place until all upgradient areas have been stabilized.
 7. During periods of heavy rainfall, it will be expected to experience erosion of the unstabilized slopes. Immediate attention to the maintenance of these eroded areas will further insure the successful stabilization of the exposed slopes while limiting the impacts to nearby resource areas.
 8. See the Construction Stormwater Pollution Prevention Plan for additional practices and controls.

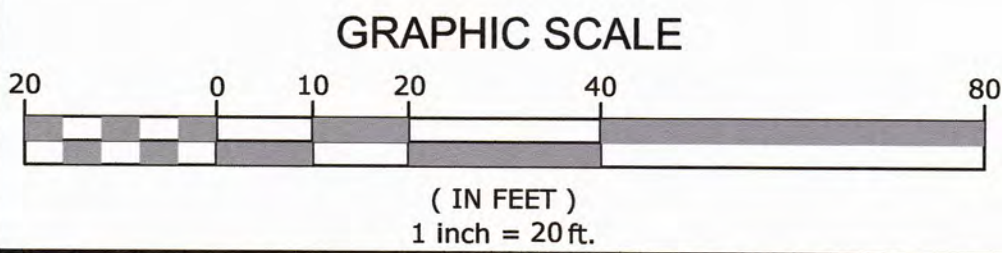
- Utility Notes**
1. Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
 2. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
 3. It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.
 4. All work shall conform to Town of Leicester requirements and Massachusetts Highway Department construction standards as applicable.



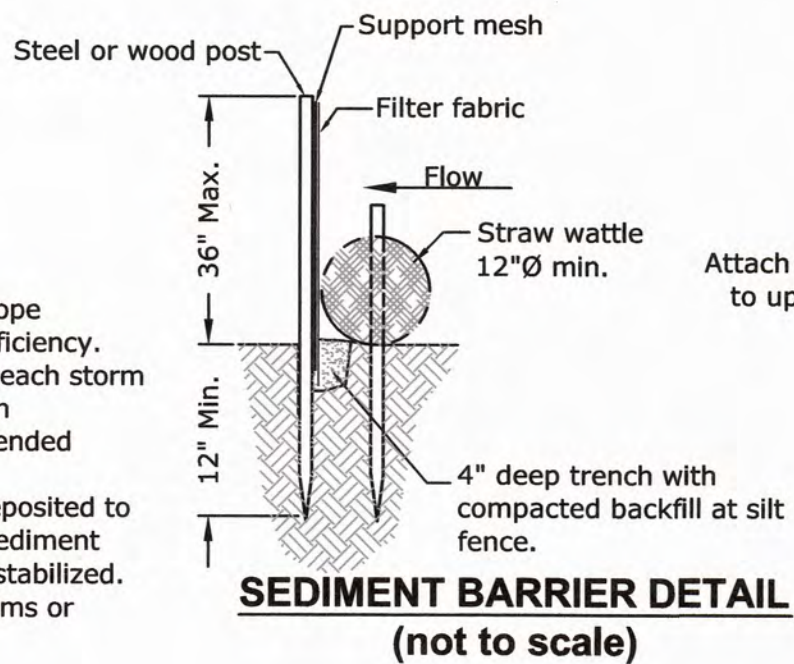
SEDIMENTATION & EROSION CONTROL PLAN
Scale 1"=20'



