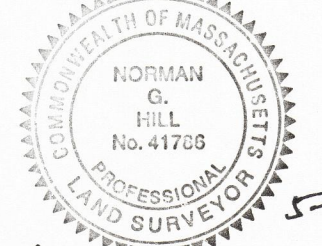


I certify that the existing structures are located on the lot as shown on this plan. I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0590E dated July 4, 2011.

  
Norman G. Hill P.L.S. #41786



**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

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

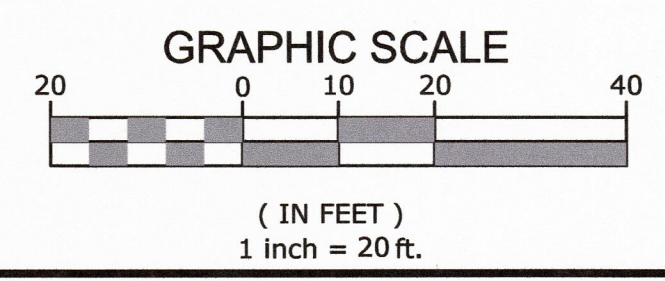
**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144  
[www.landplanninginc.com](http://www.landplanninginc.com)

**Plot Plan**  
for  
**Parking Lot**  
located at  
**1762 Main Street**  
**Leicester, MA**  
Owned By  
**Topnotch Realty Corporation**  
**208 Pine Street**  
**Leicester, MA 01524**  
**May 10, 2019**  
**Scale: 1" = 20'**