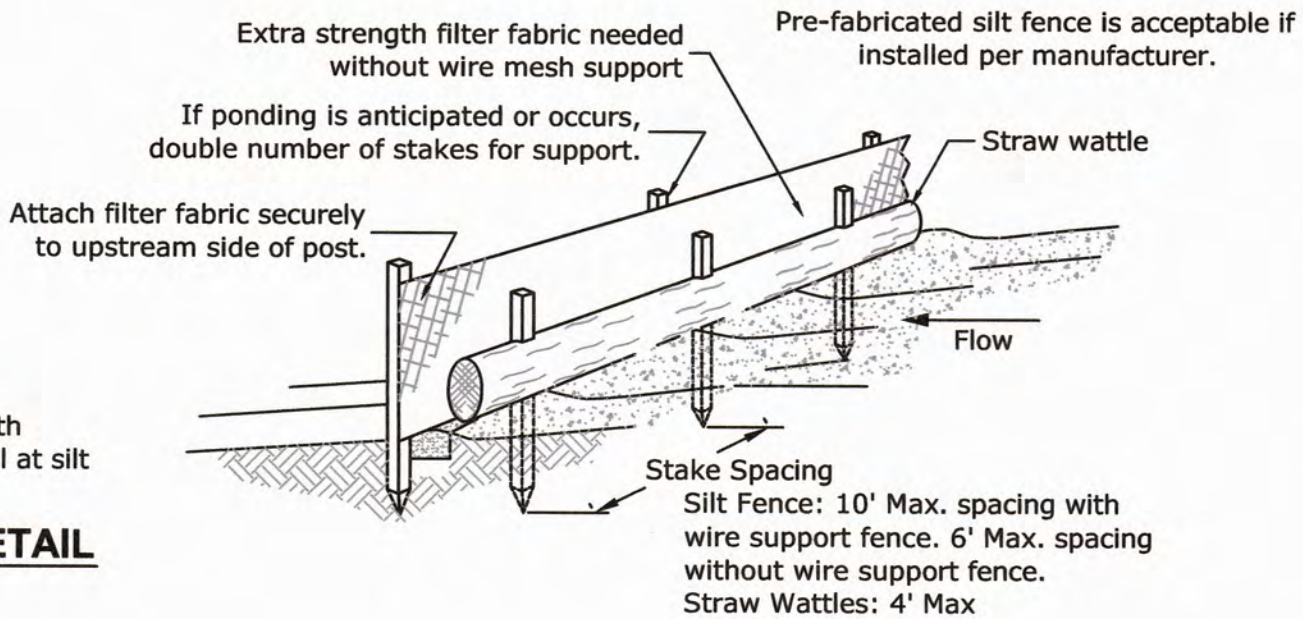
**CONSTRUCTION ENTRANCE
ANTI-TRACKING PAD DETAIL**
Not to Scale



- Notes:**
1. Silt fence shall be placed on slope contours to maximize ponding efficiency.
 2. Inspect and repair fence after each storm event and remove sediment when necessary. 9" Maximum recommended storage height.
 2. Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
 4. Do not place silt fence in streams or concentrated flow conditions.



SEDIMENT BARRIER DETAIL
(not to scale)



- LEGEND**
- SW STONE WALL
 - IPF IRON PIN FOUND
 - DHF DRILL HOLE FOUND
 - BOUND TO BE SET
 - BOUND FOUND
 - DRAIN MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - LIGHT - WALL MOUNTED
 - LIGHT - POLE MOUNTED
 - SIGN
 - ELECT., TEL. & CABLE
 - WATER LINE
 - SEWER LINE
 - WF-# WETLAND FLAG

REVISIONS			
No.	Date	Design	Checked
1	6/25/19	MHG	NGH
2			
3			
4			
5			
6			
7			

Field By:	JL/BH	3/19
Designed By:	MHG	4/19
Drawn By:	MHG	4/19
Checked By:	NGH	4/19



Norman G. Hill, PE DATE: 6-25-19
NORMAN G. HILL, PE #31887

**Sedimentation & Erosion
Control Plan**
for
Parking Expansion
located at
**1762 Main Street
Leicester, MA**

Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482

Owned By
Topnotch Realty Corporation
208 Pine Street
Leicester, MA 01524

Scale: 1" = 20'