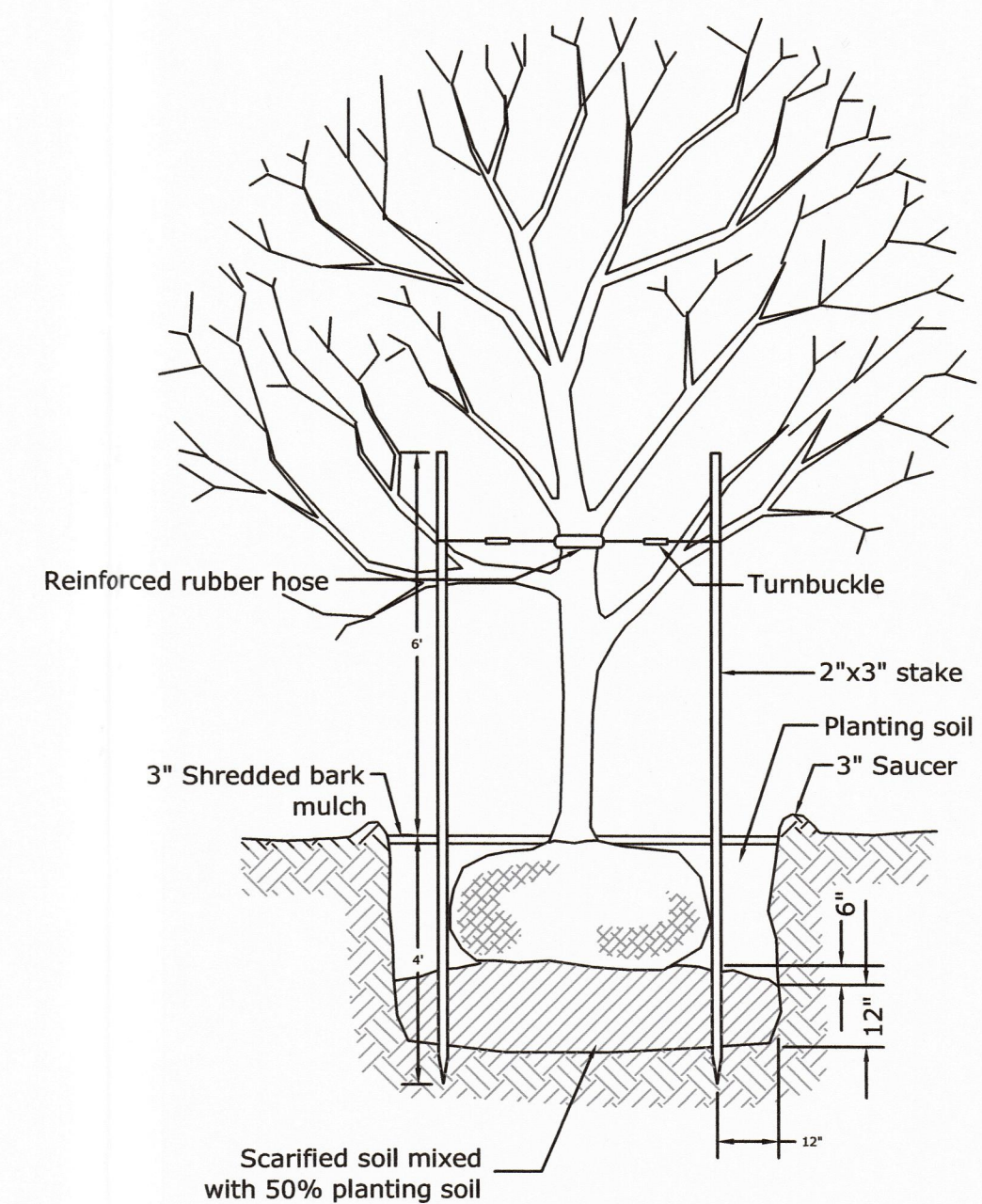
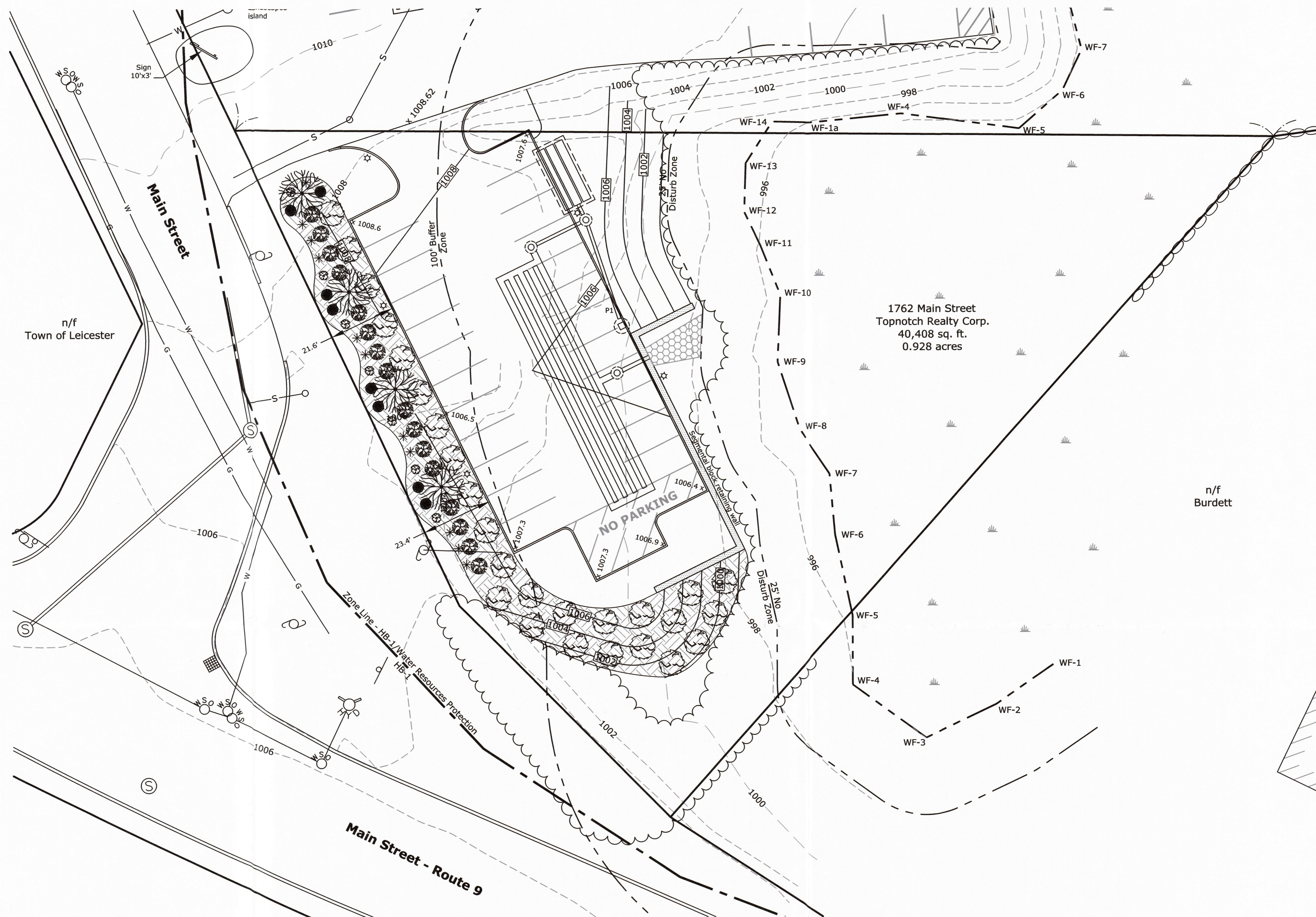
**Property Use**  
Zone: HB-1  
Existing Use: Residential  
Proposed Use: Parking Lot  
Lot Impervious Coverage: 1,917 ft<sup>2</sup> existing  
9,243 ft<sup>2</sup> proposed  
**References**  
Deed: Book 32332 Page 120  
Plans: Plan Book 390 Plan 41  
Route 9, 1898 State Highway Layout  
Route 9, 1982 State Highway Alteration  
Assessors: 17 B1 0

ZONING DISTRICT: HB-1	
REQUIRED	
AREA	60,000 ft <sup>2</sup>
FRONTAGE	200 ft
FRONT YARD	50 ft
SIDE YARD	50 ft
REAR YARD	50 ft



Date <b>May 10, 2019</b>	Sheet No. <b>1</b>
Job No. <b>G9370</b>	



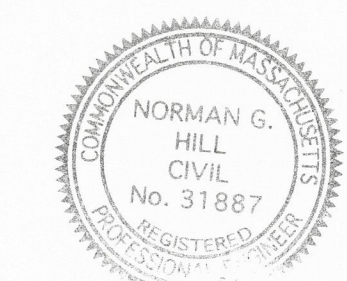


Note: Guying systems employing buckles & cables shall be brought to tension & turnbuckle threads be flattened to prevent loosening.

### 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
  - x WF-# WETLAND FLAG

REVISIONS			
No.	Date	Design	Checked
1			
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



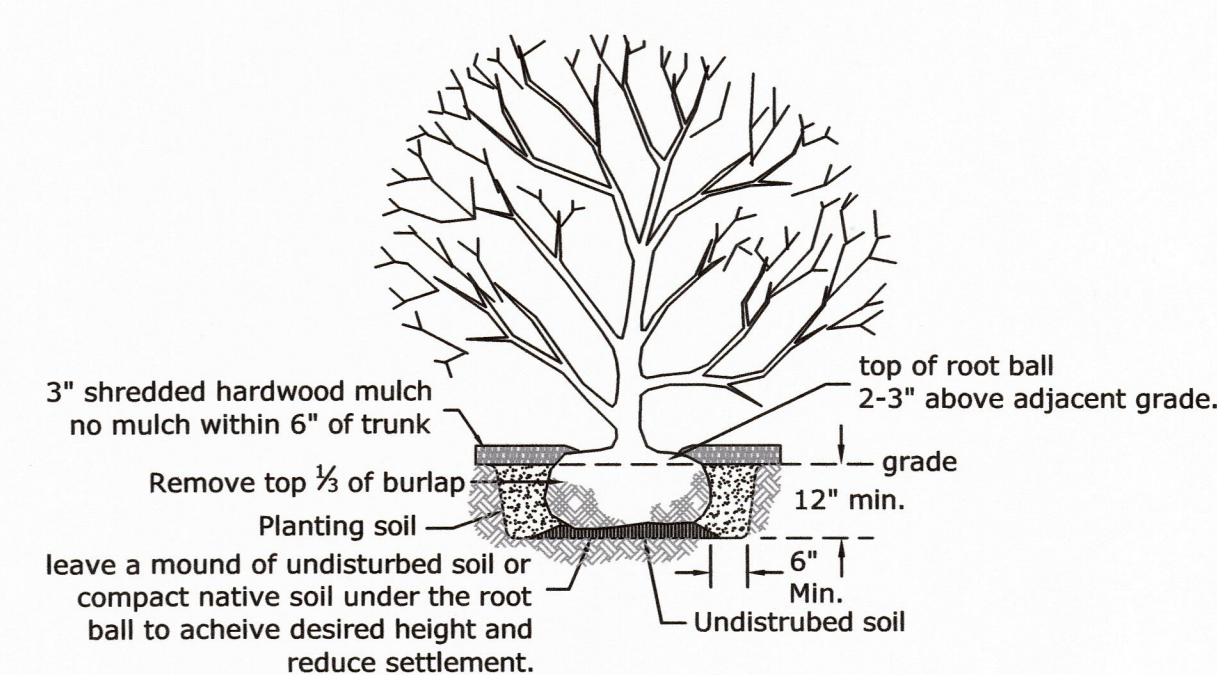
*Norman G. Hill* DATE: 4-12-19  
NORMAN G. HILL, PE #31887

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

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

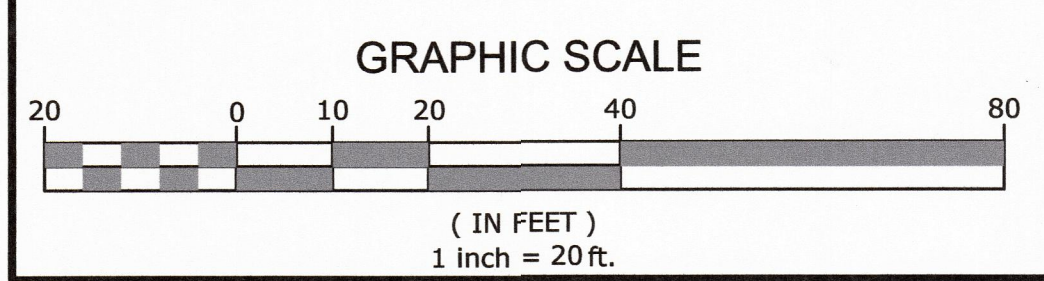
**Owned By  
Topnotch Realty Corporation  
208 Pine Street  
Leicester, MA 01524**

Scale: 1" = 20'



### SHRUB PLANTING DETAIL (not to scale)

- mulch planting bed, typ. (4,900 s.f.)
- Service Berry (4) space 35' o.c. - Autumn Brilliance Serviceberry, multiple stemmed - (Amelanchier) - min. 2" calliper 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
- Hameln Dwarf Fountain Grass (11) - Pennisetum Alopecuroides 'Hameln' - 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



**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

**Bellingham**  
167 Hartford 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  
www.landplanninginc.com

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