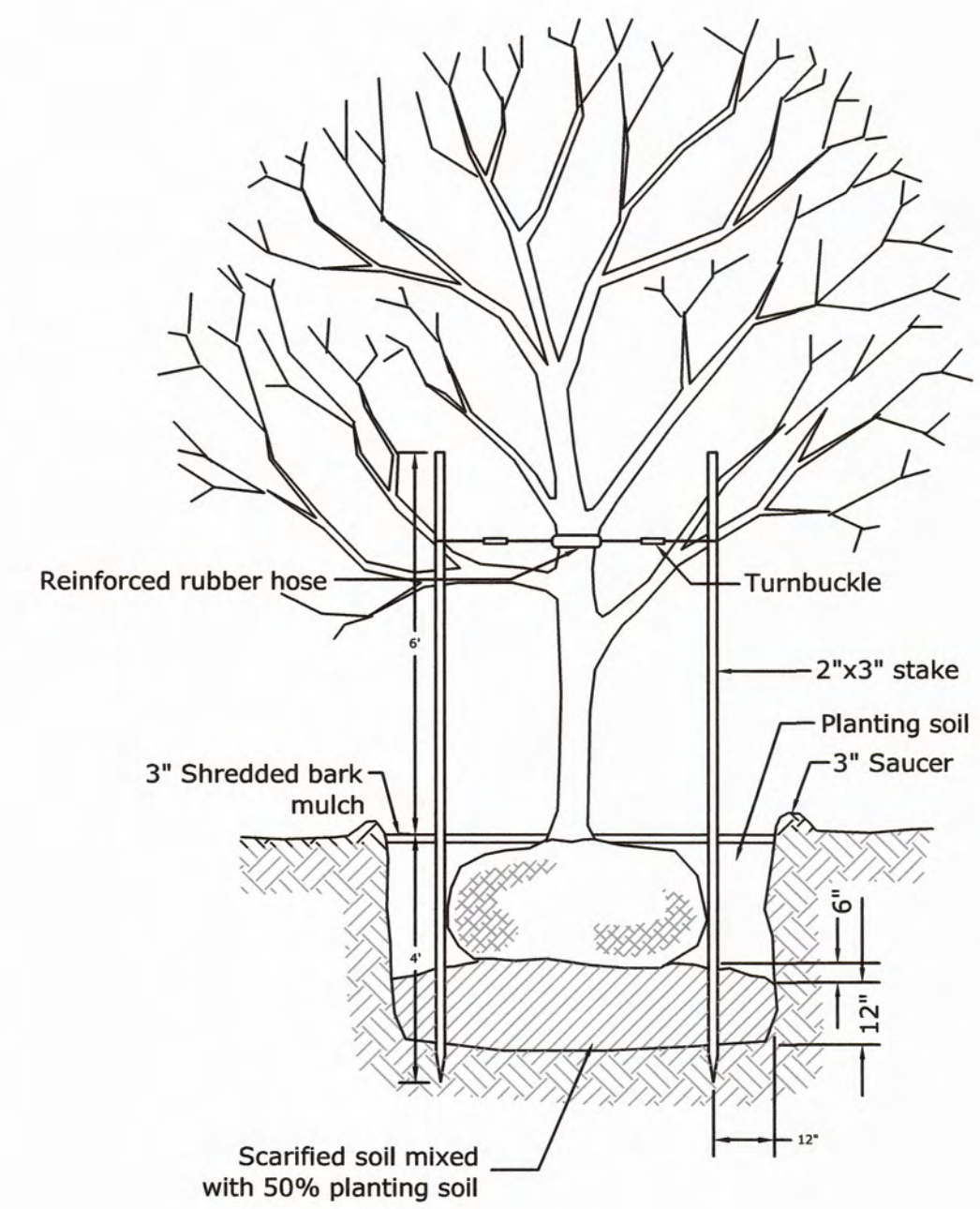
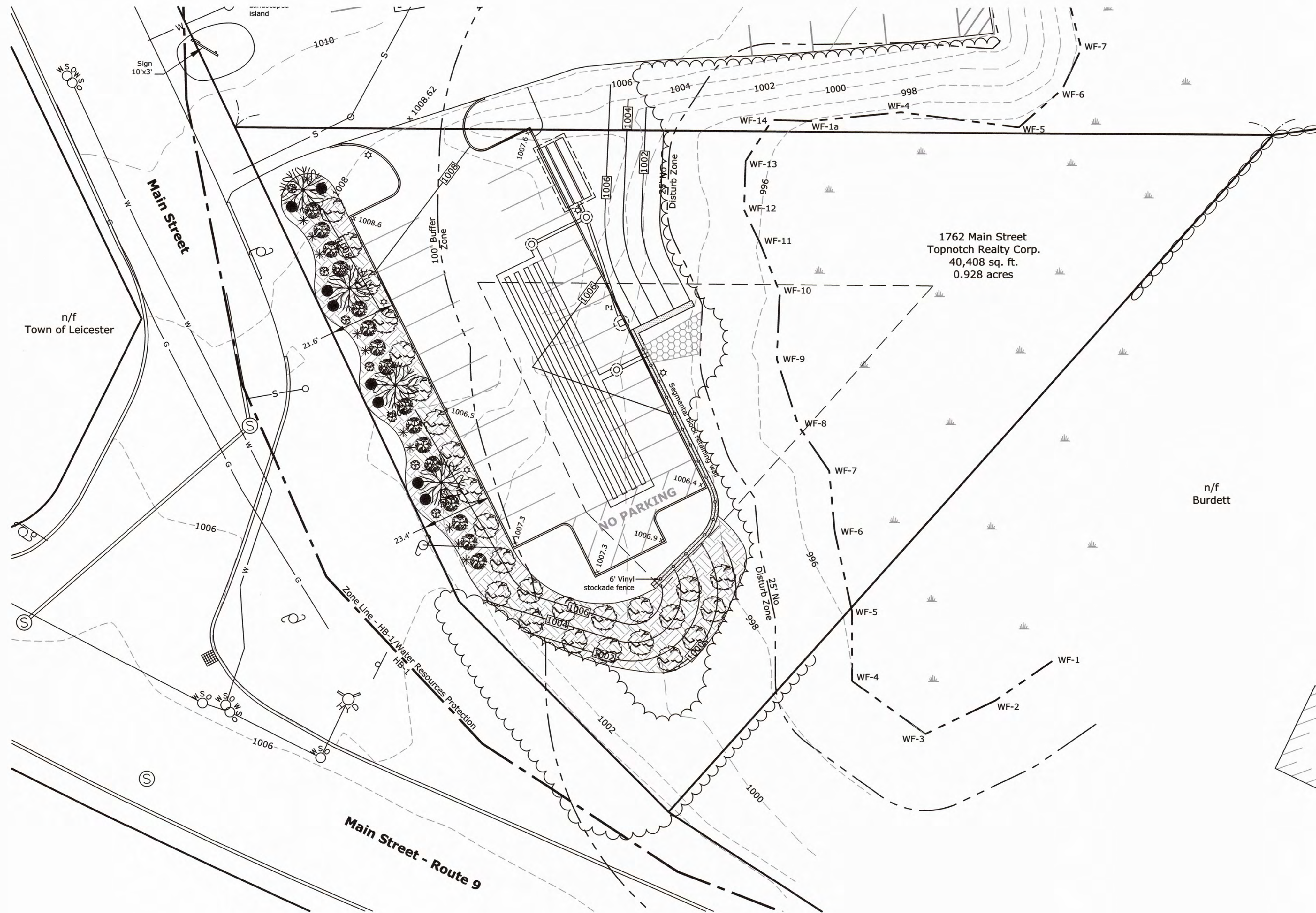
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Date	April 12, 2019	Sheet No.
Job No.	G9370	4



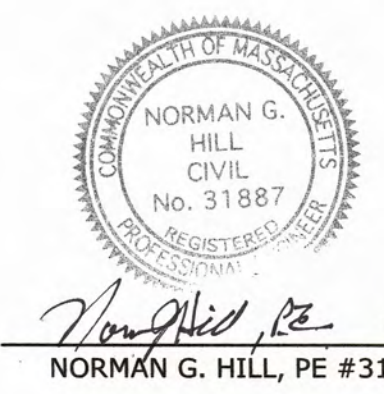
Note: Guying systems employing buckles & cables shall be brought to tension & turnbuckle threads be flattened to prevent loosening.

TREE PLANTING DETAIL (not to scale)

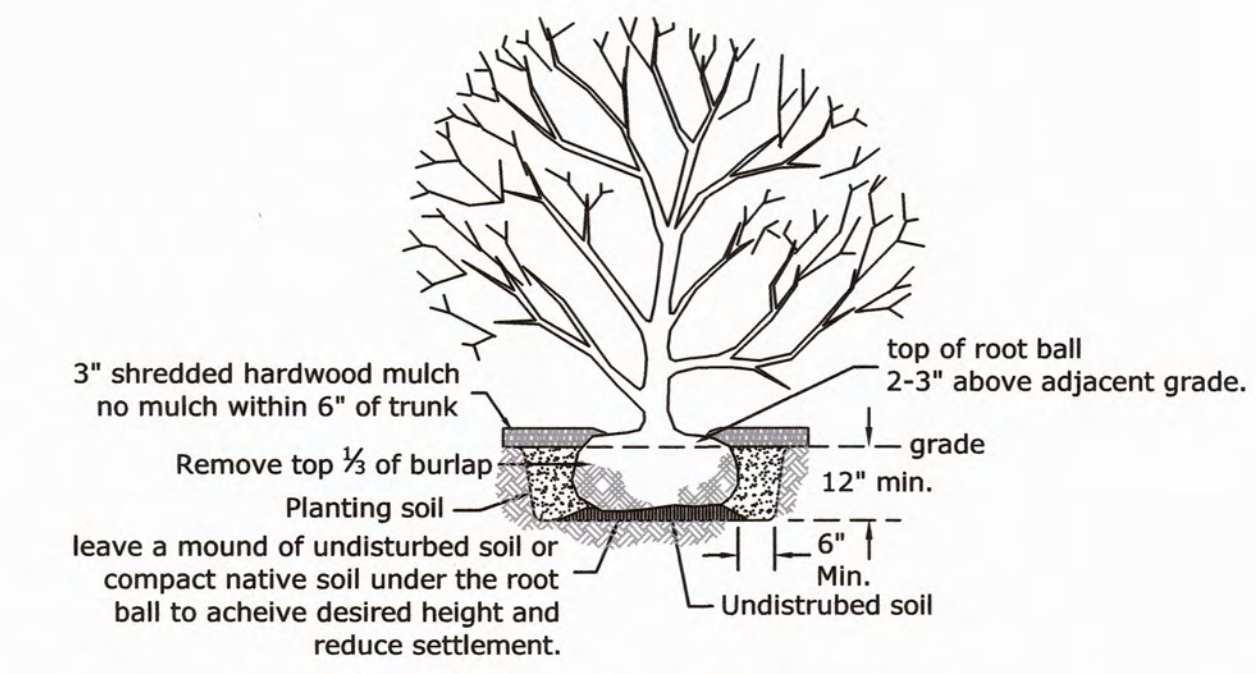
LEGEND

SW	STONE WALL
IPF	IRON PIN FOUND
DHF	DRILL HOLE FOUND
BOUND TO BE SET	
BOUND FOUND	
DRAIN MANHOLE	
CATCH BASIN	
UTILITY POLE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT GRADE	
LIGHT - WALL MOUNTED	
LIGHT - POLE MOUNTED	
SIGN	
ELECT., TEL. & CABLE	
WATER LINE	
SEWER LINE	
WF-#	WETLAND FLAG

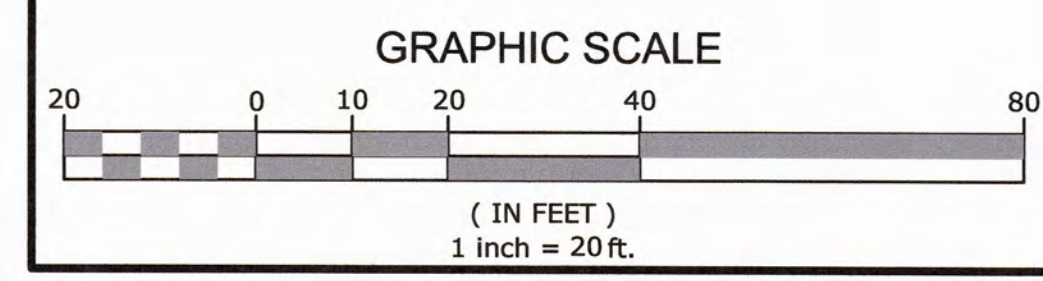
REVISIONS			
No.	Date	Design	Checked
1	6/25/19	MHG	NGH
2			
3			
4			
5			
6			
7			
Field By:		JL/BH	3/19
Designed By:		MHG	4/19
Drawn By:		MHG	4/19
Checked By:		NGH	4/19



- mulch planting bed, typ. (4,900 s.f.)
- Service Berry (4) space 35' o.c. - Autumn Brilliance Serviceberry, multiple stemmed - (Amelanchier) - min. 2" caliper at planting
- Blue Rug Juniper (26) space ±13' o.c. - Juniperus horizontalis 'Wiltonii' - min. #3 pot at planting
- Ivory Halo Dogwood (16) space ±7' o.c. - Cornus Alba 'Bailhalo' - min. 3-4' high at planting
- Hamel Dwarf Fountain Grass (11) - Pennisetum Alopecuroides 'Hamel' - min. #1 pot at planting
- 'Abiqua Drinking Gourd' Hosta (7) - Hemerocallis - min. #1 pot at planting
- 'Happy Returns' Daylily (8) - Hemerocallis - min. #1 pot at planting



SHRUB PLANTING DETAIL (not to scale)



**Landscape Plan
for
Parking Expansion
located at
1762 Main Street
Leicester, MA**

**Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482**

**Owned By
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208 Pine Street
Leicester, MA 01524**

Scale: 1" = 20'

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Date	April 12, 2019	Sheet No.	5
Job No.	G9370		